

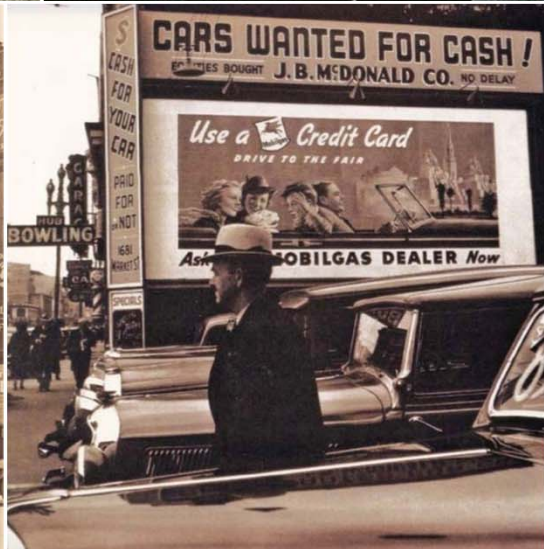
PRIORITY PLANNING PROJECT

The Hub



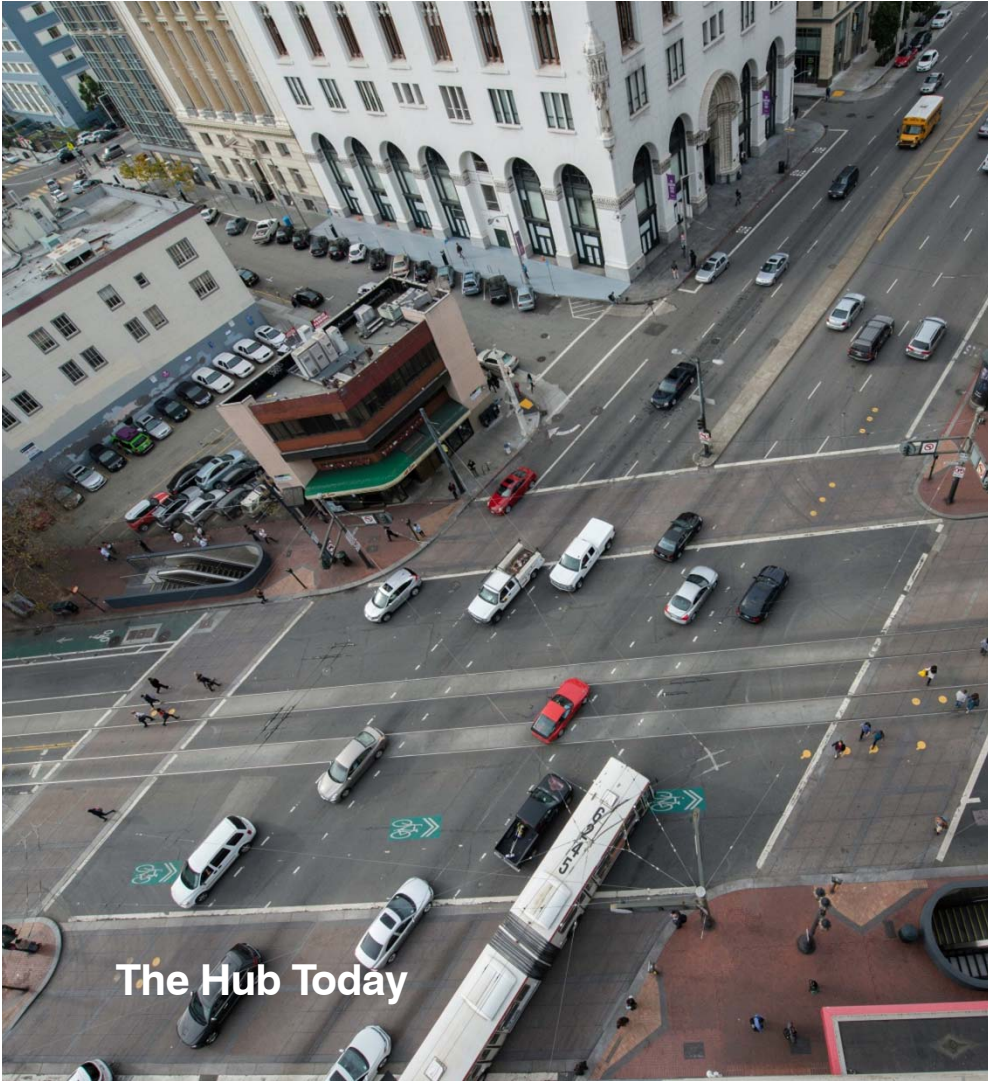
San Francisco
Planning



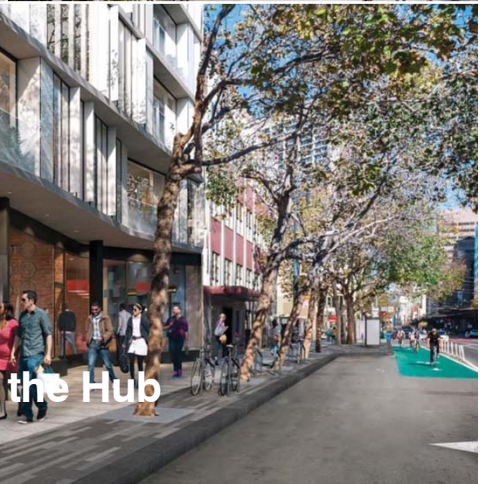


The Historic Hub

Photos: FoundSF



The Hub Today



The Future of the Hub



2008

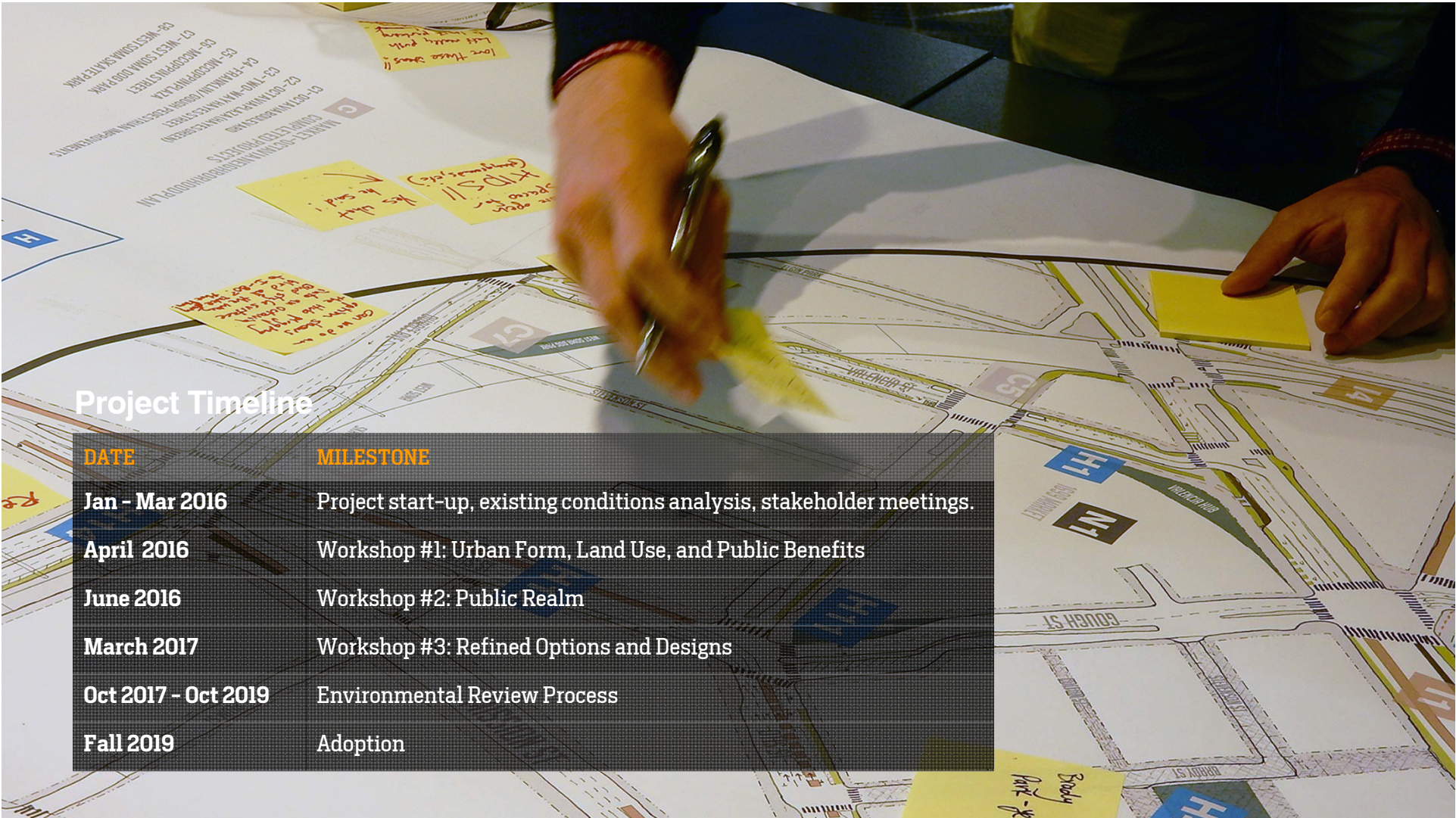


2012



2016





Project Timeline

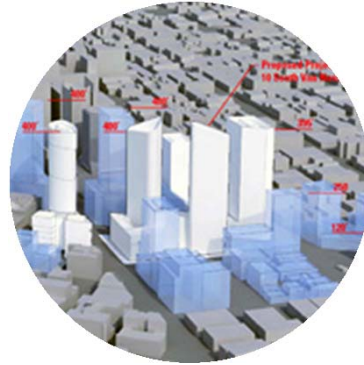
DATE	MILESTONE
Jan - Mar 2016	Project start-up, existing conditions analysis, stakeholder meetings.
April 2016	Workshop #1: Urban Form, Land Use, and Public Benefits
June 2016	Workshop #2: Public Realm
March 2017	Workshop #3: Refined Options and Designs
Oct 2017 - Oct 2019	Environmental Review Process
Fall 2019	Adoption



