

# Urban Design



# HOW HEIGHT DISTRICTS ARE SET

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  - **Respect natural topography and the Bay**



## HOW HEIGHT DISTRICTS ARE SET

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

# HOW HEIGHT DISTRICTS ARE SET

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7. Promote a pleasant, engaging pedestrian experience
8. Consider historic fabric, districts and neighborhoods

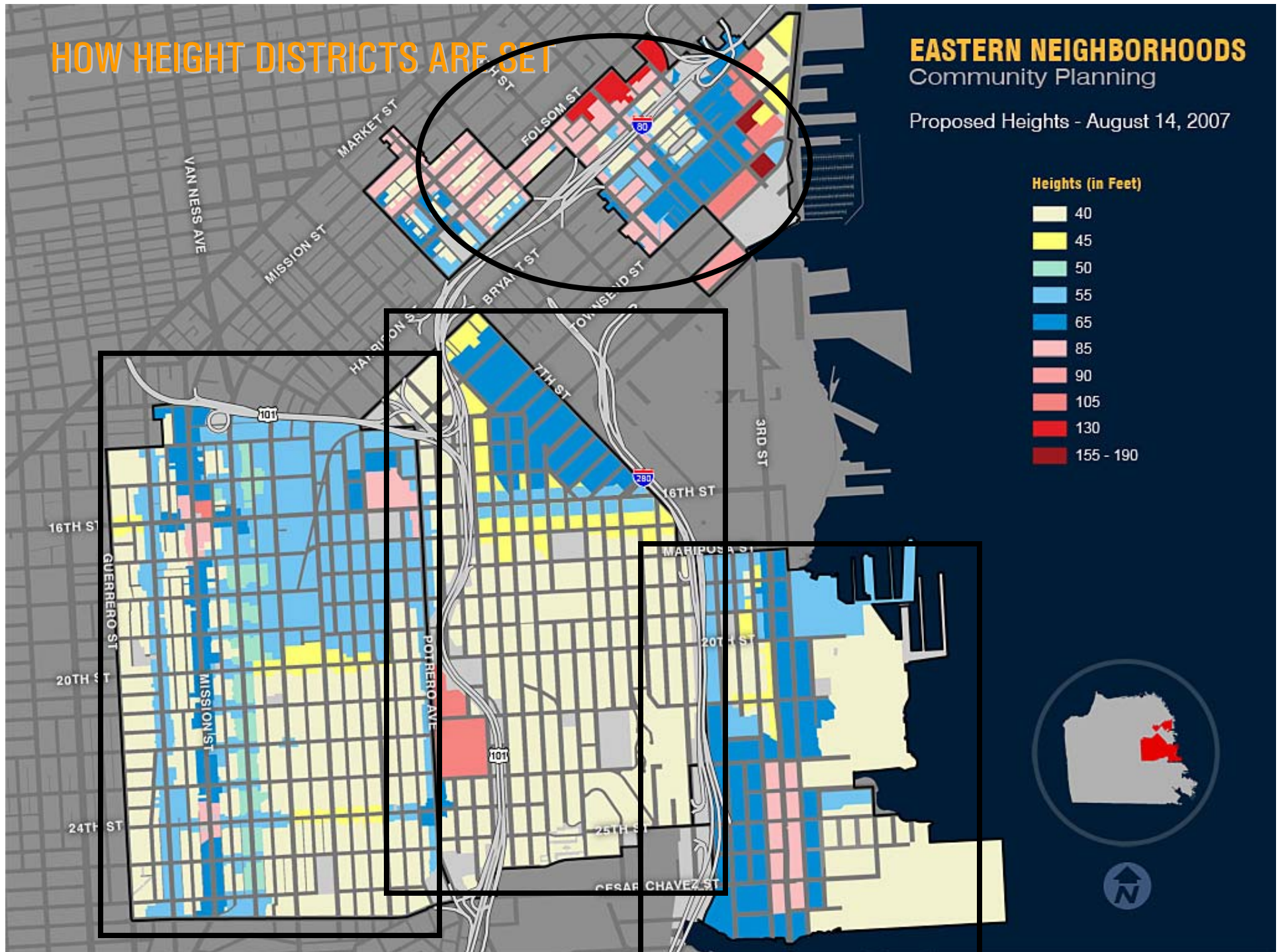
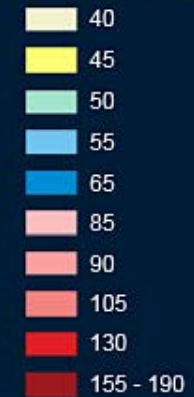


