

# THE HUB URBAN FORM RECOMMENDATIONS

One goal of this project is to improve the urban form. At the first workshop, we presented an urban form proposal that was developed based on three urban design principles. We heard mixed opinions on this proposal, some felt that the height limits were too high while others felt the height limits were too low. We also heard concerns about wind and glass materials and a desire to see more architectural variety and slender towers. The urban form recommendations presented below build on the proposal presented in April. Additional height is not proposed on any property with existing residential uses.

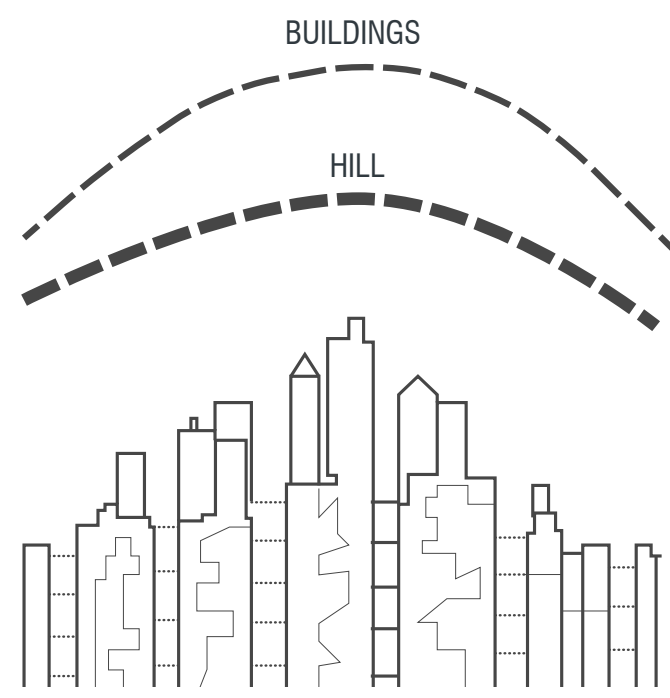
Another goal of this project is to increase the amount of affordable housing. To address this, the City is exploring raising heights on select parcels to increase the total number of housing units as well as the number of affordable housing units. In June 2016, voters passed Proposition C, which increased the affordable housing requirements on all projects citywide. This legislation is currently under city review, as such we are not recommending increasing the affordable housing requirements for projects within the Hub, but may revisit this topic once the citywide requirements are finalized.

