

02.12.c

Examples of Commercial Site Furnishings Design Family
Benches



Examples of Residential Site Furnishings Design Family
Benches



Bike racks



Examples of Common Site Furnishings Design Family
Trash and recycling receptacles



Bollards

Tables and chairs



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02.24 paving

This concept plan recommends a general aesthetic approach consistent with the overall design of the streetscapes and open spaces. The paving palette should be limited to a small range of textures and colors in order to encourage the modern and simple aesthetics. The plan encourages using recycled or renewable materials, when possible.

Standards

02.24.01 Permeable paving zones shall be consistent with the Infrastructure plan.

Design Guidelines

02.24.02 Alternative sidewalk paving is encouraged and should include a pigmented concrete matching dark gray -pantone color #455 with sandblasted finish and saw-cut joints. Once chosen, sidewalk material should be consistent throughout.

02.24.03 Decomposed granite or other loose pavement materials are encouraged to have a metal edging at all sides when not adjacent to solid pavers or walls.

Examples Of Suggested Pervious Pavement Design Family



Porous concrete for permeable parking area



Porous asphalt



Wood



Cabbles



Turf block



Grass block paving



Decomposed granite



Permeable unit paver



High albedo paver

Sidewalk Color and Saw Cut Joints



Scofield CHROMIX® Admixtures for Color-Conditioned® Concrete
C-34 Dark Gray or equivalent to match color

02.25 Recreational amenities

In an effort to create a healthy neighborhood environment, the open space at Parkmerced 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.

The concept images are meant to describe an aesthetic range for recreation amenities consistent with the overall design approach of Parkmerced.

Design Guidelines

- 02.25.01 The look and feel, color, and material of recreation equipment should relate to the overall design aesthetic of the space in which it is located.
- 02.25.02 Separated play areas should be provided for toddlers (2-5 year old) and older children (5-12 year old). Play equipment that allows for multiple uses and encourages free-play is desirable.
- 02.25.03 Drinking fountains should be provided at all active recreation areas.
- 02.25.04 Lighting should be provided in some of the active recreation areas to allow for evening use.
- 02.25.05 Outdoor dining areas should be sited in sunny, wind-protected locations. Movable tables and chairs are desirable. Outdoor cooking facilities are encouraged.

Examples of suggested toddler play equipment design family



Examples of suggested school age play equipment design family



Suggested Outdoor Fitness Equipment and Sport Courts Examples



Climbing Wall

Skateboarding

Volleyball

Lawn Bowling



Basketball



Racquetball



Fitness Equipment



Tennis

02.26 lighting

The Standards and Guidelines for lighting are intended to offer design recommendations for a general aesthetic approach that is modern and simple, consistent with the overall design of streets and open spaces. Lighting intends to support the functions and design intentions of streets and open spaces described in early sections, while providing public safety and aesthetically enhancing the public character of a pedestrian oriented, healthy community of Parkmerced. The scope of this study did not include the critical analysis and photometric studies required to specify the exact light fixture, lamping, wattage and fixture spacing. All lighting shown in the diagram and sections are conceptual only and should not be used for construction reference. The lighting concept is encouraged to be sustainable and should to maintain safe light levels while avoiding off-site lighting and night sky pollution. Special consideration has been given to the stream corridor, where it is important to minimize light pollution so as not to disturb wildlife. Typical sections conceptually illustrate recommended luminaries height and light distribution.

Design Guidelines

- 02.26.01 Sidewalks should be well lit and at a minimum meet current City street lighting standards for acceptable foot-candles on the walkway and at intersections.
- 02.26.02 All open spaces, except for organic farm and stream corridor should be well lit and at a minimum meet current City street lighting standards for acceptable foot candles.z

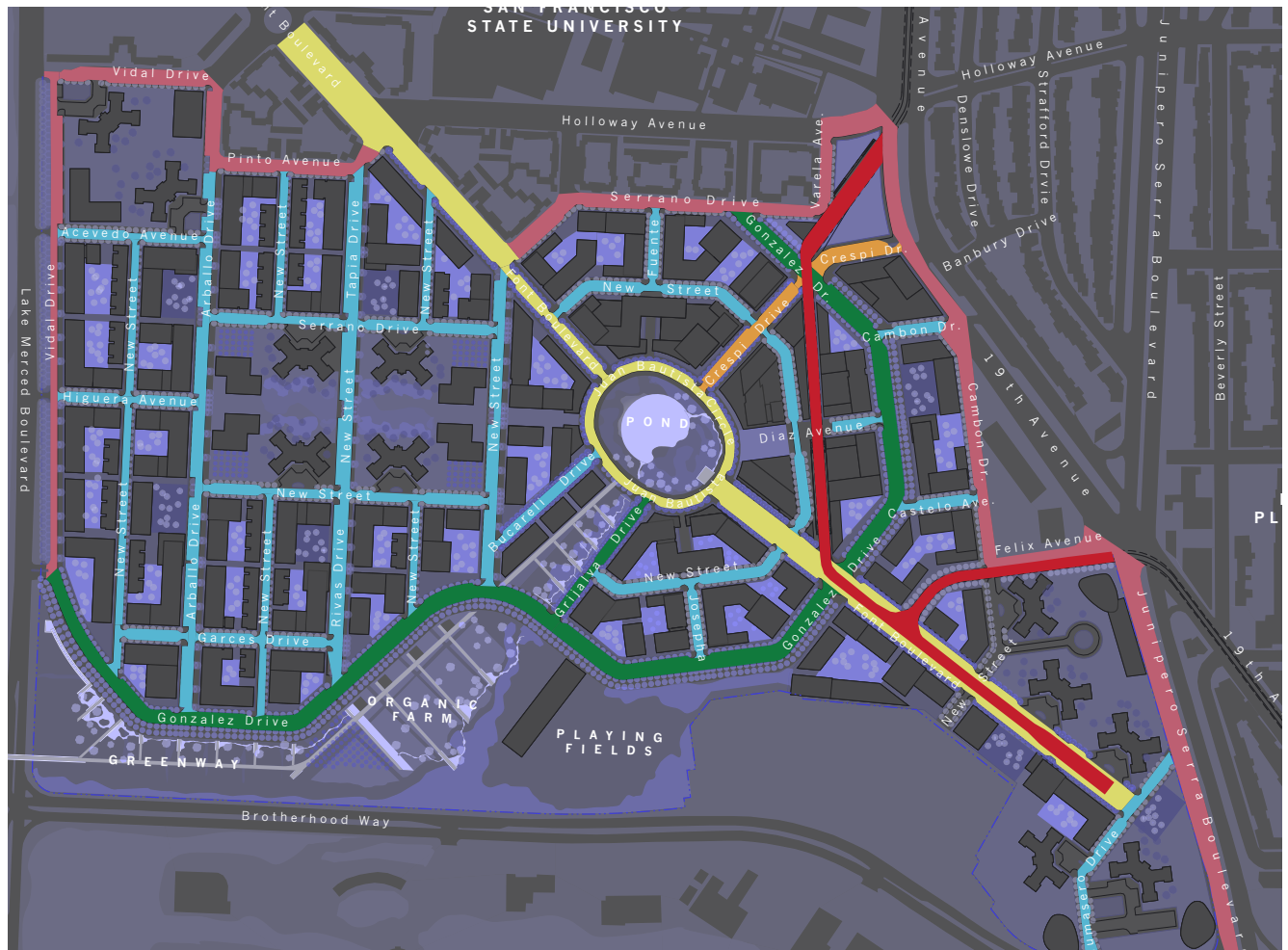
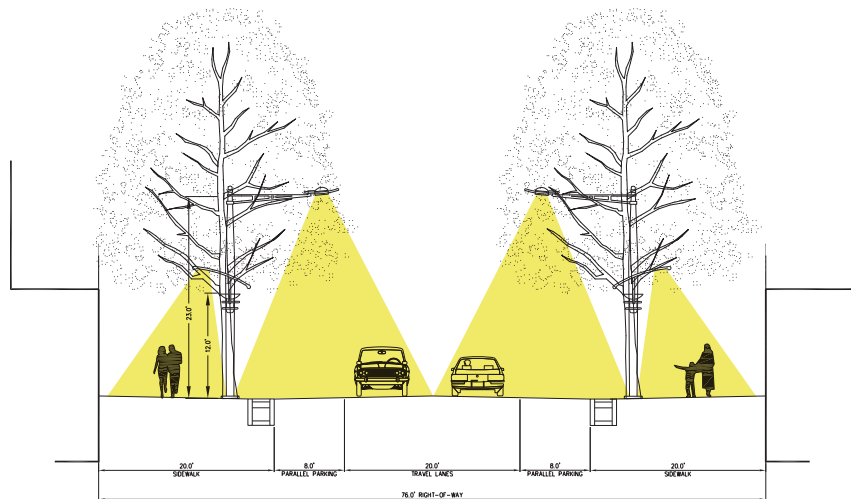
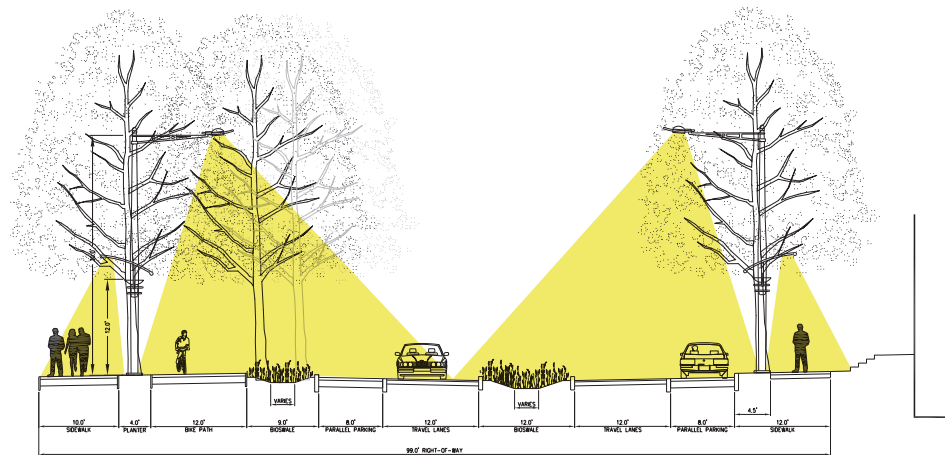


FIGURE 02.25.A / Lighting Plan

	Retail		Gonzalez Drive/ Riparian Corridor		Perimeter
	Boulevard		Residential		Muni



Retail lighting typical section



Gonzales Drive/ riparian corridor lighting typical section



Boulevard lighting typical section



Residential lighting typical section

02.26 lighting

Lighting types

Lighting types are divided into two design families for: 1. the commercial zone and Boulevards and 2. residential the commercial zone and B and the residential zone, shown in lighting plan, 02.27.A, in order to reinforce a character of each street type and visually respond to the level of activities prescribed in each zone.

