

An aerial photograph of San Francisco, showing the city's dense urban landscape, including the Golden Gate Bridge and the surrounding bay. The image is in grayscale, with a dark green overlay on the right side where the text is located.

# EASTERN NEIGHBORHOODS

ADOPTION HEARING 3:  
COMPLETE NEIGHBORHOODS



SAN FRANCISCO  
**PLANNING**  
DEPARTMENT

JUNE 12, 2008



## Introduction: Schedule of EN Workshops

TOPIC (S)	COMMISSION DATE	BOARD LU COMM. DATE
Places for Jobs	May 15	May 19
Places to Live, Public Benefits	June 5	June 9
<b>Complete Neighborhoods</b>	<b>June 12</b>	<b>June 23</b>
Implementing the Plans	June 12	June 30
Pipeline & possible changes	June 19	June 30
Further discussion	June 26	
Certification and Approvals	July 10	

- Transportation
- Streets & Open Space
- Built Form
- Historic Preservation
- Community Facilities
- Neighborhood Business Development & Support/Healthy Economy





# PUBLIC BENEFITS: Projected Infrastructure Need

Source	Funding
Secured Funding	\$30-50m
Fee Revenue	\$100-150m
Potential Grants	\$100-125m
Agency Funding	varies
<b>Projected Revenue:</b>	<b>\$245m</b>
<i>Tax increment, Other</i>	<i>\$100-200m</i>
<b>Total Revenue/Need:</b>	<b>\$400m</b>

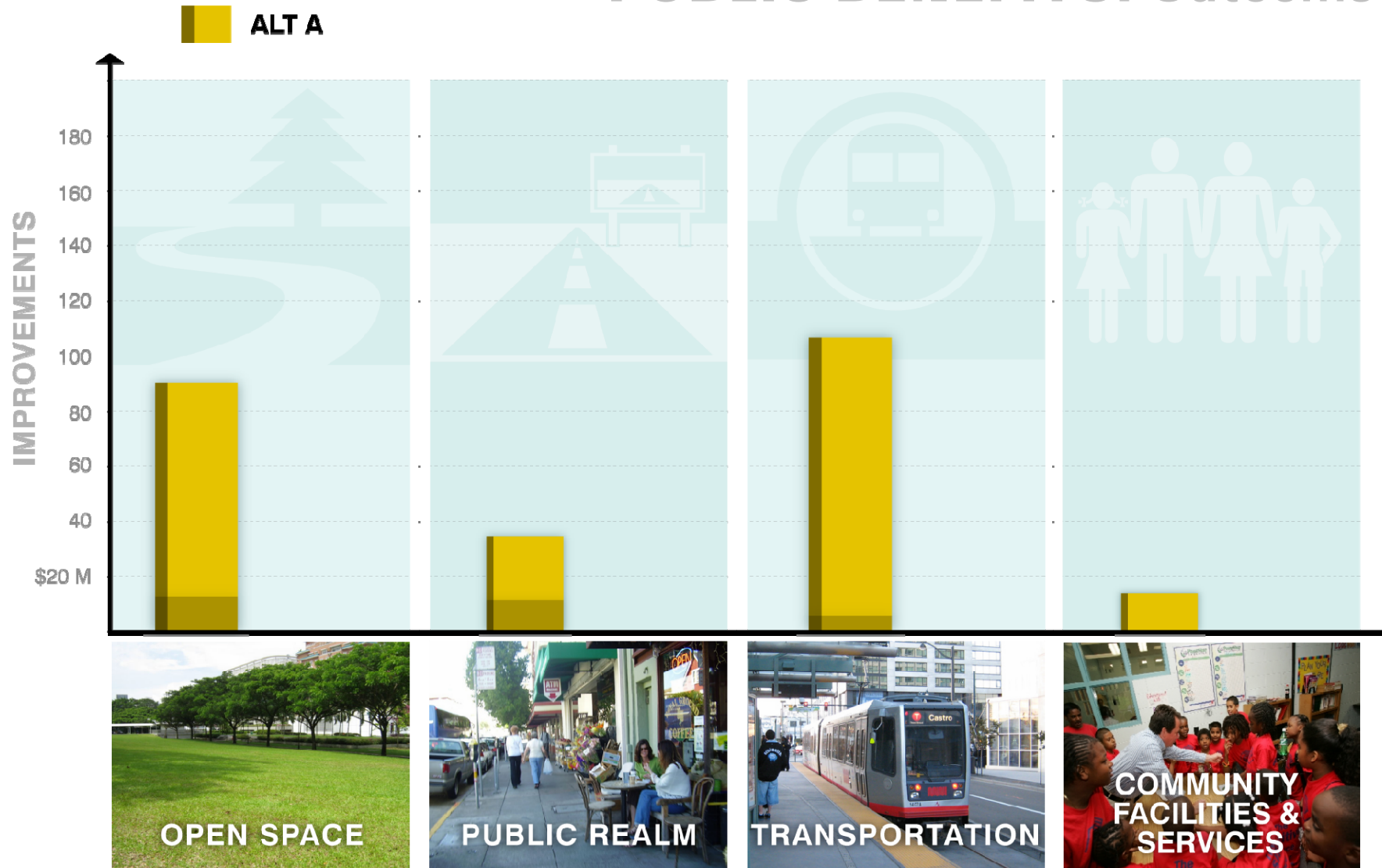
*\*Assessment Districts can raise \$200-200K annually*

