

**APPENDIX B. PROPOSED PARKMERCED DESIGN  
STANDARDS AND GUIDELINES**

---



parkmerced  
design standards + guidelines 05.10.10  
**DRAFT**





parkmerced vision plan  
design standards  
+ guidelines

- 01 Neighborhood Controls**
  - Land Use
  - Development Blocks + Easements
- 02 Public Realm**
  - Neighborhood Controls
  - Streets
  - Open Space
  - Materials + Furnishing
  - Lighting
- 03 Building Design**
  - Sustainability
  - Massing Controls
  - Design Controls
- 04 Parking + Loading**
  - Bike Parking + Car Sharing
  - Parking
  - Loading + Servicing
- 05 Implementation**
  - Appendix**
    - Block Matrix
    - Block Plans
    - Definition of Terms

# neighborhood controls

01.01 Land Use

01.02 Development Blocks + Easements

# 01

## neighborhood controls

San Francisco is a city of vibrant neighborhoods. Most neighborhoods in San Francisco have their own unique character and offer residents a variety of neighborhood services and amenities with easy access to public transit and a comfortable, attractive pedestrian environment.

In order to create a pedestrian focused, San Francisco neighborhood, Parkmerced will include a variety of social amenities including a grocery store, small-scale retail and commercial, a school and a fitness center. The land use strategy for Parkmerced focuses social interaction around key neighborhood spaces, within a comfortable walking distance for all residents, to allow for people to engage and inhabit the public realm and enjoy neighborhood serving amenities and services without needing to use their car. In order to further reinforce the pedestrian focus of Parkmerced, the neighborhood has been designed in a pattern of small blocks and many intersections providing a variety of engaging pedestrian routes that encourage walking and biking.



The land use designations contained in this chapter are intended to create a complete neighborhood that offers residents services and amenities that are convenient and pedestrian oriented. The land use designations are further intended to promote a variety of social amenities, including a grocery store, small-scale retail, commercial, business centers, a school and fitness centers. The result will be a 21st century model of a healthy, vibrant neighborhood.

## Standards

**01.01 .01 Focused Development** The location of land use districts are shown on the Parkmerced Land Use Plan (Figure 01.01.A). The land use districts within Parkmerced are:

- Mixed Use - Social Heart
- Mixed Use - Neighborhood Commons
- School
- Community / Fitness
- Open Space
- Residential

**01.01.02 Principally Permitted Uses** The principally permitted land uses within each of the land use districts are described in Table 1 - Use Categories + Permitted Uses (pages 8-9).

**01.01.03 Conditional Uses** Any land use that is not principally permitted or prohibited may be approved with conditional use authorization by the Parkmerced Design Review Board. The Parkmerced Design Review Board may approve a conditional use authorization upon the finding that the proposed uses make a positive contribution to the neighborhood, based on a finding of consistency with the following criterion:

- The proposed use is at a size and intensity, compatible with the zone in which it is located.
- The proposed use is directly related to the daily operation of Parkmerced and meets the goals of the Parkmerced Sustainability Plan.
- The proposed use is generally consistent with standard 01.01.05 - Neighborhood Compatibility.

**01.01.04 Prohibited Uses** Excluded uses, as listed below and defined in Appendix A - Definition of Terms, are uses that might have fit within a broad category of permitted or conditionally permitted uses but are expressly prohibited:

- Drive-through facilities
- Adult entertainment
- General Advertising

**01.01.05 Neighborhood Compatibility** Non-residential uses must not pose a nuisance to surrounding residential users with regard to incompatible hours of operation, noise, light pollution, smell, reduced air quality or construction related activities.

• **Hours of operation:** Any type of non-residential land use operating between the hours of 11 p.m. to 6 a.m. shall secure a special use permit from the Parkmerced Design Review Board.

• **Noise:** During daytime hours (7 a.m.-7 p.m.) the sound pressure levels at the outside façades of residential living spaces should not exceed 55 dB LAeq for a steady, continuous noise. During nighttime hours (7 p.m.-7 a.m), sound pressure levels at the outside façades of residential living spaces should not exceed 45 dB LAeq and 60 dB LMax.

• **Light:** Allowable light trespass and uplight:

a. Maximum horizontal and vertical illuminance (fc) at site boundary = 0.10 fc

b. Maximum horizontal and vertical illuminance (fc) at specified distance beyond site boundary = .02 fc at 10 ft.

c. Maximum percentage of fixture lumens emitted above 90° or higher from nadir (straight down) = 1%.

• **Smell:** No use shall discharge across the boundaries of the lot where it is located, toxic, odorous or noxious matter in such concentrations as to be detrimental to or endanger the public health, safety, comfort or welfare, or cause appreciable injury or damage to property or business.

• **Air Quality:** No use shall discharge across the boundaries of the lot where it is located any of the pollutants listed below:

Carbon Monoxide	- 9 ppm (10 mg/m <sup>3</sup> )	: 8-hour avg.
	- 35 ppm (40 mg/m <sup>3</sup> )	: 1-hour avg.
Lead	- 0.15 µg/m <sup>3</sup>	: Rolling 3-month avg.
	- 1.5 µg/m <sup>3</sup>	: Quarterly avg.
Nitrogen Dioxide (arith. mean)	- 0.053 ppm (100 µg/m <sup>3</sup> )	: Annu. (arith. mean)
	- 0.100 ppm	: 1-hour avg.
Particulate Matter (PM10)	- 150 µg/m <sup>3</sup>	: 24-hour avg.
Particulate Matter (arith. mean)(PM2.5)	- 15.0 µg/m <sup>3</sup>	: Annu. (arith. mean)
	- 35 µg/m <sup>3</sup>	: 24-hour avg.
Ozone	- 0.075 ppm	: 8-hour avg.
	- 0.12 ppm	: 1-hour avg.
Sulfur Dioxide (arith. mean)	- 0.03 ppm	: Annu.
	- 0.14 ppm	: 24-hour avg.







• **Construction related activities:** Create and implement an erosion and sedimentation control plan for all new construction activities, incorporate practices such as phasing, seeding, grading, mulching, filter socks, stabilized site entrances, preservation of existing vegetation, and other best management practices (BMPs) to control erosion and sedimentation in runoff from the entire project site during construction. The plan must list the BMPs employed and describe how they accomplish the following objectives:

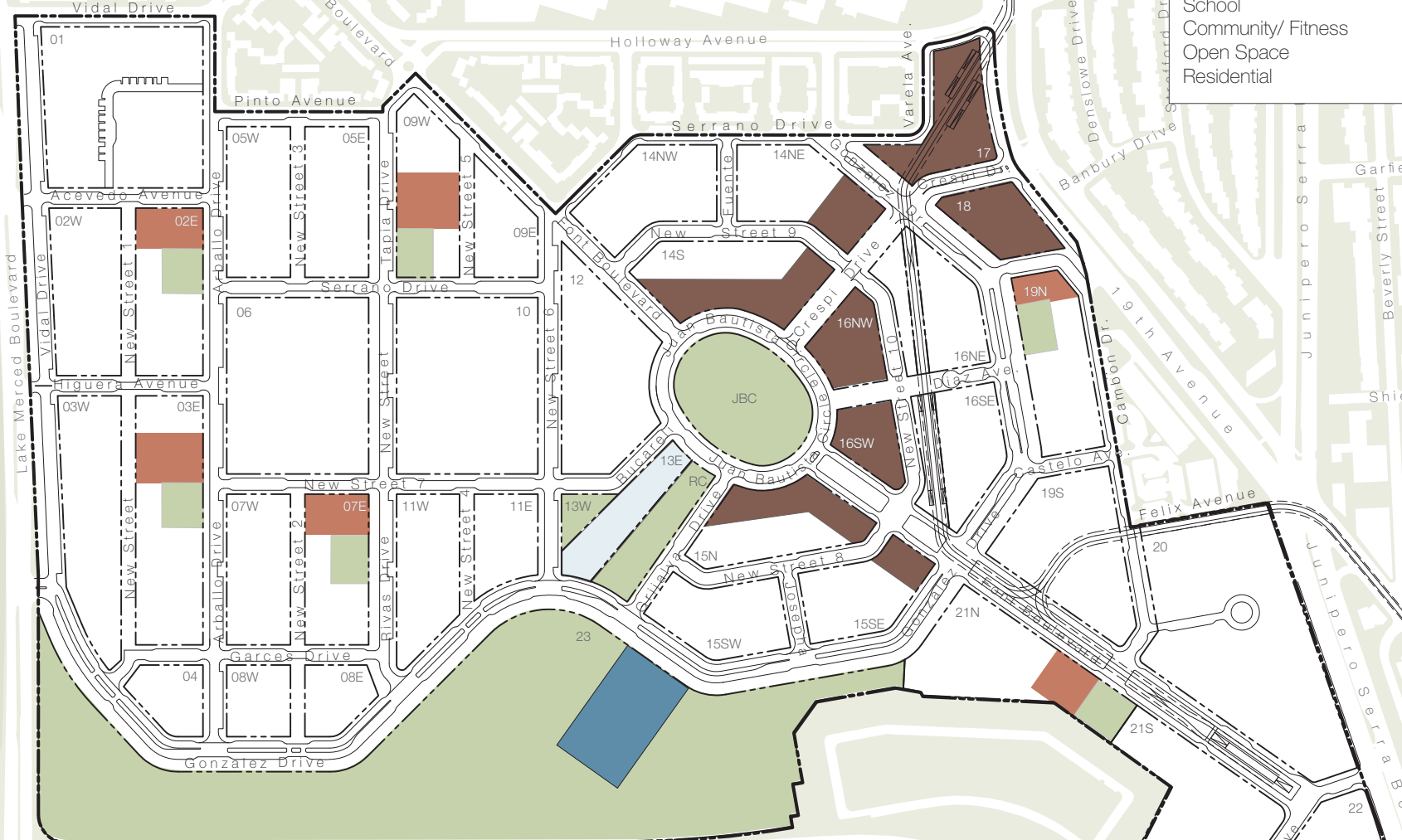
a. Prevent loss of soil during construction by stormwater runoff and/or wind erosion, including but not limited to stockpiling of topsoil for reuse.

b. Prevent sedimentation of any affected stormwater conveyance systems or receiving streams.

c. Prevent polluting the air with dust and particulate matter.

SAN FRANCISCO  
STATE UNIVERSITY

Mixed Use 1	
Mixed Use 2	
School	
Community/ Fitness	
Open Space	
Residential	



SAN FRANCISCO  
GOLF CLUB

DRAFT

FIGURE 01.01.A / Land Use Plan



Table 1 - Use Categories + Permitted Uses



USE CATEGORY

**Residential** Uses within this category are intended to include a range of dwelling unit types in order to encourage a diversity of households within Parkmerced. Non-residential uses within this use category are intended to support and serve the surrounding residential population with small-scale, non-commercial, community oriented spaces and services.

PERMITTED USES

- Rental or for-sale residential dwelling units.
- Work / Live spaces intended to for small home business.
- Community gathering spaces such as: community rooms and kitchens; business centers; and recreation and arts facilities.
- Child care facilities no greater than 5,000 sf

**Mixed Use - Social Heart** To create a vibrant neighborhood commercial center, projects within this use category are intended to include both residential and commercial uses. Residential uses within this use category should support the use of transit. Non-residential uses are intended to support and serve Parkmerced with locally serving commercial and service related uses.

- All uses permitted in the Residential Land Use category
- Locally serving retail and services that meet the daily needs of the neighborhood and are no greater than 15,000 sf per user.
- One (1) full service grocery store no greater than 50,000 sf
- Professional, medical and business offices. Ground floor area may not exceed 10,000 sf per user.

**Mixed Use - Neighborhood Commons** This use category is intended to support the creation of smaller community gathering places. Projects within this use category are meant to include a range of residential dwelling options, as well as small scale, locally serving commercial and non-commercial uses meant to support and serve the daily needs of the immediate neighbors.

- All uses permitted in the Residential Land Use category
- Locally serving retail and services that meet the daily needs of immediate neighborhoods and are no greater than 5,000 sf per user.
- Professional, medical and business offices. Ground floor area may not exceed 1,000 sf per user.



**School** To encourage families with young children to live at Parkmerced, this use category is intended to lead to the creation of a child care facility, pre-school or K-5 elementary school. Located within close proximity to major public open spaces, school facilities are permitted to use these public open spaces in order to meet open space requirements mandated by relevant licensing bodies.

- All uses permitted in the Residential Land Use category
- Child care facilities, Pre-schools or a K-5 elementary school. These uses must provide direct access to adjacent, dedicated public open spaces.



**Community/Fitness** This use category is meant to create a hub of activity and social engagement at Parkmerced specifically focused on health and well-being. Located adjacent to Gonzalez Drive, the organic farm, the riparian corridor and sports fields, community and fitness facilities should foster a strong relationship between the interior of buildings and the outdoors.

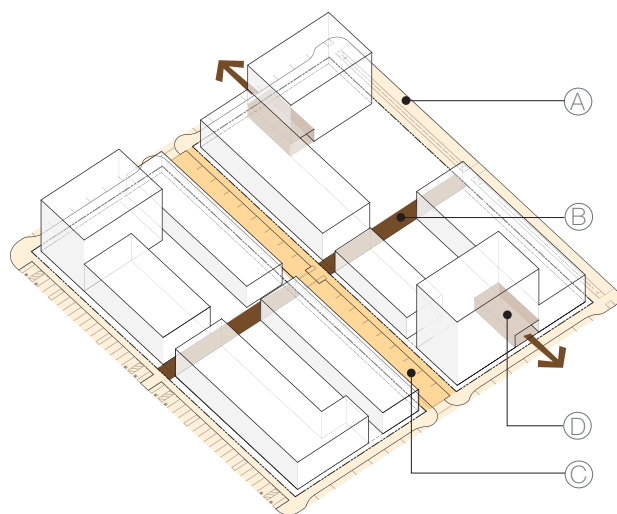
- Recreation facilities, spas, physical fitness facilities and other health and wellness related uses.
- Community gathering spaces such as: community rooms and kitchens; business centers; and recreation and arts facilities.
- Retail intended to support health / fitness activities such as cafes or sports shops, no greater than 1,000 sf per user.



