

DESIGN FOR DEVELOPMENT

**BAYVIEW INDUSTRIAL TRIANGLE
REDEVELOPMENT PROJECT**

San Francisco Redevelopment Agency Commission
San Francisco City Planning Commission

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DESIGN FOR DEVELOPMENT
Bayview Industrial Triangle

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I. Introduction

The San Francisco Redevelopment Agency (the "Agency") will encourage architects and developers, in their joint efforts, to attain architectural and environmental excellence in the Bayview Industrial Triangle Redevelopment Project Area (the "Project Area"). To this end, the Agency will exercise design review directed at producing a safe and attractive environment while enhancing the financial investment of all property owners in the Project Area.

The Bayview Design for Development ("Design for Development") is a companion document to the Redevelopment Plan for the Bayview Industrial Triangle (the "Redevelopment Plan"). The standards and criteria for development presented herein shall apply to all new construction in the Project Area whether on property acquired by the Agency or not. Where applicable, the development standards contained herein shall also apply to rehabilitation in the Project Area.

Development standards shall be subject to exceptions duly granted by the Agency Commission when the enforcement of such standard would otherwise result in practical difficulties for development creating undue hardship for the property owner and constitute an unreasonable limitation beyond the intent of the Redevelopment Plan or the Design for Development. If and when it becomes necessary and appropriate to amend this document, said amendment(s) shall be approved and adopted by both the San Francisco City Planning Commission and the Agency Commission.

When submitting a project for review, an architect registered in the State of California should be engaged to design the building or buildings to be constructed. However, drawings prepared by a registered building designer will be accepted. The designer must also utilize, as necessary, members of associated design professions including engineers and landscape architects. A registered civil engineer must review and certify final foundation plans and grading plans.

II. Design Objectives

The following overall design considerations shall be examined by the Agency in its design review:

1. Compliance with the objectives of the Redevelopment Plan.
2. Building scale relationship of the development to the street and to the overall urban design of the adjacent areas.
3. The relationship of all improvements to adjacent structures to provide a harmonious composition and transition between building masses, materials, colors and textures.
4. Integration of off-street parking with the total development, its functional relationship to the overall vehicular circulation system and its effective screening from public view.
5. Efficient functional relationship of loading facilities to the overall vehicular circulation system.
6. Provision of an efficient, convenient, and safe system for pedestrian movement and the quality of the pedestrian environment.
7. The preservation and enhancement of views, especially from surrounding hillside residential areas.
8. The appearance of the development from public rights-of-way.
9. Provision of open space, landscaping and streetscape improvements to enhance the local environment.
10. Harmony of landscape elements throughout the area.

III. Definition of Terms

Accessory Use: An activity that is proximate to and dependent upon the principle land use of a site.

Articulation: Minor variations in the massing, setback, or height of a building, such as bay windows, porches, entrances or eaves.

Awning: A lightweight structure attached to, and supported by a building, projecting over the sidewalk, designed to provide weather protection for entryways and display windows.

Bulk: The horizontal dimensions of buildings that represent the length and/or diagonal dimension of a structure when viewed from multiple directions.

Curb Cut: A break in the street curb to meet the street surface providing vehicular access to private or public property across a continuous sidewalk.

Facade: The exterior surface of a building that serves as the front of that building and that faces a street.

Floor Area Ratio (FAR): A measure that specifies how much non-residential development is permitted on a specific lot in relation to the total land area of that lot. A one to one (1: 1) FAR means that for every square foot of lot area, one square foot of commercial activity could be developed on the site. For a 2 to 1 (2:1) FAR, two square feet of non-residential use could be developed for every square foot of lot area.

Height: The vertical dimension of a building from the street surface to the top of the roof of the structure.

Lane: A narrow public right-of-way similar in dimensions to an alley with enhanced streetscape and pedestrian oriented design. Used primarily for pedestrian, bicycle, and local vehicle access to building sites.

Lot Frontage: The dimension of a lot along a primary street.

Massing/Building Envelope: The exterior dimensional requirements dictating the maximum dimensions of height and bulk within which a building may exist on a given site.

Modulation: Major variation in the massing, height, or setback of a building.