# HOW HEIGHT DISTRICTS ARE SET

## EASTERN NEIGHBORHOODS Community Planning

Proposed Heights - August 14, 2007

### Heights (in Feet)



# EASTERN NEIGHBORHOODS

## Today:

- High land use diversity
- Residences, commerce, and employment
- Areas with increasing residential land use
- Variety of building types, designs, and ages
- Historical character
- Transportation connections



# EASTERN NEIGHBORHOODS

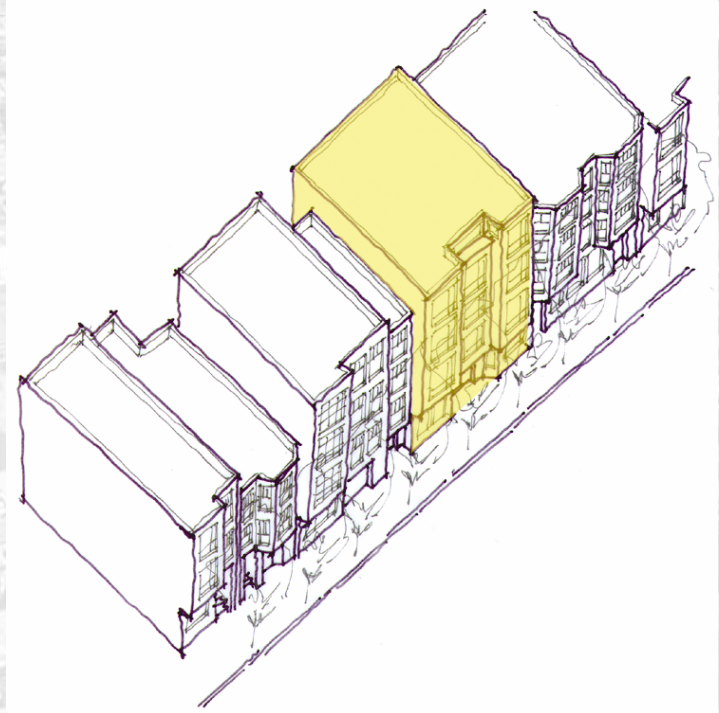
## Urban Design Vision:

- Neighborhoods that are cohesive
- Neighborhoods that are engaging
- Neighborhoods that are walkable
- Neighborhoods that are green

## URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

### Proposed policies and codes would:

- Harmonize new and old
- Celebrate historic resources
- Strengthen unique development patterns
- Protect public view corridors





## URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

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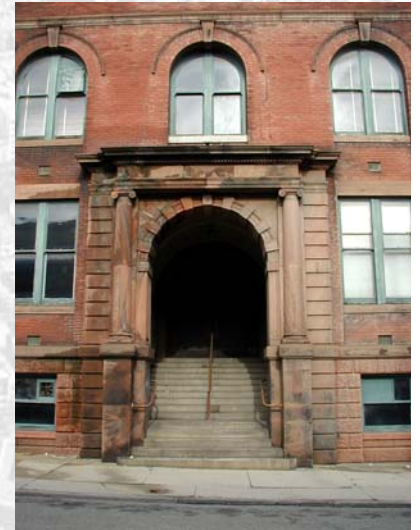
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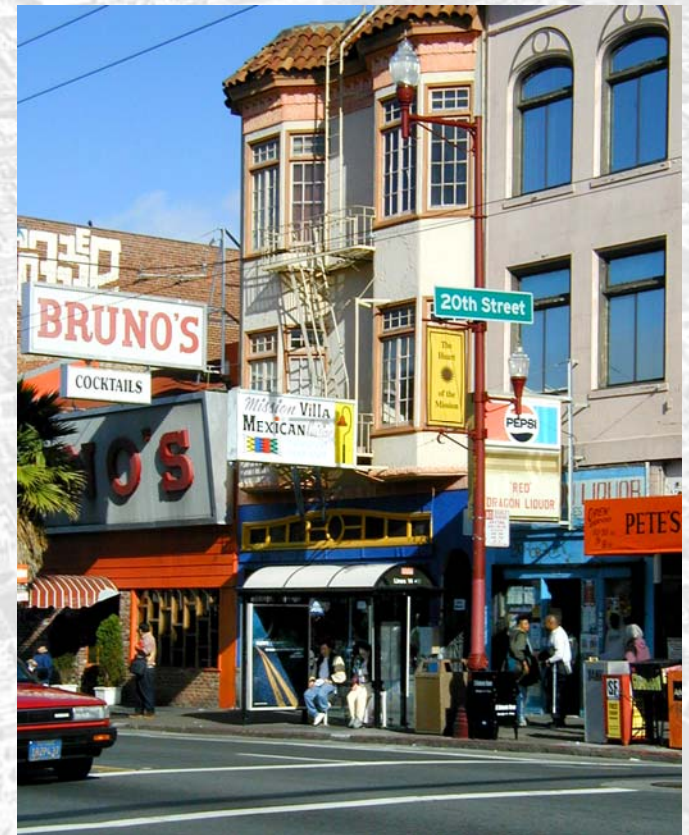