**Open Space** A major component of the neighborhood, this land use category weaves through the entire project providing a wide variety of outdoor spaces. As a setting for the Parkmerced community to gather and enjoy the outdoors, these spaces are intended to be areas of recreation, rejuvenation, food production and ecological regeneration.

- Open Space, including: Neighborhood Commons, parks and passive open space
- Recreational spaces, including: Playgrounds and Sports fields.
- Organic farm, restaurants, food sales and associated farm support uses.

# 01.02 development blocks + easements



**Figure 01.02.A: Development Blocks + Easements**

- (A) Public Right-of-Way
- (B) Pedestrian Easement
- (C) Shared Pedestrian-Auto Easement
- (D) Pedestrian Walks

The neighborhood pattern of development blocks and required easements at Parkmerced is intended to encourage walking and biking. By forming a fine grain network of connected streets and public ways the network encourages walking by giving people a variety of engaging routes from which to choose. The Development Block and Easement Plan (Fig. 01.02.C) identifies the approximate location of development blocks, public rights-of-way and easements referenced in the standards and guidelines below. Permitted dimensions of each of these features, for each block in Parkmerced, is shown in the Regulating Plan (Appendix A).

**DRAFT**

## Standards

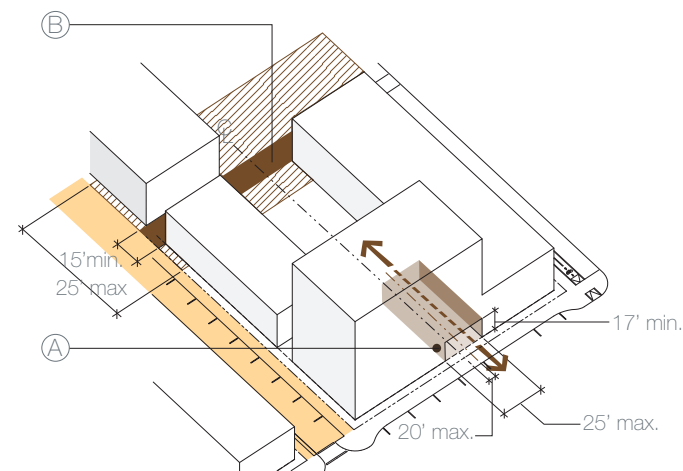
**01.02.01 Development Blocks** The easements and walks described in this section shall be located as identified on the Development Block and Easement Plan (Fig. 01.02.C) and in Appendix A - Regulating Plan.

**01.02.02 Shared Pedestrian-Auto Easements** Intended as small scale streets with a predominant pedestrian character, the locations of Shared Pedestrian-Auto Easements, or Alley Ways, are identified on the Development Block and Easement Plan (Fig 01.02.C). For detailed design standards and guidelines refer to section 02.09 Streets – Alley Way.

**01.02.03 Pedestrian Easements** Pedestrian easement zones are identified on the Development Block and Easement Plan (Fig 01.02.C). A pedestrian easement, or Paseo, is permitted anywhere and in any configuration within a pedestrian easement zone, so long as they provide a connection between a public right-of-way or Shared Pedestrian-Vehicle Easement at both ends. Easements must be a minimum 15 feet and a maximum 25 feet wide and provide a direct line of sight to both ends (Fig. 01.02.B). One easement is required, within the pedestrian easement zone, on Blocks 02W, 02E, 05W, 05E, 06, 07W, 07E, 09W, 09E, 10, 11W, and 12. Two easements are required on Blocks 03W and 03E. For detailed design standards and guidelines refer to section 02.12 Streets – Paseo.

**01.02.04 Public Accessibility** Intended to serve as dedicated throughways Shared Pedestrian-Auto Easements and Pedestrian Easements must be open to the sky and publicly accessible at all times (Fig 01.02.B).

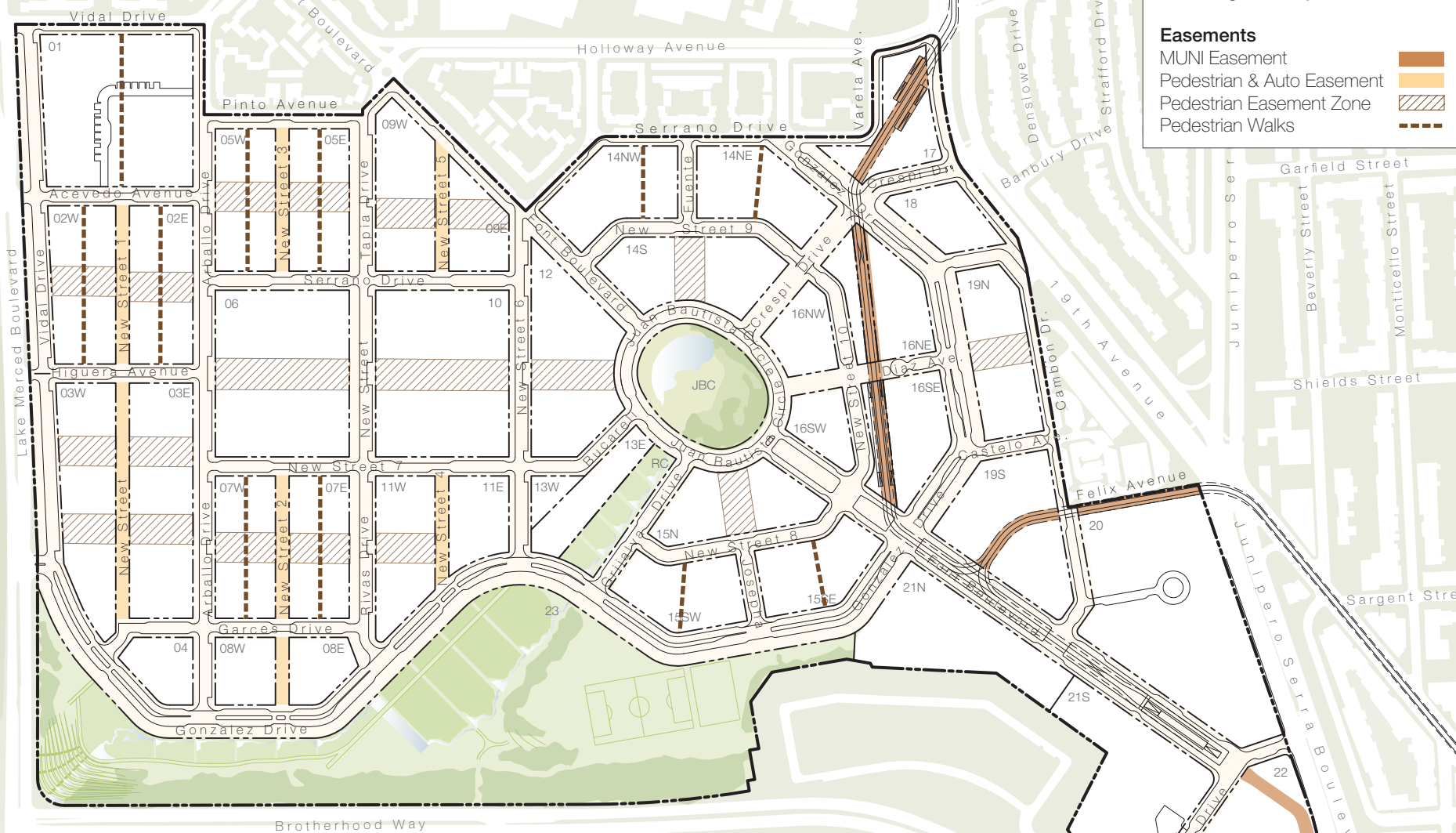
**01.02.05 Pedestrian Walks** Pedestrian walks are intended to serve as throughways that are publicly accessible at a minimum during daytime hours (7 am – 7 pm). Pedestrian walks shall be open for a minimum of 17' above finish street grade, but may be open to the sky. The centerline of pedestrian walks must be located within 20' of the centerline of the development block on which it is located and may not be greater than 25' wide (Fig. 01.02.B). Development blocks 01, 02W, 02E, 05W, 05E, 07W, 07E, 14NW, 14NE, 15SW and 15SE must provide a north-south pedestrian walk connecting public rights-of-ways at both ends (Fig 01.02.C).