Increase Affordable Housing



Support Transit Improvements



Improve Urban Form



Enhance the Public Realm



Encourage the Arts

Project Goals



Increase Affordable Housing



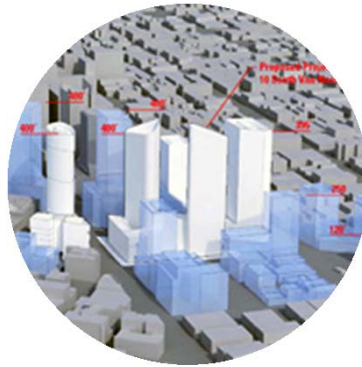
Land Use and Policy Recommendations



Support Transit Improvements



Circulation and Transit Capacity Analysis



Improve Urban Form



Urban Form Recommendations



Enhance the Public Realm



Designs for the Public Realm



Encourage the Arts



Public Benefits Strategy

Project Deliverables



Development Projects



**Increase housing
near transit**



**Improve streets
and alleys**

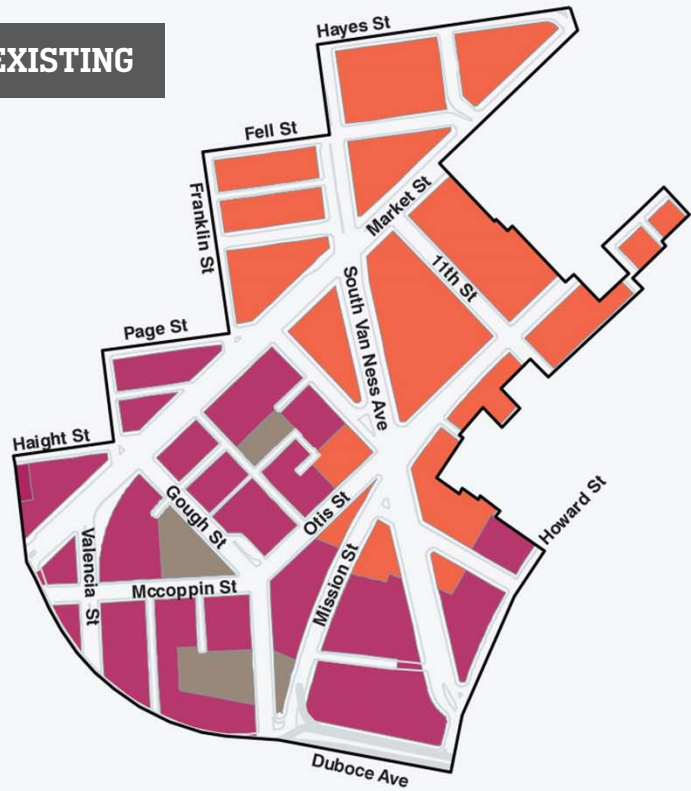


**Develop public benefits
package**

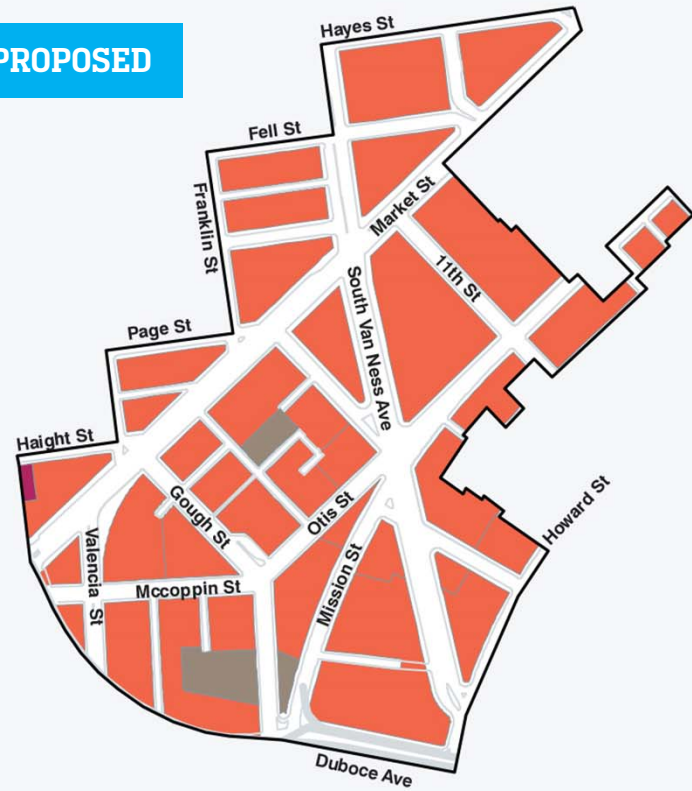


Why are we doing this project?

EXISTING



PROPOSED



Land Use

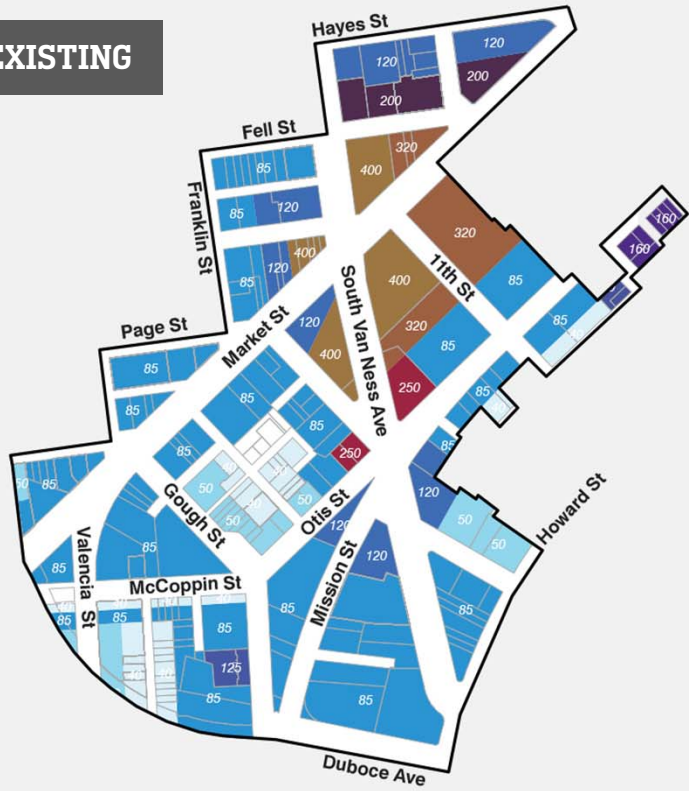


Neighborhood Commercial (NCT-3)

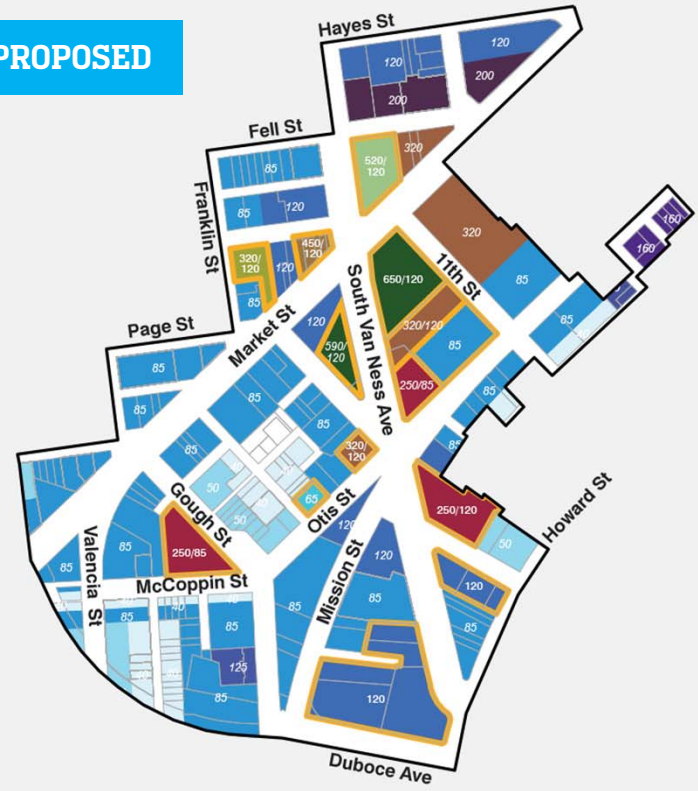


General Commercial (C-3-G) + Van Ness & Market Downtown Residential Special Use District (SUD)

