1. Identify where land use change and infill is desired
HOW HEIGHT DISTRICTS ARE SET

2. Adhere to policies in the Urban Design Element of the General Plan
   - Set maximum heights to levels that promote an inviting urban environment
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   - Create a cohesive and strongly defined urban form for the eastern side of the city
   - Strengthen, rather than diminish, the concept of mounding up to the Downtown
   - Respect natural topography and the Bay
3. Support major transit and civic streets with greater allowable heights

- Identify and support major transit routes
- Mark civic importance
HOW HEIGHT DISTRICTS ARE SET

4. Rationalize allowable heights to building types
HOW HEIGHT DISTRICTS ARE SET

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5. Reflect sensitivity to alleys and minor streets
HOW HEIGHT DISTRICTS ARE SET

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6. Consider open spaces, shadow, and wind
HOW HEIGHT DISTRICTS ARE SET

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7. Promote a pleasant, engaging pedestrian experience
HOW HEIGHT DISTRICTS ARE SET

4. Rationalize allowable heights to building types

5. Reflect sensitivity to alleys and minor streets

6. Consider open spaces, shadow, and wind

7. Promote a pleasant, engaging pedestrian experience

8. Consider historic fabric, districts and neighborhoods
HOW HEIGHT DISTRICTS ARE SET

EASTERN NEIGHBORHOODS
Community Planning

Proposed Heights - August 14, 2007

Heights (in Feet)
- 40
- 45
- 50
- 55
- 60
- 65
- 70
- 75
- 80
- 85
- 90
- 95
- 100
- 105
- 110
- 115
- 120
- 125
- 130
- 135
- 140
- 145
- 150
- 155
- 160
- 165
- 170
- 175
- 180
- 185
- 190
EASTERN NEIGHBORHOODS

Today:

- High land use diversity
- Residences, commerce, and employment
- Areas with increasing residential land use
- Variety of building types, designs, and ages
- Historical character
- Transportation connections
EASTERN NEIGHBORHOODS

Urban Design Vision:

- Neighborhoods that are **cohesive**
- Neighborhoods that are **engaging**
- Neighborhoods that are **walkable**
- Neighborhoods that are **green**
URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

Proposed policies and codes would:

- Harmonize new and old
- Celebrate historic resources
- Strengthen unique development patterns
- Protect public view corridors
URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

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URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

- Promote High Quality Design
Promote High Quality Design

MASSING
URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

- Promote High Quality Design
  MASSING – LARGE PARCELS

Issue: Very large parcels and long blocks
**Promote High Quality Design**

- **Massing – Large Blocks**

- **North of Market Grid:**
  - Short blocks, small parcels

- **Eastern Neighborhoods Grid:**
  - Long blocks, large parcels
Promote High Quality Design

MASSING – LARGE PARCELS

Many individual parcels in the Eastern Neighborhoods are larger than an entire north of Market Street block.
Promote High Quality Design

To address this issue of large parcel size, a variety of measures are proposed for the Eastern Neighborhoods...
URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

Challenge: Many small alleys are easily overwhelmed by development.
**URBAN DESIGN VISION:** Cohesive – Engaging – Walkable – Green

- **Solution:** Alley Controls
  - Preserve lower scale
  - Preserve sunlight to the public street
Challenge: Large blocks decrease neighborhood walkability.
URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

- **Solution:** New Mid-Block Rights-of-Way
Solution: New Mid-Block Rights-of-Way

- Must be:
  - Open to the sky
  - Fully at grade
  - Publicly accessible 24/7
  - Pedestrian or shared vehicular
  - Fronted with active uses
URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

Challenge: Buildings with large street frontages often appear monolithic.
- **Solution A**: Substantial mass reduction
Solution A: Substantial mass reduction
Solution B: Architectural elements

- Strong tradition in Eastern Neighborhoods
- But current zoning does not allow
Solution B: Architectural elements

- Very large parcels only
- Non-habitable space only, max one per development
- Subject to Commission design review
- Must be integral to the design and character of the building
URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

- Promote High Quality Design

ARTICULATION
URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

- Promote High Quality Design
  
  HIGH QUALITY FINISHES
URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

- Promote High Quality Design
  ACTIVE AND PERMEABLE

60% fenestrated
75% transparency
URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

- Promote High Quality Design
  ACTIVE AND PERMEABLE
URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

- Promote High Quality Design
  
  ACTIVE AND PERMEABLE
URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

- Promote High Quality Design

CORNER ORIENTATION
URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

- Promote High Quality Design

SUNLIGHT ACCESS
URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

... also

- New streetscape design toolkit
URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

... also

- New streetscape design toolkit
- ‘Livable Streets’
URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

... also

- New streetscape design toolkit
- ‘Livable Streets’
SAN FRANCISCO PLANNING DEPARTMENT

URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

... also

- New streetscape design toolkit
- ‘Livable Streets’
- Mid-block connections
URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

... also

- New streetscape design toolkit
- ‘Livable Streets’
- Mid-block connections
- Soften impact of above-grade infrastructure
URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

- San Francisco Green Factor

...improves the quantity, quality, and ecological functioning of a building’s open space...
URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

- San Francisco Green Factor
Mayor’s Green Building Taskforce

...encourages/requires LEED and GreenPoint certification for new development
THANK YOU
FOR YOUR ATTENTION