

SAN FRANCISCO

URBAN DESIGN GUIDELINES



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Planning



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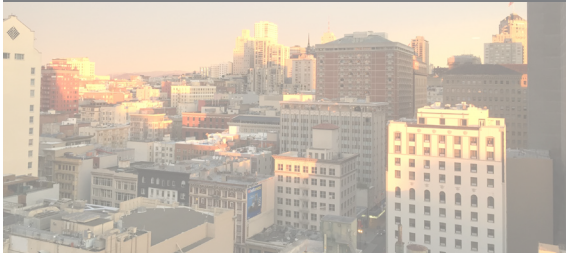
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Urban Design Guidelines

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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

Application of the Guidelines

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

Herb Caen

Applicability

Good neighbors make great neighborhoods and great neighborhoods make a beloved 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. Note that other 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-, M- 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. In these instances, the Residential Design Guidelines also apply and supersede the Urban Design Guidelines.

Special Areas

Along with the Urban Design Guidelines, sites in designated areas must also comply with Special Area Guidelines. Special Area Guidelines are neighborhood-specific guidelines adopted by the Planning Commission that have been developed to help projects be more intentionally responsive to unique neighborhood characteristics.

Special Area Guidelines supersede the Urban Design Guidelines and will also be mandatory in the approval process.

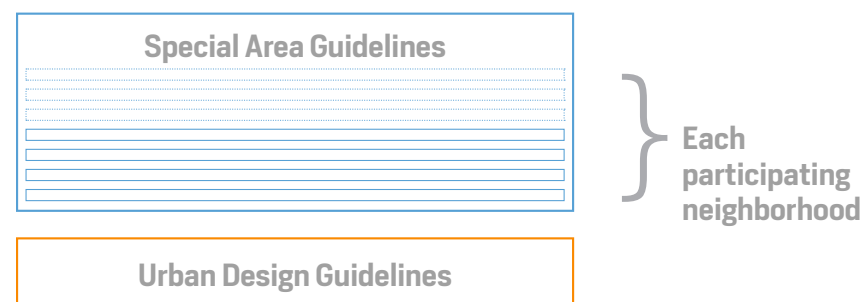
Design Review

Design Review is an integral step in the permitting and 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
<p>A3 HARMONIZE BUILDING DESIGNS WITH NEIGHBORING SCALE AND MATERIALS</p> <p>New buildings should recognize and respond to existing patterns of scale, form, materials, and proportion to create continuity within a neighborhood and enhance San Francisco's appealing and walkable nature.</p> <p>Building materials should resonate with San Francisco's soft and diffuse light quality created by its light colored buildings and the atmospheric effects of the bay. Strong contrast draws attention and importance to a building and should be reserved for public facilities.</p> <p>NC</p>  <p>Neighborhood commercial areas typically express a strong residential character above the ground floor.</p>	<ul style="list-style-type: none"> • 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 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. • Exhibit human-scaled detailing, components, and features. 	<ul style="list-style-type: none"> • 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.  <p>Window and doorway systems should be similar in proportion, scale, and amount to nearby structures.</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.

EXAMPLE	NEIGHBORHOOD COMMERCIAL EXAMPLE
<p>NC</p>  <p>Geometry relationships and use of similar materials can support compatibility in streetwalls.</p> <p>NC</p>  <p>Neighborhood commercial uses are often embedded within a residential context and should defer in character and scale.</p>	<p>NC</p>  <p>Scale and texture similarities can allow differences in color or style.</p> <p>Projects should both reflect context and be internally consistent.</p> <p>NC</p>  <p>Timeless, high-quality materials can both express different eras and harmonize a block streetwall.</p> <p>NC</p>  <p>Similar amount of glass to solid wall (solid: void ratio)</p> <p>Texture scale is similar, but used in different ways</p> <p>Windows are similar in size, proportion, and depth</p>

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. Neighborhood commercial examples are highlighted to show the unique expression of those contexts. 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

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.

When reviewing a project for contextual compatibility, the Department considers a site's context to include buildings and open spaces immediately adjacent to the subject site, the entire block face on which it sits, the facing block from the site, and the overall block pattern ranging in all directions by two or more blocks. The Department also considers the character of special or unique nearby structures, access to or frontage onto civic places and streets, and important nearby public environments such as neighborhood commercial districts.

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.

Solid / Void ratio

A comparison between the amount of openings or windows to the amount of wall on a facade. A facade may have different kinds or numbers of openings than another but its solid/void ratio could be the same.

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.

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

Christopher Alexander

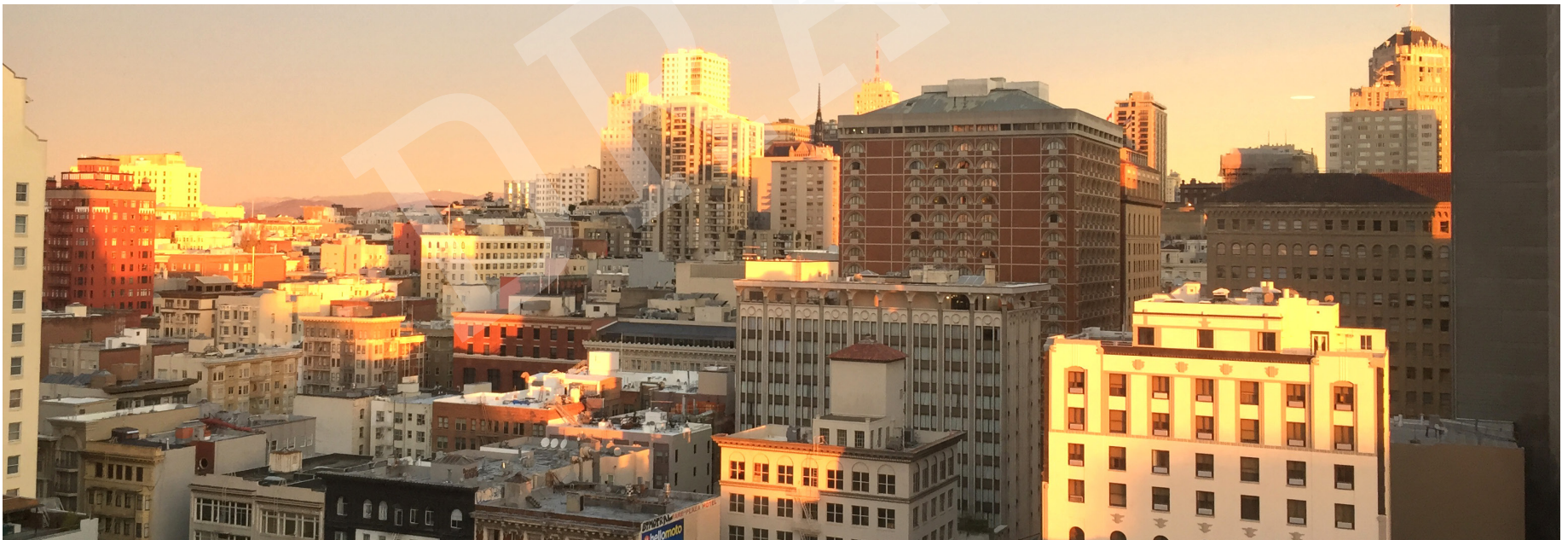
...the beauty of the world derives not only from unity in variety, but also from variety in unity.

Umberto Eco



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

William Saroyan



S1

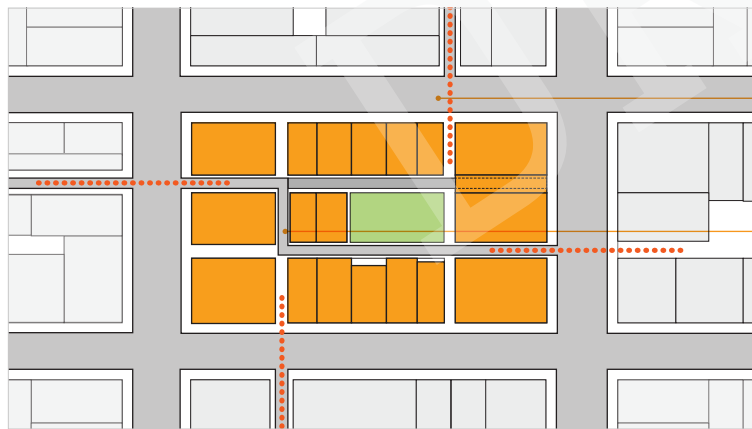
RECOGNIZE AND RESPOND TO URBAN PATTERNS

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.



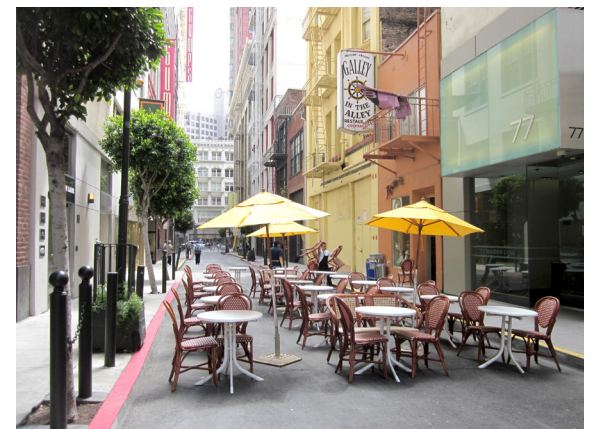
Stairways promote walkability where topography is challenging.



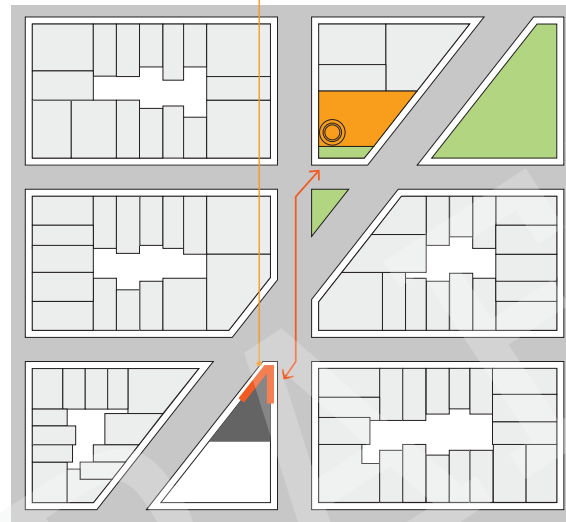
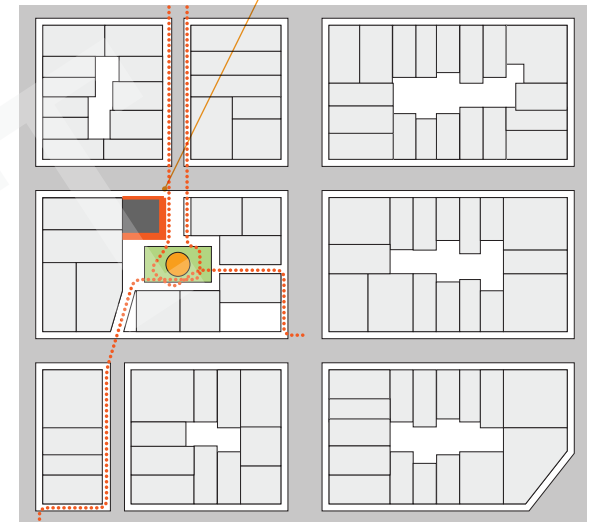
PATTERNS CAN
ESTABLISH VEHICULAR
OR PEDESTRIAN ROUTES

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.

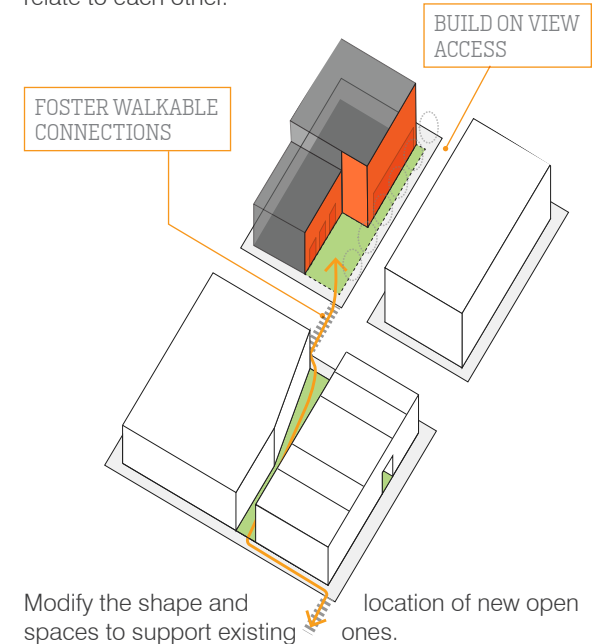


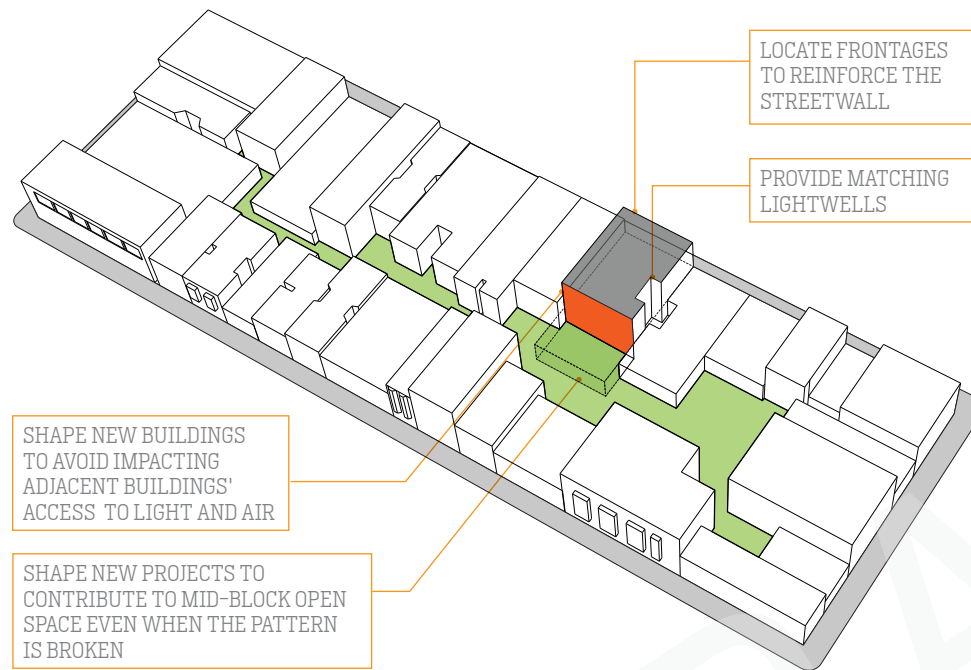
Building massing should respect larger patterns in the urban fabric.

