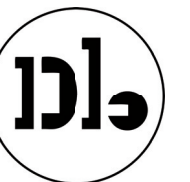
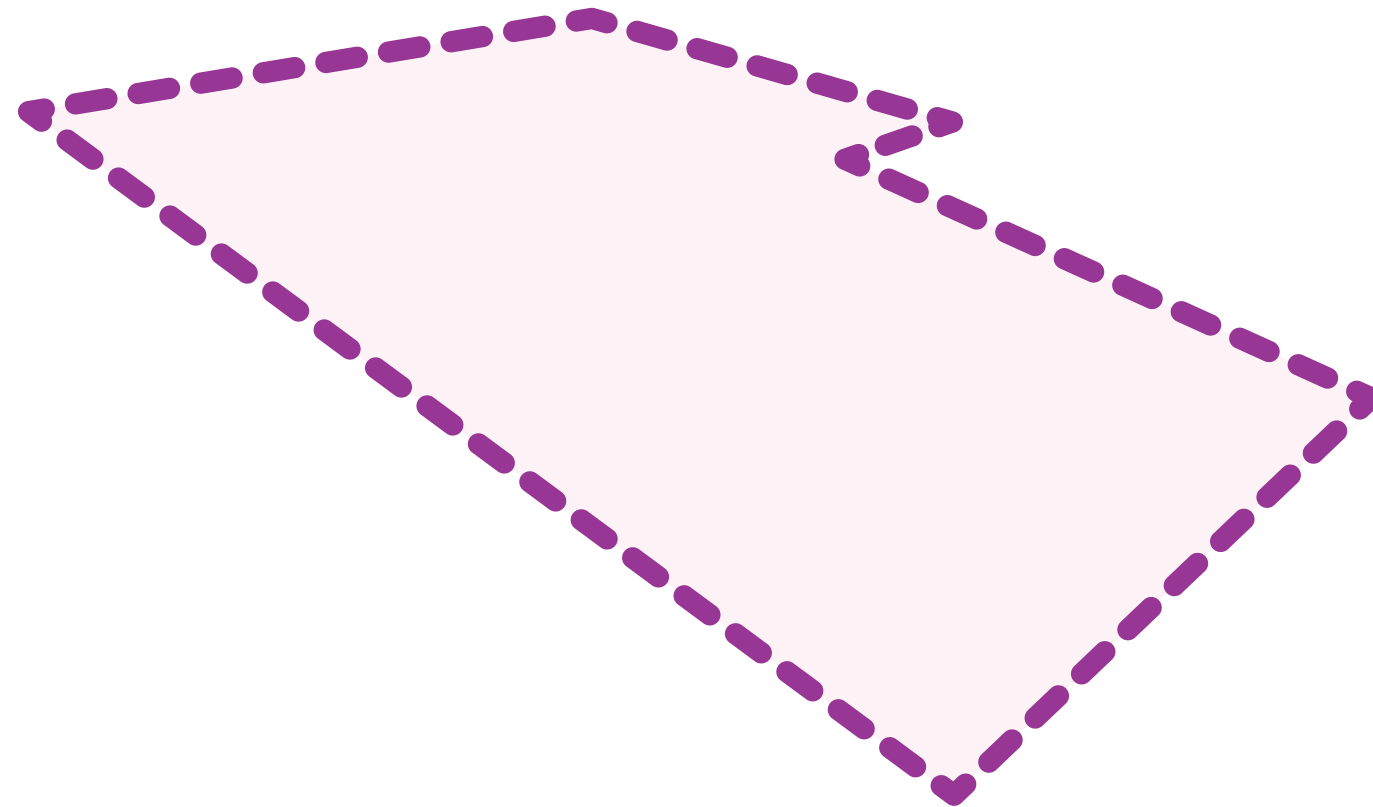


our toolkit for designing density

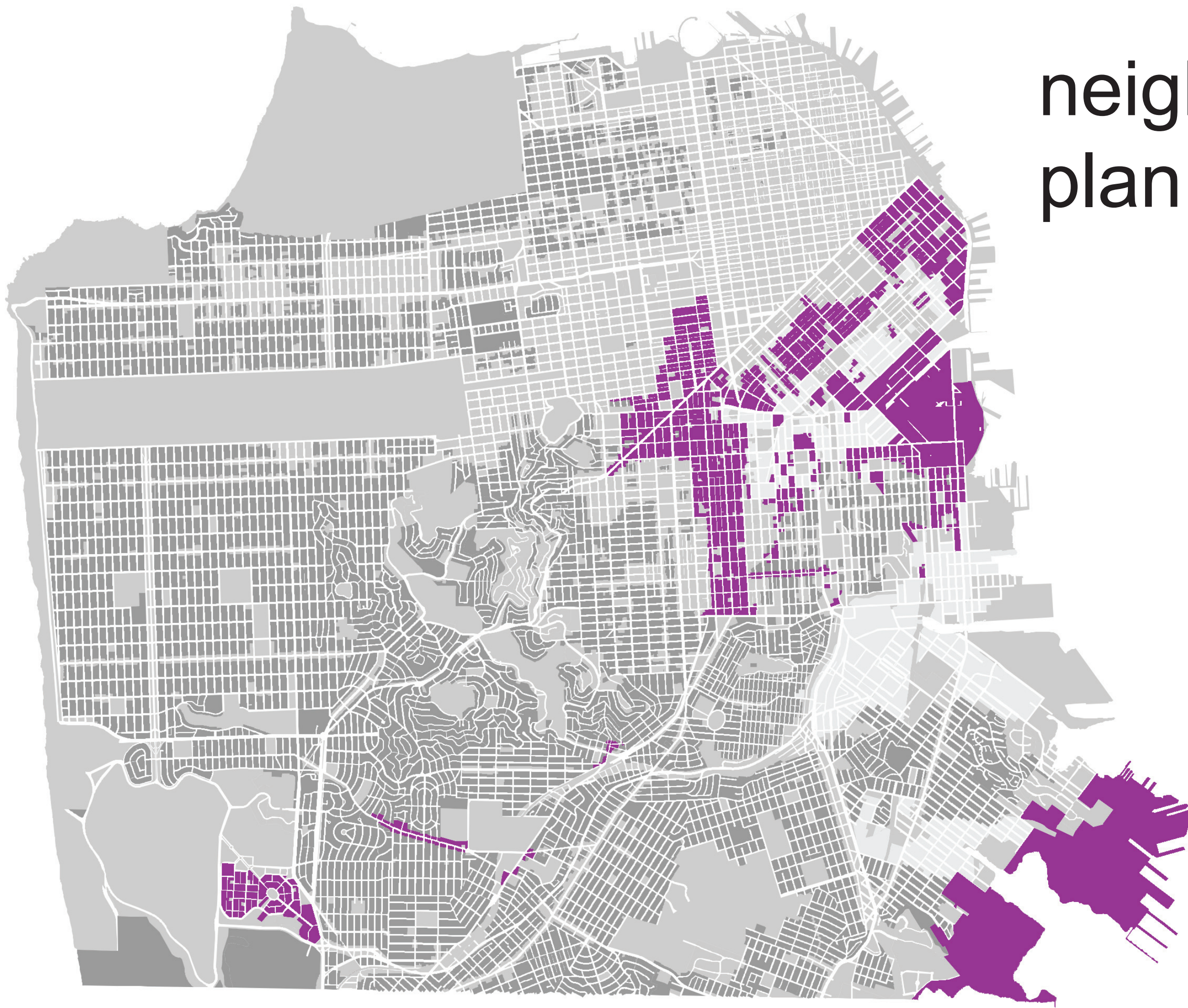


what is in our toolkit now?

