

02.15 open space -juan bautista circle

KEY PLAN



Juan Bautista Circle sits in the center of the neighborhood. The new plan respects the historical and formal features of the circle, yet injects it with sustainable principles, transforming Juan Bautista Circle into a symbol of the sustainable principles that area at the core of the effort to re-invent Parkmerced.

Bounded by a double row of street trees, the historic oval will house a scenic pond, edged with wetland planting and surrounded by a large recreational lawn area for the community. The pond, which will act as a storm water detention area, is fed by surface run-off from the eastern portion of the site. The storm water, collected into a subterranean cistern, will pulse water year-round into the stream corridor to the southwest. Harvested water will also be used to irrigate the organic farm, farther downstream.

Standards:

- 02.15.01 Sidewalks, R.O.W., and planting zone dimensions for Juan Bautista Circle are listed in Fig. 02.04.b.
- 02.15.02 The pond hydrologic design shall follow the criteria described in the Infrastructure Plan, in the Storm Drain System section.
- 02.15.03 A stormwater detention pond located in Juan Batista Circle will be fed by storm water runoff collected from the site drainage network.
- 02.15.04 A subterranean cistern, located beneath Juan Batista Circle, will store water for the pond and stream system during the dry season. The cistern must be underground and hidden from sight.
- 02.15.05 The outer edge of Juan Bautista Circle must be curbless to accommodate the flow of storm water to the pond. Bollards or other visually attractive barriers must be incorporated to separate vehicle and pedestrian zones.
- 02.15.06 Juan Bautista Circle shall be publicly accessible at all times.

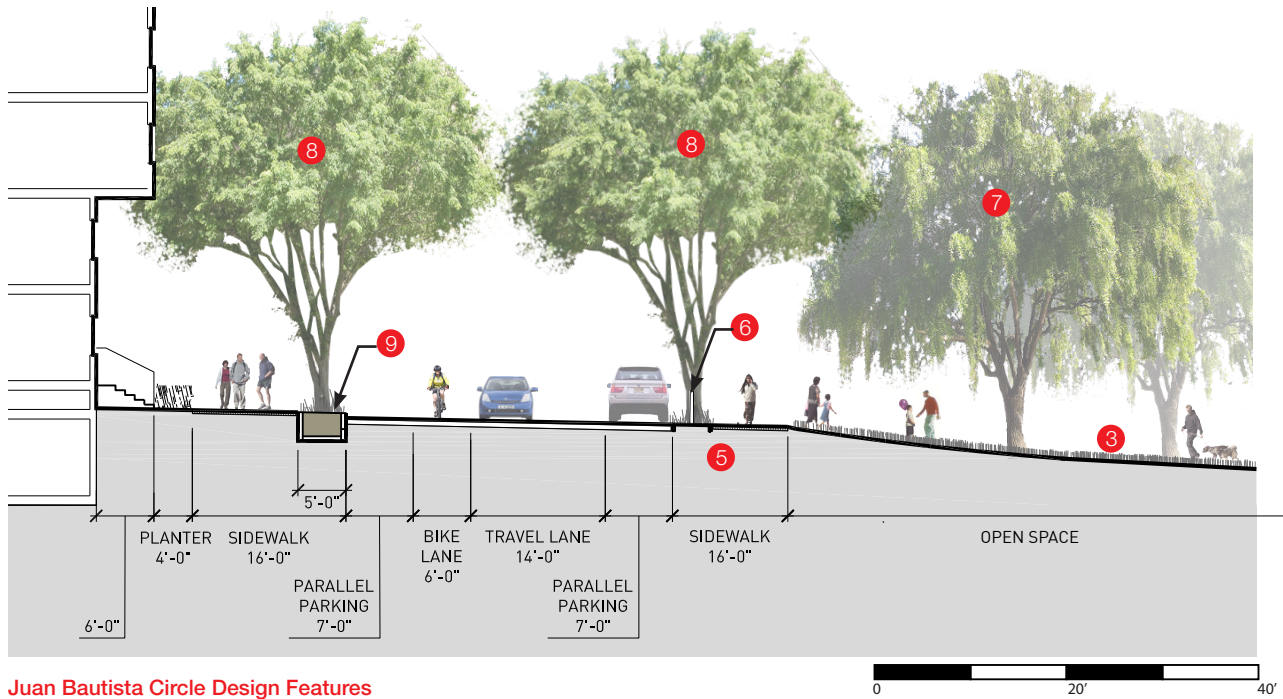
Design Guidelines:

- 02.15.07 The use of native and acclimated plant species is encouraged to minimize irrigation and increase habitat potential.
- 02.15.08 In the lawn area, the use of sod that has low water needs is encouraged.
- 02.15.09 Juan Bautista Circle should provide an area large enough for informal community events, gatherings and festivities such as farmer's market or outdoor concerts. This area does not need to be limited to areas without trees. Seating areas should be carefully located.

02.15.A - Juan Bautista Circle illustrative plan



02.15.B - Juan Bautista Circle typical section



Juan Bautista Circle Design Features

1. Pond with cistern
2. Wetland
3. Multi-purpose lawn
4. Paved terrace
5. Curbless sidewalk with special paving for safety
6. Bollards at pedestrian crossing
7. Trees with distinctive looks for shade and beauty
8. Font Boulevard Trees -see 02.19
9. Tree-well bio-infiltration -see 02.19 Font Boulevard.

02.15.C

Open Area Trees



Cercis Canadensis /Canadian Redbud

Maytenus boaria 'Green Showers'



Platanus racemosa /California Sycamore

Street Trees

The same as Font Boulevard - see 02.19

Proposed Shrubs and Ground Covers * California native

Species / Common Name



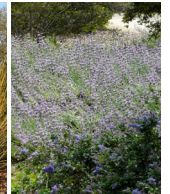
Calycanthus occidentalis /Spice ush



Ceanothus 'Joyce Coulter'



Cornus Sericea /Flaviramea/ Yellow Twig



Salvia sonomensis

Wetland plants



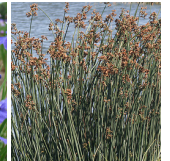
Calycanthus occidentalis /Spice ush



Iris ensata / 'Temple Bells'



Iris sibirica 'Silver Edge'



Juncus Pallidus



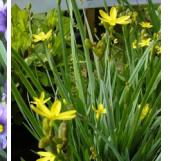
Juncus 'Corman's Japanese'



Restio tetraphyllus

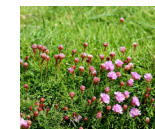


Sisyrinchium bellum / H Bar H White



Sisyrinchium californicum / Yellow-eyed Grass

Lawn area



Armeria maritima / Common Thrift



Sporobolus airoides / Sacaton



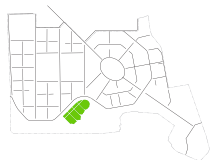
Sporobolus heterolepis / Prairie dropseed



Sporobolus heterolepis / Prairie dropseed

02.16 open space -organic farm

KEY PLAN



Bounded by the Stream Corridor to the east and Gonzalez Drive to the north and west, the Organic Farm and Orchard will grow vegetables and fruit for the Parkmerced community. Compost created from yard waste generated on the grounds will provide organic fertilizer and reduce the amount of waste trucked out of the neighborhood. The produce from the farm is intended to supply a potential restaurant located adjacent to the farm parcel offering a unique farm-to-table experience within Parkmerced. The farm is the most prominent feature of an extensive network of food production spread throughout the neighborhood.

