

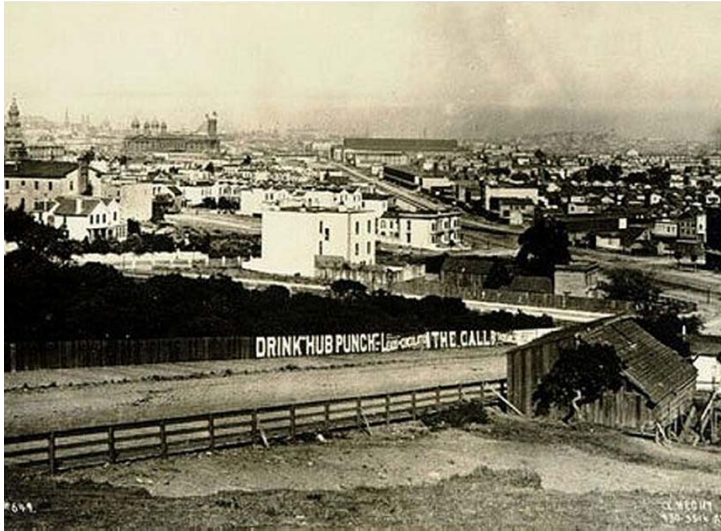
PRIORITY PLANNING PROJECT

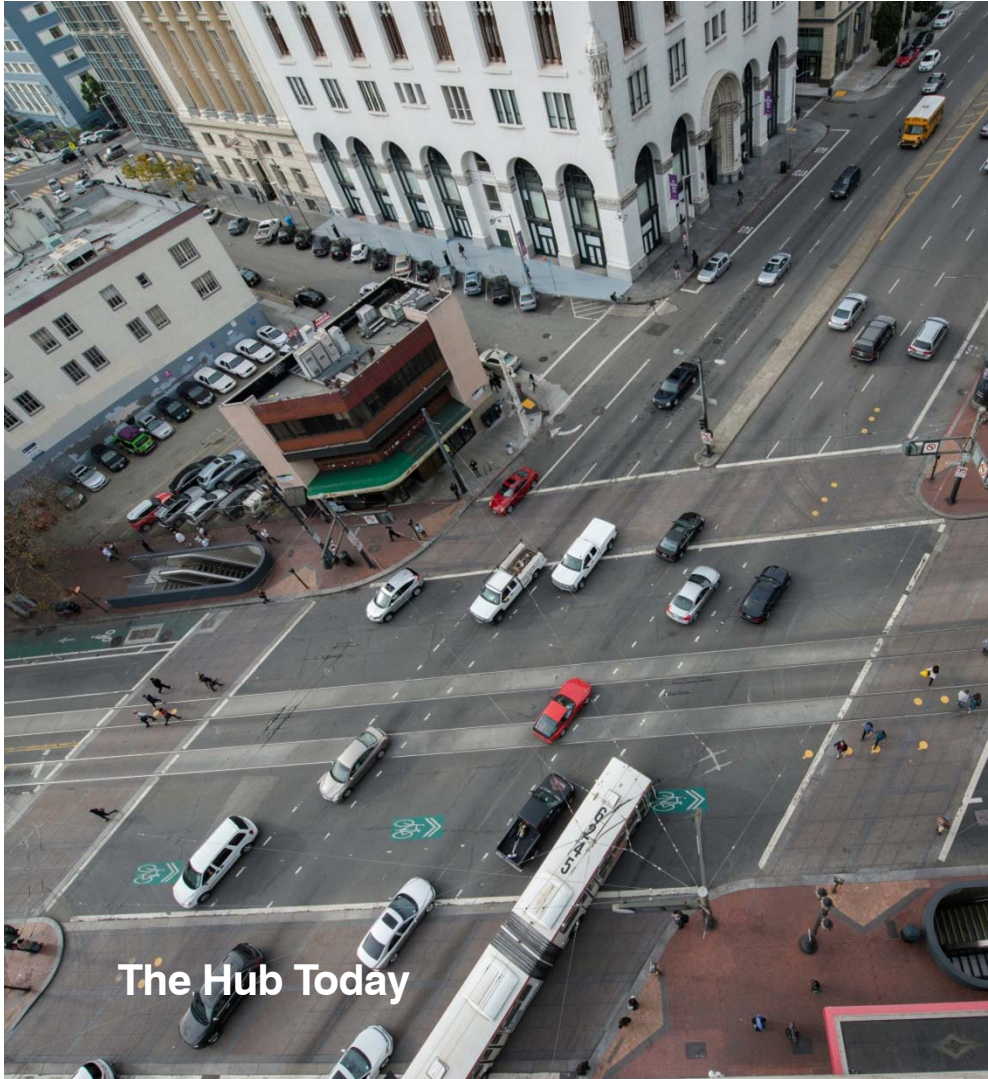
# The Hub



San Francisco  
**Planning**





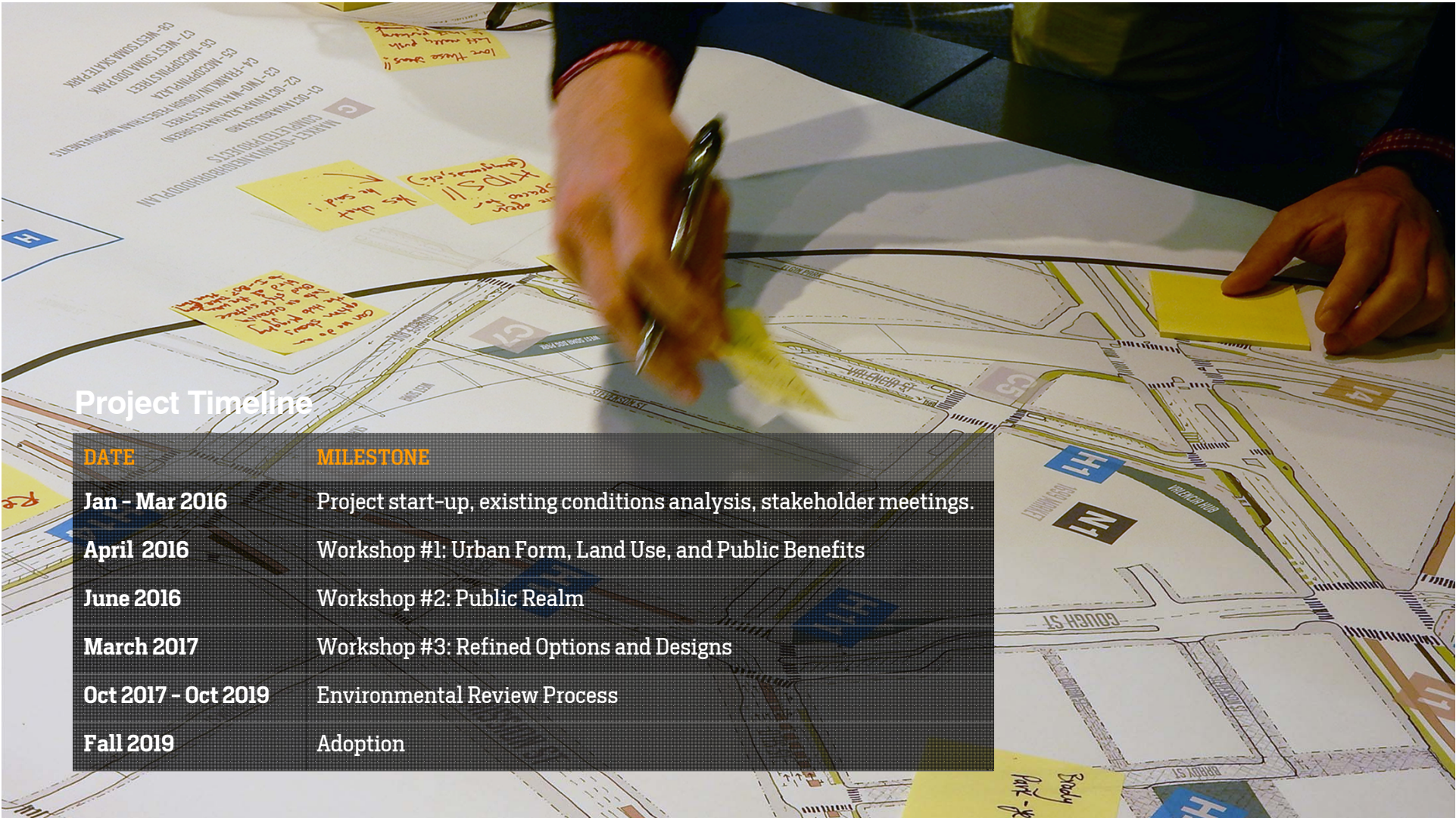


The Hub Today



The Future of the Hub





## Project Timeline

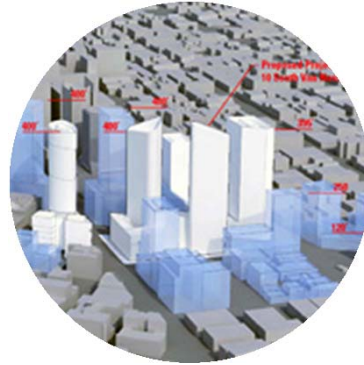
DATE	MILESTONE
Jan - Mar 2016	Project start-up, existing conditions analysis, stakeholder meetings.
April 2016	Workshop #1: Urban Form, Land Use, and Public Benefits
June 2016	Workshop #2: Public Realm
March 2017	Workshop #3: Refined Options and Designs
Oct 2017 - Oct 2019	Environmental Review Process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



