

File No. 161159

Committee Item No. 4

Board Item No. 27

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date January 9, 2017

Board of Supervisors Meeting

Date January 24, 2017

Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Memorandum of Understanding (MOU) |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 - Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
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OTHER

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | CEQA Determination |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Planning Commission Resolution No. 19793 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Planning Commission Motion No. 19796 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Design Standards & Guidelines |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Notice of Public Hearing |
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Completed by: Alisa Somera

Date January 6, 2017

Completed by: Alisa Somera

Date January 18, 2017

1 [Planning Code - Potrero HOPE SF Special Use District]

2
3 **Ordinance amending the Planning Code to create the Potrero HOPE SF Special Use**
4 **District to facilitate development of the Potrero HOPE SF project by modifying**
5 **requirements related to permitted uses, dwelling unit density, building height and bulk**
6 **standards, and parking and streetscape matters; adopting findings under the California**
7 **Environmental Quality Act; making findings of consistency with the General Plan, as**
8 **proposed for amendment, and the eight priority policies of Planning Code, Section**
9 **101.1; and adopting findings of public necessity, convenience, and welfare under**
10 **Planning Code, Section 302.**

11 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
12 **Additions to Codes** are in *single-underline italics Times New Roman font*.
13 **Deletions to Codes** are in ~~*italics Times New Roman font*~~.
14 **Board amendment additions** are in **double-underlined Arial font**.
15 **Board amendment deletions** are in ~~**Arial font**~~.
16 **Asterisks (* * * *)** indicate the omission of unchanged Code
17 subsections or parts of tables.

18 Be it ordained by the People of the City and County of San Francisco:

19 Section 1. Findings.

20 (a) The Board of Supervisors adopted a companion ordinance related to General Plan
21 amendments for the Potrero HOPE SF project. This companion ordinance described the
22 project and included findings under the California Environmental Quality Act (Public
23 Resources Code Sections 21000 et seq.), General Plan findings, and the eight priority policies
24 of Planning Code Section 101.1. The Board of Supervisors adopts all of these findings for
25 purposes of this ordinance. The companion ordinance on the General Plan amendments and

1 the accompanying findings are on file with the Clerk of the Board of Supervisors in File No.
2 161308 and are incorporated herein by reference.

3 (b) On November 17, 2016, in Resolution No. 19793, the Planning Commission
4 adopted findings under Planning Code Section 302 determining that this ordinance serves the
5 public necessity, convenience, and general welfare. The Board of Supervisors adopts as its
6 own these findings. The Planning Commission Resolution is on file with the Clerk of the
7 Board of Supervisors in File No. 161159 and is incorporated herein by reference.

8
9 Section 2. The Planning Code is hereby amended by adding Section 249.76, to read
10 as follows:

11 **SEC 249.76. POTRERO HOPE SF SPECIAL USE DISTRICT.**

12 (a) Purpose. In order to give effect to the Development Agreement for the Potrero HOPE
13 SF development project as approved by the Board of Supervisors in an ordinance in Board File No.
14 161161, there shall be a Potrero HOPE SF Special Use District as designated on Sectional Map SU-08
15 of the Zoning Maps of the City and County of San Francisco. The purpose of the Special Use District is
16 to allow a project that will replace the Potrero Terrace and Annex public housing projects with a
17 mixed-use and mixed-income development of affordable dwelling units in a number in excess of the
18 existing public housing units, market-rate dwelling units, neighborhood commercial, and community
19 facility uses, and new infrastructure improvements, including streets, sidewalks, utilities, and open
20 spaces.

21 **(b) Definitions.**

22 "Design Standards and Guidelines " shall mean the Potrero HOPE SF Design Standards and
23 Guidelines adopted by the Planning Commission in Resolution No. 19796, approved by the Board of
24 Supervisors as part of this Special Use District, and found in Board File No. 161159, and as may be
25 amended from time to time. The Design Standards and Guidelines is incorporated by reference herein.

1 "Development Agreement" shall mean the Development Agreement By and Between the City
2 and County of San Francisco and Potrero Development Company, LLC, a venture of Bridge Housing,
3 approved by the Board of Supervisors in an ordinance in Board File No. 161161.

4 "Master Infrastructure Plan" or "MIP" shall mean the Potrero HOPE SF Master Infrastructure
5 Plan approved by the Board of Supervisors as part of the Development Agreement and found in Board
6 File No.161161, and as may be amended from time to time. The Master Infrastructure Plan is
7 incorporated by reference herein.

8 (c) **Development Controls.** The controls contained in the Design Standards and Guidelines
9 shall regulate development in the Potrero HOPE SF Special Use District, except for those controls
10 specifically enumerated in this Section 249.76. Where not explicitly superseded by definitions
11 established in the Design Standards and Guidelines, the definitions in this Code shall apply. All
12 procedures and requirements in Article 3 of the Planning Code shall apply to development in this
13 Special Use District to the extent that they are not in conflict with this Special Use District or the
14 Development Agreement. The Planning Commission may amend the Design Standards and Guidelines
15 upon initiation by the Planning Department or upon application by an owner of property within this
16 Special Use District (or his or her authorized agent), or by any Party to the Development Agreement, to
17 the extent that such amendments are consistent with this Special Use District, the General Plan, and
18 the Development Agreement. The Zoning Administrator may approve minor amendments to the Design
19 Standards and Guidelines upon initiation by the Planning Department or upon application by an owner
20 of property within this Special Use District (or his or her authorized agent), or by any Party to the
21 Development Agreement. For the purposes of this subsection (c), "minor amendments" shall be defined
22 as amendments necessary to clarify omissions or correct inadvertent mistakes in the Design Standards
23 and Guidelines and are consistent with the intent of the Design Standards and Guidelines, this Special
24 Use District, the General Plan, and the Development Agreement.

1 (1) Zoning Designation. The applicable zoning designation shall be as set forth in
2 Zoning Map ZN-08, consisting of the Residential, Mixed, Moderate Density (RM-2) district. The
3 Planning Code provisions for the underlying RM-2 use district shall control except to the extent they
4 conflict with the provisions of this Section 249.76. Notwithstanding the foregoing sentence, this Special
5 Use District and the Design Standards and Guidelines shall apply only to construction and other
6 activities that further implement the Potrero HOPE SF development project. For proposed activities
7 other than implementation of the Potrero HOPE SF development project (e.g., changes of use in
8 existing buildings, alterations to existing buildings prior to commencement of the project), the
9 underlying RM-2 controls shall continue to apply.

10 (2) Uses.

11 (A) Permitted Uses. In addition to the uses permitted in the RM-2 district,
12 those uses that are principally or conditionally permitted in a Small-Scale Neighborhood Commercial
13 District (NC-2) use district shall be permitted in this Special Use District to the same extent as in a NC-
14 2 district; provided, however, that liquor stores and medical cannabis dispensaries shall not be
15 permitted in this Special Use District and that Conditional Use size thresholds pursuant to Planning
16 Code Section 711.21 shall not apply to Medical Uses, Large Institutions, Small Institutions, Public
17 Uses. Public Uses shall be principally permitted.

18 (B) Ground Floor Uses. Notwithstanding anything in this Section 249.76 to
19 the contrary, "active uses" as defined in Section 145.1(b)(2) or Medical Services as defined in Section
20 790.114 shall be required at the ground floor frontages on 24th Street between Arkansas Street and
21 Missouri Street; provided, however, that for purposes of this Section of the Special Use District, active
22 uses shall exclude ground floor residential units.

23 (3) Dwelling Unit Density. The controls set forth in the underlying RM-2 use
24 district shall govern dwelling unit density within the Special Use District. However, greater dwelling
25 unit density than permitted by the underlying RM-2 use district may be provided on individual lots, as

1 long as the overall density of the Special Use District does not exceed the density allowed by the
2 underlying RM-2 zoning for the entire Special Use District, accounting for density that could be
3 permitted as a Planned Unit Development pursuant to Section 304. The overall density limit shall be
4 determined by the size and configuration of the lots within this Special Use District as they exist at the
5 time of the adoption of this Special Use District.

6 (4) **Building Standards.**

7 (A) **Building Height.** The applicable height limits for this Special Use
8 District shall be as set forth on Section Map HT-08 of the Zoning Map of the City and County of San
9 Francisco. Height shall be measured and regulated as provided in the Design Standards and
10 Guidelines and not as provided in Article 2.5 of the Planning Code, except that the exemptions to
11 height limits set forth in Section 260(b) shall apply. Measurement of height may be modified through a
12 Major Modification process.

13 (B) **Building Bulk.** Except as described in the Design Standards and
14 Guidelines, there are no bulk limitations for this Special Use District.

15 (C) **Building Setbacks.** The applicable building setback requirements for
16 this Special Use District shall be as set forth in the Design Standards and Guidelines and not as
17 provided in Article 1.2 of the Planning Code.

18 (D) **Open Space.** The usable open space requirement shall be set at 80 square
19 feet per unit. The Design Standards and Guidelines shall set forth the methods for satisfying the open
20 space requirement.

21 (E) **Sign Controls.** Sign controls for NC-2 Districts shall apply to the Special
22 Use District for commercial establishments in-lieu of sign controls for the underlying use district.

23 (5) **Off-Street Automobile Parking.** There is no minimum off-street parking requirement
24 for any use in this Special Use District. Upon completion of the Potrero HOPE SF Project, the number
25 of off-street parking spaces within this Special Use District shall not exceed: one parking space per

1 residential dwelling unit and one parking space per 500 square feet of occupied commercial,
2 institutional, and community facility space. Car share parking spaces shall be provided in the amounts
3 set forth in Section 166. Collective off-street parking pursuant to Section 160(a) shall be permitted
4 such that the amount of parking on a particular lot may exceed the maximum parking allowed for uses
5 on that lot so long as the amount of parking for the entire Special Use District does exceed the overall
6 maximum amount allowed.

7 (6) Bicycle Parking. Bicycle parking shall be provided as required by the Planning
8 Code.

9 (7) Streetscape and Public Realm Requirements. In lieu of the requirements of
10 Section 138.1, each building shall include the design and construction of the appropriate adjacent and
11 related street and public realm infrastructure, consistent with the Development Agreement, Design
12 Standards and Guidelines, and other supporting documents to the Development Agreement.
13 Construction of such improvements shall be subject to approval and review by the Planning
14 Department and other relevant City agencies as provided by the Development Agreement.

15 (8) Residential Affordable Housing Requirement. The provisions of Section 415
16 shall not apply, except as otherwise stipulated in the Development Agreement.

17 (d) Modifications to Building Standards. Modification of the Building Standards set forth
18 in subsection (c) above and as outlined in the Design Standards and Guidelines may be approved on a
19 project-by-project basis and according to the procedures of subsection (e).

20 The following Controls as provided in the Design Standards and Guidelines document cannot
21 be modified:

<u>DSG Control No. or Nos.</u>	<u>Topic</u>
<u>4.2 controls 1, 2, and 3</u>	<u>Open Space</u>
<u>5.1.1 control 1</u>	<u>Height</u>
<u>5.1.5 controls 2 and 3</u>	<u>Residential Entrances</u>

<u>5.1.7 control 2</u>	<u>Blank Facades</u>
<u>5.1.8 control 1</u>	<u>Meters, Utilities, and Trash</u>
<u>5.1.9 controls 2 and 3</u>	<u>Gates and Fences</u>
<u>5.1.11 control 1</u>	<u>Roof Design</u>
<u>5.1.13 control 1</u>	<u>Parking, Parking Entrances and Curb Cuts</u>
<u>5.2.6 control 3</u>	<u>Block J</u>
<u>5.2.7 controls 1, 2, and 3</u>	<u>Block K</u>
<u>5.2.8 controls 1, 2, and 3</u>	<u>Block L</u>

The following Controls as provided in the Design Standards and Guidelines can only be modified through the Major Modification process as described in subsection (e)(4)(B), below:

<u>DSG Control No. or Nos.</u>	<u>Topic</u>
<u>5.1.7 controls 1 and 3</u>	<u>Blank Facades</u>
<u>5.1.12 control 1</u>	<u>Building Lighting</u>
<u>5.1.13 controls 2, 3, 4, and 5</u>	<u>Parking, Parking Entrances, and Curb Cuts</u>
<u>5.1.14 control 1</u>	<u>Usable Open Space</u>
<u>5.2.2 control 1</u>	<u>Block C & D</u>
<u>5.2.6 control 2</u>	<u>Block J</u>
<u>5.2.13 controls 1 and 2</u>	<u>Blocks P & R</u>

If a modification for any of the Controls in the Design Controls and Guidelines that are listed below is sought such that the modification would deviate by 10% or more from the quantitative standard, the Major Modification process described in subsection (e)(4)(B) would be required.

<u>DSG Control No. or Nos.</u>	<u>Topic</u>
<u>5.1.3 controls 1 and 2</u>	<u>Lot Coverage/Rear Yard</u>
<u>5.1.4 controls 1 and 2</u>	<u>Setback Lines</u>

1	<u>5.1.5 control 4</u>	<u>Residential Entries</u>
2	<u>5.1.9 control 1</u>	<u>Gates and Fences</u>
3	<u>5.1.15 controls 2, 3, and 4</u>	<u>Pedestrian Mews/Paseos</u>
4	<u>5.2.1 control 1</u>	<u>Block A & B</u>
5	<u>5.2.10 control 1 and 2</u>	<u>Block N & O</u>
6	<u>5.2.4 control 1</u>	<u>Block F</u>
7	<u>5.2.5 control 1</u>	<u>Block G</u>

8 For any other modification being sought from the Controls of the Design Standards and
9 Guidelines document for Chapter 4, Section 2 and Chapter 5 of the Design Standards and Guidelines,
10 the Minor Modification process described in subsection (e)(4)(A), below, would be required.

11 (e) Project Review and Approval.

12 (1) Purpose. The design review process for this Special Use District is intended to
13 ensure that new buildings within this Special Use District are designed to complement the aesthetic
14 quality of the development, exhibit high quality architectural design, and promote the purpose of this
15 Special Use District.

16 (2) Development Phase Approval. The Planning Department shall only approve
17 applications for individual building projects that are consistent with and described in an approved
18 Development Phase Application, as described in the Development Agreement. The Development Phase
19 Approval process, as set forth in greater detail in the Development Agreement, is intended to ensure
20 that all buildings within a phase as well as new infrastructure, utilities, open space, and all other
21 improvements promote the purpose of the HOPE SF Program and the Special Use District and meet
22 the requirements of the Development Agreement. The Planning Director shall act on a Development
23 Phase Application within 60 days after receipt of a complete Development Phase Application upon his
24 or her determination that the Development Phase conceptual design is complete.

1 (3) **Building Design Review and Approval.** The construction, expansion, or major
2 alteration of, or additions to, all structures within this Special Use District requires applications for
3 design review described in this Section 249.76. Applications for design review may be submitted
4 concurrently with or subsequent to a Development Phase Design Review Application. The owner or
5 authorized agent of the owner of the property for which the design review is sought may file
6 applications for design review. Department staff shall review the application for completeness and
7 advise the applicant in writing of any deficiencies within 30 days after receipt of the application or, if
8 applicable, within 15 days after receipt of any supplemental information requested pursuant to this
9 section. If Department staff does not so advise the applicant, and if the related Phase Application has
10 been approved, the application will be deemed complete. The application shall include the documents
11 and materials necessary to determine consistency with this Special Use District, the Design Standards
12 and Guidelines, and the applicable requirements of the Development Agreement, including site plans,
13 sections, elevations, renderings, landscape plans, and exterior material samples to illustrate the overall
14 concept design of the proposed buildings, and conformance with any phasing plan. If any requests for a
15 Major Modification or Minor Modification are sought in accordance with the allowances of this
16 Section, the application shall contain a narrative for each modification sought that describes how the
17 proposed project meets the full intent of the Design Standards and Guidelines and provides
18 architectural treatment and public benefit that are equivalent to or superior to strict compliance with
19 the standards.

20 (A) **Pre-application Meeting.** Not more than 6 months prior to filing a
21 Building Design Review application, the project sponsor shall conduct a minimum of one pre-
22 application meeting with the public. The meeting shall be conducted at, or within a one-mile radius of,
23 the project site, but otherwise subject to the Planning Department's pre-application meeting
24 procedures, including but not limited to the submittal of required meeting documentation.

1 (B) Staff Design Review. The Department shall perform administrative
2 design review for each application as further detailed in the Development Agreement. Department
3 staff shall review the project to determine if it complies with this Special Use District, the Design
4 Standards and Guidelines, the Development Agreement, an approved Development Phase Application,
5 and any applicable mitigation measures. The Department shall complete the initial review and respond
6 to the project sponsor within 60 days of receiving a complete application. The Department staff shall
7 have 30 days to respond to any modifications or revisions submitted by the project sponsor after the
8 submission of the initial application. Upon completing review, Department staff may draft a staff
9 report to the Planning Director or Planning Commission, as appropriate, including a recommendation
10 regarding any modifications to the project. The staff report shall be delivered to the applicant no less
11 than 14 days prior to Planning Director or Planning Commission action on the application, and shall
12 be kept on file for public review. The Department shall provide public notice of the staff report and
13 recommendation no less than 14 days prior to action on the application by the Planning Director or
14 Planning Commission. Written notice shall be mailed to the notification group which shall include the
15 project sponsor, tenants of the subject property, relevant neighborhood organizations as maintained by
16 the Planning Department, and all individuals having made a written request for notification for the
17 project site pursuant to Planning Code Section 351

18 (4) Approvals and Public Hearings.

19 (A) Projects Not Seeking Major Modifications. Except for projects seeking
20 a Major Modification, the Planning Director may approve or disapprove the project design and any
21 Minor Modifications based on its compliance with this Special Use District, the Design Standards and
22 Guidelines, the Development Phase Design Review approval, and the findings and recommendations of
23 the staff report. If the project is consistent with the quantitative Standards set forth in this Special Use
24 District and the Design Standards and Guidelines, the Planning Director's discretion to approve or
25 disapprove the project shall be limited to the project's consistency with the qualitative elements of the

1 Design Standards and Guidelines and the General Plan. Prior to making a decision, the Planning
2 Director, in his or her sole discretion, may seek comment and guidance from the public and Planning
3 Commission on the design of the project, including the granting of any Major Modifications, in
4 accordance with the procedures of subsection (B) below. If a Major Modification is not sought, any
5 Planning Commission review will be informational only, will be limited to the project's consistency
6 with the qualitative elements of the Design Standards and Guidelines, and will not result in any action
7 by the Planning Commission.

8 (B) Projects Seeking Major Modifications. The Planning Commission shall
9 hold a public hearing for all projects seeking one or more Major Modifications and for any project
10 seeking one or more Minor Modifications that the Planning Director, in his or her sole discretion,
11 refers to the Commission as a Major Modification. The Planning Commission shall consider all
12 comments from the public and the recommendations of the staff report and the Planning Director in
13 making a decision to approve or disapprove the project design, including the granting of any Major or
14 Minor Modifications.

15 (C) Notice of Hearings. The Department shall provide notice of hearings
16 required by subsections (A) and (B) above as follows: (i) mail notice to the project applicant, property
17 owners within 300 feet of the exterior boundaries of the property that is the subject of the application,
18 using for this purpose the names and addresses as shown on the citywide assessment roll in the Office
19 of the Tax Collector, and residents within 150 feet of the exterior boundaries of the property that is the
20 subject of the application, and any person who has requested notice by mail not less than 20 days prior
21 to the date of the hearing to; and (ii) post notice on the subject property at least 10 days prior to the
22 date of the hearing.

23 (5) Design Review and Approval of Community Improvements. To ensure that any
24 Community Improvements (as defined in the Development Agreement) meet the Design Standards and
25 Guidelines and the Master Infrastructure Plan requirements, the project sponsor shall submit an

1 application and receive approval from the Planning Department, or the Planning Commission if
2 required, prior to obtaining any permits for the construction of any Community Improvement within or
3 adjacent to the Special Use District. Design approval for major open space Community Improvements
4 (not associated with an individual building or block development and not improvements that are to be
5 owned and operated by the Recreation and Park Department on behalf of the City and County of San
6 Francisco), along with any stand alone community center building shall be subject to the Design
7 Review procedure set forth in subsection (e)(3), above. The Recreation and Park Department shall
8 conduct Design Review for improvements owned and operated by, and under the jurisdiction of, that
9 Department.

10 (6) **Building Permit Approval by the Planning Department.** The project sponsor
11 shall notify the Department of Building Inspection when submitting a building permit application that
12 the application must be routed to the Planning Department for review. Planning Department staff shall
13 review the building permit application for consistency with the authorizations granted pursuant to this
14 Section 249.76. The Department of Building Inspection shall not issue a building permit for work
15 within this Special Use District unless Planning Department staff determines such permit is consistent
16 with the standards set forth in the Design Standards and Guidelines, as they may be modified by a
17 Minor Modification or a Major Modification, to the extent such standards regulate building design.
18 The Design Review process described in this Special Use District and the Development Agreement
19 shall supersede the review and notification process otherwise required by Section 311.

20 (7) **Discretionary Review.** The Planning Department shall not accept, and the
21 Planning Commission shall not hear, requests for discretionary review for projects subject to this
22 Section 249.76.

23 (8) **Demolition of Dwelling Units.** No mandatory discretionary review or
24 Conditional Use authorization pursuant to Section 317 shall be required for the demolition of any
25 residential dwelling unit within the Potrero HOPE SF Special Use District.

1 (9) Appeal and Decision on Appeal. The decision of the Planning Director to grant
2 or deny any project, including any Minor Modification, or of the Planning Commission to grant or
3 deny any Major Modification, may be appealed to the Board of Appeals by any person aggrieved within
4 10 days after the date of the decision by filing a written notice of appeal with that body. Such notice
5 must set forth the alleged error in the interpretation of the provisions of this Code or the Design
6 Standards and Guidelines or the alleged abuse of discretion on the part of the Planning Director or
7 Planning Commission, which error or abuse is the basis for the appeal. Upon the hearing of an appeal,
8 the Board of Appeals may, subject to the same limitations placed on the Planning Commission or
9 Planning Director by Charter, this Code, and the Development Agreement, approve, disapprove or
10 modify the appealed decision by a vote of four of its members. Notwithstanding anything to the contrary
11 in the Business and Tax Regulations Code, if the determination of the Board differs from that of the
12 Planning Director or Planning Commission, the Board of Appeals shall, in a written decision, make
13 findings specifying the error of interpretation or abuse of discretion on the part of the Planning
14 Director or Planning Commission, and the specific facts relied upon, that are the basis for the Board's
15 determination. A decision of the Planning Commission with respect to a Conditional Use may be
16 appealed to the Board of Supervisors in the same manner as set forth in Section 308.1.

17 (10) Interim Uses. An interim use may be authorized by the Planning Director,
18 pursuant to the Design Review procedures outlined in subsection (e)(3) of this Special Use District for a
19 period not to exceed 5 years, if the Director finds that such use: (A) will not impede orderly
20 development within the Special Use District; (B) is consistent with intent Special Use District and
21 Development Agreement; and (C) would not pose a nuisance to surrounding residential uses. In
22 addition to those uses set forth in Section 205, such interim uses may include, but are not limited to:
23 farmers' markets; arts or concert uses; and rental or sales offices incidental to new development.
24 Temporary or semi-temporary structures may be permitted under this subsection (10) for resident-
25 serving community facilities such as wellness centers, or other improvements intended to facilitate

1 phased development of the Project. An authorization granted pursuant to this subsection (10) shall not
2 exempt the applicant from obtaining any other permit required by law. Additional time for such uses
3 may be authorized only if the Planning Director approves the action after receiving a new application.

4
5 Section 3. The Planning Code is hereby amended by adding Section 263.31, to read as
6 follows:

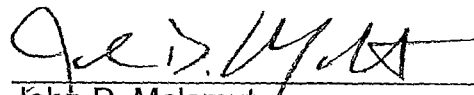
7 **SEC. 263.31. POTRERO HOPE SF SPECIAL USE DISTRICT AND THE 40/65-X**
8 **HEIGHT AND BULK DISTRICT.**

9 In the Potrero HOPE SF Special Use District and the 40/65-X Height and Bulk District, heights
10 are more specifically prescribed on a block-by-block basis pursuant to the Potrero HOPE SF Design
11 Standards and Guidelines document as referenced by Planning Code Section 249.76, the Potrero
12 HOPE SF Special Use District. The Potrero HOPE SF Design Standards and Guidelines also provide
13 specific provisions for height measurement, and exceptions. Where there is a conflict between such
14 provisions in the Potrero Hope Design Standards and Guidelines and those otherwise provided in the
15 Planning Code, the Potrero Hope SF Design Standards and Guidelines shall govern.

16
17 Section 4. Effective Date. This ordinance shall become effective 30 days after
18 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
19 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
20 of Supervisors overrides the Mayor's veto of the ordinance.

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APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: 
John D. Malamut
Deputy City Attorney

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REVISED LEGISLATIVE DIGEST
(Substituted, 12/13/2016)

[Planning Code - Potrero HOPE SF Special Use District]

Ordinance amending the Planning Code to create the Potrero HOPE SF Special Use District to facilitate development of the Potrero HOPE SF project by modifying requirements related to permitted uses, dwelling unit density, building height and bulk standards, and parking and streetscape matters; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

The Potrero HOPE SF (Housing Opportunities for People Everywhere San Francisco) project ("Project") is located on parcels that are designated as Residential, Mixed Districts, Moderate Density (RM-2) use.

Amendments to Current Law

This Ordinance adds sections 249.76 and 263.31 to the Planning Code. The new sections establish the Potrero HOPE SF Special Use District ("SUD"). The SUD overlays the existing zoning to create an additional set of controls on top of and taking precedence over the RM-2 zoning.

Background Information

The Potrero HOPE SF project is generally bounded by Wisconsin, 23rd, Missouri, Texas, 25th, Connecticut, and 26th Streets. The Project involves replacing all 606 existing public housing units and integrating additional affordable and market-rate homes into the community for a total of approximately 1,700 units. Amenities will include open space, local services, and retail opportunities. The Project as a whole was evaluated in a Final Environmental Impact Statement, which was certified by HUD, and a Final Environmental Impact Report, which was certified and approved by the Planning Commission.

The Project is part of the City's HOPE SF program. HOPE SF is the nation's first large-scale public housing transformation collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of current residents. Launched in 2007, HOPE SF is a human and real estate capital commitment by the City. HOPE SF, the City's signature anti-poverty and equity initiative, is committed to breaking intergenerational patterns related to the insidious impacts

FILE NO. 161159

of trauma and poverty, and to creating economic and social opportunities for current public housing residents through deep investments in education, economic mobility, health and safety.

This ordinance facilitates the orderly development of this site by establishing the SUD to accommodate and regulate Project development. By separate legislation, the Board is considering a number of actions in furtherance of the Project, including the approval of amendments to the City's General Plan, Planning Code and Zoning Map, and approval of a Development Agreement.

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BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

November 1, 2016

Lisa Gibson
Acting Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On October 25, 2016, Supervisor Cohen introduced the following proposed legislations:

File No. 161159

Ordinance amending the Planning Code to create the Potrero HOPE SF Special Use District to facilitate development of the Potrero HOPE SF project by modifying requirements related to permitted uses, dwelling unit density, building height and bulk standards, and parking and streetscape matters; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

File No. 161160

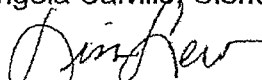
Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-08 and HT-08 in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

File No. 161161

Ordinance approving a Development Agreement between the City and County of San Francisco, the Housing Authority of the City and County of San Francisco, and BRIDGE Potrero Community Associates, LLC, for the Potrero HOPE SF Project at the approximately 38-acre, irregularly-shaped site bounded by 23rd Street and Missouri Street to the north, Texas Street to the east, 25th Street and 26th Street to the south, and Wisconsin Street to the west; confirming the Development Agreement's compliance with, or waiving certain provisions of, Administrative Code, Chapters 14B, 29, and 56; approving the use of impact fees and exactions for improvements and other community benefits, as set forth in the Development Agreement, and waiving any conflicting fee provisions in Planning Code, Article 4; ratifying past actions taken in connection with the Development Agreement; authorizing further actions taken consistent with this Ordinance; making findings under the California Environmental Quality Act; and making findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

These legislations are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

for 

By: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

CEQA clearance under Planning Department Case No. 2010.0515E,
for the Potrero HOPE SF EIR, certified December 10, 2015.

Joy
Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org,
c=US
Date: 2016.11.17 10:27:03 -08'00'



SAN FRANCISCO PLANNING DEPARTMENT

November 23, 2016

Ms. Angela Calvillo, Clerk
Supervisor Malia Cohen
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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Information:
415.558.6377

Re: Transmittal of Planning Department Case Number :
2010.0515 E GPA PCT PCM DEV GEN SHD
Potrero HOPE SF Master Plan Project
BOS File No: _____ (pending)
Planning Commission Recommendation: Approval

Dear Ms. Calvillo and Supervisor Cohen,

On November 17, 2016 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinances.

The 38-acre HOPE SF site is located on the south and east slopes of Potrero Hill and is generally bounded by 22nd Street and the Potrero Recreation Center to the north, Wisconsin Street to the West, 25th and 26th Streets to the south, and Missouri Street and Texas Street to the east. The subject amendments to the General Plan, Planning Code Text, Planning Code Map, and Development Agreement will enable the complete rehabilitation of this Housing Authority site, which include the following components: (1) construction of the public infrastructure to support the Project; (2) development of private, affordable housing on affordable parcels in accordance with an affordable housing plans to replace the existing Housing Authority affordable units and add additional affordable units; (3) development of private, market rate residential projects on market rate parcels; and (4) development of community improvements (e.g. open space areas, community facilities) throughout the Project. At completion, the Project would consist of up to 1,700 units (replacement affordable units, additional affordable units, and new market-rate units), completely reconfigured and reconstructed streets and new utility infrastructure, 3.2 acres of new open space and approximately 32,000 gsf of new neighborhood serving space.

The proposed Ordinances initiated by the Planning Commission and Board of Supervisors would amend the General Plan and the Planning Code and would enable the City to enter into a Development Agreement with the Project Sponsor, Bridge Housing, and the San Francisco Housing Authority. More specifically, the Ordinances would achieve the following:

1. **General Plan Amendments:** The General Plan Amendments would amend Map 4 of the Urban Design Element, "Urban Design Guidelines for the Heights of Buildings", and Map 03 of the Recreation and Open Space Element, "Existing and Proposed Open Space".

2. **Planning Code Text Amendments:** The Planning Code Text Amendments would add Section 249.76 to establish the Potrero HOPE SF Special Use District ("SUD"); and add Section 263.31 to establish Special Height Provisions for the Potrero HOPE SF Special Use District. Provisions in these new Planning Code sections would provide land use, building, and public improvement standards and design review procedures for the Project. The SUD would refer to a separate Design Standards and Guidelines ("DSC") document for fine-grained requirements for the project's build out.

Since the Board of Supervisor's initiation, Planning staff recommended additional edits to the proposed SUD language. The edits are to assure consistency between the SUD and the DA and to clarify that community serving uses are principally permitted. The Planning Commission's action approved these edits as indicated in their Resolution.


3. **Zoning Map Amendments:** The Map Amendments would (1) amend Sectional Map SU08 of the Zoning Map to assign the all of subject parcels to the new Potrero HOPE SF Special Use District, and (2) amend Sectional Map HT08 of the Zoning Map to reassign the all of the subject parcels from 40-X and 50-X to 40/65-X height designation.
4. **The Development Agreement.** The Development Agreement would be between the Project Sponsor, the City and County of San Francisco and the San Francisco Housing Authority and would establish development vesting rights on behalf of the Project Sponsor in exchange for the requirement to construct and operate community benefits, including but not limited to all new streets, 3.2 acres of open space, 32,000 gsf of community serving uses including retail.

The proposed Amendments were analyzed in the *Potrero HOPE SF Environmental Impact Report / Environmental Impact Statement* (the "EIR/EIS"). The Commission certified the EIR/EIS and adopted CEQA findings on December 10, 2016 (Planning Commission Motion Nos. 19529 and 19530 respectively).

At the November 17, 2016 hearing, the Commission voted to recommend approval of the proposed Ordinances. Please find attached documents relating to the Commission's action. A original hard copy of the General Plan Amendment Ordinance plus two duplicates will be delivered to the Clerk's Office following this transmittal.

If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



Aaron Starr

Manager of Legislative Affairs

cc:

Yoyo Chan, Aide to Supervisor Malia Cohen
Robb Kapla, Deputy City Attorney
Alisa Somera, Office of the Clerk of the Board
John Carroll, Office of the Clerk of the Board

Transmittal Materials

2010.0515 E GPA PCT PCM DEV GEN SHD
Potrero HOPE SF Master Plan Project

Leigh Lutenski, Office of Economic and Workforce Development

Attachments (one copy of the following):

Planning Commission Resolution No. 19792	(General Plan Amendments)
Planning Commission Resolution No. 19793	(Planning Code Text Amendments)
Planning Commission Resolution No. 19794	(Zoning Map Amendments)
Planning Commission Resolution No. 19795	(Development Agreement)

Planning Commission Executive Summary for Case No. 2010.0515 E GPA PCT PCM DEV GEN SHD

General Plan Draft Ordinance
Planning Code Text Draft Ordinance
Zoning Map Draft Ordinance
Development Agreement Ordinance

Planning Commission Motion No. 19529 (EIR Certification)
Planning Commission Motion No. 19530 (CEQA Findings)



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary

HEARING DATE: NOVEMBER 17, 2016

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Date: November 11, 2016

Case Nos.: 2010.0515 E GPA PCT PCM DEV GEN SHD
2010.0305 E GPA PCT PCM DEV GEN SHD

Project Address: **Potrero HOPE SF**
Sunnydale HOPE SF

Zoning: *Potrero:* RM-2 (Residential – Mixed, Moderate Density)
Sunnydale: RM-1 (Residential – Mixed, Low Density)
Both: 40-X Height and Bulk Districts
Potrero: Showplace Square/Potrero Area Plan

Block/Lot: *Potrero:* Assessor’s Block 4167/ 004 and 004A; 4220A/ 001; 4222A/, 001;
4285B/ 001, 4223/ 001; 4287/001A and 007
Sunnydale: Assessor’s Block / Lots: Assessor’s 6356/ 061, 062, 063, 064, 065,
066, 067 and 068; 6310/ 001; 6311/001; 6312/ 001; 6313/001; 6314/ 001;
6315/001

Project Sponsor: *Potrero:* BRIDGE Housing Corporation
600 California Street, Suite 900
San Francisco, CA 94108
Sunnydale: Mercy Housing and Related California
1360 Mission Street, #300
San Francisco, CA 94103

Staff Contact: Mat Snyder – (415) 575-6891
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SUMMARY

On November 17, 2016, the Planning Commission will consider a series of approval actions related to the Sunnydale HOPE SF and Potrero HOPE SF Master Plan Projects. Over the last year and a half, and more recently in the last couple of months, the Commission has taken various actions and heard informational hearings about the HOPE SF Program in general, and these two projects more specifically. Actions taken thus far have included Certification of the Sunnydale EIR, Certification of the Potrero EIR, Adoption of CEQA Findings and Adoption of General Plan Findings for Potrero, approval of zoning map changes for 1101 Connecticut Street (aka “Block X”) for Potrero, and Initiation of General Plan amendments for both. The Commission has also heard information hearings about the HOPE SF Program in general in July 2015 and October 2015, and on each project individually prior to CEQA Certification for each. The following is a summary of actions that the Planning Commission will consider at the hearing, which are required to implement the Projects:

For both Projects:

1. Approval of Amendments to the General Plan
2. Approval of Planning Code Text Amendments (establishing new SUDs)

3. Approval of Planning Code Map Amendments
4. Approval of Design Controls and Guidelines ("DSCGs") documents
5. Approval of Development Agreements ("DAs")
6. Adoption of Shadow Findings (Planning Code Section 295)

For Sunnydale only:

1. Adoption of CEQA Findings
2. Adoption of Master General Plan Findings and Findings of Consistency with Planning Code Section 101.1

PROJECT BACKGROUND – HOPE SF

With the end of Hope VI Federal funding, which had been used for several previous San Francisco Housing Authority revitalization efforts, City officials recognized the need to find a new strategy to rebuild the City's largest Housing Authority sites. The Mayor and Board of Supervisors appointed a task force, which published "HOPE SF: Rebuilding Public Housing and Restoring Opportunities for its Residents" in 2007. This document initiated the HOPE SF Program and its guiding "HOPE SF Principles". Part of this strategy is to take advantage of the relatively underdeveloped character of Housing Authority sites by planning for greater densities. A portion of the additional densities would be low-income affordable housing, and market-rate housing that would help cross finance the reconstruction of Housing Authority units and reduce the concentration of poverty on the site. The HOPE SF Principles also dictate that the reconstruction of these sites specifically take into account the need for supportive non-residential uses, such as childcare and resident-serving retail. As yet another goal, HOPE SF seeks to mend the broken San Francisco street grid and lack of connectivity characterized by the Housing Authority sites by reasserting a development pattern more in keeping with surrounding neighborhoods.

The Sunnydale and Potrero project sponsor teams were selected on 2007. As selected Master Developers, their initial task was to engage with the Housing Authority residents and local communities in developing new site plans for the projects. This effort included hosting multiple meetings and other events over the course of about two years that looked at current conditions, residents' needs and desires, and establishing strategies to integrate the sites' into the surrounding City fabric. After the site plans had been prepared, the Projects began their environmental review processes and engagement with Planning staff on developing a set of development regulations that would implement the newly created visions.

PROJECT DESCRIPTION – SUNNYDALE

The Sunnydale site consists of approximately 50 acres in the Visitacion Valley and contains 93 residential buildings, 775 occupied public housing units, and a 29,500 square foot community center. The Sunnydale site is generally bounded by McLaren Park (Gleneagles Golf Course and Herz Playground) to the north, other portions of McLaren Park and Amazon Playground to the west, Parque Drive and Velasco Avenue to the south, and Hahn Street to the east. The Sunnydale site currently features broad curvilinear streets that do not relate to the surrounding street pattern and includes only six large super blocks.

The Sunnydale HOPE SF Master Plan project ("Project") includes demolishing all existing units, vacating

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portions of the right of way and building new streets that would better relate to the existing street grid. The Project would transform the six existing super blocks into about 34 new fine-grained blocks. The site is designed with a central "Hub" that would feature a series of parks, open spaces, a community center, space for retail, and other community-serving uses.

At completion, the Project would include up to 1,770 units, including Housing Authority replacement units (775 units), a mix of additional affordable units (a minimum of approximately 200 low-income units), and market rate units (up to 694 units). New buildings within Sunnydale would provide a consistent street wall with "eyes-on-the-street" active ground floor treatment. A variety of building types would be constructed throughout including individual townhomes, small apartment buildings and larger corridor apartment buildings. Approximately 1,437 parking spaces would be provided for the units. Approximately 60,000 gross square feet of community serving uses, including retail, would also be constructed.

The project would be constructed in at least three main phases over at about 25 years. Phasing timing would be contingent on market forces and the availability of financing.

PROJECT DESCRIPTION – POTRERO

The Potrero HOPE SF site consists of approximately 39 acres (including streets) and is located on the southern and eastern slopes of Potrero Hill. The site, currently known as Potrero Terrace and Potrero Annex features 61 low slung buildings that are constructed perpendicular to the site's steep slopes. The site's streets diverge from the typical Potrero Hill street grid and cross the site at a diagonal, creating four very large super blocks. This, along with the lack of typical street and pedestrian connectivity make the existing development feel disconnected from the rest of the neighborhood and City.

As a HOPE SF project, this development aims to remedy these issues. The Project includes demolishing all existing units vacating portions of the right of way that currently cross the site diagonally, and building new streets that would better continue the existing street grid. The Project would transform the four existing super blocks into about 19 new fine-grained blocks, add one major new park along with several smaller parks, plazas and pedestrian ways throughout. The site would feature a new "Main Street" along a newly established segment of 24th Street; this new segment of 24th Street would be aligned with commercial and community uses, and parks and open space.

At completion the Potrero HOPE SF Project would include up to 1,700 units, including Housing Authority replacement units (619 units), a mix of additional affordable units (a minimum of approximately 200 low-income units), and market rate units (maximum of 800 units). New buildings would provide a consistent street wall with "eyes-on-the-street" active ground floor treatment. A variety of building types including individual townhomes, small apartment buildings and larger corridor apartment buildings would be constructed throughout. Approximately 1,150 parking spaces would be provided for the units largely below grade.

The public realm would be enhanced with improved connectivity to the existing street grid by continuing Arkansas and Texas Streets where they currently dead end, and adding two new east-west streets. The Plan calls for pedestrian ways along Connecticut, 23rd, and elsewhere where the grade is too steep for

vehicular traffic.

The project would be constructed in approximately five main phases over about 25 years. Phasing timing would be contingent on market forces and the availability of financing.

PLANNING COMMISSION REQUIRED ACTIONS FOR THE PROJECTS

As summarized above, the Planning Commission will be required to take several actions to approve the Project. Below are more detailed descriptions of the actions.

General Plan Amendments

On September 15, 2016, the Planning Commission adopted Resolutions 19737 and 19738 initiating General Plan amendments for Sunnydale and Potrero, respectively. The amendments would (a) amend Map 03, "Existing and Proposed Open Space" of the Recreation and Open Space Element so that new open space within the two sites are reflected in the map; and (b) amend Map 4, "Urban Design Guidelines for Heights of Buildings" of the Urban Design Element so that the two sites are shaded with the height designation of 50 – 88 feet.

Planning Code Text Amendments

On October 24, 2016, the Board of Supervisors initiated ordinances that would amend the Planning Code by adding new Special Use Districts ("SUDs") for Sunnydale (Planning Code Section 249.75) and Potrero (Planning Code Section 249.76). The new SUDs, which are almost identical in format, provide specific land use and development controls for the two sites. For most design controls, the SUDs refer to separate Design Standards and Guidelines documents, for which the Commission will also be taking action (see below). On top of providing specific design and land use controls, the SUDs also provide design review procedures for these multi-phased projects. The Design Review procedures include three aspects of review:

- (a) *Phase Review*: an overarching "phase" review is proposed to occur prior (or at least concurrently with) design of actual buildings and community facilities. The Phase review would assure that the Master Developers are moving forward with infrastructure and community improvement development at the same time as development of buildings per the established phasing plan and schedule of improvements.
- (b) *Design Review – Buildings*: the design review of buildings would be similar to typical Planning Department review except that in-lieu of including 311 Notification and DR procedures, the Master Developers will be required to hold regular meetings with the community on the projects' ongoing progress. Consistent with other DA design review processes established for Treasure Island, ParkMerced, and Schlage Lock, the design review will include procedures for "Minor" and "Major" modifications, with only applications for Major Modifications being brought before the Planning Commission for approval. (The Director would also have the discretion of bringing Design Review applications to the Commission for review and comment.)
- (c) *Design Review – Community Improvements*: the design review of parks, opens spaces, and community facilities would have a similar design review process as that for buildings. However, for parks that would be owned the Recreation and Parks Department, the design process would be led by RPD staff and Planning's review process would be superseded by RPD's process. It

should be noted that design for streets and rights-of-way would be facilitated by San Francisco Public Works and not by Planning; Planning, however, would continue to play a key role in reviewing designs for the streets.

On top of adding new Planning Code Section 249.75 and 249.76, the text amendments will add new Planning Code Section 263.30 and 263.31, which would address height controls for the two SUDs. The Sections would refer to the DSGs for more specifics of height restrictions on a block-by-block basis.

Proposed Changes to the SUDs since the Board of Supervisors Introduction

Since the Board of Supervisors introduced the Text Change Ordinances, staff has further reviewed the text with the Development Agreements, and is now proposing changes to the text to: (1) clarify what uses are principally permitted; (2) assure consistency between the SUD and the Development Agreement; and (3) provide additional provisions for interim uses that would serve the residents and further the phasing of the project while the projects are being implemented.

The additional language makes it clear that community-serving, such as child care, health clinics and other community facilities uses are principally permitted regardless of their size.

The additional language makes the community meeting, notification, and reporting requirements for each stage of review consistent with the process described in the DA. The overall intention is to require the Project Sponsors to be out in the community providing updates regularly in lieu of typical 311 notifications. Specifically, the DA requires at least one meeting per year regardless of progress on the Projects, and a pre-application community meeting be held prior to each application (Development Phase, Design Review for Buildings, and Design Review for Community Improvements). Such meetings would be conducted per Department standards. It is understood that meetings could be combined with other regularly scheduled meetings as long as they are noticed, held, and memorialized per Department procedures.

The additional language also includes provisions for interim uses, including temporary structures, where such structures would house resident-serving community uses, such as health clinics.

Finally, minor miscellaneous clarifications are provided.

Included in the attachments, are the SUD Ordinances as introduced by the BOS, followed by redlined proposed changes as described above. Staff is recommending that you approved the Ordinances, and recommend to the Board of Supervisors that they incorporate the changes now proposed by staff.

Planning Code Map Amendments

On October 24, 2016, the Board of Supervisors initiated ordinances that would map the new Sunnydale and Potrero HOPE SF SUDs and 40/65-X Height and Bulk Districts across the two sites on the Planning Code's official Special Use District and Height Zoning Maps. In addition, for Sunnydale, the parcels at the southeast corner of Hahn and Sunnydale (across Hahn from the Housing Authority-owned parcels and referred to as "Parcel Q") would be remapped from its current underlying Use District of NC-1 to RM-1 (the same Use designation as the rest of the Sunnydale site).

Design Standards and Guidelines (DSG)

The primary documents that would regulate the physical development of the Projects are the Design Standards and Guidelines documents. These documents are proposed to be the key source for development controls for buildings and the public realm. Unlike the Planning Code, which largely assumes an established block, lot, and street pattern the DSGs also address street layout, open space and blocks, and establish overarching strategies for placement of uses and buildings relative to street and open space typologies. The DSGs would be incorporated into the Planning Code by reference. Any future substantive amendments to the DSGs would need to be approved by the Planning Commission.

Development Agreements

The Development Agreements between the City, the Housing Authority, and the two Master Developers will set forth vesting rights for the Master Developers and establish a set of committed public benefits for each of the two sites. Vested elements consist of: locations and numbers of buildings, land uses and height and bulk limits, permitted uses, provisions for vehicular access and parking, and provision for new open spaces and public improvements. The housing development plan is divided into affordable parcels, which contain public housing replacement units (approximately 619 for Potrero and 775 for Sunnydale), and new additional affordable units (approximately 150 for Potrero and 194 for Sunnydale) that will be constructed, owned and managed by the Developer, and market rate parcels, which are intended to be sold to independent private developers for the development of market rate units (approximately 800 for Potrero and 600 for Sunnydale). Development impact fees will not be assessed on the affordable parcels (per the Planning Code). For Potrero, market rate parcels will pay development impact fees equivalent to the Eastern Neighborhoods fees that would be used for public improvements on-site rather than for the greater Eastern Neighborhoods.

On top of the affordable housing described above, the City will receive a comprehensive package of public benefits, including but not limited to: new roadways (built to Better Streets standards), utilities, community services, parks, and open spaces. The project will be phased over a period of not more than 25 years.

Shadow Impact Finding

Pursuant to Planning Code Section 295, no net new shadow, as described within the Planning Code, is allowed to be created by new development on a Recreation and Park Department property, unless the Planning Commission, in consultation with Recreation and Park's General Manager and the Recreation and Park Commission, makes findings that the new shadows are insignificant. Incorporated into each of the environmental reviews for the two Projects are detailed shadow analyses prepared pursuant per Department standards. The analyses describe net new shadows¹ cast on adjacent parks (Potrero Recreation Center for the Potrero project, and McLaren Park (Gleneagles Golf Course and Herz Playground) for Sunnydale) by development proposed by the HOPE SF Program. For both projects, the

¹ Net new shadow is quantified as "net new shadow hours", which is calculated as the area of new shadow created by new development times the hours that such shadows are cast over the course a day. New shadow impacts are only considered for buildings over 40-feet.

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respective EIR/EISs found the new shadows to be insignificant. Planning staff is requesting that the Planning Commission adopt Shadow Impact Findings for both entire sites to enable development to move forward and obviating the need for separate shadow analyses and processes for each building permit.

Consistent with the EIR/EISs, Planning staff finds that the shadow impacts are neither significant nor adverse. For the Potrero Project and the adjacent Potrero Recreation Center, the shadow study has determined that less than one percent of additional shadow would be added to the park. It should be noted that maximum building heights on a number of the blocks have been reduced since the shadow study was completed, which means shadow impacts would be even less than studies.

For Sunnydale and the adjacent park, McLaren Park, the shadow study has determined that less than .1 percent of additional shadow would be added to McLaren Park from buildings taller than 40-feet. Additionally, no new shadow would be cast on the Herz Playground portion of McLaren Park.

ENVIRONMENTAL REVIEW

Environmental review has been completed for both Projects.

On July 9, 2015 by Motion No. 19409, the Planning Commission certified the Sunnydale EIR.

On December 10, 2015 by Motion No. 19529, the Planning Commission certified the Potrero EIR. The Planning Commission also adopted CEQA finding by Motion No. 19529 for the Potrero Project.

HEARING NOTIFICATION AND PUBLIC COMMENT

Below is a summary of the completed notifications of this hearing required under the Planning Code.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 26, 2016	October 26, 2016	20 days
Posted Notice	[not required]			
Mailed Notice	10 days	November 7, 2016	November 4, 2016	14 days

As of the date of this Report, staff has not received any comments on either of the proposals.

The HOPE SF Program includes ongoing community engagement. For Potrero, the Master Developer holds regular monthly meetings with the site's residents and neighbors as part of its Community Building Group. In addition, the Master Developer frequently engages with local community groups such as the Potrero Boosters.

Similar to Potrero, the Sunnydale Master Developer holds regular meetings with residents and the local community. Specific to these master approvals, the Master Developer also held two meetings on July 30, 2016 and August 2, 2016 to discuss the entitlements.

BASIS FOR RECOMMENDATION

Department staff is recommending that the Planning Commission adopt all of the subject Resolutions and Motions in furtherance of the Project:

1. The Projects and all Commission actions thereto would enable the HOPE SF Program to be implemented at the Potrero and Sunnydale sites. The HOPE SF Program is the City's signature affordable housing program, particularly towards the goal of addressing chronic poverty in the City's most disadvantaged communities.
2. The HOPE SF Program includes robust community-building components that include providing access to social services, including child care, job training, and other community programs.
3. The Projects would completely rebuild the two sites over several years. The newly constructed communities would include new parks, open spaces, streets, and infrastructure.
4. The proposed layout of the two HOPE SF sites are designed with new street networks that will be much more integrated into the surrounding neighborhoods. The new streets would be constructed to Better Streets standards.
5. The proposed site plans include new parks, open spaces, and other recreational and community facilities that will not only serve the site's residents but the larger neighborhood and City as well.
6. The proposed site plans break down the scale of blocks to a scale that is much more typical of San Francisco urban fabric. The new finer-grained block patterns will enable much easier access through the site for pedestrians and bicyclists.
7. The proposed SUDs and DSGs allow for a mix of uses that are essential for a vibrant community.
8. The proposed SUDs and DSGs provide controls and guidelines that will assure that buildings are varied and broken down to the human scale.
9. The proposed SUDs and DSGs provide controls that will assure that buildings face the street and open spaces with active uses provide eyes-on-the-street and an engaging public realm.
10. The Development Agreements provide certainty of the Projects' community benefits and the means to deliver them that is beyond what would otherwise be required by City Codes.
11. Shadow impacts from the new buildings on adjacent parks were studied as part of the EIR/EISs and found to be insignificant. The shadow findings provided as a part of these approvals confirm these conclusions and will enable more efficient delivery of the projects over time.
12. The Master Developers have been working very closely with their respective communities in developing the site plans in accordance with the HOPE SF Programs, and have plans going forward for ongoing community communication and engagement.

RECOMMENDATION: Approve both the Sunnydale HOPE SF Project and the Potrero HOPE SF Project.

Attachments:

For Sunnydale

1. Sunnydale Project Description Summary, Site Map and Phasing Map
2. Draft Motion adopting CEQA Findings
 - Exhibit A – CEQA Findings

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3. Draft Motion Adopting General Plan Findings and Findings of Consistency with Planning Code Section 101.1
 - Exhibit A - General Plan and Planning Code Section 101.1 Findings
4. Draft Resolution Approving General Plan Amendments
 - Legislative Digest
 - Draft Ordinance Amending Map 4 of the Urban Design Element and Map 03 or the Recreation and Open Space Element
 - Revised Map 4 of the Urban Design Element
 - Revised Map 03 of the Recreation and Open Space Element
5. Draft Resolution Approving Planning Code Text Amendments
 - Legislative Digest
 - Draft Ordinance Amending the Planning Code by Adding Planning Code Section 249.75 and 263.30, the Sunnydale HOPE SF SUD
6. Draft Resolution Approving Map Amendments
 - Legislative Digest
 - Draft Ordinance Amending Map ZN11, SU11 and HT11
 - Maps Showing Revised Zoning
7. Draft Motion Approving the Sunnydale Design Standards and Guidelines Document
 - Draft Sunnydale Standards and Guidelines Document
8. Draft Motion Adopting Section 295 Findings
 - Shadow Analysis for Sunnydale
9. Draft Resolution Approving the Development Agreement
 - Draft Sunnydale Development Agreement between the City, and San Francisco Housing Authority, and Sunnydale Development Company, LLC including Exhibits

For Potrero

1. Potrero Project Description Summary, Site Map and Phasing Map
2. Draft Resolution Approving General Plan Amendments
 - Legislative Digest
 - Draft Ordinance Amending Map 4 of the Urban Design Element and Map 03 or the Recreation and Open Space Element
 - Revised Map 4 of the Urban Design Element
 - Revised Map 03 of the Recreation and Open Space Element
3. Draft Resolution Approving Planning Code Text Amendments
 - Legislative Digest

- Draft Ordinance Amending the Planning Code by Adding Planning Code Section 249.75 and 263.30, the Potrero HOPE SF SUD
4. Draft Resolution Approving Map Amendments
 - Legislative Digest.
 - Draft Ordinance Amending Map SU08 and HT08
 - Maps Showing Revised Zoning
 5. Draft Motion Approving the Potrero Design Standards and Guidelines Document
 - Draft Potrero Standards and Guidelines Document
 6. Draft Motion Adopting Shadow Findings
 - Shadow Analysis for Potrero
 7. Draft Resolution Approving the Development Agreement
 - Draft Potrero Development Agreement between the City, and San Francisco Housing Authority, and Bridge Housing, including Exhibits

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**SAN FRANCISCO
PLANNING DEPARTMENT**

**Planning Commission Resolution No. 19793
Potrero Text Amendments**

HEARING DATE: NOVEMBER 17, 2016

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2010.0515 E GPA PCT PCM DEV GEN SHD
Project Address: Potrero Hope SF Master Plan Project
Zoning: RM-2 (Residential – Mixed, Moderate Density)
 40-X Height and Bulk Districts
 Showplace Square/Potrero Area Plan
Block/Lot: Assessor’s Block 4167/ 004 and 004A; 4220A/ 001; 4222A/, 001; 4285B/ 001,
 4223/ 001; 4287/001A and 007
Project Sponsor: BRIDGE Housing Corporation
 600 California Street, Suite 900
 San Francisco, CA 94108

Staff Contact: Mat Snyder – (415) 575-6891
mathew.snyder@sfgov.org

APPROVING AMENDMENTS TO THE SAN FRANCISCO PLANNING CODE BY ESTABLISHING THE POTRERO HOPE SF SPECIAL USE DISTRICT, AND MAKING VARIOUS FINDINGS, INCLUDING CEQA FINDINGS AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend General Plan Amendments to the Board of Supervisors; and

Pursuant to Planning Code Section 302(b), on October 25, 2016, the San Francisco Board of Supervisors initiated Planning Code Amendments that would add Planning Code Section 249.76, “The Potrero HOPE SF Special Use District” and Planning Code Section 263.31, “Potrero HOPE SF Special Use District and the 40/65-X Height and Bulk District”.

The Planning Code Text Amendments would enable the Potrero Hope SF Project. HOPE SF is the nation’s first large-scale public housing transformation collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of current residents. Launched in 2007, HOPE SF is a twenty-year human and real estate capital commitment by the City. HOPE SF, the City’s signature anti-poverty and equity initiative, is committed to breaking intergenerational patterns related to the insidious impacts of trauma and poverty, and to creating economic and social opportunities for current public housing residents through deep investment in education, economic mobility, health and safety.

The Potrero HOPE SF Master Plan Project ("The Project") is located on the southern and eastern slopes of Potrero Hill and is generally bounded by 22nd Street and the Potrero Recreation Center to the north, Wisconsin Street to the west, 25th and 26th Streets to the South and Texas and Missouri Streets to the east. The San Francisco Housing Authority currently owns and operates 600 units on approximately 38 acres (including streets) site.

The Project includes demolition of all existing units, vacation of portions of the right-of-way that currently cross the site diagonally, and building new streets that would better continue the existing street grid. The site would feature a new "Main Street" along a newly established segment of 24th Street. This new segment of 24th Street would be aligned with commercial and community uses, and parks and open space.

The Project is a mixed use, mixed income development with several components: (1) construction of public infrastructure to support the Project; (2) development of privately owned low-income affordable housing on affordable parcels including Housing Authority replacement units and in accordance with an affordable housing plan; (3) development of private market rate residential projects on market rate parcels; and (4) development of community improvements (e.g. 3.5 acres of open space areas, community facilities) throughout the Project. At completion, the Project would include up to 1,700 units, including low-income affordable housing (a minimum of 774 units including at least 619 Housing Authority replacement units) and market rate units (approximately 800 units). The Project also includes approximately 15,000 gross square feet of retail, and 30,000 gross square feet of community serving uses.

This Resolution approving these Planning Code Text amendments is a companion to other legislative and other approvals relating to the Potrero HOPE SF Project, including General Plan Amendments, Planning Code Map Amendments, the approval of a Development Agreement, the approval of the Potrero Design Standards and Guidelines document, and Shadow Impact Findings pursuant to Planning Code section 295.

This Planning Code Text Amendment would create the Potrero HOPE SF Special Use District, which would provide specific controls for the site regarding land use, and building design controls, largely by referring to a separate Potrero Design Standards and Guidelines document. The Special Use District would also set forth design review procedures specific to the site.

On December 10, 2015, the Planning Commission reviewed and considered the Final EIR/EIS for the Potrero HOPE SF Project and found the Final EIR/EIS was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR/EIS, and approved the Final EIR/EIS for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

On December 10, 2015, by Motion No. 19529, the Commission certified the Final Environmental Impact Report ("FEIR") as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA"); and

On December 10, 2015, by Motion No. 19530, the Commission adopted findings in connection with its consideration of, among other things, the adoption of amendments to the General Plan and related zoning text and map amendments, under CEQA, the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code and made certain findings in connection therewith, which findings are hereby incorporated herein by this reference as if fully set forth;

Resolution No. 19793
November 17, 2016

2010.0515 E GPA PCI PCM DEV GEN SHD
Potrero HOPE SF Master Plan Project
Approval of Planning Code Text Amendments

On December 10, 2015, by Motion No. 19531, the Commission adopted findings regarding the Project's consistency with the General Plan and Planning Code Section 101.1; and

A draft ordinance, substantially in the form attached hereto as Exhibit A, approved as to form, would amend the Planning Code by addition sections 249.76 and 263.31.

NOW THEREFORE BE IN RESOLVED, That the Planning Commission hereby finds that the General Plan amendments promote the public welfare, convenience and necessity for the following reasons:

1. The Planning Code Text Amendments would help implement the City's HOPE SF Initiative, thereby addressing intergenerational poverty, social isolation of underserved communities and providing a framework for ongoing community building at the HOPE SF sites.
2. The Planning Code Text Amendments would help implement the City's HOPE SF Initiative, which in turn will provide employment opportunities for current public housing residents, and provide community facilities, including space for on-site services and programs.
3. The Planning Code Text Amendments would help implement the City's HOPE SF by enabling the creation of a mixed-use predominately residential neighborhood that would feature fully rebuilt infrastructure and community facilities. The new neighborhood would greatly improve the site's connectivity to and integration with the surrounding City fabric.
4. The Planning Code Text amendments would enable the construction of a new vibrant, safe, and connected neighborhood including new parks and open spaces; the new Planning Code section sets forth design procedures that take into account the Project's multi-year phased build-out and the need for multi-agency coordination. The design procedures provide for certainty for the development while assuring quality design by referring to a detailed Design Standards and Guidelines document for the design of buildings, open spaces and community facilities.
5. The Planning Code Text Amendments would help assure a dynamic urban form through its reference to the Design Standards and Guidelines document, which will set forth specific design requirements to address use activation along streets, the modulation and shape of buildings, and relationship between buildings and their surrounding streets and open spaces.

AND BE IT FURTHER RESOLVED, That the Planning Commission finds the Planning Code Text amendments are in general conformity with the General Plan as set forth in Planning Commission Motion 19531:

AND BE IT FURTHER RESOLVED, That the Planning Commission finds the Planning Code Text amendments in general conformity with Planning Code Section 101.1 as set forth in Planning Commission Motion 19531:


AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 302, the Planning Commission recommends to the Board of Supervisors approval the Planning Code Text amendments.

AND BE IT FURTHER RESOLVED, That the Planning Commission recommends to the Board of Supervisors that they incorporate the text edits proposed by staff into the Ordinance.

Resolution No. 19793
November 17, 2016

2010.0515 E GPA PCT PCM DEV GEN SHD
Potrero HOPE SF Master Plan Project
Approval of Planning Code Text Amendments

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on November 17, 2016.


Jonas P. Ionin
Commission Secretary

AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore

NOES: None

ABSENT: Fong

ADOPTED: November 17, 2016



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 19796

Potrero - Design Standards and Guidelines

HEARING DATE: NOVEMBER 17, 2016

Case No.: 2010.0515 E GPA PCT PCM DEV GEN SHD
Project Address: Potrero Hope SF Master Plan Project
Zoning: RM-2 (Residential – Mixed, Moderate Density)
 40-X Height and Bulk Districts
 Showplace Square/Potrero Area Plan
Block/Lot: Assessor's Block 4167/ 004 and 004A; 4220A/ 001; 4222A/, 001; 4285B/ 001,
 4223/ 001; 4287/001A and 007
Project Sponsor: BRIDGE Housing Corporation
 600 California Street, Suite 900
 San Francisco, CA 94108

Staff Contact: Mat Snyder – (415) 575-6891
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APPROVING THE POTRERO HOPE SF DESIGN STANDARDS AND GUIDELINES DOCUMENT, AND MAKING VARIOUS FINDINGS, INCLUDING CEQA FINDINGS AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend General Plan Amendments to the Board of Supervisors; and

Pursuant to Planning Code Section 302(b), on October 25, 2016, the San Francisco Board of Supervisors initiated Planning Code Amendments that would add Planning Code Section 249.76, "The Potrero HOPE SF Special Use District" and Planning Code Section 263.31, "Potrero HOPE SF Special Use District and the 40/65-X Height and Bulk District".

