

# Topics for Further Refinement: Land Use

- Requiring purchase of development capacity (FAR/TDR)
- Office-to-residential ratios on large lots
- Neighborhood-serving uses
- Commercial displacement
- Formula retail controls
- Hotel controls – size and location
- Arts and entertainment (incentives, conflicts, etc.)
- The Flower Mart
- Athletic facilities

# Topics for Further Refinement: Urban Form

- Incentives for retention of non-historic buildings
- Limiting consolidation of parcels
- Setbacks and building bulk controls
- Design guidelines for key development sites

# Topics for Further Refinement: Public Realm

- Design and location of new park near 4th, 5th, Brannan, and Bryant
- Design of other proposed open spaces

# Topics for Further Refinement: Implementation

- What impact fees can be spent on
- Infrastructure priorities
- Geographic Allocation of Impact Fees

# Topics for Further Refinement: Parallel Processes

- The effect of sea level rise and climate change
- Streets and transportation (including pedestrians, bicycles, and transit)
- Eco-District/neighborhood greening