

## 02.06 streets -gonzalez drive

### KEY PLAN



Gonzalez Drive is a grand, iconic boulevard that connects the east and west ends of the neighborhood. With a large bioswale in the median, four rows of street trees and a dedicated bike path, Gonzalez Drive links residents to various neighborhood amenities, such as the transit plaza, the neighborhood social heart, play fields, the stream corridor, the organic farm and Lake Merced. Ample sidewalks, corners and bulb-outs provide opportunities for seating, information kiosks, signage, plants or public art. Understory and bioswale plants are intended to create a natural and informal character. Planted with woodsy shrubs, a large bioswale along Gonzales Drive will collect and convey surface runoff that eventually merges with the stream at the Belvedere Garden.

### Standards

**02.06.01** Street dimensions shall comply with Figure 02.06.B - Gonzalez Drive Typical Section.

**02.06.02** Street trees along Gonzalez Drive shall provide a unified and consistent character. Tree species not listed in Figure 02.06.C – Proposed Trees, must follow the street tree characteristics for Gonzalez Drive, in Figure 02.05.A - Street Tree Descriptions. The four rows of street trees have been divided into three categories, each with a different spacing and tree species (Fig. 02.06.A & 02.06.B). The three categories are:

1. Urban Edge: Trees must be planted in minimum 4 foot x 4 foot tree well located between the parallel parking area and the sidewalk, in areas adjacent to buildings. Trees in this category shall provide a large canopy, with an average minimum height of approximately 40 feet. Once chosen, only one tree species may be used for the entire length of Gonzalez Drive (Fig. 02.06.C), in order to provide a consistent horticultural theme.

2. Bioswale Median: Planted in the continuous bioswale median, trees in this category shall provide a large canopy, with an average minimum height of approximately 45 feet. A maximum of two tree species may be used for the entire length of Gonzalez Drive (Fig. 02.06.C), in order to provide a consistent horticultural theme.

3. Park Edge: Planted in areas adjacent to park edges, trees in this category shall provide a large canopy, with an average minimum height of approximately 45 feet. A maximum of two tree species may be used for the entire length of Gonzalez Drive (Fig. 02.06.C), in order to provide a consistent horticultural theme.

**02.06.03** Street trees at the bioswale median must be able to tolerate saturated soil conditions.

**02.06.04** Where feasible, street trees shall line up with the on-street parking stall layout, as shown in Figure 02.06.A - Gonzalez Drive Illustrative Plan, with a maximum street tree spacing of no greater than 30 feet on center.

**02.06.05** Sidewalk paving material, finish and color shall be consistent at all locations.

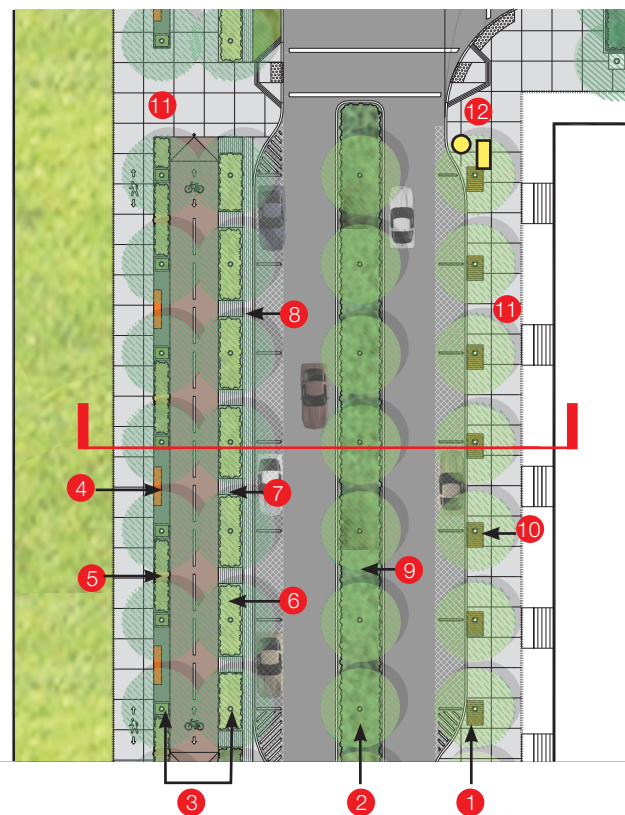
### Design Guidelines

**02.06.06** Proposed understory plant alternatives are listed in Figure 02.06.C – Proposed Shrubs and Groundcovers. Alternative species not listed should be selected by a licensed horticulturalist and should be compatible with soil saturation levels.

