

SAN FRANCISCO

URBAN DESIGN GUIDELINES



REVIEW DRAFT
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San Francisco
Planning



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Urban Design Guidelines

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Built Environment Values for the City of San Francisco

Being a Good Neighbor

Good urban design is characterized by the thoughtful orchestration of buildings, landscape, open space, and streets. Such compositions result from fundamental principles that apply universally, as well as a deep understanding and response to site-specific conditions. 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. The Urban Design Guidelines establish that new buildings have the responsibility to sensitively respond to their context and existing patterns of development while being of their moment.

San Francisco's urban design policy supports contextual sensitivity for two primary reasons: the first is that site-responsive design enhances our connection to our environment by maintaining a sense of orientation and familiarity. The second is that buildings that unduly distinguish themselves in form, materials, or character compete for attention with the larger urban fabric or buildings of greater public significance.

This expression of context occurs at three scales:

- *Site design*, where massing, open space, and site organization patterns respond to these values;
- *Architecture*, where design organization reflects adjacent volumes, proportions, and facade rhythms; and lastly,
- *Details*, where context informs the appropriate use of particular materials, tones, detailing, and placement of elements.

While projects should address all three scales, a context-specific response is not a prescription and each project should be evaluated on balance. The guidelines are especially important to help large projects with significant frontages contribute to fine-grained neighborhoods and new projects avoid creating substantial contrasts in scale or expression with existing neighborhoods. Over time, appropriate design will result in thoughtful layers that both uphold San Francisco's unique neighborhoods and support their evolution.

Designing Sustainably

With the inclusion of sustainable design principles and practices, dense urban development is inherently environmentally-friendly. Concentrating people near shared infrastructure reduces environmental burdens 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.

Preservation is a key piece of sustainable development. As the city grows, retaining significant and irreplaceable buildings or fabric may be as much a measure of achievement as building the new. Not only is it resource conserving, it retains, refreshes, and infuses the future with the city's historical values, culture, and identity.

Supporting Human Needs

People interact with the built environment from their homes and workplaces, neighborhood streets, and public open spaces. Urban form that considers the quality and functionality of the building fabric, streets, and open spaces contributes to the livability of San Francisco. Buildings and building features that are scaled for human interaction such as steps, doors, windows, and seating contribute to physical and psychological well-being. Buildings that enhance the connection between the inner life of buildings and the outer public realm also help engage people to the larger sense of activity and spirit of the place. All of these goals support an experience of urban life in which people are the measure.

Endeavor. San Francisco is a global hub for invention, creativity, and economic vibrancy supported by density, diversity, and places for people to interact. This healthy economy depends on promoting and balancing a diverse range of options for housing, work, and recreation as well as physical and cultural infrastructure.

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

Though better design need not cost more, a well designed building with high quality construction ensures longer term value and promotes a higher

quality of life for the occupants and public alike. Higher quality construction along with integrated sustainable design ensures that buildings will endure and perform better over the life of the project, reducing operating costs and environmental impacts.

Culture and Social Well-being. The vibrancy that defines San Francisco—its diversity, rich culture and social history, along with its dynamic political life—is supported by buildings and spaces that foster robust urban social life. Fundamentally, the built environment is a physical manifestation of a city's cultural values and experiences layered over time. New projects should provide thoughtful and accessible places and buildings that express their neighborhood culture and identity.

Quality of Life. There are many reasons people live in and love San Francisco—its unique and beautiful physical setting, mild climate, proximity to nature and open space. Along with promoting a safe and healthy environment, new development should support the individual 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.

New development should contribute to an individual's connection to place. Some people find delight in cities because of the achievement and physical beauty found in the spaces and buildings, while others enjoy a sense of community. The Guidelines are intended to promote the quality of individual buildings, and to enhance the experience of the city as a whole.

Guideline Origin

The Urban Design Guidelines are based on existing policies, principles, and values established in the Urban Design Element of the San Francisco General Plan. The Guidelines elaborate on those policies and other adopted policies and plans with more specific guidance to inform the shape of city-wide development. In doing so, the Guidelines reinforce the collective values of the City and County of San Francisco to ensure that buildings contribute to the overall environment in a manner that both sustains and delights. A detailed analysis of the correlation between specific guidelines and all existing city policy has been developed as a companion document and is available from the Planning Department.

Guidelines Organized by Values

Establish relationships and logics

- S1 Recognize and Respond to Urban Patterns
- A1 Express a Clear Organizing Architectural Idea
- P1 Design Public Open Spaces to Connect with and Complement the Streetscape

Respond to context

- S2 Harmonize Relationships between Buildings, Streets, and Open Spaces
- A2 Modulate Buildings Vertically and Horizontally
- P2 Locate and Design Open Spaces to Maximize Physical Comfort and Visual Access

Enhance unique neighborhoods

- S3 Recognize and Enhance Unique Conditions
- A3 Harmonize Building Designs with Neighboring Scale and Materials
- P3 Express Neighborhood Character in Open Space Designs

Engage larger viewpoints and systems

- S4 Create, Protect, and Support View Corridors
- A4 Design Buildings from Multiple Vantage Points
- A5 Shape the Roofs of Buildings
- P4 Support Public Transportation and Bicycling

Design the building interface with the public realm

- S5 Create a Defined and Active Streetwall
- A6 Render Building Facades with Texture and Depth
- A7 Coordinate Building Elements
- P5 Design sidewalks to Enhance the Pedestrian Experience

Use program to support the urban experience

- S6 Organize Uses to Complement the Public Environment
- A8 Design Active Building Fronts
- P6 Program Public Open Spaces to Encourage Social Activity, Play, and Rest

Support sustainability

- S7 Respect and Exhibit Natural Systems and Features
- S8 Integrate Common Open Space and Landscape with Architecture
- A9 Employ Sustainable Principles and Practices in Building Design
- P7 Integrate Sustainable Practices into the Landscape

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

Application of the Guidelines

Applicability

Fundamental to these guidelines is the idea that good neighbors make great neighborhoods and great neighborhoods make a great city. Design review ensures that new development will appropriately contribute to fostering vibrant, healthy, livable urban places that express and advance San Francisco's unique cultures and qualities.

The Urban Design Guidelines establish a set of goals, values, and qualities by which projects are evaluated in design review. They outline clear expectations that projects must demonstrate to be successfully entitled. Application of and compliance with the Urban Design Guidelines is mandatory in the permit review process. Other specific Plan Area design guidelines or the Residential Design Guidelines may also apply depending on the zoning, location, building type, and scale of the project.

The Urban Design Guidelines apply to buildings in all districts outside RH-, RM-, and RTO- and PDR- districts. In Residential Districts, they apply to projects that have non-residential uses or have either six units or more or a frontage longer than 150' feet.

Procedures

The Urban Design Guidelines applicability is located in the San Francisco Planning Code under several of the Article 3 Zoning Procedures Sections including:

- 304 Planned Unit Development
- 312 Permit Review Procedures for All NC and Eastern Neighborhoods Mixed Use Districts.
- 309 Permit Review in C-3 Districts
- 329 Large Project Authorization in Eastern Neighborhoods Mixed Use Districts

There may be some cases where applicable guidelines cannot be met due to unusual circumstances. 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. Each of these existing procedures would allow

a project to seek an exception to specific guidelines, but not the Urban Design Guidelines as a whole, subject to approval by the Planning Commission.

Projects may seek an exception only when the proposed design better meets the goals of the respective guideline than would a project that had complied with the guideline or where a unique site condition makes application physically infeasible. As Section 312 does not already mandate Commission review, projects subject to 312 but where other procedures are not available would need to file a discretionary review in order to seek such an exception.


Design Review

Design Review is an integral step in the entitlement process. The Urban Design Advisory Team (UDAT) is an internal Planning Department staff team that reviews new construction 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: Preliminary Project Assessment (PPA) stage, and 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 project's design. In this second stage, UDAT review focuses on all the components that relate to the overall policies of the Department, and the relationship of context and urban design principles. The scope of UDAT review includes massing, scale, articulation, materials, 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 and aesthetics.

UDAT is comprised of staff planners with expertise in architecture, landscape architecture, historic preservation, and urban design. Design

GUIDELINE	RATIONALE	RANGE OF MEANS	EXAMPLE
<p>36</p> <p>A2 MODULATE BUILDINGS VERTICALLY AND HORIZONTALLY</p> <p>San Francisco is predominantly a city of narrow lots with vertically-oriented facades composed of bays and recesses. In many cases buildings are horizontally composed of strongly defined and differentiated bases, bodies, and tops.</p> <p>Buildings that relate to the city fabric and the human activity within them help unify the existing neighborhood experience and character.</p>  <p>Structure can help establish a vertical or horizontal building rhythm.</p>    <p>Traditional elements provide horizontal and vertical modulation. Consider meaningful adaptations for contemporary projects to address the same scale or rhythm of familiar inflections.</p>	<ul style="list-style-type: none"> Reflect neighborhood-prevailing lot widths and proportion and size of architectural elements in the scaling and ordering of the proposed building. Sculpt massing to harmonize with the rhythm of adjacent buildings and add a human-scale. Adjacent buildings may include an entire block face and the block face across the street in mixed-character locations. Use the internal building program or circulation to externally express different volumetric or facade elements. Utilize a hierarchy of scales within the overall values established in these guidelines if there is no consistent neighborhood pattern. Proportion the scale, the amount of transparency, and the character of entrances at the ground floor to the type of uses and street interaction. 		<p>37</p> <p>ILLUSTRATIVE EXAMPLES</p>  <p>Geometry should be responsive to nearby heights and widths.</p>  <p>Consistent building and element widths can help unify a variable streetwall.</p>  <p>High-rise projects can be thoughtfully related to lower height neighborhood patterns.</p>  <p>Breaking down a large facade can also enhance light and air for living units.</p>  <p>Larger sites can support existing neighborhood geometries, proportions, and rhythms through modulation.</p>

Review comments are communicated through the case planner and may involve subsequent review as the project evolves. Design findings are included in the planners' case reports. The Planning Commission, in turn, will accept or enhance those findings as projects note their final review motions.

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. These guidelines attempt to address the range of urban design considerations, and most, but not necessarily all, will apply to every building.

Guideline Structure

Where they apply, the Urban Design Guidelines 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.

Each guideline is described at the top of the page, followed by a sidebar that explains the rationale for the guideline, a range of means by which one might achieve that guideline, and illustrations that further describe its application. The range of means describes important parameters and methods by which a project can meet the guideline, but is not a prescriptive list. Projects may satisfy the guideline by applying one or all of the means or by suggesting something unique to the project that meets the intent. Each project will be evaluated on balance.

The illustrations are existing built examples in San Francisco that exemplify the means for the guideline indicated but are not necessarily exemplary of every guideline in the Urban Design Guidelines. Note that photos with an **R** designation indicate that, while the example clarifies the means or intent of the indicated guideline, the Department recognizes that the specific site depicted is in a residential district in which the guidelines would not apply.

Glossary

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

Christopher Alexander

Adjacent

Near, close, or contiguous.

Articulation

The act of giving expression. In architecture, it is the definition of the formal elements of architectural design. Through degrees of articulation, each part is united with the whole in such a way that the joined parts are put together. The articulation of a building reveals how the parts fit into the whole by emphasizing each part separately.

Appropriate

Fitting or suitable to a particular situation, location, or setting.

Cadence

The flow or rhythm of events, especially the pattern in which something is experienced. This is a common design metaphor for how a series of elements (building detail or urban scale) can express a legible and harmonious rhythm that defines itself as a set. (See: *variation*)

Character

Prevailing existing architectural elements, including building mass, scale, and era they were built.

Comfort

To ease the trouble of. This document uses the word comfort to describe the physical ease—temperature, wind pressure, glare, safety, air quality—of the human body in an outdoor place.

Compatible

Able to exist or occur together without conflict.

Complement

Something that goes well with something. This document uses this term to express how elements can be adjacent and agreeable in scale, proportion, composition, and type but not identical in style or manner.

Context

Setting. The interrelated conditions in which something exists or occurs. Context in urban design parlance typically refers to the physical and cultural environment around a specific site, or how a proposed building may be described within its surroundings. The design context of a building may emulate, reinterpret, or contrast with its surroundings.

Districts

Relatively large sections of the city distinguished by some identity or character. (From Kevin Lynch, *Image of the City*.)

Edges

Perceived boundaries such as walls, buildings, and shorelines. (From Kevin Lynch, *Image of the City*.)

Fenestration

The arrangement of windows and doors on the elevations of a building. Fenestration is often examined as a pattern.

Glazing

Glass windows, doors, and walls.

Harmonize

To be combined or go together in a pleasing way. Like complement, this document uses this term to describe how elements can visually fit together, or make meaningful relationships without being identical or duplicative.

Historicism

Reference or influence of patterns or approaches of the past. False or cursory historicism is often used to suggest an unwarranted or excessive regard of the importance of past styles.

Human-Scale

The set of physical qualities and quantities of information characterizing the human body, its motor, sensory, or mental capabilities, and human social institutions. This document uses human-scale to set or describe the size of and relationships between elements.

Inflection

A bend or angle. In urban design, a point of inflection is where a consistent block or street pattern changes often where two streets come together at an unusual angle.

Landmarks

Readily identifiable objects which serve as external reference points. (From Kevin Lynch, *Image of the City*.)

Mass

A quantity or aggregate of matter usually of considerable size. V. The act of creating an amount of matter. In architecture, mass is used to describe the three-dimensional volume or shape of a building or part of a building or the act of creating it.

Mid-block open space

Public or private site area, often including multiple lots, left as open space in the center of city blocks. This is typically created by an ensemble of many lots that follow a similar pattern. For example, consistent application and compliance with rear yard requirements.

Modulation

A volumetric regulating according to measure or proportion. A three-dimensional modelling and definition of form that repeats, and supports the overall design. Recesses, projections, or other changes in facade planes, along with windows, materials, patterns and colors, and other similarly scaled elements can be used modulate.

Parti

The chief organizing thought or decision behind an architect's design presented in the form of a basic diagram and/or a simple statement. A parti often explains a building's form, circulation, program, or overall site strategy.

Program

An architectural program or brief is a statement of a client's requirements. A program typically includes a list of uses, adjacencies, and circulation issues of the project.

Proportion

The relationships of the various objects and spaces that make up a structure to one another and to the whole. These relationships are often governed by multiples of a standard unit of length known as a "module".

POPOS

Privately-owned public open space. Shared open spaces that are owned and managed by private entities but available for public use.

Reflect

To give back or exhibit as an image, likeness, or outline. This document uses "reflect" to describe how new elements may seem of the same family or extend a series of similar older elements. It is not intended to imply a mirror-like copy.

Relate

Indicate its connections with (something else). For the purposes of this document, one element relates to another if it expresses aspects of the other's geometry, form, circulation, detailing, materiality, or use.

Scale

A proportionate size, extent, or degree, usually judged in relation to some standard point of reference.

Sidewalk

An elevated paved path for pedestrians at the side of a road and often between the roadway and a building. For the purposes of this document, sidewalks do not include private property or vehicular travel lanes.

Streetwall


Combined facades of buildings generally built to the property line facing a street or open space. A clear streetwall helps define "the urban room" or the public realm. A consistent streetwall that is visually interesting and active ground floor uses promotes pedestrian activity.

Variation

A change or difference in condition, amount, or level, typically with certain limits. In design, variation describes how adjacent elements can contain different attributes with enough similarity to be recognizable as related. A pattern of variation generally requires the repetition of three or more elements. (See: *cadence*)

Volume

A three dimensional measure of space that comprises a length, a width and a height. In architecture, a volume can describe a three-dimensional portion of a building or shaped element.



The American dream starts
with the neighborhoods.

Harvey Milk

S SITE DESIGN

- S1 Recognize and Respond to Urban Patterns
- S2 Harmonize Relationships between Buildings, Streets, and Open Spaces
- S3 Recognize and Enhance Unique Conditions
- S4 Create, Protect, and Support View Corridors
- S5 Create a Defined and Active Streetwall
- S6 Organize Uses to Complement the Public Environment
- S7 Integrate Common Open Space and Landscape with Architecture
- S8 Respect and Exhibit Natural Systems and Features

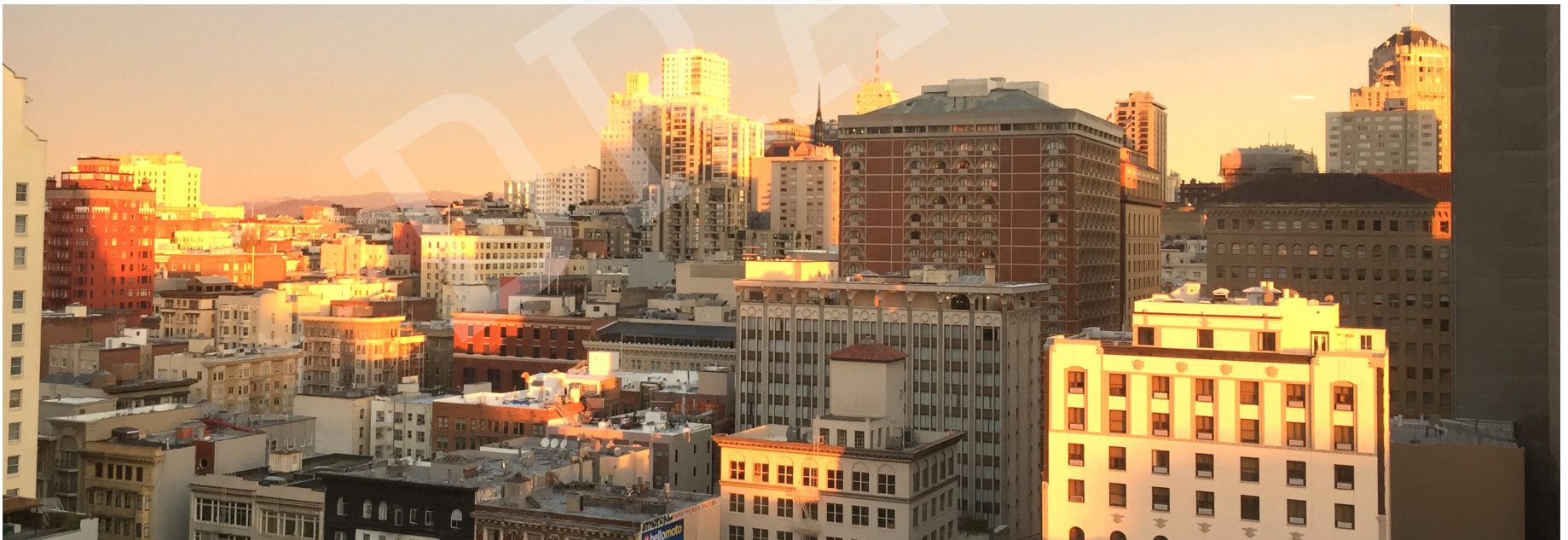
Site Design

The combination of San Francisco's built elements and topography give it a unique identity among cities and its individual neighborhoods reveal its many cultures. The guidelines in this section guide the height, form, massing, and scale of development as it arrives in a evolving city to maintain an important balance between consistency and variety.

Site design determines the massing of buildings and their relationship to topography, open space and the overall city fabric. Each building plays a role in the block, set of blocks, and street environment and should support the larger existing patterns of open space, circulation, uses, access to sunlight, and pedestrian experience. Three key patterns repeat in this section's guidelines: enhancing mid-block open space, defining the streetwall, and shaping buildings based on adjacent street types.

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

Umberto Eco



S1

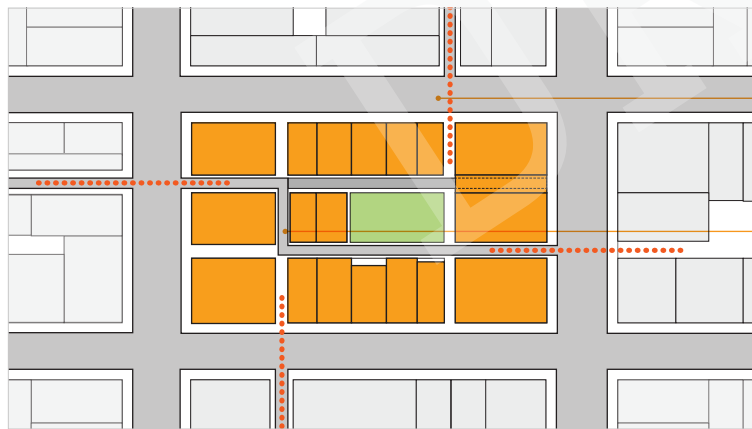
RECOGNIZE AND RESPOND TO URBAN PATTERNS

Urban patterns are the streets, blocks, lots, buildings, and open spaces which, when taken together, give a cohesive structure to the city. Many of San Francisco's blocks are divided by a variety of smaller alleys, open spaces, and stair walks which promote walkability and modulate the scale of buildings. Sites that reinforce and continue existing urban patterns enrich and support these familiar qualities of the city.

- » Design sites to improve or augment existing land use, open space, and building patterns.
- » Design sites to help connect 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.
- » Reduce the scale of blocks wherever possible by providing new streets, mid-block alleys, pedestrian paths, courtyards, and plazas that connect with other streets and public or common open spaces.



Stairways promote walkability where topography is challenging.



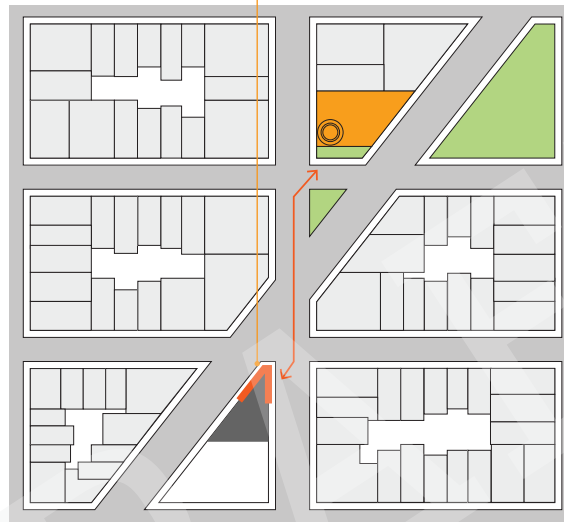
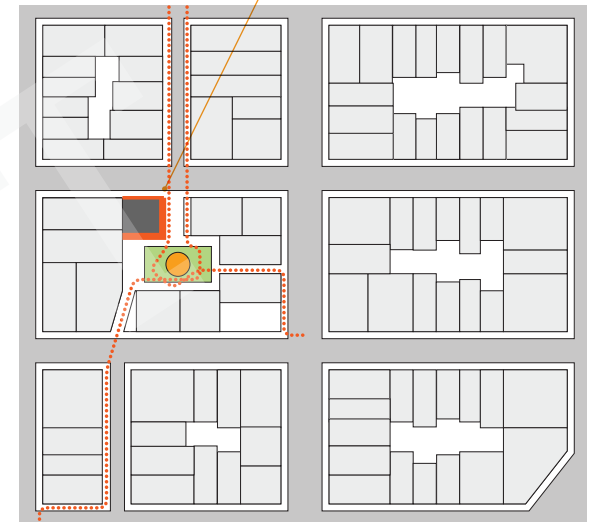
PATTERNS CAN
ESTABLISH VEHICULAR
OR PEDESTRIAN ROUTES

NEW PATHWAYS
MAY ALSO PROVIDE
UNEXPECTED
TURNS OR BUILDING
RELATIONSHIPS

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



Alleys and mid-block passageways encourage activity and pedestrian movement.

FACADE AS
STREETWALL ELEMENTNEW CORNER CIVIC PROMINENCE DUE
TO LANDMARK PROXIMITYINTERIOR BLOCK FACADES
ARE PUBLIC-FACING

CITY EDGE

OPEN SPACE



OPEN SPACE

LANDMARK



MID-BLOCK OPEN SPACE

STREET



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

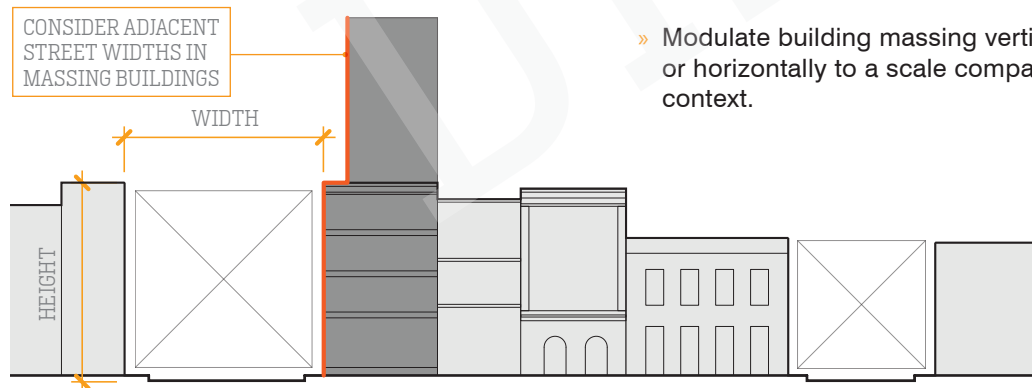
Civic buildings can act as markers of public space, gateways, or centerpieces in a neighborhood.

Design projects to orient to key neighborhood elements as well as the street environment.

S2

HARMONIZE RELATIONSHIPS BETWEEN BUILDINGS, STREETS, AND OPEN SPACES

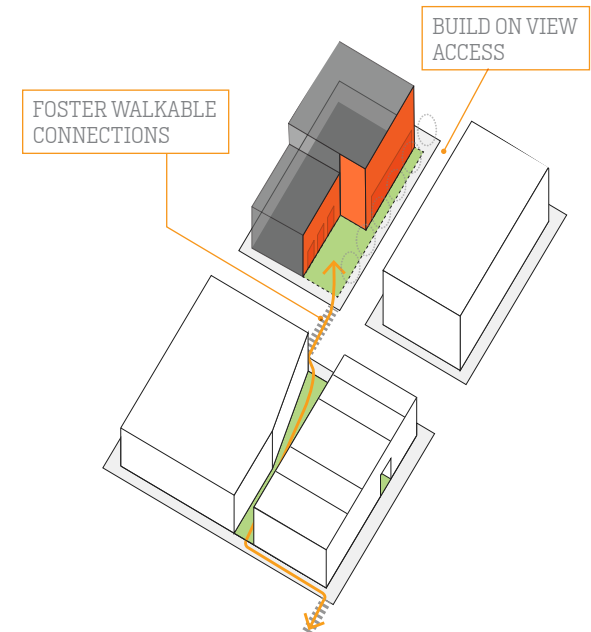
A building that relates to city fabric, to its immediate context, and adjacent human activity helps unify neighborhood experience and character. The relationship between areas of low, fine-scaled buildings and areas of high, large-scaled buildings can be more harmonious if the transition in building height and mass between such areas is managed in an intentional and sensitive manner.