Name Plate: A sign affixed flat against a wall of a building and serving to designate only the name or the name and professional occupation of a person or persons residing in or occupying space in such building.

Open Space: Any front setbacks, side or rear yards, courts, usable recreation space or other open area provided on a site.

Planning Code: The current San Francisco Planning Code as it may be amended from time to time.

Setback: Open space provided between the property line and the primary built structure.

Stepback: A step-like recession in the rise of a building.

Street wall: Continuous facade of buildings along a street frontage or lot width along a street.

Surveillance: The process of observing activities occurring outside, on either private or public spaces, from a building.

Transparency: A characteristic of clear façade materials, such as glass, that provide an unhindered visual connection between the sidewalk and internal areas of the building.

IV. Development Standards

All new buildings and substantial renovations shall meet the following design standards. The land use on all parcels shall conform to the activities permitted by the Bayview Industrial Triangle Redevelopment Plan as it now reads or as it may be amended from time to time in the future. Where this document is silent, the Planning Code shall apply. In the event of any conflict between the Design for Development or the Planning Code on the one hand, and the Redevelopment Plan on the other hand, the Redevelopment Plan shall control. The Development Standards below apply to property within three design districts, illustrated in Map 2.

A. District 1:

Development Density: The Floor Area Ratio shall not exceed 2:1.

Height: Buildings shall not exceed 40 feet in height.

Setbacks: None.

Off-Street Parking: Off-street parking shall be provided at the following rates:

- one vehicle space for each 1,500 square feet of industrial floor area for projects greater than 7,500 square feet
- one vehicle space for each 1,000 square feet of commercial floor area for projects greater than 5,000 square feet
- two bicycle spaces per new development or major renovation project plus 1 additional bicycle space for every 15,000 square feet gross floor area.

Off-Street Loading: One off-street loading space shall be provided for each new development exceeding 10,000 square feet of gross floor area, with an additional loading space needed for every additional 80,000 square feet.

B. District 2:

Development Density: The Floor Area Ratio shall not exceed 2:1.

Height: Buildings shall not exceed 40 feet in height.

Setbacks: None.

Rear Yard Stepback: Within 15 feet of the rear property line, new buildings shall not exceed 20 feet in height.

Off-Street Parking: Off-street parking shall be provided at the following rates:

- one vehicle space for each 1,500 square feet of industrial floor area for projects greater than 7,500 square feet

- one vehicle space for each 1,000 square feet of commercial floor area for projects greater than 5,000 square feet
- two bicycle spaces per new development or major renovation project plus 1 additional bicycle space for every 15,000 square feet of gross floor area.

Off-Street Loading: One off-street loading space shall be provided for each new development exceeding 10,000 square feet of gross floor area, with an additional loading space needed for every additional 80,000 square feet.

C. District 3:

Development Density: The Floor Area Ratio shall not exceed 4:1.

Height: Buildings that are used solely for industrial or commercial purposes shall not be higher than 40 feet. Buildings along Third Street, which provide residential units above the first floor may be as high as 65 feet.

Rear Yard Setback: At the first floor of residential occupancy a rear setback is required. The minimum rear yard setback shall be equal to 25 percent of the average depth of the lot, or 15 feet, whichever is greater. Corner lots may alternatively provide an open area equal to 25% of the parcel area to meet the rear setback requirement.

Off-Street Parking: There is no minimum vehicle off-street parking requirement.

- Projects may contain a maximum of one space per residential unit and one space per 20,000 square feet of commercial space.
- Residential projects are required to provide at least one bicycle parking spaces for every 4 residential units.
- Mix use projects are required, in addition to residential bicycle parking requirements, to provide two bicycle spaces per new development or major renovation project plus 1 additional bicycle space for every 15,000 square feet of finished commercial space

Off-Street Loading: There is no off-street loading requirement.

Open Space: At least 100 square feet of open space shall be provided per residential unit.

V. Design Criteria

It is recommended that all new buildings and substantial renovations adhere to the following design guidelines. The design criteria below apply to each design district except where noted. Projects that follow these design criteria will be implementing the urban design goals of the Bayview Industrial Triangle project. These design guidelines require subjective analysis and shall be items of discussion during the design review procedure discussed in Section VIII.

