

POTRERO HOPE SF

BLOCK B

DESIGN STANDARDS AND GUIDELINES DOCUMENT
AMENDMENTS

Planning Commission
June 11, 2020

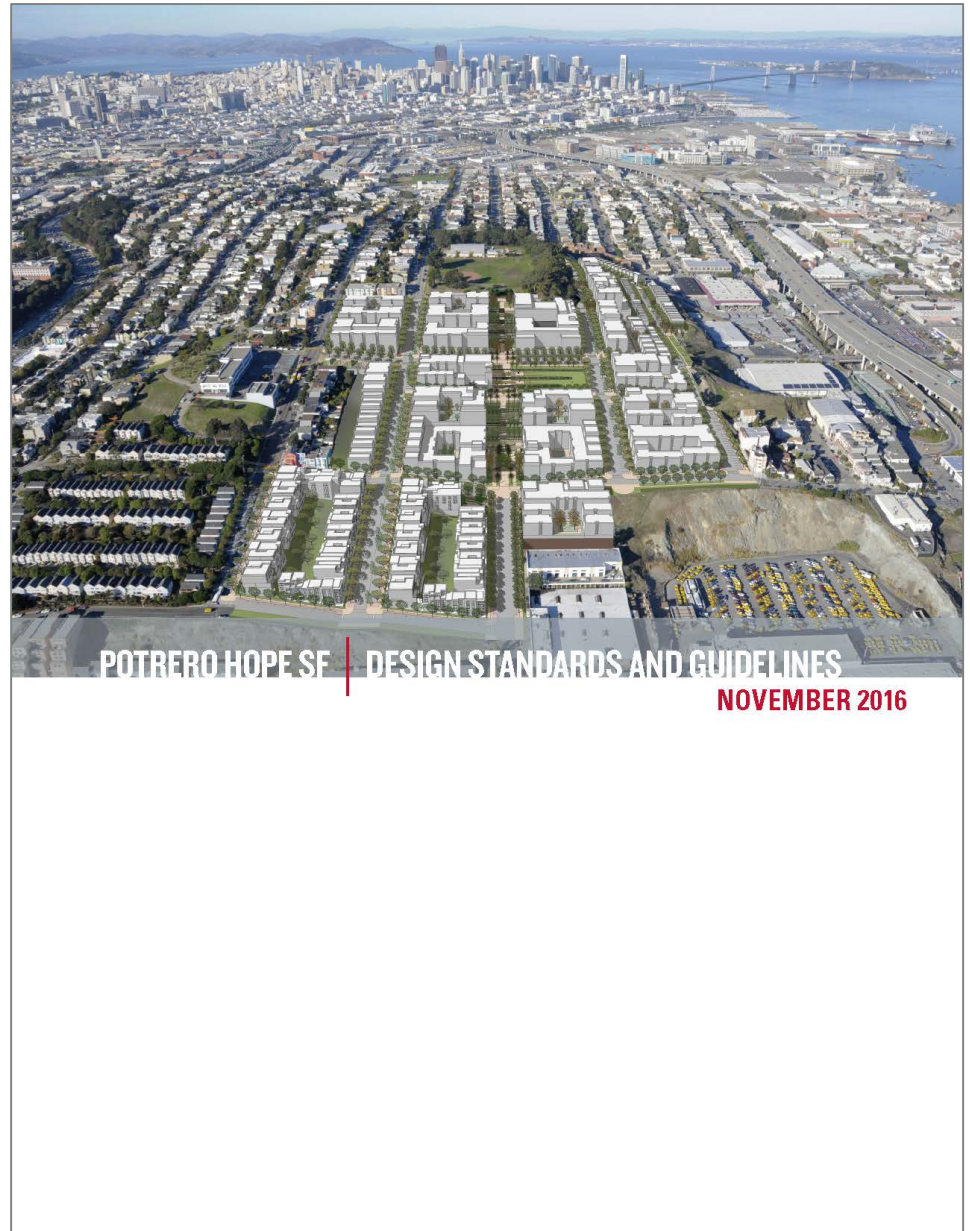


San Francisco
Planning