The Planning Code Text Amendments establish the Potrero HOPE SF Special Use District. The Special Use District, in turn, refers to the Potrero HOPE SF Design Standards and Guidelines (herein "DSGs") for further controls and guidelines specific to the site, providing development requirements for both infrastructure and community facilities as well as private development of buildings. The Design Standards and Guidelines document would therefore be an extension of the Special Use District.

As an extension of the Planning Code Text amendments, the Design Standards and Guidelines document would enable the Potrero Hope SF Project. HOPE SF is the nation's first large-scale public housing transformation collaborative aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of current residents. Launched in 2007, HOPE SF is a twenty-year human and real estate capital commitment by the City. HOPE SF, the City's signature anti-poverty and equity initiative, is committed to breaking

intergenerational patterns related to the insidious impacts of trauma and poverty, and to creating economic and social opportunities for current public housing residents through deep investment in education, economic mobility, health and safety.

The Potrero HOPE SF Master Plan Project ("The Project") is located on the southern and eastern slopes of Potrero Hill and is generally bounded by 22nd Street and the Potrero Recreation Center to the north, Wisconsin Street to the west, 25th and 26th Streets to the South and Texas and Missouri Streets to the east. The San Francisco Housing Authority currently owns and operates 600 units on approximately 38 acres (including streets) site.

The Project includes demolition of all existing units, vacation of portions of the right-of-way that currently cross the site diagonally, and building new streets that would better continue the existing street grid. The site would feature a new "Main Street" along a newly established segment of 24th Street. This new segment of 24th Street would be aligned with commercial and community uses, and parks and open space.

The Project is a mixed use, mixed income development with several components: (1) construction of public infrastructure to support the Project; (2) development of privately owned low-income affordable housing on affordable parcels including Housing Authority replacement units and in accordance with an affordable housing plan; (3) development of private market rate residential projects on market rate parcels; and (4) development of community improvements (e.g. 3.5 acres of open space areas, community facilities) throughout the Project. At completion, the Project would include up to 1,700 units, including low-income affordable housing (a minimum of 774 units including at least 619 Housing Authority replacement units) and market rate units (approximately 800 units). The Project also includes approximately 15,000 gross square feet of retail, and 30,000 gross square feet of community serving uses.

This Motion approving this Design Standards and Guidelines document is a companion to other legislative and other approvals relating to the Potrero HOPE SF Project, including General Plan amendments, Planning Code Text amendments, Planning Code Map amendments, the approval of a Development Agreement, and Shadow Impact Findings pursuant to Planning Code section 295.

The subject Design Standards and Guidelines Document would be the key source for development controls for buildings and the public realm. Unlike the Planning Code, which largely assumes an established block, lot, and street pattern the DSGs also address street layout, open space and blocks, and establish overarching strategies for placement of uses and buildings relative to street and open space typologies. The DSGs would be incorporated into the Planning Code by reference.

On December 10, 2015, the Planning Commission reviewed and considered the Final EIR/EIS for the Potrero HOPE SF Project and found the Final EIR/EIS was adequate, accurate and objective, reflected the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR/EIS, and approved the Final EIR/EIS for the Project in compliance with CEQA, the CEQA Guidelines and Chapter 31.

On December 10, 2015, by Motion No. 19529, the Commission certified the Final Environmental Impact Report ("FEIR") as accurate, complete and in compliance with the California Environmental Quality Act ("CEQA"); and

On December 10, 2015, by Motion No. 19530, the Commission adopted findings in connection with its consideration of, among other things, the adoption of amendments to the General Plan and related zoning text and map amendments, under CEQA, the State CEQA Guidelines and Chapter 31 of

Resolution No. 19796
November 17, 2016

Case No 2010.0515 E GPA PCT PCM DEV GEN SHD
Potrero HOPE SF Master Plan Project
Approval of Design Standards and Guidelines

the San Francisco Administrative Code and made certain findings in connection therewith, which findings are hereby incorporated herein by this reference as if fully set forth; and

On December 10, 2015, by Motion No. 19531, the Commission adopted findings regarding the Project's consistency with the General Plan and Planning Code Section 101.1; and

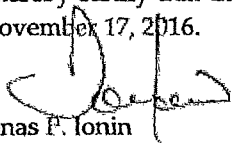
NOW THEREFORE BE IN RESOLVED, That the Planning Commission approves the Potrero HOPE SF Standards and Guidelines for the following reasons:

1. The Design Standards and Guidelines document would help implement the City's HOPE SF Program, thereby addressing intergenerational poverty, social isolation of underserved communities and providing a framework for ongoing community building at the HOPE SF sites.
2. The Design Standards and Guidelines document would help implement the City's HOPE SF Program, which in turn will provide employment opportunities for current public housing residents, and provide community facilities, including space for on-site services and programs.
3. The Design Standards and Guidelines document would help implement the City's HOPE SF by enabling the creation of a mixed-use predominately residential neighborhood that would feature fully rebuilt infrastructure and community facilities. The new neighborhood would greatly improve the site's connectivity to and integration with the surrounding City fabric.
4. The Design Standards and Guidelines document would enable the construction of a new vibrant, safe, and connected neighborhood including new parks and open spaces. The Design Standards and Guidelines document would help assure a dynamic urban form through setting forth specific design requirements to address use activation along streets, the modulation and shape of buildings, and relationship between buildings and their surrounding streets and open spaces.

AND BE IT FURTHER RESOLVED, That the Planning Commission finds the Design Standards and Guidelines are in general conformity with the General Plan as set forth in Planning Commission Motion 19531:

AND BE IT FURTHER RESOLVED, That the Planning Commission finds the Design Standards and Guidelines are in general conformity with Planning Code Section 101.1 as set forth in Planning Commission Motion 19531:

I hereby certify that the foregoing Motion was **ADOPTED** by the San Francisco Planning Commission on November 17, 2016.


Jonas F. Ionin
Commission Secretary

AYES: Richards, Hillis, Johnson, Koppel, Melgar, Moore

NOES: None

ABSENT: Fong

ADOPTED: November



POTRERO HOPE SF | DESIGN STANDARDS AND GUIDELINES

NOVEMBER 2016



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The *Potrero HOPE SF Design Standards and Guidelines* document is organized in three sections. Part I discusses the history of Potrero Terrace and Annex, the community's goals for redevelopment and the overall vision for the future. Part II describes the urban design concept for the site including connectivity, open space, building form, land use and sustainability. Part III, Design Intent, Development Controls and Design Guidelines, set forth the requirements and recommendations for site planning, street and open space design, building controls, and design and sustainability controls. The development controls and design guidelines are meant to enhance and complement the San Francisco Planning Code and General Plan. Except where explicitly stated otherwise, projects shall comply with existing policy and code.

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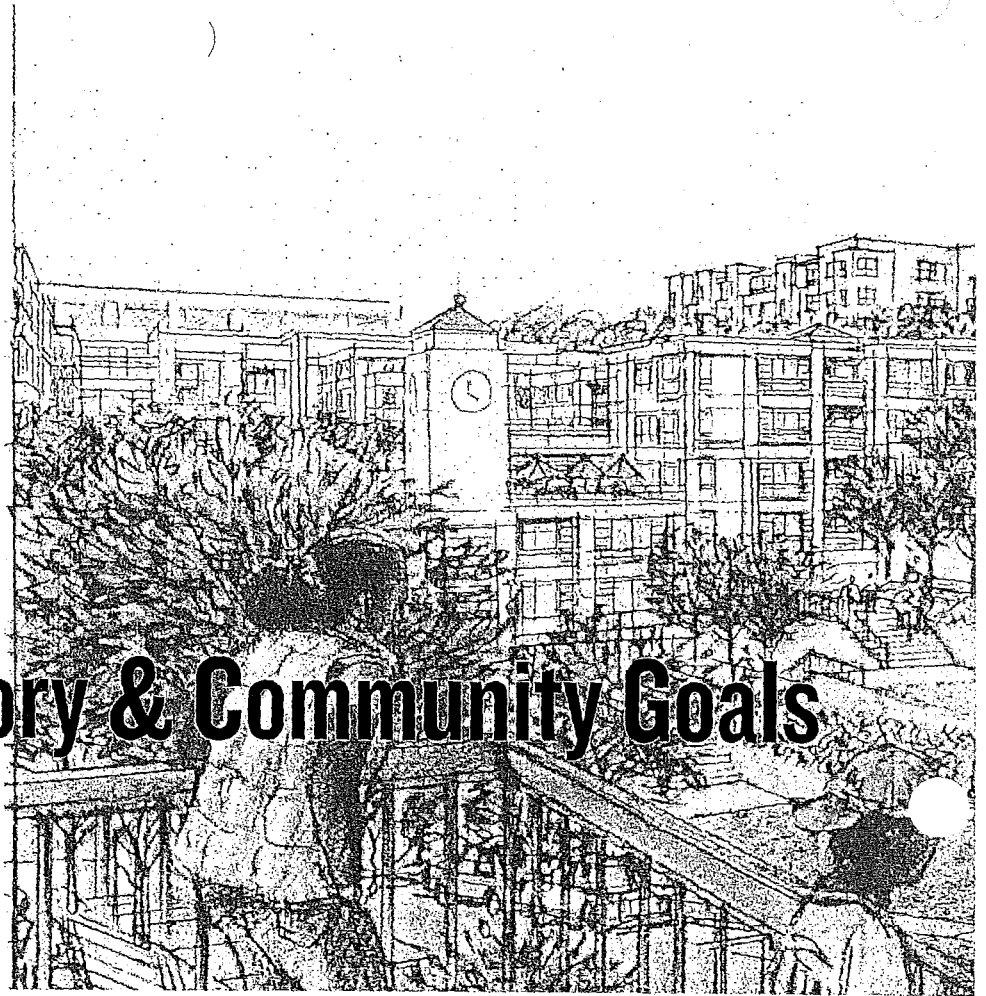
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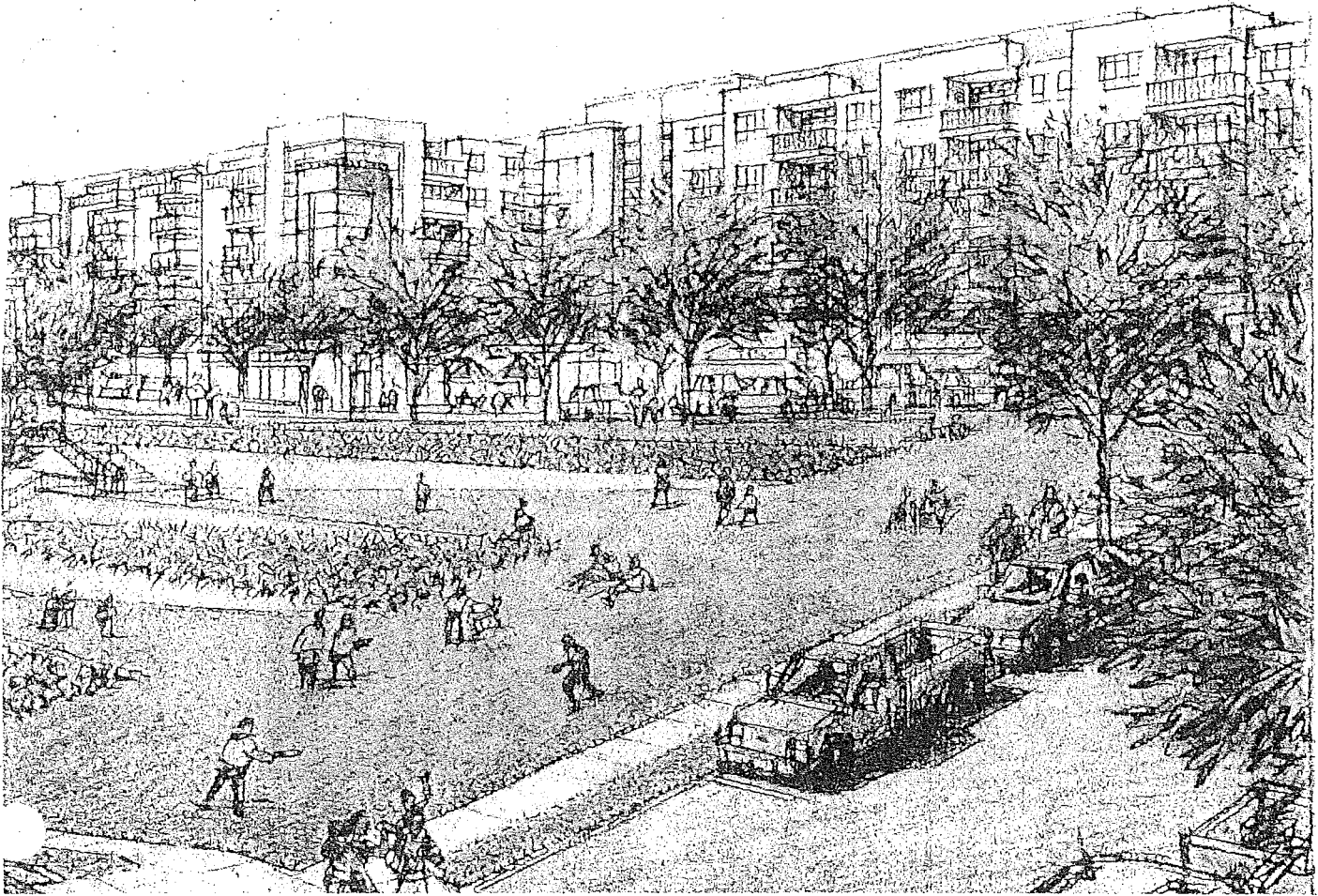
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Part I

Vision, History & Community Goals





1. Introduction

The Potrero Terrace and Annex public housing sites are being revitalized as part of the City of San Francisco's HOPE SF program, a partnership between the Mayor's Office of Housing and Community Development and the San Francisco Housing Authority aimed at revitalizing a number of distressed public housing developments. In 2008, BRIDGE Housing Corporation was selected to lead the redevelopment effort at Potrero.

The developer plans to replace all 598 existing public housing apartments and integrate additional affordable and market-rate homes into the community along with amenities such as open space, neighborhood services, and retail opportunities. Potrero will be rebuilt in phases and residents will be relocated within the property to the greatest extent possible to allow demolition and rebuilding of a portion of the site at a time.

Potrero Terrace and Annex are located along a steep ridge at the southern edge of San Francisco's Potrero Hill. The 27.6-acre site (38 acres including public streets) is home to approximately 1,200 people.

Potrero Hope SF | Design Standards and Guidelines



Aerial Perspective: Proposed Development



Aerial Perspective: Existing Conditions



Artistic Rendering of 25th Street at Missouri Street



24th Street at Wisconsin Street



Central Park from corner of 24.5 and Missouri.

I.1 VISION

The redevelopment of Potrero Terrace and Annex will create a vibrant new mixed-use, mixed-income community. The current configuration of the site concentrates very low-income families in isolated, deteriorating buildings that are physically, socially and economically separate from the rest of the city and neighborhood. Planning for the redevelopment goes beyond addressing the physical structure of the public housing; it aims to build and strengthen the whole community by integrating public housing and its residents into the social, economic and physical fabric of the neighborhood. Incorporating a range of household incomes will help break down the social barriers that segregate public housing residents. A new neighborhood center at the heart of the community with a large park and smaller open spaces and plazas will provide community facilities and services.

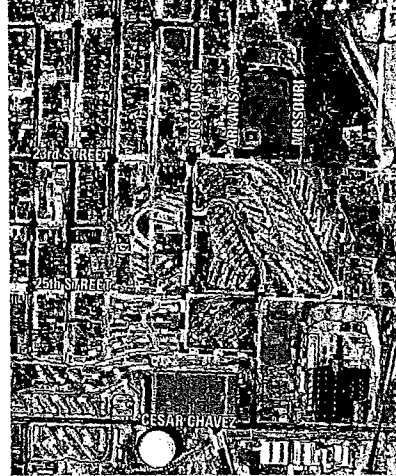
Demolishing and rebuilding Potrero Terrace and Annex will achieve a number of very important goals:

- Rationalize the street grid and create more north/south and east/west connections that will bind the neighborhood together physically and socially.
- Economically integrate the neighborhood by replacing all of the 598 existing public housing units, building new affordable rental apartments, and incorporating market-rate homes.
- Generate economic opportunities for public housing residents.
- Create a new main street that will be the hub and heart of the community with many opportunities for informal interaction between neighbors.
- Provide case management and community building programs and activities that will link low-income families to the services they need and help address the problem of intergenerational poverty.

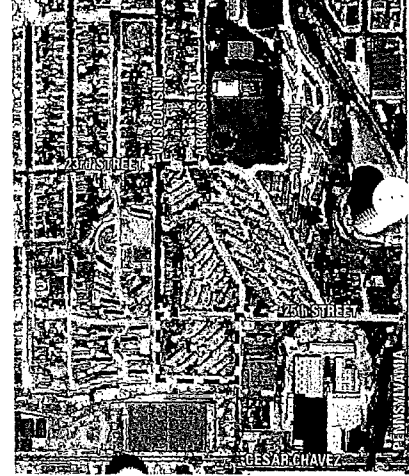
Rebuild Potrero Design for Development Document



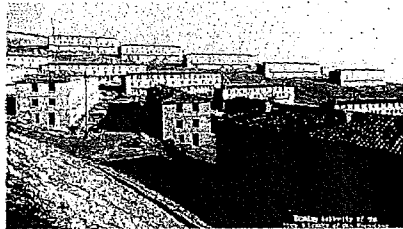
1935



1948



1958



The construction of Potrero Terrace from 1941.



Aerial photograph showing existing conditions

1.2 POTRERO TERRACE AND ANNEX HISTORY

In the early part of the 1800s, Potrero Hill was an isolated peninsula, bounded by Mission Bay to the north and Precita Creek to the South and a stonewall to the west, which was built to keep cattle in. The land was part of the Potrero Nuevo land grant, or New Pasture land grant to the de Haro family from the Mexican authority. Though inaccessible and still owned by the de Haro family, prospectors began dividing the Hill into tracts and selling lots during the gold rush. In the 1860s a bridge was built over Mission Bay, connecting Potrero to the city to the north. Speculation and industry followed. Portions of the eastern and southern part of the hill were cut away for railway right of ways, and the fill was used to extend the shoreline.

Before the development of Potrero Terrace and Annex the site was largely undeveloped, as can be seen in the aerial photograph from 1935. Potrero Terrace, completed in 1941, is among the first public housing developments undertaken by the San Francisco Housing Authority. Initially the extent of the public housing extended further south and west, and did not include the Annex. The aerial map from 1948 shows the extent of the Wisconsin Project on the current Starr King Elementary School grounds and the Carolina Project located on either side of Cesar Chavez. Potrero Annex was added in 1954.

1.3 EXISTING CONDITIONS ANALYSIS

The Potrero Terrace and Annex are located on the south and east side of Potrero Hill. The site has incredible views of the San Francisco Bay, East Bay hills, and to the south. The developments house about 1,200 residents in 598 units on 27.6 acres (net of streets). There are approximately 250 off-street, uncovered parking spaces and approximately 100 on-street parking spaces on 25th, 26th, Connecticut, Dakota, and Missouri Streets. Current zoning is RM-2 with a 40-foot height limit.

The Potrero Terrace lies on a south-facing slope, with unobstructed solar access, creating a warm microclimate. It is bounded by 26th, Wisconsin, Texas, and 23rd Streets. The Annex is east facing, receiving direct sun in the morning, but is shaded and cooler in the afternoon. All Terrace buildings are 3 story concrete structures with tiled hipped roofs while buildings in the Annex are wood with flat roofs. The resultant open space between buildings is often steep and ambiguous, without a sense of stewardship or purpose.

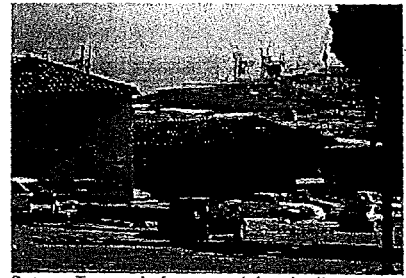
There are a variety of adjacency conditions. The western edge of Potrero Terrace and the northern tip of the Annex abut residential uses. At the top of the hill, directly adjacent to the site, but 20 feet above it, lies the Potrero Hill Recreation Center, a 9-acre park including a baseball diamond, tennis courts, playgrounds, and an indoor gymnasium with full size basketball court. West of the intersection of Wisconsin and Connecticut is Starr King Elementary School and Starr King Open Space. A steep cliff along the eastern edge, from 22nd to the small existing southern portion of Texas Street and then along the southern edge, separate Potrero from the Dogpatch neighborhood and light industry below.

The site was designed with the streets following the ridge up Dakota Street and the valley along Connecticut Street, with buildings located along the contours, stepping with the topography. The developments are isolated from the rest of the community with relatively few connections to the surrounding neighborhood: Missouri connects to the north side of Potrero, 25th connects east to Dogpatch and Highway 280, Connecticut to Cesar Chavez to the south and Coral Rd. to the west, and 26th connects to Cesar Chavez. The steep topography and lack of clear paths makes the site difficult to traverse for pedestrians. A stair connects Connecticut and Dakota, and an informal path at the top of the hill connects 23rd to the north side of the park.

1.4 GEOTECHNICAL CONDITIONS

The geotechnical exploration report prepared by ENGEO dated July 10, 2009 documents the existing subsurface soil and bedrock conditions at the site. The study found that the property is underlain by artificial fill up to about 8 feet in thickness in some locations along with colluvium, slope wash and relatively hard fractured bedrock.

The geotechnical analysis found that the near surface site soil has a hydraulic conductivity on the order of 2×10^{-5} centimeters per second (cm/s) and 2×10^{-4} cm/s. The majority of the on-site soils have been found to have a very slow infiltration rate when thoroughly wet. Given this condition, water quality and flow attenuation will likely need to be achieved via horizontal filtration (conveyance) and storage rather than groundwater recharge and vertical infiltration. The likely construction of deep engineered fills and the extensively fractured bedrock will also make the location of infiltration facilities all the more critical in their relationship to other improvements (roadways, foundations and walls). The geotechnical report recommends replacing the existing artificial fill, colluvium soils, and slope wash with new engineered fill.



Potrero Terrace in foreground, bay in distance



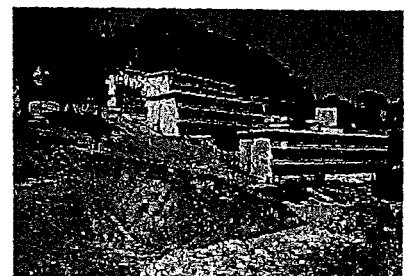
Steep slope down from 23rd Street



Potrero Terrace in foreground: Bernal, Glen Park and Twin Peaks in distance

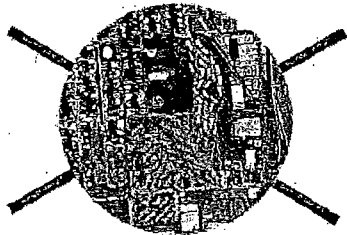


Potrero Annex above steep topography/cut

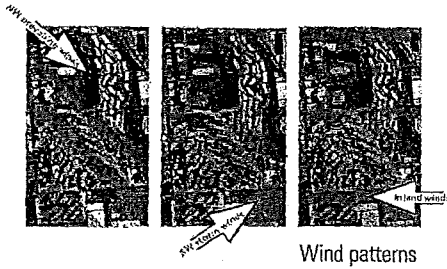


Serpentine outcropping in foreground, Potrero Annex in distance

Rebuild Potrero Design for Development Document



Sunny Potrero Terrace and East Facing Annex



Wind patterns



Contour lines showing the steep nature of the site

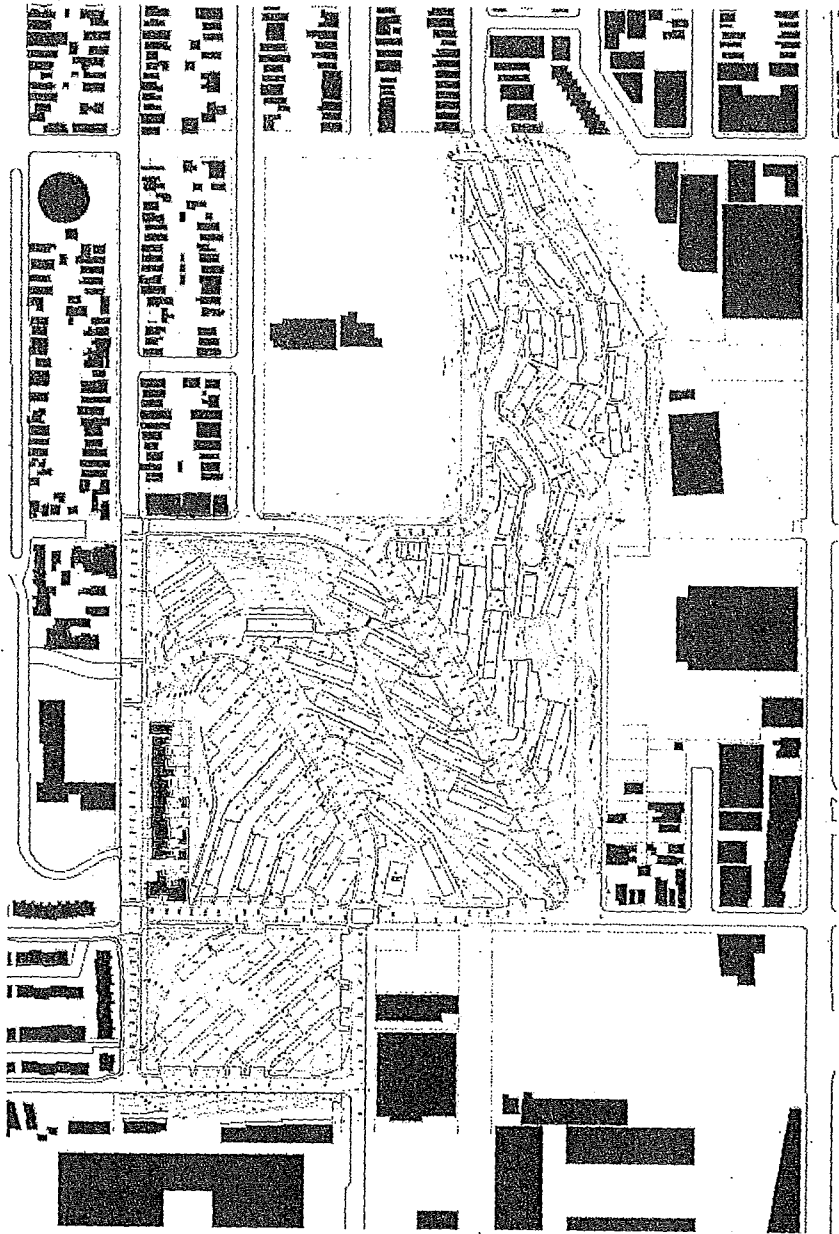


Figure 1.5 Site Survey

STATISTICS

Land Area: ~27.6 acres (excluding streets)

598 Units - ~1,200 Residents

Zoning: RM-2 - 2,003 Allowable Units

Elevation: 40 to 265 feet above see level

1.5 INFRASTRUCTURE

The existing utilities serving the Potrero Terrace and Annex area are generally more than 50 years old and are in poor conditions and require frequent repair. The redevelopment will create a new grid street pattern and completely remove the existing streets that provide corridors for sewer, water, and gas pipes. Even in areas where the horizontal location of the street remains intact, the intersections are being re-graded to an extent that will require the underground utilities be replaced. Within the project boundaries, construction of the street system and re-grading of the entire site means that existing sewer, water and gas lines will need to be replaced as each phase of the project develops. New lines will be sized to meet the demands of the development and surrounding areas, and will be designed to fit within the new street pattern.

The site is also served by overhead power, telephone and cable lines that will be placed in an underground joint trench along with gas lines, per current City and utility company standards. The joint trench will also include conduit for streetlights and telecommunication information services lines.

1.6 TRANSIT

There are currently three bus lines serving the site, and the 22nd Street Caltrain station and T-Third Muni Line are located 1/2 to 1 mile to the east. Current bus lines and general routes are as follows:

- 10 Townsend - SF General Hospital, Potrero Terrace and Annex, SOMA, Downtown Financial District, North Beach, CA Pacific Medical Center, Fillmore
- 19 Polk X - Hunters Point, Potrero Terrace and Annex, Hall of Justice, Civic Center, Polk/Van Ness Corridor, North Point
- 48 Quintara/24th Street - T-Third Street, CalTrain, Potrero Terrace and Annex, 24th/Mission St BART, West Portal, Outer Sunset (Quintara)

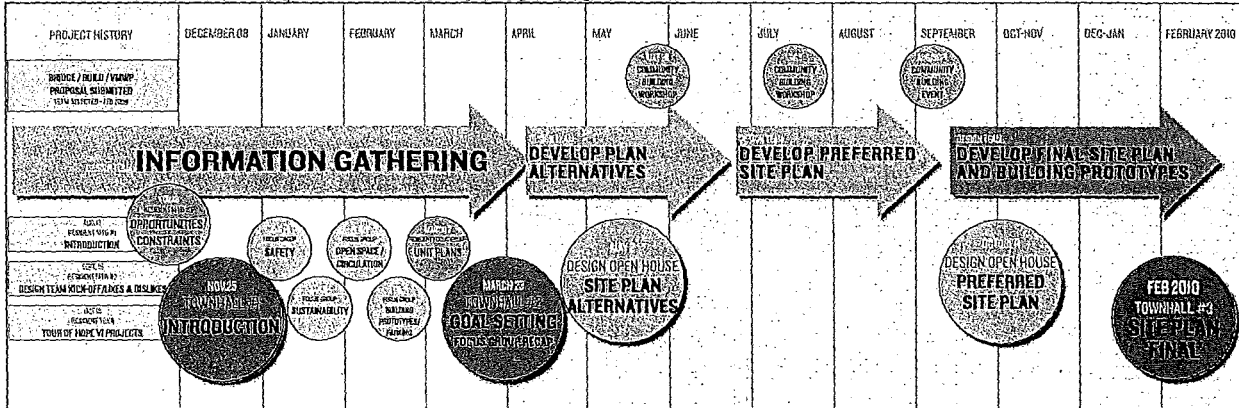
The state of transit serving the site has been in flux throughout the master planning process due to partial implementation of SFMTA's MUNI Forward Project. The MUNI Forward Project is an initiative of the San Francisco Municipal Transportation Agency (SFMTA) in collaboration with the City Controller's Office to improve reliability, reduce travel times, and provide for improved Muni service based on increasing frequencies and updating bus-routes and rail lines to match with changing travel patterns throughout San Francisco, via proposed recommendations for Muni. The TEP eliminated bus service on the 53 line, rerouted the 19 line and replaced those routes with the 10 Townsend. A new 58 line will be added in future phases of implementation.

In addition, the following changes that will affect the site were recommended by MUNI Forward:

- The 10 Townsend would be renamed to become the 10 Sansome. Existing service during peak periods within the project study area would be reduced from 10 minute headways to 15 minute headways.
- The 19 Polk would be rerouted to operate between Van Ness Avenue/North Point and San Francisco General Hospital, modifying existing routing in the Civic Center area. Segments south of 24th Street would be replaced by a revised 48 Quintara-24th Street.
- Service on the 48 Quintara-24th Street would run all day from 48th Avenue to the Hunters Point Shipyard, connecting to Hunters Point, currently served by the 19 Polk, complemented by a new 58 24th Street service connecting Diamond Street with the 22nd Street Caltrain station. Existing segments in Potrero Hill would be supplemented by the new 58 24th Street line, while service along Arkansas Street, 20th Street, and Texas Street would be eliminated.

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2009 SCHEDULE | MASTER PLAN PROCESS



SAFETY RECAP (Focus Group #1)

- Design well-defined and well-lit common spaces (open space, streets, stairs, sidewalks, entries) that are easily supervised by residents of the neighborhood.
- Promote a strong sense of community by providing opportunities for people to know and watch out for each other.
- Include services and facilities that encourage community gathering and attract people from other parts of the city such as retail, parks, and a community center.
- Provide vehicular and pedestrian connections in, out and through the new development that will integrate it with the larger neighborhood and city.



Safety Focus Group Mtg Recap 1/10/2009



SUSTAINABILITY RECAP (FG #2)

- Provide destination uses and a variety of attractive and safe pedestrian, vehicular, and bicycle connections linking the new development with surrounding neighborhoods and the rest of the city.
- Make available a rich array of services and amenities focused on the whole family that will promote the overall health of the community. (e.g. community services, child care, bio/organic waste, retail, community gardens, healthy food options, etc.)
- Explore means for on-site energy production from PV systems, solar thermal, and wind power.
- Open spaces should be designed with plants and trees that are attractive, easy to maintain, and appropriate to the varying climate and topography of the site.
- Conserve and recover water for irrigation needs and make pavement permeable to the extent possible to help manage storm water.

Sustainability Focus Group Recap 1/24/2009



COMMONS RECAP (Focus Group #3)

- Distribute open spaces throughout the site and include bbq/picnic areas, tot lots, playgrounds, and small pocket parks. In addition, a community/edible food garden is a high priority.
- Community facilities, including the following, should be located at the crest of the hill along 23rd and/or 25th Streets:
 - A Community Building with a capacity for between 75-200 people is a high priority and may be combined with other community amenities such as a computer lab, library/reading room, senior center, management office, resident council and/or family resource center.
 - A Youth/Teen Center is a high priority and would preferably be located separately from the Community Building. It should have an associated open space, possibly a basketball court.
 - The Daycare and Preschool ought to be located together either in close proximity to Starr King or at the crest of the hill on 23rd Street.
- The neighborhood should include a small retail component preferably with a community grocery store and a cafe/restaurant located on a perimeter street and/or at a major intersection.
- RECONNECT POTRERO
 - Create a more rational street grid and better pedestrian connections to tie the new development in with surrounding neighborhoods as follows:
 - Highest Priority Connections:
 - Connect Mission Street to 23rd Street
 - Quality pedestrian connection on 23rd Street from Arkansas to Wisconsin
 - A second east-west vehicular connection from Wisconsin to Mission
 - Other Priority Connections:
 - Connect 23rd and Arkansas to 25th Street
 - New pedestrian connections to Park and Rec Center
 - Pedestrian connection down 23rd to Pennsylvania



Commons Focus Group Mtg Recap 2/7/2009

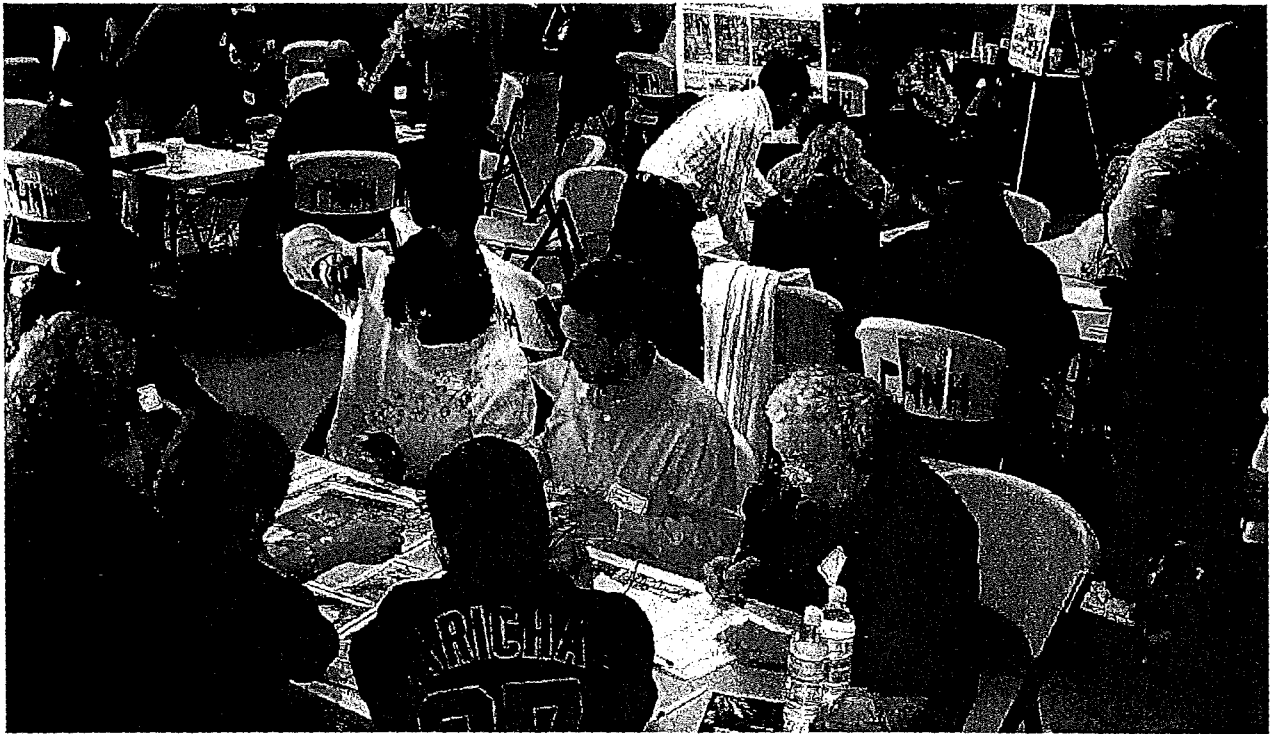


BUILDING PROTOTYPES (FG #4)

- Both townhouses and flats would work for all household types except for seniors who prefer flats, most of which should be accessible.
- Families prefer entering their units either directly from the street or a secured common courtyard. All entry types are okay for seniors as long as there is an accessible path of travel.
- All parking, including street parking, should be assigned. Any structured parking should be safe and secure and would preferably be in smaller garages.
- Provide a variety of housing options for different types of seniors (e.g., active seniors and seniors needing assistance).
- Mid-rise buildings are fine as long as they have multiple street access points and include private open space for most of the units.
- Housing for families should include observable open space for children in either small backyards or shared courtyards.
- Provide safe shared space for seniors, both indoor and outdoor, to encourage community interaction.



Building Prototypes Mtg Recap 2/21/2009



Commons Focus Group Meeting - February 7, 2009

2. Community Process & Goals

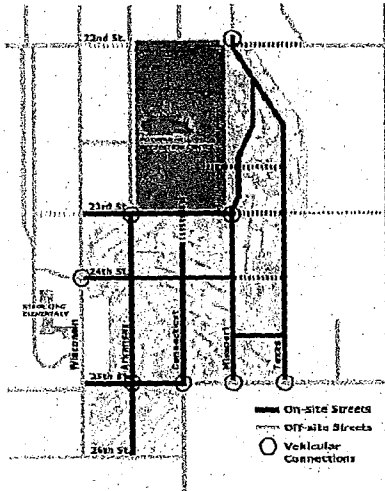
Involving residents of the Potrero Terrace and Annex and surrounding neighbors in an interactive and meaningful way has been a hallmark of the master planning process. Community input is an evolving process which will continue through the entire design, permitting, architectural design and construction phases of the project.

2.1 COMMUNITY DESIGN PROCESS

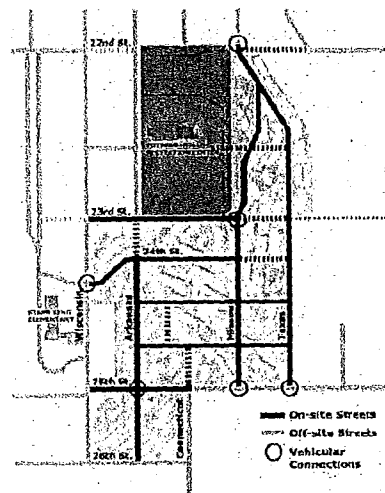
After being selected to redevelop the Potrero Terrace and Annex in August 2008, the BRIDGE team started the community process by hosting informational meetings with public housing residents that included tours of affordable housing projects, listening sessions on their likes and dislikes about the current housing/neighborhood, and the development of Resident Design Principles to guide the planning process. The Resident Design Principles built on the HOPE SF Vision Statement and Design Principles developed in 2006. The Resident Design Principles are as follows:

- Create a safe, secure community.
- Create a healthy, green, sustainable community.
- Provide well-designed and well-managed housing.
- Provide well-designed community services and usable open space.
- Preserve Potrero's positive attributes: place and views.
- Build a strong community.

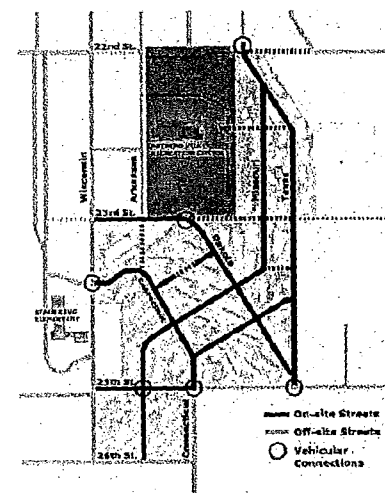
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North/South Grid Concept - May 2, 2009



East/West Grid Concept - May 2, 2009



Connecticut/Dakota Concept - May 2, 2009

HOPE SF Goals

The following goals and vision statement are enumerated in the recommendations of the HOPE SF Task Force. (2006)

Rebuild our most distressed public housing sites, while increasing affordable housing and ownership opportunities, and improving the quality of life for existing residents and the surrounding communities.

- Ensure no loss of public housing.
- Create an economically integrated community.
- Maximize the creation of new affordable housing.
- Involve residents at the highest levels of participation throughout the rebuilding process.
- Provide economic opportunities through the rebuilding process.
- Integrate the rebuilding process with neighborhood improvement plans.
- Create environmentally sustainable and accessible communities.
- Create a strong sense of community.

These principles led to the creation of a series of focused workshops where residents and neighbors came together to explore a number of questions about how the site might be reconfigured and integrated into the larger Potrero Hill neighborhood. Among the topics for discussion and input were safety, opportunities and constraints, sustainability, building types, and community facilities and open spaces. These workshops, in turn, established goals that would guide the development of multiple design concepts and alternatives presented during a day-long open house in May 2009. These goals are as follows:

- Promote a **STRONG SENSE OF COMMUNITY**
- Encourage **COMMUNITY GATHERING**
- Provide **DESTINATION USES**
- Include a rich array of services and amenities
- Create a safe shared space for seniors
- Include a **SMALL RETAIL COMPONENT** located on a perimeter street and/or at a major intersection

Community feedback indicated a clear preference for the north/south grid concept with a central core of community uses. A preferred alternative based on this concept was presented at a Town Hall meeting in November 2009 and a final proposed plan at another Town Hall meeting in February 2010.

Overall, neighborhood input was sought in dozens of workshops, presentations, and project tours between summer 2008 and summer 2010 when the Environmental Review Application was submitted to the City of San Francisco Planning Department. Nearly 1,000 Potrero Terrace and Annex and other neighborhood residents participated in these meetings. A list of community meetings to date is located in section 2.4.

2.2 COMMUNITY BUILDING PROCESS

An essential aspect of planning for redevelopment is a community building program aimed at increasing the internal capacity of Potrero Terrace and Annex residents to improve their quality of life and effect positive change in their community. Increasing the community's capacity will allow residents to collectively identify opportunities for change and create structures to implement them. Additionally, the community building program seeks to build relationships and create channels of communication to ensure awareness of and participation in the ongoing redevelopment process.

The overall goals of the community building program are as follows:

- Increase community awareness and participation in the project;
- Develop the community's capacity to work together to solve collective problems and develop institutions to implement projects and activities;
- Strengthen existing organizations' and institutions' ability to meet the needs of the community by reducing barriers and increasing access and connections to existing programs and services; and.
- Provide community leaders with formal and informal leadership opportunities and develop the potential of future community leaders and leadership structures

2.3 SCHEDULE OF COMMUNITY MEETINGS

AUGUST 12, 2008

DESIGN MEETING #1: KICK OFF MEETING (RESIDENTS ONLY)

Introduction of the development team and discussion of HOPE SF goals.

SEPTEMBER 15, 2008

DESIGN MEETING #2: LIKES AND DISLIKES (RESIDENTS ONLY)

Discussion of residents' likes and dislikes of their homes and neighborhood.

OCTOBER 18, 2008

BUS TOUR (RESIDENTS ONLY)

Toured 3 completed affordable housing developments in San Francisco.

NOVEMBER 17, 2008

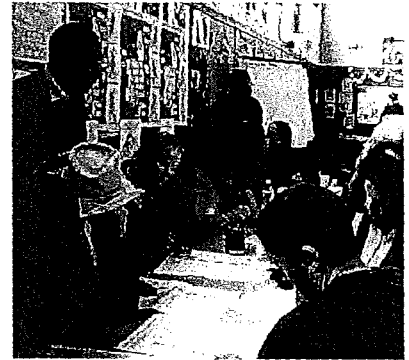
DESIGN MEETING #3 (RESIDENTS ONLY)

Collected feedback from bus tour, additional conversation regarding likes and dislikes, and priorities for the redevelopment.

→ NOVEMBER 25, 2008

COMMUNITY-WIDE TOWN HALL MEETING

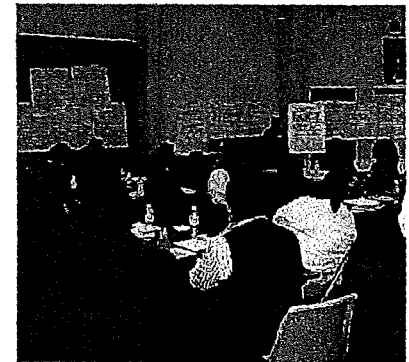
Reviewed program goals, site constraints and opportunities, sign up for focus groups.



Design Open House - May 2, 2009



Building Prototype Focus Group - Feb. 29, 2009



Sustainability Focus Group - Jan. 24, 2009



Design Open House - October 27, 2009

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2.3 SCHEDULE CONTINUED

JANUARY 10, 2009

FOCUS GROUP #1: SAFETY

Mapping of unsafe and safe conditions, discussion of defensible space.

JANUARY 24, 2009

FOCUS GROUP #2: SUSTAINABILITY

Group activity to identify goals and priorities.

FEBRUARY 7, 2009

FOCUS GROUP #3: CIRCULATION AND OPEN SPACE

Group activity to map alternative circulation plan through the site, and to prioritize objectives for an open space and community facilities plan.

FEBRUARY 21, 2009

FOCUS GROUP #4: BUILDING PROTOTYPES

Group activity to consider optimal building design for particular groups—seniors, families with children.

MARCH 7 & 9, 2009

FOCUS GROUPS 5 & 6 (RESIDENT-ONLY): UNIT PLANS

Group activity to prioritize unit amenities and layout.

MARCH 16, 2009

SPECIAL SESSION FOR CANTONESE AND SPANISH SPEAKING RESIDENTS

Reviewed results of the focus groups, collected input on unit design.

✦ MARCH 23, 2009

TOWN HALL MEETING #2: GOAL SETTING AND FOCUS GROUP RECAP

Presentation of results from the focus groups and the identified priorities.

✦ MAY 2, 2009

DESIGN OPEN HOUSE & BARBEQUE

Presentation of 3 alternative circulation plans followed by BBQ competition.

MAY 28, 2009

COMMUNITY BUILDING WORKSHOP #1

Presentation by Joy Bringleon on community building efforts at New Holly in Seattle.

AUGUST 6, 2009

COMMUNITY BUILDING WORKSHOP #2

Brainstorming session regarding a community building activity.

✦ AUGUST 29, 2009

COMMUNITY BUILDING DAY

First non-design related activity focused on bringing the community together for an early work event (tree and vegetable planting at Starr King and the Family Resource Center) followed by food, music and other activities.

OCTOBER 22/24, 2009

PRELIMINARY MASTER PLAN PRESENTATION TO POTRERO TERRACE AND ANNEX RESIDENTS

Presented preliminary master plan to residents prior to community-wide presentation.

✦ OCTOBER 27, 2009

TOWN HALL MEETING #3 AT POTRERO BOOSTERS

Presented preliminary master plan to the larger Potrero Hill community.

NOVEMBER 7, 2009

PLANS AND MODEL REVIEW AND BBQ AT POTRERO TERRACE

Mid-day event to give residents an additional opportunity to preview the draft master plan.

✦ FEBRUARY 3, 2010

TOWN HALL MEETING #4

Presented final proposed plan before submitting planning applications—attended by over 150 people.

MARCH 15, 2010

REVIEW SESSION

Review of planning process to date.

APRIL 15, 2010

OPEN SPACE WORKSHOP #1

First of two workshops to ascertain preferences for programming larger open spaces.

APRIL 24, 2010

LAND USE & ENVIRONMENTAL REVIEW APPROVALS PROCESS

Presentation on the local land use review process and opportunities for community input.

Part I: Vision, Goals and Framework

JUNE 9, 2010

OPEN SPACE WORKSHOP #2

Review of preliminary program for spaces considered at previous workshop and smaller open spaces.

AUGUST 14, 2010

COMMUNITY GARDEN WORKSHOP

Professionally facilitated workshop to begin planning for community garden.

✦ AUGUST 21, 2010

2ND ANNUAL COMMUNITY BUILDING DAY & 1ST OUTDOOR MOVIE NIGHT

Pilot community garden planted at Family Resource Center.

✦ NOVEMBER 22, 2010

EIR PUBLIC SCOPING

Sponsored by the Planning Department.

DECEMBER 14, 2010

COMMUNITY FACILITIES WORKSHOP

Exploring options and preferences for programming of community center.

✦ JANUARY 29, 2011

COMMUNITY-WIDE GET TOGETHER

Professionally facilitated all-day event to identify issues of common concern to the community.

FEBRUARY 5, 2011

FOLLOW-UP TO GET TOGETHER

Action Teams formed on specific issues including Sustainable Living, Social Outreach, and Transportation.

✦ JULY 19, 2011

COMMUNITY DESIGN MEETING (BLOCKS A&B)

Review of initial design concepts and exterior appearance survey

✦ SEPTEMBER 17, 2011

UNITE POTRERO COMMUNITY WALK & 2ND MOVIE NIGHT

Walk around Potrero Hill including through the public housing

OCTOBER 18, 2011

COMMUNITY DESIGN MEETING (BLOCKS A&B)

Response to concerns from 7/19 meeting and presentation of proposed schematic designs

FEBRUARY 27, 2012

INFORMATIONAL PRESENTATION TO LAND USE COMMITTEE OF SAN FRANCISCO BOARD OF SUPERVISORS

✦ MAY 17, 2012

EIS PUBLIC SCOPING

Public EIS Scoping Meeting and Design update

✦ JULY 28 2012

UNITE POTRERO- A COMMUNITY WIDE PARTY

Fun activities for neighbors of all ages

✦ AUGUST 27, 2013

PRESENTATION TO POTRERO BOOSTERS

Update on status of entitlements and Community Building Initiative

OCTOBER 22, 2013

PRESENTATION TO POTRERO RESIDENT LEADERS

Update on status of entitlements and Community Building Initiative

OCTOBER 25, 2013

PRESENTATION TO THE SAN FRANCISCO HOUSING AUTHORITY BOARD

Project update and request for approval of the ENRA extension amendment

✦ OCTOBER 27, 2013

PRESENTATION OF POTRERO NEEDS ASSESSMENT FINDINGS

Interactive presentation of findings as part of the Choice Neighborhoods Initiative planning grant

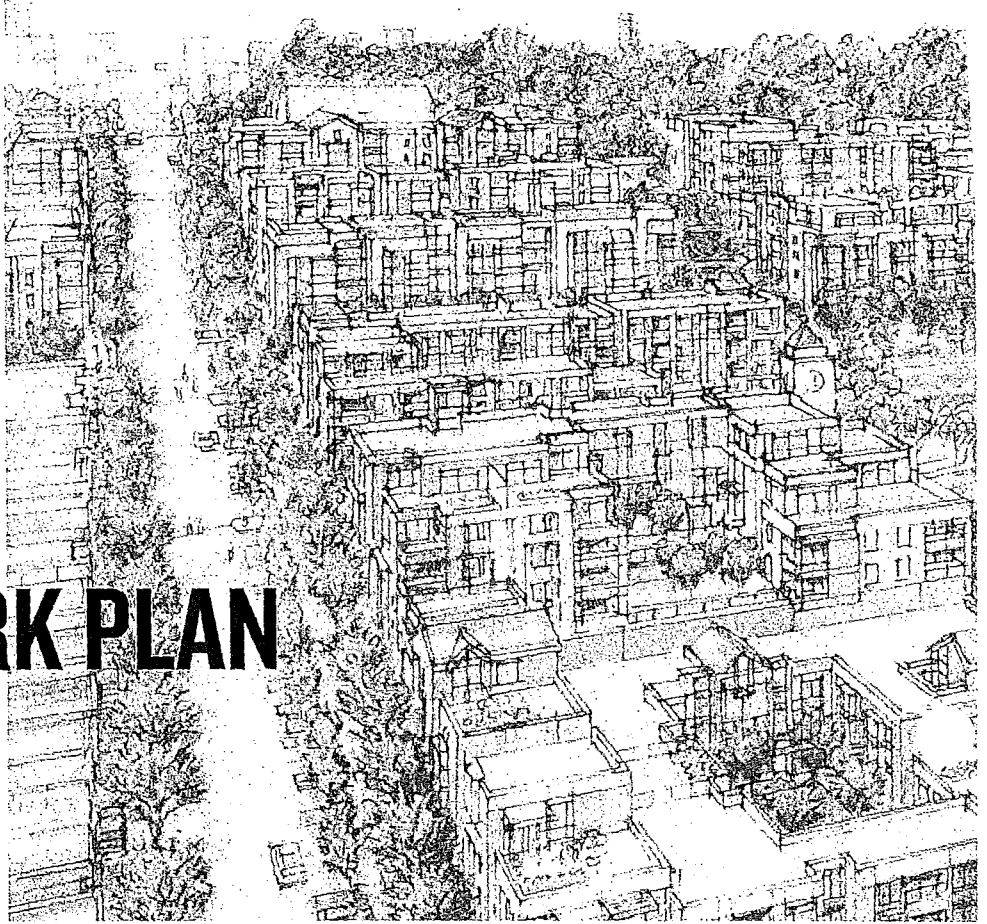
In addition, the **Community Building Group**, comprised of both Terrace/Annex and neighborhood residents, has been meeting monthly since 11/09 and bi-monthly since January 2011.

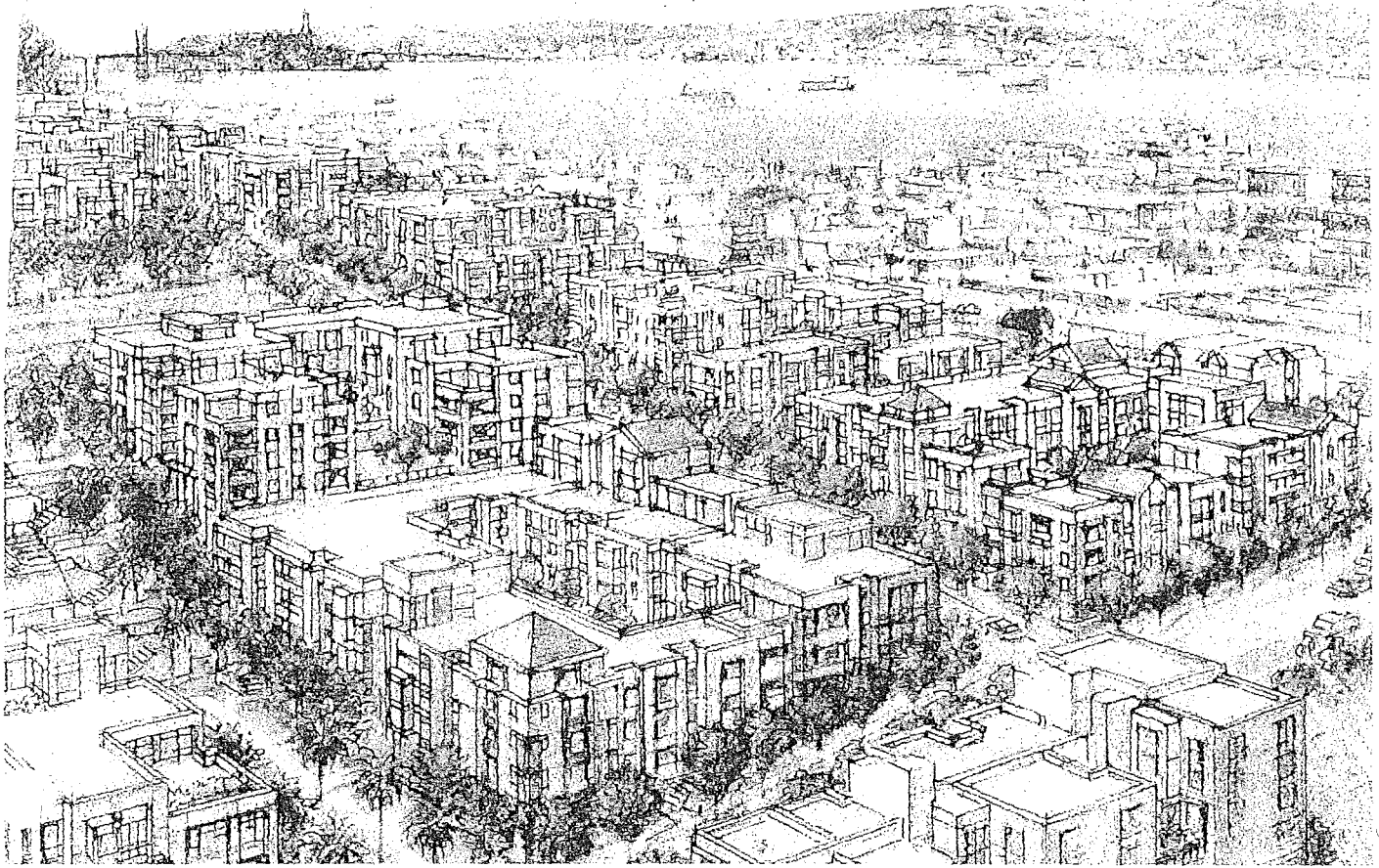
This list does not include presentations to Terrace/Annex resident associations, local homeowners associations, block groups, or attendance at and participation in numerous neighborhood events.

✦ Indicates key community-wide event.

Part 2

FRAMEWORK PLAN



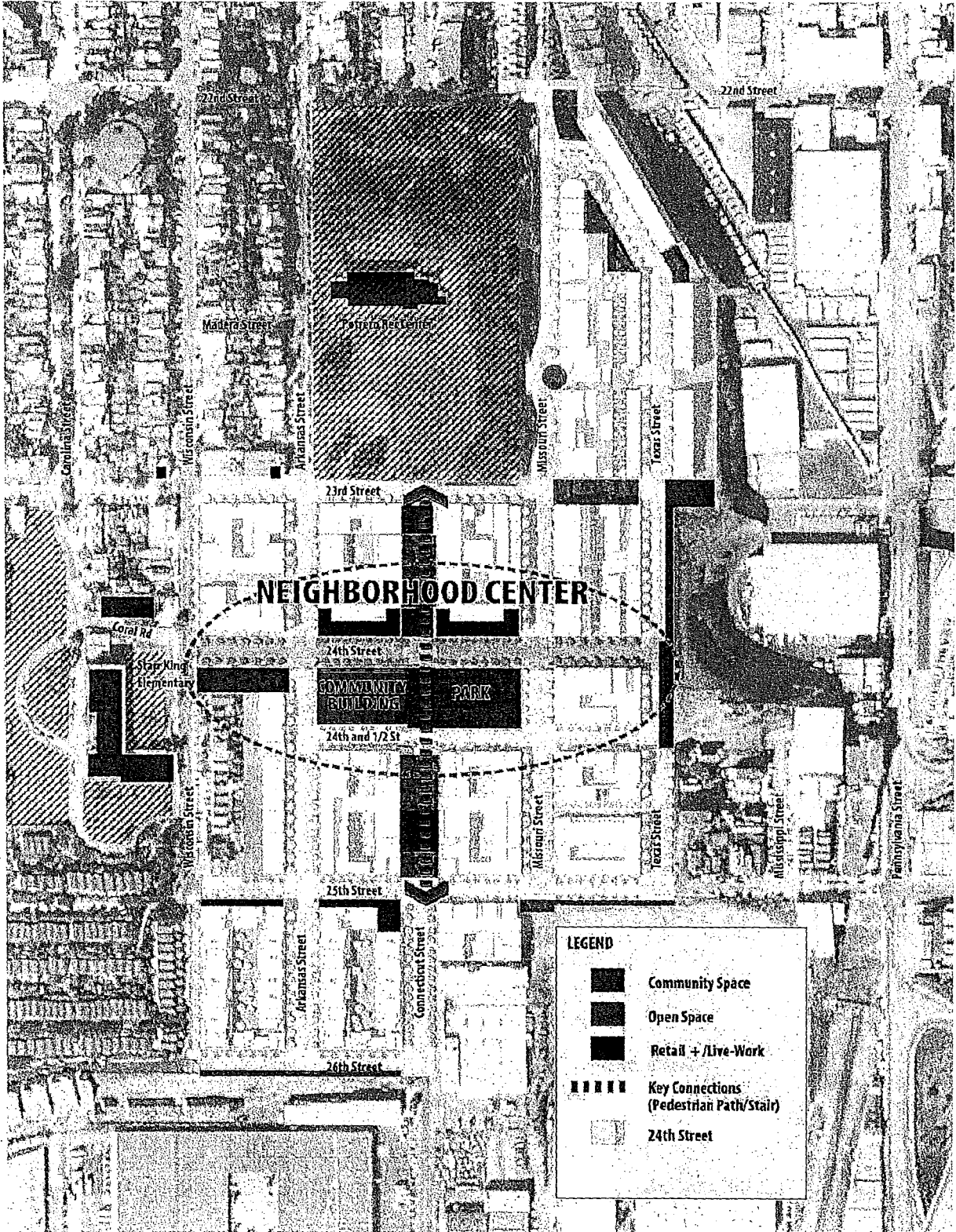


3. URBAN DESIGN CONCEPT

The transformation of the Potrero Terrace and Annex will follow simple, time tested urban design principles reflected in the goals and principles enumerated above. These principles translate into the following urban design features of the master plan:

- Improve connectivity and reconnect the street grid to the surrounding neighborhood to create a singular, undivided neighborhood;
- Create a new neighborhood retail/community core on the south side of Potrero;
- Include a range of community services, including retail, recreational and supportive services for all residents within the community;
- Provide carefully scaled park spaces and recreational opportunities along with public facilities;
- Place buildings facing the streets with entries to people's homes along wide, tree-lined sidewalks;
- Create a variety of housing types that continues the vibrant architectural pattern of neighborhood for a mix of incomes.