**Figure 01.02.B: Pedestrian Easements + Walks**

- (A) Pedestrian Easement Zone + Pedestrian Easement
- (B) Pedestrian Walk

SAN FRANCISCO STATE UNIVERSITY



SAN FRANCISCO GOLF CLUB

DRAFT

FIGURE 01.02.C / Development Blocks + Easement Plan

## public realm

### Neighborhood Controls

- 02.01 View Corridors
- 02.02 Hydrology
- 02.03 On-site Tree Management

### Streets

- 02.04 Street Network
- 02.05 Street Trees
- 02.06 Streets-Gonzalez Drive
- 02.07 Streets-Hedgerow Street
- 02.08 Streets-East-West Street
- 02.09 Streets-Alley Way
- 02.10 Streets-Front Boulevard
- 02.11 Streets-Crespi Drive
- 02.12 Streets-Paseo

### Open Space

- 02.13 Open Space Network
- 02.14 Open Space-Stream Corridor
- 02.15 Open Space-Juan Bautista Circle
- 02.16 Open Space-Organic Farm
- 02.17 Open Space-Sports Fields
- 02.18 Open Space-Belvedere Garden
- 02.19 Open Space-Neighborhood Commons
- 02.20 Open Space-Community Garden
- 02.21 Open Space-Towers
- 02.22 Open Space-Courtyard

### Materials and Site Furnishings

- 02.23 Materials + Site Furnishings
- 02.24 Paving
- 02.25 Recreational Amenities

### Lighting

- 02.26 Lighting

02

## public realm

The standards and guidelines contained in this section provide controls and recommendations for design and construction of both private and public open spaces. The open space plan for Parkmerced aims to provide opportunities for a wide array of outdoor activities, encourages social interaction among residents in the public realm, and provides a landscape that is visually rich and varied, while at the same time meeting the goals of the Parkmerced Sustainability Plan. Open spaces range from smaller, semi-private residential courtyards, to Neighborhood Commons, to larger, neighborhood parks, all linked together by a network of pedestrian focused, tree-lined streets, alleys, and paseos.

Water plays an important role in shaping the neighborhood. The complex stormwater network which transports rain water from rooftops, through courtyards, to bioswales and, finally, to the stream corridor informs the design of all the specific landscape elements at Parkmerced.

The following section is divided into 4 parts:

1. Neighborhood Controls
2. Streets
3. Open spaces
4. Materials and site furnishings



DRAFT

## 02.01 neighborhood controls -view corridors

Perched above Brotherhood Way and Lake Merced Boulevard, Parkmerced commands magnificent views of: Twin Peaks to the northeast; the San Bruno Mountains to the southeast; and Lake Merced, and the Pacific Ocean to the west and southwest. The streets and open spaces are intended to take full advantage of the beauty of the landscape that surrounds the neighborhood by carefully preserving and enhance these view corridors. This should help create a unique sense of place, scale, orientation, and identity for the community.

### **Standards:**

**02.01.01:** View corridors illustrated in the View Corridor Plan (Fig. 02.01A) shall be maintained. Buildings shall not be located within a view corridor. Shrubs and hedges taller than 6 feet, dense evergreen trees, and /or trees planted less than 30 feet apart are not permitted in a view corridor, excluding existing heritage trees.

