Executive Summary
Planning Department Design Guidelines
Informational

HEARING DATE: JANUARY 21, 2016

Date:	January 21, 2016
Case No.:	**2016.000162 CWP**
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Recommendation:	**None – Informational only**

PURPOSE OF THIS HEARING

The Planning Commission will be presented with an overview of the Department's proposed modifications to its comprehensive design review system. Modifications include creation of new guidelines as well as reorganizing, updating and consolidating existing design guidelines into a usable system along with establishment of a better-defined and coordinated design review process.

BACKGROUND

The Planning Department has been using a vast array of design guideline documents that have evolved and accumulated over decades. The Residential Design Guidelines, written nearly 15 years ago, Are the most consistently applied guidelines: they identify and establish elements that contribute to neighborhood character and seek to reinforce patterns found in the existing context. Larger projects, many in newer zoning districts and downtown which have design review as a key component of approval, rely on an amalgam of draft Urban Design, applicable Area Plan, use type, and specific feature guidelines.

Design review -- and thus conformance with guidelines--procedurally occurs during project entitlements per design finding requirements in Code Sections 309, 311, 312, and 329, along with a variety of other designations (Conditional Use authorizations, for example). This work is done prior to Planning Commission approval but can also follow through the application of conditions of approval, Discretionary Review process, post-entitlement revisions, or addendum approvals.

The Planning Department is also asked to confirm that projects involving public uses or public land conform to policies and design principles of the General Plan via General Plan Referrals, for example, when another city agency designs a public space or building.

NEED

As the City has moved through this period of unprecedented development, the planning process has evolved to consider more holistic urban design. Greater attention has focused on the need to coordinate design review with preservation issues, and public realm and transportation improvements, to ensure that public and private projects are consistent with the goals, priorities, and policies of the Commission and the City.

The current pace of change and augmenting scale and complexity of development, demands clearly articulated design expectations that mandate projects provide higher quality design, successfully respond to context, and contribute positively to the human values of city building. As articulated by the City's Urban Design Element, design quality is not a luxury, but a core value. During such periods of accelerated change and accompanying opportunity it is a fundamental responsibility, design quality and permanence is a fundamental responsibility. Effective guideline documents and processes to implement them are essential tools in addressing that responsibility.

At this time, the location, application, and interrelationship between current design guidelines are not readily apparent to planners, the public, or project representatives. Some can be found in Area Plans and the Urban Design Element of the General Plan, while others are freestanding and apply to certain building types or building features in specific districts. Many of the specific guidelines were copied over from one document to another, creating redundancy without adding clarity. The complexity of Code, and sheer number of applicable guidelines can contribute to inconsistent or not-fully-satisfactory project outcomes. Below describe some existing challenges:

- Many design principles are found in the Urban Design Element, the Downtown Plan, and other Area Plans of the General Plan, but may be relatively unknown, inconsistently or rarely applied.
- Many guidelines lack relevant illustrative examples of how they might be achieved.
- Few guidelines articulate their basis, intent, and objectives.
- Because of the evolution of guidelines over time there is a lack of organizational consistency and their regulatory role or authority may be unclear.
- The guidelines span the range from extremely prescriptive to indirect, vague, or simply outdated.
- No clear means of applying guidelines in a binding or systematic way has been formalized.

Improving the organization of the guidelines will enhance their usability for project sponsors, their design teams, the public, Planning staff and the Planning Commission. Distilling and incorporating design related guidance into clear and compact documents will also provide a common language. This greater initial clarity and expectations will result in more compliant projects at project initiation, fewer design iterations, shorter approval time, and higher quality projects overall.

FRAMEWORK FOR THE GUIDELINES AND DESIGN REVIEW PROCESS

As the primary design guideline document, the proposed Urban Design Guidelines are intended to guide all buildings in all districts, and establish a citywide set of expectations, goals, values, and qualities by which projects are evaluated in design review. They reflect a distillation of prior guidelines and will serve

as the overarching document for design review throughout the city. As conformance with the Urban Design Guidelines would be mandatory in the permit review process, projects would need to demonstrate consistency with them to be successfully entitled.

Goals for the Urban Design Guidelines are to:

- Define a baseline of acceptable design.
- Inspire quality design.
- Support existing neighborhood patterns and context.
- Consolidate guidance and eliminate redundancy found in multiple documents.
- Establish a common language for the Commission, Staff, Professionals and the Public.
- Create a coordinated and consistent system of review.
- Include Street and Public Realm design into design review.

While the Urban Design Guidelines (UDGs) would be the overarching document, other guidelines would also apply to address issues specific to the area or use requirements. The Affordable Housing Bonus Program Design Guidelines, for example, would only attend to the unique characteristics or implications of the program, and those targeted guidelines would apply in addition to the UDGs.

The set of Urban Design Guidelines consist of three topics: site design architecture and public realm. Each section is then organized from general to specific issues. The sections then express and describe each guideline along with its rationale and illustrations that provide a variety of suggested means for achieving it.

Goals for the clearer, coordinated, and consistent design review process include the following:

- Establish a well-defined mandatory review path for projects.
- Ensure applications specifically address how projects address each applicable guideline.
- Formalize interdepartmental coordination.
- Educate and train planning staff.
- Require design review findings in Planning Commission case reports.
- Establish interagency design review and coordination for large or public projects.

PROCESS / SCHEDULE

Urban Design Guidelines

January 2016	Planning Commission Informational
	Internal Review
February – June 2016	Public process and external review
July 2016	Adoption

Other guideline efforts in progress:

Guidelines for Ground Floor Residential Design

November 2008	Draft
February 2016	Adoption

Historic Preservation Guidelines

January 2016	Draft
Early 2017	Adoption

Residential Design Guidelines

Following substantial completion of the projects above, attention will focus on the updating of the Residential Design Guidelines, with an aspirational adoption date of June 2017. In anticipation of this effort, the Department has been working over the past year with a committee established by the San Francisco Chapter of the American Institute of Architects (SFAIA) to review both the Residential Design Guidelines and the review process to improve speed, clarity, transparency and accountability; this working relationship is anticipated to be core and consistent throughout the RDG revision effort.

REQUIRED COMMISSION ACTION

None. Informational only.

RECOMMENDATION:

Attachments:
Draft Urban Design Guidelines

SAN FRANCISCO

URBAN DESIGN GUIDELINES

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What is being a good neighbor in San Francisco?

Individual buildings express their values and purpose along with the values of their time. Buildings in an urban context must also express the shared values of their neighbors. San Francisco's architecture spans various eras and architectural styles, but its urban fabric maintains a high degree of continuity and consistency within the variety of buildings.

Good urban design is characterized by orchestration of buildings, landscape, open space, and streets. Such qualities do not result from simple prescriptions, with identical responses and solutions that apply to all contexts. It does, however, rely on a deep understanding and response to site specific conditions. The Urban Design Guidelines establish that projects have the responsibility to respectfully and sensitively respond to the nearby context and existing patterns of development. Response to context includes recognition of the relationships between new buildings and existing built form, streets, and open space, attention to smaller-scale architectural components and rhythms; material types and fenestration; and the qualities of light and views. Good urban design requires attention to specific histories, uses, materials and patterns: appropriate responses will result in new variations on themes that contribute to San Francisco's uniqueness while being of their time.

"San Francisco itself is art: every block is a short story, every hill a novel, every home a poem, every dweller within immortal"

– William Saroyan

"The American dream starts with the neighborhoods."

– Harvey Milk

The expression of context happens at three scales. At the site design scale, new buildings should reflect the massing, open space, and site organization of the best patterns within a neighborhood. At the architectural scale, designs should support adjacent lines, proportions, architectural features and facade rhythms. For some projects, this may mean reflecting architectural elements such as bays, fenestration, base or top components, while for others it may mean textures or massing to reflect nearby lot widths or bulk heights. At the detail scale, the use of high quality materials, contextual colors, rich detailing, and placement of appropriate elements at both residential and retail entrances contributes to an inviting and quality environment.

The Urban Design Guidelines inform the shape of city-wide development with form-specific guidance based on principles established in the Urban Design Element of the General Plan. In doing so, the Guidelines reinforce the collective values of the City of San Francisco to ensure that buildings contribute to the overall environment in a manner that both sustains and delights.

Fundamental to these guidelines is the idea that good neighbors make great neighborhoods and great neighborhoods make a city great. Design Review ensures that new development will appropriately contribute to the fostering of vibrant, healthy, livable urban places that express and advance San Francisco's unique cultures and qualities. The approaches and guidelines illustrated here are especially important for large projects with significant frontages in order to create a dynamic, fine-grained residential neighborhoods, though they are also important for small scale infill buildings.

Built Environment Values for the City of San Francisco

Guiding good city building aims to enhance human needs and our connection to the environment in which we live. The following values are the foundation of the Urban Design Guidelines.

"A city is not measured by its length and width, but by the broadness of its vision and height of its dreams"

– Herb Caen

NATURAL AND MAN-MADE SYSTEMS: HEALTH AND SUSTAINABILITY

The health and success of San Francisco relies on incorporating sustainable techniques and strategies into thoughtful design that considers the environment, the community, and the economy which depends on a larger set of natural systems. Site-specific technologies and green infrastructure techniques should emerge from - and respond to - a site's location, climate, and surrounding environment.

When done with sustainable principles in mind, dense urban development is inherently environmentally-friendly. Concentrating people near shared infrastructure reduces environmental burdens, preserves the health of natural ecosystems, and conserves natural areas for habitat, recreation, and undisturbed ecological function. Walkable and transit-friendly development reduces energy use, improves air quality and enhances the health of individuals.

"Boldness has genius, power and magic in it"

– Johann Goethe

PRESERVATION

Preservation is one piece of sustainable development. As the city grows, retaining historic and irreplaceable fabric may be as much a measure of achievement as the building of the new.

ECONOMY: PARITY AND DIVERSITY

Cities are hubs for invention, creativity, and economic vibrancy when supported by density, diversity and places for people to interact. A healthy economic environment depends on promoting and balancing a diverse range of options for housing, work, and recreation as well as physical and cultural infrastructure. Good urban design supports all of these relationships.

A beautiful, diverse, and sustainable city encourages thriving neighborhood commercial districts, a healthy housing and development market, and the growth of educational and cultural institutions. Enhancing the quality of pedestrian experience encourages people to shop locally which in turn supports small businesses and local jobs. Thoughtfully connecting transportation and housing supports employment and quality of life.

Though better design may result in additional cost, quality contributes to a healthier economy. Better designed buildings augment property values, and contribute to maintaining those values over time. Higher quality construction along with integrated sustainable design ensures that buildings will last and perform better over the life of the project, reducing operating costs and environmental impacts. Design quality benefits owners, occupants, neighbors, and the neighborhood and city overall.

CULTURE: SOCIAL WELL-BEING

People live in San Francisco's because of its diversity, its rich cultural and social history, and its dynamic political life. They come for intentional and ad hoc interactions. Neighborhoods replete in identity arise from places with social life and cultural expression; good urban design supports both. The Urban Design Guidelines support both the creation of new buildings and spaces that foster these activities as well as protect and uphold historic qualities that already express cultural values and eras. Fundamentally the built environment is a physical manifestation of a city's cultural values and experiences layered over time. Providing beautiful and accessible spaces for social activity and buildings that express their neighborhood culture continues a San Francisco tradition.

INDIVIDUAL: HIGH QUALITY OF LIFE

Along with promoting a safe and healthy environment, development should support the personal experience, including senses of human-scale, beauty, and well-being. Human comfort is experienced spatially and visually through scale, enclosure, proportion, visual richness and compositional clarity. While we expect cities to feel dense, they can also remain familiar at the human-scale. Designing the urban environment with physical comfort in mind -- protection or exposure to sun, shading and shadowing, and wind—also greatly improves the use and quality of spaces.

Projects should contribute to an individual's sense of identity and connection to place. Some people find delight in cities because of the achievement and physical beauty evident in the spaces and structures of the built environment, while others enjoy a sense of community. The Guidelines are intended to promote the quality of individual buildings, and just as importantly to enhance the experience of the city as a whole.

APPLICATION

The Urban Design Guidelines are intended to promote a thoughtful approach to city building based on well-established patterns of building and habitation. They establish a baseline for appropriate design response, but are not intended to be a proxy for superior design. They stand alone, but support the Planning Code and the General Plan. The 25 Design Guidelines are followed by various examples of how they may be achieved. The guidelines are devised to begin with the general and move to the more specific.

The Urban Design Guidelines apply to all buildings in all districts, and establish a citywide set of goals, values, and qualities by which projects are evaluated in design review. There may be other design guidelines that apply depending on the zoning, location, building type, and scale of the project. They outline clear expectations that projects must demonstrate to be successfully entitled. Application of the Urban Design Guidelines is mandatory in the permit review process.

Design Review is an integral step in the entitlement process. The Urban Design Advisory Team (UDAT) reviews new construction in all districts except Industrial, PDR, RH, RM districts based on the Urban Design Guidelines and other relevant design guidelines, the Planning Code and the policies in the General Plan.

Design Review typically occurs in two stages: the Preliminary Project Assessment (PPA) stage, and the entitlement submission stage. The intent of initial Design Review stage is to identify and respond to basic design issues early that may affect the approval process.

The second stage of Design Review occurs before Entitlement action and encompasses a more detailed review of the building design. In this second stage, UDAT review focuses on all the components and aesthetics that relate to the overall goals of the department, and the relationship of context and urban design principles. The scope of UDAT review includes massing, scale, articulation, composition of open space, relation of the new building to existing buildings and street pattern, and location of functions especially as they relate to the public realm.

The Urban Design Advisory Team is comprised of staff planners with expertise in architecture, landscape architecture, and urban design. Design Review comments are communicated through the case planner and may involve subsequent review as the project evolves. Recommendations are included in the planners' case reports.

