



# Balboa Reservoir

Design Standards  
and Guidelines

DRAFT: 1.11.19

# 6

## Open Space Network

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### OPEN SPACE SITE FURNISHINGS & MATERIALS PALETTE

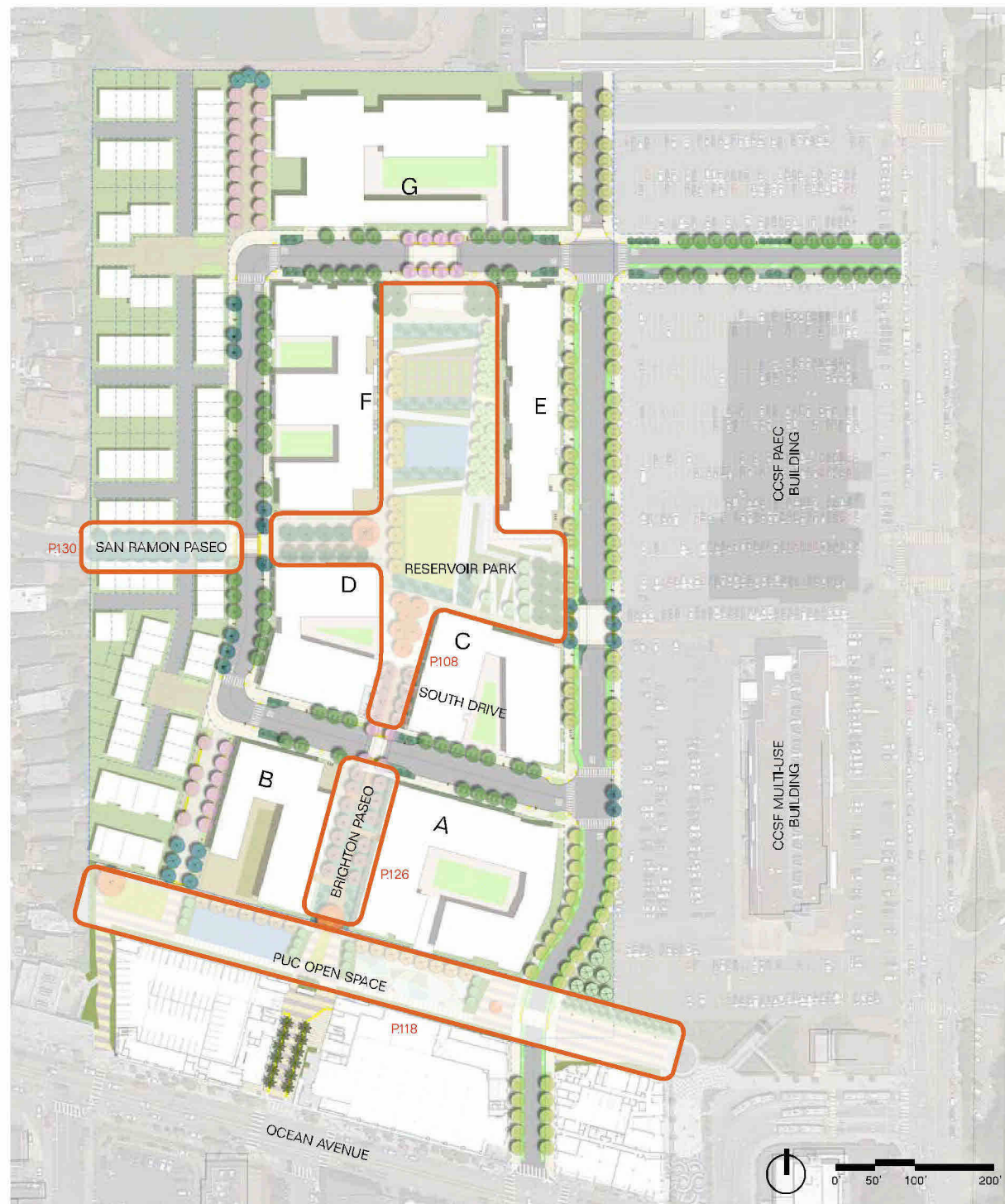
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# LEGEND