A. Architectural Guidelines

1. Orient buildings in District 3 toward Third Street, providing front entries, windows and related architectural features on that side. Buildings along Third Street should help establish a sense of entry to and orientation within the larger Bayview community.
2. Develop building expression responsive to the area's traditional lot and building configurations. Façade articulation or building modulation should reflect the prevailing neighborhood front lot line increment of 25 feet.
3. Develop horizontal building features responsive to the prominence of cornices and variations in rooflines in the area's traditional architecture.
4. Use industrial building forms and materials in a creative manner.
5. Integrate color and graphics with the total design of buildings, sites, and surroundings.
6. Develop special corner statements where building corners coincide with street corners, such as the corner bays common in the area.
7. Compose and screen rooftop mechanical equipment to minimize its visual impact on views from surrounding residential hillsides. Consider the use of light colored roofing, green roofing materials, and other natural cooling techniques.
8. Incorporate energy conservation features into the design of buildings.

B. Site Guidelines

Off-Street Parking: Off-street parking is discouraged in front of buildings. All parking visible from any street should be screened by landscaping or other means. The number of curb cuts and the width of curb cuts should be minimized. Curb cuts, driveway slopes and paving shall be aligned with the established sidewalk-scoring pattern where possible.

Off-Street Loading: Loading spaces shall be properly screened and located at the side or back of buildings. Off-street loading spaces along Third Street are prohibited. Off-street loading bays shall be of adequate height, width, and depth so as to encourage use. It is recommended that loading areas share curb cuts with off-street parking access and egress.

C. Landscaping Guidelines

1. Landscaping and screening is highly encouraged between all industrial uses and abutting property(s) in residential use. Screen potentially unsightly outdoor areas with fencing, walls, berms, planting or other means integral with the design of the site. Screen open storage areas, including refuse storage, with a solid wall, fence or landscaped berm.
2. The use of wood is encouraged for fencing as an element of warmth. Any chain link or wire mesh fencing fabric should be wood-framed and articulated in modules.
3. Underground all utilities throughout the site is encouraged where feasible.
4. Use paving patterns and materials consistent with the total design of the site and surroundings, including the textures and treatment of public sidewalk areas.
5. Provide outdoor lighting adequate for the security of those using the site, the sidewalk, and adjacent areas while maintaining a pleasing visual environment at all times.
6. Provide easy surveillance of all public portions of the site both from within the building and from public rights-of-way.
7. Use at least one thematic species and one display species from the Bayview Industrial Triangle Plant List as the dominant trees within open space or parking areas. (See Section VI. Landscaping Plant List.)
8. Select and mass plantings to approximate a continuation of the facade line established by surrounding development.

9. Cluster trees in irregularly spaced groups designed to vary and reduce the scale of building masses. Provide more setback trees along a building's frontage than there are street trees on the same frontage.
10. Use foundation plantings along sides of buildings; not flush to property lines.
11. Augment walls and fences with screen or background species selected from the Plant List and with vines and mounting as appropriate. (See Section VI. Landscaping Plant List.)
12. Plant parking areas, providing at least one planter island for each ten parking spaces with capacity for 15 gallon canopy trees, shrubs, and groundcover. Island areas may be combined for variety and need not be evenly spaced, as long as coverage of the paved area is adequate. Side parking setbacks shall be planted with screen trees at not fewer than 12 feet on center, with shrubs at not fewer than 6 feet on center, and with ground cover.
13. Select species with high tolerance for wind, drought, poor soil and low maintenance. The use of native California plants is encouraged.
14. Install irrigation systems adequate for the establishment and maintenance of the species planted.
15. Condition the site with soil amendments and other measures adequate to insure plant growth. The ground between plants shall be covered with mulching or ground cover to present a finished and attractive appearance after planting.
16. Submit a maintenance schedule and budget adequate to ensure the continued growth and attractiveness of the material planted. A maintenance contract with a recognized local landscape maintenance firm and incorporating this schedule shall be submitted to the Agency at completion of the project.

