

PLANNING AREAS BY CATEGORY
San Francisco

Key Sites

1, 2, 3, 26, 33, 35, 53, 64, 89, 105, 116

Residential

4, 6, 10, 12, 13, 43, 45, 46, 52, 58, 63, 69, 70, 71, 72, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 90, 91, 92, 94, 95, 96, 97, 98, 99, 100, 101, 103, 107, 112, 113, 114, 115, 117, 118, 120, 121, 124, 126, 127, 132, 133, 136, 140, 144, 145, 146, 147

Mixed Use

5, 15, 16, 23, 31, 62, 88, 93, 106, 108, 110, 111, 119, 122, 123, 129, 131, 139, 141, 142

Town Centers/Downtowns

9, 17, 18, 19, 20, 21, 22, 24

Employment Centers/Institutions

7, 8, 11, 14, 25, 27, 28, 29, 30, 32, 36, 37, 38, 39, 40, 41, 42, 44, 47, 48, 49, 50, 51, 54, 55, 56, 57, 59, 60, 61, 66, 67, 68, 73, 102, 104, 109, 125, 128, 130, 134, 135, 138, 148

Transit Center (Station Area)

18, 19, 20, 21, 22, 28, 29, 30, 31, 32, 33, 41, 43, 46, 47, 48, 59, 60, 61, 62, 70, 71, 72, 76, 77, 78, 83, 87, 88, 89, 90, 92, 93, 94, 96, 100, 101, 129

Transit Corridor

5, 7, 11, 14, 20, 23, 31, 32, 37, 41, 44, 48, 55, 57, 60, 68, 72, 73, 76, 78, 80, 82, 85, 93, 99, 102, 104, 109, 111, 115, 119, 123, 130, 132, 138, 141, 142, 146

Regional Agencies Smart Growth Strategy
Bay Area Alliance for Sustainable Development Regional Livability Footprint Project
SAN FRANCISCO COUNTY
KEY SITES

Candlestick: This area, formerly called Candlestick Park and now named 3Com Park, is home to the San Francisco 49ers. The Park was opened in 1960 and was originally named for the jagged rocks and trees that rose from the tidelands like giant candlesticks. San Francisco sold the naming rights to 3Com Corporation in 1995 and the San Francisco Giants played at Candlestick until September 1999. There has been discussion about reusing the site, possibly as a shopping mall. Another idea has been to allow a portion of the parking lot to be used for people who are vehicularly housed to park their cars.

Hunters Point Redevelopment: This key site is the 500-acre Hunters Point Shipyard. The Shipyard is a predominantly flat peninsula punctuated by Hunters Point Hill. The Shipyard was closed as part of the Department of Defense's 1991 Base Realignment and Closure, and later transferred to the City. The SF Board of Supervisors designated the Shipyard as a Redevelopment Survey Area in 1993. In 1997, after a multi-year community planning effort, the Board adopted the Hunter Point Naval Shipyard Redevelopment Plan. Guidelines for development include creating jobs, supporting existing businesses and an artist's community, creating a mix of new businesses, and balancing development and environmental conservation.

Hunters Point Shipyard is a Superfund site that is lacking funds for its clean up program, even though the US Senate recently approved \$50 million in cleanup funds. For 50 years, the Navy used the shipyard to store and distribute fuel, electroplate batteries, repair submarines and do metal work. There are petroleum wastes, solvents, metals and toxic polychlorinated biphenyl in the soil and groundwater. There is also radioactive waste. There was a long-burning underground fire in the area recently.

There are other redevelopment projects in the area:

The San Francisco Board of Supervisors adopted the Redevelopment Plan for the Hunters Point Redevelopment Project Area in 1969. Under a Master Plan, the area has been developed as a new residential community with supporting community facilities and improved street patterns. Prior to redevelopment, the 137-acre hill area was partly vacant land largely occupied by temporary wartime housing built by the Federal Government during World War II. The land was subsequently turned over the San Francisco Housing Authority. The large amount of vacant land in the area permitted the Redevelopment Agency to begin its new development program by constructing new low-to-moderate-income housing. Approximately 1,750 units of new housing have been constructed and 122 units of housing were rehabilitated in the Hunters Point Area. Another 42 units are scheduled to be built. One hundred percent of the units are for households of low to moderate incomes.

Bayview Hunter's Point Redevelopment area is home to more than 500 heavy and light industrial, retail and commercial establishments and a diverse population of approximately 34,000. There are many vacant parcels and buildings. Nearly 25% of the area's buildings are deteriorated. Many of the industrial areas abut residential neighborhoods. Goals for the area include developing housing and commercial space.