NEIGHBORHOOD PLANS

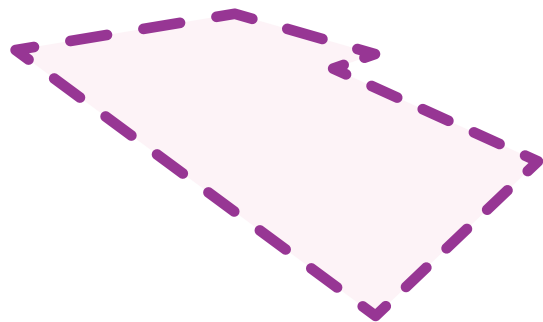


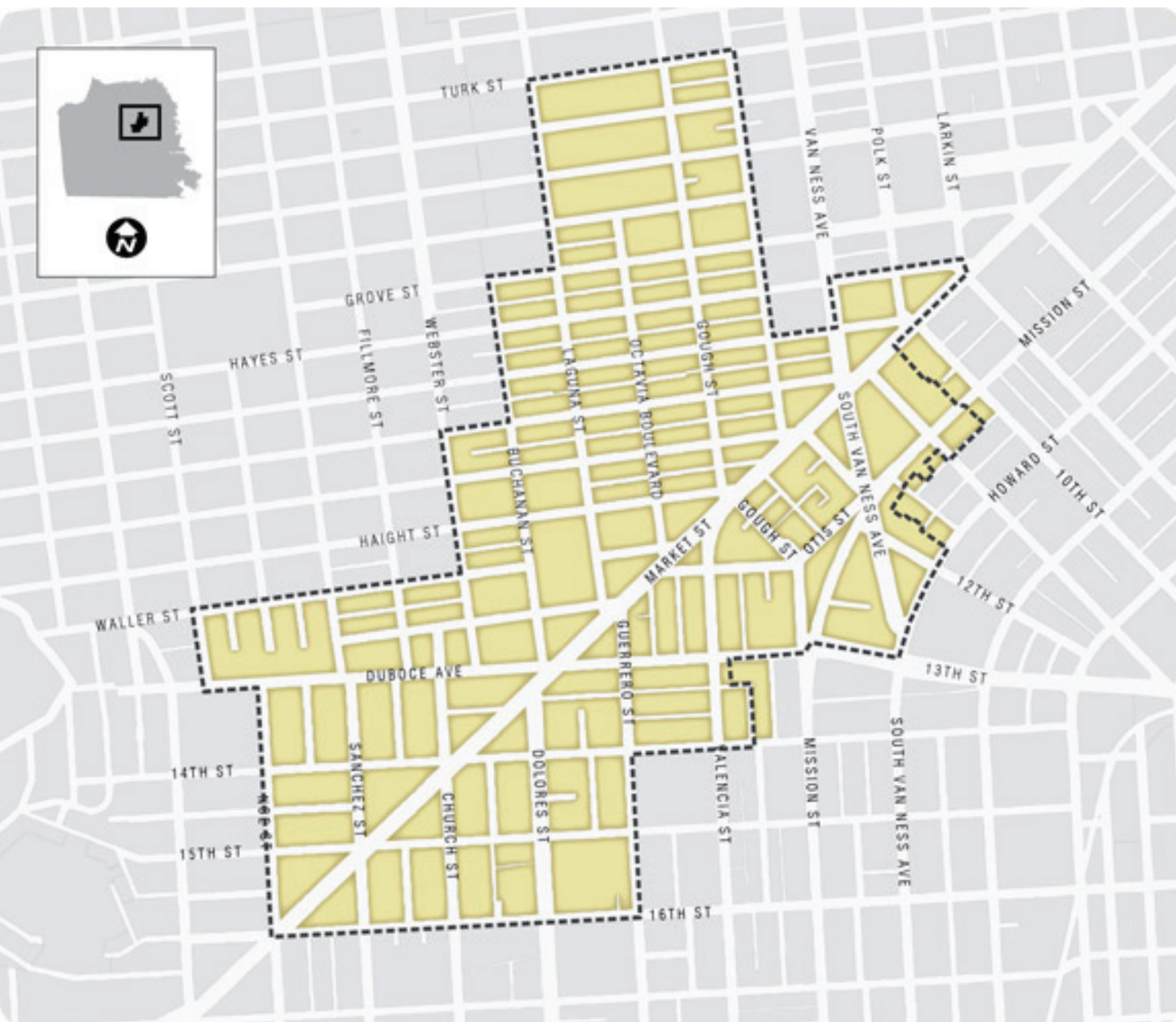
neighborhood plan areas





NEIGHBORHOOD PLAN AREA



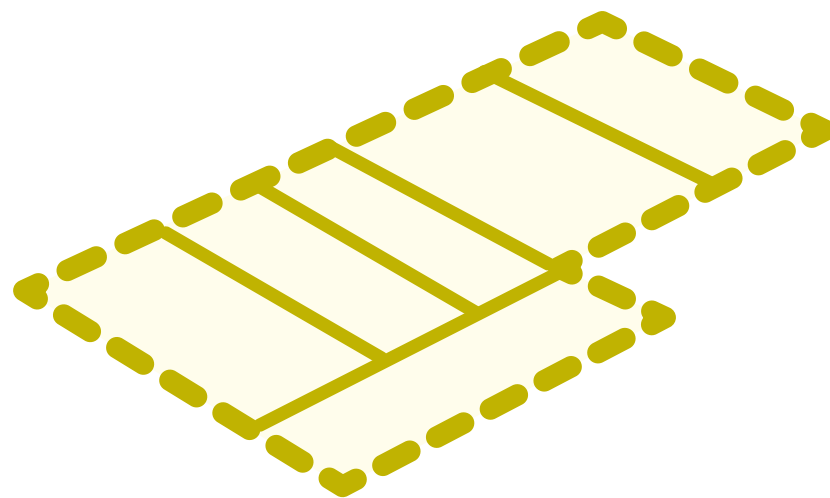


Market Octavia

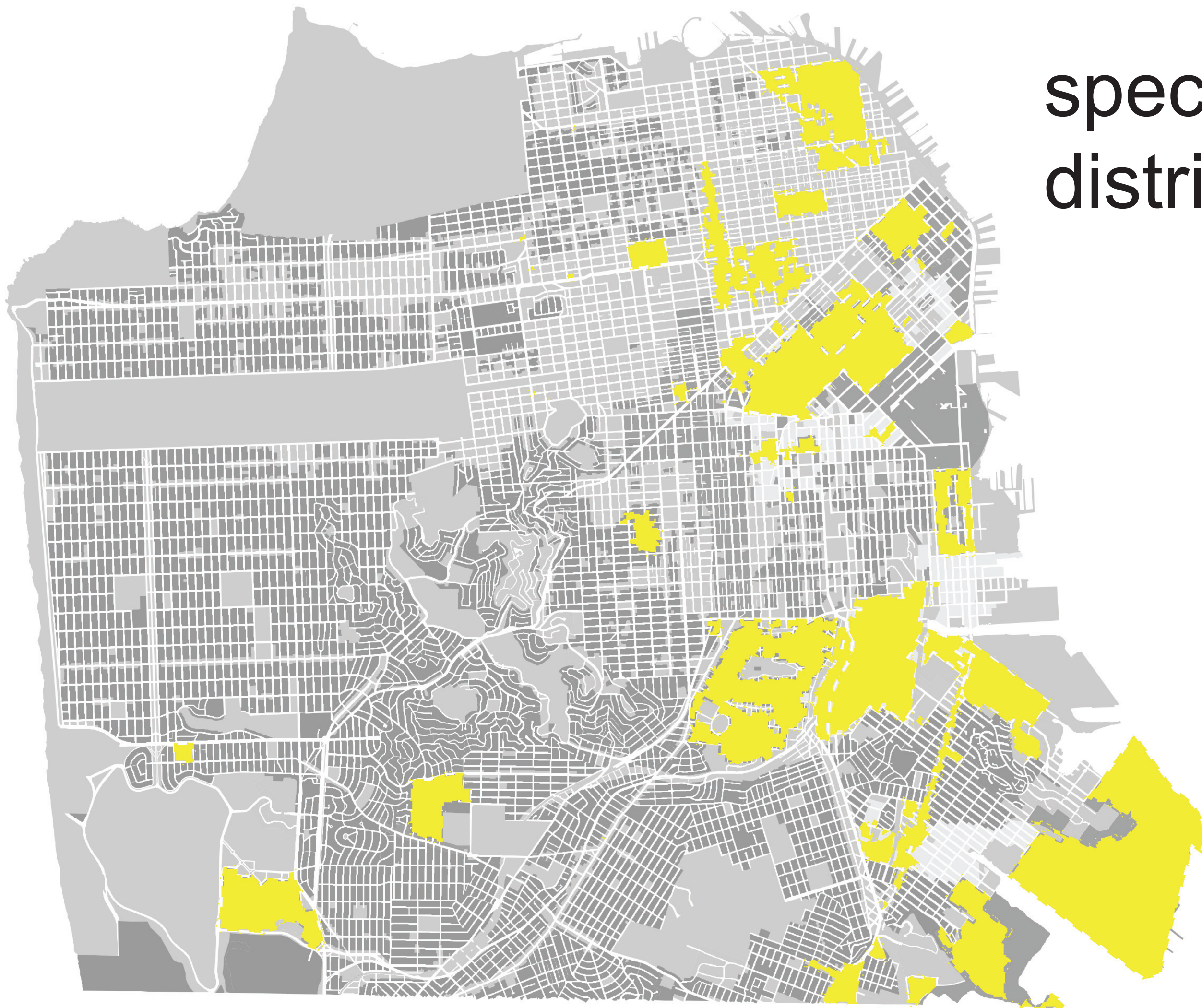


Mission Bay

SPECIAL USE DISTRICTS

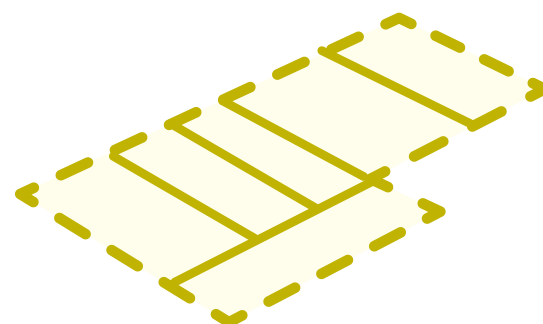


special use districts





SPECIAL USE DISTRICT



5M PROJECT
AT A GLANCE

