

02.09 streets -alley way

KEY PLAN



Located within the Shared Pedestrian-Auto Easements as defined in Standard 01.02.02 – Shared Pedestrian-Auto Easements, Alley Ways are pedestrian focused, shared streets. Modeled after the Woonerf, these streets are intended as small scale, neighborhood streets. Primarily pedestrian, with limited vehicle access, these intimately residential scaled streets are paved with permeable surfaces and have no curbs. A biogutter located on the west side of the street captures surface storm water runoff. The biogutters are intended to include robust plants to help demarcate sidewalk areas as well as clean stormwater runoff.

Standards

- 02.09.01** Street dimensions shall comply with Figure 02.09.B - Alley Way Typical Section.
- 02.09.02** Where possible, biogutters and pervious paving described shall be incorporated into the design of Alley Ways. Biogutters shall be designed and sized to comply with the Parkmerced Infrastructure Plan. Biogutters must be covered with perforated or other semi-open surfaces to ensure that the excess storm water will be collected and drained into them, while providing a reasonable degree of pedestrian safety. Perforated or other semi-open structures must allow robust plants to grow through them.
- 02.09.03** A 6 inch tall curb must be located along the property line as shown in Figure 02.09.B - Alley Way Typical Section, in order to help prevent flooding within buildings if biogutters reach their maximum capacity.
- 02.09.04** Street trees shall be consistent in size, height and canopy form. Tree species not listed in Figure 02.09.C – Proposed Trees, must follow the street tree characteristics for the Alley Way, in Figure 02.05.A - Street Tree Descriptions. Trees must be

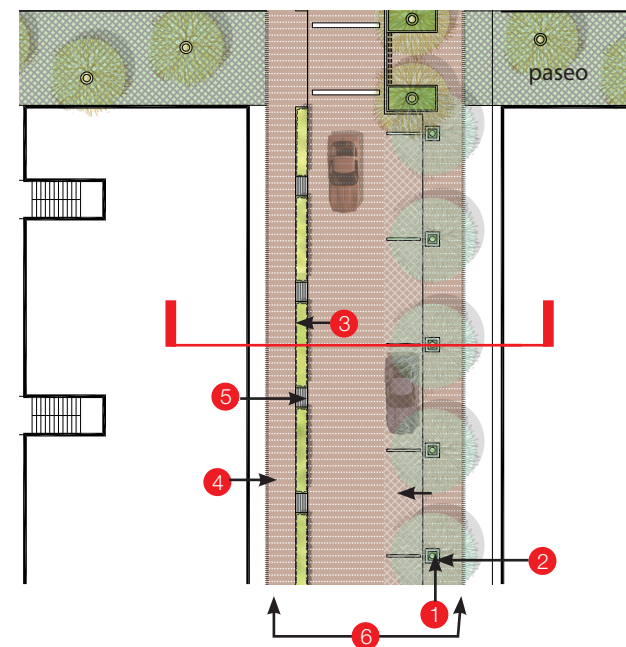
planted in a minimum 4 foot x 4 foot tree well. They must be small to medium sized and change colors seasonally. Trees must be consistent with an average height of approximately 20 to 25 feet and allow ample sun light to reach the pedestrian realm. A maximum of five tree species may be used for all Alley Ways (Fig. 02.09.C), in order to provide an opportunity for a diverse street character.

- 02.09.05** Paving material, finish and color shall be consistent for the entire width of the street.
- 02.09.06** Where Alley Ways intersect with Paseos (Pedestrian Easements) pedestrian crossings shall have a planted landscape area within the parallel parking area, which includes a tree species described in Section 02.12 – Paseo (Fig.02.09.A).
- 02.09.07** Where feasible, street trees shall line up with the on-street parking stall layout, as shown in Figure 02.09.A – East-West Illustrative Plan, with a maximum street tree spacing of no greater than 30 feet on center.
- 02.09.08** ADA and Title 24 compliant metal grate covers or equivalent must be used at the entire length of biogutter.