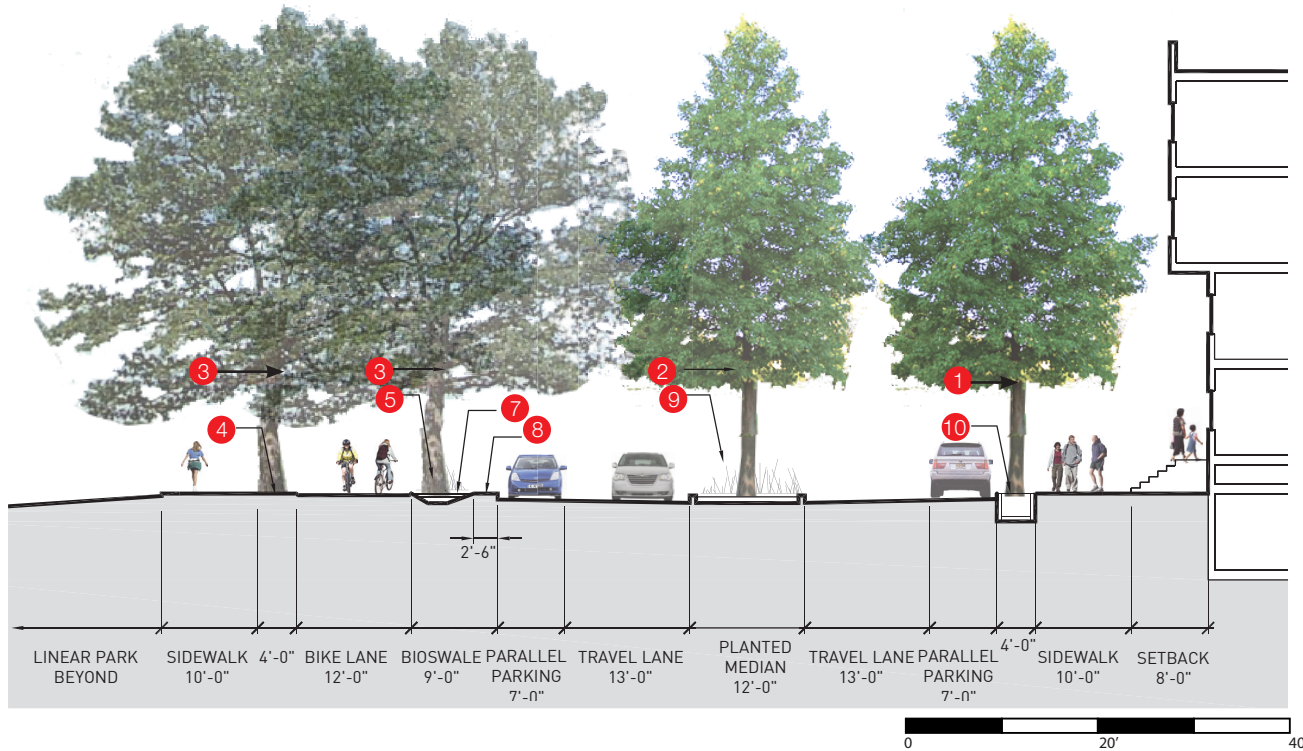
**02.06.07** Where possible, street trees should be aligned across the street in order to create a consistent rhythm

**02.06.08** Seating areas should be provided along the Park edge between street trees, wherever possible (Fig.02.06.A).

02.06.A - Gonzalez Drive illustrative plan



## 02.06.B - Gonzalez Drive typical section



### Gonzalez Drive Design Features

1. street tree type -urban edge
2. street tree type -bioswale median
3. street tree type -park edge
4. 4' wide seating zone
5. 4' wide planted median
6. 6'-6" wide planted median
7. perforated pedestrian bridge -min. 6" but preferably 12" clearance from the bottom of swale to ensure the flow.
8. 2'-6" wide paved pedestrian zone along parking
9. 12' side bioswale planting
10. 4'x4' tree well
11. concrete sidewalk
12. bulbout opportunities