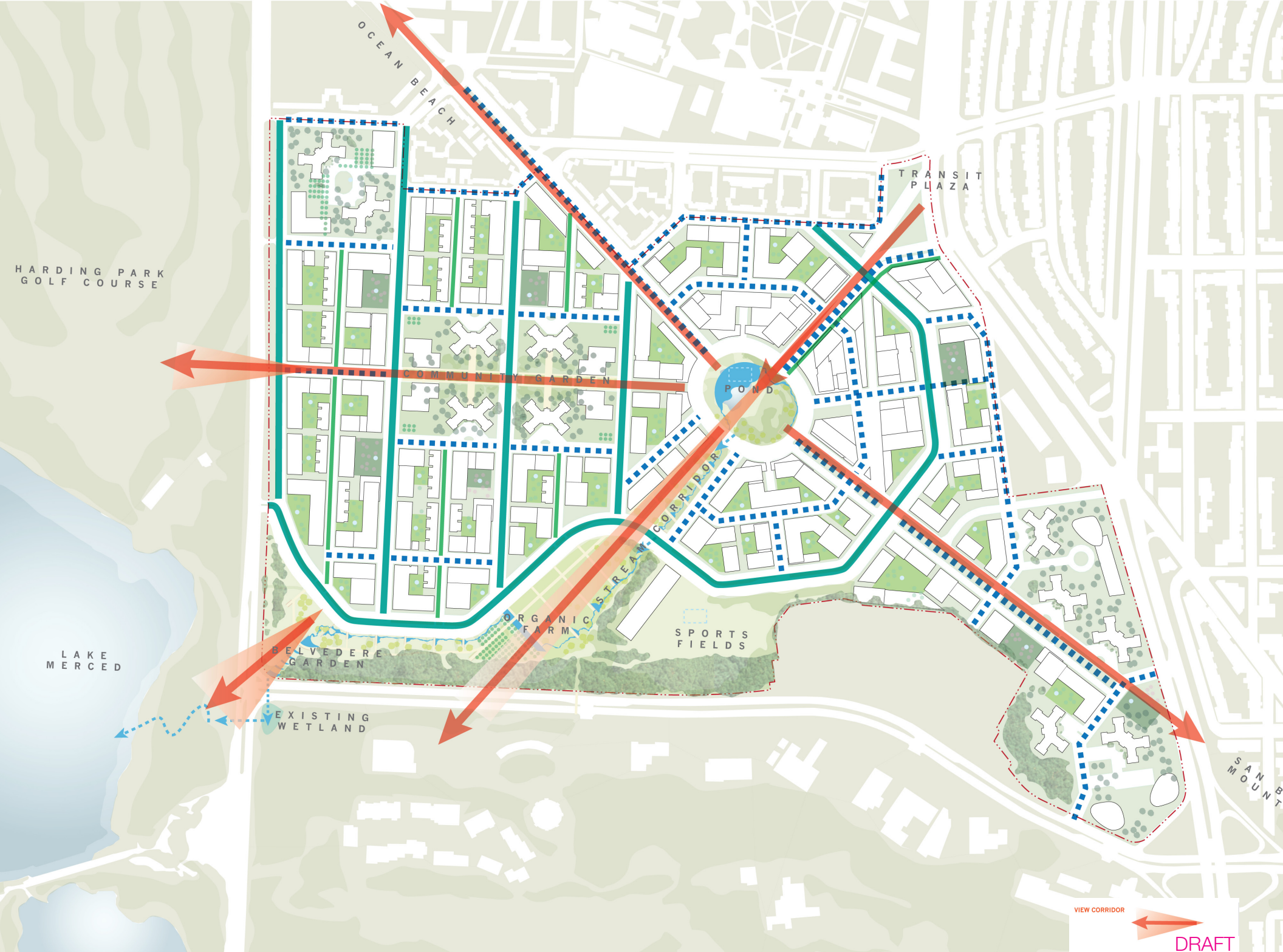


FIGURE 02.01.A / View Corridor Plan



## 02.02 neighborhood controls -hydrology

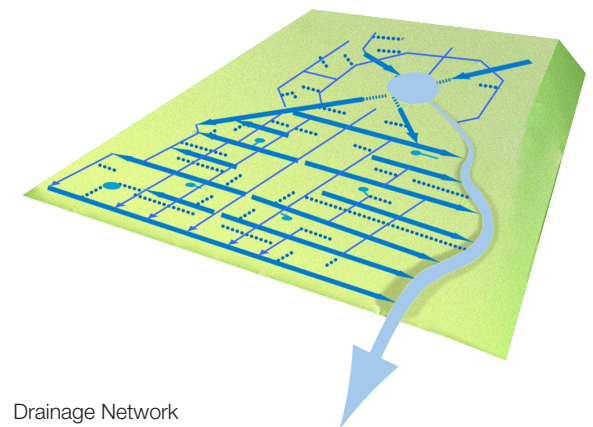
The proposed storm drain system will be designed to convey storm water via bioswales, biogutters, ponds, tree wells, and the stream corridor. The runoff will flow on the surface of the ground eliminating the need for a conventional, piped storm drain system while increasing biofiltration and infiltration. The storm drain system is also meant to include a series of detention ponds located throughout the site to provide storage and reduce the peak rate of discharge from the site.

One of the goals of the storm drain system is to infiltrate most runoff from small storm events into the Westside Basin Aquifer below Parkmerced. Permeable surfaces will be installed where possible in order to help increase infiltration. These surfaces include pedestrian walkways, parking areas and other low-traffic areas.

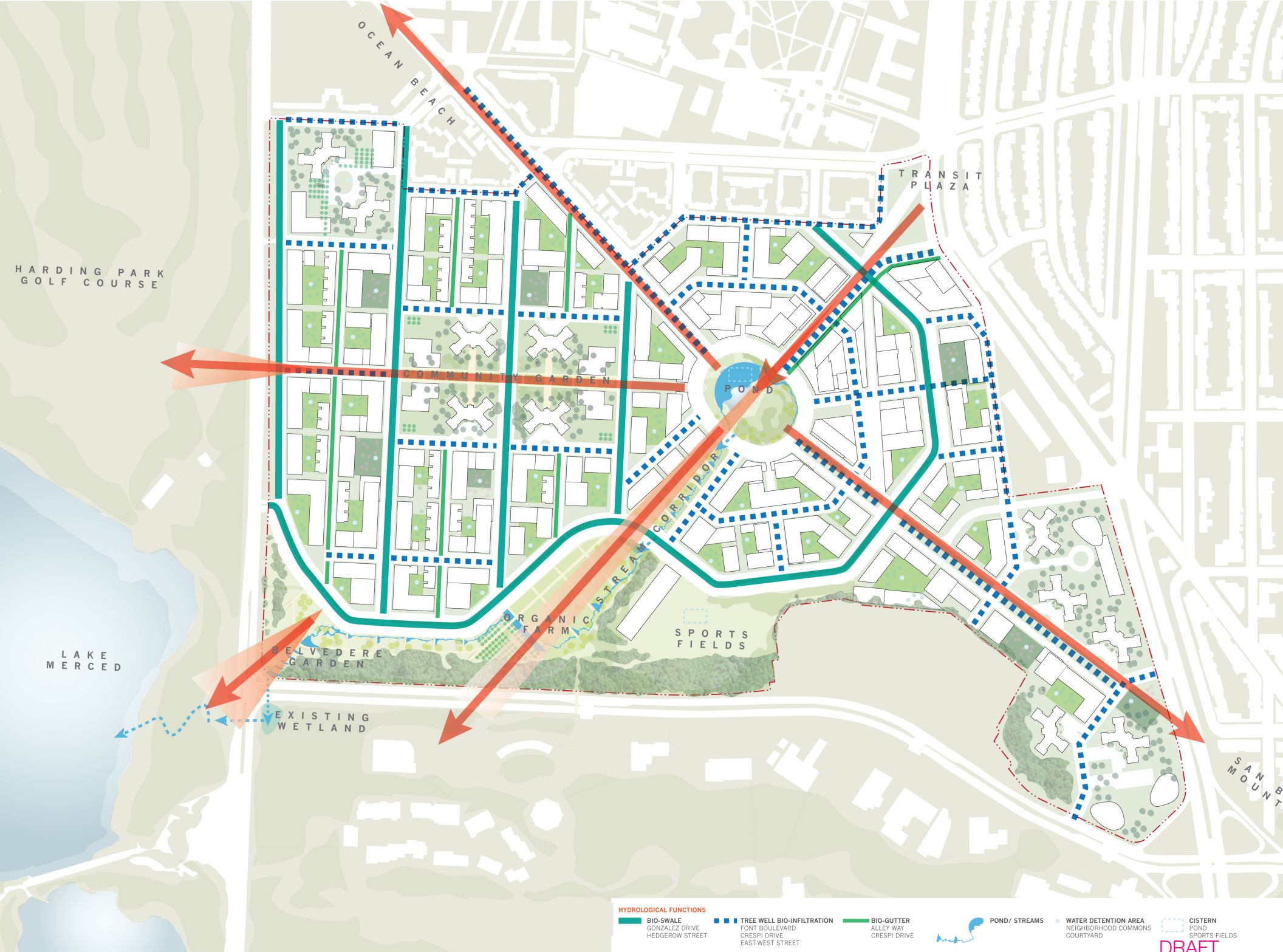
At the southern end of the site, a stream corridor is meant to carry flows from the majority of the site to a terminal pond at the southwest corner. Check dams along the stream create ponds which help store runoff and slow down the discharge rate. The terminal pond is intended to connect, via pipe, to the existing storm drain system on the south side of Brotherhood Way, allowing the cleaned runoff to eventually make its way to Lake Merced.