- Open Space
- PXX Page Number in Chapter 6

Figure 6.1 – 1: Public Open Space Key Map

DRAFT: January 11, 2019



## Stormwater Management

The project is subject to the Combined Sewer Area Performance Requirement of the San Francisco Stormwater Management Requirements (SMRs). Since the site has a history of ownership by SFPUC, water is to be celebrated in the open space design with a goal to consolidate the treatment in areas large enough for habitat creation and the sculptural expression of the path of water through the open spaces and paseos. This will minimize the need for small-scale and dispersed flow-through planters that are costly to build and maintain. Secondary stormwater strategies include permeable paving, infiltration galleries under lawns, and flow-through planters at residential blocks. Most of the building stormwater will be treated in centralized open space areas, which are to be designed in a series of sculptural

### LEGEND

-  Flow Through Planter
-  Watershed
-  Private Open Space
-  Public Open Space
-  Rain Garden
-  Bioretention at Bulb-out
-  Sub-surface Infiltration under Multi-use Lawn
-  Permeable Surface

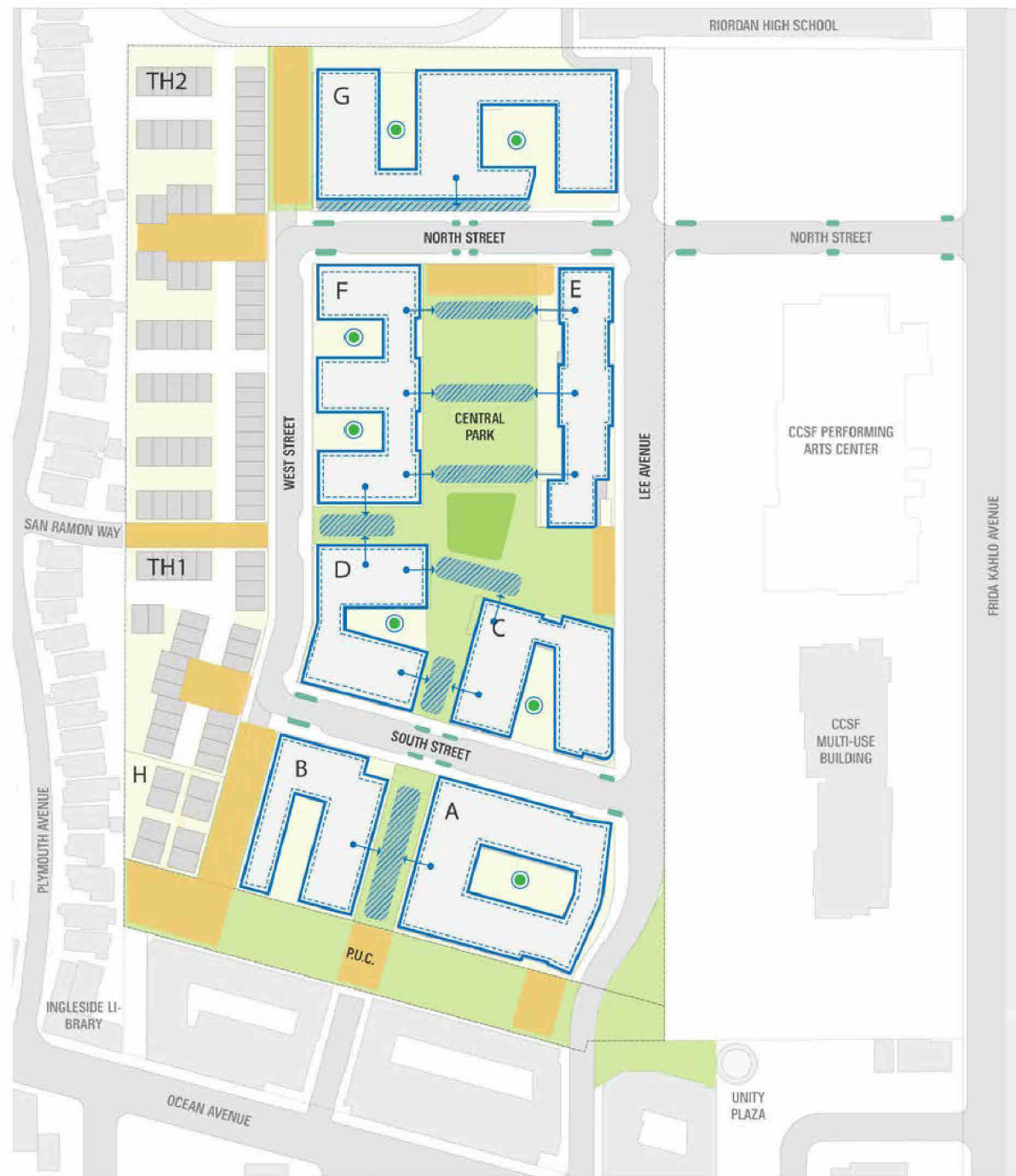
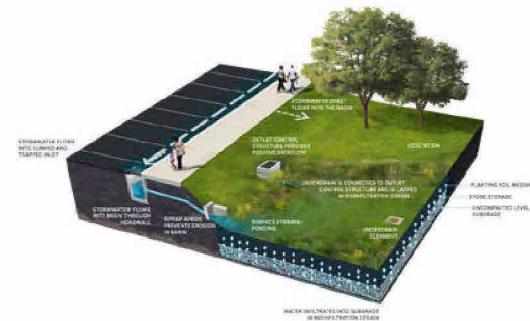