## 02.06.C - Proposed Trees \* California native

Species / Common Name

Urban edge



Platanus acerfolia 'Columbia'



Pyrus calleryana 'Holford'



Tristania conferta/ Brisbane Box

Park edge



Liquidambar styraciflua / American Sweet Gum



Platanus racemosa / California Sycamore \*



Platanus acerfolia 'Columbia'

## Proposed Shrubs and Ground Covers \* California native

Species / Common Name

Biofiltering plants



Carex Divulsa



Cornus Sericea/ Hedgehog Gold



Cornus Sericea Flaviramea/ Yellow Twig Dogwood



Juncus Carmans Japonese



Sisyrinchium Bellum Grass\*



Sisyrinchium californicum\*

Planted median



Carex Divulsa



Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass

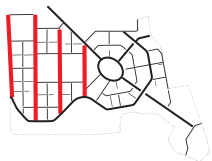


Dietes bicolor/ortnight Lily



## 02.07 streets- hedgerow street

### KEY PLAN



The Hedgerow Streets, lined with tall trees on the west side, are oriented in the north-south direction to block the salt-laden westerly wind. On the west side of the street, a continuous bioswale collects, conveys and cleans the surface runoff. The Hedgerow Street bioswale also collects some excess water from Neighborhood Commons. A tall row of wind-blocking trees, planted in the bioswale, are intended to be visually prominent, accentuating the north-south direction of the street. East side trees are planted in tree wells adjacent to narrow sidewalks and parking medians and are intended to be compact and suitable for the urban conditions.

### Standards

**02.07.01** Street dimensions shall comply with Figure 02.07.B Hedgerow Street Typical Section and Figure 02.07.B' Hedgerow Street with Bike Lane Typical Section.

**02.07.02** Street trees shall be consistent in size, height and canopy form. Tree species not listed in Figure 02.07.C – Proposed Trees, must follow the street tree characteristics for the Hedgerow Street, in Figure 02.05.A – Street Tree Descriptions. Street trees have been divided into two categories, each with a different spacing and tree species (Fig. 02.07.A & 02.07.B). The two categories are:

1. West Side: Planted in a continuous planted zone, trees in this category must provide a tall, upright and consistent wind-blocking hedgerow. Hedgerow trees must reach approximately 50 to 60 feet in height at maturity. Tree species must be able to tolerate wind, fog and saturated soils. A maximum of two tree species may be used for the entire length of the Hedgerow Streets (Fig. 02.07.C), in order to provide a consistent horticultural theme.

2. East Side: Trees must be planted in a minimum 4 foot x4 foot tree well. Trees in this category must not have aggressive roots and shall tolerate various urban conditions, such as heavy foot traffic and occasional impacts from automobiles. A maximum of three tree species may be used for the entire length of the Hedgerow Streets (Fig. 02.07.C), in order to provide a consistent horticultural theme.

**02.07.03** Street trees at the bioswale must be able to tolerate saturated soil conditions.

**02.07.04** The west side of the street shall have a maximum street tree spacing of no greater than 30 feet on center. On the east side of the street, street trees shall be planted in a minimum of every tenth parking stall within the perpendicular parking area and shall have a maximum street tree spacing of no greater than 30 feet on center, for street trees located between the perpendicular parking area and the sidewalk, as shown in Figure 02.07.A – Hedgerow Street Illustrative Plan and Figure 02.07.A' – Hedgerow Street with Bike Lane Illustrative Plan.