In addition to graphic renditions of a project, sponsors should provide a narrative that articulates how their project's design complies with the Urban Design Guidelines. Demonstrated adherence to these guidelines will speed the entitlement process. While these guidelines attempt to address the range of urban design considerations, most, but not necessarily all, will apply to every building.

WAIVER OF DESIGN GUIDELINES

Not all guidelines are applicable and there may be some cases where applicable guidelines cannot be met due to unusual circumstances, or resulting from innovative and/or exceptional design. It is the intention to fully support new and unique solutions, even if such solutions do not fit neatly into the direction the guidelines provide. Allowing the waiver of one or more guidelines during the design review process ensures that the design guidelines are not to be interpreted as a rigid set of requirements that stifle innovation.

Applicable guidelines may be waived during the design review process. An applicable guideline may be waived as part of the design review process when the proposed design better meets the goals of design review than would a project that had complied with the guideline. If a waiver is requested, the applicants must explain, in their application, how the goals of design review are better met in the proposed design than would be possible if each guideline being considered for waiver was followed.

ORGANIZATION:

This document is comprised of twenty-three guidelines that each contain:

- **Principles** that describe the rationale of the guidelines;
- A range of qualitative **means** that projects must follow to achieve the Goals; and
- **Illustrative examples,** including four residential types, that show successful and unsuccessful ways of applying the guidelines.

S SITE DESIGN

Site Design

San Francisco's topography and varied urban pattern gives a sense of place to the city. Buildings, when seen together, produce a total effect that characterizes the city and its districts. Form, massing, and scale help buildings relate to their immediate surroundings -- natural features and existing development-- as well as their relationships to the larger cityscape.

The design of new buildings must understand and respond to the urban context. Site design is concerned about how buildings are massed and located in relation to the site's open space and the overall city fabric. Important site planning patterns to recognize are mid-block open space, street wall definition, and expression of overall form, or massing.

Each building plays a role in the block or blocks as a whole, and how new massing and open space relates to the larger existing patterns of open space, circulation, access to sun and open space, and the pedestrian experience must also be considered.

The massing of a building plays a strong role in defining the character of the neighborhood along the block face and the experience of open space in the larger pattern of the city.

The primary ways in which new buildings can physically reference and engage their context is through their massing, siting, scale, proportions, façade design and roof form. In addition to architectural elements, projects can also support neighboring context by extending or complimenting programming, connecting to public space, and circulation patterns. To best understand a project's context, designers should identify patterns in the neighborhood rather than historic treatments, shapes, and styles.

San Francisco is a breathtakingly beautiful city, with lots of great contrasts between dark and light, often overlapping each other. It's a great setting for a horror story."

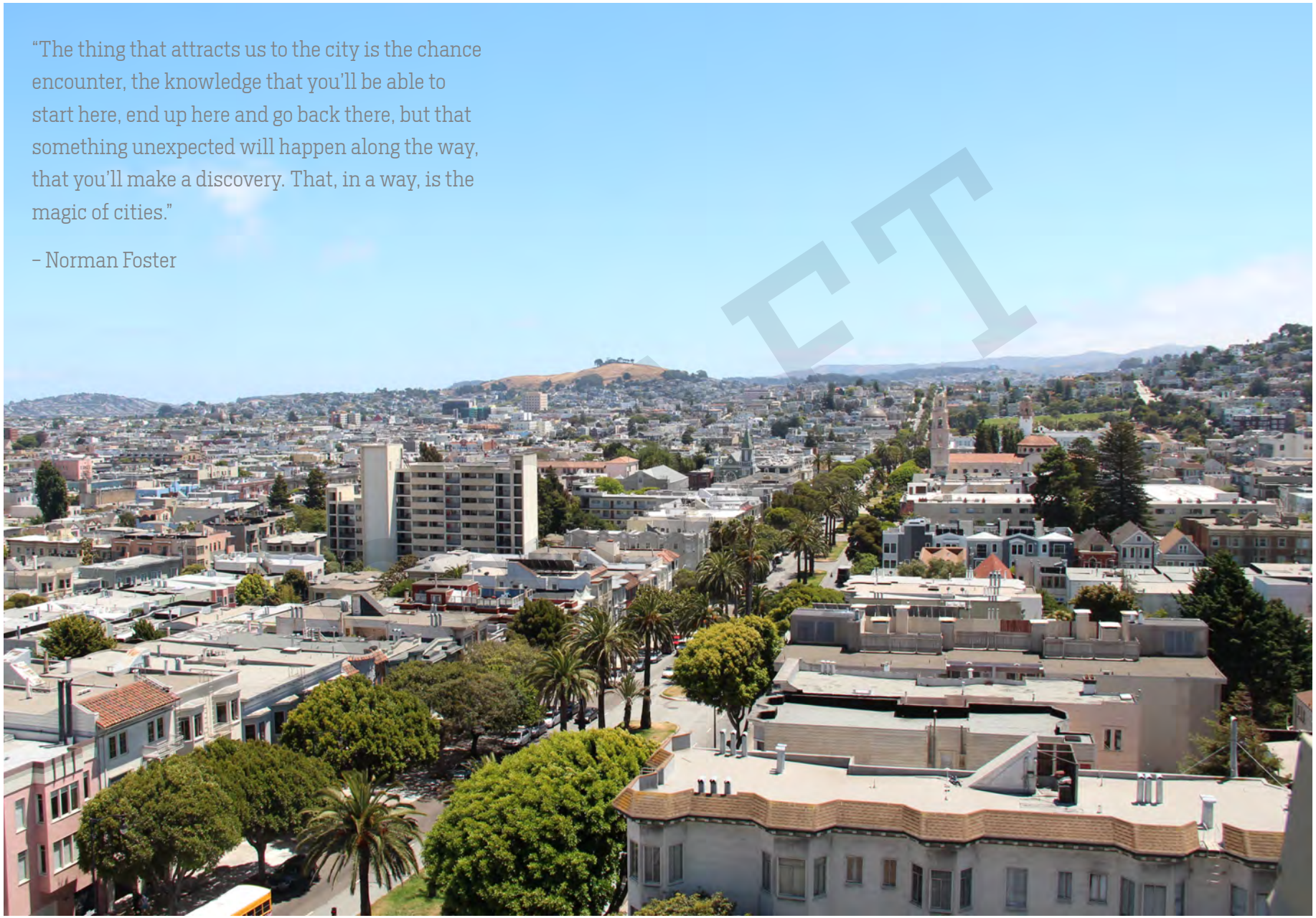
– Christopher Moore

"Identity is the extent to which a person can recognize a place or recall a place as being distinct from other places – as having a vivid, or unique, or at least a particular, character of its own."

– Kevin Lynch

"The thing that attracts us to the city is the chance encounter, the knowledge that you'll be able to start here, end up here and go back there, but that something unexpected will happen along the way, that you'll make a discovery. That, in a way, is the magic of cities."

– Norman Foster



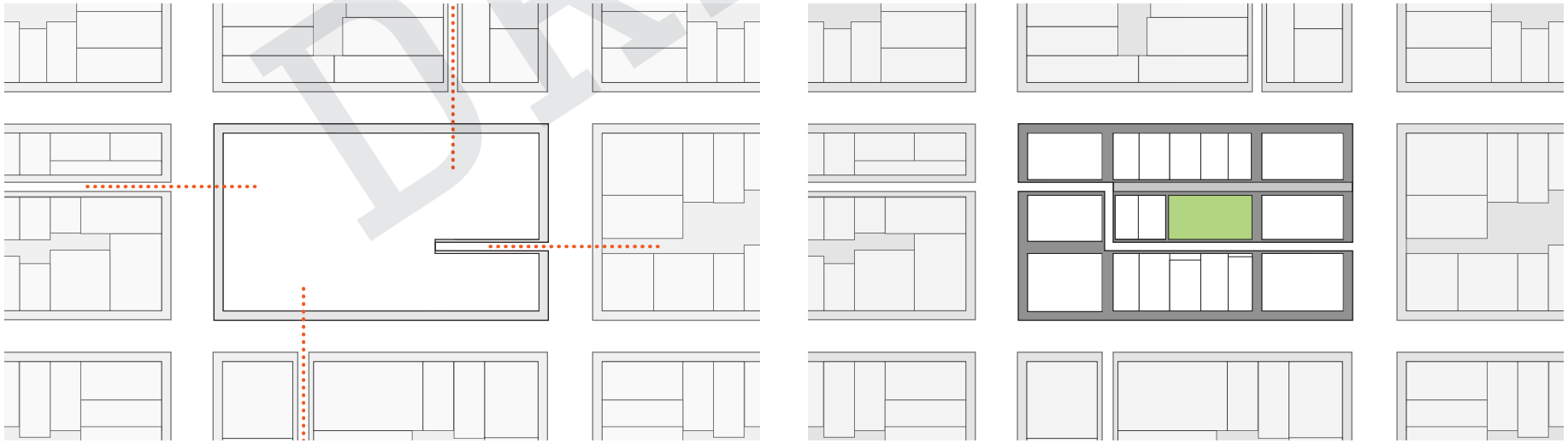
S1 RECOGNIZE AND RESPOND TO URBAN PATTERNS

Urban patterns are the streets, blocks, lots, buildings, and open spaces which when taken together give a cohesive structure to the city.

Sites that reinforce and continue existing urban patterns enhance the unique, yet familiar, qualities of the city.

- Design sites to augment or continue existing land use, open space and building patterns.
- Design sites to help connect to and define edges, landmarks, paths or districts .
- Extend and enhance the fabric of streets, alleys, sidewalks, paths, stairwalks and open spaces to create walkable neighborhoods typical of San Francisco.
- Break the scale of blocks wherever possible by providing mid-block alleys, pedestrian paths, courtyards, and plazas to connect with other public or common open spaces.

Site design can extend existing patterns or help historic ones to re-emerge.

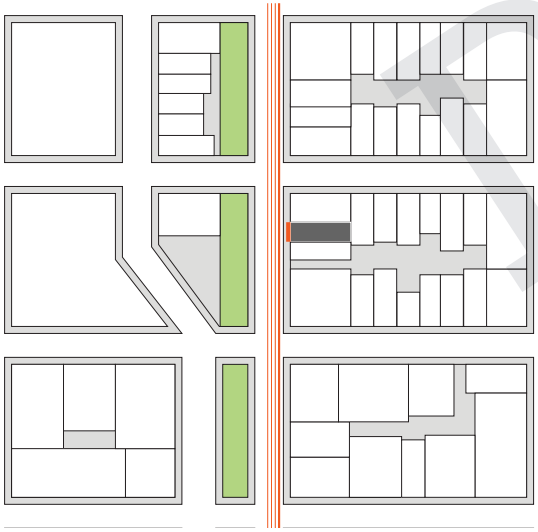


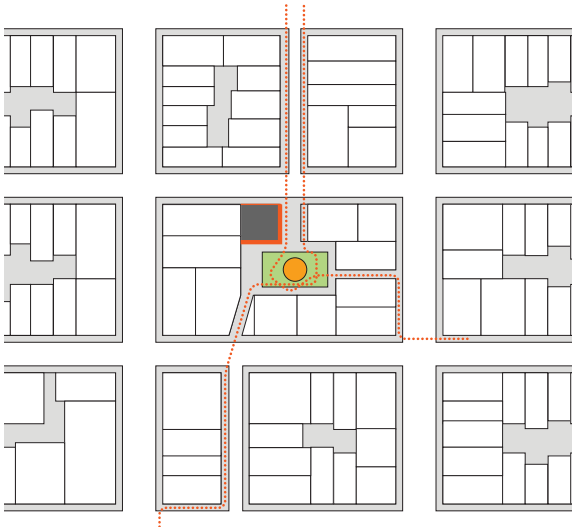
ILLUSTRATIVE EXAMPLES

Streetwalls can not only define the line of the block, but the edge of a district or neighborhood.

Landmark sites can also act as gateways to or centerpieces in a neighborhood.

Orient projects to key neighborhood elements as well as the street environment.



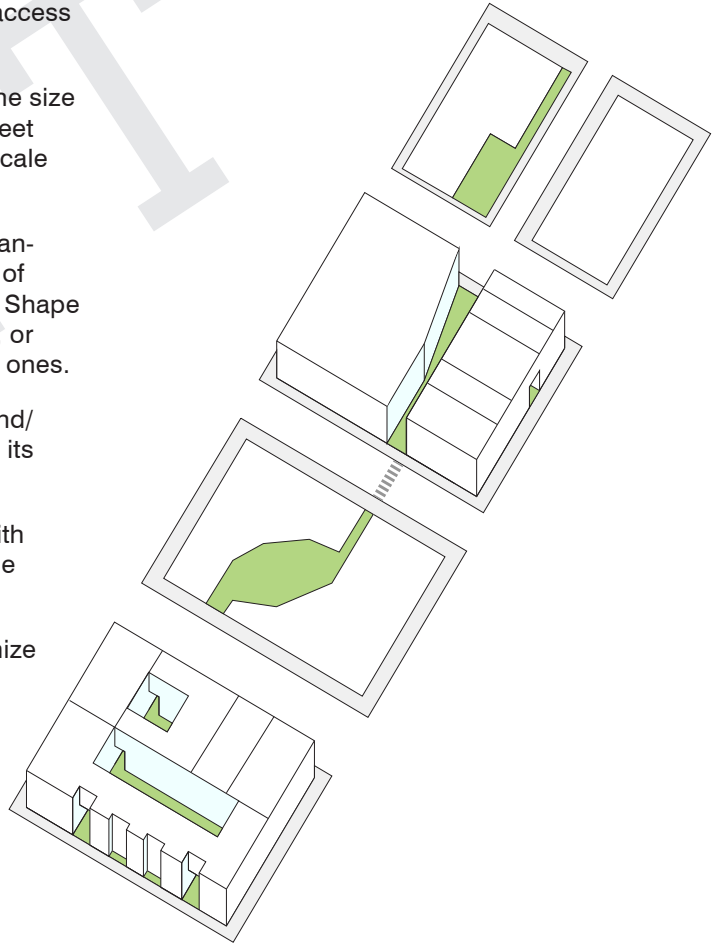


S2 HARMONIZE RELATIONSHIPS BETWEEN BUILDINGS, STREETS, AND OPEN SPACES

Building form that relates to the city fabric, to its immediate context, and the human activity that occurs within and around it help unify and connect with the existing neighborhood experience and character. The relationship between areas of low, fine-scaled buildings and areas of high, large-scaled buildings can be made more pleasing if the transition in building height and mass between such areas is managed in an intentional and sensitive manner.