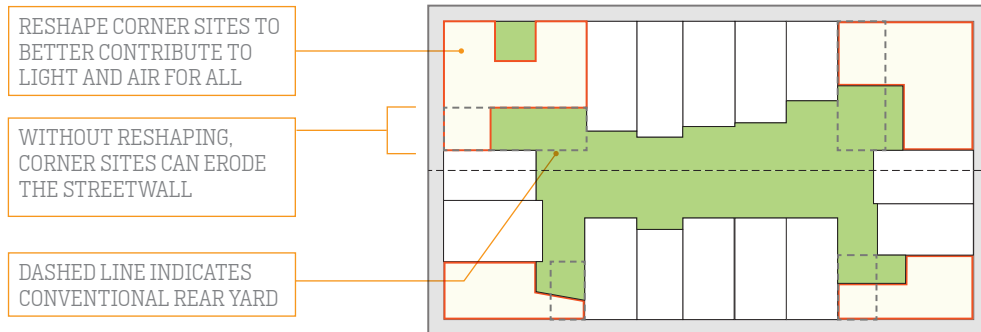
Massing should reflect similar dimensions to street widths.

- » Develop site and building design to establish, respect, or enhance the mid-block open space and minimize their impacts to privacy and access to light. Different configurations for rear yards may be acceptable due site conditions.
- » Relate building scale and massing to the size and scale of existing and anticipated buildings.
- » Use street widths to help establish the general massing, scale, and proportions of the building.
- » Site and sculpt buildings to reinforce built and natural topography.
- » Since groups of buildings create their own topography, shape new buildings to respond to, reconcile, or moderate differences between existing ones.
- » Modulate building massing vertically and/or horizontally to a scale compatible to its context.

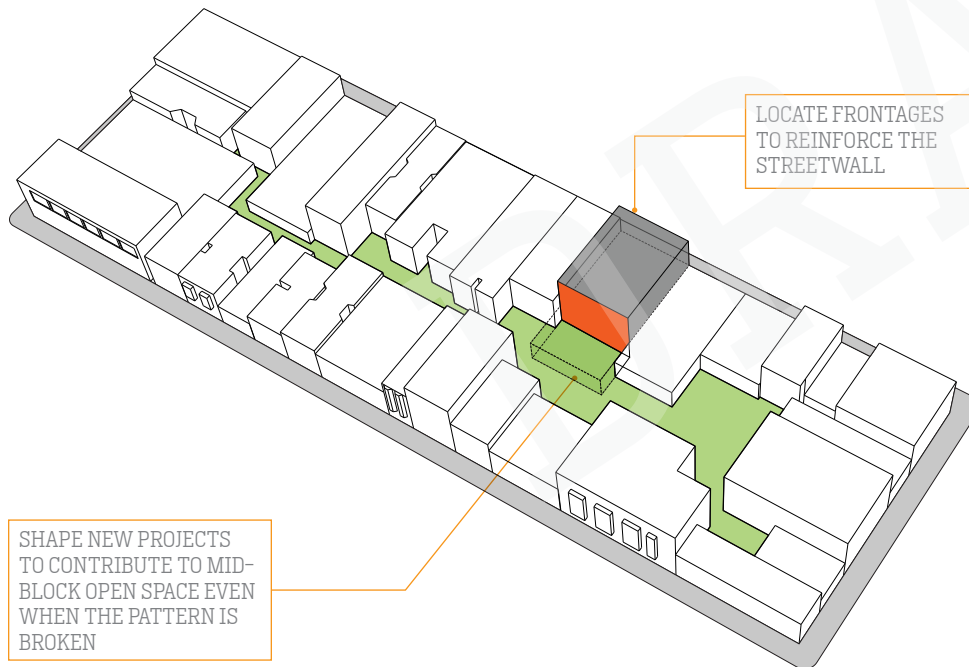
- » Mass buildings to minimize shadow impacts on parks and open space.
- » Modify tall buildings to minimize wind impacts at the street level.
- » Shape the height and bulk of towers with respect to views from important vantage points around the city.
- » Place, orient, and shape open space to support adjacent existing open space conditions.



Modify the shape and location of new open spaces to support existing ones.



By modifying conventional rear yards, corner sites can better support continuous streetwalls and mid-block open space.



Place front and rear facades to support the overall urban design of the block.



Building massing should respect larger patterns in the urban fabric.



Infill projects should fit with the adjacent streetwall pattern.



The scale of buildings and public open space, should relate to each other.

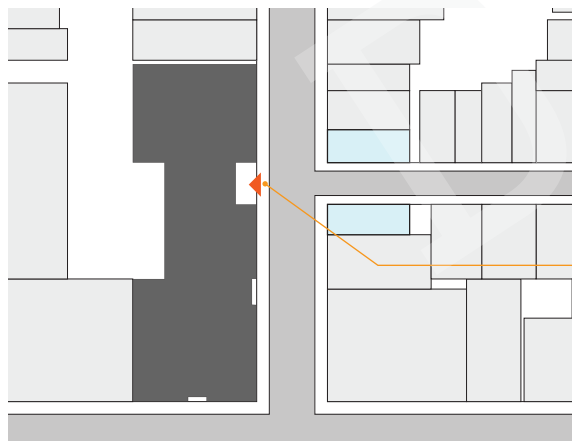
S3

RECOGNIZE AND ENHANCE UNIQUE CONDITIONS

The multiple grids of the City roll over its hills, creating transitions, interruptions, and irregularities in its geometry and lot patterns.

Projects can use terminated vistas, curves, and grid offsets to define local places, offering spatial variety and orientation.

Sites that respond to and celebrate these variations create unique places that support civic identity.



- » Site and shape buildings to express unexpected adjacencies, ending points, crossings, and convergences that honor unique histories and places.
- » 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 facade by a perpendicular street, or use angular site geometry to influence form.
- » Consider celebrating corner buildings with traditional or reinterpreted treatments such as towers, belvederes, cupolas, awnings, marquees, gables, art and prominent entries.
- » Use an inflection to create open space and integrate the landscape with the building.
- » Designate a public space with an inflection that is shaped either by unique responses to buildings or street locations.

PROVIDE AN ENTRY OR OPEN SPACE AT A SIDE STREET ALIGNMENT

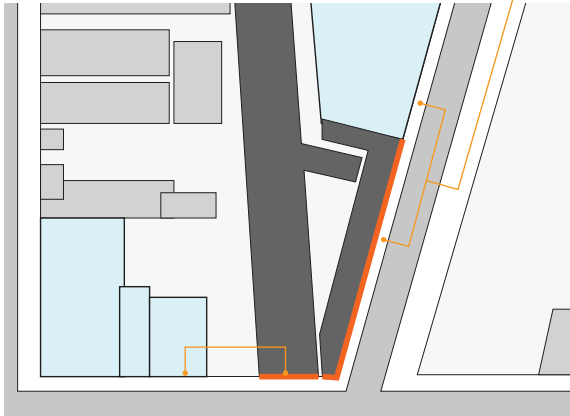
Develop unique design responses to atypical street patterns.



Corners can have special treatments.

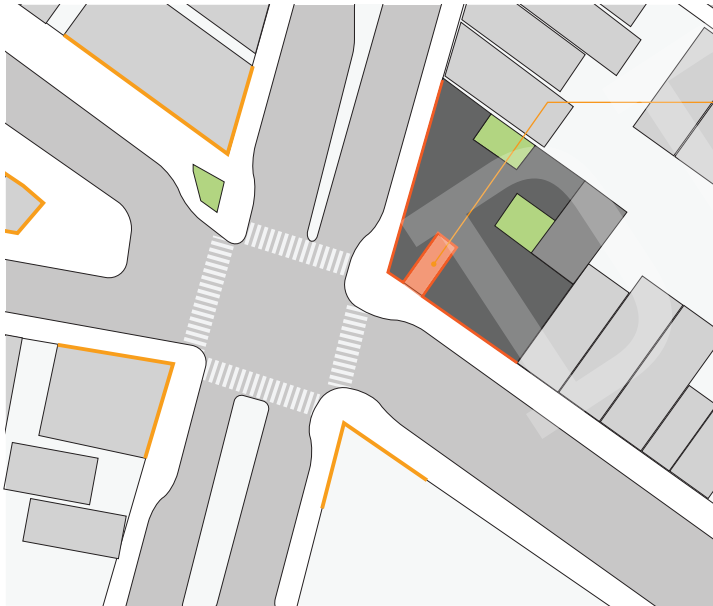
ILLUSTRATIVE EXAMPLES

SCALE BUILDING MASS AND
GEOMETRY WITH BLOCK PATTERN

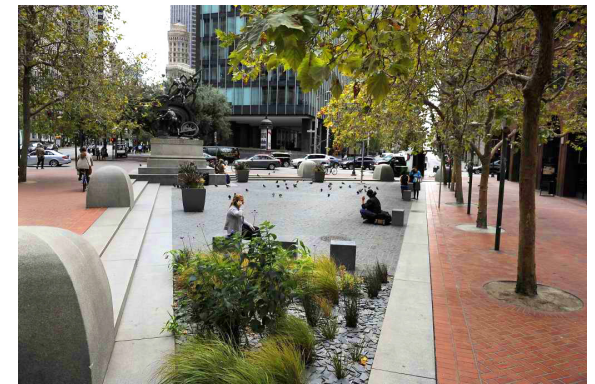


Building massing can articulate a unique change in neighborhood scale and orientation.

Inflections in architecture can note important street crossings, transit access, or civic places.



NOTCH REFLECTS
AN INVITATIONAL
CORNER



Built geometry can highlight important crossings without directly aligning with them.

Inflection points can shape special open spaces.

S4

CREATE, PROTECT, AND SUPPORT VIEW CORRIDORS

While views from private property are not protected in city regulations, the General Plan does protect specific view corridors from the public realm.

Seeing the city's hilltops, open areas, and surrounding water help people orient themselves in the city and beyond.



Design roof gardens and POPOS to offer vistas.

- » Design sites, buildings massing, pathways, and the approach to sites, to respect existing view corridors as defined by the General Plan and create new viewpoints from public streets and spaces where feasible.
- » Consider providing views to above or alongside physical elements and not just to vistas below.
- » Step back or shape street walls to organize or frame long-range views.



Public buildings can establish special visual connections. Such views may change over time.

- » Exhibit skyline or bay vistas from publicly-accessible roof areas. Such view may change over time.
- » Consider using bay windows, familiar San Francisco architectural features, as they not only offers views down street corridors to residents, but frame similar views for pedestrians.



Building orientation and uses can take advantage of views from the public realm.



Organize buildings to shape long-range vistas where feasible.



Vistas may be above sites as well as below.



Sculpted streetwalls help define view corridors.



S5

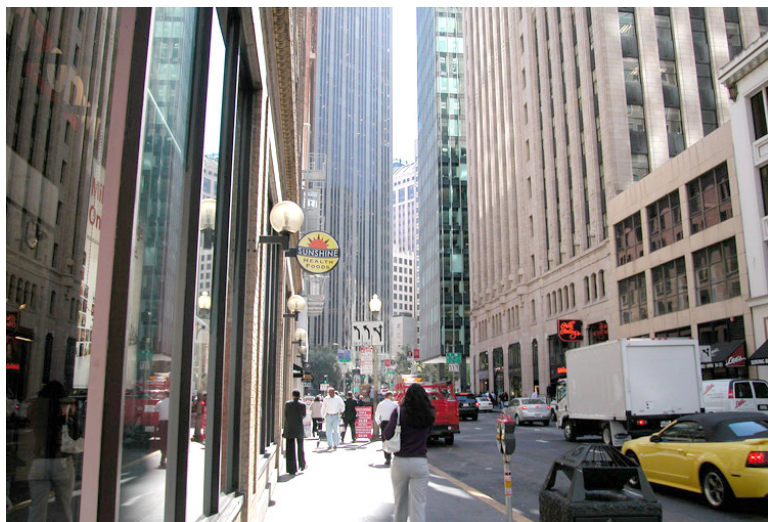
CREATE A DEFINED AND ACTIVE STREETWALL

Streetwalls help define public space, city identity, and promote interesting pedestrian spaces. The scale and design of building fronts at the street can support an active, engaging, and pedestrian-oriented street life.

- » Positively reinforce the shape of the street or public space with the building; design the building to define the street and frame views.
- » Design all public building frontages to allow active and direct engagement with the street to support pedestrian-oriented activity. Consider the width of the sidewalk in establishing the articulation of the streetwall.
- » Absolute consistency in streetwall presences is not always necessary. In some settings, designing a street front with a variety of forecourts, setbacks, loggias, and recesses that act as a lively counterpoint to a street wall may be appropriate, but not to such an extent that the overall sense of urban room enclosure is eroded.
- » Where a project offers a forecourt or front setback, design it as an inviting spatial transitional element between the building wall and the street environment.
- » Avoid dark, cavernous spaces when designing recesses and setbacks to create 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 planes. Create a well-defined rhythm with architectural components.
- » Shape upper floors of tall buildings to reinforce strong or predominant streetwall heights.



Variable but strongly continuous streetwalls help define the public realm and experience.



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



Larger projects can continue a smaller existing pattern of streetwall scale.



Neighborhood commercial streetwalls should be present at the sidewalk.



The ground level of the streetwall should be active and permeable.

S6**ORGANIZE USES TO COMPLEMENT
THE PUBLIC ENVIRONMENT**

Sites should organize uses to support neighboring uses to help catalyze or even initiate larger block activity.

As all streets—even alleys—include public space, design projects with inviting frontages on all accessible sides.



The public realm can be connected to active uses at grade or immediately above.

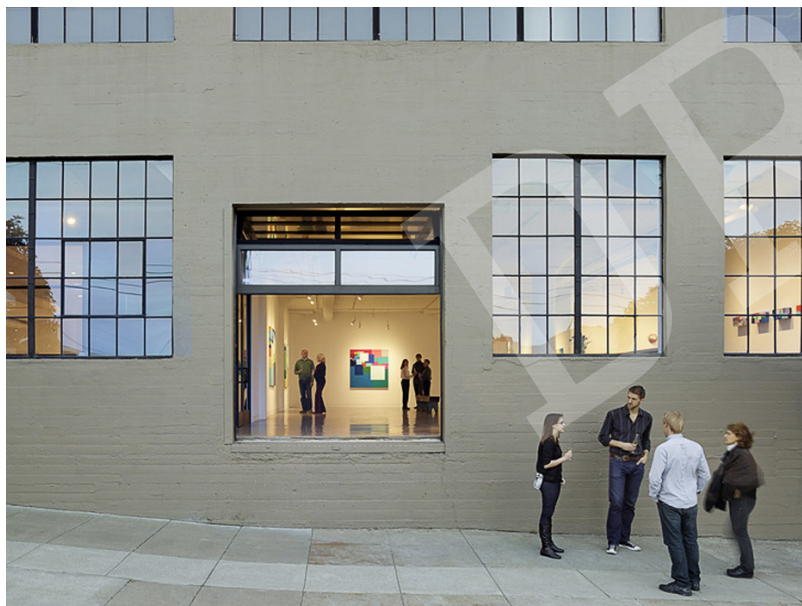
- » Align mid-block passages, courtyards, and entries with existing pedestrian paths and program their frontages.
- » Locate retail uses near neighborhood commercial areas and ground floor residential units near adjacent housing.
- » Support adjacent institutional or civic uses with more public programming, including retail.
- » Where visible loading docks or other more utilitarian built features are necessary, consider their adaptable use during off hours or for alternative purposes, for example as seating, for events, or as outdoor workspace.
- » Where more than one frontage is possible, locate uses appropriate to the scale and intensity of each street or interface.
- » Locate and design vehicular areas and appurtenances to enhance the pedestrian environment.
- » Minimize the location, size, and number of curb cuts and locate parking access to minimize impacts on transit, bicycles, and pedestrian circulation.
- » Screen at-grade parking from street view with ground floor uses such as residential, commercial, or office.
- » Maximize active ground floor uses and street front quality.
- » Integrate landscaping, screening, and physical barriers to lessen conflicts between pedestrians and motorists.



Civic entries can align with public pathways.



More utilitarian features, such as loading docks, can serve off-hour functions, such as lunchtime seating.



Organize internal uses and reconsider building openings in creative ways to connect to exterior spaces.



Locate ground floor uses in mixed-use projects to reflect and support existing uses on a block or street: retail with retail and residential with residential.



S7**INTEGRATE COMMON OPEN SPACE AND LANDSCAPE WITH ARCHITECTURE**

When integrated into the built environment, common open space—such as rear yards, front setbacks, courtyards, and roof decks—enhance the quality of urban life.

A continuous landscape conceived of mutually supportive interior and exterior spaces imparts a better human experience.



Include plantings in thresholds between inside and out.

- » Complement the surrounding pattern of both public and private open space.
- » Use open space to moderate the scale of buildings and use buildings to positively shape open space.
- » Provide a gradient of private space (nearest residences) to semi-public space (in central and shared areas) to pass-through spaces (accessible to people from outside).
- » Provide a sequence of spaces that transition between public and private realms.
- » Offer views from open space.
- » Connect building entries and circulation with pathways and access points.



Sculpt and detail building mass to add richness and spatial variety to frame open space.

- » Create space that is active and protective.
- » Locate and orient open space to maximize solar exposure during a useful part of the day and protection from wind.
- » Provide seating or active elements to help enliven a space.
- » Use trees, planting, and paving to develop defined human-scaled spaces.
- » Maximize opportunities for sustainable plantings and permeable surfaces in sidewalks, roofs, courtyards, and rear yards.
- » Complement building architecture with compatible landscape architecture in concept, form, and materials.



Landscape and buildings together can frame entries.



Buildings can form intimate exterior spaces that relate to interior uses.



Buildings can capture space and create active, civic environments.

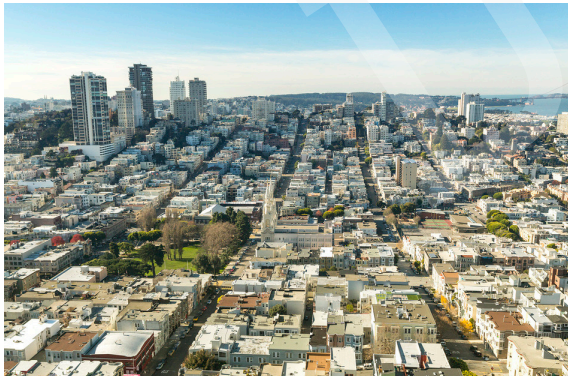


Connect building uses and circulation with exterior environments.

S8**RESPECT AND EXHIBIT NATURAL SYSTEMS AND FEATURES**

Natural features provide contrast from the intensity of the built urban environment. Sites should support ways for residents to see and experience waterways, sand dunes, hills, cliffs and trees.

Retaining the natural environment promotes its health and our connection to it. Buildings that reflect the existing site topography and retain natural features help express city identities.



Encouraging a variety of elements that follow topography support the city's overall physical identity.

- » Retain and highlight existing features, such as natural areas, rock outcroppings, waterways, and specimen trees.
- » Preserve and introduce flora that provide wildlife habitat.
- » Use site design to frame visual connections to natural features such as waterways and hilltops.
- » Shape and orient building mass to relate to and accentuate natural topography.
- » Employ environmental technologies and green infrastructure best practices to respond to the site, its surroundings, and local and regional ecological systems.
- » Express a project's sustainable operation, significance or efforts through explanation or physical/visual evidence.



Buildings reinforce the natural topography by stepping up a hill.



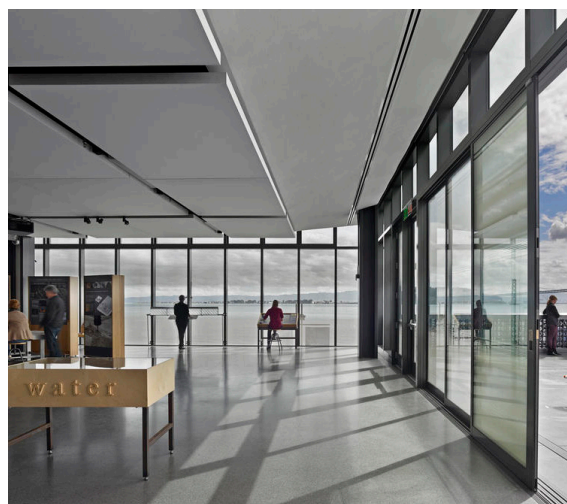
Shape landscape and building form to express natural features and textures.



Site buildings to support existing topography.



Design can enhance the experience of natural elements including weather.



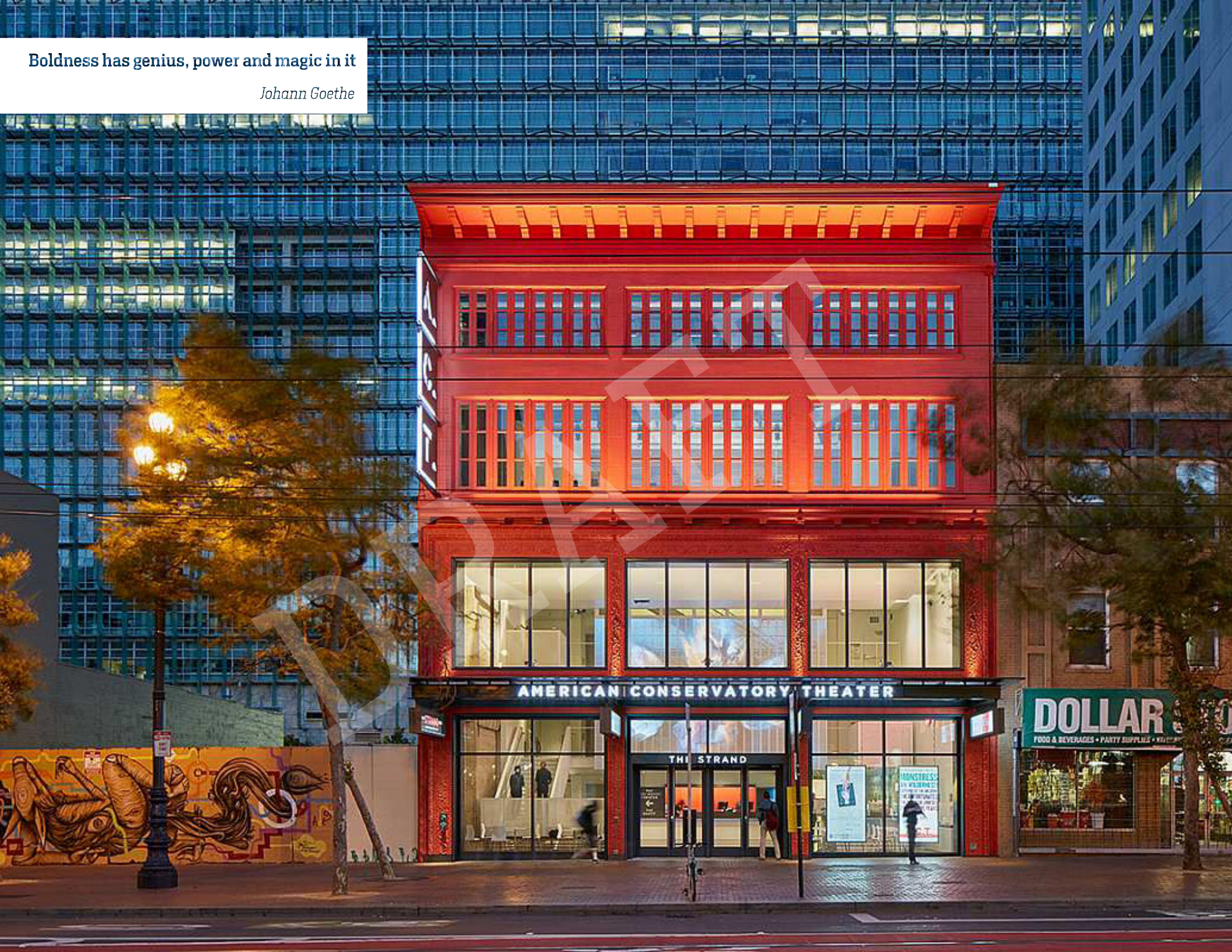
Orient interior uses to open into southern-exposed spaces.



Building mass can frame special natural elements.

Boldness has genius, power and magic in it

Johann Goethe





ARCHITECTURE

- A1 Express a Clear Organizing Architectural Idea
- A2 Modulate Buildings Vertically and Horizontally
- A3 Harmonize Building Designs with Neighboring Scale and Materials
- A4 Design Buildings from Multiple Vantage Points
- A5 Shape the Roofs of Buildings
- A6 Render Building Facades with Texture and Depth
- A7 Coordinate Building Elements
- A8 Design Active Building Fronts
- A9 Employ Sustainable Principles and Practices in Building Design

Architecture

San Francisco has compelling architecture, not just because of individual buildings, but because they work together to form larger rhythms of urban fabric in a distinctive landscape. As cities change over time, the challenge is to allow this fabric to evolve so that contemporary expressions of architecture, culture, creativity, materials, and construction methods fold into historic ones without dramatic disruption. Great cities encourage 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 characterize city neighborhoods by contributing a richness of character, texture, and human scale—all established goals within the City's built environment values. New projects should reinforce or enhance the physical patterns of neighborhoods to support these goals and are encouraged to do so with their own voice. In areas with a defined visual character, new buildings may have a higher obligation to be compatible with the physical attributes and features of surrounding buildings.

These guidelines are not intended to restrict a project's specific architectural system or materials, but to support contemporary expressions in which local patterns can be evoked.

Rather than necessarily replicating historic treatments, shapes, and styles, the Planning Department encourages new buildings to respond to their context through their massing, siting, scale, proportions, facade design, material choice, and roof form. In addition to architectural elements, projects can also support neighboring context by extending or complementing use or programming, connecting to public space, supporting circulation patterns or spatial connections, or reflecting cultural influences within the neighborhood.

Through these types of responses, the City's environments can achieve a balance of variation with consistency and unexpected with familiarity.

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



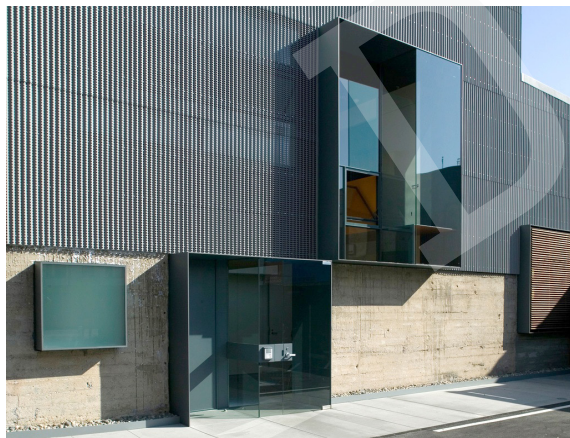
A1

EXPRESS A CLEAR ORGANIZING ARCHITECTURAL IDEA

Whether originating in cultural meaning, pragmatic strategy, artistic vision, or neighborhood context, good architecture comes from design intention. Architecture that starts with a clear organizing idea, or parti, is more likely to convey meaning and withstand the whims of style.

Buildings in an urban setting should respond to context and maintain their own compositional rigor and coherence.

- » Make architectural concepts clear, compelling, and compatible with a site's context.
- » Make architecture consistent to its own rules and logic.
- » Develop details and select materials that are consistent with the overall architectural strategy and neighborhood compatibility.
- » Express a spatial sequence or experience, material system, structural organization, hierarchy, or relationship to site or context through a parti.
- » Provide a cohesive expression or composition of neighborhood compatible components.