BALANCE OF USES
HOUSING, JOBS, AND RETAIL

SCULPTED HIGH-RISES
CONTRIBUTE TO THE
SAN FRANCISCO SKYLINE

CARVED BUILDINGS
ADD VISUAL INTEREST
AND VARIATION

PEDESTRIAN EXPERIENCE
IS ENHANCED WITH ACTIVE
STOREFRONTS AND ART WALLS

FOOD PLAY
LOUNGE LAWN

STAGE
PERFORMANCE
ART DANCE
SOCIALIZE
PUP PLAY
WORKSHOPS
GALLERY

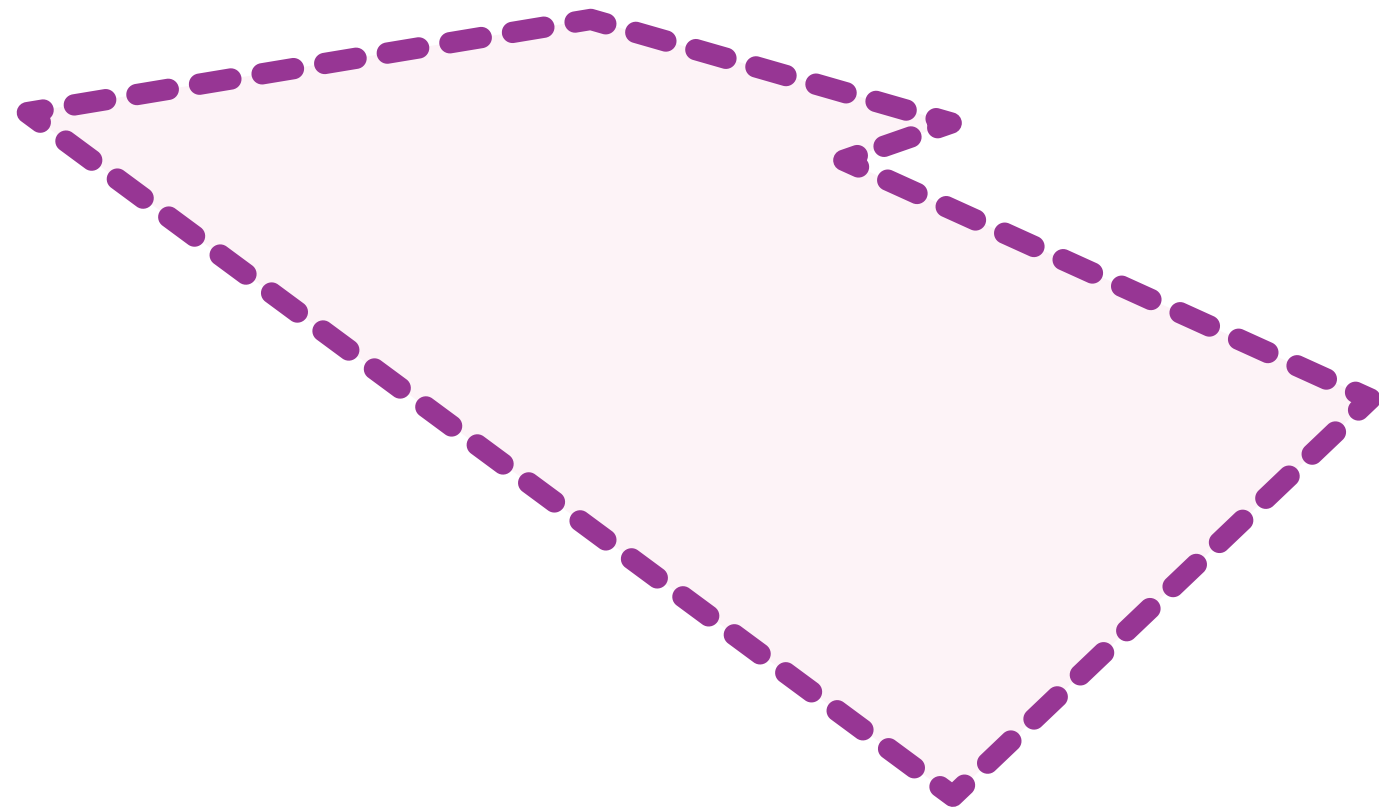
MARKET ST

MISSION ST

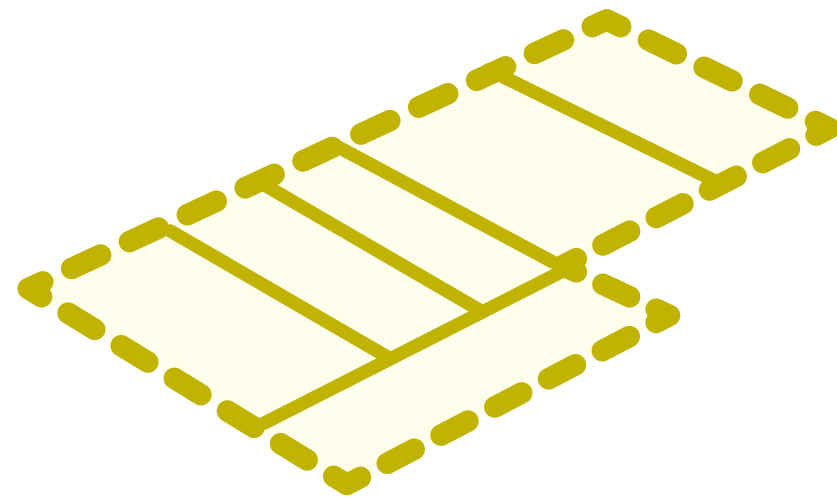
HOWARD ST