»

- Site and mass buildings to respect and enhance the mid-block open space and minimize their impacts to privacy and access to light.
- Relate building scale and massing to the size and scale of existing buildings. Use street widths to help establish the massing, scale and proportions of the building.
- Site and mass buildings to reinforce man-made and natural topography. Groups of buildings create their own topography. Shape new buildings to respond to, reconcile, or moderate differences between existing ones.
- Articulate building massing vertically and/or horizontally to a scale compatible to its context.
- Shape the height and bulk of towers with respect to views from important vantage points around the city.
- Mass and shape tall buildings to minimize wind impacts at the street level.
- Mass and shape buildings to minimize shadow impacts on parks and open space.



Multiple sites can create a neighborhood passageway.

ILLUSTRATIVE EXAMPLES

Infill projects should fit with the adjacent streetwall pattern.

Infill projects should respect mid-block open space.

Buildings reflect similar dimensions to street widths.

S3 INTENTIONALLY DEFINE AND INTEGRATE OPEN SPACE

Open space such as rear yards, front setbacks, courtyards, and roofdecks, when designed as integral parts of the built environment, enhances the quality of urban life.

Urban buildings are shapers of space, often formed to give plazas and courtyards positive space.

Exceptions for traditional locations for rear yards may be acceptable due to adjacent building or site conditions. In these cases it may be appropriate to distribute the equivalent amount of rear yard open space to other parts of the site.

Sculpting buildings to respond to adjacent open space will result in quality and shared value.

- Use open space to moderate the scale of buildings.
- Use open space to shape the building as much as the building to shape the open space.
- Create space that is active, defensible and defined.
- Provide a sequence of spaces that provide a transition between public and private realms.
- Visually and physically connect open space to the street.
- Protect or offer views from open space.
- Complement the surrounding pattern of both public and private open space.
- Design, size and locate open space to be usable and comfortable.
- Locate and orient open space to maximize solar exposure and protection from wind
- Provide seating or other active elements to help activate a space.
- Use trees, planting, and paving to develop defined human-scaled spaces.

Green roofs offer public or common open space with typically unseen views

ILLUSTRATIVE EXAMPLES

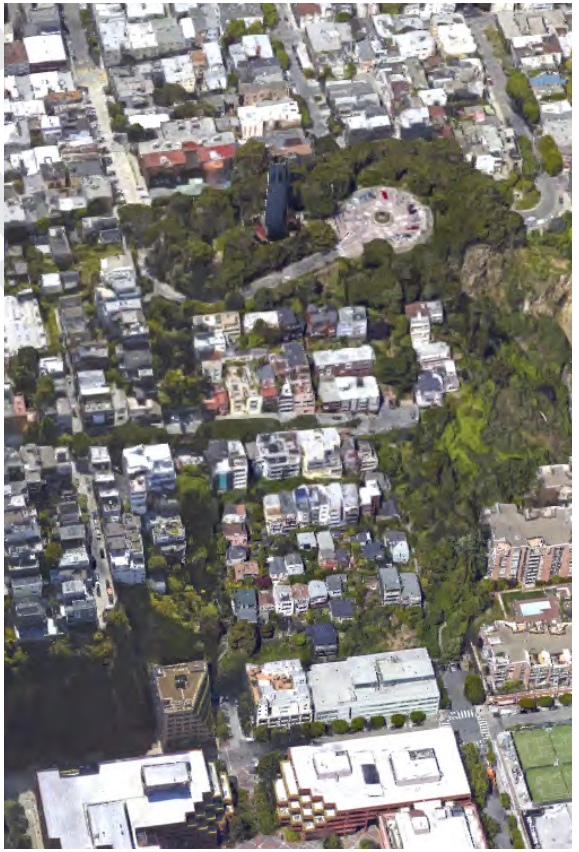
Buildings can capture space and create active, intricate environments.

S4 RESPECT NATURAL SYSTEMS AND FEATURES

Natural features provide relief from the congestion and stress of the urban environment. The Bay, sand dunes, hills, cliffs and trees are examples of nearly natural, irreplaceable features that are seen, experienced, and appreciated by residents.

Retaining, supporting, and expressing the natural environment promotes its health and our connection to it. Buildings that reflect the existing site topography and retain natural features help express the identity of the San Francisco.

- Shape and orient building mass to relate to natural topography.
- Preserve the tops of hills.
- Retain existing features, such as natural open space, rock outcroppings, specimen trees, etc.
- Preserve and introduce flora that provide animal habitat.
- Employ environmental technologies and green infrastructure best practices to respond to the site, its surroundings, and local and regional systems.
- Daylight natural systems when feasible.
- Educate people on the operation, processes and significance of the project's sustainable efforts through explanation or physical/visual evidence.
- Clearly demonstrate a project's positive contribution to, and /or their minimized negative impact on natural systems.



ILLUSTRATIVE EXAMPLES

Buildings reinforce the natural topography by stepping up a hill

Green features can be educational.

Buildings should enhance the qualities of natural features.

Architecture can support natural environments.

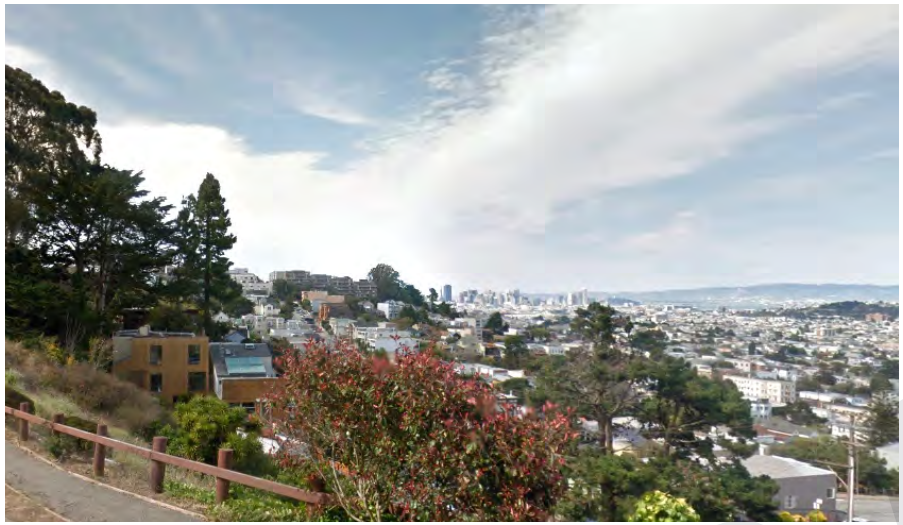
S5 CREATE OR SUPPORT VIEW CORRIDORS

View corridors offer beauty, connection to the distant landscape and help people orient themselves in the larger pattern of the city and beyond.

- Design sites, and the approach to sites, to respect existing and create new view corridors from public streets and spaces.
- Orient paths and sidewalks and sculpt building massing to create new, purposeful views from the public realm.
- Orient buildings to allow people inside of the building to see available views.
- Step back or shape street walls to organize or frame long-range views.

Buildings can relate to special site relationships.

ILLUSTRATIVE EXAMPLES



Views from the public realm should be maintained through private property.

Sculpt buildings around public street view corridors or vistas.

S6 CREATE A DEFINED AND ACTIVE STREETWALL

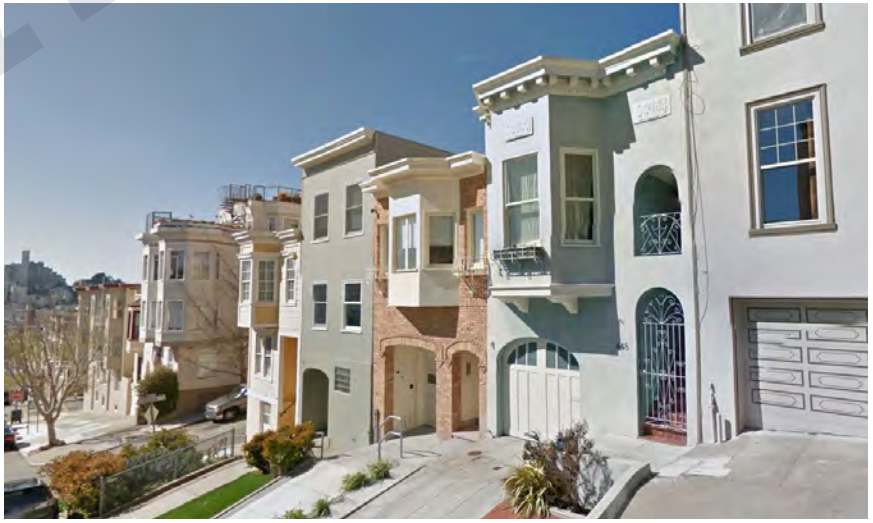
Street walls help define public space, city identity, and promote a quality pedestrian experience. The scale and design of building fronts at the street can support an active, engaging, and comfortable street life.

- Positively reinforce the shape of the street or public space with building. Design the building to define the street and frame street views.
- Design building frontages to allow active and direct engagement with the street. Consider the width of the sidewalk in establishing the scale of the street wall.
- Absolute consistency is not always necessary. In some settings designing a street front with a variety of forecourts, setbacks, loggia, and recesses that act as a lively counterpoint to a street wall is more appropriate, but not to such an extent that the overall sense of enclosure is eroded.
- Avoid dark, cavernous spaces when designing recesses and setbacks to create balanced facades compatible to a safe and inviting environment.
- Respect the existing patterns of side spacing and side setbacks.
- Consider sun and sky access in the design of street walls as appropriate to the use and character of the neighborhood.
- Relate setbacks to the established pattern of the street face. Create a well-defined rhythm with architectural components.
- Step back upper floors to reinforce strong or predominant street wall heights.

ILLUSTRATIVE EXAMPLES

Street walls in downtown should both relate to the pedestrian realm and express the district density.

The South of Market neighborhoods primarily establish medium height streetwalls even in places with towers.



Residential neighborhood streetwalls should be consistent but varied in depth.

S7 RECOGNIZE AND ENHANCE LOCAL VARIATIONS

The multiple grids of the City, rolled over its hills, create transitions, interruptions, and irregularities. Examples of such locations are where street grids and other previous alignments intersect or end, such as Market Street.

Terminated vistas, curves, offsets, and intersections of grids can be used to create and define local places, offering spatial variety and orientation.

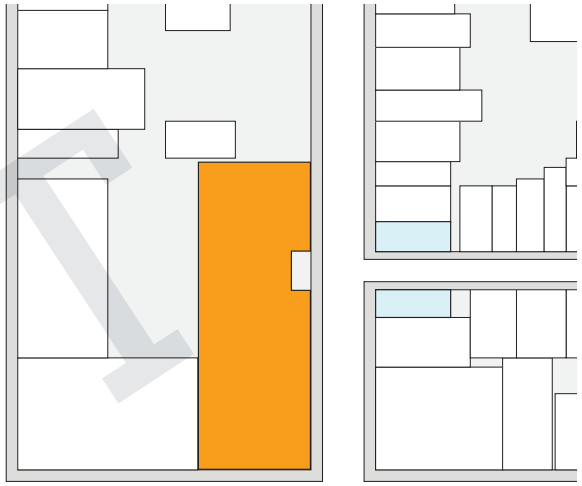
Sites that respond to and celebrate these variations create unique places that help define and reinforce civic identity and orientation.

- Site and shape buildings to express the unexpected adjacencies, ending points, crossings, and convergences that make places in a city unique and honor the site-specific history.
- Seize design opportunities to celebrate and reinforce irregularities, alignments, and juxtapositions of the urban fabric as points of identity.
- Design responses may create multiple important facades, frame a façade by a perpendicular street, or use angular site geometry as an form generator.
- Celebrate corner buildings with treatments such as towers, belvederes, cupolas, awnings, marquees, gables, and prominent entries.
- An inflection can also be expressed and used to create open space, integrating the landscape with the building.

ILLUSTRATIVE EXAMPLES

Celebrate corner buildings with treatments such as towers, copulas, awnings, marquees, gables, and prominent entries.

Site and shape buildings to express the unexpected adjacencies, ending points, crossings, and convergences that make places in a city unique and honor this history.