The framework plan establishes the design concepts that will guide the development of the project. The sections that follow define the overall urban design including: land use, circulation, open space, sustainability, building type, and phasing.



URBAN DESIGN CONCEPT PLAN - FIGURE 3.1



3.1 URBAN DESIGN CONCEPT

Building better neighborhoods requires a combination of services and housing in a safe living environment. These principles will be carefully incorporated into the design of the buildings and open spaces of the development. Buildings will include individual unit entries with many homes having front doors on the street or from private interior courtyards. Living spaces, kitchens, and balconies will overlook the streets and open spaces for security, and to create a sense of identity and a sense of ownership, which is crucial to defining a neighborhood. Open spaces will be adjacent and visible to community facilities with active programming, so that outdoor gathering areas are coupled with supervision.

The redevelopment of the Potrero Terrace and Annex will build off the lessons of other Hope VI type projects, but go further in creating more housing and income variety which are essential to creating better functioning neighborhoods. The plan incorporates the patterns of traditional San Francisco neighborhoods, upon which these fundamental principles are based.

The urban design vision for the redevelopment of the Potrero Terrace and Annex is to connect the development to surrounding streets, open spaces and the larger community. The new neighborhood will include a diverse mix of uses and open spaces, complete with a new community core on the south side of Potrero Hill. There will be a variety of housing types with a range of affordability, including replacement of public housing, additional affordable, rental & senior housing, and market rate for-sale and rental homes.

The core of the new development will be the new 24th Street neighborhood center. Much of the existing valley will be filled in order to extend Arkansas Street and to provide for two nearly level blocks of 24th Street. With such a steep site, it is very important to create a neighborhood space that is central and accessible.

24th Street will have prominent connections to the surrounding neighborhood and amenities. Squiggle Park will create an accessible path to Wisconsin Street, Starr King Elementary and Starr King Open Space. Connecticut Street provides access to the south, and a potential new stair to the north will provide a pedestrian connection to Potrero Hill Recreation Center.

The core of the neighborhood will be the central open space, the community center building, small-scale retail and an affordable senior housing project. Locating senior housing in the neighborhood center will assure that seniors have direct access to the heart of the new community and the variety of centralized amenities.

Main Components of the new Neighborhood Center

- Central Open Space
- Community Center
- Mixed-use Buildings
- Senior Housing
- A mix of Market-rate and Affordable Housing
- Connections to neighborhood amenities



Central Park from 24.5 and Missouri Streets



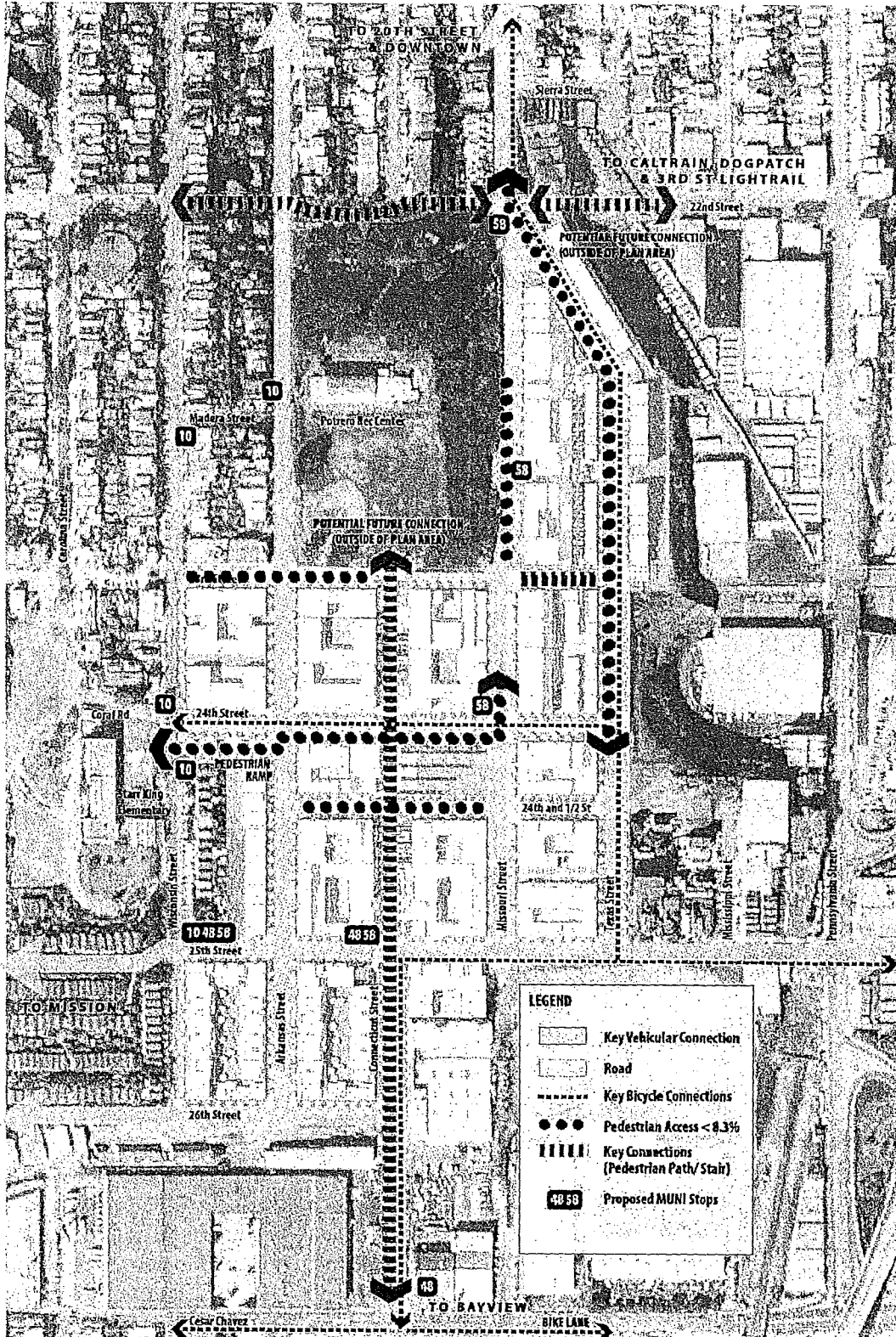
24th Street at Connecticut Street Stair



Squiggle Park from Wisconsin Street



Figure Ground: Existing & Proposed



MOBILITY AND CIRCULATION CONCEPT PLAN - FIGURE 3.2.1





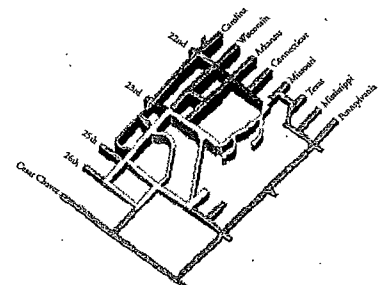
Arkansas Street looking north

3.2 NEIGHBORHOOD CONNECTIVITY, MOBILITY AND CIRCULATION

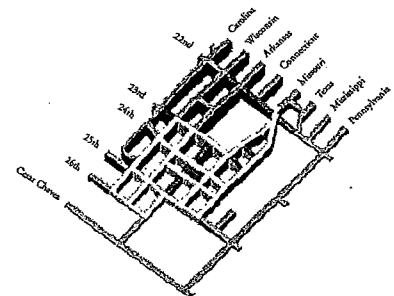
The Potrero Terrace and Annex has long been disconnected physically, economically, and socially from the surrounding neighborhood. Stitching the neighborhood together physically will begin to break down the barriers currently dividing it. Great neighborhoods include a diversity of land uses, people, income levels, building types, and public spaces that function as a whole. The goal of bridging the existing divide hinges on creating these connections and providing new amenities and destination uses to forge one neighborhood identity.

Creating connections to the greater neighborhood is a driving force behind the master plan for Potrero Terrace and Annex. New north/south connections that extend existing streets through the site blur the boundaries of the project site and begin to stitch the neighborhood together. Arkansas, which currently dead-ends at 23rd Street, will now make its way down the hill and connect all the way to 26th Street. Missouri and Texas streets will connect 25th Street with the neighborhood to the north. A new 24th Street will provide a strong east/west pedestrian and vehicular connection from Starr King Elementary School and Starr King Open Space through to Texas Street, while also opening an important view corridor to the East Bay hills.

New pedestrian connections will provide important links to new and existing neighborhood amenities. Connecticut Street will transform into a grand series of stairs linking residents to the open spaces at the top of the hill. A new stair connecting 23rd Street from Missouri to Texas Street will provide pedestrian



Existing Street Network



Proposed Street Network



Pedestrian ramp at Squiggle Park

access for residents and neighbors to open spaces along Texas Street and open a view corridor to the east.

The plan maximizes accessibility by locating the neighborhood core at the center of the development on streets with less than 5% slope, providing an accessible path to important neighborhood amenities such as Starr King Elementary School and the health clinic at the intersection of Coral and Wisconsin Streets. The majority of the units for people with mobility impairments will be located adjacent to the neighborhood core and public transportation routes.

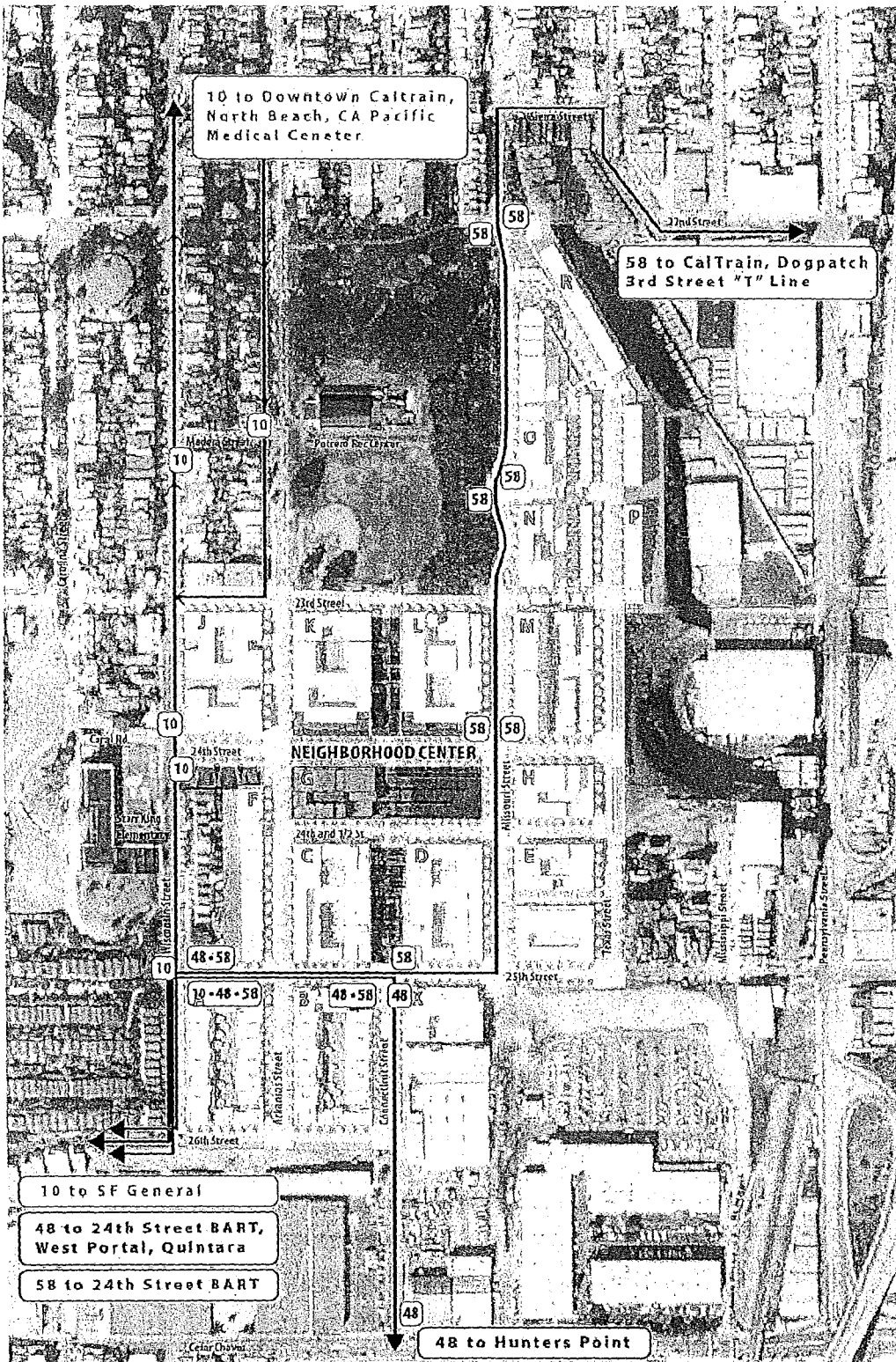
The new street layout will provide for key bicycle connections on the least steep streets and streets without MUNI routes to existing bicycle infrastructure along Cesar Chavez to the south and Indiana Street to the east. Texas Street will provide a north/south connection and 24th Street will connect Texas Street to the Starr King Open Space to the east. These key bicycle connections are not planned as official bicycle facilities, but have the ability to be signed and marked as Class III Bicycle Routes in the future.

According to SFMTA's MUNI Forward, MUNI service through the new neighborhood will include the 10, 48 and 58 lines. The 10 and 48 lines are currently in operation and the 58 line will commence operation in 2016. The following proposed routes and bus stop locations were preliminarily approved by SFMTA and are shown on the MUNI Route Diagram:

- The 10 will use Wisconsin Street.
- The 58 will transverse the project along Missouri and 25th Streets with stops at 22nd Street, at the top of the Missouri Overlook, 24th Street, Connecticut, and Wisconsin Streets.
- The 48 will be limited to the southern portion of the site with stops along 25th street at Connecticut and Wisconsin Streets.

Interim routes and bus stop locations will be coordinated with SFMTA once a final phasing plan is established.

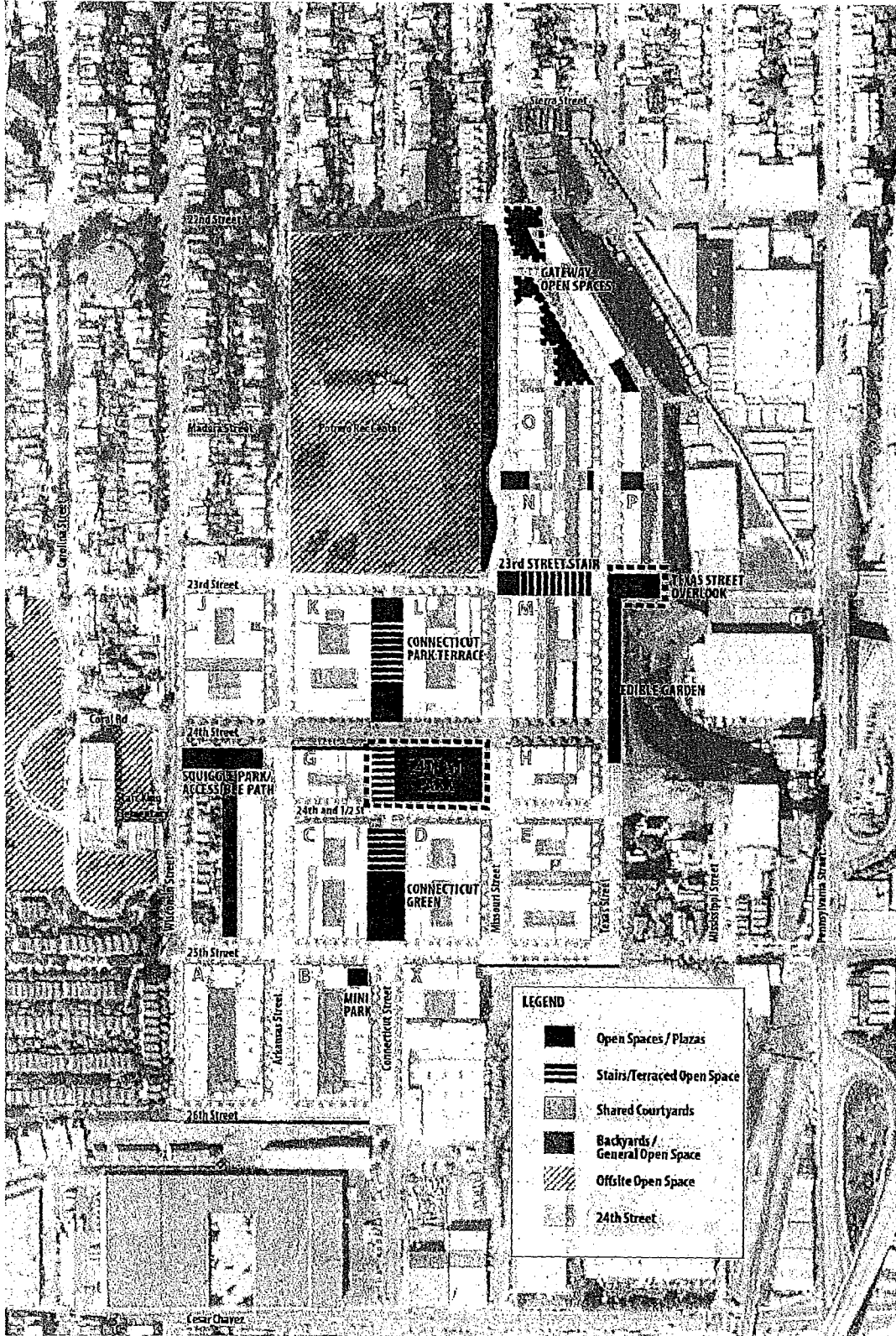
The proposed circulation system creates as many connections as possible with existing infrastructure and provides for potential future connections that are outside of the jurisdictional purview of this plan. Potential future connections include a stair connecting 23rd and Connecticut to the top fields at the south end of the Potrero Rec Center (located on property of SF Recreation and Parks Department), and a stair linking Missouri Street to 22nd Street (located on private property, see appendix A3). The latter would provide improved access to the CalTrain Station and T-Third Street Light Rail.



MUNI BUS ROUTE DIAGRAM (POST MUNI FORWARD IMPLEMENTATION) - FIGURE 3.2.2



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OPEN SPACE CONCEPT PLAN - FIGURE 3.3





Aerial Perspective - After

3.3 OPEN SPACE CONCEPT

The open space concept builds off of the street network, urban design and circulation concepts to locate a variety of open space types throughout the project site and create new connections to the existing open spaces in the neighborhood.

Safe, active and inviting public spaces are key to the success of a new neighborhood. The new parks are designed and developed as part of the existing open space network, including Starr King Open Space and Potrero Hill Recreation Center. These new and existing open spaces will be connected by tree lined streets and generous landscape stairs, which in turn link to private stoops, porches, entry courts and courtyards. Together these landscape and streetscape elements constitute a central cross of open spaces along 24th and Connecticut Street that connect the project area to the surrounding neighborhoods.

Smaller parks are located on Block B and at the confluence of Texas and Missouri Streets. Additional open spaces are created with generous pedestrian connections throughout the site. Stairs/terraces along Connecticut and 23rd Street provide unique open spaces with grand views to the south and east.

3.4 BUILDING FORM

The redeveloped neighborhood will be composed of a variety of building types, forms, and heights to create a vibrant and safe community with well-defined public streets and open spaces. The overall plan highlights the topography with larger stepping buildings located on the natural ridge and smaller stepping buildings on the slopes while maintaining key view corridors. Mixed-use, mid-rise buildings are located on 24th Street to emphasize the importance of the neighborhood core and the Connecticut Stair connection to the Potrero Hill Recreation Center. Walk-up buildings step up along the eastern edge and are used to transition between the surrounding neighborhood and the new development.



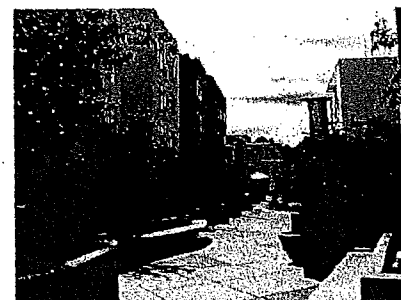
Senior Housing



Townhouses over Flats



3 Story Stacked Flats



Podium Courtyard with Unit Entries

BUILDING TYPES

A range of building types will be used to provide for a variety of living arrangements including street and courtyard walk-ups, townhouses, and corridor/elevator buildings.

BUILDING HEIGHTS

Building heights will vary throughout the site with taller buildings located to take advantage of natural topography while preserving view corridors. Lower three story buildings will transition to the existing housing neighborhoods. All buildings will step with the topography of the site.

3.5 LAND USE

Land uses will be restricted to those permitted by the Planning Code and the General Plan as well as a Special Use District (SUD) that will be established to allow retail and community services, among other things.

Location of land uses will generally adhere to the Land Use Concept Plan.

3.6 HOUSING

The development will include both rental and for sale housing, both affordable and market rate. In keeping with the goal of creating a true mixed income community, affordable and market rate buildings will be distributed throughout the site with the quality of design indistinguishable.

REPLACEMENT AND AFFORDABLE RENTAL

The 598 public housing units will be replaced on site. Approximately 535 of these units will serve public housing-eligible individuals and families in one to four bedroom units. Approximately 65 will be for seniors. Additional affordable units will serve higher income individuals and families who qualify under the Low-Income Housing Tax Credit (LIHTC) program. Each affordable building will contain a mix of public housing residents and LIHTC residents.

MARKET-RATE AND MIXED INCOME

Several parcels may be sold to for-profit developers to build market rate housing.

SENIOR HOUSING

A building exclusively for seniors is planned to be located on the main commercial street so that seniors will have easy access to the services and amenities located at the center of the development. The senior building may be part of a mixed-use building with community uses.

PARKING APPROACH

The Special Use District (SUD) and the Development Agreement will govern the number of parking spaces required. The amount of off-street parking provided in individual buildings and on individual blocks will be a function of site-specific conditions and overall feasibility.

Car-sharing spaces will meet Planning Code requirements on a block-by-block basis.

All parking spaces will be unbundled and sold or rented separately.

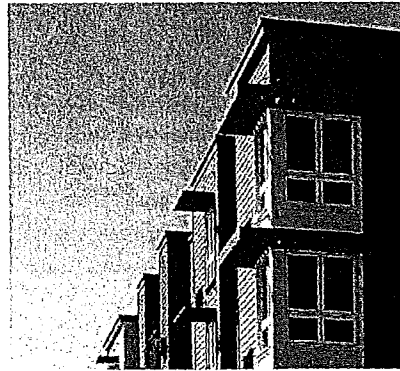
In addition to structured parking, there will be an ample supply of on-street spaces. Many of the north-south streets will have 90 degree parking to take advantage of the street width to maximize available on-street parking. Parking on 24th Street adjacent to the retail and community center will be back-in angled to enhance bicycle and pedestrian safety.

TDM STRATEGY

The Rebuild Potrero transportation demand management (TDM) strategy involves both active and passive methods. The design of the neighborhood alone is a great step forward to promoting and encouraging more efficient use of transportation uses. The neighborhood design will promote pedestrian activity through the design of the street and open space network, the inclusion of a neighborhood center including retail and restaurants, and access to MUNI transit lines at key neighborhood locations. Active methods may include providing car-share spaces, promoting transit use through offering reduced-cost transit passes, and having the Master Homeowners Association regularly distribute transit information. The final TDM strategy will be developed as part of the entitlement process.



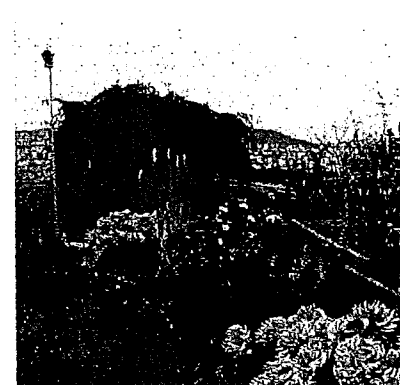
Green Streets



Solar Shading

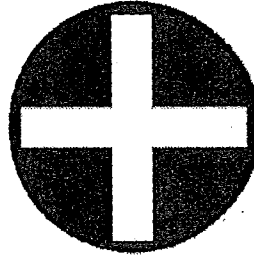


Wind Turbine

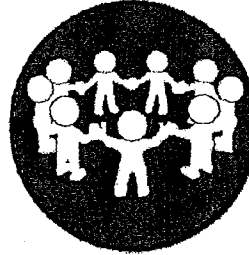


Community Garden

Sustainability through Integrated Design



Human Health



Health of Community



Health of Natural World

3.7 SUSTAINABILITY

Creating a model sustainable community is one of the key goals of the redevelopment. An integrated design approach looks not only at the future of the built environment, but the health of individuals and community in and surrounding the development. The following tools and resources helped guide the development of the master plan.

LEED FOR NEIGHBORHOOD DEVELOPMENT

The LEED for Neighborhood Development (ND) Rating System incorporates compact development, urbanism and green building goals into the first national system for sustainable neighborhood design. The scale of the redevelopment offers a unique opportunity to address these principles in an existing urban environment and the goal is to create a LEED ND Gold community.

SAN FRANCISCO GREEN BUILDING ORDINANCE

The San Francisco Green Building Ordinance sets green building requirements for all newly constructed buildings in San Francisco. The development will fully comply with the standards and exceed requirements where possible.

GREEN POINT RATED

Required under the SF Green Building Ordinance, GreenPoint Rated is a third party verification of the criteria outlined in Build It Green's Green Building Guidelines, a system developed specifically for green home building in California. The SF Green Building Ordinance uses this system and/or the LEED program to ensure and rate the level of sustainability of an individual building. Many of the buildings at Potrero will exceed the GreenPoint Rated threshold of 75 points.

SAN FRANCISCO INDICATOR PROJECT

The development team worked with the San Francisco Department of Public Health to incorporate public health goals as recommended by the San Francisco Indicator Project, formerly the Healthy Development Measurement Tool (see <http://www.sfindicatorproject.org/>). The DPH evaluated baseline conditions and provided community level health data using a number of public health indicators for Potrero and the surrounding neighborhood and proposed recommendations to help inform the master planning with the aim of creating a 'health-promoting' community.

OTHER REQUIREMENTS

The affordable housing component of the development will meet all required criteria of applicable funding programs. For example, the LIHTC program requires funded housing to meet minimum construction standards and sustainable building methods. These will be achieved based on the criteria in place at the time funding applications are submitted.

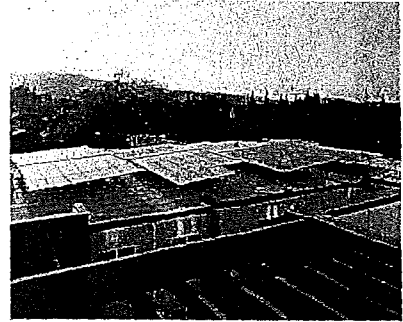
CALGREEN

The first statewide sustainable building code went into effect in January 2011.

3.8 STORMWATER

The redevelopment of the Potrero Terrace and Annex will improve stormwater management by incorporating Low Impact Development strategies into the site design and by utilizing a variety of Best Management Practices.

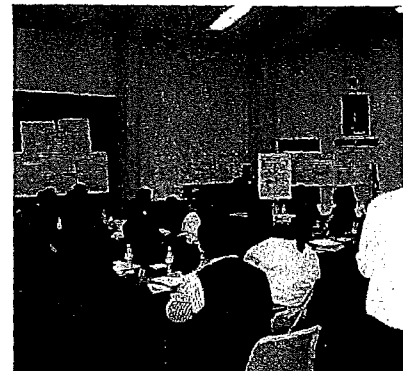
Due to the geological challenges of the serpentine rock that covers a majority of the site, there are limited opportunities to infiltrate stormwater on site. A comprehensive Stormwater Mitigation Plan will be developed for the entire development at the appropriate time.



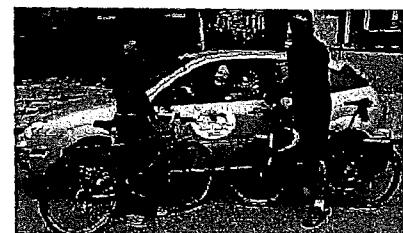
Solar Photovoltaics



Low VOC Interiors



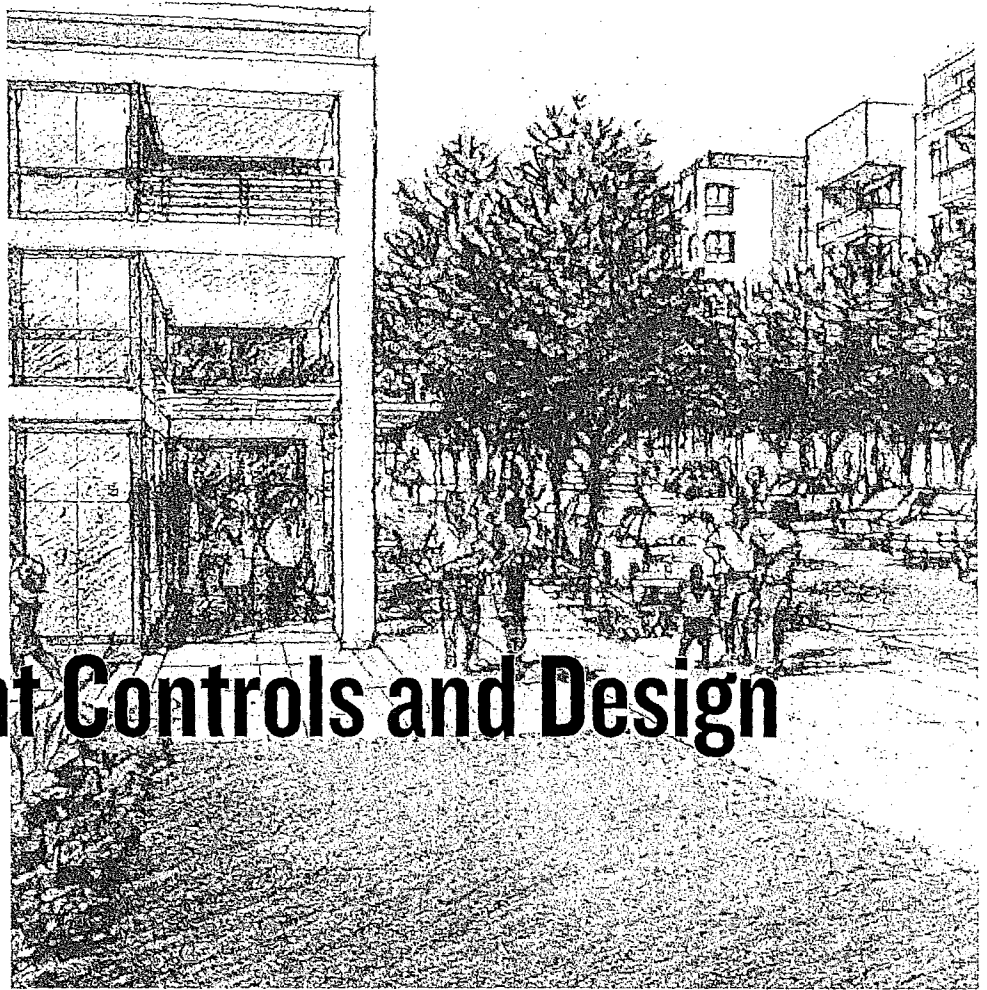
Sustainability Community Meeting Focus Group



Bicycle Ridership and Car Sharing

Part 3

Development Controls and Design





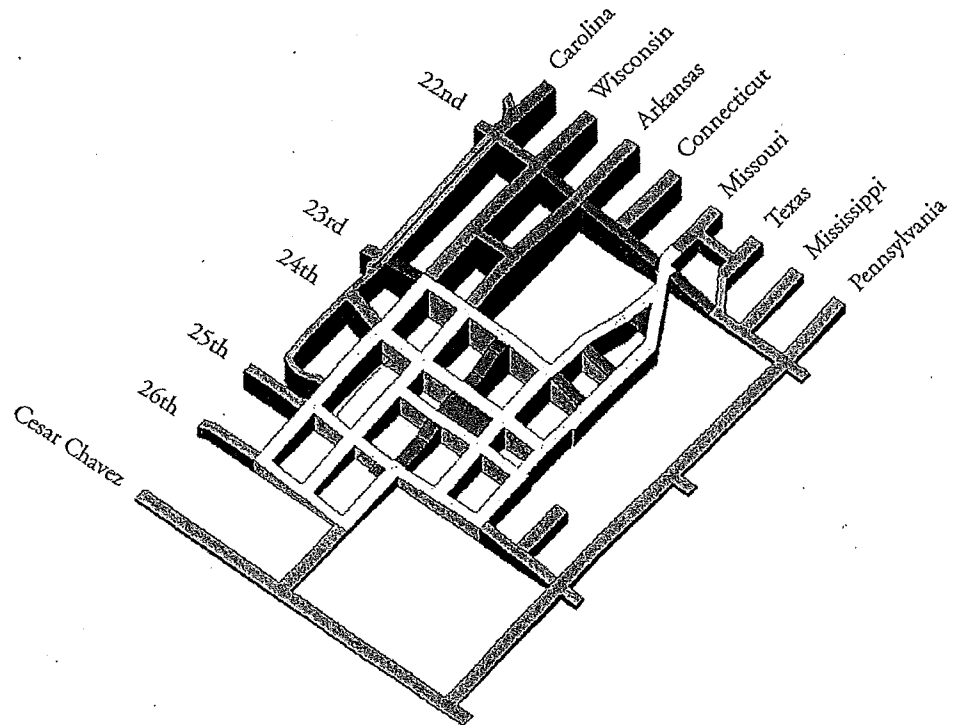
Implementation

The purpose of this section of the Design Standards and Guidelines is to set forth requirements and recommendations for site planning, street and open space design, and building design. This chapter is regulatory and, by reference, is an extension of the San Francisco Planning Code. The regulatory basis of this document, its implementation and design review processes, can be found in Planning Code Section 249.76.XX, the Hope SF Potrero Special Use District.

The chapter provides development requirements as “Controls” and “Guidelines”.

Development Controls Controls are described as measurable quantitative requirements and generally must be met. The SUD includes provisions on how controls can be modified through the design review process.

Design Guidelines In most cases, guidelines are described as non-measurable non-quantitative requirements. Though not measurable, such guidelines are required to be met. In reviewing and approving design review applications, the Director has discretion in determining if the clear intent of the guideline has been sufficiently met. However, guidelines are sometimes described as a suggested way to meet a particular design objective. In such cases, the guideline does not need to be followed as long over the overarching design objective has been met.



4. Streets, Stairs and Open Space

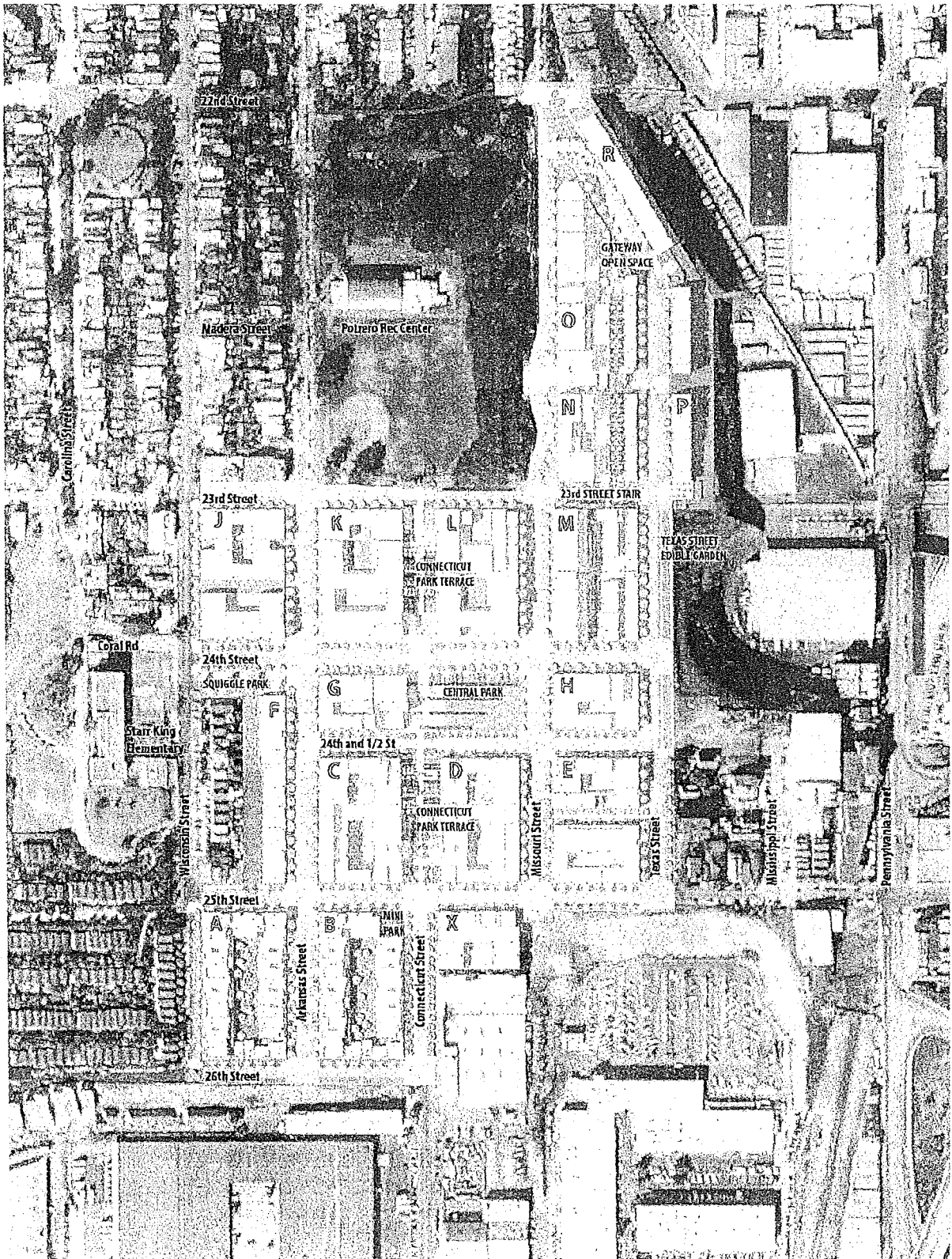
This chapter outlines the details of the street, stair and open space network described in Chapter 3: Urban Design Concept.

4.1 STREET DESIGN

Streets are an important element of any neighborhood. The new streets of Potrero are designed to be safe and accommodating to all, with wide sidewalks, shade trees, and expansive Bay views. Each individual street type shall be built to the specifications of the applicable street section provided. The Controls and Guidelines below apply to all street sections. Description and design intent are described for each street. Review of final design of streets will be facilitated by San Francisco Public Works. Streets design described here is consistent with the Master Infrastructure Plan.

Development Controls

1. The following street sections represent a design vision for each individual street type. Each street shall be built to the specifications of the applicable street design provided per terms of the Development Agreement and MIP.
2. Streets shall be provided at locations specified in this document. All streets must be through streets unless otherwise indicated, with full access by the public at all times. Private drives or parking entries may not be substituted for streets.
3. Street design shall adhere to the standards contained in the Better Streets Plan(BSP) except as otherwise specified in this document.
4. Sidewalk throughways, where provided, shall be no less than 6 feet in width.



Site Plan - Figure 4.1

Potrero Hope SF | Design Standards and Guidelines



Buildings step up street.



Perpendicular parking with planters.



Tree Lined 'Green' Streets

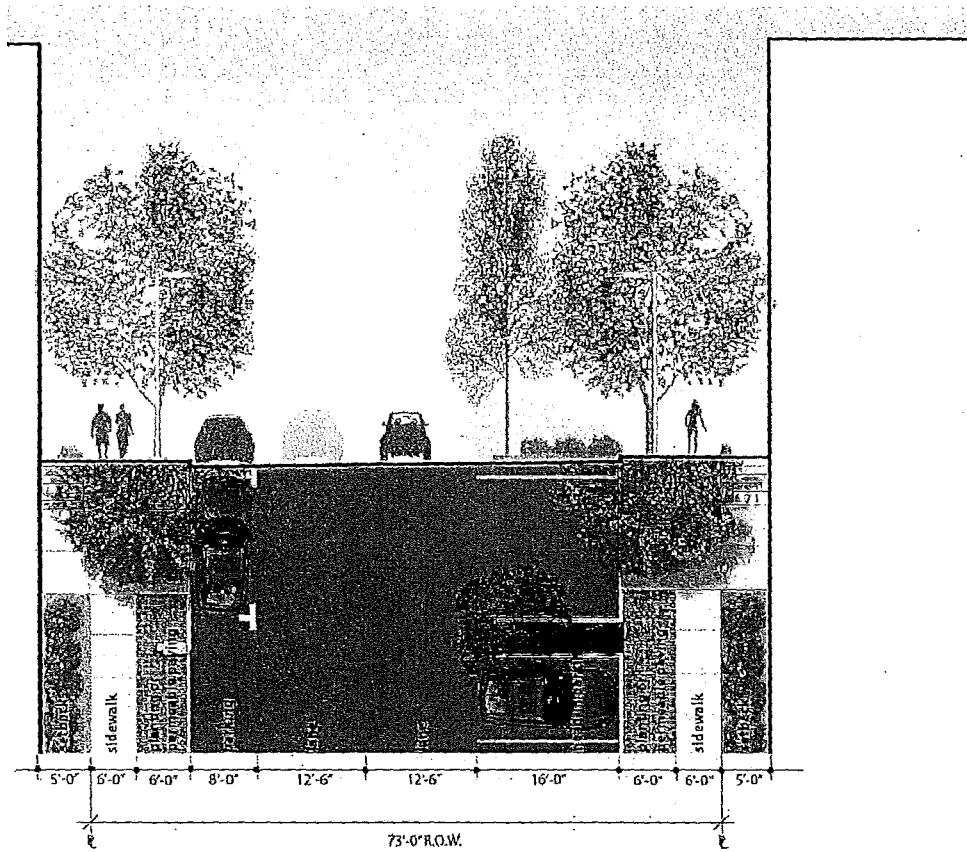


Traffic Calming

5. Street trees shall be planted approximately every 20-35 ft. along all public streets, acknowledging that actual tree spacing will be influenced by street character, lighting, utilities, tree species, lines of sight, architectural and other issues. Streets located along cliff edges are exempted on the cliff side.
6. Corner bulbs and sidewalk bulb-outs (where provided) shall be designed consistent, BSP, San Francisco Public Works and other City specifications to accommodate use of mechanical street sweepers, San Francisco Fire Department and San Francisco Municipal Transportation Agency regulations.
7. Street lighting shall be designed to be well lit for pedestrians and the sidewalk and not just for vehicles and the roadway.
8. All utilities on new streets shall be located underground.
9. Utility boxes, backflow devices, and other mechanical equipment shall be placed in unobtrusive locations.
10. Projections or obstructions from structures into the public rights of way shall be limited to those permitted in the San Francisco Planning Code.

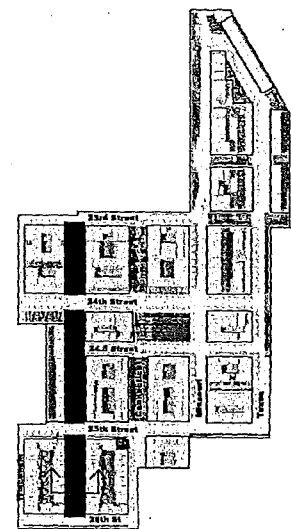
Design Guidelines

- a. New public streets should be designed to support all modes of circulation: walking, bicycling, automotive, and anticipated parking needs.
- b. The least steep streets will provide key bicycle connections to existing City bicycle networks and have the ability to be signed and marked as Class III Bicycle Routes in the future.
- c. All intersections should be designed with corner bulb-outs to slow traffic unless deemed infeasible for emergency vehicles or bus circulation. Bulb-outs should be planted with native and/or drought-tolerant plants, and offer seating areas and opportunities for installation of public art where appropriate.
- d. New public streets should utilize consistent sidewalk design (color, pattern, etc.), well-designed street furniture including seating, waste receptacles and pedestrian-scaled street lights.
- e. Street furniture selections should be consistent with other open space design elements throughout the site.
- f. Utilize paving material with a Solar Reflectance Index (SRI) of at least 29 for more than 50% of paving (including courtyards).
- g. Tree species should be varied throughout the neighborhood. Tree species may be varied by street to provide a different visual character on individual streets, but in most cases should generally be consistent along the length of each street. To reduce or minimize water consumption, trees, sidewalk plantings and plant material should be native and drought-tolerant wherever possible per SFPUC landscape and irrigation Guidelines. See Section 4.4 for Proposed Tree Species and Street Tree Planting Diagram.
- h. One perpendicular planting strip should be located at least every 80' where perpendicular parking spaces are located.
- i. Street parking can be converted to landscaped parklets subject to the City's regulations and process for such conversion.

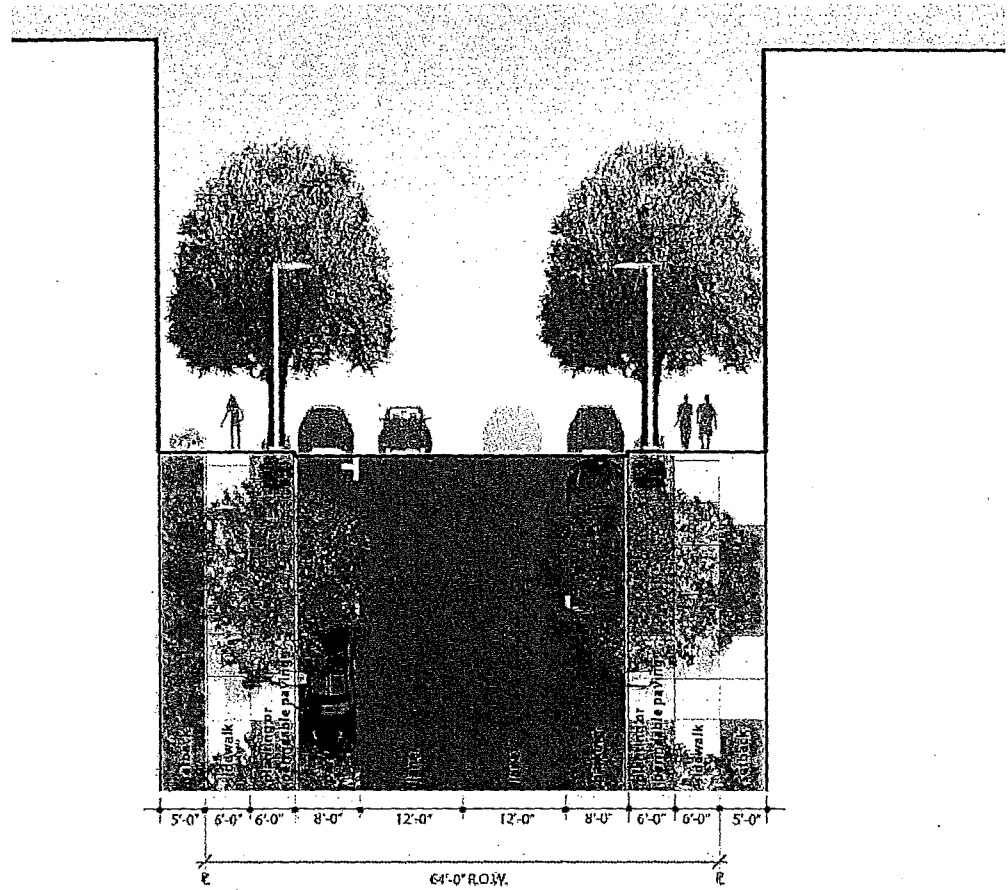


4.1.1 ARKANSAS STREET

The north/south typical street is an extension of the approximate 80' building to building dimension typical on N/S streets throughout Potrero Hill. The street section will include a combination of perpendicular and parallel parking.

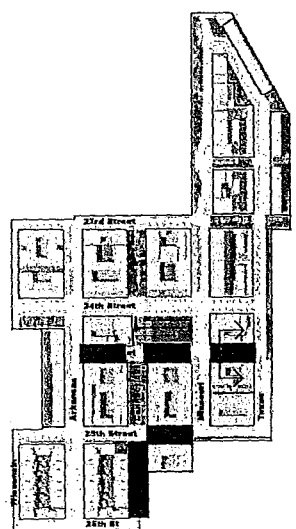


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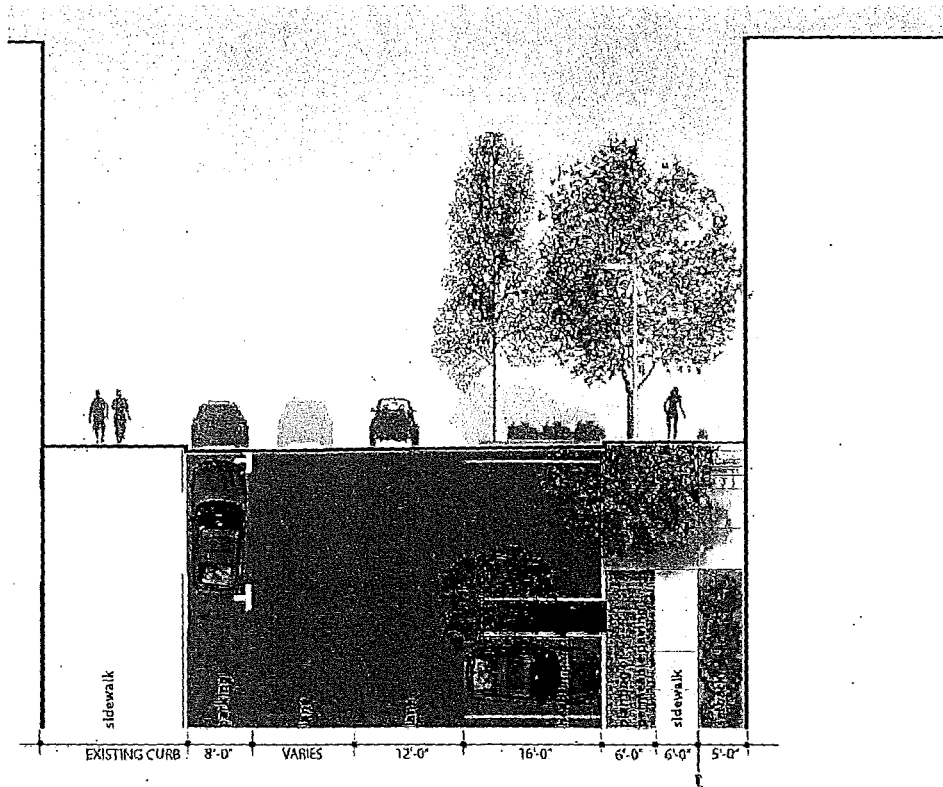


4.1.2 TYPICAL PARALLEL PARKING STREET

The typical east/west typical street is an adaptation of the 66' building face to building face for east/west streets typical on Potrero Hill. Connecticut Street between 26th and 25th Street will use the same street section. The eastern existing curb will remain in its current location.



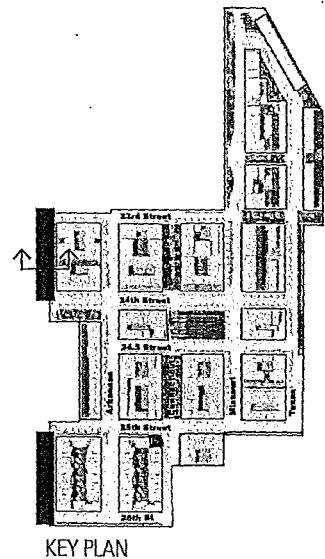
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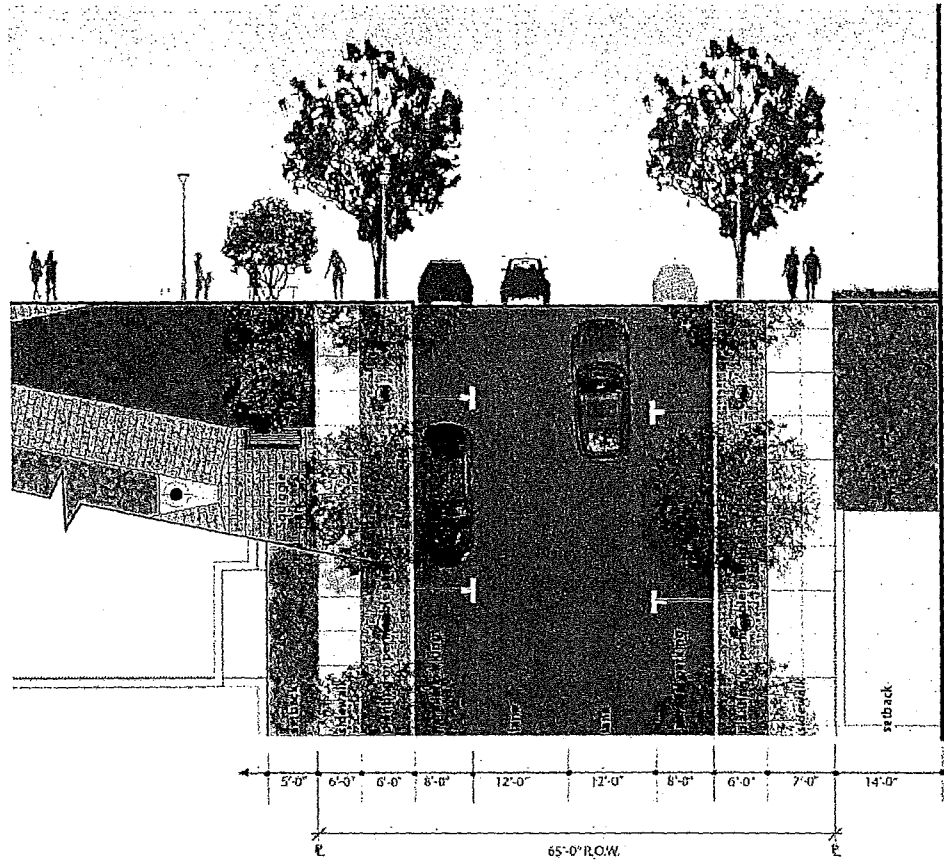
4.1.3 WISCONSIN STREET

Wisconsin between 24th and 23rd Streets currently has a 50' curb to curb dimension with two traffic lanes and parallel parking on each side of the street. The proposed street section changes the parallel parking lane on the east side of the street to perpendicular parking with bulbouts located at the corners with 24th and 23rd Streets.

Wisconsin Street between 26th and 25th Streets will hold the existing curb on the west side of the street adjacent to existing homes. The curb on the east side of the street will be moved to make room for perpendicular parking. The width of the travel lanes will vary since the western curb is not parallel to the street grid and eastern curb.

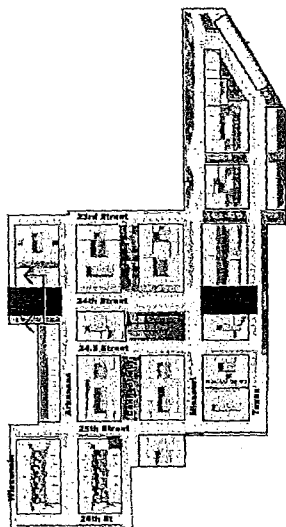


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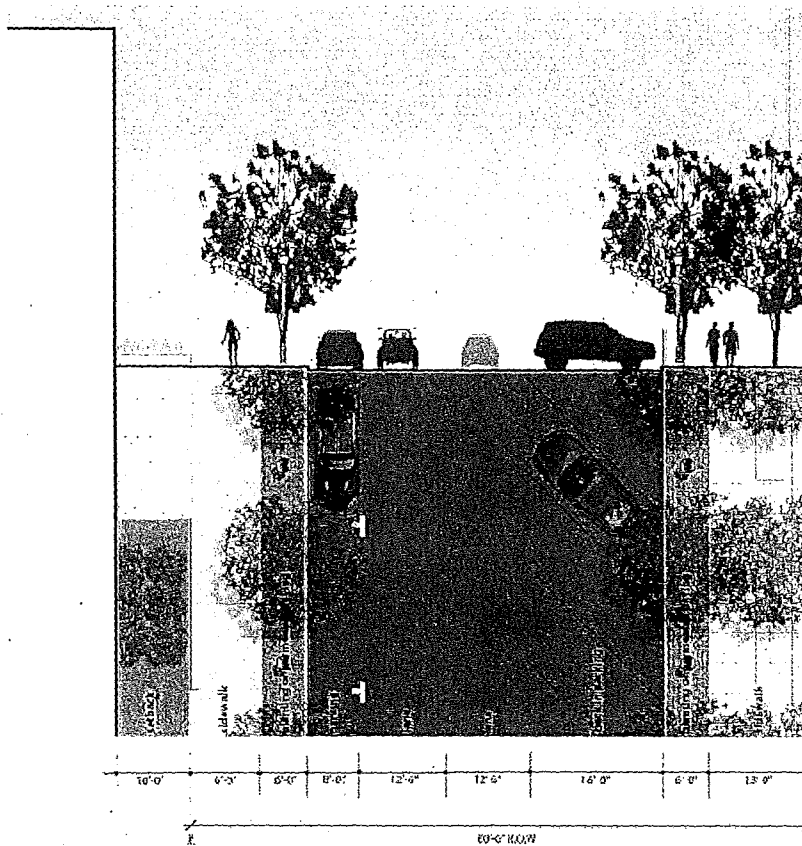


4.1.4 24TH STREET

The outer segments of 24th Street provide important pedestrian connections between Starr King Elementary School and Starr King Open Space to the Texas Street open space and the 24th Street community core. The special nature of these blocks is expressed with expanded setbacks, widened sidewalks and the Squiggle Park.



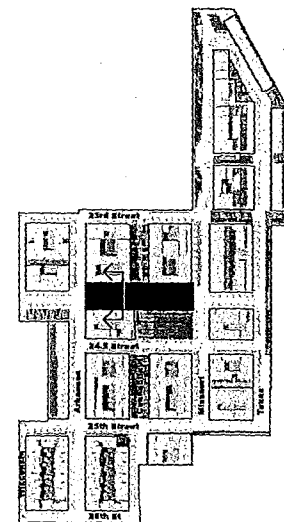
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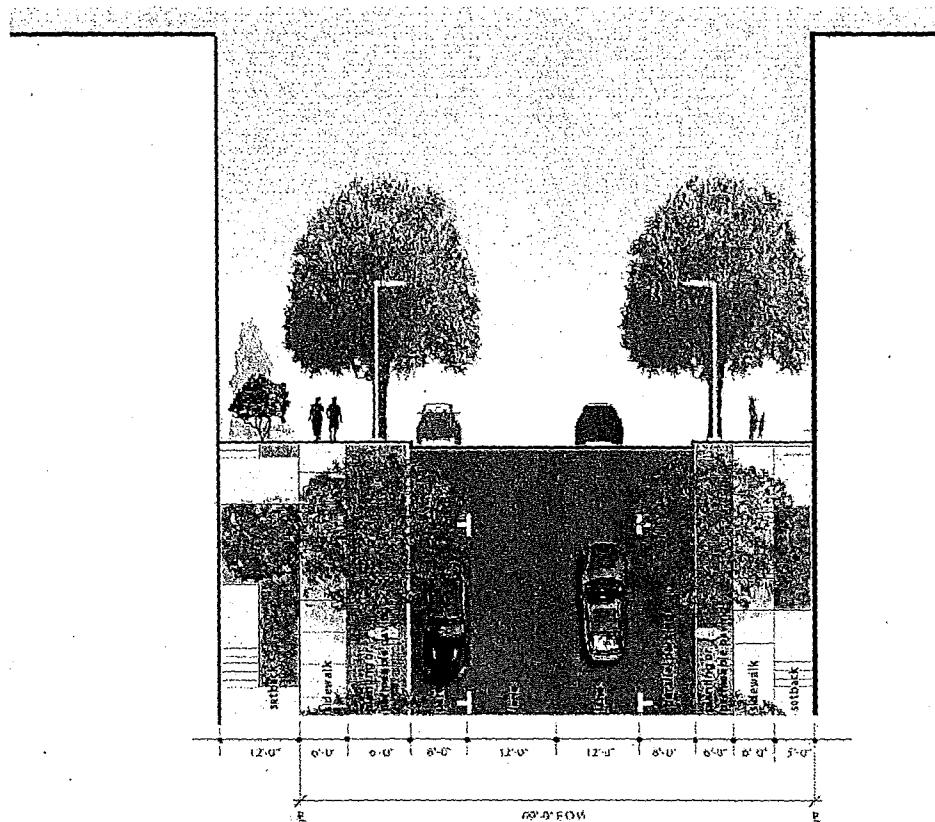
4.1.5 24TH STREET BETWEEN ARKANSAS AND MISSOURI

24th Street between Arkansas and Missouri represents the retail and community core of the development. The street is designed with extra wide sidewalks and diagonal street parking. Adjacent to the park, the expanded 10 ft setback area located on the south side of the street is envisioned as a series of “outdoor rooms” with space for picnic areas, play structures and art installations. The expanded sidewalk on the north side of the street fronts the retail/flex spaces to provide opportunities for cafe and restaurant seating. Bulb-outs should be located where MUNI stops are located.

Diagonal back-in parking is located on the north side of the street to provide convenience parking for the adjacent retail and community uses.