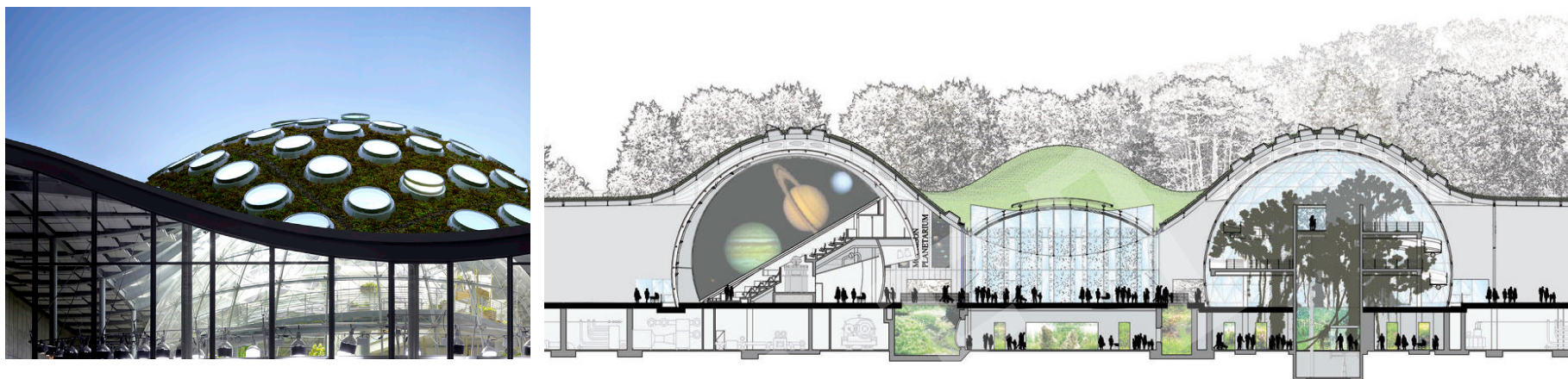
Materials can support concepts at both volumetric and fine-grained levels.



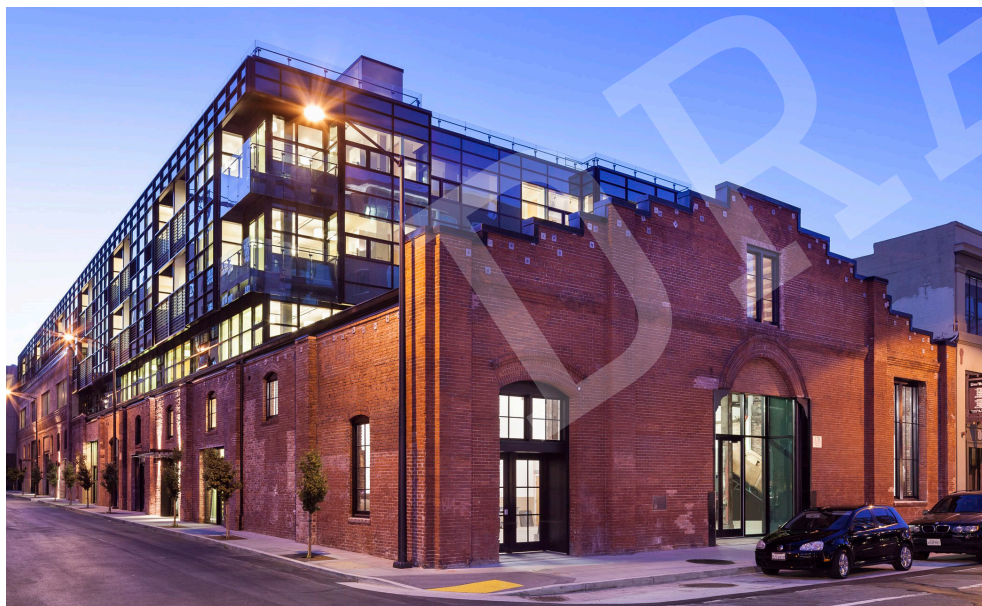
Clear and coherent formal concepts can elevate utilitarian projects.



Reinterpretations of traditional elements can generate a clear organizing strategy.



Organizing concepts (or partis) can link context, program, and environmental functions, among other elements.



Concepts can structure the relationship between new and historic structures and highlight their best features.



Neighborhood patterns can help establish a cohesive system of architectural components.

A2

MODULATE BUILDINGS VERTICALLY AND HORIZONTALLY

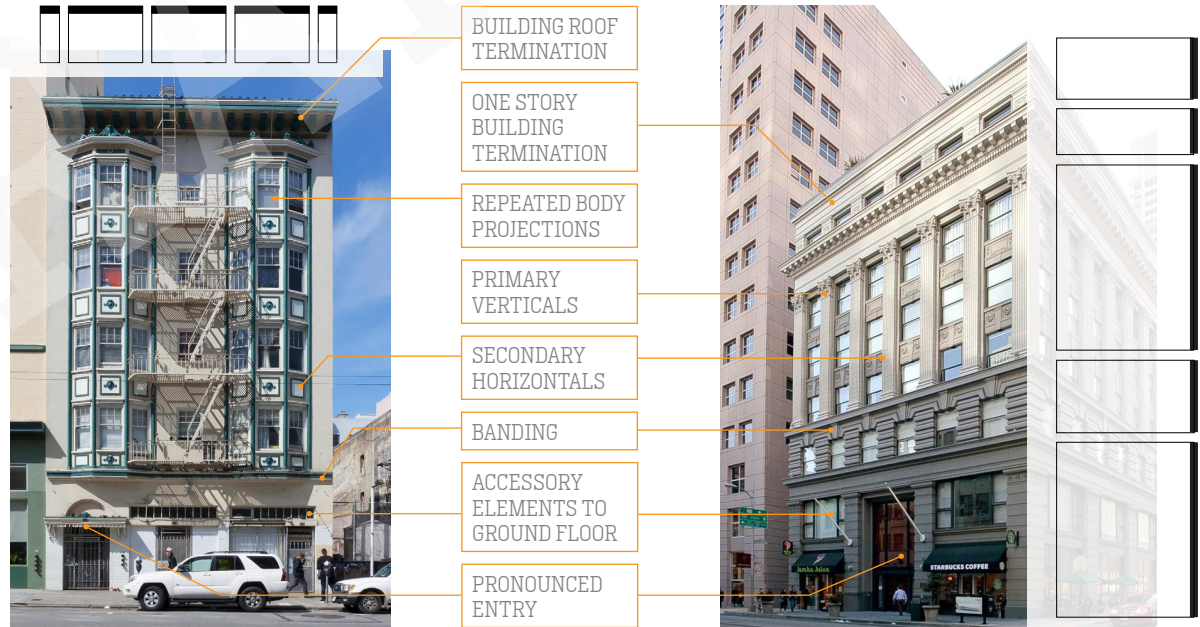
San Francisco is predominantly a city of narrow lots with vertically-oriented facades composed of bays and recesses. In many cases buildings are horizontally composed of strongly defined and differentiated bases, bodies, and tops.

Buildings that relate to the city fabric and the human activity within them help unify the existing neighborhood experience and character.



Structure can help establish a vertical or horizontal building rhythm.

- » Reflect neighborhood-prevailing lot widths and proportion and size of architectural elements in the scaling and ordering of the proposed building.
- » Sculpt massing to harmonize with the rhythm of adjacent buildings and add a human-scale. Adjacent buildings may include an entire block face and the block face across the street in mixed-character locations.
- » Use the internal building program or circulation to externally express different volumetric or facade elements.
- » Utilize a hierarchy of scales within the overall values established in these guidelines if there is no consistent neighborhood pattern
- » Proportion the scale, the amount of transparency, and the character of entrances at the ground floor to the type of uses and street interaction.



Traditional elements provide horizontal and vertical modulation. Consider meaningful adaptations for contemporary projects to address the same scale or rhythm of familiar inflections.



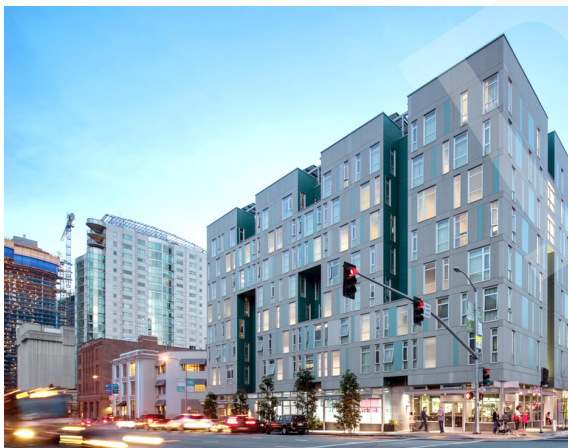
Geometry should be responsive to nearby heights and widths.



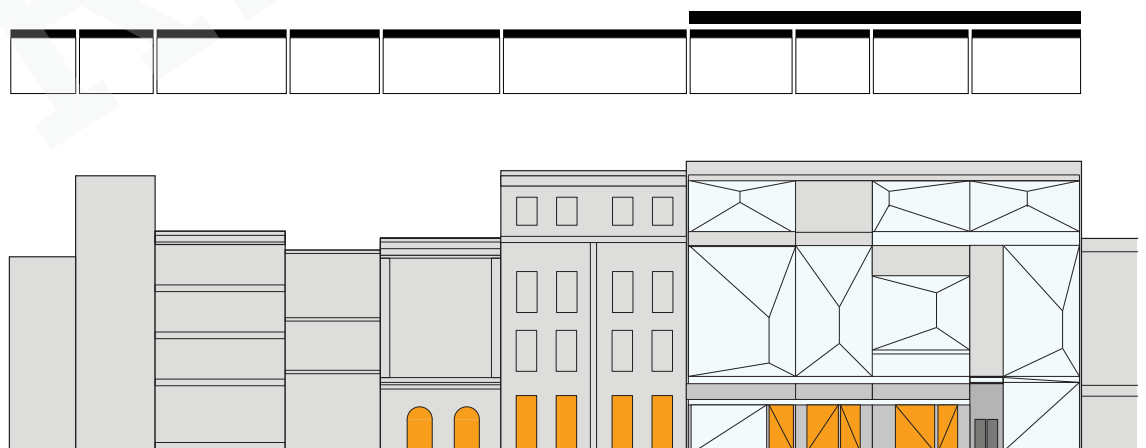
Consistent building and element widths can help unify a variable streetwall.



High-rise projects can be thoughtfully related to lower height neighborhood patterns.



Breaking down a large facade can also enhance light and air for living units.



Larger sites can support existing neighborhood geometries, proportions, and rhythms through modulation.

A3**HARMONIZE BUILDING DESIGNS WITH
NEIGHBORING SCALE AND MATERIALS**

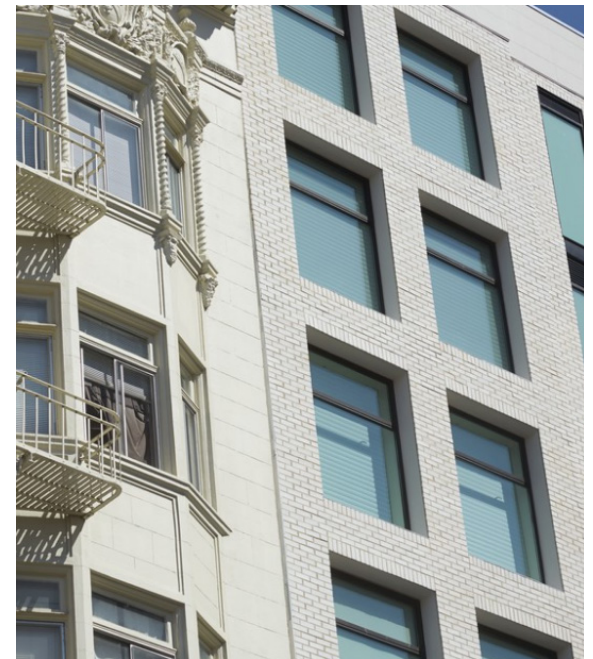
New buildings that recognize and respond to existing patterns of scale, form, materials, and proportion create continuity within a neighborhood and enhance San Francisco's appealing and walkable nature.

San Francisco has a soft and diffuse light quality due to its light colored buildings and the atmospheric effects of the bay and fog. Building materials and color should resonate with effect. Strong contrast draws attention to a structure, giving it greater importance, and should be reserved for public facilities.



Consistent fenestration proportions can balance changes in other qualities.

- » Either use common neighborhood material types or contemporary material strategies that complement neighborhood material characteristics.
- » 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. Towers should be predominantly light in color.
- » Use high-quality and durable primary materials such as stone, steel, masonry, and concrete for on all visible facades. High-grade wood may be appropriate on larger buildings in residential areas.
- » Utilize building materials that will age well.
- » Exhibit human-scaled detailing, components, and features.
- » Use joints, panel patterns, and cladding attachments to reinforce a finer scale of material and expression.
- » Consider the pattern of glazing, openings and material divisions on a building as a visual and three-dimensional fabric that demonstrates appropriate scale and clear ideas about the use of cladding or structural components.
- » Respect neighboring fenestration patterns in the design of building facades through type, proportions, scales, and frequency.
- » Employ the number and scale of planes and depths of walls found in the surrounding context to inform the planar variations in new development.



Timeless, high-quality materials can both express different eras and harmonize a block streetwall.



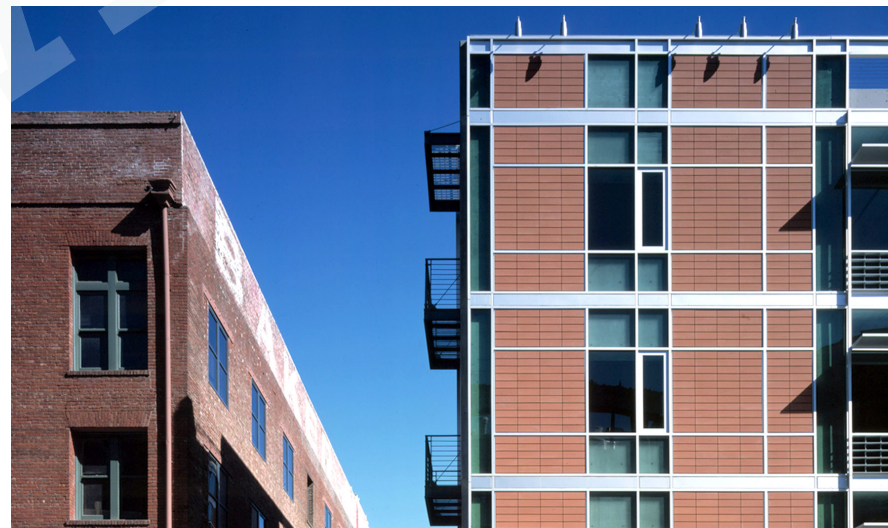
Geometry relationships can support compatibility in streetwalls.



Scale and texture similarities can allow differences in color or style.



Consider appropriate scale and character relationships when commercial projects are adjacent to small-scale residential ones.



Reflections between projects should not diminish the each building from being internally consistent on its own.

A4**DESIGN BUILDINGS TO BE SEEN FROM
MULTIPLE VANTAGE POINTS**

Although street fronts of urban buildings are typically primary facades, buildings should, when seen from different distances and vantage points, reveal considered yet unexpected things. In a city of undulating hills, all visible facades and roofs are design opportunities.

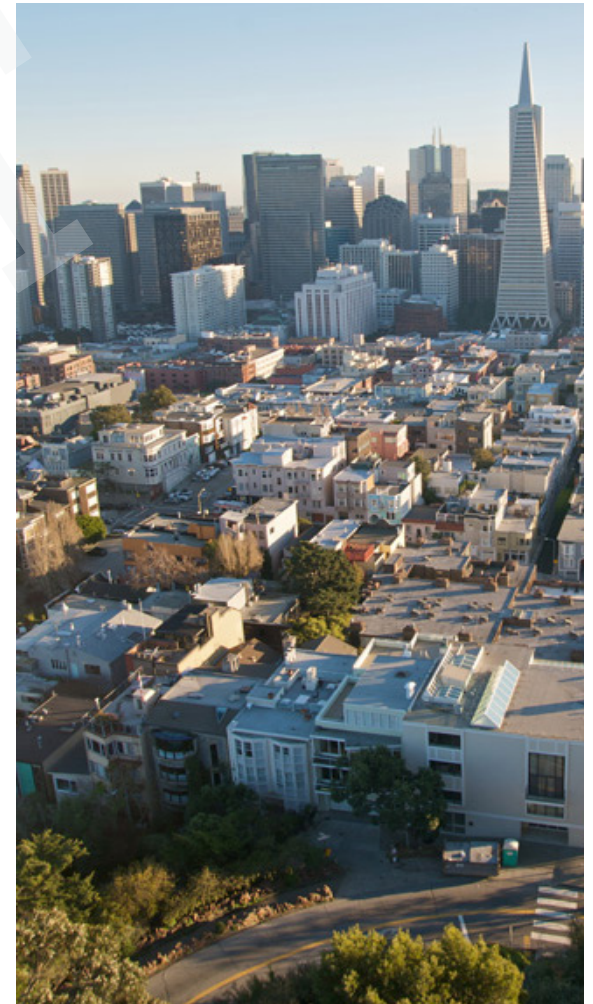


Building projections can help frame the pedestrian experience.

- » Design all aspects of buildings, including the roofscape, to enhance views from above and at night.
- » Minimize, combine, and integrate rooftop utilities into the overall building architecture.
- » Decking and green roofs support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.
- » Design all visible facades with similar effort and consideration as primary facades. Consider sculpting and articulating sidewalls that are likely to be significantly exposed.
- » Architecturally screen roof top mechanical equipment.
- » Sculpt towers to enhance the city skyline.



Upviewing is a common perspective from the sidewalk.



San Francisco hills offer overhead views of city buildings.



Tall buildings should contribute to the beauty of the skyline.



The bay window, a characteristic San Francisco feature, is often viewed from the side.



Design all sides of an exposed building envelope.

A5**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.



New buildings can help establish a clear neighborhood height.

- » Sculpt roof forms to be cohesive and integral to the building's overall form and composition.
- » Design roof forms to complement the rooflines of surrounding buildings.
- » Shape rooflines in response to existing topography.
- » Use material, form, and dimensional changes such as a roof overhang, cornice, sun shades, or shaped parapet to provide a visual termination.
- » A termination feature need not project from other facade features, but rather it should intentionally complete the building's top. Non-projection examples include a recess, material fade, or taper.



Crenelation has historically been employed to mesh the building edge with the sky and the built with the natural.



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



Skyline-defining elements help establish neighborhood character.



Roofing materials can help unify variable roofscapes.



The shape and location of roofs with clear delineations can create layers of history and scale.

A6

RENDER BUILDING FACADES WITH TEXTURE AND DEPTH

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

- » Avoid large expanses of undifferentiated blank surfaces. Simple changes of color or material in the same plane are rarely sufficient.
- » Consider differentiating facade articulation between lower floors and upper floors.
- » Evolve the specific character of relief for a building or ensemble from the overall architectural idea.
- » Texture buildings by adding deep relief including punched openings in scale with adjacent facade systems.
- » Compose window patterns that correspond to programmatic needs.
- » Vary the heights and widths of facade features, and articulate forms with materials.
- » Respond to the ornamental scale of adjacent buildings. Historic features may be reinterpreted, but should be identifiable as from their own era. Avoid cursory historicism and facade elements that mimic neighbors.
- » Consider a rhythm of horizontal and vertical elements, such as bay windows, cornices, belt courses, window moldings, balconies, etc.
- » Design curtain walls that modulate the facade and provide scale and three-dimensional texture.
- » Consider externalizing structure to help modulate a long or tall facade.



Ornament at the tops of buildings helps to add visual interest and expression.



Form and materials can work together at different scales of detail and variability.



Add smaller, human-scaled features at the ground where they can be easily seen.



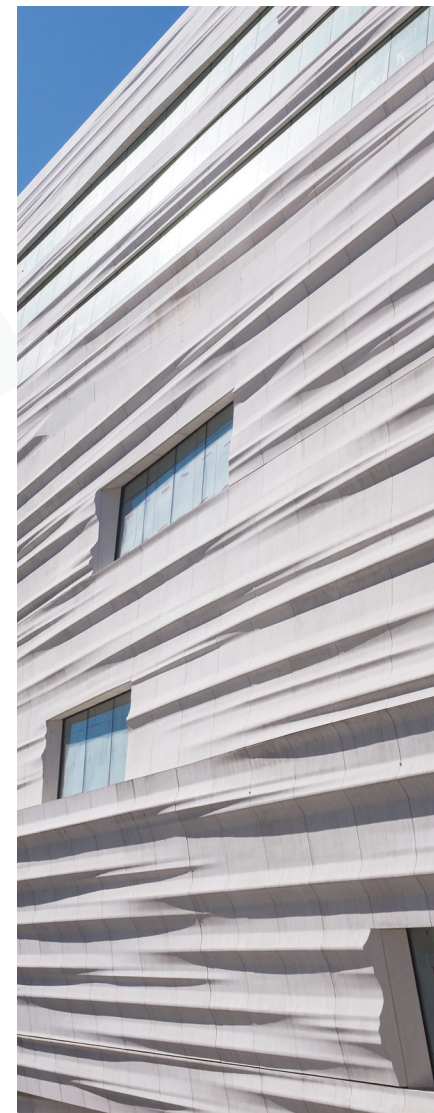
Fine-grained architectural detail help to enliven the streetwall.



Small-scales of ornament bring a human-scale to facades.



Depth and detail can be invitational.



Dimensional variation can create texture in facades.

A7

COORDINATE BUILDING ELEMENTS

Signage, lighting, canopies and other finer-grained architectural elements provide additional means of animating and harmonizing a project with its environment.

Signage and lighting, when compositionally integrated, can convey information, impart a human-scale, and enhance the public realm.

Lighting should contribute to the pedestrian experience and highlight significant features while being careful not to overly dominate the night sky.



Coordinated lighting, signage, sunshading, storefronts, and canopies enliven buildings.

- » Use lighting to highlight significant building features but do not over-light buildings nor project light into the sky. Employ sustainable or "dark sky" measures to reduce illumination when not needed or visible.
- » Design lighting to reinforce pedestrian comfort at the ground level.
- » Control the intensity of building and signage lighting and allow for dimming and color variation.
- » Orient and size signs to the pedestrian scale, and so as to not overwhelm the building facade.
- » Design building signs to reflect the type and sensibility of their use. Consider marquees where programmatically appropriate.
- » Design signs and canopies appropriately to illustrate the hierarchy of entrances and information along facades where there are many elements or uses.
- » Railings for stairs and upper level terraces should be either setback from the edge of the building or designed as thoughtful extensions of the architecture that terminate the structure top.
- » While separate from the building design, art can be placed to focus attention to aspects of the site or building orientation.
- » Note that the underside of balconies and soffits should also be integrated into the overall building palette.



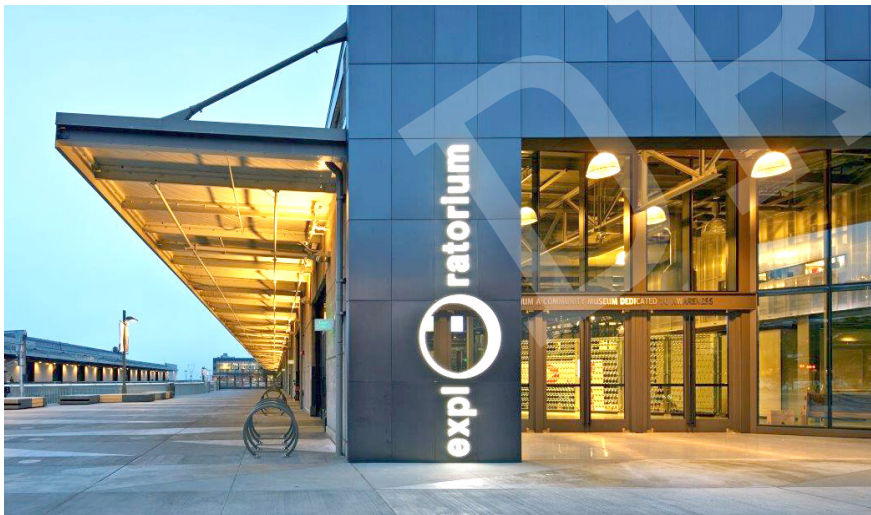
Lighting can accentuate form and building tops.



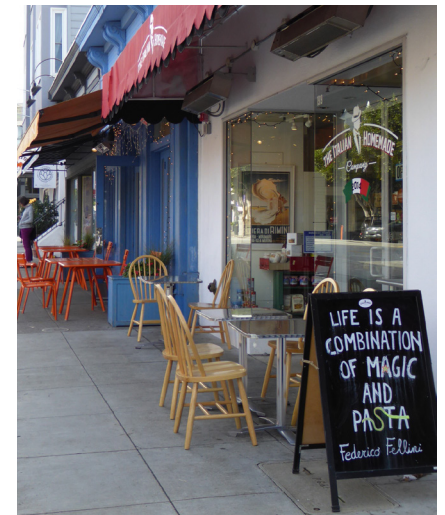
Coordinated scales of retail space, architectural details, and signage contribute to the identity of neighborhoods.



Materials, lighting, modulation, and guardrails can mutually reinforce an architectural idea.



Signage can be inventively incorporated as a facade element.



Retractable canopies and moveable furnishings express more day-to-day active use and stewardship of the sidewalk.

A8

DESIGN ACTIVE BUILDING FRONTS

Buildings that provide an active and transparent interface between their interior uses and the street support well-being and safety through natural surveillance. Intentionally-designed ground floors with residential stoops, setbacks, retail, lobby entrances, and upper levels with balconies create an engaging, human-scale street experience.



Retail, second-floor balconies, open space, and lobbies can work together to animate frontage

- » Design the base of the building to foster positive activity. Orient and integrate courts, entries, lobbies, large windows and balconies to face streets, public parks, plazas and open spaces to provide more opportunity for safety and interaction.
- » Consider how the rhythm of the streetwall and level of detail at the ground floor correspond to walking speed.
- » Locate main building entries on the main street. Design entrance lobbies to create a gracious transition between the street and interior – wide, high, and set back enough to clearly signal ‘entrance’. Incorporate overhead projections and landscaping. Building entrances should be more significant than garage entrances.
- » Locate mailboxes and other facilities used daily in residential building lobbies to increase their pedestrian activity.
- » 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 screens, fences, railings and gates. Make defensible and useful space outside individual apartments.
- » Avoid or minimize expansive blank and blind walls at the ground floor.
- » Match the scale and openness of the ground floor to the scale and role of the street it faces. Provide appropriately frequent storefront entrances.
- » Include operable windows and seating to help animate a building.
- » Provide upper story balconies where appropriate to allow interface between private and public space.
- » Maximize transparency of ground floor commercial facades, but avoid continuous, floor to ceiling glazing. Use or re-interpret traditional storefront elements.
- » 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 facade. Where possible, locate trash rooms below grade, place transformers in sub-sidewalk vaults or at the interior of the site, and combine loading with vehicular access to minimize curb cuts. Enclose all utility appurtenances.
- » Distinguish commercial entrances from residential entrances through integrated signage, changes in materials and colors, or by elevating the residential entry.
- » Avoid long frontages without active entries. Widths between entrances should fit a common neighborhood pattern.