*\*Grant contributions can increase with continued collaboration with groups like ABAG...*

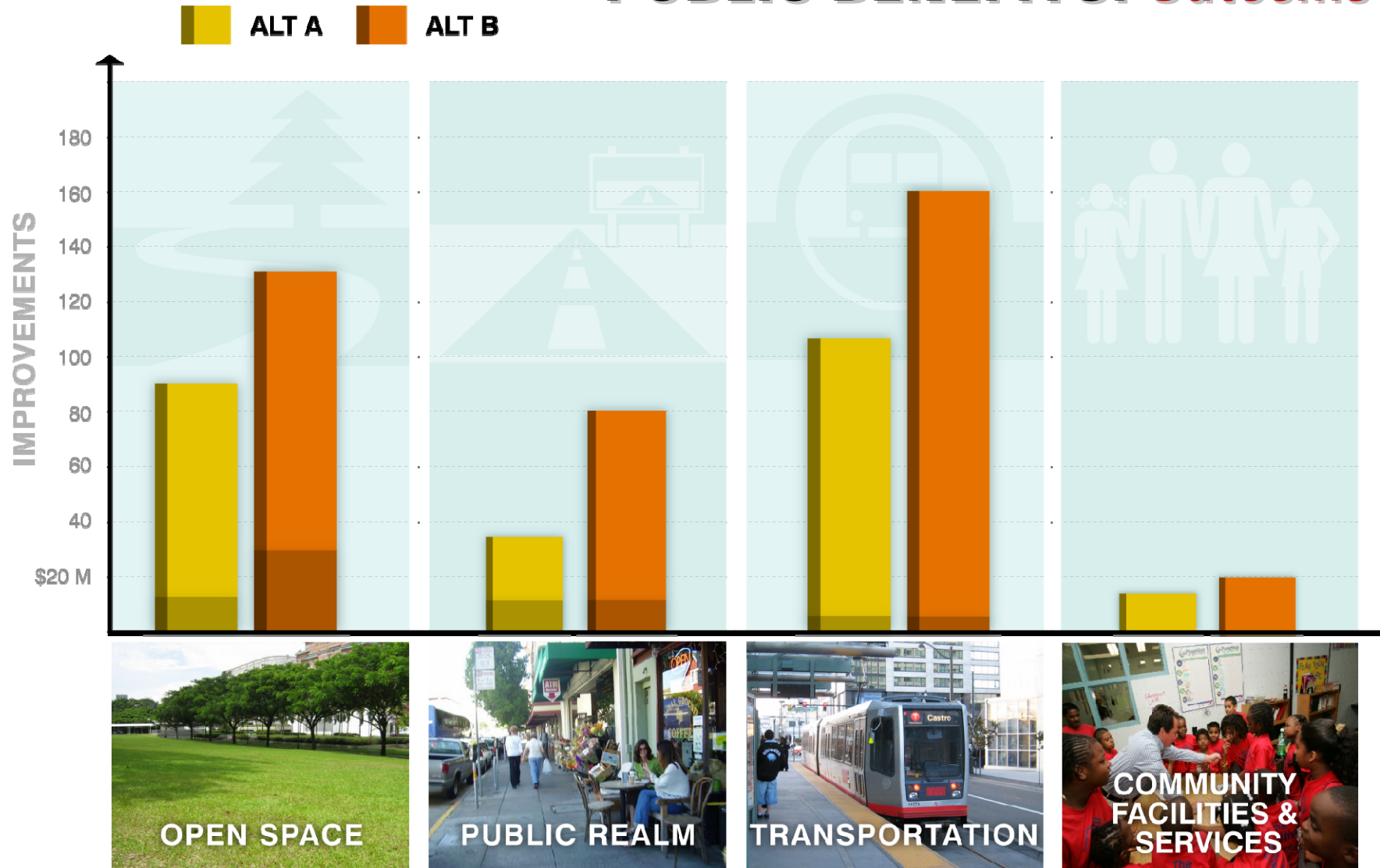
*\*Opportunities for agency collaboration through Capital Plan, budgeting process*