5TH ST

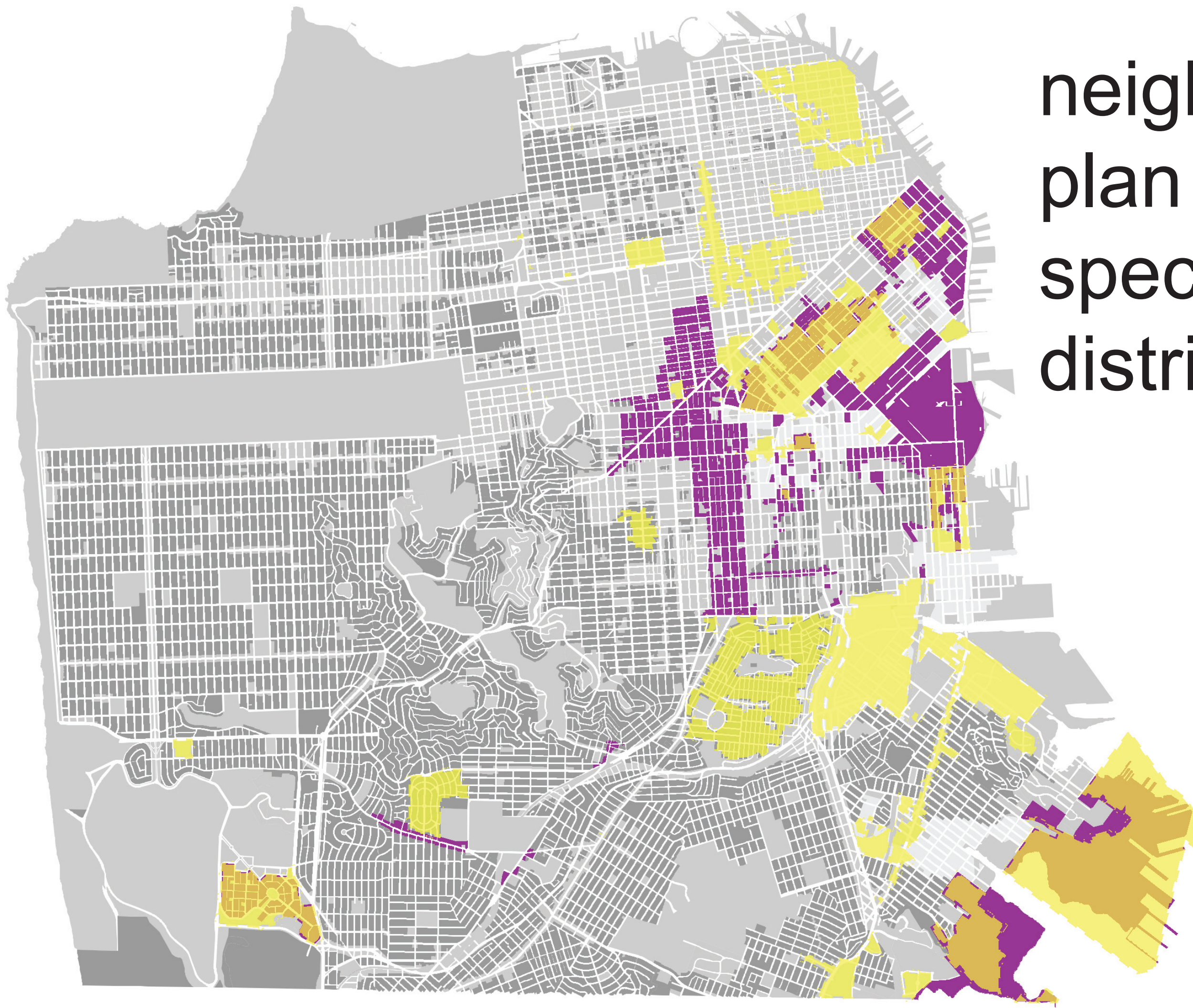
NEIGHBORHOOD PLANS



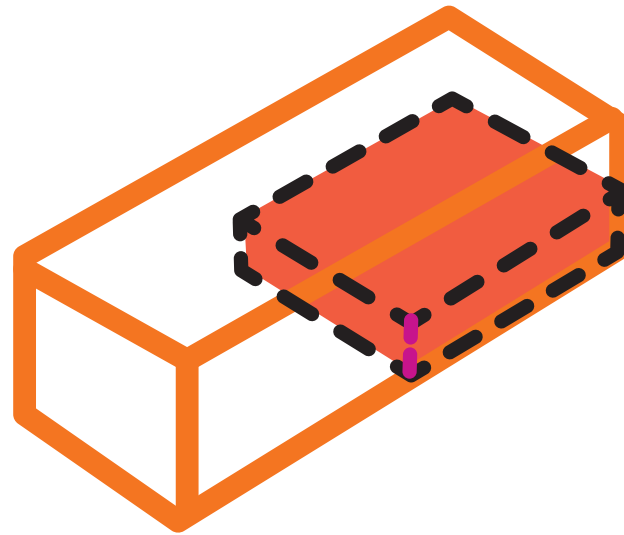
SPECIAL USE DISTRICTS



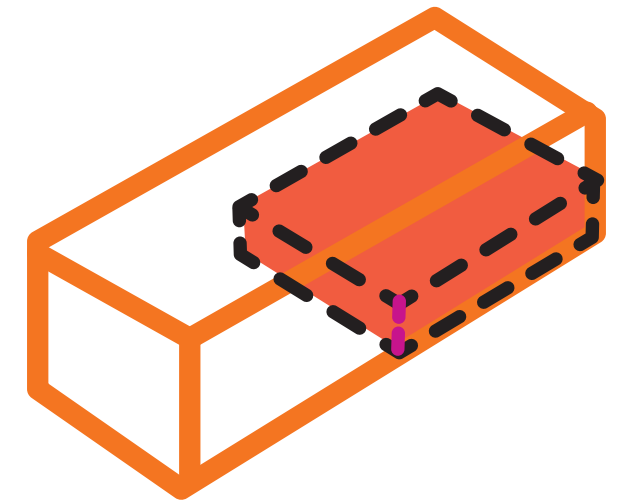
neighborhood plan areas & special use districts



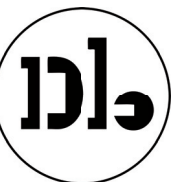
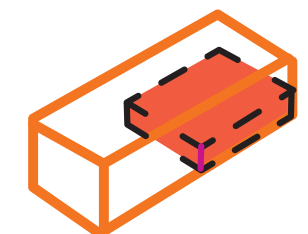
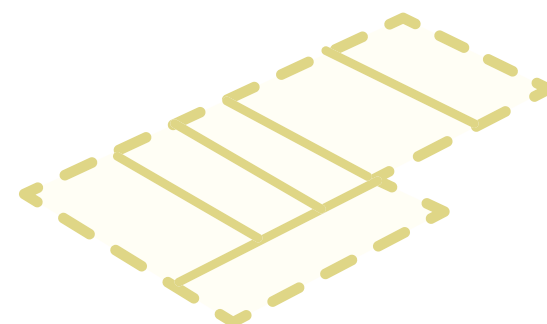
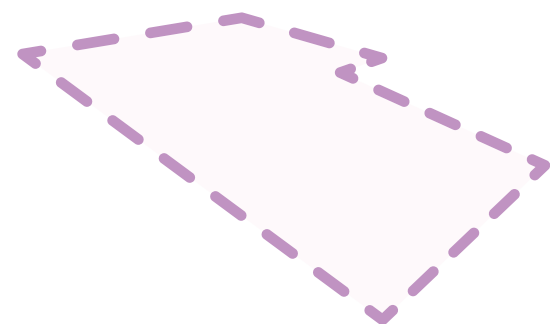
what tools are we adding?