Design Guidelines

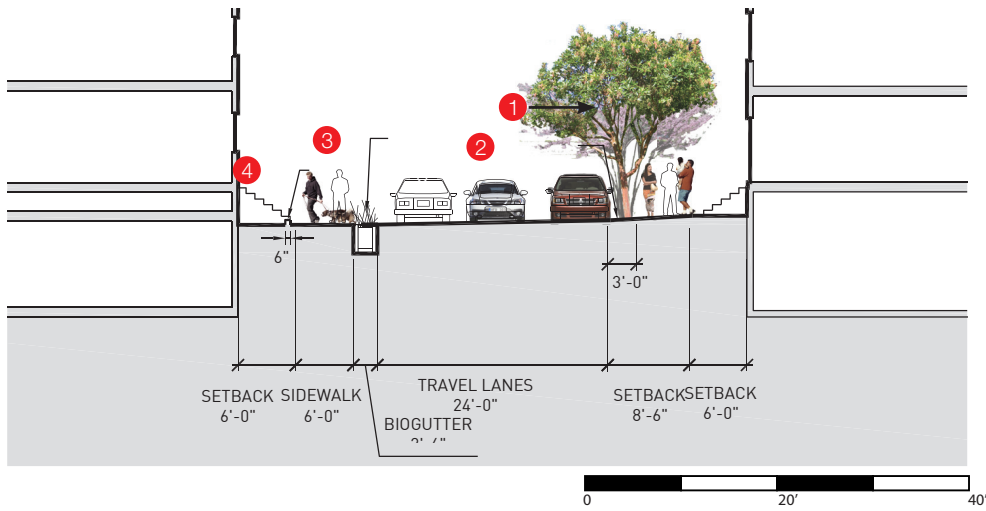
- 02.09.09** Proposed understory plant alternatives are listed in Figure 02.09.C – Proposed Shrubs and Groundcovers. Alternative species not listed should be selected by a licensed horticulturalist and should be compatible with soil saturation levels.
- 02.09.10** Tree wells should have understory plants
- 02.09.11** Biogutters should have a filtration medium and planting soil and should be planted with tall grassy water loving plants that grow through ADA grate covers.

02.09.A - Alley Way illustrative plan



- 02.09.12** Pedestrian bridges over biogutters should be located at every entry point to buildings. They shall not obstruct the flow of water along bioswales.
- 02.09.13** Pervious paving materials such as enhanced concrete paving, unit pavers and stone are encouraged.

02.09.B - Alley Way typical section



Alley Way Design Features

1. street tree
2. 3' wide min. permeable paver material or planting over tree well.
3. 2'-6" wide continuous bio-gutter with metal grate and biofiltering plants.
4. 6" wide continuous curb for flood protection
5. perforated metal grate pedestrian bridge
6. continuous and consistent paving material and patterns.



02.09.C



Melaleuca ericifolia/
Swamp Paperbark

Proposed Shrubs and Ground Covers

Species / Common Name

Biofiltering plants for bio-gutter



Carex Divulsa



Juncus Patens*



Juncus Carmans Japonese



Restio Tetraphyllus



Sisyrinchium Bellum Grass*



Sisyrinchium californicum*

02.10 streets -font boulevard

KEY PLAN



Accommodating pedestrians, MUNI light rail and vehicular circulation all in the same right-of-way Font Boulevard is a neighborhood connector, linking the northwest and southeast corners of Parkmerced. Font Boulevard is also a view corridor which provides distant views of Ocean Beach and the San Bruno Mountains. The rows of street trees that frame the boulevard are intended to have a grand, formal character. In the street section with MUNI tracks, street trees are planted in bioinfiltration tree wells that are meant to collect and percolate surface stormwater runoff through a filtering medium in order to clean the water before slowly releasing it into the ground. Water conserving, lawn alternative plants incorporated with turf blocks are planted between MUNI tracks on the median in the South East segment of Font Boulevard.

Standards

- 02.10.01** Street dimensions shall comply with Figure 02.10.B – Font Boulevard Typical Section.
- 02.10.02** Where possible, bio-infiltration tree wells and pervious pavement shall be incorporated into the design of Font Boulevard.
- 02.10.03** Street trees shall be consistent in size, height and canopy form. Tree species not listed in Figure 02.10.C – Proposed Trees, must follow the street tree characteristics for Font Boulevard + Crespi Drive, 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. 02.10.A & 02.10.B). The two categories are:
 1. Bio-infiltration Tree Well Trees: Trees must be planted in a minimum 4 foot x 6 foot bio-infiltration tree well. Trees must be large with an average minimum height of approximately 45 feet and form a continuous, generous canopy. Once chosen, only one tree species may be used for the entire length of Gonzalez Drive (Fig. 02.10.C), in order to

provide a consistent horticultural theme.

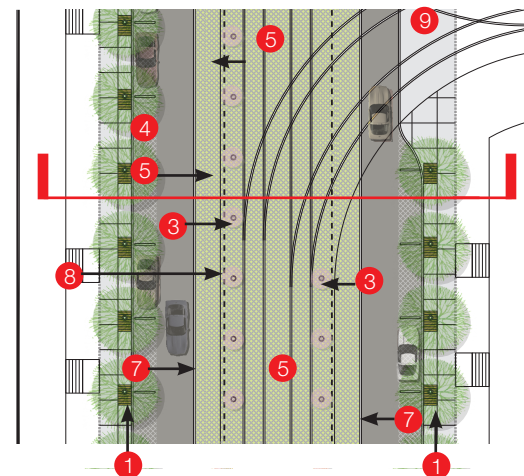
2. Bioswale Trees: Planted in a continuous bioswale, trees in this category shall provide a large canopy, with an average minimum height of approximately 45 feet. Once chosen, only one tree species may be used, ideally the same tree species as the bio-infiltration tree, for the entire length of Gonzalez Drive (Fig. 02.10.C), in order to provide a consistent horticultural theme.