## 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."*

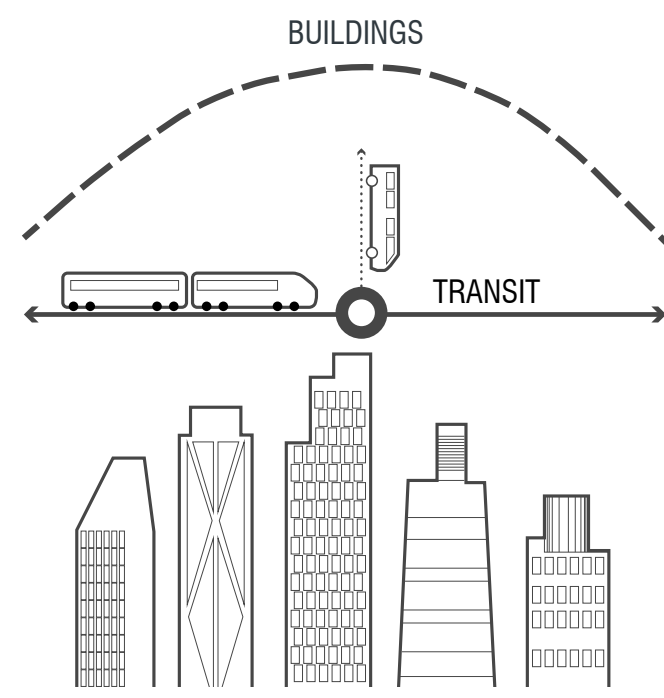


Quotes from the City's General Plan Urban Design Element

### 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."*

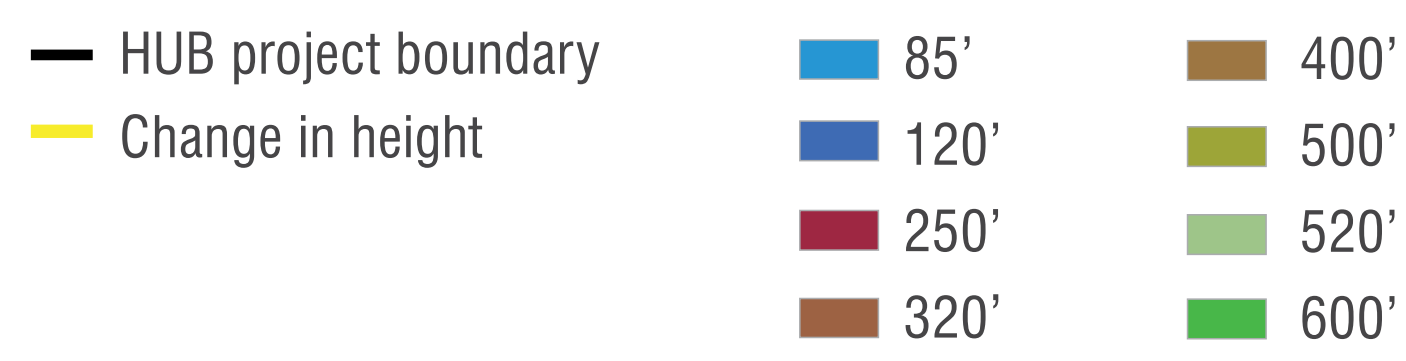
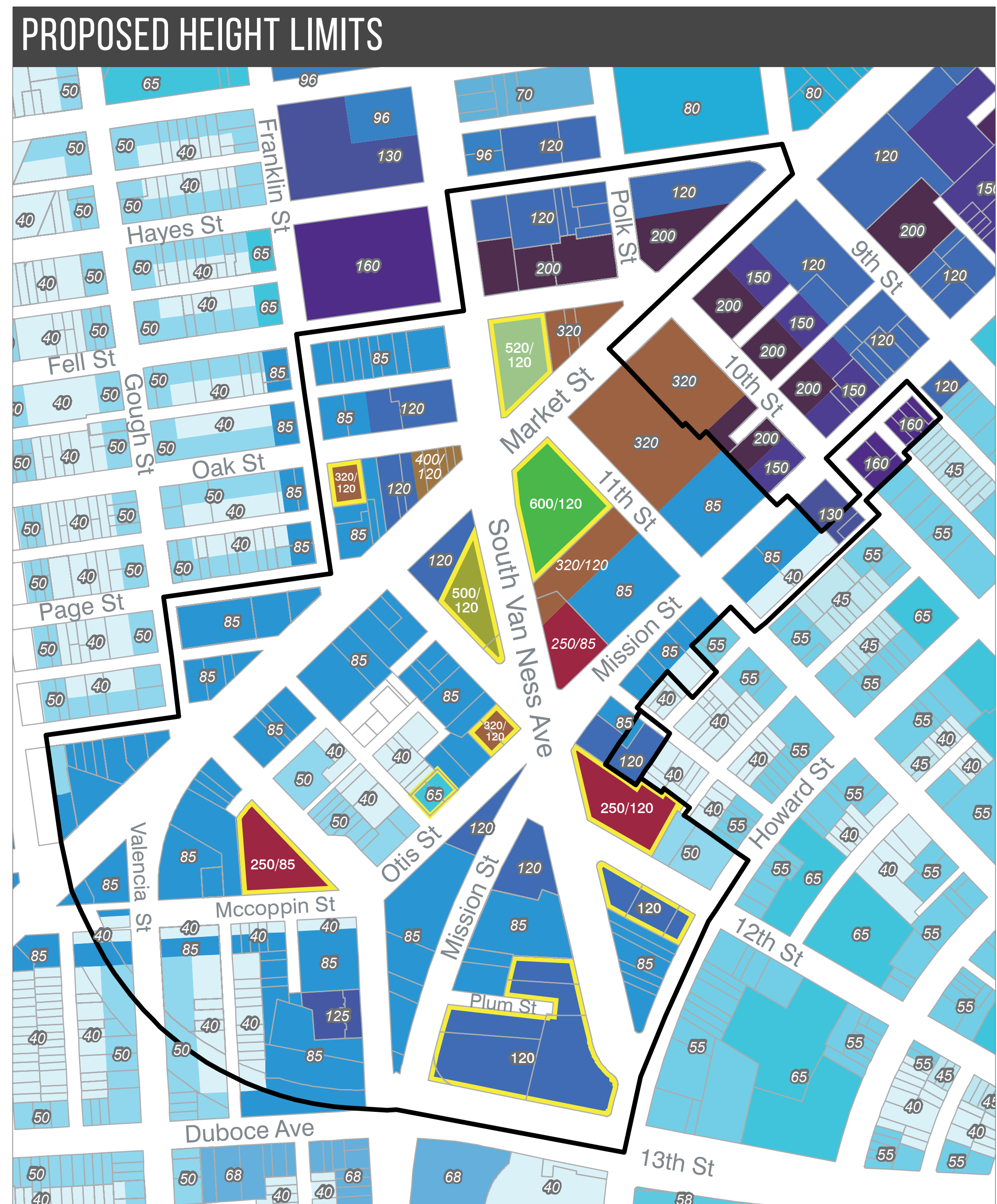
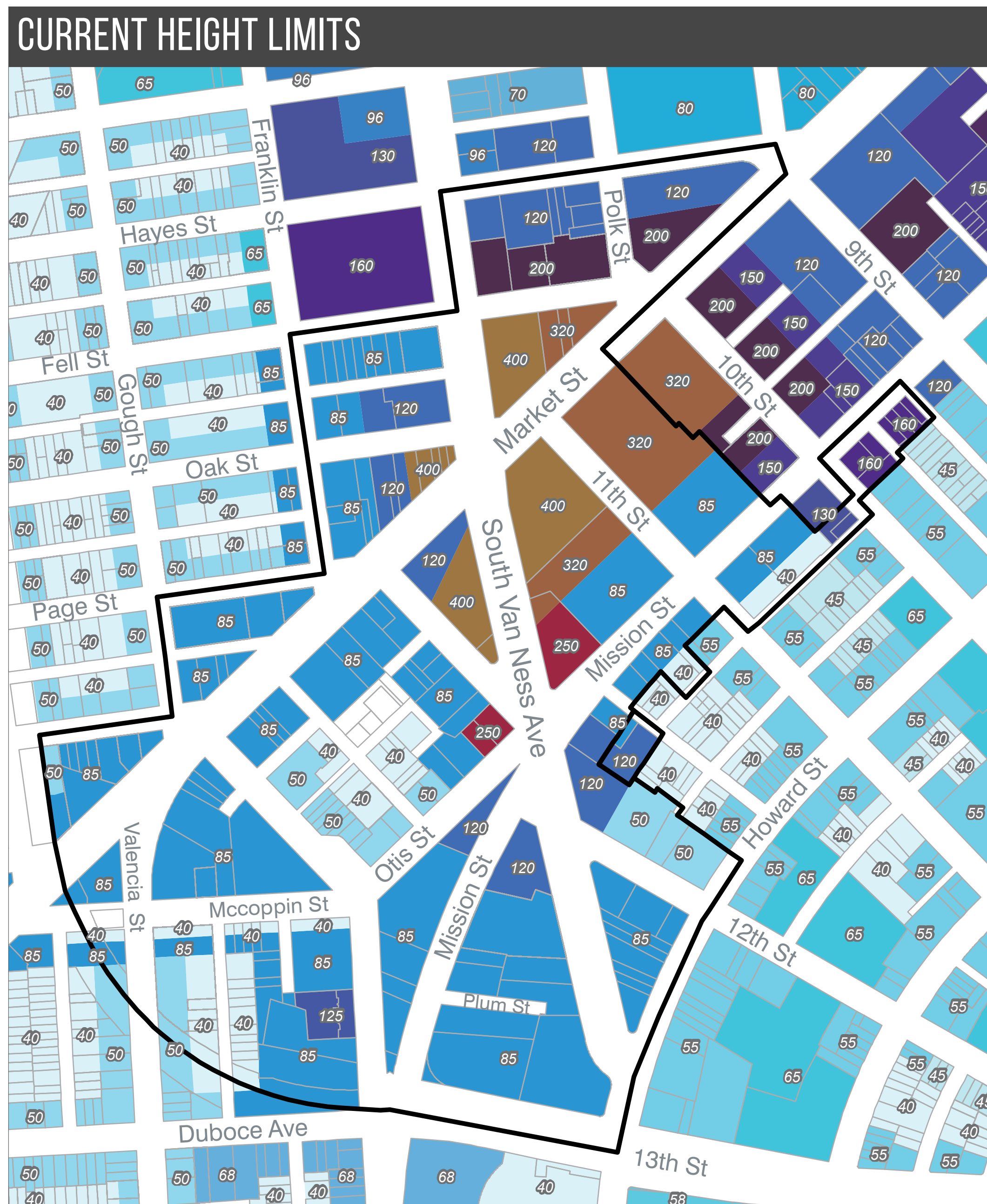
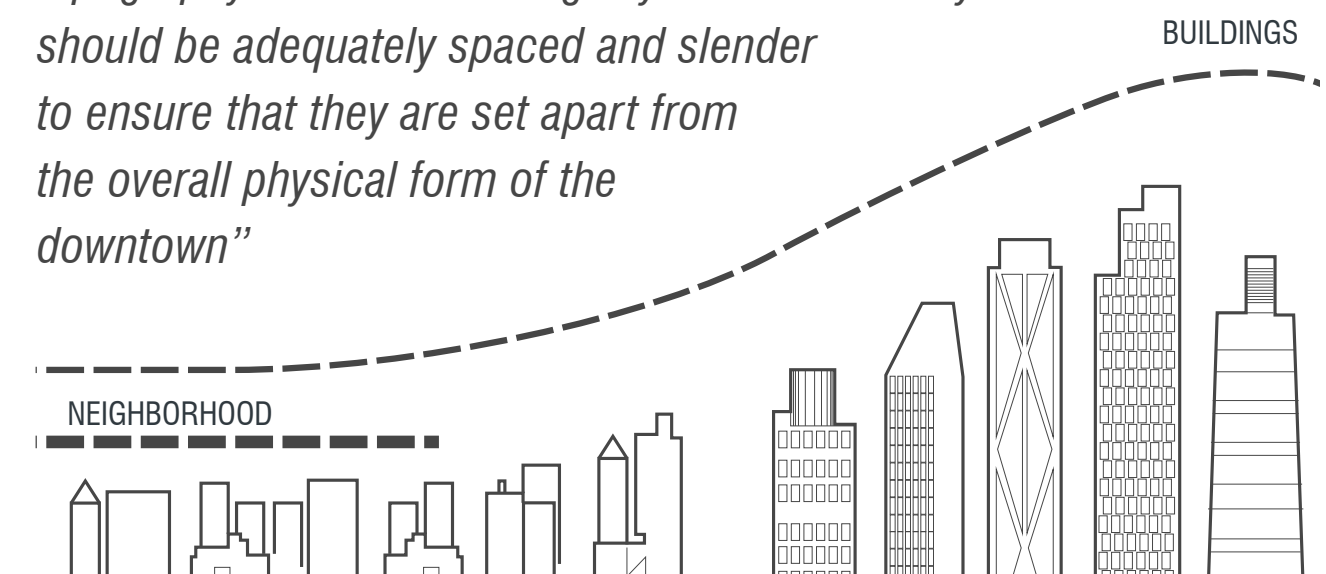


### 3 Taper heights in the Hub to meet smaller-scaled adjacent neighborhoods.

*"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"*



## HOUSING UNITS

UNDER CURRENT HEIGHT LIMITS

**7,300** NEW UNITS<sup>1</sup>

(2,936 ENTITLED OR IN PIPELINE)

**1,950**<sup>2</sup>

NEW AFFORDABLE UNITS

UNDER PROPOSED HEIGHT LIMITS

**9,050** NEW UNITS<sup>1</sup>

(2,936 ENTITLED OR IN PIPELINE)

**2,500**<sup>2</sup>

NEW AFFORDABLE UNITS

AN INCREASE IN HEIGHT WOULD PRODUCE AN ADDITIONAL:

**1,750**  
NEW UNITS

**550**  
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> The number of new affordable housing units was estimated by applying the current inclusionary requirements as per Proposition C passed in June 2016, which requires projects of 10 units or more to pay a fee equivalent of 20%, or provide 12% of units on-site or 20% of units off-site. Projects over 25 units are required to pay a fee equivalent of 33%, or provide 25% of units on-site or 33% off-site.



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