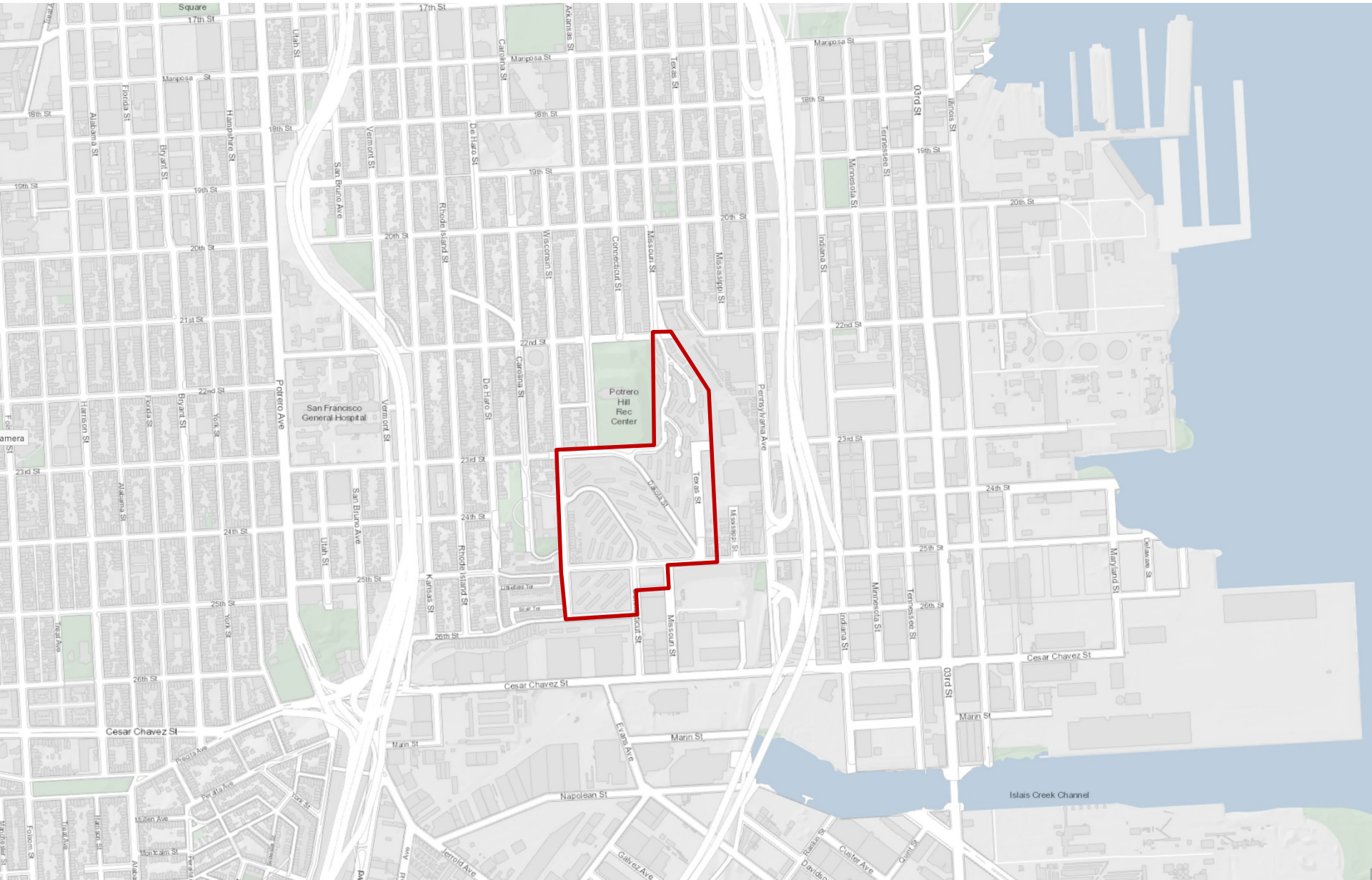
Potrero HOPE SF

■ Today's Presentation

1. Original Approvals and the Design Standards and Guidelines document (DSG)
2. Progress to Date
3. Block B
4. Proposed Amendments