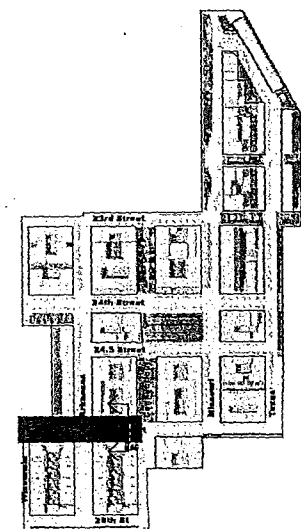


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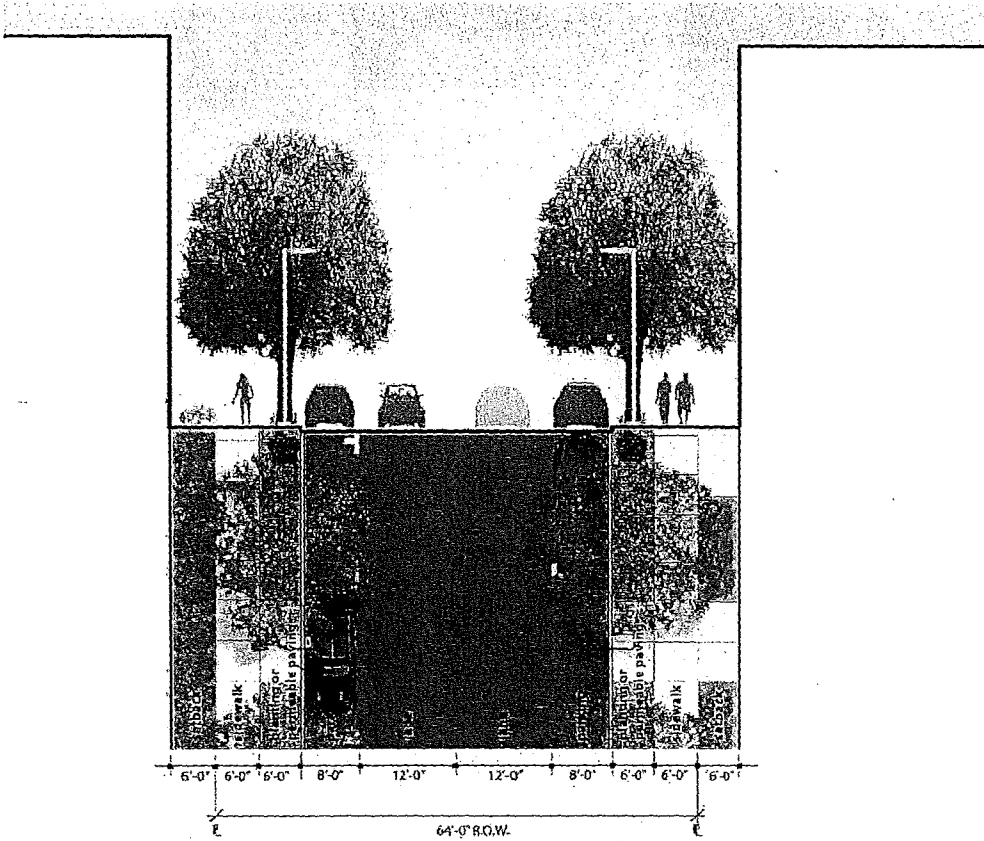


4.1.6 25TH STREET BETWEEN WISCONSIN AND CONNECTICUT

25th Street between Wisconsin and Connecticut Streets has an expanded minimum setback on the south side of the street to enhance the pedestrian connection to the existing neighborhood west of Wisconsin Street.

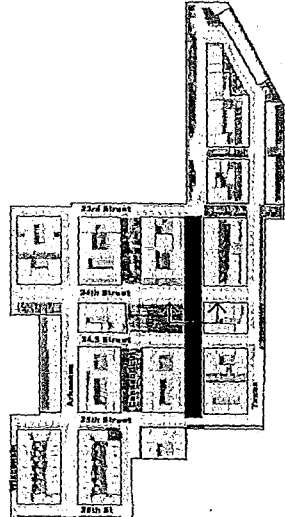


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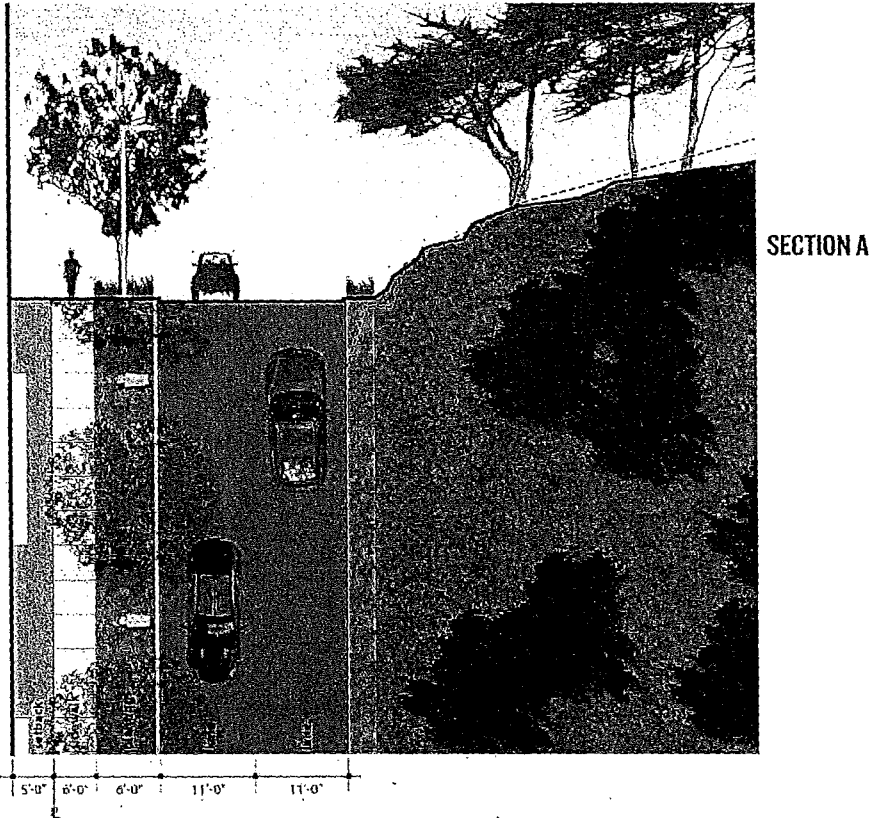


4.1.7 MISSOURI STREET BETWEEN 25TH AND 23RD STREETS

Missouri Street between 25th and 23rd Streets will be built similar to the typical parallel parking street with a one foot wider setback from back of walk to building face.

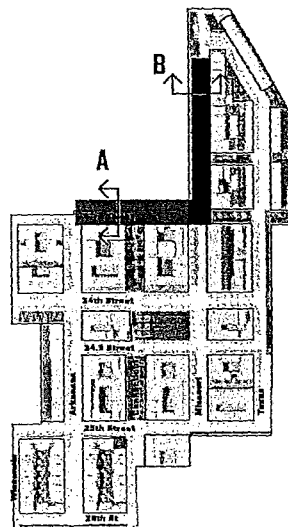


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4.1.8 23RD STREET AND MISSOURI STREET

The design of 23rd and Missouri Streets focuses on leaving as much of the existing hillside intact as possible. Due to site conditions, sidewalks on the park side of the street are not required. Missouri Street chicanes north of 23rd street to reduce traffic speed with a MUNI bus stop located at the apex of the chicane.



KEY PLAN

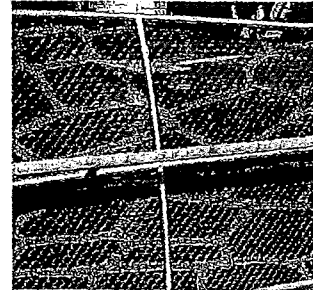
Design Guidelines

- a. The preferred design for the west side of Missouri Street north of 23rd Street is to have the natural rock exposed by the cut to existing grade to be exposed. More geotechnical analysis is needed to determine structural integrity of the slope, post regrading.
- b. The secondary option for the design of Missouri Street north of 23rd Street should include a split retaining wall system with planing areas located adjacent to curb and between retaining walls.
- c. The design of the west side of Missouri Street should maximize planting.

4.1.8 OPTION 1 - CAPPED ROCK

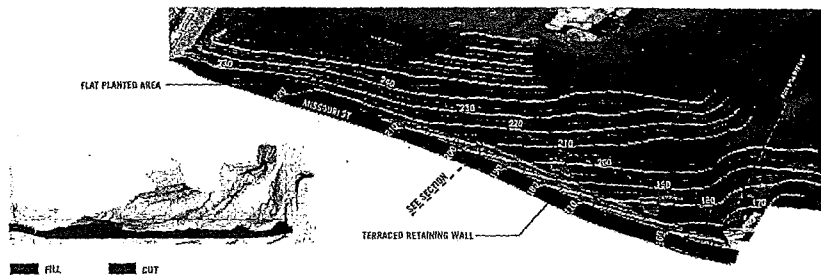
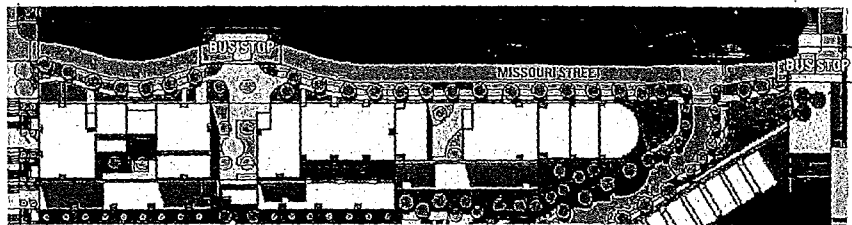
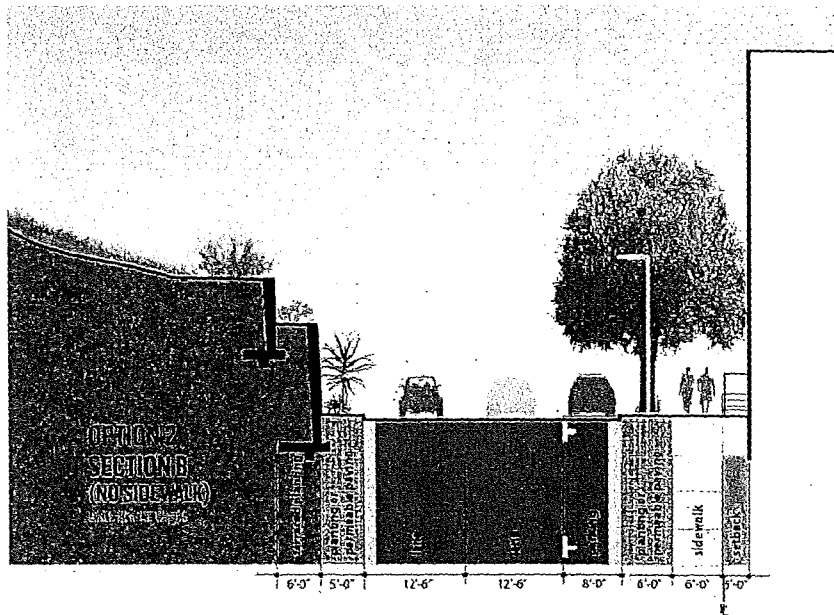


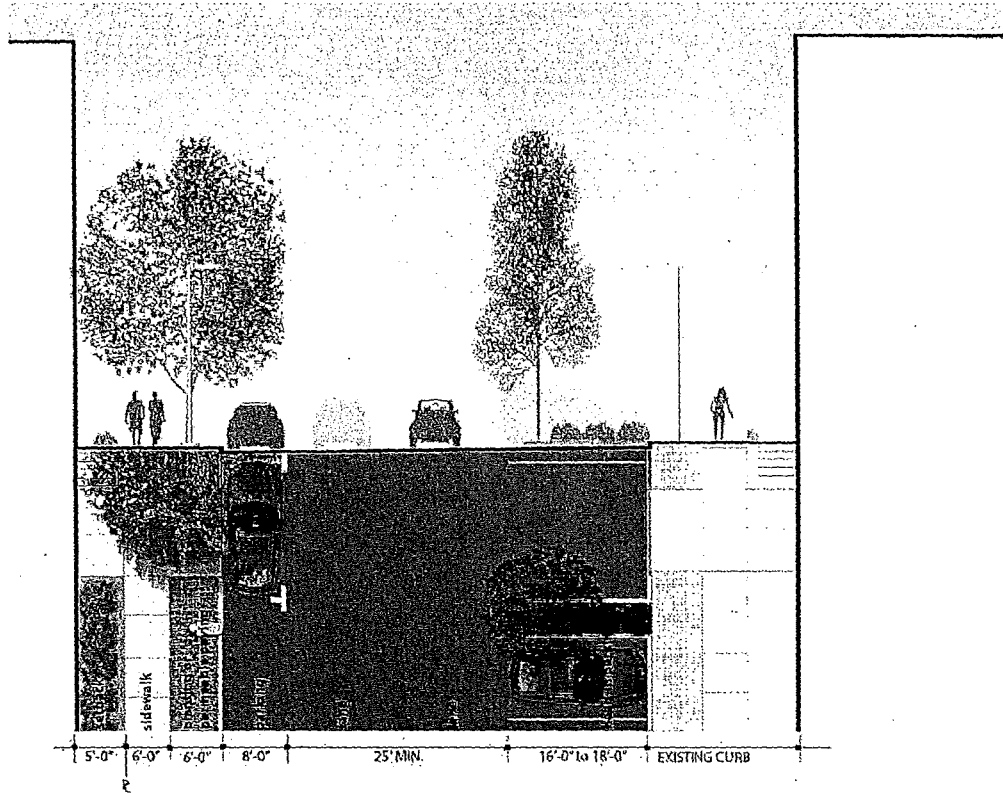
If structurally sound, cut rock should be exposed.



Decorative metal mesh may be needed to protect against falling rock.

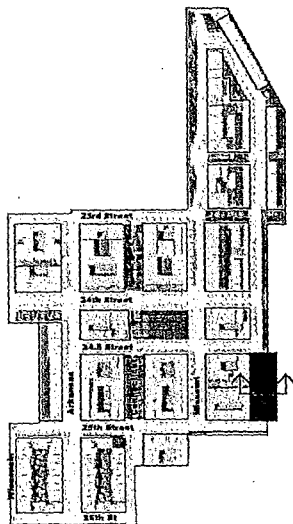
4.1.8 OPTION 2 - RETAINING WALLS



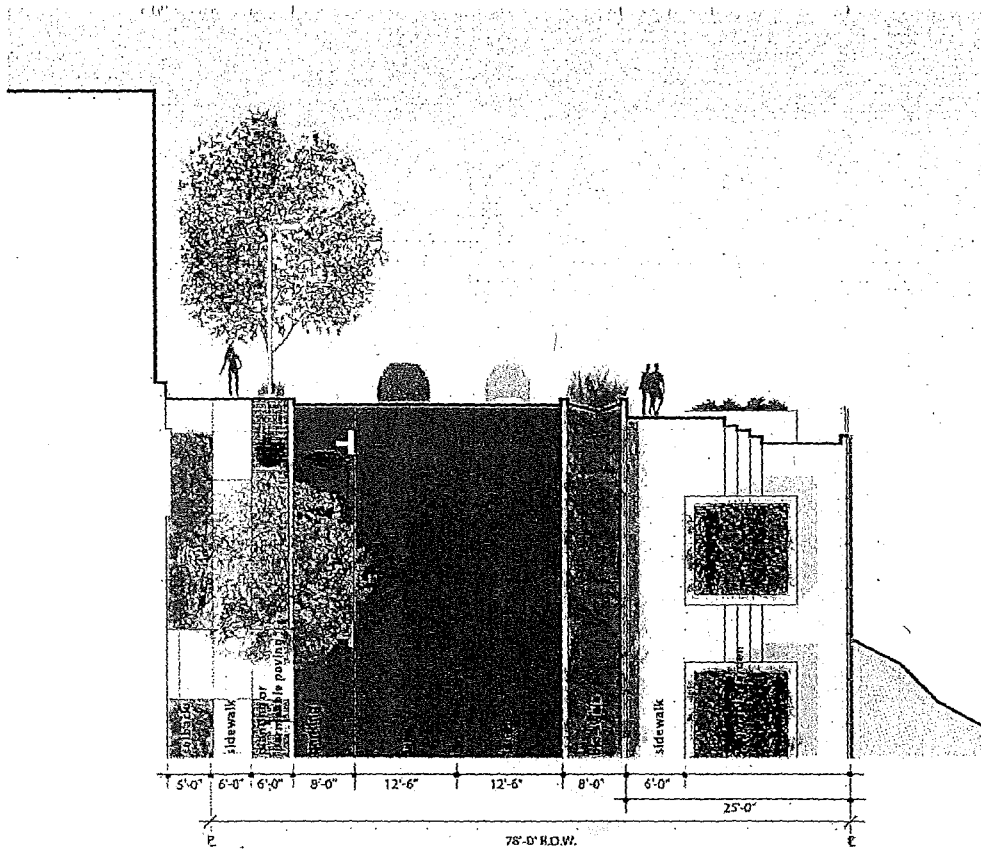


4.1.9 TEXAS STREET BETWEEN 25TH AND 24.5 STREETS

The final configuration of Texas Street between 25th and 24.5 Streets may vary from the above configuration. The final configuration should be designed in coordination with adjacent landowners. The reconfigured Texas Street allows the opportunity to move the existing eastern curb west to provide for a new planting strip and maintain the existing perpendicular parking. As Texas Street approaches 24.5 Street to the north, the eastern parking configuration may change from perpendicular to parallel parking to allow for parts of the existing topography to be maintained.

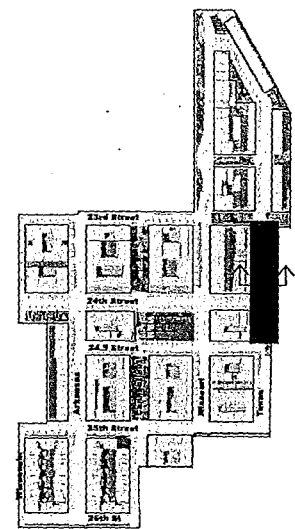


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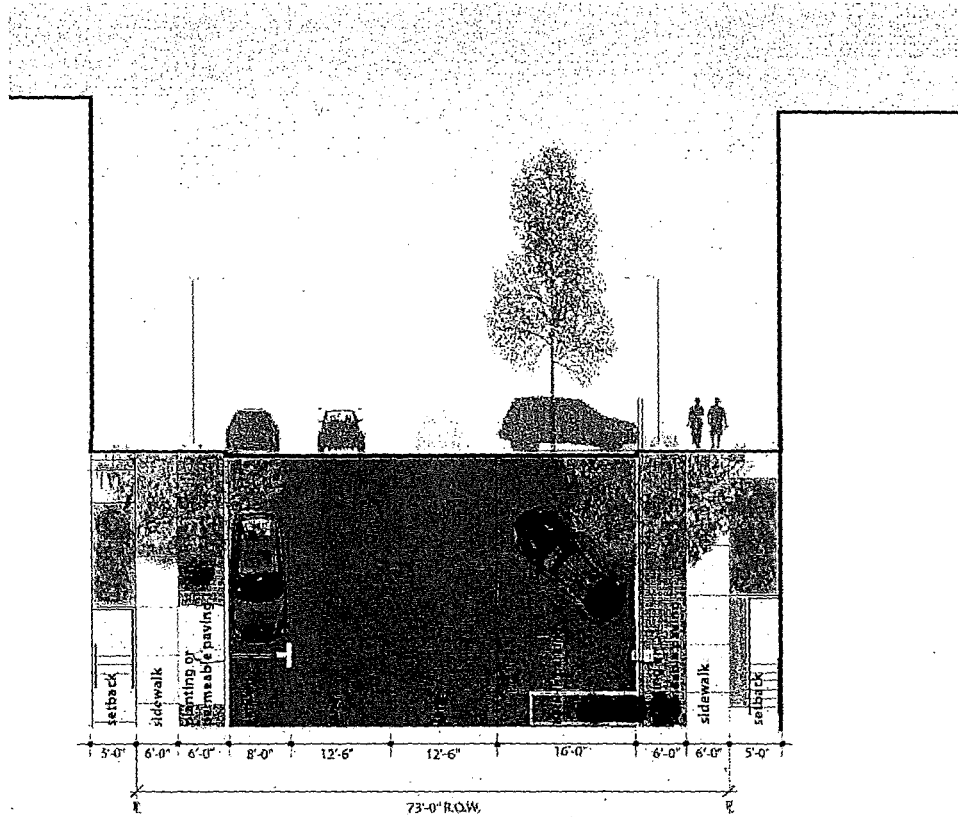


4.1.10 TEXAS STREET @ GARDEN

Texas Street, adjacent to the Community Garden, provides a unique opportunity for views and stormwater management. Parallel parking is located on the building side of the street. The community garden is on the east side of the street with a vegetated-swale buffer and sidewalk providing access to the garden.

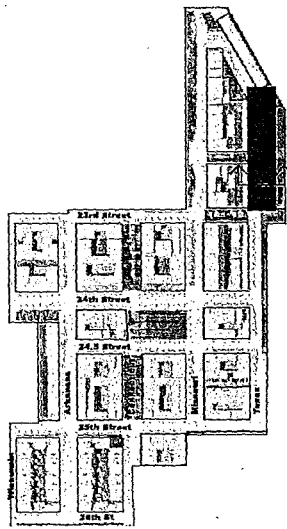


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4.1.11 TEXAS STREET

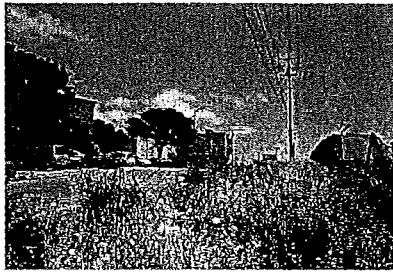
The northern section of Texas Street includes back-in diagonal parking on the east side of the street.



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25th Street looking West



25th Street looking East



26th Street looking West



26th Street looking East

4.1.12 STREETS AT CLIFF EDGES

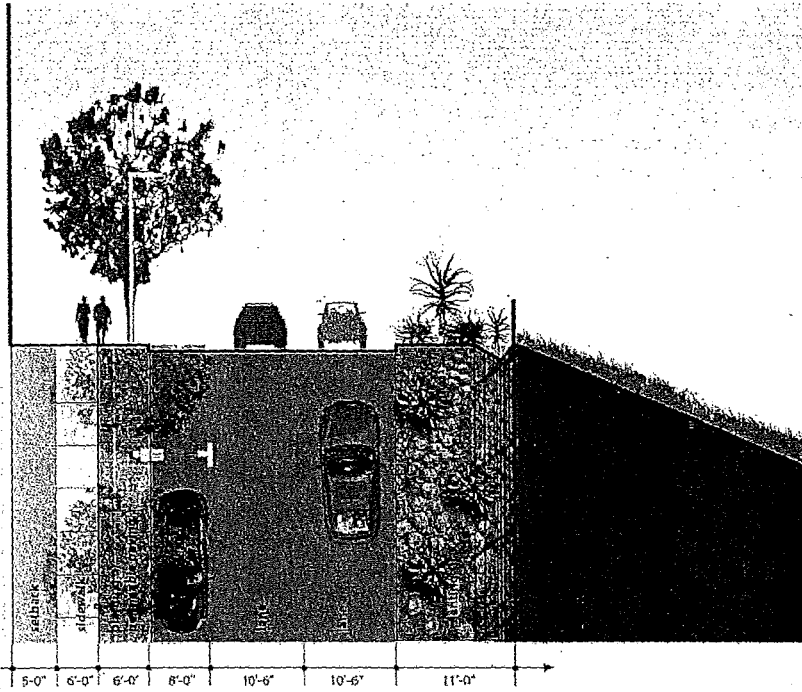
Due to restricted space and severe terrain challenges, cliff edges tend to feel abandoned and often become filled with trash and broken fencing creating an unpleasant foreground to the panoramic view beyond. These unique conditions provide tremendous landscape opportunity and need careful attention. Edges should be transformed into usable spaces that provide amenities for the neighborhood, including view seating and planting.

Development Controls

1. The Community Garden shall be publicly accessible and remain open during daylight hours, at a minimum.
2. Within the constraints of the topography and through the use of retaining walls, overlooks shall be designed to create flat outdoor space.
3. A safety fence is needed along the cliff edge of overlooks due to the dangerous topography.
4. Terraces shall step down in a way that minimizes the impact of safety fencing on the view.
5. Openings in safety fencing shall not be wider than 4" in width or in height.
6. Where terracing cannot be achieved, safety fencing shall be designed to provide adequate transparency and/ or frame views while meeting safety requirements.
7. Where large trees are shown, provide 3' depth of import soil in continuous trenches to replace the serpentine soil to ensure tree health and longevity.
8. Existing vegetation on embankments that is disturbed by construction and re-grading shall be restored with restoration planting.
9. Plantings shall meet City guidelines for context and ecologically appropriate vegetation.

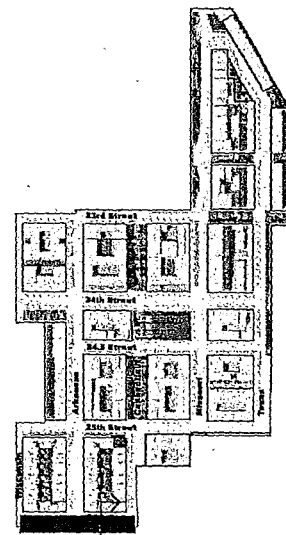
Design Guidelines

- a. Site furnishings and safety fencing should be designed and/ or selected to form a coherent family of elements for the entire site. Pedestrian scale lighting should balance safety and energy efficiency.

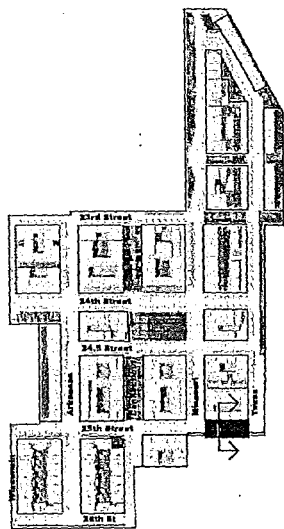
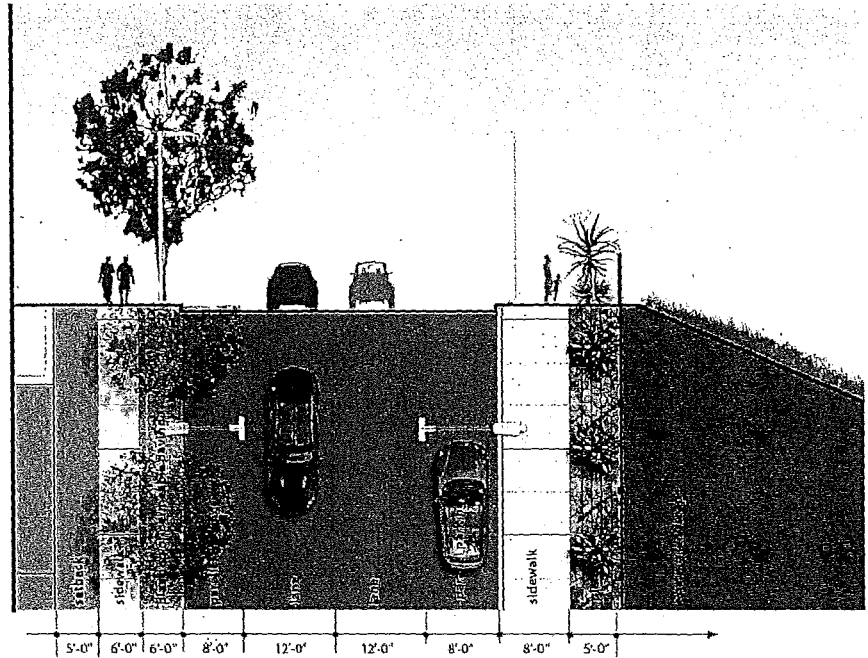


4.1.13 26TH STREET AT CLIFF EDGE

The 26th Street Overlook is located along 26th Street between Connecticut and Wisconsin Streets with views to the south. Due to limited width, parallel parking is removed from the south edge to allow for a wider planting zone. Special marker lights should be provided at the intersection of Arkansas and 26th Streets to clearly designate the "T" intersection.



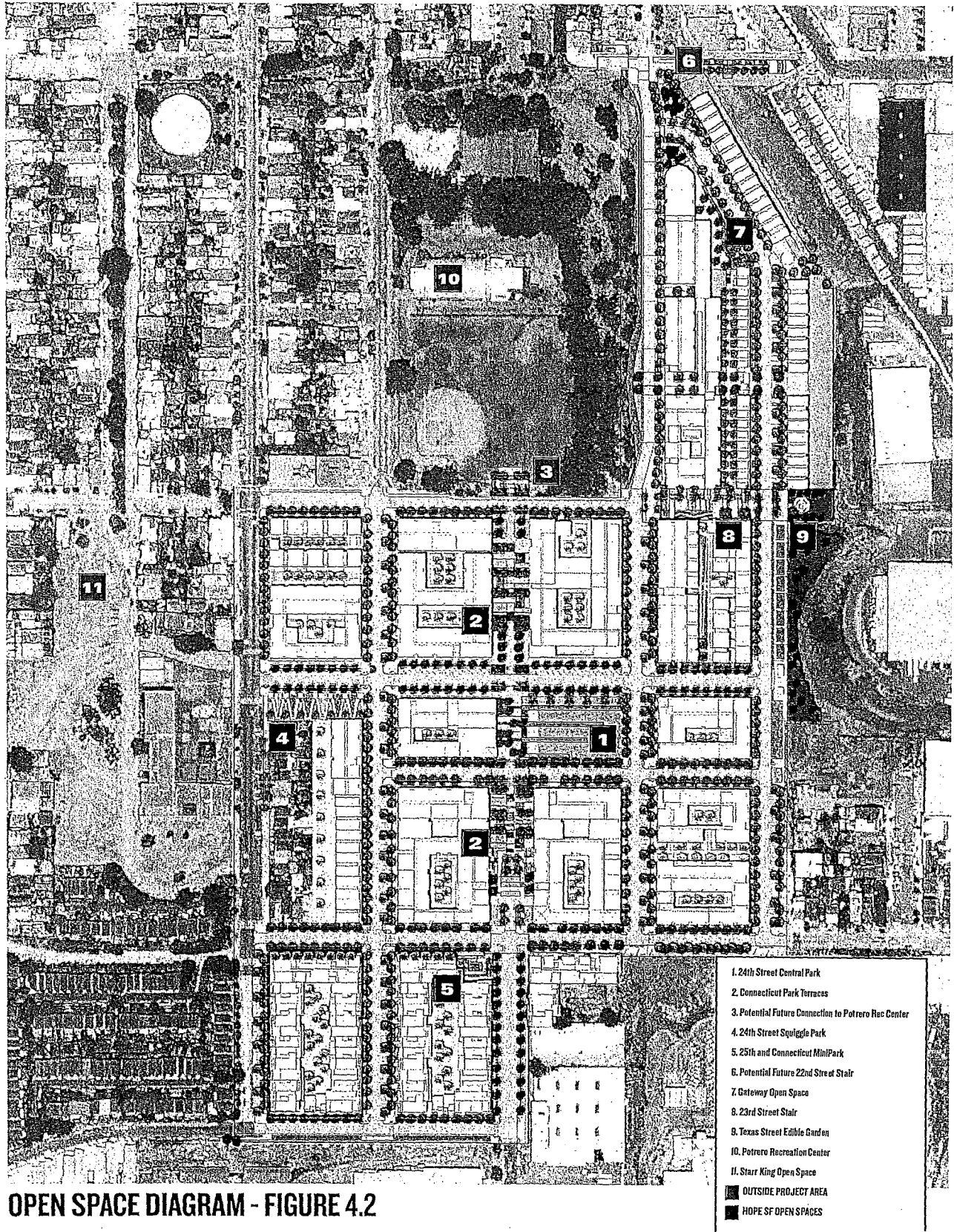
KEY PLAN →



KEY PLAN

4.1.14 25TH STREET AT CLIFF EDGE

The 25th Street Overlook is located along 25th Street between Texas and Missouri Streets and has a panoramic view to the south. The sidewalk is to be located adjacent to the curb with planting provided on the south side of the sidewalk to create a buffer between the sidewalk and the cliff edge. Special marker lights should be provided at the intersection of Missouri and 25th Streets to clearly designate the "T" intersection.



OPEN SPACE DIAGRAM - FIGURE 4.2

4.2 PARKS AND STAIRS

This section describes the publicly accessible parks and stairs within the master plan and sets design standards for their execution. The plan establishes the framework for several parks throughout the development. A $\frac{3}{4}$ acre Central Park and several other parks will provide an array of active and passive recreation opportunities for project and neighborhood residents. Landscaped stairs and terraces provide usable open space and safe, attractive linkages to neighborhood destinations where topography prevents street connections.

The following designs are concepts only. Final designs will be reviewed by the Planning Department and other appropriate city agencies during approval of Phased Applications and building design review for compliance with the DSG document. Final designs should be coordinated with the design of adjacent building parcels. The design of public open spaces should include a community process to solicit feedback on potential designs.

Development Controls

1. The 24th Street Central Park, Squiggle Park, Texas Street Garden and Gateway Open Spaces shall be provided in the locations shown on the plan.
2. Stairs shall be provided at the locations shown in the plans in order to provide views, a network of pedestrian connections between streets, and usable outdoor space.
3. All parks and stairs shall be visually and publicly accessible.
4. Within the constraints of the topography, parks shall be designed to create flat outdoor spaces, where possible.
5. Where trees are shown, provide 3' depth of import soil with appropriate soil volumes, to replace the serpentine soil and ensure tree health and longevity.
6. Stairs and terraces shall be well-lit at night to enhance safety and security.
7. Secure bike parking shall be provided at parks to encourage alternatives to autos.

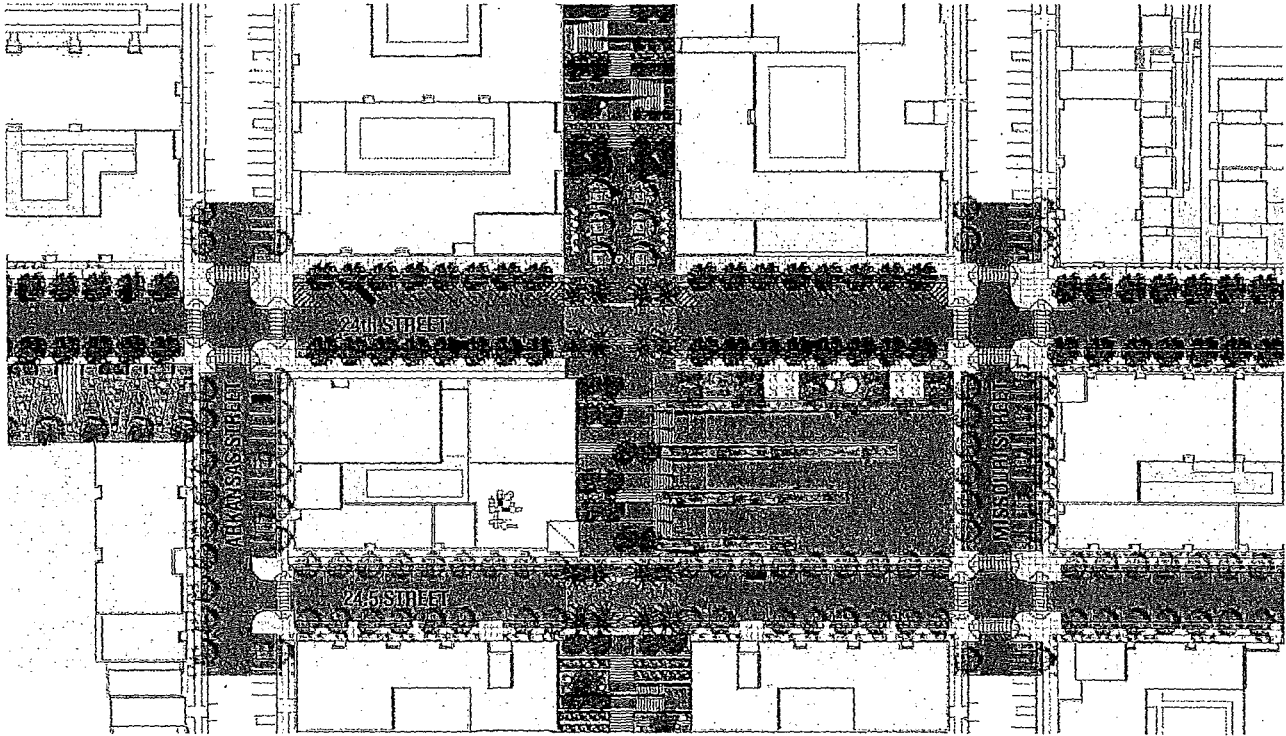
Design Guidelines

Amenities/Design

- a. Open spaces should provide ample play areas for children and seating for people of all ages including low walls, benches and stairs.
- b. Play equipment should be designed for a range of ages, and selected to complement the design of the open space by integrating with the topography of the site.
- c. Stairs and terraces should be laid out in a way that minimizes guardrails and walls that obstruct views.
- d. Site furnishings should be designed and/or selected to form a coherent palette of elements for the entire site. Pedestrian scale lighting should balance safety and energy efficiency.
- e. When possible, retain artists during the park design process to incorporate art elements into the parks and open spaces.
- f. Private stoops, porches and private courtyard entries should open onto the stair terraces as much as possible to provide security and activate these spaces.
- g. Bike channels should be added to stairs where appropriate to provide access to open spaces, shared mews/courtyards or other spaces where bike parking is provided.

Water Usage

- h. Reduce the use of potable water for irrigation by installing smart (weather-based) irrigation controllers, and by using drip, bubblers or low-flow sprinklers for all non-turf landscape areas.
- i. Reduce water consumption for outdoor landscape irrigation by 50% from a calculated baseline for the site's peak watering month.



Neighborhood Center

4.2.1 24TH STREET CENTRAL PARK

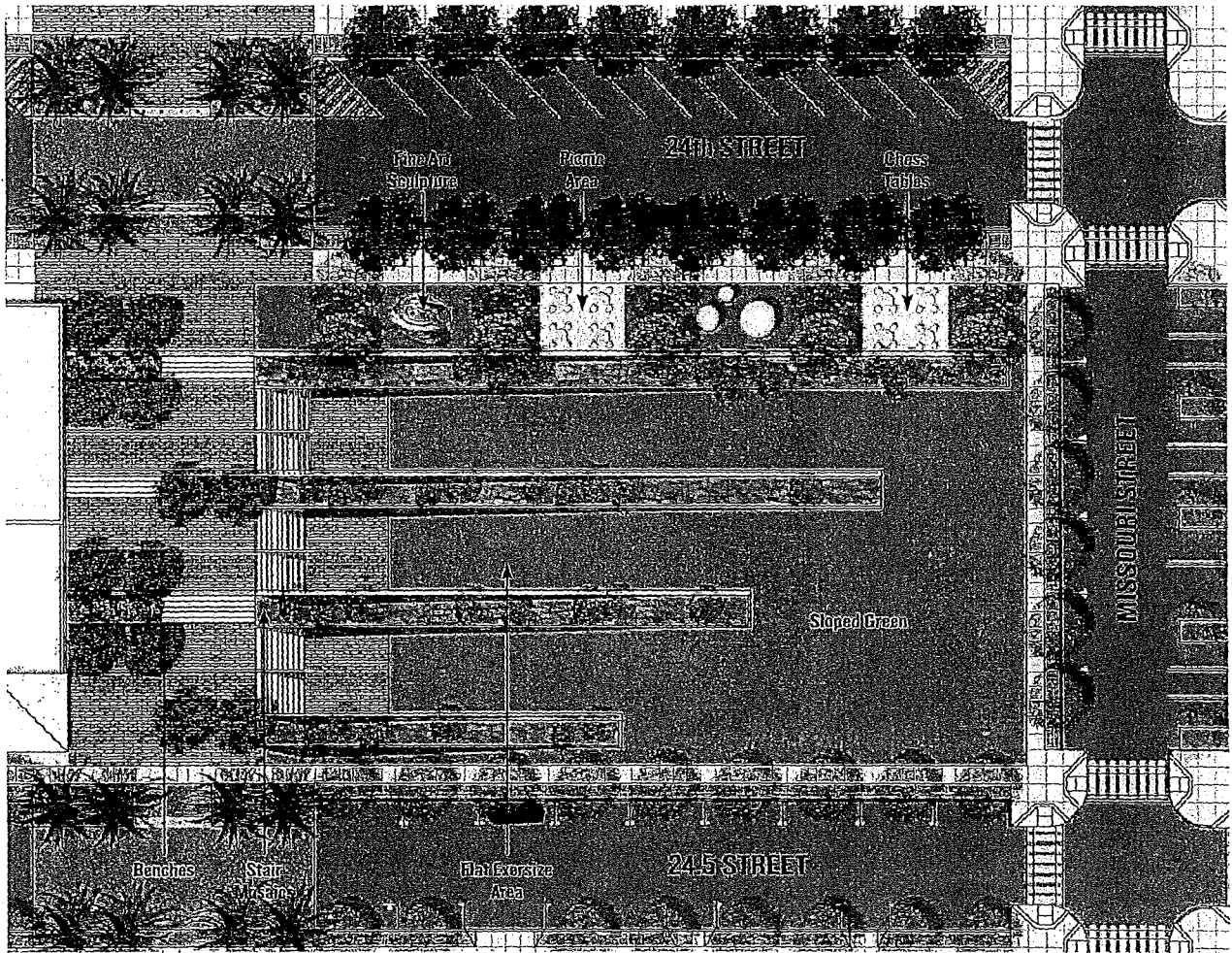
This concept for 24th Street Park is located at the middle of the new 24th street retail/community corridor and the center of the open space cross. To the east, it is connected to Starr King Open Space through the proposed “outdoor rooms” and Squiggle Park. To the north, it connects to Potrero Hill Recreation Center through the Connecticut Park Terrace. 24th Street Park is designed as a flexible open space with shared uses. Like San Francisco’s Dolores Park, it is positioned to take advantages of impressive views; in this case, views to the south. To conform to the topography, the park is envisioned to have a flat terrace along 24th Street and sloping flexible lawn along Missouri and 24-1/2th Street. It is envisioned to feature a series of generous landscaped stairs and flat lawn terraces with seating connects 24th and 24-1/2th Streets, integrating and disappearing into the sloping lawn. The upper park level along 24th Street will accommodate accessible parking and is envisioned to provide a series of “outdoor rooms” that orient towards retail/commercial uses and the view. These landscape rooms will be shaded by a ceiling of tree branches and can be programmed for different usages such as art displays, a playground, and picnic areas. Stormwater features should be designed and integrated with the stair and retaining wall.



View of terraces from sloped green



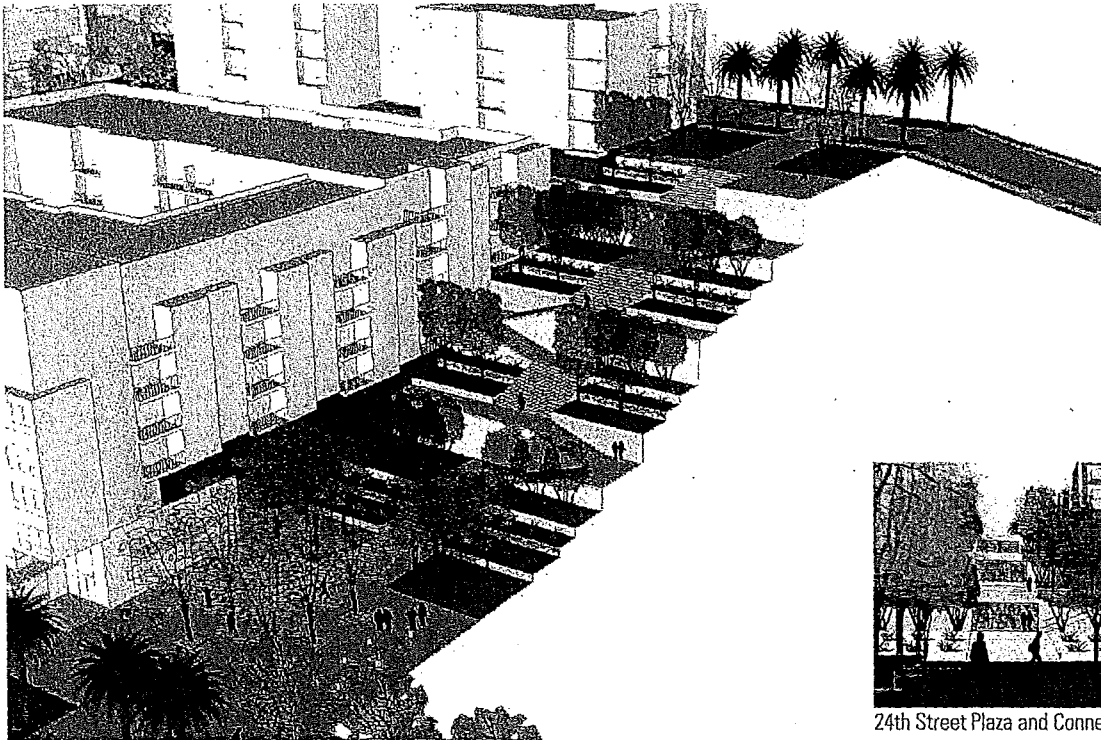
View from terraces showing recessed seating area.



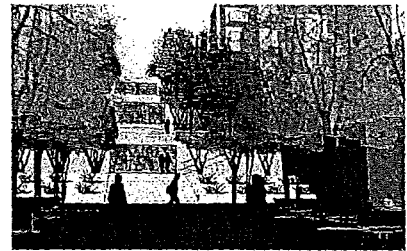
24th Street Central Park Concept Plan

Development Controls

- a. Locate an accessible portion of the park adjacent to the sidewalk along 24th Street.
- b. Integrate the park with the design of the Community Uses in block G.



Connecticut Street Stair



24th Street Plaza and Connecticut Stair

4.2.2 CONNECTICUT PARK TERRACE

Where Connecticut Street is too steep for automobiles, the Connecticut Street “right-of-way” is designed as a pedestrian connection between 25th Street and 23rd Street and through the Central Park. The Connecticut Park Terrace is a series of open spaces and stairs that connect 25th Street to 23rd Street.

25TH TO 24TH STREET

Between 25th and 24.5 Streets, the park roughly follows the existing topography for the first 150’ and then transforms into a stair and terrace to climb up to 24.5 Street. Between 24.5 and 24th Streets the Connecticut Park Terrace merges with the 24th Street Central Park.

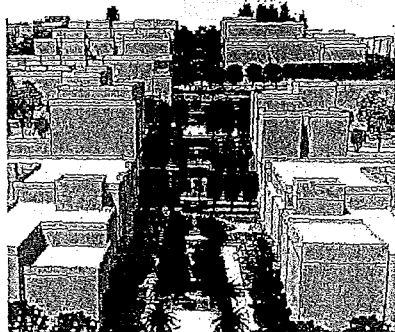
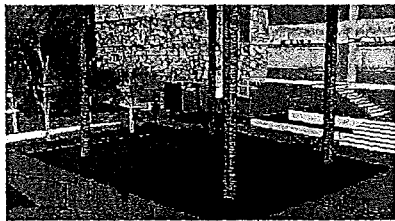
24TH TO 23RD STREET

As envisioned, the Connecticut Park Terrace between 24th and 23rd Streets at the north will contain two small plazas at the top and bottom of the stairs. The plazas are connected by a series of terraces with seating and extensive planting, providing opportunities for passive recreation with views to the south. The 24th Street plaza at the bottom of the stair is flanked by small commercial uses with an allee of large trees and seating below. The plaza paving extends across 24th Street and is marked by a grove of palm trees, providing a marker and some civic character to this core area of the project. The 23rd Street Plaza will have more plantings compared to the 24th Street Plaza. There may be a double row of trees framing the view and a seasonal stormwater fountain integrated into the design of the plaza, stairs and walls.

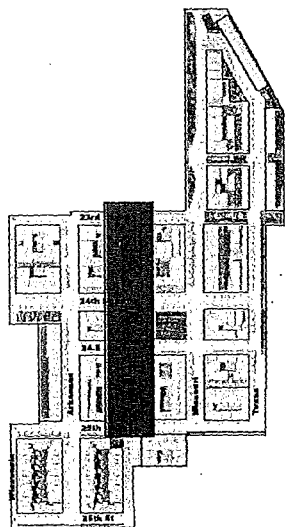
Development Controls

- a. The design of the stairs and terraces shall be integrated with adjacent building parcels.
- b. Flat usable park or plaza areas shall be located at the top and bottom of stair connections.

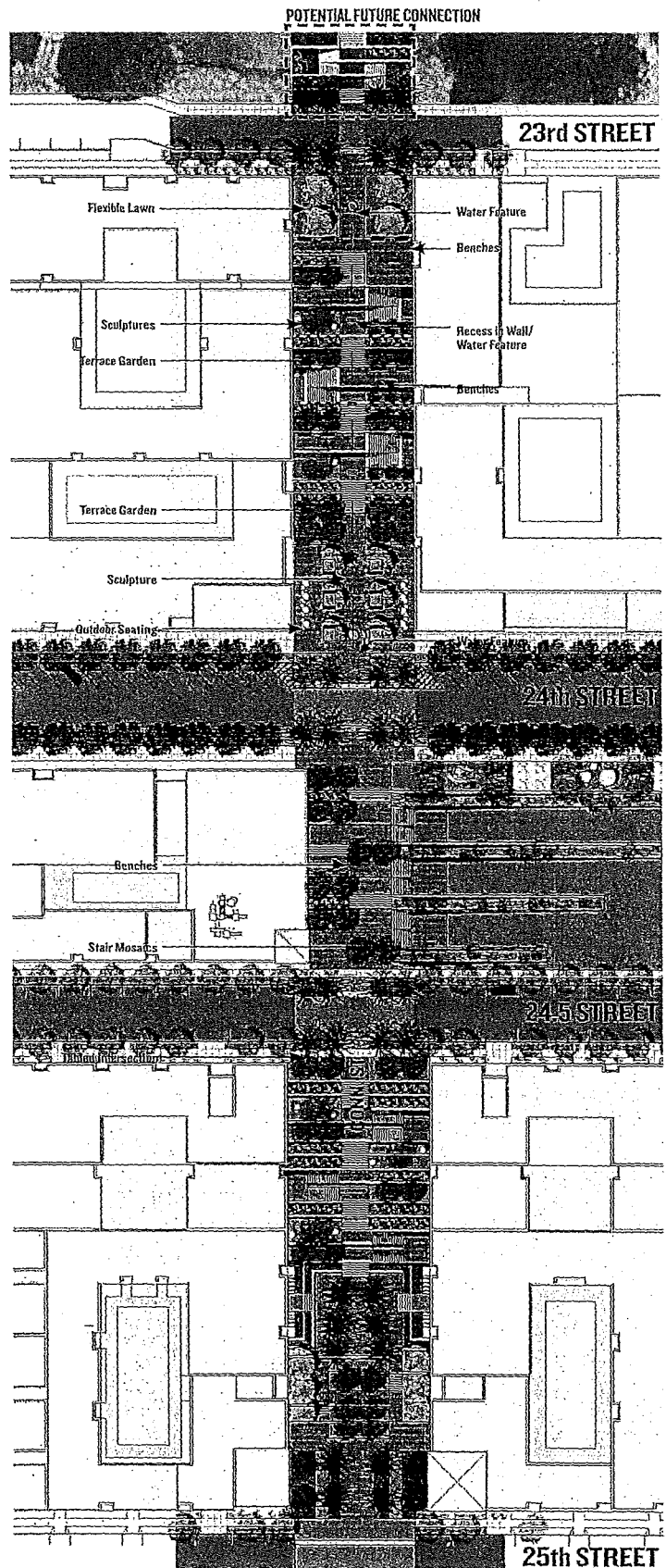
Part 3: Development Controls & Design Guidelines

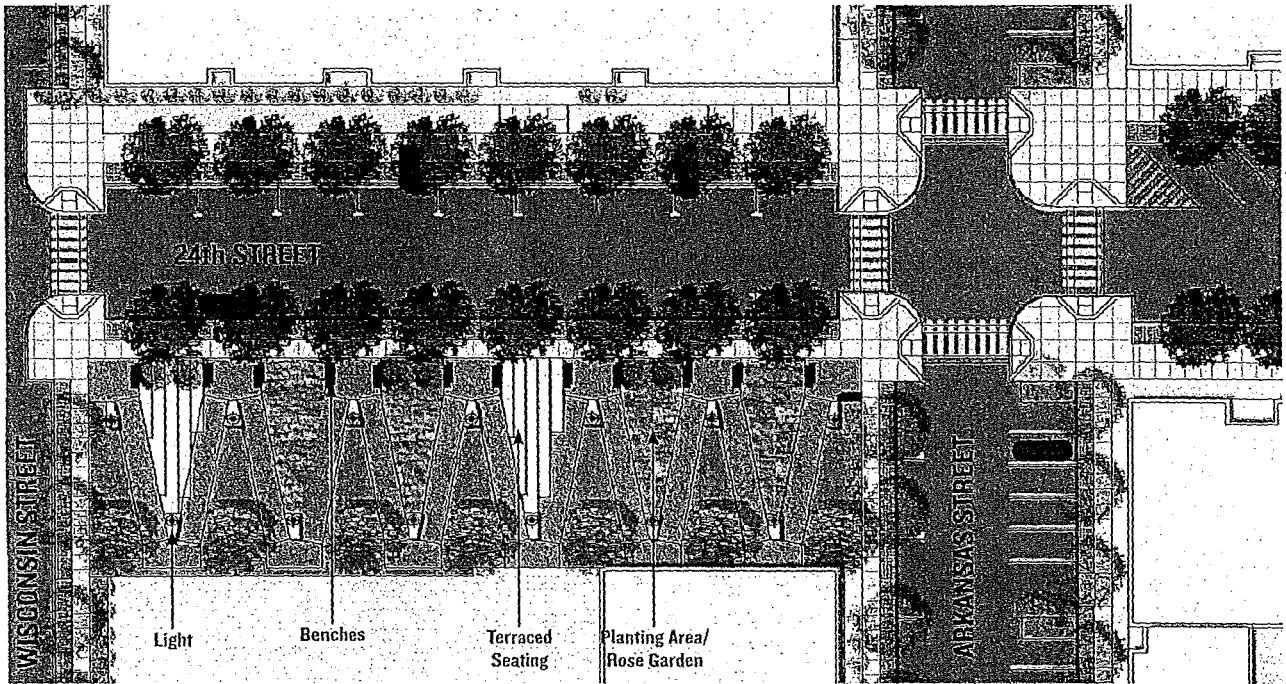


Connecticut Park Terrace t



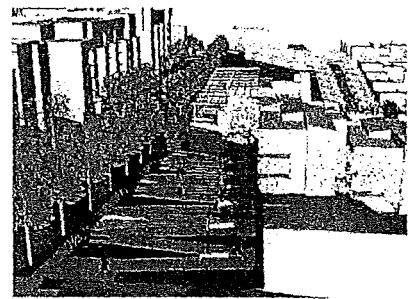
KEY PLAN





4.2.4 24TH STREET SQUIGGLE PARK

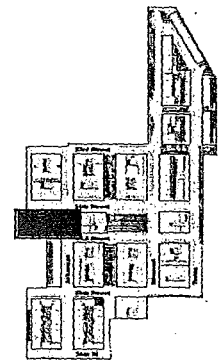
Squiggle Park is located at the western end of the 24th Street retail corridor and has an impressive view to the East Bay. It is bounded by 24th, Wisconsin and Arkansas Street. Because the portion of 24th Street between Wisconsin and Arkansas Streets slopes more than the maximum allowable slope for accessibility, a 5% accessible ramp is provided to accommodate an accessible connection between Starr King Elementary School and the Community Center. The park can be entered from all sides. The ramp meanders through the park, creating a series of experiences including terraced seating and sloped planting areas for gardening, horticulture and sculpture display. Seating and shade is provided where ramp landings engage the sidewalk.

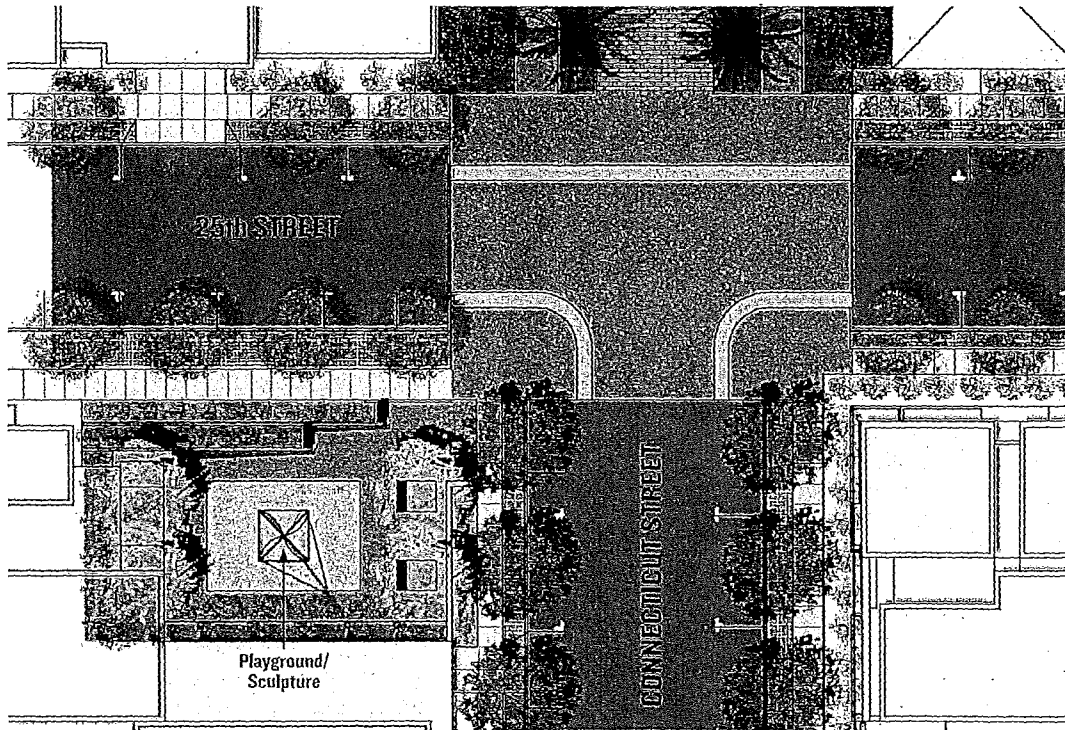


Squiggle Park

Development Controls

- a. An accessible ramp shall be provided to link Wisconsin Street to Arkansas Street.





25th Street MiniPark

4.2.5 MINIPARK

The Mini Park provides a small scale, safe, outdoor space for small children within short walking distance of the southwestern blocks. The mini park should be designed for intensive use with low fences, sculptural play equipment for children and a landscaped seating area for adults. See section 5.2 for details on size and location of the open space.



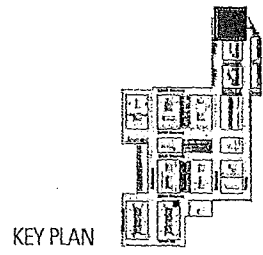
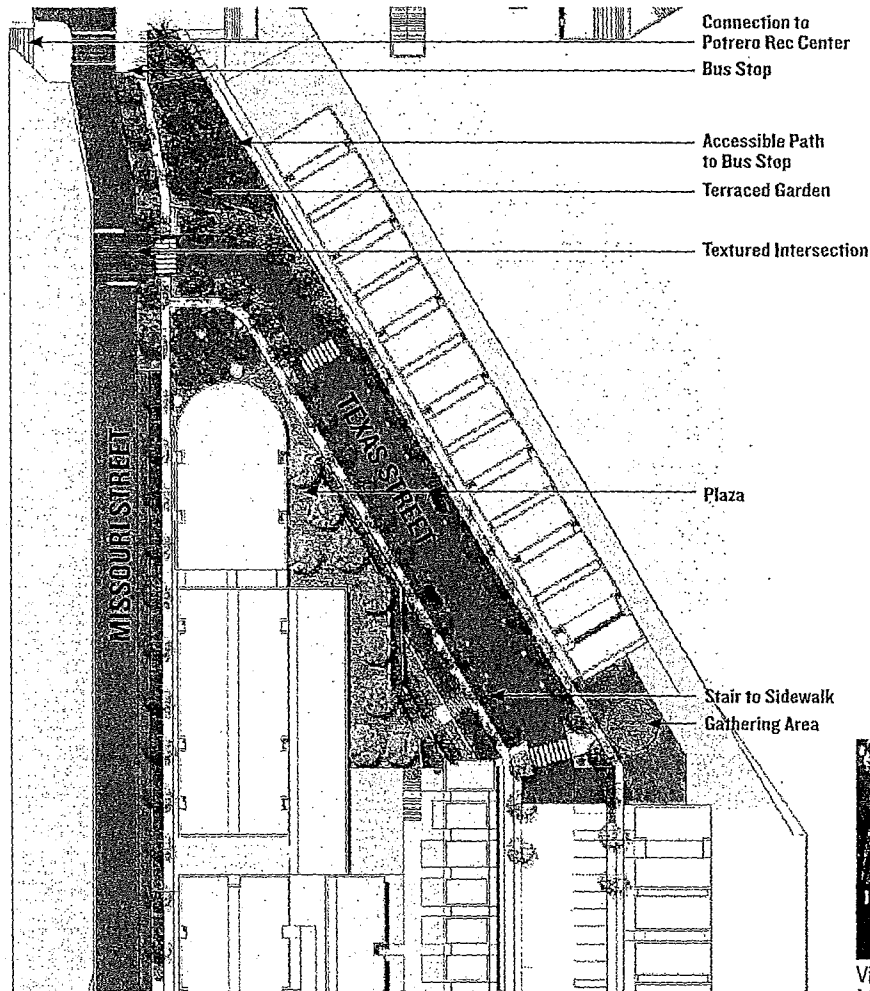
View southwest from 25th and Connecticut Streets



View northeast from inside the park



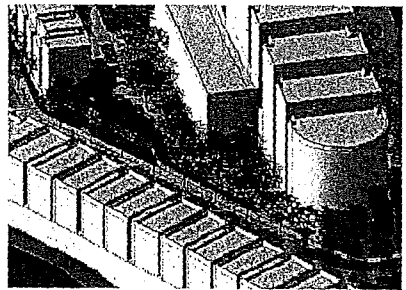
Accessible park entrance from corner of 25th and Connecticut



View of intersections between Texas Street and Missouri Street.