- 02.08.04** Street trees planted in bio-infiltration tree wells and bioswales must be able to tolerate saturated soil conditions. Street trees planted in bio-infiltration tree wells must be able to tolerate 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 02.10.A – Font Boulevard 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.
- 02.10.06** Pedestrian crossing bridges over a bioswale shall be located at regular intervals and at building entries. They shall not obstruct the flow of water along bioswales.

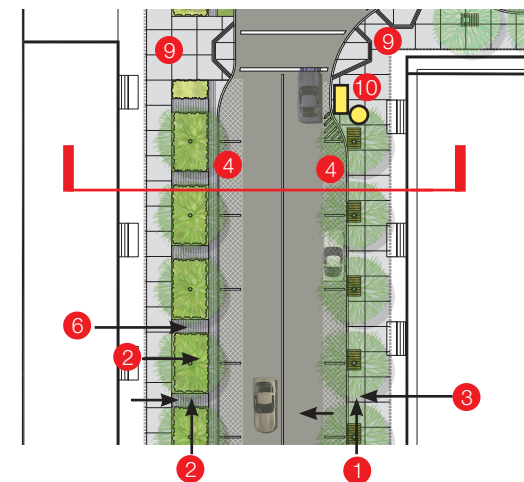
Design Guidelines

- 02.10.08** Proposed understory plant alternatives are listed in Figure 02.10.C – Proposed Shrubs and Groundcovers. Alternative species not listed should be selected by a licensed horticulturalist and should be compatible with soil saturation levels
- 02.10.09** Tree wells should have understory plants that are a minimum 12" tall.
- 02.10.10** MUNI tracks should be planted with low maintenance, acclimated lawn alternative species on turf blocks. Continuous shrub edges which do not exceed 2' in height should be located between the MUNI light rail tracks and the travel lane as a buffer zone (Fig.02.10.B).
- 02.10.11** Seating areas should be provided between street trees, wherever possible (Fig.02.10.A).

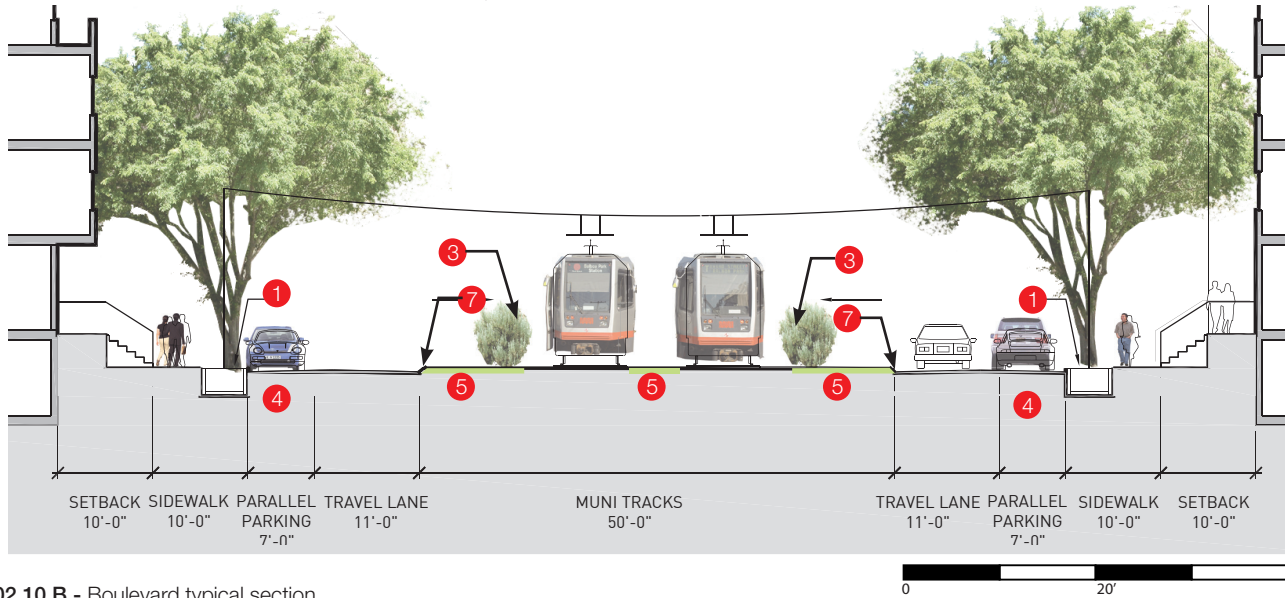
02.10.A - Font Boulevard with MUNI tracks illustrative plan