+ Does not include affordable housing revenue

# PUBLIC BENEFITS: Outcome



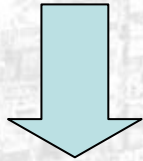
# PUBLIC BENEFITS: Outcome





# Transportation

## Transit First Policy



- Plan Policy Framework
- Transit Effectiveness Project
- “EN TRIPS”

# Historic Preservation

- Survey Status
- Plan revision after surveys complete
- Interim Policies/Rules:
  - All new construction over 50 ft, OR 10 ft taller than adjoining pre-1960 buildings to go to Landmarks Bd.
  - All cases of demo. or major alteration for buildings pre-1960 requiring CEQA review to go to Landmarks Bd.
  - Report on all proposed exterior modifications to street façade on historic resources to go to Landmarks Bd.
  - Staff preservation specialist to review all proposed alterations on pre-1963 buildings



# Community Facilities

- Schools
- Health Care Facilities
- Cultural Centers
- Library Materials
- Child Care



# Streets and Open Space





# Streets and Open Space

3 types of open space

1. Public parks/plazas etc.
2. Streets as Open Space
3. Private open space



# Streets and Open Space

Public Parks/plazas etc

1. 1 new open space per neighborhood
2. 1 full renovation per neighborhood
3. Different kinds of space (i.e. “traditional park,” plaza, waterfront open space, etc)



# Streets and Open Space

## Streetscape Improvements

- Importance
- Types of Streetscape Improvements
  1. Major boulevards (i.e. Folsom)
  2. Green connectors
  3. Living streets

# Streets and Open Space

## Private Open Space Requirements

- Open space requirement
  - 80 sq. ft per unit, private, 54 sq ft. per unit public
  - In-lieu fee
- Mid-block alley requirement

