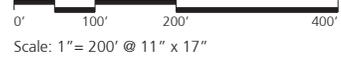


Attachment 26: Design

McCormack Baron Salazar

Att26_Design.pdf

Site Plan: The New Alice Griffith Community

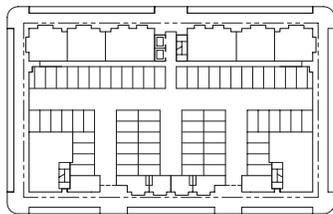


The gross site area of 29.03 acres includes a 2.1 acre public park. The plan shows a range of building types including townhouses, stacked townhouses and four-story stacked flats. A Community Building anchors the east end of the park.

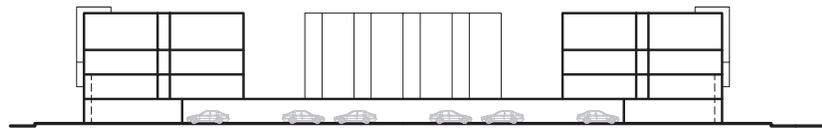
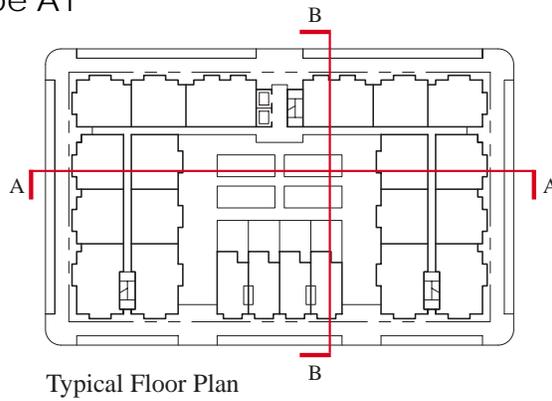
Floor Plan, Cross Section, Massing, Roof Plan, and Parking Plan
Block Type A1



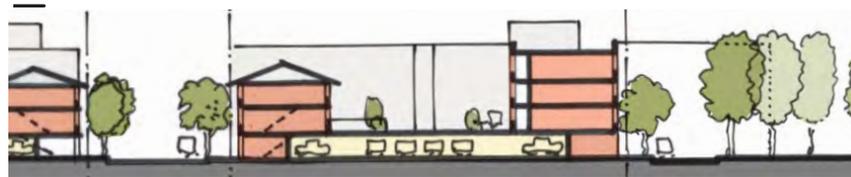
Roof Plan
Stacked Flats
3-Story THs & 4-Story Stacked THs



Parking Plan



Long Section A-A

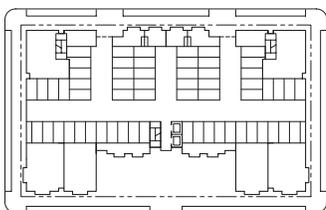


Cross Section B-B

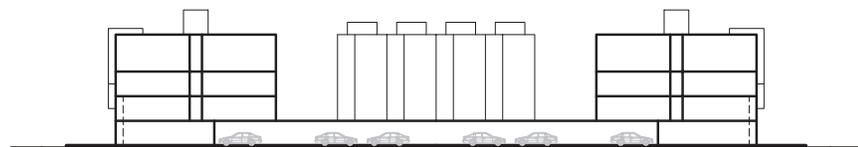
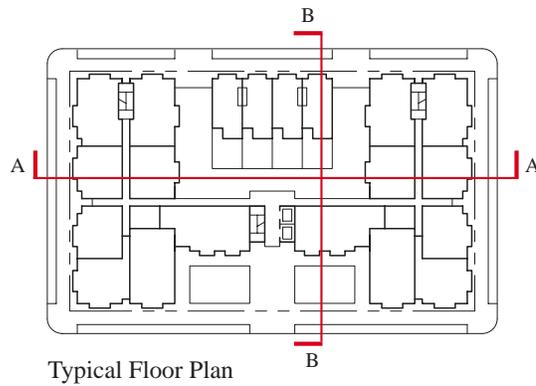
Floor Plan, Cross Section, Massing, Roof Plan, and Parking Plan
Block Type A2



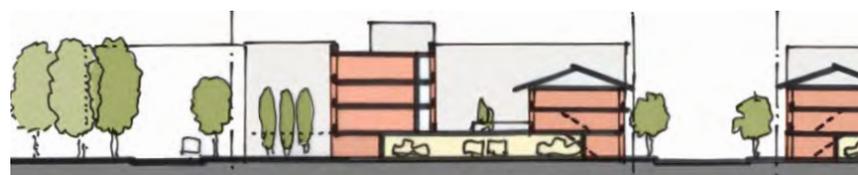
Roof Plan
Stacked Flats
3-Story THs & 4-Story Stacked THs



Parking Plan

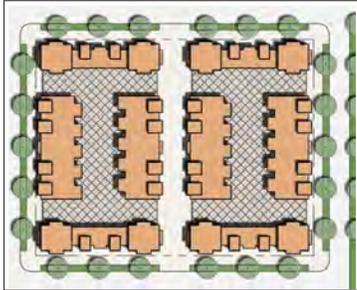


Long Section A-A



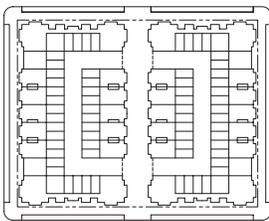
365 Cross Section B-B

Floor Plan, Cross Section, Massing, Roof Plan, and Parking Plan
Block Type B1

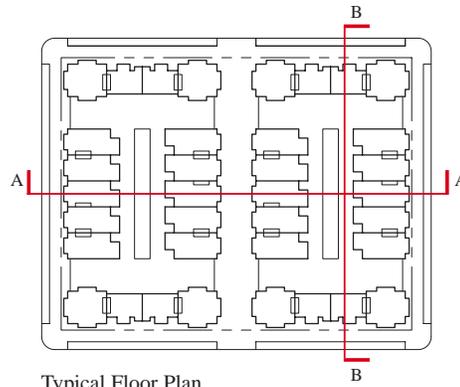


Roof Plan

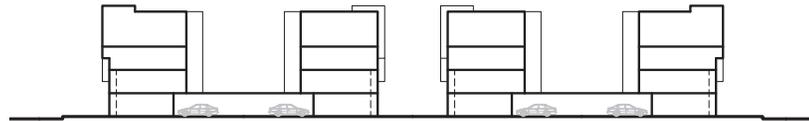
Stacked Flats
3-Story THs & 4-Story Stacked THs



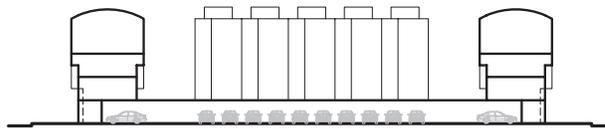
Parking Plan



Typical Floor Plan

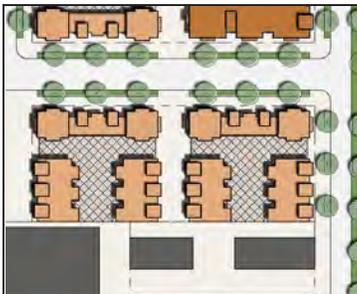


Long Section A-A



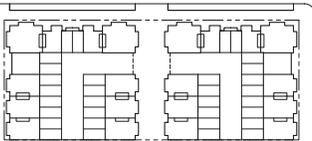
Cross Section B-B

Floor Plan, Cross Section, Massing, Roof Plan, and Parking Plan
Block Type B2

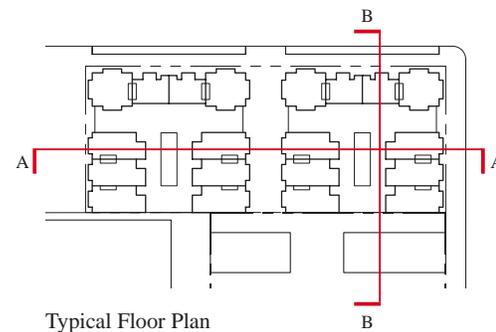


Roof Plan

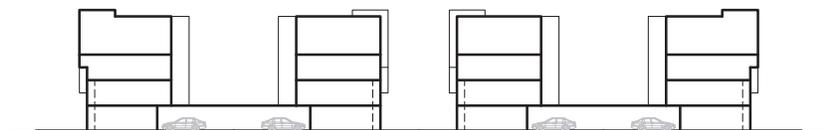
Stacked Flats
3-Story THs & 4-Story Stacked THs



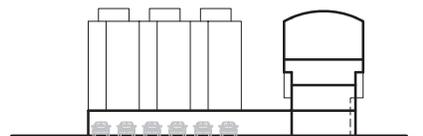
Parking Plan



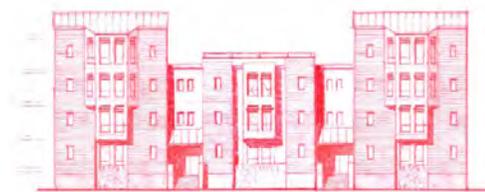
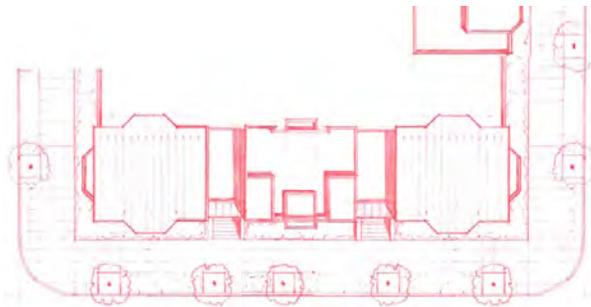
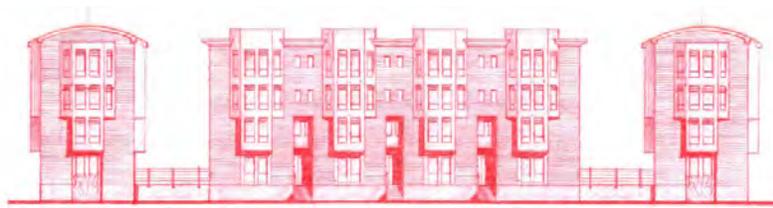
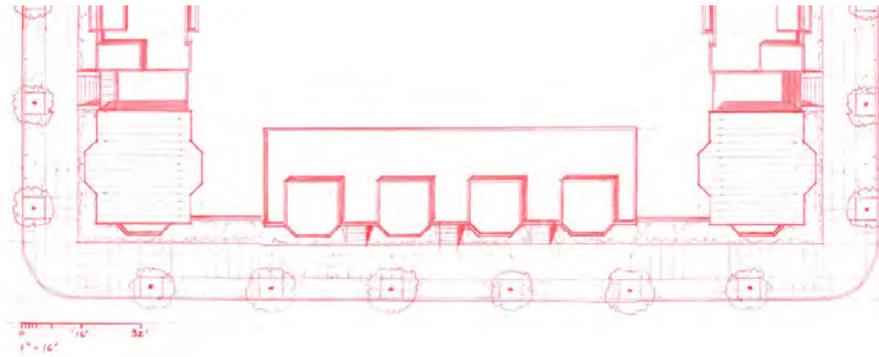
Typical Floor Plan



Long Section A-A



Cross Section B-B



Above: Alice Griffith Community Park with community center framed by townhouses and stacked flats.



Legend

- ① Alice Griffith Community Park
- ② Candlestick Community Park
(Final Location to be Determined in the Future)
- ③ Bayview Gardens / Wedge Destination Park
- ④ Mini-wedge Community Park
- ⑤ Jamestown Hillside Community Park
- ⑥ State Recreation Area

- ⑦ State Recreation Area
- ⑧ Yosemite Slough (outside project)
- ⑨ Gilman Park (outside project)
- ⑩ Bayview Hill Park (outside project)
- - - Grasslands Ecology Park (the Shipyard)
- Bay Trail

Note: Map is conceptual; specific park information is contained in the 'Parks, Open Space and Habitat Plan.'



Aerial view looking north west.

Alice Griffith Neighborhood Park

Park Area: 1.4 acres
 Comparable to South Park in Width: 80.' Approximately twice the length.

- 1 Specimen Tree
 - 2 Playground / Tot Lot
 - 3 Flowering Tree Grove with Seating
 - 4 Bioswale
 - 5 Lawn
 - 6 Pathway
 - 7 Pavilion
 - 8 Community Gardens
 - 9 Tool Shed
 - 10 Basketball / Tennis Court
 - 11 Dog Run
- > Major Bike / Pedestrian Connection
● Park Entry Points
<--> Park Dimension



SETBACK – Building face must be set back 10 ft from the property line (see Table 4.4 for exceptions). Patio and underground parking may extend to the property line.

STEPBACK – Building floor plate shall stepback 20% in size above 55 ft height.

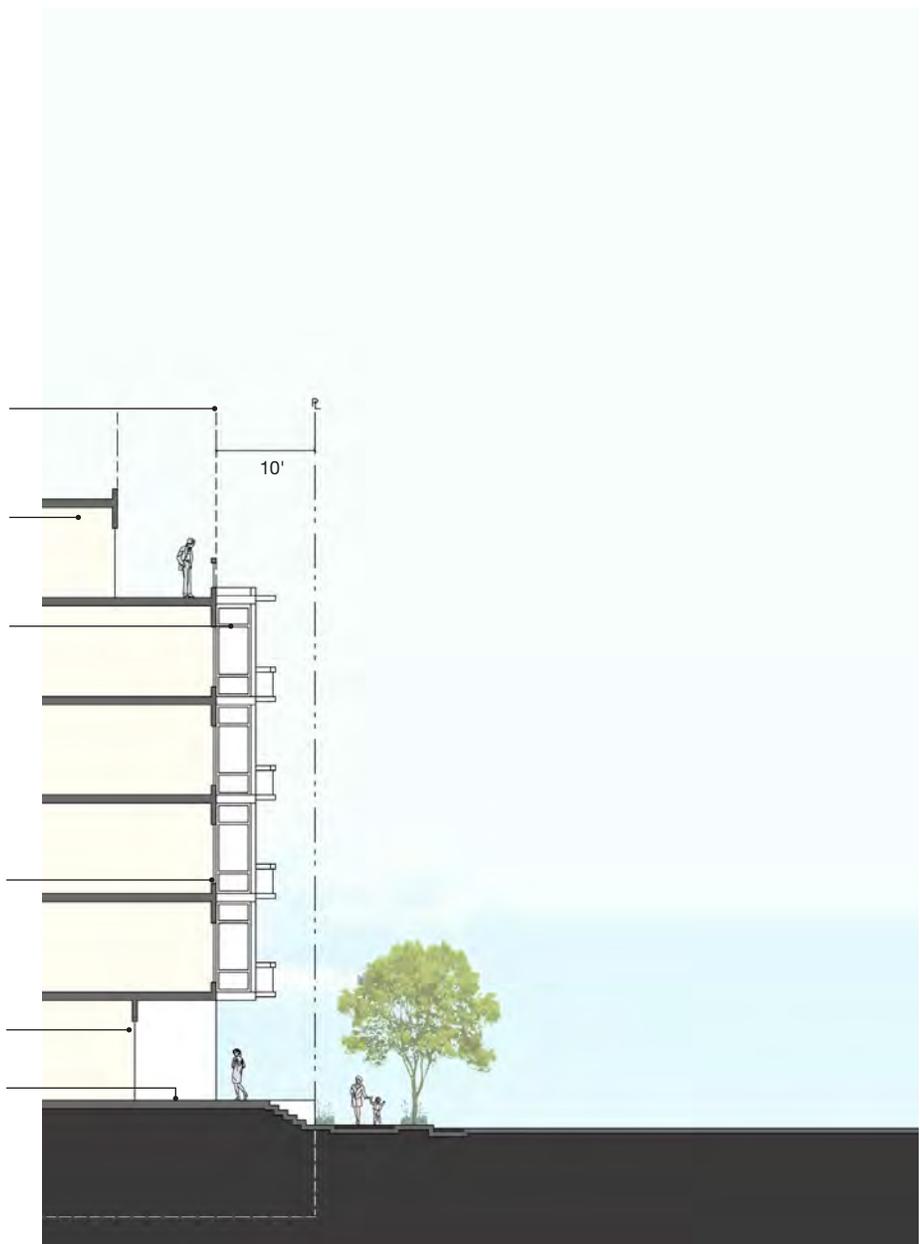
PROJECTION – Maximum 3 ft for habitable space and 6 ft for balcony.

BUILD TO LINE – Minimum 70% of building to 40 ft height must be built to setback line.

BUILDING ENTRANCE – Maximum 8 ft recess.

SEPARATION – Ground floor units must be 2 ft to 4 ft above street; main building entry may be at street level.

U/G PARKING – May be built to the property line provided a minimum of 36 inch soil depth maintained where landscape provided.





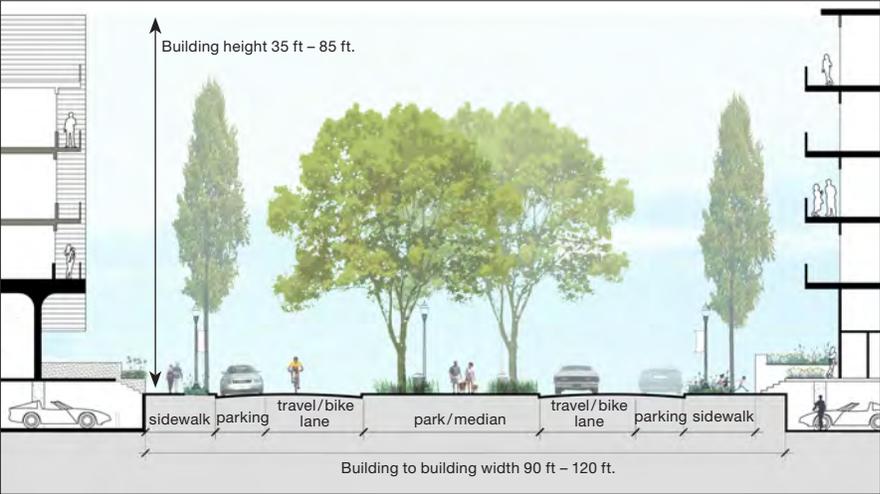
Location of Boulevard Streets.



Precedent – Dolores Street in San Francisco.

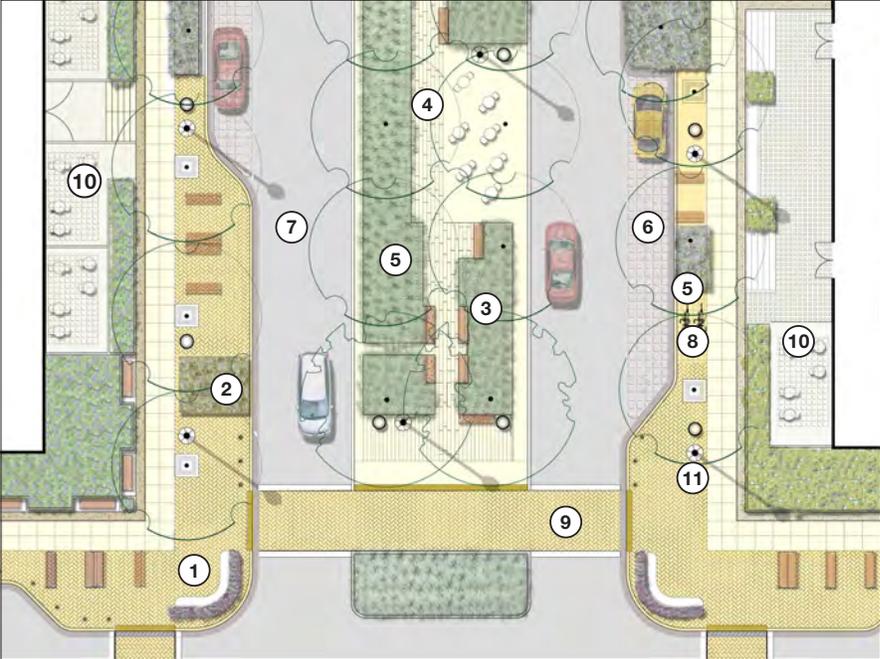
Intent

Boulevard Park Streets are intended to provide additional open space and views out to the Bay from inland parcels. They should have generous sidewalks and tree-lined medians. The plan, section and images below show the general intent including the range of street width and building heights appropriate to the street hierarchy, character and importance.



Legend

- ① Bulb-out with special paving
- ② Bus stop with shelter and extended sidewalk zone
- ③ Sitting area
- ④ Street trees, double row
- ⑤ Garden-style planting / bioswale storm water garden
- ⑥ Streetside parking (potential for permeable paving)
- ⑦ Bicycle/travel lane
- ⑧ Bicycle parking
- ⑨ Raised crosswalk (speed table)
- ⑩ Private terraces, porches, and gardens
- ⑪ Pedestrian lighting

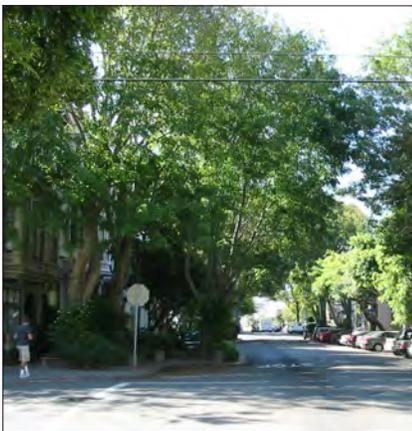




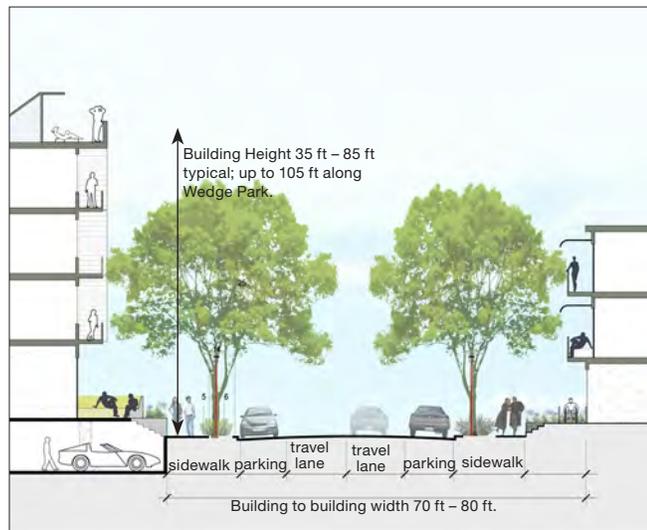
Location of Local Streets.

Intent

Local Streets should provide access for neighborhoods and function as ‘outdoor rooms’ in order to encourage socializing and recreating. They should include on-street parking, street trees and generous sidewalks. The plan, section and images below show the general intent including the range of street width and building heights appropriate to the street hierarchy, character and importance.

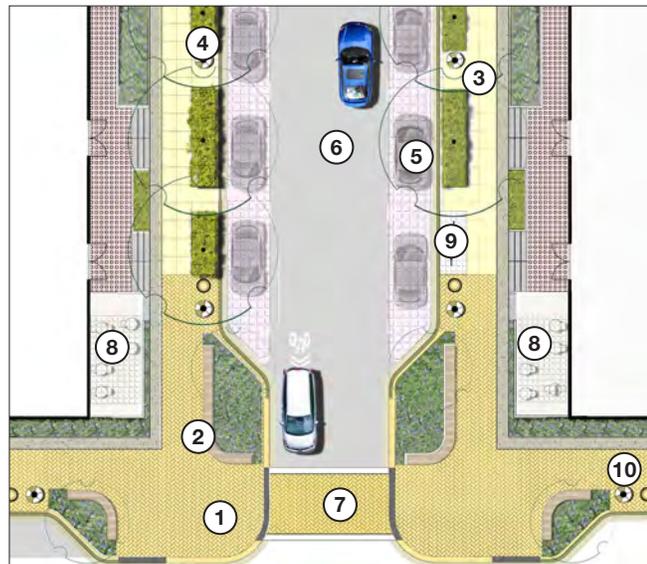


Precedent – On-street parking and street trees.



Legend

- ① Bulb-out with special paving
- ② Sitting area
- ③ Street trees
- ④ Garden-style planting / bioswale storm water garden
- ⑤ Streetside parking (potential for permeable paving)
- ⑥ Narrow, shared lanes
- ⑦ Raised crosswalk (speed table)
- ⑧ Private terraces, porches, and gardens
- ⑨ Bicycle parking
- ⑩ Pedestrian lighting at corners





Location of Mid-block Breaks

Intent

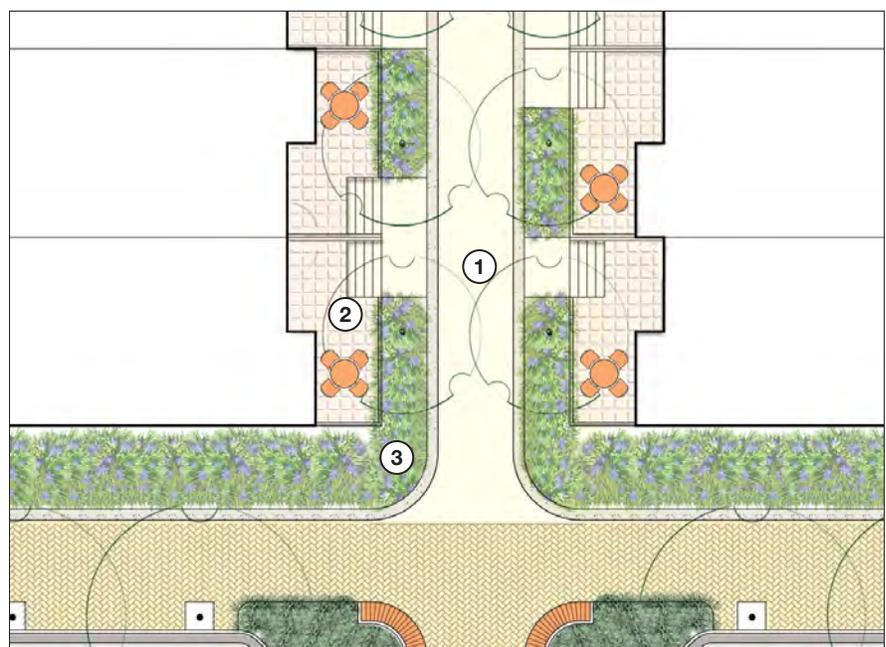
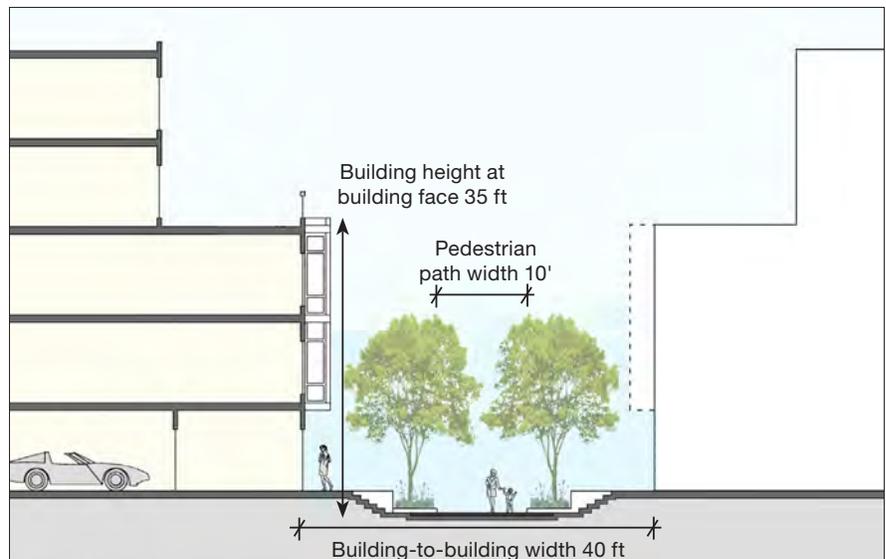
Mid-block breaks are intended to allow public access through the middle of private development block in order to create a more porous circulation system and decrease the scale of building massing. Mid-block breaks are configured as either pedestrian mews or laneways, allowing vehicular movement in order to meet the requirements of the adjacent building.



Precedent – Mid-block Pedestrian Mews.



Precedent – Mid-block Laneway.



Legend

- ① Pedestrian Path – 10 ft width; at grade of public sidewalk
- ② Elevated Private Patio
- ③ Landscape buffer including street trees.



Bay Oaks, a mixed use development at 4800 Third Street in the Neighborhood, has mid-rise multifamily buildings and siding typical of San Francisco architecture.



Carroll Station, a mixed use development at 5800 Third Street in the Neighborhood, has balconies and flat roofs.



Candlestick Cove, a multifamily condominium development at 101 Executive Park Boulevard adjacent to the Neighborhood, has front steps that divide the public realm from the private realm.



Armstrong Place, a multifamily residential development at 5600 Third Street in the Neighborhood, has stacked floor, mid-rise buildings.



Armstrong Place, a multifamily residential development located at 5600 Third Street in the Neighborhood, has balconies and pedestrian-oriented landscaping.



Armstrong Place, a multifamily residential development located at 5600 Third Street in the Neighborhood, has balconies and traditional San Francisco front steps that divide the private realm from the public realm.



Single-family residential building, located on Egbert Avenue in close proximity to the Alice Griffith site, includes a gable roof and a prominent bay window typical of San Francisco architecture.



Side by side single-family residential buildings, located on Egbert Avenue in close proximity to the Alice Griffith site, have shared walls typical of San Francisco architecture.



Single-family residential building, located on Fitzgerald Avenue in close proximity to the Alice Griffith site, has a gable roof, two prominent bay windows and siding traditional to San Francisco architecture.



Side by side single-family residential buildings, located on Fitzgerald Avenue in close proximity to the Alice Griffith site, have prominent bay windows and tandem parking typical of San Francisco architecture.



Multifamily flats, located on Aurelious Walker Drive in close proximity to the Alice Griffith site, have stacked floors with varied building heights.



Multifamily residential, located at 833 Jamestown Avenue adjacent to the Neighborhood, has prominent large windows and flat roofs typical of San Francisco architecture.