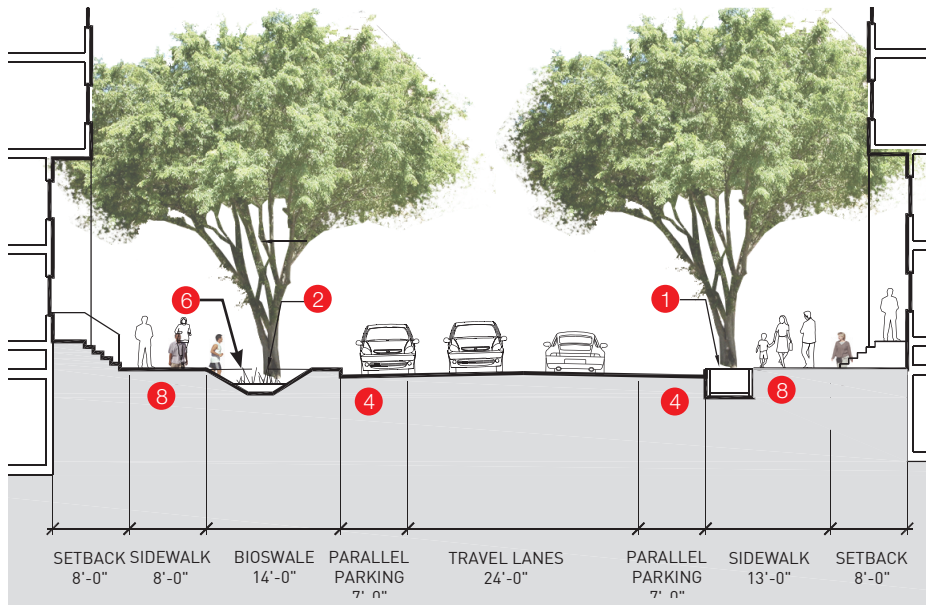
02.10.A' - Font Boulevard illustrative plan



02.10.A - Font Boulevard with MUNI tracks illustrative plan



02.10.B - Boulevard typical section



Font Boulevard Design Features

1. street tree type -tree well infiltration 4'x6' min.
2. street tree type -bio-swale
3. small tree or shrub -MUNI median
4. permeable paving
5. planted turf blocks between MUNI tracks
6. perforated pedestrian bridge -min. 6" but preferably 12" clearance from the bottom of swale to ensure the flow.
7. mountable curb for firetruck access
8. 20' wide firetruck lane
9. concrete sidewalk
10. bulbout opportunities

02.10.C



Proposed Shrubs and Ground Covers * California native

Species / Common Name

Planted median shrub



Planted median ground cover between MUNI tracks -lawn alternative



02.11 streets - crespi drive

KEY PLAN



Crespi Drive is the neighborhood commercial street that anchors the social heart of Parkmerced. Connecting Juan Bautista Circle past the transit plaza and up a gently sloping hill to 19th Avenue. Robust commercial and social activities, including outdoor dining and street side shopping along Crespi Drive are accommodated by generous sidewalks. Crespi Drive is intended to have a consistent curbside surface treatment from building face to building face with distinct paving patterns distinguishing the roadway from the sidewalk. Biogutter planting areas provide a buffer zone between the pedestrian realm and the roadway, making this boulevard an enjoyable place for people to sit, stroll and gather.

Standards

- 02.11.01** Street dimensions shall comply with Figure 02.11.B – Crespi Drive Typical Section.
- 02.11.02** Where possible, biogutters and pervious paving described shall be incorporated into the design of Crespi Way. Biogutters shall be designed and sized to comply with the Parkmerced Infrastructure Plan. Biogutters must be covered with perforated or other semi-open surfaces to ensure that the excess storm water will be collected and drained into them, while providing a reasonable degree of pedestrian safety. Perforated or other semi-open structures must allow robust plants to grow through them.
- 02.11.03** Trees must be planted in a minimum 4 foot x 4 foot tree well. Trees must be large with an average minimum height of approximately 45 feet and form a wide, horizontal canopy. Once chosen, only one tree species may be used for the entire length of Gonzalez Drive (Fig. 02.11.C), in order to provide a consistent horticultural theme.
- 02.11.04** Where feasible, street trees shall line up with the on-street parking stall layout, as shown in Figure 02.11.A – Crespi Drive Illustrative Plan, with a