D. Signage Requirements

1. Integrate signs with the total design of buildings, sites, and surroundings.
2. Each business may have one major identification sign with a maximum area of 40 square feet.
3. Each business is allowed one nameplate sign at a maximum program area of 2 feet.
4. Each sign shall be of a character, size, shape, material, typography, color, manner of construction, method and intensity of lighting, and location to be in scale with and harmonious with surrounding spaces and development.

5. Billboards and general off-premise advertising signs are prohibited in the Project Area.
6. Blinking bulbs or flashing signs are prohibited.
7. Roof signs or signs projecting above the parapet of any building are prohibited.

VI. Landscaping Plant List

A. Bayview Industrial Triangle Properties Plant List

Thematic Trees

Monterey Cypress (*Cupressas macrocarpa*)
Lombardy Poplar (*Populus nigra* 'Italica')
California Pepper (*Schinus molle*)

Specimen and Display Trees

Italian Stone Pine (*Pinus pinea*)
Coast Live Oak (*Quercus agrifolia*)
Olive (*Olea europea*)
Red Alder (*Alnus oregona*)
Maidenhair Tree (*Gingko biloba*)
Hawthorne (*Craetagus* spp.)
Evergreen Pear (*Pyrus kawakami*)
Loquat (*Eriobotrya japonica*)
Purple-leaf Plum (*Prunus cerasfera* 'Atropurpurea')

Background and Screen Species

Monterey Pine (*Pinus radiata*)
Victorian Box (*Pittosporum undulatum*)
Leamonwood (*Pittosporum eugenioides*)
Desert Gum (*Eucalyptus rudis*)
Red Ironbark (*Eucalyptus sideroxylon*)
Brisbane Box (*Tristania conferta*)
Sydney Golden Wattle (*Acacia longifolia*)
Carob (*Ceratonia siliqua*)
Mayten (*Maytenus boaria*)
Coffeeberry (*Rhamnus californica*)
Holly-leaf Cherry (*Prunus ilicifolia*)
Pacific Wax Myrtle (*Myrica californica*)
Hop Bush (*Dodonaea viscosa*)
Australian Tea Tree (*Leptospermum laevigatum*)

Parking Area Canopy Trees

Willow-leafed Peppermint (*Eucalyptus*)
Evergreen Elm (*Ulmus parvifolia*)
London Plane Tree (*Platanus acerifolia*)

Shrubs

Toyon (*Heteromeles arbutifolia*)
Rockrose (*Cistus* spp.)
Lantana (*Lantana* spp.)
California Wild Lilac (*Ceanothus* spp.)
Manzanita (*Arctostaphylos* spp.)
Bear's Breech (*Acanthus mollis*)
Lily-of-the-Nile (*Agapanthus africanus*)
Strawberry Tree (*Arbutus unedo*)
Marguerites (*Chrysanthemum frutescens*)
Pink Escallonia (*Escallonia rubra*)
Hebe (*Hebe* spp.)
Shore Juniper (*Juniperus conferta*)
Japanese Privet (*Ligustrum japonicum*)
Fraser's Photinia (*Photinia fraseri*)
Tobira (*Pittosporum tobira*)
Pyracantha (*Pyracantha* spp.)
Pink India Hawthorn (*Raphiolepis indica*)

Groundcover

Trailing African Daisy (*Osteospermum fruticosum*)
Aaron's Beard (*Hypericum calycinum*)
Dwarf Cyotebush (*Baccharis pilularis pilularis*)
California Wild Lilac (*Ceanothus* spp.)
Manzanita (*Arctostaphylos* spp.)

Vines

Honeysuckle (*Lonicera* spp.)
Passionflower (*Passiflora* spp.)
Clematis (*Clematis* spp.)
Wisteria (*Wisteria sinensis*)
Boston Ivy (*Parthenocissus tricuspidata*)
Creeping Fig (*Ficus pumila*)
Bougainvillea (*Bougainvillea* spp.)