### Standards:

**02.02.01:** The storm drainage network of bioswales, biogutters, tree wells, pervious paving, ponds, cisterns, and stream corridor shall meet the requirements of the Parkmerced Infrastructure Plan.



Drainage Network



**HYDROLOGICAL FUNCTIONS**

BIO-SWALE  
GONZALEZ DRIVE  
HEDGEROW STREET

TREE WELL BIO-INFILTRATION  
FONT BOULEVARD  
CRESPI DRIVE  
EAST-WEST STREET

BIO-GUTTER  
ALLEY WAY  
CRESPI DRIVE

POND/ STREAMS

WATER DETENTION AREA  
NEIGHBORHOOD COMMONS  
COURTYARD

CISTERN  
POND  
SPORTS FIELDS

DRAFT

FIGURE 02.02.A / Hydrology Plan

## 02.02 neighborhood controls -on-site tree management

Successful management of existing and new trees is critical to the sustainability and design goals for Parkmerced. During the process of phased construction, existing trees will be evaluated, and any tree removal will be balanced with sufficient tree replacement during the same phase of construction. Impacted trees that are deemed significant and highly suitable for transplantation will be relocated whenever possible, while sufficient habitat for bird populations is maintained during the entire phased construction process.

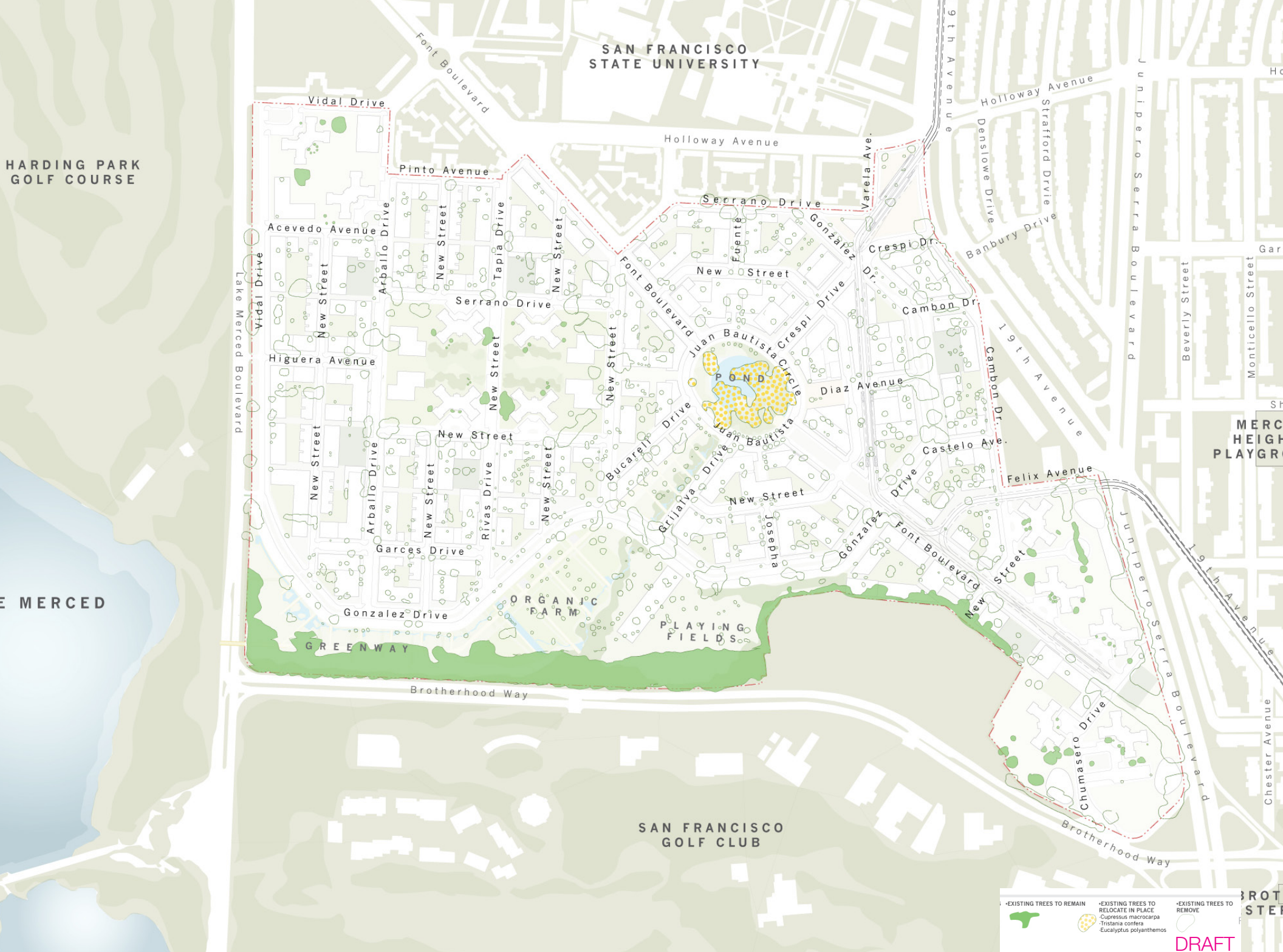
### Standards:

02.02.01 Removal, transplantation and preservation of existing trees shall be evaluated on a block-by-block basis during phased construction. Tree removal must be balanced with an equal or greater number of replacement trees during the same phase of construction.

### Design Guidelines:

02.02.02 A certified arborist should evaluate the condition and suitability for preservation of any existing, significant trees impacted by construction. Evaluation of suitability for preservation should include the following factors: tree health; structural integrity; species response; tree age and longevity; and species invasiveness.

02.03.03 A robust tree canopy area should be maintained throughout the phased construction process, in order to ensure sufficient habitat for the bird population.



SAN FRANCISCO STATE UNIVERSITY

HARDING PARK GOLF COURSE

LAKE MERCED

MERCY HEIGHTS PLAYGROUND

ORGANIC FARM

PLAYING FIELDS

SAN FRANCISCO GOLF CLUB

- EXISTING TREES TO REMAIN
- EXISTING TREES TO RELOCATE IN PLACE  
*Cupressus macrocarpa*  
*Tristramia conferta*  
*Eucalyptus polyanthemos*
- EXISTING TREES TO REMOVE

DRAFT

FIGURE 02.02.A / Tree Management Plan

## 02.04 street network

Streetscapes at Parkmerced are intended to create a pedestrian focused environment that is aesthetically pleasing, unified and visually legible as a way-finding system. Intended to encourage social interaction among residents, streets should provide ample space for walking, sitting and gathering. In conjunction with overall sustainability goals for the neighborhood, an integral part of the streetscape is a network of biogutters and bioswales that help direct and clean stormwater runoff. Accessibility and pedestrian safety are a priority for public realm improvements in the neighborhood. Helping to promote a healthy life style and contribute to the reduction of CO2 and auto-traffic, street designs are intended to support walking, the use of bicycles and public transportation. Proposed bicycle and pedestrian pathways connect Parkmerced to surrounding neighborhoods, as well as the citywide network of bicycle and pedestrian routes.