4.2.6 GATEWAY OPEN SPACE

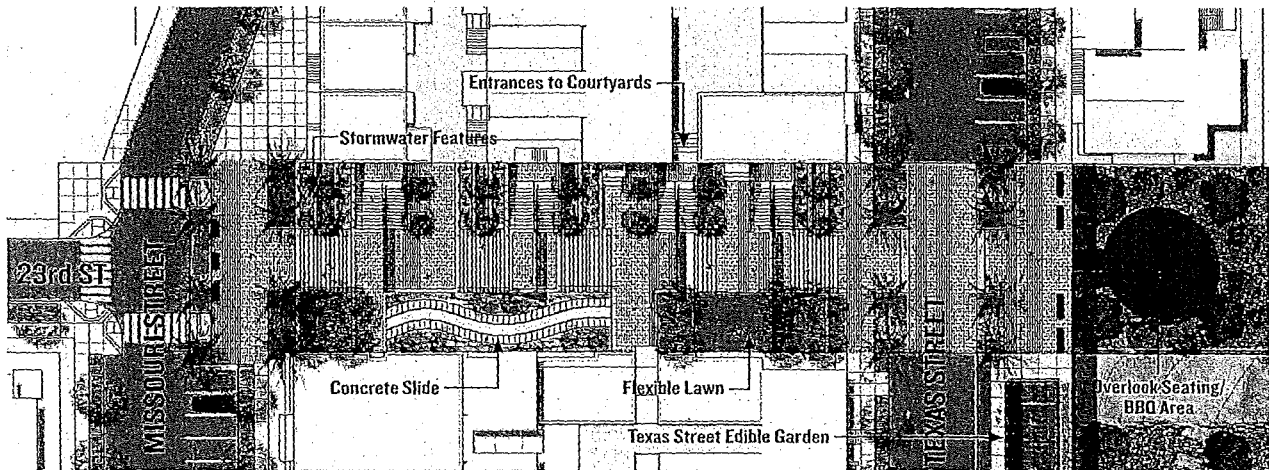
The Gateway Open Space is a series of spaces at the northern gateway to the new development. As conceived here in the DSG, starting from the northern site boundary, small plazas should formalize links to the Potrero Rec Center within the 22nd Street right-of-way and to the potential off-property stair down to the Dogpatch Neighborhood. South of the plaza on the east side of Missouri Street a terraced garden should be located leading to the intersection of Missouri Street with Texas Street. The sidewalk running adjacent to the housing east of Texas Street creates an accessible path to the bus stop. On the west side of Texas Street is a terraced plaza with a stair leading up to the mews between the lower and upper buildings on block N & O. A small gathering area is located between blocks P and R east of Texas Street.



Gateway Open Space adjacent to Block O.

Design Guidelines

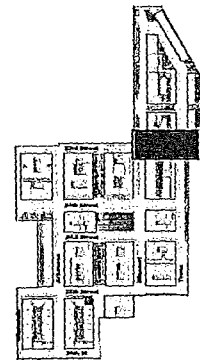
- a. An accessible sidewalk should be provided to link Texas Street to the 22nd Street Bus Stop.



23rd Street Stair

4.2.8 23RD STREET STAIR

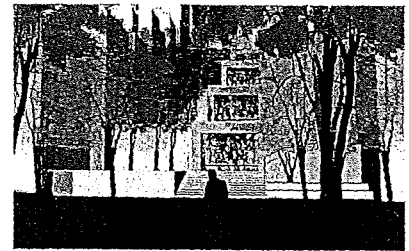
This concept for 23rd Street Stair provides both a pedestrian connection between Missouri and Texas Street and a recreational opportunity. This park takes advantage of the steep topography with potential for one or more concrete slides parallel to the stairs. Private porches, stoops and courtyards open onto the stair terraces to activate the open space as well as to provide security. At the bottom of the stair on the east side of Texas Street is an elevated platform or small plaza that is marked by a grove of trees where people can enjoy the spectacular view of the East Bay, have picnics and barbecue.



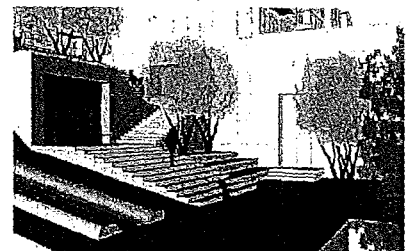
KEY PLAN

Development Controls

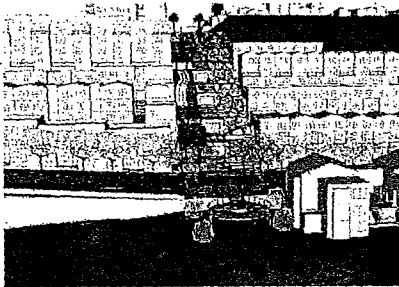
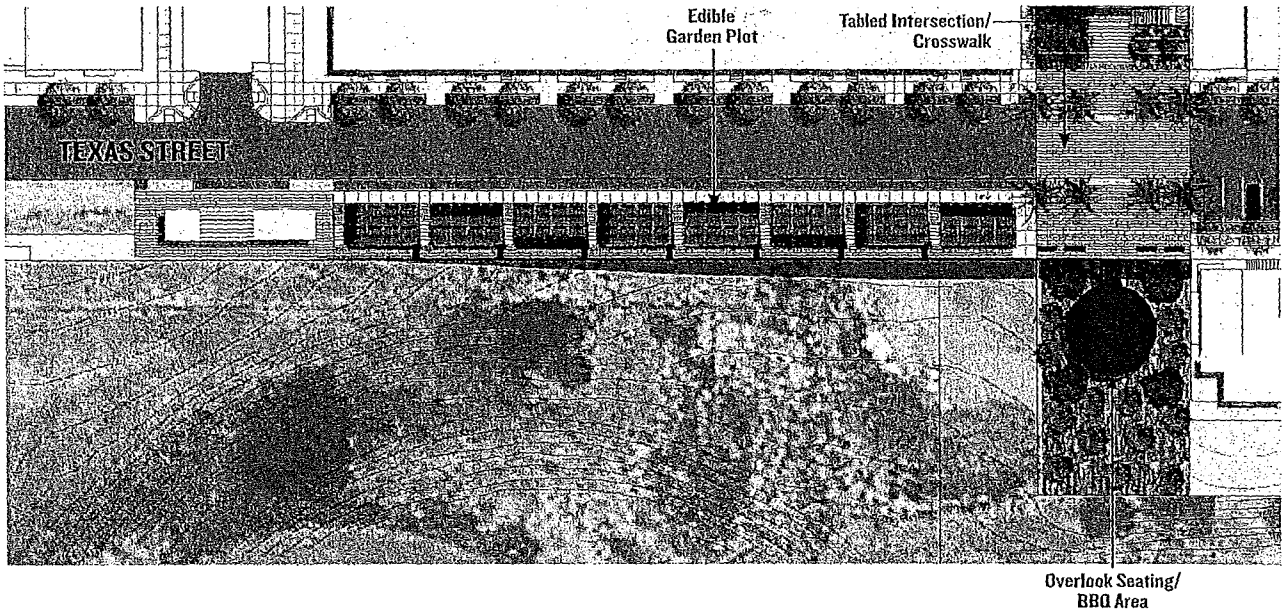
- a. The design of the stairs and terraces shall be integrated with adjacent building parcels.
- b. Flat usable park or plaza areas shall be located at the top and bottom of stair connection.



View west on the 23rd Street Stair from Texas Street showing the potential for stormwater management to be incorporated into retaining walls.



Typical stair landing with slide, steps and terraces for seating, shade and green walls associated with stormwater management.

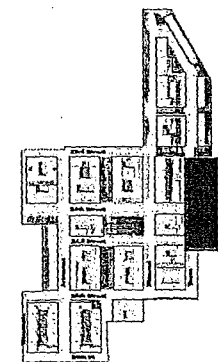


4.2.9 TEXAS STREET COMMUNITY GARDEN

The Texas Street Community Garden transforms the eastern edge of Texas Street above the Food Bank into an urban farm and overlook. Public paths through the garden are to be open to the public during daylight hours.

Development Controls

- a. A six-foot public sidewalk shall be open to the public at all times.



KEY PLAN

4.3 SITE LIGHTING, PAVING AND FURNISHING

Development Controls

Site Lighting

1. Lighting on streets, stairs, and mews play a key role in creating safe public spaces. As such, light levels shall be as specified in the San Francisco Better Streets Plan.
2. Street lights and other site lighting shall be designed to minimize up lighting and glare.

Furnishing

3. Site furnishing shall be defined in the Streetscape Master Plan. Site furnishings may include lighting, signage, seating, bike racks, fencing, retaining walls, screens, trellises, utility enclosures and other minor architectural structures. Furnishings shall be selected to reinforce overall design concepts throughout the neighborhood and provide an opportunity for public art.

Design Guidelines

Site Lighting

- a. Lighting shall be pedestrian scaled and be coordinated with street trees and site furnishings.
- b. Lights should be selected for longevity and ease of maintenance, with light levels as low as possible without compromising safety.
- d. Lights and site electrical equipment should be planned with tree locations having priority over the joint trench network when feasible.
- e. Lights with uniform spacing should contribute to the structure of streets and parks.
- f. Streetlights should use low voltage fixtures and energy efficient bulbs per SF PUC requirements.

Paving

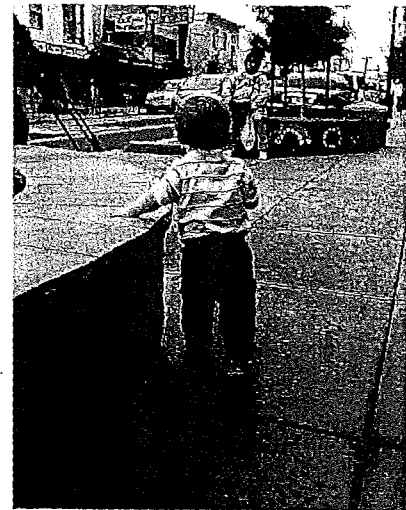
- g. Concrete sidewalks should include lampblack and finishes to minimize reflection and staining.
- h. Tree grates, unit pavers, stone cobbles, gravel, or under planting should be used at the base of street tree plantings.

Furnishing

- i. Some street furniture may provide an opportunity for public art.
- j. Built-in and prefabricated furnishings should be unified in color and form throughout the public open space.
- k. Furnishings should be selected with attention to permanence and durability.



Seating wall and pedestrian scaled light fixture.



Low seating wall design with tile inlays.



Art Installation in Visitacion Valley.

4.4 PLANTING GUIDELINES

Planting consists of street trees, park trees, shrubs and native grasses and lawns. Tree plantings will consist of a mix of evergreen and deciduous, chosen to reinforce urban design concepts, provide a continuous canopy at streets, mark site entries, create distinct identity to streets and open spaces, provide variety and resiliency to disease, and aid in stormwater management. Shrubs and groundcovers provide an intermediate scale of detail and texture between trees and buildings at parks, streets and residential areas. All planting to be consistent with San Francisco's Water Efficient Irrigation Ordinance Ch. 63, SF Administrative Code.

Street/Location	Recommended Species	Mature Size	Water Needs	Tree Character
Wisconsin Street/ Connecticut Street (between 25th & 26th Street)	<i>Tristania conferta</i> (Brisbane Box) <i>Quercus suber</i> (Cork Oak) (to Match with Existing Street Trees)	Medium to Large Evergreen	Low	Upright to rounded form
24th Street	<i>Lyonothamnus floribundus</i> (Catalina ironwood) <i>Eucalyptus polyanthemos</i> (Silver Dollar Eucalyptus) <i>Ginkgo biloba</i> (Ginkgo) <i>Quercus lobata</i> (Valley Oak)	Medium to Large Evergreen Medium to Large Deciduous	Low	Upright form
Arkansas Street/Texas Street	<i>Ceratonia siliqua</i> (Carob Tree) <i>Corymbia ficifolia</i> (Red Flowering Gum) <i>Acacia melanoxylon</i> (Black Acacia)	Medium to Large Evergreen	Low	Rounded form
23rd Street/ 24 1/2th Street/ 25th Street/ 26th Street	<i>Olea europaea</i> (Fruitless Olive) <i>Arbutus 'Marina'</i> (Arbutus Marina) <i>Tristania laurina</i> (Water Gum)	Small Evergreen	Low	Sculptural multi trunk tree with mediterranean character
Missouri Street	<i>Quercus suber</i> (Cork Oak) <i>Quercus agrifolia</i> (Coast Live Oak) <i>Acacia melanoxylon</i> (Black Acacia)	Medium to Large Evergreen		
Planters in 90 degree parking	<i>Fraxinus americana</i> 'Autumn Purple' (White Ash) <i>Ginkgo biloba</i> (Ginkgo) <i>Araucaria excelsa</i> (Norfolk Island Pine)	Medium to Large Deciduous	Low	Upright form
Accent Tree at major intersection	<i>Washingtonia robusta</i> (Mexican Fan Palm) <i>Phoenix canariensis</i> (Canary Island Date Palm) <i>Brahea edulis</i> (Guadalupe Palm)	Tall Evergreen	Low	Upright form



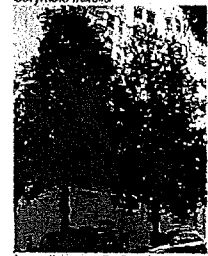
Olea europaea



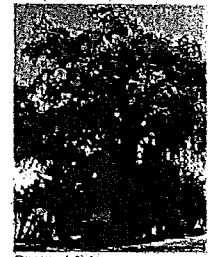
Quercus suber



Corymbia ficifolia



Lyonothamnus floribundus



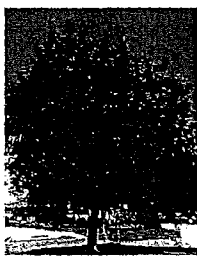
Quercus lobata



Acacia melanoxylon



Arbutus 'Marina'



Ceratonia siliqua



Eucalyptus polyanthemos

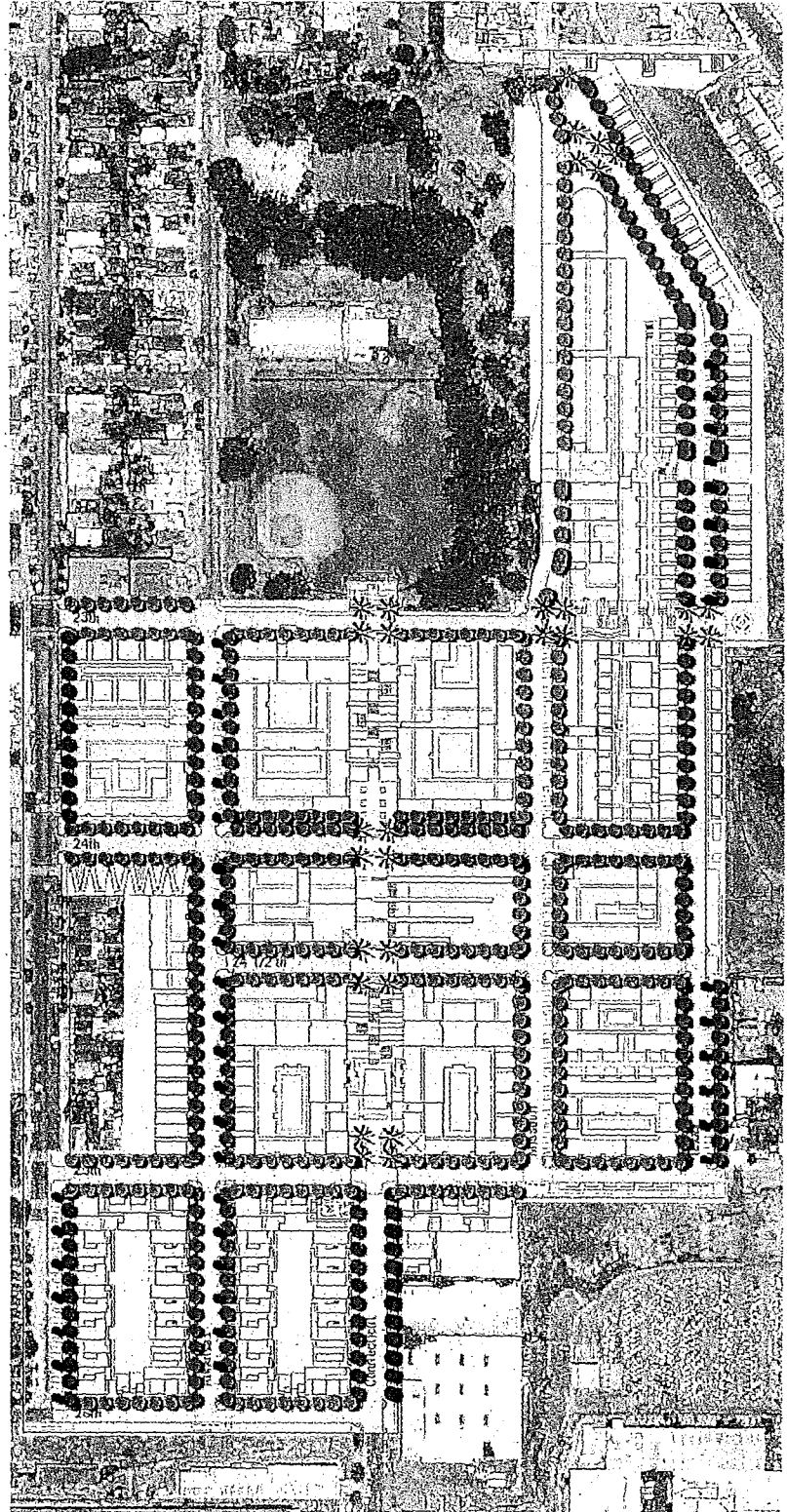


Fraxinus americana



LEGEND

- *Tristania conferta/ Quercus suber*
- *Arbutus Marina/ Olea europaea/ Tristania laurina*
- *Lyonothamnus floribunda/ Eucalyptus polyanthemos/ Gingko biloba/ Quercus lobata*
- *Ceratonia siliqua/ Corymbia ficifolia/ Acacia melanoxylon*
- *Quercus suber/ Quercus agrifolia/ Acacia melanoxylon*
- ● *Fraxinus americana/ Gingko biloba/ Araucaria excelsa*
(planter at 90 degree parking)
- * *Washingtonia robusta/ Phoenix canariensis/ Brahea edulis* (Accent Tree at major intersection)
- Alts *Laurus 'Saratoga/ Quercus cerris/ Rhamnus alaternus*



STREET TREE PLANTING DIAGRAM

Potrero Hope SF | Design Standards and Guidelines

Design Guidelines

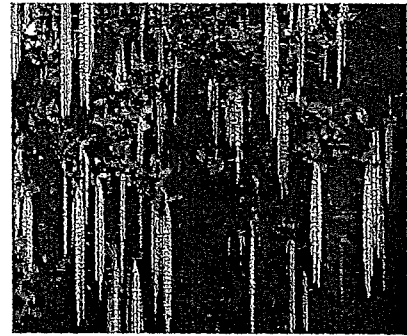
- Plantings should be selected for longevity, ease of maintenance, low water use and adaptability to serpentine soils.
- Import soil should be provided in sufficient volume to support anticipated future plant sizes.
- Temporary irrigation should be provided where needed to establish plantings.
- Permanent irrigation should be provided for intensively used areas.
- Shrub and groundcover plantings should be primarily native or climate adapted Mediterranean plantings such as those from Southern Europe, Chile, South Africa and Australia.



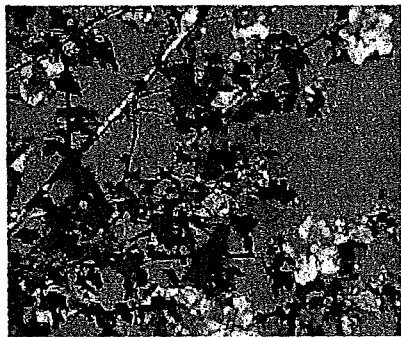
Pacific Wax Myrtle



Lilac



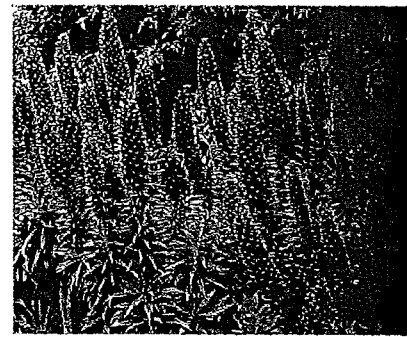
Silk Tassel



California Flannel Bush



California Buckeye



Pride of Madeira

RESTORATION/ PARK/ STAIR PALETTE

Carpenteria californica | Tree-anemone

Romneya coulteri | Matilija Poppy

Ceanothus sp. | Lilac

Fremontodendron californicum | California Flannel Bush

Heteromeles arbutifolia | Toyon

Myrica californica | Pacific Wax Myrtle

Garrya elliptica | Silk Tassel

Rhamnus californica | Coffeeberry

Sambucus spp. | Elderberry

Kniphofia uvaria | Red Hot Poker

Muhlenbergia rigens | Deer Grass

Muhlenbergia emersleyi | Bullgrass

Muhlenbergia lindheimeri | Lindheimer's muhlygrass

Quercus agrifolia | Coast Live Oak

Aesculus californica | Buckeye

Prunus ilicifolia | Holly leaf Cherry

Prunus lyonni | Catalina Cherry

Yucca gloriosa | Soft-tip Yucca

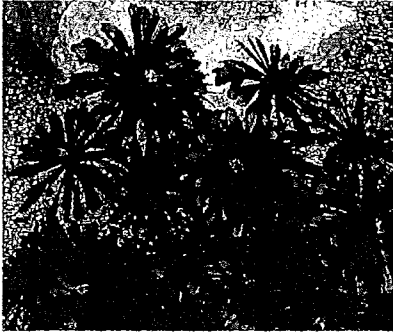
Cupressus macrocarpa | Monterey Cypress

Olea Europea 'Swan Hill' | Fruitless Olive

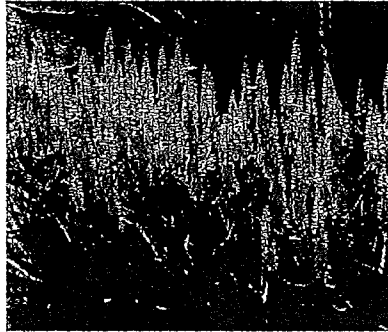
Pinus pinea | Italian Stone Pine

Acacia melanoxylon | Blackwood Acacia

Pinus Torreyana | Torrey Pine



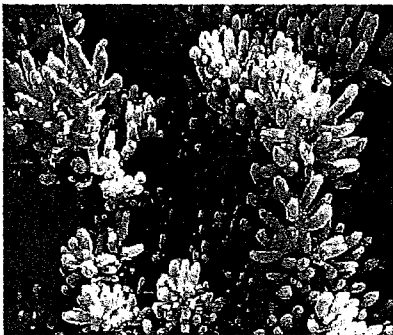
Giant Red Aeonium



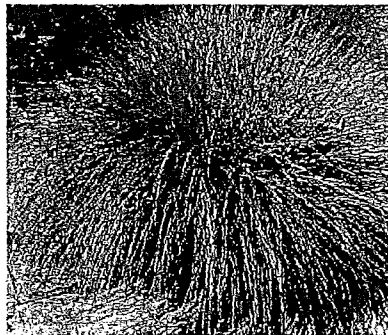
Parry's Agave



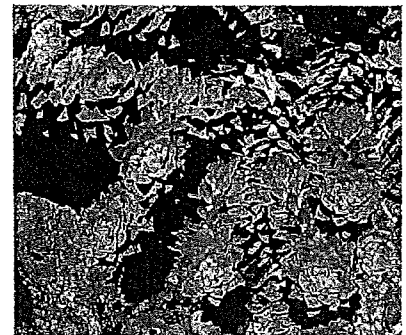
Aloe



Sedum



Deer Grass

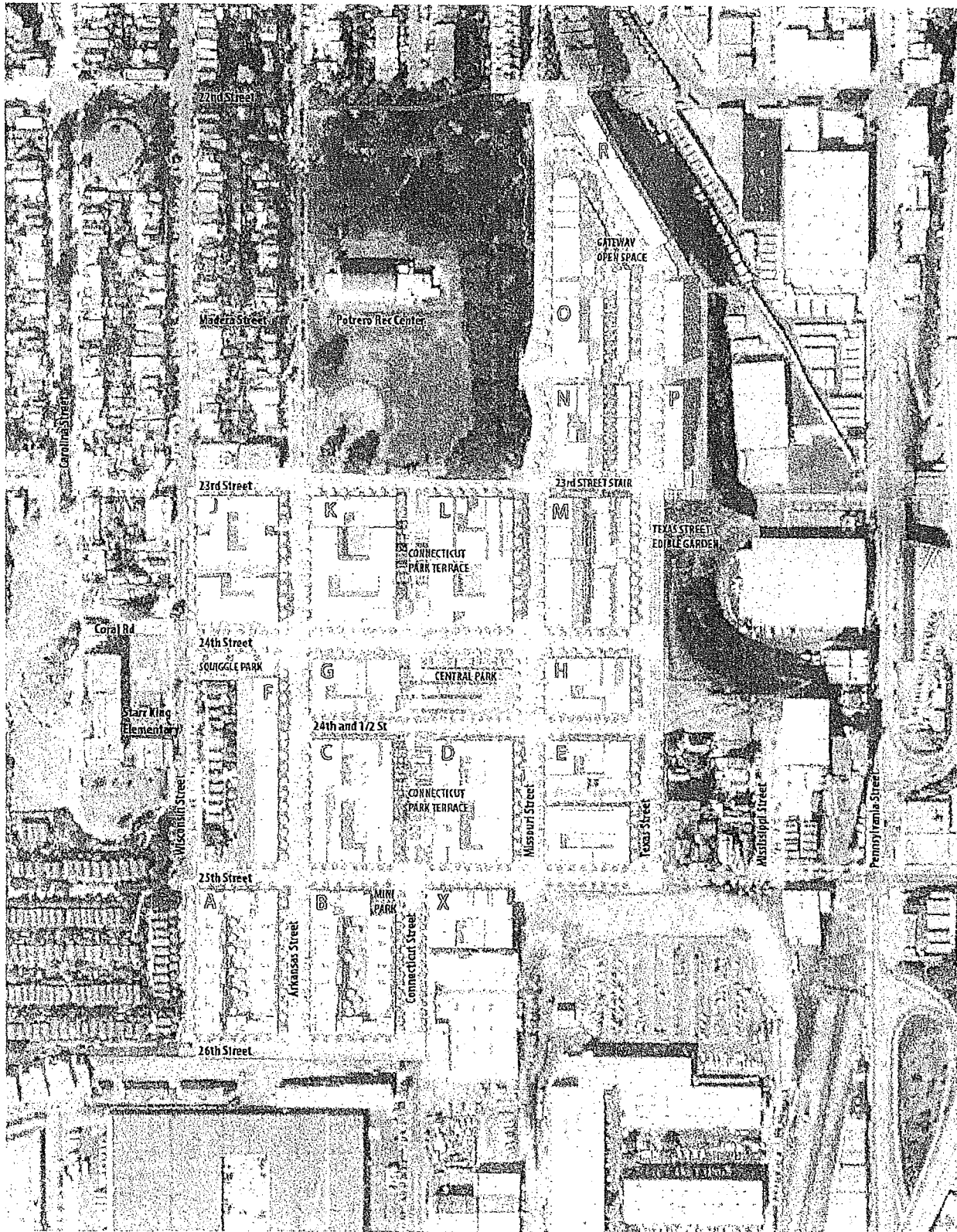


Myrtle Spurge

STREET PLANTING PALETTE

- Muhlenbergia emersleyi* | Bullgrass
- Muhlenbergia rigens* | Deer Grass
- Muhlenbergia lindheimeri* | Lindheimer's Muhlygrass
- Iris germanica* | Iris
- Agave alba medio picta* | White-Striped Century Plant
- Agave huachucensis* | Parry's Agave
- Aeonium 'Cyclops'* | Giant Red Aeonium
- Cotyledon orbiculata* | Pig's Ear
- Aloe 'Johnsons Hybrid'* | Aloe
- Adenanthos drummondii* | Albany Woolybush
- Leucadendron 'Red Tulip'* | Leucadendron
- Cussonia spicata* | Spiked Cabbage Tree
- Libertia peregrinans* | New Zealand Iris
- Euphorbia myrsinites* | Myrtle Spurge
- Sedum 'Blue Carpet'* | Sedum
- Sedum 'Dragon Blood'* | Sedum
- Cordyline Australis* | Cabbage Tree
- Yucca gloriosa* | Soft-tip Yucca

Potrero Hope SF | Design Standards and Guidelines



SITE PLAN

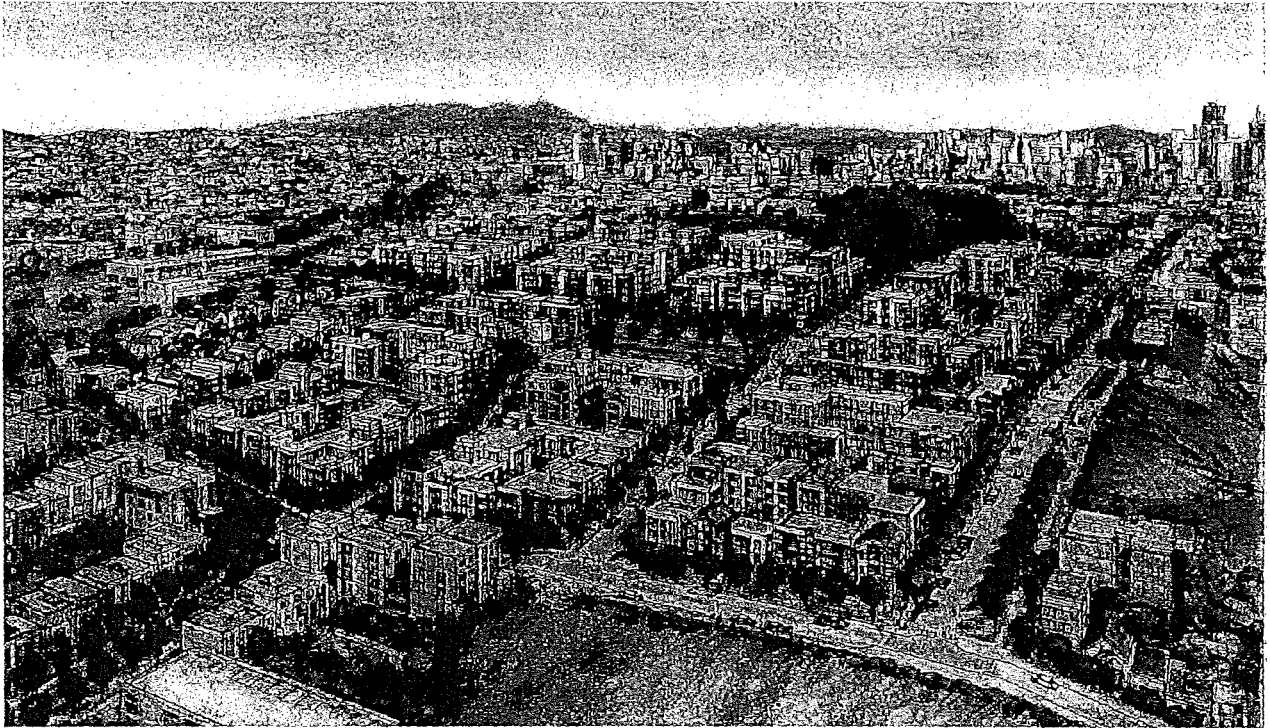


Illustration of building development

5. BUILDING DEVELOPMENT

5.1 CONTROLS AND GUIDELINES

The intent of the Rebuild Potrero design controls and guidelines is to create buildings which: 1) reflect the fine-grained scale typical of San Francisco's residential neighborhoods; 2) reinforce the topography with built form; 3) define street walls which create a continuous, active, safe, and walkable streetscape; and 4) create a variety of architectural expressions.

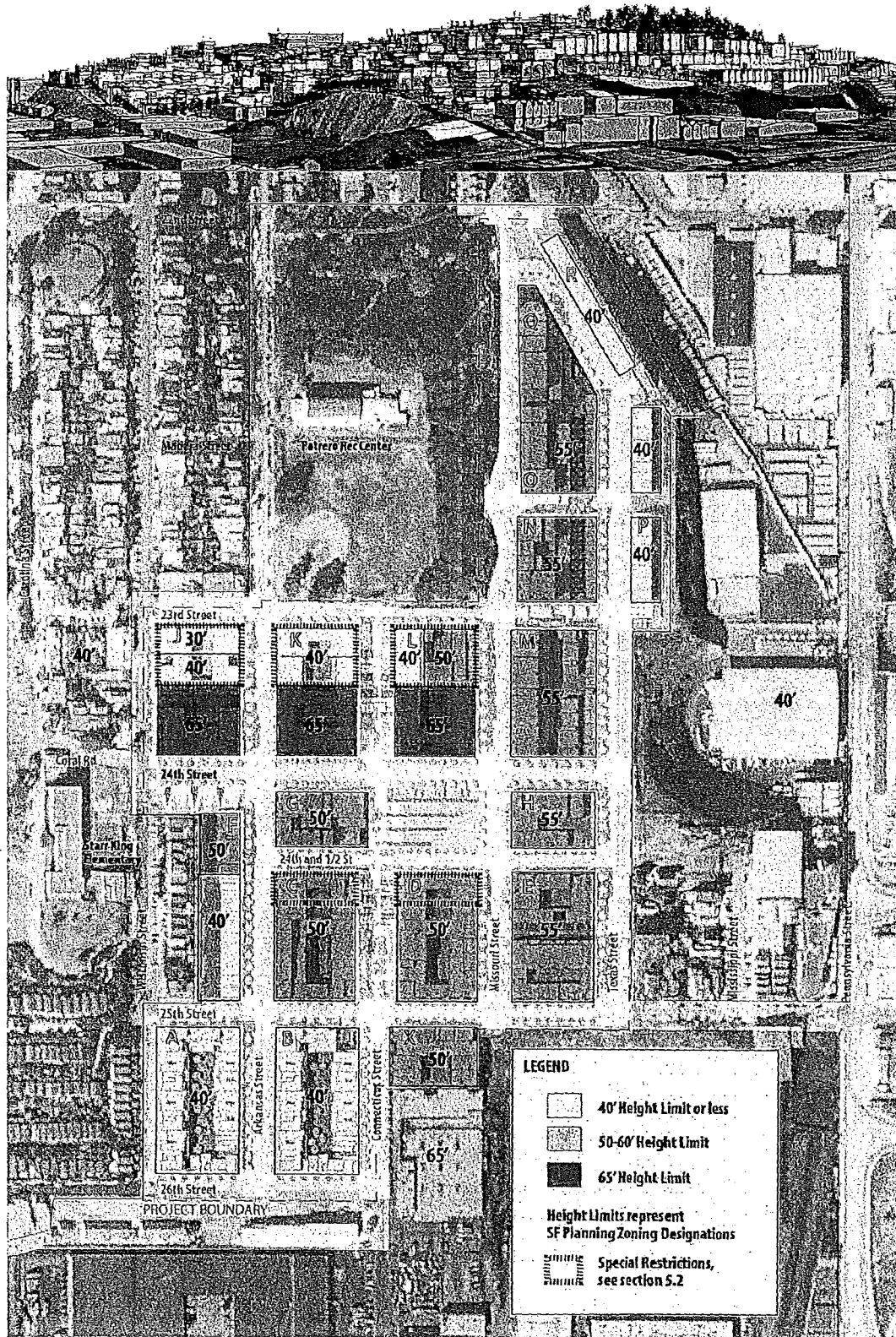
Individually, these controls and guidelines may only achieve a limited effect, but cumulatively they may reinforce one another to create a whole, livable neighborhood environment. The quality and success of the buildings and public spaces will depend on how masterfully they are interpreted and embraced by the designer.

Deviation from the strict adherence of these controls and guidelines, as provided in the Potrero Hope SF SUD (Planning Code Section 249.XX) will be evaluated based on how the alternative(s) performs to achieve the above criteria.



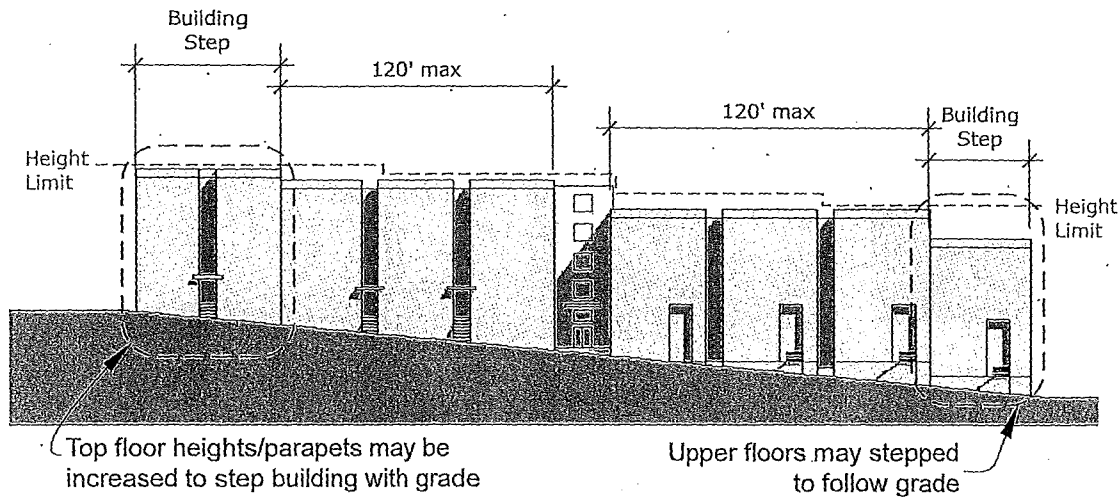
Texas Street at 23rd Street Stair

Potrero Hope SF | Design Standards and Guidelines



ZONING HEIGHT DIAGRAM - FIGURE 5.1





5.1.1 BUILDING HEIGHTS

Height controls are intended to accommodate higher density on the site while maintaining the stepping character of buildings on the hill. Measurements shall follow the provisions of the SF Planning Code Sec. 260. In addition to assuring buildings are appropriately scaled, the height requirements below seek to assure that buildings step relative to grade, such that buildings' overall program and scale relate and express the grade of the site below them

Development Controls

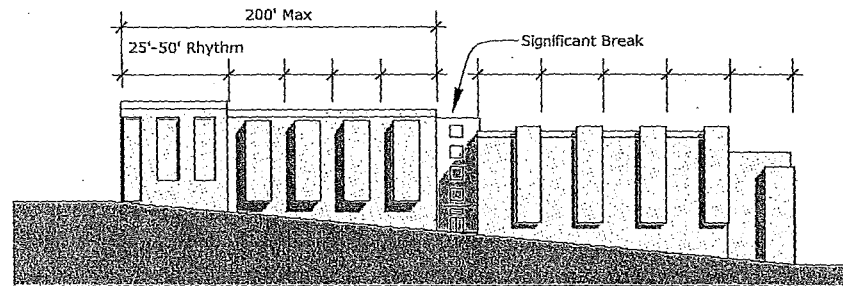
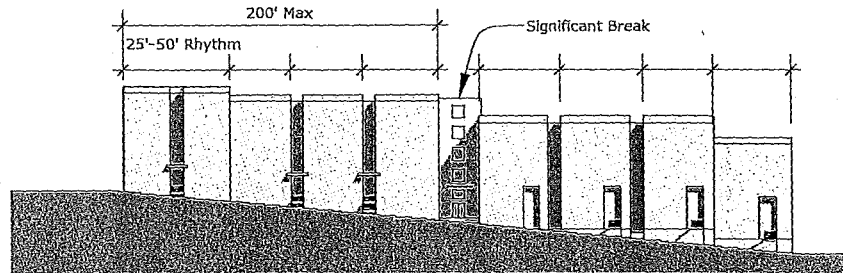
1. Maximum building heights are established in the Zoning Height Diagram. Height measurements and exceptions shall follow the provisions of the San Francisco Planning Code Sec. 260, except that for the sake of measuring height, street grade and curb grade shall be the grade of the street or curb after any street construction or reconstruction.
2. For residential buildings with ground floor walk-up units, one additional foot of height, up to a total of five feet, shall be permitted above the designated height limit for each foot the ground floor unit is raised above sidewalk grade.
3. In addition to meeting all Planning Code height requirements, buildings shall step with grade along all street frontages regardless of whether they reach maximum allowable height. On streets with grades 5% or less, no step is required. On streets with grades over 5% and less than 15% building facades shall step with grade at a minimum of every 120 feet. On streets with grades greater than 15%, buildings shall step with grade at a minimum of every 80 feet. Stepping can be achieved with the following methods: (a) including changing the elevations of finished floors and/or roofs for no less than 4-feet between steps, (b) adding floors at higher grade elevations; and/or (c) stepping back floors at lower elevations. However, projects that achieve the stepping requirement other than through methods (a), (b), and (c) listed above may be granted a Minor Modification pursuant to Planning Code Section [new sud]. While all projects are required to visually break down the scale of wide facades, projects that achieve same effect of breaking down the scale of a building through other means than those listed above may be granted a Minor Modification pursuant to Planning Code [new sud].
4. At least 40% of each block length shall have a minimum building-height-to-street-centerline ratio of 1:1.5 (i.e., a minimum of 1 foot of building height for every 1.5 feet of width from street centerline to building façade). The centerline of the street is calculated from the centerline of each street right of way.
5. Heights are further restricted on portions of Blocks C, D, J, K, and L as described in Section 5.2. These particular blocks are restricted to an absolute height above sea level to assure preservation of views from Potrero Recreation Center and the Central Park. See Section 5.2 for specific height limits.

Design Guidelines

- a. Building heights and rooflines should be varied within the same block regardless of being within the same height zone.
- b. Where appropriate, upper floors should be stepped back from the facade to help break down the building's scale and increase the building's stepping.



Examples of significant breaks



5.1.2 MASSING AND BULK CONTROLS

The intent of the massing controls is to create a varied urban form that reflects the fine-grained scale of San Francisco’s residential urban fabric. Recognition is given to the differences between walk-up buildings and corridor access buildings. Walk-up buildings typically reflect the San Francisco pattern of narrow (25’-50’) parcels, whereas corridor-access buildings typically have larger floor plates and a bigger scale on the street. Large buildings that feature building width 200-feet or greater than along any street or publicly accessible right-of-way, should incorporate multiple modules to read as multiple buildings that step to reflect the sites’ topography.

■ BLOCK SPECIFIC DESIGN INTENT AND CONTROLS LOCATED IN SECTION 5.2

Development Controls

1. No building shall have a wall exceeding 200 feet in length without a significant break. Such a break can be in the form of (1) a 20 ft by 20 ft exterior court open to the sky located at street grade; (2) an at-street-grade interior break at least 10-feet wide that leads to the midblock area; (3) an at-street-grade entry portal with a width of at least 12 feet and clearance of at least 1.5 stories; or (4) an upper story break that meets the provisions of the Planning Code Section 270.1. Projects that achieve same effect of breaking down the scale of a building through other means than those listed above may be granted a Minor Modification pursuant to Planning Code [new sud].
2. The massing of residential buildings shall incorporate an articulation rhythm of less than 50 feet to reflect the typical pattern of San Francisco’s



Massing and articulation should reflect 25’-50’ San Francisco residential pattern.

residential buildings. Massing articulation may include stepping the façade with the slope of the street, breaking the roof plane, and/or changes to façade plane.

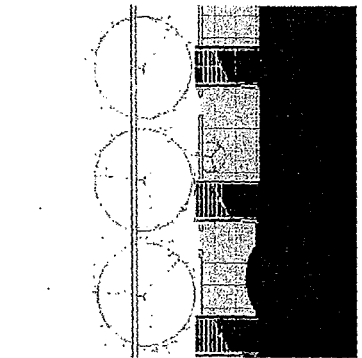
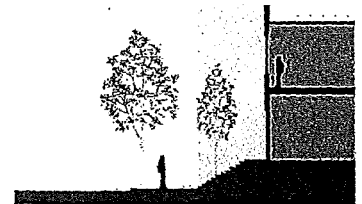
3. Maximum dimensions shall be measured above grade. Massing controls do not impact subgrade parking podiums or below-grade building area. The bulk controls refer to the external plan dimensions of the building design but do not apply to non-enclosed outdoor porches or decks.

Design Guidelines

- a. Blocks developed as single projects should be designed to look and feel like multiple buildings above grade.
- b. Residential building facades over 50 feet in length should provide architectural breaks in the vertical and horizontal modulations of at least 2 feet to provide an articulation to the buildings.
- c. One and two story elements such as entry porches and bays should be used to bring down the scale of four and five story buildings.



One to two story elements bring down scale of buildings



Setback/Stoop Zone showing transitional space between public and private realm

5.1.3 LOT COVERAGE/REAR YARDS

Development Controls

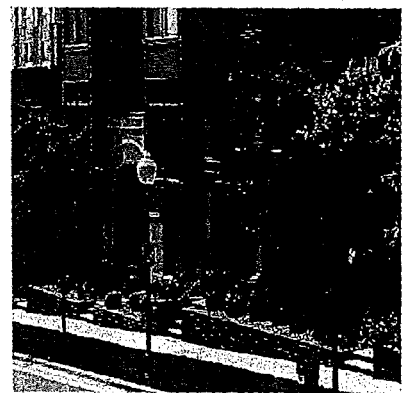
1. The maximum lot coverage of all residential levels, excluding permitted obstructions in SF Planning Code Section 136 is 75% of the lot area (provided at grade or above a parking podium).
2. Rear yards shall be a minimum 15 feet in depth when adjacent to neighboring residential properties.
3. There are no rear yard requirements within the plan area that do not abut parcels outside the plan area.

5.1.4 SETBACK LINES

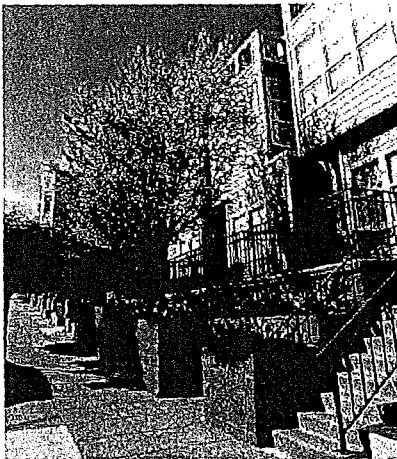
Setback lines help define the streetwalls and create a continuous urban fabric. As with most other San Francisco neighborhoods, the building facades subject to these controls and guidelines should align with the streets and define view corridors and vistas. Front building setbacks create a transitional space between the public realm of the street and the private realm of the dwelling units.

Development Controls

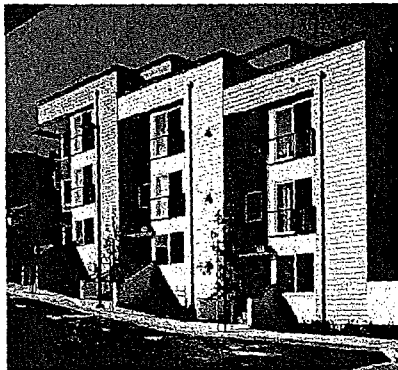
1. Residential buildings shall be setback a minimum of five feet from the property line (back of sidewalk). Greater setbacks are required along the south side of 24th Street between Connecticut and Arkansas Streets (10 feet), Missouri Street between 25th and 23rd Streets (6 feet), and on the south side of 25th Street between Connecticut and Wisconsin Streets (12 feet) for their entire length.
2. There shall be no required setback for properties that face the Connecticut steps and 23rd Street steps. The obstructions outlined below in 5.1.4.4 are allowed to encroach beyond the property line. In addition, steps and stoops may extend up to five feet beyond the property line into the right-of-way; however, their design and configuration must be coordinated with stair / open space design.



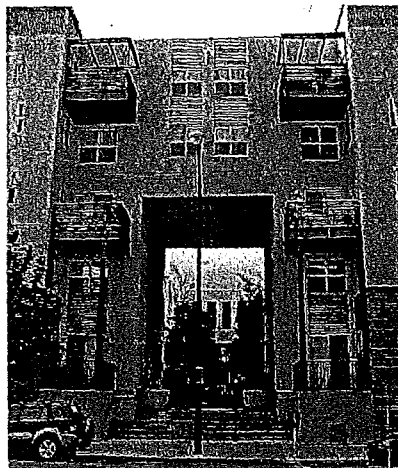
Setback/Stoop Zone showing transitional space between public and private realm



Joint porches step up steep streets



Shared stairs to flats step up the hill.



Shared portal entry

3. In addition to the obstructions allowed by Planning Code Section 136, the following obstructions are also permitted: (a) within the required setbacks at the lowest story closest to street grade: steps, balconies, and porches not exceeding a maximum height of 10' from back of sidewalk, landscape planters and berms; (b) for the entire façade, rectangular bays up to 15 feet wide and 3 feet deep for no more than 65% of the building facade length; curved or segmented bays up to 20-feet wide and three feet deep for no more than 65% of the building facade, sunshades of any dimensions; combination bays and balconies described under Planning Code section 136(c)(2)(G) shall not be allowed.

Design Guidelines

- a. A majority of the building plane should be built to the established setback line for the block.
- b. All setback areas along residential buildings should provide front porches, stoops, terraces/balconies and landscaping for ground floor units.
- c. On residential blocks, setbacks should include a minimum of 40% of area to softscape (plantings).
- d. On a sloping site, setbacks can accommodate level changes and warped surfaces between the back of sidewalk and the building entrances.

5.1.5 RESIDENTIAL ENTRANCES

Residential building entrances perform important roles in the overall design and character of neighborhoods. Frequent entrances to small groups of units or single units and generous lobbies to multi-unit buildings visible from the street help animate streetscapes and make them safe and walkable.

The Guidelines for Ground Floor Residential Design shall be followed. However, where conflicts between this document and the Guidelines for Ground Floor Residential Design, the Potrero HOPE SF Design Standards and Guidelines shall control.

Development Controls

1. Ground floor entries for dwelling units, as individual stoops, shared entries for multiple units, or building lobbies shall be provided along all street frontages at regular intervals.
2. Multi-unit buildings shall have secured entries and lobbies directly accessible to the sidewalk, public open space, or public right of way. Main entries may also be in the form of exterior portal entries.
3. Ground floor units shall have direct, individual access to sidewalk or public right-of-way. Where topographic conditions locate ground floor units more than 8 feet from grade, porches and/or balconies shall be provided. Ground floor units are defined as the closest unit to the sidewalk grade without a habitable floor below. (Senior units are exempt.)
4. Where provided, stoops and stairs shall have a minimum width of 40 inches for individual units, 60 inches for shared entries.
5. Building and unit entrances shall occur at or above the back of walk elevation.

Design Guidelines

- a. Building entries should be articulated and proportionate in size to the number of units served, i.e. larger entries for lobbies to corridor buildings, smaller entries to private front doors. Private entryways should be no less than five feet wide at the building face. Grouped entryways should be no less than ten feet wide.
- b. Shared portal entries should be used when possible to access interior courtyards (especially important when walk-up units are accessed solely from interior courtyard) directly from a sidewalk, open space, or public right of way.
- c. Shared portal entries should be inviting, well lit and provide visual access into the courtyard from the sidewalk.
- d. Shared portal entries should be at least 1.5 stories in height and have significant width (generally 12' minimum), open balconies and/or corridors can encroach into the space. Shared portals should be proportionate in size to the number of units served.
- e. Security gates at shared portal entries can provide an opportunity for artistic ironwork.
- f. Ground floor residential units should be configured to assure that residential entries are provided at a regular interval across the building façade.
- g. Developments should aim to have unit or building entries no less than every 50-feet.



Residential facades should be designed with purpose of enhancing the pedestrian experience

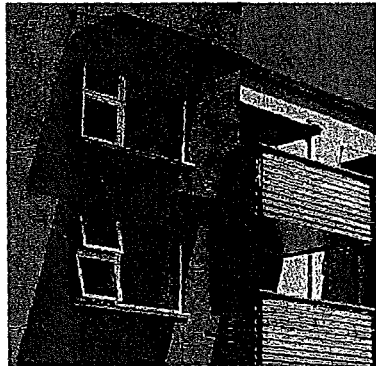
5.1.6 RESIDENTIAL DESIGN

Residential facades should be designed with the express purpose of enhancing the pedestrian experience and increasing the number of “eyes on the street.” Buildings should be inviting and blank facades minimized. Where blank walls cannot be avoided due to steep slopes, they should be mitigated by landscaping or architectural treatments.

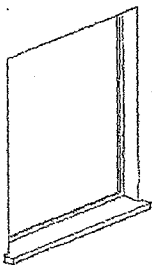
Design Guidelines

Facade Design and Building Orientation

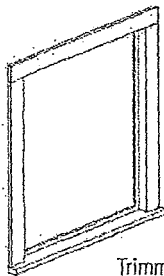
- a. Corners should be designed to emphasize the street corner. Emphasis may include building or unit entries, special architectural character, and/or stepping landscaped areas where the building is not built to the corner.
- b. Materials and detailing used on visible side and rear elevations shall be consistent with those on front elevations.
- c. Building facades should respond to solar orientation. (Sun shades on south and west facing facades, for example.)
- d. The total street frontage dedicated to parking and loading access should be minimized.



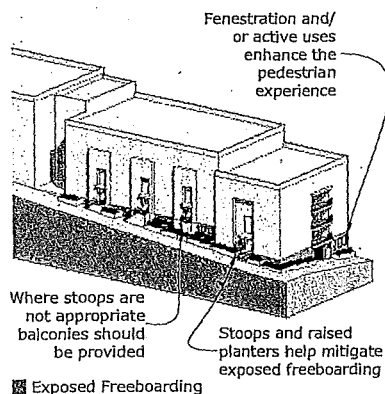
Sun shades protect windows from mid-day sun.



Recessed or "Punched" Window



Trimmed Window



Limit Blank Facades

Building Materials

- e. Materials should reinforce architectural character, building articulation and add visual interest.
- f. Changes in material and/or color should be used to articulate building elements such as building entries; base, body and parapet caps or bays and arcades.
- g. Changes in material and/or color should occur at appropriate facade locations to appear integral with the building construction, rather than a surface application (i.e. inside corners not outside corners).
- h. High quality materials, such as concrete, masonry, wood and tile, should be used as much as possible particularly at important locations to articulate the building facade, providing visual interest as well as durable performance.
- i. Stucco should be of a high quality and should not be used for architectural detailing.

Fenestration /Windows

- j. Windows should be organized, patterned and grouped to reflect and reinforce the building organization and programming.
- k. Window detailing should reflect the building architectural character.
- l. Window trim should be consistent with the architectural character. Windows without trim should be recessed a minimum of two inches to provide a "punched" recessed character on street facing facades or an alternative architectural treatment to provide a distinctive and high quality facade treatment
- m. Flush windows are strongly discouraged on primary facades.
- n. Where visible side elevations longer than 30' are on property lines and located above adjacent buildings, provide fenestration via a Building Code variance or by pulling portions of the building back from the property line.
- o. Large mechanical grills or vents on primary facades are strongly discouraged and, if necessary, should be well designed and integrated into the facade.

5.1.7 BLANK FACADES

Blank facades should be minimized wherever possible. Because of the steep slopes on most blocks, segments of habitable floorplates will often be above the sidewalk grade with inhabitable building space (parking structures, crawl space, or grade) immediately adjacent to the setback/build-to line. These exposed blank faces should be mitigated through good building design and landscape treatments.

Development Controls

- 1. The lowest habitable floor, "ground floor", shall never be more than one story above sidewalk grade.

2. Exposed blank facades shall be kept to a minimum and architecturally treated to minimize its impact. Treatments may include stoop entries, fenestration, landscape screening, raised planters, and other architectural features that improve the pedestrian experience.
3. Garages that border streets with less than 5% slope shall be wrapped with active uses to a depth of 25 ft as required by the Planning Code.

Design Guidelines

- a. Exposed blank facades, including exposed parking structures, greater than 5' in height should maintain the rhythm, articulation and architectural treatment of the building above.
- b. Exposed blank facades on corners should not be greater than 8' in height measured from back of walk.
- c. When exposed blank facades or parking structures are exposed on backsides of buildings interior to blocks and/or visible from other streets, they should reflect a residential design character and rhythm.

5.1.8 METERS, UTILITIES AND TRASH

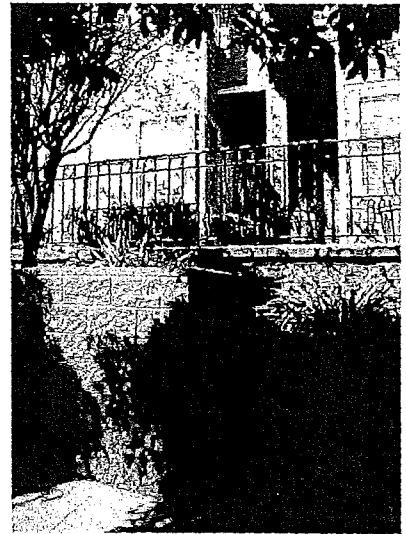
Functional aspects of buildings, including but not limited to meters, utility hookups, and trash bins, detract of the appearance of a buildings and the abutting streetscape when not properly hidden from view. Building design needs to carefully consider how to organize such functions so that they can be easily accessed but hidden from primary facades and not unduly interrupt pedestrian entrances and front facade activation.

Development Controls

1. In no case shall utility enclosures and transformers be permitted along 24th Street between Arkansas and Missouri Streets.
2. Dumpsters and garbage cans shall be concealed in buildings or trash enclosures integrated into the design of buildings.

Design Guidelines

- a. Where utilities, transformers, trash enclosures, and similar functional aspects of buildings must be placed along the front facade of a building along a right-of-way, such features should be hidden from view through landscaping, public art, or be well integrated into the architecture.
- b. Exposed utility connections and meters along street fronts should be avoided or integrate with architecture and landscape design.



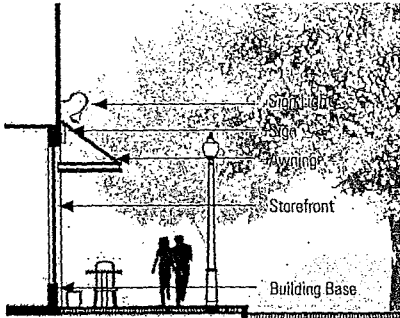
Porch area above low wall making up change in grade



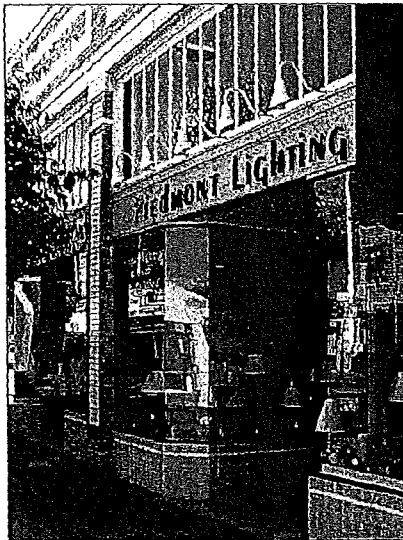
Low transparent fences define front yards and patios.



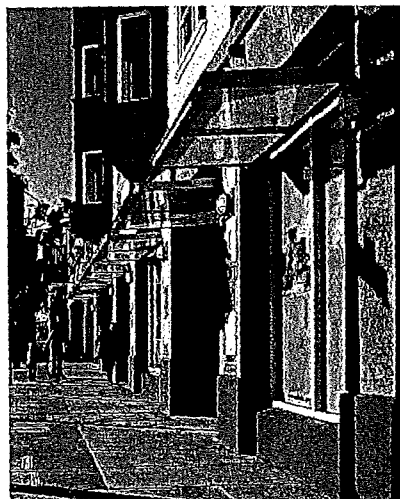
Metal fencing should be integrated into the architecture of the buildings and incorporating local artistic elements is encouraged.



Typical section through storefront and sidewalk realm



Large clear glass display windows encourage window shopping and a visually interesting public realm.



Individual awnings and columns articulate building facade rhythm.

5.1.9 GATES AND FENCES

Security gates and fences are to be decorative in nature and should provide opportunity for local character defining features, such as public art. Security concerns should be addressed by creating well-lit, well-used and active residential frontages that encourage ‘eyes on the street’.

Development Controls

1. Low fences used to define yards or patios within the front setback shall not exceed 3’6” in height.
2. Full height security gates shall not be allowed to encroach into the setback zone and shall be at or behind the principal plane of the building facade.
3. Chain link fences and barbed wire are not allowed.

Design Guidelines

- a. The placement and design of gates should be welcoming and avoid the impression of walled enclaves.
- b. Fences shall be designed to be integrated into the architecture of the building and the block.
- c. Metal fencing or low masonry walls are desired and incorporation of local artistic elements is strongly encouraged.

5.1.10 RETAIL/ SERVICE FACADES AND ENTRANCES

24th Street will become the Main Street for the new neighborhood. Retail frontages along 24th Street (and elsewhere, if provided) are to feature typical aspects of a San Francisco neighborhood commercial street, including, but not limited to: frequent interval of shops, generous tall storefront windows with unobstructed visual connection between the sidewalk and shop interiors, and attractive signage and design detailing. Outdoor activation including sidewalk seating, and display of merchandise is also encouraged.

Development Controls

1. Retail spaces larger than 4,000 sq ft require a Conditional Use authorization.
2. Storefronts shall be articulated at regular increments of 35 feet to express a consistent vertical rhythm along the street.
3. Retail/Service space at the ground floor shall have a minimum 14 feet floor-to-floor height.
4. Retail/service space shall be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area.
5. Commercial Signs shall meet the requirements of Planning Code Article Six for signs in NC-2 (Neighborhood Commercial - Small Scale) Districts. All other signs shall meet the requirements of Planning Code Article Six for signs in residential districts.

Design Guidelines

Entries

- a. Retail entries should be designed to create transparency and a smooth but defined transition from public to private space.
- b. Commercial and storefront entrances should be easily identifiable and distinguishable from residential entrances through the use of recessed doorways, awnings, transparencies, changes in colors and materials, and alternative paving.
- c. Elements or features generating activity on the street, such as seating ledges, outdoor seating, outdoor displays of wares, and attractive signage are encouraged at all mixed-use buildings.
- d. Retail building frontages should not be used for utilities, storage, and/or refuse collection.

Storefront Design

- e. Large display windows are strongly encouraged.
- f. Ground floor visibility should go beyond window displays and extend into the depth of the space.
- g. A well designed base with decorative material is desired at display windows.

Building Base

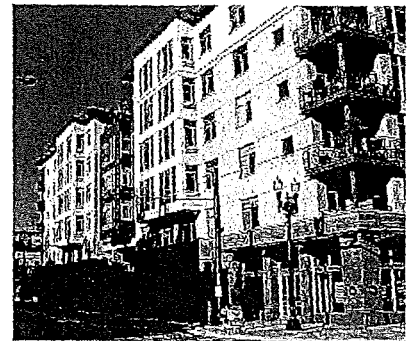
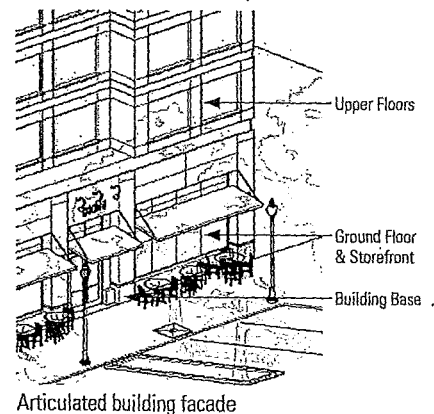
- h. Non-residential ground-floor uses shall be distinguished from but integrated with the building's upper-floor uses through varied detailing and through the use of awnings, belt courses, or other architectural elements.
- i. The building base should ground the building and provide greater detail and visual interest at the pedestrian level.
- j. The building base should feature a change in material or color.
- k. Where structured parking extends above grade, its appearance should be consistent with the building base.
- l. The building base should be incorporated into the storefront design at columns and below windows.