B. Bayview Industrial Triangle Street Tree List

Fairfax:	<i>Acacia longifolia</i> (Sydney Golden Wattle)
Galvez:	<i>Maytenus boaria</i> (Mayten Tree)
Hudson:	<i>Metrosiderus excelsa</i> (New Zealand Christmas Tree)
Innes:	<i>Acacia baileyana</i> (Bailey's Acacia)
Jerrold:	<i>Tristania conferta</i> (Brisbane Box)
Kirkwood:	<i>Pyrus kawakami</i> (Evergreen Pear)
LaSalle:	<i>Eucalyptus ficifolia</i> (Red-Flowering Gum)
McKinnon:	<i>Callistemon citrinus</i> (Bottlebrush)
Newcomb:	<i>Ulmus parvifolia</i> (Chinese Elm)
Phelps:	<i>Eucalyptus sideroxylon</i> (Red Ironbark)
Newhall:	<i>Ginkgo biloba</i> (Maidenhair Tree)
3rd:	<i>Eucalyptus rudis</i> (Desert Gum)

VII. Design of Public Improvements

Public improvements by the Redevelopment Agency and others will provide the functional and aesthetic framework for improving overall conditions in the Redevelopment Area. Private improvements should be designed with reference to this framework. Moreover, the public improvements themselves will have a significant direct impact on the area's character.

Street Work: Streets within the Project Area will be resurfaced.

Parking Bays: On-street parking will be systematized and increased by redesigning side streets to provide perpendicular or diagonal parking stalls.

Street trees: Street trees will be provided on most streets in accordance with the Landscaping Plant List in Section VI.

Sidewalk paving patterns: Sidewalks will be diversified with scoring patterns, stamps and/or colored concrete.

Street lights and fire alarm boxes: Additional street lights and fire alarm boxes will be installed as needed for adequate public safety.

Underground utilities: Utilities along Third Street will be placed underground.

VIII. Design Review Procedure

Design advice and guidance will be made available to developers as part of the review process. This review will serve to coordinate individual efforts and realize the best possibilities inherent in each project. Better architecture, site planning, and engineering are the most obvious results of these procedures; but benefits also accrue in overall visual harmony and in achieving the broad functional objectives of the design.

New proposals will undergo design review and approval by the Agency prior to and subsequent to the conveyance of title by deed. This review will assure compliance with the requirements of the Redevelopment Plan and will evaluate the quality and appropriateness of the proposal on the basis of the design standards and criteria stated herein.

A. Staff Participation

Design review will be conducted by the Agency and its staff, or at the discretion of the Agency the San Francisco Planning Department, a qualified independent individual or review panel may be selected to make design evaluations and recommendations to the Agency. The staff member responsible for maintaining liaison with the developer's architect will be the Agency's project architect or a designated alternate.

It is expected that continuous contact will be maintained between the developer's architect and the Agency architectural and engineering staff during the design and working drawing process, and that reasonable requests for progress prints in addition to those required below will be met at any time.

B. Acceptance of Plans

Required submissions will occur at three stages in the preparation of the new development proposal as set forth in subsection VIII.C. Additional informal reviews at the request of either the developer or the Agency staff is encouraged. A time schedule for the required submissions will be agreed upon at or before the time of execution of the Owner Participation Agreement and will be set forth therein or in a separate document. A time period for review will also be established. It is the intention of the Agency that once acceptance has been granted, further review will be limited to the development or refinement of previously accepted submissions or to review of new elements which were not present in previous submissions.

In evaluating the design of a building or buildings and its relationship to the site and adjoining areas, the Agency will avoid imposing arbitrary and capricious conditions or requirements. The Agency will reject designs, which fail to conform to the Redevelopment Plan, or the Design for Development. The Agency pledges to work constructively with the developer and his/her architect(s) in resolving problems. However, the Agency's approval or rejection shall be final.

In the disposition of land, the Agency may establish additional design criteria for specific parcels to insure an attractive and harmonious urban design, and may implement these criteria with appropriate provisions in the disposition documents.

The development standards and design criteria within this document shall be applied by the Agency in order to achieve the purposes of the Redevelopment Plan for this Project area; provided; however, that with respect to the development standards the Agency may, in its discretion, modify such standards where, owing to unusual and special conditions, enforcement of the development standards would result in undue hardships, or would constitute an unreasonable limitation beyond the intent and purpose of such standards, subject to the condition that the Agency shall find and determine that such modification results in substantial compliance with the intent and purpose of these standards.