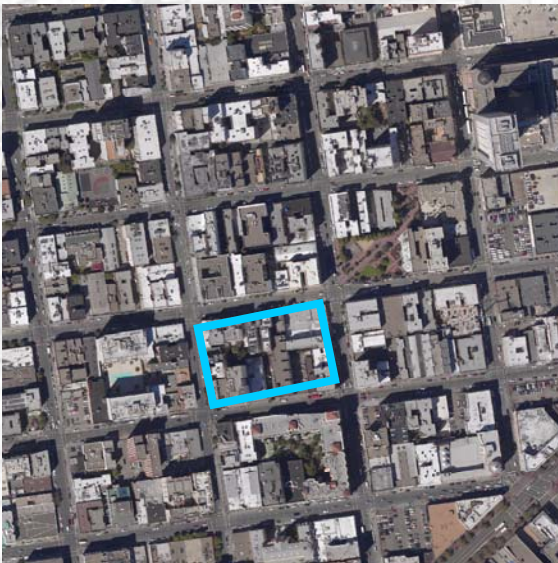


# Urban Design Vision

Cohesive / Engaging / Walkable / Green

## KEY URBAN DESIGN INITIATIVES

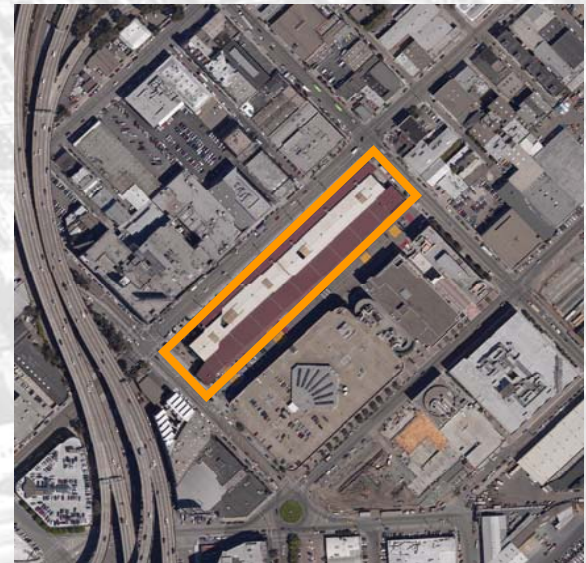
- **CHALLENGE:** Large parcels



North of Market Block



Eastern Neighborhoods Development Parcels





## KEY URBAN DESIGN INITIATIVES

- **CHALLENGE:** Large parcels