Standards:

- 02.16.01 The Organic Farm shall have a 2+ acres area reserved in the Open Space Plan (Fig.02.02.B).
- 02.16.02 The edge of vehicular access roads must be a minimum of 20' from the edge of the stream corridor.
- 02.16.03 The Organic Farm must be publicly accessible during daytime hours (7am-7pm). Public access must not interfere with the daily operation of the Organic Farm.
- 02.16.04 The Organic Farm shall follow the standards set by the USDA National Organic Program.
- 02.16.05 Structures related to the functioning of the organic farm must be located in the allowable building area as indicated in Appendix A - Control Plan. The building area must not obstruct view corridors identified in the View Corridor and Hydrological System Plan (Fig. 02.02.A). Each farm-related structure may have a small vehicular accessible path and loading area directly adjacent to the structure.

02.16.A - Organic Farm/ Orchard illustrative plan



Organic Farm Design Features

1. Farm related program building zone with service access
2. Farm Terraces
3. Continuous path
4. Orchard
5. Gonzalez Drive access point

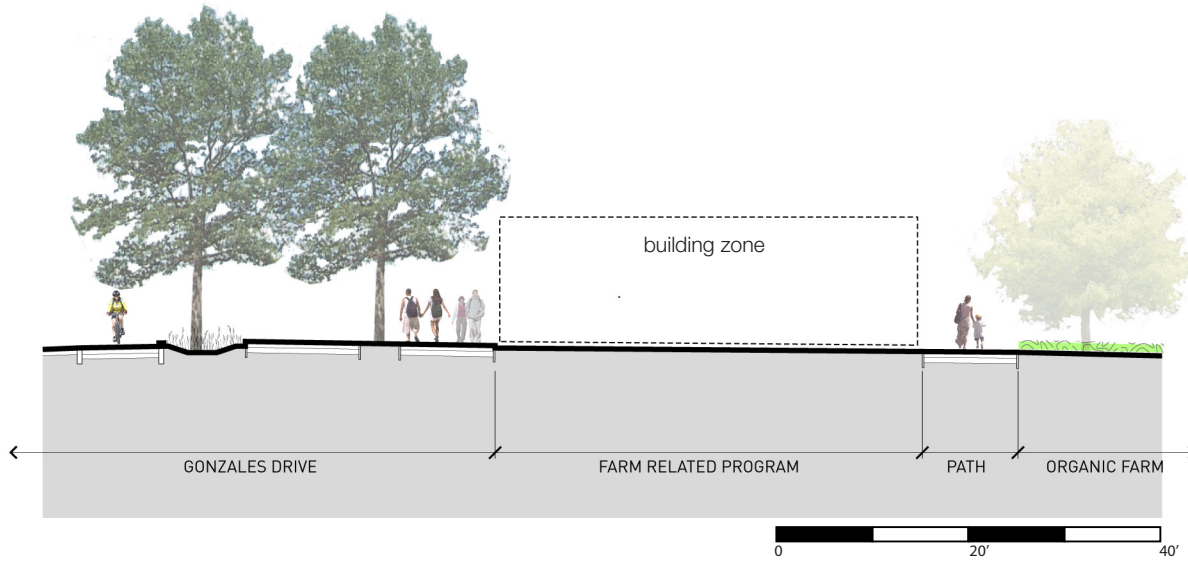
Design Guidelines:

- 02.16.06 The Organic Farm is intended to be professionally managed by an experienced farmer.
- 02.16.07 The proposed planting list is for reference only. Farmers are encouraged to grow any vegetables and fruits suitable to the climate in order to make a viable working farm.
- 02.16.08 The Organic Farm should be irrigated using harvested rainwater. To achieve sufficient water pressure the rainwater should be pumped into a water tower via a windmill located on the farm.

02.16.09 Farm fields are intended to have no more than 2% cross slope for maximum productivity. They should be terraced to accommodate the slope.

02.16.10 For security and safety purposes, farm storage and equipment areas may be fenced, however, the fenced areas should be kept to a minimum.

02.16.B - Organic Farm typical section



View of farm

02.16.C



Citrus x Meyeri / Meyer Lemon Diospyros sp. / Persimmon Feijoa sellowiana / Pineapple Guava



Malus spp. Apple Pyrus pyrifolia /Asian Pear

- Recommended Apple varieties:
 Hudcous Golden Gem Ripens- mid-late October
 Egremont Russet- Ripens mid-early October
 NY75414-1- ripens early-mid October
 Greensleeves- ripens mid-late September
 All will require knowledgeable annual pruning
- Recommended Pear varieties:
 Rescue- ripens in September
 Orcas- Ripens in early September
 Patomac- Ripens in early September
- Recommended Cherries (Must have pollinator):
 Emperor Francis (only on Gisela 5 rootstock)
 White gold
- Recommended Asian Pears (reasonably disease resistant):
 Yoinashi
 Seuri
 Ichiban

Proposed Shrubs and Ground Covers * California native

Species / Common Name



Malus spp. Apple Artichokes Brussel Sprouts Cabbage



Cauliflower Lettuce Radichio

02.17 open space - sports fields

KEY PLAN



Bounded by the Stream Corridor to the east and Gonzalez Drive to the north and west, the Organic Farm and Orchard will grow vegetables and fruit for the Parkmerced community. Compost created from yard waste generated on the grounds will provide organic fertilizer and reduce the amount of waste trucked out of the neighborhood. The produce from the farm is intended to supply a potential restaurant located adjacent to the farm parcel offering a unique farm-to-table experience within Parkmerced. The farm is the most prominent feature of an extensive network of food production spread throughout the neighborhood.

Standards:

- 02.16.01 The Organic Farm shall have a 2+ acres area reserved in the Open Space Plan (Fig.02.02.B).
- 02.16.02 The edge of vehicular access roads must be a minimum of 20' from the edge of the stream corridor.
- 02.16.03 The Organic Farm must be publicly accessible during daytime hours (7am-7pm). Public access must not interfere with the daily operation of the Organic Farm.
- 02.16.04 The Organic Farm shall follow the standards set by the USDA National Organic Program.
- 02.16.05 Structures related to the functioning of the organic farm must be located in the allowable building area as indicated in Appendix A - Control Plan. The building area must not obstruct view corridors identified in the View Corridor and Hydrological System Plan (Fig. 02.02.A). Each farm-related structure may have a small vehicular accessible path and loading area directly adjacent to the structure.