**Increase Affordable Housing**



**Support Transit Improvements**



**Improve Urban Form**



**Enhance the Public Realm**



**Encourage the Arts**

**Project Goals**



**Increase Affordable Housing**



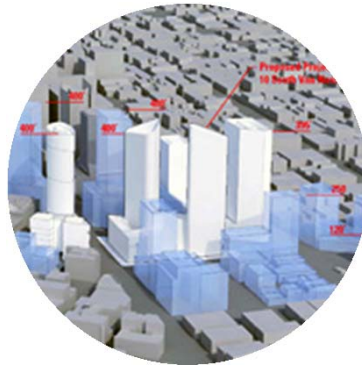
**Land Use and Policy Recommendations**



**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**

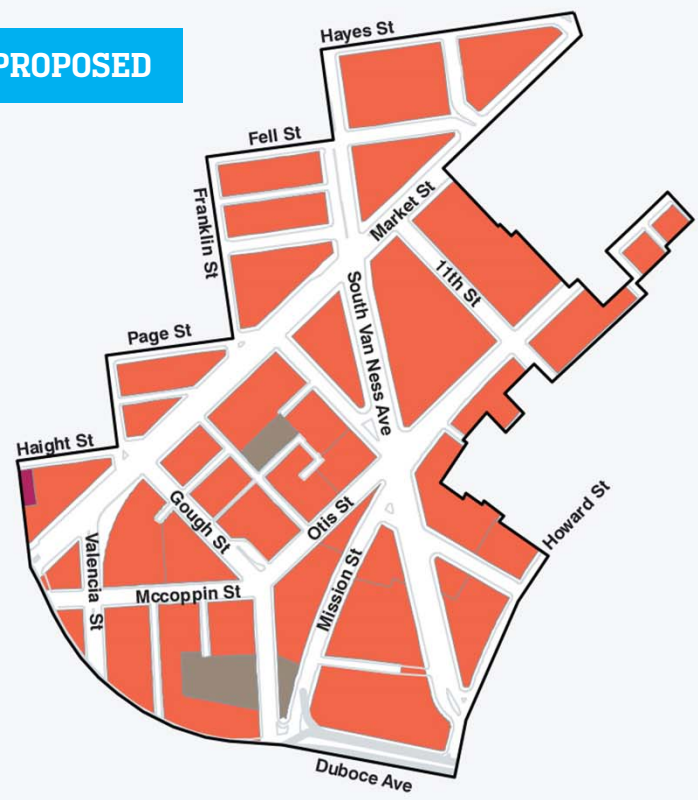


**Why are we doing this project?**


**EXISTING**



**PROPOSED**

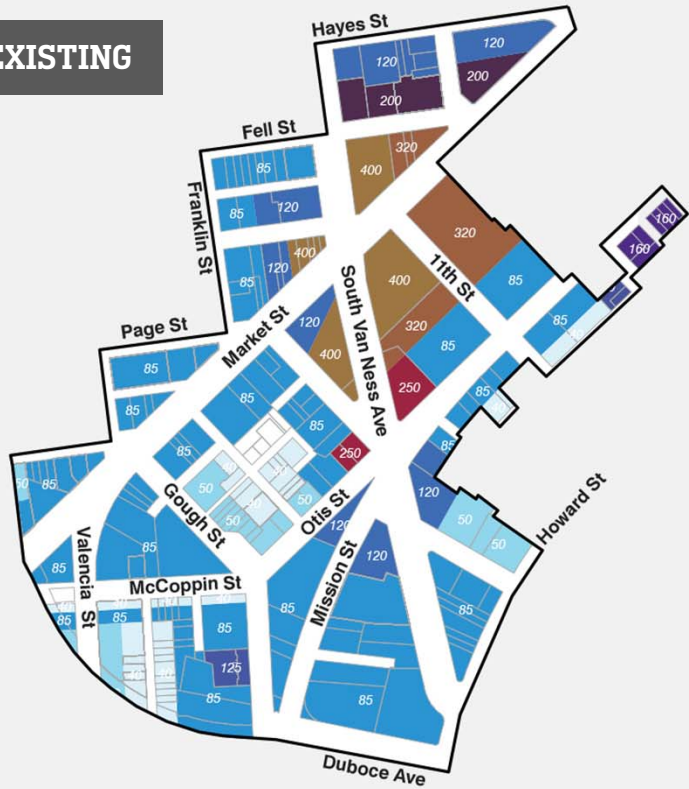


**Land Use**

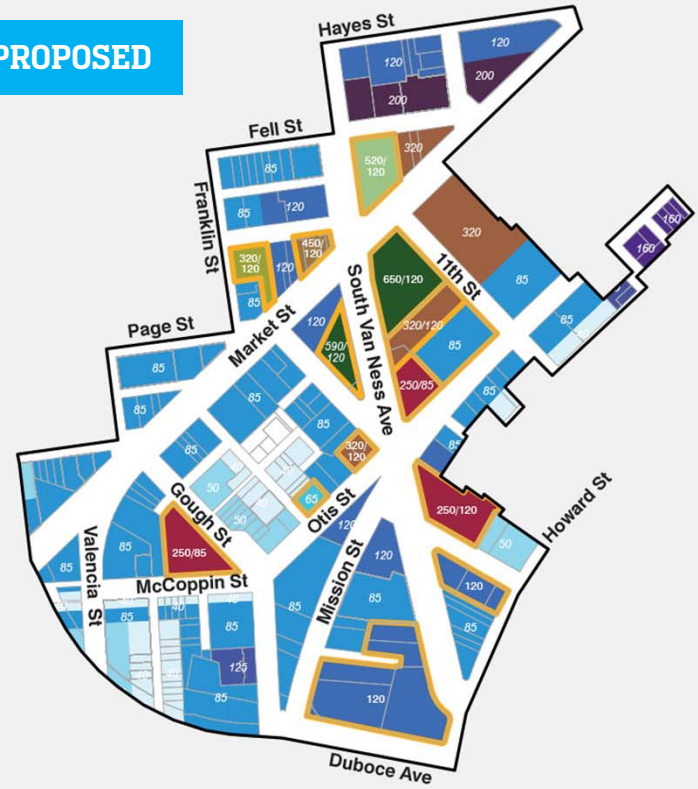
 Neighborhood Commercial (NCT-3)