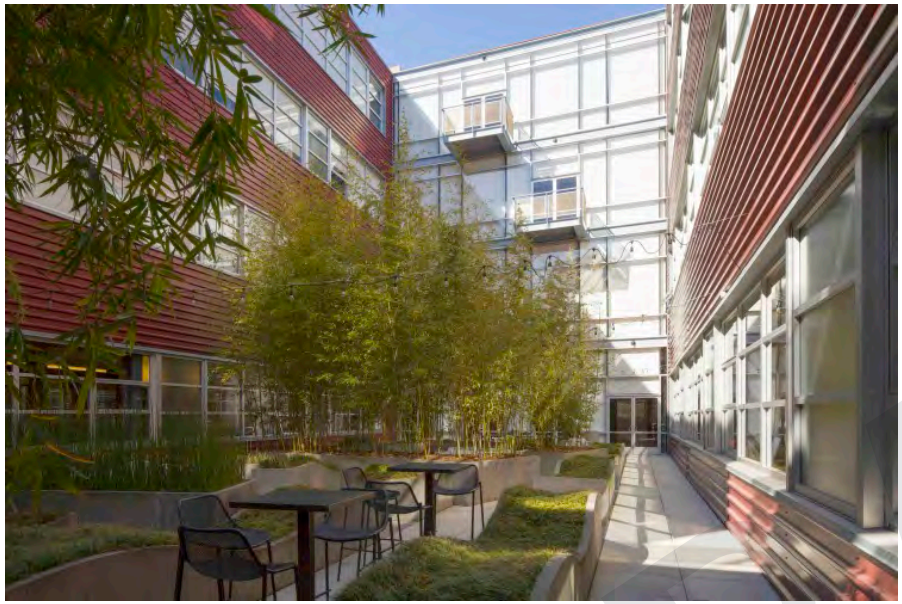
Design opportunities should seek resulting oddities, misalignments, and juxtapositions as and points of identity within a complex urban fabric.

S8 CONNECT LANDSCAPE AND ARCHITECTURE

Buildings that are conceived as parts of a continuous landscape impart a better pedestrian experience. Landscape and architecture should be unified in concept and execution to mutually support each other.

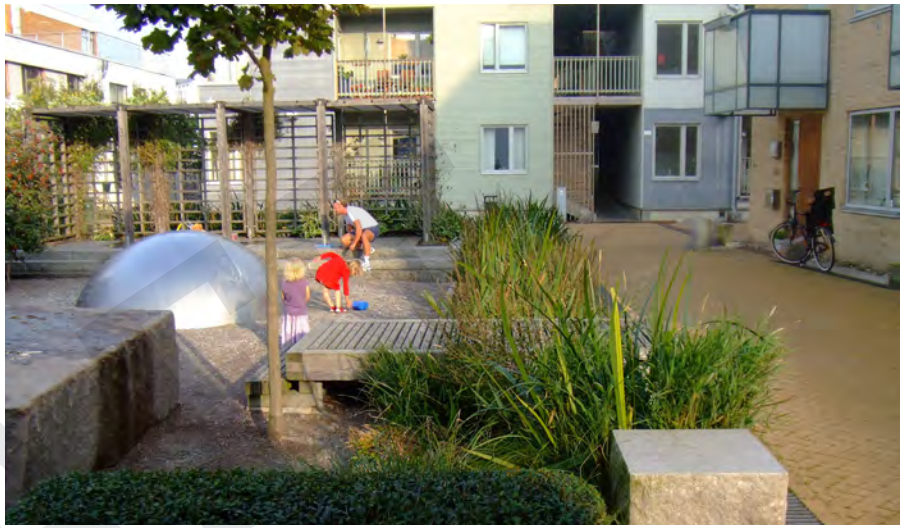
- Opportunities for landscape are: sidewalks, roofs, courtyards and rear yards, and building features such as trellises walls and pergolas.
- Integrate landscape with buildings. Use landscape to shape the building and the building to shape the landscape or open space.
- Make landscape a useful part of daily experience.
- Connect building entries and circulation with exterior pathways and access points.
- Do not use landscape to hide unresolved architecture.
- Complement building architecture with compatible landscape architecture.
- Coordinate interior and exterior materials.

ILLUSTRATIVE EXAMPLES



Buildings can frame the interact with tier exterior spaces.

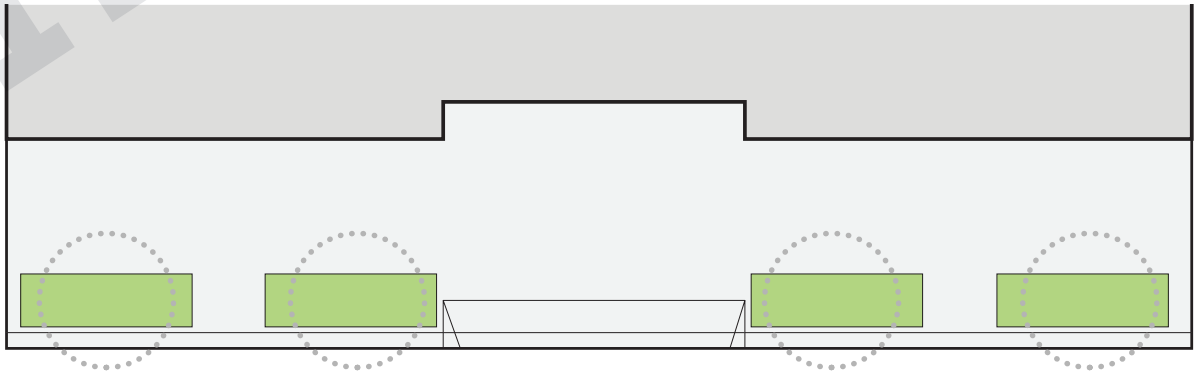
Inhabit green roofs.



S9 ORGANIZE USES TO ENHANCE THE PEDESTRIAN ENVIRONMENT

Safe, comfortable environments encourage socializing and the activation of sites. Prioritizing the pedestrian experience and encouraging these interactions creates an enjoyable, human scale experience.

- Minimize the location, size and number of curb cuts and locate parking access on streets or alleys to minimize impacts on transit, bicycles, and pedestrian circulation.
- Align mid-block passages, courtyards, and entries with existing pedestrian paths.
- Integrate landscaping, screening, and physical barriers to lessen conflicts between people and motorists.
- Locate and design vehicular areas and appurtances to enhance the pedestrian environment.
- Screen at-grade parking from view at the street by active ground floor uses such as residential, commercial, or office.
- Maximize active ground floor uses and street front quality.
- Provide and locate parking relative to the site's access to transit.
- Integrate and minimize recessed garage entries into the architecture and make them appear subordinate to pedestrian entries. Avoid deep recesses that create cavernous garages.
- Garage widths should be generally wide enough for a single vehicle to enter or exit.
- Place seating and gathering places to provide safe and enjoyable surveillance and views.



Service, garage, and loading entrances should be grouped and minimized.

ILLUSTRATIVE EXAMPLES

Service entrances can be designed to delight and further express the building idea.

Buildings can innovatively express entrances and interior and exterior relationships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A ARCHITECTURE

Architecture

San Francisco has great architecture, not just because it includes individual buildings that are beautiful, but because they work together to express their place and culture. As urban fabric develops; materials, expression, and scale naturally change. Contemporary design evolves into historic patterns as new ones emerge. Great cities allow this evolution and great buildings accept that they enter a place where they can both respectfully join their neighbors and express the values, technologies and design sensibilities of their time.

Older buildings help characterize the many neighborhoods of the city by contributing a richness of character, texture, and human scale. To provide continuity with that fabric one must identify the physical features of neighborhoods worthy of conserving and enhancing. In areas with a defined visual character, the obligation for new buildings to be compatible with the patterns and features of surrounding buildings is great. New development has the responsibility to contribute to the definition of neighborhood character through integrated, innovative, and creative design.

The primary ways in which new buildings can physically reference and engage their context is through their massing, siting, scale, proportions, façade design and roof form. In addition to architectural elements, projects can also support neighboring context by extending or complimenting programming, connecting to public space, and supporting or introducing circulation patterns. A useful way to relate to context is to see patterns of use, building logic, spatial connections, and cultural influences within the neighborhood rather than replicating historic treatments, shapes, and styles.

New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation and materials of the best of the older buildings that surrounds them

The best city environments balance variation with consistency and the unexpected with familiarity. These guidelines are not intended to restrict a project's specific architectural system or materials, but rather to support contemporary expressions in which local patterns can be evoked.

"In architecture it isn't enough to just have the right building that works well. It can also be beautiful. It can also be different. It can create surprise. And surprise is the main thing in a work of art."

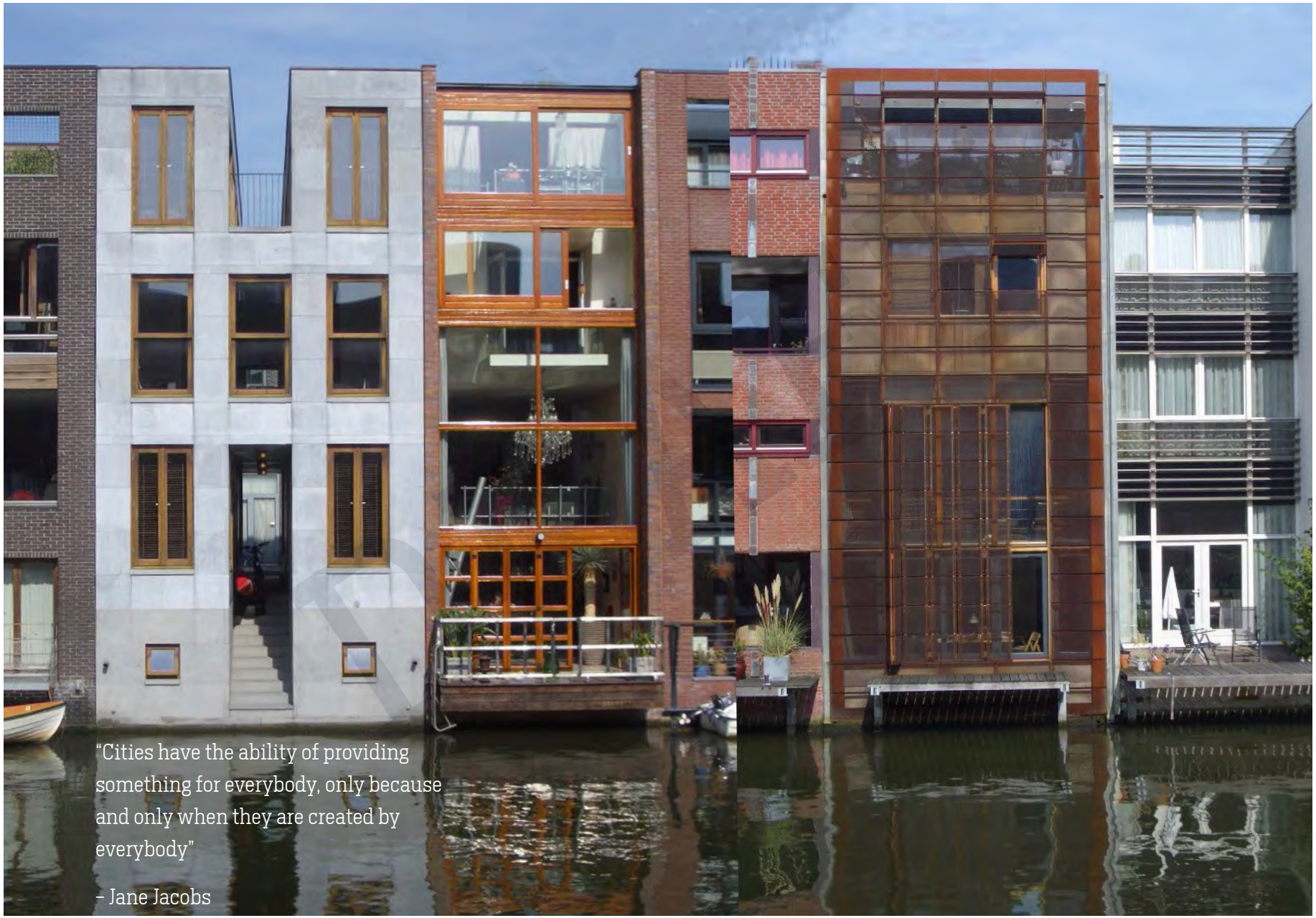
– Oscar Niemeyer

"Every increment of construction must be made in a way as to heal the city."

– Christopher Alexander

"...the beauty of the world derives not only from unity in variety, but also from variety in unity."

– Umberto Eco



"Cities have the ability of providing something for everybody, only because and only when they are created by everybody"

– Jane Jacobs

A1 EXPRESS A CLEAR ORGANIZING ARCHITECTURAL IDEA

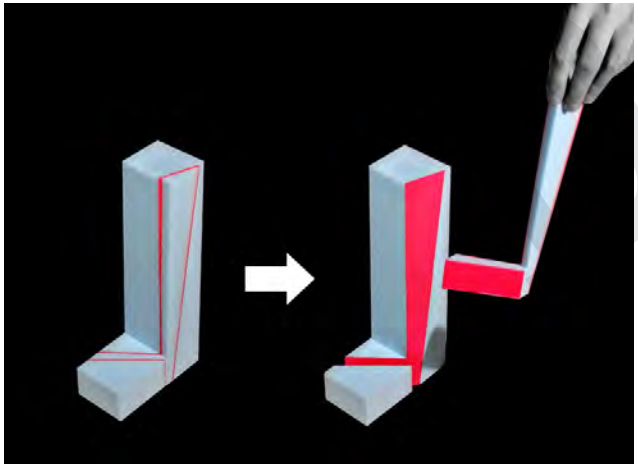
Whether derived from cultural meaning, pragmatic strategy, artistic vision, or intellectual philosophy, architecture comes from design intention. Buildings in an urban setting should strike a balance that responds to their context while maintaining their own compositional rigor and coherence.

Architecture that starts with a clear organizing idea, or parti, is understandable, logical and can convey meaning. A thoughtful idea may create a timeless building, that better withstands the whims of trends or fashion. Generally, the more specific the idea the better than the rationale behind it, the more successful the design will tend to be.