BUILDING BASE
TERMINATION

FINE-GRAINED
CLERESTORY
GLAZING

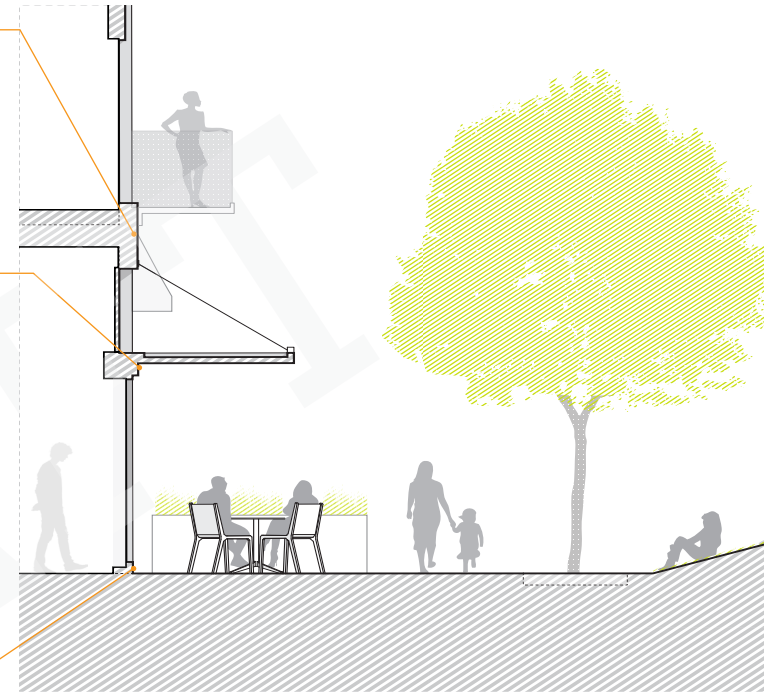
ARTICULATION
JUST ABOVE EYE
LINE

HUMAN-SCALED
GLAZING
PROPORTIONS

RECESSED
ENTRY WITH
LIGHTING

FRAME DETAIL

TEXTURED
BULKHEAD



Storefront elements bring human-scaled features to the street.

Balconies can help upper stories connect to the public realm.



Furnishings and openings can connect interior and exterior uses.



Building entrances can activate the public realm.

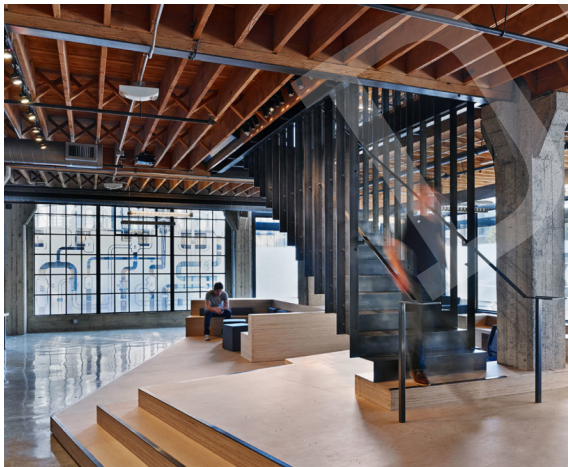
A9**EMPLOY SUSTAINABLE PRINCIPLES AND PRACTICES IN BUILDING DESIGN**

Thoughtful building design practices can reduce the negative impact of construction on the environment.

By choosing building materials and systems that help conserve resources and reduce carbon emissions, new projects can better support the health of natural systems.

See the San Francisco Better Roofs Ordinance.

- » Use building materials that are made of recycled or renewable resources and/or from local sources.
- » Employ passive solar design in facade configurations, treatments, and materials.
- » Design wall and roof fenestration to enhance natural lighting without negatively impacting interior comfort.
- » Create daylit living and working environments to not only reduce energy use, but to connect people to the natural cycle of day and night
- » Provide natural ventilation to reduce energy use and allow access to air flow.
- » Exceed energy performance requirements for the building envelope by employing supportive passive design strategies and high-performance building components.
- » Create inviting circulation to reduce reliance on elevator and escalator use.
- » Reuse existing structures to reduce the use of natural resources.
- » Provide systems that reduce water use.
- » Design roofs and/or walls to generate renewable energy.
- » Design roofs and/or walls to provide habitat supportive vegetation.



Select recycled or renewable materials or structures when possible.



Provide easy access to bicycle parking to encourage their use.



Built surfaces can foster habitat-supportive vegetation.



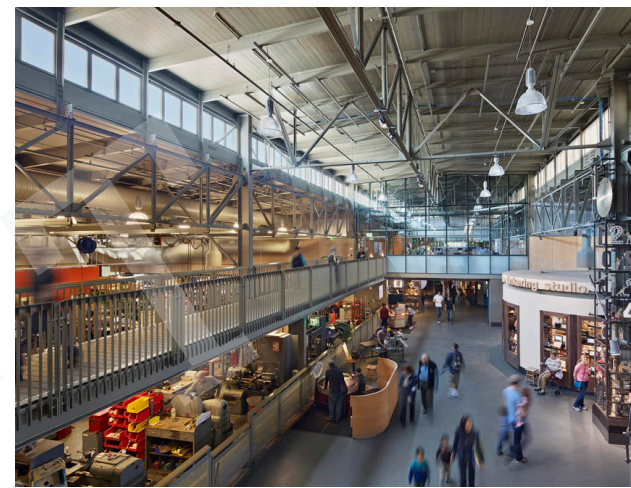
Inviting stairs encourages walking rather than taking the elevator.



Light shelves help protect interiors from heat gain while bringing daylight into interior space.



Use unprogrammed surfaces for energy generation or water collection.



Reuse existing buildings and clerestory daylighting to reduce resource and energy use.



Create daylight working areas to encourage connection to natural cycles and reduce energy use.



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

Joe Flower



PUBLIC REALM

- P1 Design Public Open Spaces to Connect with and Complement the Streetscape
- P2 Locate and Design Open Spaces to Maximize Physical Comfort and Visual Access
- P3 Express Neighborhood Character in Open Space Designs
- P4 Support Public Transportation and Bicycling
- P5 Design Sidewalks to Enhance the Pedestrian Experience
- P6 Program Public Open Spaces to Encourage Social Activity, Play, and Rest
- P7 Integrate Sustainable Practices into the Landscape

Public Realm

San Francisco's public realm is a network of open spaces that consists of parks, parklets, plazas, sidewalks, streets, alleys, and privately-owned public open spaces (POPOS). The city's landmark parks and plazas host community, political, and recreational events; its finer-grained urban spaces support more local activities; and its streetscapes nurture everyday life. Together they build and support the public experience, express the identity of individual neighborhoods, and foster the complexity of the city.

This section addresses the three primary contributions of private development to the public realm: streetscape, POPOS, and building frontages.

San Francisco is a transit-first city and its design of streetscapes should encourage walking, bicycling, and the use of public transportation. The Better Streets Plan supports pedestrian safety, sustainability, accessibility, use of public transit, and the development of beautiful places for people. The Better Streets Plan has a specific range of options, including details, types of street furniture, paving materials, and planting.

POPOS also supports pedestrians by providing 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. All urban open spaces should be compatible with or support habitat, natural systems, and cultural history.

Buildings adjacent to streets, alleys, sidewalks, paths, and open spaces should reinforce the fabric of vibrant and walkable neighborhoods. Street facing facades should contribute to vibrant and inviting sidewalks. Similarly, urban open spaces work best when engaged with and connected to active building frontages.

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



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

Jane Jacobs

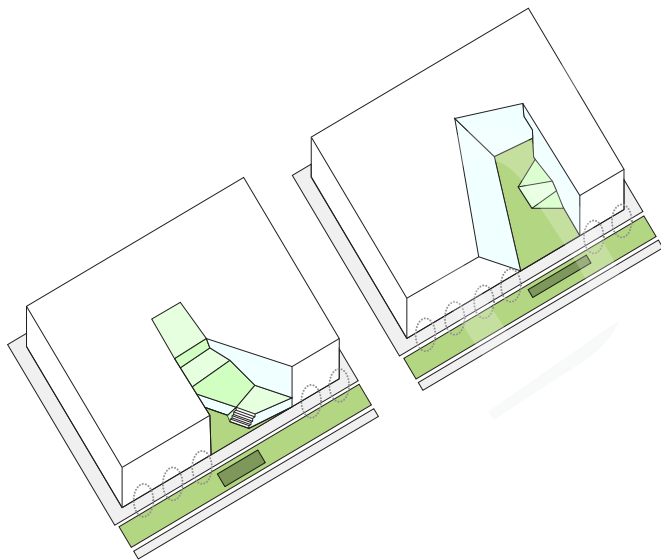
P1

DESIGN PUBLIC OPEN SPACES TO CONNECT WITH AND COMPLEMENT THE STREETScape

Publicly-accessible open spaces are most welcoming to all when they act as extensions of sidewalks.

Open spaces provide relief and rhythm to the urban experience when thoughtfully incorporated with neighboring uses.

Design and quality of open space is more important than size.



Courtyards connected at the level of the street support sidewalk activity.

- » Locate open spaces so they are physically and visually accessible from the sidewalk.
- » Provide open spaces at the ground level and adjacent to the sidewalk.
- » Program public space to support adjacent interior uses.
- » Access to rooftop public open spaces should be evident and as welcoming as possible.
- » Avoid designs that appear to privatize public open space or elements.
- » Align or coordinate doorways with public pathways wherever possible.
- » Locate public open space to connect to existing or planned open space networks.
- » Connect interior public spaces to the sidewalk as directly and overtly as possible without security or other design elements that promote exclusivity.
- » Public open space should be open during typical hours of neighborhood activity, including weekends.
- » While public open space may be closed at off-hours, design security barriers to be invisible and unobtrusive when the space is open and

comfortable and visually contributory when closed.

- » Integrate windows, courtyards, balconies, and wind breaks adjacent to plazas and gathering spaces to provide more opportunity for human interaction and connection between inside and outside uses.
- » Define larger open spaces with smaller spaces to encourage different uses or activities.



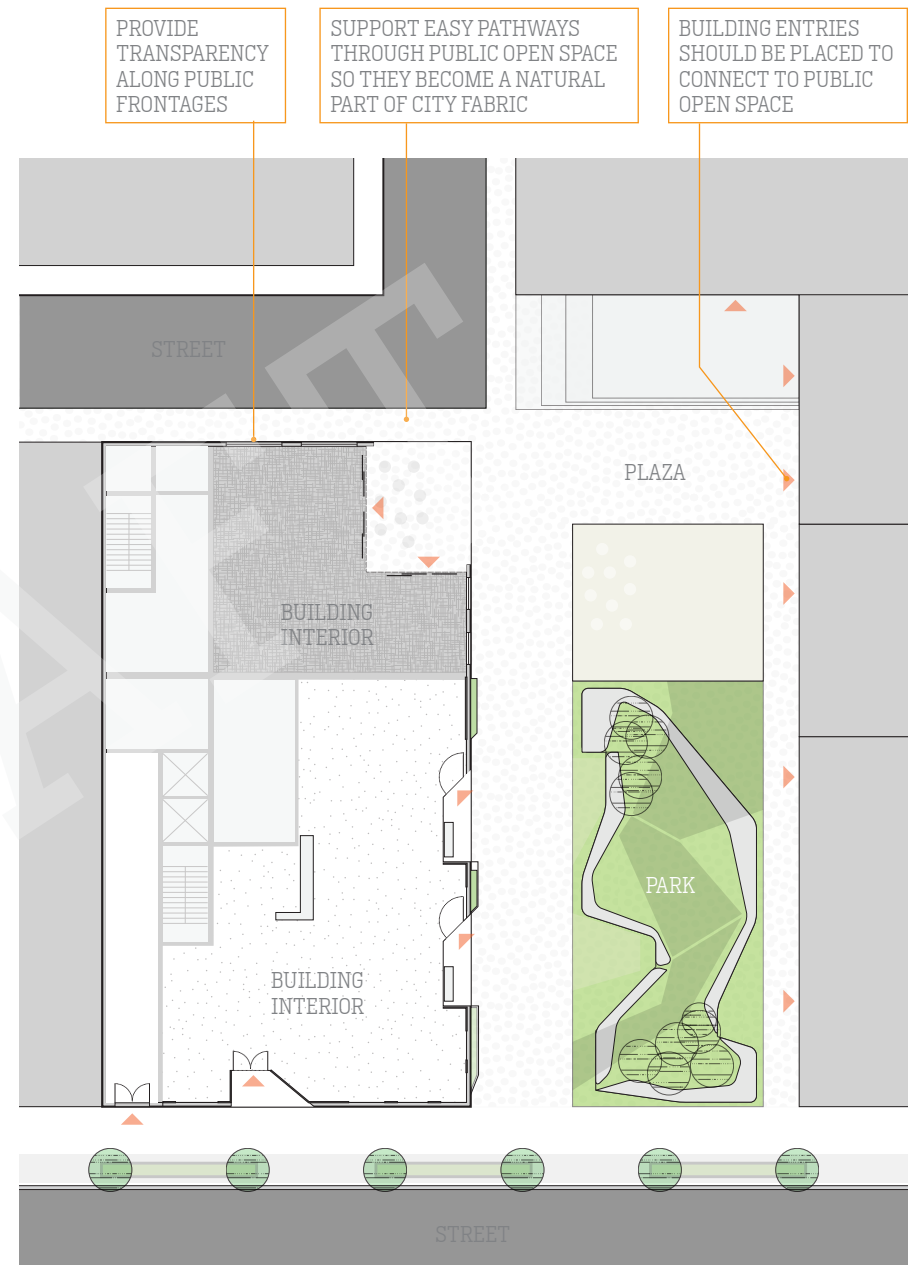
Plazas surrounded by active building uses mutually support each other



Open spaces can extend from the public sidewalk.



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



Access to many entries, buildings, and public rights-of-way helps encourage natural pedestrian flow and safety.

P2**LOCATE AND DESIGN OPEN SPACES TO MAXIMIZE PHYSICAL COMFORT AND VISUAL ACCESS**

San Francisco's generally mild microclimates, tempered by westerly ocean wind and fog, provide opportunities in the design of its open space.

Protection from the elements, a variety of amenities, and many access points enable and encourage people to use and enjoy an outdoor space.

Sightlines can help people be aware of their surroundings and feel at ease in public open spaces.

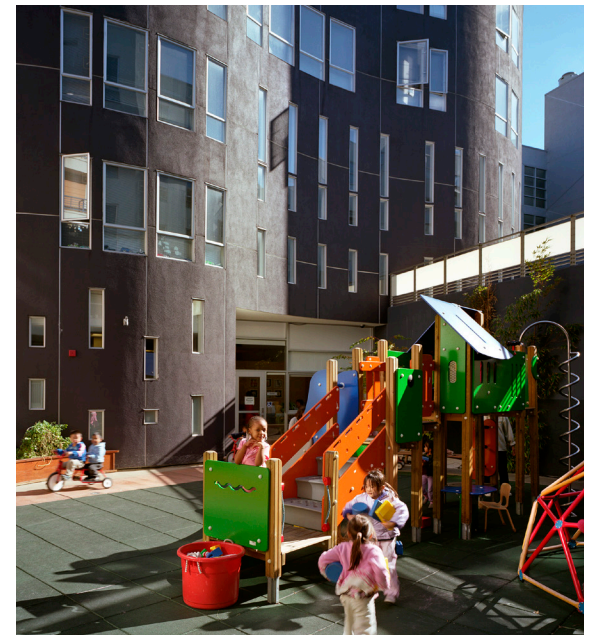
- » Orient and design publicly accessible open space to maximize physical comfort. Consider solar orientation, exposure, shading, shadowing, noise, and wind.
- » Design seating for casual gathering in both sunny and shaded locations and in both quiet and active zones where possible.
- » Consider how orientation and visual connection may support an individual's perception of personal safety.
- » Consider the change in season and solar angles when designing open spaces for light, weather protection, or shade.
- » Use landscape, structures, and buildings to define spaces while, at the same time, provide visual access to encourage their use and enhance safety.
- » Provide different scales of space when possible.
- » Consider San Francisco's unique microclimates when developing a space's intended program.



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



Provide appropriate lighting and sightlines for evening access.



Connect sightline from windows to open space activities.



Offer a range of seating and activity options.



Create a variety of sun, shade, and lit areas.



Use landscape and architectural components to form different scales of space.

P3**EXPRESS NEIGHBORHOOD CHARACTER
IN OPEN SPACE DESIGNS**

The public realm of every neighborhood should serve and express its unique character and culture.

Open spaces should be inclusive, interactive, and accessible.

- » Consider neighborhood needs in programming and arranging spaces and amenities that support distinct and neighborhood activities and events.
- » Find specific qualities of open space or landscape that express the culture or history of the community.
- » Provide places that support positive and spontaneous activities or events.
- » Engage local residents, businesses, and cultural leaders to design and program activities and events.
- » Respect neighborhood patterns of materials and public space.
- » Provide dedicated spaces for children's play and separate spaces for dogs.
- » Incorporate art, murals, and local artifacts as key public features, located with attention to visibility and educational opportunities.



Simple changes can mark specific places.



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



Local initiatives create unique places and foster stewardship.



Materials and textures can both support expression and play.



Architectural elements in open space can help express neighborhood identity.

P4

SUPPORT PUBLIC TRANSPORTATION AND BICYCLING

Locating bike parking close to building, open spaces, entrances at grade—especially when combined with amenities including bike repair or sales or other commercial activities—facilitates bike use, reduces the need for automobile parking, and augments an active street life.

Protected seating and active street life encourages transit use. For more detailed requirements and examples, see the San Francisco Better Streets Plan.



Innovative design can safely enhance the relationship between pedestrians and transit.

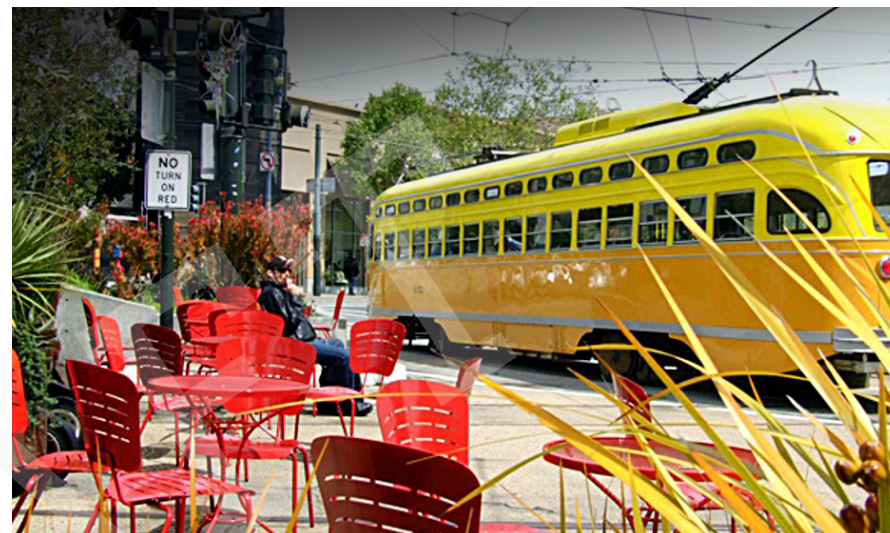
- » Provide bike racks at access points to open spaces and buildings.
- » Organize uses and connections on the ground level to support the types of travel modes that are available. Locate and orient retail and other commercial entrances towards transit options wherever possible.
- » Reduce or eliminate off-street parking in transit-rich locales.
- » Provide broader sidewalks, weather-protected seating, and real-time scheduling for transit users at bus stop locations.
- » Minimize automobile access conflicts with pedestrians and cyclists.
- » Locate bike racks near building entrances and other areas of activity to maximize visibility and convenience.
- » Consider amenities for electric and room for larger-sized bicycles.



Locate bicycle parking near pedestrian entrances and access points. Provide racks in an orientation so that cargo bikes can also fit without interrupting pedestrians.



Make space for bicycle sharing hubs at transit and activity rich areas of the city.



Provide outdoor uses near transit stops.



Provide bicycle parking and seating near transit stops.

P5

DESIGN SIDEWALKS TO ENHANCE THE PEDESTRIAN EXPERIENCE

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

Sidewalk design helps to connect the public realm to ground floor activities.

For more detailed requirements and examples, see the San Francisco Better Streets Plan.

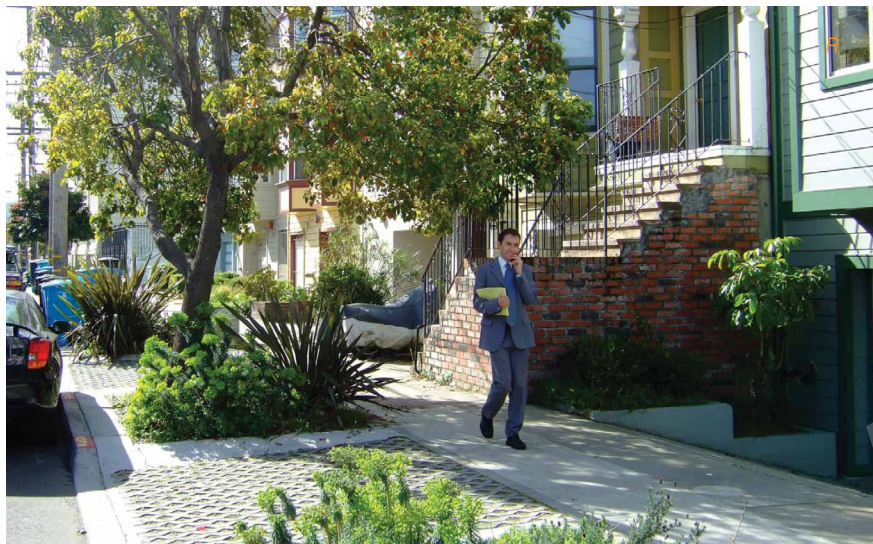
- » Locate exterior uses and amenities to support and connect to interior activities.
- » Design the furnishing zone as a buffer between the sidewalk and roadway.
- » Sidewalk elements should be scaled according to their context, including the intensity of activity, building heights, and noise.
- » Coordinate building elements such as furnishings, lighting, overhangs, storefronts, and signage to create an engaging sidewalk space.
- » Locate bicycle racks and seating near building entrances and open spaces.
- » Minimize conflicts between pedestrians and automobiles by locating building entrances away from curb cuts.
- » Align trees and other sidewalk landscape features to provide a direct and continuous path of travel.
- » Size tree wells and planters to support healthy trees and increased foliage. Consider permeable paving wherever possible to reduce water flow during heavy rain.
- » Integrate pedestrian lighting into the composition of architecture and open space design.



Parklets offer public space that can support sidewalk activity.



Extended sidewalks add usable public space.



Building frontages and buffers work together to frame sidewalk space.



Exterior seating supports interior uses.



Foliage can help create the edge of pedestrian areas.



Add storefront-adjacent elements where feasible.

P6**DESIGN PUBLIC OPEN SPACES TO ENCOURAGE SOCIAL ACTIVITY, PLAY, AND REST**

Design places for people of all ages, abilities, and backgrounds to maximize use.

Furnishing open space to accommodate social, recreational, or restful activities ensures activity and engagement.



Playground elements can be added in smaller spaces.

- » Design spaces for specific and flexible uses. Programming and design should be considered in the context of neighborhood uses.
- » Consider maintenance and stewardship in development of uses and features.
- » Include spaces for programmed events and performance where appropriate.
- » Use planters, ledges, and low walls to provide places for people to view, socialize, and rest.
- » Consider site factors such as circulation and adjacent uses when selecting and placing temporary or permanent art.
- » Provide individual and group recreational amenities to encourage physical activity, including courts or game boards. Consult with neighbors for area-specific options.



Play can be inventively included in design elements in public space.

- » Include seating and tables in a variety of ways for people to sit alone, in pairs, and in small or large groups.
- » Place art to engage people and enhance the open space and architecture. Consider art that interprets a natural or cultural story.
- » Provide play areas for a variety of ages and groups. Design landscape with opportunities for immersive experiences of nature and varied, challenging, and stimulating play elements.
- » Include convenience establishments such as food, flower, or news stands and kiosks with amenities such as charging stations, water fountains, etc.
- » Integrate art, lighting, paving, seating, planting, building materials, entries, and windows to provide human-scaled elements.



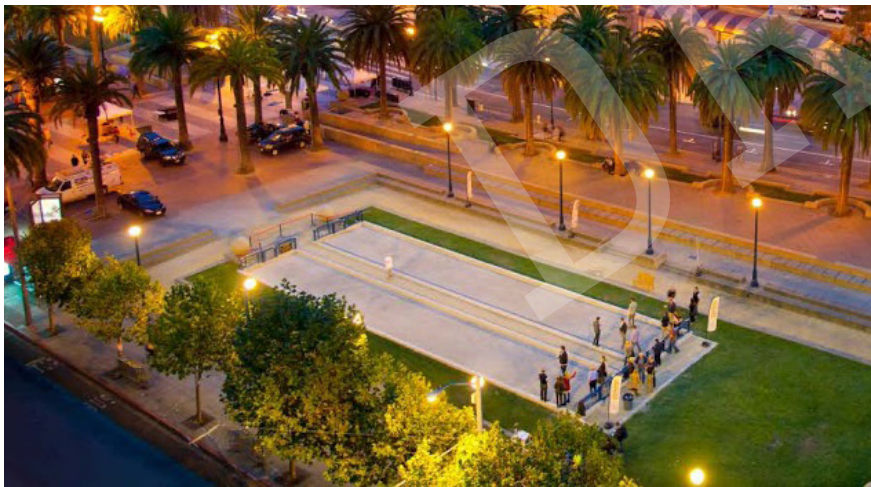
People can use spaces differently by season.



Flexible and stepped seating helps activate public spaces.



Encourage the exploration of nature or natural elements in public environments



Recreational elements can help define space.



Coordinate seating, planting, and building entries to create areas for groups and individuals.

P7

INTEGRATE SUSTAINABLE PRACTICES IN THE LANDSCAPE

Sustainable and habitat-friendly landscaping and other green infrastructure features can promote local biodiversity, water and energy conservation, as well as provide a unique, more natural experience for the public the urban environment.

Landscape elements along sidewalks offer shade, a rhythm or walking cadence, texture and finer-grained scale, a sense of street enclosure, and a soft buffer from traffic.



Plantings can enhance the change in season.

- » Include materials and natural features that conserve and promote wildlife habitat and local biodiversity.
- » Use trees to provide shade and buffer from wind or exposure.
- » Extend or enhance existing tree planting patterns to define public space.
- » Select trees species to be compatible with the local microclimate and support 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 native or drought resistant plantings.
- » Use permeable paving and below-grade infrastructure 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.
- » Use front setbacks to accommodate landscaping where sidewalk space prevents landscaping or tree planting.
- » Consider using recycled permeable and/or concrete paving for curbs or benches to contain new planting. Reuse site or construction materials wherever possible.



Provide native or drought-resistant plantings.



Support agricultural uses in open space.



Provide trees and foliage in public space, especially otherwise unused.



Sidewalk features can contribute to the enjoyment of public space as well as provide water reclamation infrastructure.



Street trees help shade buildings and reduce solar heat gain.