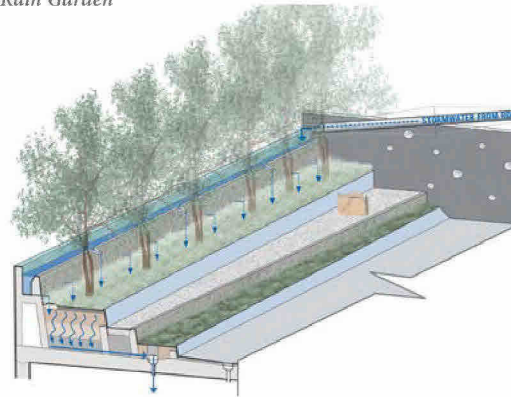
Figure 6.2 – 6: Stormwater Management Diagram



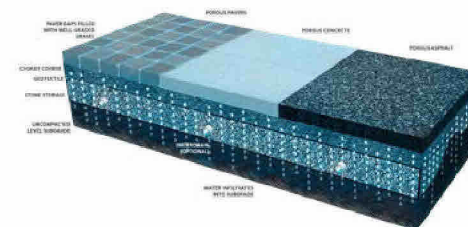
landforms and swales that will reference the stormwater management story. It is difficult for the public streets to meet the 25% reductions for rate and volume on their own due to lack of space and grading constraints at the right-of-way. Stormwater management facilities on development parcels will be sized to offset the public streets by providing reductions for rates and volume beyond the 25% required by the SMRs. Since SFPUC will retain ownership of the PUC Open Space, development parcel stormwater cannot be treated in the PUC Open Space. PUC Open Space stormwater will be self-treated within the PUC Open Space boundary by providing 50% pervious surface. The pervious surface can be planting or permeable paving, and not bioretention.