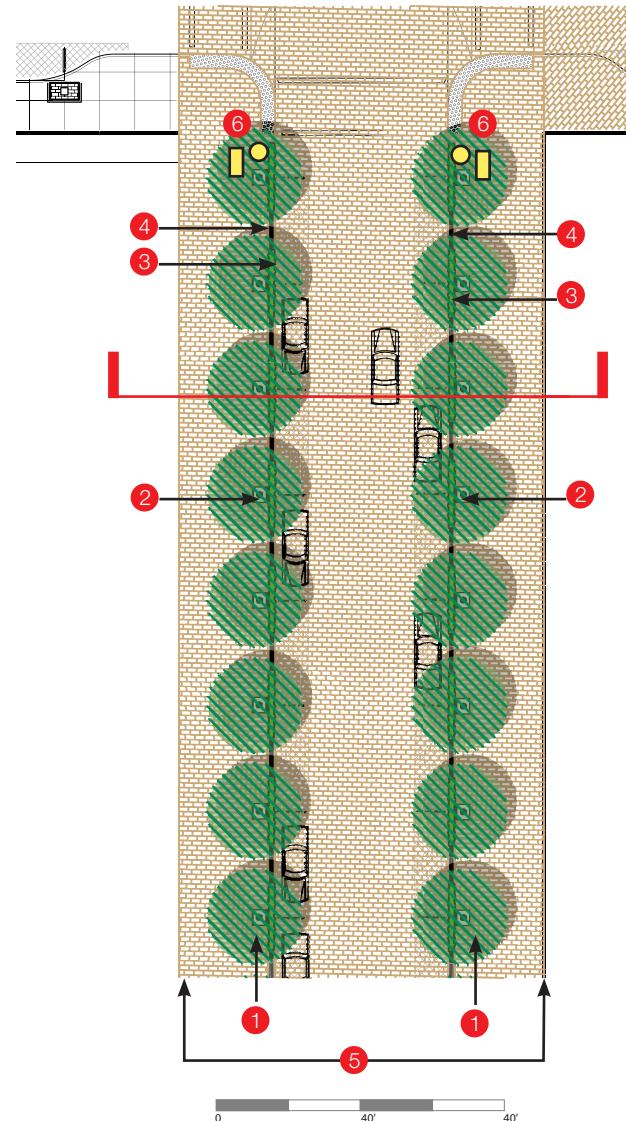
maximum street tree spacing of no greater than 30 feet on center.

- 02.11.05** Sidewalk paving material, finish and color shall be consistent at all locations.
- 02.11.06** Pedestrian crossing bridges over a biogutters shall be located at regular intervals and at building entries. They shall not obstruct the flow of water along biogutters.