EXISTING

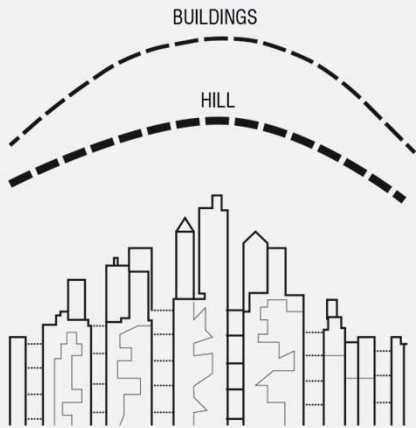


PROPOSED

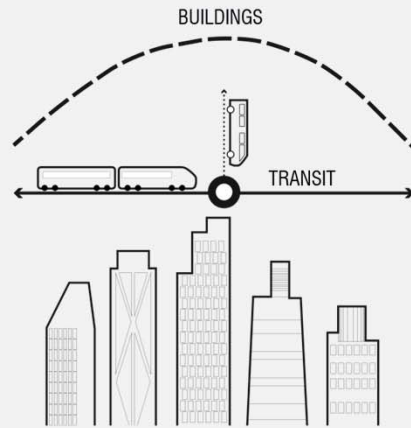


Heights

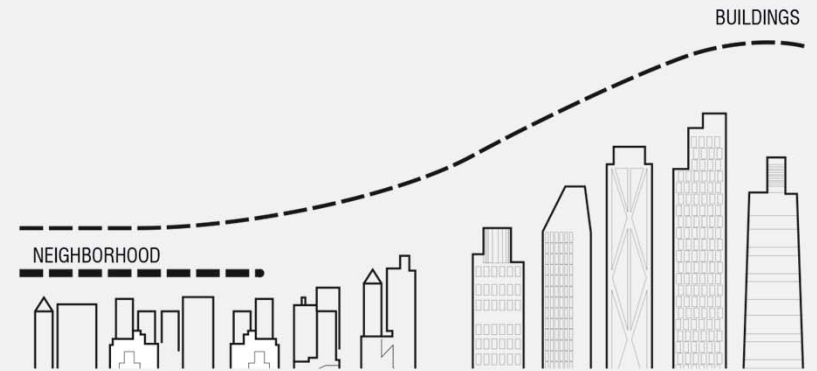
The Hub



1 Harmoniously fit the Hub neighborhood within the city as a whole

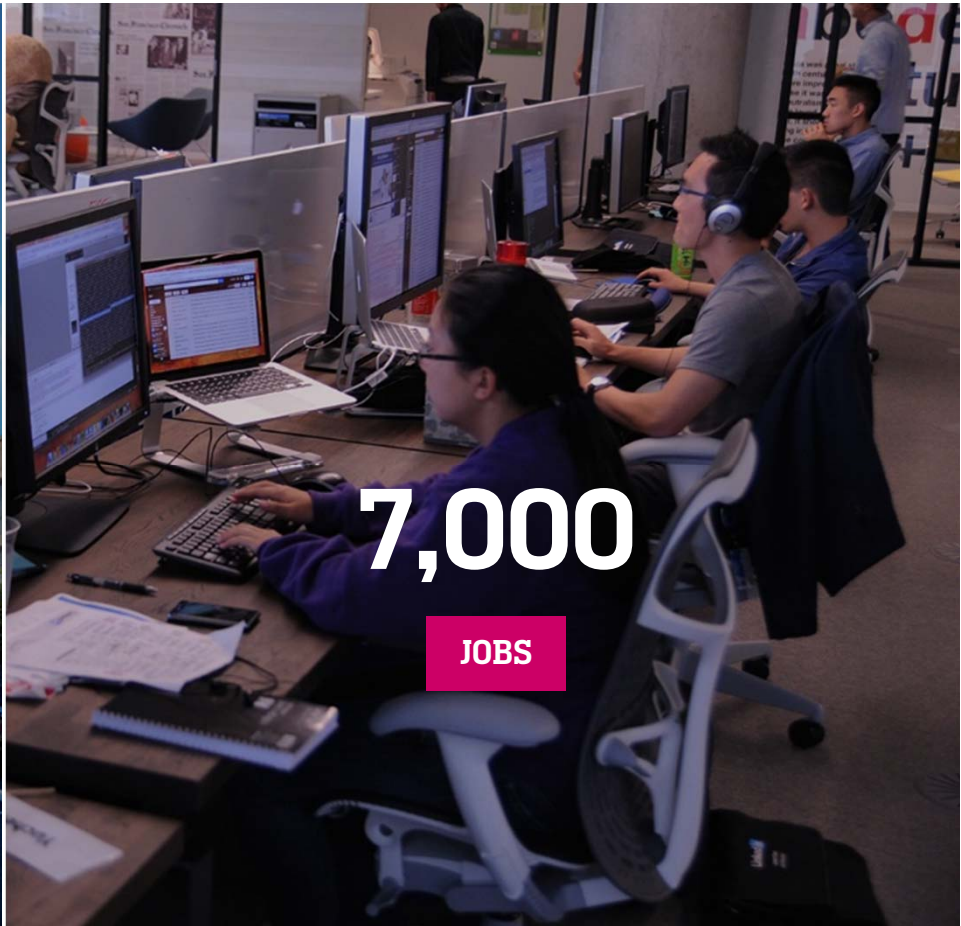