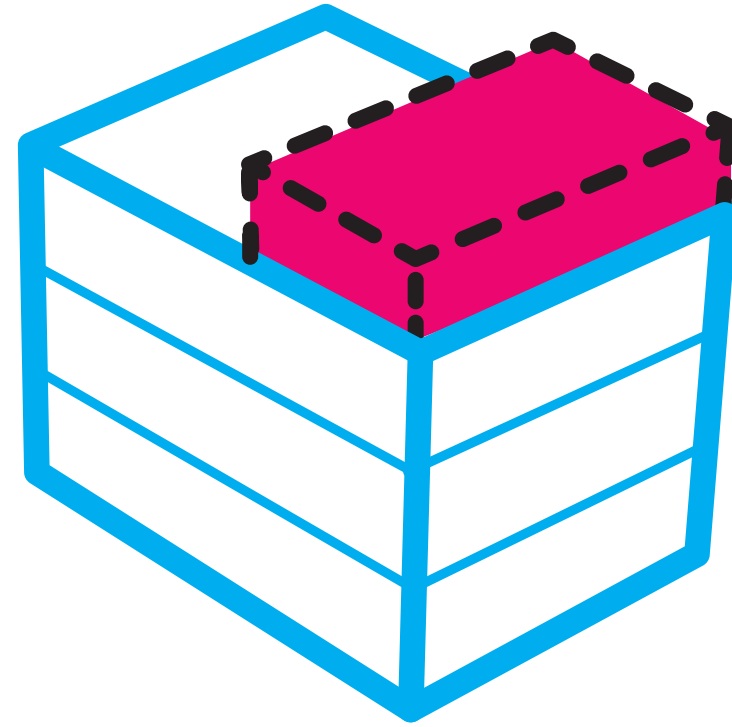


ACCESSORY
DWELLING
UNITS

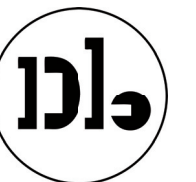


ACCESSORY DWELLING UNITS

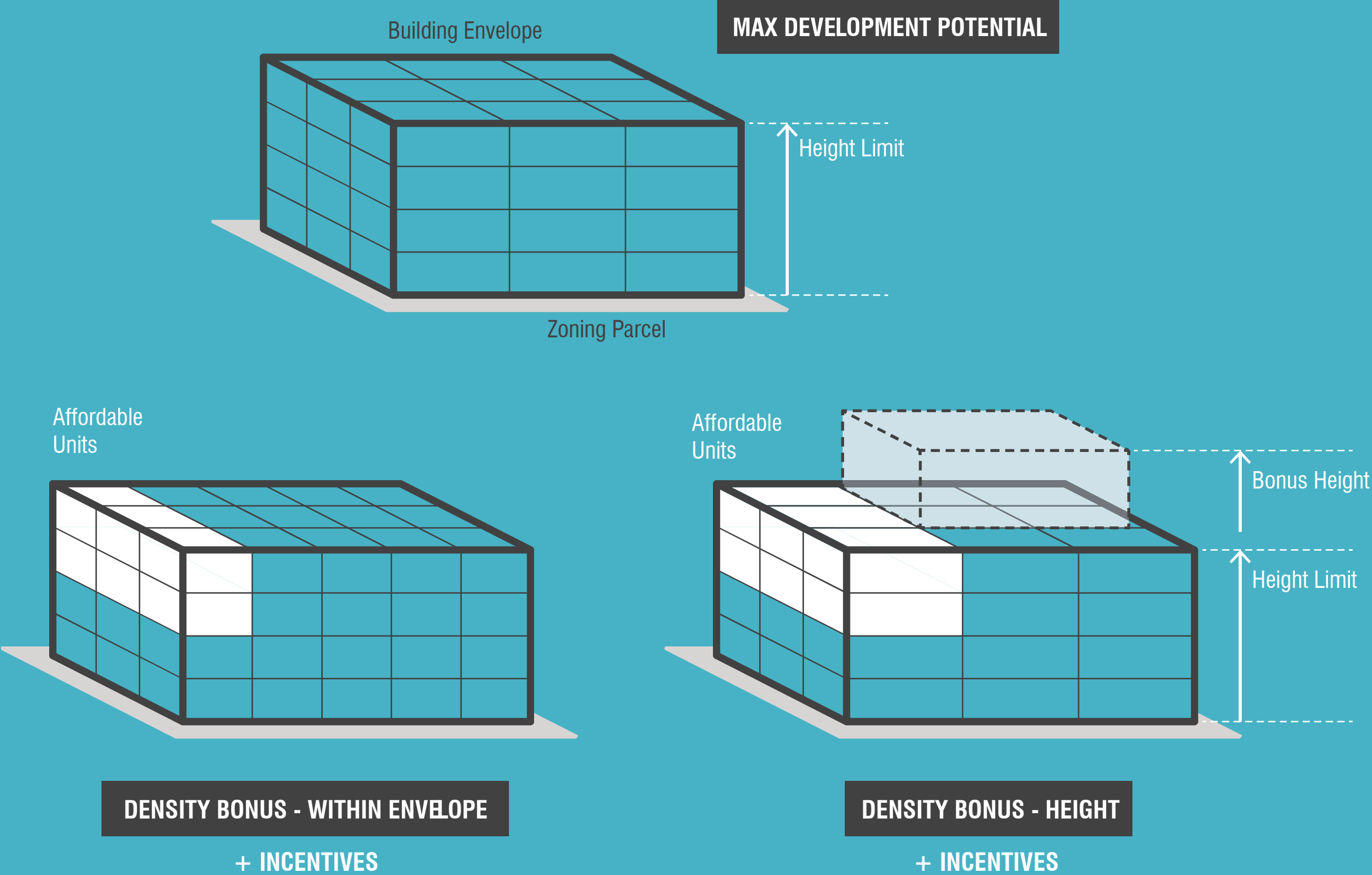


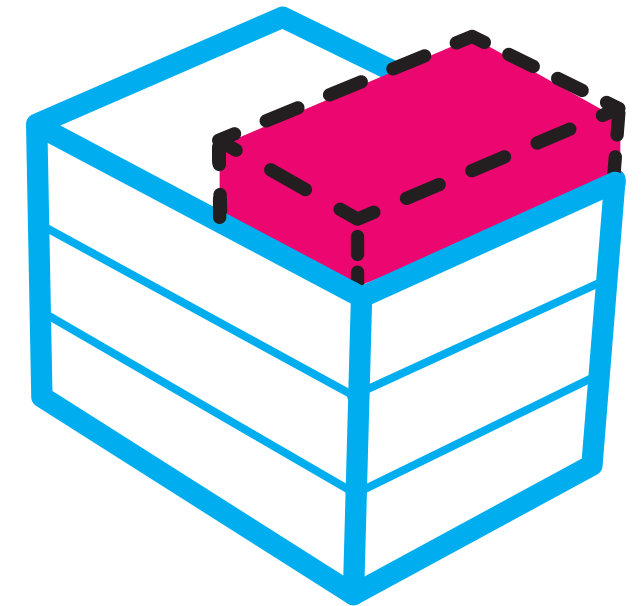


DENSITY BONUS PROGRAM

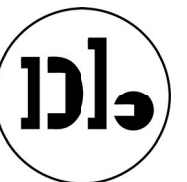