Awnings and Canopies

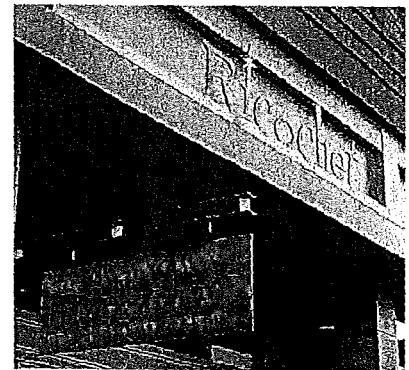
- m. Awnings over storefront windows and entries are strongly encouraged to provide signage, shade, and pedestrian cover.
- n. Individual awnings, which articulate the building facade rhythm, are desired in lieu of long continuous horizontal awnings.
- o. Awning colors are recommended as accents and should be integral with the building's overall color palette.

Building Signage

- p. Retail/building signage should be designed to be visible and read by pedestrians. It should not be designed to be read from any further than across the street.
- q. Signage should be tastefully designed and consistent with the overall design of the building.



Change in materials emphasize building base



Facade signage of high-quality, individual letters highlighted with wall washing lights



A variety of roof forms breaks down building mass and adds interest and variety

- r. Facade signs of individual letters, highlighted by separate wall washing lights or backlit as silhouettes are recommended and preferred.
- s. Stylistic signage representing the character of the shop or business is encouraged.
- t. Blade signs that are simple and attractive are encouraged.
- u. Neon and other artistic forms of signs are encouraged for variation and individuality.

5.1.11 ROOF DESIGN

Development Controls

1. Mechanical equipment located on the roof of buildings shall be screened from public view with enclosures, parapets, landscaping and other means. Such equipment shall also be screened from neighboring buildings to the extent feasible. Photovoltaic or solar panels are excluded from this requirement.

Design Guidelines

- a. A variety of roof forms and interesting roof lines should be used to contribute to the overall character of the development, including elements such as vertical accents, varied parapets, roof gardens and trellises.
- b. Roof design should attractively incorporate and integrate sustainable technologies (renewable energy opportunities, plantings and the collection and storage of stormwater runoff) to be compatible with roof design and use, as project economics allow.

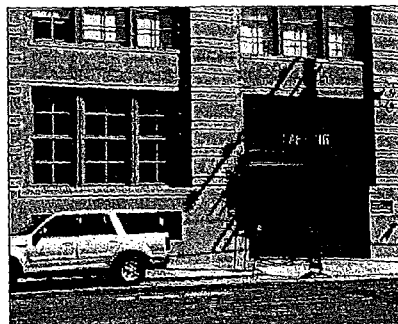
5.1.12 BUILDING LIGHTING

Development Controls

1. All exterior building fixtures shall direct light downward, using the following methods: "Full Cut Off" or "Fully Shielded" fixtures (i.e. fixtures do not allow any light to be emitted above the fixture). Architectural accent lighting is exempted from this requirement.

Design Guidelines

- a. Building lighting should include "shut off" controls such as sensors, timers, motion detectors, etc, so lights are turned off when not needed for the safe passage of pedestrians.
- b. Above the pedestrian level, building lighting is limited to architectural accents and building facade lighting. Large building mounted security lights are discouraged.



Garage entry width should be minimized.

5.1.13 PARKING, PARKING ENTRANCES AND CURB CUTS

Development Controls

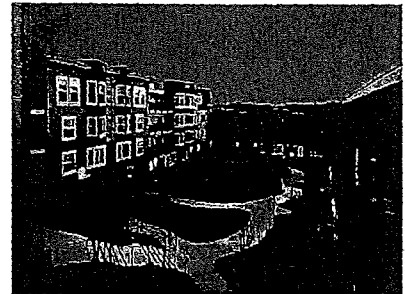
1. No garage entries shall be located on 24th Street between Wisconsin and Missouri Streets.
2. Garage entrances shall be no wider than 20-feet if combined for ingress and egress, and no wider than 12' if ingress and egress are separated.
3. If off-street loading is provided it shall be integrated into the auto entry with a combined width of no more than 20 feet and meet the requirements and maximums provided in the San Francisco Planning Code.
4. No building located on streets with less than 10% slope shall have more than 2 garage entries on any one street façade.
5. Except for Block F, no block face shall have more than four parking entries, or 48-feet of cumulative building width, whichever is greater.



Garage entry integrated into building design

Design Guidelines

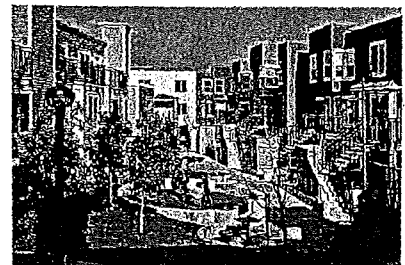
- a. Garage entrances and curb cuts should be designed to minimize their impact on the safety and vibrancy of the streetscape for pedestrians.
- b. Parking, loading and garage entries should be recessed a minimum of 3 feet from primary building plane.
- c. On lots 50 feet or wider, entries to shared garages should be placed not less than 10 feet from lobbies where possible.
- d. Curb cuts should be kept to a minimum to allow the maximum number of on-street parking spaces and to enhance pedestrian safety. Location of curb cuts should be positioned to maximize on-street parking.
- e. Bike parking and curb cuts should be coordinated to minimize conflicts between bicycles, pedestrians, and drivers.
- f. Care should be taken to avoid locating garage access directly across from building lobbies of adjacent properties.



Courtyard common open space

5.1.14 USABLE OPEN SPACES

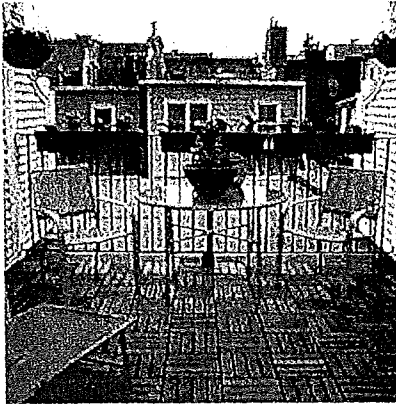
Usable open spaces are important elements in the overall open space plan for Potrero. These spaces must be well designed, well lit and secure, enable 'eyes on the street.' Security is the most important concern that residents have for these spaces. In general, open space controls are governed by the San Francisco Planning Code.



Common open space at podium level

Development Controls

1. A minimum eighty (80) square feet of usable open space per residential unit shall be provided on each block. Open space may be provided as private usable open space, common usable open space or as publicly accessible open space.



Private open space



Private podium level open space screened from common space.

2. Private open space shall be provided in the form of private patios, yards, terraces or balconies. Private open space shall have a minimum dimension of 6 feet on a deck, balcony, porch or roof and shall have a minimum dimension of 10 feet if located on open ground, a terrace, or the surface of an inner or outer court.
3. Common open space shall be provided through common gardens, building courtyards, or rooftop terrace spaces. Common open space shall be open to the sky and have a minimum dimension of at least 15 feet. Common usable open space shall be configured to assure generous access to natural light. However, such open space need not meet the exact exposure requirements for usable open space as described in Planning Code Section 135(g)(2). Common open space must be accessible to all residents in the building in which it is located.
4. Community rooms, recreation or exercise centers with direct access to other common open space or street, may be provided to fulfill a portion (to a maximum of 33%) of common open space requirements, if well integrated into the project's overall open space program.
5. Projections permitted into (over) required private and/or common open space are limited to balconies, bay windows, and decorative building facade features allowed in usable open space described in Sec. 135 and 136 of the San Francisco Planning Code.
6. Plantings in podium courtyards shall have a minimum soil depth of 9", 12" average for ground cover, 20" average for shrubs, and 36" average for trees.

Design Guidelines

- a. Private and common open space should be designed to be visible from unit living areas.
- b. Common open space should be designed as usable surface area, containing both landscaped and hardscape areas. Landscaped green and/or garden space should comprise a large portion (more than 30%) of the common outdoor area where possible.
- c. Courtyards should include patios for ground level units.
- d. Ground level units facing on internal courtyards and common open spaces should be screened to provide privacy.
- e. Private and common open space areas should be designed to incorporate features designed to utilize rainwater and reduce runoff from rain or winter storm events where possible.
- f. Visual cues (landscaping, architectural features) should be incorporated to clearly differentiate private and public spaces.
- h. The design of private and common open spaces should follow "Bay Friendly Landscape Guidelines," and use primarily native and/or drought tolerant plants.

5.1.15 PEDESTRIAN MEWS/PASEOS

Pedestrian mews may be provided to give through access on larger blocks and/or to increase the number of units that have direct access to a public way. Mews are envisioned, though not required, for Blocks E, J, N and O. For further direction on how such mews may be designed and configured see Section 5.2.

Development Controls

1. Where provided, pedestrian mews shall be publicly accessible and inviting, provide through access from one public right-of-way and/or public easement to another, and have common entrances and ground floor units that open directly to the mews.
2. Buildings facing pedestrian mews shall meet all applicable development standards and guidelines as buildings that are located on a public right of way.
3. Clearance for pedestrian passage on pedestrian mews shall have a minimum of 6 feet in width.
4. Pedestrian mews shall be minimum 25 feet in width between building frontages or 30 feet in width where there are 4 story buildings on two sides.
5. Pedestrian mews shall meet all usable open space requirements to be considered usable open space.

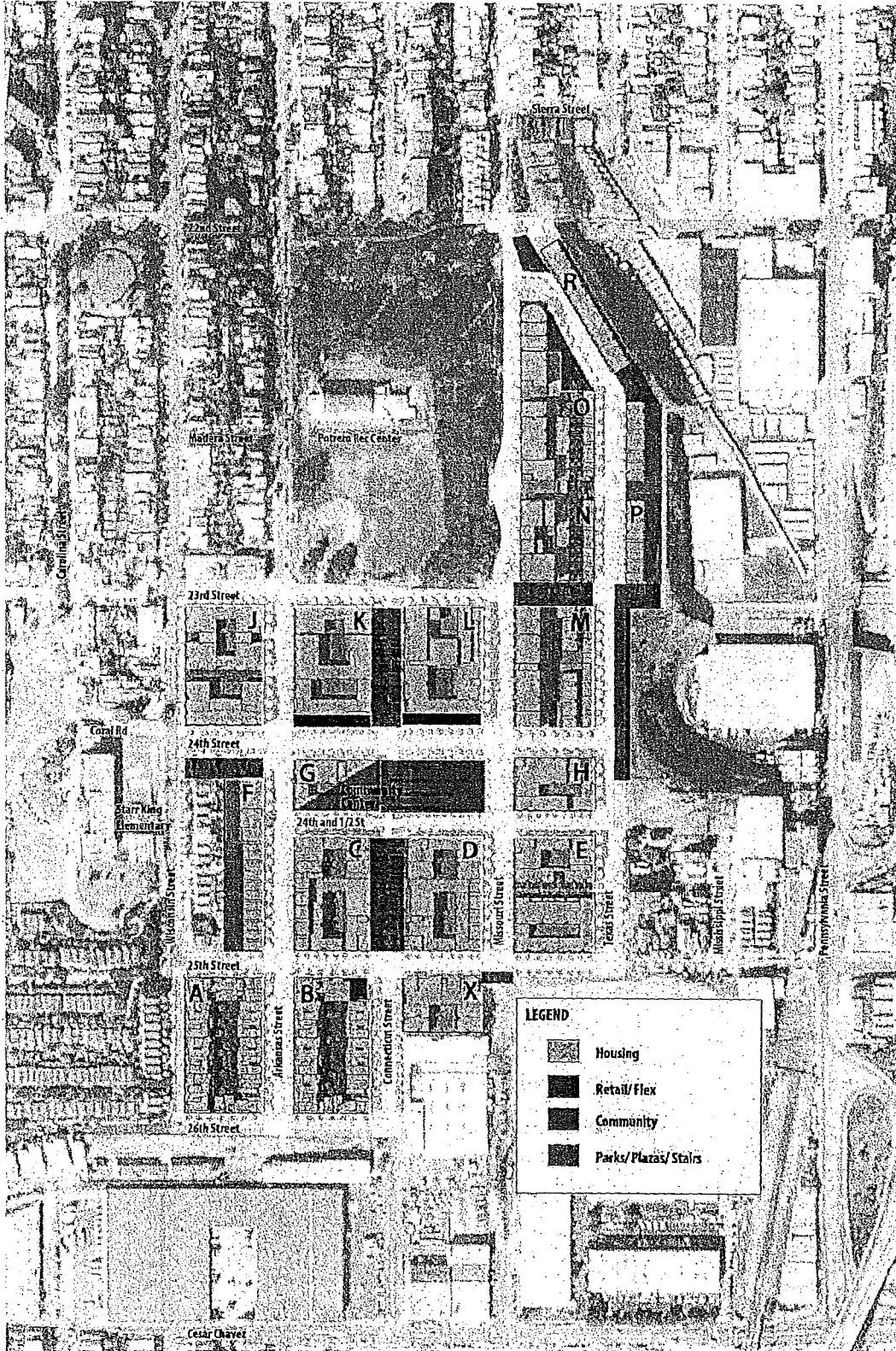


Examples of pedestrian mews

Design Guidelines

- a. Pedestrian mews should be open to the public during daylight hours.
- b. Pedestrian mews should be well lit.
- c. Landscape planters and fences designating private open spaces should not be greater than 3 feet in height.

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LAND USE CONCEPT PLAN - FIGURE 5.2





5.2 DESIGN INTENT - BLOCK BY BLOCK ANALYSIS

For each block, this section provides a description of one possible development scenario that would meet the Controls and Guidelines required throughout this document. Within the described scenarios, these discussions also provide a block's unique constraints and opportunities. The actual configuration of a block need not follow the illustrated scenario exactly as long as the overall intent has been met. As elsewhere in this DSG, provided Controls in this section are required, where as Guidelines are more flexible as long as the overall design intent has been met.



5.2.1 - BLOCKS A & B

For this scenario, Blocks A and B are envisioned as stepping walk-up buildings with corridor buildings located along 25th Street. Prototypes are based on a 92' wide module with 6-7 car parking garages. The block is illustrated with a 3,600 sq ft open space located at the corner of 25th and Connecticut Streets. The location of the open space may be moved to the south side of the blocks along 26th Street when the block design is refined.

Development Controls

1. A public open space mini park, shall be located on block B. The space shall be at minimum 3,600 sq ft in an area with a minimum width of 40'.

Design Guidelines

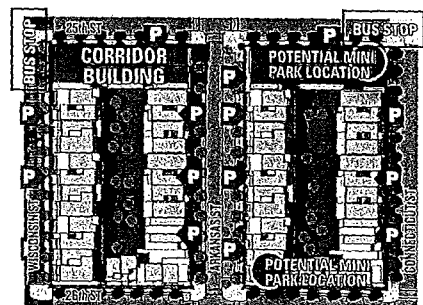
- a. Garages should be designed with the ability to enter and exit the garage by driving forward (i.e., the ability to turn around in garage to avoid backing out).
- b. Building facades should be designed to orient towards the mini-park, with windows and balconies overlooking the park. Common spaces should open to the park where appropriate.



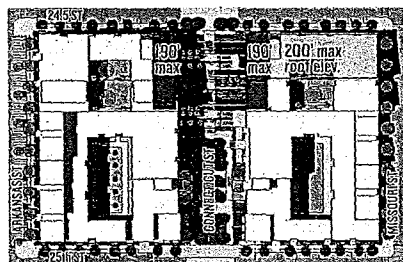
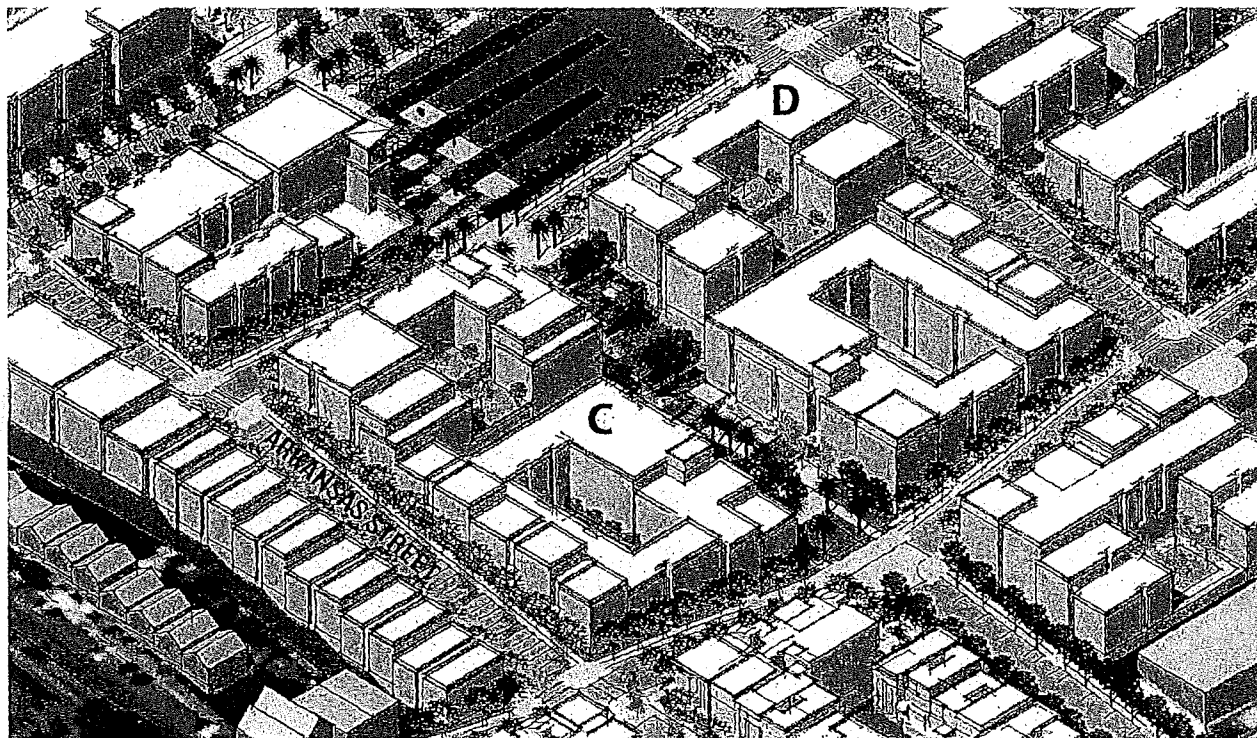
Corner of Wisconsin and 25th Street



Walk-Up buildings step with slope of street



Block A & B Plan



Block C & D Plan

5.2.2 - BLOCKS C + D

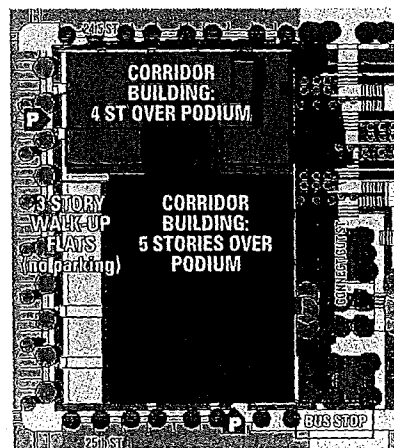
Each block is envisioned as three or more separate buildings; each block is envisioned to include a 3-4 story building over one or two levels of structured parking along 24.5 Street, a 4-5 story building over a parking podium lining the lower section of the Connecticut Street Open Space, and 3-story walk-up flat buildings along Arkansas and Missouri Street.

Development Controls

1. On block D, building's roof elevation shall not exceed 200 feet above sea level.*
2. On blocks C and D, building's roof elevation for the first 30 feet of depth perpendicular to Connecticut Street stair shall exceed 190 feet above sea level.*

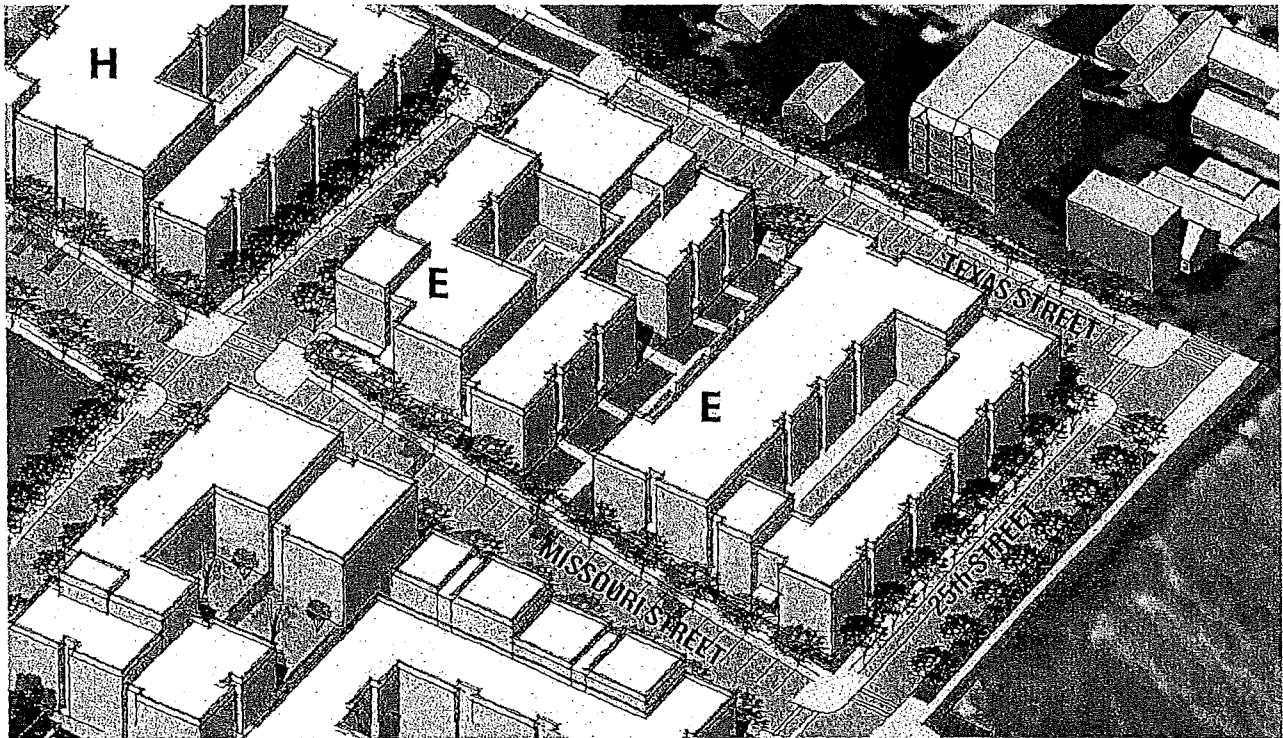
Design Guidelines

- a. Building facades should be designed to orient toward the Connecticut Park Terrace. Unit entries are encouraged to open onto the open space and terraces.
- b. Parapets and roof design, including mechanical equipment, should be designed to minimize visual impact to users of the Central Park.
- c. Garage entries should be located on 25th, Missouri, and Arkansas Streets.



Building Type Diagram

* Elevations based on San Francisco City Datum

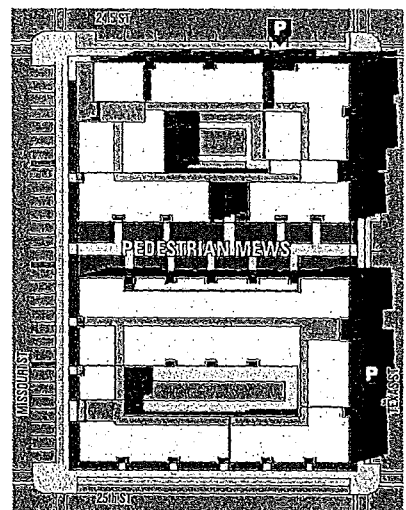


5.2.3 - BLOCK E

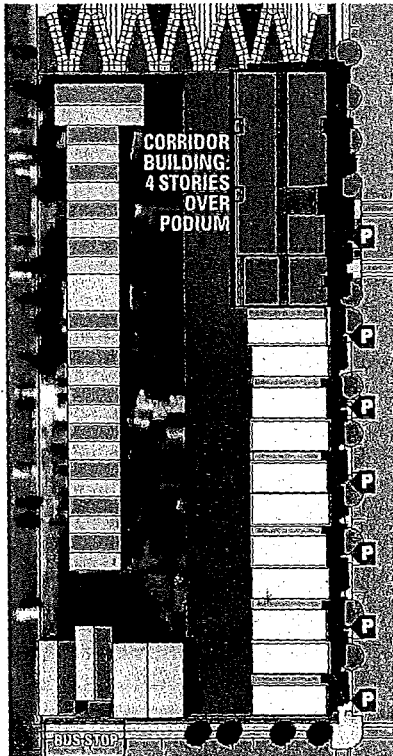
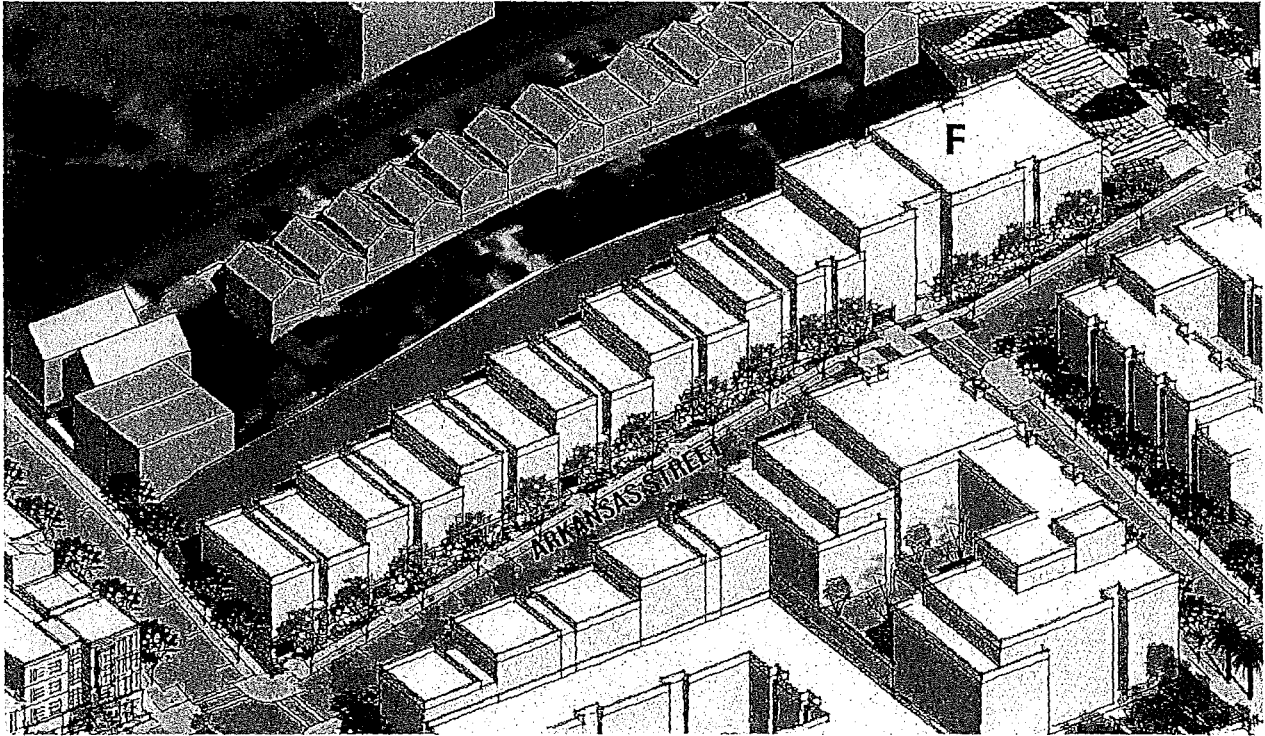
Block E is envisioned as one or two stepping podium buildings with garages entered off Texas and 24.5 Streets. The building steps up the ridge with a pedestrian mews between the two buildings.

Design Guidelines

- a. Grade breaks, spaces between buildings used to make up changes in grade elevation, should be landscaped and include a pedestrian mews, common open space, private patios, and/or unit entries.
- b. It is preferred that parking entries be located on 24th and Texas Streets.



Plan showing two buildings stepping up the hill.



Block F Plan

5.2.4 - BLOCK F

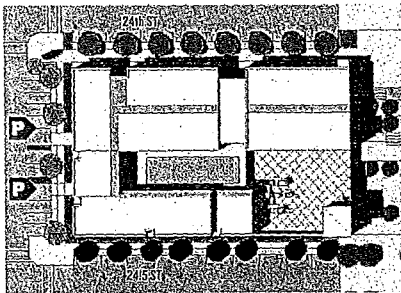
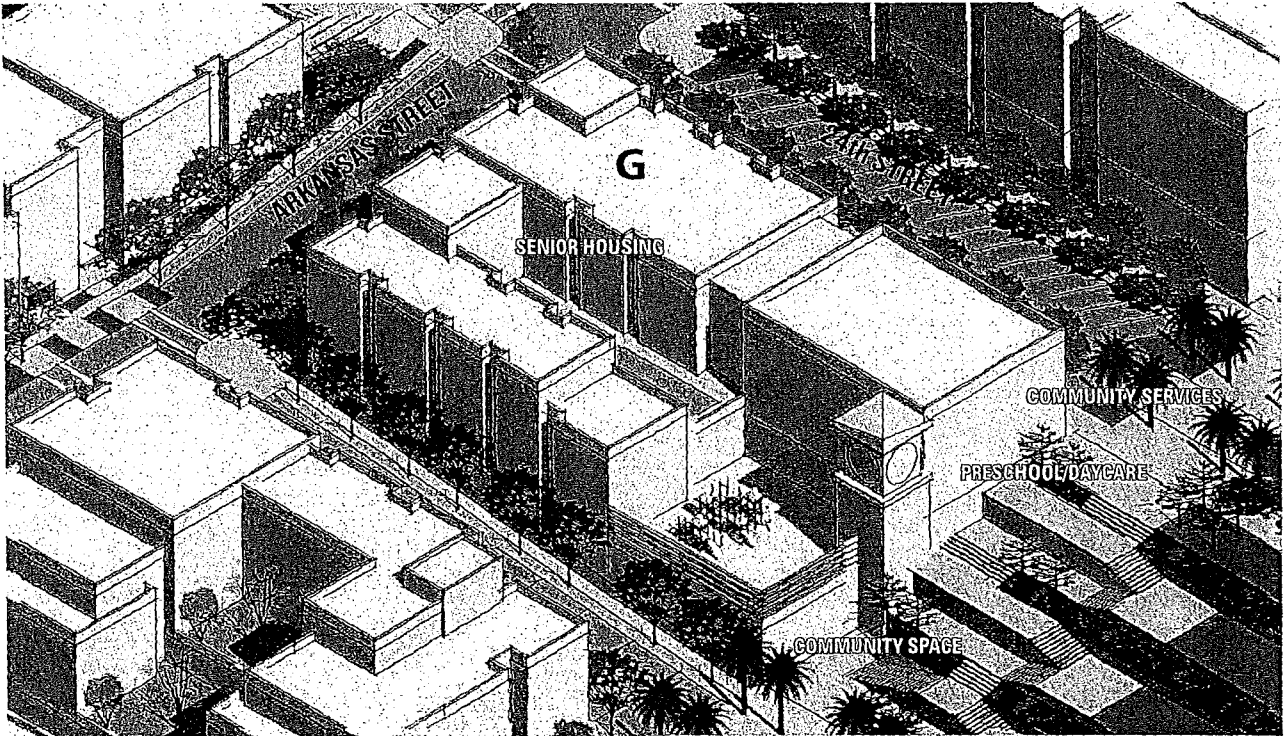
Block F is envisioned as two different building types; a 4 story corridor podium building on the northern portion of the block and walk-up buildings stepping up the southern section. The southern section could be built with same prototype used in blocks A and B.

Development Controls

1. Rear yards shall have a minimum depth of 25 feet.

Design Guidelines

- a. Garage entries should be minimized.
- b. Garages should be designed with the ability to enter and exit the garage by driving forward (i.e., the ability to turn around in garage to avoid backing out).
- c. Units adjacent to "Squiggle Park" should orient to the open space.
- d. Where common rear yard open space cannot be adequately designed due to topography challenges, above grade balconies and patios are acceptable.



Block G Plan

5.2.5 - BLOCK G - COMMUNITY BUILDING/SENIOR HOUSING

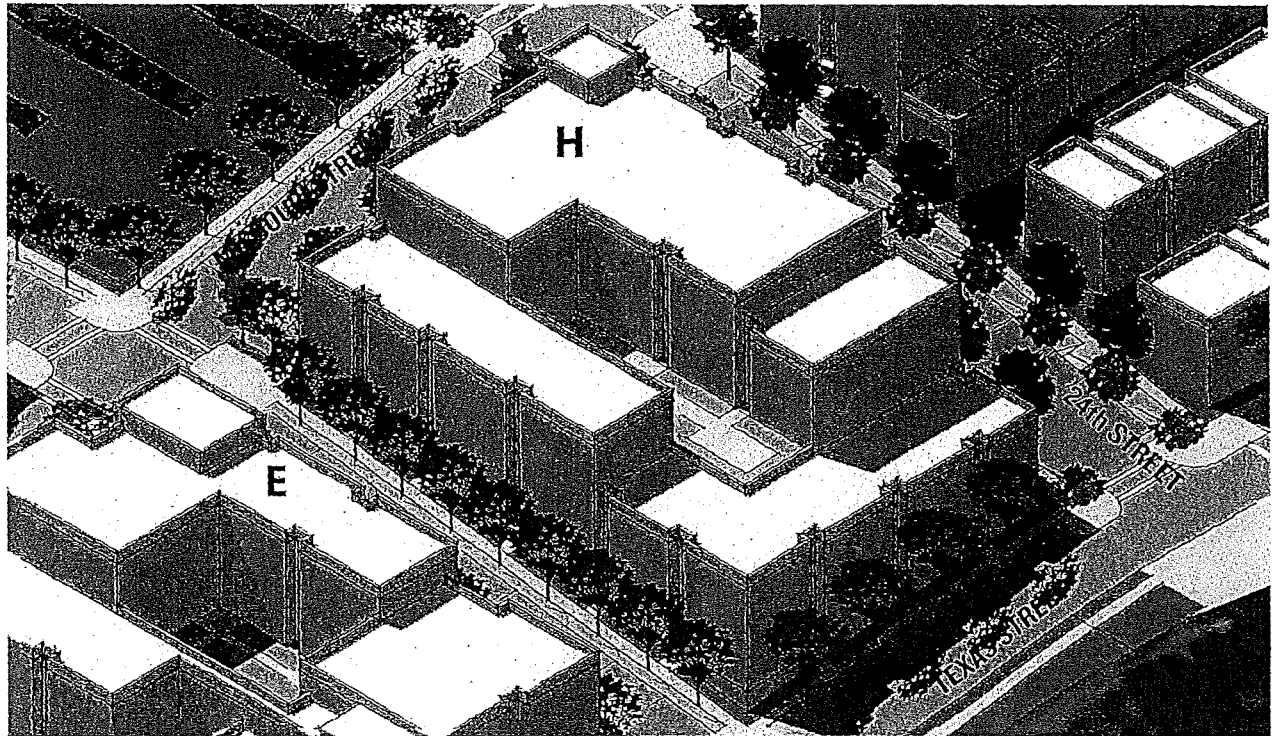
Block G is envisioned as a mixed-use community building with affordable senior housing above. The community functions and senior common spaces should line 24th Street and the Connecticut Street Stair. The building footprint extends east of the setback line of blocks C and K to allow the building to punctuate views up Connecticut Street.

Development Controls

1. The building shall be set back 10 feet from back of walk along 24th Street to provide a wider pedestrian promenade from Arkansas Street to the Central Park.

Design Guidelines

- a. A significant architectural element should highlight the building from the north and the south and along the central park edge.
- b. The community building should be architecturally prominent and built with high quality architectural design and materials.
- c. The roof is to be considered a primary facade that will be viewed regularly from above and designed accordingly, with architectural details that may include decorative screening of mechanical equipment, green roofs, etc.
- d. Where possible, secondary building entrances should open onto Connecticut Street stair landings.

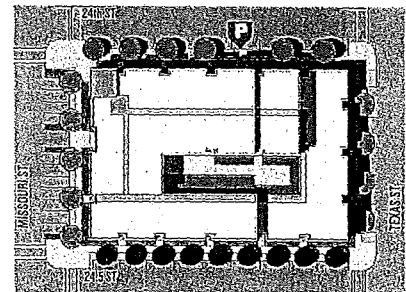


5.2.6 - BLOCK H

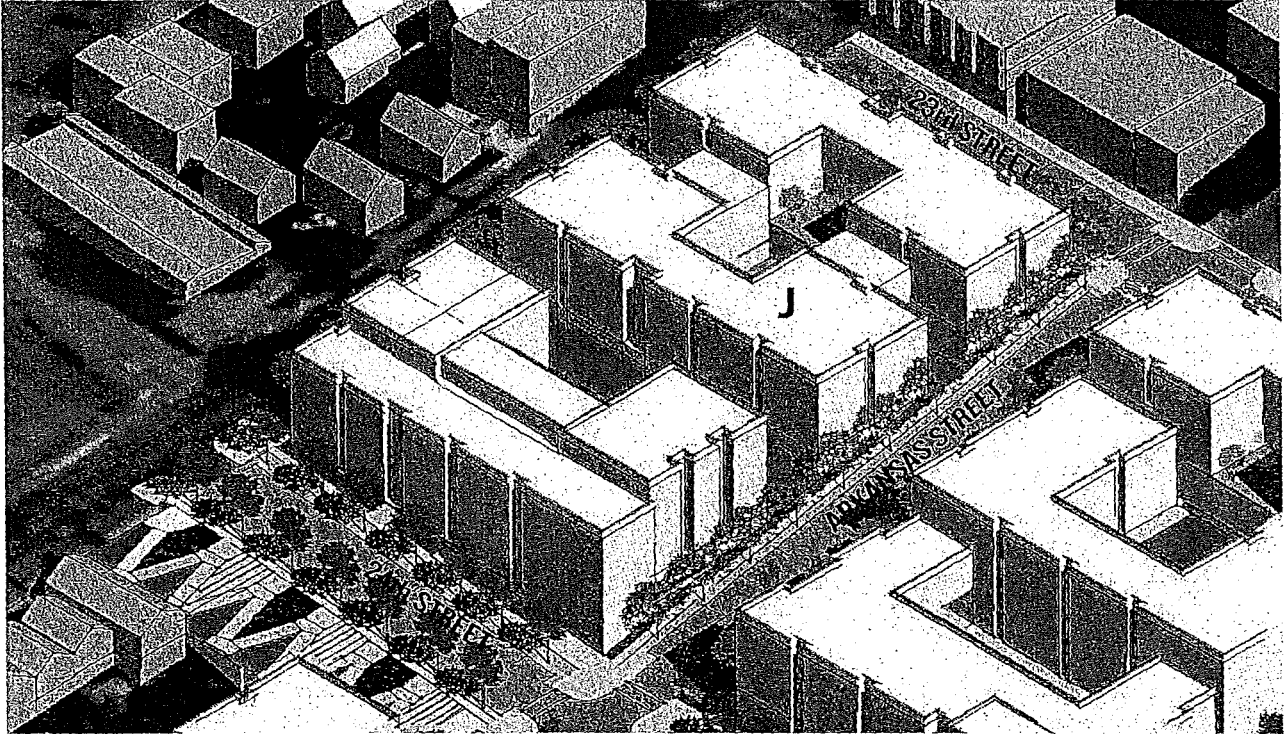
Block H is an extremely difficult block with steep grades on all sides. The block is envisioned as podium building at the corner of 24th and Missouri Streets with a 4 story building above and a single loaded corridor lining the parking structure facing 24.5 and Texas Streets.

Design Guidelines

- a. Building entry should be located at corner of 24th and Missouri Streets to provide easy and accessible access to 24th Street services and the Central Park.
- b. It is preferred that parking entrances are located on 24th, 24.5 or Texas Streets.

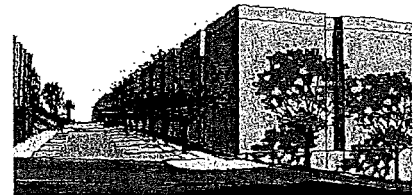


Block H Plan



5.2.7 - BLOCK J

Block J is envisioned as a transition block between the greater Potrero Hill neighborhood and the proposed mixed-use 24th Street core. The block is envisioned as three stepping corridor buildings with central courtyards stepping down the hill. A pedestrian mews may connect Arkansas and Wisconsin Streets.



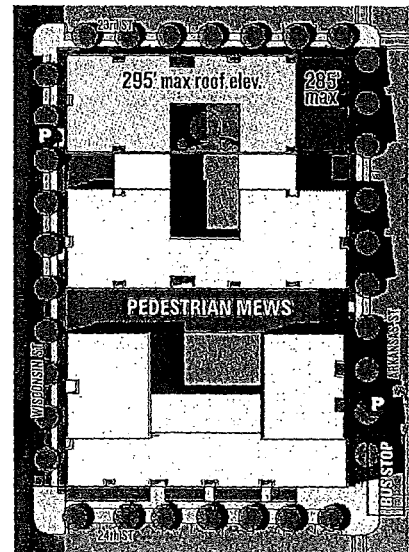
View from 23rd and Wisconsin Streets

Development Controls

1. Building's roof elevation shall not exceed 295 feet above sea level.*
2. Building's roof elevation for the first 30 feet of depth perpendicular to Arkansas Street shall not exceed 285 feet above sea level.*
3. Parking entrances shall be located on Wisconsin or Arkansas Streets. No more than two garage entries shall be located on one side of a street.
4. No utility, trash, or other maintenance services shall be located on 24th Street.

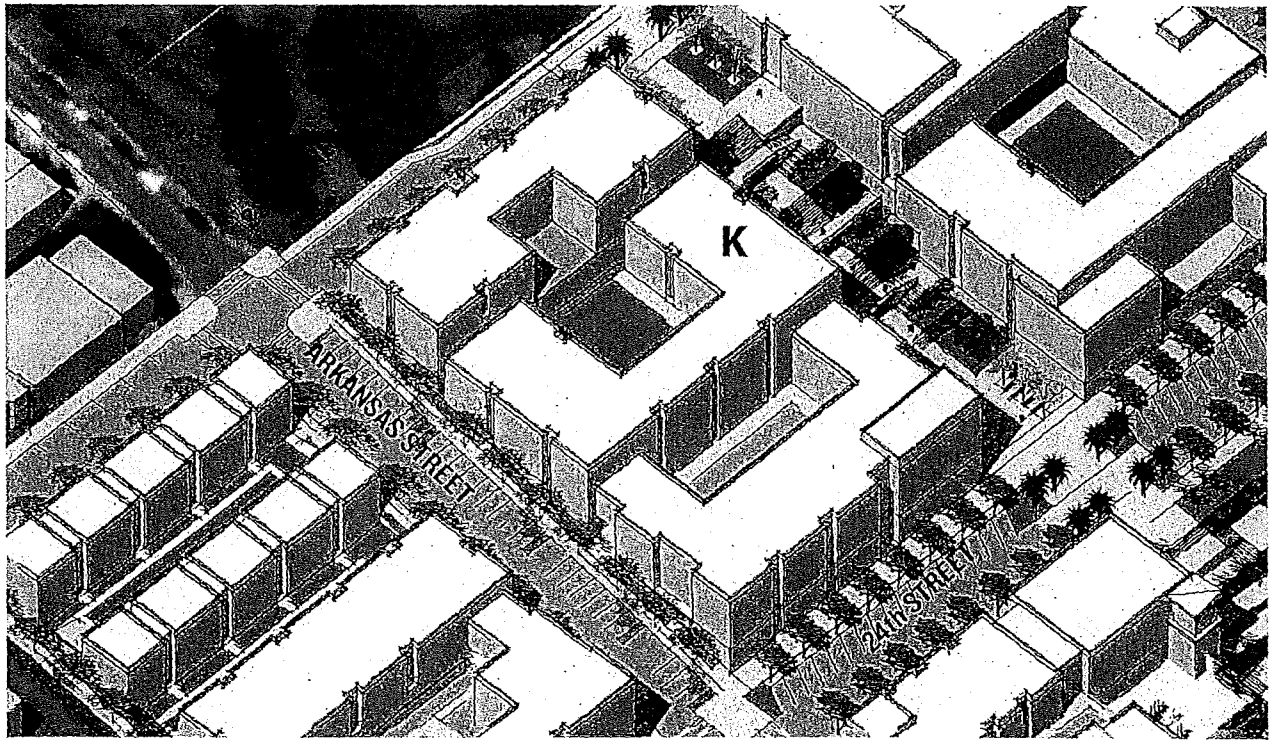
Design Guidelines

- a. A shared residential entry/elevator lobby should be located on 24th Street.
- b. Buildings should step to follow topography with three steps minimum on Wisconsin and Arkansas.



Block J Plan

* Elevations based on San Francisco City Datum



5.2.8 - BLOCK K

Block K is envisioned to be a stepping corridor buildings with retail frontage on 24th Street. Parking podiums are located behind the retail uses on 24th Street and under the building located on 23rd Street. The middle courtyard is envisioned as an at-grade open space.

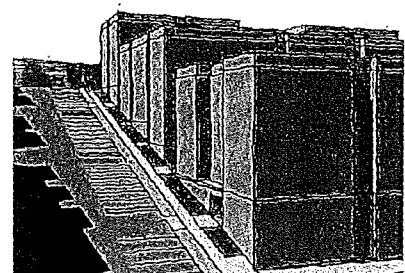
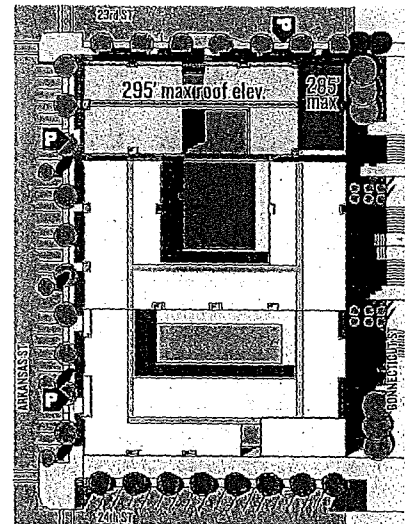
Development Controls

1. Building's roof elevation shall not exceed 295 feet above sea level.*
2. Building's roof elevation for the first 30 feet of depth perpendicular Connecticut stair shall not exceed 285 feet above sea level.*
3. Garage entries shall not be located on 24th Street.
4. Building frontages on 24th Street shall be lined with retail or active uses.
5. No utility, trash, or other maintenance services shall be located on 24th Street.

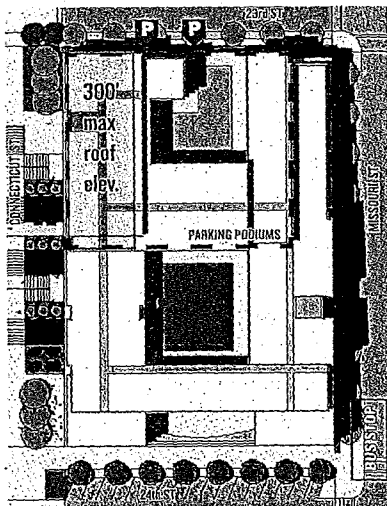
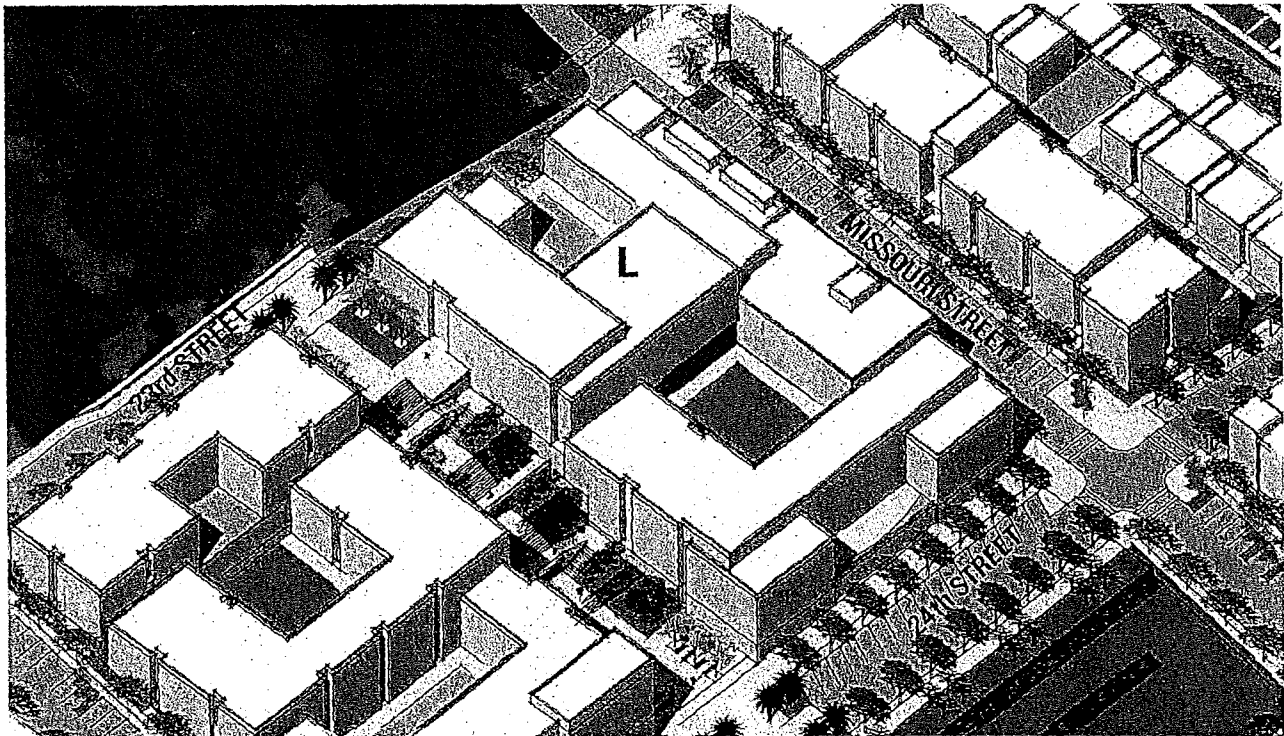
Design Guidelines

- a. The Connecticut Street stair facade should be activated with balconies and building entries where possible.
- b. The design of the Connecticut Street stair and buildings on Block K should be integrated and compliment one another.
- c. A shared residential entry/elevator lobby should be located on 24th Street.
- d. Garage entries should be located on Arkansas Street when possible.

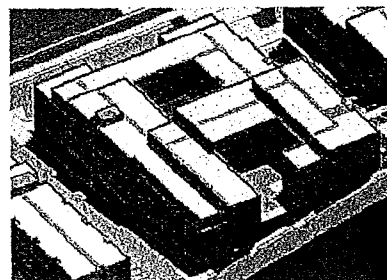
* Elevations based on San Francisco City Datum



Buildings step up Arkansas Street



Block L Plan



View from 23rd and Missouri St

5.2.9 - BLOCK L

Block L represents the core of the 24th street mixed-use district. Block L is envisioned as stepping corridor buildings with a two level parking podium located off of 23rd Street with an at grade courtyard in the center of the block to take advantage of a difficult topography. The 24th Street frontage could be designed as a primarily single-loaded corridor building to limit cuts into existing grade.

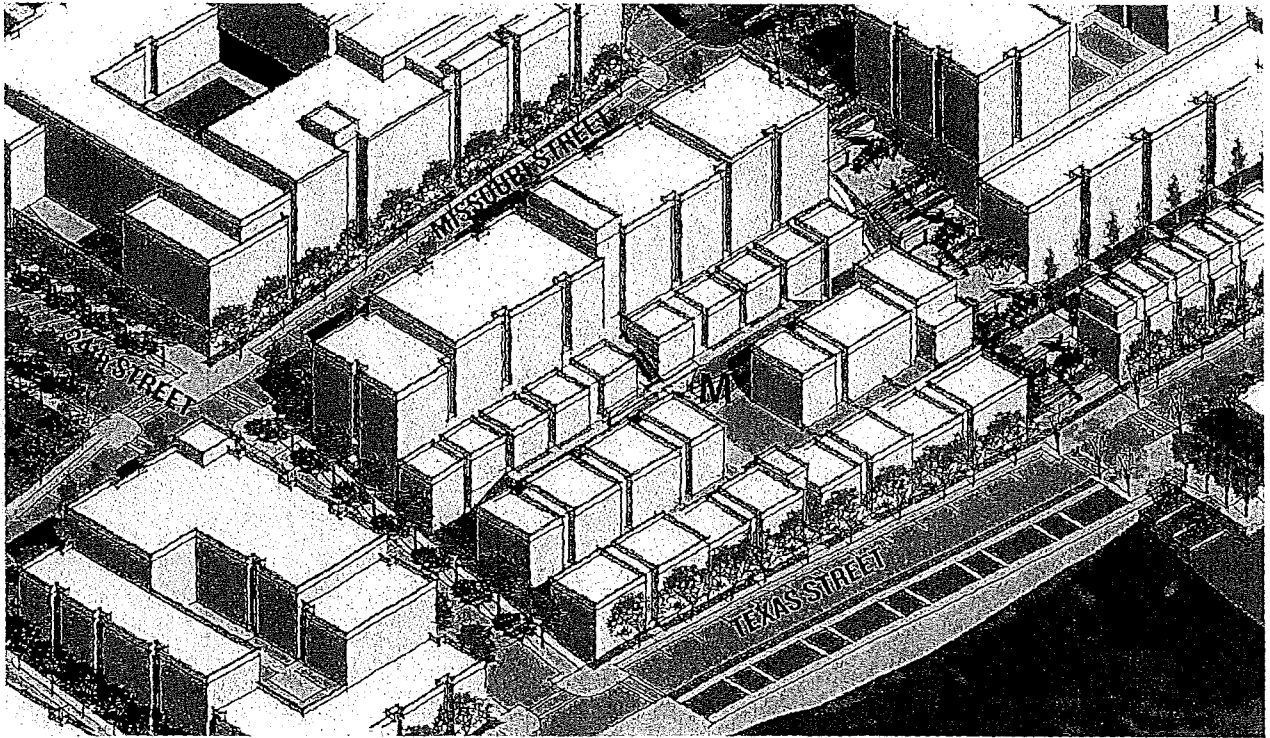
Development Controls

1. Building's roof elevation shall not exceed 300 feet above sea level.*
2. The 24th Street facade shall be lined with retail uses with a minimum depth of 40 feet.
3. Garage entries shall not be located on 24th Street.
4. No utility, trash, or other maintenance services shall be located on 24th Street.

Design Guidelines

- a. The Connecticut Street stair facade should be activated with balconies and building entries where possible.
- b. The design of the Connecticut Street stair and buildings on Block L should be integrated and compliment one another.

* Elevations based on San Francisco City Datum

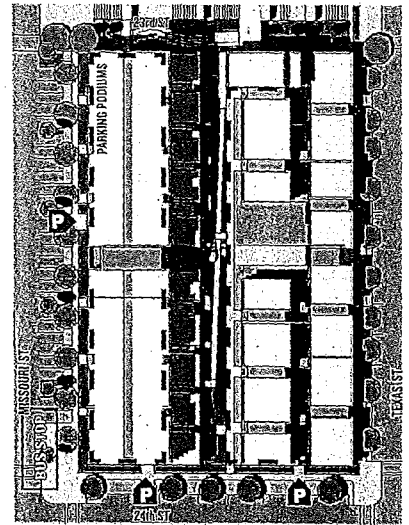


5.2.10 - BLOCK M

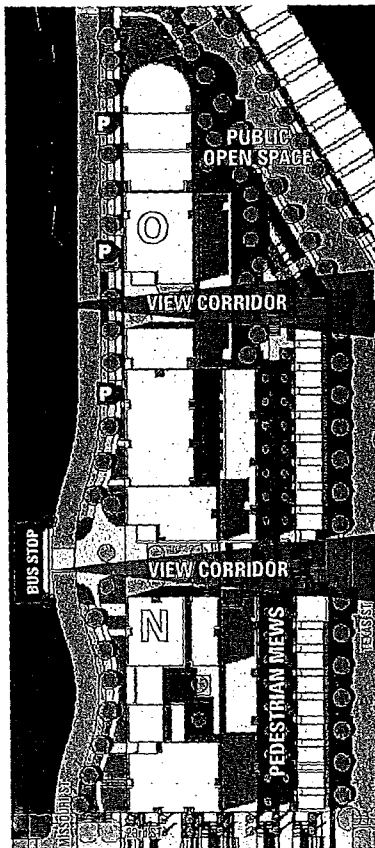
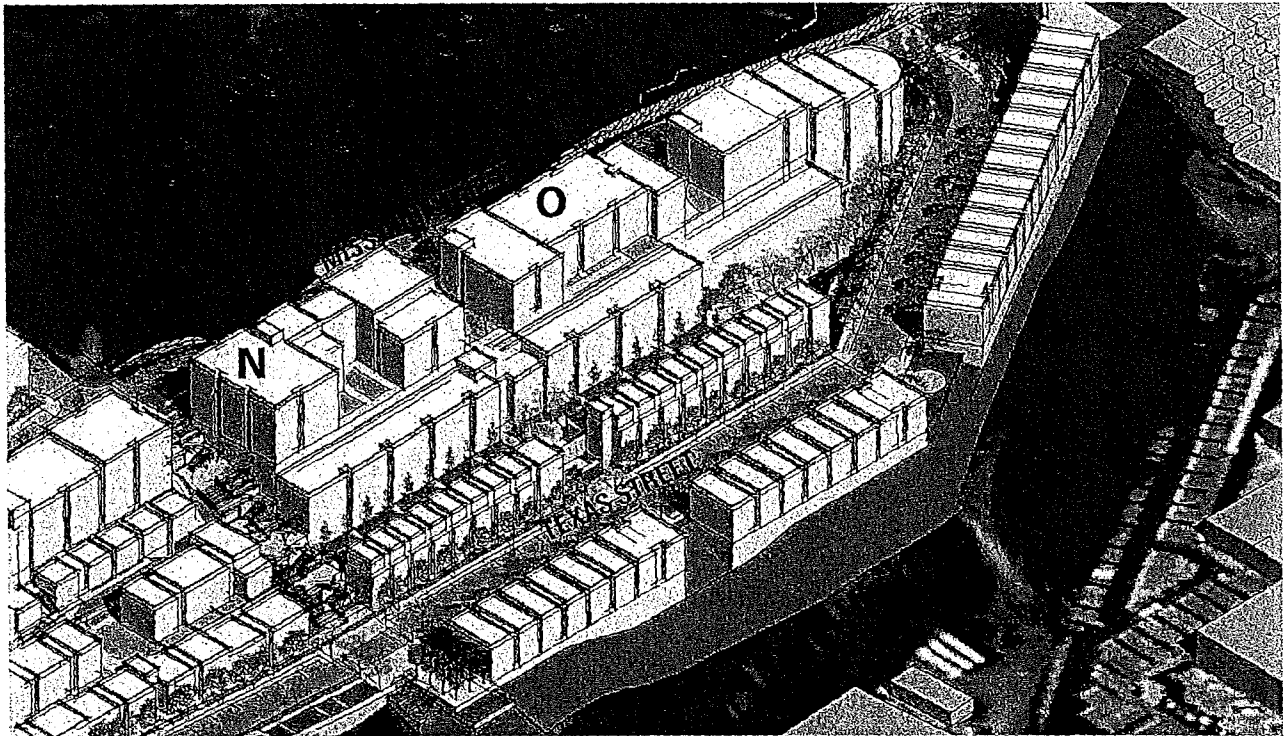
Block M is envisioned as a series of north/south bars of housing stepping up from Texas to Missouri Streets. The building along Missouri will likely be a corridor building with the rest of the block comprising a series of walk-up buildings with liner units stepping down Texas to the 23rd Street stair.

Design Guidelines

- a. Units located along the 23rd Street stair should orient toward the stair and ground floor units should have entries onto the stair where appropriate.
- b. The courtyard/mews should be accessible directly from 24th Street and the 23rd Street stair.
- c. The design of the 23rd Street stair and buildings on Block M should be integrated and compliment one another.



Block M Plan



5.2.II - BLOCKS N + O

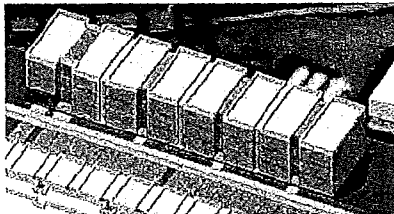
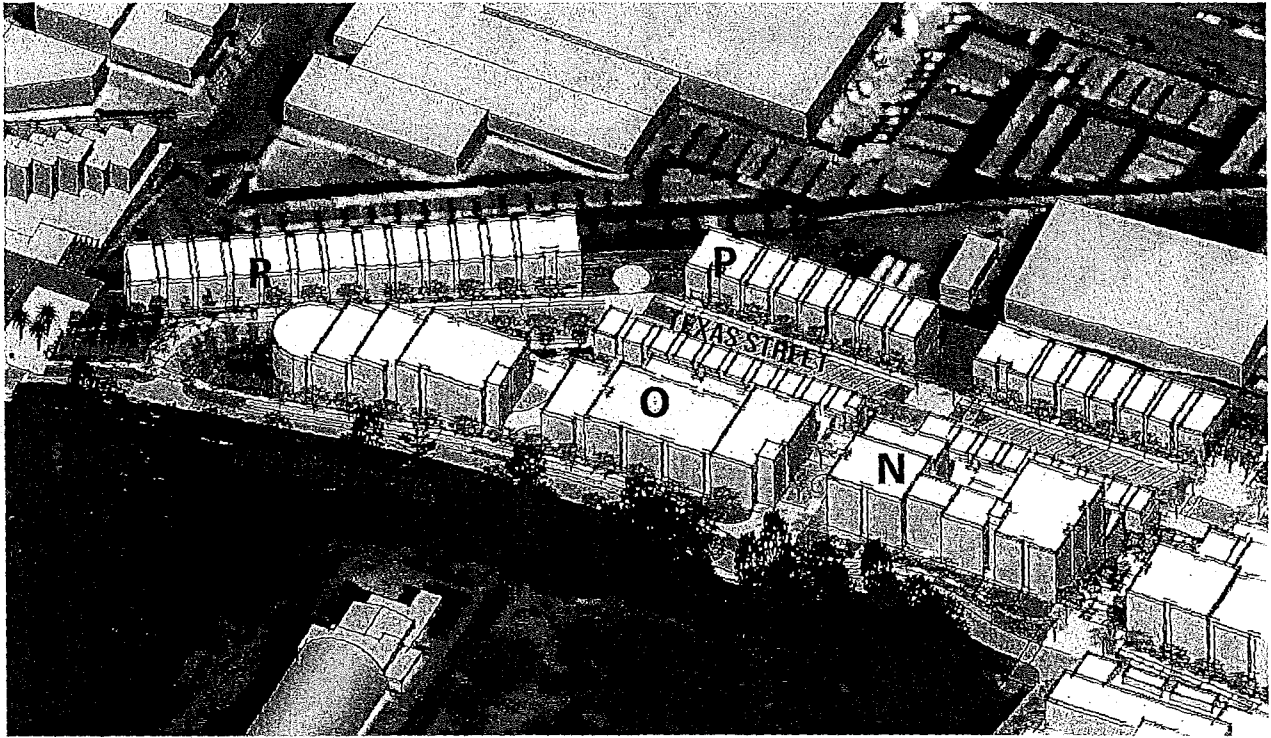
Blocks N & O are envisioned as a series of buildings stepping up the hill. The blocks could be developed as a single project or two or more projects divided north/south by the view corridor/open spaces or east/west by the change in grade. The diagram shows a corridor building above 2-3 levels of parking podium that sits mostly above existing grade, with a 4-5 story single loaded liner building stepping down to the mews. A walk-up liner building fronting the street and the mews is envisioned along Texas Street. The design concept takes advantage of existing grade by locating all of the parking at the top of the site to lessen the amount of cut required.