02.17.A - Sports Fields illustrative plan



Design Guidelines:

- 02.16.06 The Organic Farm is intended to be professionally managed by an experienced farmer.
- 02.16.07 The proposed planting list is for reference only. Farmers are encouraged to grow any vegetables and fruits suitable to the climate in order to make a viable working farm.
- 02.16.08 The Organic Farm should be irrigated using harvested rainwater. To achieve sufficient water pressure the rainwater should be pumped into a water tower via a windmill located on the farm.
- 02.16.09 Farm fields are intended to have no more than 2% cross slope for maximum productivity. They should be terraced to accommodate the slope.
- 02.16.10 For security and safety purposes, farm storage and equipment areas may be fenced, however, the fenced areas should be kept to a minimum.

02.17.B

Proposed Shrubs and Ground Covers * California native

Species / Common Name

Meadow



Achillea tomentosa /Woolly Yellow



Calamagrostis acutiflora



Carex Divulsa



Chondropetalum elephantium



Eschscholzia californica maritima/ Seaside California Poppy *



Sisyrinchium Bellum/ Blue-eyed Grass*



Stipa Gigantea

Bulbs



Brodiaea Laxa *



Gladiolus tristis "moonlight"



Lilium "Corratitos Hybrids" *

Suggested Sprouts Turf



Dwarf tall fescue or equivalent drought tolerant grass



Sports Fields Design Features

- 1. Size of soccer field
- 2. Kiddie size multi-purpose sports field
- 3. Meadows

02.18 open space -belvedere garden

KEY PLAN



The Belvedere Garden, located at the southwest corner of Parkmerced, marks both the end of the stream corridor and a new access point to the neighborhood. A series of stairs and terraced overlooks will step down the slope, providing pedestrian access to Lake Merced below. The garden's terminal pond will be a final collection point for the storm water network before it discharges clean water to the lake. A linear park adjacent to the stream will provide space for families to play, relax, enjoy the view, and appreciate nature and the water systems surrounding them.

Standards:

02.18.01 The terminal pond, stream channel, and connection to the existing storm drainage network on the south side of Brotherhood Way shall meet the hydrologic requirements described in the Infrastructure Plan.

02.18.02 The Belvedere garden shall be publicly accessible at all times.

Design Guidelines:

02.18.03 The terminal pond should be designed to celebrate the complex and sustainable storm drainage network of the neighborhood. Vibrant wetland planting around the pond is encouraged.

02.18.04 A pedestrian connection between Lake Merced Boulevard and the terminal pond is strongly encouraged. The connection is intended to include a series of stairs accompanied by a formal water feature that directs the water down the slope into a pond at the bottom. From this pond, the water should be piped under the Brotherhood Way and drained to the existing wetland area identified in the Infrastructure Plan.

02.18.05 In order to establish a strong view corridor and hydrological connection at the Belvedere Garden, Fig. 02.01.01, some of the existing trees in this zone should be removed.

02.18.A - Belvedere Garden illustrative plan



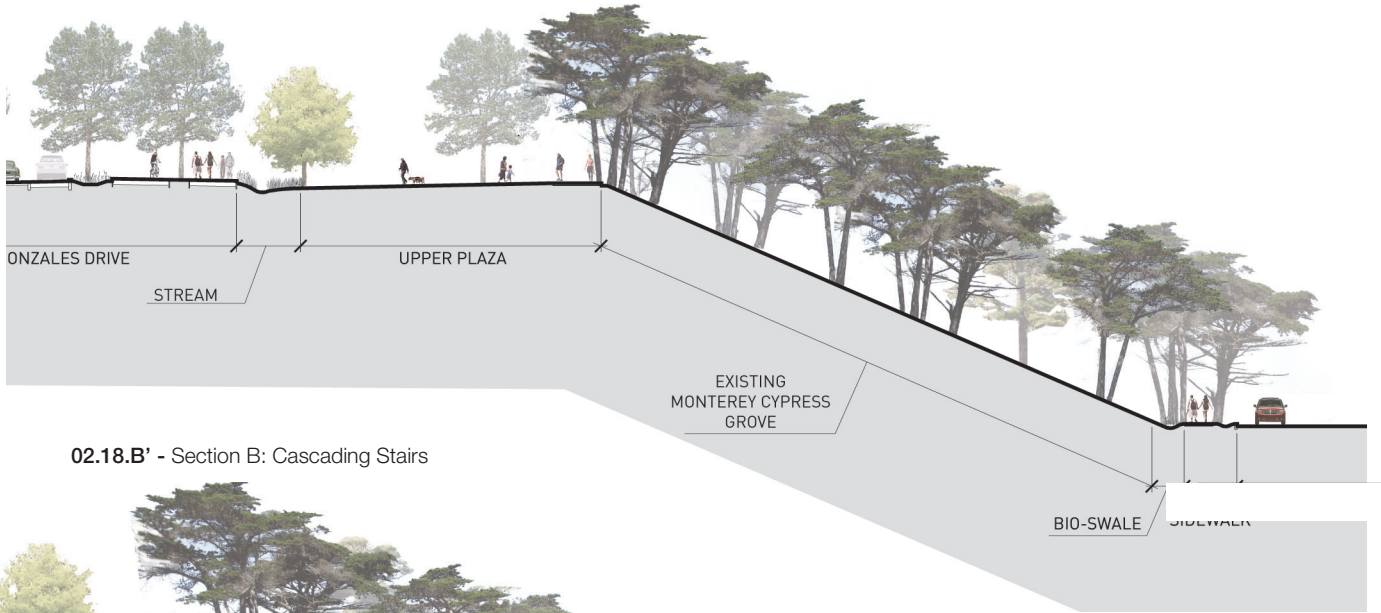
Belvedere Garden Design Features

1. Upper Garden Terrace
2. Lower Plaza
3. Existing Forest and new planting to match the existing trees
4. Cascading Stairs and water feature
5. Lawn Terraces