- » 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 buildings.
- » Modulate building massing vertically and/or horizontally to a scale compatible to its context.
- » Provide matching lightwells to at least 75% of the length of existing ones and similar depth.
- » Since groups of buildings create their own topography, shape new buildings to respond to, reconcile, or moderate differences between existing ones.
- » Modify tall buildings to minimize wind impacts at the street level.
- » Mass buildings to minimize shadow impacts on lower buildings, parks, and open space.
- » Use street widths to help establish the general massing, scale, and proportions of the building.
- » 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.

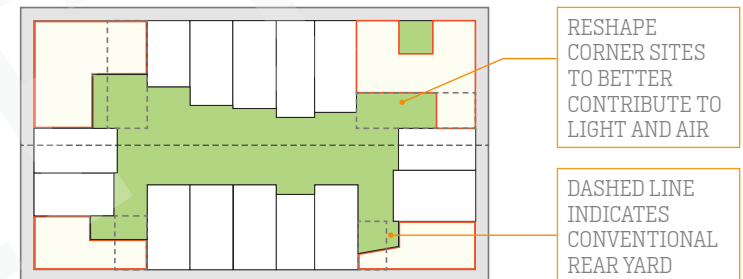


The scale of buildings and public open space, should relate to each other.

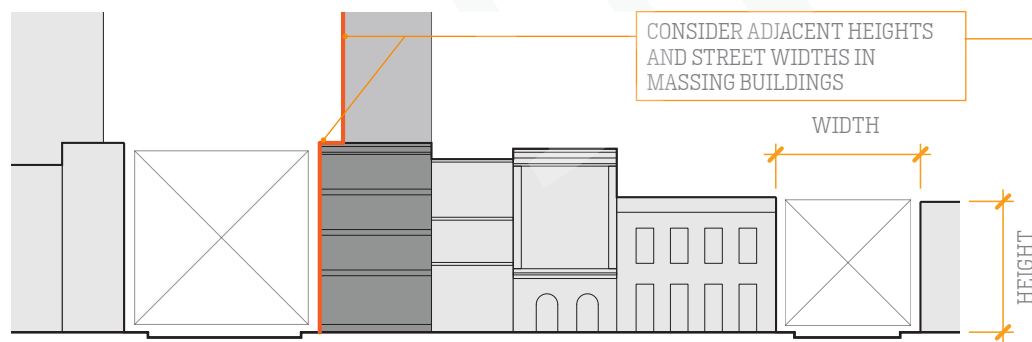




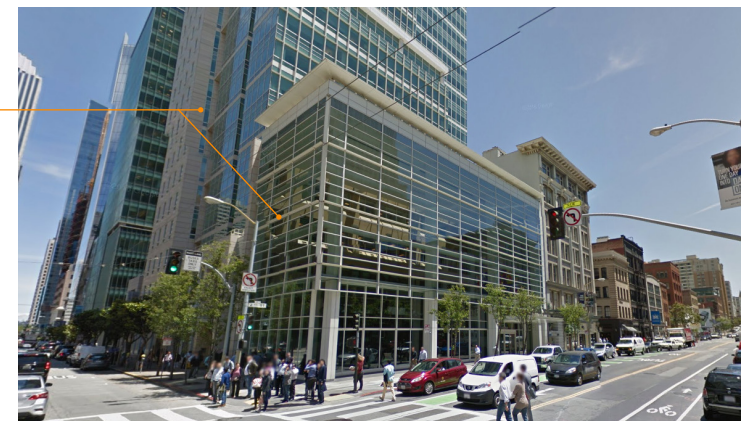
Place front and rear facades to support the overall urban design of the block.



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



Massing should reflect similar dimensions to street widths and surrounding buildings.



Individual buildings can sculpt massing to respond to both a taller streetwall and a lower one.

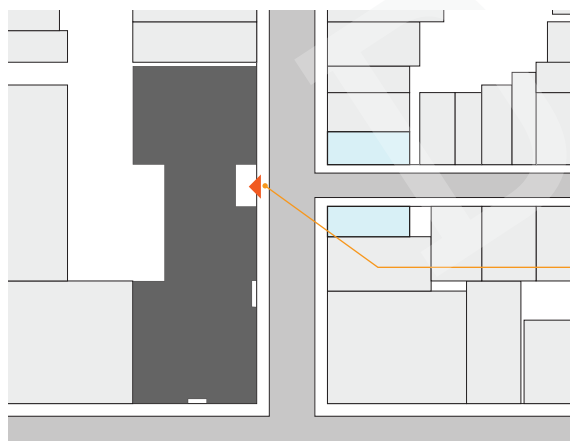
S3

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.



Develop unique design responses to atypical street patterns.

- » 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.

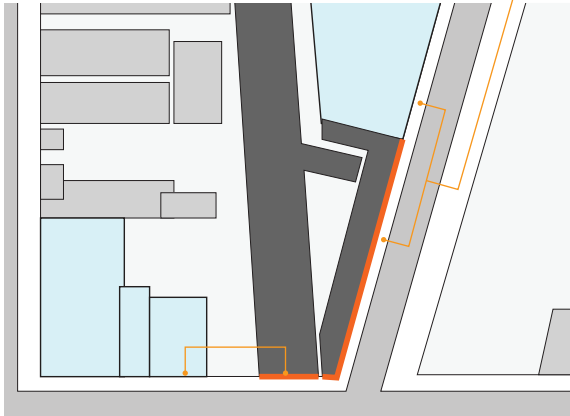
PROVIDE AN ENTRY OR
OPEN SPACE AT A SIDE
STREET ALIGNMENT



Corners can have special treatments.

ILLUSTRATIVE EXAMPLES

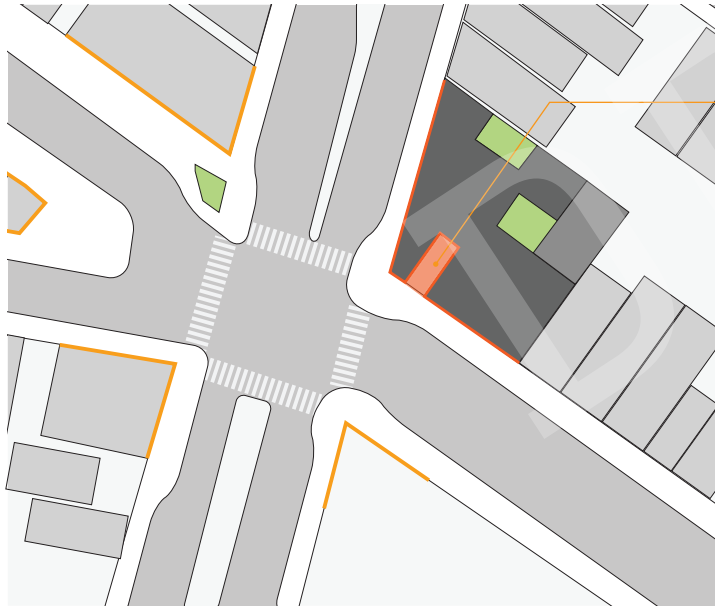
SCALE BUILDING MASS AND
GEOMETRY WITH BLOCK PATTERN



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

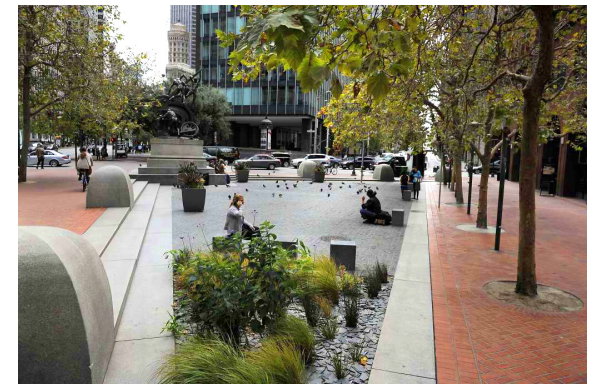


Inflections in architecture can note important street crossings, transit access, or civic places.



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.



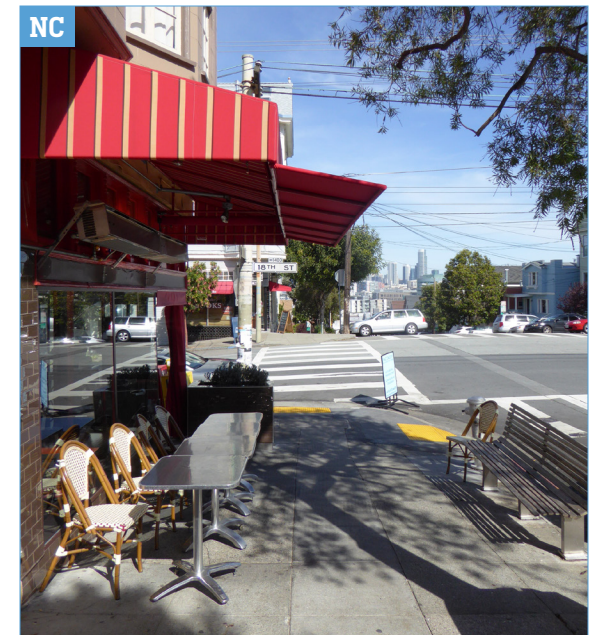
Design roof gardens and POPOS to offer vistas.

- » 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.

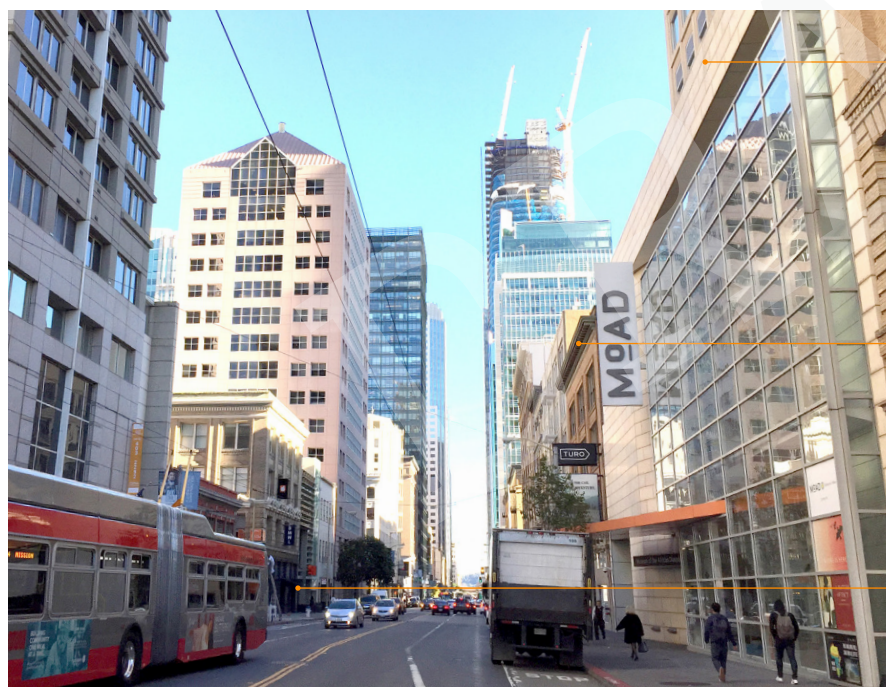


S5

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.
- » Provide a side setback or inset doorway if the context presents a consistent pattern of them.
- » 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.



Mid-rise districts may present variable streetwall heights but should relate to each other in expression to help define the public realm and experience.



In downtown, streetwalls should both relate to the pedestrian realm and express district density.

VERTICAL
PROJECTIONS AND
INDENTATIONS
HELP BREAK
DOWN SCALE



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



WINDOW SCALES
EXPRESS THE
RESIDENTIAL
USE ABOVE THE
GROUND FLOOR

CONSISTENT
PATTERN OF
SMALL-SCALED
RECESSED STORE
ENTRIES

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.

- » 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.
- » 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.



Include plantings in thresholds between inside and out.



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



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.

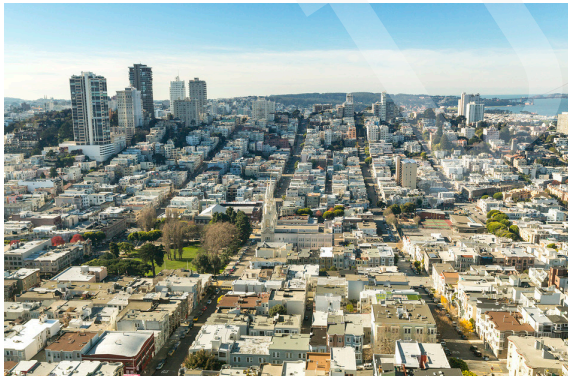


Connect building uses and circulation with exterior environments.

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.

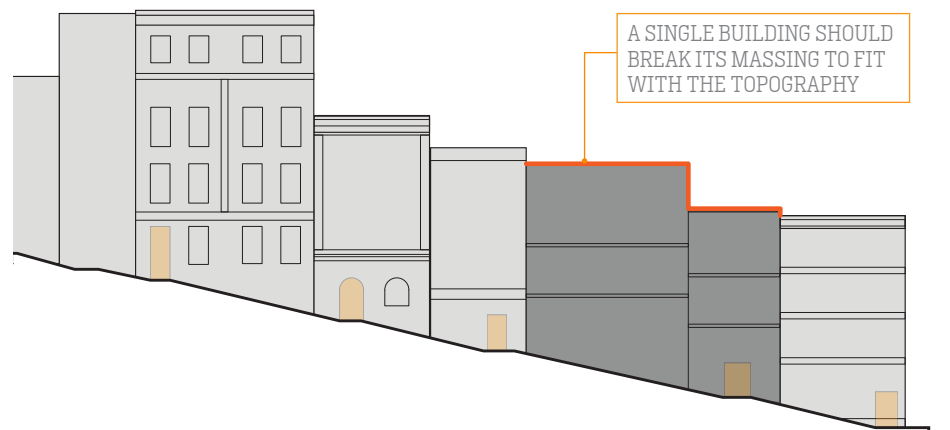
- » Site, orient and sculpt buildings to reinforce and accentuate built and natural topography.
- » Retain and highlight existing features, such as natural areas, rock outcroppings, waterways, and specimen trees.
- » Use site design to frame visual connections to natural features such as waterways and hilltops.
- » 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.
- » Preserve and introduce flora that provide wildlife habitat.