Design Guidelines

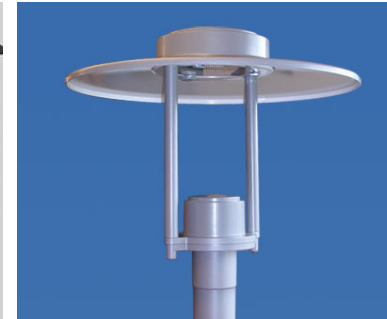
- 02.26.03 Lighting types should be modern, minimal and urbane in character and should not have historic replications.
- 02.26.04 Lighting fixtures are encouraged to be chosen from the City's existing inventory.
- 02.26.05 Boulevards and the commercial zone indicated in the Lighting Plan, Fig.02.25.A, should have the poles be placed with an opposite arrangement to create a formal street character. Stainless steel luminaires are encouraged for their durability.
- 02.26.06 Street lighting in residential zone should have staggered poles which allow fewer light poles to be used, for there are some illumination overlaps.
- 02.26.07 Lighting needs at the open space areas vary from athletic fields to organic farms. This requires a range of lighting solutions. Bollards should provide light at Courtyard and Neighborhood Commons. Additional open space lighting options include recessed wall lighting and step lighting where applicable.

Examples of suggested Luminaires

Commercial Area Luminaires Design Family



Residential Area Luminaires



Bollards



Recessed Wall Lighting



Step Lighting



Athletic Field Luminaires



building design

03.01 Sustainability

Building Controls

03.02 Lot Coverage

03.03 Setback

03.04 Streetwall

03.05 Maximum Height

03.06 Bulk + Massing

Design Controls

03.07 Private Open Space

03.08 Residential Base

03.09 Commercial Base

03.10 Facade

03.11 Building Top

03.12 Materials, Color + Signage

03.13 Lighting

03

building design

The standards and guidelines of this chapter are intended to create buildings at Parkmerced that are architecturally interesting, well proportioned, and that engage the street and pedestrians. Buildings are meant to have well-defined street edges that frame the public realm, and convey a sense of activity and liveliness, reinforcing Parkmerced as a neighborhood where people are the most important ingredient. A transition zone between buildings and public rights-of-ways has been defined to invite residents to engage and inhabit the public realm. Residential courtyards create intimate, semi-private zones that are visually and physically linked to the public realm, buffered from the wind and capture sunlight.

In order to produce a varied and visually stimulating urban form a range of building types is encouraged at Parkmerced. Building location and heights, as defined in Figure 03.03.B, were determined with the goals of focusing density near transit, services and amenities, creating places that are appropriately scaled, and protecting viewsheds.



03.01 sustainability



All new buildings at Parkmerced are intended to be constructed using ecologically sustainable materials and technologies in order to contribute to the reduction of natural resource consumption and waste production. The Parkmerced Sustainability Plan provides goals and strategies for building energy and water use, construction activities, and the selection of building materials, utilities and appliances. Buildings constructed in a manner consistent with the Parkmerced Sustainability Plan will contribute to the ecological sustainability and human health of the neighborhood.

Standards

03.01.01 Sustainability Performance All buildings shall meet or exceed the requirements of the Parkmerced Sustainability Plan.



03.02 building controls - lot coverage

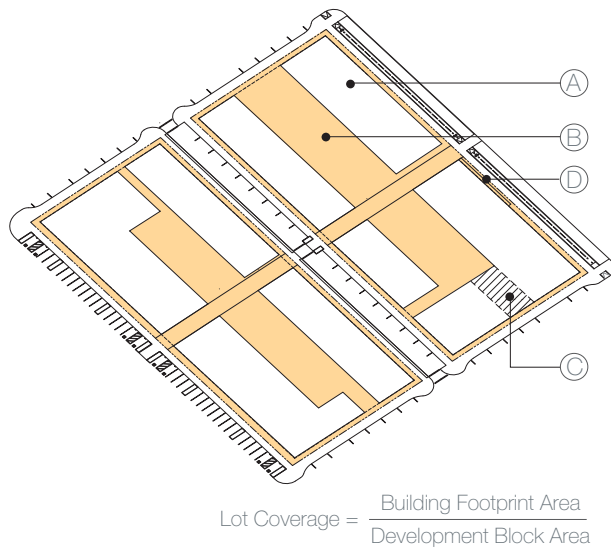


Figure 03.02.A: Lot Coverage

- Ⓐ Building Footprint Area
- Ⓑ Usable Open Space
- Ⓒ Pedestrian Walks covered by habitable space are included in building footprint area
- Ⓓ Projections conforming to standard 03.04.05 - Occupied Building Area are excluded from building footprint area

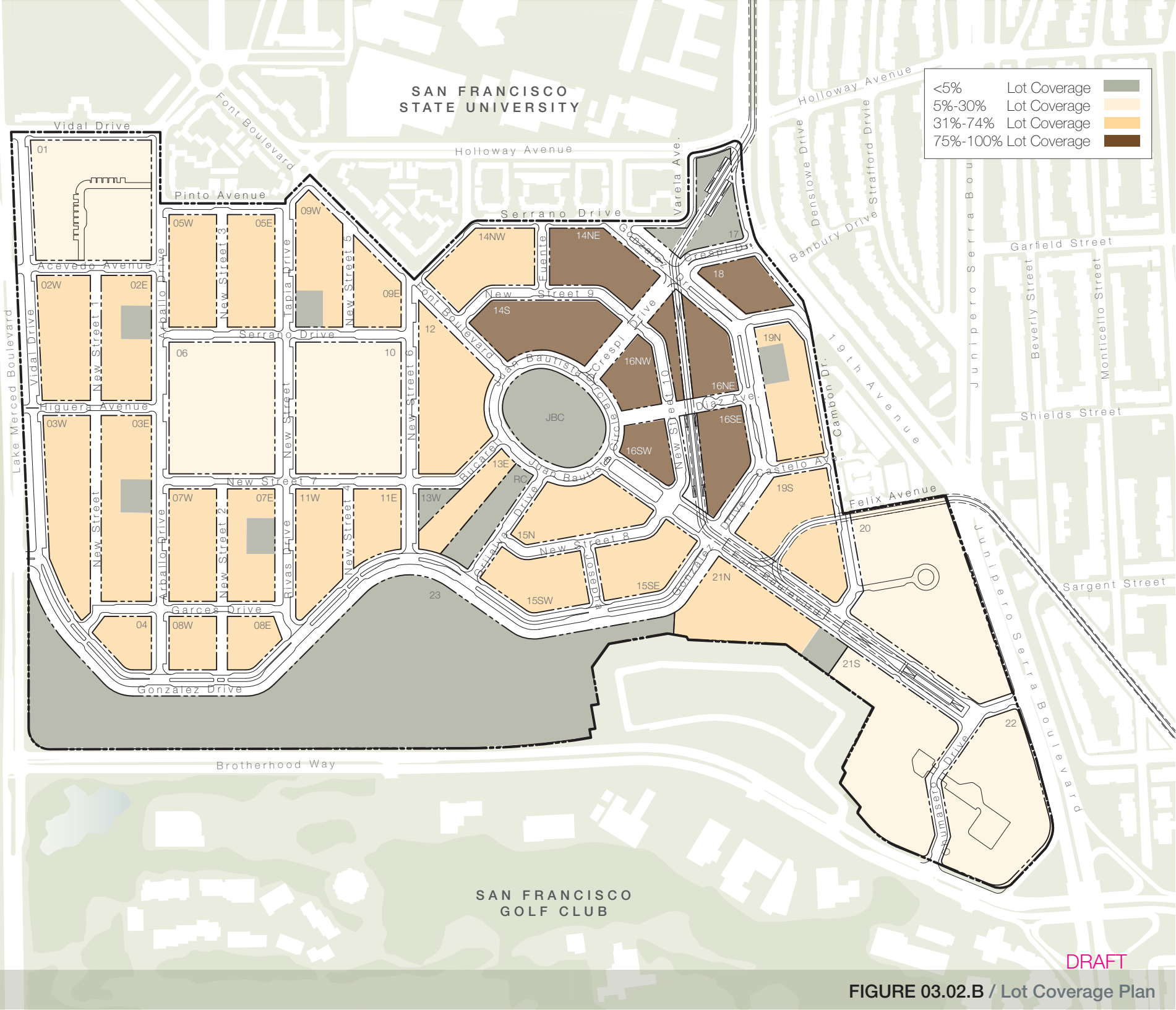
Lot coverage requirements are intended to create at grade, useable, semi-private open spaces, by controlling the ratio of building footprint area to the overall development block. This provides residents of each block with a common outdoor space where they can meet, talk, linger and play. Semi-private open spaces are intended to be both physically and visually connected to the public realm in order to provide a sense of connectivity and permeability. The Lot Coverage Plan (Fig. 03.02.B) illustrates the approximate lot coverage percentages for all development blocks at Parkmerced. Exact lot coverage requirements for all development blocks at Parkmerced are listed in Appendix A - Regulating Plan.

Standards

03.02.01 Usable Open Space Lot coverage is calculated for each development block and is specifically listed in Appendix A - Block Control Matrix.

03.02.02 Coverage Percentage Percentage of lot coverage is defined as the total enclosed building footprint area divided by the total development block area. Designated public open spaces, such as Neighborhood Commons, are excluded from lot coverage calculations. Building encroachments, projections and obstructions as defined in Section 03.03: Building Controls - Setback are not included in the total enclosed building footprint area calculation.