Potrero HOPE SF Context



Potrero HOPE SF Current Condition



Potrero HOPE SF

■ Background of Original Approvals

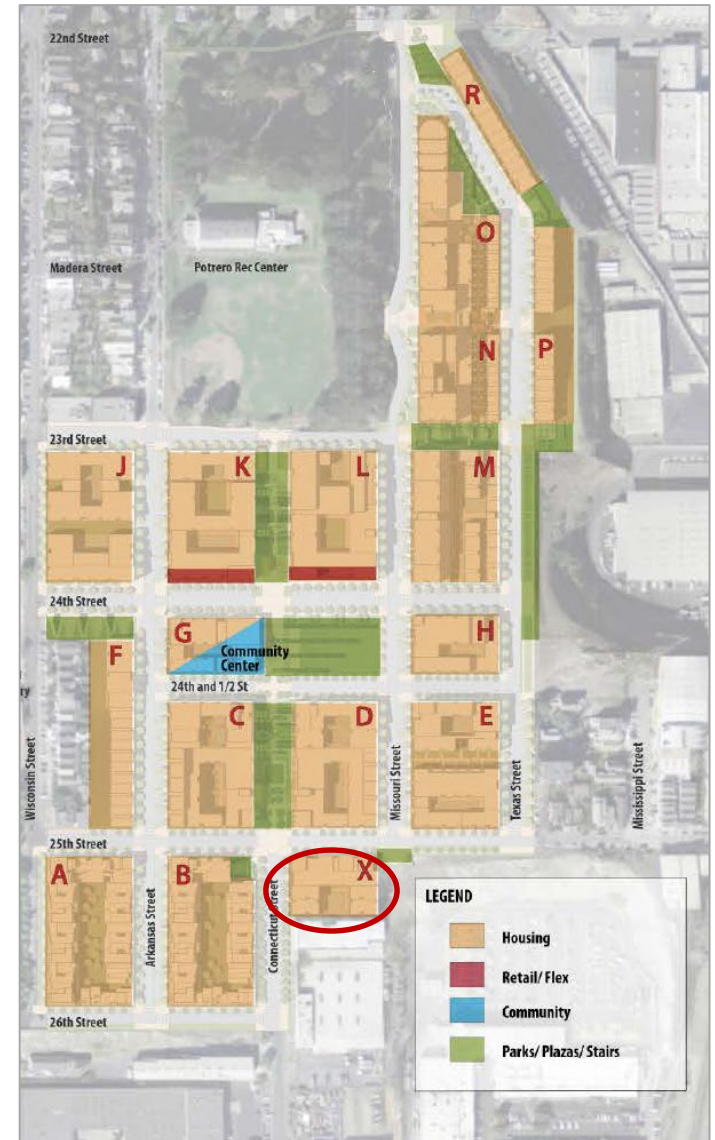
- Development Agreement
- Rezoning
 - Potrero HOPE SF SUD
 - 40/65-X Height and Bulk District
- Design Standards and Guidelines (DSG) Document



Potrero HOPE SF

- Progress to Date

- 1101 Connecticut Street (Block X)



Potrero HOPE SF

■ Progress to Date

- Approval of Phase 2 Application
 - Development of Blocks A (market-rate) and Block B (affordable)
 - Demolition of 8 buildings
 - Improvement of 25th Street, Wisconsin Street, and 26th Street,
 - Construction of new segment of Arkansas Street
 - New mini-park
 - New child care



Potrero HOPE SF

■ Progress to Date

- Approval of Phase 2 Application
 - Development of Blocks A (market-rate) and Block B (affordable)
 - Demolition of eight buildings
 - Improvement of 25th Street, Wisconsin Street, and 26th Street,
 - Construction of new segment of Arkansas Street
 - New mini-park
 - New child care