Buildings reinforce the natural topography by stepping up a hill.



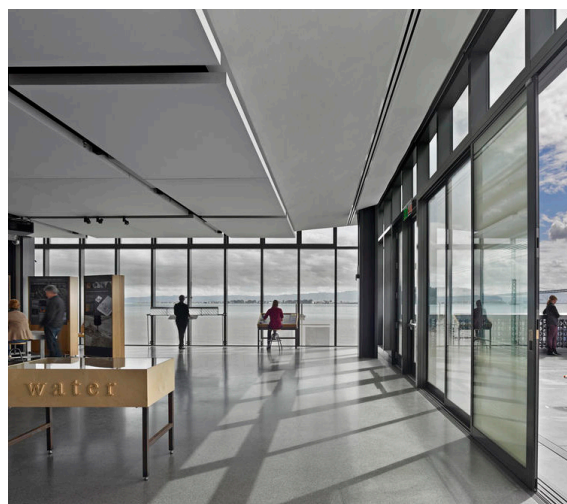
Building mass can frame special natural elements.



Reinforce existing topography and lot widths with building form.



Design can enhance the experience of natural elements including weather.



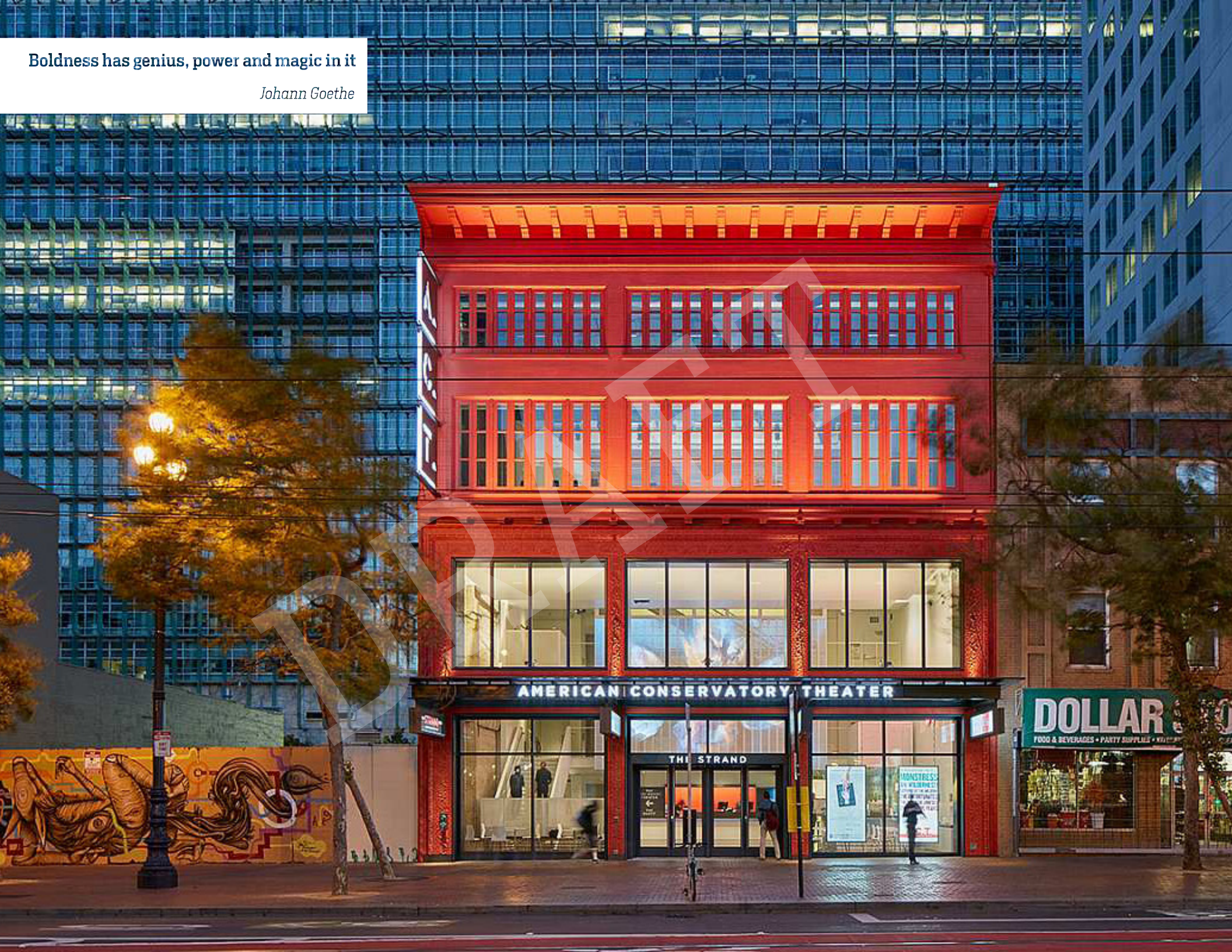
Orient interior uses to open into southern-exposed spaces.



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

Boldness has genius, power and magic in it

Johann Goethe



A 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



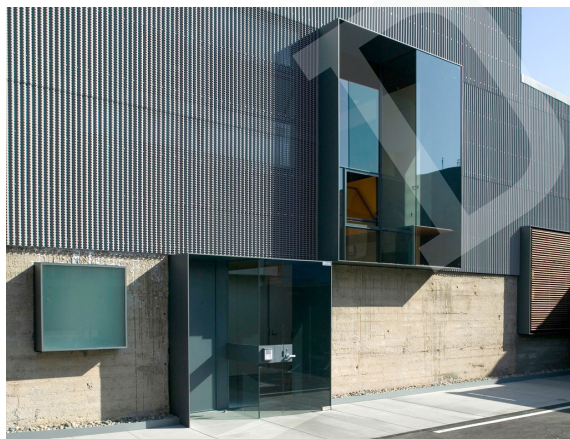
A1

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.



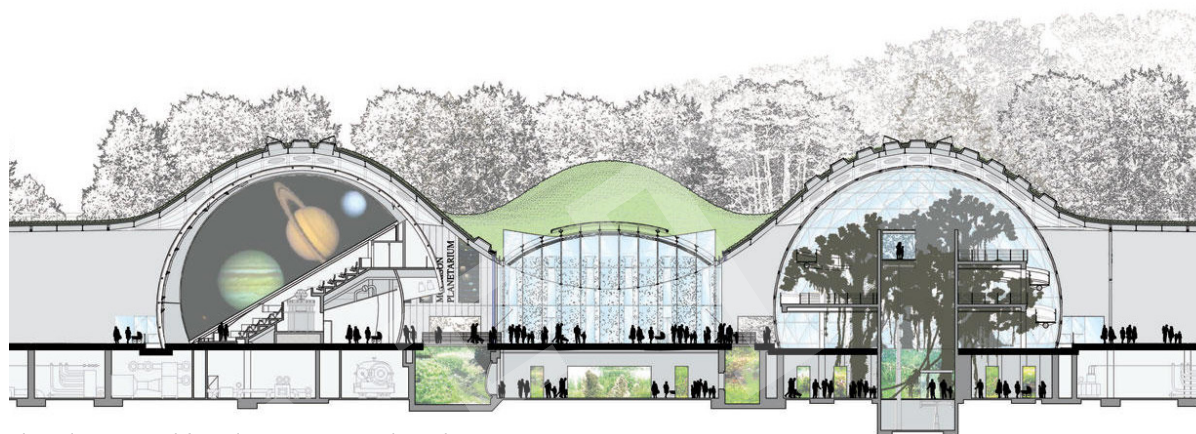
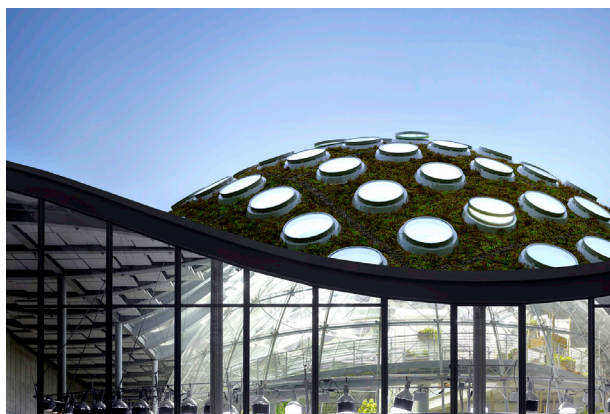
Materials can support concepts at both volumetric and fine-grained levels.



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

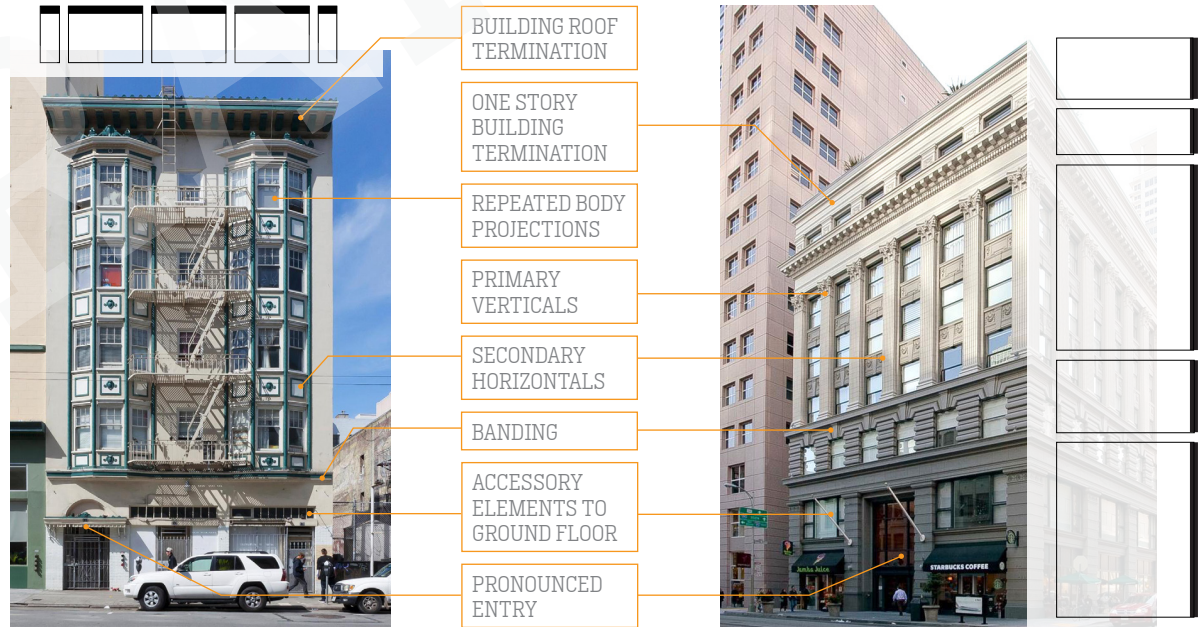
San Francisco is predominantly a city of narrow lots with vertically-oriented facades composed of bays and recesses. In many cases buildings are horizontally composed of strongly defined and differentiated bases, bodies, and tops.

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.



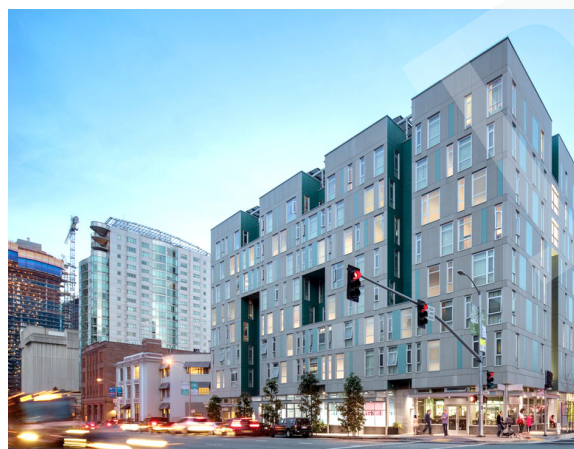
Traditional elements provide horizontal and vertical modulation. Consider meaningful adaptations for contemporary projects to address the same scale or rhythm of familiar inflections.



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



Infill projects should reflect horizontal and vertical proportions with the adjacent streetwall pattern.



Breaking down a large facade can enhance a sense of residential scale.



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

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

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

Building materials should resonate with San Francisco's soft and diffuse light quality created by its light colored buildings and the atmospheric effects of the bay. Strong contrast draws attention and importance to a building and should be reserved for public facilities.



Neighborhood commercial areas typically express a strong residential character above the ground floor.

- » 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 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.
- » 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.



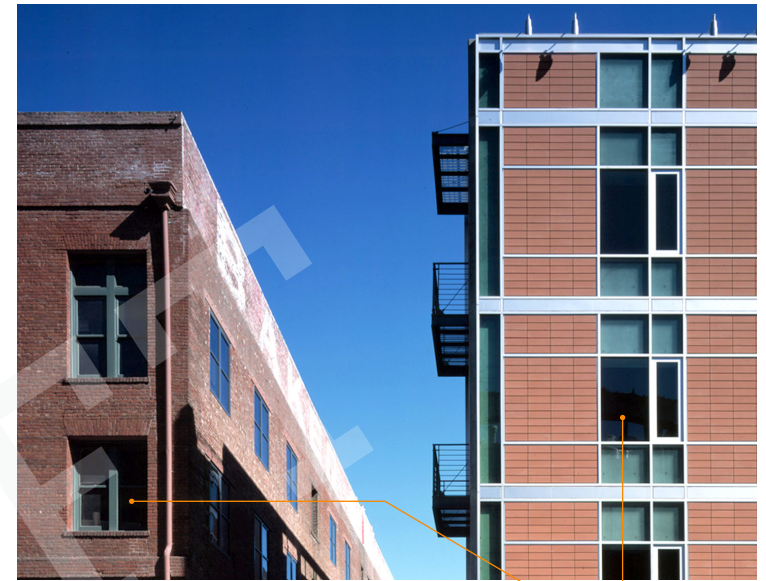
Window and doorway systems should be similar in proportion, scale, and amount to nearby structures.