03.02.03 Neighborhood Commons The approximate sizes and locations of Neighborhood Commons are shown on the Lot Coverage Plan (Fig 03.02.B). Neighborhood Commons are intended to serve as dedicated public open spaces that are publicly accessible at all times. Exact dimensional controls and requirements for Neighborhood Commons are provided in Appendix A - Regulating Plan. For relevant Standards and guidelines refer to Section 02.19: Open Space - Neighborhood Commons.



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FIGURE 03.02.B / Lot Coverage Plan

03.03 building controls - setback

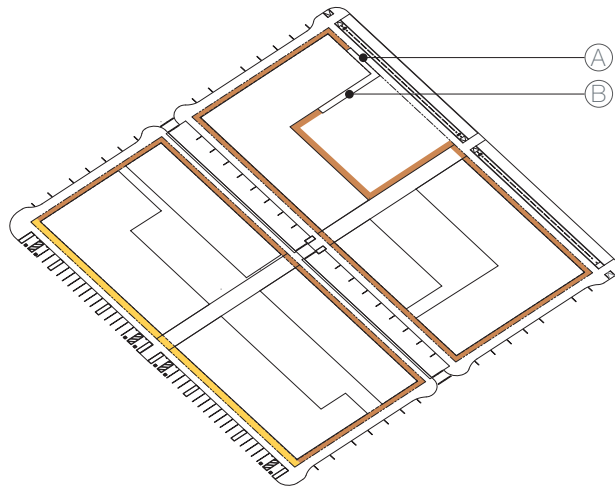


Figure 03.03.A: Setbacks

- Ⓐ Setback Zone
- Ⓑ Commercial Projection

Setbacks have been established to provide a comfortable buffer between the street and the interior of ground floor residences. As a transition between the public and private realm, the design of setbacks is intended to encourage people to occupy and enliven them and help define the physical and social character of the neighborhood. Residential setbacks are intended to include stairs, stoops, private gardens and patios that will foster use and thus social interaction among neighbors. Non-residential setbacks are encouraged to incorporate terraces, retail stands, outdoor seating and dining areas that will help activate the edge of the public realm.

Standards

03.03.01 Setback Plan Parcels will be developed in accordance with the setbacks illustrated on the Setback Plan (Fig. 03.03.B).

03.03.02 Setback The extent of the setback of each building or structure shall be taken as the horizontal distance, measured perpendicularly, from the property line to the predominant building wall closest to such property line, excluding permitted projections.

03.03.03 Common vs. Private Building setbacks are divided into common and private setback areas (Fig. 03.03.C). Private setback areas are intended for use by adjacent individual residential dwelling units. Common setback areas must be treated as a unified, planted landscape buffer area that is required to be implemented and maintained by the building owner or homeowner's association.

03.03.04 Encroachments Encroachments within the public right-of-way and/or projections into the setback are permitted as indicated in figure 03.03.C - Setback Control Sections and in accordance with Section 03.05: Design Controls - Transition Zone.

03.05.05 Occupied Building Area Occupied building area may encroach into the public right-of-way and project into the setback at a minimum height of 12 feet from sidewalk grade, as indicated in figure

03.03.C – Setback Control Sections. Occupied building area encroachments and projections may extend into the public right-of-way and setback for a maximum of 50% of the predominant building face in segments of no greater than 14' in length, measured along the street frontage, with a minimum clear separation of 3' between those encroachments or projections. Up to 30% of the predominant building face may project into the setback without limitation on length, measured along the street frontage.

03.05.06 Active Use Projection Where active uses occur, building massing is permitted to project into the entire setback at the ground floor as an extension of the adjacent active use. Active uses include, but are not limit to: locally serving retail and services; community rooms and kitchens; and recreational and arts facilities. Lobbies greater than 20 feet in face width are not included as active use. Usable open space must be created on the roof of that projection at the second habitable floor.

03.05.07 Projections Awnings, canopies, marquees, signs, shading devices, cornices and lighting may encroach into the public right-of-way and project into the setback above a minimum height of 10 feet from sidewalk grade, as indicated in Figure 03.03.C – Setback Control Sections.

03.05.08 Permitted Obstructions Walls, fences, lighting, elevated private outdoor space, stairs leading to residential entries, guardrails, handrails and other similar building and landscape elements are permitted obstructions within the setback as indicated in Figure 03.03.C – Setback Control Sections.

03.05.09 Basement Levels Basement levels of buildings are permitted to project into the setback as indicated in Figure 03.03.C – Setback Control Sections; however, projections must be a minimum of 3 feet below grade to allow for a minimum planting depth.

[illegible]

- [illegible]

[illegible]

Setback Legend:

- 0' Setback (Dark Brown)
- 6'-6" Setback (Medium Brown)
- 8' Setback (Yellow)
- 10' Setback (Light Orange)
- 20' Setback (Very Light Orange)

Streets and Landmarks:

- San Francisco State University
- San Francisco Golf Club
- Font Boulevard
- Serrano Drive
- Junipero Serra Boulevard
- Brotherhood Way
- Gonzalez Drive
- Garces Drive
- New Street 1 through New Street 10
- Arballo Drive
- Rivas Drive
- Bucilla Drive
- New Street 11
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Other Features:

- JBC (Central Green Area)
- Soccer Field
- San Francisco State University
- San Francisco Golf Club

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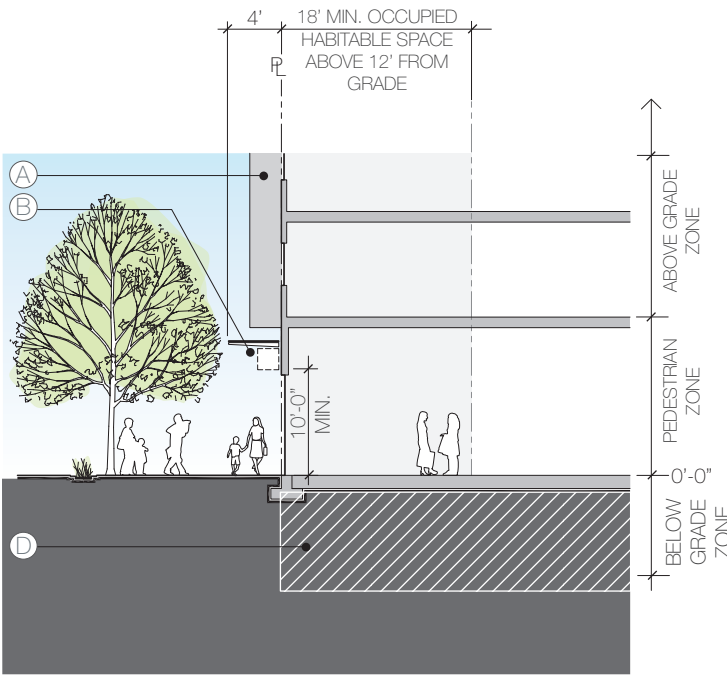
FIGURE 03.03.B / Setback Plan

03.03 building controls - setback

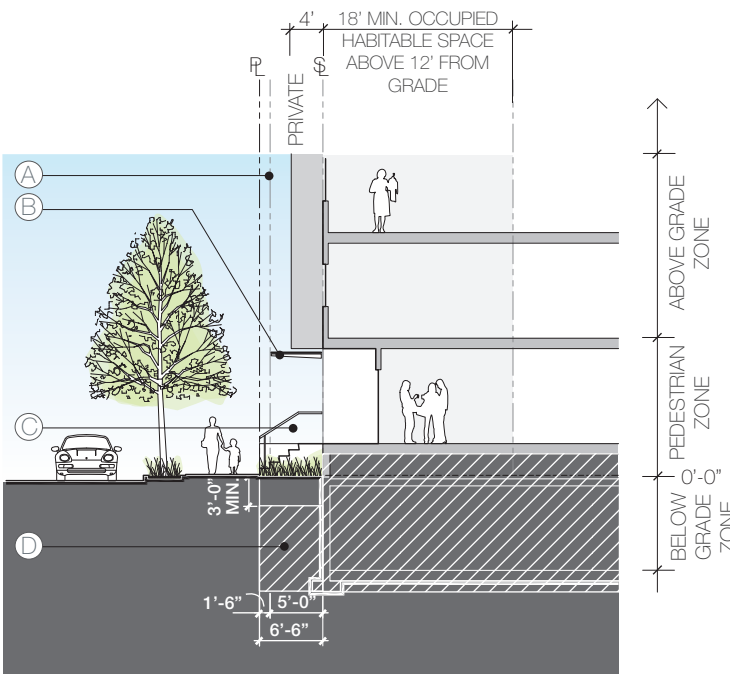
Figure 03.03.C: Setback Control Sections

- Ⓐ Enclosed Building Area 12' from above grade
- Ⓑ Signage, canopies, awnings, shading devices, lighting above 10' from grade
- Ⓒ Stoops, terraces, stairs, patios, yards, fences, walls, on grade signage and lighting up to 60" high from grade
- Ⓓ Below grade garages can project into setback zone if a 3' min. soil depth is maintained from grade to top of structure