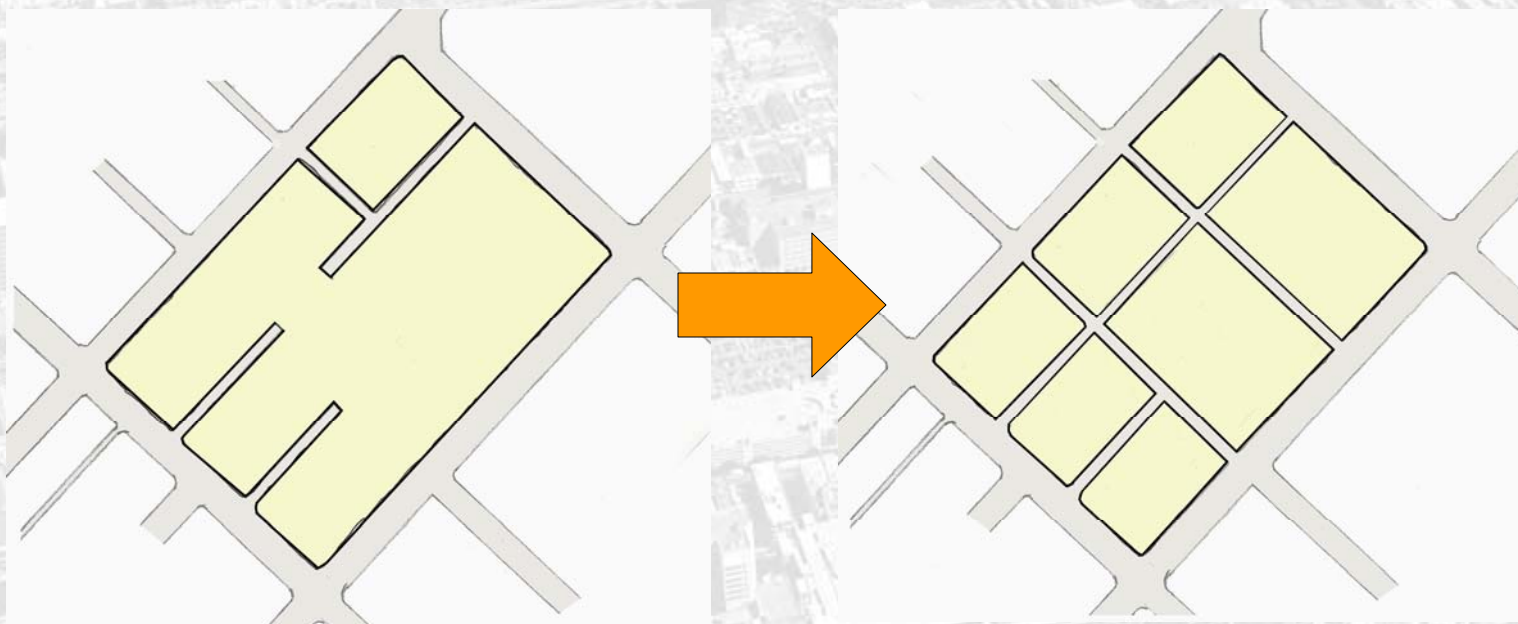


New buildings can seem monolithic and can decrease neighborhood walkability.

## KEY URBAN DESIGN INITIATIVES

- **CHALLENGE:** Large parcels

**Solution:** New Mid-Block Passages

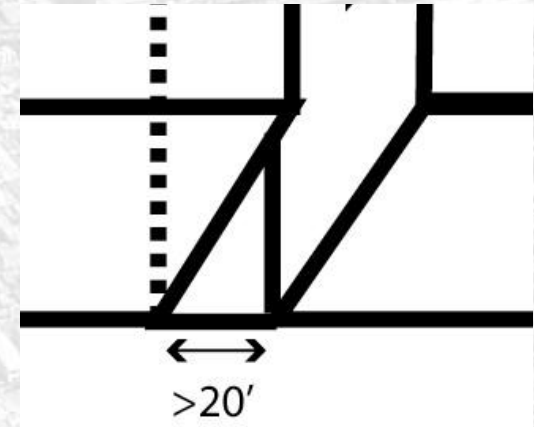
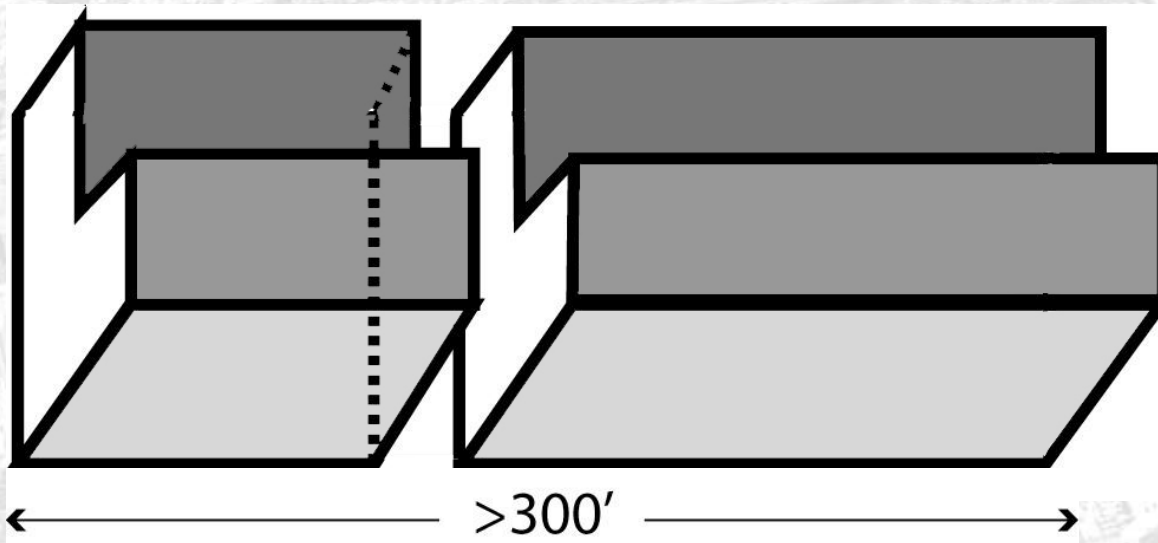