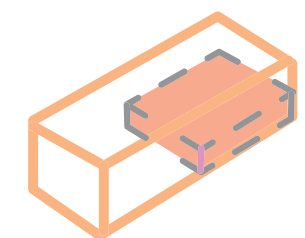
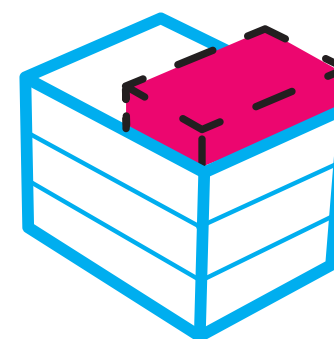
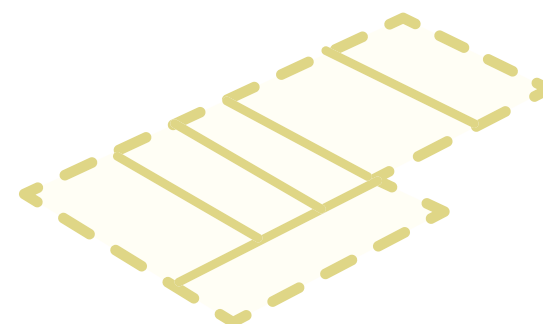
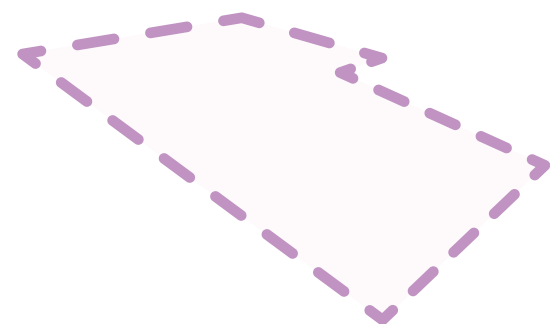


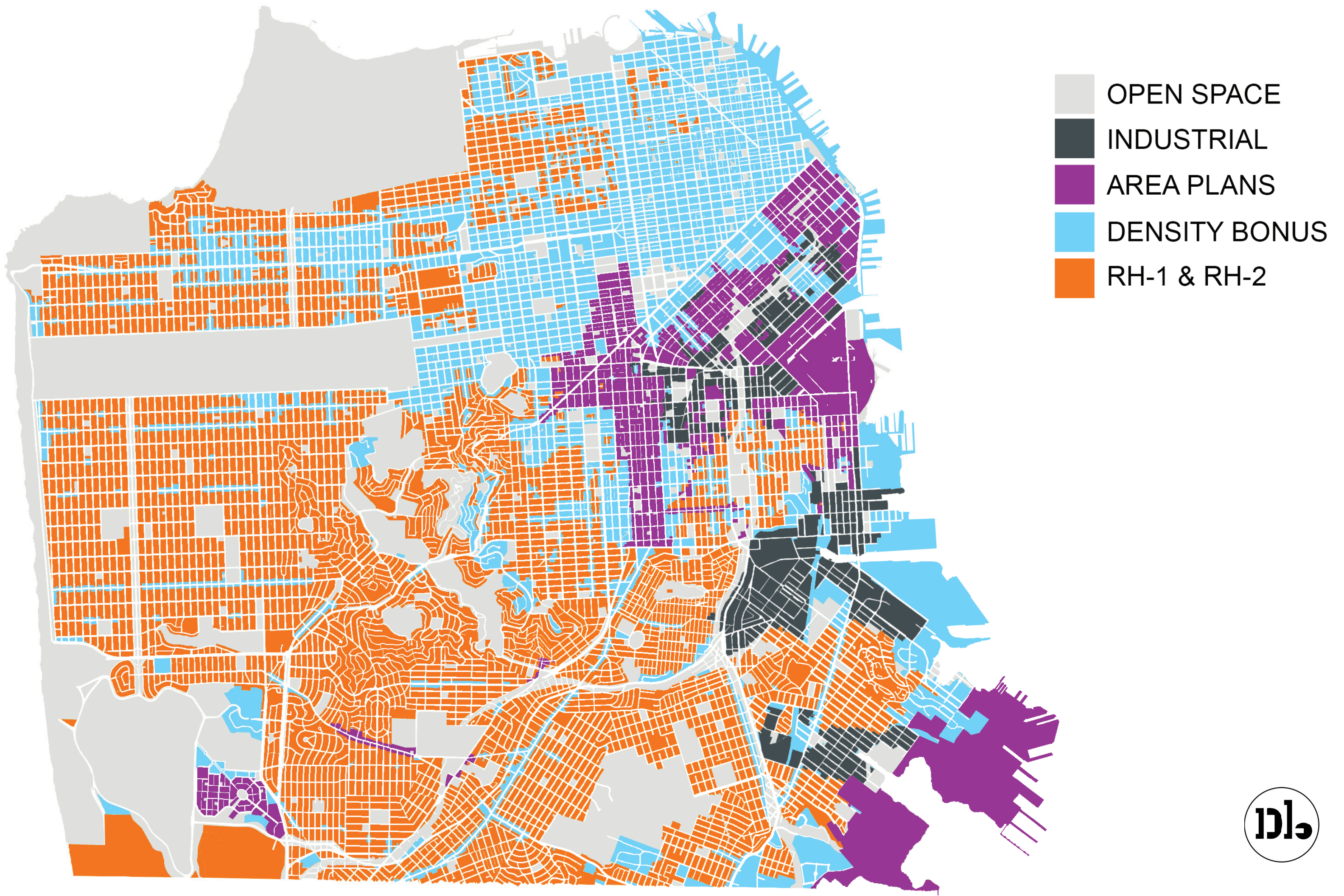
what is the state density bonus program?