Geometry relationships and use of similar materials can support compatibility in streetwalls.



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



Projects should both reflect context and be internally consistent.

SIMILAR AMOUNT
OF GLASS TO
SOLID WALL
(SOLID/VOID
RATIO)



Neighborhood commercial uses are often embedded within a residential context and should defer in character and scale.



TEXTURE SCALE
IS SIMILAR
BUT USED IN
DIFFERENT WAYS

WINDOWS ARE
SIMILAR IN SIZE,
PROPORTION, AND
DEPTH

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

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
- » Sculpt and articulate sidewalls that are likely to be significantly exposed.
- » Architecturally screen roof top mechanical equipment.
- » Sculpt towers to enhance the city skyline.



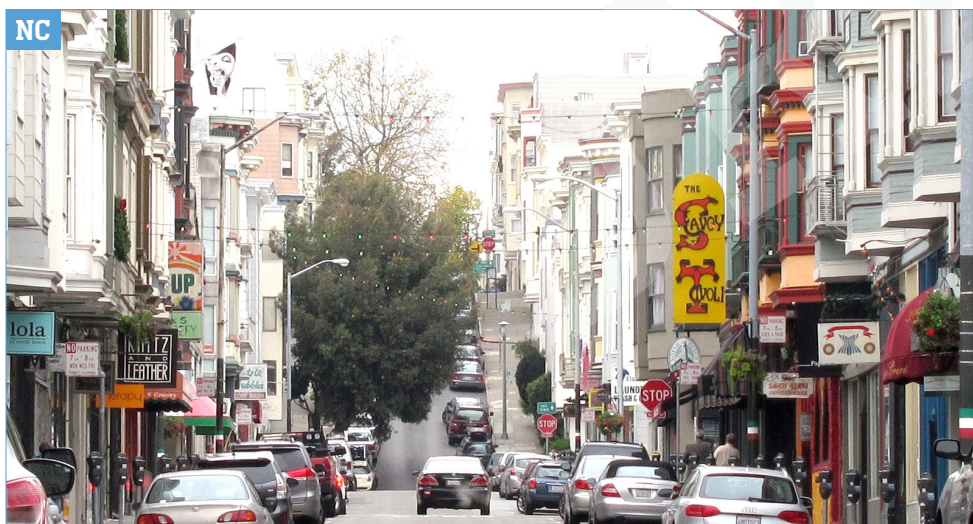
Upviewing is a common perspective from the sidewalk.



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.

NC

Use a full top floor to articulate the top of a building facade.

- » 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.
- » Create a more intentional facade termination and avoid glass railings at the top of building facades. Roof guardrails should be setback a minimum of 5'.
- » 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

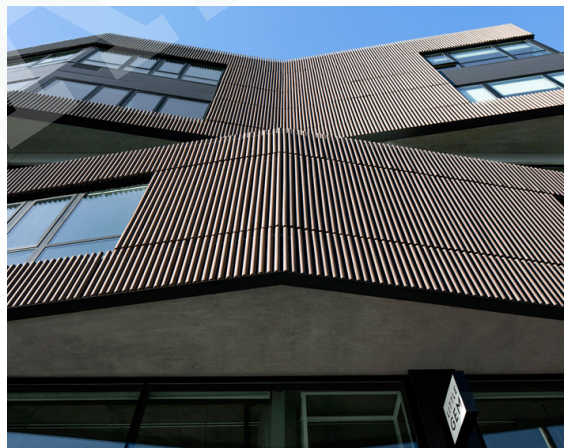
RENDER BUILDING FACADES WITH TEXTURE AND DEPTH

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.



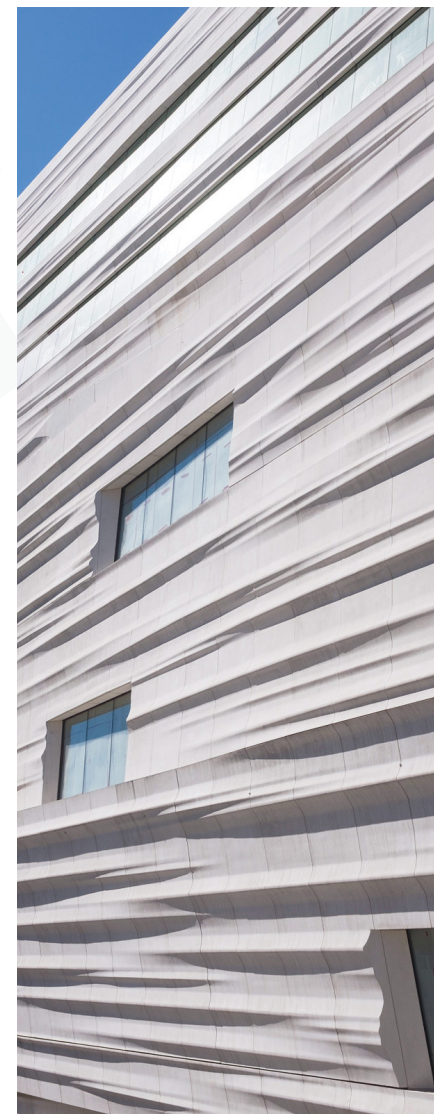
Fine-grained architectural detail help to enliven the streetwall.



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.



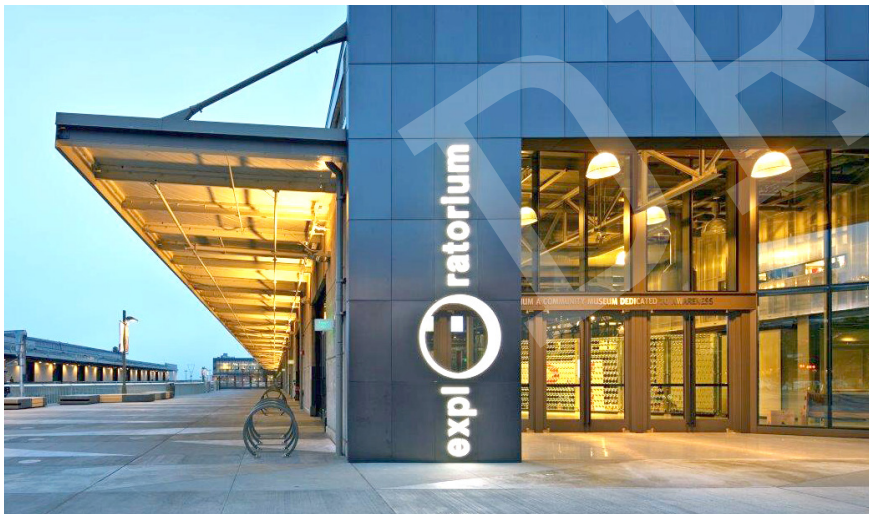
Lighting can accentuate form and building tops.



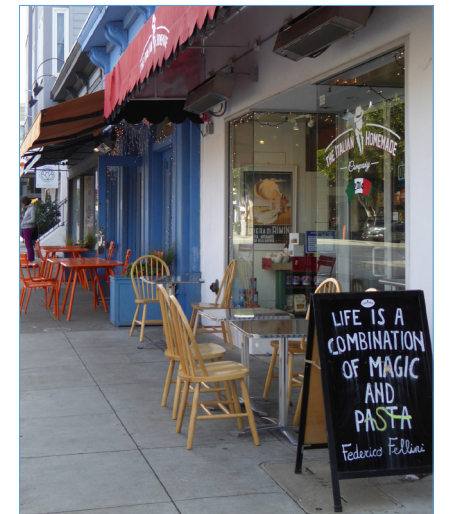
Coordinated scales of retail space, architectural details, and signage contribute to the identity of neighborhoods.



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

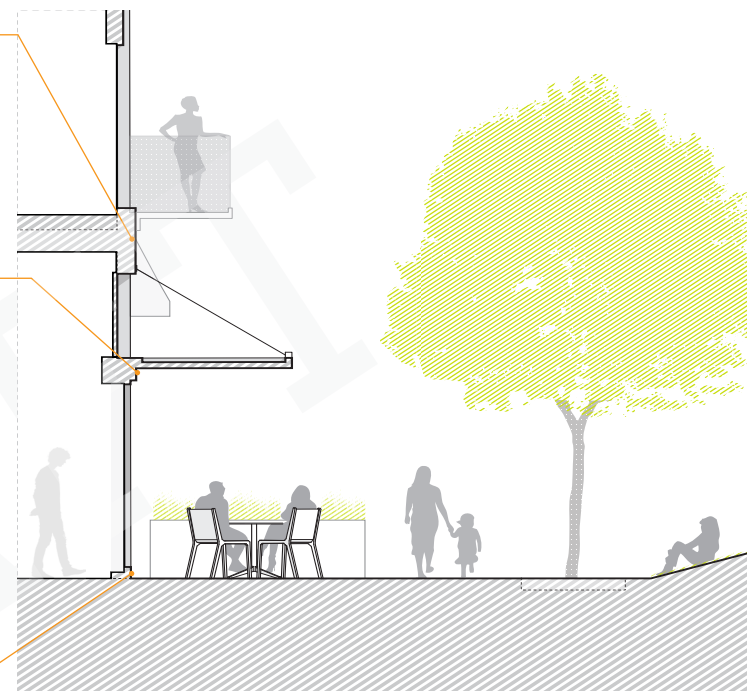
ARTICULATION
JUST ABOVE EYE
LINE

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.

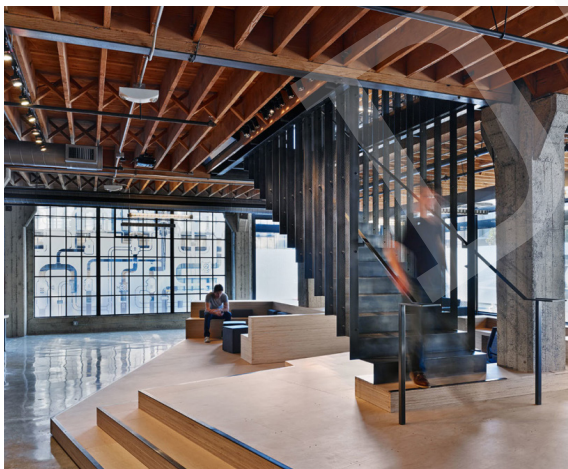
A9**EMPLOY SUSTAINABLE PRINCIPLES AND PRACTICES IN BUILDING DESIGN**

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.



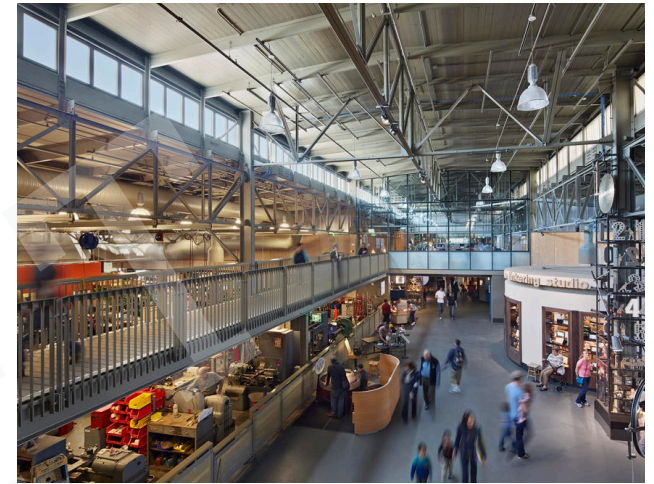
Inviting stairs encourages walking rather than taking the elevator.



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

P 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

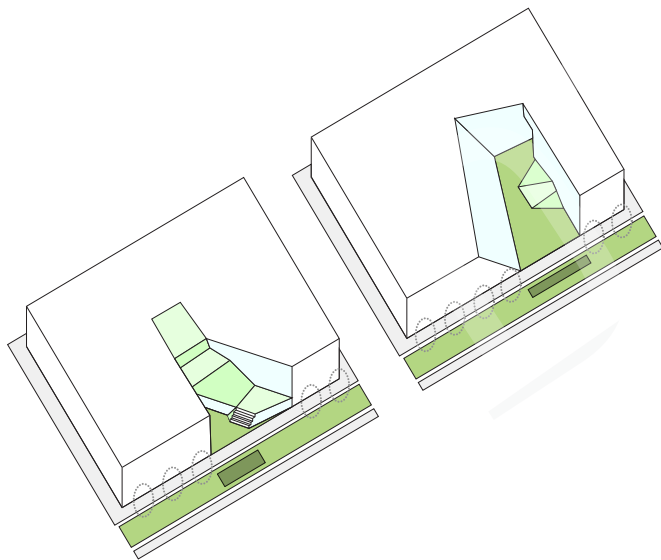
P1

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.