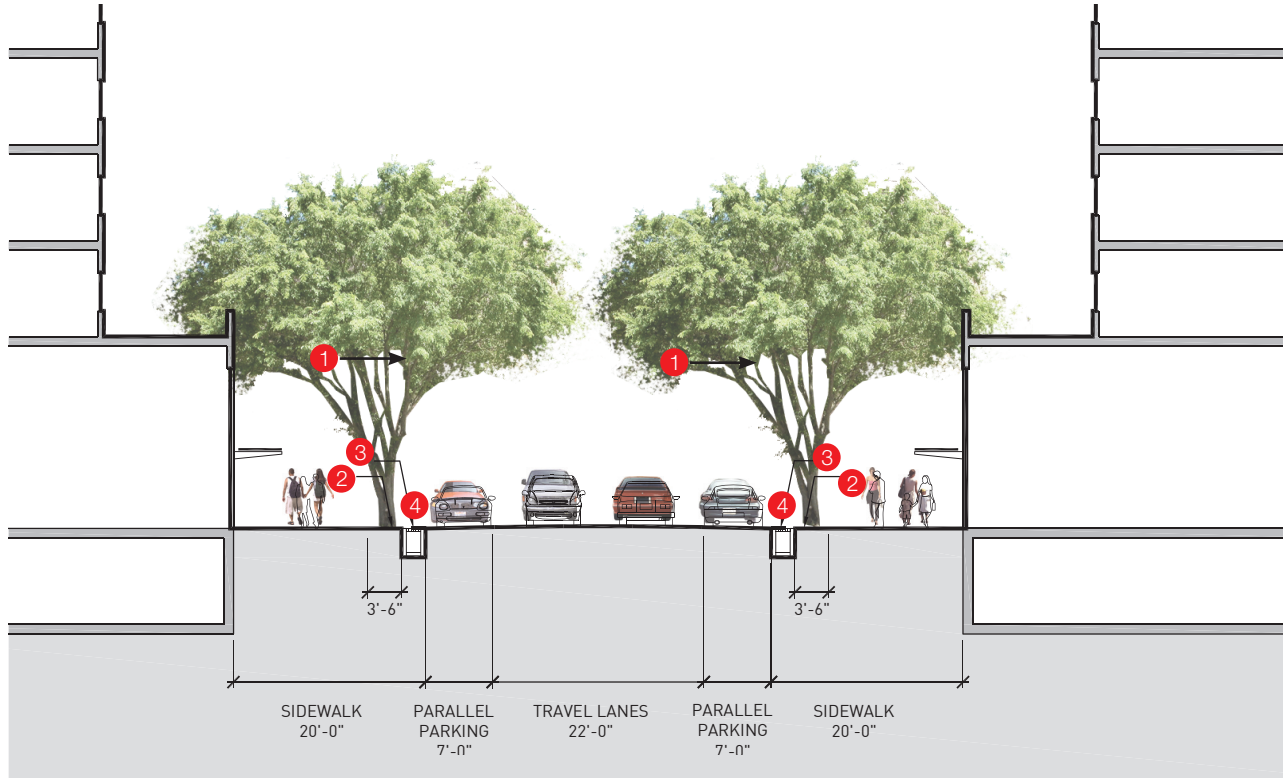
Design Guidelines

- 02.11.07** Proposed understory plant alternatives are listed in Figure 02.11.C – Proposed Shrubs and Groundcovers. Alternative species not listed should be selected by a licensed horticulturalist and should be compatible with soil saturation levels.
- 02.11.08** Tree wells should have understory plants.
- 02.11.09** Biogutters should have a filtration medium and planting soil and should be planted with tall grassy water loving plants that grow through ADA grate covers.
- 02.09.10** Pervious paving materials such as enhanced concrete paving, unit pavers and stone are encouraged.
- 02.11.11** Seating areas should be provided at regular intervals as illustrated in Crespi Drive Illustrative Plan Fig.02.11.A.

02.11.A - Crespi Drive illustrative plan



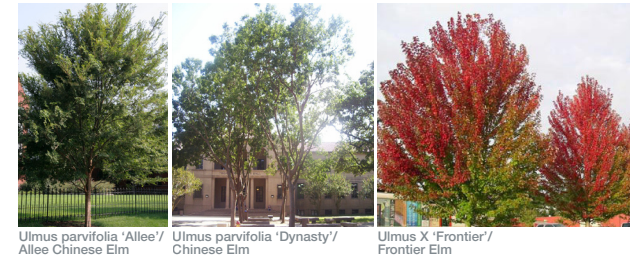
02.11.B - Crespi Drive typical section



Crespi Drive Design Features

1. street tree type -urban edge
2. 3'-6" wide planted tree well
3. bio-gutter
4. perforated metal grate pedestrian bridge
5. consistent paving materials and irregular striped patterns to slow down traffic.
6. corner opportunities

02.11.C



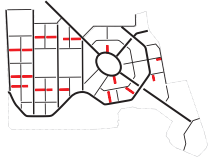
**All produce vigorous shallow roots

Bio-gutter



02.12 streets -paseo

KEY PLAN



Located within Pedestrian Easements as defined in Standard 01.02.03 – Pedestrian Easements, Paseos are intended as pedestrian throughways. With residential entries, stairs and balconies defining their edges, Paseos are meant to be an extension of the living spaces that line them. They are small, informal and are spaces for improvisational uses. A staggered, informal pattern of trees is meant to help buffer against strong, westerly winds by preventing gusts from reaching the pedestrian realm.

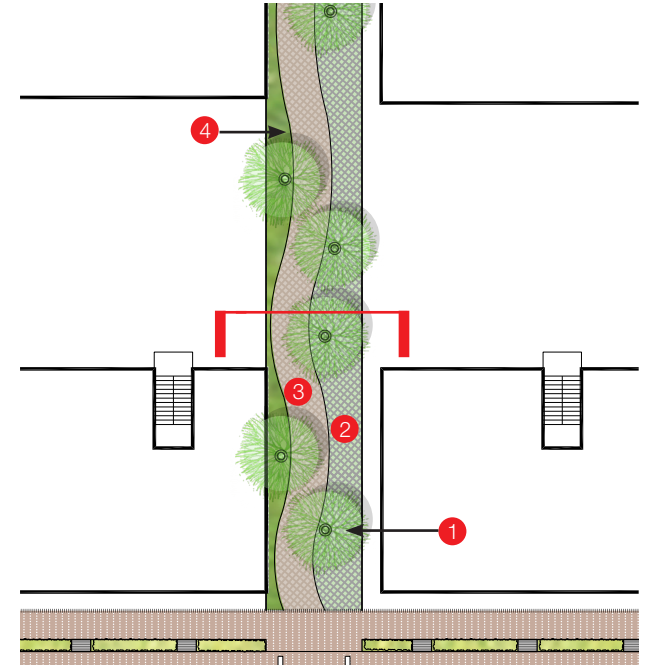
Standards

- 02.12.01 Design dimensions shall comply with Figure 02.12.B – Paseo Typical Section.
- 02.12.02 Trees must be planted in an informal pattern, while providing the minimum widths for pedestrian paths and bike lanes. They must be small to medium sized and change colors seasonally. Trees must be consistent with an average height of approximately 20 to 25 feet and allow ample sun light to reach the pedestrian realm. Tree species must be wind tolerant and have a transparent and narrow canopy that allow sun light reach the pedestrian realm. A maximum of five tree species may be used for all Paseos (Fig. 02.12.C), in order to provide an opportunity for a diverse character.
- 02.12.03 Paving material, finish and color shall be consistent at all locations.

Design Guidelines

- 02.12.04 Proposed understory plant alternatives are listed in Figure 02.12.C – Proposed Shrubs and Groundcovers. Alternative species not listed should be selected by a licensed horticulturalist and should be compatible with soil saturation levels
- 02.12.05 Pervious paving materials such as enhanced concrete paving, unit pavers and stone are encouraged.

