

# URBAN FORM SUMMARY

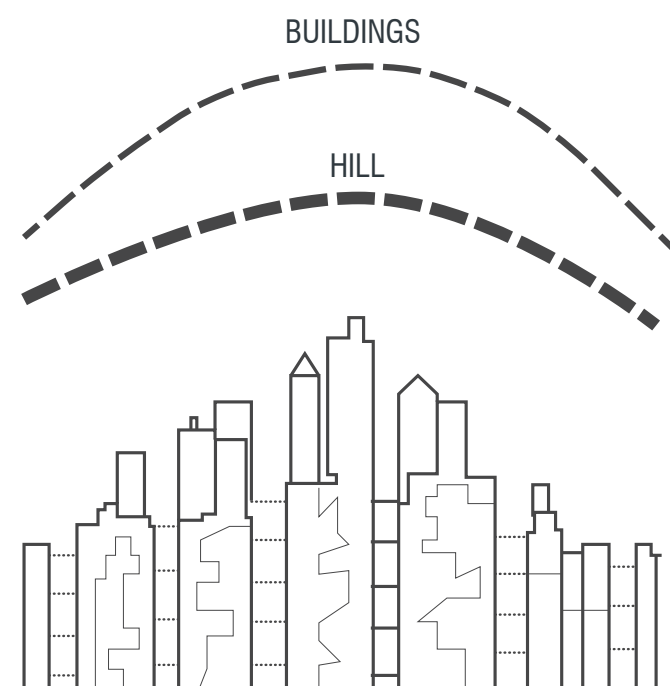
## PRINCIPLES

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

“Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.”

“In areas of growth where tall buildings are considered through comprehensive planning efforts, such tall buildings should be grouped and sculpted to form discrete skyline forms that do not muddle the clarity and identity of the city’s characteristic hills and skyline.”

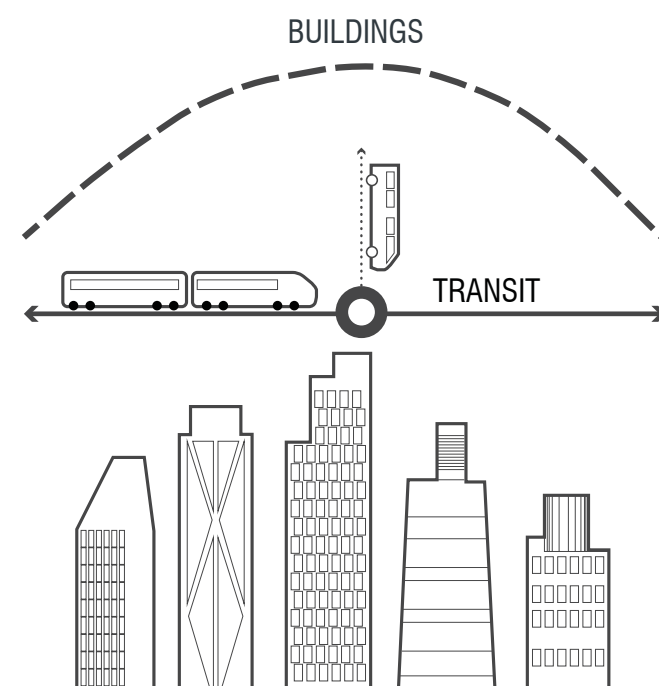
Quotes from the City’s General Plan Urban Design Element



### 2 Highlight the Hub as a center of activity and transit.

“Clustering of larger, taller buildings at important activity centers (such as major transit stations) can visually express the functional importance of these centers.”

“Tall buildings should be clustered downtown and at other centers of activity to promote the efficiency of commerce, to mark important transit facilities and to avoid unnecessary encroachment upon other areas of the city. Such buildings should also occur at points of high accessibility, such as rapid transit stations in larger commercial areas and in areas that are within walking distance of the downtown’s major centers of employment.”