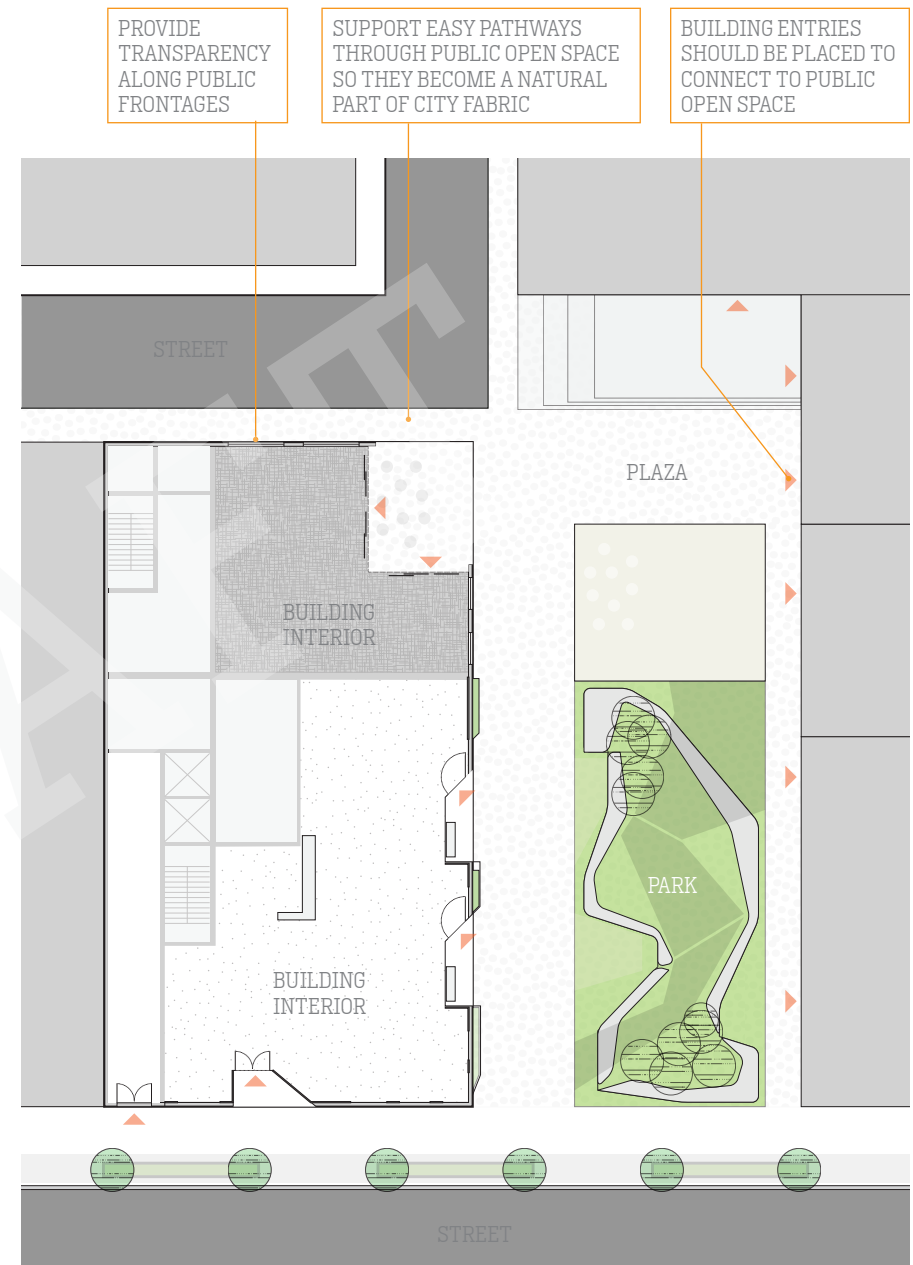
Plazas surrounded by active building uses mutually support each other



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.

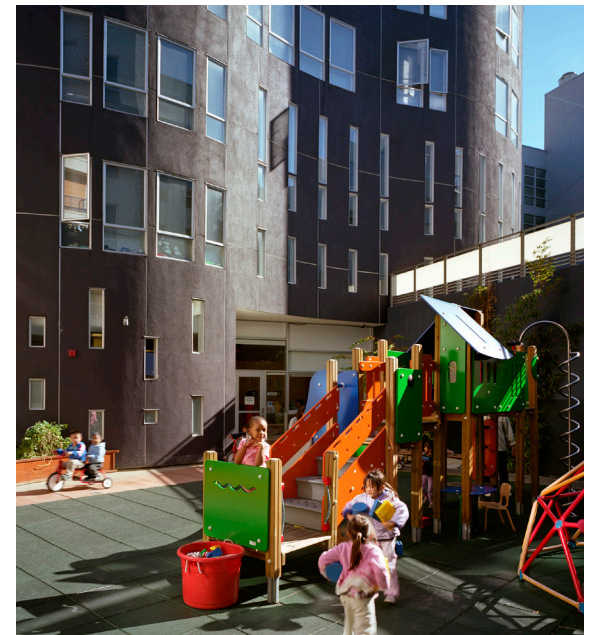
- » Orient and design publicly accessible open space to maximize physical comfort. Consider solar orientation, exposure, shading, shadowing, noise, and wind.
- » Design seating for casual gathering in both sunny and shaded locations and in both quiet and active zones where possible.
- » Consider how 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.

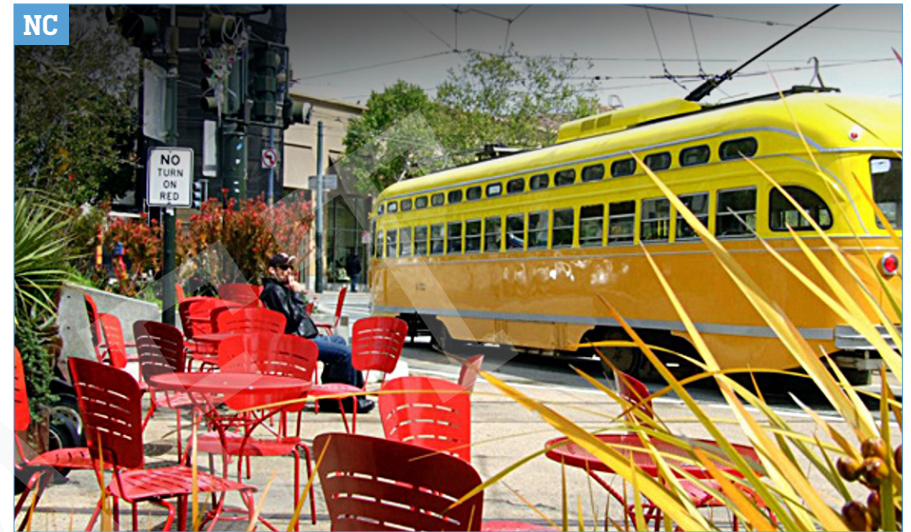
- » Provide bike racks at access points to open spaces and buildings.
- » Organize uses and connections on the ground level to support the types of travel modes that are available. Locate and orient retail and other commercial entrances towards transit options wherever possible.
- » Reduce or eliminate 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.

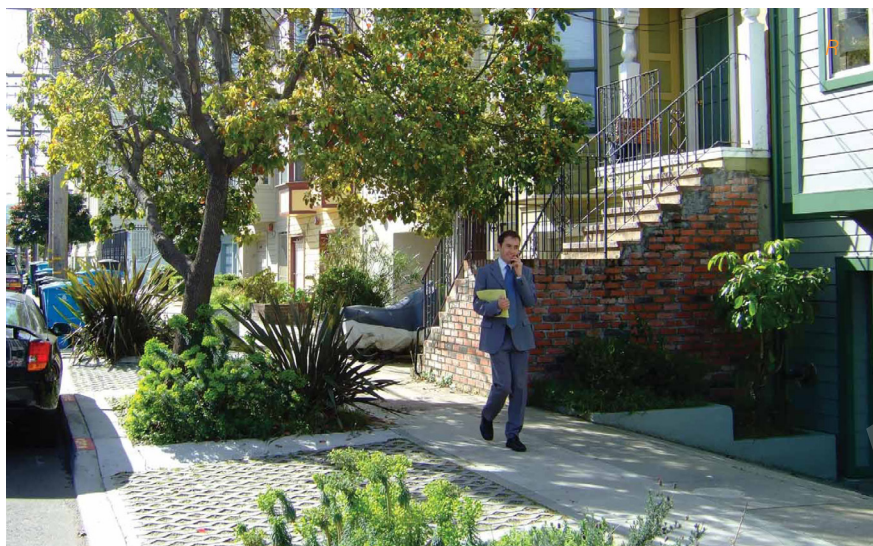
- » Locate exterior uses and amenities to support and connect to interior activities.
- » Design the furnishing zone as a buffer between the sidewalk and roadway.
- » Sidewalk elements should be scaled according to their context, including the intensity of activity, building heights, and noise.
- » Coordinate 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.



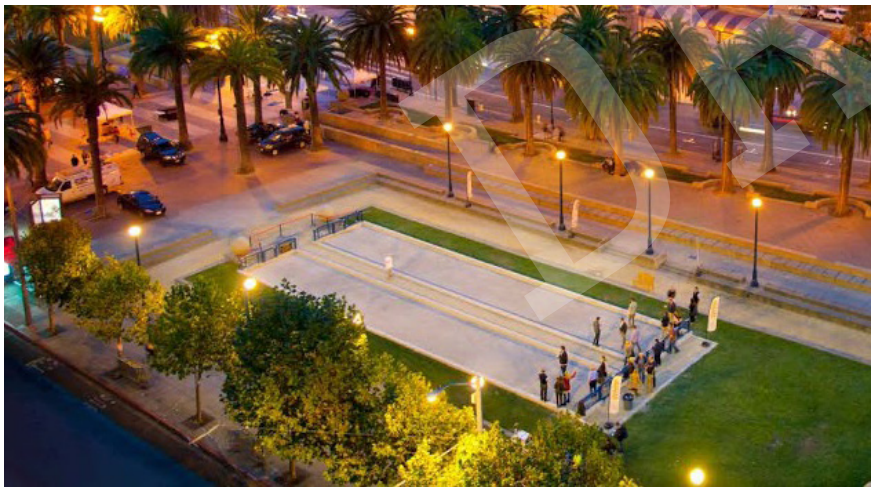
People can use spaces differently by season.



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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S4	SF Planning	luptoexplore.blogspot.com	SF Planning; Maia Small
S5	SF Planning; Maia Small		
S6	SFARMLS	Henrik Kam	
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POLK / PACIFIC

SPECIAL AREA DESIGN GUIDELINES



REVIEW DRAFT
1.4.2018

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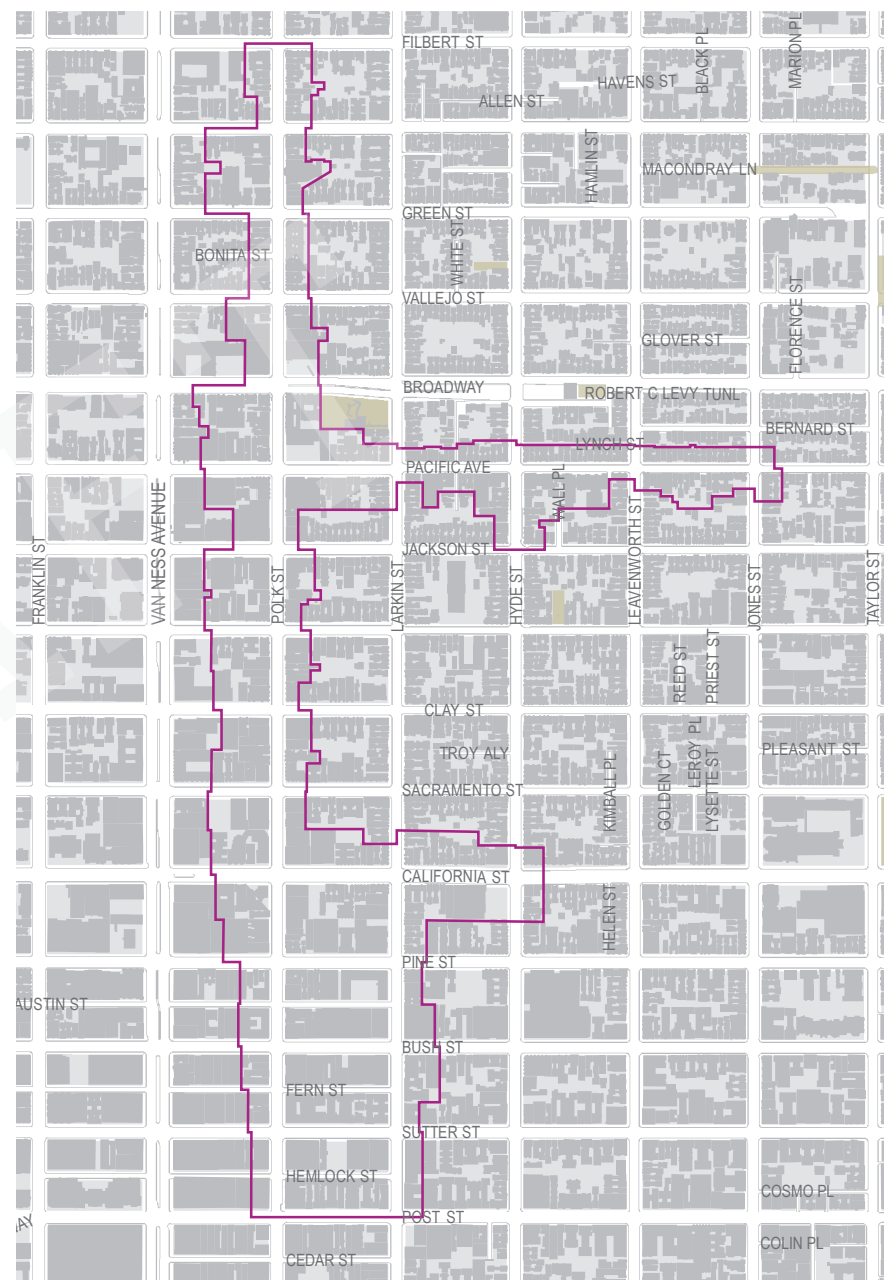
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Polk / Pacific Neighborhood Commercial Context

Sitting in the gulch between Nob and Russian Hills and Pacific Heights, Polk Street and Pacific Avenue are among the oldest neighborhood commercial districts in San Francisco. The adjoining Neighborhood Commercial Districts extend a mile north-south along Polk Street and include a portion of Larkin Street between Post and California Streets, and a five block portion of Pacific Avenue. Polk Street's dense mixed-use character consists of buildings with residential units above ground-story commercial uses that extend continuous commercial activity for almost its entire length. Larkin Street and side streets in the district have a greater proportion of residences than Polk Street itself. The districts provide convenience goods and services to the residential communities in the Polk Gulch neighborhood and to the residents on the west slopes of Nob and Russian Hills. It has many apparel and specialty stores, as well as some automobile uses, which serve a broader trade area. Commercial uses also include offices, as well as restaurants and bars which keep the district active into the evening.

A common feature of these older neighborhood shopping areas is the prevalent small-scale development which is based on the small lot pattern of blocks which mainly were intended for residential development. During the first half of the century, in cases where several lots were merged for larger commercial development, builders avoided the appearance of massive buildings by articulating the facades to resemble a series of buildings.