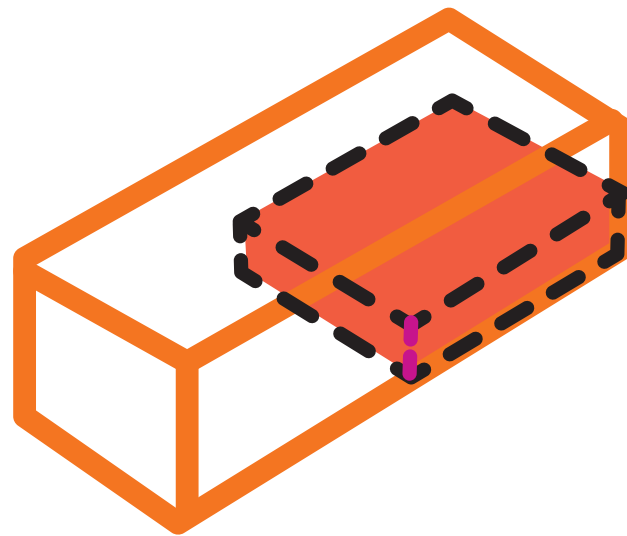




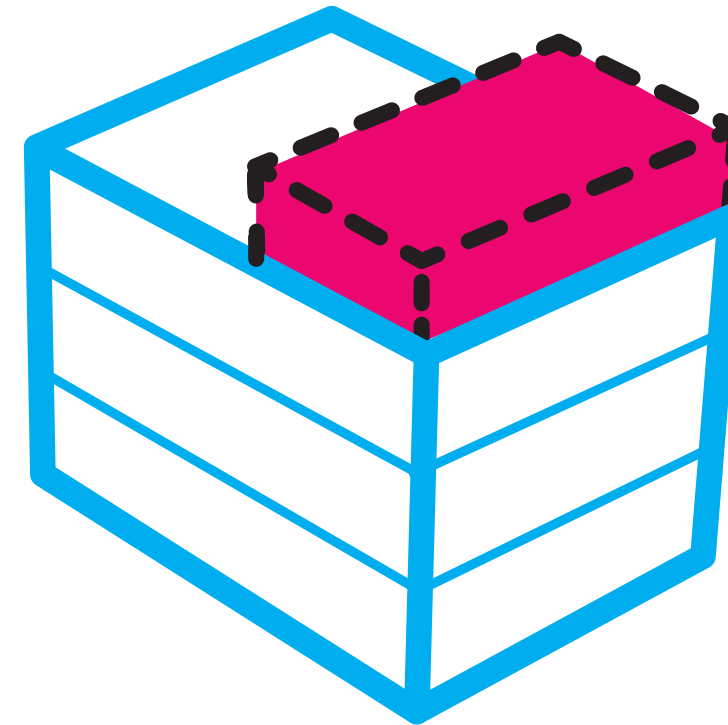
DENSITY BONUS PROGRAM





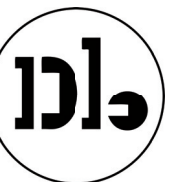


ACCESSORY
DWELLING
UNITS



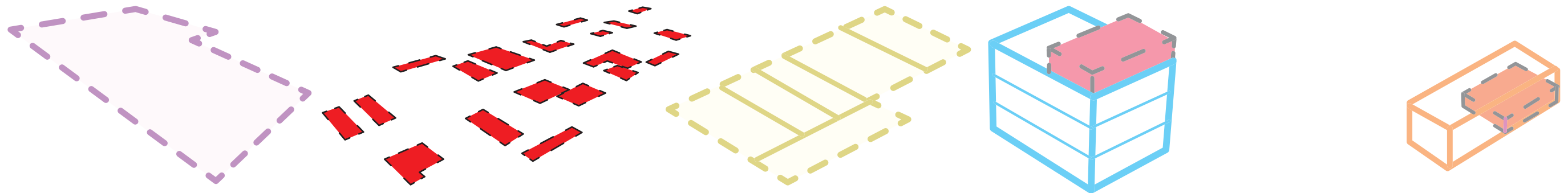
DENSITY
BONUS
PROGRAM

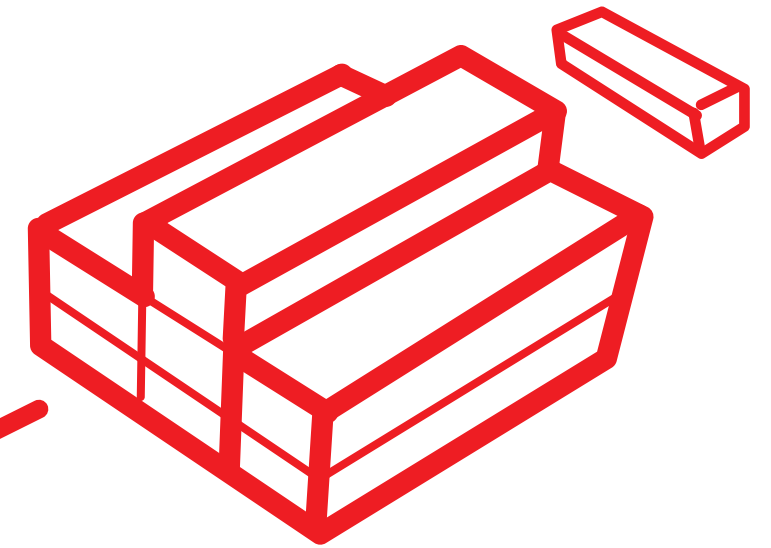
what tools should we add?



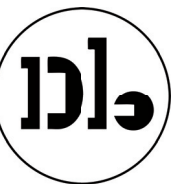
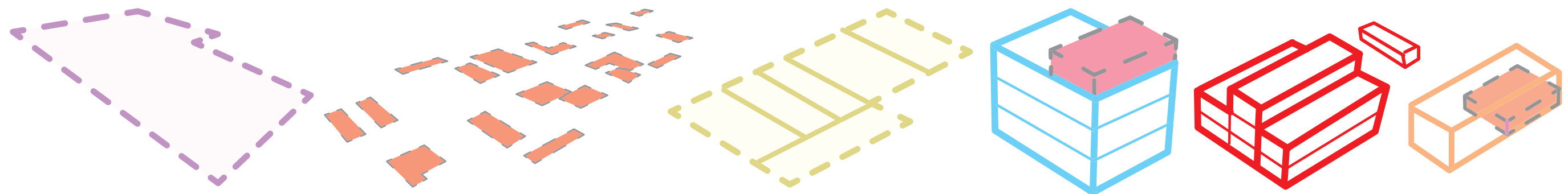