C. Submission Requirements

Formal submissions or plans shall occur in three stages as follows:

1. Pre-Preliminary Plans

- a. Site Plan @ 1" = 16' showing general relationships of buildings, landscaped areas, parking areas, loading areas, roads, and sidewalks. The building plan(s) shall distinguish between office area, manufacturing area, storage area, etc. Adjacent existing and proposed roads and structures shall be shown. Phasing possibilities, if any, shall be shown.
- b. Site Sections @ 1" = 16' showing height relationships in addition to those shown above.
- c. Building Plans, Elevations and Sections sufficient to indicate general architectural character, structural system, and materials proposed @ 1/8" = 1'- 0" scale
- d. Written statement of proposal including: number of parking spaces, size and use of the facilities provided, structural system, and principal building materials.

2. Pre-Preliminary Plans and Outline Specifications

Upon approval by the Agency of Pre-Preliminary Plans, the following submissions are required:

- a. Site Plan or Plans @ 1" = 16' showing: building(s), landscaped areas, parking areas, loading areas, roads, and sidewalks. All land use shall be designated. All landscaping and site development details, including walls, fences, planting, outdoor lighting, street furniture, and ground surface materials, shall be indicated. Streets and points of vehicular and pedestrian access shall be shown, indicating proposed new paving, planting and lighting by the City. All utilities, easements or service facilities, insofar as they relate to work by the City or by "others", shall be shown. Those areas of the site proposed to be developed "by others" or easements to be provided for others, shall be clearly indicated. In addition,

Site Plans shall indicate 1) existing & finish contours; 2) yard drainage and roof drainage; 3) an acceptable transition of overhead utilities to underground system within the site; 4) the required connections to existing utilities; 5) the utilization of public utility easements relative to electric, gas, telephone and water requirements of buildings within the site; 6) the planned use or modification of existing public right of way improvements; and 7) all existing structures around the site.

- b. All building Plans and Elevations @ 1/8" = 1'- 0" or other sufficiently large scale.
- c. Building Sections showing all typical cross sections @ 1/8" = 1'- 0".
- d. All sign locations and sizes.
- e. Perspective sketches (at eye level) and/or model showing the architectural character of the proposed design.
- f. Outline Specifications for materials and methods of construction.
- g. Expanded statement of proposal 1, d) above, to include the major building dimensions and gross area of buildings.
- h. Where variances, waivers, or deviations from existing City, State, or Federal regulations are proposed, they shall be listed and progress toward obtaining such variances shall be stated.

3. Final Plans and Specifications

Upon acceptance by the Agency of Pre-Preliminary Plans and Outline Specifications, the following submissions will be required:

- a. Completed Site Plans for the final parcel development to working drawing level of detail.
- b. Completed Working Drawings and Specifications ready for bidding.
- c. Complete presentation of all exterior color schedules including samples, if appropriate.
- d. Complete design drawings for all exterior signs and graphics.

4. **Issuance of Building Permits**

Final plans and specifications shall conform to the plans accepted by the Agency and to all applicable codes and ordinances of the City and County of San Francisco and the State of California, as they are interpreted by the Agency at the time a building permit is filed with the City.