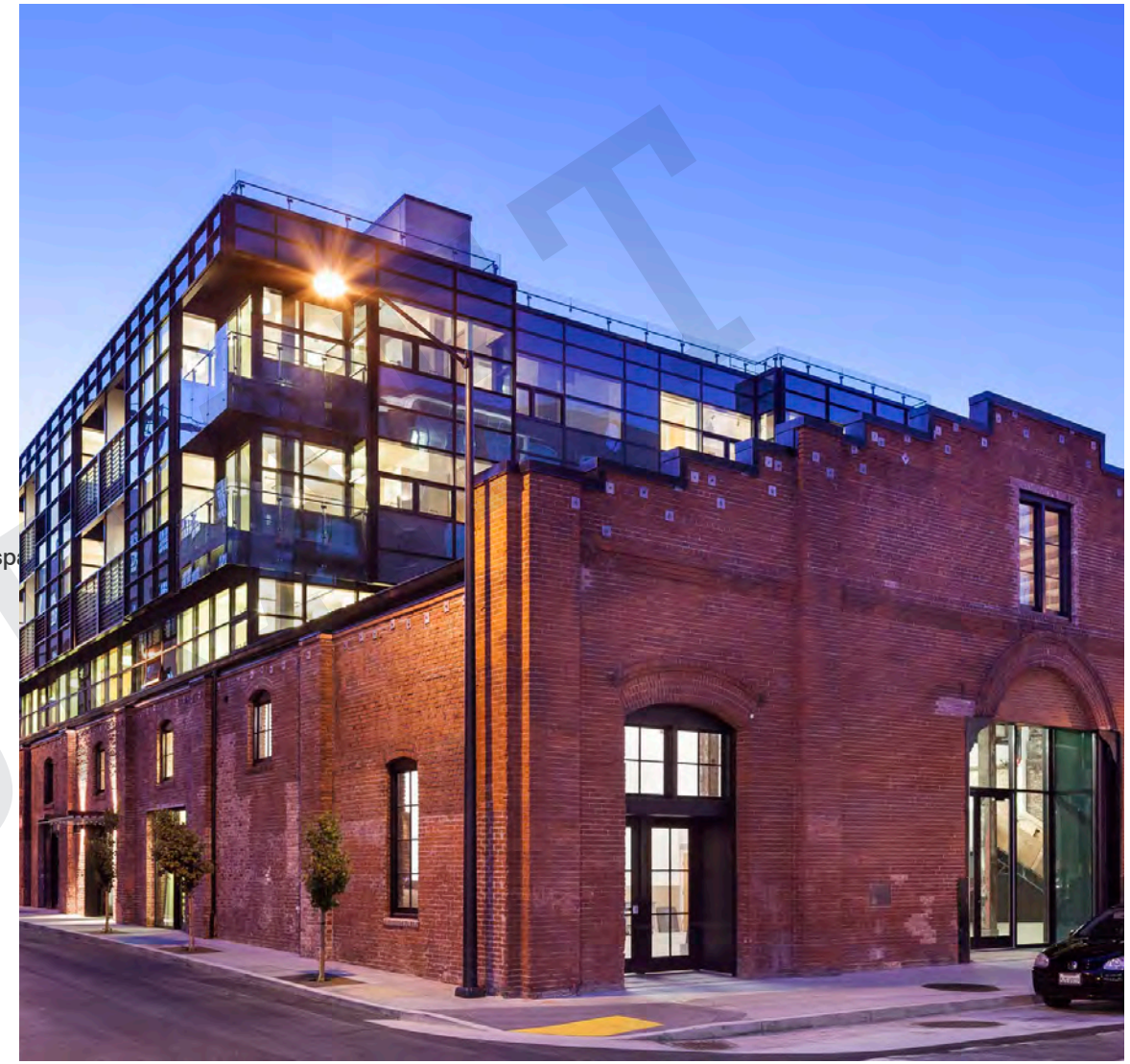
- Make architectural concepts clear, compelling, and compatible with the site's context.
- Make architecture consistent to its own rules and logic.
- Develop details and select materials that are consistent with and support the idea.
- A parti may be used to express a spatial sequence or experience, structural organization, hierarchy, or relationship to site or context.

ILLUSTRATIVE EXAMPLES

Architectural ideas can organize materials, massing, open sp
detailing, and programming.



Formal ideas can offer programmatic, accessibility, orientation or other project benefits.

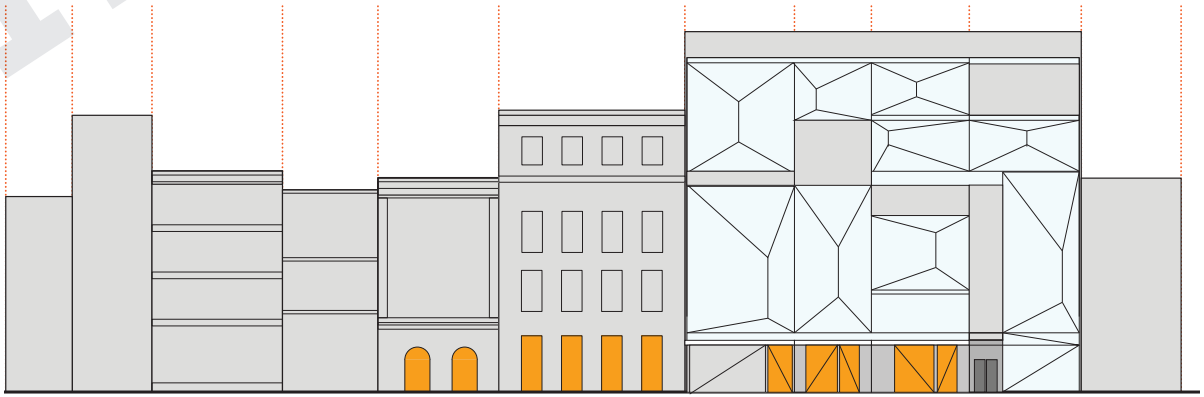


New and historic structures can be mated to support and highlight each others character.

A2 MODULATE BUILDINGS VERTICALLY AND HORIZONTALLY

San Francisco is predominantly a vertically oriented city, with houses on narrow lots composed of bays and recesses. A vertically proportioned streetscape has the important visual effect of making distances feel shorter and therefore more comfortable to walk and supports a consistent but varied street frontage. In many cases buildings are horizontally composed of strongly defined and differentiated bases, bodies, and tops. Buildings that relate to the city fabric, to their immediate context, and the human activity that occurs within and around them help unify and connect with the existing neighborhood experience and character.

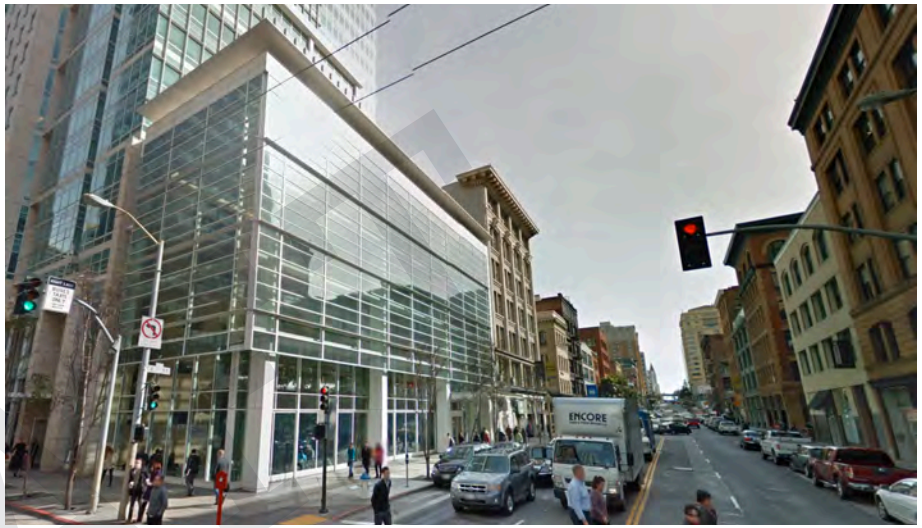
- Express and reinforce the sense that a city is made of individual people. Design buildings to appear as larger collections of individual units by breaking the building massing volumetrically vertically or horizontally.
- Use the rhythm of the immediate context: prevailing lot widths, building modules, and the proportion and size of architectural elements to order and modulate the building vertically and horizontally.
- Sculpt massing to create a strong and clear vertically and horizontally articulated façade to harmonize with the rhythm of the adjacent buildings and the character of the area.
- Employ vertical massing breaks in a way that adds functionality of building.
- If there is no consistent pattern, align with the one that best expresses a similar use or propose one that meets the overall values established in these guidelines.
- Design a hierarchy of scales evident in the modulation of a building.
- Setback upper floors to establish and appropriate streetwall, reduce mass, and allow light on streets.
- Proportion the scale at the ground floor to the type of use and street interaction. Reflect the type, proportions, and scales of windows and entrances found in the neighborhood in the design of ground-level facades.
- Contemporary architectural language is encouraged. Avoid false historicism and facade elements that mimic neighbors.



Contemporary language can express neighborhood geometries, proportions, and rhythms.

ILLUSTRATIVE EXAMPLES

Buildings should reflect the vertical cadence of the neighborhood.

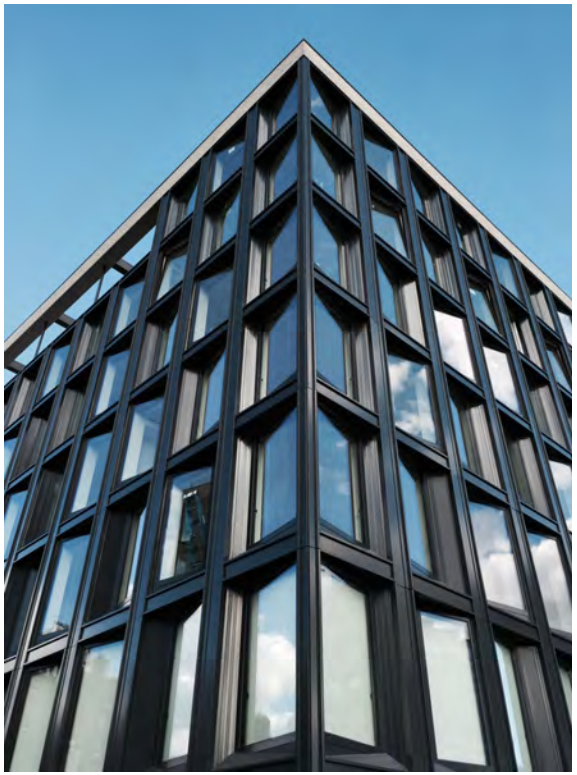


Geometry should be flexible but responsive to nearby heights and widths.

A3 RENDER BUILDING FACADES WITH TEXTURE AND DEPTH

Façades composed of long expanses of homogenous surfaces lack scale, visual interest, and character that create dull streetscapes. Facades designed as three-dimensional ensembles create street walls that engage the eye, and enhance the use and enjoyment of the pedestrian. Manipulation of light and shadow render various scales and components of buildings more vividly.

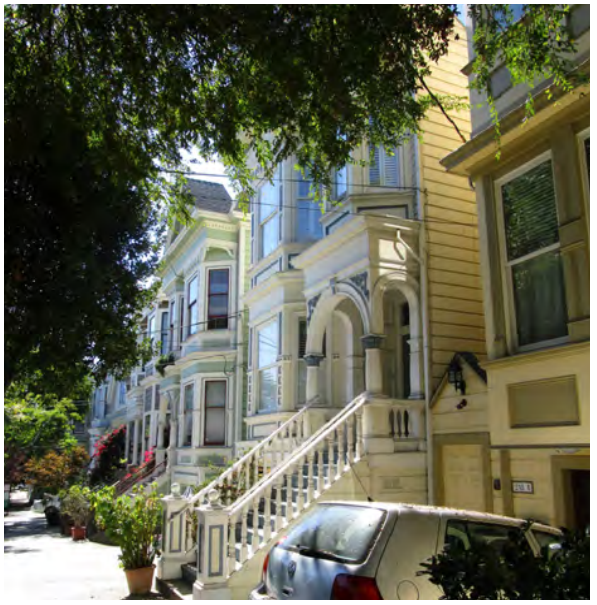
- Avoid large expanses of undifferentiated blank surfaces and planes on visible facades. Avoid large expanses of any single material that is undifferentiated and lacks detail or visual interest.
- Design buildings modeled by deep relief – punched openings scaled proportionally and organized appropriately with scale of the adjacent façade systems to create texture of light, shade, and shadows.
- Respond to the ornamental scale of adjacent buildings. Historic features or styles may be reinterpreted, but should be identifiable as from their own era.
- Design curtain walls that modulate the facade, provide scale and a three-dimensional texture.
- Include a strong rhythm of horizontal and vertical elements and three-dimensional detailing to create variety, shadow lines and visual interest, such as bay windows, cornices, belt courses, window moldings, balconies, parapets, etc.
- Structure may be expressed externally to help modulate a long or tall façade.
- Compose window patterns that correspond to programmatic needs.
- Use different types of transparent, translucent or opaque materials to demonstrate connections between inside and outside programs.
- Differentiate materials, texture, and form by using a combination of solid and glazed materials.
- Vary the heights and widths of façade features, and articulate forms with materials.



ILLUSTRATIVE EXAMPLES

Expressing interior programming to articulate the exterior.

Material and dimensional variation can create texture in facades.



Depth and detailing helps to enliven the pedestrian experience.

A4 HARMONIZE BUILDING DESIGNS WITH NEIGHBORING SCALE AND MATERIALS

New buildings that enhance the consistency of design create an ease of connection from neighborhood to neighborhood. Buildings that are sympathetic to the scale, form, and proportion of existing city fabric encourage San Francisco's relatable and walkable nature.