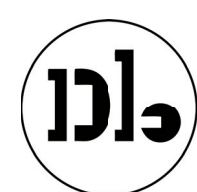
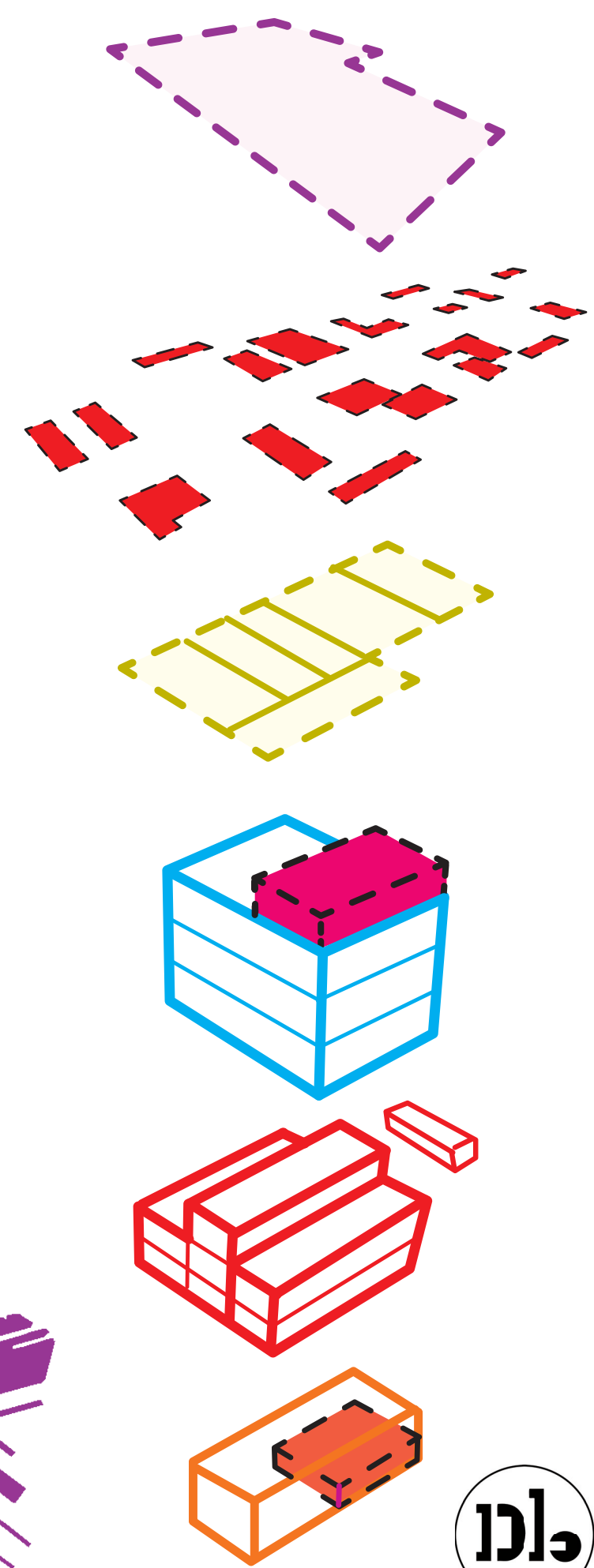
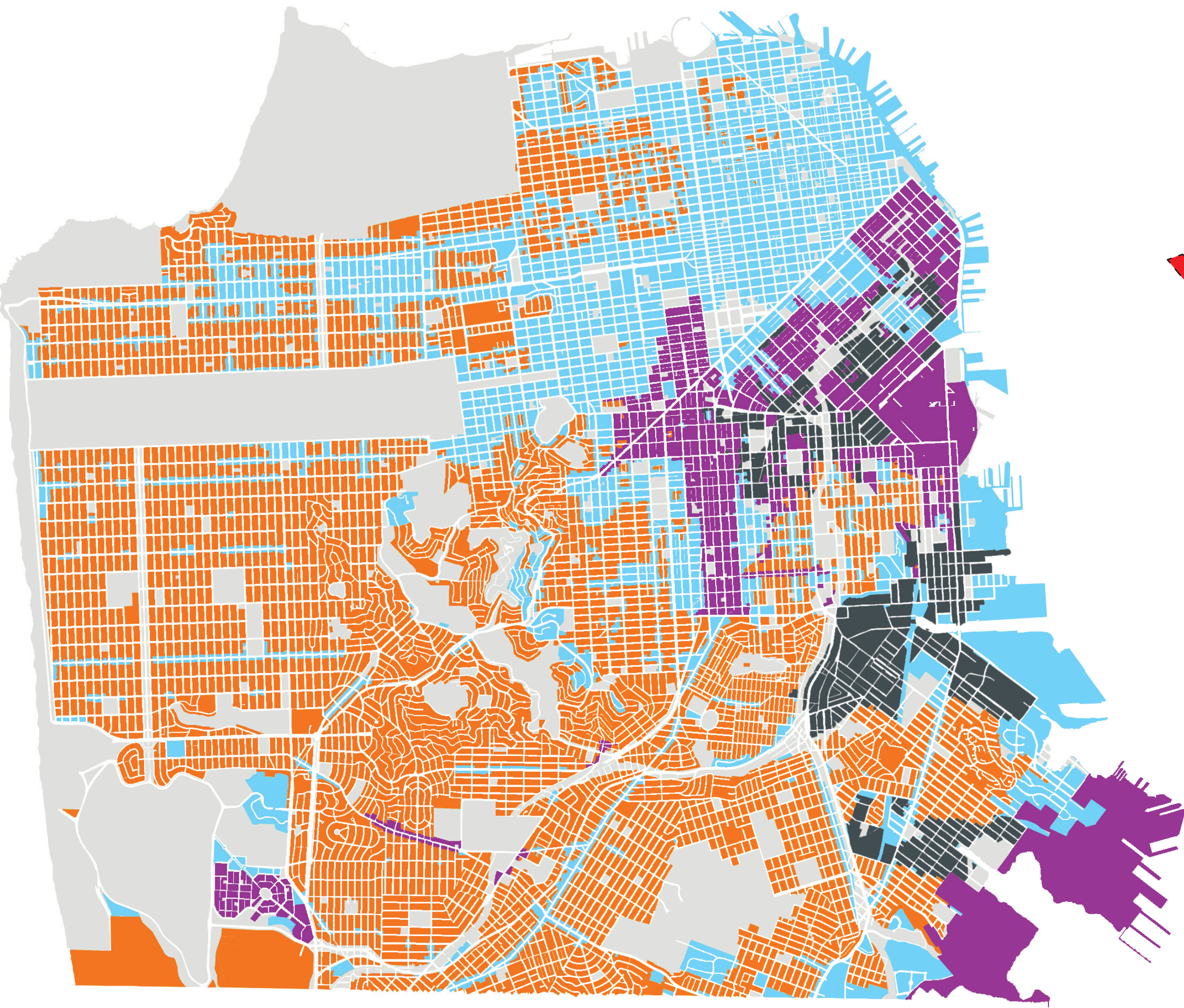
NEIGHBORHOOD MAIN STREET



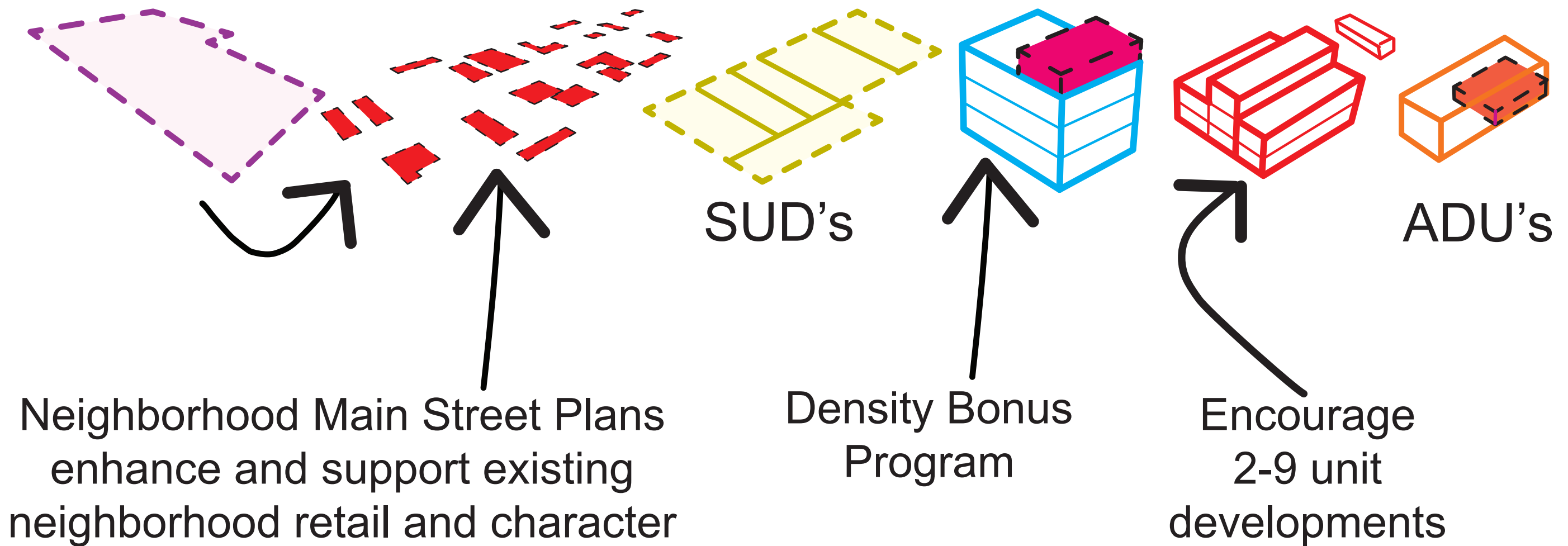


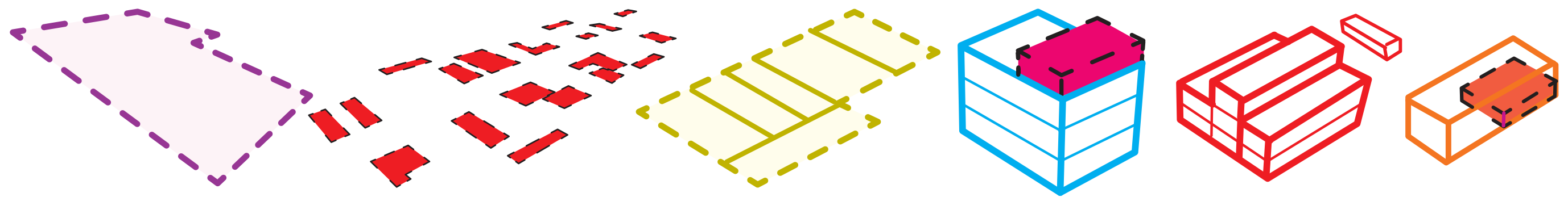
2-9 UNIT DEVELOPMENTS





our toolkit for designing density





thank you.

