

Question 1 reads:

Which elements of the current design would you like us to address and what suggestions do you propose?

By: [jamiewhitaker](#), Today, 9:16 PM EDT

I would like Rincon Hill Plan Objectives 1.2, 2.1, 3.1, 3.4, 3.5, 3.6, 3.7, 3.8, 4.1, 4.4, and 4.6, and Rincon Hill Plan Policies 3.2, 3.3, 3.4, 3.5, 3.7, 3.9 and 4.8 addressed by a new design. Most important is maintaining the view corridor running NW to SE in the middle of the block, and this would mean reducing the building floors in the middle of the current design - perhaps stop at the 3rd floor with the Main to Beale Street solid wall and create a break in the middle to ensure light and air reach the central common open space of BayCrest Towers.

OBJECTIVE 1.2

MAXIMIZE HOUSING IN RINCON HILL TO CAPITALIZE ON RINCON HILL'S CENTRAL LOCATION ADJACENT TO DOWNTOWN EMPLOYMENT AND TRANSIT SERVICE, WHILE STILL RETAINING THE DISTRICT'S LIVABILITY.

OBJECTIVE 2.1

PROVIDE QUALITY HOUSING IN A PLEASANT ENVIRONMENT THAT HAS ADEQUATE ACCESS TO LIGHT, AIR, OPEN SPACE AND NEIGHBORHOOD AMENITIES, AND THAT IS BUFFERED FROM EXCESSIVE NOISE.

OBJECTIVE 3.1

ACHIEVE AN AESTHETICALLY PLEASING RESIDENTIAL COMMUNITY.

OBJECTIVE 3.4

PRESERVE VIEWS OF THE BAY AND THE BAY BRIDGE FROM WITHIN THE DISTRICT AND THROUGH THE DISTRICT FROM DISTANT LOCATIONS, WHICH ARE AMONG THE MOST IMPRESSIVE IN THE REGION.

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OBJECTIVE 3.5

MAINTAIN VIEW CORRIDORS THROUGH THE AREA BY MEANS OF HEIGHT AND BULK CONTROLS THAT INSURE CAREFULLY SPACED

SLENDER TOWERS RATHER THAN BULKY, MASSIVE BUILDINGS.

OBJECTIVE 3.6

ENSURE ADEQUATE LIGHT AND AIR TO THE DISTRICT AND MINIMIZE WIND AND SHADOW ON PUBLIC STREETS AND OPEN SPACES.

OBJECTIVE 3.7

REDUCE THE PRESENT INDUSTRIAL SCALE OF THE STREETS BY CREATING A CIRCULATION NETWORK THROUGH THE INTERIOR BLOCKS, CREATING A STREET SCALE COMPARABLE TO THOSE IN EXISTING RESIDENTIAL AREAS ELSEWHERE IN THE CITY.

OBJECTIVE 3.8

ENCOURAGE A HUMAN SCALE STREETScape WITH ACTIVITIES AND DESIGN FEATURES AT PEDESTRIAN EYE LEVEL, AND AN ENGAGING PHYSICAL TRANSITION BETWEEN PRIVATE DEVELOPMENT AND THE PUBLIC REALM.

OBJECTIVE 4.4

ENSURE ADEQUATE SUNLIGHT AND MINIMIZE WIND AND SHADOW ON PUBLIC STREETS AND OPEN SPACES.

OBJECTIVE 4.6

CREATE AN INVITING AND PLEASANT MIDBLOCK PEDESTRIAN CORRIDOR TO THE WATERFRONT.

OBJECTIVE 4.1

CREATE A VARIETY OF NEW OPEN SPACES AND COMMUNITY FACILITIES FOR ACTIVE AND PASSIVE RECREATION TO MEET THE NEEDS OF A SIGNIFICANT NEW RESIDENTIAL POPULATION.

Policy 3.2: Vary tower heights to avoid the visual benching created by a number of buildings whose tops are at the same elevation.

Policy 3.3: Minimize tower bulk to the dimensions shown in Figure 4, to ensure a feasible tower floorplate, to create elegant, slender towers and to preserve views and exposure to light and air.

Policy 3.4: Require towers to be spaced no less than 115 feet apart, the maximum plan dimension per Figure 4 for towers over 85 feet in height, to minimize shadowing

of streets and open space, and to preserve at least as much sky plane as tower bulk.

In recognition of pipeline housing projects at 375 and 399 Fremont Street, tower spacing less than 115 feet to a minimum of 80 feet may be permitted to encourage the provision of housing on these sites in keeping with the overall goals of this plan, provided that the other urban design and planning policies of the plan are met.

Policy 3.5: Allow no more than three towers per block, to optimize exposure to light and air from residential units, streets and open spaces.

In recognition of pipeline housing projects at 375 and 399 Fremont Street, up to four towers on Assessor's Block 3747 may be permitted, to encourage the provision of housing on these sites in keeping with the overall goals of this plan, provided that the other urban design and planning policies of the plan are met.

Policy 3.7: Maintain and reinforce views of the Bay Bridge and views of downtown as seen from the Bay Bridge.

Policy 3.9: Minimize shadows on streets, open spaces and residential units, and the creation of surface winds near the base of buildings.

Policy 4.8: Require new development to provide private open space in relation to a development's residential area at a ratio of 75 square feet of open space per unit.