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## **URBAN DESIGN VISION:** Cohesive – Engaging – Walkable – Green

- Promote High Quality Design

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### MASSING





## **URBAN DESIGN VISION:** Cohesive – Engaging – Walkable – Green

- Promote High Quality Design

MASSING – LARGE PARCELS

**Issue:** Very large parcels and long blocks



- Promote High Quality Design

MASSING – LARGE BLOCKS



North of Market Grid:  
Short blocks, small parcels



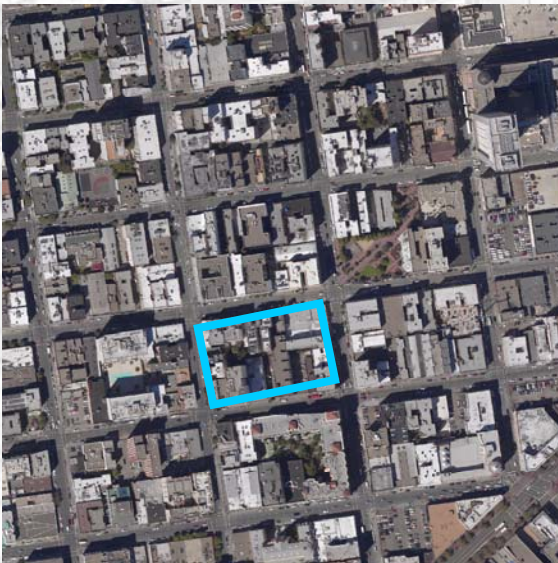
Eastern Neighborhoods Grid:  
Long blocks, large parcels



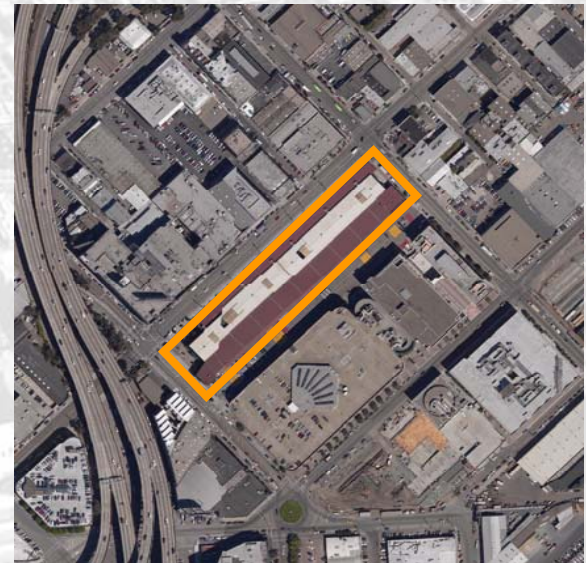
- **Promote High Quality Design**

**MASSING – LARGE PARCELS**

Many individual parcels in the Eastern Neighborhoods are larger than an entire north of Market Street block



**North of Market Block**



**Eastern Neighborhoods Development Parcels**



- **Promote High Quality Design**

### MASSING – LARGE PARCELS

To address this issue of large parcel size, a variety of measures are proposed for the Eastern Neighborhoods...



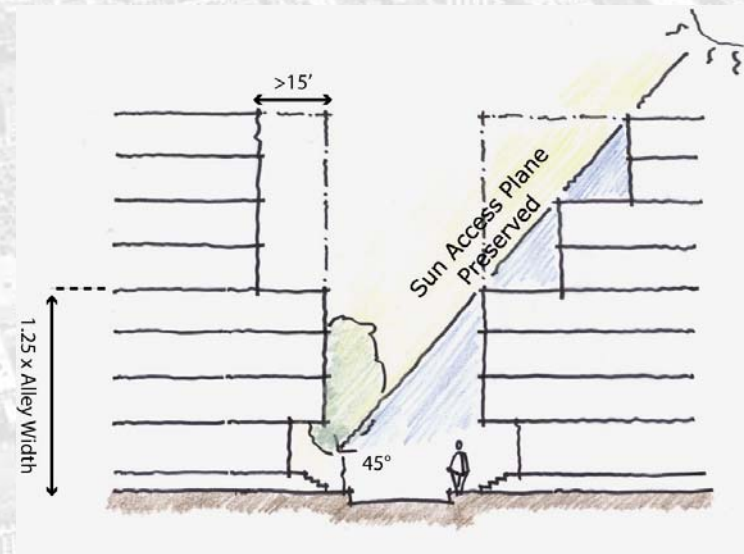
## URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green