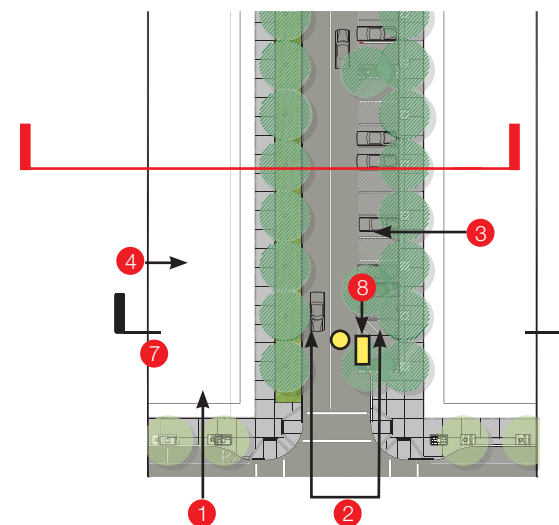
**02.07.05** Sidewalk paving material, finish and color shall be consistent at all locations.

### Design Guidelines

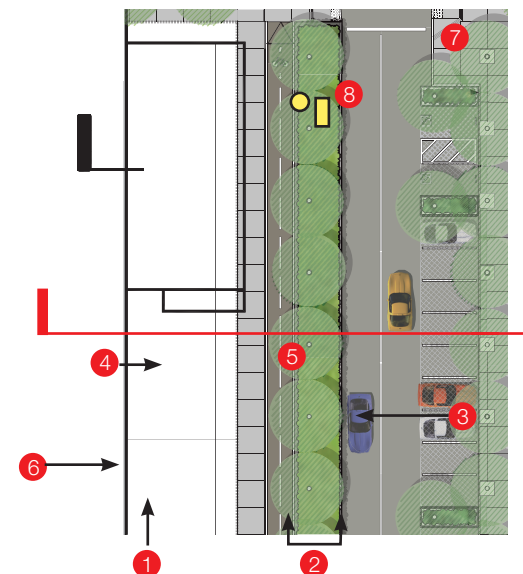
**02.07.06** Proposed understory plant alternatives are listed in Figure 02.07.C – Proposed Shrubs and Groundcovers. Alternative species not listed should be selected by a licensed horticulturalist and should be compatible with soil saturation levels.

**02.07.07** Bioswales should be landscaped with ornamental grasses or similar bio-filtering plant species (Fig. 02.07.C). They should be a minimum 12 inches tall at the sidewalk edge in order to discourage the public from entering the bioswale.

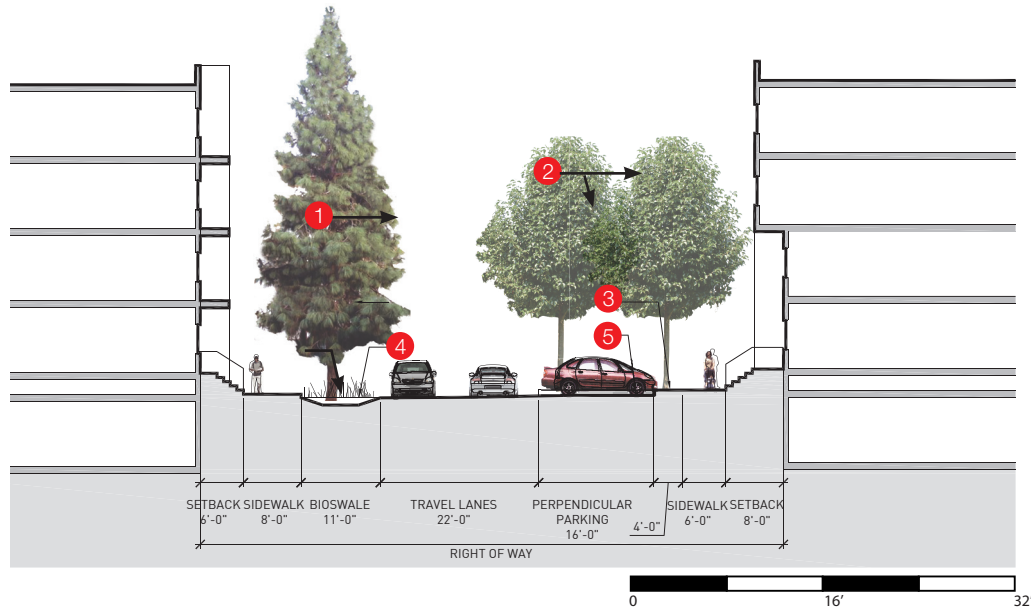
02.07.A - Hedgerow Street typical plan illustrative plan