2 Highlight the Hub as a center of activity and transit



3 Taper heights in the Hub to meet smaller-scaled adjacent neighborhoods



Urban Form Principles



Development Capacity



Streets and Alleys

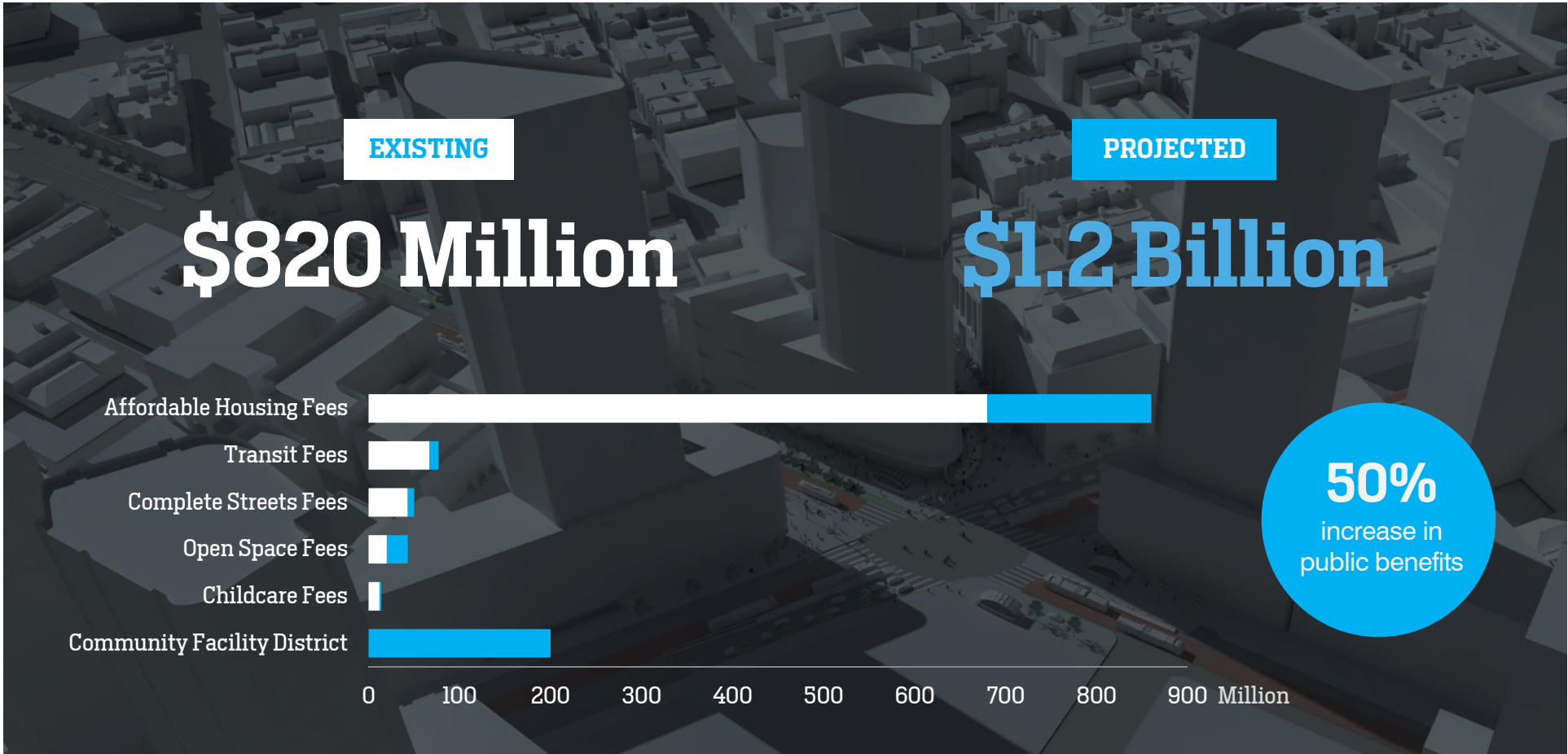
-  Streets proposed for improvements
-  Alleys proposed for improvements