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

EXISTING

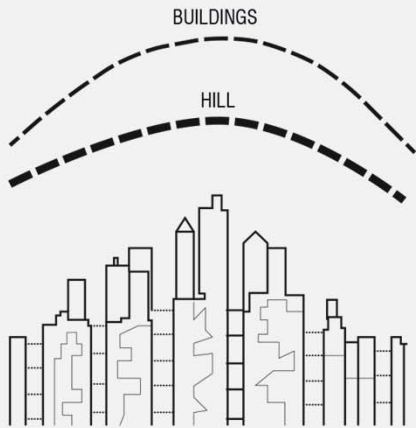


PROPOSED

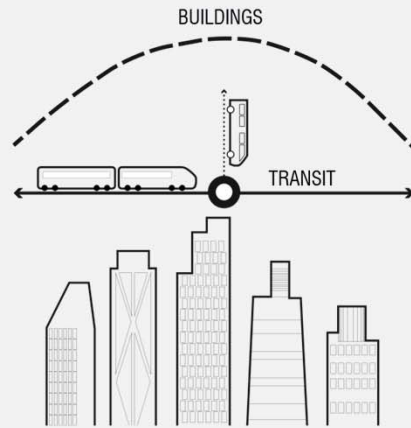


Heights

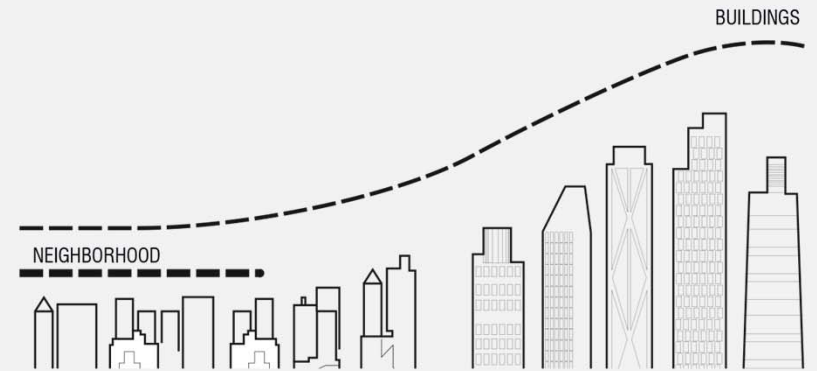
The Hub



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

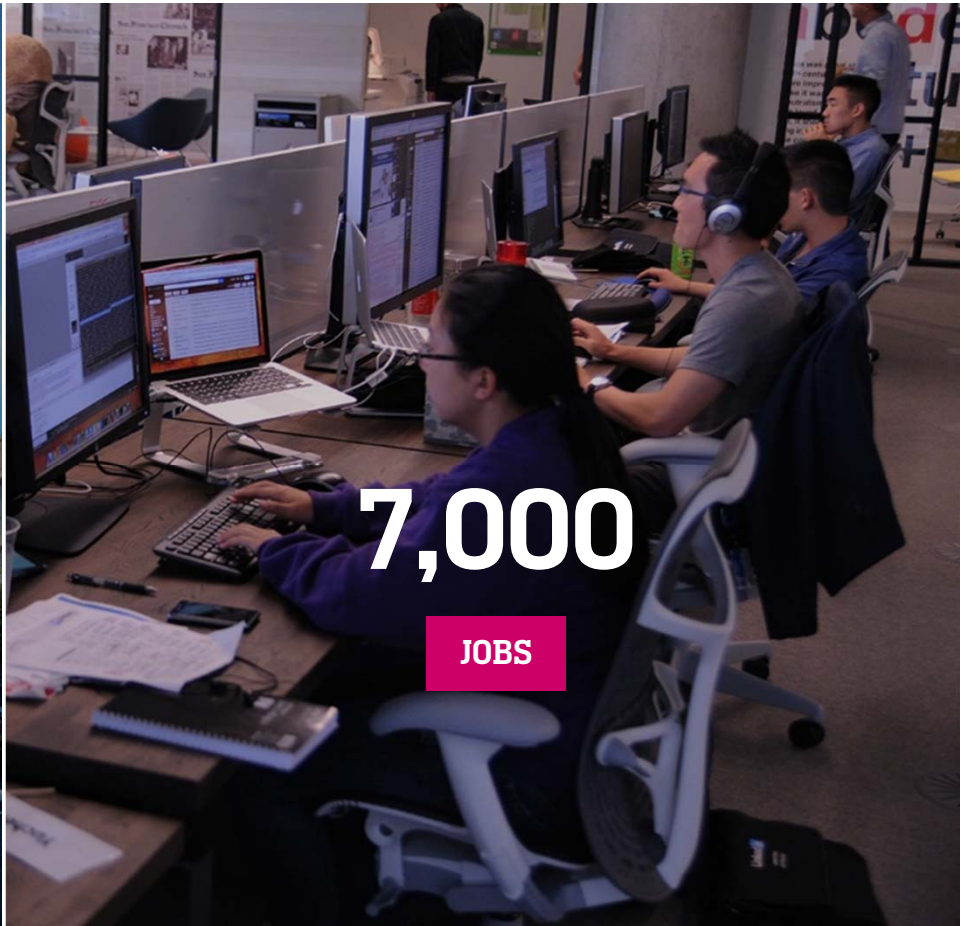
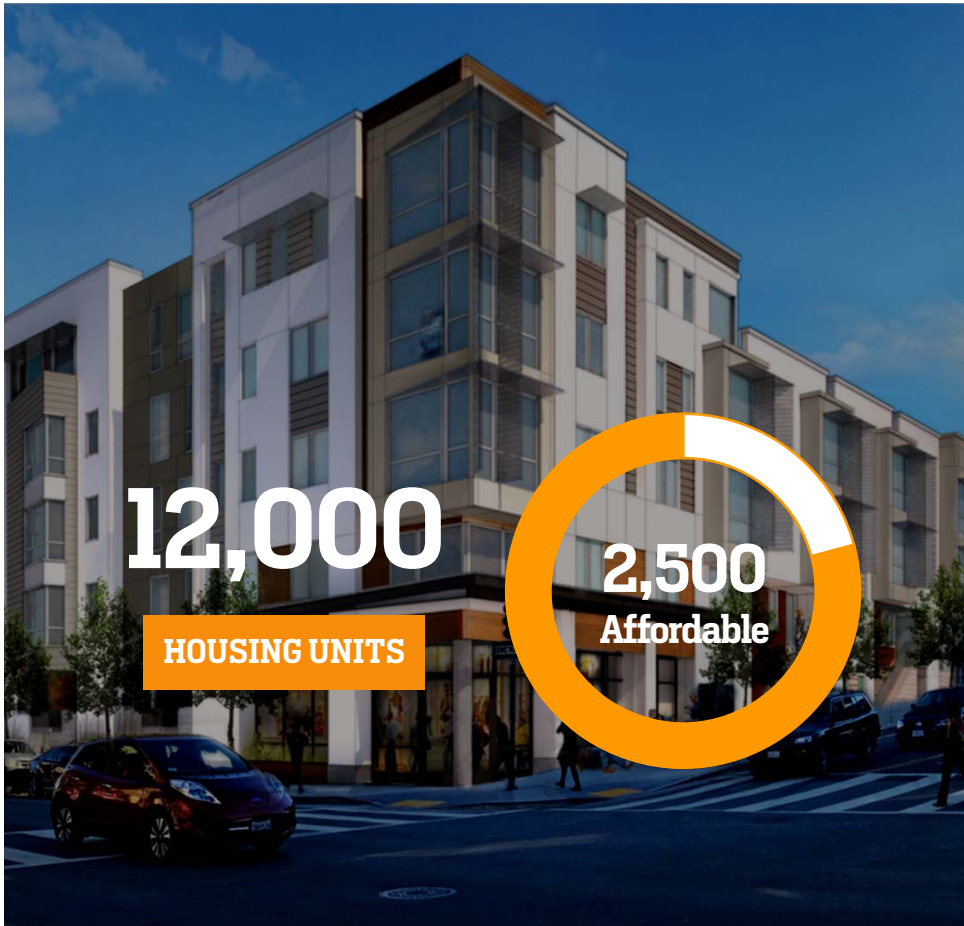