**Challenge:** Many small alleys are easily overwhelmed by development.

# URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

- **Solution:** Alley Controls
  - Preserve lower scale
  - Preserve sunlight to the public street





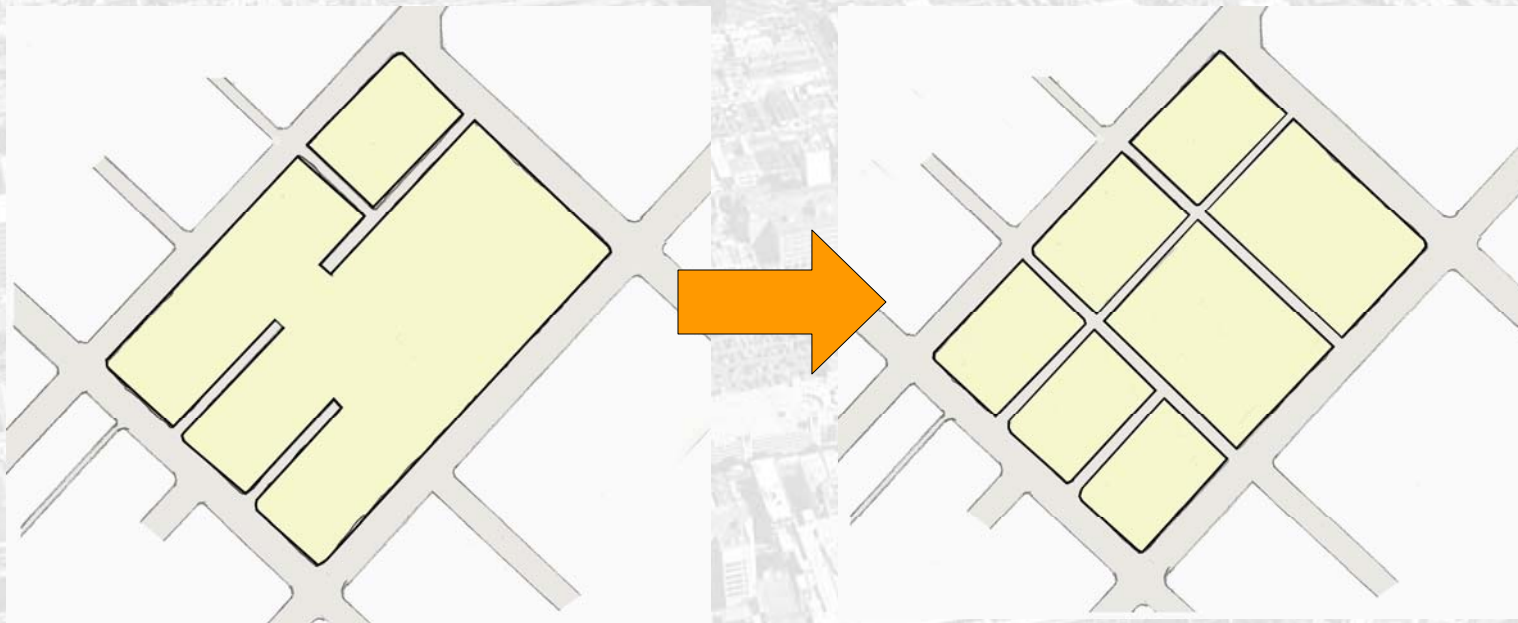
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**Challenge:** Large blocks decrease neighborhood walkability.