02.12.A - Paseo illustrative plan



02.12.B - Paseo typical section



Paseo Design Features

1. street tree
2. pedestrian path
3. bike path
4. planting zone

02.12.C



Cercis canadensis – Canadian Redbud



Arbutus marina / Strawberry Tree



Feijoa sellowiana/ pineapple guava



Abutilon hybridum white parasol / White Parasol Flowering Maple



Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass



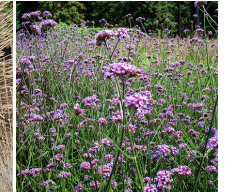
Carpenteria californica/ Bush Anemone



Epilobium septentrionalis 'Mattole River' / Mattole River California Fuchsia



Festuca idahoensis 'Siskiyou Blue' / 'Siskiyou Blue' Idaho Fescue Grass



Verbena bonariensis/ Verbena

02.13 open space network

The open space network is intended to provide for a range of outdoor recreation activities, encourage social interaction among residents, and provide a sustainable landscape that is pleasing to the eye. The open space network philosophy is built on the following principles:

Recreation

In an effort to create a healthy neighborhood environment, each open space element is meant to incorporate opportunities for both active and passive recreation such as sports courts, playgrounds, outdoor dining areas, and nature appreciation. As a whole, the open space network should provide recreation spaces suited to diverse user groups and multiple types of activities.

Community

A hierarchy of neighborhood open spaces will provide a framework to support the various scales of community needs. Parkmerced will provide a range of outdoor experiences that enrich the social life of the neighborhood including semi-private courtyards that encourage interaction among neighbors and public parks and plazas where the entire neighborhood can gather.

Ecology/ Sustainability

In addition to maximizing the use of storm water runoff and using acclimated plant species, the open space network provides a substantial increase in wildlife-friendly habitat area for the community. The stream corridor, which runs through the center of the community, is the backbone of the habitat regeneration strategy. The stream will support native vegetation and wildlife typically found in local streams. A planned trail system running alongside the stream corridor will allow residents to experience the canopied space as well as provide a connection to Lake Merced.

Productive Landscape

The plan encourages the community to actively participate in local food production. There will be a community based organic farm on site, as well as an expanded version of the existing community garden. These spaces will also provide educational and social opportunities for residents who are not actively growing vegetables.

Standards:

02.13.01 The areas designated for open spaces are identified on the Open Space Plan (Fig. 02.13.A). Open space areas must be publicly and ADA accessible.

Design Guidelines:

02.13.02 The Open Space Network is intended to accommodate a wide range of activities including, but not limited to, active recreation areas such as sports courts and playgrounds, social activity areas such as outdoor dining and seating areas, food production areas such as community gardens and the organic farm, and nature appreciation areas such as the stream corridor.

02.13.03 Trees and other vegetation should be selected from the plant list that accompanies each Open Space section. The preferred plant palette was created with the help of a local horticultural specialist and both aesthetic and horticultural criteria, such as microclimate, urban performance, size and location, soil and maintenance requirements, were considered during the plant selection process.



OPEN SPACE TYPES			
■	NEIGHBORHOOD COMMONS	■	COURTYARD
■	TOWER AREA		OTHER OPEN SPACE AREAS

DRAFT

FIGURE 02.02.A / Open Space Plan

02.14 open space - stream corridor

KEY PLAN



The Stream Corridor will flow from the pond at Juan Bautista Circle, at the center of Parkmerced, to the Belvedere Garden, at the south-west corner. The Corridor, consisting of a seasonal stream lined with riparian planting is meant to provide the community with wildlife-friendly habitat, as well as a quiet, recreational amenity for residents. Native wildlife and a variety of birds and small animals, should find ample cover and habitat in the stream corridor as it develops over time. A meandering trail along the stream will allow residents to experience and enjoy the canopied space created by trees above, watch for birds, and provide an opportunity for kids to come to the water's edge and see a real frog in action.

Standards:

- 02.14.01 The stream channel hydrologic design shall follow the criteria described in the Infrastructure Plan, in the Storm Drain System section. The stream will collect storm water from the bio-swale network and include a series of check dams that will aid in filtering and retaining the storm water as it flows downstream. At the Belvedere Garden, the Stream Corridor will end at a terminal pond which will connect via pipe to the existing storm drain system on the south side of Brotherhood Way.
- 02.14.02 The stream corridor must be publicly accessible at all times. There shall be a continuous pedestrian path that connects Juan Bautista Circle to Belvedere garden, with clearly marked connections where the path is broken by street intersections.
- 02.14.03 Where necessary there shall be a boundary device such as a hedge or a fence between the stream corridor zone and the farm zone, shown in section A, in order to prevent public vandalism in the farm property.