Block A + B Aerial - Figure 2



Block A + B Site Plan - Figure 3 - Location of Mini Park subject to change

Potrero HOPE SF

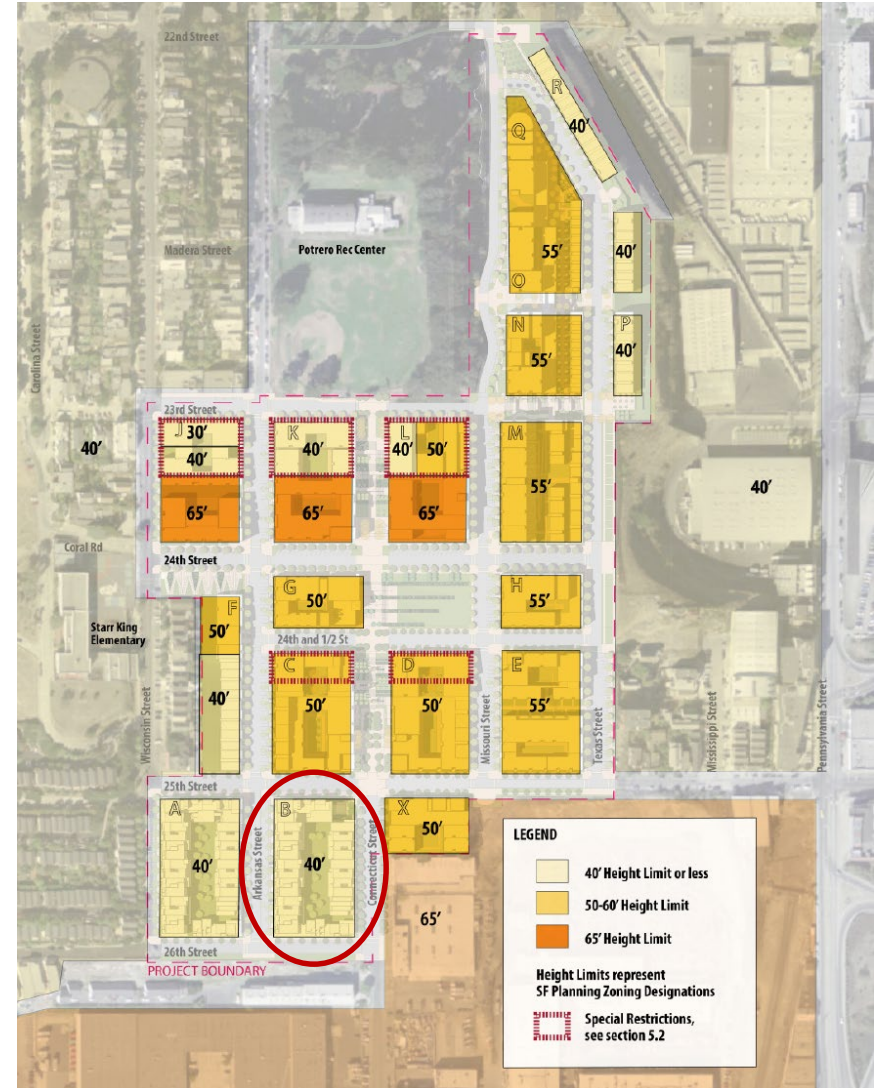
- Block B



Potrero HOPE SF

■ Actions before the Commission

- Modifications to Design Standards and Guidelines
 1. Increase Height on Block B
 1. 40 feet to 50 feet for entire block
 2. 40 feet to 65 feet on limited portions of site
 2. Revised non-regulatory narrative regarding Block B



Potrero HOPE SF

■ Actions before the Commission

- Modifications to Design Standards and Guidelines
 1. Increase Height on Block B
 1. 40 feet to 50 feet for entire block
 2. 40 feet to 65 feet on limited portions of site
 2. Revised non-regulatory narrative regarding Block B



Potrero HOPE SF

■ Actions before the Commission

- Modifications to Design Standards and Guidelines

1. Increase Height on Block B
 1. 40 feet to 50 feet for entire block
 2. 40 feet to 65 feet on limited portions of site
2. Revised non-regulatory narrative regarding Block B

- Other standards and controls to remain:
 1. Modulation
 2. Active frontage requirements
 3. Residential design details

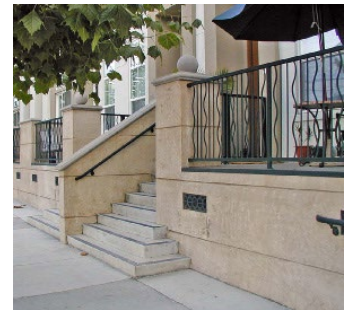
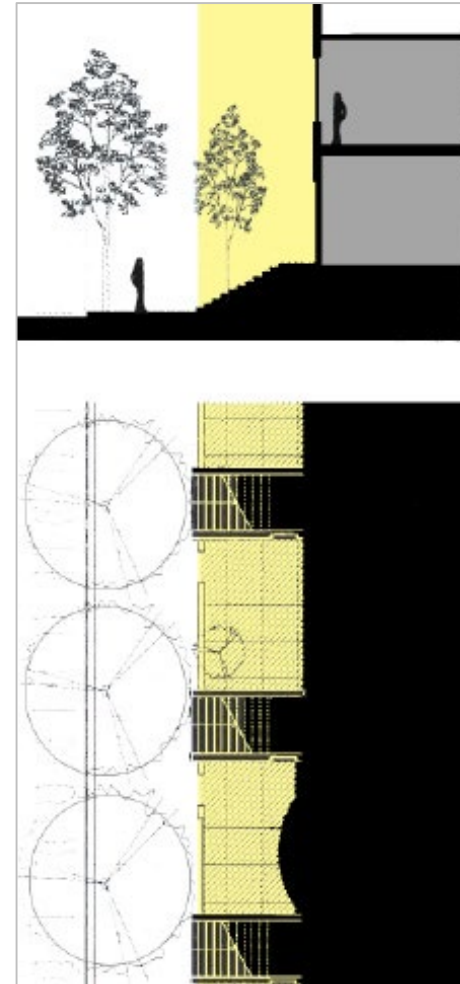


Potrero HOPE SF DSG: photo examples of modulation

Potrero HOPE SF

■ Actions before the Commission

- Modifications to Design Standards and Guidelines
 1. Increase Height on Block B
 1. 40 feet to 50 feet for entire block
 2. 40 feet to 65 feet on limited portions of site
 2. Revised non-regulatory narrative regarding Block B
- Other standards and controls to remain:
 1. Modulation
 2. Active frontage requirements
 3. Residential design details



Potrero HOPE SF DSG: photo examples and diagrams of active residential frontages

Potrero HOPE SF

- Staff Recommendations
 - Approve Amendments to the Design Standards and Guidelines





THANK YOU



**San Francisco
Planning**

Mat Snyder
Senior Planner
San Francisco Planning

mathew.snyder@sfgov.org
www.sfplanning.org