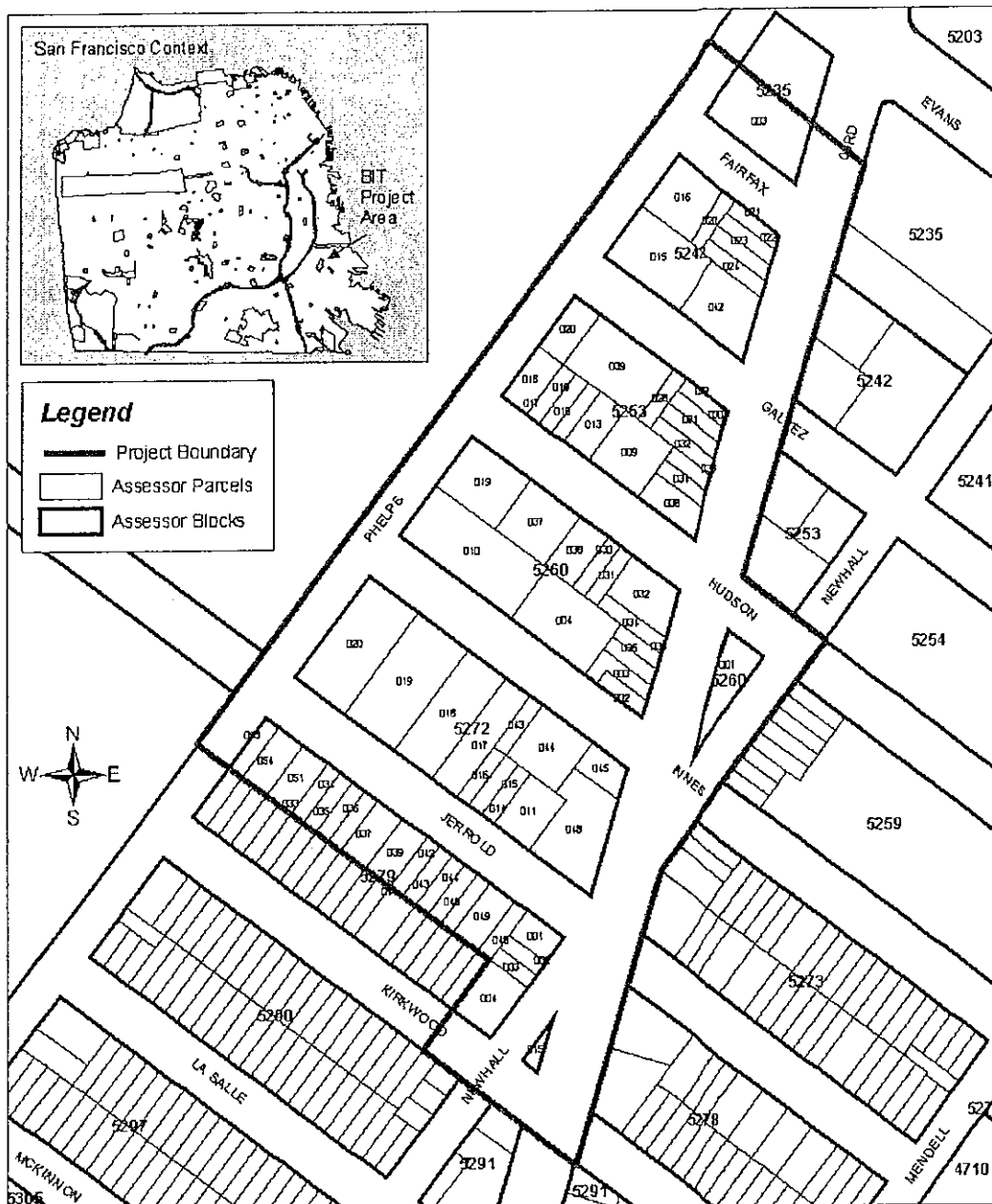
To obtain the necessary building permits, final plans and specifications shall be submitted directly to the Central Permit Bureau of the City and County of San Francisco.

The Central Permit Bureau will forward all final plans and specifications to the Agency for a confirmation of their adherence to the Agency-accepted final plans. Upon confirmation by the Agency, the final plans and specifications will be approved by the Agency and returned to the Central Permit Bureau for issuance of the Building Permit directly to the owner.

Once construction is started the only items subject to an additional review would be requests for change orders in the construction. The developer is strictly required to construct the Project in accordance with all details of the approved drawings. Permission to make changes from such approved drawings must be solicited by the developer, in writing, to Agency, which in turn will reply in writing giving its acceptance or rejection of the changes. No changes in the work are to be undertaken until such acceptance has been obtained.

