The Hub
The Historic Hub

Photos: FoundSF
<table>
<thead>
<tr>
<th>DATE</th>
<th>MILESTONE</th>
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<tbody>
<tr>
<td>Jan – Mar 2016</td>
<td>Project start-up, existing conditions analysis, stakeholder meetings.</td>
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<tr>
<td>April 2016</td>
<td>Workshop #1: Urban Form, Land Use, and Public Benefits</td>
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<td>June 2016</td>
<td>Workshop #2: Public Realm</td>
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<tr>
<td>March 2017</td>
<td>Workshop #3: Refined Options and Designs</td>
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<td>Fall 2019</td>
<td>Adoption</td>
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Project Goals

- Increase Affordable Housing
- Support Transit Improvements
- Improve Urban Form
- Enhance the Public Realm
- Encourage the Arts

The Hub
Project Deliverables

- Increase Affordable Housing
- Support Transit Improvements
- Improve Urban Form
- Enhance the Public Realm
- Encourage the Arts

- Land Use and Policy Recommendations
- Circulation and Transit Capacity Analysis
- Urban Form Recommendations
- Designs for the Public Realm
- Public Benefits Strategy

The Hub
Development Projects

Entitled Projects
Active Projects
Why are we doing this project?

Increase housing near transit

Improve streets and alleys

Develop public benefits package
Land Use

EXISTING

PROPOSED

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

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
Development Capacity

- **12,000** Housing Units
- **2,500** Affordable
- **7,000** Jobs
Streets and Alleys

- Streets proposed for improvements
- Alleys proposed for improvements
The Hub
Public Realm

EXISTING

SOUTH VAN NESS
(NEW DEVELOPMENT)

1601 MARKET ST
(NEW DEVELOPMENT)

40 12th ST
42 12th ST
58-70 12th ST
74 12th ST
30 OTIS ST
(NEW DEVELOPMENT)

PROPOSED

SOUTH VAN NESS AVE.

Public Realm

1601 MARKET ST
(NEW DEVELOPMENT)

40 12th ST
42 12th ST
58-70 12th ST
74 12th ST
30 OTIS ST
(NEW DEVELOPMENT)
Open Space

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

**EXISTING**

$820 Million

**PROJECTED**

$1.2 Billion

- Affordable Housing Fees: $600 Million
- Transit Fees: $20 Million
- Complete Streets Fees: $10 Million
- Open Space Fees: $5 Million
- Childcare Fees: $5 Million
- Community Facility District: $150 Million

50% increase in public benefits
Potential Public Benefits

- Affordable Housing
- Complete Streets
- Open Space
- Schools and Childcare
- Transit
Next Steps

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
Urban Form: Height Limits

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