San Francisco's buildings are predominantly light in color; augmented by the atmospheric effects of the bay and fog the city has a soft and diffuse light quality. Building materials and color should contribute to this effect.

- Reference existing building lines and surface treatments.
- Reflect the type and style of material qualities to accentuate neighboring patterns.
- Balance light and transparent materials with solid, durable materials.
- Avoid or limit the use of dark and highly reflective materials. Large amounts of glazing may appear dark and reflective, particularly on cloudy or hazy days that are frequent in San Francisco. Towers should be predominantly light in color.
- Use timeless, high-quality and durable materials such as stone, steel, masonry, concrete on all visible facades.
- Exhibit human-scaled detailing, components, and features.
- Use joints, panel patterns, and cladding attachments to reinforce a finer scale of material and expression.
- The pattern of glazing, openings and material divisions on a building should be considered as a visual and three-dimensional fabric that demonstrates appropriate scale, ornament, or clear ideas about the use of cladding or structural components.
- Respect neighboring fenestration patterns. Designs should respect the neighborhood type, proportions, and scales of windows and entrances in the design of building facades.
- The number of planes and depths of walls found in the surrounding context should inform the planar variations in new development.

ILLUSTRATIVE EXAMPLES

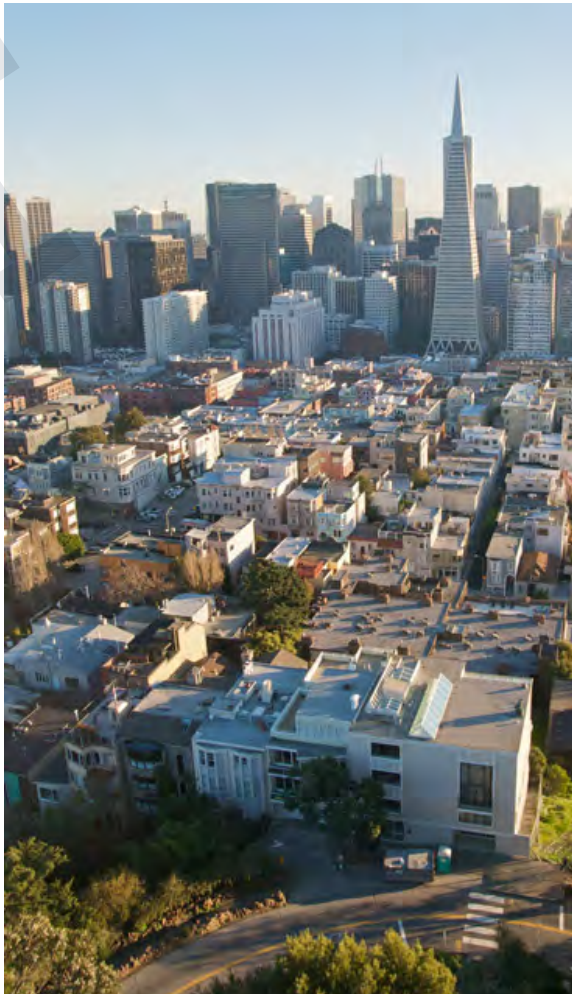
Contemporary architecture can use material, colors, and textures to connect to neighboring context.

Material relationships can be established through scale, texture and type,while incorporating differences in color or style.

A5 DESIGN BUILDINGS TO BE SEEN FROM MULTIPLE VANTAGE POINTS

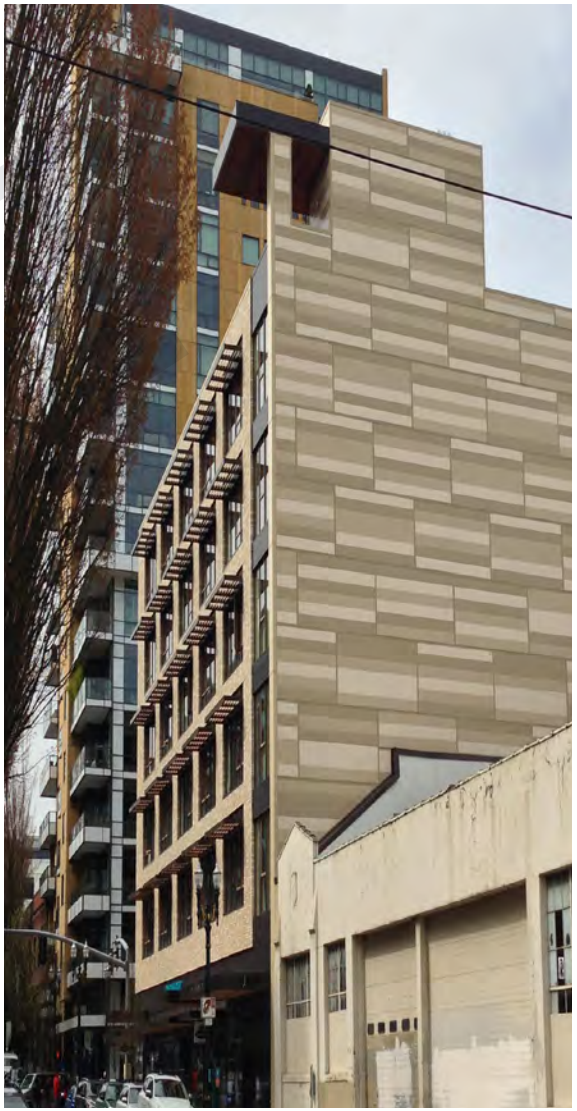
There are many ways to experience a building. Although the street fronts of urban buildings are often considered the primary facades, buildings, when seen from different distances and vantage points, will reveal different things. In a city of undulating hills, it is important to consider all visible facades and roofs as design opportunities.

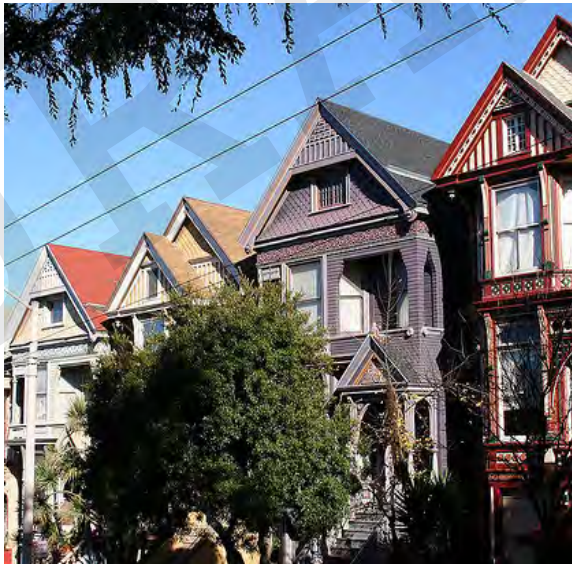
- Design all aspects of buildings, including the roofscape to enhance and not detract from views from above.
- Design rooftop features to be a cohesive part of the building, and consider the roof to be a landscape.
- Minimize rooftop clutter by combining rooftop utilities, such as vents with other features and design rooftop features intentionally to be integrated into the architecture.
- Decking, green roofs, and planting are encouraged to add amenity, reduce solar gain, improve air quality, and to reduce the quantity of water entering the storm drain system. Ideally, roof gardens include vegetation that is either edible or self-sustaining.
- Design all visible facades with similar intent as primary facades.
- Sculpt towers to enhance the city skyline and pedestrian experience at the street.



The San Francisco hills offer overhead views and many perspectives to experience a project.

ILLUSTRATIVE EXAMPLES





Roof features need not be purely utilitarian.

Design all sides of a building envelope.

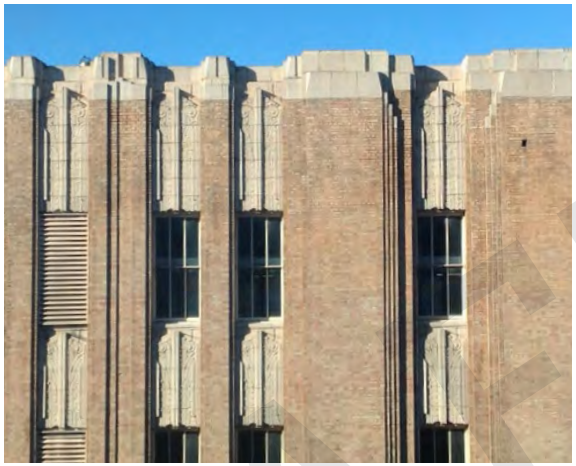
A6 SHAPE THE ROOFS OF BUILDINGS

Viewed from its many hills, San Francisco is a city of roofs. The shape that building roof terminations make with the sky can positively shape the street wall, reinforce the building's design intent, and contribute to the image of the city from a distance. Roofs may also provide amenities such as common or private open space. Roofs should complete the composition of the building and streetwall and express their various functions.

- Sculpt roof forms to be cohesive and integral to the building's overall composition.
- Design roof forms to complement the rooflines of surrounding buildings.
- Roof features should be integrated with the building architecture where appropriate.
- Minimize and combine rooftop utilities, such as vents with other features and design rooftop features intentionally to be integrated into the architecture.
- Use material, form, and dimensional changes such as a roof overhang, cornice, or a shaped parapet to provide a visual termination of the building.
- A termination feature may also consist of an intentional dematerialization.

Detail and depth on the top story can help terminate the building.

ILLUSTRATIVE EXAMPLES



Building tops can connect inside and outside spaces.

New buildings can help establish a clear neighborhood height.

Tops can be expressed as form, texture, or geometry and do not need to be horizontal bands.

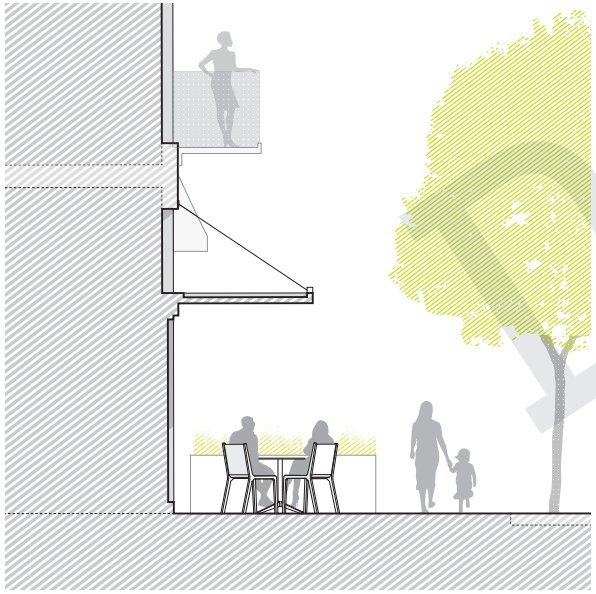
A7 DESIGN ACTIVE BUILDING FRONTS

Buildings that provide interfaces between the street with residential stoops, setbacks, retail and lobby entrances support active street life and enhance well-being and safety by encouraging more eyes on the street. Creating a human-scaled fabric allows for the pedestrian to relate and connect to a place. Intentionally design the ground floor to create an engaging street level experience. Upper floor balconies, terraces, bays and roof decks can also contribute to active interface with the public realm.

- Orient and integrate courts, entries, lobbies, large windows and balconies to face streets, public parks, plazas and open spaces to provide more opportunity for interaction.
- Locate main building entries on the main street. Design entrance lobbies to create a gracious transition between the street and interior – wide, high, and setback enough to clearly signal 'entrance'. Incorporate overhead projections and landscaping. Building entrances should be more significant than garage entrances.
- Provide ground floor residential dwellings with appropriate transition space between street and sidewalk per the Residential Ground Floor Design guidelines. Minimize the height and opacity of front fences, railings and gates. Make defensible and useful space outside individual apartments.
- Avoid or minimize expansive blank and blind walls at the ground floor.
- Distinguish commercial entrances from residential entrances through integrated signage, changes in materials and colors, or by elevating the residential entry. Provide mailboxes and other daily uses in residential building lobbies to increase their pedestrian activity .
- Design the base of the building to foster positive activity and to express and connect its active uses to the public realm.
- Design storefronts with modest setbacks to accommodate active uses such as outdoor seating, landscaping, and entries.
- Maximize transparency of ground floor commercial facades, but avoid continuous, floor to ceiling glazing. Provide appropriately frequent storefront entrances and openings.
- Develop and express programmatic relationships between inside and outside. Use furniture, displays, signage, and landscaping to help animate the building edge and sidewalk.
- Minimize frontages devoted to utilities, storage, services and parking access, and integrate with the overall articulation and fenestration of the façade. Where possible, locate trash rooms below grade, place transformers in sub-sidewalk vaults, and combine loading with vehicular access to minimize curb cuts.
- Include operable windows and planter boxes to help animate a building.
- Provide balconies where appropriate to allow interface between private and public space.

ILLUSTRATIVE EXAMPLES

Building entrances can activate the public realm.



Balconies can help upper stories connect to the public realm.

Program can help inside and outside spaces connect.