Rain Garden



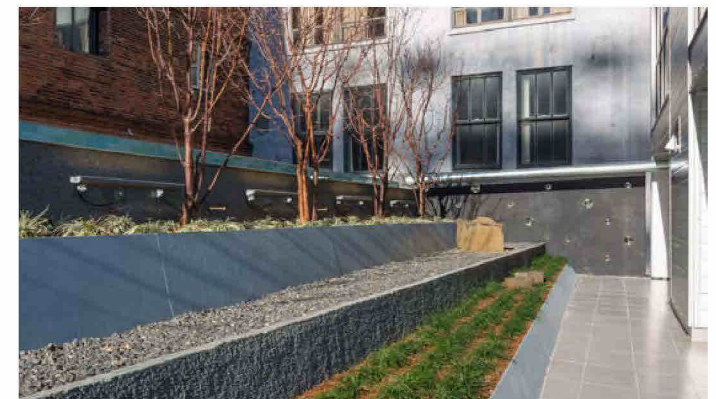
Flowthrough Planter



Permeable Paving



Rain Garden Precedent Image



Stormwater Landscape Feature in Private Courtyard



Permeable Paving Precedent Image

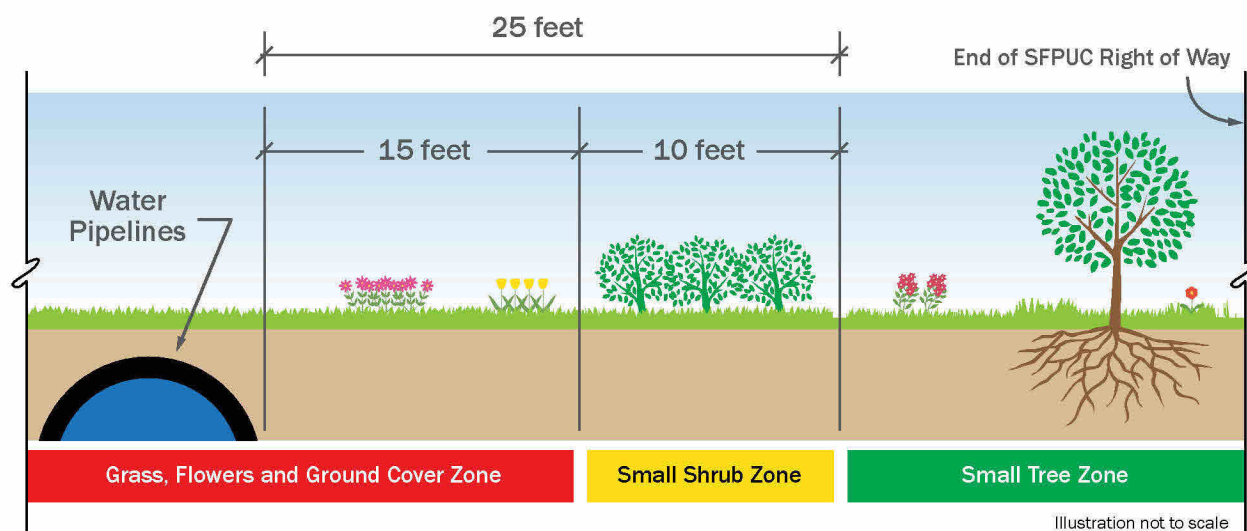
## 6.4 PUC-Owned Open Space

The PUC parcel is a potential open space resource and is also a crucial component of the water supply system for the City and County of San Francisco. Improvements in close proximity to pipelines must conform to SFPUC guidelines and are to be non-permanent such as pavement markings, artificial turf, raised planting beds, shrubs or temporary trees. Programs that have been vetted by the design team for appropriateness and may be negotiated with SFPUC include a childcare space, a dog park, pop-up urban activities such as concerts, farmer's markets, and flea markets, as well as basketball, soccer, ball wall and big wheel tracks for young children.

In order to seamlessly incorporate the SFPUC easement into the neighborhood, the current uses and agencies must be accommodated. With the success of the recently completed Unity Plaza, there is a precedent for the easement to perform multiple purposes while serving as a pedestrian connector between parcels. Unity Plaza should be connected to the Reservoir Park while retaining the function north of Mercy Housing as back up space for loading into Whole Foods. Similarly, the extension of Brighton Avenue will continue across the SFPUC parcel as a pedestrian paseo, providing an important access point to Reservoir Park from Ocean Avenue. and the Ingleside library should connect to the site so that residents from all surrounding neighborhoods can access the library from the north as well as from Ocean Avenue.

### San Francisco Public Utilities Commission (SFPUC)

## Right Of Way (ROW) Landscape Vegetation Guidelines



The following vegetation types are permitted on the ROW within the appropriate zones.

#### Plantings that may be permitted directly above existing and future pipelines:

Ground cover, grasses, flowers, and very low growing plants that reach no more than one foot in height at maturity.

#### Plantings that may be permitted 15–25 feet from the edge of existing and future pipelines:

Shrubs and plants that grow no more than five feet tall in height at maturity.

#### Plantings that may be permitted 25 feet or more from the edge of existing and future pipelines:

Small trees or shrubs that grow to a maximum of twenty feet in height and fifteen feet in canopy width or less.