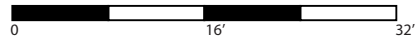
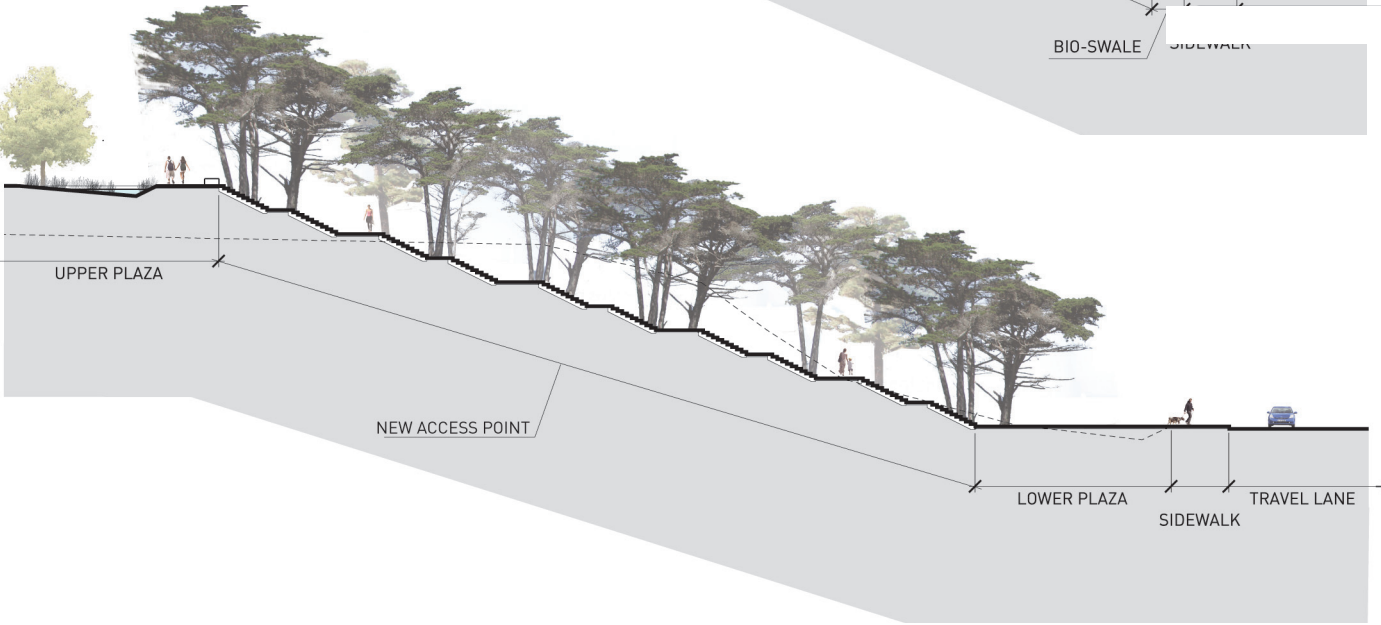


View of belvedere garden cascading stairs from lake merced boulevard

02.18.B - Section A: Belvedere Garden to Brotherhood Way



02.18.B' - Section B: Cascading Stairs



02.18.C
Upper Garden Terrace



Betula occidentalis / Western Birch*
Cephalanthus occidentalis / California Button Bush*
Prunus lyonii / Catalina Cherry*

Forest area



Salix lasiolepis / Arroyo Willow*
Salix sitchensis / Sitka Willow*
Cupressus macrocarpa / Monterey Cypress*

Forest understory



Adiantum jordanii / Five-fingered Fern*
Aristolochia californica / Calironia pipevine*
Asarum caudatum / Wild ginger*

Upper garden terrace planting



Heuchera spp. / Coral bells*
Iris douglasiana / Douglas iris*
Mimulus aurantiacus / Sticky Monkey Flower*

02.19 open space -neighborhood commons

KEY PLAN



The Neighborhood Commons are the outdoor living rooms for residents of Parkmerced. Evenly distributed throughout neighborhood, the Commons will provide social gathering spaces with opportunities for both passive and active recreation. Many of the Commons will be located along the Hedgerow Streets and will incorporate water features that directly link roof runoff from adjacent buildings to the bio-swale network.

Standards:

- 02.19.01 Neighborhood Commons shall have an associated storm water detention area as described in the Infrastructure Plan.
- 02.19.02 A minimum of four of the neighborhood commons, as described in the Open Space Plan (Fig.02.02.B), must incorporate an active or structured recreation component, such as a tot lot or bocce court.
- 02.19.03 Neighborhood Commons shall be publicly accessible at all times.
- 02.19.04 If a below grade parking structure is incorporated into the design of the Neighborhood Commons, sufficient soil depth should be provided to ensure adequate growth and health for planting. The minimum size of trees at installation should be 24" box, and irrigation and subdrainage should be provided for all planting.

Design Guidelines:

- 02.19.05 Neighborhood Commons should have seating, bike racks and trash receptacles located at the adjacent sidewalk (Fig. 02.22).

02.19.06 An open area, either paved or lawn, should be provided in each Neighborhood Commons to accommodate a gathering of people for various communal and play activities.

02.19.07 A defined area should be provided in each Neighborhood Commons for a programmed activity such as, but not limited to, a picnic area, a community garden, a bocce ball court, a mini soccer field, a structured playground, an outdoor dining area.

02.19.08 Separate spaces in the Neighborhood Commons should be defined by distinct planting areas.

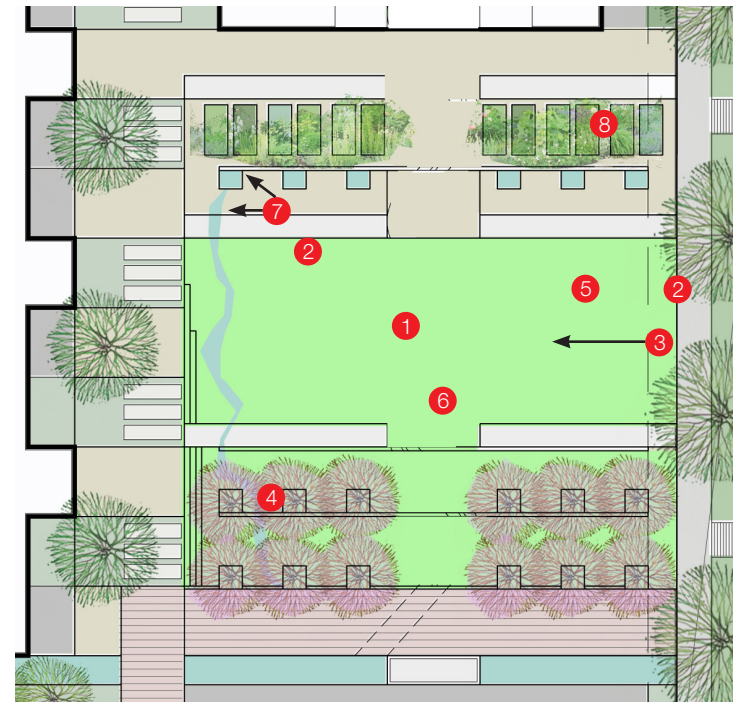
02.19.09 Neighborhood Commons are encouraged to have a small scale retail function such as café and kiosk at adjacent buildings, as described in standard 03.07.xx - Activated Base.

02.19.11 Neighborhood Commons should be designed to maximize social interaction and encourage intensive use by all age groups.

02.19.12 Neighborhood Commons should have ample seating. Trees should provide maximum wind protection, and seating should be located to offer sunny, wind protected places to sit and gather.

