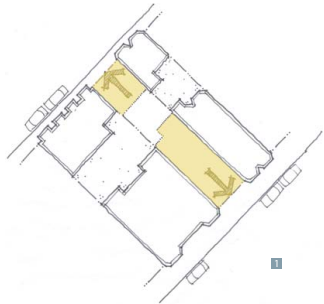


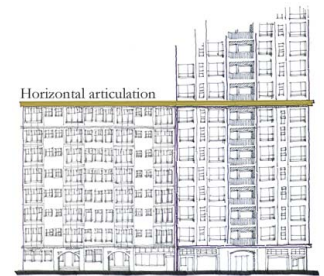
Design Guidelines for the Plan Area



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Massing & Articulation

New buildings shall be built to all property lines facing public rights-of-way. Exception: Setbacks are allowed in RTO for stoops & in limited examples in DTR & NCT for wider sidewalks. (p 49-50) ■

Taller buildings must have a defined base, middle & top. (p 50)

Facades are 3-D with details such as bay windows, cornices, belt courses, window moldings & reveals. Minimum window reveal of 2" is required above the ground floor. Applied mullions and sliding windows on street-facing windows are not permitted. (p 51)

Street-facing facades are articulated with a strong rhythm of regular vertical elements. (p 51) ■

Buildings on sloping sites shall "step up" to relate to the topography. (p 52)

Special building elements and architectural expressions should be used strategically at street intersections and near important public spaces. (p 52)

Visible facades should have high-quality building materials such as stone, masonry, ceramic tile, wood (as opposed to composite, fiber-cement based synthetic wood materials), precast concrete, and high-grade traditional "hard coat" stucco (as opposed to "synthetic stucco" that uses foam). (p 52)

Towers

Horizontal articulation is required at the street wall height. (p 53) ■

A change in vertical plan is required to differentiate the tower from the rest of the building. (p 53)

A minimum amount of pedestrian comfort from wind must be provided. (p 53)

Stair, elevator & mechanical penthouses may not exceed the allowable height and should be integrated into the body of the tower. (p 53)

Towers should be light in color. (p 54)

Ground Floor

Surface parking is not between the street-facing property line and the building front, except where curb cuts are expressly prohibited. (p 54)

No more than 30% of the width of the ground floor may be devoted to garage entries or blank walls, with 10' as the minimum width for a garage entry (except where curb cuts are expressly prohibited). (p 55)

No façade may feature garage entries that together total more than 20 feet in width. (p 55)

- Parking is at the rear of the site when possible.
- 8'-wide garage entries are preferable for parcels under 50' wide.
- Building entries & shop fronts are clear and inviting.

Primary building entries may be set back from the street-facing property line, though no more than 5' from the street-facing façade; and if set back should be no wider than 15' at the property line. (p 55)

New buildings must meet the signage requirements outlined in Article 6 of Planning Code (p 55)

Pedestrian entries & architectural features should be emphasized with changes in projection and recesses, along with materials and color. Similarly, garage doors and parking should be de-emphasized. (p 56)

First-floor residences should be at least 3' above pedestrian eye level. (p 56)

Residential units on floors 1-3 should be directly and independently accessible from the sidewalk rather than from common lobbies. (p 56)

Neighborhood Commercial Streets

Retail frontages must be no less than 60% fenestrated and 75% transparent. (p 56) ■

Ground-floor retail uses should be directly accessible from the street at sidewalk grade. (p 57)

Ground-floor retail spaces should have a minimum of 12' clear ceiling height. 15' clear ceiling height is desirable. (p 57) ■

Off-street parking must be accessed via side streets.

No curb cuts are permitted on Market, Church and Hayes Streets nor Van Ness Avenue and parts of Octavia Boulevard where retail is explicitly encouraged. (p 57)

If provided, off-street parking at or above grade must be set back at least 25' from the property line. (p 57)

Horizontal articulation is required between the ground floor and second story. A minimum 6-inch projection is suggested. (p 57)

Market Street

Ground floor retail spaces must have a minimum 15' clear ceiling height. (p 58)

Alleys

Parking and garage doors may occupy no more than 40% of a parcel's total alley frontage, up to a total of 20' maximum, at ground level except in no case shall garage entries be limited to less than 10' wide. (p 58)

Encourage residential uses on the ground floor. (p 59)

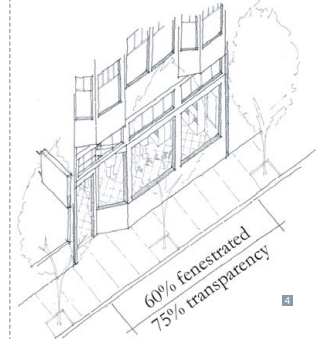
Open Space

Three- and four-bedroom units should be within three stores of common open space, accessible via stairs. (p 59)

Street furniture and other public improvements should be provided in the vicinity of the project. (p 59) ■

Private open spaces should be strongly connected to the street and tree-plantings to strengthen the street's value as an open space. (p 59)

Encourage rooftop gardens as a form of common open space. (p 59)



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