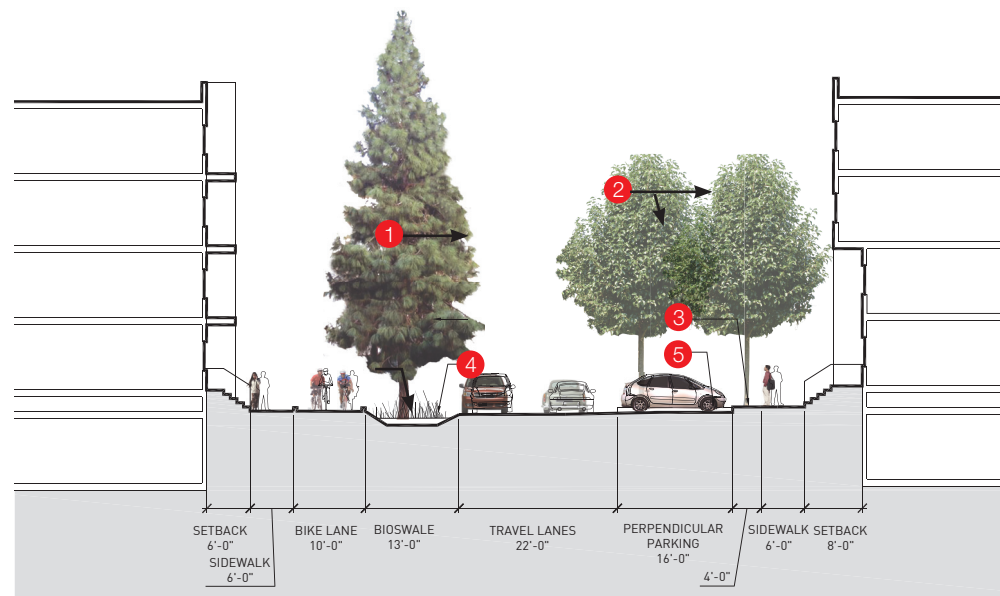
02.07.A - Hedgerow Street with bike lane illustrative plan



## 02.07.B - Hedgerow Street typical section



## 02.07.B' - Hedgerow Street with bike lane typical section



**02.07.08** Where possible, street trees should be aligned across the street in order to create a consistent rhythm

**02.07.09** Seating areas should be provided adjacent to Neighborhood Commons.

## 02.08.C

Wind blocking side



*Alnus glutinosa* / Black Alder

*Alnus rubra* / Red Alder \*

*Pinus canariensis* / Canary Island Pine

Parking side



*Arbutus marina* / Strawberry Tree \*

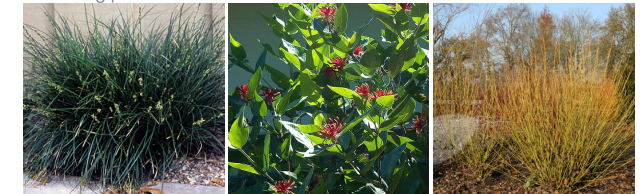
*Callistemon viminalis* / Weeping Bottlebrush

*Crataegus lavalleyi* / English Hawthorn

Proposed Shrubs and Ground Covers \* California native

Species / Common Name

Biofiltering plants



*Carex Divulsa*

*Calycanthus Occidentalis* / Western Spicebush

*Cornus Sericea Flaviramea* / Yellow Twig Dogwood



*Cornus Sericea* / Hedgerow Gold

*Juncus Carmans Japanese*

*Juncus Patens\**



*Restio Tetraphyllus*

*Sisyrinchium Bellum Grass\**

*Sisyrinchium californicum\**

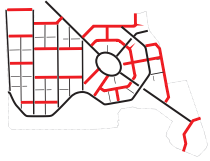
### Hedgerow Street Design Features

1. street tree type -hedgerow
2. street tree type -east side
3. 4' x 4' planted tree well
4. 11' wide bioswale planting
5. permeable paving
6. bike lane
7. concrete sidewalk
8. bulbout opportunities



## 02.08 streets -east-west street

### KEY PLAN



The East-West Streets are secondary connectors throughout most of the neighborhood except at Juan Bautista Circle and at Chumasero Drive. Both sides of the street will have street trees planted in bio-filtration tree wells, which will collect the surface runoff and the filtered water will then slowly percolate back to the ground.