Mid-Market: Both the Redevelopment Agency and the Planning Department and the Redevelopment Agency are involved with plans for revitalization of the Mid-Market area. The area was designated as a Survey Area in 1995, and a Concept Plan was developed that discussed issues and opportunities in the area, and identified programs and projects that would assist in the corridor's revitalization. The Department of Public Works has begun to implement several of the pedestrian lighting, signage and open space renovation elements found in the Concept Plan. A portion of this area was recommended to become a redevelopment area.

The Better Neighborhoods 2002 project is in the process of developing a Market and Octavia Neighborhood Plan. This community involvement process has been happening since 2000, with an upcoming fourth neighborhood workshop. The Market and Octavia Neighborhood Plan includes reconfiguring and restoring portions of the local street grid pattern, infill building forms and land use concepts for the lands freed by removal of the Central Freeway, recommendations for the freeway touchdown design at Market Street to improve safety, improvement programs for the Market Street corridor and nearby residential neighborhoods, and ways to provide public services and increase housing affordability for neighborhood residents.

Mission Bay: The Mission Bay development is divided into two redevelopment project areas, totaling 303 acres. Mission Bay North consists of approximately 65 acres of land adjacent to the Pacific Bell Ballpark and the Caltrain terminal, and Mission Bay South consists of approximately 238 acres. Catellus Development Corporation is the owner of all of the privately-held land in Mission Bay North, and of all but two developable parcels in Mission Bay South.

The maximum development program for the Mission Bay North Project Area includes:

- × 3,000 housing units, of which 20% (600) will be affordable units, developed through a combination of inclusionary rental and ownership units included in private development, and non-profit developers.
- × 505,000 square feet of city-serving and neighborhood-serving retail space.
- × 6 acres of public open space, including a landscaped promenade along the north edge of China Basin Channel.

The maximum development program for the Mission Bay South Project Area includes:

- × 3,090 housing units, of which 37% (1,100) will be affordable units developed by non-profit developers on up to 12.2 acres to be transferred by Catellus to the Redevelopment Agency.
- × A 43-acre UCSF research campus containing 2.65 million sq. ft. of building space, on property to be donated by Catellus and the City.
- × A 500-room hotel, which may include 50,000 square feet of urban entertainment uses.
- × 5 million square feet of commercial industrial space (e.g., office, research & development, private bio-technology).
- × 210,000 square feet of city-serving and neighborhood-serving retail space on property.
- × An additional 954,000 square feet of commercial industrial space and 85,000 square feet of retail space on non-Catellus properties.
- × 43 acres of public open space
- × A new 500-student public school on land to be donated by UCSF.
- × An expanded fire and police station.

Mission Bay is expected to create over 31,000 new permanent jobs, in addition to hundreds of construction jobs. Development will take place over 20 to 30 years, and will require investment in new public infrastructure, to be financed through Mello-Roos Community Facilities Districts and tax increment.

Housing: 6,090 Jobs: 31,000

Muni Sheds: This key site is located within the Balboa Park Station Better Neighborhood area. The Balboa Park Station Area focuses on the surrounding Balboa Park Station as well as the commercial district along Ocean Avenue to the west of the station. The key goals of the plan are to improve the function of the station for all users, including possibilities for retail, housing or office development near the station. Additional goals include linking the station with its surrounding neighborhood by means of public streetscape improvements and new development, as well as new open space and/or development along Ocean Avenue.

At the Presidio: Main Post/Crissy Field/Letterman and Southwest Hills:

History: More than 200 years ago a Spanish expedition from Mexico established the Presidio as a military post. After the United States won the Mexican-American War in 1848, the U.S. Army controlled the Presidio until 1994. As a result of the Base Closure and Realignment Act, the Presidio was transferred to the National Park Service. In 1996, Congress enacted the Presidio Trust Act, which created the Presidio Trust as a unique government corporation charged with administration of the interior portions of the Presidio while the National Park Service continues to administer the Presidio's coastal areas. The Trust is required to preserve and enhance the Presidio's resources for public use while managing its area to become financially self-sufficient by 2013. Continuing a public process that began in July 2000, the Trust has now published the Draft Presidio Trust Implementation Plan (PTIP) and Draft Environmental Impact Statement. The Public Hearing on the Draft PTIP and EIS are to be held soon with the close of comments period October 25, 2001.