Development Controls

1. A minimum 50 foot wide view corridor with gathering spaces at Missouri and Texas Streets shall be located between block N & O.
2. A minimum 30 foot view wide corridor shall be located on block O breaking up the building length and mass.
3. View corridors shall be made at sidewalk grade. Landscaping, furniture, stoops, balconies, and bay windows can protrude into view corridor.

Design Guidelines

- a. The design of the 23rd Street stair, Gateway Open Space, and buildings on block N and O should be integrated and compliment one another.
- b. Obstructions to view corridors should be minimized.
- c. Elevator and stair access to the mews below may be located in the view corridor between blocks N and O. It should be designed to maintain views toward the 0.50'



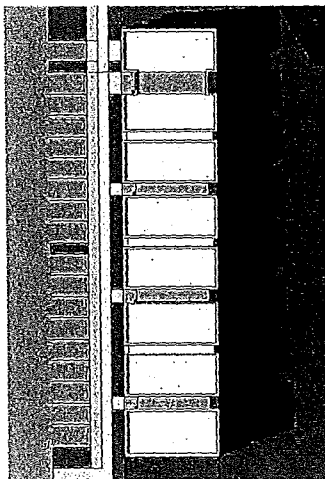
Walk-up Buildings over below grade podium

5.2.12 - BLOCKS P + R

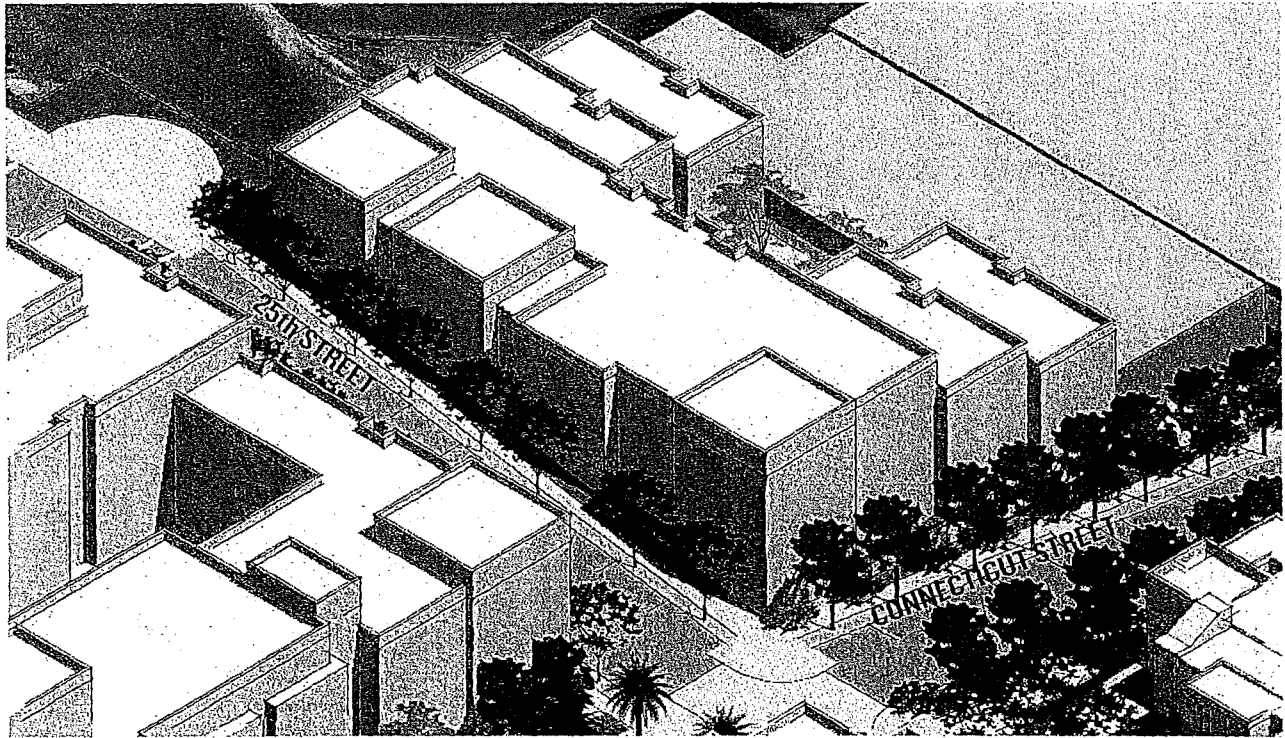
Blocks P & R are envisioned as walk-up buildings over parking podiums. Through units would be organized around shared stair cores to take advantage of the views to the east. The parking podiums would serve multiple walk-up stair cores and may have elevator access to street level that would provide access to the walk-up units.

Development Controls

1. A minimum 40' wide view corridor shall be located opposite and centered on the breaks between blocks N & O and between blocks P and R.
2. Rear yards shall have a minimum depth of 15'.
3. Where common rear yard open space cannot be adequately designed due to topography challenges, above grade balconies and patios are acceptable.



Block P/R Typical Plan



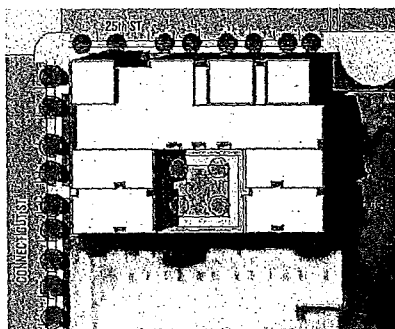
Prominent corner seen from 25th St.

5.2.13 - BLOCK X

Block X combines an existing small open space on SFHA land with SF Unified School District land. The site may be developed as one building or multiple buildings stepping up the site.

Design Guidelines

- a. The corner of the building located at 25th and Connecticut Streets should be designed with a special architectural feature and presence.



Plan



APPENDIX

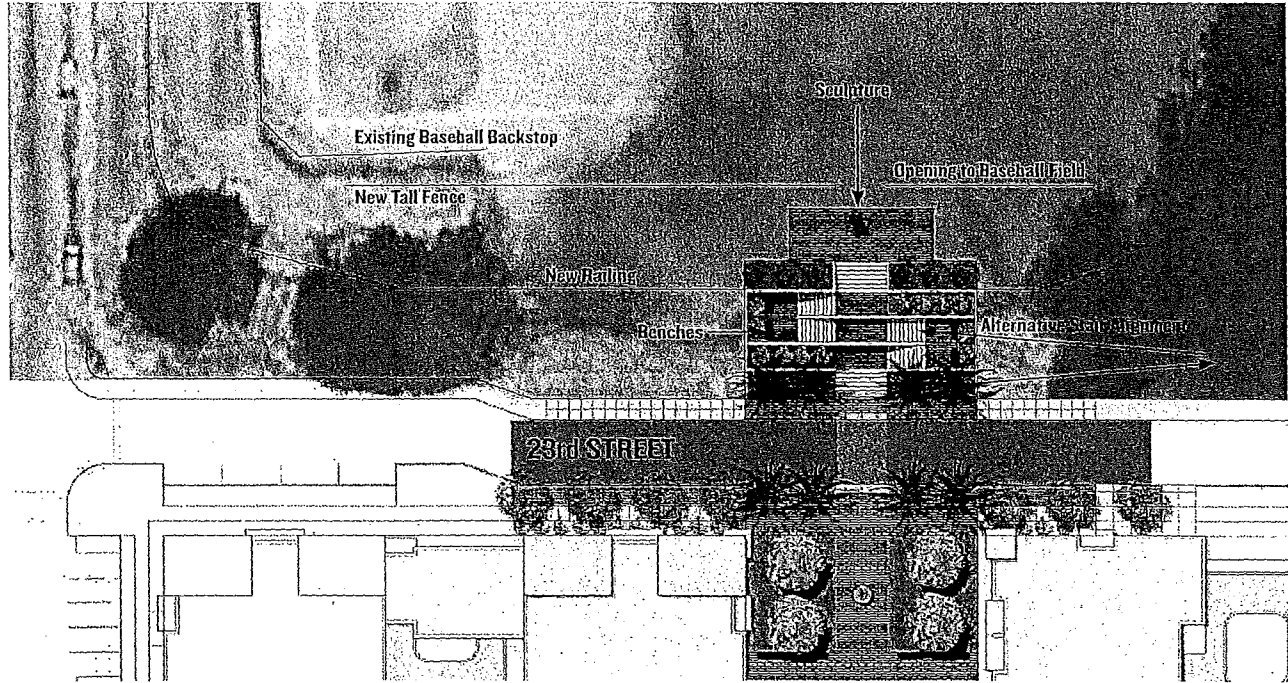
A. OFF-SITE OPPORTUNITIES

This section identifies potential future connections to both recreational and transportation amenities to the north and east of the site.

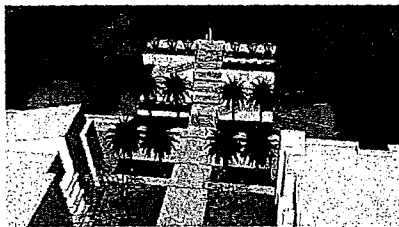
B. STEEP STREETS DIAGRAM

C. SUD MODIFICATION TABLE

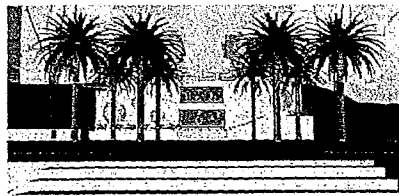
D. ACKNOWLEDGEMENTS



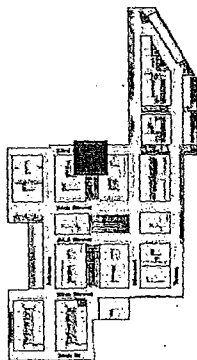
The 23rd and Connecticut Stair completes the connection to Rec Center. Conceptual Stair Layout / Design to be determine in consultation with RPD.



View of proposed stair.

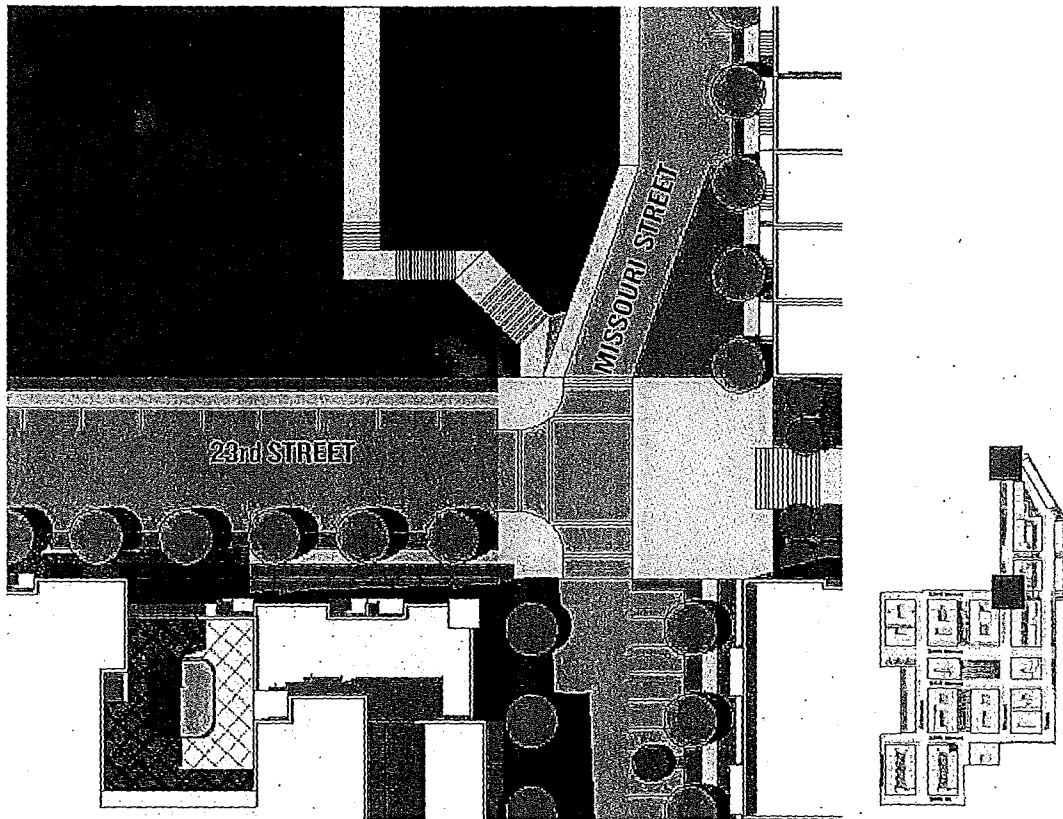


View from Plaza



A.1 CONNECTICUT STREET/ POTRERO RECREATION CENTER STAIR (POTENTIAL CONNECTION, OUTSIDE OF REBUILD POTRERO JURISDICTION)

Continuing the Connecticut Street stair north across 23rd Street would complete the connection from the Community Center and the Central Park to Potrero Recreation Center. The stair could provide a pedestrian pathway and overlook with planting and seating in the area now occupied by the rocky cut made for the construction of 23rd Street. The stair is envisioned as a more transparent and contemporary interpretation of historic examples that exist in San Francisco. The stair will need to be integrated into the retaining walls on the north side of 23rd Street. The orientation of the stair may not be on axis with Connecticut Street Stair and may be oriented along the wall. Implementation of the stair requires coordination with and approval by the San Francisco Recreation and Park Department. In 2017-2018 the Recreation and Park Department will be improving the baseball field, including moving the backstop closer to the intersection of Arkansas and 23rd to enlarge the field, improving ADA access, and improving irrigation and drainage. The stair would be integrated within the Recreation Center property in a way that will not impact the function of existing recreational facilities.



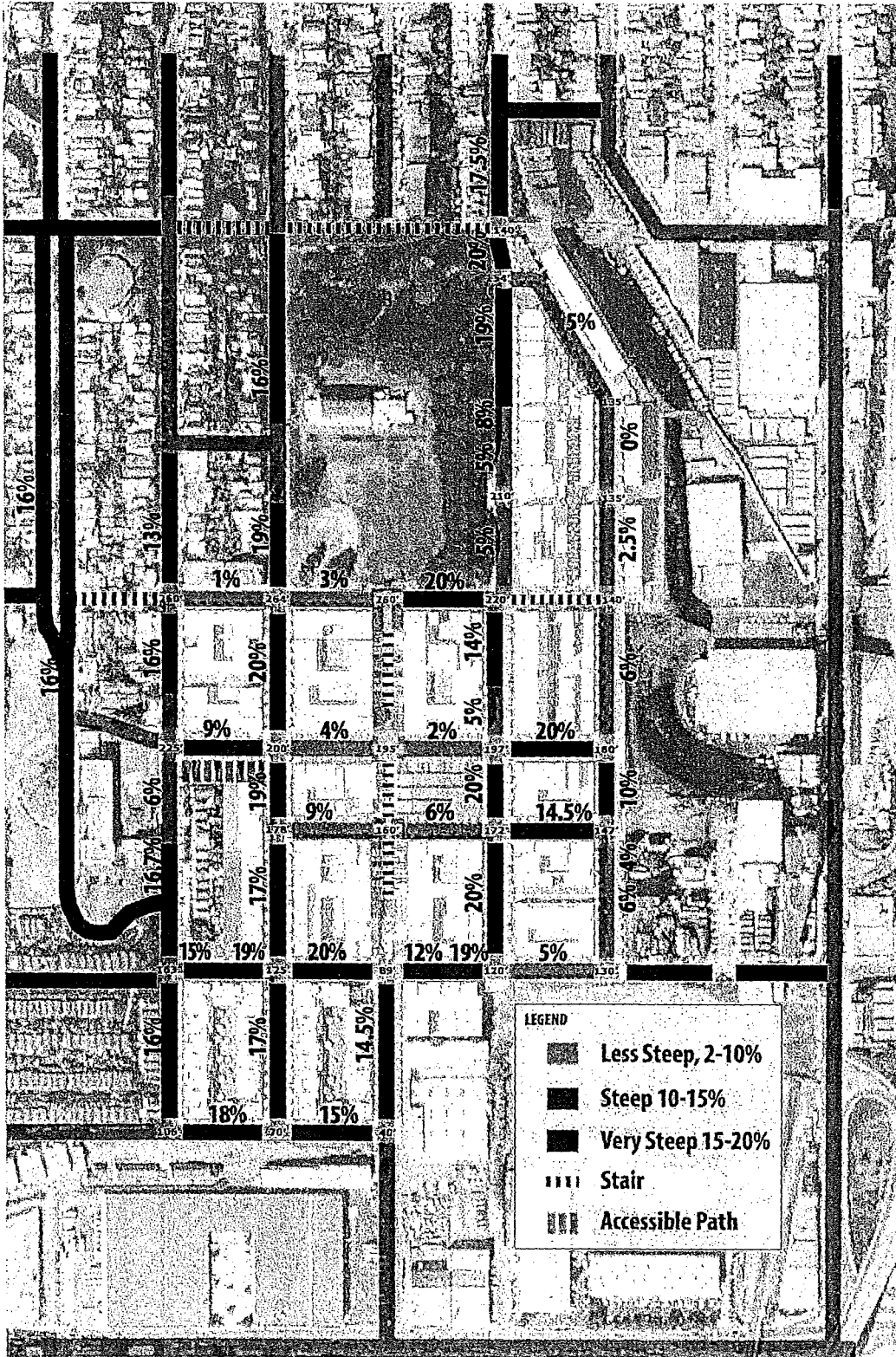
A.2 POTENTIAL PATH CONNECTION

Connecting the intersection of Missouri and 23rd Streets to the flat “bench” area within the Potrero Rec Center Park could provide a relatively flat connection to Connecticut Street north of 22nd Street.

A.3 POTENTIAL 22ND STREET CONNECTIONS

There is potential to increase connections from the northern border of the site, along the 22nd Street right-of-way to the Potrero Recreation Center to the west and 22nd Street to the east. The connection to Potrero Rec Center will use the 22nd Street right-of-way to formalize connections to Connecticut Street, Arkansas Street, and the Potrero Rec Center. The potential stair connection to the east is located on private property.

B. STEEP STREETS DIAGRAM



G. SUD MODIFICATION TABLE

The following Controls as provided in the Design Standards and Guidelines document cannot be modified:

DSG Control No. or Nos.	Topic
5.1.1 control 1	Height
5.1.5 controls 1 and 2	Residential Entrances
5.1.7 control 2	Blank Facades
5.1.8 control 1	Meters, Utilities and Trash
5.1.9 controls 2 and 3	Gates and Fences
5.1.11 control 1	Roof Design
5.1.13 control 1	Parking, Parking Entrances and Curb Cuts
5.2.7 control 3	Block J
5.2.8 controls 1, 2, and 3	Block K
5.2.9 controls 1, 2 and 3	Block L

The following Controls as provided in the Design Standards and Guidelines can only be modified through the Major Modification process as described in Subsection xxx.xxx of this Special Use District:

DSG Control No. or Nos.	Topic
5.1.7 controls 1 and 3	Blank Facades
5.1.12 control 1	Building Lighting
5.1.13 controls 2, 3, 4, and 5	Parking, Parking Entrances and Curb Cuts
5.1.14 control 1	Usable Open Space
5.2.2 control 1	Block C & D
5.2.7 control 2	Block J
5.2.13 controls 1 and 2	Blocks P & R

If a modification for any of the Controls in the Design Controls and Guidelines that are listed below is sought such that the modification would deviate by ten percent or more from the quantitative standard, the Major Modification process described in Subsection xxx.xxx of this Special Use District would be required.

DSG Control No. or Nos.	Topic
5.1.3 controls 1 and 2	Lot Coverage / Rear Yard
5.1.4 controls 1 and 2	Setback Lines
5.1.5 control 3	Residential Entries
5.1.9 control 1	Gates and Fences
5.1.15 controls 2, 3, and 4	Pedestrian Mews / Paseos
5.2.1 control 1	Block A & B
5.2.11 control 1 and 2	Block N & O
5.2.4 control 1	Block F
5.2.5 control 1	Block G

For any other modification being sought from the Controls of the Design Standards and Guidelines document, the Minor Modification process described in Subsection xxx.xxy of this Special Use District would be required.

Potrero Hope SF | Design Standards and Guidelines

D. ACKNOWLEDGEMENTS

We are pleased to acknowledge the organizations below for the wide range of contributions made to Rebuild Potrero, including time, thoughtful input, food, materials and funding. We are also grateful for the many individuals who have participated in and are continuing to contribute to the Rebuild Potrero process. Thank you all for your time and commitment!

Antonio Roman-Alcala
Bank on San Francisco
Beroni Lumber
Campaign for HOPE SF
Citi
Community Initiatives
Daniel Webster Elementary School
Dogpatch Neighborhood Assoc.
Enterprise Foundation
Evelyn & Walter Haas Foundation
First 5 San Francisco
Goat Hill Pizza
J. Carpenelli Design
Jennifer Dhillon Associates
Jen Ramos
Jessica Wolin
J.P. Morgan Chase Foundation
KDG Enterprises
Mary G. Burke, MD
Nibbi Brothers Construction
Parkview Heights Homeowners Association
Potrero Annex Resident Management
Potrero Hill Archives Project
Potrero Hill Association of Merchants and Businesses
Potrero Booster Neighborhood Association
Potrero Hill Neighborhood House
Potrero Hill Recreation Center
Potrero Terrace Resident Association
RAMP SF Academy

Recology Golden Gate
Ruby's Clay Studio
San Francisco County Transportation Authority
San Francisco Department of Public Health
San Francisco Food Bank
The San Francisco Foundation
San Francisco County Transportation Authority
San Francisco Housing Authority
San Francisco Mayor's Office of Housing
The San Francisco Parks Alliance
San Francisco Public Library, Potrero Branch
San Francisco Planning Department
San Francisco Recreation & Parks Department
San Francisco State University Health Equity Institute
San Francisco State University Public Health Department
SF Metropolitan Transportation Agency
SF SAFE
S.H. Cowell Foundation
Seifel Consulting
Sierra Heights Homeowners Association
Starr King Elementary School
Stephen Pulliam
Tali Sedgwick, RD
YMCA Urban Services

Planning Commissioners

Rodney Fong, President
Dennis Richards, Vice President
Rich Hillis
Christine D Johnson
Katherine Moore

Board of Supervisors

Eric Mar
Mark Farrell
Aaron Peskin
Katy Tang
London Breed
Jane Kim
Norman Yee
Scott Wiener
David Campos
Malia Cohen
John Avalos

Rebuild Potrero Team

Developer:

BRIDGE Housing Corporation

Public Partner:

SF Mayor's Office of Housing
San Francisco Housing Authority

Project Consultants:

Curtis Development + Consulting
Keystone Development Group, LLC
Equity Community Builders, LLC

Master Plan Architect/Urban Design:

Van Meter Williams Pollack LLP

Architecture Consultant(Block A&B):

HKIT Architects, YA Studio

Landscape Architect:

GLS Landscape Architecture

Civil Engineer:

Carlile Macy

Sustainability:

SvR Design

Geotechnical:

Engeo

EIR Consultants:

ICF International

Atkins Global

Transportation Consultants:

CDM Smith

Fehr & Peers

Nelson Nygaard

Renderings:

Thomas Prosek

HOPE SF POTRERO & SUNNYDALE

Master Plan Projects
Board of Supervisors Land Use and
Transportation Committee

January 9, 2017

HOPE SF Initiative

What is the HOPE SF Initiative?

○ The collective impact initiative known as HOPE SF is the nation's first large-scale public housing transformation and reparations effort aimed at disrupting intergenerational poverty, reducing social isolation, and creating vibrant mixed-income communities without mass displacement of residents. We value:

- Resident voice and peer leadership;
- Healing communities through trauma-informed systems;
- Public system transformation;
- Racial equity; and
- Results through data and innovation.



Potrero



Hunter's View



Alice Griffith



Sunnydale

AT&T Park

PACIFIC

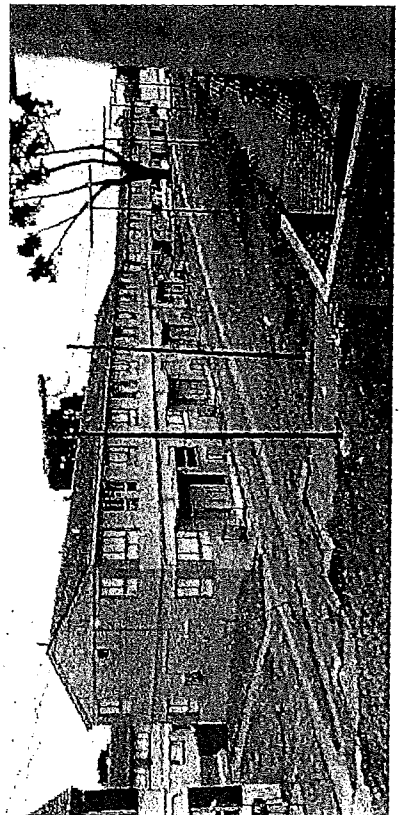
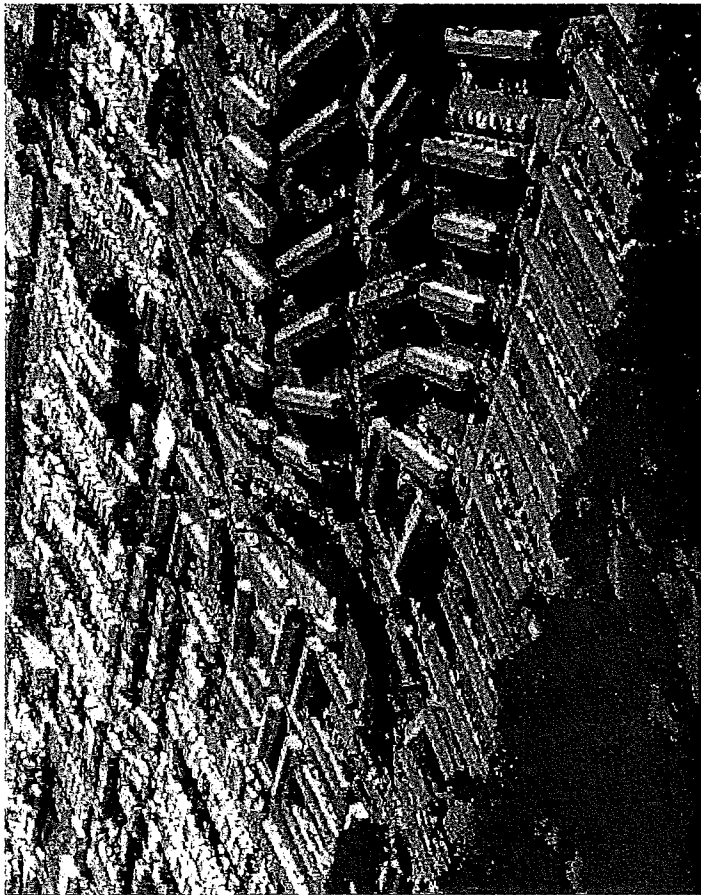
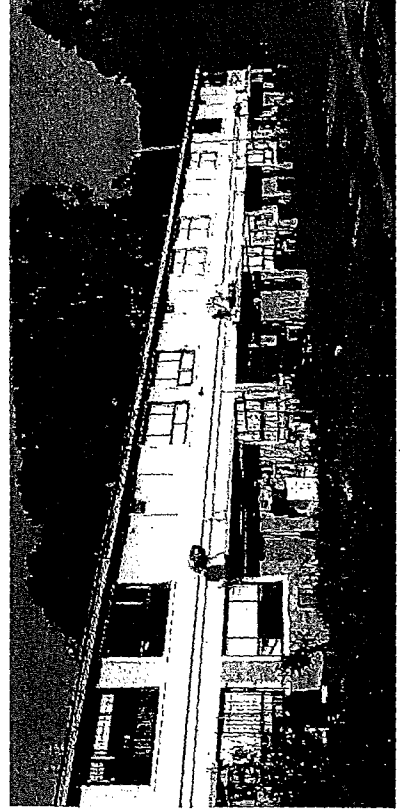
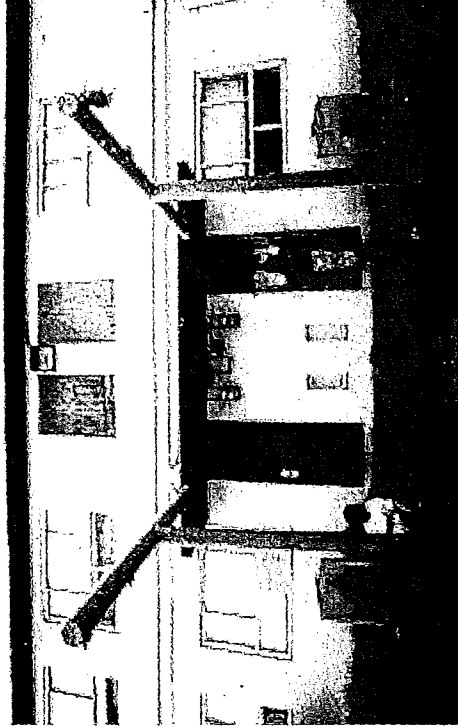
HUNTERS POINT

HOPE SF Initiative

Community Snapshot by Site nearly 5,000 HOPE SF residents across four communities

Aspect	Hunters View	Alice Griffith	Potrero	Sunnydale
Residents (on-lease)	123 households 319 people Avg. Size 2.6	226 households 690 people Avg. Size 3.0	619 households 1,370 people Avg. Size 2.3-3.0	775 households 1,718 people Avg. Size 2.5
Ethnic Breakdown	47% African-American 17% Asian 16% Pacific Islander 10% Latino 9% White	65% African-American 14% Latino 13% Pacific Islander 7% Asian 1% White	58% African-American 21% Latino 6% Asian 5% Pacific Islander 3% White	39% African-American 20% White 17% Latino 16% Asian 7% Pacific Islander
Anchor Partners	John Stewart Co.; Bayview YMCA	McCormack Baron Salazar; Urban Strategies	Bridge Housing / Urban Services YMCA	Mercy Housing/ Related California/TURF/ VVSF/ Bayview YMCA
Core Activities	<u>Service Connection</u> <ul style="list-style-type: none"> Needs Assessment <ul style="list-style-type: none"> Family Plans Referrals and follow up Concentrated work in employment, housing, health, education, public safety Community Events Resident Leadership 	<u>Service Connection</u> <ul style="list-style-type: none"> Needs Assessment <ul style="list-style-type: none"> Family Plans Referrals and follow up Concentrated work in employment, housing, health, education, public safety Community Events Resident Leadership 	<u>Community Building</u> <ul style="list-style-type: none"> Gardening Programs <ul style="list-style-type: none"> Healthy Living Healthy Generations <ul style="list-style-type: none"> Outreach for key services/programs <u>Early Services Connection</u> <ul style="list-style-type: none"> Needs Assessments <ul style="list-style-type: none"> Family plans Concentrated work in employment, health, education, public safety 	<u>Community Building</u> <ul style="list-style-type: none"> Intentional outreach for Collaborative Services <ul style="list-style-type: none"> Wellness Activities Support groups <u>Early Services Connection</u> <ul style="list-style-type: none"> Needs Assessments <ul style="list-style-type: none"> Family plans Concentrated work in employment, health, education, public safety

HOPE SF Initiative



HOUSED. HEALTHY. WELL.

HOPE SF Principles

1. Ensure no loss of public housing (1:1)
2. Create an economically integrated community
3. Maximize the creation of new affordable housing
4. Involve residents at the highest levels of participation throughout the rebuilding process
5. Provide economic opportunities through the rebuilding process
6. Integrate the rebuilding process with neighborhood improvement plans
7. Create environmentally sustainable and accessible communities
8. Create a strong sense of community



HOPE SF Master Plan Approvals

1. Planning Code, Special Use District Ordinance
2. Zoning Map Code Amendment Ordinance
3. General Plan Amendment Ordinance
4. Development Agreement Ordinance
5. Housing Authority Contract Resolution

Actions taken by the Planning Commission:

- a. Certification of Final EIRs
- b. Adoption of Planning Code
Section 295 Findings
- c. Adoption of CEQA Findings and
Master General Plan 101.1 Findings



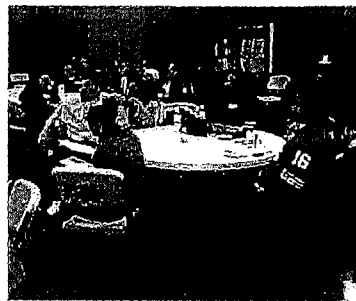
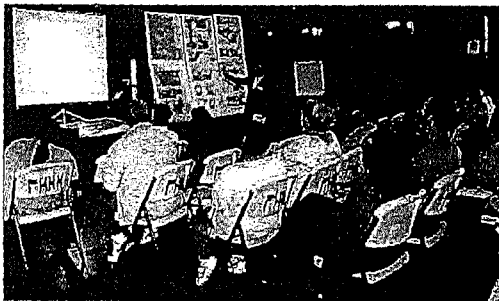
Sunnydale Master Plan



Potrero Central Park

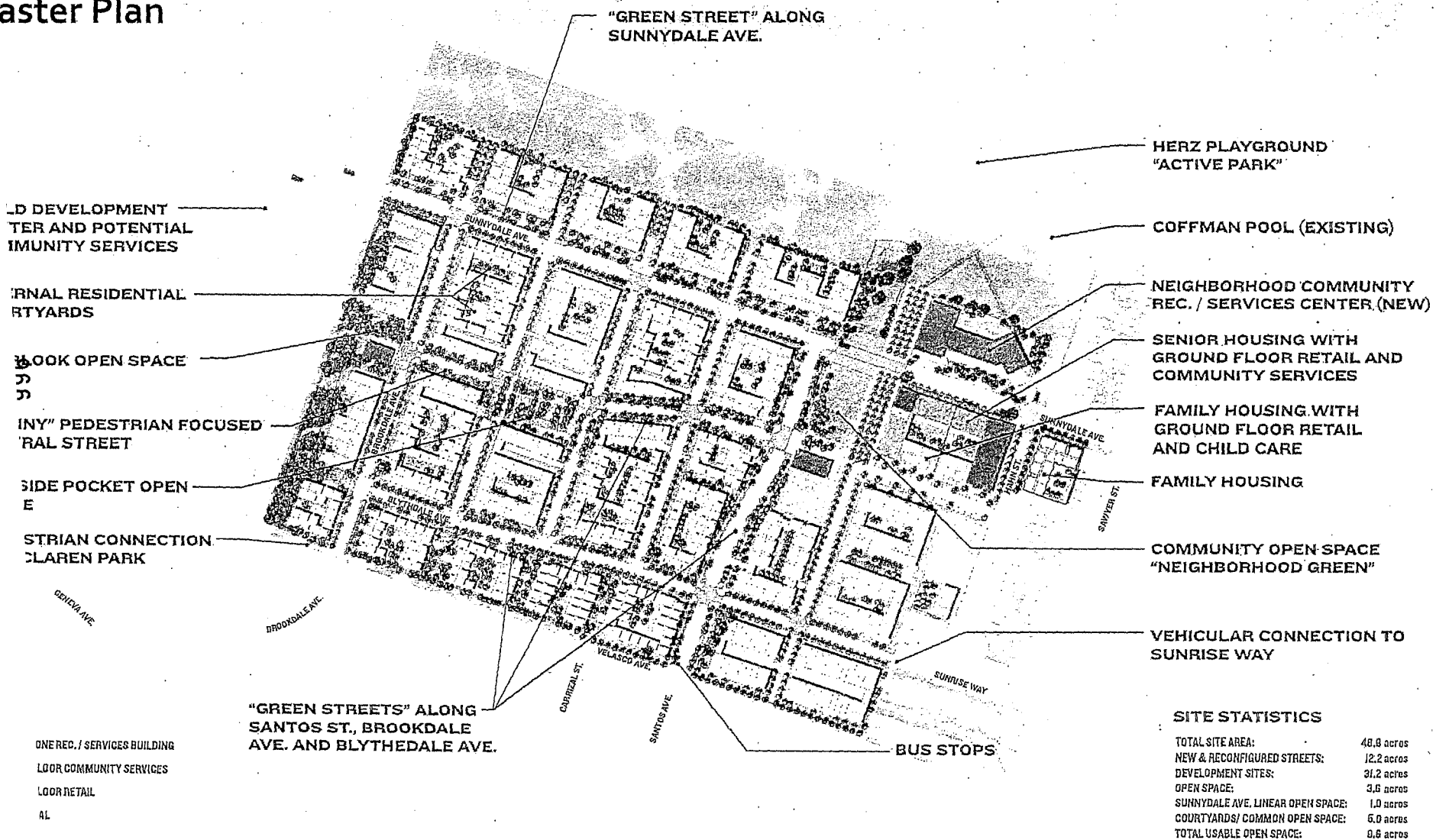
HOPE SF Funding Plan

- The funding plan relies on multiple sources of funds, but primarily on the Housing Trust Fund and cross-subsidy from market rate parcel sales.
- The funding plan is phased over a long period and allows for continued affordable housing development at other sites around the City.
- Approval of City funding sources will undergo standard City annual approval processes on a phase-by-phase basis. The development timelines will be extended if there is not sufficient funding to achieve the current timelines.
- The DAs do not obligate the City financially, but outline the terms by which the projects will be implemented once funding is secured for each phase.



HOPE SF Sunnydale

Master Plan



SITE STATISTICS

TOTAL SITE AREA:	40.0 acres
NEW & RECONFIGURED STREETS:	12.2 acres
DEVELOPMENT SITES:	31.2 acres
OPEN SPACE:	3.6 acres
SUNNYDALE AVE. LINEAR OPEN SPACE:	1.0 acres
COURTYARDS/ COMMON OPEN SPACE:	5.0 acres
TOTAL USABLE OPEN SPACE:	0.6 acres

HOPE SF Sunnydale

Affordable/Market Rate Building Plan

Phase 1A-1C

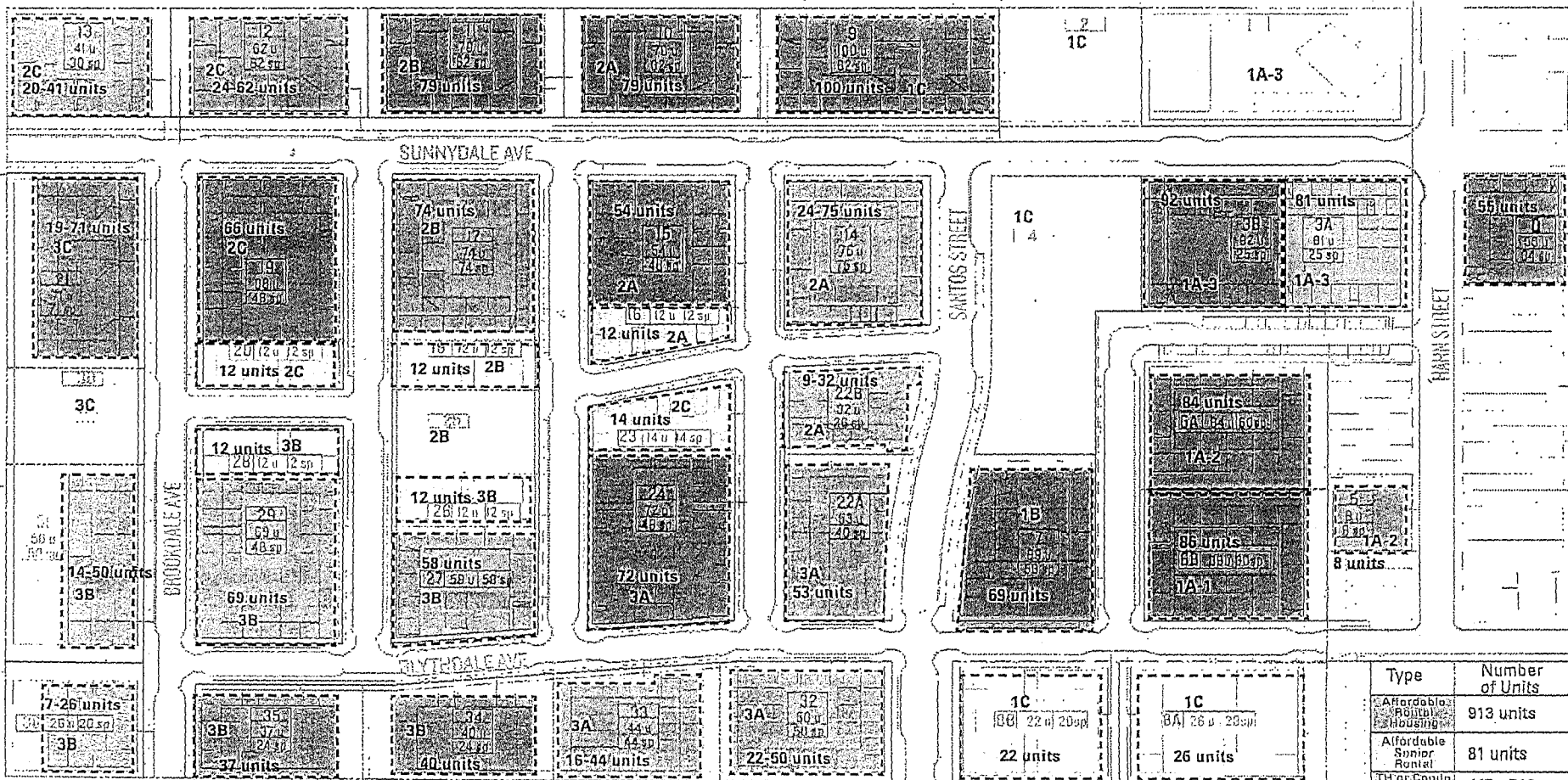
2017-2021

Phase 2A-2C

2021-2028

Phase 3A-3C

2026-2030

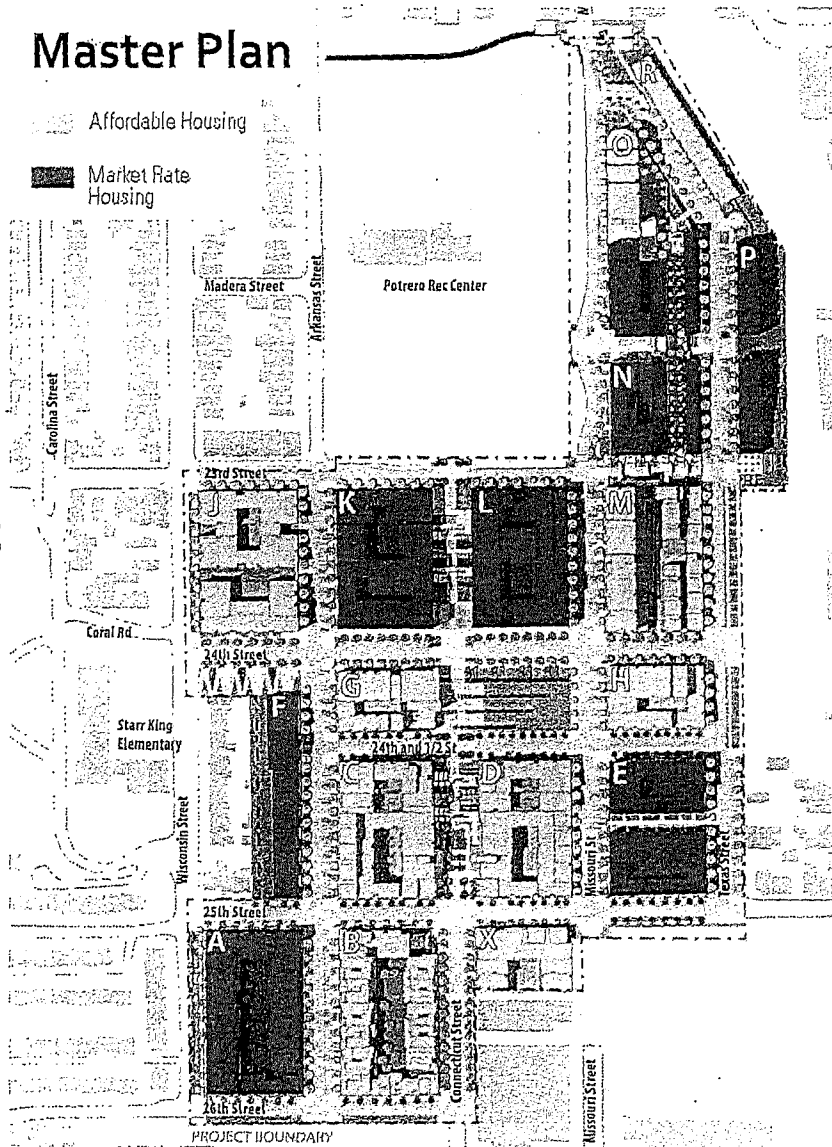


*NOTE: 1029 units represents the highest unit count indicated in the ranges shown on the diagram. The actual maximum number of units cannot exceed 1700 per the Sunnydale Hope SF DEQA/NEPA study.

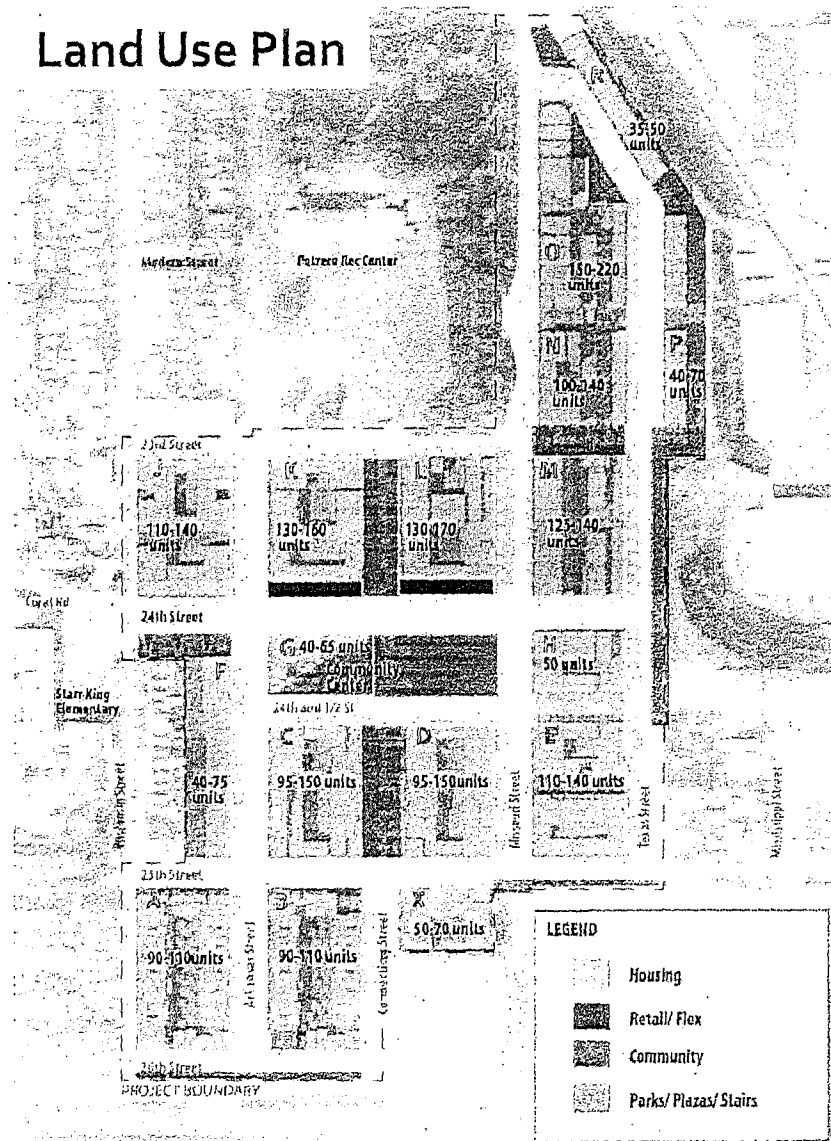
Type	Number of Units
Affordable Rental Housing	913 units
Affordable Senior Rental	81 units
TW of Condo Home Ownership	417 - 713 units
Townhouse Home Ownership	122 units
TOTAL:	1533-1829* units

HOPE SF Potrero

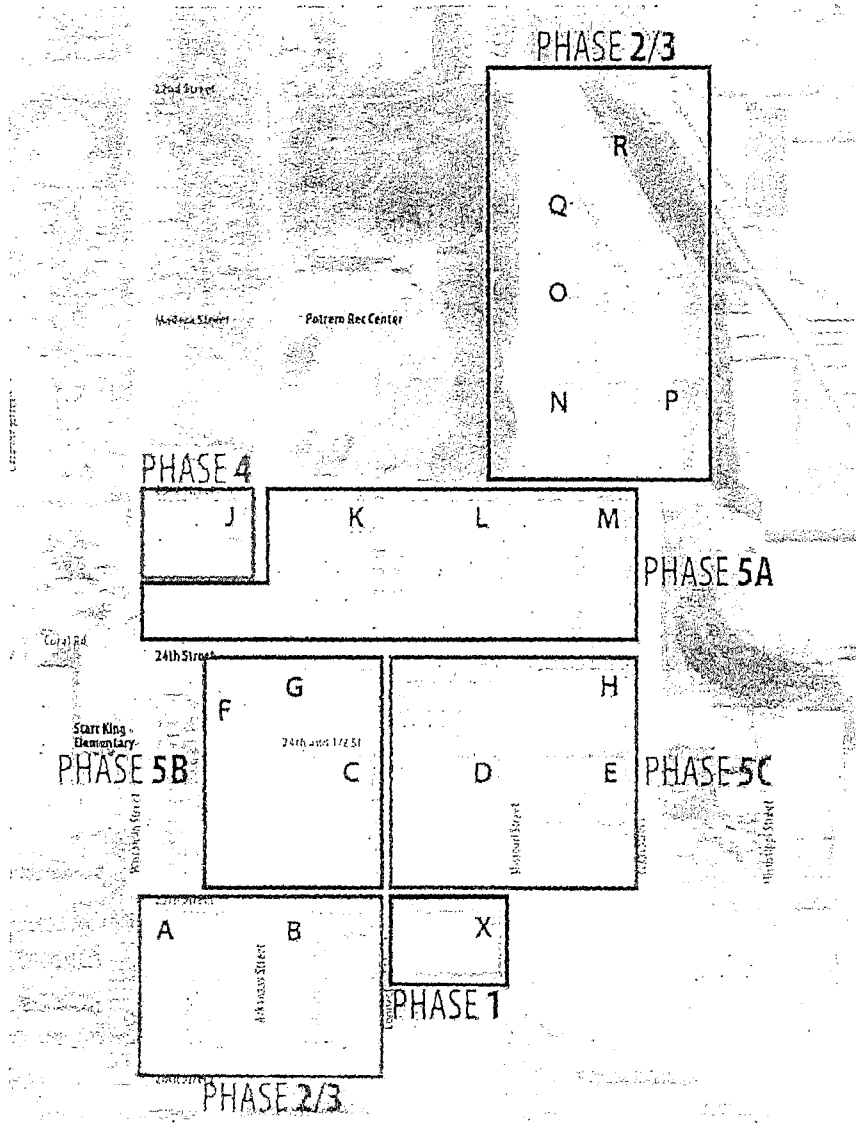
Master Plan



Land Use Plan



HOPE SF Potrero



Phasing/Timeline

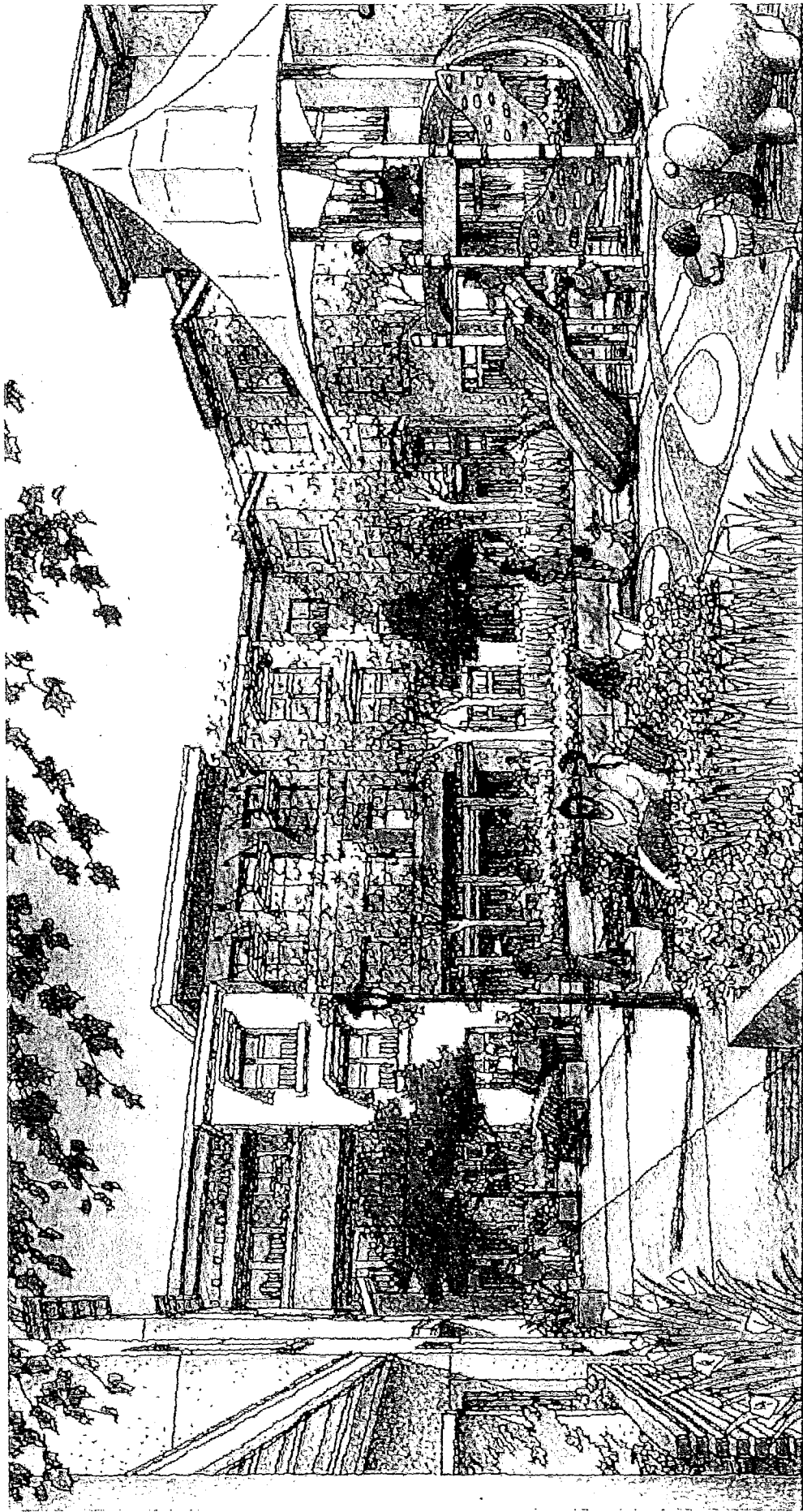
Estimated Start Dates

Phase 1	2016
Phase 2	2018
Phase 3	2020
Phase 4	2022
Phase 5A	2024
Phase 5B/C	2025

HOPE SF Approvals Schedule

- Nov 17 Planning Commission – *unanimous approval*
- Nov 17 Rec and Park Commission – *unanimous approval*
- Dec 6 MTA Board – *unanimous approval*
- Dec 8 SF Housing Authority Commission – *unanimous approval*
- Dec 13 PUC Commission – *unanimous approval*
- Jan 9 Board of Supervisors Land Use Committee
- Jan 11 Board of Supervisors Budget and Finance Committee
- Jan 24 + 31 Full Board of Supervisors

HOPE SF questions?



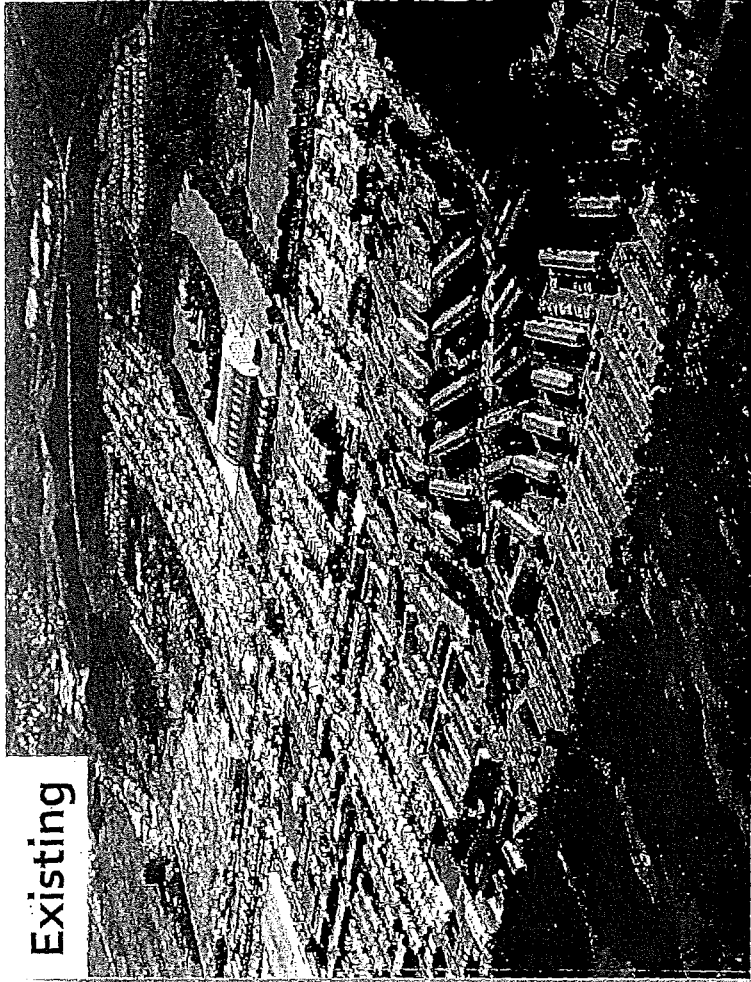
HOPE SF

HOUSED. HEALTHY. WELL.