**2** Highlight the Hub as a center of activity and transit



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

## Urban Form Principles





**Development Capacity**

The Hub



## Streets and Alleys

-  Streets proposed for improvements
-  Alleys proposed for improvements

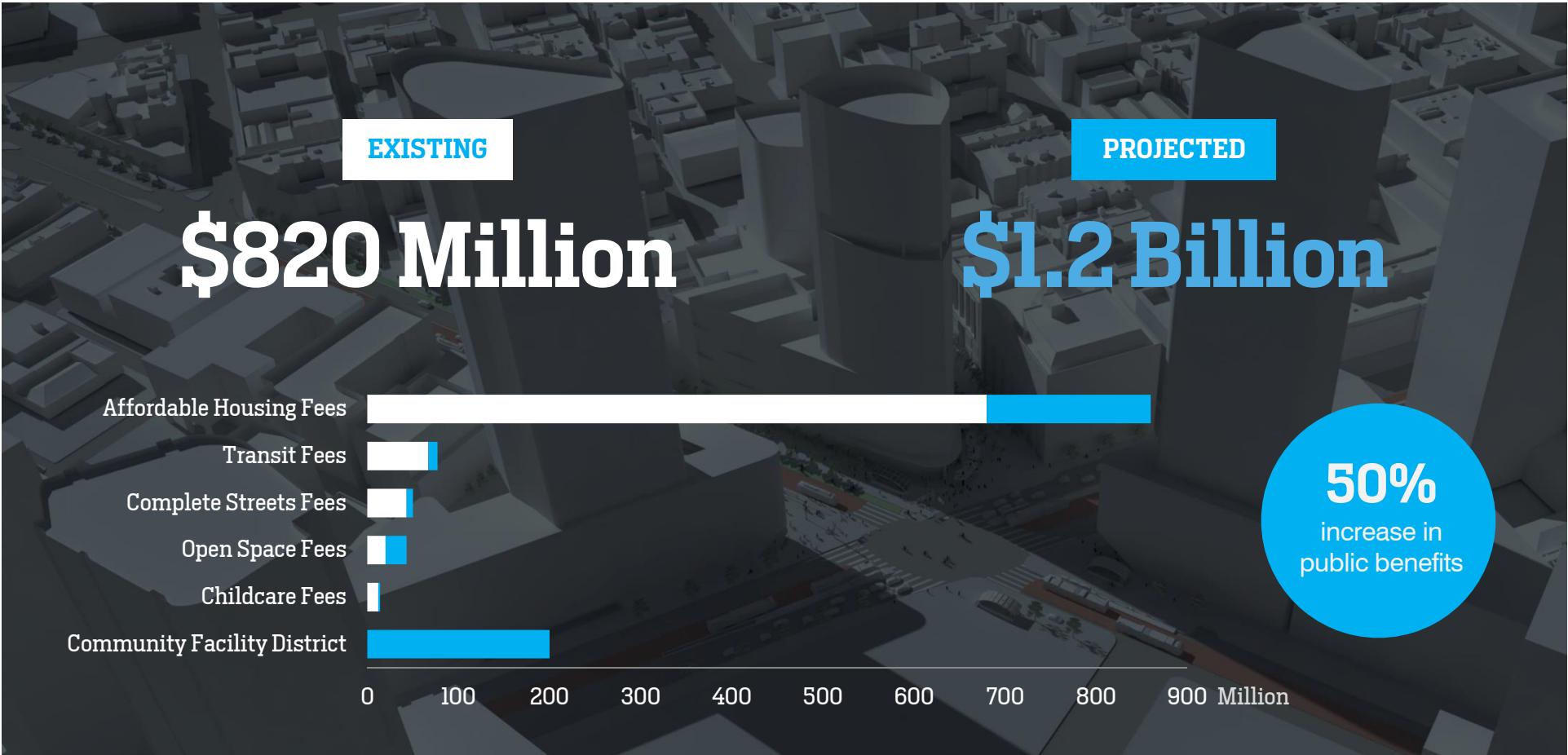