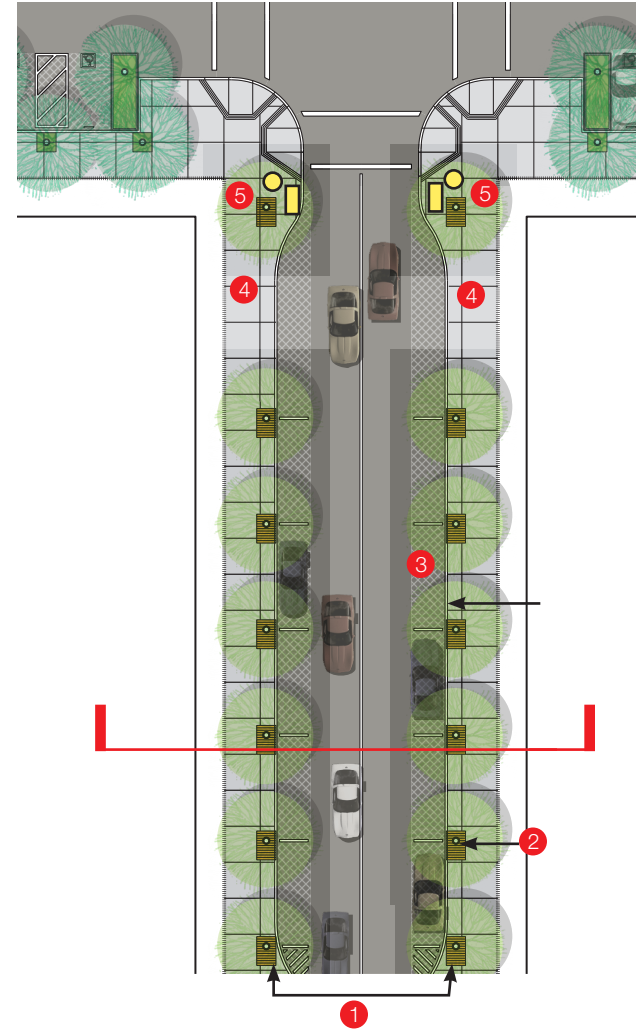
### Standards

- 02.08.01 Street dimensions shall comply with Figure 02.08.B – East-West Street Typical Section.
- 02.08.02 Where possible, bio-infiltration tree wells and pervious pavement shall be incorporated into the design of East-West Streets.
- 02.08.03 Street trees shall be consistent in size, height and canopy form. Tree species not listed in Figure 02.08.C – Proposed Trees, must follow the street tree characteristics for the East-West Street, in Figure 02.05.A - Street Tree Descriptions. Trees must be planted in a minimum 4 foot x 6 foot bio-infiltration tree well. They must be small to medium sized and change colors seasonally. Trees must be consistent with an average height of approximately 30 feet and have light, transparent canopies. A maximum of five tree species may be used for all East-West Streets (Fig. 02.08.C), in order to provide an opportunity for a diverse street character.
- 02.08.04 Street trees planted in bio-infiltration tree wells must be able to tolerate saturated soil conditions and a confined space for roots.
- 02.08.05 Where feasible, street trees shall line up with the on-street parking stall layout, as shown in Figure 02.08.A – East-West Illustrative Plan, with a maximum street tree spacing of no greater than 30 feet on center.
- 02.08.06 Sidewalk paving material, finish and color shall be consistent at all locations.