ℙ Property Line
℄ Setback Line



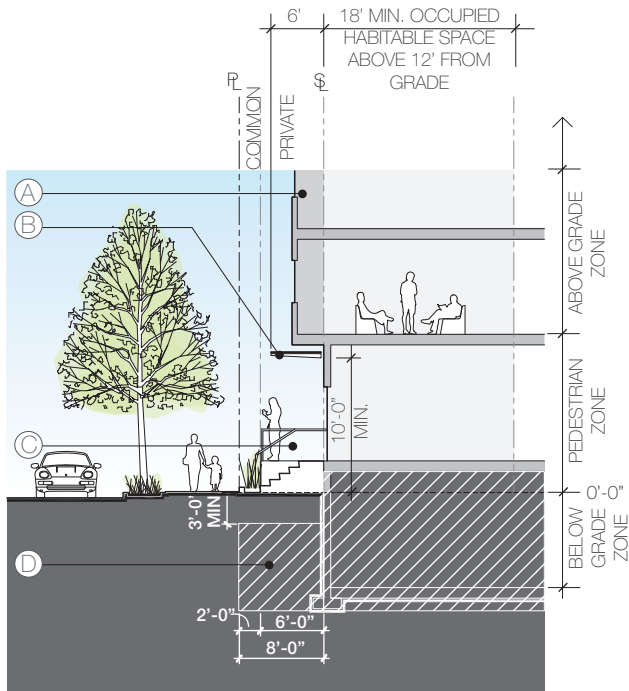
0'-0" SETBACK



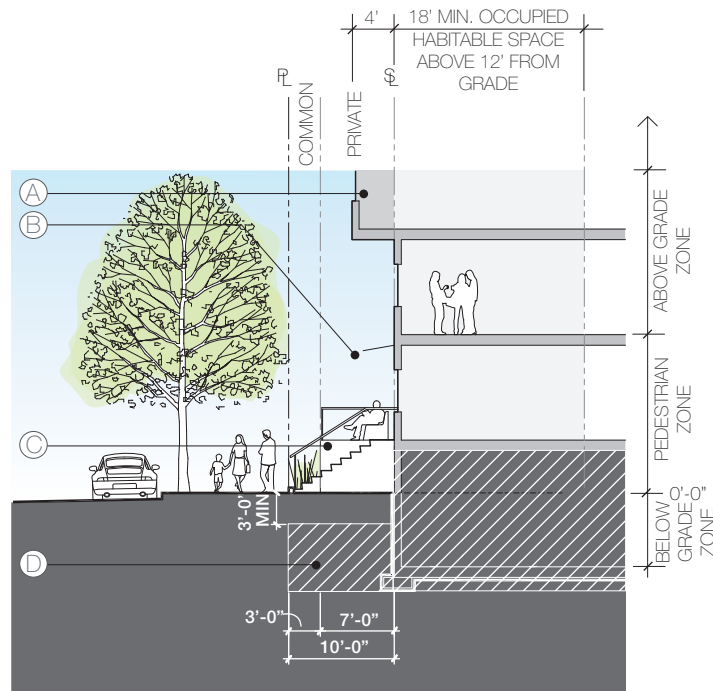
6'-6" SETBACK

	Allowable	Setback	
		Projections	Right-of-Way Encroachments
ABOVE GRADE ZONE	Enclosed Building Area	-	2'
	Unenclosed Building Area	-	2'
	Architectural Elements	-	2'
	Signage	-	4'
	Lighting	-	4'
PEDESTRIAN ZONE	Canopies	-	-
	Stairs, Stoops	-	NA
	Patios, Yards, Terraces	-	NA
	Fences (up to 42" from grade)	-	NA
	Signage	-	6'
BELOW GRADE ZONE	Garages, Basements	-	NA

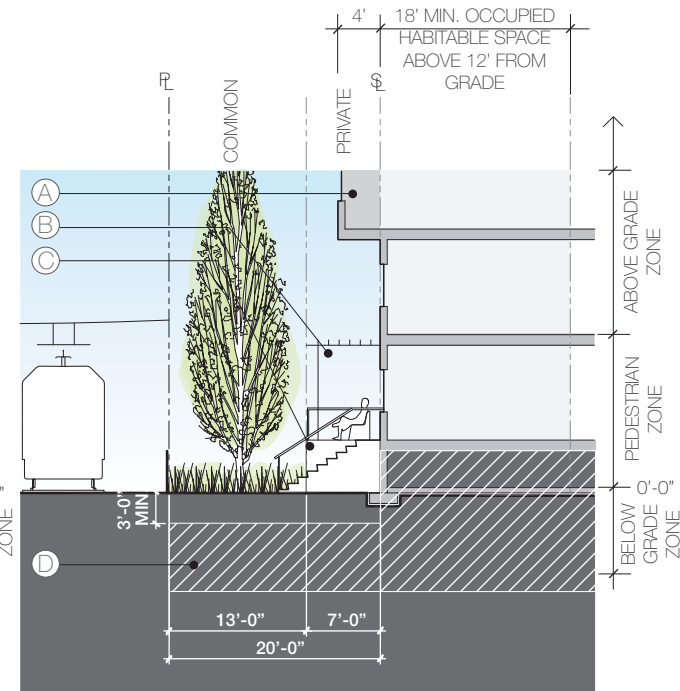
	Allowable	Setback	
		Projections	Right-of-Way Encroachments
ABOVE GRADE ZONE	Enclosed Building Area	4'	-
	Unenclosed Building Area	4'	-
	Architectural Elements	2'	-
	Signage	4'	-
	Lighting	4'	-
PEDESTRIAN ZONE	Canopies	P	2' from curb line
	Stairs, Stoops	6'	-
	Patios, Yards, Terraces	5'	-
	Fences (up to 42" from grade)	5'	-
	Signage	4'	-
BELOW GRADE ZONE	Garages, Basements	6'-6"	NA



8'-0" SETBACK



10'-0" SETBACK



20'-0" SETBACK

	Allowable	Setback		Right-of-Way
		Projections	Encroachments	
ABOVE GRADE ZONE	Enclosed Building Area	4'	-	-
	Unenclosed Building Area	4'	-	-
	Architectural Elements	2'	-	-
	Signage	4'	-	-
	Lighting	4'	-	-
PEDESTRIAN ZONE	Canopies	P	2' from curb line	-
	Stairs, Stoops	8'	-	-
	Patios, Yards, Terraces	6'	-	-
	Fences (up to 42" from grade)	6'	-	-
	Signage	4'	-	-
	Lighting	4'	-	-
BELOW GRADE ZONE	Garages, Basements	8'	-	NA

	Allowable	Setback		Right-of-Way
		Projections	Encroachments	
ABOVE GRADE ZONE	Enclosed Building Area	4'	-	-
	Unenclosed Building Area	5'	-	-
	Architectural Elements	2'	-	-
	Signage	4'	-	-
	Lighting	4'	-	-
PEDESTRIAN ZONE	Canopies	P	2' from curb line	-
	Stairs, Stoops	10'	-	-
	Patios, Yards, Terraces	7'	-	-
	Fences (up to 42" from grade)	7'	-	-
	Signage	4'	-	-
	Lighting	4'	-	-
BELOW GRADE ZONE	Garages, Basements	10'	-	NA

	Allowable	Setback		Right-of-Way
		Projections	Encroachments	
ABOVE GRADE ZONE	Enclosed Building Area	4'	-	-
	Unenclosed Building Area	5'	-	-
	Architectural Elements	2'	-	-
	Signage	4'	-	-
	Lighting	4'	-	-
PEDESTRIAN ZONE	Canopies	P	2' from curb line	-
	Stairs, Stoops	10'	-	-
	Patios, Yards, Terraces	7'	-	-
	Fences (up to 42" from grade)	7'	-	-
	Signage	4'	-	-
	Lighting	4'	-	-
BELOW GRADE ZONE	Garages, Basements	20'	-	NA

03.04 building controls - streetwall

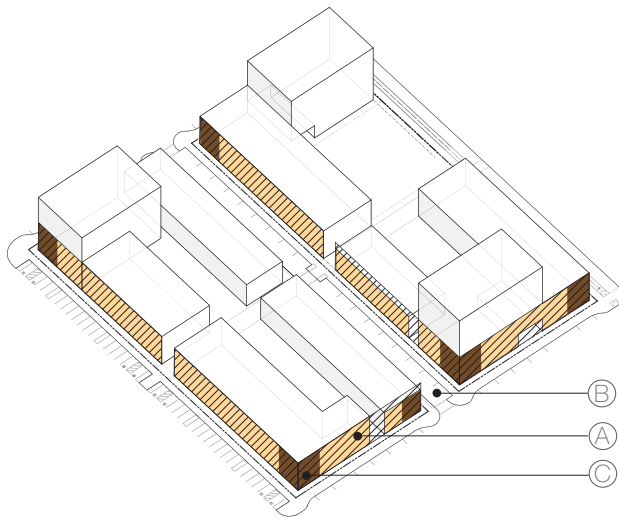


Figure 03.04.A: Streetwall + Corner Zone

- (A) Streetwall
- (B) Exempt Easement
- (C) Corner Zone

The individual character of various street types and open spaces is influenced by the streetwall that is created by adjacent buildings. Streetwall requirements contained in this section ensure buildings create clearly defined edges to the public realm and help differentiate between mixed use and residential areas of the neighborhood.

Standards

03.04.01 Predominant Building Face The streetwall is defined as that portion of the building massing, directly fronting onto either a public right-of-way or easement, that is constructed to meet the setback line. Figure 03.04.D indicates the minimum percentages of building massing that must be constructed to meet the setback line. That minimum percentage of building massing must also be constructed to a minimum height of 35 feet above sidewalk grade as indicated in Fig. 03.04.B.

03.04.02 Streetwall Exclusions Easements and pedestrian walks, as indicated on the Development Blocks + Easements Plan (Fig. 01.02.C), are excluded from streetwall calculations

03.04.03 Corner Zones In order to create strong building corners, a 100% streetwall for a minimum of 30 feet from the corner of the building is required within the Corner Zones illustrated on Figure 03.04.D. Minor variations are permitted as defined in Standard 03.04.04 - Minor Variations.