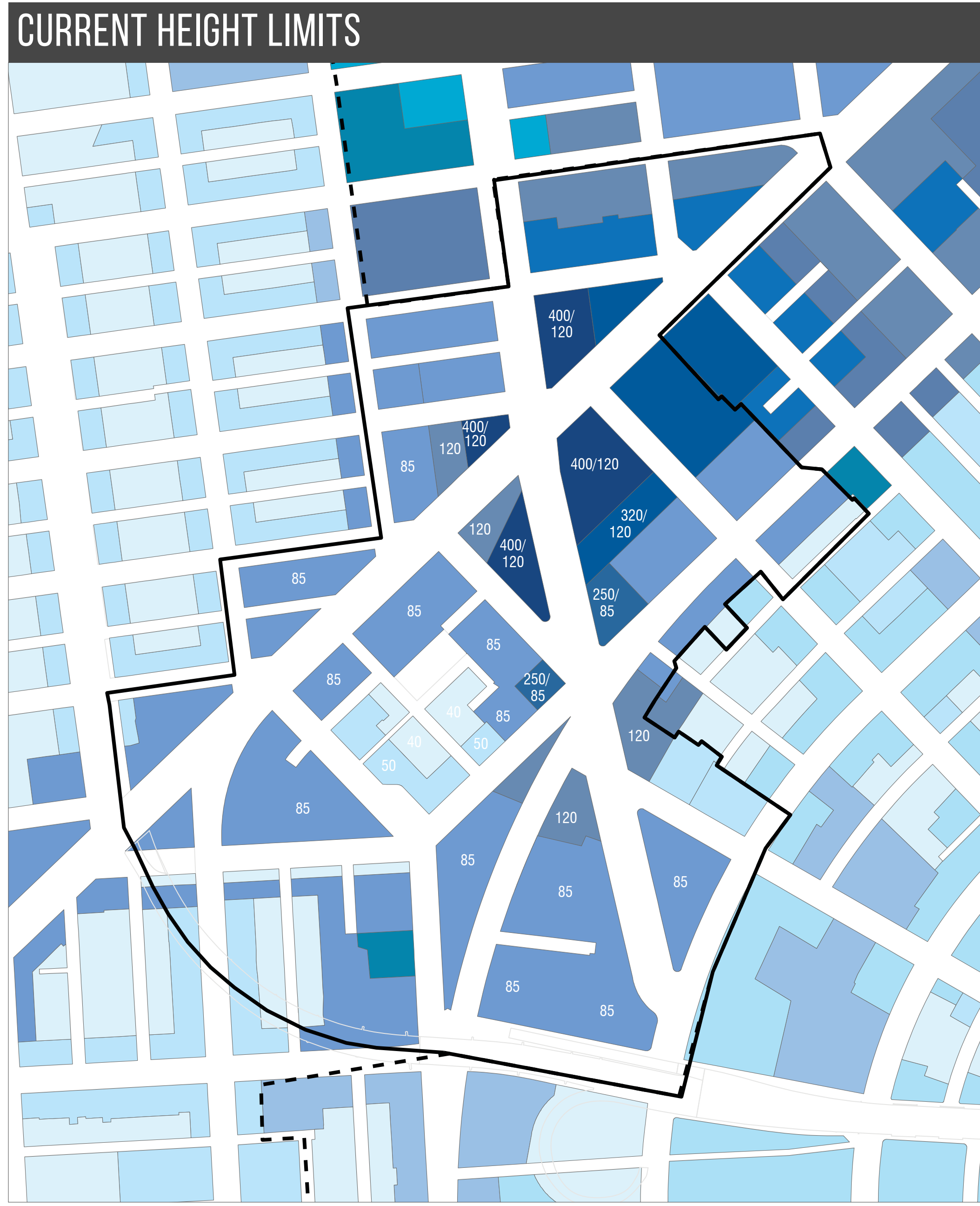


### 3 Taper heights in the Hub to meet smaller-scaled adjacent neighborhoods.

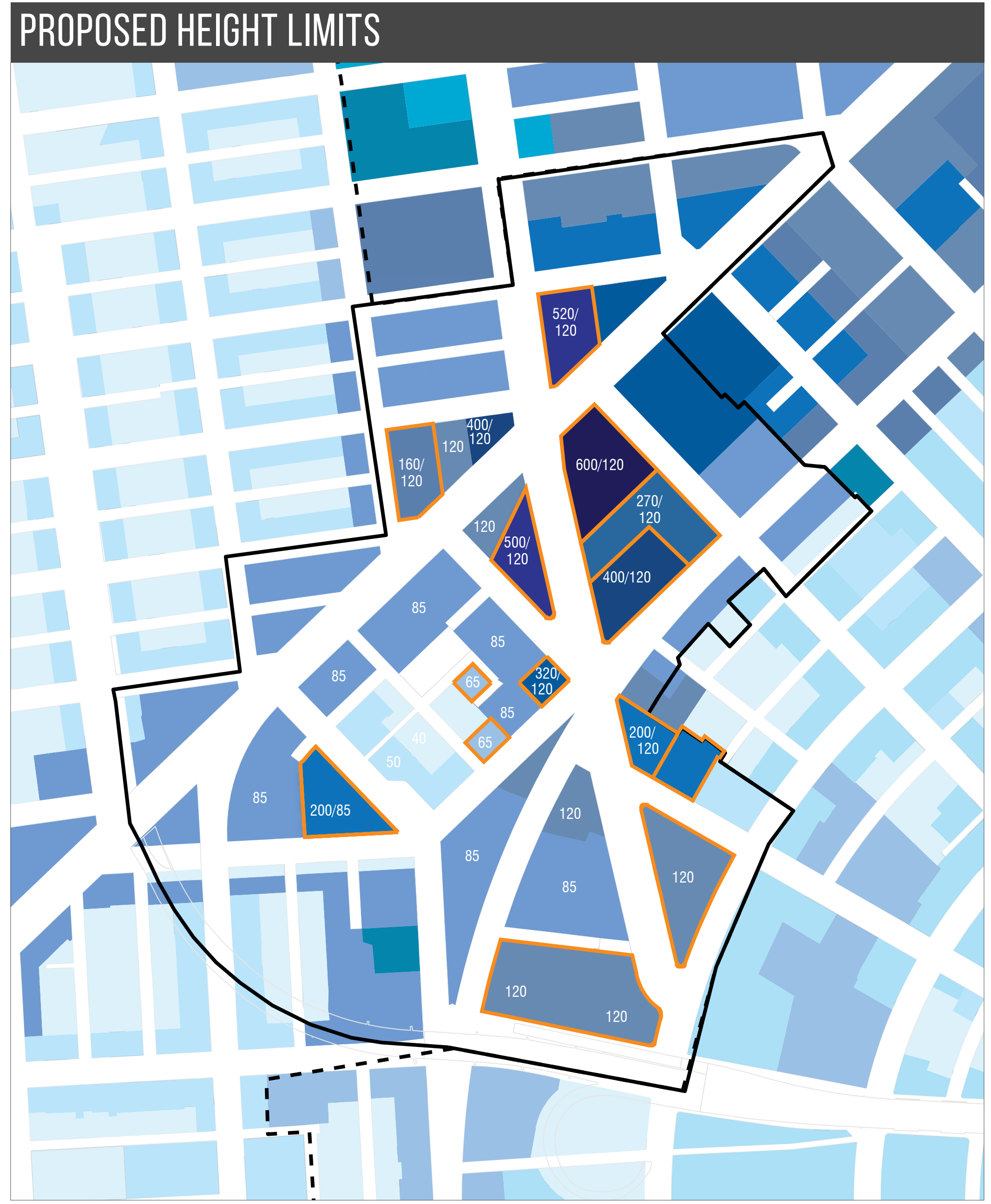
“In these areas, building height should taper down toward the edges to provide gradual transitions to other areas.”

“The relationship between areas of low, fine-scaled buildings and areas of high, large-scaled buildings can be made more pleasing if the transition in building height and mass between such areas is gradual.”