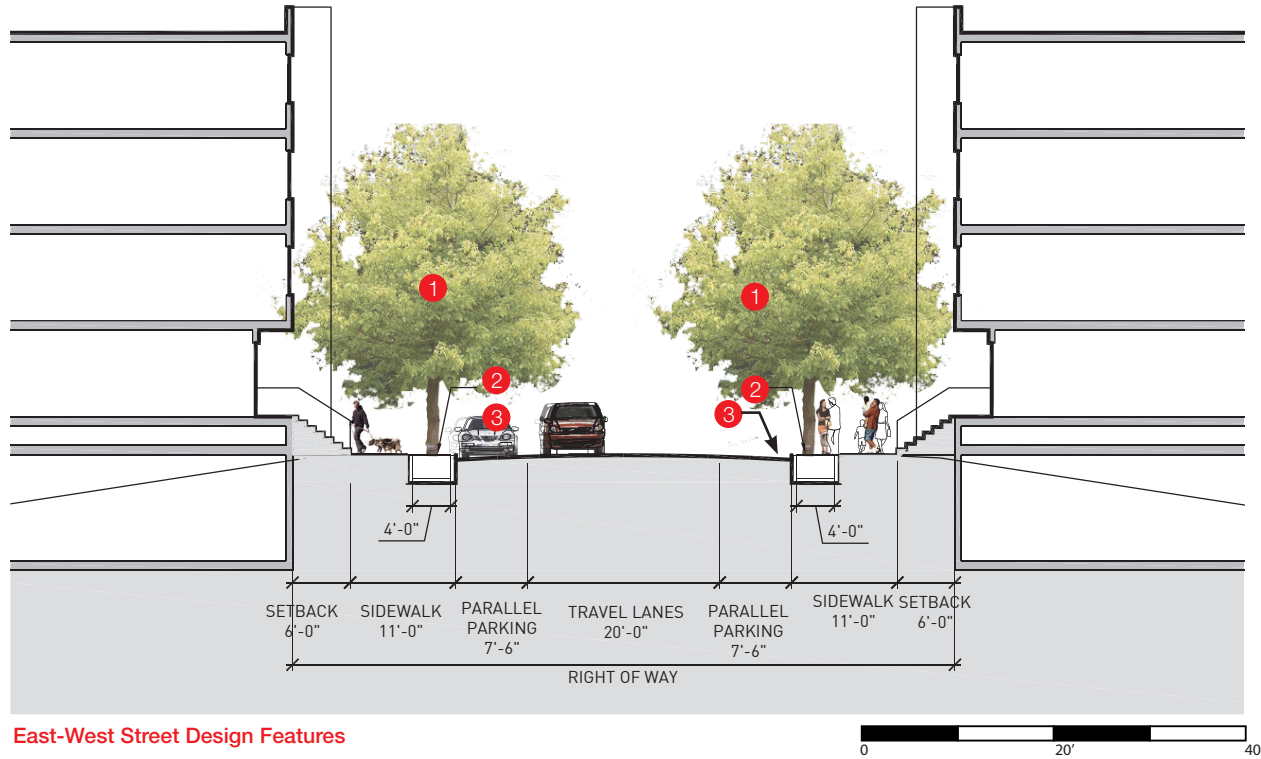
### Design Guidelines

- 02.08.07 Proposed understory plant alternatives are listed in Figure 02.08.C – Proposed Shrubs and Groundcovers. Alternative species not listed should be selected by a licensed horticulturalist and should be compatible with soil saturation levels.
- 02.08.08 Tree wells should have understory plants that are a minimum 12 inches tall.
- 02.08.09 Where possible, street trees should be aligned across the street in order to create a consistent rhythm.

02.08.A - East West street illustrative plan



## 02.08.B - East West street typical section



### East-West Street Design Features

1. street tree
2. 4' x 6' min. wide tree well bio-infiltration system
3. permeable paving
4. concrete sidewalk
5. bulbout opportunities

## 02.08.C



*Acer negundo* 'Sensation'



*Acer macrophyllum* 'Big Leaf Maple'



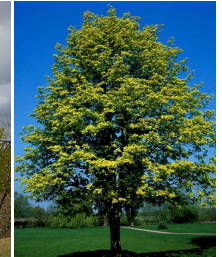
*Fraxinus Americana* 'Autumn Purple' / Autumn Purple White Ash



*Liquidambar styraciflua* 'Festival' / Festival American Sweet Gum



*Platanus pennsylvanica* 'Marshall' / Marshall Ash



*Platanus wrightii* 'Arizona' Sycamore

### Proposed Shrubs and Ground Covers \* California native

Species / Common Name



*Sesleria autumnalis* / Autumn Moor Grass



*Sisyrinchium bellum* / Blue-eyed Grass \*