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S5	SF Planning; Maia Small		
S6	SFARMLS	Henrik Kam	
S7	Aubrie Pick or Odessa Shekar	Bruce Damonte	SF Planning; David Winslow
S8	skyscraperPage.com; geomorph	SF Planning; Maia Small	
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San Francisco
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Appendix 1: Related General Plan Policies

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



REVIEW DRAFT
03.16.17

Guideline		
Applicable Document	Policy Number, if applicable	Supporting Text
S1	Recognize and Respond to Urban Patterns	
Urban Design Element, City Pattern	POLICY 1.2	Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.
Urban Design Element, City Pattern	POLICY 1.3	Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.
Urban Design Element, City Pattern	POLICY 1.7	Recognize the natural boundaries of districts, and promote connections between districts
PRINCIPLES FOR CITY PATTERN, URBAN DESIGN ELEMENT		Tall, slender buildings at the tops of hills and low buildings on the slopes in valleys accentuate the form of the hills.
PRINCIPLES FOR CITY PATTERN, URBAN DESIGN ELEMENT		Street spaces impart a unifying rhythm to the pattern and image of the city.
PRINCIPLES FOR CITY PATTERN, URBAN DESIGN ELEMENT		Certain streets, because of unusual width or direction, are important form elements in themselves, giving identity to districts and order to the city structure.
PRINCIPLES FOR CITY PATTERN, URBAN DESIGN ELEMENT		Uninterrupted grid streets in flat areas often result in monotonous vistas.
PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT, URBAN DESIGN ELEMENT		Alleys and small streets which are usable as part of the general network of pedestrian and service ways are potential areas of activity and interest.
Site Layout, COMMERCE AND INDUSTRY ELEMENT	URBAN DESIGN GUIDELINES	The site plan of a new building should reflect the arrangement of most other buildings on its block, whether set back from, or built out to its front property lines.
Transportation Element	OBJECTIVE 25	DEVELOP A CITYWIDE PEDESTRIAN NETWORK
Transportation Element	OBJECTIVE 26	CONSIDER THE SIDEWALK AREA AS AN IMPORTANT ELEMENT IN THE CITYWIDE OPEN SPACE SYSTEM.
Transportation Element	POLICY 26.1	Retain streets and alleys not required for traffic, or portions thereof, for through pedestrian circulation and open space use.
Recreation and Open Space Element	Objective 3	IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE
Downtown Area Plan	POLICY 10.2	Encourage the creation of new open spaces that become a part of an interconnected pedestrian network.
Rincon Hill	OBJECTIVE 3.7	Reduce the present industrial scale of the streets by creating a circulation network through the interior blocks, creating a street scale comparable to those in existing residential areas elsewhere in the city.
Transit Center District Plan	OBJECTIVE 2.2	Create an elegant downtown skyline, building on existing policy to craft a distinct downtown "hill" form, with its apex at the transit center, and tapering in all directions.
Transit Center District Plan	OBJECTIVE 2.3	Form the downtown skyline to emphasize the transit center as the center of downtown, reinforcing the primacy of public transit in organizing the city's development pattern, and recognizing the location's importance in local and regional accessibility, activity, and density.
Northeastern Waterfront	POLICY 3.1.1	Adopt heights that are appropriate for the Central Waterfront's location in the city, the prevailing street and block pattern, and the anticipated land uses, while producing buildings compatible with the neighborhood's character.
Northeastern Waterfront	POLICY 3.1.3	Relate the prevailing heights of buildings to street and alley width throughout the plan area.
Northeastern Waterfront	POLICY 3.1.4	Heights should reflect the importance of key streets in the city's overall urban pattern, while respecting the lower scale development of Dogpatch.
Executive Park Sub Area	OBJECTIVE 3	CREATE A CITY STREET PATTERN SUPPORTIVE OF AN URBAN RESIDENTIAL NEIGHBORHOOD
East SoMA	POLICY 3.1.4	Heights should reflect the importance of key streets in the city's overall urban pattern, while respecting the lower scale development that surrounds South Park and the residential enclaves throughout the plan area.
East SoMA	POLICY 3.1.8	New development should respect existing patterns of rear yard open space. Where an existing pattern of rear yard open space does not exist, new development on mixed-use-zoned parcels should have greater flexibility as to where open space can be located.
Showplace Square / Potrero	POLICY 3.1.3	Relate the prevailing heights of buildings to street and alley width throughout the plan area.
Showplace Square / Potrero	POLICY 3.1.4	Heights should reflect the importance of key streets in the city's overall urban pattern, while respecting the lower scale development on Potrero Hill.
Balboa Park Station	POLICY 5.3.3	Pedestrian routes, especially in commercial areas, should not be interrupted or disrupted by auto access and garage doors.
Balboa Park Station	Objective 6.4	respect and build from the successful established patterns and traditions of building massing, articulation, and architectural character of the area and the city.
Hunters Point Shipyard	POLICY 1.5	Acknowledge history as part of the land use and urban design plan
Hunters Point Shipyard	POLICY 3.2	Ensure a block pattern and street network that relates to adjacent neighborhood, is coherent, and provides the development with organization and orientation
S2	Harmonize Relationships between Buildings, Streets, and Open Spaces	
Urban Design Element, City Pattern	POLICY 2.6	Respect the character of older development nearby in the design of new buildings.
PRINCIPLES FOR CITY PATTERN, URBAN DESIGN ELEMENT		Strong and organized development adjacent to parks creates an effective contrast and makes the street space between the two a pleasing space to be in.
PRINCIPLES FOR CITY PATTERN, URBAN DESIGN ELEMENT		Wide streets with low and/or scattered buildings are poorly defined and do not contribute to an orderly city pattern and image.
PRINCIPLES FOR CITY PATTERN, URBAN DESIGN ELEMENT		Green space closing a street provides an accent on an upper slope or top of hill.
Site Layout, COMMERCE AND INDUSTRY ELEMENT	URBAN DESIGN GUIDELINES	New development should respect open space corridors in the interior of blocks and not significantly impede access of light and air nor block views of adjacent buildings.
Site Layout, COMMERCE AND INDUSTRY ELEMENT	URBAN DESIGN GUIDELINES	On irregularly shaped lots, through-lots or those adjacent to fully-built lots, open space located elsewhere than at the rear of a property may improve the access of light and air to residential units.
Scale, Height and Bulk. Commerce & Industry Element	URBAN DESIGN GUIDELINES	The height and bulk of new development should be designed to maximize sun access to nearby residential open space, parks, plazas, and major pedestrian corridors.
Downtown Area Plan	OBJECTIVE 13	CREATE AN URBAN FORM FOR DOWNTOWN THAT ENHANCES SAN FRANCISCO'S STATURE AS ONE OF THE WORLD'S MOST VISUALLY ATTRACTIVE CITIES.
Downtown Area Plan	POLICY 13.1	Relate the height of buildings to important attributes of the city pattern and to the height and character of existing and proposed development.

Downtown Area Plan	POLICY 13.2	Foster sculpturing of building form to create less overpowering buildings and more interesting building tops, particularly the tops of towers. (See Figures 2 and 3 on page 30)
Downtown Area Plan	POLICY 16.1	Conserve the traditional street to building relationship that characterizes downtown San Francisco.
Chinatown	POLICY 1.3	Retain Chinatown's sunny, wind-free environment
Van Ness Avenue	POLICY 5.1	Establish height controls to emphasize topography and adequately frame the great width of the Avenue.
Van Ness Avenue	POLICY 6.3	Incorporate setbacks and/or stepping down of building form on new developments — and major renovations when necessary — to increase sun exposure on sidewalks.
Rincon Hill	OBJECTIVE 3.2	Develop a distinctive skyline form for Rincon Hill that compliments the larger form of downtown, the natural landform, and the waterfront and the Bay, and responds to existing policies in the Urban Design Element.
Northeastern Waterfront	POLICY 3.1.2	Development should step down in height as it approaches the Bay to reinforce the city's natural topography and to encourage and active and public waterfront.
Northeastern Waterfront	POLICY 3.2.4	Strengthen the relationship between a building and its fronting sidewalk.
Western SoMA	POLICY 5.3.4	Strengthen the relationship between a building and its fronting sidewalk
Mission	POLICY 3.1.3	Relate the prevailing heights of buildings to street and alley width throughout the Plan Area.
Mission	POLICY 3.2.4	Strengthen the relationship between a building and its fronting sidewalk.
Showplace Square / Potrero	POLICY 3.2.4	Strengthen the relationship between a building and its fronting sidewalk.
Glen Park	OBJECTIVE 2	ENSURE THE COMPATIBILITY OF NEW DEVELOPMENT WITH THE FORM AND CHARACTER OF GLEN PARK
S3	Recognize and Enhance Local Variations	
Housing Element	OBJECTIVE 11	RECOGNIZE THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS
Civic Center	POLICY 1.1	Emphasize key public buildings, particularly City Hall, through visually prominent siting.
Northeastern Waterfront	POLICY 3.2.5	Building form should celebrate corner locations.
East SoMA	POLICY 3.2.5	Building form should celebrate corner locations
Mission	OBJECTIVE 3.1	PROMOTE AN URBAN FORM THAT REINFORCES THE MISSION'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER
Mission	POLICY 3.2.5	Building form should celebrate corner locations
Mission	POLICY 3.2.8	Recognize the distinctive Mission murals and expand the opportunities for new murals as well as other public art by providing space such as visible and publicly accessible walls in new construction adjacent to or near the murals to allow for these art traditions to thrive and continue, and by ensuring new construction does not obstruct, demolish, damage or otherwise diminish the Mission murals and other public art.
Showplace Square / Potrero	POLICY 3.2.5	Building form should celebrate corner locations
Balboa Park Station	OBJECTIVE 5.4	CREATE AN SPACE SYSTEM THAT BOTH BEAUTIFIES THE NEIGHBORHOOD AND STRENGTHENS THE ENVIRONMENT.
Balboa Park Station	POLICY 6.4.1	Urban design guidelines should ensure that new development contributes to and enhances the best characteristics of the plan area.
S4	Create, Protect, and Support View Corridors	
PRINCIPLES FOR CITY PATTERN, URBAN DESIGN ELEMENT		Views from roadways that reveal major destinations or that provide overlooks of important routes and areas of the city assist the traveler in orientation.
PRINCIPLES FOR CITY PATTERN, URBAN DESIGN ELEMENT		Open spaces with direct views down streets have a greater sense of spaciousness and can be seen more easily from a distance.
PRINCIPLES FOR CITY PATTERN, URBAN DESIGN ELEMENT		Hilltop roads and open spaces provide panoramic views of adjacent buildings are far enough below the viewpoint.
PRINCIPLES FOR CITY PATTERN, URBAN DESIGN ELEMENT		Highly visible open space presents a refreshing contrast to extensive urban development.
PRINCIPLES FOR MAJOR NEW DEVELOPMENT. URBAN DESIGN ELEMENT		Building siting and massing with respect to street pattern influence the quality of views from street space.
Van Ness Avenue	POLICY 5.4	Preserve existing view corridors.
Rincon Hill	OBJECTIVE 3.4	Preserve views of the bay and the Bay Bridge from within the district and through the district from distant locations, which are among the most impressive in the region
Rincon Hill	OBJECTIVE 3.5	Maintain view corridors through the area by means of height and bulk controls that insure carefully spaced slender towers rather than bulky, massive buildings.
Rincon Hill	POLICY 3.7	Maintain and reinforce views of the Bay Bridge and views of downtown as seen from the Bay Bridge
Transit Center District Plan	OBJECTIVE 2.7	ENSURE ARTICULATION AND REDUCTION TO THE MASS OF THE UPPER PORTIONS AND TOPS OF TOWERS IN ORDER TO CREATE VISUAL INTEREST IN THE SKYLINE AND HELP MAINTAIN VIEWS.
Northeastern Waterfront	POLICY 3.1.5	Respect public view corridors
Northeastern Waterfront	POLICY 10.2	Preserve and create view corridors which can link the City and the Bay
Northeastern Waterfront	POLICY 10.11	Maintain and enhance existing grade level view corridors to the Bay...
Northeastern Waterfront	POLICY 10.25	Maintain and enhance existing grade level view corridors to the Bay
Executive Park Sub Area	POLICY 7.1	Preserve public views of the bay from the neighborhood and through the neighborhood from key distinct public locations.
Western SoMA	POLICY 5.3.1	Respect public view corridors. Of particular interest are the east-west views to the bay or hills, and several views towards the downtown.
East SoMA	POLICY 3.1.5	Respect public view corridors. Of particular interest are the east-west views to the bay or hills, and several views towards the downtown
Showplace Square / Potrero	POLICY 3.1.5	Respect public view corridors. Of particular interest are the east-west views to the bay or hills, and several north-south views towards downtown and Potrero Hill.
S5	Create a Defined and Active Streetwall	
Urban Design Element, City Pattern	POLICY 1.8	Increase the visibility of major destination areas and other points for orientation.
Downtown Area Plan	POLICY 16.2	Provide setbacks above a building base to maintain the continuity of the predominant streetwalls along the street.
Van Ness Avenue	POLICY 5.2	Encourage a regular street wall and harmonious building forms along the Avenue

Van Ness Avenue	POLICY 5.3	Continue the street wall heights as defined by existing significant buildings and promote an adequate enclosure of the Avenue.
Rincon Hill	OBJECTIVE 3.10	Relate the height and bulk of podium buildings to the width of the street, to define a consistent streetwall and ensure adequate sun and sky access to streets and alleys.
Rincon Hill	POLICY 3.10	Provide a consistent 45 to 85 foot streetwall to clearly define the street. See Map 7 for appropriate podium heights for each location within the district
Executive Park Sub Area	POLICY 6.1	Provide a consistent streetwall that defines the street as a useable, comfortable civic space.
Market Octavia	Building Massing and Articulation	Most new buildings should be built to all property lines facing public rights-of-way.
East SoMA	POLICY 3.2.1	Require high quality design of street-facing building exteriors
Mission	POLICY 3.2.1	Require high quality design of street-facing building exteriors.
Showplace Square / Potrero	POLICY 3.2.1	Require high quality design of street-facing building exteriors.
S6	Organize Uses to Complement the Public Environment	
Transportation Element	POLICY 34.5	Minimize the construction of new curb cuts in areas where on-street parking is in short supply and locate them in a manner such that they retain or minimally diminish the number of existing on-street parking spaces.
Transportation Element	POLICY 40.3	Off-street loading facilities and spaces in the downtown area should be enclosed and accessible by private driveways designed to minimize conflicts with pedestrian, transit, bicycle and automobile traffic
Chinatown	POLICY 4.1	Protect and enhance neighborhood serving character of commercial uses in predominantly residential areas.
Rincon Hill	OBJECTIVE 3.9	Minimize the visual impacts of residential parking, loading, utilities and services on the neighborhood
Rincon Hill	POLICY 3.8	Step the height of buildings down approaching the Embarcadero so as to acknowledge the meeting of land and water.
Transit Center District Plan	POLICY 2.17	Require major entrances, corners of buildings, and street corners to be clearly articulated within the building's streetwall.
Market Octavia	Building Massing and Articulation	Buildings on sloping sites should follow the slope to reinforce and accentuate the city's natural topography and maintain a strong relationship to the street.
S7	Integrate Common Open Space and Landscape with Architecture	
Urban Design Element, City Pattern	POLICY 1.4	Protect and promote large-scale landscaping and open space that define districts and topography.
Urban Design Element, City Pattern	POLICY 4.12	Install, promote and maintain landscaping in public and private areas.
PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT, URBAN DESIGN ELEMENT		The livability, amenity and character of residential areas are greatly enhanced by trees, more so than by any other single element.
PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT, URBAN DESIGN ELEMENT		In areas where houses have no front yards, a sense of nature can be provided by planting in the sidewalk area.
PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT, URBAN DESIGN ELEMENT		Planting and paving treatment in alleys, coupled with active uses in the adjacent buildings, form, in effect, a commercial promenade.
Landscaping and Street Design, Commerce & Industry Element	URBAN DESIGN GUIDELINES	Street trees should be provided in each new development. If a district tree planting program or streetscape plan exists, new development should be landscaped in conformity with such plans. In places where tree planting is not appropriate due to inadequate sidewalk width, interference with utilities, undesirable shading, or other reasons, other means such as window boxes, planter boxes or trellises may be chosen.
Downtown Area Plan	POLICY 11.2	Introduce elements of the natural environment in open space to contrast with the built-up environment.
Transit Center District Plan	POLICY 2.27	Encourage the use of green, or "living", walls as part of a building design in order to reduce solar heat gain as well as to add interest and lushness to the pedestrian realm.
Market Octavia	Open Space	Encourage rooftop gardens as a form of common open space.
S8	Respect and Exhibit Natural Systems and Features	
Urban Design Element, City Pattern	POLICY 1.1	Recognize and protect major views in the city, with particular attention to those of open space and water.
Urban Design Element, City Pattern	POLICY 1.5	Emphasize the special nature of each district through distinctive landscaping and other features.
Urban Design Element, City Pattern	POLICY 2.1	Preserve in their natural state the few remaining areas that have not been developed by man.
Urban Design Element, City Pattern	POLICY 2.2	Limit improvements in other open spaces having an established sense of nature to those that are necessary, and unlikely to detract from the primary values of the open space.
PRINCIPLES FOR CITY PATTERN, URBAN DESIGN ELEMENT		Street layouts and building forms which do not emphasize topography reduce the clarity of the city form and image.
PRINCIPLES FOR MAJOR NEW DEVELOPMENT, URBAN DESIGN ELEMENT		The relationship of a building's size and shape to its visibility in the cityscape, to important natural features and to existing development determines whether it will have a pleasing or a disruptive effect on the image and character of the city.
PRINCIPLES FOR MAJOR NEW DEVELOPMENT, URBAN DESIGN ELEMENT		Buildings which meet the ground and reflect the slope of the hill relate to the land form.
PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT, URBAN DESIGN ELEMENT		Waterfront development that maximizes the interface between land and water increases the opportunities for public access to the water's edge.
Rincon Hill	OBJECTIVE 3.3	Respect the natural topography of the hill and follow the policies already established in the Urban Design Element that restrict height near the water and allow increased height on the top of hills.
Transit Center District Plan	OBJECTIVE 2.4	Provide distinct transitions to adjacent neighborhoods and to topographic and man-made features of the cityscape to ensure the skyline enhances, and does not detract from, important public views throughout the city and region.
Northeastern Waterfront	POLICY 3.2.1	Require high quality design of street-facing building exteriors
East SoMA	POLICY 3.1.2	Development should step down in height as it approaches the Bay to reinforce the city's natural topography.
Showplace Square / Potrero	POLICY 3.1.2	Development should respect the natural topography of Potrero Hill
A1	Express a Clear Organizing Architectural Idea	
Urban Design Element, City Pattern	POLICY 4.15	Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

PRINCIPLES FOR MAJOR NEW DEVELOPMENT. URBAN DESIGN ELEMENT		Unique building forms can appropriately signify major community facilities.
PRINCIPLES FOR MAJOR NEW DEVELOPMENT. URBAN DESIGN ELEMENT		Major public buildings of symbolic importance may be appropriately located in highly visible settings.
Northeastern Waterfront	POLICY 3.1.6	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.
Balboa Park Station	POLICY 6.4.2	New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of the older buildings that surround them.
A2	Modulate Buildings Vertically and Horizontally	
PRINCIPLES FOR MAJOR NEW DEVELOPMENT. URBAN DESIGN ELEMENT		A long or wide building becomes excessively bulky in appearance when its height significantly exceeds that of buildings in the surrounding area.
PRINCIPLES FOR MAJOR NEW DEVELOPMENT. URBAN DESIGN ELEMENT		A bulky building creates the most visual disruption when seen from a distance as the dominant silhouette against a background and/or foreground of much smaller structures.
PRINCIPLES FOR MAJOR NEW DEVELOPMENT. URBAN DESIGN ELEMENT		Bulky buildings that intrude upon or block important views of the Bay, Ocean or other significant citywide focal points are particularly disruptive.
Scale, Height and Bulk. Commerce & Industry Element	URBAN DESIGN GUIDELINES	In most cases, small lots with narrow building fronts should be maintained in districts with this traditional pattern.
Van Ness Avenue	POLICY 6.2	Create varied rhythms in developments on large lots by inserting vertical piers/columns, or changes in fenestration and materials to articulate what otherwise would be an undifferentiated facade plane.
Van Ness Avenue	POLICY 6.4	Differentiate bases of buildings and incorporate detail at ground level through variety in materials, color, texture and architectural projections. Provide windows with clear glass throughout the building.
Transit Center District Plan	POLICY 2.2	Create a light, transparent sculptural element to terminate the Transit Tower to enhance skyline expression without casting significant shadows. This vertical element may extend above the 1,000 foot height limit.
Transit Center District Plan	OBJECTIVE 2.9	PROVIDE BUILDING ARTICULATION ABOVE A BUILDING BASE TO MAINTAIN OR CREATE A DISTINCTIVE STREETWALL COMPATIBLE WITH THE STREET'S WIDTH AND CHARACTER.
Market Octavia	Building Massing and Articulation	Taller buildings should include a clearly defined base, middle, and top.
Market Octavia	Building Massing and Articulation	Building facades that face the public realm should be articulated with a strong rhythm of regular vertical elements.
Market Octavia	Towers	Horizontal articulation at the street wall height should be employed.
Market Octavia	Towers	A change in vertical plane should differentiate a tower element from the rest of the building.
Market Octavia	Streets	Horizontal architectural design articulation should be incorporated between the ground floor and second story levels.
A3	Harmonize Building Designs with Neighboring Scale and Materials	
Urban Design Element, City Pattern	OBJECTIVE 3	MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.
Urban Design Element, City Pattern	POLICY 3.5	Relate the height of buildings to important attributes of the city pattern and to the height and character or existing development.
PRINCIPLES FOR CITY PATTERN, URBAN DESIGN ELEMENT		Contour streets on hills align buildings to create a pattern of strong horizontal bands that conflict with the hill form.
PRINCIPLES FOR MAJOR NEW DEVELOPMENT. URBAN DESIGN ELEMENT		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 gradual.
PRINCIPLES FOR MAJOR NEW DEVELOPMENT. URBAN DESIGN ELEMENT		When highly visible buildings are light in color, they reinforce the visual unity and special character of the city.
PRINCIPLES FOR MAJOR NEW DEVELOPMENT. URBAN DESIGN ELEMENT		The use of unusual shapes for tall office, hotel or apartment buildings detracts from the clarity of urban form by competing for attention with buildings of greater public significance. The juxtaposition of several such unusual shapes may create visual disorder.
Scale, Height and Bulk. Commerce & Industry Element	URBAN DESIGN GUIDELINES	When new buildings are constructed on large lots, the facades should be designed in a series of elements which are compatible with the existing scale of the district.
Scale, Height and Bulk. Commerce & Industry Element	URBAN DESIGN GUIDELINES	The height of a proposed development should relate to the individual neighborhood character and the height and scale of adjacent buildings to avoid an overwhelming or dominating appearance of new structures. On a street of varied building heights, transitions between high and low buildings should be provided. While three- and four-story buildings are appropriate in many locations, two-story buildings are more appropriate in some areas with lower-scale development.
Architectural Design, Commerce & Industry Element	URBAN DESIGN GUIDELINES	The essential character of neighborhood commercial districts should be preserved by discouraging alterations and new development which would be incompatible with buildings which are of fine architectural quality and contribute to the scale and character of the district. The details, material, texture or color of existing architecturally distinctive buildings should be complemented by new development.
Architectural Design, Commerce & Industry Element	URBAN DESIGN GUIDELINES	The design of new buildings, building additions and alterations, and facade renovations should reflect the positive aspects of the existing scale and design features of the area. Building forms should complement and improve the overall neighborhood environment.
Materials, Commerce & Industry Element	URBAN DESIGN GUIDELINES	The materials, textures and colors of new or remodeled structures should be visually compatible with the predominant materials of nearby structures. In most neighborhood commercial districts, painted wood, masonry and tiles combined with glass panes in show cases, windows and doors are the most traditional and appropriate exterior wall materials.
Downtown Area Plan	POLICY 12.3	Design new buildings to respect the character of older development nearby.
Downtown Area Plan	OBJECTIVE 15	CREATE A BUILDING FORM THAT IS VISUALLY INTERESTING AND HARMONIZES WITH SURROUNDING BUILDINGS.
Downtown Area Plan	POLICY 15.1	Ensure that new facades relate harmoniously with nearby facade patterns
Downtown Area Plan	POLICY 15.2	Assure that new buildings contribute to the visual unity of the city. Buildings should be light in color. Highly reflective materials, particularly mirrored or highly reflective glass, should be used sparingly.
Chinatown	POLICY 1.2	Promote a building form that harmonizes with the scale of existing buildings and width of Chinatown's streets.
Rincon Hill	OBJECTIVE 3.11	Preserve and enhance the character and scale of finely-grained residential areas within the Rincon Hill area