02.19.13 The stormwater detention areas should incorporate a water feature as an amenity for residents.

02.19.A - Neighborhood Commons illustrative plan example



Neighborhood Commons Design Features

1. Multi-purpose surface
2. Planted edge
3. On grade access from street
4. Trees
5. Seating area
6. Potential area for structured activities
7. Water feature
8. Community garden or other resident initiated gardening zone

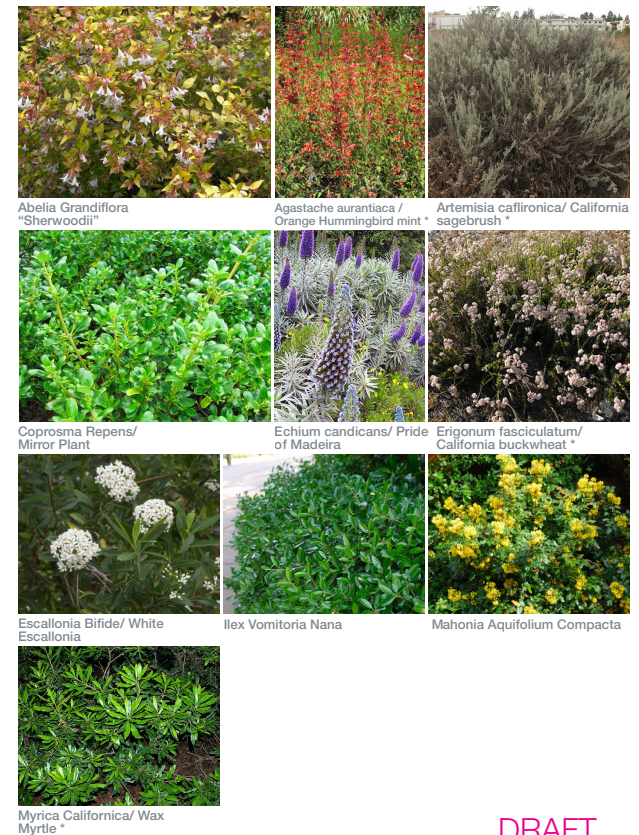


View of typical neighborhood commons adjacent to hedgerow street

02.19.B

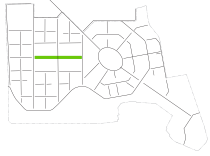


Proposed Shrubs and Ground Covers * California native
Species / Common Name



02.20 open space -community garden

KEY PLAN



The open space between the existing four towers on blocks 06 and 10 will be transformed into a series of terraces that step down towards the west and provide views of Lake Merced and the Pacific Ocean beyond. The terraces are intended to house the community gardens that provide residents an opportunity for gardening and cultivating their own food. Decomposed granite paths will connect the terraces, while wider paved walks will link the towers together.

Standards:

- 02.20.01 The view corridor to the west, as identified in the Corridor and Hydrological System Plan (Fig. 02.02.A), shall be maintained.
- 02.20.02 The community garden shall be publicly accessible at all times.

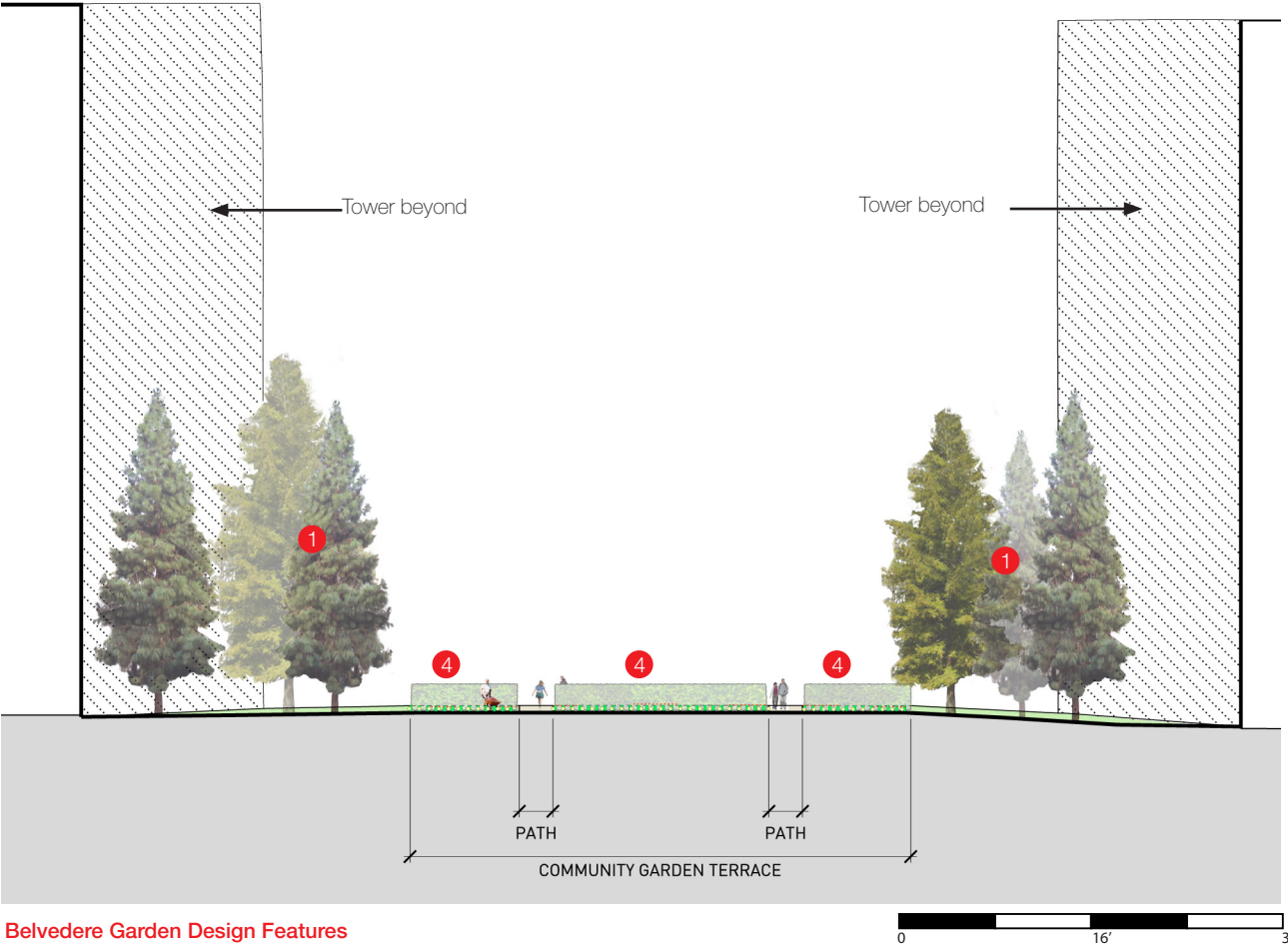
Design Guidelines:

- 02.20.03 The community garden beds should have a maximum slope of 2%. They should be terraced to accommodate the slope.
- 02.20.04 Rows of shrubs planted in the north-south direction are intended to formally delineate the community garden terraces as well as provide a wind-break to protect the sensitive garden beds.
- 02.20.05 Vehicular access roads are discouraged in the community gardens.