The Polk Street District and Pacific Avenue controls are designed to encourage and promote development which is compatible with the surrounding neighborhood. The building standards monitor large-scale development and protect rear yards at residential levels. Consistent with Polk Street's existing mixed-use character, new buildings may contain most commercial uses at the first two stories. The controls encourage small neighborhood-serving businesses, but limit new eating, drinking, other entertainment, and financial service uses, which can produce parking congestion, noise and other nuisances or displace other types of local-serving convenience goods and services. They also prohibit new adult entertainment uses. Restrictions on drive-up and most automobile uses protect the district's continuous retail frontage and prevent further traffic congestion.



Guideline Origin

The Polk / Pacific Neighborhood Commercial Design Guidelines are based on existing guidelines established in the Commerce and Industry Element of the San Francisco General Plan and the Polk Street NC District, and Pacific Avenue NC District of the Planning Code. (sections 723 and 726 respectively). The Guidelines illustrate several means by which new development should contribute to the existing environment

In an effort to help preserve and promote the livability and attractiveness of the Polk and Pacific Neighborhood Commercial Districts, the design and siting of new buildings, additions, and alterations should be compatible with the character of surrounding buildings and the existing pattern of development. In designing or evaluating a development proposal, consider the following criteria:

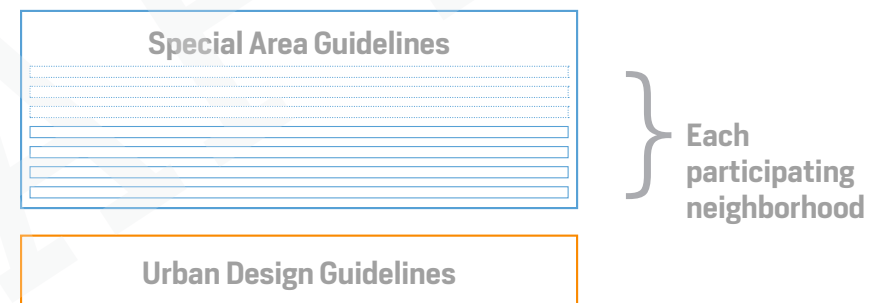
- Overall district scale;
- Individual street character and form;
- Lot development patterns;
- Adjacent property usage, especially buildings of historical, cultural or architectural importance; and
- Site development and building design

GUIDELINE	RATIONALE	RANGE OF MEANS	EXAMPLE
A3.2 REFLECT THE ARCHITECTURAL QUALITY, COMPOSITION, AND DESIGN FEATURES OF EXISTING BUILDINGS THAT CONTRIBUTE TO THE POSITIVE VISUAL QUALITIES OF THE DISTRICT <p>North Beach developed as small buildings on narrow lots with facades composed of bays and storefronts with recessed entries. In most cases buildings are composed of strongly defined and differentiated bases, bodies, and tops.</p> <p>New buildings that recognize and respond to existing features, details and materials strengthen the existing neighborhood experience and character and maintain continuity with the neighborhood.</p>  <p>Add smaller, human-scaled features where they can be easily seen.</p>	<ul style="list-style-type: none"> • Relate a new or remodeled building to its surrounding area by using 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. • 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. 	<ul style="list-style-type: none"> • Individual buildings in the city's neighborhood commercial districts are rich in architectural detailing, yet vary considerably, depending upon the age and style of their construction. Vertical lines of columns or piers 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. • Consider a rhythm of horizontal and vertical elements, such as bay windows, cornices, belt courses, window moldings, balconies, etc. 	 <p>Architecture may vary, but the rhythms and proportions should resonate.</p>

Application of the Guidelines

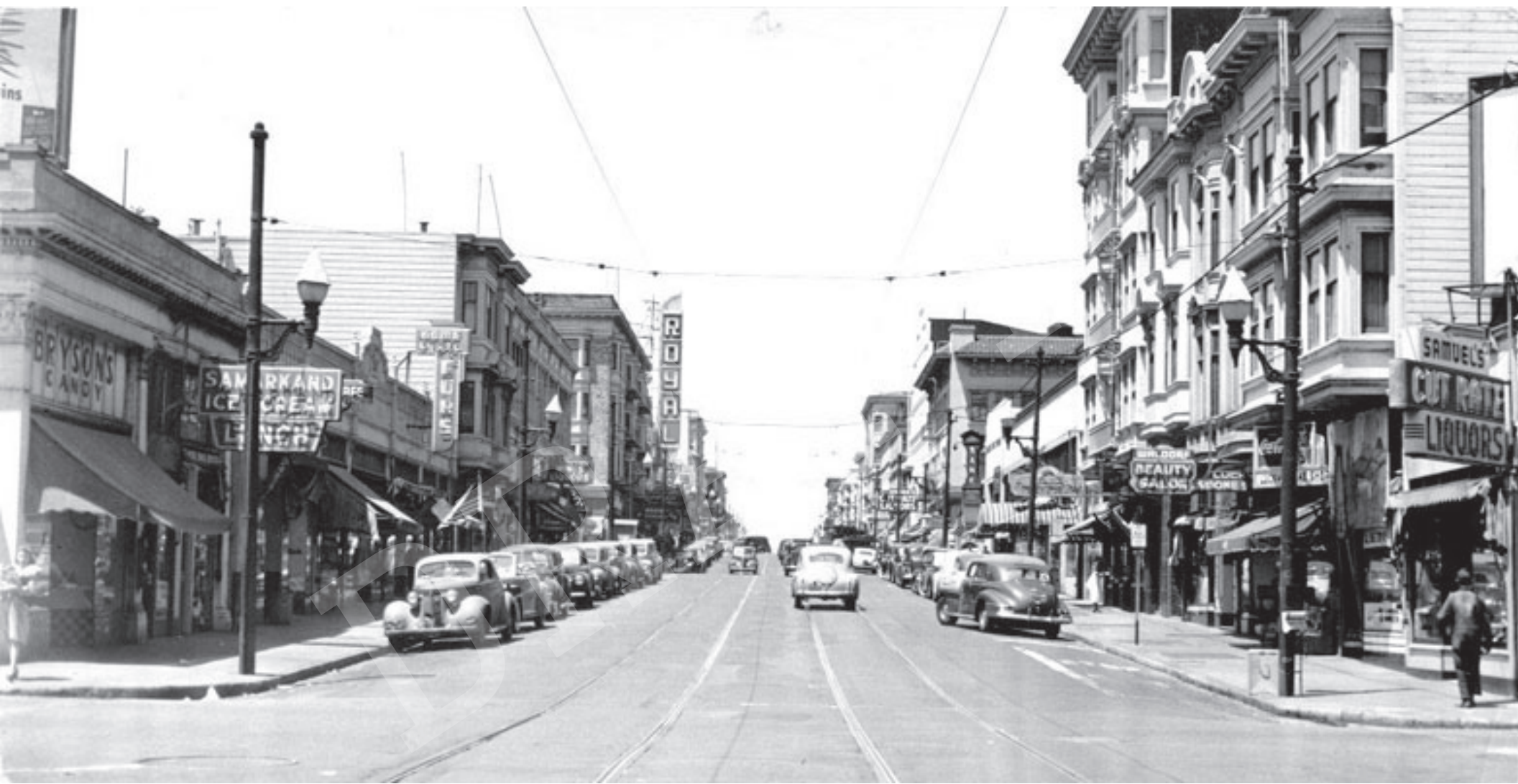
The Special Area Design Guidelines establish a localized set of goals, values, and qualities by which projects are evaluated in design review: projects must demonstrate compliance with applicable guidelines to be successfully entitled. The Polk / Pacific Neighborhood Commercial Design Guidelines are Special Area Guidelines that incorporate neighborhood-specific context statements and guidelines.

The Polk / Pacific Neighborhood Commercial Design Guidelines work in concert with the Urban Design Guidelines (UDGs). Consistency with both sets of guidelines is mandatory in the approval process. Should application of the respective guidelines conflict, the Special Area Guidelines supercede the Urban Design Guidelines (UDGs).



Guideline Structure

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. The guidelines are organized to relate and elaborate with more specificity to the relevant guideline in the Urban Design Guidelines. For example, S1.1 of the Polk Street NC Design Guidelines is related to S1 of the UDGs. The illustrations are existing examples in the Polk and Pacific Commercial Districts that exemplify the means for the guideline indicated but are not necessarily exemplary of every guideline.



S SITE DESIGN

The setting and built form of the Polk and Pacific Neighborhood Commercial Districts give them a unique neighborhood identity. The guidelines in this section guide the height, form, massing, and scale of development to maintain the balance between consistency and variety found in the district.

Site design is concerned about the massing of buildings and their relationship to topography, open space and the overall city fabric. Each building plays a role in the block and street environment and should support the existing patterns of open space, circulation, uses, access to sunlight, and pedestrian experience.

Three key patterns appear in this section's guidelines:

- Respecting mid-block open space;
- Defining the streetwall to fit the existing fabric; and
- Shaping buildings to fit the scale of existing buildings.

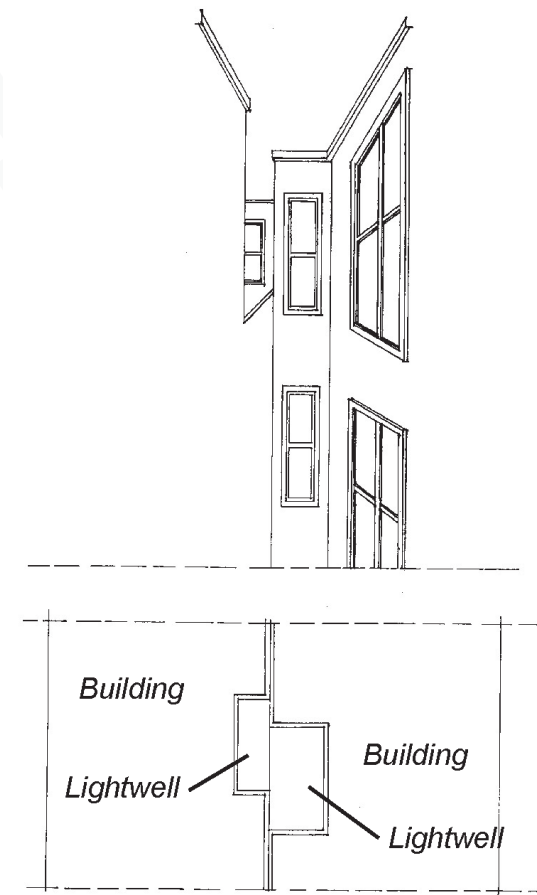
- S2.1 Reflect Setback Patterns
- S2.2 Respect Rear Yard Mid-Block Open Space and Retain Access to Light and Air of Adjacent Buildings and Open Space
- S2.3 Relate the Height of New Buildings to the Height and Scale of Adjacent Buildings
- S2.4 Maximize Sun Access to Nearby Parks, Plazas and Major Pedestrian Corridors – Especially in Alleys
- S2.5 Maintain Small Lots with Narrow Building Fronts where this is the Traditional Pattern
- S6.1 Maintain the Prevailing Streetwall

S2.1 REFLECT SETBACK PATTERNS

Side and front setbacks, light-wells and projections into rear yards are prevalent design features that provide light and air to narrow and deep buildings. These qualities should be protected to ensure the future livability and adaptability of these buildings.

» Use front set-backs for special circumstances that provide space for outdoor activities such as sidewalk cafes and walk-up windows, or publicly accessible open space. Public open space is appropriate where the retail activity of the street is not adversely affected; there is a shortage of nearby open space to serve people; the site is appropriate in terms of its topography and sun and wind conditions; and attractive seating and landscaping are provided.

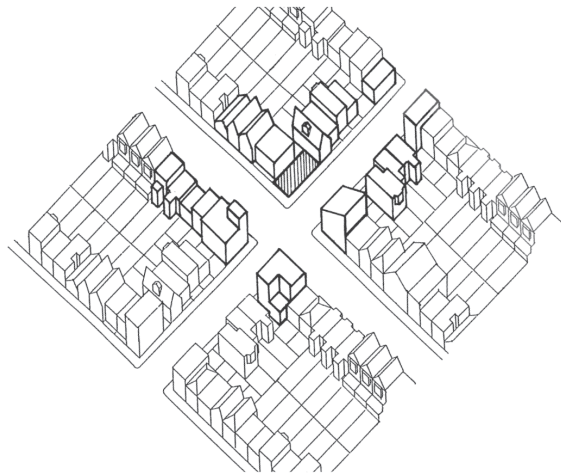
» Provide light wells and side setbacks to match existing adjacent conditions.



Provide shared light wells to maximize light to both properties.

S2.2 RESPECT REAR YARD MID-BLOCK OPEN SPACE AND RETAIN ACCESS OF LIGHT AND AIR TO ADJACENT BUILDINGS AND RESIDENTIAL OPEN SPACE

The aggregation of rear yards creates a mid-block open space that is visually accessible to residents and provides access to light and air for the back portions of buildings. It is important that access to the mid-block open space is not blocked.

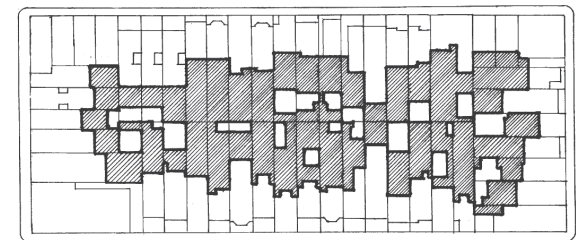


Locate buildings to provide continuity with the street wall and mid-block open space.

- » Locate, orient, and shape open space to establish, respect, or enhance the existing mid-block open space and minimize impacts to privacy.
- » On irregularly shaped lots, through-lots or those adjacent to fully-built lots, locate open space where it improves the access of light and air to residential units.
- » Site new buildings to respect mid-block open space and retain access of light and air to adjacent buildings.
- » New development over existing structures that encroach into rear yards may need to re-establish a code complying rear yard.
- » Rear yard open space should be at-grade or as close as possible to adjoining properties grade, unless unusual or exceptional circumstances are present.

Shape and locate new open spaces to support and enhance existing open space.