5. Disclaimer Clause

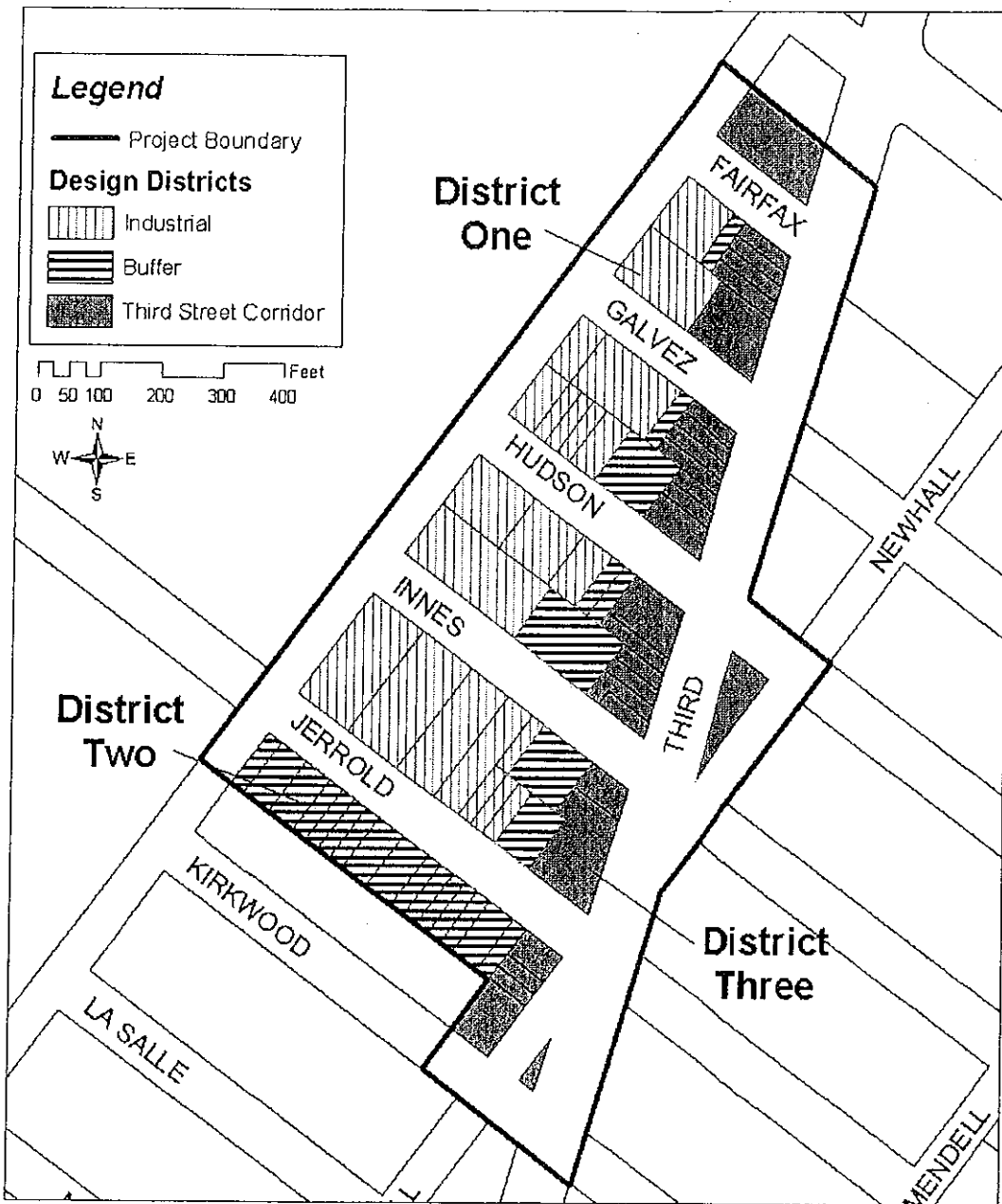
The Agency's review and acceptance shall be of a general nature only for compliance with the requirements of the Design Guidelines. It shall not be a detailed check of dimensions, materials, design and construction processes. It shall not relieve the developer, contractor, vendor etc., from complying with all aspects of the Design for Development, or applicable codes, and utility company requirements. The Agency shall not be responsible for any errors or omissions or failure of performance of the work constructed or incorporated in the construction by reason of this review.



**Bayview Industrial Triangle
Redevelopment Project Area
MAP ONE: Project Description Map**

San Francisco
Redevelopment Agency

10/15/04



SIR Bayview Industrial Triangle
 Redevelopment Project Area
 MAP TWO: Design Districts Map

San Francisco Redevelopment Agency
 10/21/04