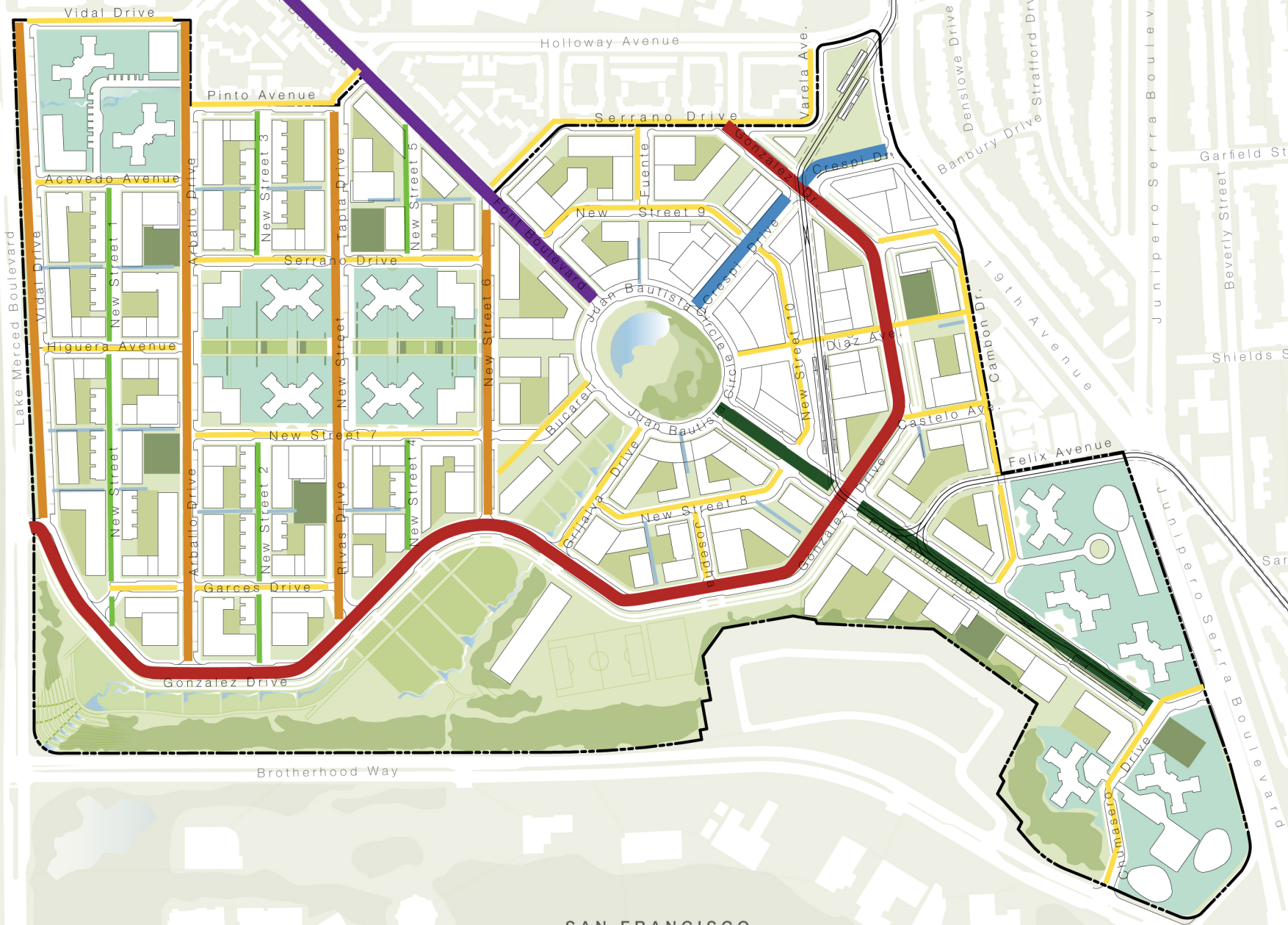
### Design Guidelines

- 02.04.01 Street designs shall adhere to the standards and guidelines, contained within this section, for specific, individual street types illustrated in Figure 02.04.A – Street Type Plan.
- 02.04.02 All intersections shall be in compliance with City of San Francisco standards for signage and street markings.
- 02.04.03 Where feasible, on-street parking stalls shall be paved with permeable materials as indicated in the Parkmerced Infrastructure Plan.
- 02.04.04 Bicycle and pedestrian pathways must connect Parkmerced to surrounding neighborhoods, and to the citywide network of bicycle and pedestrian routes.

### Design Guidelines:

- 02.04.05 Neighborhood corners are encouraged to have multiple public amenities such as seating, trash cans, news racks, information kiosks, signage or public art. These elements should be located in the 'bulb-out opportunities' zone described in each street type section. They must not interfere with access ramps and should minimize conflicts with parked cars.
- 02.03.06 In order to increase pedestrian safety, corner bulb-outs, generous sidewalks and other traffic calming elements should be incorporated into streetscape designs, wherever feasible.
- 02.03.07 Bike racks should be located at access points to open spaces and building entries. Bike racks must not interfere with access ramps and should minimize conflicts with parked cars.
- 02.03.08 All utilities should be hidden from sight lines at corners and placed below grade where feasible. Their location should not interfere with tree spacing.
- 02.03.09 Streets are encouraged to use of native and acclimated trees and plants that require minimum irrigation after 2 years of their initial planting.

SAN FRANCISCO STATE UNIVERSITY



SAN FRANCISCO GOLF CLUB

<b>BOULEVARD</b>	<b>STREET TYPE 2a</b>	<b>STREET TYPE 2b</b>	<b>COMMERCIAL STREET</b>	<b>RESIDENTIAL STREET</b>	<b>STREET TYPE 6</b>	<b>STREET TYPE 7</b>	<b>STREET TYPE 8</b>
<b>STREET TYPE 1</b> GONZALEZ DRIVE	<b>STREET TYPE 2a</b> FONT BOULEVARD WITH MUNI TRACKS	<b>STREET TYPE 2b</b> FONT BOULEVARD	<b>STREET TYPE 3</b> NEIGHBORHOOD RETAIL STREET AT CRESPI DRIVE	<b>STREET TYPE 5</b> HEDGEROW STREET	<b>STREET TYPE 6</b> EAST-WEST STREET	<b>STREET TYPE 7</b> ALLEY WAY	<b>STREET TYPE 8</b> PEDESTRIAN PASSEO

DRAFT

FIGURE 02.04.A / Street Type Plan

# 02.05 street trees

A list of preferred street trees for each street type has been assembled with the help of an expert team of horticulturists, using the following criterion;

- Aesthetics
- Scale
- Micro-climate, especially the frequent periodic cold and salt laden wind and fog.
- Native and acclimated species that are water conserving
- Moisture tolerance to adapt specific conditions, such as bio-swale or tree well infiltration system.
- Density
- Urban performance
- Soils
- Management
- Visibility guidelines.