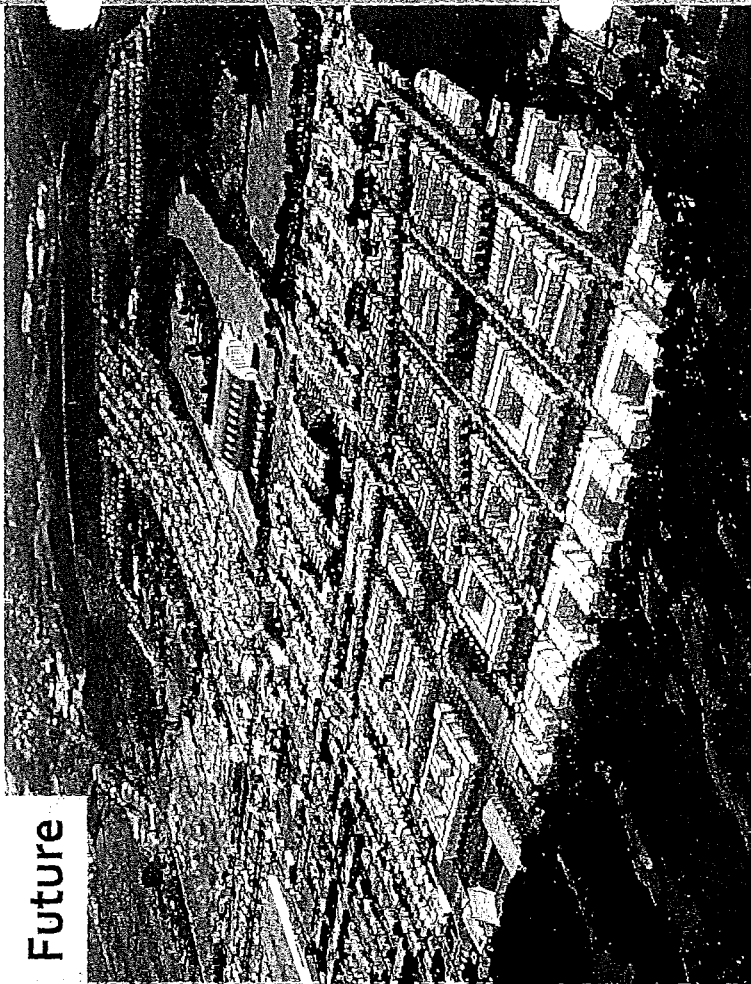
APPENDIX

HOUSTED HEALTHY WELL

HOPE SF sunnydale

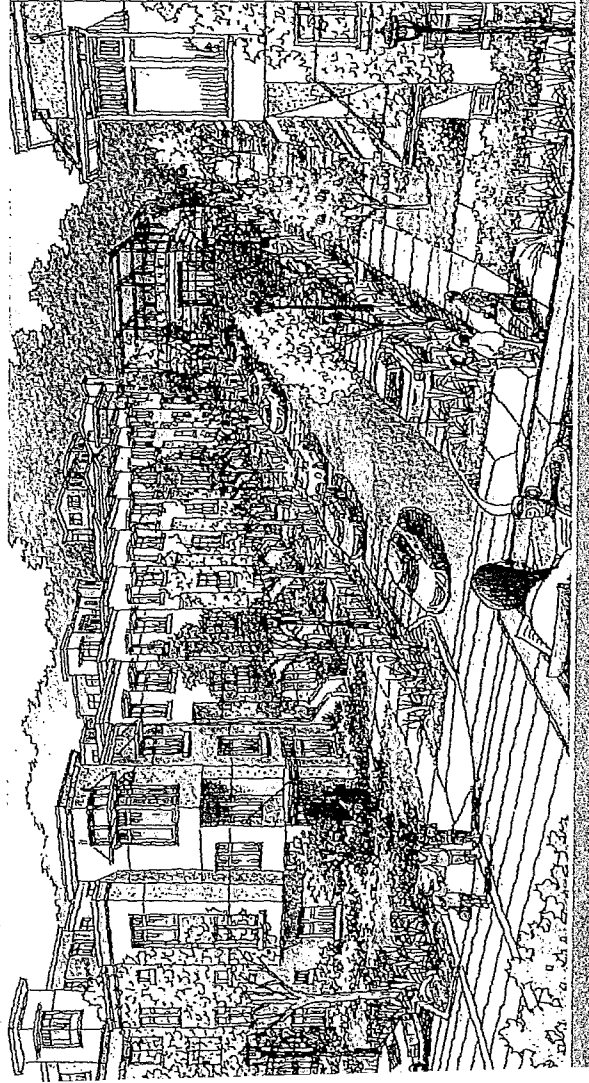
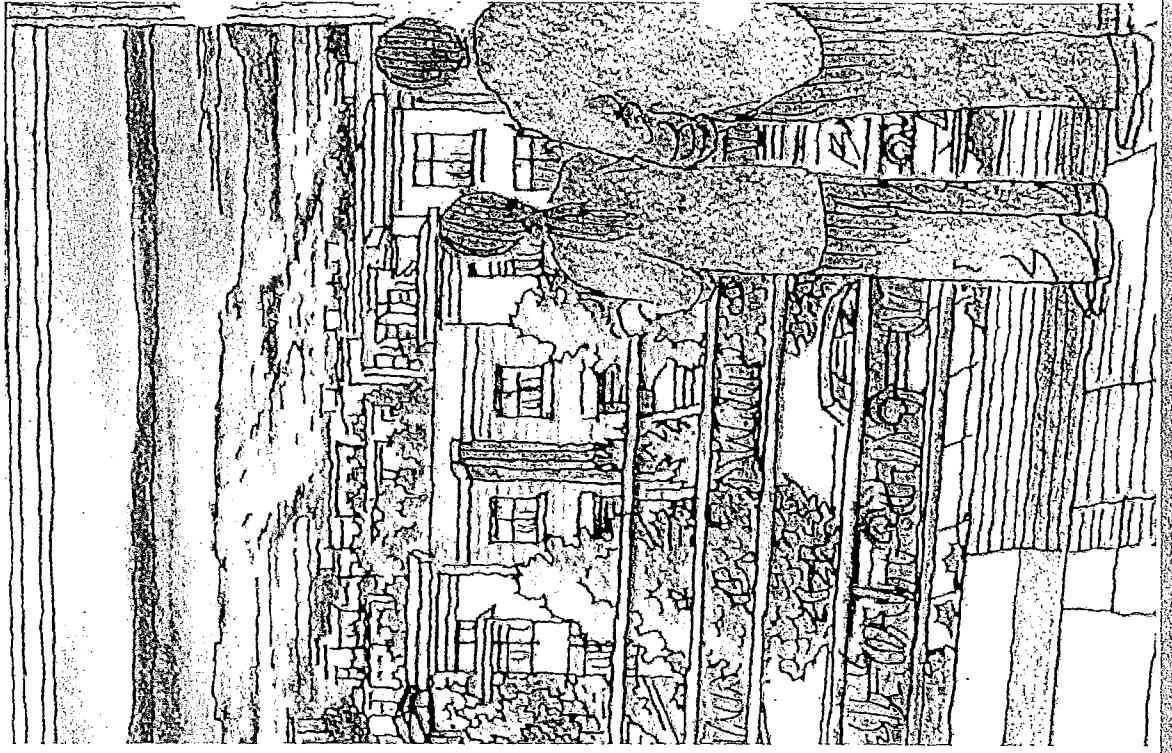
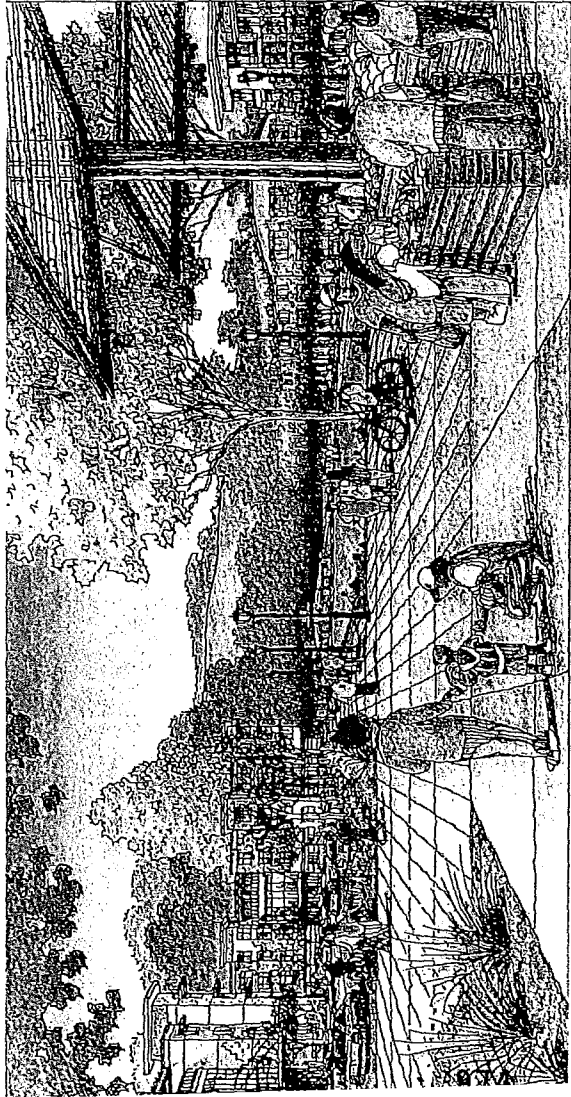


Existing



Future

HOPE SF sunnydale

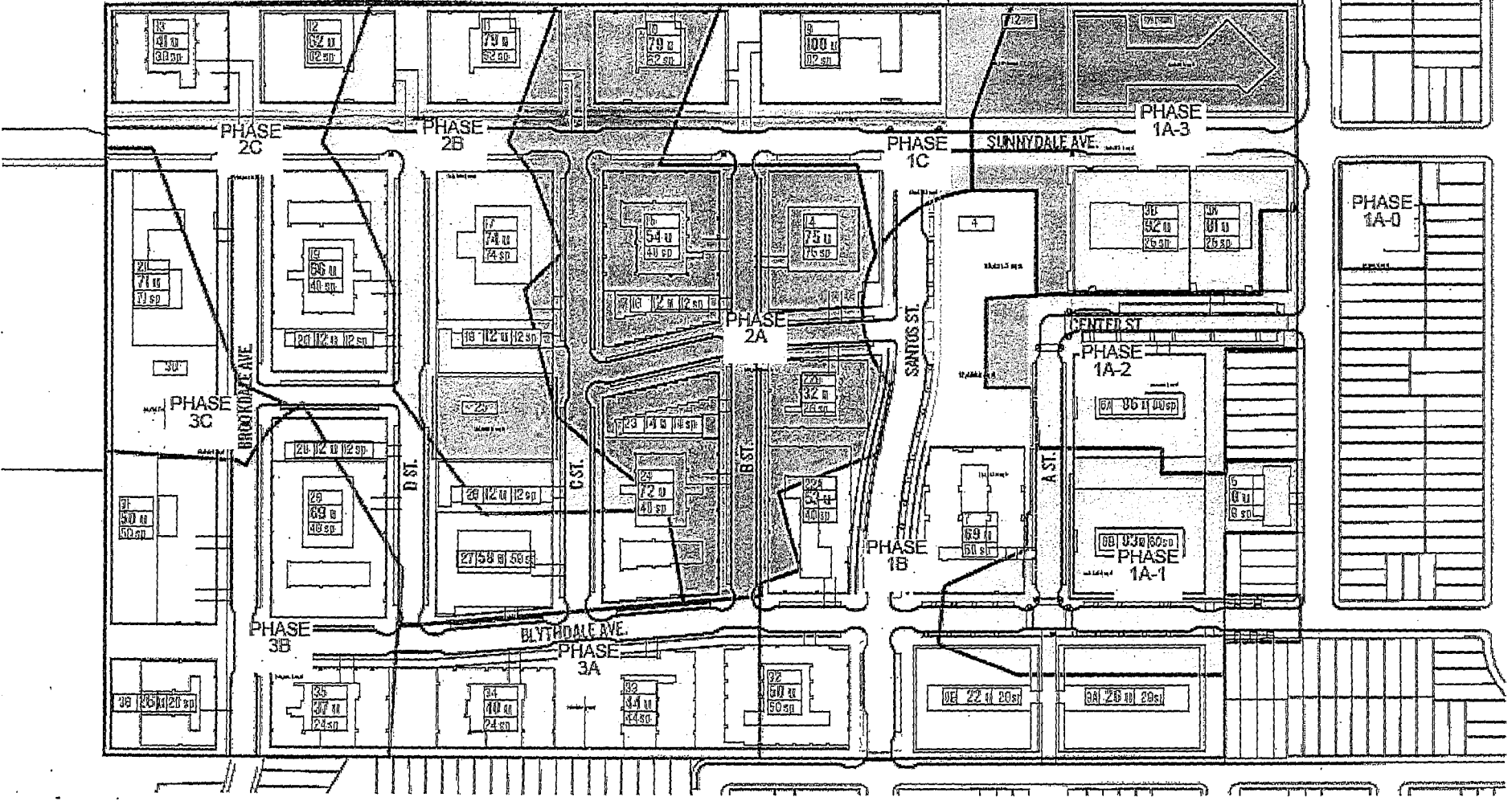


HOUSED HEALTHY WELL

HOPE SF Sunnydale

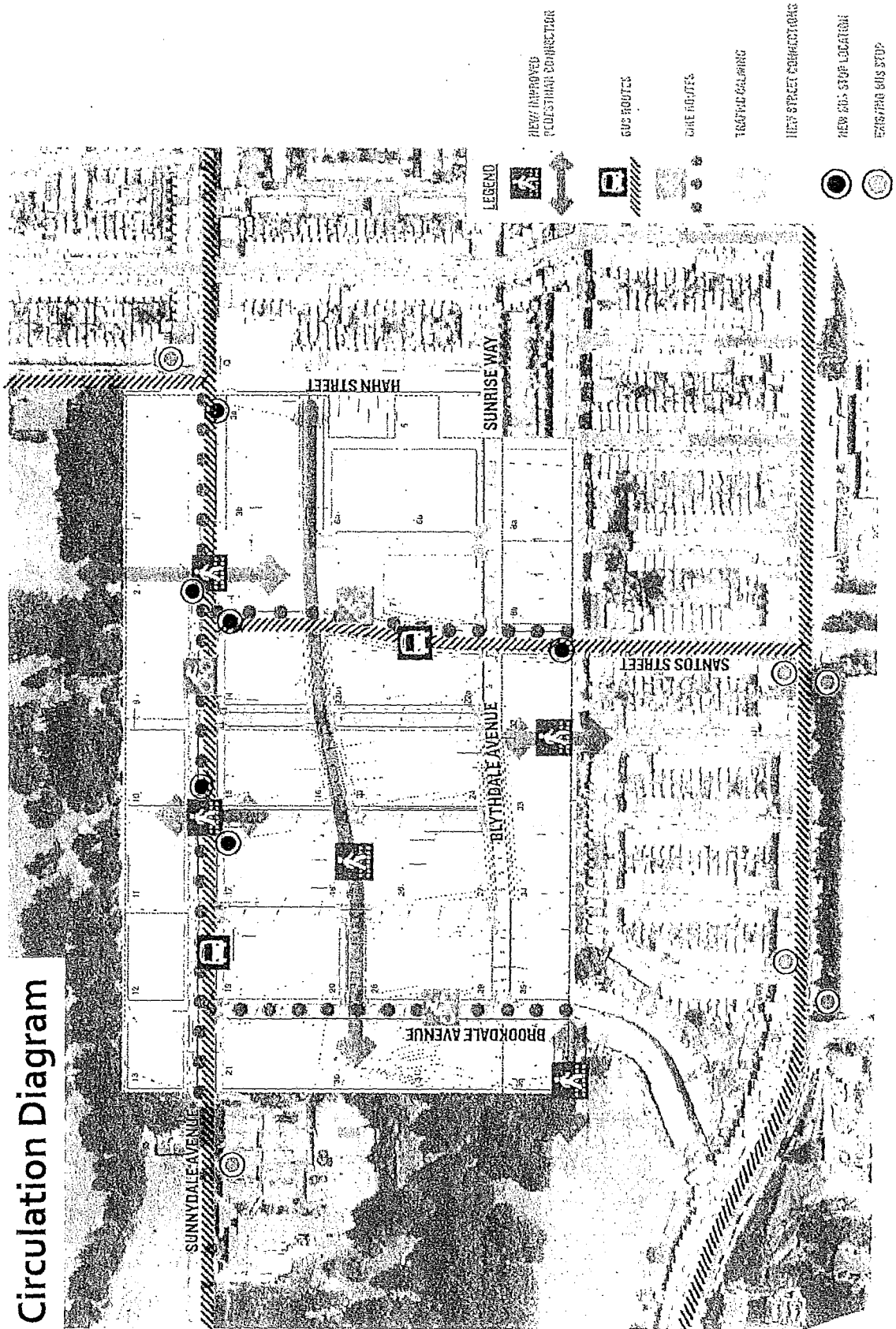
Phasing Plan

Phase 1A-1C	2017-2021
Phase 2A-2C	2021-2028
Phase 3A-3C	2026-2030



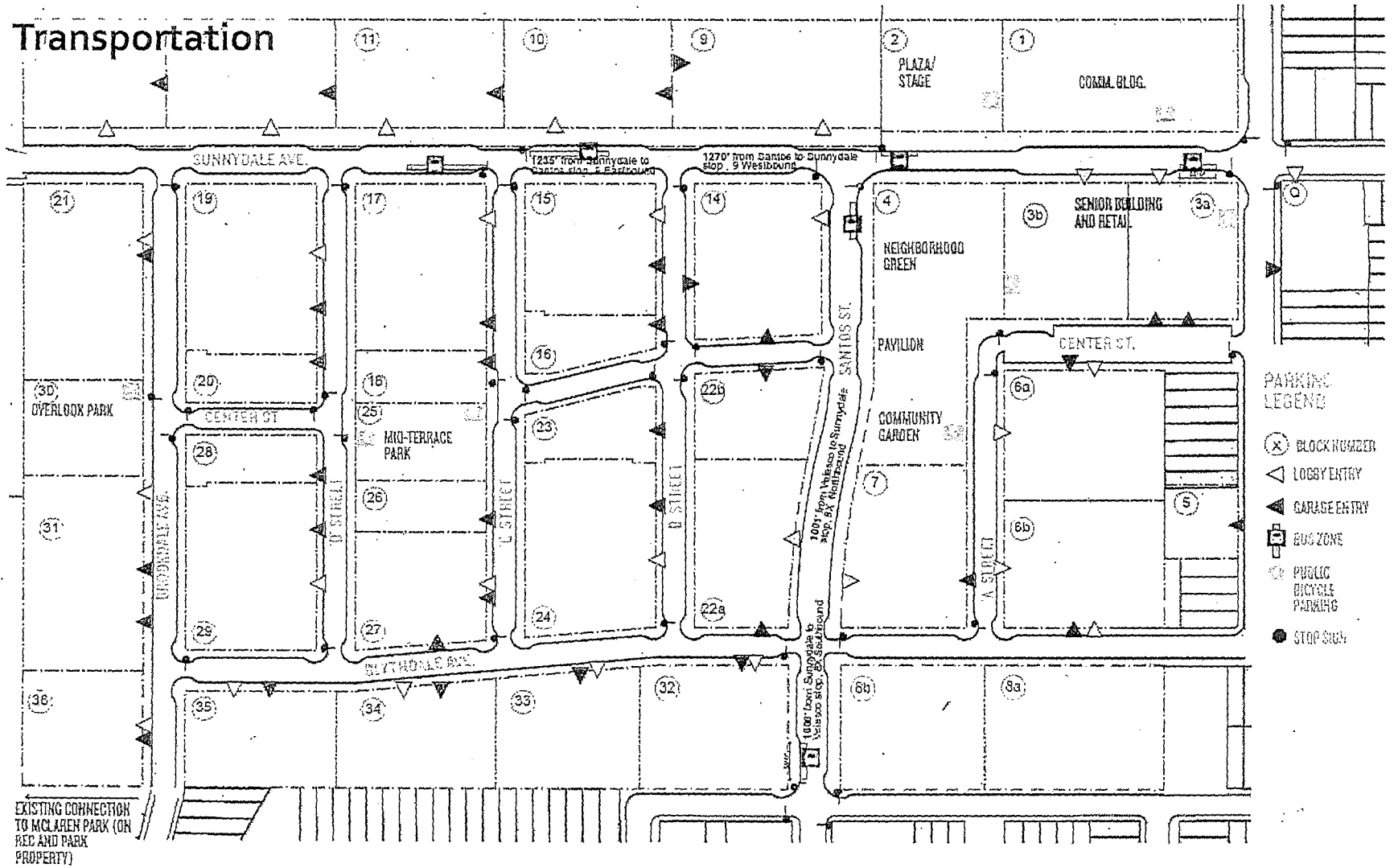
HOPE SF sunnydale

Circulation Diagram



HOPE SF Sunnydale

Transportation



PARKING LEGEND

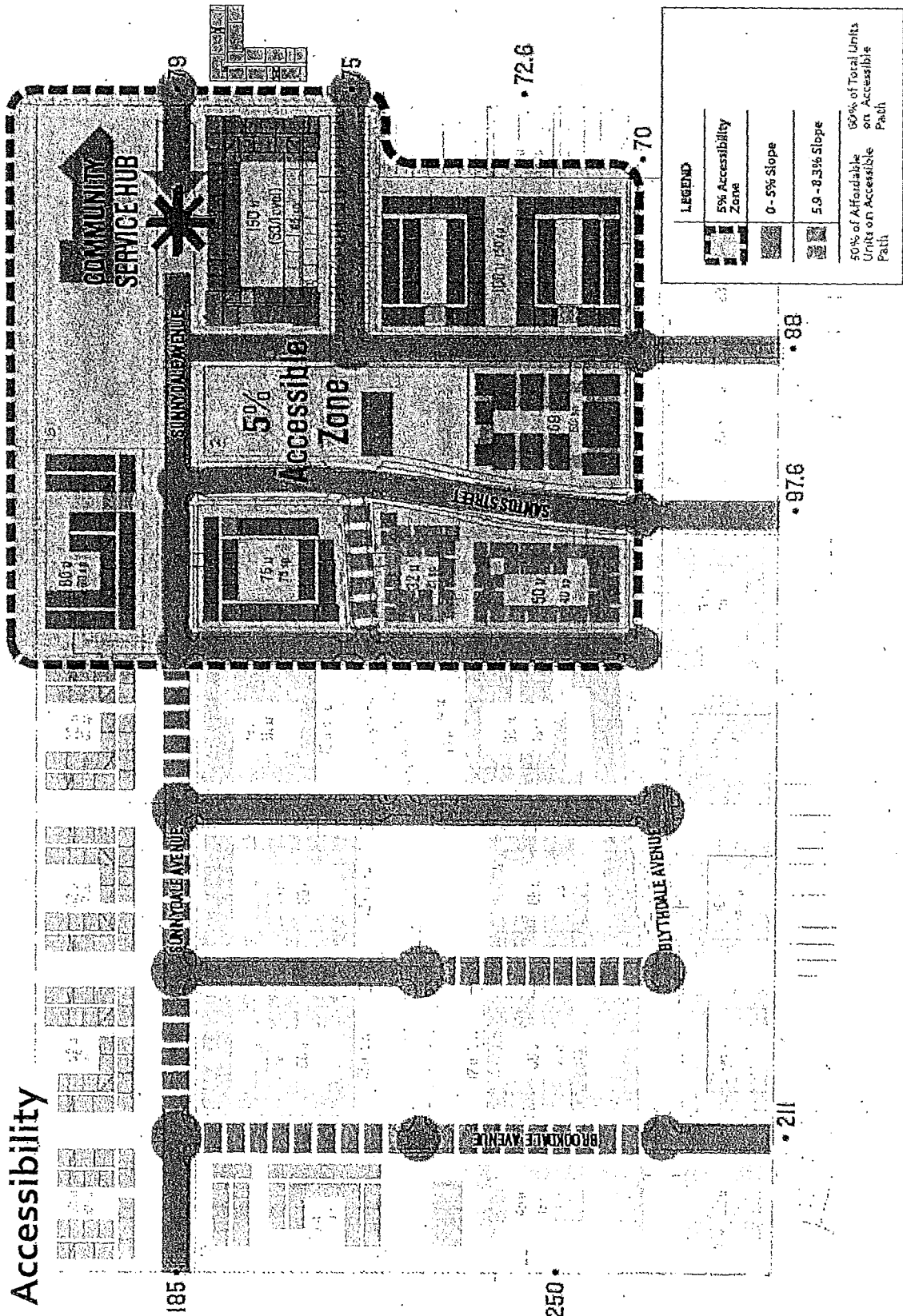
- (X) BLOCK NUMBER
- △ LOBBY ENTRY
- ▲ GARAGE ENTRY
- ⊞ BUS ZONE
- PUBLIC BICYCLE PARKING
- STOP SIGN

EXISTING CONNECTION TO MCLAREN PARK (ON RED AND PARK PROPERTY)

077

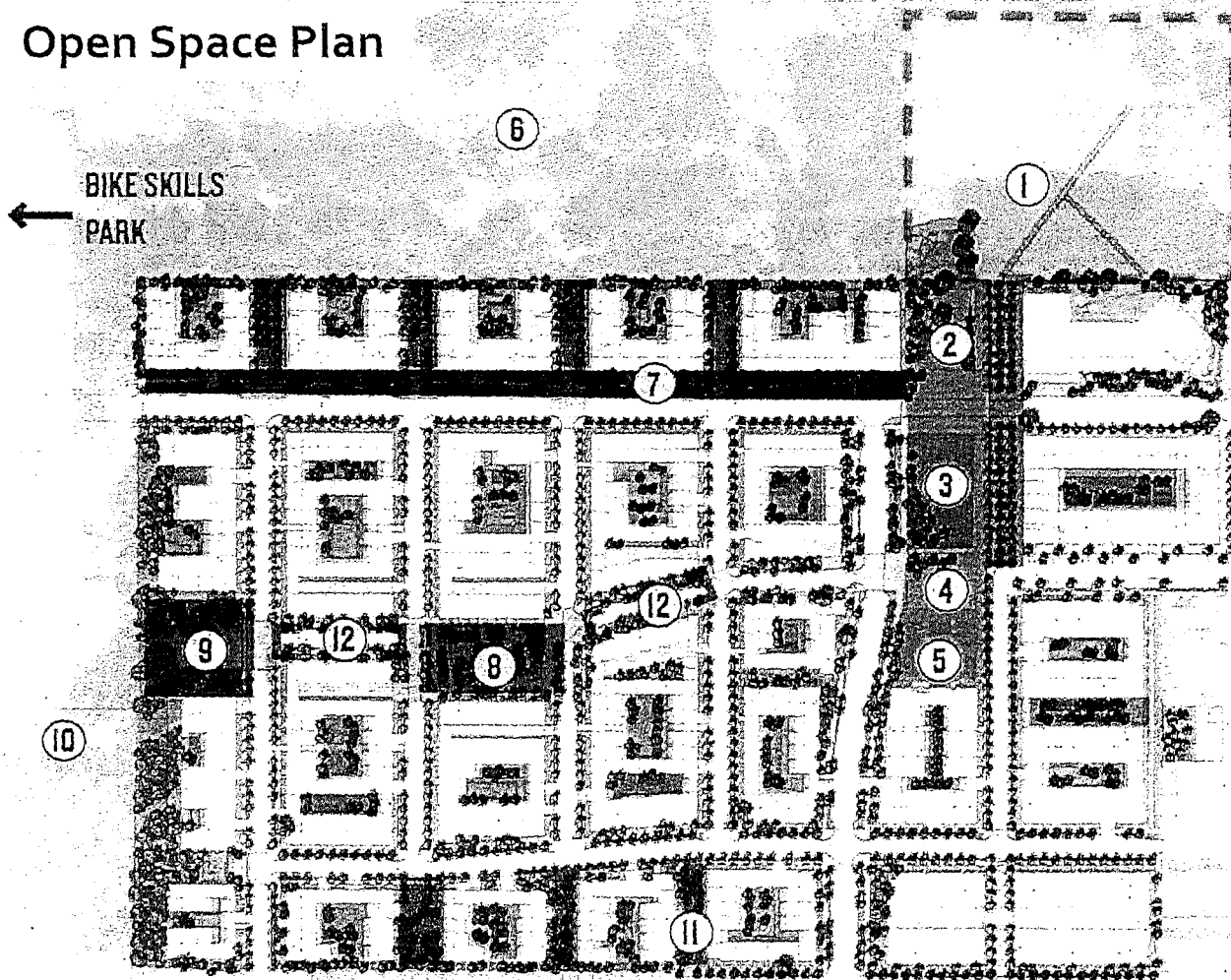
HOPE SF sunnydale

Accessibility



HOPE SF Sunnydale

Open Space Plan



KEY

- 1 Herz Playground and Coffman Pool
- 2 Plaza and Stage
- 3 Neighborhood Green
- 4 Community Pavilion
- 5 Community Garden
- 6 Gleneagles International Golf Course
- 7 Sunnydale Linear Open Space
- 8 Mid-terrace Open Space
- 9 Overlook Open Space
- 10 McLaren Park
- 11 Pedestrian Access to Carrizal Street
- 12 Optional Terraced Greenway

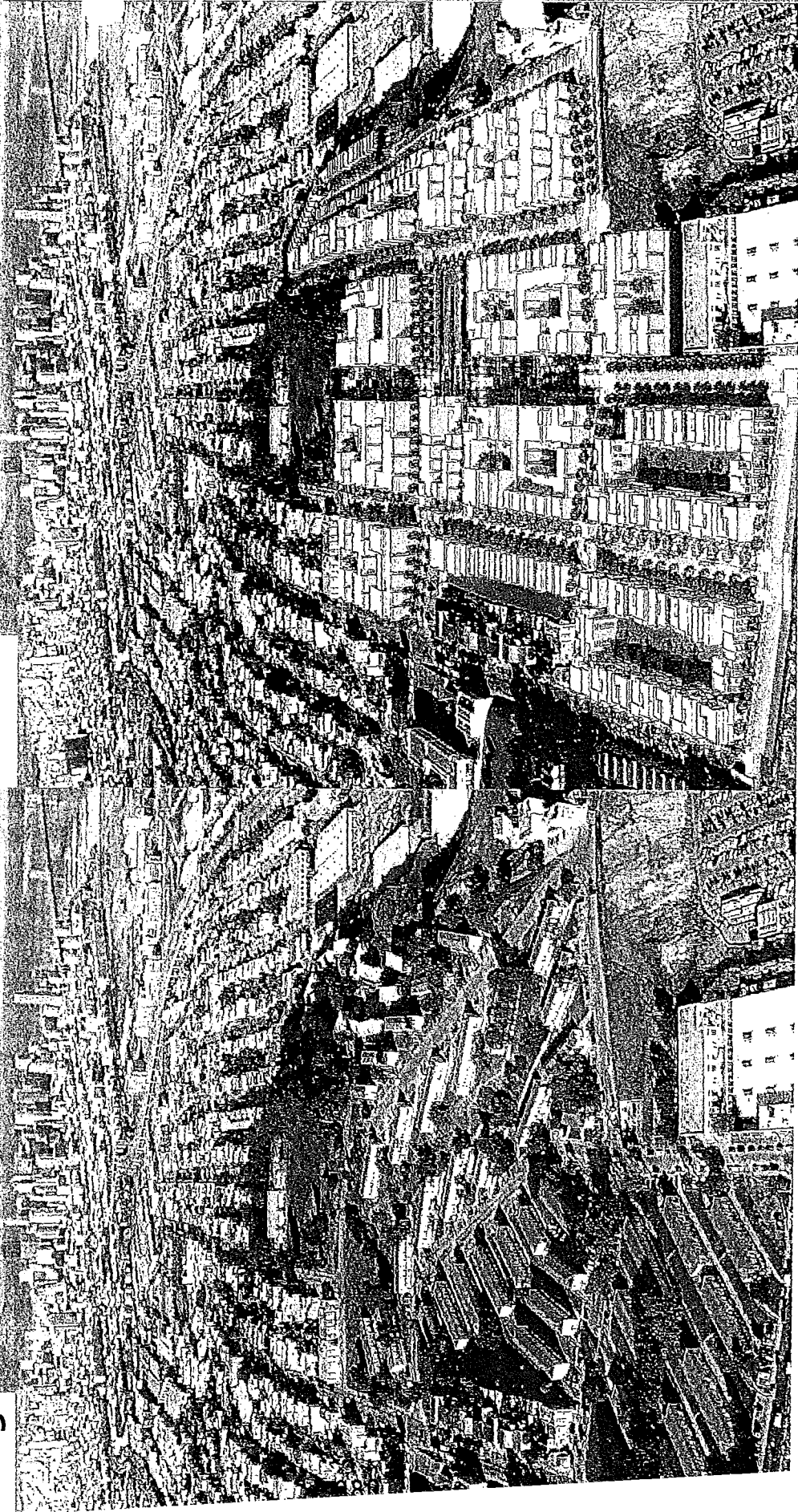
LEGEND

- CENTRAL NEIGHBORHOOD OPEN SPACE
- EXISTING NEIGHBORHOOD PARK
- COMMUNITY OPEN SPACE
- ORCHARD
- INTERNAL RESIDENTIAL COURTYARD
- STORMWATER DEMONSTRATION LINEAR D.S.
- POCKET PARK

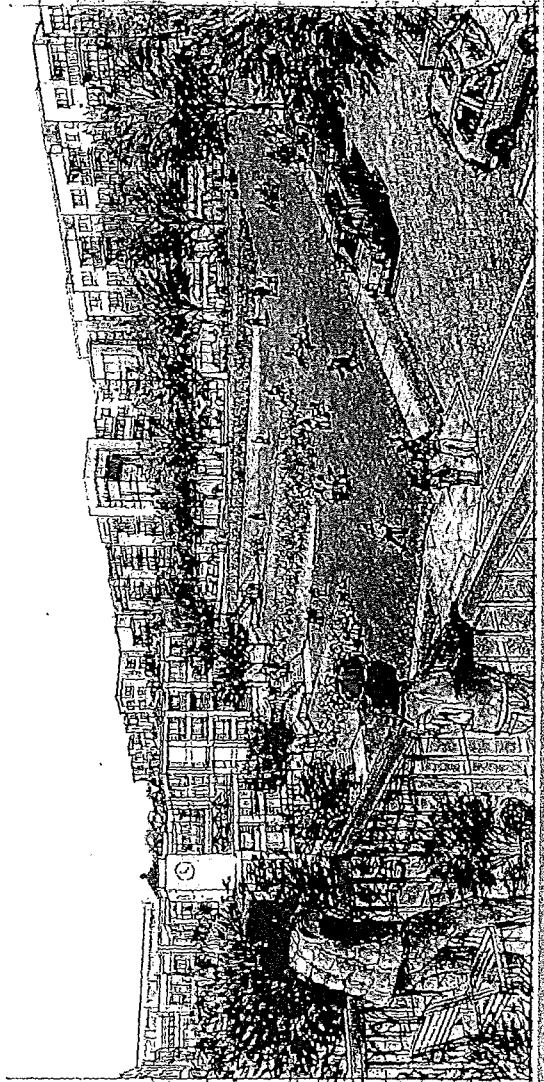
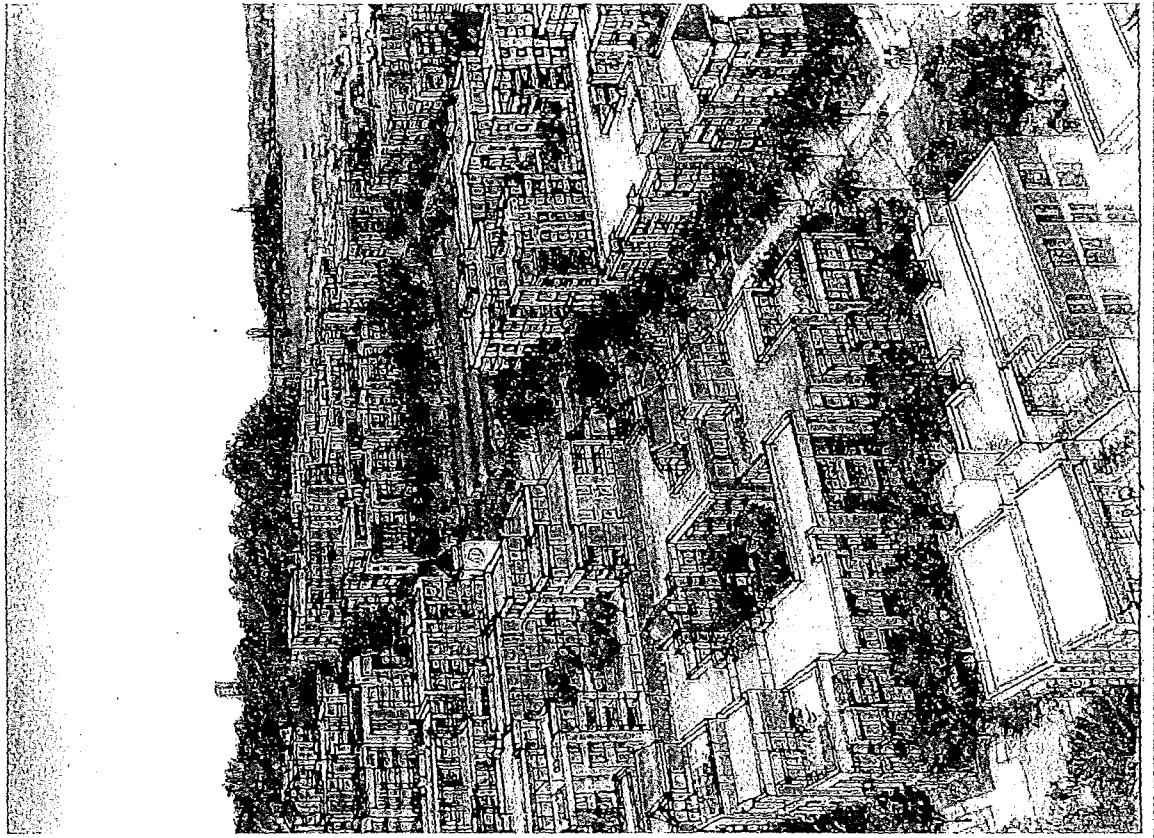
HOPE SF Potrero

Existing

Future



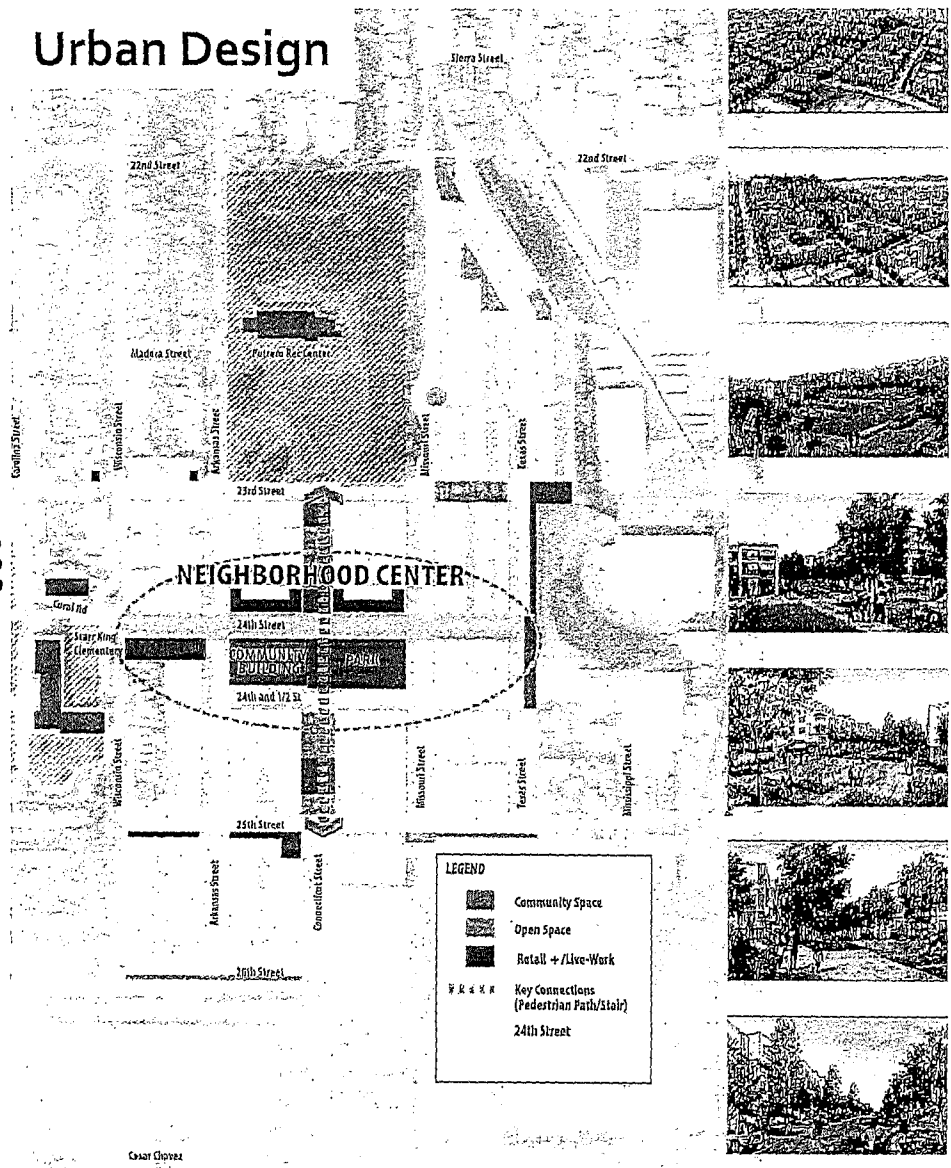
HOPE SF Potrero



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HOPE SF Potrero

Urban Design

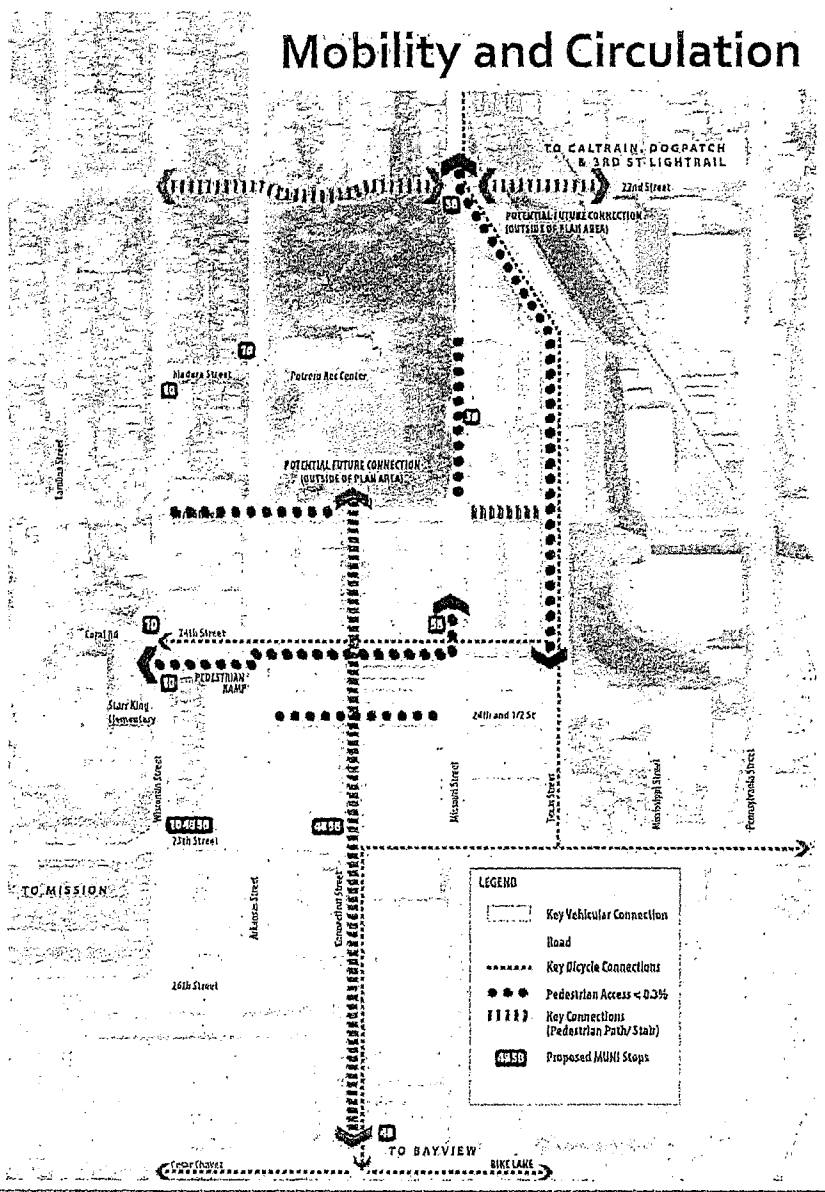


LEGEND

- Community Space
- Open Space
- Retail + Live-Work
- Key Connections (Pedestrian Path/Stair)
- 24th Street**



Mobility and Circulation

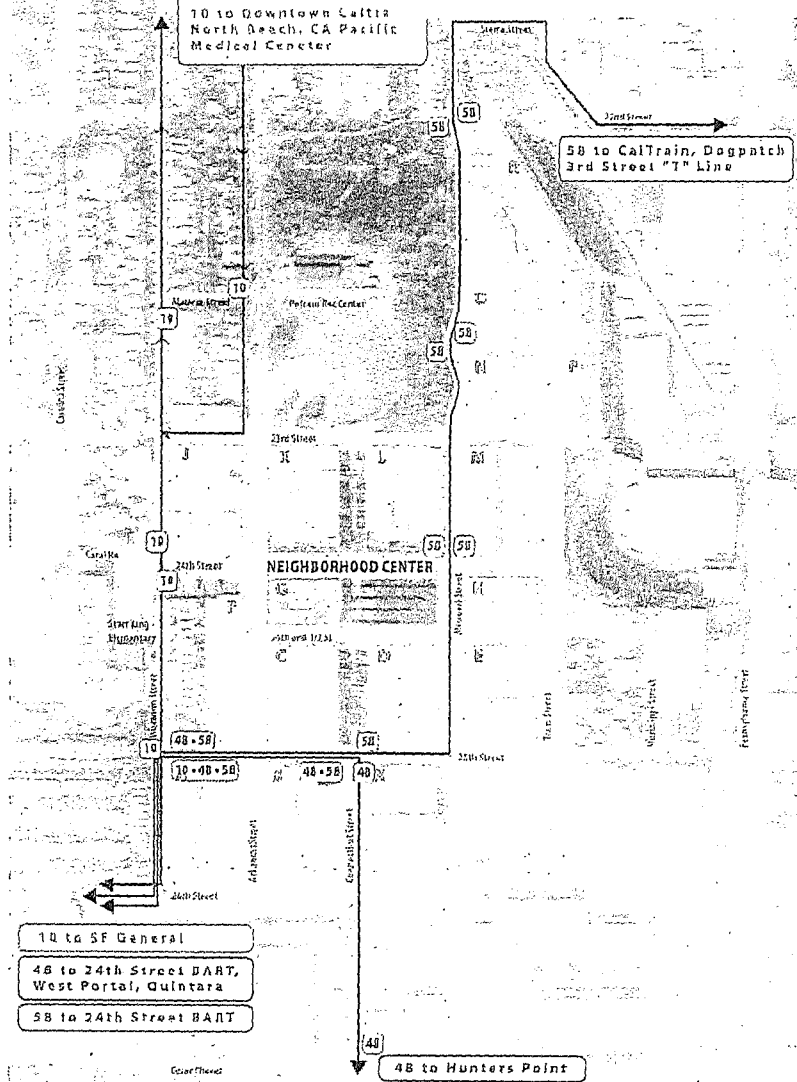


LEGEND

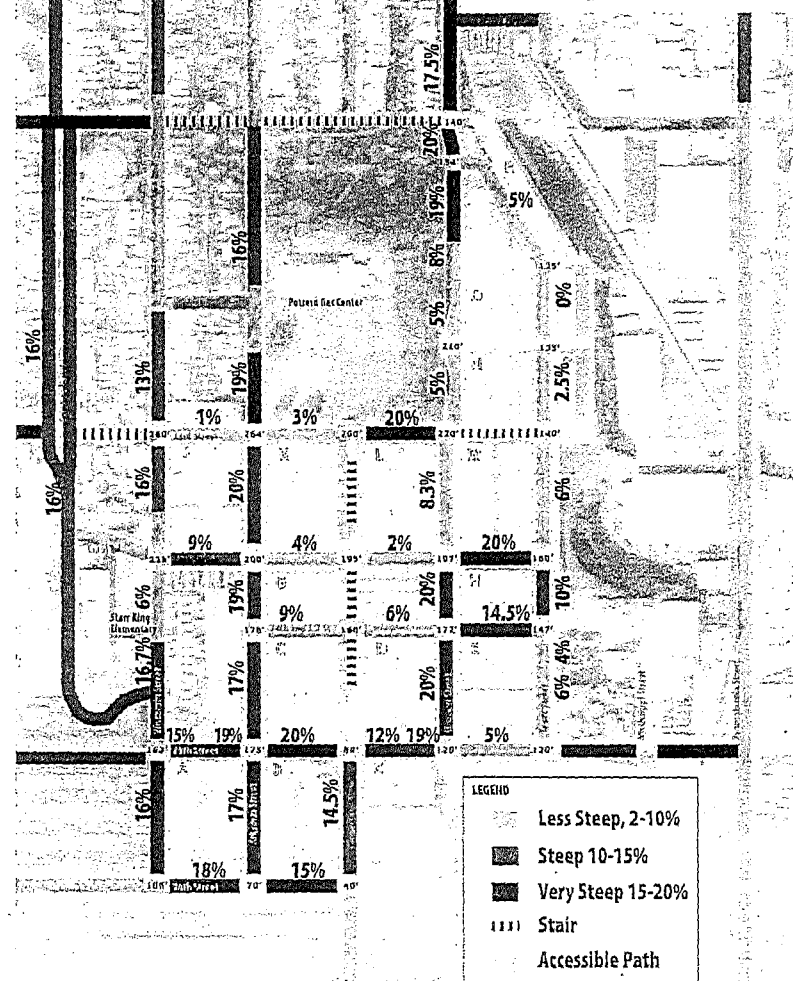
- Key Vehicular Connection Road
- Key Bicycle Connections
- Pedestrian Access < 0.3%
- Key Connections (Pedestrian Path/Stair)
- Proposed MUNI Stops

HOPE SF Potrero

Muni Bus Routes

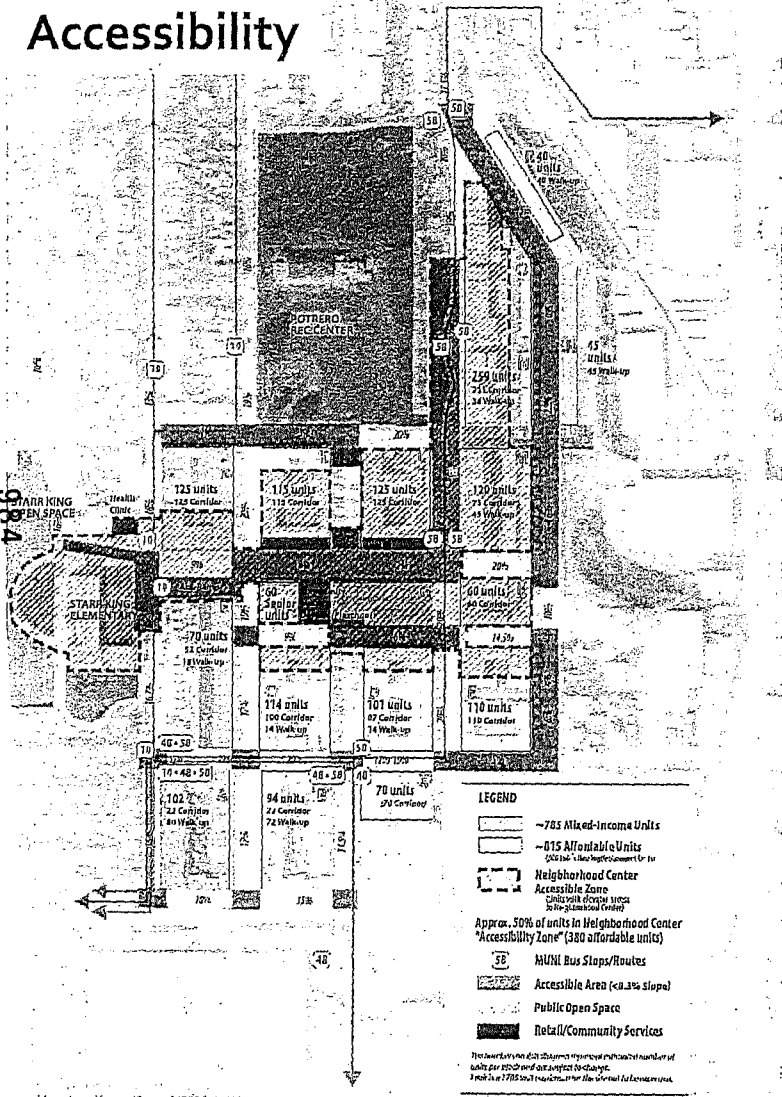


Steep Streets

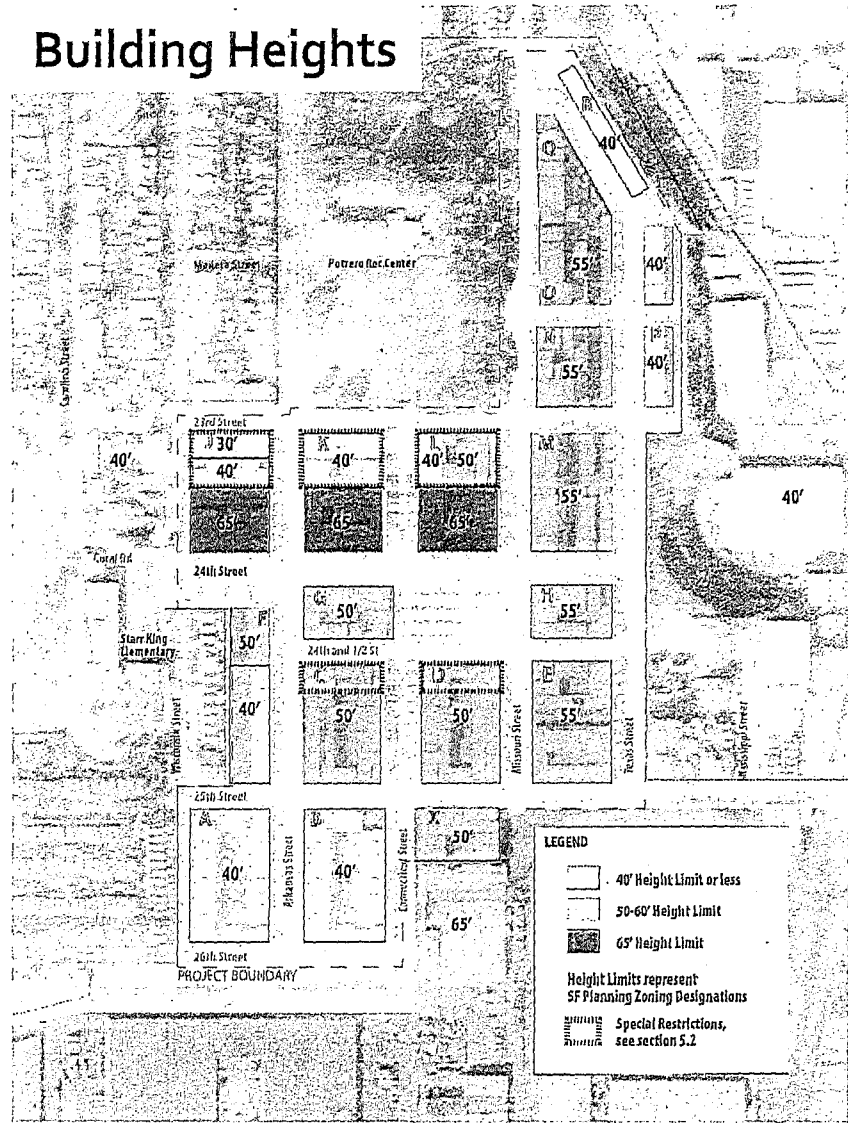


HOPE SF Potrero

Accessibility



Building Heights



BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, January 9, 2017

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

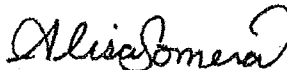
Subject: Potrero HOPE SF Affordable Housing Development Project

File No. 161159. Ordinance amending the Planning Code to create the Potrero HOPE SF Special Use District to facilitate development of the Potrero HOPE SF project by modifying requirements related to permitted uses, dwelling unit density, building height and bulk standards, and parking and streetscape matters; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

File No. 161160. Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-08 and HT-08 in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

File No. 161308. Ordinance amending the General Plan in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, Friday, January 6, 2017.


for Angela Calvillo
Clerk of the Board

DATED: December 28, 2016
PUBLISHED/MAILED/POSTED: December 30, 2016

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CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)
1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description: AS - Potrero HOPE SF Project

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

12/30/2016

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

EXM# 2961358

**NOTICE OF PUBLIC HEARINGS
BOARD OF SUPERVISORS
OF THE CITY AND
COUNTY OF SAN FRANCISCO**

NOTICE IS HEREBY GIVEN THAT the following Committees will hold public hearings to consider the following proposals related to the POTRERO HOPE SF AFFORDABLE HOUSING DEVELOPMENT PROJECT and said public hearings will be held as follows, at which time all interested parties may attend and be heard:
LAND USE AND TRANSPORTATION COMMITTEE
MONDAY, JANUARY 8, 2017 - 1:30 PM
LEGISLATIVE CHAMBER,
ROOM 260, CITY HALL,
1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

File No. 161160, Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-08 and HT-08 in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.
File No. 161308, Ordinance amending the General Plan in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 340.
BUDGET AND FINANCE COMMITTEE

WEDNESDAY, JANUARY 11, 2017 - 10:00 AM
LEGISLATIVE CHAMBER,
ROOM 260, CITY HALL,
1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

File No. 161161, Ordinance approving a Development Agreement between the City and County of San Francisco, the Housing Authority of the City and County of San Francisco, and BRIDGE Potrero Community Associates, LLC, for the Potrero HOPE SF Project at the approximately 38-acre irregularly-shaped site

bounded by 23rd Street and Missouri Street to the north, Texas Street to the east, 25th Street and 26th Street to the south, and Wisconsin Street to the west; confirming the Development Agreement's compliance with, or waiving certain provisions of, Administrative Code, Chapters 14B, 29, and 56; approving the use of Impact fees and exactions for improvements and other community benefits, as set forth in the Development Agreement, and waiving any conflicting fee provisions in Planning Code, Article 4; ratifying past actions taken in connection with the Development Agreement; authorizing further actions taken consistent with this Ordinance; making findings under the California Environmental Quality Act; and making findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b). In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearings on these matters may submit written comments to the City prior to the time the hearings begin. These comments will be made part of the official public record in these matters, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to these matters are available in the Office of the Clerk of the Board, Agenda Information relating to these matters will be available for public review on Friday, January 6, 2017. - Angela Calvillo, Clerk of the Board



* A 0 0 0 0 0 4 3 1 6 1 6 7 *

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

November 1, 2016

Lisa Gibson
Acting Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On October 25, 2016, Supervisor Cohen introduced the following proposed legislations:

File No. 161159

Ordinance amending the Planning Code to create the Potrero HOPE SF Special Use District to facilitate development of the Potrero HOPE SF project by modifying requirements related to permitted uses, dwelling unit density, building height and bulk standards, and parking and streetscape matters; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

File No. 161160

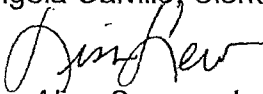
Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-08 and HT-08 in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

File No. 161161

Ordinance approving a Development Agreement between the City and County of San Francisco, the Housing Authority of the City and County of San Francisco, and BRIDGE Potrero Community Associates, LLC, for the Potrero HOPE SF Project at the approximately 38-acre irregularly-shaped site bounded by 23rd Street and Missouri Street to the north, Texas Street to the east, 25th Street and 26th Street to the south, and Wisconsin Street to the west; confirming the Development Agreement's compliance with, or waiving certain provisions of, Administrative Code, Chapters 14B, 29, and 56; approving the use of impact fees and exactions for improvements and other community benefits, as set forth in the Development Agreement, and waiving any conflicting fee provisions in Planning Code, Article 4; ratifying past actions taken in connection with the Development Agreement; authorizing further actions taken consistent with this Ordinance; making findings under the California Environmental Quality Act; and making findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

These legislations are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

for  By: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

November 1, 2016

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On October 25, 2016, Supervisor Cohen introduced the following legislations:

File No. 161159

Ordinance amending the Planning Code to create the Potrero HOPE SF Special Use District to facilitate development of the Potrero HOPE SF project by modifying requirements related to permitted uses, dwelling unit density, building height and bulk standards, and parking and streetscape matters; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

File No. 161160

Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-08 and HT-08 in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

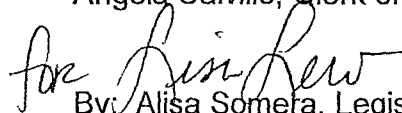
File No. 161161

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Potrero HOPE SF Project at the approximately 38-acre irregularly-shaped site bounded by 23rd Street and Missouri Street to the north, Texas Street to the east, 25th Street and 26th Street to the south, and Wisconsin Street to the west; confirming the Development Agreement's compliance with, or waiving certain provisions of, Administrative Code, Chapters 14B, 29, and 56; approving the use of impact fees and exactions for improvements and other community benefits, as set forth in the Development Agreement, and waiving any conflicting fee provisions in Planning Code, Article 4; ratifying past actions taken in connection with the Development Agreement; authorizing further actions taken consistent with this Ordinance; making findings under the California Environmental Quality Act; and making findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b).

The proposed ordinances are being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. The ordinances are pending before the Land Use and Transportation Committee and will be scheduled for hearings upon receipt of your responses.

Angela Calvillo, Clerk of the Board



By: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

- c: John Rahaim, Director of Planning
- Aaron Starr, Acting Manager of Legislative Affairs
- Scott Sanchez, Zoning Administrator
- Lisa Gibson, Acting Environmental Review Officer
- AnMarie Rodgers, Senior Policy Advisor
- Jeanie Poling, Environmental Planning
- Joy Navarrete, Environmental Planning

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City Hall
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MEMORANDUM

TO: Barbara Smith, Acting Executive Director, Housing Authority
Olson Lee, Director, Mayor's Office of Housing and Community
Development
Todd Rufo, Director, Office of Economic and Workforce Development
Tom Hui, Director, Department of Building Inspection

FROM: *ll*
for Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

DATE: November 1, 2016

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislations, introduced by Supervisor Cohen on October 25, 2016:

File No. 161159

Ordinance amending the Planning Code to create the Potrero HOPE SF Special Use District to facilitate development of the Potrero HOPE SF project by modifying requirements related to permitted uses, dwelling unit density, building height and bulk standards, and parking and streetscape matters; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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Ordinance amending the Planning Code by amending the Zoning Map Sheets SU-08 and HT-08 in connection with the Potrero HOPE SF project; adopting findings under the California Environmental Quality Act; making findings of consistency with the General Plan, as proposed for amendment, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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If you have comments or reports to be included with the files, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: alisa.somera@sfgov.org.

c: Andrea Agho, Housing Authority
Velma Navarro, Housing Authority
Linda Martin-Mason, Housing Authority
Eugene Flannery, Mayor's Office of Housing and Community Development
Sophie Hayward, Mayor's Office of Housing and Community Development
Ken Rich, Office of Economic and Workforce Development
Lisa Pagan, Office of Economic and Workforce Development
William Strawn, Department of Building Inspection
Carolyn Jayin, Department of Building Inspection

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

2016 DEC 13 PM 3:27
Time stamp or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. [161159]
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

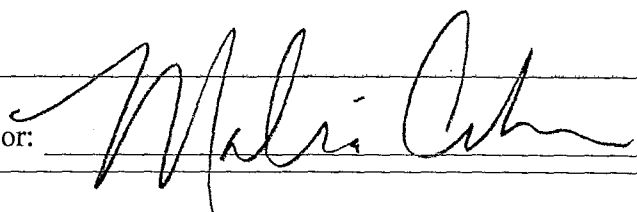
Cohen

Subject:

Planning Code - Potrero HOPE SF Special Use District

The text is listed below or attached:

Attached

Signature of Sponsoring Supervisor: 

For Clerk's Use Only:

Introduction Form

By a Member of the Board of Supervisors or the Mayor

2016 OCT 25 2:57 PM
Time stamp or meeting date

Whereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
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- 9. Reactivate File No. []
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Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
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Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Cohen

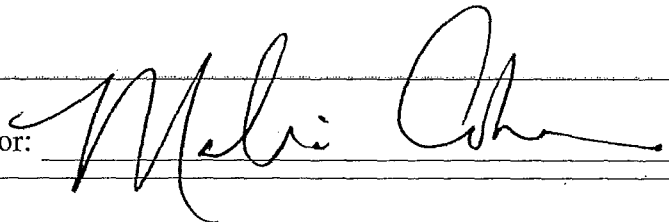
Subject:

POTrero HOPE SF Special use District

The text is listed below or attached:

Attached

Signature of Sponsoring Supervisor:



For Clerk's Use Only:

