

DTNA LAND USE COMMITTEE - DEVELOPMENT VALUES - 2022

NOTE: This document is a guide used by the Duboce Triangle Neighborhood Association Land Use Committee to consider how a proposed project meets their agreed-upon values. It is not a checklist or replacement for deliberation, debate, and discussion by the Committee regarding a proposed development. Categories are generally listed in order of priority. This document is to be reviewed and updated as necessary at the beginning of each year.

		WHAT WE LIKE	WHAT WE DON'T LIKE
ASPIRATIONS	PROPOSED RESIDENTIAL	Development that aims to increase economic diversity, accessibility, quality of life, opportunities for families, and the overall housing stock On-site Below Market Rate Units (~20% of total units)	Development that creates an undesirable quality of life (extremely small units, no natural light or air), or does not contribute to economic diversity (e.g. single-family) No Below Market Rate Units on-site
	PROPOSED RETAIL	Unique, local retail that complies with formula retail requirements* Small retail spaces (~2,500 SF or less) Storefront lengths that relate to the existing streetscape of the block and neighborhood	Formula retail in excess of formula retail requirements* Large retail spaces (over ~2,500 SF) Long, unbroken storefronts, or storefronts that lack transparency. Excessive signage and advertisements
RESPONSIBILITY	RESIDENT DISPLACEMENT	No residents displaced Residents relocated within the neighborhood Preservation of or increase in affordable units	Residents unwillingly displaced No relocation assistance Elimination of existing affordable units
	RETAIL DISPLACEMENT	On-site retention of existing retail Retail relocated within the neighborhood area	Retail unwillingly displaced No relocation assistance (financial or otherwise)
	HISTORIC PRESERVATION	Preservation of contributory historic buildings and elements when possible Reuse and/or incorporation of noteworthy buildings, facades, or features into new development	Demolition of buildings deemed historic No aspects of existing historic buildings incorporated into new development
	RENOVATED RESIDENTIAL	Renovations that retain or increase the multi-family/multi-tenant functionality of existing units Renovations that reuse and/or incorporate existing historic features or materials	Existing units drastically reduced or increased in size so that they no longer fulfill their original multi-family/ multi-tenant purpose or function. Single-family housing Historic homes renovated into lower-quality units solely for the benefit of the developer
QUALITIES	OPEN SPACE	Preservation of existing on-grade rear-yard open space Preservation, incorporation, and addition of natural elements in streetscape: street trees and sidewalk landscaping or improvements	Elimination of on-grade rear-yard open space Elimination of street trees and sidewalk landscaping
	BUILDING MASS	Building height and mass complies with zoning requirements, including Upper Market-Octavia Plan** Building mass that relates and responds to existing urban fabric or infills gaps in existing streetwall (vacant lots, parking lots)	Unreasonable use of Density Bonus, not in compliance with the Upper Market-Octavia Plan** Building mass that has no response or reference to the existing neighborhood
	FACADE MATERIALS	Use of high-quality and durable materials Ground-floor materials that are inherently resilient to graffiti and damage	Low quality materials that will quickly wear/fade in an unintentional way Ground-floor materials that are easily damaged and difficult to repair
	SUSTAINABILITY	Targeted sustainability goal (e.g., LEED, Green Point Rating, CalGreen), renewable energy features, and responsible storm-water management	Absence of focus on sustainability
	EXTERIOR LIGHTING	Adequate downward and low-level lighting Practical dusk-to-dawn pedestrian lighting strategies at main entrance and on along street frontage	Inadequate lighting or harsh, glaring, and unshielded lighting No pedestrian lighting
	PARKING	Providing the minimum number of automobile parking spaces required Adequate bike parking provided Alternative transportation parking provided as warranted by the scale of the project (carshare, stacked parking, motorcycle/scooters, electric vehicle charging stations)	Providing additional automobile parking above the minimum required (exceptions for accessible spaces) No bicycle parking provided

* See Formula Retail Requirements

** See Upper Market-Octavia Plan