Transit Center District Plan	POLICY 2.5	Transition heights down to adjacent areas, with particularly attention on the transitions to the southwest and west in the lower scale South of Market areas and to the waterfront to the east.
Transit Center District Plan	OBJECTIVE 2.10	MAINTAIN APPROPRIATE CHARACTER-DEFINING BUILDING SCALE IN THE HISTORIC DISTRICT.
Transit Center District Plan	OBJECTIVE 2.17	PROMOTE A HIGH LEVEL OF QUALITY OF DESIGN AND EXECUTION, AND ENHANCE THE DESIGN AND MATERIAL QUALITY OF THE NEIGHBORING ARCHITECTURE.
Western Shoreline	OBJECTIVE 11	PRESERVE THE SCALE OF RESIDENTIAL AND COMMERCIAL DEVELOPMENT ALONG THE COASTAL ZONE AREA.
Northeastern Waterfront	POLICY 10.28	Prohibit the use of reflective glass. Use flat glass skylights and discourage the use of dark tinted glass to increase transparency in highly visible areas.
Market Octavia	Building Massing and Articulation	The facades of new buildings should extend this pattern.
Market Octavia	Building Massing and Articulation	The facades of new buildings should extend this pattern. Highly-visible building facades along interior property lines, particularly adjacent to significantly shorter buildings, should incorporate a combination of articulations, setbacks, fenestration/windows and material detailing to mitigate large expanses of blank wall.
Market Octavia	Building Massing and Articulation	High-quality building materials should be used on all visible facades and should include stone, masonry, ceramic tile, wood (as opposed to composite, fiber-cement based synthetic wood materials), precast concrete, and high-grade traditional "hard coat" stucco (as opposed to "synthetic stucco" that uses foam)/
Market Octavia	Towers	Towers should be light in color.
Glen Park	POLICY 2.4	Design of new buildings should be consistent with the neighborhood's existing pattern
A4	Design Buildings from Multiple Vantage Points	
Urban Design Element, City Pattern	POLICY 3.1	Promote harmony in the visual relationships and transitions between new and older buildings.
Details, Commerce & Industry Element	URBAN DESIGN GUIDELINES	A new or remodeled building should relate to its surrounding area by displaying compatible proportions, textures, and details. Nearby buildings of architectural distinction can serve as primary references. Existing street rhythms should also be continued on the facade of a new building, linking it to the rest of the district.
Van Ness Avenue	POLICY 6.1	Design exterior facades which complement and enhance significant works of architecture along the Avenue.
A5	Shape the Roofs of Buildings	
Rooftop Mechanical Equipment, Commerce & Industry Element	URBAN DESIGN GUIDELINES	Rooftop mechanical equipment which may be visually obtrusive or create disturbing noises or odors should be located away from areas of residential use and screened and integrated with the design of the building.
Downtown Area Plan	POLICY 13.3	Create visually interesting terminations to building towers.
Rincon Hill	POLICY 3.6	Sculpt tower tops to allow for architectural elements and to screen mechanical equipment.
Northeastern Waterfront	POLICY 3.1.7	Attractively screen rooftop HVAC systems and other building utilities from view.
Western SoMA	POLICY 5.3.2	Require high quality design of street-facing building exteriors.
East SoMA	POLICY 3.1.7	Attractively screen rooftop HVAC systems and other building utilities from view.
A6	Render Building Facades with Texture and Depth	
Urban Design Element, City Pattern	POLICY 4.13	Improve pedestrian areas by providing human scale and interest.
PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT, URBAN DESIGN ELEMENT		Pedestrian scale can be achieved at the base of large vertical building surfaces by the use of arcades, emphasis of horizontal divisions, texture and other architectural details.
Details, Commerce & Industry Element	URBAN DESIGN GUIDELINES	Individual buildings in the city's neighborhood commercial districts are rich in architectural detailing, yet vary considerably from building to building, depending upon the age and style of their construction. Vertical lines of columns or piers, and horizontal lines of belt courses or cornices are common to many buildings as are moldings around windows and doors. These elements add richness to a flat facade wall, emphasizing the contrast of shapes and surfaces.
Downtown Area Plan	POLICY 15.3	Encourage more variation in building facades and greater harmony with older buildings through use of architectural embellishments and bay or recessed windows.
Transit Center District Plan	OBJECTIVE 2.12	ENSURE THAT DEVELOPMENT IS PEDESTRIAN-ORIENTED FOSTERING A VITAL AND ACTIVE STREET LIFE.
Transit Center District Plan	OBJECTIVE 2.15	ENCOURAGE ARTICULATION OF THE BUILDING FAÇADE TO HELP DEFINE THE PEDESTRIAN REALM.
Market Octavia	Building Massing and Articulation	Building facades should include three-dimensional detailing; these may include bay windows, cornices, belt courses, window moldings, and reveals to create shadows and add interest.
A7	Coordinate Building Elements	
PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT, URBAN DESIGN ELEMENT		Dignified and well-maintained signs designed with respect for the scale and character of the street can enhance commercial areas.
Signs, Commerce & Industry Element	URBAN DESIGN GUIDELINES	The character of signs and other features attached to or projecting from buildings is an important part of the visual appeal of a street and the general quality and economic stability of the area. Opportunities exist to relate these signs and projections more effectively to street design and building design. Neighborhood commercial districts are typically mixed-use areas with commercial units on the ground or lower floors and residential uses on upper floors. Sign sizes and design should relate and be compatible with the character and scale of the building as well as the neighborhood commercial district. As much as signs and other advertising devices are essential to a vital commercial district, they should not be allowed to interfere with or diminish the livability of residences within the neighborhood commercial district or in adjacent residential districts. Signs should not be attached to facades at residentially-occupied stories nor should sign illumination shine directly into windows of residential units.
Market Octavia	The Ground Floor	Building entries and shop fronts should add to the character of the street by being clearly identifiable and inviting.
A8	Design Active Building Fronts	
PRINCIPLES FOR MAJOR NEW DEVELOPMENT, URBAN DESIGN ELEMENT		A building situated in a visually dominant position, whose exterior is blank and uninteresting, does not relate to surrounding development and tends to repel the observer's attention.
Frontage, Commerce and Industry Element	URBAN DESIGN GUIDELINES	Facades of new development should be compatible with the proportions and design features of adjacent facades that contribute to the positive visual qualities of the neighborhood commercial district.
Frontage, Commerce and Industry Element	URBAN DESIGN GUIDELINES	Clear, untinted glass should be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, highly reflective glass or densely-tinted glass should not be used except as an architectural or decorative accent.
Frontage, Commerce and Industry Element	URBAN DESIGN GUIDELINES	Walk-up facilities should be recessed and provide adequate queuing space to avoid interruption of the pedestrian flow.
Transportation Element	POLICY 24.4	Preserve pedestrian-oriented building frontages.
Downtown Area Plan	POLICY 16.4	Use designs and materials and include activities at the ground floor to create pedestrian interest.

Rincon Hill	POLICY 1.5	Require street-facing residential units on the ground-floor on Spear, Main, Beale, Fremont, First, Guy Place and Lansing Streets, and encourage them on Harrison and Bryant Streets.
Transit Center District Plan	OBJECTIVE 2.13	ENACT URBAN DESIGN CONTROLS TO ENSURE THAT THE GROUND-LEVEL INTERFACE OF BUILDINGS IS ACTIVE AND ENGAGING FOR PEDESTRIANS, IN ADDITION TO PROVIDING ADEQUATE SUPPORTING RETAIL AND PUBLIC SERVICES FOR THE DISTRICT.
Transit Center District Plan	OBJECTIVE 2.16	MINIMIZE AND PROHIBIT BLANK WALLS AND ACCESS TO OFF-STREET PARKING AND LOADING AT THE GROUND FLOOR ON PRIMARY STREETS TO HELP PRESERVE A SAFE AND ACTIVE PEDESTRIAN ENVIRONMENT.
A9	Employ Sustainable Principles and Practices in Building Design	
Northeastern Waterfront	POLICY 10.34	Assure that new buildings use the most cost-effective energy efficient measures feasible.
Western SoMA	OBJECTIVE 5.2	PROMOTE ENVIRONMENTAL SUSTAINABILITY
P1	Design Public Open Spaces to Connect with and Complement the Streetscape	
PRINCIPLES FOR CITY PATTERN, URBAN DESIGN ELEMENT		Clearly visible open spaces act as orientation points, and convey information about the presence of recreation space to motorists and pedestrians. Because Buena Vista park is visible from many parts of the city, it is often used as a point of reference. The foliage, in contrast to the surrounding developed areas, indicates the proximity of recreational means.
PRINCIPLES FOR CITY PATTERN, URBAN DESIGN ELEMENT		Landsaped pathways can visually and functionally link larger open spaces to neighborhoods.
PRINCIPLES FOR CITY PATTERN, URBAN DESIGN ELEMENT		The pattern of major streets can be made more visible and apparent to users of the street system if the landscaping and lighting of major streets is different from that of local streets.
PRINCIPLES FOR MAJOR NEW DEVELOPMENT, URBAN DESIGN ELEMENT		Corner plazas can be pleasing if the streets are not excessively wide and if surrounding properties are developed with buildings that define the space well.
Recreation and Open Space Element	POLICY 1.1	Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.
Recreation and Open Space Element	POLICY 3.1	Creatively develop existing publicly-owned right-of-ways and streets into open space.
Recreation and Open Space Element	POLICY 3.2	Establish and Implement a network of Green Connections that increases access to parks, open spaces, and the waterfront.
Downtown Area Plan	OBJECTIVE 9	PROVIDE QUALITY OPEN SPACE IN SUFFICIENT QUANTITY AND VARIETY TO MEET THE NEEDS OF DOWNTOWN WORKERS, RESIDENTS, AND VISITORS.
Downtown Area Plan	POLICY 9.1	Require usable indoor and outdoor open space, accessible to the public, as part of new downtown development.
Downtown Area Plan	POLICY 10.4	Provide open space that is clearly visible and easily reached from the street or pedestrian way.
Downtown Area Plan	POLICY 11.1	Place and arrange open space to complement and structure the urban form by creating distinct openings in the otherwise dominant streetwall form of downtown.
Chinatown	POLICY 4.4	Expand open space opportunities
Rincon Hill	OBJECTIVE 4.3	Link the area via pedestrian improvements to other public open spaces such as the waterfront promenade at the foot of the hill and planned open spaces in the Transbay district
Transit Center District Plan	OBJECTIVE 3.4	EMPHASIZE THE IMPORTANCE OF STREETS AND SIDEWALKS AS THE LARGEST COMPONENT OF PUBLIC OPEN SPACE IN THE TRANSIT CENTER DISTRICT.
Transit Center District Plan	POLICY 3.1	Create and implement a district streetscape plan to ensure consistent corridor-length streetscape treatments.
Transit Center District Plan	OBJECTIVE 3.6	ENHANCE THE PEDESTRIAN NETWORK WITH NEW LINKAGES TO PROVIDE DIRECT AND VARIED PATHWAYS, TO SHORTEN WALKING DISTANCES, AND TO RELIEVE CONGESTION AT MAJOR STREET CORNERS.
Northeastern Waterfront	OBJECTIVE 3.2	PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM
Northeastern Waterfront	POLICY 3.2.7	Strengthen the pedestrian network by extending alleyways to adjacent streets or alleyways wherever possible, or by providing new publicly accessible mid-block rights of way.
Candlestick Point SubArea	POLICY 4.1	Create a neighborhood with a safe, legible, and easily navigable street network.
Candlestick Point SubArea	POLICY 6.1	Provide a wide variety of types and scale of open space with a wide variety of recreational opportunities.
Executive Park Sub Area	POLICY 4.1	Create a pedestrian network that includes streets devoted to or primarily oriented to pedestrian use.
Executive Park Sub Area	POLICY 6.2	Require an engaging transition between private development and the public realm
Executive Park Sub Area	OBJECTIVE 10	ENHANCE PUBLIC OPEN SPACE AND CONNECTIONS TO IT
East SoMA	POLICY 3.2.7	Strengthen the pedestrian network by extending alleyways to adjacent streets or alleyways wherever possible, or by providing new publicly accessible mid-block rights of way
East SoMA	OBJECTIVE 5.4	THE OPEN SPACE SYSTEM SHOULD BOTH BEAUTIFY THE NEIGHBORHOOD AND STRENGTHEN THE ENVIRONMENT
Mission	POLICY 3.2.6	Sidewalks abutting new developments should be constructed in accordance with locally appropriate guidelines based on established best practices in streetscape design
Mission	POLICY 3.2.7	Strengthen the pedestrian network by extending alleyways to adjacent streets or alleyways wherever possible, or by providing new publicly accessible mid-block rights of way
Showplace Square / Potrero	POLICY 3.2.6	Sidewalks abutting new developments should be constructed in accordance with locally appropriate guidelines based on established best practices in streetscape design.
Showplace Square / Potrero	POLICY 3.2.7	Strengthen the pedestrian network by extending alleyways to adjacent streets or alleyways wherever possible, or by providing new publicly accessible mid-block rights of way.
Balboa Park Station	POLICY 5.1.1	Create a variety of new public open spaces.
Balboa Park Station	POLICY 5.1.3	Ensure that new open spaces are linked to and serve as an extension of the street system
Hunters Point Shipyard	POLICY 3.3	Create a street system where streets are clearly an element of the public realm
P2	Locate and Design Open Spaces to Maximize Physical Comfort and Visual Access	
Urban Design Element, City Pattern	OBJECTIVE 4	IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY
PRINCIPLES FOR MAJOR NEW DEVELOPMENT, URBAN DESIGN ELEMENT		Plazas or parks located in the shadows cast by large buildings are unpleasant for the user.
PRINCIPLES FOR MAJOR NEW DEVELOPMENT, URBAN DESIGN ELEMENT		Buildings of a uniform height provide good spatial definition of larger public squares or plazas.

Recreation and Open Space Element	POLICY 1.9	Preserve sunlight in public open spaces.
Recreation and Open Space Element	POLICY 1.10	Ensure that open space is safe and secure for the City's entire population. Designing the street/open space interface to encourage permeability and access.
Downtown Area Plan	OBJECTIVE 10	ASSURE THAT OPEN SPACES ARE ACCESSIBLE AND USABLE.
Downtown Area Plan	POLICY 10.5	Address the need for human comfort in the design of open spaces by minimizing wind and maximizing sunshine.
Van Ness Avenue	POLICY 7.2	Provide wind protection and sun exposure to private and common open space areas.
Rincon Hill	OBJECTIVE 3.6	ENSURE ADEQUATE LIGHT AND AIR TO THE DISTRICT AND MINIMIZE WIND AND SHADOW ON PUBLIC STREETS AND OPEN SPACES
Rincon Hill	OBJECTIVE 4.4	ENSURE ADEQUATE SUNLIGHT AND MINIMIZE WIND AND SHADOW ON PUBLIC STREETS AND OPEN SPACES.
Transit Center District Plan	OBJECTIVE 3.3	GRACIOUSLY ACCOMMODATE INCREASES IN PEDESTRIAN VOLUMES IN THE DISTRICT.
Transit Center District Plan	POLICY 3.6	Enhance pedestrian crossing with special treatments (e.g. paving, lighting, raised crossings) to enhance pedestrian safety and comfort, especially where bulb-outs cannot be installed.
Northeastern Waterfront	POLICY 10.27	Locate buildings to minimize shadows and wind on public open spaces.
Market Octavia	Open Space	Street furniture and other public improvements should be provided in the vicinity of the project.
Showplace Square / Potrero	OBJECTIVE 3.2	PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM
Showplace Square / Potrero	POLICY 4.6.1	Use established street design standards and guidelines to make the pedestrian environment safer and more comfortable for walk trips
Showplace Square / Potrero		B. Maximize sunlight exposure and protection from wind
Balboa Park Station	POLICY 5.2.2	Create wind-protected open spaces
Hunters Point Shipyard	POLICY 4.1	Create a neighborhood with a safe, legible, and easily navigable street network
Glen Park	POLICY 1.4	Improve the streetscape in the commercial core to make the area safer and more comfortable for pedestrians and shoppers.
P3	Express Neighborhood Character in Open Space Designs	
PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT, URBAN DESIGN ELEMENT		Open space and landscaping can give neighborhoods an identity, a visual focus and a center for activity.
Recreation and Open Space Element	POLICY 1.7	Support public art as an essential component of open space design.
Arts	Policy VI-1.8	Include arts spaces in new public construction when appropriate.
Arts	OBJECTIVE VI-2	INCREASE OPPORTUNITIES FOR PUBLIC ART THROUGHOUT THE CITY.
Civic Center	POLICY 1.2	Maintain the formal architectural character of the Civic Center
Civic Center	POLICY 1.3	Design Civic Center buildings and open spaces to serve as public gathering places for ceremonial, cultural, recreational, and other community activities.
Civic Center	POLICY 1.4	Provide a sense of identity and cohesiveness through unifying street and Plaza design treatments
East SoMA	POLICY 5.4.3	Encourage public art in existing and proposed open spaces
Mission	POLICY 5.4.3	Encourage public art in existing and proposed open spaces
P4	Support Public Transportation and Bicycling	
PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT, URBAN DESIGN ELEMENT		Excessive speeds and amounts of traffic in residential neighborhoods can be reduced by a variety of design techniques, including narrowing of streets or intersections, landscaping, diversion of traffic and closing of streets.
PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT, URBAN DESIGN ELEMENT		Vehicle-free or pedestrian-priority spaces contribute to pedestrian comfort and the public life of the city.
PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT, URBAN DESIGN ELEMENT		Improved and diverse means of transportation can increase the value and use of parks.
Transportation Element	OBJECTIVE 28	PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES
Transportation Element	POLICY 28.1	Provide secure bicycle parking in new governmental, commercial, and residential developments.
Executive Park Sub Area	OBJECTIVE 4	ENCOURAGE WALKING AND BICYCLING AS THE PRIMARY MEANS OF ACCESSING DAILY SERVICES AND NEEDS.
Executive Park Sub Area	POLICY 4.4	Provide ample, secure and conveniently located bicycle parking
Western SoMA	OBJECTIVE 5.3	PROMOTE WALKING, BIKING AND AN ACTIVE URBAN PUBLIC REALM
East SoMA	OBJECTIVE 4.7	IMPROVE AND EXPAND INFRASTRUCTURE FOR BICYCLING AS AN IMPORTANT MODE OF TRANSPORTATION
Mission	OBJECTIVE 4.7	IMPROVE AND EXPAND INFRASTRUCTURE FOR BICYCLING AS AN IMPORTANT MODE OF TRANSPORTATION
Showplace Square / Potrero	OBJECTIVE 4.7	IMPROVE AND EXPAND INFRASTRUCTURE FOR BICYCLING AS AN IMPORTANT MODE OF TRANSPORTATION
Balboa Park Station	OBJECTIVE 2.4	Encourage walking, biking, public transit as the primary means of transportation
Glen Park	OBJECTIVE 5	IMPROVE ACCESS FOR BICYCLISTS TO GLEN PARK AND THE BART STATION
P5	Design Sidewalks to Enhance the Pedestrian Experience	
PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT, URBAN DESIGN ELEMENT		In the design of new pedestrian areas, changes of level can add greatly to interest and amenity if a reasonable relationship between levels is maintained.
PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT, URBAN DESIGN ELEMENT		Continuity of interest and activities at ground level in commercial buildings adjacent to pedestrian ways creates rich street life and enhances pedestrian experiences.
PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT, URBAN DESIGN ELEMENT		The undergrounding of overhead utility wires enhances the appearance of streets and neighborhoods.
Transportation Element	POLICY 26.3	Encourage pedestrian serving uses on the sidewalk
Downtown Area Plan	OBJECTIVE 16	CREATE AND MAINTAIN ATTRACTIVE, INTERESTING URBAN STREETSCAPES

Van Ness Avenue	OBJECTIVE 8	CREATE AN ATTRACTIVE STREET AND SIDEWALK SPACE WHICH CONTRIBUTES TO THE TRANSFORMATION OF VAN NESS AVENUE INTO A RESIDENTIAL BOULEVARD
Transit Center District Plan	OBJECTIVE 3.1	MAKE WALKING A SAFE, PLEASANT, AND CONVENIENT MEANS OF MOVING ABOUT THROUGHOUT THE DISTRICT.
Transit Center District Plan	OBJECTIVE 3.2	CREATE A HIGH-QUALITY PEDESTRIAN ENVIRONMENT IN THE DISTRICT CONSISTENT WITH THE VISION FOR THE CENTRAL DISTRICT OF A WORLD-CLASS CITY.
Executive Park Sub Area	POLICY 4.2	Improve pedestrian areas by ensuring human scale and interest.
East SoMA	OBJECTIVE 3.2	Promote an urban form and architectural character that supports walking and sustains a diverse, active and safe public realm.
East SoMA	POLICY 4.6.1	Use established street design standards and guidelines to make the pedestrian environment safer and more comfortable for walk trips.
Mission	OBJECTIVE 4.6	SUPPORT WALKING AS A KEY TRANSPORTATION MODE BY IMPROVING PEDESTRIAN CIRCULATION WITHIN THE MISSION AND TO OTHER PARTS OF THE CITY
Showplace Square / Potrero	OBJECTIVE 4.6	SUPPORT WALKING AS A KEY TRANSPORTATION MODE BY IMPROVING PEDESTRIAN CIRCULATION WITHIN SHOWPLACE SQUARE/POTRERO HILL AND TO OTHER PARTS OF THE CITY
Balboa Park Station	POLICY 5.2.1	Require good quality public open space as part of major new developments
Balboa Park Station	objective 5.3	Promote an urban form and architectural character that supports walking and sustains a diverse, active and safe public realm.
P6	Program Public Open Spaces to Encourage Social Activity, Play, and Rest	
Urban Design Element, City Pattern	POLICY 4.11	Make use of street space and other unused public areas for recreation, particularly in dense neighborhoods, such as those close to downtown, where land for traditional open spaces is more difficult to assemble
PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT, URBAN DESIGN ELEMENT		Wide, generous sidewalk areas provide opportunities for outdoor recreation and pedestrian amenities.
PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT, URBAN DESIGN ELEMENT		Interesting details in the design of street furniture, paving and other features in pedestrian area can increase the amenity and character of streets.
Transportation Element	POLICY 24.3	Install pedestrian-serving street furniture where appropriate.
Downtown Area Plan	POLICY 9.4	Provide a variety of seating arrangements in open spaces throughout downtown.
Rincon Hill	OBJECTIVE 3.8	Encourage a human scale streetscape with activities and design features at pedestrian eye level, and an engaging physical transition between private development and the public realm.
Transit Center District Plan	POLICY 3.2	Widen sidewalks to improve the pedestrian environment by providing space for necessary infrastructure, amenities and streetscape improvements.
Mission	POLICY 5.2.6	Ensure quality open space is provided in flexible and creative ways, adding a well used, well-cared for amenity for residents of a highly urbanized neighborhood. Private open space should meet the following design guidelines: A. Designed to allow for a diversity of uses, including elements for children, as appropriate. B. Maximize sunlight exposure and protection from wind C. Adhere to the performance-based evaluation tool.
Showplace Square / Potrero		A. Designed to allow for a diversity of uses, including elements for children, as appropriate.
Showplace Square / Potrero	POLICY 5.3.2	Maximize sidewalk landscaping, street trees and pedestrian scale street furnishing to the greatest extent feasible
P7	Integrate Sustainable Practices into the Landscape	
PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT, URBAN DESIGN ELEMENT		The use of appropriate plant material, and careful consideration of environmental factors in the design of landscaping and open space, contribute to a neighborhood's identity and improve its environmental quality.
PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT, URBAN DESIGN ELEMENT		Wide streets can be narrowed at the intersections and landscaped to provide sitting areas and visual amenity.
PRINCIPLES FOR NEIGHBORHOOD ENVIRONMENT, URBAN DESIGN ELEMENT		Intensive landscaping, walls and other screening devices can insulate residential and pedestrian areas from the adverse effects of heavily used trafficways.
Transportation Element	POLICY 24.2	Maintain and expand the planting of street trees and the infrastructure to support them.
Recreation and Open Space Element	POLICY 2.11	Assure that privately developed residential open spaces are usable, beautiful, and environmentally sustainable.
Recreation and Open Space Element	OBJECTIVE 4	PROTECT AND ENHANCE THE BIODIVERSITY, HABITAT, AND ECOLOGICAL FUNCTION OF OPEN SPACES AND ENCOURAGE SUSTAINABLE PRACTICES IN THE DESIGN AND MANAGEMENT OF OUR OPEN SPACE SYSTEM
Housing Element	OBJECTIVE 13	PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING
East SoMA	OBJECTIVE 3.3	Promote the environmental sustainability, ecological functioning and the overall quality of the natural environment in the plan area
East SoMA	POLICY 5.3.1	Redesign underutilized portions of streets as public open spaces, including widened sidewalks or medians, curb bulb-outs, "living streets" or green connector streets
East SoMA	POLICY 5.4.1	Increase the environmental sustainability of East SoMa's system of public and private open spaces by improving the ecological functioning of all open space
Mission	OBJECTIVE 3.2	PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM
Mission	OBJECTIVE 3.3	PROMOTE THE ENVIRONMENTAL SUSTAINABILITY, ECOLOGICAL FUNCTIONING AND THE OVERALL QUALITY OF THE NATURAL ENVIRONMENT IN THE PLAN AREA
Mission	OBJECTIVE 5.3	CREATE A NETWORK OF GREEN STREETS THAT CONNECTS OPEN SPACES AND IMPROVES THE WALKABILITY, AESTHETICS and ecological sustainability OF THE NEIGHBORHOOD
Mission	POLICY 5.4.1	Increase the environmental sustainability of the Mission's system of public and private open spaces by improving the ecological functioning of all open space.
Showplace Square / Potrero	OBJECTIVE 3.3	PROMOTE THE ENVIRONMENTAL SUSTAINABILITY, ECOLOGICAL FUNCTIONING AND THE OVERALL QUALITY OF THE NATURAL ENVIRONMENT IN THE PLAN AREA
Showplace Square / Potrero		Landscaping visible from the street is encouraged
Showplace Square / Potrero	OBJECTIVE 5.3	CREATE A NETWORK OF GREEN STREETS THAT CONNECTS OPEN SPACES AND IMPROVES THE WALKABILITY, AESTHETICS, AND ECOLOGICAL SUSTAINABILITY OF THE NEIGHBORHOOD
Balboa Park Station	objective 6.5	PROMOTE THE ENVIRONMENTAL SUSTAINABILITY, ECOLOGICAL FUNCTION AND THE OVERALL QUALITY OF THE NATURAL ENVIRONMENT IN THE PLAN AREA.

Appendix 2: Related Existing Guidelines

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



REVIEW DRAFT
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Guideline	
Applicable Document	Supporting Text
S1	Recognize and Respond to Urban Patterns
Affordable Housing Bonus Program Design Guidelines	Design a site plan that is harmonious with the characteristics found with the district. Avoid unnecessary contrast with historic fabric in form or building articulation, to maintain the integrity and character of the site and its context.
Cow Hollow Neighborhood Design Guidelines	Side spacing: Respect spacing pattern
Design Guidelines for Executive Park	
Design Guidelines for Executive Park	Reflect fine-grained block pattern typical of San Francisco; Generally, new blocks should be no larger than a typical San Francisco 200-foot by 600-foot block. Smaller blocks are encouraged. Larger blocks should provide publicly accessible pedestrian paths through the block.
Industrial Area Design Guidelines	Open spaces should be part of a larger network of pedestrian connections that help lead residents and visitors through the neighborhood and connect to larger City and regional open space resources such as Bayview Hill Open Space and Candlestick Point State Recreation Area.
Residential Design Guidelines	New buildings must maintain a mid-block open space pattern where such a pattern exists
Residential Design Guidelines	Respect the existing pattern of building entrances.
Western SoMa Design Standards	Reinforce exiting patterns and encourage designs that create future opportunities for at grade mid-block landscaped open space by strict adherence to rear yard requirements.
Western SoMa Design Standards	Buildings and building frontages should provide variety along a block, but remain consistent with the overall urban design.
Westwood Park Association Specific Area Residential Design Guidelines	Site: The topography and location of the project lot and the position of the building on that site guide the most basic decisions about design. The location, front setbacks, rear yards, side spacings will be particularly important to the adjacent neighbors and for maintaining or creating rhythm along the block-face, and maintaining a sense of common open space in the interior of the block.
Affordable Housing Bonus Program Design Guidelines	The facades of new buildings should extend patterns.
S2	Harmonize Relationships between Buildings, Streets, and Open Spaces
Affordable Housing Bonus Program Design Guidelines	Buildings on sloping sites should follow the slope to reinforce and accentuate the city's natural topography and maintain a strong relationship to the street.
Affordable Housing Bonus Program Design Guidelines	For buildings on slopes, the ground floor and building entries should step-up in proportion to the slope between façade segments.
Cow Hollow Neighborhood Design Guidelines	Rear yards: Respect rear yard and adjacent buildings
Design Guidelines for Executive Park	Streets should be connected to publicly accessible rights-of-way at both ends (there should be no dead-ends or cul-de-sacs), including connections to streets, alleys, pathways or open spaces.
Design Guidelines for Executive Park	Where provided, alleys should not only be used for service functions, but should also be designed for all uses and to be pedestrian-friendly, attractive, and safe.
Design Guidelines for Executive Park	Relationship between built form and public realm
Design Guidelines for Executive Park	Building size should be proportional to the scale of streets, alleys and pathways to allow a well-defined streetwall while still allowing adequate sun access and sky to the ground.
Design Guidelines for Executive Park	On residential neighborhood streets, building streetwalls should generally be no taller than the width of the right-of-way, or where there are consistent setbacks, the width between setback lines across the street from each other
Industrial Area Design Guidelines	create an urban building scale and relationship of development to streets
Residential Design Guidelines	Design building facades to enhance and complement adjacent public spaces.
S3	Recognize and Enhance Local Variations
Bayshore Boulevard Home Improvement District	Building form should celebrate corner locations. Special design elements and architectural features are encouraged, and special entries should be used strategically at street intersections and near important transit nodes.
Cow Hollow Neighborhood Design Guidelines	Topography & Views: Emphasize Corner Buildings
Cow Hollow Neighborhood Design Guidelines	Setbacks: Acknowledge Significant Neighboring Buildings
Design Guidelines for Executive Park	Buildings should define and highlight corners, important public spaces, and public vistas such as street terminations.
Design Standards for Storefronts in the KMMS Conservation District	Emphasis of Corner Lot: Corner entrances, storefront windows, and displays that extend along both street façades are examples of elements that emphasize corner lot locations and are encouraged.
Industrial Area Design Guidelines	preserve the Dogpatch Neighborhood's existing character (roughly bounded by Mariposa Street on the north, 25th Street on the South, Pennsylvania on the west, and 3rd Street on the east)
Industrial Area Design Guidelines	identify cultural resources and develop policies to protect them
Industrial Area Design Guidelines	improve the visual quality, and strengthen the pedestrian orientation, of the Third Street core area
Industrial Area Design Guidelines	recognize and enhance the distinctive features of South Bayshore as an interlocking system of diverse neighborhoods
Industrial Area Design Guidelines	achieve a visually attractive design which reflects the character of a distinct urban neighborhood oriented toward education, arts, and industry
Industrial Area Design Guidelines	provide continuity with the community's history and culture by conserving and enhancing historic resources
Market & Octavia Area Plan: Fundamental Design Principles	Special building elements and architectural features such as towers and special entries should be used strategically at street intersections and near important public spaces.
Market & Octavia Area Plan: Fundamental Design Principles	Building entries and shop fronts should add to the character of the street by being clearly identifiable and inviting.
Residential Design Guidelines	In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings.
Residential Design Guidelines	In areas with a mixed visual character, design buildings to help define, unify and contribute positively to the existing visual context.
Residential Design Guidelines	Provide greater visual emphasis to corner buildings.
Western SoMa Design Standards	Architectural detail should reflect the "warehouse" character of the neighborhood regardless of the proposed uses, but use typical residential architectural vocabulary at residential levels is allowed.
S4	Create, Protect, and Support View Corridors
Cow Hollow Neighborhood Design Guidelines	Tree selection and placement for views
Design Guidelines for Executive Park	Street should be designed for multi-modal use with the street design physically reinforcing slower auto traffic speeds.
Design Guidelines for Executive Park	Buildings over 85 feet in height should be slender and adequately spaced in order to allow sunlight and sky access to streets and public spaces, to preserve views through the district to San Francisco Bay and to Bayview Hill.