02.20.A - Community Garden illustrative plan



02.20.B - Towers typical section



Belvedere Garden Design Features

- 1. Tower trees -see 02.11
- 2. pedestrian path
- 3. garden terrace
- 4. planted edge for wind protection
- 5. Flexible open space

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

Wind blocking hedge



02.21 open space -towers

KEY PLAN



The plan proposes to create forest-like clusters of wind blocking Alaskan Red Cedar, Monterey Cypress, and Canary Island Pine around the bases of the towers, anchoring the tall structures to the site. Where appropriate and protected from the wind, orchard trees will be added to mark formal entries, break up expanses of parking, and remind residents of the seasons and food production. At the northwest towers (block 01), the existing central drop-off area between the two towers will be converted into a park-like open space amenity for the residents, including an area for storm water detention.

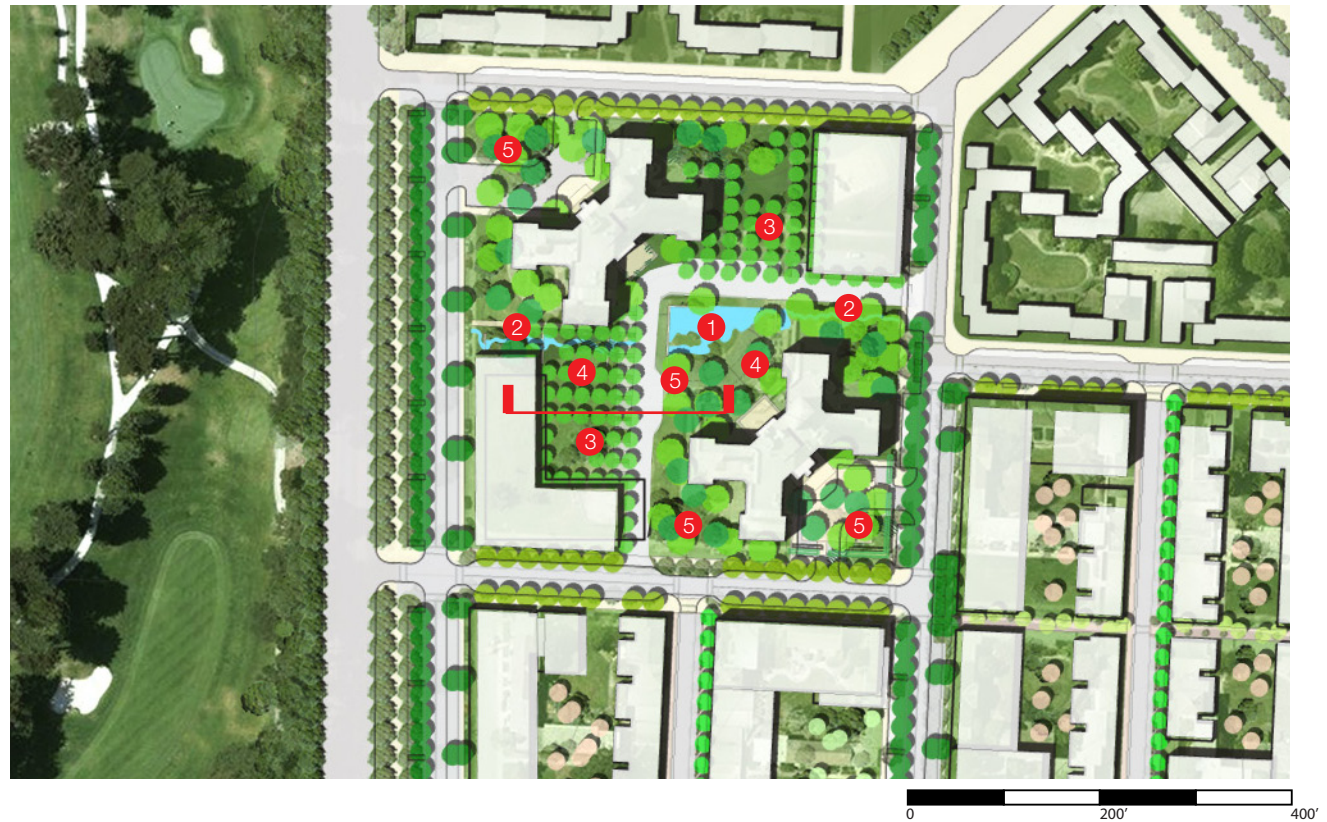
Standards:

02.21.01 A storm water detention pond shall be included at the northwest towers on block 01, as described in the Infrastructure Plan.

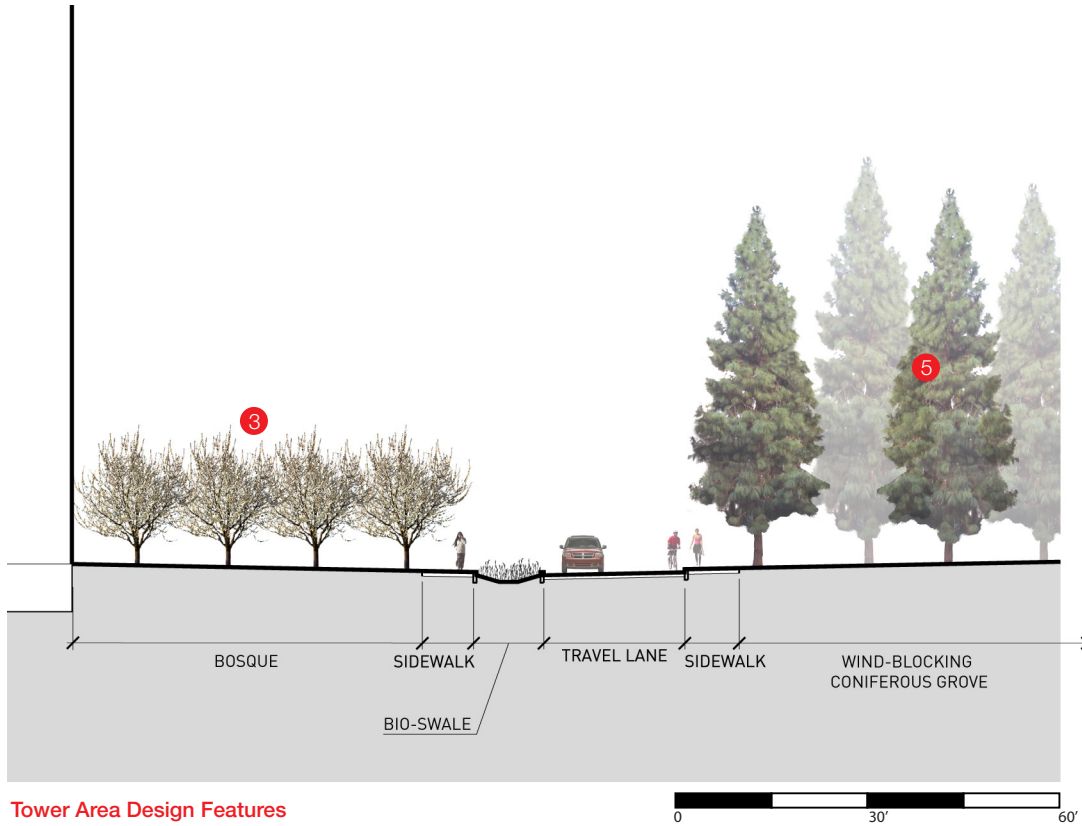
Design Guidelines:

- 02.21.02** New tree planting should be carefully located to minimize shade.
- 02.21.03** A coniferous grove of Monterey cypress and others trees should be planted around the towers for wind protection and a uniform appearance.
- 02.21.04** Reconfiguration of existing central parking area is encouraged to maximize green open space for social gatherings.
- 02.21.05** The storm water detention areas should incorporate a water feature as an amenity for residents.
- 02.21.06** The area around the base of the towers should have seating, bike racks and trash receptacles, where appropriate.

02.21.A - Tower illustrative plan



02.21.B - Towers typical section



Tower Area Design Features

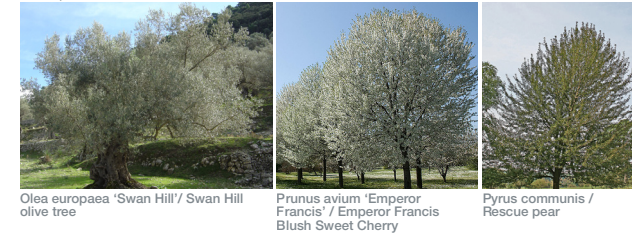
1. Detention pond water feature
2. Seasonal stream
3. Bosque on wind protected side
4. Flexible Lawn
5. Coniferous Grove around towers and on the windy side

02.21C

Coniferous Grove 'Aptos Blue' on east side of buildings *Calocedrus



Bosque



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

For Wind Protected Sides



For Windy Sides



02.22 open space -courtyard

KEY PLAN



Courtyards will be semi-private areas within blocks, acting as transition zones from the residents' private patios to the surrounding neighborhood streets. Many of the courtyards will be built on top of below grade parking structures, stepping down through a series of terraces to connect to the neighborhood streets and the Paseos. The courtyards will be lined with large, informal, wildlife-friendly planting areas that will attract beneficial insects and butterflies. The private patios will be bordered by hedges to provide screening from the communal courtyard. While respecting the privacy of patios, the communal part of the courtyard should incorporate a designated structured space for a programmed activity. Some of the courtyards will incorporate storm water detention features, such as temporal streams fed by roof runoff that outfall into the bio-swale network.

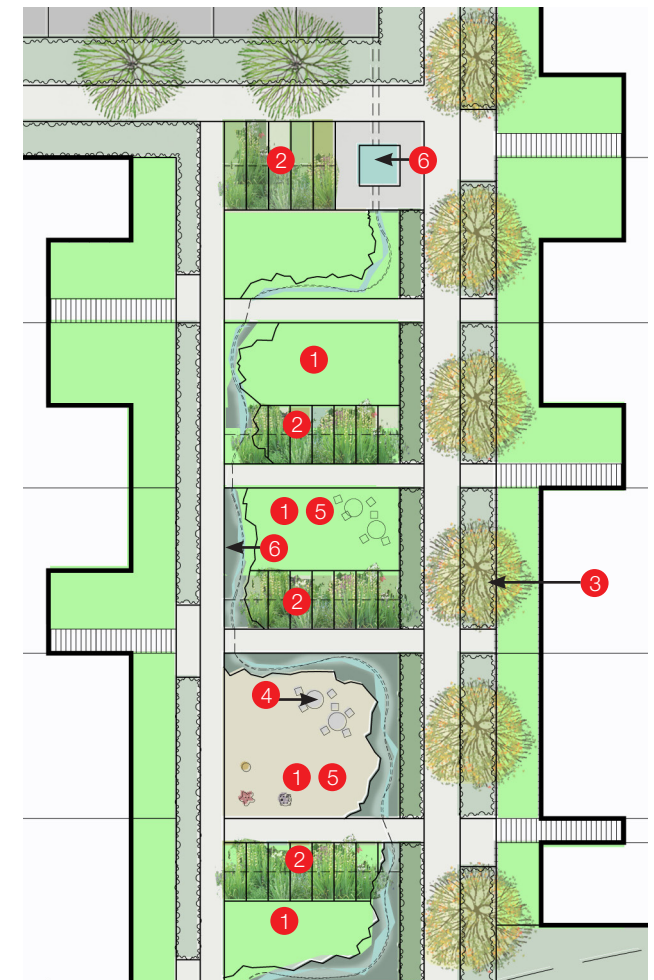
Standards:

- 02.22.01 Courtyards are required to have a storm water detention area for roof runoff, as described in the Infrastructure Plan.
- 02.22.02 Semi-private open space in Courtyards shall be publicly accessible during daylight hours (7 am-7pm).
- 02.22.03 Semi-private open space in Courtyards shall be directly linked to private terraces of ground floor units by pathway or stairs.
- 02.22.04 If a below grade parking structure is incorporated into the design of the Neighborhood Commons, sufficient soil depth should be provided to ensure adequate growth and health for planting. The minimum size of trees at installation should be 24" box and irrigation and subdrainage should be provided for all planting.

Design Guidelines:

- 02.22.05 Courtyards should include seating, bike racks and trash receptacles (See 02.22).
- 02.22.06 An open area, either paved or lawn, should be provided in each Courtyard to accommodate a small gathering of people for communal and play activities.
- 02.22.07 Courtyards are encouraged to have informal planting areas that are wildlife-friendly.
- 02.22.08 Pedestrian paths in courtyards are intended to be no greater than 4' wide and paved with a material comparable to decomposed granite paving.
- 02.22.09 Courtyards are intended to deliver storm water runoff to the closest Hedgerow Street bio-swale, as described in the Infrastructure Plan.
- 02.22.10 A defined area should be provided in each Courtyard for a programmed activity such as a picnic area, community garden, bocce ball court, mini soccer field, structured playground, or an outdoor dining area.
- 02.22.11 Courtyards should have planted edges to divide different activity zones.
- 02.22.12 Courtyard trees should provide maximum wind protection, and seating should be located to offer sunny, wind protected places to sit and gather.
- 02.22.13 The stormwater detention areas in Courtyards should incorporate a water feature as an amenity for residents.