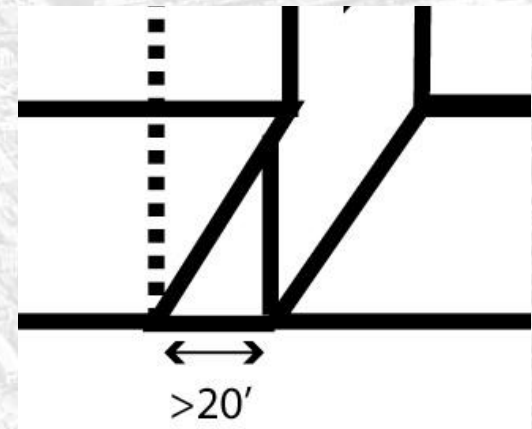
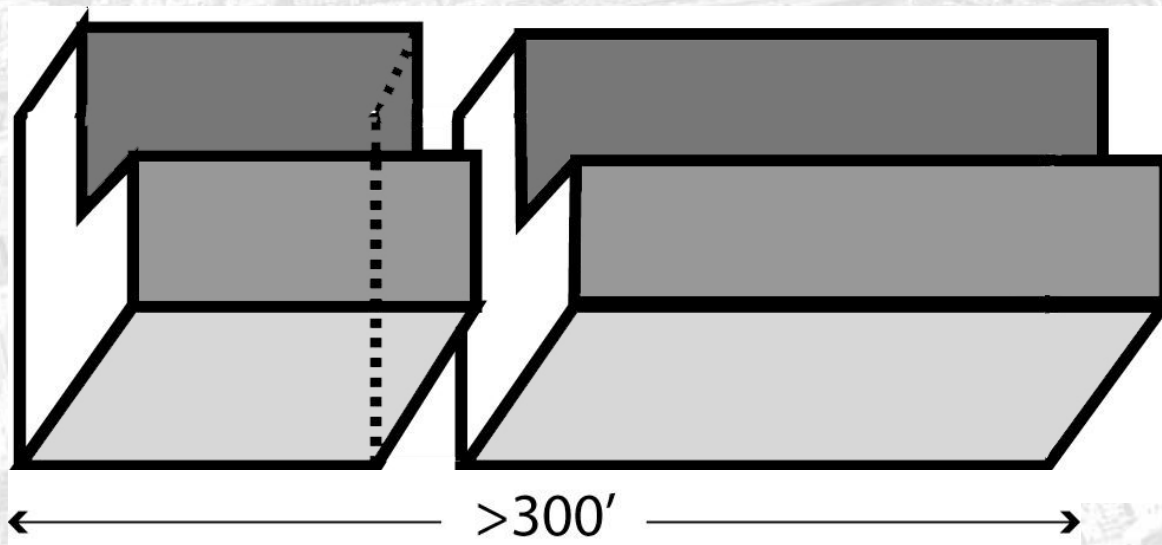
## URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

- **Solution:** New Mid-Block Rights-of-Way





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

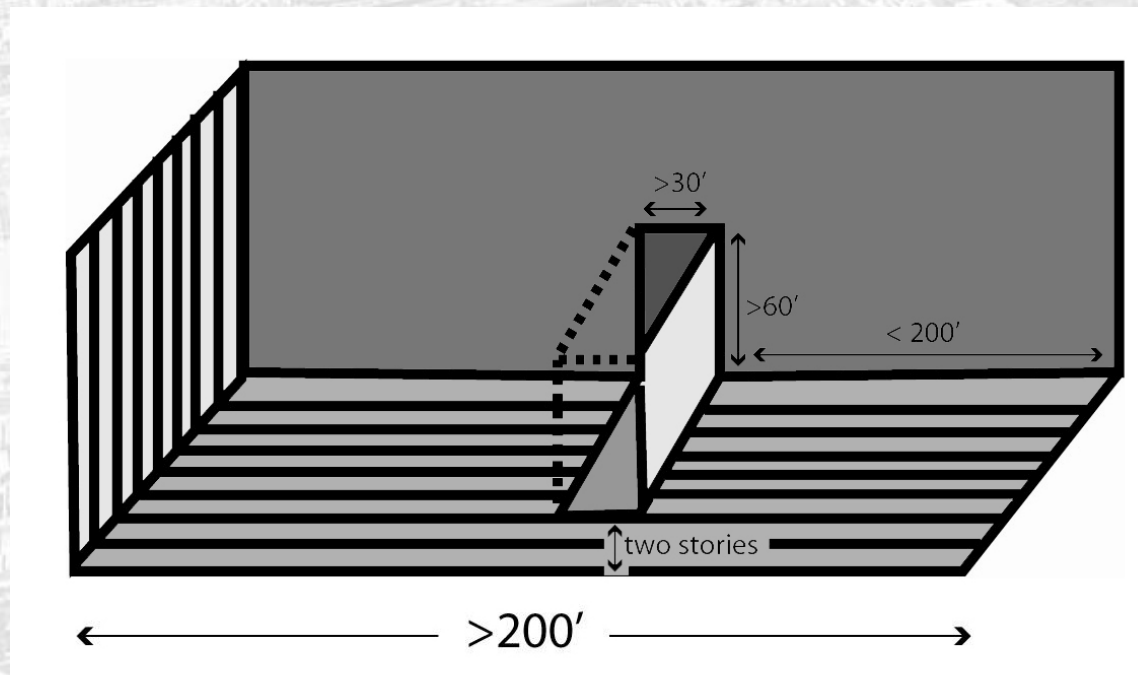
## URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green