“Where multiple tall buildings are contemplated in areas of flat topography near other strong skyline forms... they should be adequately spaced and slender to ensure that they are set apart from the overall physical form of the downtown”



— Hub project boundary  
 - - Market-Octavia Plan Area boundary  
 — Change in height



40' 50' 55' 65' 85' 96' 120' 130' 150' 160' 200' 250' 270' 320' 400' 500' 520' 600'

## HOUSING UNITS

UNDER CURRENT HEIGHT LIMITS

**6,070** NEW UNITS<sup>1</sup>

(1,770 OF 6,070 APPROVED OR IN ENTITLEMENT)

**1,105-1,670**

NEW AFFORDABLE UNITS<sup>2</sup>

UNDER PROPOSED HEIGHT LIMITS

**7,280** NEW UNITS<sup>1</sup>

(1,770 OF 7,280 APPROVED OR IN ENTITLEMENT)

**1,335-2,055**

NEW AFFORDABLE UNITS<sup>2</sup>

WITH AN INCREASE IN HEIGHT THERE WOULD BE AN ADDITIONAL:

**1,210**  
NEW UNITS

**230-385**  
NEW AFFORDABLE UNITS

<sup>1</sup>Total number of new units includes recently entitled projects, active pipeline projects, and potential future development based on height limits and urban form requirements. Estimate does not include 1 South Van Ness. Assumes property does not redevelop in the near term.

<sup>2</sup>Estimate for new affordable units includes a range to account for the existing Inclusionary Affordable Housing Program and modifications to that program currently under consideration. Housing calculations and affordability descriptions described on *Public Benefits How it Works Board*.



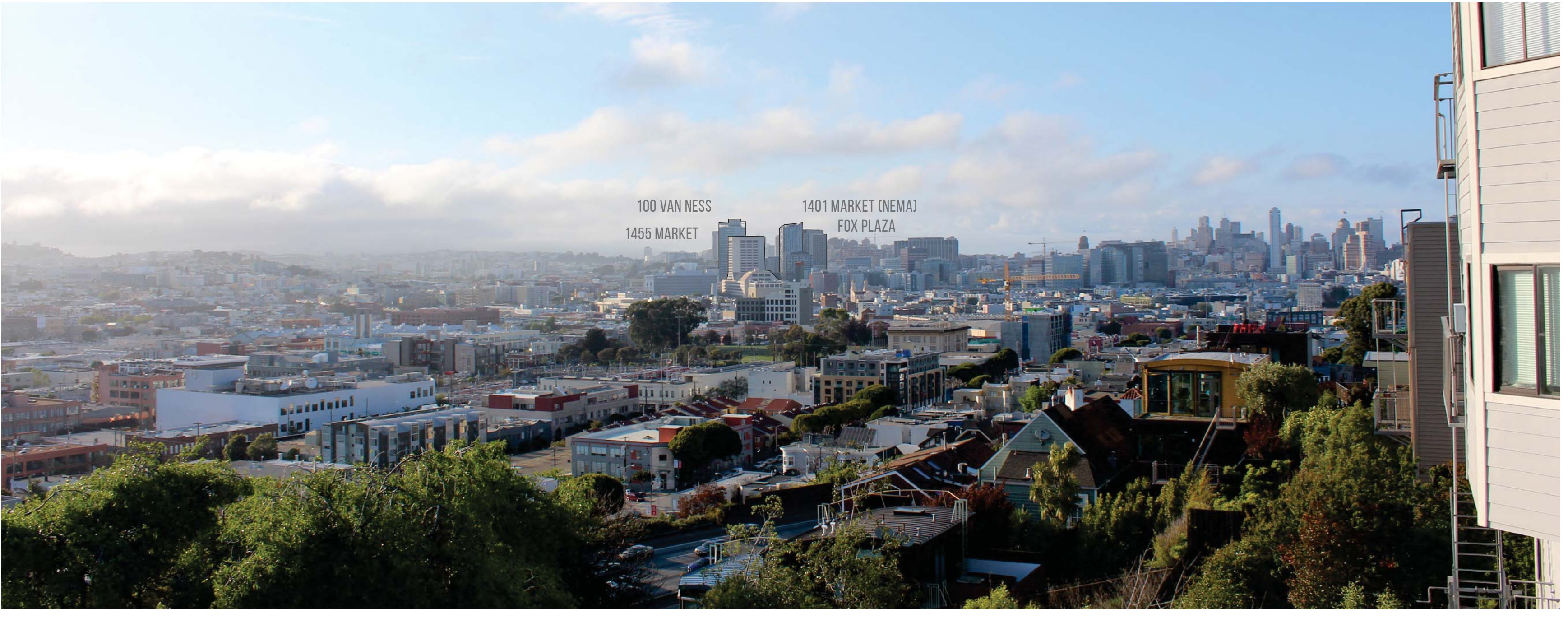
FOR MORE INFO, VISIT:  
[SF-PLANNING.ORG/HUB](http://SF-PLANNING.ORG/HUB)