Industrial Area Design Guidelines	respect public view corridors
Industrial Area Design Guidelines	maximize the opportunity for views within the neighborhood and promote the preservation and enhancement of views from adjacent neighborhoods
Residential Design Guidelines	Protect major public views from public spaces.
S5	Create a Defined and Active Streetwall
Affordable Housing Bonus Program Design Guidelines	Create a gracious, well-defined ground floor.
Affordable Housing Bonus Program Design Guidelines	Most new buildings should be built to all property lines facing public rights-of-way.
Affordable Housing Bonus Program Design Guidelines	Primary building entries may be set back from the street-facing property line, though no more than 5 feet from the street-facing façade; and if set back, should be no wider than 15 feet at the property line per individual entry.
Affordable Housing Bonus Program Design Guidelines	Residential units on the first floor should generally be directly and independently accessible from the sidewalk, rather than from common lobbies. Individual entries to residential units help to provide rhythm to a building façade, contribute activity.
Bayshore Boulevard Home Improvement District	Buildings should be built to the property line, except when landscaped buffers are provided to screen blank walls or parking areas, when useable outdoor space is provided such as entry plazas or seating areas, or when setbacks are suggested elsewhere in these Design Guidelines.
Design Guidelines for Executive Park	Buildings should meet the street with active frontages.
Design Guidelines for Executive Park	Paseos should have active frontage wherever possible.
Design Standards for Storefronts in the KMMS Conservation District	Setback: Most storefronts extend right up to the sidewalk, known as "zero setback," resulting in a consistent street wall.
Industrial Area Design Guidelines	establish a clear and consistent building edge along primary streets
Residential Design Guidelines	In areas with varied front setbacks, design building setbacks to act as a transition between adjacent buildings and to unify the overall streetscape.
S6	Organize Uses to Complement the Public Environment
Bayshore Boulevard Home Improvement District	Site parking to minimize impacts to the public realm. See parking and loading section.
Bayshore Boulevard Home Improvement District	Generally, place off-street parking and loading areas inside, below, behind, or on top of buildings rather than in front of buildings.
Market & Octavia Area Plan: Fundamental Design Principles	Most new buildings should be built to all property lines facing public rights-of-way.
Market & Octavia Area Plan: Fundamental Design Principles	Surface parking should not be permitted between the streetfacing property line and the fronts of buildings in most instances.
Market & Octavia Area Plan: Fundamental Design Principles	Parking should be located at the rear of the site and setback from street frontages wherever possible.
Western SoMa Design Standards	Design and place garage entrances to minimize impacts on the public realm and loss of existing on-street parking.
Western SoMa Design Standards	Where a property fronts both a main street and an alley, access to off-street loading and parking spaces shall be designed to be appropriate for both streets and when possible should discourage alley façades that do not respond to the design details of proximate alley building frontage details. Parking access, when possible shall be from the main streets in preference to pedestrian and bicycle use of alleys.
Western SoMa Design Standards	Preserve neighborhood character by maintaining a mix of uses.
S7	Integrate Common Open Space and Landscape with Architecture
Bayshore Boulevard Home Improvement District	Blank walls should accommodate greening. Those longer than 10 feet fronting Bayshore Boulevard should generally utilize a "green wall" system or be set back behind a landscaped buffer at least 5 feet deep. The use of this landscaped buffer for stormwater facilities is encouraged.
Bayshore Boulevard Home Improvement District	Use plants or decorative screening devices to screen parking and loading areas from the street. When parking occupies the upper levels of a structure, consider using planted trellises, solar panels or other elements that provide shade or other desired environmental services.
Guide to the San Francisco Green Landscaping Ordinance	Depending on site's suitability the permeable surface area requirement may be waived after consulting with San Francisco Department of Public Works or the San Francisco Public Utilities Commission.
Guide to the San Francisco Green Landscaping Ordinance	All plantings must use climate appropriate plant materials
Guidelines for Ground Floor Residential Design	Setback areas not occupied by steps, porches, patios, landings or walkways should be landscaped with permeable surfaces. Setbacks should be designed to provide access to landscaped areas, encouraging gardening and other uses by residents.
Guidelines for Ground Floor Residential Design	To allow for landscaping at street grade, parking should be located far enough below the surface of the setback to provide a minimum soil depth of 3 feet. Planting beds in setback areas may be raised up above grade to provide additional soil depth and protection for plantings as needed.
Guidelines for Ground Floor Residential Design	A continuous soil trough should be provided between landscaped areas to provide sufficient room for root growth as well as ability for surface water to percolate throughout the ground.
Residential Design Guidelines	Provide landscaping in the front setback.
Western SoMa Design Standards	Encourage new at-grade planting areas for greenery and hardscape permeability.
Western SoMa Design Standards	Promote building designs that include landscaping plans for at-grade plantings and greenery at both the front and rear of new buildings.
Westwood Park Association Specific Area Residential Design Guidelines	Landscaping: Appropriate landscaping can help improve the character of a neighborhood. Front setbacks provide space for the planting of shrubs, flowers and trees.
S8	Respect and Exhibit Natural Systems and Features
Bernal Heights East Slope Building Guidelines	Landscaping: Front building setbacks must be established by conforming to existing setbacks on adjacent or near-adjacent houses; averaging when lot in question is between two existing structures; topographic considerations.
Bernal Heights East Slope Building Guidelines	Massing: Step the building with the slope..
Cow Hollow Neighborhood Design Guidelines	Location: Respect the topography of the site
Design Guidelines for Executive Park	Large development on sloping sites should step up entries, interior floors, façade features, and the roofline with the topography of the hill at regular intervals as required under Planning Code section 260(a)(3).
Design Guidelines for Executive Park	Site design should use natural ventilation and landscaping to reduce space cooling requirements.
Design Guidelines for Executive Park	Where possible, throughout the site's ground surfaces, use surface materials with a low runoff coefficient (the rate that rainfall that contributes to runoff).
Industrial Area Design Guidelines	integrate building form with topography

Market & Octavia Area Plan: Fundamental Design Principles	Buildings on sloping sites should follow the slope to reinforce and accentuate the city's natural topography and maintain a strong relationship to the street.
Residential Design Guidelines	Respect the topography of the site and the surrounding area.
Westwood Park Association Specific Area Residential Design Guidelines	Location: In the evaluation of the "location" of a building, the building will be reviewed for its harmonious integration into both the overall topography of the site as well as its relationship to the adjacent built environment of surrounding structures. In order for a building to fully integrate into the neighborhood, the building should not disregard or significantly alter the existing topography of a site. The context should guide the manner in which new structures fit into the streetscape, particularly along slopes and on hills.
A1	Express a Clear Organizing Architectural Idea
Western SoMa Design Standards	New development should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation, historic context and materials contributory historic buildings in the immediate vicinity.
Western SoMa Design Standards	Develop an architectural concept and compose the building massing in response to environmental conditions and patterns in consideration of the new height limit proposed for this corridor.
A2	Modulate Buildings Vertically and Horizontally
Bayshore Boulevard Home Improvement District	Utilize horizontal and vertical plane shifts to break the mass of larger buildings, in order to achieve a more human scale and interesting visual experience.
Bayshore Boulevard Home Improvement District	In building with longer frontages, utilize a system of regular bays to establish a strong vertical rhythm.
Bernal Heights East Slope Building Guidelines	Massing: Break up the overall massing into articulated architectural pieces.
Bernal Heights East Slope Building Guidelines	Massing: Break up solid plane of the façade.
Cow Hollow Neighborhood Design Guidelines	Proportions: Compatibility of vertical and horizontal proportions
Design Guidelines for Executive Park	Taller buildings should include a well-defined base, middle and top.
Design Guidelines for Executive Park	Larger buildings must have a major change in plane, change in material, or recessed notch (minimum 3 feet deep by 4 feet wide) to break up their apparent mass. Buildings with frontages greater than 100 feet should include at least one of the above. For buildings with even longer frontages, such features should be provided for every 100 feet. For the purpose of this requirement, the change in plane or change in material must apply to the entire major building plane (apparent face). Provision of bays do not count.
Design Guidelines for Executive Park	At a finer grain, residential façades must be vertically articulated at regular increments. The increment should be on the order of 0 to 30 feet to express a consistent rhythm along the street.
Design Guidelines for Executive Park	A change in vertical plane should differentiate a tower element from the rest of the building. A change in vertical plane differentiates the mass of the tower from that of adjacent buildings, focusing this massing on its base and setting it apart as a distinct building.
Design Guidelines for Executive Park	Storefronts should be articulated at regular increments on the order of 20 to 30 feet to express a consistent vertical rhythm along the street.
Design Guidelines for Executive Park	In general, windows should be vertically oriented. Smaller, equally proportioned windows should be used as accents only. Punched window (windows other than storefront or curtain wall systems) must be recessed by at least three inches from the wall plane.
Design Standards for Storefronts in the KMMS Conservation District	Alignment: Alignment of horizontal features on building façades is one of the strongest characteristics of the street and should be preserved. Typical elements to keep in alignment with others in the block include: window moldings, top of display windows and belt cornices. This helps reinforce the visual harmony of the district.
Guidelines for Ground Floor Residential Design	Buildings should be vertically modulated at regular intervals of no greater than 30 feet to express individual ground floor residential units. Changes in vertical massing, architectural projections and recesses may be used to achieve this modulation. Exterior modulation should correspond to the delineations between units on the interior of the buildings, and should also correspond with landscaping, porch, or setback treatments along the sidewalk. Modulation should be strong and consistent with the vocabulary and coherent design of the building.
Industrial Area Design Guidelines	ARTICULATION OF THE BASE, MIDDLE AND TOP CAN (1) BREAK DOWN THE SCALE OF LARGER STRUCTURES TO MAKE THEM VISUALLY COMPATIBLE WITH ADJACENT BUILDINGS AND (2) CREATE A WELL-PROPORTIONED AND UNIFIED STRUCTURE.
Industrial Area Design Guidelines	PROVIDING VERTICAL AND HORIZONTAL ARTICULATION, WITH STRONG, SIMPLIFIED MASSING, RESULTS IN A WELL-INTEGRATED FACADE WHICH HARMONIZES WITH THE RHYTHM OF THE ADJACENT BUILDINGS AND THE CHARACTER OF THE AREA.
Market & Octavia Area Plan: Fundamental Design Principles	Taller buildings should include a clearly defined base, middle, and top.
Market & Octavia Area Plan: Fundamental Design Principles	Building façades that face the public realm should be articulated with a strong rhythm of regular vertical elements.
Market & Octavia Area Plan: Fundamental Design Principles	Horizontal articulation at the street wall height should be employed.
Market & Octavia Area Plan: Fundamental Design Principles	A change in vertical plane should differentiate a tower element from the rest of the building.
Western SoMa Design Standards	Provide strong, repeating vertical articulation on new buildings to achieve visual harmony and sustain pedestrian interest and activity.
Western SoMa Design Standards	Avoid undifferentiated massing longer than 25 feet.
Western SoMa Design Standards	Design the placement and scale of architectural details to be compatible with the building, reinforcing the 25 feet lot width residential module and the surrounding scale of the area.
Design Guidelines for Executive Park	Building façades should be articulated with a strong rhythm of vertical elements and three-dimensional detailing to cast shadow and create visual interest.
A3	Harmonize Building Designs with Neighboring Scale and Materials
Affordable Housing Bonus Program Design Guidelines	Express exceptionally complementary architectural character
Affordable Housing Bonus Program Design Guidelines	There are cases where new buildings may be built adjacent to existing buildings that are substantially shorter.
Affordable Housing Bonus Program Design Guidelines	High-quality building materials should be used on all visible façades and should include stone, masonry, ceramic tile, wood, precast concrete, and high-grade traditional "hard coat" stucco.
Affordable Housing Bonus Program Design Guidelines	Utilize character-defining features of the historic district to inspire the design.
Affordable Housing Bonus Program Design Guidelines	Reference the size, proportion, rhythm and alignment of doors and windows found in the district to reinforce compatibility in the design.
Affordable Housing Bonus Program Design Guidelines	Select materials that are harmonious and referential to the general character, color, and textures of the historic district. Avoid contrast that detracts or visually competes with the historic district.
Commission Guide for Formula Retail	Materials should be compatible with the craftsmanship, and finishes associated with the District. Glossy or highly reflective surfaces will not be approved.
Cow Hollow Neighborhood Design Guidelines	Volume & Mass: Compatibility of volume and mass
Cow Hollow Neighborhood Design Guidelines	Dimensions: Respect the scale of the neighborhood
Cow Hollow Neighborhood Design Guidelines	Exterior Materials: Use compatible materials
Cow Hollow Neighborhood Design Guidelines	Windows: Compatibility of windows

Design Guidelines for Executive Park	Materials should be durable and high quality. Appropriate materials include stone, masonry, ceramic tile, wood, pre-cast concrete, and high grade traditional "hard coat" stucco. Inappropriate materials include vinyl siding and lower grades of stucco. Use of stucco should be used moderately and not relied upon as the singular or major finishing material. EIFS and similar finishing systems are not permitted.
Design Standards for Storefronts in the KMMS Conservation District	Cladding Materials: Utilize traditional building materials: Terra cotta, brick, simulated or natural stone and scored stucco convey permanence and should be used when architecturally appropriate. New brick should match the color and type of historic brickwork. Particular attention should be paid to the point at which different materials join together. These 'edges' should be clean and organized.
Design Standards for Storefronts in the KMMS Conservation District	Color: The number of exterior colors should be limited. to different tones of one color. Choice of colors should be determined by the nature of the building's historic character, and colors of building elements should relate to each other. Traditional materials are generally colored light or medium earth tones, including white, cream, buff, yellow, and brown. (See Section 6 of Appendix E).
Design Standards for Storefronts in the KMMS Conservation District	Alignment of Storefront: Within a single storefront, windows should be consistent in height and design with storefront doors to create a cohesive appearance; however, slight variations in alignment can add visual interest.
Design Standards for Signage and Awnings in the KMMS Conservation District	All signs should be constructed out of durable highquality materials that retain their characteristics within a high-traffic area over time. Poor quality materials that are prone to fading, rapid deterioration, or damage are discouraged.
Design Standards for Signage and Awnings in the KMMS Conservation District	Materials should be compatible with the color, craftsmanship, and finishes associated with the district. Glossy or highly reflective surfaces will not be approved.
Industrial Area Design Guidelines	WINDOW PROPORTIONS SHOULD RELATE TO THAT OF ADJACENT BUILDINGS, AS SHOWN IN BOTH ILLUSTRATIONS BELOW. NOTE THAT SMALLER, SQUARE WINDOW PANES, WHICH ARE COMMONLY FOUND IN COMMERCIAL AND INDUSTRIAL AREAS, ARE OFTEN STILL IN HARMONY WITH THE PROPORTIONS OF ADJACENT BUILDINGS.
Industrial Area Design Guidelines	New buildings must respect the prevailing architectural scale, character and pattern of established residential developments.
Market & Octavia Area Plan: Fundamental Design Principles	The façades of new buildings should extend this pattern.
Market & Octavia Area Plan: Fundamental Design Principles	High-quality building materials should be used on all visible façades and should include stone, masonry, ceramic tile, wood (as opposed to composite, fiber-cement based synthetic wood materials), precast concrete, and high-grade traditional "hard coat" stucco (as opposed to "synthetic stucco" that uses foam).
Market & Octavia Area Plan: Fundamental Design Principles	Towers should be light in color.
Residential Design Guidelines	Design the scale of the building to be compatible with the height and depth of surrounding buildings.
Residential Design Guidelines	Design the height and depth of the building to be compatible with the existing building scale at the street.
Residential Design Guidelines	Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.
Residential Design Guidelines	Design the building's form to be compatible with that of surrounding buildings.
Residential Design Guidelines	Design the building's facade width to be compatible with those found on surrounding buildings.
Residential Design Guidelines	Design the building's proportions to be compatible with those found on surrounding buildings.
Residential Design Guidelines	Use windows that contribute to the architectural character of the building and the neighborhood.
Residential Design Guidelines	Relate the proportion and size of windows to that of existing buildings in the neighborhood.
Residential Design Guidelines	Design window features to be compatible with the building's architectural character, as well as other buildings in the neighborhood.
Residential Design Guidelines	Use window materials that are compatible with those found on surrounding buildings, especially on facades visible from the street.
Residential Design Guidelines	The type, fi nish, and quality of a building's materials must be compatible with those used in the surrounding area.
Residential Design Guidelines	Ensure that materials are properly detailed and appropriately applied.
Western SoMa Design Standards	Provide new building scale and form that is compatible with surrounding buildings as a means of enhancing neighborhood character.
Western SoMa Design Standards	Provide new building heights that respect existing building heights in the district with appropriate setbacks and treatments that create coherent height transitions in adjacent building groups.
Western SoMa Design Standards	Integrate a consistent range of materials, colors and design elements, including, but not limited to, construction materials, roof lines, traditional & contemporary bays, entrances, windows & doors and pathways for each building.
Western SoMa Design Standards	Treat a front setback so that it provides a pedestrian scale, green opportunities, privacy to inhabitants and enhances the pedestrian street experience
Western SoMa Design Standards	Provide architectural features that enhance the visual and architectural character of the neighborhood.
Western SoMa Design Standards	Promote windows and fenestration patterns that compliment the architectural character of the building and the context of adjacent buildings.
Western SoMa Design Standards	Relate the proportion and size of windows or window related design features to that of existing residential style buildings in the neighborhood.
Western SoMa Design Standards	Use quality window materials on façades visible from the street that are compatible with surrounding residential buildings (late 20th Century Live-Work buildings should not be included in the consideration of proposed window material).
Western SoMa Design Standards	The type, finish and quality of a building's materials must be compatible with those used in the surrounding area. Finishes need only be compatible, but not replications.
Western SoMa Design Standards	High-quality materials that promote permanence and express skilled craftsmanship, including wood, masonry, ceramic tile, pre-cast concrete and integrated, hard-coat stucco, should be used on all visible façades. Avoid using unauthentic materials, in particular those that have the appearance of a thin veneer or attachment.
Western SoMa Design Standards	Ensure that materials are properly detailed and appropriately applied.
Western SoMa Design Standards	Use architectural details to establish and define a building character, and to visually unify a neighborhood.
Western SoMa Design Standards	Encourage design compatibility with the neighborhood context.
Western SoMa Design Standards	The proposed massing of a building should create a harmonious transition to the existing height, bulk, and scale of development in adjacent MUG, RED and RED - Mixed districts.
Western SoMa Design Standards	Buildings and building frontages should provide variety along a block, but remain consistent with the overall Design Goals for the area by not mixing radically different materials, construction methods, bulk, massing and articulation.
Western SoMa Design Standards	Provide new building scale and form that is compatible with surrounding buildings and a diverse mix of uses as a means of enhancing neighborhood character.
Western SoMa Design Standards	Design building forms to be compatible with that of surrounding historic buildings.
Western SoMa Design Standards	Provide architectural features that enhance the visual and architectural character of the neighborhood.
Western SoMa Design Standards	Architectural detail should reflect the property location, proximity to recognized historic context and surrounding uses.
Western SoMa Design Standards	Use windows and fenestration patterns that compliment the architectural character of the building and the context of adjacent buildings.

Western SoMa Design Standards	Relate the proportion and size of windows or window related design features to that of existing warehouse style buildings in the neighborhood.
Western SoMa Design Standards	Design window features to be compatible with building context and mix of uses on the existing block faces (both sides of the street).
Western SoMa Design Standards	Use quality window materials on façades visible from the street that are compatible with surrounding residential buildings (late 20th Century Live-Work buildings should not be included in the consideration of proposed window material)
Western SoMa Design Standards	Design the length, height and type of bay windows to break up the scale of the faced and add interest to the façade.
Western SoMa Design Standards	The type, finish and quality of a building's materials must be compatible with those used in the surrounding area. Finishes need only be compatible, but not replications.
Western SoMa Design Standards	High-quality materials that promote permanence and express skilled craftsmanship, including wood, masonry, ceramic tile, pre-cast concrete and integrated, hard-coat stucco, should be used on all visible façades. Avoid using inauthentic materials, in particular those that have the appearance of a thin veneer or attachment, such as EIFs or tilt-up panels.
Westwood Park Association Specific Area Residential Design Guidelines	Volume and Mass: The volume and mass of a new building or an addition to an existing one should be compatible with that of surrounding buildings.
Westwood Park Association Specific Area Residential Design Guidelines	Scale: The scale of any new building or building alteration should be compatible with that of neighboring buildings.
Westwood Park Association Specific Area Residential Design Guidelines	Proportions: The proportions of the basic shapes of a project should be compatible with those of surrounding buildings.
Westwood Park Association Specific Area Residential Design Guidelines	Openings: Typically, openings in a building - Doorways, windows, and garage doors - make up the largest and most distinctive elements of buildings' façades.
Westwood Park Association Specific Area Residential Design Guidelines	Windows: The proportion, size, and detailing of windows should relate to that of existing adjacent buildings... the proportion of window to wall area on a façade varies with building type. New windows should approximate ratios of neighboring structures while meeting the building's functional needs.
A4	Design Buildings from Multiple Vantage Points
A5	Shape the Roofs of Buildings
Affordable Housing Bonus Program Design Guidelines	Ensure tops of buildings contribute to neighborhood quality
Affordable Housing Bonus Program Design Guidelines	Design roofs to fit within the historic context and integrated into the building's overall composition.
Bayshore Boulevard Home Improvement District	The roof, cornice, and/or parapet area should be well integrated within the building's overall composition and create visual interest. Use of sustainable/green roof elements such as solar panels, wind turbines, vegetated roofs etc. is strongly encouraged.
Bernal Heights East Slope Building Guidelines	Massing: Require pitched or usable flat roofs.
Bernal Heights East Slope Building Guidelines	Roofs: Any roof which is not pitched at a ratio of at least one in four must be designed and surfaced so as to be usable.
Bernal Heights East Slope Building Guidelines	Roofs: Any flat roof must be accessible from a prime living space without the necessity of climbing a special set of stairs to reach it.
Bernal Heights East Slope Building Guidelines	Roofs: Step rooflines of adjacent buildings up or down in imitation of the slope of the street.
Commission Guide for Formula Retail	Scale of signs and placement on the building should be appropriate to the elements of the building and the character of the neighborhood.
Commission Guide for Formula Retail	Signage is to be scaled and placed primarily for pedestrian legibility, and secondarily for vehicular visibility.
Cow Hollow Neighborhood Design Guidelines	Roofline: Respect roofline patterns
Cow Hollow Neighborhood Design Guidelines	Roofline: Minimize the impact of inconsistent building rooflines
Design Guidelines for Executive Park	Buildings over 85 feet in height (towers) should create an overall composition that creates an attractive and dynamic southern gateway to San Francisco.
Design Guidelines for Executive Park	Rooftop open space including access penthouses, railings, windscreens, and other features should be sited on the roof to minimize their visibility from the street or so that their elements are fully integrated into the building's architecture and programming.
Design Guidelines for Executive Park	The upper termination of buildings greater than 85 feet in height should create a visually distinctive roofline. Building terminations should be integral to the overall vertical composition and massing of the building, and should not be simply a shape appended to the top that bears little or no relation to the building's overall architectural form.
Residential Design Guidelines	Design rooflines to be compatible with those found on surrounding buildings.
Residential Design Guidelines	Design parapets to be compatible with overall building proportions and other building elements.
Residential Design Guidelines	Design dormers to be compatible with the architectural character of surrounding buildings.
Western SoMa Design Standards	Design rooflines to be compatible with those found on surrounding buildings.
Western SoMa Design Standards	Sensitively locate and screen rooftop features so they do not dominate the appearance of a building.
Western SoMa Design Standards	Minimize stair and elevator penthouses visibility from the street.
Westwood Park Association Specific Area Residential Design Guidelines	Roofline: In general, a strong repetition of consistent rooflines calls for similar design for new construction.
A6	Render Building Facades with Texture and Depth
Affordable Housing Bonus Program Design Guidelines	Building facades should include three-dimensional detailing; these may include bay windows, cornices, belt courses, window moldings, and reveals to create shadows and add interest.
Affordable Housing Bonus Program Design Guidelines	Building projections and recesses, along with variations in materials and color and other architectural design features, should be used to emphasize pedestrian entries and de-emphasize garage doors and parking.
Bayshore Boulevard Home Improvement District	Building façades should include three-dimensional detailing; these may include cornices, belt courses, window moldings and reveals to create shadows and add interest.
Cow Hollow Neighborhood Design Guidelines	Setbacks: Provide a setback to accommodate projections of architectural or decorative features
Cow Hollow Neighborhood Design Guidelines	Ornamentation: Respect the amount and level of detail of surrounding ornamentation
Design Guidelines for Executive Park	When experienced close up, buildings should be human-scaled and fine grained, in the manner of a traditional San Francisco neighborhood.
Design Guidelines for Executive Park	Architectural details, ornamentation, articulations and projections should be used to create visual interest from the street, and should create a harmonious building composition.
Guidelines for Adding Garages and Curb Cuts	All detailing, including garage doors, surrounds, and decorative features, should be compatible with the building's architectural features without creating a false sense of history.
Market & Octavia Area Plan: Fundamental Design Principles	Building façades should include three-dimensional detailing; these may include bay windows, cornices, belt courses, window moldings, and reveals to create shadows and add interest.