A8 COORDINATE BUILDING ELEMENTS

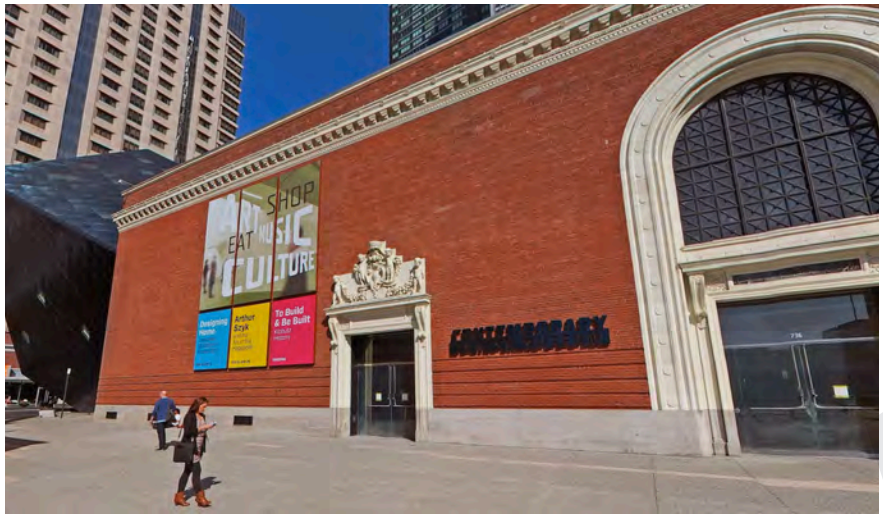
Signage, lighting, and other finer-grained architectural systems provide another means of producing an animating and harmonizing effect among buildings in the public realm.

Design signage and lighting to be compositionally integrated with the architecture. Signage should allow for messaging, but not contribute to the visual clutter.

Design lighting to contribute to the pedestrian experience, not to dominate the night sky.

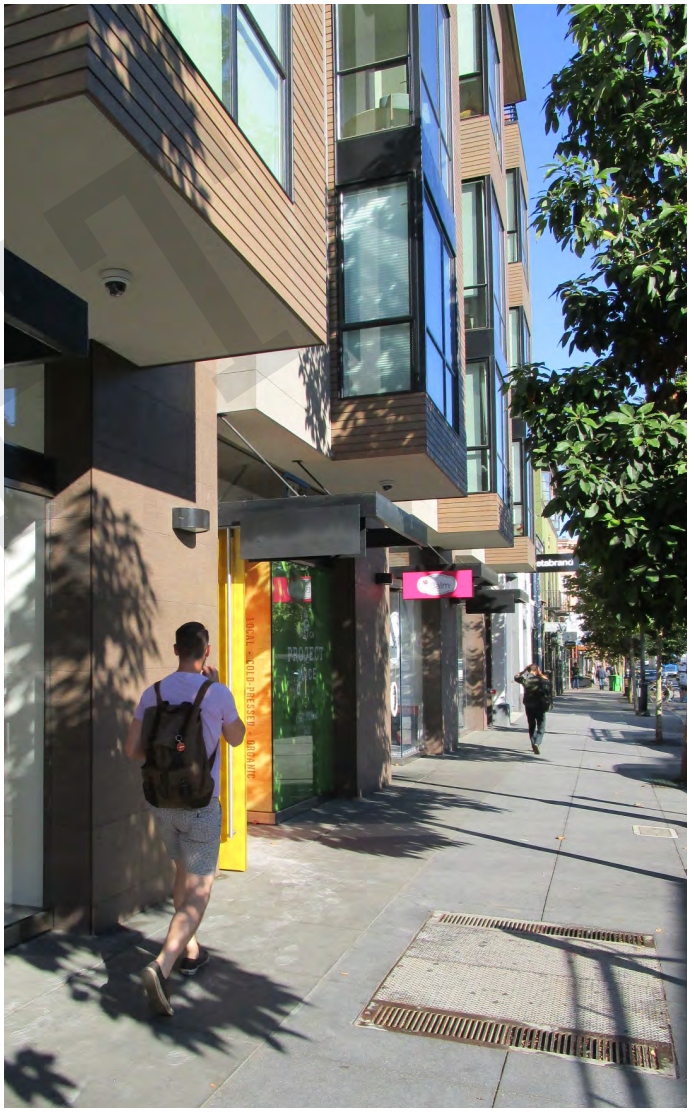
- Use lighting to highlight significant building features.
- Design lighting to reinforce pedestrian comfort at the ground level.
- Do not over light buildings nor project light into the sky.
- Minimize the intensity of building and signage lighting, allow for dimming and color variation, limit to active use hours.
- Orient and size signs to the pedestrian scale, and so as to not overwhelm the building façade .
- Design building signs to reflect the type and sensibility of their use.

ILLUSTRATIVE EXAMPLES



Contemporary signage can rest on historic resource buildings to express their adaptive reuse.

Signage can be coordinated to express the ground floor height.



Buildings can extend architectural elements to host signage.


2010

P PUBLIC REALM

P1 Connect open spaces to the public realm .

P2 Design open spaces to complement surrounding public realm.

P3 Program public open spaces to encourage activity and rest.

P4 Express neighborhood personalities in the design of open space.

P5 Design sidewalks to enhance the pedestrian and transit environment.

P6 Integrate trees and plants into the public realm.

Public Realm

San Francisco has remarkable public space -- memorable places that are destinations, such as parks or plazas, and compelling streets that draw people to take part in public life as part of their daily routines. San Francisco's landmark parks and plazas host community, political, and recreational events; while its finer grained urban spaces support more local activities, and its streetscapes nurture everyday life. Together they build a network that supports social interaction and economic exchange. They also express the identity of individual neighborhoods, and the city as a whole. San Francisco prioritizes a quality pedestrian environment that is defined by a sense of place, active uses, public views, and open space. This section addresses the three contributions of private development to the public realm: publicly accessible private open space, street improvements, and the architectural interface of the public and private.

Publicly Accessible Private Open Space (POPOS) is a critical part of San Francisco's open space network. In a dense urban environment, these spaces offer important access to natural light and air, activities that link people to each other, a respite from the day to day routine, and extensions of interior activities. A POPOS should be responsive to local community or neighborhood culture or recreational needs, reflective of local design character, and inviting to all. These open spaces also perform important environmental functions in San Francisco and should be compatible with or support climate conditions, habitat, natural systems, and cultural history.

Other types of public space include: Plazas and street plazas; stair walks; pocket parks; mid-block pedestrian alleys; gallerias; living alleys; sidewalks and sidewalk parks.

San Francisco is a pedestrian-first city and its public realm is oriented to encourage walking and the use of public transportation. The Better Streets Plan guides the design of the streetscapes to support pedestrian safety, sustainability, accessibility, use of public transit, and the development of beautiful places for people. The Better Streets Plan establishes the city's goals as well as the finer details including types of street furniture, paving materials, and planting.

Buildings should reinforce the fabric of streets, alleys, sidewalks, paths, and open spaces to create vibrant and walkable neighborhoods. Open space networks work best when engaged with and connected to active building frontages. Active frontages and public space should be designed in concert to promote active use. Primary facades are on the street and should create a vibrant and inviting sidewalk open space. Designers should minimize utilitarian interfaces that diminish pedestrian activity, such as loading docks, garage driveways, or utility infrastructure; instead designers should intersperse them with retail or residential uses and integrate them with the building's overall design.

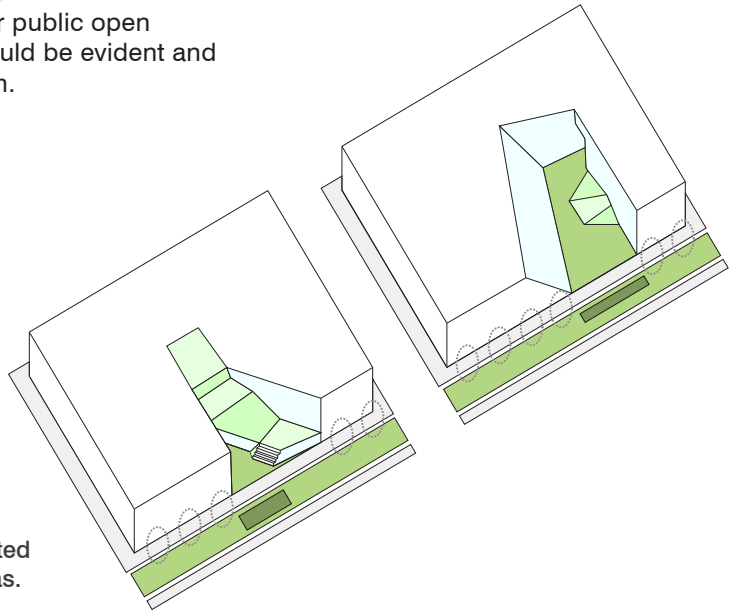
"Money lives in New York. Power sits in Washington. Freedom sips cappuccino in a sidewalk café in San Francisco."

– Joe Flower

P1 CONNECT OPEN SPACES TO THE PUBLIC REALM

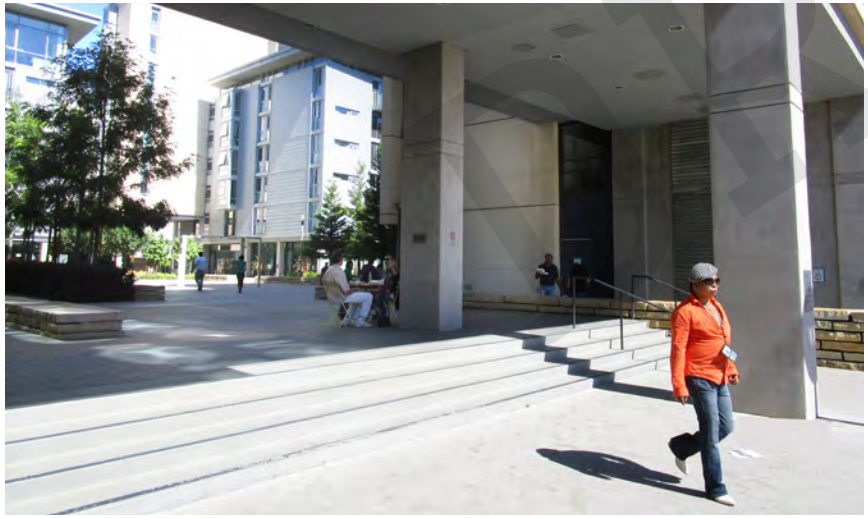
Common and publicly-accessible open spaces work best and are most equitable when they act as extensions of sidewalks and public ways.

- Locate open spaces so they are physically and visually accessible from the public realm without physical barriers.
- Provide open spaces at the ground level and where possible, adjacent to the public realm.
- Program public space to support adjacent interior uses, transit stops, or other public spaces.
- When more remote or interior public spaces are required, connect them to the public realm as directly and overtly as possible without security or other design elements that promote exclusivity
- If roof gardens are used for public open space, access to them should be evident and direct from the public realm.
- While public open space may be closed or locked at off hours, remove gates or other movable barriers when the space is open.
- Align or coordinate doorways with public pathways wherever possible.
- Public open space open hours should parallel typical hours of neighborhood activity, including weekends
- Integrate large windows, courtyards, balconies, and wind breaks adjacent to plazas and gathering spaces to improve the site's attractiveness to visitors and provide more opportunity for community interaction.



Open space is more successful if it is connected to sidewalks, parklets, POPOS, parks or plazas.

ILLUSTRATIVE EXAMPLES



Courtyards can be effective public space if they are open and directly connected to the public realm.

Extended sidewalks add usable public space.

P2 DESIGN OPEN SPACES TO COMPLEMENT PUBLIC REALM

Design and quality of open space is more important than size. Open spaces provide relief and rhythm to the urban experience when thoughtfully incorporated with neighborhood use and density.

- Avoid overt theming and proprietarization in the design of public open space.
- Design open space to be integrated with the urban fabric and inviting.
- Locate public open space to best serve the public.
- Integrate green areas with buildings.
- Create micro-environments to increase biodiversity.
- Link with transit
- Thematically connect open spaces to other open spaces.

ILLUSTRATIVE EXAMPLES

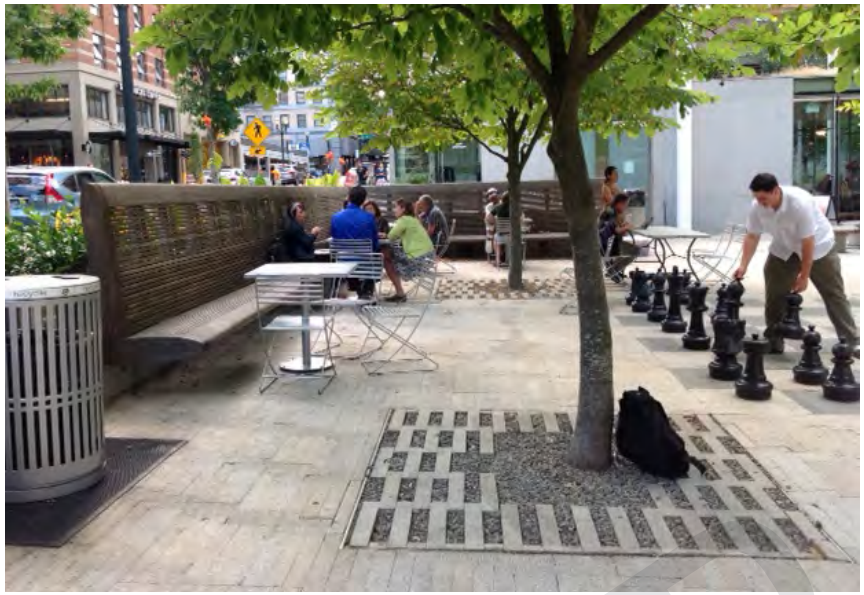
Plazas surrounded by active building uses mutually support each other

P3 PROGRAM PUBLIC OPEN SPACES TO ENCOURAGE SOCIAL ACTIVITY, PLAY AND REST

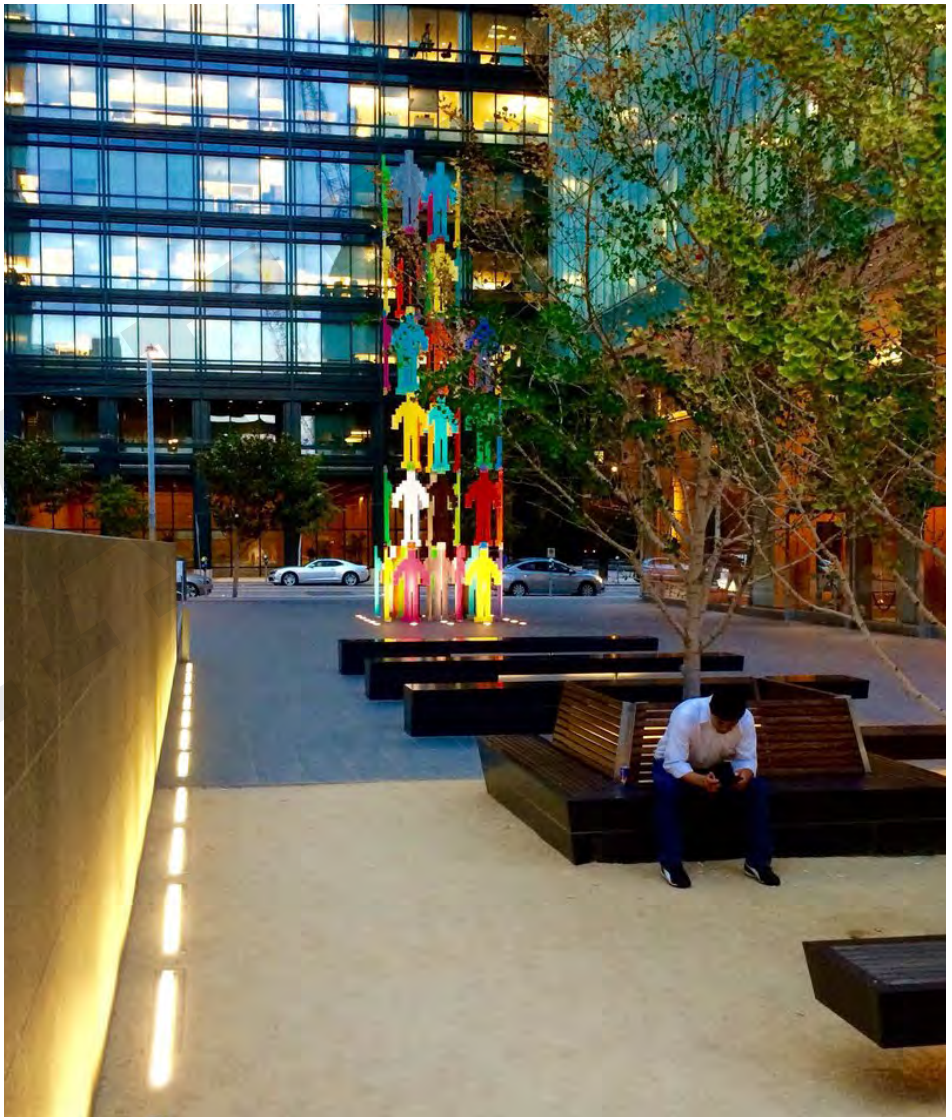
Places are used when people of all ages, abilities, and backgrounds are accommodated. Furnishing open space to accommodate social, recreational, or restful activities insures activity and engagement.

- Design spaces for specific and multiple uses.
- Integrate art, lighting, paving, seating, planting, building materials, entries and windows, and transparent gates to provide a comfortable human scale that is furnished and activated to be a defensible space.
- Include seating and tables in a variety of ways for people to sit alone, pairs, and small or large groups.
- Incorporate seating ledges on building walls.
- Use planters and low walls to provide safe and comfortable places for people to stop, view, socialize and rest.
- Encourage seating and outdoor dining space.
- Provide recreational amenities to encourage physical activity and places for people to play together.
- Provide game boards or sport courts.
- Provide children's play areas for a variety of different levels
- Include convenience establishments such as flower stands, newspaper stands, and kiosks.
- Consider site factors such as circulation and adjacent uses when selecting and placing art.
- Place art to engage people and enhance the open space and architecture.
- Locate public art in the most public place. Think about visual and physical connections to likely future locations for art.

ILLUSTRATIVE EXAMPLES



Flexible seating helps activate public spaces.



This privately-owned public open space includes seating, art, lighting, planting, and building entries.

P4 EXPRESS NEIGHBORHOOD CHARACTER IN OPEN SPACE DESIGNS

Every neighborhood has specific qualities that give it personality; its public realm should express and respond to these characteristics and culture.

- Include spatial arrangements or amenities that align with neighborhood activities.
- Find specific qualities of open space or landscape that express the culture or history of the community.
- Support distinct or special activities that happen in the neighborhood
- Engage local residents, businesses, and cultural leaders in design and programming.
- Reflect contextual patterns of materials and public space.
- Work with local groups to program activities and events.

Parklets are temporary programmed uses of a public parking space that can express a neighborhood use.

Cultural and historic expressions help identify neighborhoods.

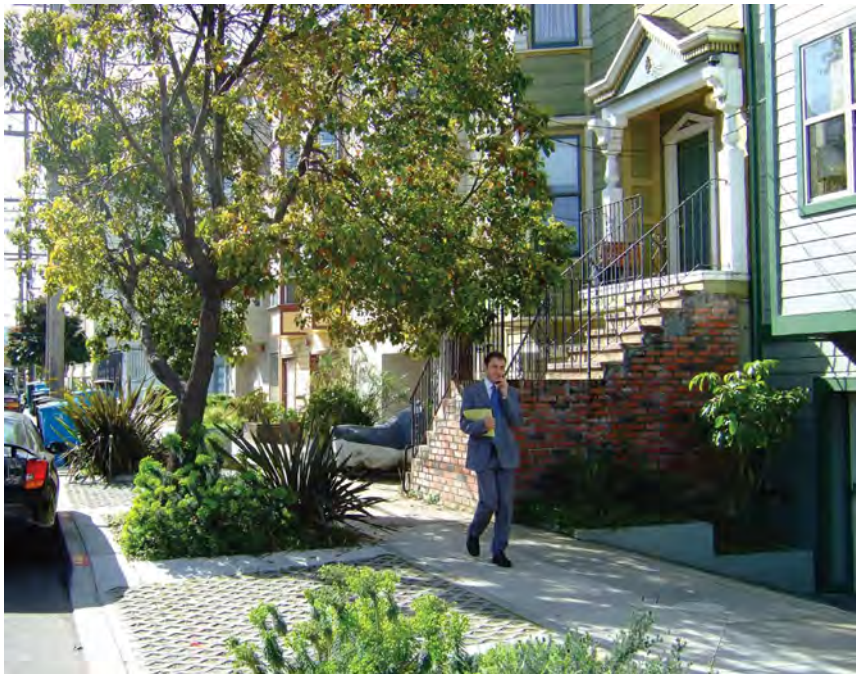
Pavement areas that are unused for traffic can be converted to public space that expresses the neighborhood.

ILLUSTRATIVE EXAMPLES

P5 DESIGN SIDEWALKS TO ENHANCE THE PEDESTRIAN EXPERIENCE

A well-designed walking environment increases pedestrian use, the success of neighborhood retail, and overall safety.

- The Better Streets Plan provides a catalog of street improvements and details to ensure a quality design streetscape design.
- Create transitional buffer spaces between parked cars and pedestrian path of travel.
- Organize utilities in the buffer spaces between parked cars and the sidewalk pedestrian path of travel
- Locate bike racks near building entrances and open spaces.
- Minimize conflicts with pedestrians.
- Include permeable paving wherever possible to reduce water flow during heavy rain, improve the health of street trees, and increase foliage.
- Provide pedestrian lighting.
- Orient ADA ramps with crosswalks so that the path of travel is continuous.



ILLUSTRATIVE EXAMPLES

Bicycle parking should be located near building entrances and open spaces.

Add seating adjacent to sidewalks.

P6 INTEGRATE LANDSCAPE IN THE PUBLIC REALM

The livability, amenity, and character of residential areas are greatly enhanced by trees.

Street trees shape and define the public realm in significant ways-- providing shade, texture and scale, or sense of enclosure to a street, buffering the pedestrian from the road and organizing the sequence and cadence of space.

- Use trees to provide shade and define public space.
- Extend or enhance existing tree planting patterns.
- Locate trees to frame public important views.
- Select trees species to be compatible with the local climate and habitat.
- Plant trees in rows to define an edge, in groves to define a specific area, or as individuals to offer a special place to gather.
- Use grasses and shrubs that require little maintenance.
- Use permeable paving where possible to capture storm-water and improve the health of street trees. Trees and vegetation thrive in larger soil wells or trenches because they develop root systems more naturally and gain better access to replenishing water.
- Where sidewalk space prevents landscaping or tree planting consider using front setbacks to accommodate landscaping.

ILLUSTRATIVE EXAMPLES

Landscape can help define public space.

Small interventions can contribute to the natural ecology.

Use permeable paving and foliage to integrate green features in public space.

P7 LOCATE AND DESIGN OPEN SPACES TO MAXIMIZE COMFORT

Orientation and protection from the elements can enhance the use and experience of public space. Amenities that allow choice enable many people to use a space.

San Francisco's generally mild microclimates tempered by westerly ocean wind and fog inform the design of open space.

- Orient publicly accessible open space to maximize physical comfort. Consider solar orientation and exposure, shading, shadowing, and wind.
- Design seating for casual gathering in both sunny and shaded locations; and in both quiet and active zones.
- Use structures or buildings to define and enhance the sense of enclosure and comfort of a public open space.

ILLUSTRATIVE EXAMPLES

Create a variety of sun shade and lit areas.

Locate foliage and seating to offer both shade and wind protection.

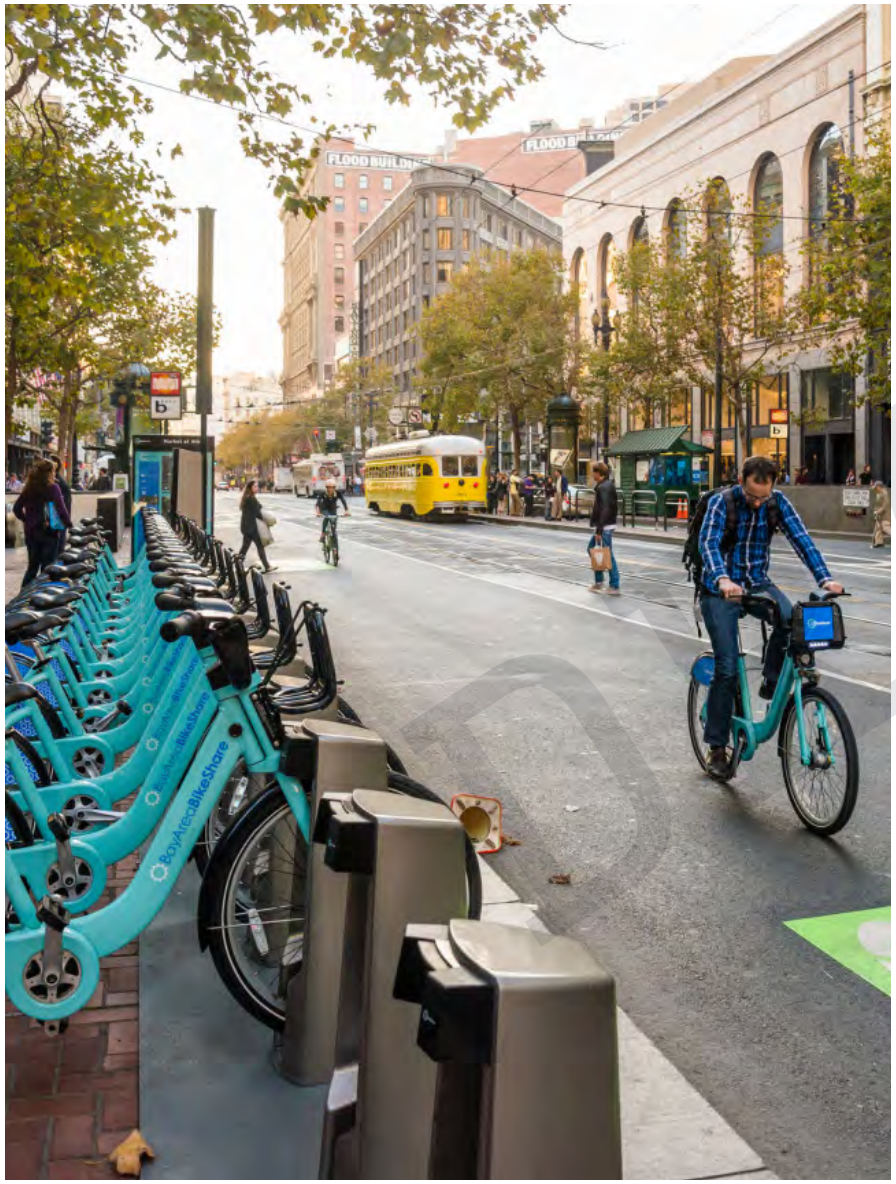
Provide landscape components to create comfort buffers.

P8 SUPPORT PUBLIC TRANSPORTATION AND BICYCLING

Providing convenient access to bicycle parking augments an active street life and encourages bike use, while reducing the need for automobile parking. Locate bike parking as close to building entrances and grade as possible. Consider adding or combining with other amenity or commercial activity, including repair or sales.

- Provide bike racks at access points to open spaces and buildings.
- Locate bike rooms near building entrances.
- Minimize conflicts with pedestrians.
- Design bike rooms to maximize visibility from within the building.

ILLUSTRATIVE EXAMPLES



Locate bike parking or bike share hubs near entrances and access points.

San Francisco Planning

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Planning staff are available by phone and at the PIC counter.
No appointment is necessary.