## KEY URBAN DESIGN INITIATIVES

▪ **CHALLENGE:** Large parcels

**Solution:** New Mid-Block Passages



- Must be:
- Open to the sky
- Fully at grade
- Publicly accessible 24/7
- Pedestrian or shared vehicular
- Fronted with active uses

## KEY URBAN DESIGN INITIATIVES

- **CHALLENGE:** Maintaining intimacy along alleys



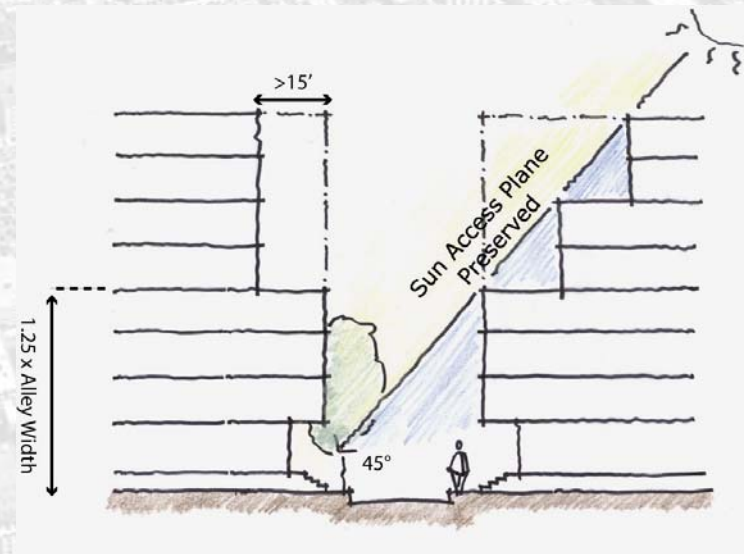
Alleys can easily be overwhelmed by new development.



## KEY URBAN DESIGN INITIATIVES

■ **CHALLENGE:** Large parcels

**Solution:** Alley controls



## KEY URBAN DESIGN INITIATIVES

- Promote High Quality Design

**HIGH QUALITY FINISHES**

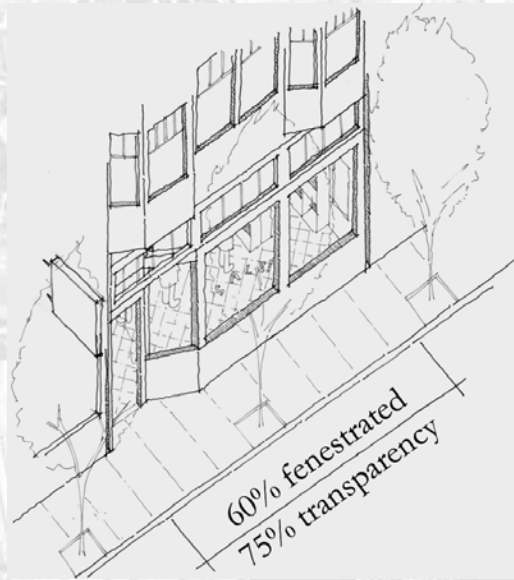




## KEY URBAN DESIGN INITIATIVES

- Promote High Quality Design

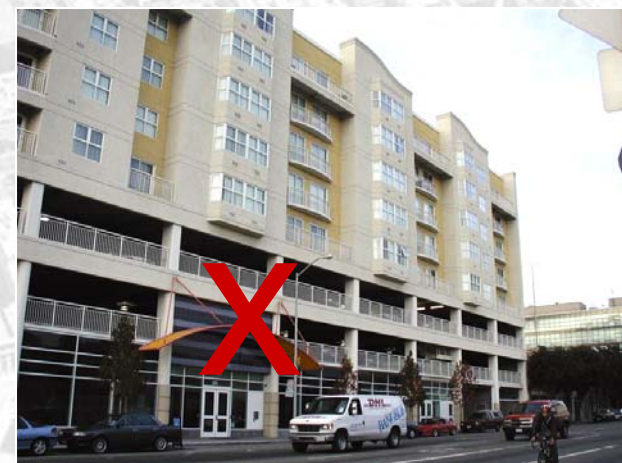
**ACTIVE AND PERMEABLE**



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- Promote High Quality Design