02.22.A - Courtyard illustrative plan example



Courtyard Design Features

- 1. Multi-purpose surface
- 2. Planted edge
- 3. Trees
- 4. Seating area
- 5. Potential area for structured activities
- 6. Water feature

02.22.B - Proposed Trees * California native
Species / Common Name



Acer negundo 'Sensation'

Ceanothus arboreus/
Catalina Ceanothus*

Cercis Canadensis. /Canadian
Redbud



Cornus glabrata / Creek
Dogwood

Cornus nuttalli /Pacific
Dogwood

Prunus lyonii/ Catalina Cherry *



Salix scouleriana /Scouler Willow



View of typical courtyard with a stream

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



Ceanothus 'Concha' / Concha
wild lilac

Griselinia littoralis

Ribes sanguineum var.
glutinosum 'Barrie Coate'



Salvia spathacea/
Hummingbird sage

Sambucus caerulea/ Blue
elderberry *

Sambucus nigra 'Black Beauty' /
Balck Beauty elderberry

02.23 materials + site furnishings

The Standards and Guidelines for materials and site furnishings are intended to offer design recommendations for a general aesthetic approach, consistent with the overall design of streets and open spaces. Materials, site furnishings and other public amenities described in this section intend to support the functions and design intentions of streets and open spaces described in early sections as stated in 02.03.05, while aesthetically enhancing the public character of a pedestrian oriented, healthy community of Parkmerced. Some site furnishings, such as benches, bike racks, moveable furniture are divided into two design families for the commercial zone and the residential zone shown in the site furnishing plan, 02.23.A, in order to visually and functionally accommodate the different level of activities prescribed in each zones, while others, such as bollards and trash receptacles are commonly used throughout the neighborhood. Parkmerced site furnishings inventory could be chosen from the City standard site furnishings inventories.

This concept plan recommends

1. A general aesthetic for common site furnishings, including trash and recycling receptacles and bollards.
2. A general aesthetic of distinguishable design families for commercial and residential site furnishings, including benches, bike racks, moveable tables and chairs.

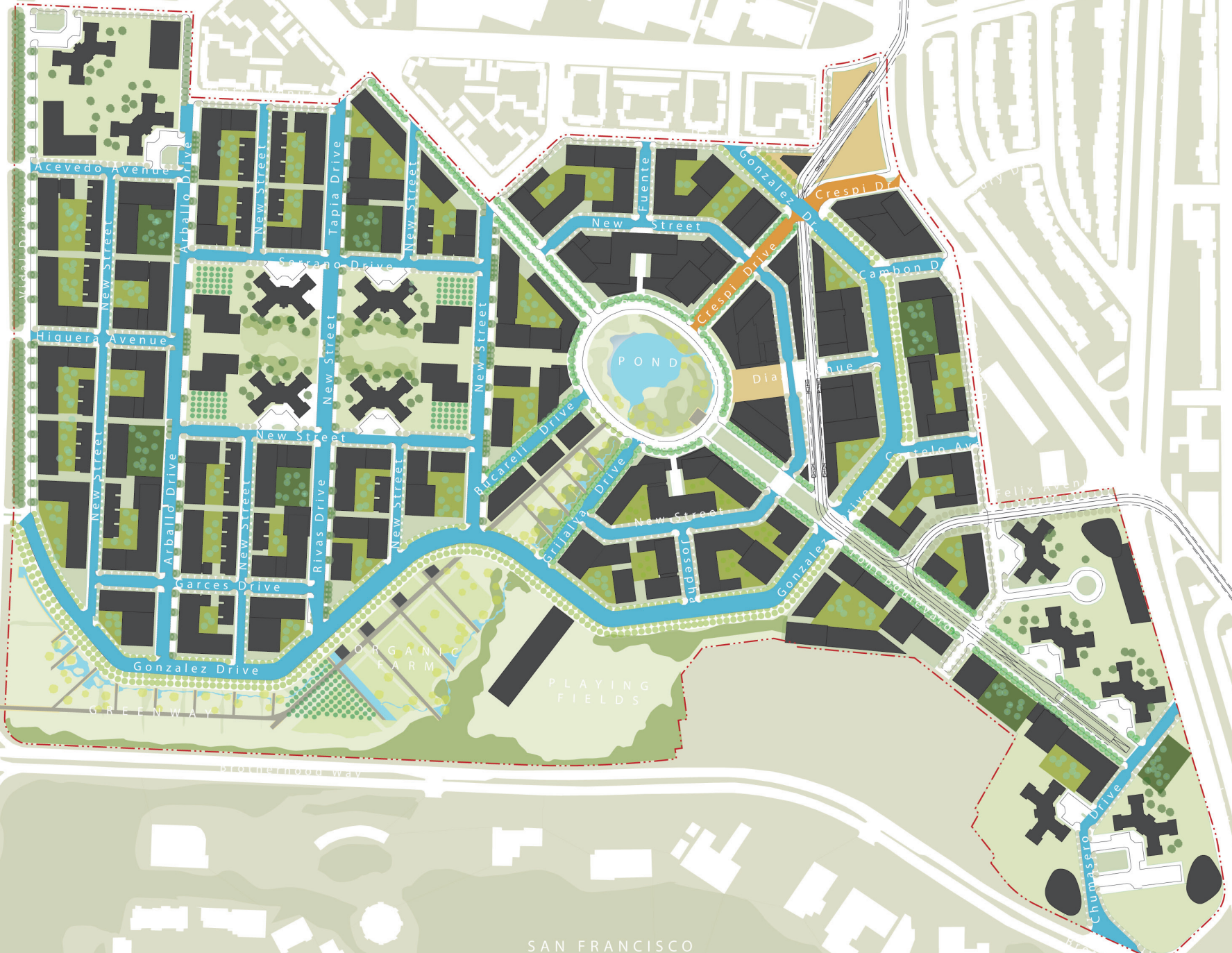
As part of sustainable practice, all products are encouraged to use recycled or renewable materials or are locally fabricated, when possible.

Standards

- 02.23.01 Site furnishings and public amenities such as trash cans, news racks, information kiosks or signage must meet basic clearances and requirements for accessibility, maintenance and safety.

Design Guidelines

- 02.23.02 Site furnishings should be chosen to convey longevity and simplicity.
- 02.23.03 Site furnishings should be modern, minimal and urbane in character and should not have historic replications.
- 02.23.04 Site furnishings inventory should be consistent at each respective zone to work as a cohesive whole with a consistent spacing, materials, a color scheme and patterns.
- 02.23.05 Once chosen, trash and recycling receptacles and bollards should use the consistent design family throughout the neighborhood.
- 02.23.06 Site furnishings for benches, bike racks, moveable tables and chairs should reflect and support either the commercial or residential character. The commercial zone is encouraged to use site furnishings made of durable and vandal proof materials such as stainless steel or other heavy duty materials where appropriate. The residential zone is encouraged to use softer and comforting materials such as wood.
- 02.23.07 Location of site furnishings should avoid conflicts with parked cars and their opening doors.



- Commercial Zone
- Residential

DRAFT

FIGURE 02.22.A / Site Furnishings Zone Plan