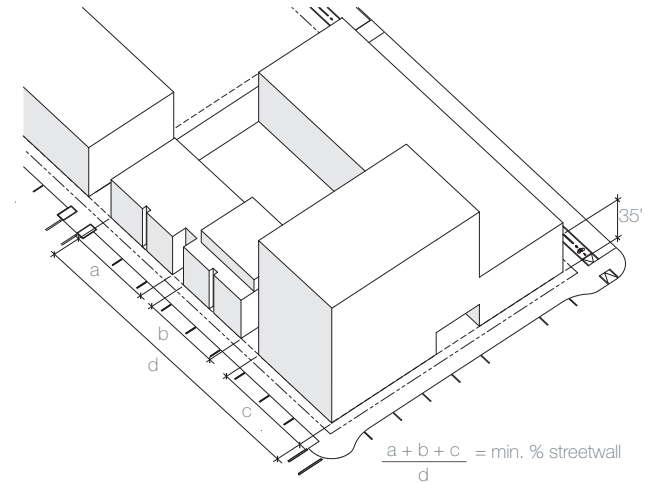


Figure 03.04.B: Streetwall Calculation

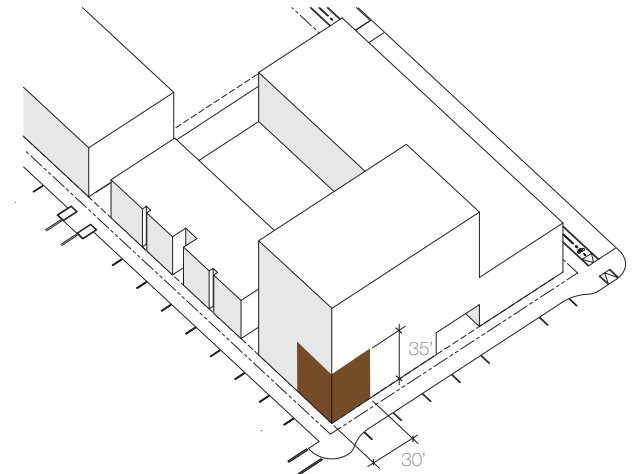
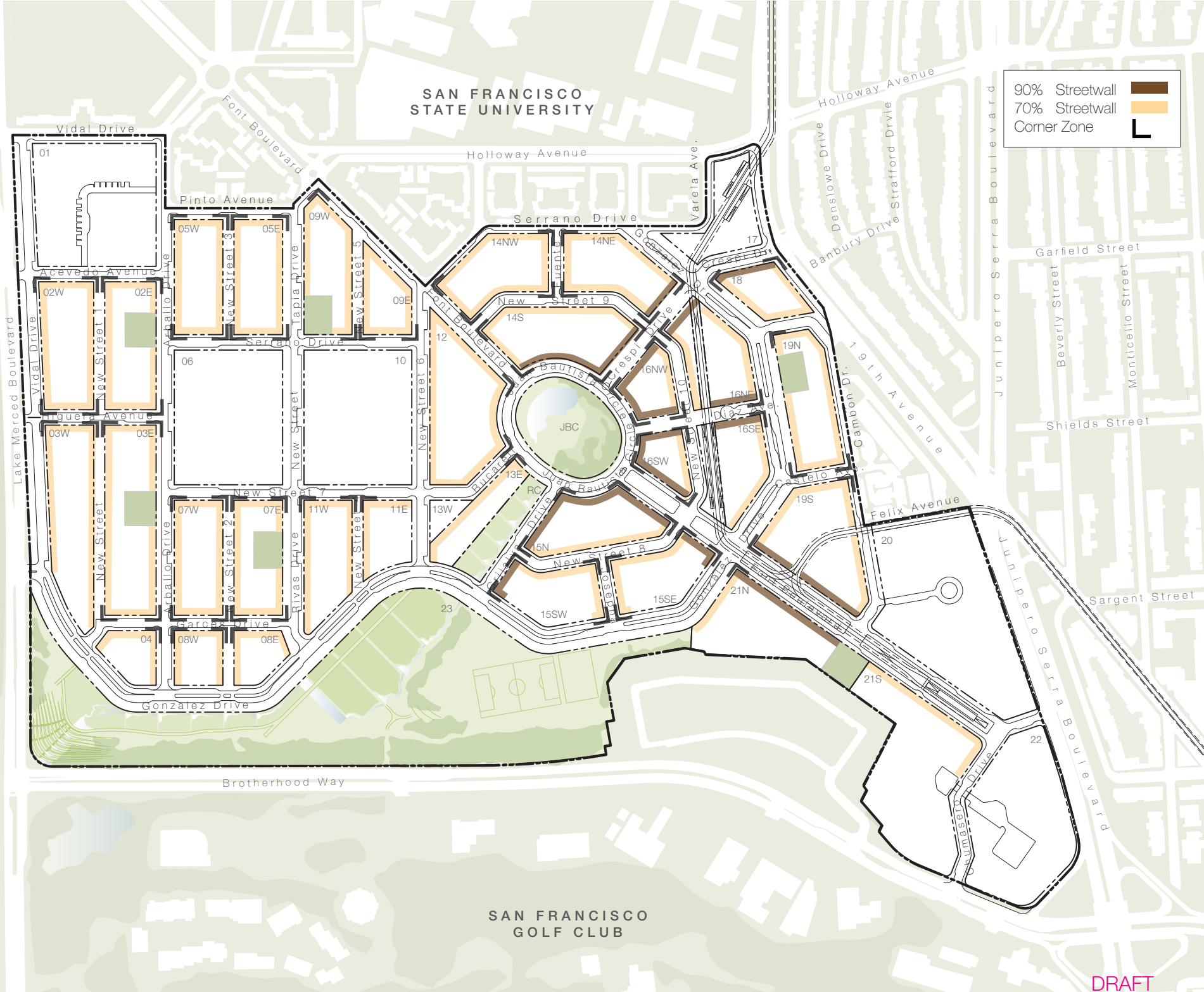


Figure 03.04.C: Corner Zone



SAN FRANCISCO
STATE UNIVERSITY

- 90% Streetwall
- 70% Streetwall
- Corner Zone

SAN FRANCISCO
GOLF CLUB

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FIGURE 03.04.D / Streetwall Plan

03.04 building controls - streetwall

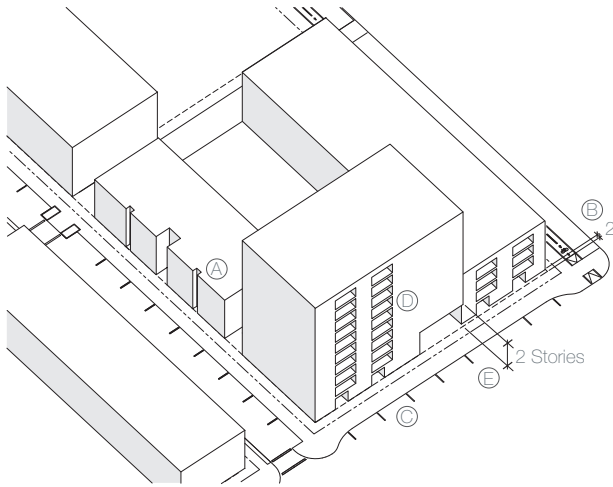


Figure 03.04.E: Minor Variations

- (A) Vertical recesses no greater than 3' deep x 4' wide
- (B) Minor setback from predominant building face no greater than 2'
- (C) Recessed entries
- (D) Recessed balconies
- (E) Covered pass-throughs up to 2 stories

03.04.04 Minor Variations Minor variations along the streetwall (including within Corner Zones) are allowed and count towards the overall streetwall requirements. Minor variations include: covered pass-throughs up to 2 habitable floors in height; recessed building entries less than 2 habitable floors in height; recessed balconies; vertical recesses up to 3 feet deep and 4 feet wide; and minor setbacks from the streetwall no greater than 2 feet from the setback line (Fig. 03.04.E).

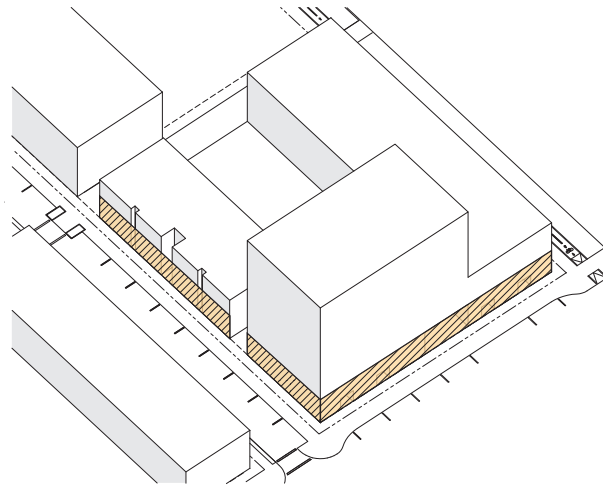


Figure 03.04.F: Base Articulation

03.04.05 Building Base Articulation At a minimum, all buildings must articulate the first habitable floor with a finer grain of architectural detailing to enhance the pedestrian experience. Buildings taller than 50' must articulate the first two habitable floors with a finer grain of architectural detailing. This may include, but is not limited to, architectural elements such as canopies, awnings, overhangs, projections, recesses, greater dimensional depth of facade elements, and material and surface change and texture (Fig. 03.04.F).

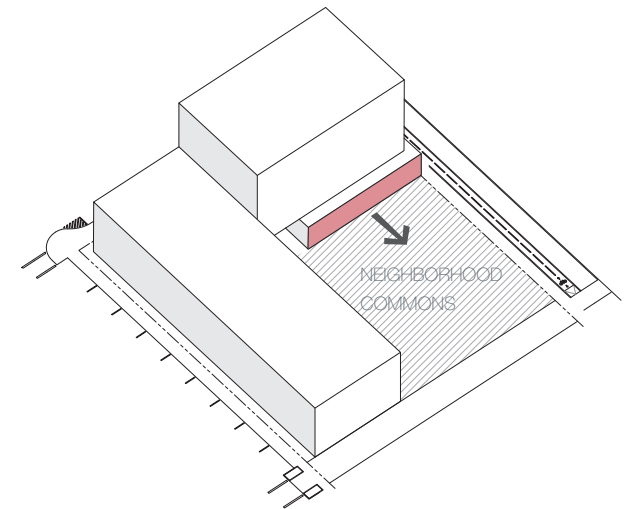


Figure 03.04.G: Active Ground Floors

03.04.06 Active Ground Floors Buildings taller than 65 feet and adjacent to Neighborhood Commons must include active ground floor uses that are visible from and oriented towards the neighborhood commons (Fig. 03.04.G). Active uses include, but are not limited to: locally serving retail and services; community rooms and kitchens; and recreational and arts facilities. Lobbies greater than 20 feet in face width are not included as active use.