### Standards:

- 02.05.01** At intersections, trees shall be planted a minimum of: 25 feet on the approach side; and 10 feet on the far side, from the corner of the property line. Trees and plants shall not obscure traffic signals, signs or street lights.
- 02.05.02** Tree spacing for each street type (Fig. 02.05.B) shall be regular and consistent where feasible.
- 02.05.03** Where feasible tree size, spacing, height and canopy form for each street type shall be regular and consistent, unless otherwise noted.
- 02.05.04** Additional tree species not included in the proposed tree species list in each street type section shall be chosen by a licensed arborist. The selection of tree and plant species must comply with the Parkmerced Infrastructure Plan for soil saturation levels at each street type.

DRAFT

**02.05.05** Where necessary, additional tree and plant species not included in the preferred species list in each street type section shall be chosen by a licensed arborist. The selection must be made in reference to the infrastructure plan for soil's saturation level at each street type.

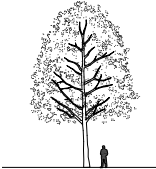
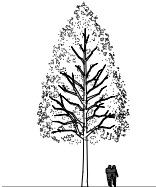




### Design Guidelines

**02.05.06** Tree planting should follow the optimal growth of each tree species chosen and defined by a horticulturalist at the time of planting.

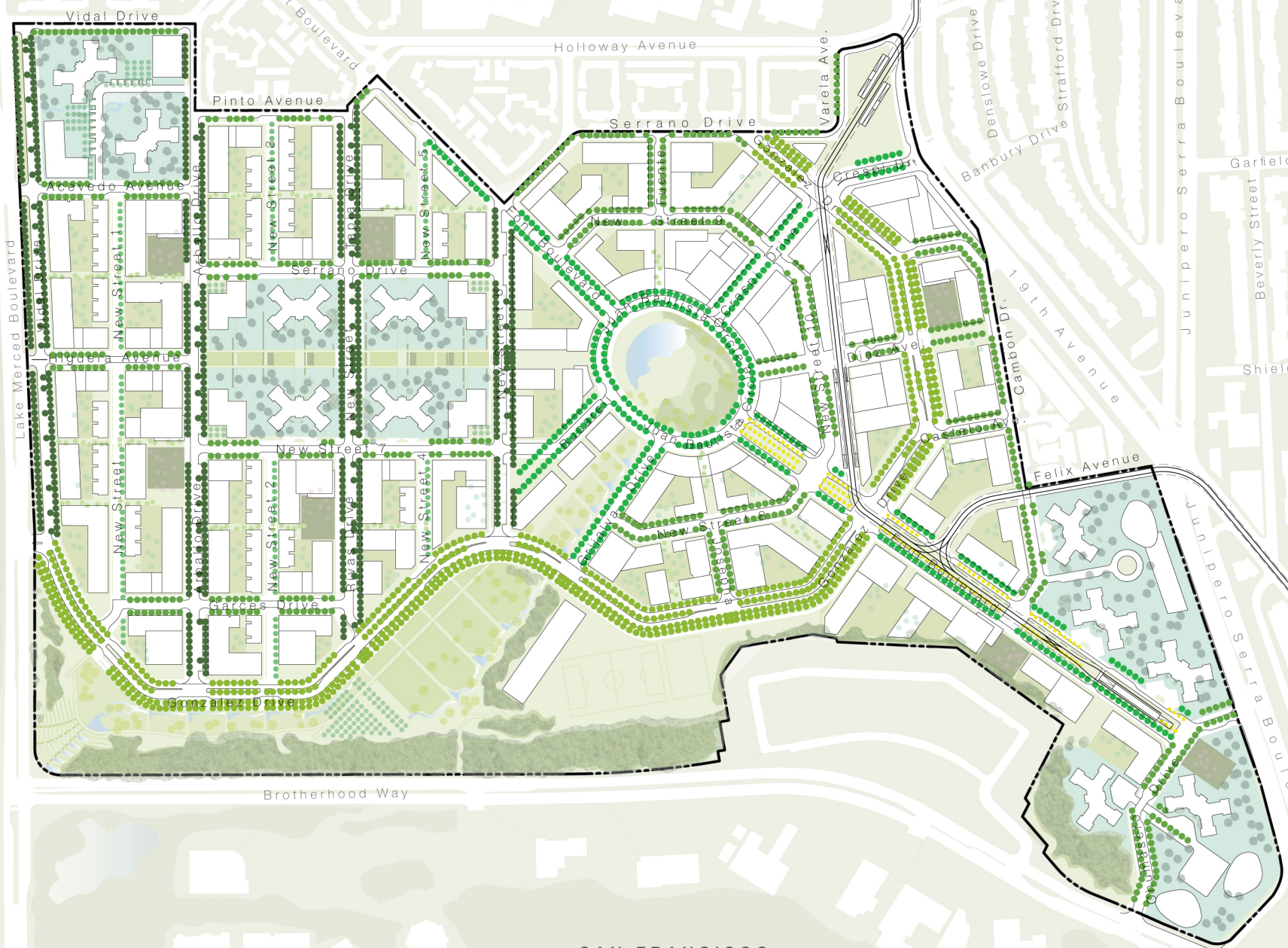
**02.05.07** In order to provide a physically comfortable streetscape environment, street trees should be used to buffer against strong winds, while still allowing sun to reach the pedestrian realm. Spacing between each tree will be regular and

### Legend - Proposed Tree Symbol

#### 02.05.A - Street Tree Descriptions

●		<p><b>GONZALEZ DRIVE</b> Large and unified trees with a generous and wide canopy should form formal allees of the Parkmerced's main iconic boulevard.</p>
●		<p><b>HEDGEROW STREET</b> Visually dominating, the wind-blocking trees on the west side should have a tall, narrow and unified form. In contrast, the east side trees should be small and compact, suitable for a small sidewalk and a median.</p>
●		<p><b>EAST WEST STREET</b> East West street being the most prevalent street type in Parkmerced, street trees should be small to medium sized trees with seasonal colors and should have a few species mixed in to provide light canopies with diverse textures and colors.</p>
●		<p><b>ALLEY WAY</b> Alley Way trees should be small to medium size and should have a light and narrow canopy to accommodate the tight sidewalk space. Like East West street type, they are encouraged to have a few mixed species.</p>
●		<p><b>FONT BOULEVARD AND CRESPI DRIVE</b> Large and unified trees with a generous canopy should be chosen make bold and formal allees of expression of boulevard.</p>
●		<p><b>PASEO</b> Similar to Alley Way trees, paseo trees should be small to medium size. They should consist of a variety of species with seasonal colors and diverse forms.</p>

SAN FRANCISCO  
STATE UNIVERSITY



SAN FRANCISCO  
GOLF CLUB

DRAFT

FIGURE 02.05.B / Street Tree Plan