Figure 6.4–1: SFPUC Right Of Way Landscape Vegetation Guidelines



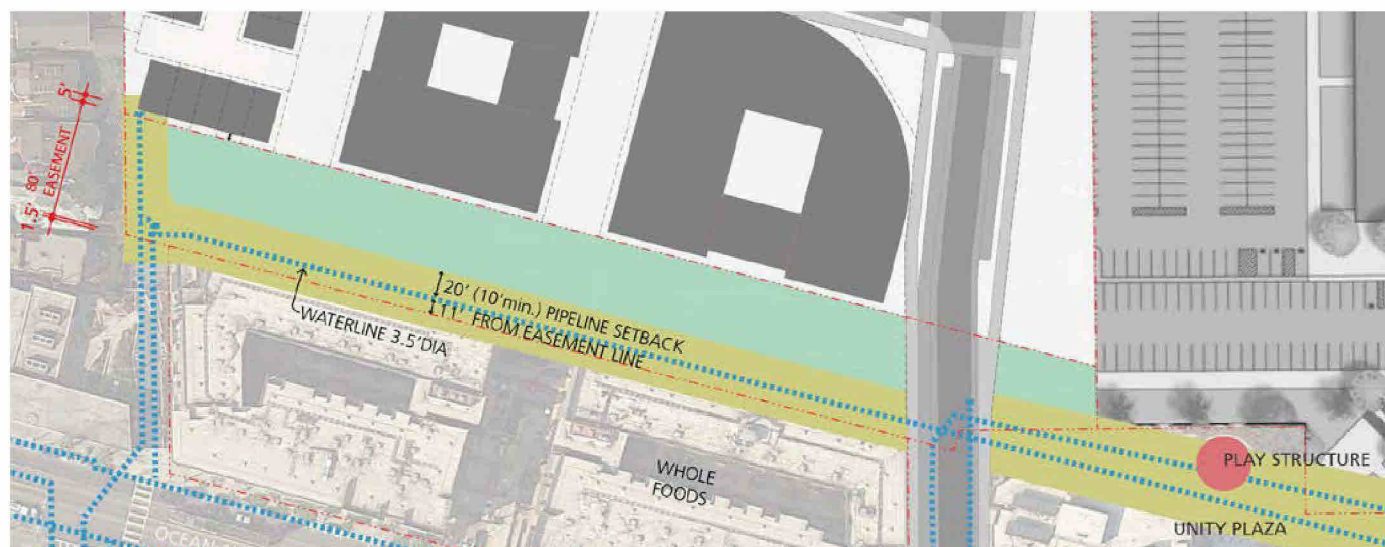


Figure 6.4-2: PUC Open Space Existing Site Constraint Diagram



Figure 6.4-3: Existing SFPUC No Build Zone looking West

## STANDARDS

### S.6.4.1 SFPUC Right of Way Requirements

Open space design shall meet the intent of SFPUC right-of-way guidelines.

### S.6.4.2 Water Transmission Pipe Line Access

No use is permitted that would restrict access to the right-of-way by SFPUC staff, construction equipment or vehicles.

### S.6.4.3 Program

Program elements shown on illustrative plan **Figure 6.4 – 2** shall be provided, subject to approval by SFPUC. Final size and configuration of program elements may vary.

### S.6.4.4 Planting Restriction

Planting shall conform to SFPUC Right of Way Landscape Vegetation Guidelines. See **Figure 6.4 – 1**. No trees or large shrubs may be planted within twenty feet of any pipeline edge.

### S.6.4.5 Temporary Landscape

Since SFPUC is not responsible for restoring or replacing any improvements in the right-of-way damaged in the process of accessing its pipelines, surface materials within the water transmission pipe setback should be easily removable paving or low plantings to order to facilitate maintenance.

### S.6.4.6 Stormwater

No adjacent property shall use the right-of-way for stormwater treatment. Stormwater within the right-of-way shall be self treated within the right-of-way boundary by providing 50% pervious ground surface.

### S.6.4.7 Existing Blank Building Wall and Utility Shaft Treatment

Vegetation screening in form of shrubs and vines, or murals shall be used to beautify the existing blank building wall along the southern edge of the PUC Open Space. Screening shall be provided for the existing Whole Foods Market parking vent that terminates at the end of Brighton Paseo.

### S.6.4.8 Lee Avenue

PUC open space design shall coordinate with the final configuration of Lee Avenue. Raised crossings shall be provided at Lee Avenue intersection to prioritize pedestrian connection to Unity Plaza.

## GUIDELINES

### G.6.4.1 Connection

Pedestrian connections to Ingleside library, Unity Plaza, and Whole Foods Market shall be provided.