Market & Octavia Area Plan: Fundamental Design Principles	Building projections and recesses, along with variations in materials and color and other architectural design features, should be used to emphasize pedestrian entries and de-emphasize garage doors and parking.
Residential Design Guidelines	Treat the front setback so that it provides a pedestrian scale and enhances the street.
Residential Design Guidelines	Detail garage structures to create a visually interesting street frontage.
Residential Design Guidelines	Design the placement and scale of architectural details to be compatible with the building and the surrounding area.
Western SoMa Design Standards	Architectural details for proposed in-fill buildings should respect proximity to a recognized historic building context, the surrounding uses and nearby design characteristics.
Western SoMa Design Standards	Include three-dimensional window detailing, such as bay windows, cornices, belt courses, window moldings and reveals to create shadows and add interest. A minimum window reveal of six inches is required and horizontal sliding windows or applied mullions on windows facing the street are not permitted.
Western SoMa Design Standards	Use architectural details to establish and help define a building character, and to visually unify a neighborhood.
Western SoMa Design Standards	Treat the front setback so that it provides a pedestrian scale and enhances the street.
Western SoMa Design Standards	Design façade widths to be compatible with those found on surrounding buildings. Maintain the neighborhood “warehouse/ commercial” character while introducing “Mixed Use Buildings”
Western SoMa Design Standards	Design the placement and scale of architectural details to be compatible with adjacent buildings and reinforcing a 50 feet lot width module.
Western SoMa Design Standards	Include three-dimensional window detailing, such as bay windows, cornices, belt courses, window moldings, and reveals to create shadows and add interest. A minimum window reveal of six inches is required above the ground floor and horizontal sliding windows or applied mullions on windows facing the street are discouraged.
Western SoMa Design Standards	Detail garage structures to create a visually interesting street frontage.
Western SoMa Design Standards	Doors should be compatible with the building and the surrounding area and add visual interest to the street
Western SoMa Design Standards	Interior garage lighting should not be visible to the exterior
Western SoMa Design Standards	Use architectural details to establish and define a building character and to visually unify a neighborhood.
Westwood Park Association Specific Area Residential Design Guidelines	Texture and Detailing: The texture and detailing of a building's façade often have the strongest impacts on how people perceive a new structure and, therefore, on their sense of the character of the neighborhood. The use of materials and the degree of ornamentation given the building its texture.
A7	Coordinate Building Elements
Bernal Heights East Slope Building Guidelines	Entry: Make the entry of the house something special, a celebration, more than just a front door. Create a transition between the street and the doorway. Give special attention to the treatment of the framing of the opening itself.
Design Guidelines for Executive Park	Ground-floor uses should be distinguished from the building's upper-floor uses through awnings, belt courses, materials, fenestrations, or other architectural elements.
Design Guidelines for Executive Park	Bays and other projections should have a satisfying upper termination, so that they become an integral part of the structure, and don't appear superficially affixed to the facade.
Design Guidelines for Executive Park	Architectural details, articulations and projections should be consistent throughout the building, so that the building appears as a unified whole, and not as a collection of unrelated parts that add to the impression of bulk.
Design Standards for Storefronts in the KMMS Conservation District	Composition: The wall-to-window ratio; storefront height; window spacing, height, and type; roof and cornice forms; materials and texture should present a visually-balanced composition, complementary to adjacent storefronts to provide a sense of cohesiveness in the district without strict uniformity.
Design Standards for Storefronts in the KMMS Conservation District	Grilles: The use of grilles is encouraged because they have less impact on historic features. Grilles should be made of decorative metal in a configuration that is suitable for the scale and design of the entrance. They may also be simple metal grilles that are fully concealed when open.
Design Standards for Storefronts in the KMMS Conservation District	Open Mesh Gate: When a security gate is deemed absolutely necessary, the “open-mesh” type of grate is appropriate.
Design Standards for Storefronts in the KMMS Conservation District	KMMS Signs & Awnings Standards: Comply with the recommendations detailed in these standards.
Design Standards for Signage and Awnings in the KMMS Conservation District	Awnings should be constructed out of cloth or a material similar in appearance and texture to cloth.
Design Standards for Signage and Awnings in the KMMS Conservation District	Retractable and operable awnings are encouraged, however a fixed awning may be acceptable if it expresses the same characteristics as retractable awnings or has a free-moving valance, and does not appear to be rigid, hard, or inflexible.
Design Standards for Signage and Awnings in the KMMS Conservation District	All signs should be attached in a manner that avoids damaging or obscuring any of the character-defining features associated with the subject building.
Design Standards for Signage and Awnings in the KMMS Conservation District	For masonry buildings, projecting signs should be anchored through mortar joints or attached to the jamb of a non-historic storefront system.
Design Standards for Signage and Awnings in the KMMS Conservation District	All other signs should be attached in a manner that allows for their removal without adversely impacting the exterior of the subject building.
Design Standards for Signage and Awnings in the KMMS Conservation District	The visibility of conduit and raceways should be minimized; however, if raceways must be exposed, they should be finished to match the facade or integrated into the overall design of the sign.
Design Standards for Signage and Awnings in the KMMS Conservation District	Ideally, all signs should appear to be indirectly illuminated. This is most commonly achieved by installing an external fixture to illuminate the sign or by using a reverse channel halo-lit means of illumination.
	Windows that have been covered over with boards, film, or paint must be restored to transparency.
	Security gates or grillwork on the inside or outside of the window glass must be primarily transparent.
	Shelving, displace cases, appliances and other items placed within four feet of the window glass must be no taller than four feet or be primarily transparent.
	All exterior signs must have a sign permit or must be removed
	Business signs affixed to the window (painted or adhered to the glass) can be no larger than one-third the size of the window in which they are placed.
Western SoMa Design Standards	Interior garage lighting should not be visible on the exterior
Western SoMa Design Standards	Locate utility panels so they are not visible on the front building wall or on the sidewalk.
Western SoMa Design Standards	Decks with solid railings and massing can be integrated as design and open space features.
Western SoMa Design Standards	Design and clearly distinguish residential from nonresidential entrances and where appropriate integrate entrance way finding signage programs.

A8	Design Active Building Fronts
Affordable Housing Bonus Program Design Guidelines	No more than 30 percent of the width of the ground floor may be devoted to garage entries or blank walls.
Bayshore Boulevard Home Improvement District	Provide ample entries, windows or display cases on all walls fronting the street.
Commission Guide for Formula Retail	Signs that are located on the inside of a storefront should be setback a minimum of 6" from the display glass.
Design Guidelines for Executive Park	Corner buildings should actively face onto both streets with pedestrian-friendly entries and similar fenestration patterns on both frontages. Creative corner treatments such as rounded or cut corners that mark the corner are strongly encouraged.
Design Guidelines for Executive Park	Buildings should have individual entries for groundfloor residential units and a prominent common lobby entry to create active frontage and a visual presence on the street. Such street entries must meet the Planning Department's guidelines for active residential entries.
Design Guidelines for Executive Park	Expansive blank and blind walls at the ground floor are prohibited. Frontage should not be used for utilities, storage, and refuse collection wherever possible; where they must be on the street, they should be integrated into the overall articulation and fenestration of the façade or hidden with notched-in sidewalls perpendicular to the street.
Design Guidelines for Executive Park	Where present, retail frontages should occupy no less than 75 percent of a building frontage at the ground floor.
Design Guidelines for Executive Park	Physically intimidating security measures such as window grills or spiked gates should be avoided; security concerns should be addressed by creating well-lit, well-used streets and active residential frontages that encourage "eyes on the street."
Design Guidelines for Executive Park	Parking and loading should be designed to mitigate their impacts to the urban design quality of building frontages. In no case should parking and loading entries have more than 24 feet of building width dedicated to auto and loading ingress and egress per block. In no case should individual garage doors and driveways be no more than 11 feet for parking, or 12 feet for parking and loading jointly. Where appropriate, exceptions to this rule can be made along Executive Park West where such entries will serve more than one building.
Design Standards for Storefronts in the KMMS Conservation District	Materials: The storefront should be as transparent as possible by use of clear glass in doors and storefront areas allowing visibility into and out of the store to create an engaging and dynamic retail environment.
Market & Octavia Area Plan: Fundamental Design Principles	No more than 30 percent of the width of the ground floor may be devoted to garage entries or blank walls.
Market & Octavia Area Plan: Fundamental Design Principles	Ground floor retail use should be directly accessible from the street at the grade of the sidewalk onto which it fronts.
Standards for Storefront Transparency	Ensure visibility into active spaces at pedestrian eye level, including the space that is between 4 feet and 8 feet in height above the adjacent sidewalk level, following the slope if applicable.
	Ensure visibility to the inside of the building within 4 feet from the surface of the window glass at pedestrian eye level with at least 75 percent open to perpendicular view.
Western SoMa Design Standards	Doors should be compatible with the building and the surrounding area and add visual interest to the street.
Western SoMa Design Standards	Treat front setbacks to provide a pedestrian scale and enhancements to the street.
Affordable Housing Bonus Program Design Guidelines	Building entries and shop fronts should add to the character of the street by being clearly identifiable and inviting.
A9	Employ Sustainable Principles and Practices in Building Design
Bayshore Boulevard Home Improvement District	Visible use of sustainable/green building and landscape elements such as solar panels, wind turbines, green roofs, green walls, pervious paving, rain gardens etc. can enhance the area's identity as a center for sustainable home improvement technologies. Where appropriate, use sustainable/green building and landscape elements where they will be conspicuous from Bayshore Boulevard or surrounding streets.
Bayshore Boulevard Home Improvement District	Performance beyond the City's green building requirements is strongly encouraged (e.g. building to LEED Gold where Silver is required etc.).
Design Guidelines for Executive Park	Roof design should attractively incorporate and integrate green roofing technologies (renewable energy opportunities, plantings and the collection and storage of storm water runoff,) to be compatible with roof design and use.
Design Guidelines for Executive Park	The use of exterior shading devices above the ground level at proper orientations to augment passive solar design and to provide solar control is strongly encouraged.
Design Guidelines for Executive Park	Privately developed new construction projects and major alteration to existing buildings shall meet or exceed of the 2008 Green Building Ordinance, or the highest level of current green building standards should these be superseded.
Design Guidelines for Executive Park	Project proposals must outline the construction materials proposed for use and should include green construction materials including, materials with high recycled content, natural or renewable materials, locally manufactured building products (within 500 miles of the site) salvaged and refurbished materials, and materials that can be reused or recycled at the end of their useful life, consistent with LEED-ND Guidelines.
Design Guidelines for Executive Park	Incorporate as much demolition material on-site into the new designs as practicable, with a diversion goal of 75% on- and off-site reuse, or recycling, above and beyond the Construction and Demolition Debris Recovery Program requirements.
Design Guidelines for Executive Park	Within interior building areas, use non-toxic materials (Low or No Volatile Organic Compound (VOC)) paints, sealants, adhesives, coatings and carpets.
Design Guidelines for Executive Park	No added urea-formaldehyde resins should be used in new construction and renovation of existing buildings.
Design Guidelines for Executive Park	Where rooftop solar panels are not installed and are not greened, use roofing materials that have a Solar Reflectance Index (SRI) equal to or greater than 78 for low sloped roofs (> .2.12) and 29 for steeply sloped roofs (< .2.12) for a minimum of 75% of the roof surface of all buildings within the project.
Design Guidelines for Executive Park	Insulation shall be installed in all new construction and building additions to reduce heat loss during cool months and heat gain during hot months.
Design Guidelines for Executive Park	New construction shall install of Energy Star™ appliances to increase energy efficiency and reduce energy demand for space heating and cooling, ventilation, hot water, cooking and refrigeration, laundry and lighting (including parking areas).
Design Guidelines for Executive Park	New surface parking lots shall not be permitted. Other plazas and hardscape open space shall utilize paving material with a Solar Reflectance Index (SRI) of at least 29 and reduce the amount of surface area exposed to the sun.
Design Guidelines for Executive Park	Where consistent with the Proposed Street Network, new buildings should be oriented and designed to provide passive solar energy gain.
Design Guidelines for Executive Park	Building should maximize natural lighting, including daylight through windows, skylights, and clerestories to all occupied interior spaces.
Design Guidelines for Executive Park	Windows should incorporate treatments to control/ improve heat loss/gain (glass type, window film, etc.). Treatments should allow for visibility from the outside (no mirror finishes, etc.).
Design Guidelines for Executive Park	Encourage use of exterior shading devices above podium levels at proper orientations to augment passive solar design and to provide solar control.
Design Guidelines for Executive Park	Tankless hot water heaters that deliver on-demand hot water should be considered for domestic and commercial use as an alternative to hot water tanks.
Design Guidelines for Executive Park	Design and build all necessary supporting infrastructure (including roof load calculations, roof space and orientation design, penetrations and waterproofing for panel "stand-off" supports, mechanical room space, and electrical wiring and plumbing) for future photovoltaic systems or solar thermal water heating systems.
Design Guidelines for Executive Park	Where possible, incorporate renewable energy generation should be incorporated on-site. Methods may include: turbine systems and photovoltaic roof panels
Design Guidelines for Executive Park	Consider recovering waste energy from exhaust air, gray water and other systems.
Design Guidelines for Executive Park	New construction shall specify installation of washing machines, dishwashers and other appliances that meet "Energy Star" standards.
Design Guidelines for Executive Park	New construction shall specify and install low-flow sink faucets, shower heads, toilets and urinals to minimize potable water use in buildings to reduce demand on the City's water supply and wastewater systems.
Design Guidelines for Executive Park	New construction should install dual plumbing systems in residential and commercial structures that allow use of harvested rainwater and gray water for landscape irrigation, toilet and urinal flushing and other uses, as permitted by Health and Building Codes, to reduce the use of potable water.

Design Guidelines for Executive Park	The entire area shall meet City requirements regarding stormwater management pursuant to the Stormwater Design Guidelines. A Stormwater Control Plan shall be prepared that illustrates how the site's stormwater controls will be designed to reduce water flow to the City's Combined Sewer System, treat runoff, and achieve other goals such as providing open space, and contributing to the character and aesthetic of the built environment
Design Guidelines for Executive Park	Where possible, seek to retain, collect, filter and reuse of rainfall, reducing water consumption and the volume of water that would be directed to the City's Combined Sewer System (CSS).
Design Guidelines for Executive Park	Building roofs should incorporate one or more devices for rainfall collection, storage and reuse. They may include, but not be limited to: green roofs, roof decks, rain barrels, water cisterns
Industrial Area Design Guidelines	achieve a balance between resource preservation and sustainable development
Market & Octavia Area Plan: Fundamental Design Principles	Encourage rooftop gardens as a form of common open space
P1	Design Public Open Spaces to Connect with and Complement the Streetscape
Design Guidelines for Executive Park	Ensure all rights-of-way whether publicly or privately held and maintained be publicly accessible at all times.
Design Guidelines for Executive Park	If streets are not publicly owned, they should be publicly accessible at all times and read visually as public streets.
Design Guidelines for Executive Park	Streets should be designed to emphasize their use as public or common open space.
Design Guidelines for Executive Park	Maximize public open space to serve the site and neighboring communities.
Design Guidelines for Executive Park	Open space should be provided in cohesive, usable spaces that become an organizing principle for surrounding development, not in the left over spaces between buildings.
Design Guidelines for Executive Park	The design of open spaces should be integral to the design of adjacent building frontages (i.e. buildings with commercial frontages could feature open space for restaurant seating; buildings with residential frontages could feature open space with a small lot lot).
Design Guidelines for Executive Park	Open spaces should be at the same grade as building immediately adjacent to them.
Design Guidelines for Executive Park	Open Spaces should be scaled relative to the size of the adjacent buildings and to the programming planned for them.
Industrial Area Design Guidelines	encourage public access to and along the waterfront
Industrial Area Design Guidelines	strengthen the connection between major east-west streets and the water
Industrial Area Design Guidelines	develop an open space program for the neighborhood, linking existing open spaces where possible
Residential Design Guidelines	Design building entrances to enhance the connection between the public realm of the street and sidewalk and the private realm of the building.
Western SoMa Design Standards	Provide building designs that promote accessibility and public realm improvements and assure necessary privacy for residential units away from the public realm.
Western SoMa Design Standards	Building entrances should enhance connections between the street, sidewalk and the building
Western SoMa Design Standards	Encourage building designs that promote visual accessibility and public realm improvements while assuring necessary privacy from the public realm.
Western SoMa Design Standards	Design building entrances to enhance the connection between the public realm of the street and sidewalk with the private realm of the building.
P2	Locate and Design Open Spaces to Maximize Physical Comfort and Visual Access
Bayshore Boulevard Home Improvement District	When lighting building facades and adjacent areas, consider safety and aesthetics. Appropriately located and detailed lighting can increase the sense of security in the public right-of-way. Avoid overly harsh lighting or excessive light pollution which degrade the public realm.
Design Guidelines for Executive Park	Paseos should be well lit with downward facing, pedestrian-scale lighting.
Design Guidelines for Executive Park	Designated public open spaces should be active, accessible and safe. Open spaces should be publicly accessible at all hours; security fences and gates should not be used in the design of public open spaces.
Design Guidelines for Executive Park	Open spaces should be sited so that they receive maximum sun throughout the day and year.
Design Guidelines for Executive Park	Open spaces should be sited to be sheltered from prevailing winds or designed with features such as wind breaks that mitigate wind.
Design Guidelines for Executive Park	Open spaces should be well lit with downwardfacing, pedestrian-scale lighting.
Western SoMa Design Standards	Articulate the building to minimize impacts on light and privacy to adjacent properties.
P3	Express Neighborhood Character in Open Space Designs
Western SoMa Design Standards	Integrate creative design features that recognize the neighborhood architectural, cultural and historic significance.
P4	Support Public Transportation and Bicycling
Bayshore Boulevard Home Improvement District	In order to minimize adverse impacts on transit, bicycle and pedestrian circulation, new curb cuts are strongly discouraged on Bayshore Boulevard. Where lots have access on other streets, parking and loading areas should generally be accessed from those streets. Abandonment and efficient consolidation (i.e. reduction) of existing curb cuts is strongly encouraged.
Design Guidelines for Executive Park	Where appropriate, street design shall incorporate transit facility improvements and vehicle capacity.
Design Guidelines for Executive Park	Secure bicycle parking inside a locked gate or garage should be provided in residential buildings. Commercial development should provide off-street bike racks in parking structures, parking lots, or entry plazas.
Industrial Area Design Guidelines	emphasize the Bay Trail as a corridor for non-auto modes of travel
Industrial Area Design Guidelines	increase awareness and use of the pedestrian/bicycle trail system that links South Bayshore with the rest of the City
Western SoMa Design Standards	Access to off-street loading and parking spaces shall be from the main streets in preference to pedestrian and bicycle use of alleys.
P5	Design Sidewalks to Enhance the Pedestrian Experience
Affordable Housing Bonus Program Design Guidelines	Articulate Sidewalks
Affordable Housing Bonus Program Design Guidelines	Surface parking should not be permitted between the street facing property line and the fronts of bulings in most instances.
Bayshore Boulevard Home Improvement District	Place and design areas devoted to active uses (such as workshops, check-out counters or other areas that are more likely to be occupied) so that they contribute "eyes on the street" and enliven the public realm.
Bayshore Boulevard Home Improvement District	When designing and placing business signs, consider the needs of pedestrians. Appropriately located and scaled business signs can help pedestrians locate business entrances
Design Guidelines for Executive Park	Streets internal to the site should feature narrow curb-to-curb widths, corner-bulb-outs and other features that physically calm auto traffic.
Design Guidelines for Executive Park	Crosswalks should be boldly marked.
Design Guidelines for Executive Park	All utilities on new streets should be placed underground.

Guidelines for Adding Garages and Curb Cuts	The location of the curb cut, garage, and garage door should ensure maximum compatibility with existing on-street parking, existing dwelling units, and the structure's context. Greater numbers of entryways and units along a building activate more of the street frontage by increasing the points where residents come and go as well as the number of opportunities for personalization.
Guidelines for Ground Floor Residential Design	Front building setbacks should create a transitional space between the public realm of the street and the private realm of the individual dwelling unit.
Residential Design Guidelines	Locate utility panels so they are not visible on the front building wall or on the sidewalk.
P6	Program Public Open Spaces to Encourage Social Activity, Play, and Rest
Affordable Housing Bonus Program Design Guidelines	Ground floor retail use should be directly accessible from the street at the grade of the sidewalk onto which it fronts.
Bayshore Boulevard Home Improvement District	Pedestrian entries should be conspicuous and easily accessible from the sidewalk. When several businesses share a single building, each should be identifiable and accessible from the sidewalk (avoid interior-oriented "mall" configuration).
Design Guidelines for Executive Park	Street furniture, seating areas, alternative paving materials, landscaping, and pedestrian amenities must meet or exceed plan requirements. Pathways should have a minimum sustained width of 20 feet.
Design Guidelines for Executive Park	Open spaces should be designed with their programming intent in mind; programming for the blocks surrounded by Executive Park Boulevard, Alana, and Harney could include seating for cafés, overlooks, seating for awaiting transit.
Design Guidelines for Executive Park	Retail entries should be designed to create transparency and a smooth transition from public to private space. In most cases, retail entries should be inset from the building wall strongly articulate the entry and to provide the public-to-private transition.
Design Guidelines for Executive Park	Elements or features generating activity on the street, such as seating ledges, outdoor seating, outdoor displays of wares, and attractive signage are encouraged for all mixed-use buildings.
Fine Art Guidelines	Works of art shall be installed and maintained in areas on the site of the building or addition and clearly visible from the public sidewalk or the open space feature; or on the site of the open space feature provided; or upon the approval of any relevant public agency.
Industrial Area Design Guidelines	New buildings must provide ground floor activities that enhance the pedestrian experience.
Market & Octavia Area Plan: Fundamental Design Principles	Street furniture and other public improvements should be provided in the vicinity of the project.
P7	Integrate Sustainable Practices into the Landscape
Bayshore Boulevard Home Improvement District	For surface parking lots and loading areas, landscaped and permeable areas should be located towards the Bayshore Boulevard frontage and should be designed to enhance the public realm
Bayshore Boulevard Home Improvement District	Exterior retail areas (e.g. those typically found at retail plant nurseries or garden supply establishments) are active use areas that do not need to be set back from the Bayshore Boulevard frontage if designed so as to be visually open to the sidewalk.
Bayshore Boulevard Home Improvement District	The use of California native or drought tolerant species in landscaping is strongly encouraged.
Bayshore Boulevard Home Improvement District	The use of Bayshore Boulevard frontage for stormwater management devices such as rain gardens is strongly encouraged.
Bayshore Boulevard Home Improvement District	Performance beyond the City's stormwater management requirements is strongly encouraged.
Design Guidelines for Executive Park	Neighborhood parks and open space should include softscape elements, such as open grassy areas, shrubs or flowers, trees for shade or ornamentation, and water features should be incorporated.
Design Guidelines for Executive Park	Whenever possible, landscaping should be planted in the ground, and not in above ground planters; soil depth should be deep enough to ensure the health of plantings including major trees.
Design Guidelines for Executive Park	Open space shall be designed to help manage stormwater runoff from streets or private parcels with best management practice (BMP) such as permeable paving, rain gardens, retention ponds, and bioswales.
Design Guidelines for Executive Park	Landscaping is required to be water efficient per the Water Efficient Irrigation Ordinance.
Design Guidelines for Executive Park	Native and low water-use vegetation that does not require permanent irrigation systems shall be used in public and private open spaces, to restrict or reduce the requirement for irrigation.
Design Guidelines for Executive Park	Drip irrigation and bubblers should be installed at non-turf landscape areas to reduce water needs.
Design Guidelines for Executive Park	Harvested rainwater, and recycled (gray) water should be retained and used for landscape irrigation and other uses, as permitted by Health and Building Codes, rather than a potable water source.
Design Guidelines for Executive Park	Native and low water-use vegetation that does not require permanent irrigation systems should be used in public and private open spaces, to restrict or reduce the requirement for irrigation.
Design Guidelines for Executive Park	Irrigation systems required to establish native and low water-use landscape material should be temporary, and removed within two years of installation or once new plantings are established.
Design Guidelines for Executive Park	Landscape areas of 1,000 square feet or greater shall require approval from the SFPUC prior to construction and shall meet requirements of the Water Efficient Irrigation Ordinance.
Design Guidelines for Executive Park	Assure potable water is not used for construction or demolition related activities as stipulated in CCSF BOS Ordinance 175-91.
Design Guidelines for Executive Park	Standard trash and recycling receptacles shall be located at key public locations such as street intersections, parks, transit stops, etc.
Design Guidelines for Executive Park	Where possible, install permeable pavement on sidewalks, pedestrian walkways and other paved surfaces to reduce storm water runoff, and allow rainfall to recharge groundwater. Pervious paving that includes the use of liners and under drains can be successfully implemented in areas where infiltration restrictions exist.
Design Guidelines for Executive Park	Where paved surfaces are not permeable, direct storm water flow across streets and sidewalks to bioswales or to central collection points such as cisterns or permeable areas with well-drained sands, gravels and soils with moderately coarse textures, to collect, absorb and filter rainwater.
Design Guidelines for Executive Park	Where possible, incorporate raingardens and/or storm water planters in sidewalk areas and off-street surface parking lots.
Design Standards for Storefronts in the KMMS Conservation District	San Francisco's "Art in Storefronts" Program: This innovative program temporarily places original art installations by San Francisco artists in vacant storefront windows to reinvigorate neighborhoods and commercial corridors while engaging local artists. Art in Storefronts is a pilot program in collaboration with the Mayor's Office of Economic and Workforce Development and Triple Base Gallery.
Guide to the San Francisco Green Landscaping Ordinance	All plantings must promote and enhance the pedestrian experience
Guide to the San Francisco Green Landscaping Ordinance	All plantings must promote the reduction of stormwater runoff
Guide to the San Francisco Green Landscaping Ordinance	Provide a minimum of 20% permeable surfaces.
Guide to the San Francisco Green Landscaping Ordinance	Permeable surfaces of grading shall be coordinated so that stormwater can infiltrate the surface in areas with less than 5% slope.
Guidelines for Adding Garages and Curb Cuts	Landscape improvements should be incorporated into the proposal to minimize the impact a new garage opening has on the building and the surrounding streetscape.
Guidelines for Ground Floor Residential Design	Landscaping should be drought-tolerant and be designed to filter, store, and/or slow on-site and sidewalk-related stormwater runoff. To facilitate ease of maintenance, drip irrigation systems should be built into the landscaping areas.