## Open Space

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





**Public Benefits Summary**



**Affordable  
Housing**

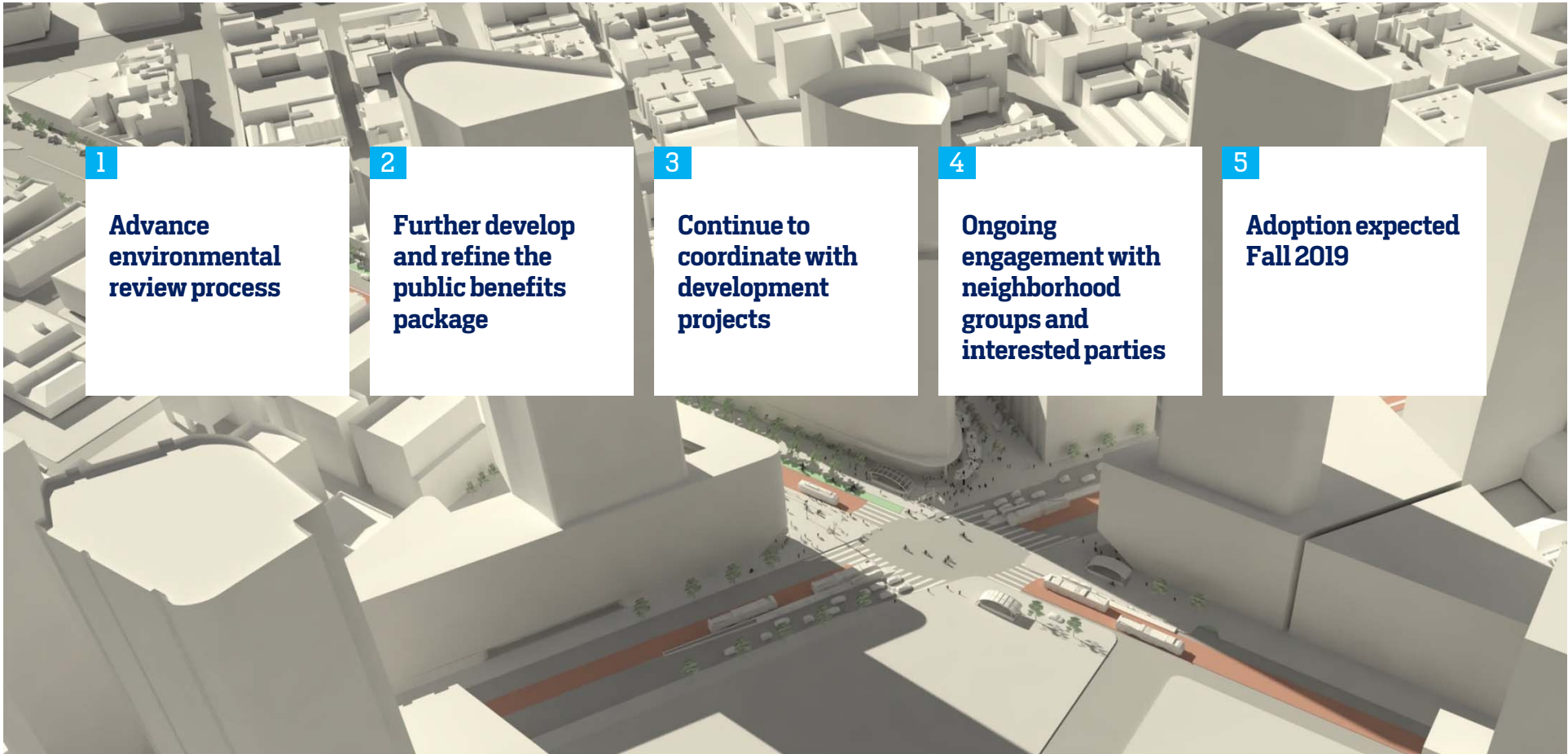
**Complete  
Streets**

**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**

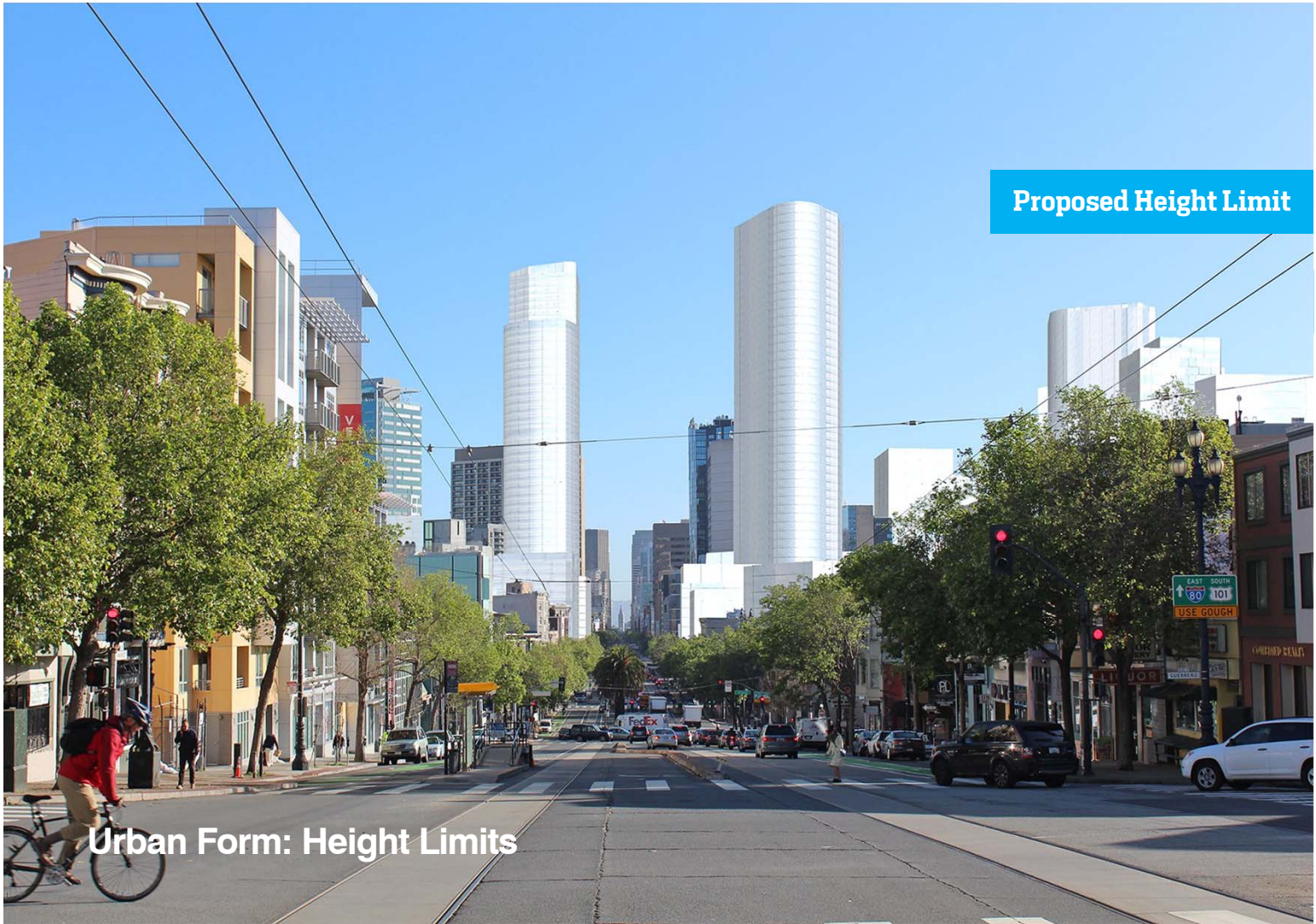
**4**

**Ongoing  
engagement with  
neighborhood  
groups and  
interested parties**

**5**

**Adoption expected  
Fall 2019**

## Next Steps



**San Francisco**  
**Planning**

**Lily Langlois**  
Planner  
Citywide Planning

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[sf-planning.org/hub](http://sf-planning.org/hub)