SHAPE BUILDINGS TO CONTRIBUTE TO MID-BLOCK OPEN SPACE EVEN WHEN THE PATTERN IS BROKEN



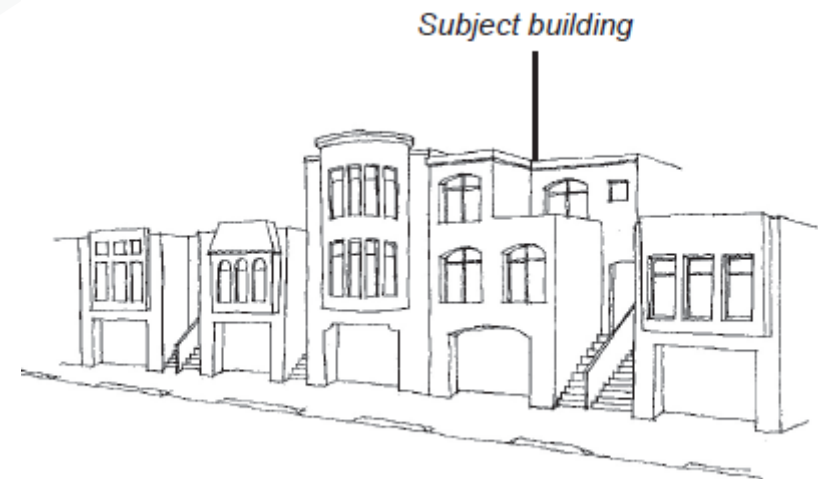
S2.3 RELATE THE HEIGHT OF NEW BUILDINGS TO THE HEIGHT AND SCALE OF ADJACENT BUILDINGS

Polk has a range of buildings with varied heights and widths. Building design should avoid abrupt transitions of and promote a continuity of scale.

- » Irrespective of height and bulk limits, provide transitions between high and low buildings on a street of varied building heights. While three- and four-story buildings are appropriate in many locations, two-story buildings are more appropriate in some areas with lower-scale development.
- » Setback upper stories to be subordinate to the prevailing height of the street wall.



Building massing should respect the scale of the urban fabric.

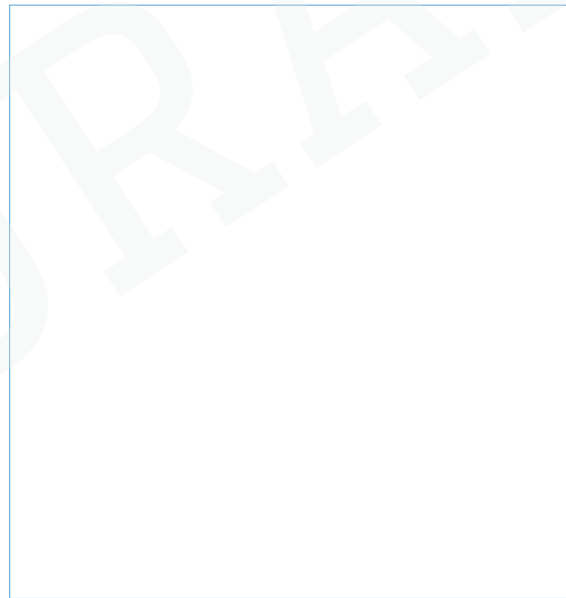


Building massing should respect the scale of the urban fabric.

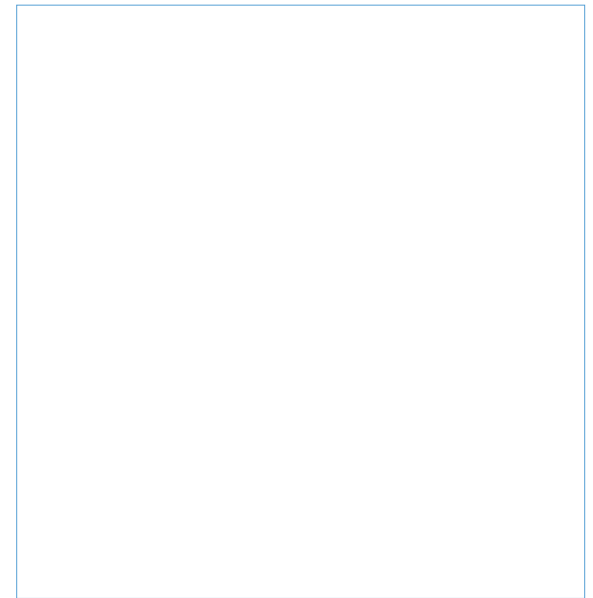
S2.4 MAXIMIZE SUN ACCESS TO NEARBY PARKS, PLAZAS, AND PEDESTRIAN CORRIDORS - ESPECIALLY IN ALLEYS

Preserving sun light to public spaces helps encourage their use and activation of a commercial neighborhood.

- » Locate and shape buildings to reduce shadows on public open space.
- » Setback upper floors to minimize shadows
- » In some cases it may be necessary to reduce the height of proposed development to preserve sun access.



Example photo

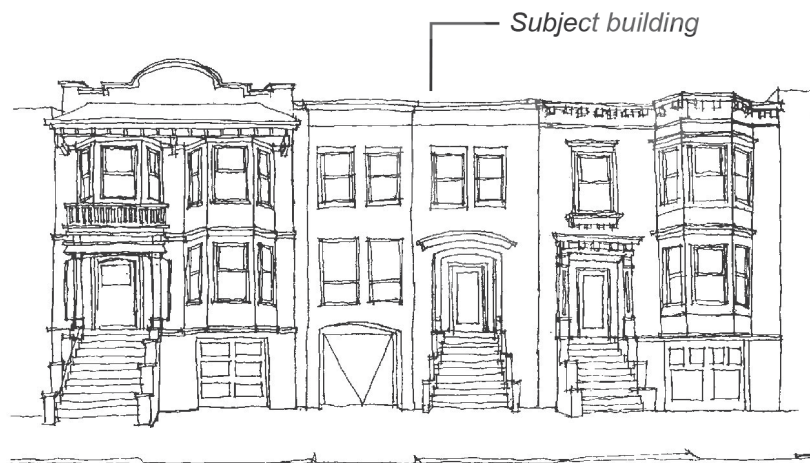


Example photo

S2.5 MAINTAIN SMALL LOTS WITH NARROW BUILDING FRONTS WHERE THIS IS THE TRADITIONAL PATTERN

Large development can alter the traditional sense of neighborhood scale.

- » Reflect neighborhood-prevailing lot widths and proportion and size of architectural elements in the modulation of the proposed building.
- » Design new buildings on large lots as a series of elements which are compatible with the existing scale of the district.



Building widths and expression should be consistent with frontages in the neighborhood even on larger lots.



An typical cadence of the street experience on Polk Street.

S6.1 MAINTAIN THE PREVAILING STREET WALL

Streetwalls define public space, and promote a continuity of urban fabric along with pedestrian experience. The scale and design of building fronts at the street are important in contributing to an active, engaging, and pedestrian-oriented street-scape.

- » Design new buildings to help define and maintain the street wall.
- » Design building frontages with active and direct engagement to the street to support pedestrian-oriented activity.
- » Consider the width of the sidewalk in establishing the articulation of the streetwall.
- » Absolute consistency with streetwalls is not always necessary. In some settings, it may be appropriate for a frontage to employ a forecourt, setback, or recess that acts as a lively counterpoint to a street wall, but not to such an extent that it erodes the overall sense of urban enclosure.
- » Design inviting transitional entrance spaces between the building and the street.
- » Use front set-backs for special circumstances that provide space for outdoor activities such as sidewalk cafes and walk-up windows, or publicly accessible open space. Public open space is appropriate where the retail activity of the street is not adversely affected; there is a shortage of nearby open space to serve people; the site is appropriate in terms of its topography and sun and wind conditions; and attractive seating and landscaping are provided.



Strong streetwalls provide a backdrop for the public realm.



Continuous streetwall present at the lot edge creates a defined sidewalk space.



A ARCHITECTURE

The buildings in the Polk and Pacific districts have a variety of visual character spanning various eras of development which all work together to form a vibrant urban fabric. In order to fit into this fabric without dramatic disruption, new buildings have an obligation to respectfully add to the richness of character, texture, and human-scale of their neighbors.

The guidelines in this section guide the architectural features and composition of new buildings and additions to reinforce or enhance the physical patterns and features of surrounding buildings through the use of:

- Compatible scale,
- Proportions,
- Facade composition,
- Materials, and
- Roof forms.

Application of these guidelines is intended to add new variations within the consistency and familiarity of Polk and Pacific NCDs.

- A1.1 Preserve Architecturally Important Buildings
- A3.1 Harmonize with the Scale, Proportions, Texture, and Character of the District
- A3.2 Reflect the Architectural Quality, Composition and Design Features of Existing Buildings that Contribute to the Positive Visual Qualities of the District
- A4.1 Design Blank Walls with High Quality Materials and Composition
- A4.2 Design Roofs and Balconies to Minimize Visual and Noise Impacts
- A7.1 Relate Size and Design of Signs to be Compatible with the Character and Scale of the Building as well as the Neighborhood Commercial District
- A8.1 Maximize Commercial Storefront Transparency
- A8.2 Design Storefronts with Human-Scaled Features

A1.1 PRESERVE ARCHITECTURALLY IMPORTANT BUILDINGS

Renovation and restoration of older, well-designed buildings helps preserve neighborhood character and visual interest of the streetscape if the original building design is respected in use of materials and details. Characteristic of the Polk / Pacific district are auto service buildings. Retaining their architecture while allowing new development is desired.



Reuse or rehabilitate existing structures in sound condition and of worthwhile architectural character where feasible to retain the unique character of a given neighborhood commercial district.

- » Development of auto service garage sites should retain significant portions of the existing structure while accommodating new additions.



Historic fabric provides fine grain and patterns that represent different eras.



Historic buildings can function as landmarks for the neighborhood as a whole.

A3.1 HARMONIZE WITH THE SCALE, PROPORTIONS, TEXTURE AND CHARACTER OF THE NEIGHBORHOOD COMMERCIAL DISTRICT

Many of the buildings that define Polk Street were developed in the Victorian era with vertically proportioned bays and windows, detailed with wood trim and clad in wood and stucco.

Respecting scale and proportion in the design of buildings help maintain continuity with the existing context.

- » Design alterations and new buildings to be compatible with existing buildings' architectural quality to contribute to and preserve the scale and character of the neighborhood commercial district.
- » The details, material, and color of existing architecturally distinctive buildings should be complemented by new development.
- » Buildings designed to follow a prescribed formula by businesses with multiple locations is discouraged if such design would be

incompatible with the scale and character of the district in which the building is located.

- » Proportion the scale and overall amount of glazing to the existing building patterns.
- » Reflect the positive aspects of the existing scale and design features of the area in the design of new buildings, additions and alterations, and facade renovations. Building forms should complement and improve the overall neighborhood environment.



NC districts often include residential uses and should respect residential qualities.



Example diagram

A3.2 REFLECT THE ARCHITECTURAL QUALITY, COMPOSITION, AND DESIGN FEATURES OF EXISTING BUILDINGS THAT CONTRIBUTE TO THE POSITIVE VISUAL QUALITIES OF THE DISTRICT

Polk Street developed as small buildings on narrow lots with facades composed of bays and storefronts with recessed entries. In most cases buildings are composed of strongly defined and differentiated bases, bodies, and tops.

New buildings that recognize and respond to existing features, details and materials strengthen the existing neighborhood experience and character and maintain continuity with the neighborhood.

- » Relate a new or remodeled building to its surrounding area by using 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.
- » Individual buildings in the Polk 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.
- » 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 provide an opportunity for an active interface with the street, but should be limited in size and exposure to the street.

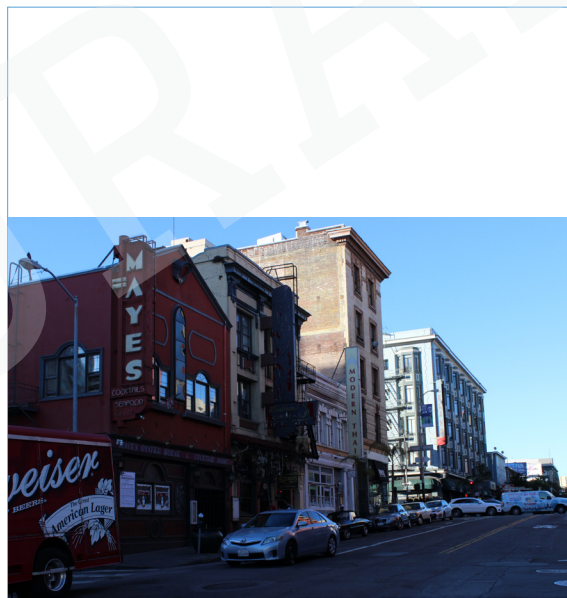


Recognize and reflect architectural features that occur in the neighborhood.

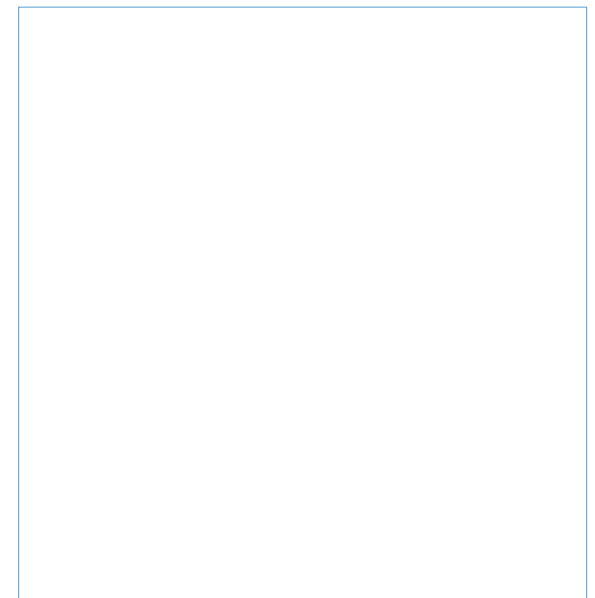
A4.1 DESIGN BLANK WALLS WITH HIGH QUALITY MATERIALS AND COMPOSITION

When adjacent buildings vary in height property line walls are often exposed. Due to building use requirements other walls may need to be solid. Blank walls that are visible should exhibit high quality design and materiality.

