The Redevelopment Agency and Planning Department are looking for incentives for property owners to forego vertical development in parcels nearest to the shoreline.

The Sub-Area Plan prioritizes the southern most portion of the shoreline for more open space adjacent to the open space proposed as part of HPS.

(i) The split height parcels may provide development flexibility to forego vertical development in parcels nearest to the shoreline.

(ii) Do you prefer split districts or would you like to designate specific heights on the flats?

(iii) What heights are preferred? Do the heights provide incentive for property owners to forego shoreline development?

Alternative Study: changes from the June 2009 draft:
1) Adjust area boundary to the north-west.
2) Require active ground floor or stoops throughout and add 5 feet to 28', 40' and 50' districts.
3) Reduce height limit from 50' to 45' on several parcels between Innes Ave. and Hudson Ave.
4) All Hillside parcels (west of Evans/ Hunters Point) are in 55' district.
5) Allow more flexibility in height allocation in portions of the PGE area and Flats by instituting split height districts.