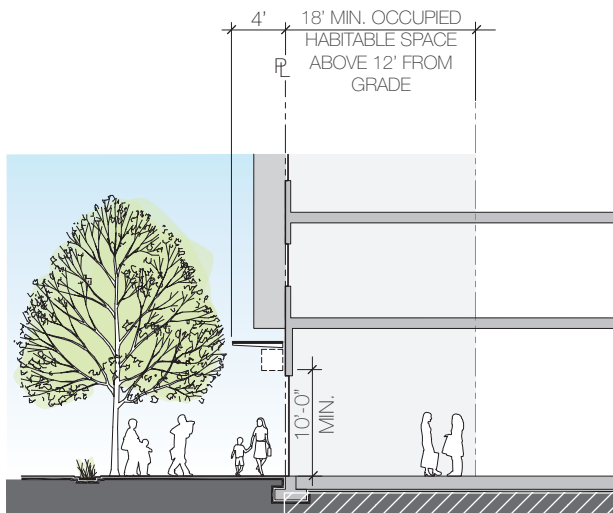


Figure 03.04.H: Occupied Habitable Space

03.04.07 Occupied Habitable Space All buildings must include 18 feet of occupied habitable space, measured perpendicularly, from the streetwall. Garage entries, loading entries transformer rooms, stairs and elevators are exempt for lengths of no greater than 50 feet aggregate or 20% of the building perimeter, whichever is less. These elements must be incorporated into the overall architectural expression of the building (Fig 03.04.H).

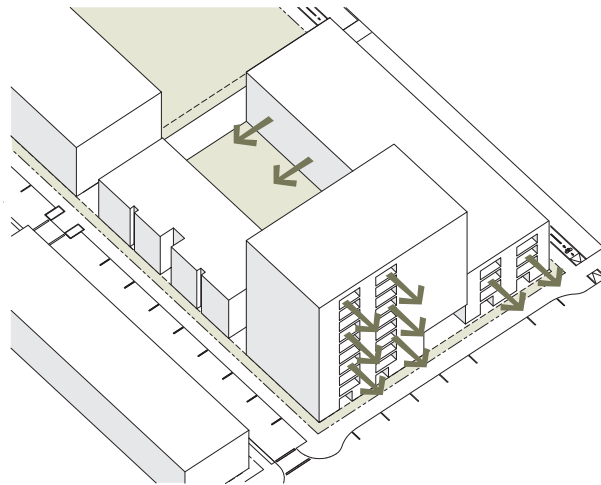


Figure 03.04.I: Outdoor Living

03.04.08 Outdoor Living Residential units must be designed to maximize opportunities for residents to enjoy a more seamless connection between indoor and outdoor spaces. This may be reflected in the design of the building facade by including terraces, decks, balconies and roof gardens (Fig. 03.04.I).

Guidelines

03.04.09 Streetscape Building facades should be articulated to differentiate individual residential units. Ground floor units should be designed to emphasize a fine grain rhythm that is typical in San Francisco's neighborhoods.

03.05 building controls - maximum height

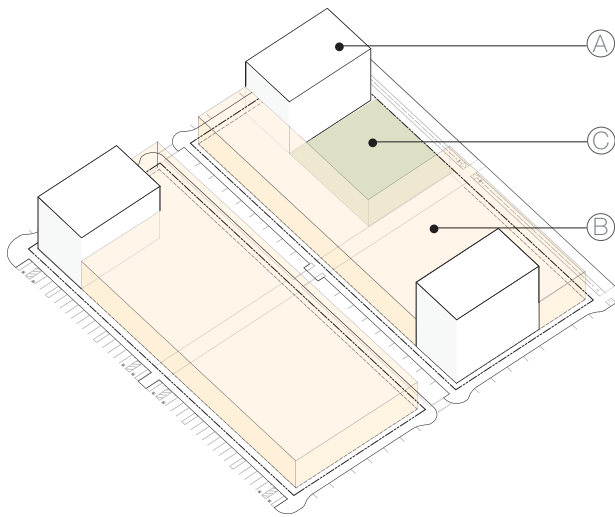


Figure 03.05.A: Height Zones

- Ⓐ Tall Buildings
- Ⓑ Neighborhood Fabric
- Ⓒ Neighborhood Commons

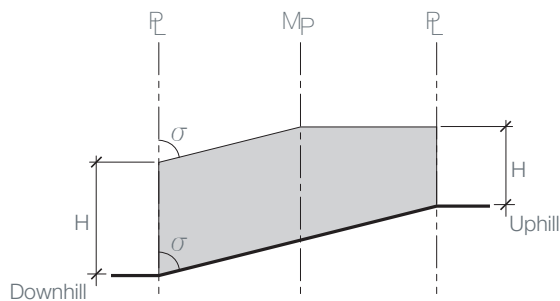


Figure 03.05.B: Height Measurement

Maximum height limits establish a predominant low-rise, neighborhood fabric and the location of taller buildings. Height zones at Parkmerced focus the greatest density near transit, provide a comfortable pedestrian environment that is visually and socially engaging and protect views for adjacent uphill neighbors to the east. Height zones describe the three-dimensional maximum height envelopes without defining specific locations, numbers or shapes of buildings or parcels.

Standards

03.05.01 Maximum Height The height of structures shall not exceed the applicable maximum height as shown on the Maximum Height Plan (Fig. 03.05.B). The allowable developable footprint area for a specific maximum height is indicated for each development block in Appendix A - Regulating Plan.

03.05.02 Measuring Height Height limits are to be measured from the finish grade, at the center line of the predominant building face, to the roof of the top occupied floor of each building. Height limits on sloped sites are to extend into the site horizontally from the uphill property line to the mid-point of the development block and extend from the downhill property line at an angle equal to the slope of the grade.

03.05.03 Sloped Roofs Sloped roofs, in excess of 30° , are to be measured to the midpoint of the vertical dimension of the roof.

03.05.05 Appropriate Scale In order to ensure that smaller scale buildings are located along smaller scale streets, residential buildings that are 35 feet in height or less must be located along a public right-of-way or easement that is no more than 45 feet in width.

03.05.06 Sustainability Photovoltaic and thermal solar collectors, rain water and fog collecting equipment, wind turbines and other sustainability components may project above the maximum height limit.

03.05.07 Projections Those portions of a building that may project above the maximum height limit are:

- Parapets up to 4 feet in height.
- Mechanical enclosures and other rooftop support facilities that occupy less than 20% of the roof area up to 20 feet in height.
- For buildings taller than 125 feet wall planes extensions that are either 50% physically and visibly permeable or translucent, up to 15 feet in height.

03.05.08 Active Roofs Portions of a building strictly limited to residential, active uses are permitted to project 15 feet above the maximum height limit. Residential, active uses include, but are not limited to: community rooms and kitchens; recreational facilities; and greenhouses. Those portions of a building that do project above the height limit must step-back at a ratio of 1.2 feet in a horizontal dimension, from the streetwall, for every 1 foot above the maximum height limit. All other sides of that projection must step-back at a ratio of .5 feet in a horizontal dimension, from the exterior wall of the habitable floor below, for every 1 foot above the maximum height limit. Those portions of a building that exceed the indicated maximum height limit shall be no larger than 50% of building roof area, in segments no greater than 100 linear feet or 50% of the streetwall, whichever is less. Railings, planters and visually permeable building elements no greater than 42 inches above the roof are exempt from step-back requirements.

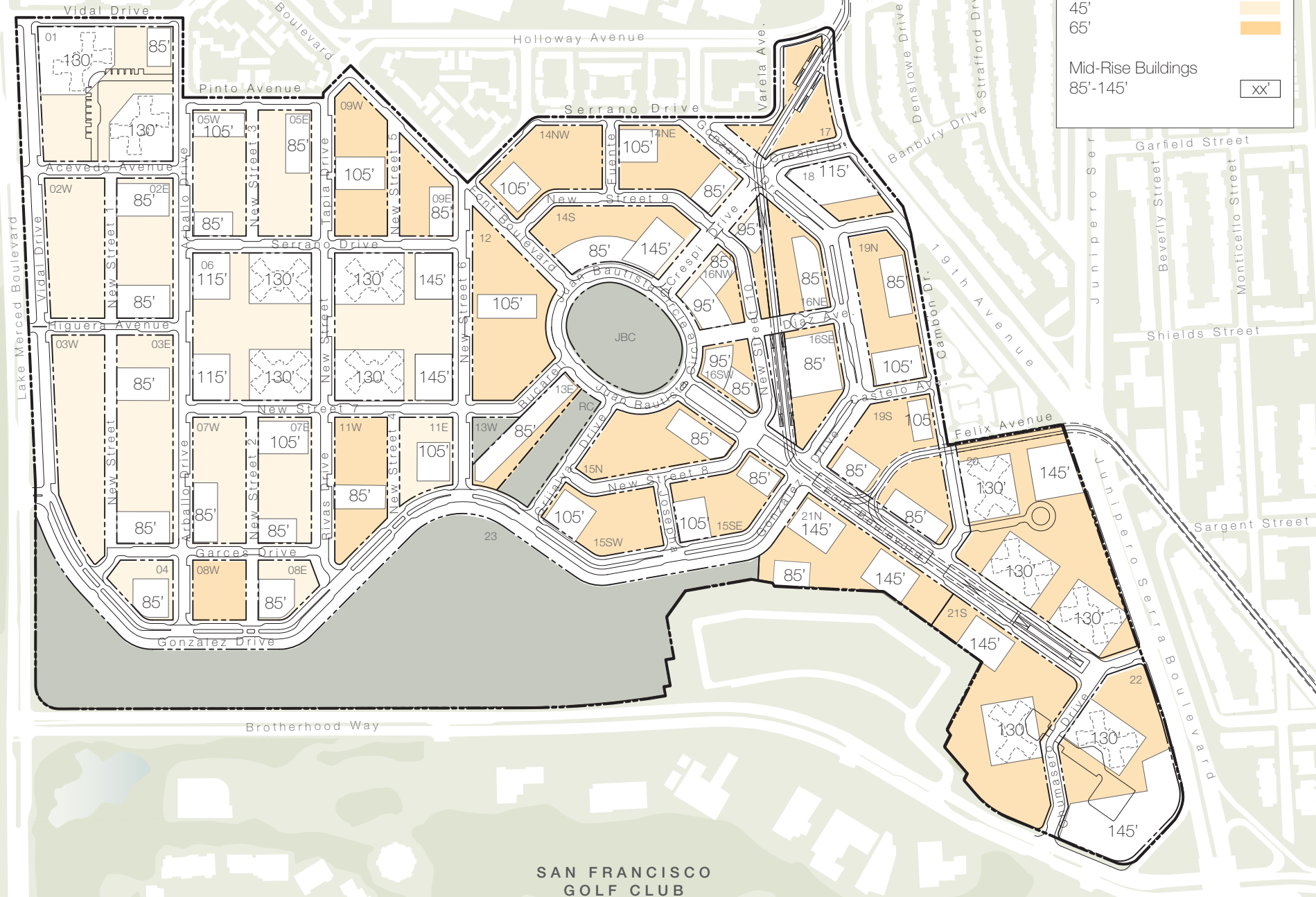
03.05.09 Park Structures Temporary structures to remain in place 6 months or less, structures with a plan area of 500 square feet or less, sculptural structures that have a positive contribution to the visual quality of the public realm are exempt from the indicated 40' O.S. height limit.