- » Design all visible facades with similar effort and consideration as primary facades
- » Sculpt and articulate sidewalls that are likely to be significantly exposed.
- » Match materials used on the primary facade
- » Match the texture and scale and pattern of the primary facade.



Example photo

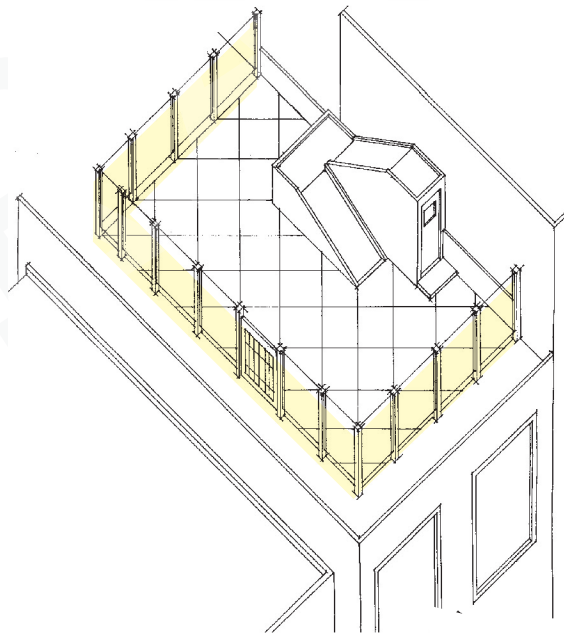


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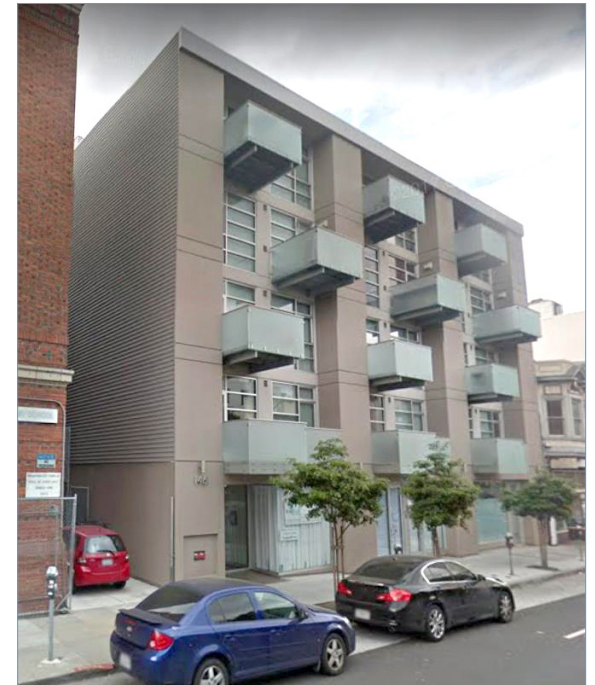
A4.2 DESIGN ROOFS AND BALCONIES TO MINIMIZE VISUAL AND NOISE IMPACTS

In a city of hills and tall buildings, roofs can be seen from many vantage points. The extent to which roof top appurtenances and uses affect the visual quality, noise, and access to sunlight needs to be considered.

- » Locate rooftop mechanical equipment away from areas of residential use and screened and integrated with the design of the building..
- » Minimize and locate stair and elevator penthouses to reduce their visual impact
- » Size and locate roof decks to minimize visual and noise impacts.
- » 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.
- » Use translucent or opaque materials at balconies to avoid visual clutter.



To minimize its visibility, this transparent windscreen is set in from the front, rear, and sides of the property.



Translucent materials increase privacy for residents and improve the visual experience from the public realm.

A7.1 RELATE SIZE AND DESIGN OF SIGNS TO BE COMPATIBLE WITH THE CHARACTER AND SCALE OF THE BUILDING AS WELL AS THE NEIGHBORHOOD COMMERCIAL DISTRICT

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. As much as signs and other advertising devices are essential to a vital commercial district, they should not 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.
- » Use signs to demonstrate craft and uniqueness of the business.
- » Coordinate signs with scale, location and design of other business signs.
- » 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.



Signage can be inventively incorporated as a facade element.



Signage works with canopy elements to help volumetrically define the sidewalk.

A8.1 MAXIMIZE COMMERCIAL STOREFRONT TRANSPARENCY

Buildings that provide an active and transparent interface between their interior uses and the street support interest, well-being, and safety through natural surveillance. Ground floor retail should create an engaging, human-scale street experience

- » Use clear, un-tinted glass at 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 accents.
- » Where a substantial length of blank wall is unavoidable, use eye-level display, a contrast in wall treatment, offset wall line, outdoor seating and/or landscaping to enhance visual interest and pedestrian vitality.



Coordinate scales of retail space, architectural details, and signage



Recessed entries connect store interiors with the sidewalk.



Corner entries offer unique opportunities.

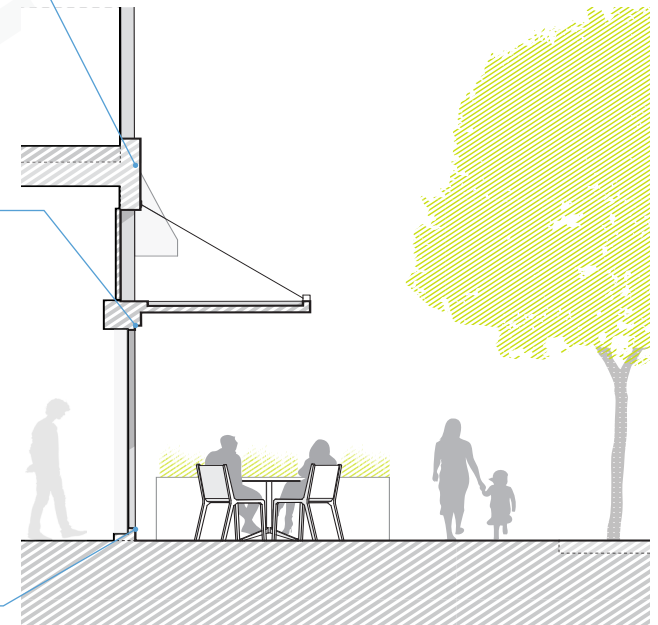
A8.2 DESIGN STOREFRONTS WITH HUMAN-SCALED FEATURES

The ground floors of the districts are primarily comprised of commercial storefronts and residential entries--where the public interacts most with buildings. Ground floors that are designed to be active, invitational, and human-scaled can foster a successful neighborhood.

- » Use features such as transom bands and windows, projecting signage, and high bulkheads to provide scale.
- » 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.
- » Recess and provide adequate queuing space for storefront entries to allow people to step out of the pedestrian flow.
- » Design lighting to reinforce pedestrian comfort at the ground level.
- » Compositionally integrate signage, canopies and other finer-grained architectural elements to impart human-scale, enhance the public realm, and harmonize a project with its context

BUILDING BASE
TERMINATIONFINE-GRAINED
CLERESTORY
GLAZINGARTICULATION
JUST ABOVE EYE
LINEHUMAN-SCALED
GLAZING
PROPORTIONSRECESSED
ENTRY WITH
LIGHTING

FRAME DETAIL

TEXTURED
BULKHEAD

Storefront features can include bulkheads, transoms, signage, and thresholds.

Human-scaled elements help capture places for people and connect to adjacent businesses.



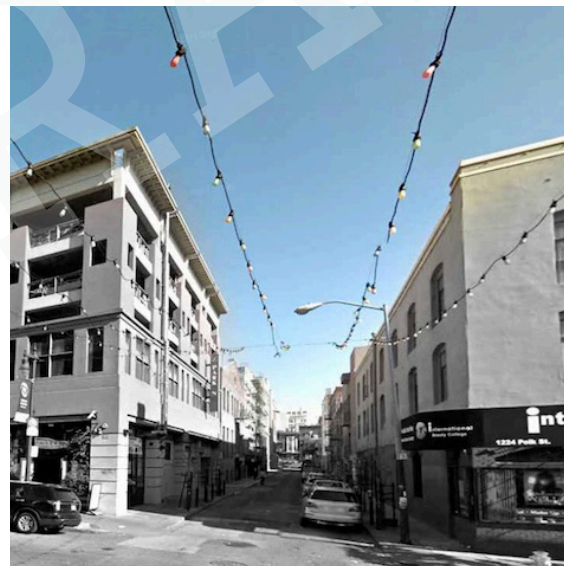
P PUBLIC REALM

- P2.1 Improve the Alleys to Serve as Neighborhood Open Space
- P5.1 Provide Street Trees in New Development
- P5.2 Use Landscaping to Buffer Parking and Unbuilt Lots

P2.1 IMPROVE THE ALLEYS TO SERVE AS NEIGHBORHOOD OPEN SPACE

Polk gulch is a densely built neighborhood with few large green parks or public open spaces. Its alleys are an opportunity that can be used to provide neighborhood serving open spaces and public amenities. The community has invested much effort into developing a vision plan to design and activate these alleys.

- » Alleyways naturally lend themselves to a walkable, human-scaled network. The community has created a vision to guide a long term transformation and improvement of the alleys into such a district. Refer to the Lower Polk Alleyways District Vision Plan for specific pedestrian priority designs.
- » Larger projects that abut alleys and subject to the Better Streets Plan should focus efforts to make improvements consistent with the Community Vision Plan.



Alley improvements can include lighting and art

POLK ALLEYWAY DISTRICT



Lower Polk Alley Master Plan map

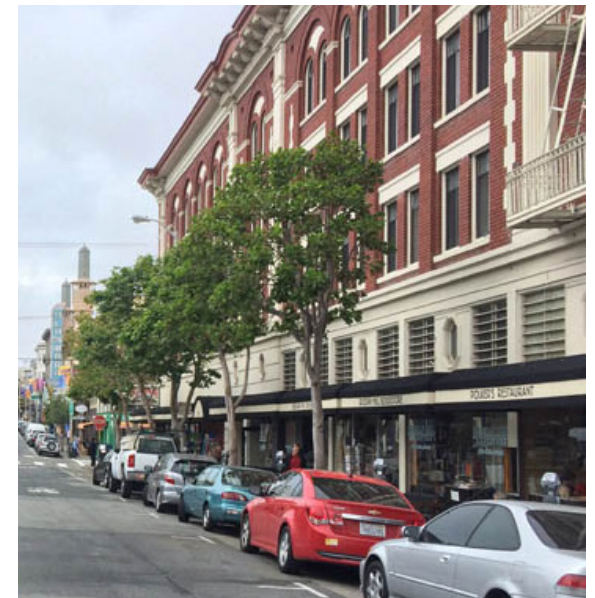
P5.1 PROVIDE STREET TREES IN NEW DEVELOPMENT

Regularly spaced street trees selected to complement the street contribute much to the sense of overall pedestrian comfort and safety.



Trees partner with new structures to frame the sidewalk.

- » If a district tree planting program or streetscape plan exists, new development should be landscaped in conformity with such plans.
- » Trees should be scaled according to their context, including the intensity of activity, building heights, and available light.
- » Protect trees from automobiles by locating and or providing buffers bet
- » Minimize conflicts between pedestrians in the location of trees
- » 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 with tree wells.
- » 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.

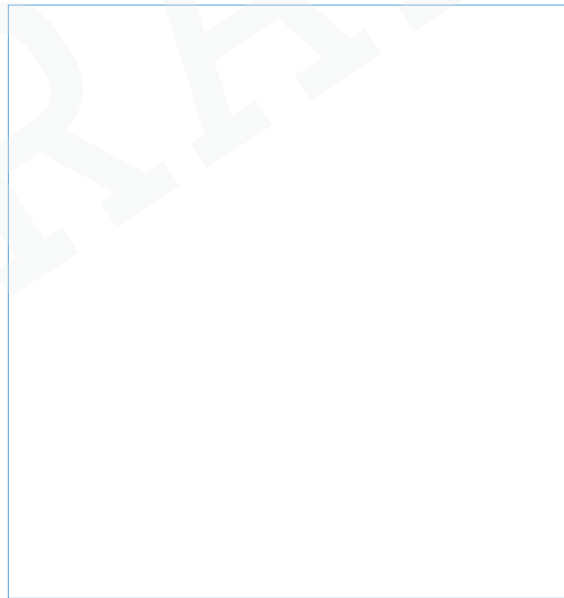


Street trees help define sidewalk space and use.

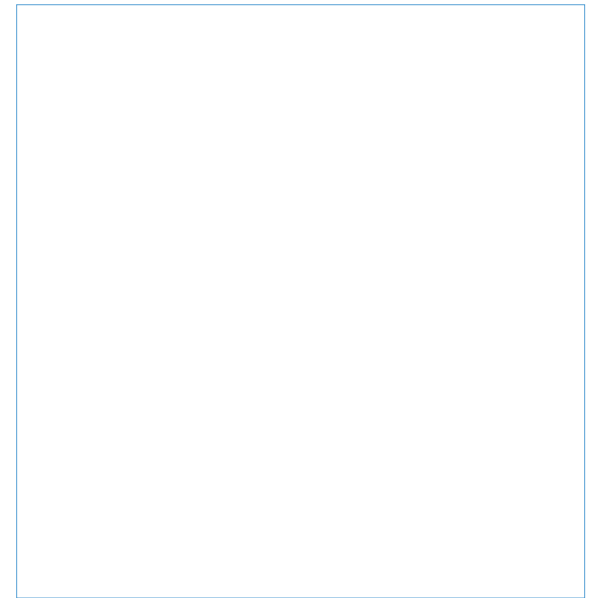
P5.2 USE LANDSCAPING TO BUFFER PARKING AND UNBUILT LOTS

Gaps that occur in the building streetwall may be opportunities for screening and greening that visually undesirable uses.

- » Visually screen parking lots along the street frontage by low walls, earth berms and/or landscaping. Buffer the edges of parking lots bordering residentially-developed properties with trees and shrubs.
- » Consider maintenance and stewardship in development of uses and features.
- » Use planters, ledges, and low walls to provide places for people to view, socialize, and rest.



Example diagram



Example photo

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San Francisco
Planning

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