### G.6.4.2 SFPUC Open Space Extension to Unity Plaza and Whole Foods Market Service Loading

The design of the SFPUC open space extension to Unity Plaza shall accommodate turnaround zone serving the loading dock at Whole Foods market.





Figure 6.4-4: PUC Open Space Concept Plan

#### LEGEND

- |   |                                    |  |
|---|------------------------------------|--|
| ① Connection to library                           | ⑥ Lee Plaza                        | ⑪ Pipe Line Service Access                                   |
| ② Dog Park  | ⑦ Connection to Unity Plaza        | ⑫ Existing Whole Foods Market Service Back Up Zone to Remain |
| ③ Play Area                                       | ⑧ Raised Crosswalk                 | ⑬ Existing Whole Foods Market Parking Vent Structure         |
| ④ Brighton Paseo                                  | ⑨ Bike Share Station               | ⑭ Pedestrian Connection to Ocean Avenue                      |
| ⑤ Flexible Plaza/Farmer's market, multi-use court | ⑩ Screen planting at Existing Wall | ⑮ Existing Cypress Tree to Remain                            |

PUC OPEN SPACE CIRCULATION AND PROGRAM DIAGRAM

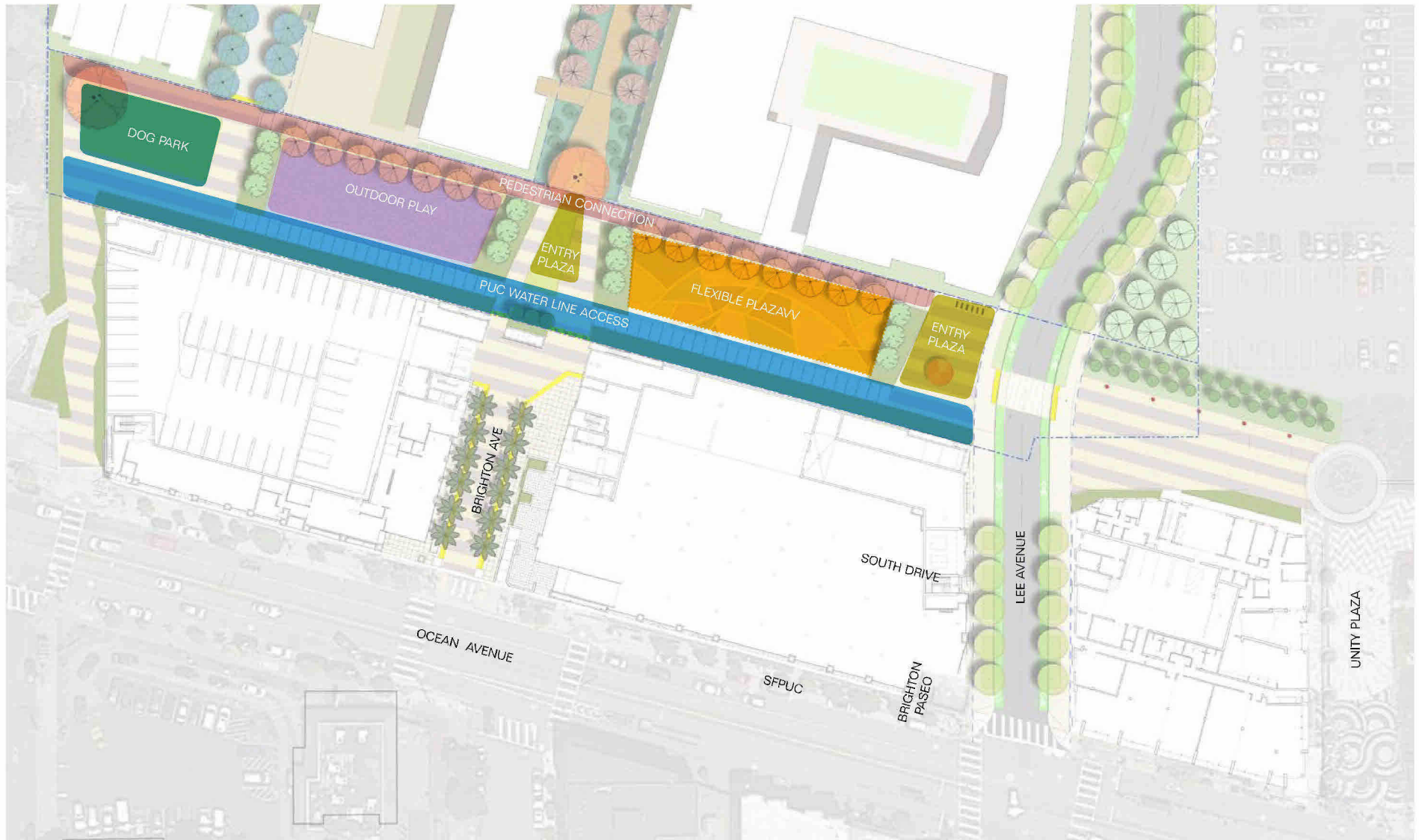


Figure 6.4–5: PUC Open Space Program Diagram



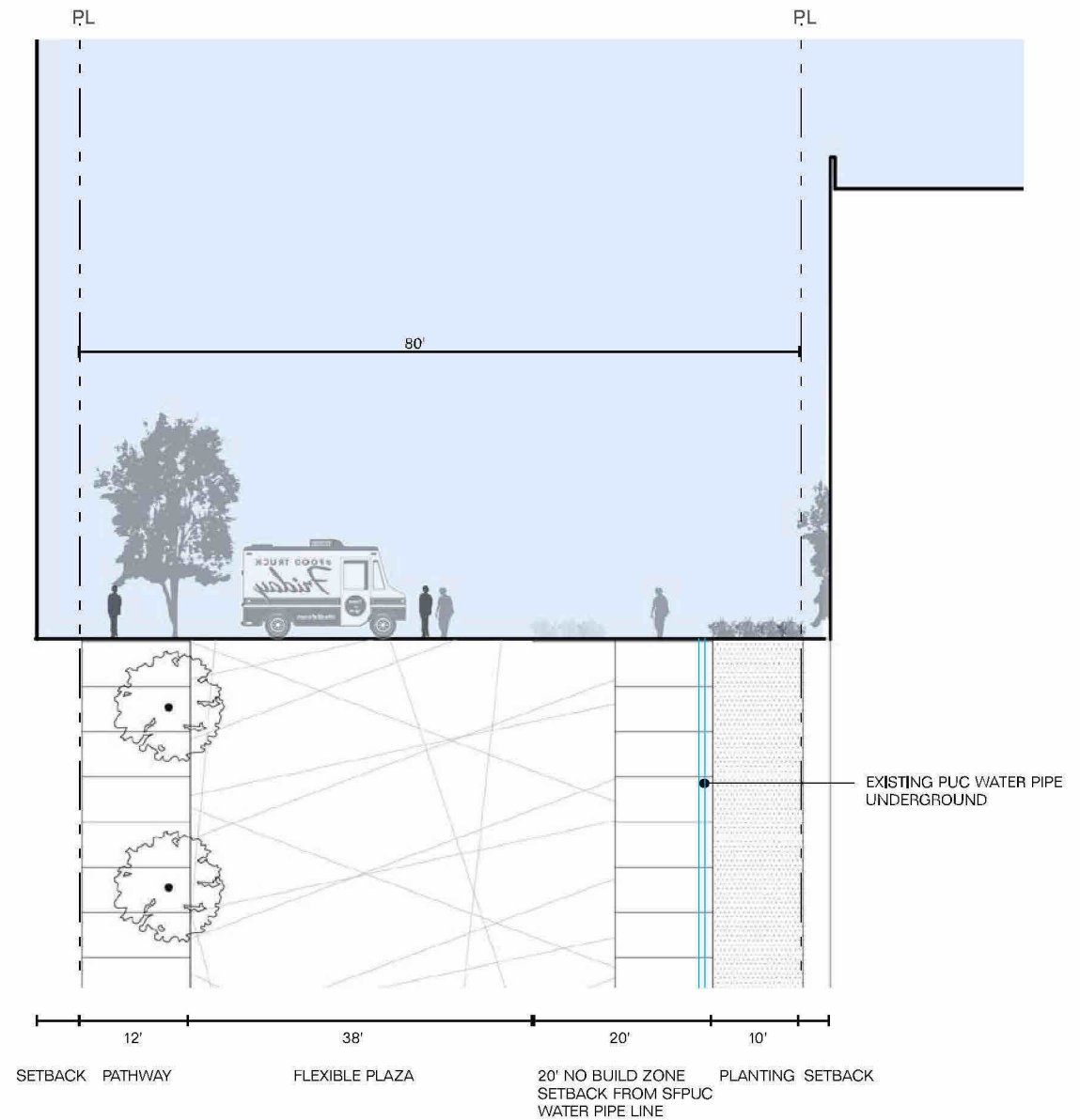
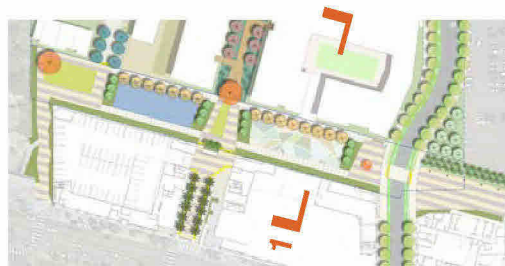


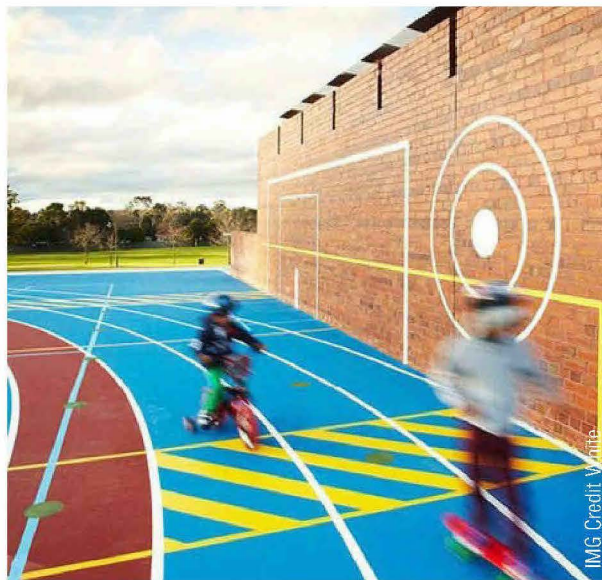
Figure 6.4 – 6: PUC Open Space Section



## PUC OPEN SPACE CHARACTER IMAGE



*Outdoor Kid's Play Area*



*Flexible Exercise Track*



*Movable Sports Table*



*Movable Sand Box*



*Food Truck Event*



*Painted Flexible Event Space*

**Figure 6.4–7:** PUC Open Space Character Images



## 6.5 Gateway Landscape

The triangle of open space on Lee Avenue between Ocean and City College functions as a Gateway to the site for cars coming from Ocean Avenue and for pedestrians coming from Unity Plaza. It is curving in plan and in section and is necessary to resolve the existing site geometry with the proposed development. This landscape will serve as the primary gateway to the site and will be planted with a grove of native trees such as Buckeye to tie in with the City's Green Connection initiative.

### STANDARDS

#### S.6.5.1 Slopes

Side slopes shall not exceed 3:1 ratios. Use Slope stabilization system to prevent erosion and reduce overall maintenance for slopes greater than 3:1.

#### S.6.5.2 Soils

Provide growing medium of top soil import or amended existing soils. Provide 4' deep for trees, 2-1/2' deep for shrub and 1'-6" deep for ground-cover.

#### S.6.5.3 Erosion Control

Slopes shall be planted with 90% plant cover after first growing cycle to prevent erosion.

#### S.6.5.4 Planting

Drought tolerant native and edible planting shall be used to create habitat. See park planting palette for more detail.

### GUIDELINES

#### G.6.5.1 Connection to City College

Coordinate with City College before and during the build-out of their Facilities Master Plan to insure a harmonious transition between Lee Avenue, the gateway landscape and the current and future uses of the City College upper reservoir area.

#### G.6.5.2 Planting

Drought tolerant native plantings with Oaks and Buckeyes to tie into the city-wide Ingleside green connection should be used to create habitat. See park planting palette for more detail.

## LEGEND

- ① Gateway Landscape  
Buckeye Grove

Figure 6.5 – 1: Gateway Landscape Concept Plan