SAN FRANCISCO
STATE UNIVERSITY

Neighborhood Fabric
40' O.S.
45'
65'

Mid-Rise Buildings
85'-145'

XX'



DRAFT

FIGURE 03.05.C / Maximum Height Plan

03.06 building controls - bulk + massing

BUILDING HEIGHT	MAX FLOOR PLATE	MAX PLAN LENGTH	MAX DIAGONAL	MAX APPARENT FACE 1	MAX APPARENT FACE 2	CHANGE IN APPARENT FACE
UP TO 35'	NA	NA	NA	30'	NA	Minimum 1' deep x 1' wide notch. or Minimum 2' offset of building massing. or Major change in fenestration pattern and/or material.
36' - 45'	NA	NA	NA	120'	80'	Minimum 2' deep x 3' wide notch. or Minimum 2' offset of building massing. or Major change in fenestration pattern and/or material.
46' - 85'	20,000 sf	200'	NA	80'	40'	Minimum 5' deep x 5' wide notch. or Minimum 5' offset of building massing.
86' - 145'	12,000 sf	140'	170'	110'	40'	Minimum 10' deep x 10' wide notch. or Minimum 10' offset of building massing. in conjunction with Major change in fenestration pattern and/or material.

Table 2 - Bulk + Massing Control Matrix

The following standards and guidelines on bulk and massing are intended to support the creation of well proportioned buildings that contribute to the formation of a fine grain, residential neighborhood character. Buildings at Parkmerced are meant to reinforce a pedestrian focused environment that is visually engaging by controlling: maximum floor plates; maximum plan lengths; maximum diagonals; maximum apparent face; and building design elements that constitute a change in apparent face.

Standards

03.06.01 Requirements All buildings shall comply with the bulk and massing requirements for their height category indicated in Table 2 - Bulk + Massing Control Matrix.

03.06.02 Maximum Plan Dimension The maximum plan dimension as described in Table 2 is defined as the maximum linear horizontal dimension of a building or structure, at a given level, between the outside surfaces of its exterior walls. The maximum plan dimension of a building or structure is the greatest plan dimension parallel to the long axis of the building (Fig. 03.06.A).

03.06.03 Maximum Diagonal The maximum diagonal as described in Table 2 is defined as the maximum linear diagonal dimension of a building or structure, at a given level, between the outside surfaces of its exterior walls. The maximum diagonal of a building or structure is the greatest distance connecting two opposing points of the building (Fig. 04.06.A).

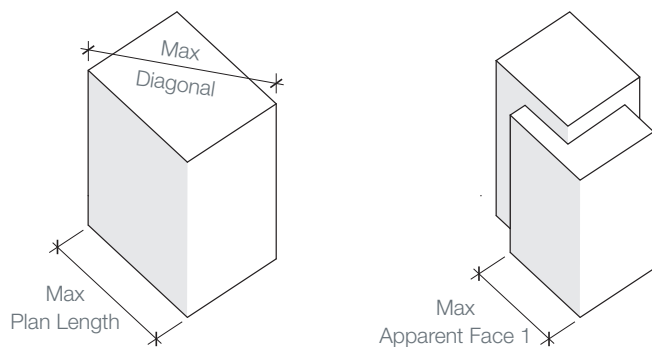


Figure 03.06.A: Bulk + Massing Controls

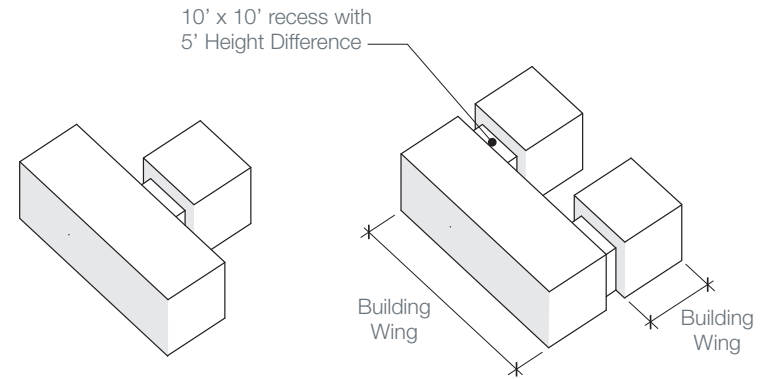
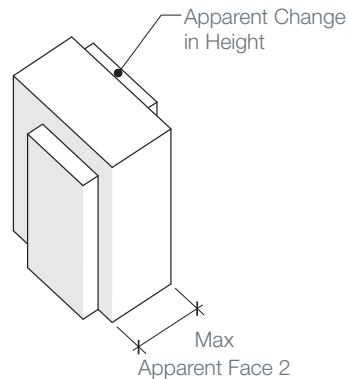


Figure 03.06.B: Compound Shapes

03.06.04 Maximum Apparent Face 1 The maximum apparent face width for a building face parallel to the long axis of the building or a building wing is limited as described in Table 2 (Fig. 03.06.A).

03.06.05 Maximum Apparent Face 2 To further reduce apparent building mass, the maximum apparent face width for a building face parallel to the short axis of the building or a building wing is limited as described in Table (Fig. 03.06.A).

03.06.06 Apparent Change in Height Buildings shall include a minimum change in height of 10 feet between the distinct building masses or faces generated by Standard 03.06.05 - Maximum Apparent Face 2 (Fig. 03.06.A).

03.06.07 Compound Shape Compound shaped buildings comprised of building wings (Fig. 03.06.B) including, but not limited to, 'L', 'T', 'U' or 'E' shaped plans shall be articulated into a series of smaller, simple discrete volumes in order to reduce their apparent mass. Articulation must include a minimum 6 foot by 6 foot recess at the intersection of two discrete volumes, accompanied by a minimum 5 foot difference in height between the roof of each building wing and the recessed portion of the building (Fig. 03.06.B).

03.07 design controls - setback zone



In order to nurture a vibrant, pedestrian focused neighborhood, buildings are intended to provide opportunities for residents to occupy and inhabit the transition zone between the public and private realm. Intended to be visually appealing, socially engaging and interconnected with ecological systems within the public realm, the transition zone includes private or semi-private outdoor spaces and setback areas directly adjacent to a building. Semi-private courtyards are intended to play a role in the overall open space system of Parkmerced and are regulated in Section 02.22: Open Space – Courtyard.

Standards

03.07.01 Transition All buildings shall activate the transition zone between private living spaces and public rights-of-ways, easements and semi-private courtyards with private yards, porches, and primary living spaces.

03.07.02 Planting Regionally appropriate vegetation must be used for landscaping in transition zones. Regional appropriate planting is drought tolerant, resistant to local pests and is well suited to the specific temperature and humidity of the marine micro-climate at Parkmerced.

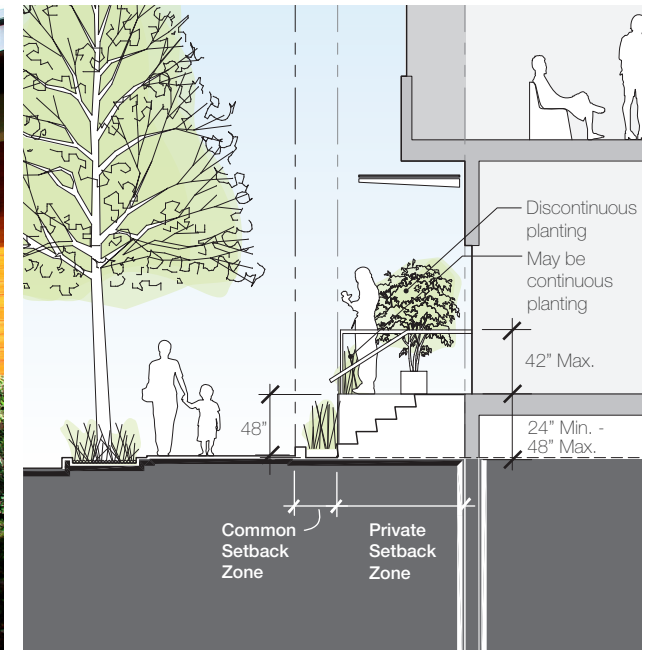


Figure 03.07.A: Setback Zone

03.07.03 Buffer Planting The height of plants and trees within common setback areas or shall not exceed 48 inches in height from sidewalk grade. Within private setback areas, or other private outdoor spaces, plants and trees more than 42 inches in height as measured from the first habitable floor, are limited to 50% of the street frontage in segments no greater than 15 feet in length (Fig. 03.07.A).



03.07.04 Common Boundary Structures Walls, fences and other boundary structures are not permitted within the common setback area.