# URBAN FORM VIEW FROM MCKINLEY SQUARE GARDEN

EXISTING VIEW



CURRENT HEIGHT LIMITS



PROPOSED HEIGHT LIMITS



SKYLINE COMPARISON



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# URBAN FORM VIEW FROM CORONA HEIGHTS

EXISTING VIEW



CURRENT HEIGHT LIMITS



PROPOSED HEIGHT LIMITS



SKYLINE COMPARISON



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# URBAN FORM VIEW FROM UPPER MARKET

EXISTING VIEW



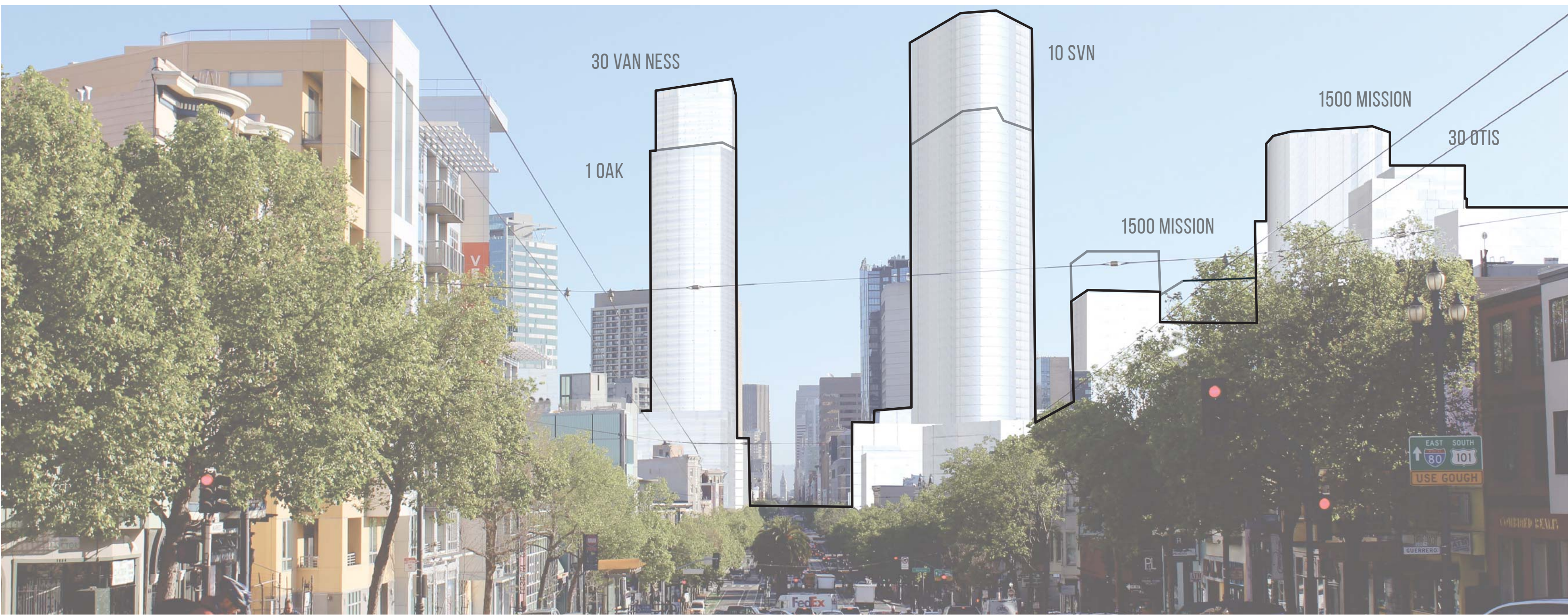
CURRENT HEIGHT LIMITS



PROPOSED HEIGHT LIMITS



SKYLINE COMPARISON



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# URBAN FORM VIEW FROM JEFFERSON SQUARE PARK

EXISTING VIEW



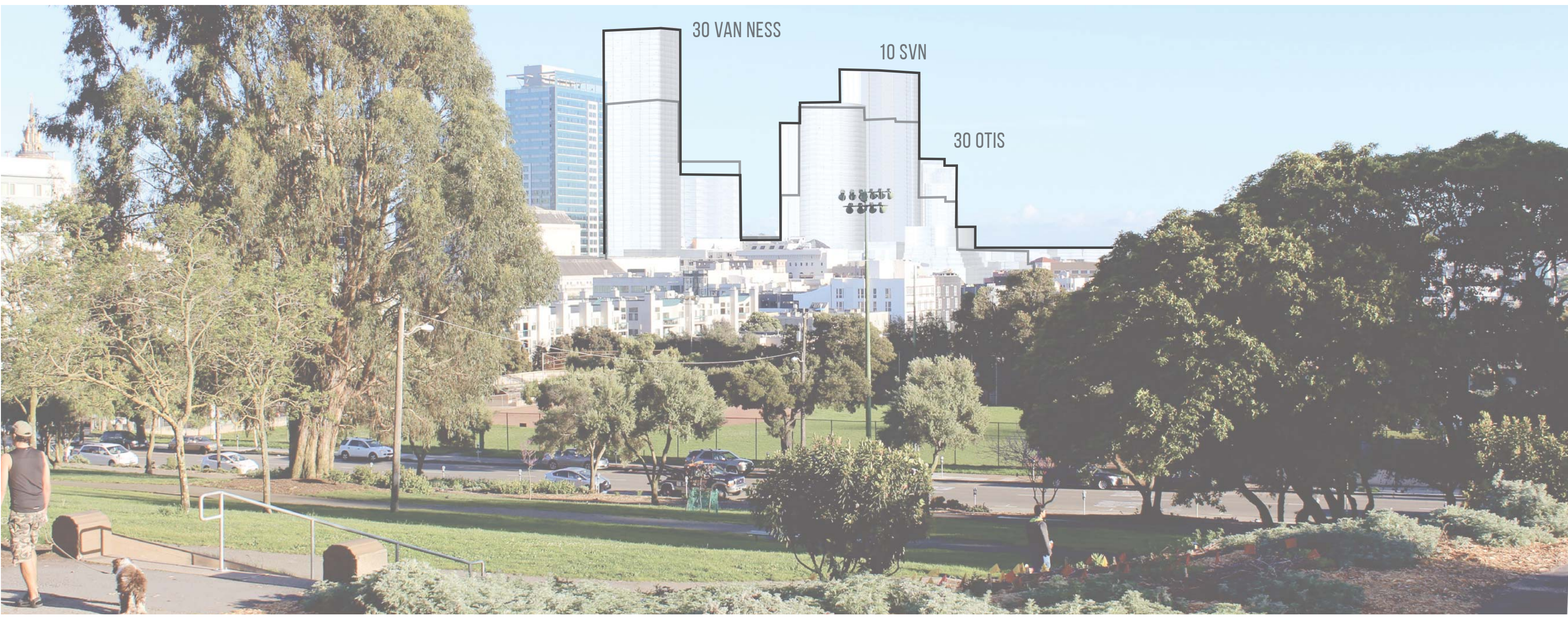
CURRENT HEIGHT LIMITS



PROPOSED HEIGHT LIMITS



SKYLINE COMPARISON



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