02.12.A - Paseo illustrative plan



02.14.A - Stream Corridor illustrative plan

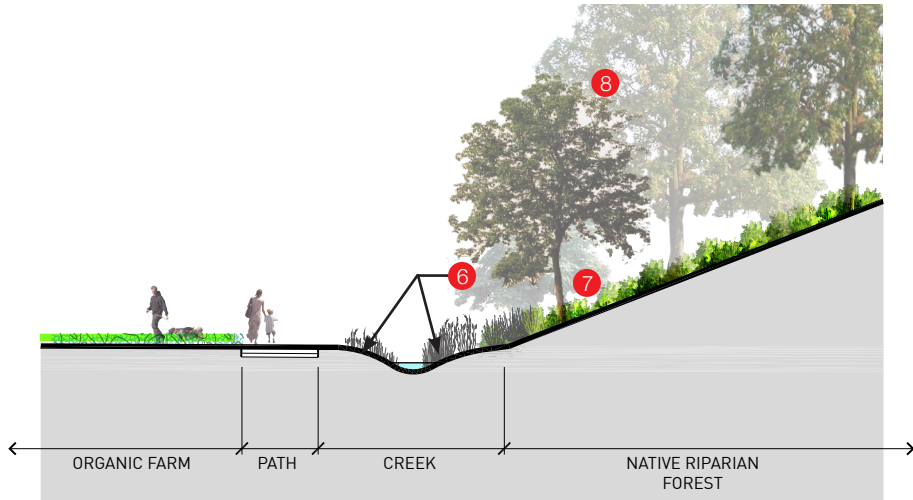
Design Guidelines:

- 02.14.04 The stream corridor should be planted with native or acclimated plant species typically found in local streams such as Red Alder, California Buckeye, Sitka Willow trees, along with an understory layer of native shrubs, perennials, and ferns.
- 02.14.05 The stream is intended to have a natural look, with a meandering channel.
- 02.14.06 The stream is intended to be fed by storm water collected on site.
- 02.14.07 Once established, the stream corridor vegetation should require minimal water needs and maintenance.

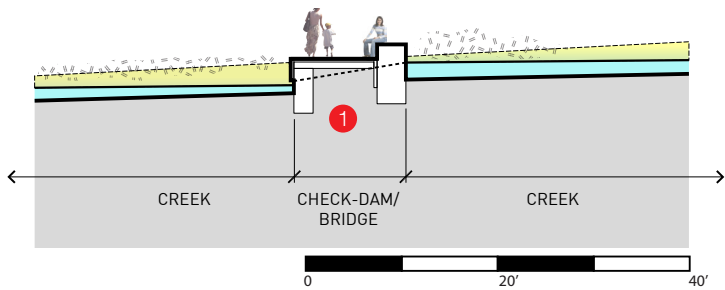
Stream Corridor Design Features

1. Check dam
2. Gonzalez Drive crossing
3. Stairs
4. ADA compliant paths to the stream
5. Canal to convey water to street side
6. Emergent plants
7. Forest understory
8. Forest for wild-life habitat

02.14.B - Stream cross section

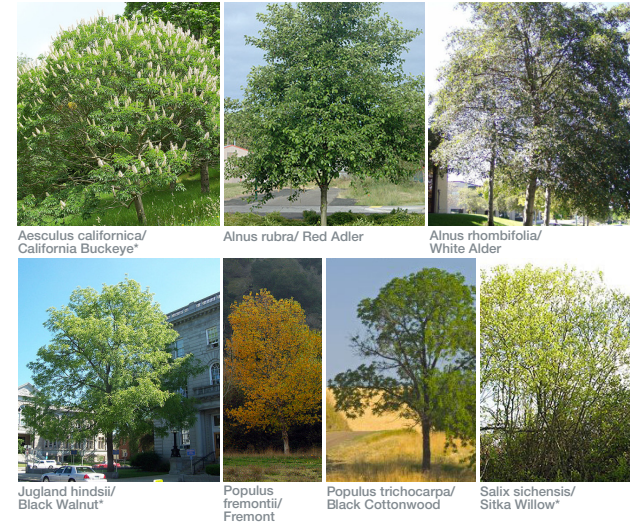


02.14.B' - Stream longitudinal section



View of Stream Corridor adjacent to the Farm

02.14.C



Proposed Shrubs and Ground Covers * California native
Species / Common Name

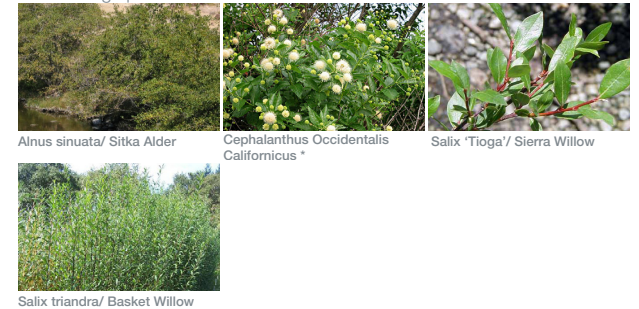
Woody plants



Ferns



Stream edge plants



Emergent plants