**Challenge:** Buildings with large street frontages often appear monolithic.



- **Solution A:** Substantial mass reduction



## EASTERN NEIGHBORHOODS Planning Commission Update

- **Solution A: Substantial mass reduction**

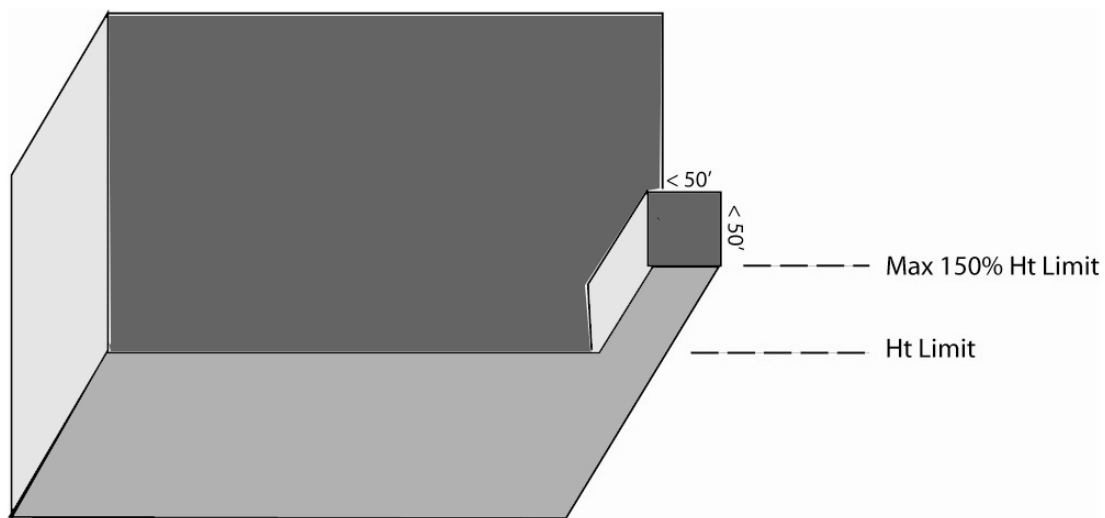




- **Solution B: Architectural elements**
  - Strong tradition in Eastern Neighborhoods
  - But current zoning does not allow



- **Solution B: Architectural elements**



- Very large parcels only
- Non-habitable space only, max one per development
- Subject to Commission design review
- Must be integral to the design and character of the building



## URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

- Promote High Quality Design

### ARTICULATION



## URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

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HIGH QUALITY FINISHES

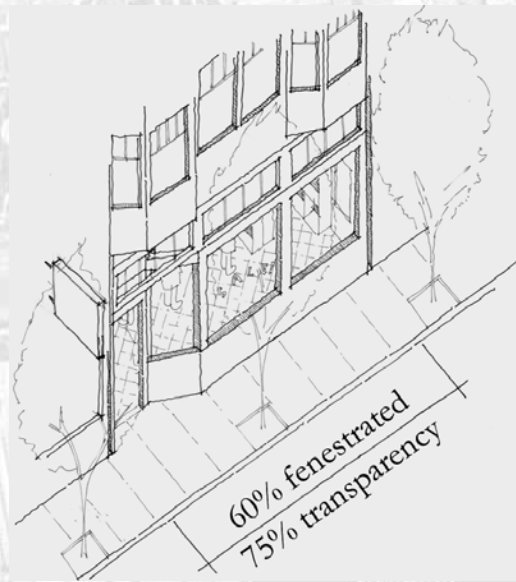




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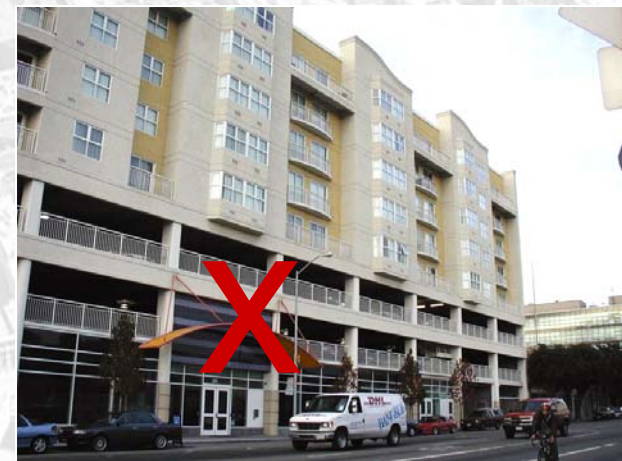
ACTIVE AND PERMEABLE