Open Space

- A** Oak Plaza
- B** Brady Park
- C** 12th Street / Otis Street
- D** Valencia Hub
- E** Gough Street / Otis Street



Public Benefits Summary



**Affordable
Housing**

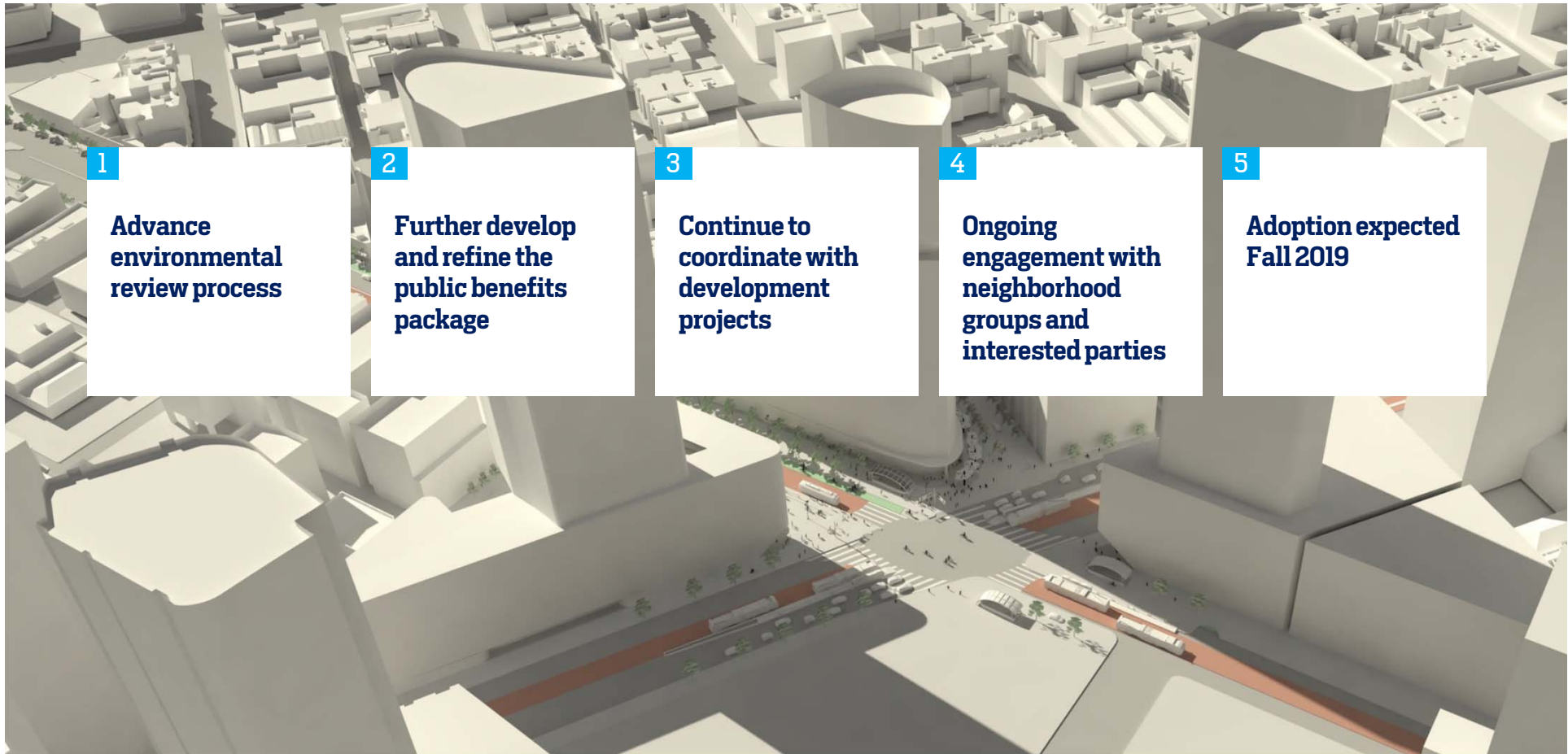
**Complete
Streets**

Open Space

**Schools and
Childcare**

Transit

Potential Public Benefits



1

Advance environmental review process

2