**ACTIVE AND PERMEABLE**

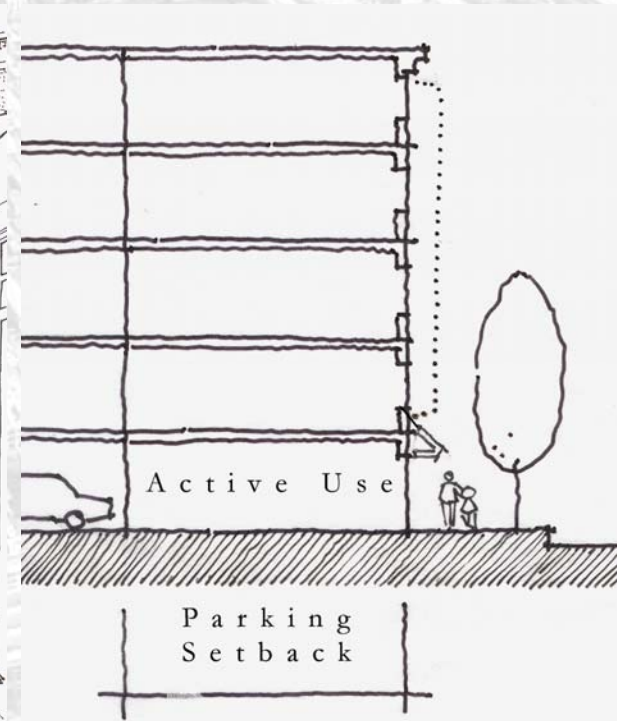




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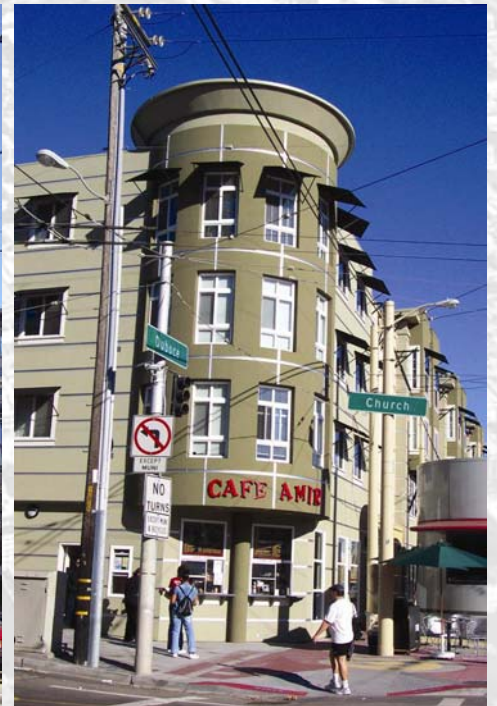
### ACTIVE AND PERMEABLE



## KEY URBAN DESIGN INITIATIVES

- Promote High Quality Design

### CORNER ORIENTATION





## KEY URBAN DESIGN INITIATIVES

- Height Controls

HOW THE DISTRICTS ARE SET...

## HOW HEIGHTS ARE SET

1. Identify where land use change and infill is desired



## HOW HEIGHTS 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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- Set maximum heights to levels that promote an inviting urban environment
- 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**



## HOW HEIGHTS ARE SET

3. Support major transit and civic streets with greater allowable heights
  - Identify and support major transit routes
  - Mark civic importance

## HOW HEIGHTS ARE SET

### 4. Rationalize allowable heights to building types



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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



# Urban Design Vision

Cohesive / Engaging / Walkable / Green

# Neighborhood Business Development & Support/Healthy Economy

- Small business development strategies as part of larger economic development plan and public benefits package
- Policies and Implementation Program recommendations to support small business retention
- Continued exploration of Community Benefits Districts on 24<sup>th</sup> and on Mission Streets for neighborhood needs rather than street maintenance
- Grants and other smaller focused efforts



# Commission Discussion