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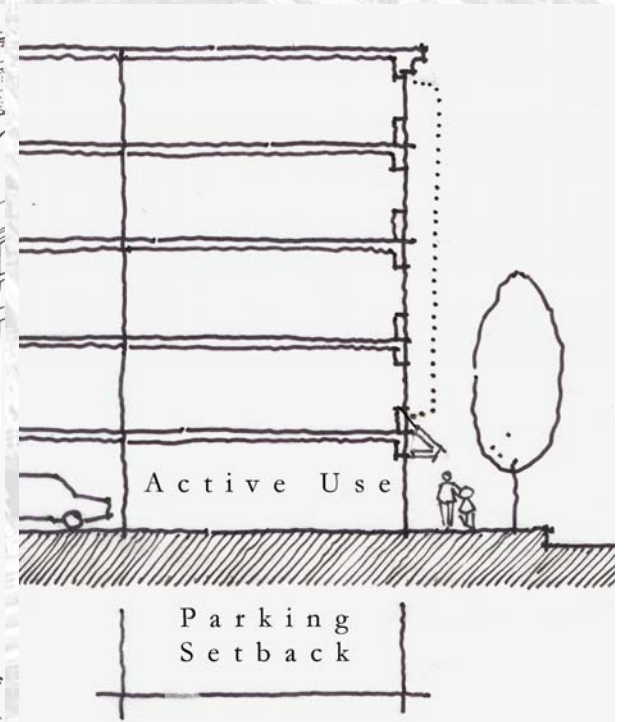




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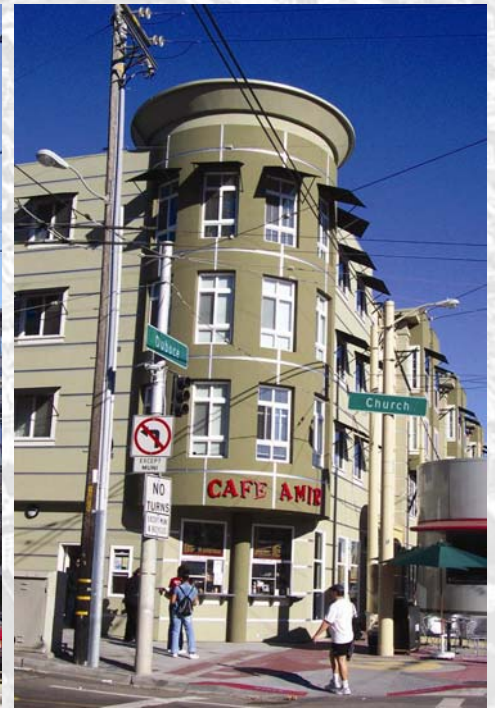