Further develop and refine the public benefits package

3

Continue to coordinate with development projects

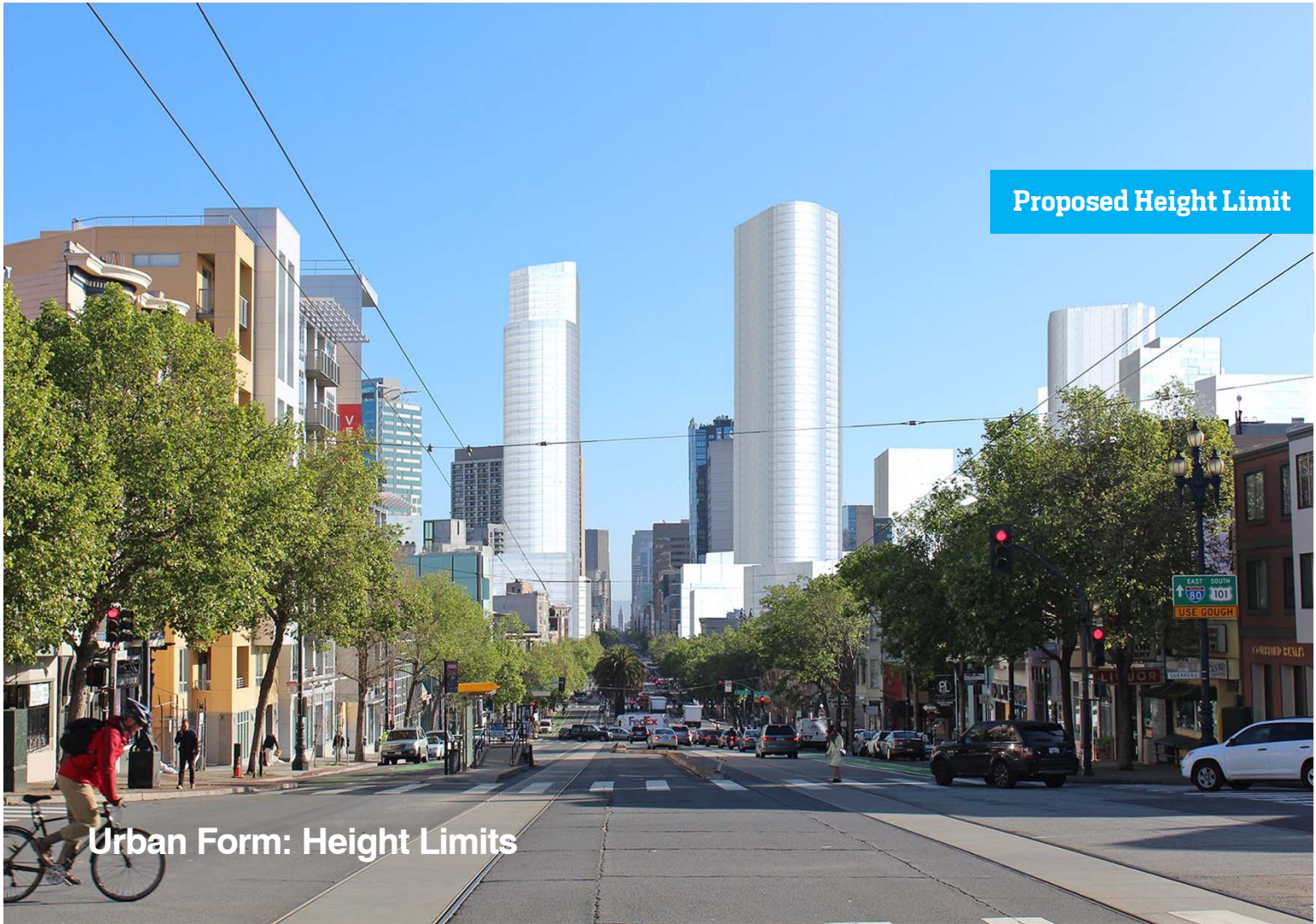
4

Ongoing engagement with neighborhood groups and interested parties

5

Adoption expected Fall 2019

Next Steps



San Francisco
Planning

Lily Langlois
Planner
Citywide Planning

lily.langlois@sfgov.org
www.sfplanning.org

sf-planning.org/hub

Urban Form: Height Limits