03.07.05 Private Boundary Structures Walls, fences and other boundary structures within the private setback area, or other private outdoor spaces, shall not exceed 48 inches from sidewalk or courtyard grade. Along a sloped grade, walls, fences and other boundary structures are permitted up to 5 feet in height from sidewalk grade, in segments no greater than 15 feet. Guardrails and handrails within the private setback area may exceed 5 feet in height from sidewalk grade, if they are more than 70% physically and visually permeable. Glass panels are not permitted at the ground floor (Fig. 03.07.A).

Guidelines

03.07.06 Private Outdoor Space Buildings should include private outdoor spaces for the use of residents in the transition zone between private residential units and public rights-of-way, easements and semi-private courtyards. These spaces are intended to encourage social interaction by including opportunities for: socializing; sitting; gardening and outdoor dining.

03.07.07 Architectural Elements Elements such as stairs, railings, low walls and planters should integrate similar materials and details as are employed in the individual building vocabulary.

03.07.08 Access Semi-private courtyards should be accessible from private outdoor spaces.

03.08 design controls - residential base



To foster a neighborhood environment where people are the most important ingredient, building bases should convey a sense of activity and liveliness. These controls are intended to bring building life to the pedestrian level and into the public realm by requiring inviting individual residential entries, a high degree of transparency at the ground floor, and a comfortable buffer between the street and the interior of residential units. Residential buildings should make every effort to activate and enliven the building base as the interface between the public and private realm.

Standards

- 03.08.01 Residential Unit Entries** Ground floor residential units must have an entry from an adjacent courtyard, dedicated open space, public right-of-way or easement.
- 03.08.02 Residential Rhythm** Where ground floor residential units face a public right-of-way or easement residential entries must occur at a minimum average of every 35 linear feet, along the building frontage.

03.08.03 Residential Entries Residential entries must be sheltered from the rain and wind and provide an entry light. Ground floor residential unit entries must be recessed a minimum of 18 inches from the streetwall.

03.08.04 Building Entries Main shared building entries may not directly face the Neighborhood Commons.



03.08.05 Buffer A 24 to 42 inch elevation change must be provided between the first habitable floor of ground floor residential dwelling units and the sidewalk grade in order to provide adequate separation, while maintaining visual connection. Along a sloped street frontage elevation change between the first habitable floor of ground floor residential dwelling units and the finish grade are permitted up to 5 feet above finish grade in segments no greater than 15 feet.



03.08.06 Residential Openness At least 50% of the ground floor facade of residential buildings shall be devoted to transparent windows and doors to allow maximum visual interaction between sidewalk areas and the interior of residential units. The use of dark or mirrored glass is not permitted.

03.08.07 Floor-to-Floor Heights Ground floor must have a minimum floor to floor height of 10 feet.



Guidelines

03.08.08 Residential Lobbies Residential lobbies should be limited to no greater than approximately 30 feet wide along the street frontage.

03.09 design controls - commercial base



Ground floor, active use frontages should define a comfortable and interesting pedestrian environment and support lively and attractive ground floor uses that will contribute to a vibrant neighborhood. Active uses at Parkmerced include, but are not limit to: locally serving retail and services; community rooms and kitchens; professional offices; and recreational and arts facilities. In order to ensure that active uses reflect a similar pedestrian focused character and scale as other neighborhoods throughout San Francisco the following standards and guidelines control; orientation of entries; vertical and horizontal scale; depth of facade; and visibility. Active use frontages should be designed in a manner that promotes a sense of vitality and liveliness in order to focus social activity at Parkmerced.

Standards

- 03.09.01 Retail Entries** All primary retail entrances must meet the sidewalk at grade.
- 03.09.02 Floor-to-Floor Heights** Active use ground floors must have a minimum floor-to-floor height of 15 feet with a minimum of 12 foot ceilings.
- 03.09.03 Scale** Active use spaces shall be expressed with facade treatments that are scaled to human activity on the street. Lower levels of the building shall include changes in materials or changes in fenestration scaled to create a comfortable pedestrian zone.

- 03.09.04 Exposure** Ground floor retail and other commercial uses must be physically and visually oriented towards a public sidewalk.
- 03.09.05 Openness** At least 80% of the length of the ground floor facade between the height of 2 and 12 feet shall be devoted to transparent windows and doors or visually open, to allow maximum visual interaction between sidewalk areas and the interior of active use spaces. The use of dark or mirrored glass is not permitted.



03.09.06 Variety In order to allow for multiple storefronts, retail bays shall be no greater than 35 feet wide, measured along the street frontage, even if initial retail tenants occupy more than one bay.

03.09.07 Visibility Tenant improvements of retail spaces must maintain the transparency of the storefront; this may be achieved with the placement of public areas of the proposed use adjacent to the facade and by avoiding the use of shades, curtains or displays that compromise visibility into the space.

Guidelines

03.09.09 Retail Entries Commercial and storefront entrances should be easily identifiable and distinguishable from residential entrances. Recessed doorways, awnings, transparencies, changes in color or materials are encouraged to identify and enhance retail entrances.

03.09.10 Ground Floor Uses Commercial Ground floor uses that incorporate outdoor seating and dining are encouraged, so long as the associated sidewalk is clear.

03.09.11 Awnings Individual awnings or canopies may be included over each storefront in order to create a diverse and visually stimulating commercial street.

03.10 design controls - facade



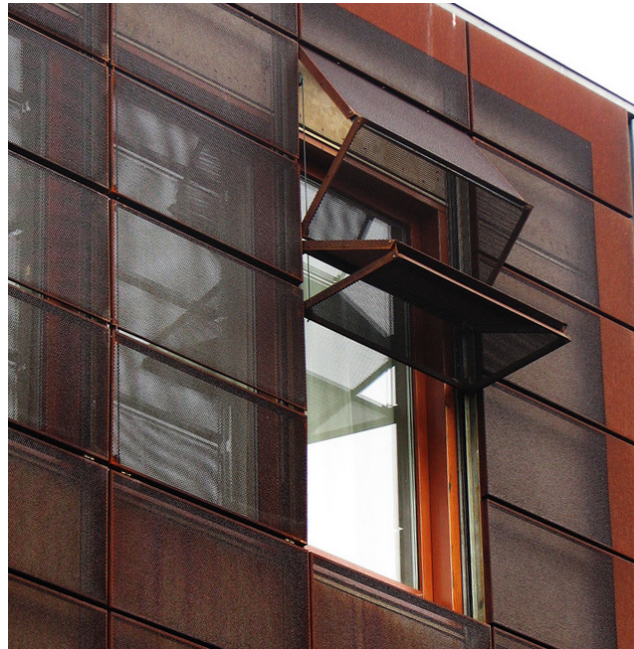
Residential buildings should convey a sense of vibrancy and life by providing an opportunity for residents to inhabit and enliven the exterior walls. Accommodation of balconies will encourage a greater connection between the private and public realm while at the same time expressing a more recognizable human scale and residential character.

Standards

- 03.10.01 Projected Windows** Enclosed building area which encroaches into the right-of-way or projects into the setback must comprise of at least 55% glazing on a minimum of two separate faces.
- 03.10.02 Glazing** Glazing must be of low reflectance (12% of visible exterior light).
- 03.10.03 Balconies** 10% of all units above the first habitable floor must have an open balcony or terrace of a minimum of 48 square feet. Balconies and terraces shall not have a dimension of less than 6 feet in any direction. Buildings must include a minimum of 2 balconies or terraces per floor, located on opposing faces of the building.

- 03.10.06 Mechanical Equipment** Space for the location of ducts, exhaust pipes and other appurtenances associated with commercial and residential uses must be integrated into the building design. Ducts or exhaust pipes must not be located adjacent to areas designated for courtyards or Neighborhood Commons.

- 03.10.05 Solid Waste** All garbage, recycling and composting facilities must be placed fully within the building and shall not be visible from the public right-of-way.



Guidelines

03.10.07 Aesthetic All new buildings at Parkmerced should use a high quality, contemporary design vocabulary to provide the neighborhood with an overall modern aesthetic.

03.10.08 Design Building designs should incorporate modulation and articulation such as massing reveals, changes of textures, materials, and/or colors, or shifts of the facade plane in order to create a pedestrian scaled facade.

03.10.09 Recessed Windows Punched windows in a predominantly solid wall should be recessed a minimum of 2 inches in order to give building facades a sense of substance and depth.

03.10.10 Living Walls Exterior walls should convey a sense of vibrancy and life by providing an opportunity for residents to inhabit and enliven the setback and facade with balconies, decks, or solariums. Accommodation of planting on buildings is encouraged, where appropriate, in order to accentuate the connection between building and landscape.

03.10.11 Blank Walls Blank walls of more than 12 feet in length are discouraged.

03.10.12 Service Frontages Frontages used for utilities, storage, and services should be minimized and integrated into the overall articulation and fenestration of the facade by continuing design elements across these areas and therefore enhancing the visual interest of the service areas for pedestrians.

03.11 design controls - building top



The tops of buildings at Parkmerced should be designed to support stated goals of sustainability by: providing space for alternative energy production; incorporating vegetated roof covers; addressing stormwater run-off; and allowing residents to inhabit them. Taller buildings are encouraged to celebrate the building top in order to enhance the role of the building as a landmark for the Parkmerced neighborhood.

Standards

03.11.01 Screening Mechanical equipment located on top of buildings must be screened from public view and from neighboring buildings with enclosures, parapets, setbacks, landscaping, or other means. Any enclosure or screening used must be designed as a logical extension of the building, using similar materials and detailing as the rest of the building's surfaces.

03.11.02 Green Roofs When utilized, green roofs must incorporate regionally appropriate plant species to minimize water consumption requirements.

03.11.03 Solar Panels 50% of roof area must be designed to permit installation of south oriented solar panels.



Guidelines

03.11.04 Living Roofs Buildings may provide usable rooftop and/ or terraced open spaces such as rooftop gardens and decks accessible to all units in the building.

03.11.05 Vegetated Roofs Where feasible, roof designs should include systems such as vegetated roof covers, with growing media and plants which minimize heat island effect and stormwater run-off and improve thermal envelope performance.

03.11.06 Building Tops Buildings that are 145 feet in height should articulate their top in a manner that provides visual interest and recognizes their visibility from outside the project area.