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### CORNER ORIENTATION

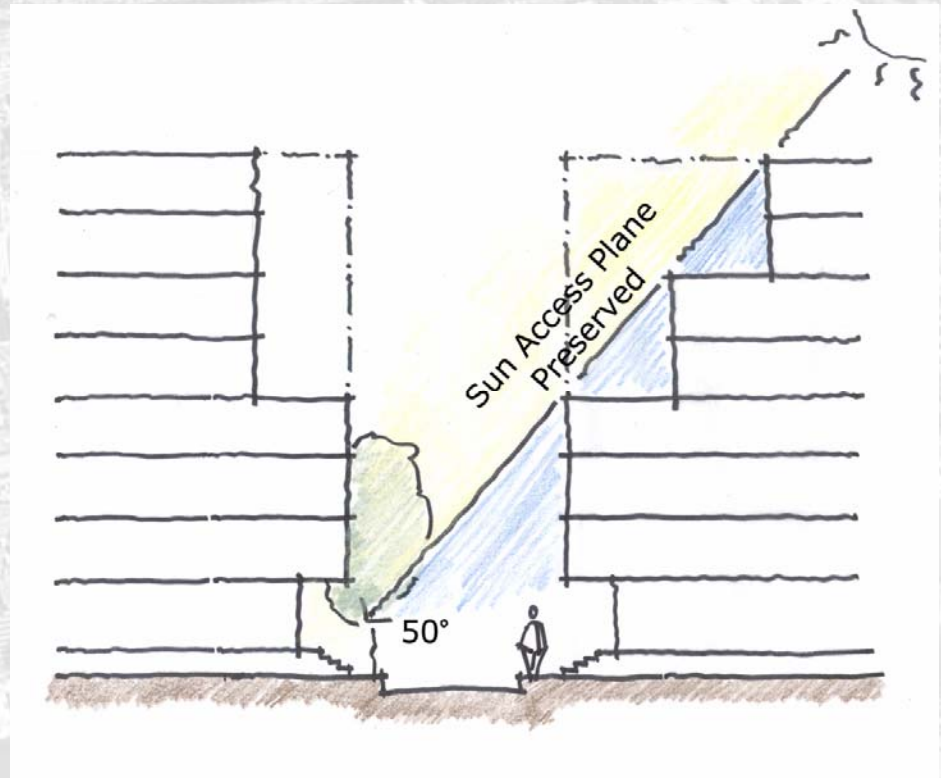




## URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

- Promote High Quality Design

### SUNLIGHT ACCESS



# URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

... *also*

- New streetscape design toolkit





## URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

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- ‘Livable Streets’



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- ‘Livable Streets’
- Mid-block connections



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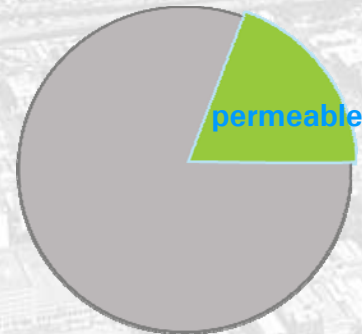
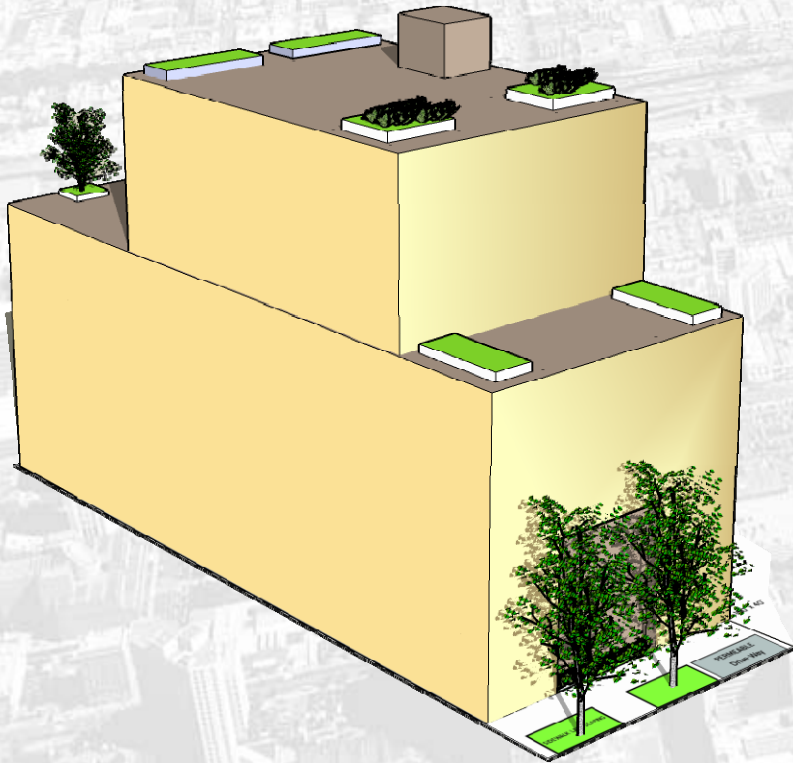
- New streetscape design toolkit
- ‘Livable Streets’
- Mid-block connections
- Soften impact of above-grade infrastructure





# URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

- San Francisco Green Factor



...improves the quantity, quality, and ecological functioning of a building's open space...



## URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

- San Francisco Green Factor





# URBAN DESIGN VISION: Cohesive – Engaging – Walkable – Green

- Mayor's Green Building Taskforce

...encourages/requires LEED and GreenPoint certification for new development

**The Mayor's Task Force on Green Building**  
For the City and County of San Francisco



**REPORT AND  
RECOMMENDATIONS**

June 2007

**THANK YOU**  
**FOR YOUR ATTENTION**