Existing conditions: 500 developed acres, almost 700 open space acres, almost 6 million square feet of building space, 429 historic buildings, 302 non-historic buildings, and 1,654 housing units. Three of the main areas are:

- × Southwest Hills: various buildings for lease, including the Baker Beach units and the Public Health Service Hospital site
- × Main Post/Crissy Field: office use, mixed use and visitor programs
- × Letterman District: office, residential and support uses

Treasure Island:

History: The construction of Treasure Island began in 1936 and was completed in early 1939. To build the 403-acre Island, 29 million cubic yards of sand and gravel were transported to or dredged from the Bay and the Sacramento River delta. The name "Treasure Island" refers to the gold-laden fill dirt that washed down from the Sierras into the Bay, from which fill was dredged to create the island. The Island was built to hold the Golden Gate International Exposition "Fair" in 1939 and 1940, which celebrated the engineering of the Golden Gate Bridge and the San Francisco and Oakland Bay Bridge, as well as celebrated the ascendancy of California and San Francisco as an economic, political and cultural force in the increasingly important Pacific region.

In 1941, as American involvement in World War II was becoming more certain, the Island was leased from the City of San Francisco by the United States Government. On April 1st, 1941, it became a military base known as Naval Station Treasure Island which also included portions of Yerba Buena Island. During WWII, the Islands served as a gateway to and from the Pacific. After the War, the Islands served as a major center for thousands of Navy personnel returning from the War.

Existing conditions: In September 1993 the Department of Defense decided to close the Naval Station and return it to civilian use. Over the next few years much of the Island will return to the City to provide recreation, open space, economic development, and other publicly oriented uses. Currently, there is a school, rental housing, MUNI service, two restaurants, a marina and 12 facilities available for rent for special occasions. There is also a museum, which is currently closed. In total, there are approximately 1,000 residential units on the Island. Some of these are being rehabilitated and some are being rented. There is also a coalition of organizations that provide transitional housing on the Island.

The Treasure Island Development Authority (TIDA), established in 1997, is a non-profit public benefit corporation that oversees the redevelopment of Treasure Island. The Draft Reuse Plan for former Naval Station Treasure Island, endorsed by the City's Planning Commission and Board of Supervisors in 1996, sets forth broad land use planning objectives and policies for the redevelopment of Treasure Island. The Urban Land Institute (ULI) wrote a report in 1996 that recommended that the development concept for Treasure Island focus on the creation of a destination recreation, entertainment, and cultural center that would serve both residents and visitors to the Bay Area.

The Treasure Island Development Authority issued a Request for Proposals at the end of 2000 for developers who are interested in finding creative solutions to redeveloping the Island. The TIDA recently accepted proposals for development from Treasure Island Community Development to build houses and hotels, and Navillus Associates to build hotels, museums and two small power generators. The TIDA is seeking additional proposals.

*Regional Agencies Smart Growth Strategy
 Bay Area Alliance for Sustainable Development Regional Livability Footprint Project*

Data Entry Sheet
SAN FRANCISCO COUNTY
 October 13, 2001

GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (26%)	Low (10%)	Moderate (28%)	Above-Moderate (36%)
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Scenario Name	Density Dialup Location	Dialup Residential Density	Dialup Employment Density

GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (26%)	Low (10%)	Moderate (28%)	Above-Moderate (36%)
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GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (26%)	Low (10%)	Moderate (28%)	Above-Moderate (36%)
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GROUP #: _____

Planning Area #	Place Type or % Increase (new PT must =100%)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (26%)	Low (10%)	Moderate (28%)	Above-Moderate (36%)
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GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (26%)	Low (10%)	Moderate (28%)	Above-Moderate (36%)
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GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (26%)	Low (10%)	Moderate (28%)	Above-Moderate (36%)
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GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (26%)	Low (10%)	Moderate (28%)	Above-Moderate (36%)
116							
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GROUP #: _____

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (26%)	Low (10%)	Moderate (28%)	Above-Moderate (36%)
136							
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148							

EXISTING CONDITIONS TABLE

SAN FRANCISCO

Planning Area	Households	Jobs	Pedestrian Index	Place Type Category
1	296	1,878	1	Key/Pivotal Site
2	233	1,555	1	Key/Pivotal Site
3	800	-	2	Key/Pivotal Site
4	5,709	2,948	4	Residential
5	2,705	2,267	3	Mixed Use
6	5,866	3,831	4	Residential
7	3,904	11,460	4	Employment Center/Institution
8	2,037	12,947	4	Employment Center/Institution
9	2	5,611	3	Downtown/Town Center
10	3,630	1,332	3	Residential
11	1,525	4,785	4	Employment Center/Institution
12	1,756	243	4	Residential
13	3,878	206	3	Residential
14	1,977	7,043	3	Employment Center/Institution
15	11,245	17,728	4	Mixed Use
16	9,243	19,703	5	Mixed Use
17	540	7,561	5	Downtown/Town Center
18	1,320	9,811	3	Downtown/Town Center
19	552	61,696	5	Downtown/Town Center
20	117	1,928	4	Downtown/Town Center
21	965	10,915	4	Downtown/Town Center
22	753	107,883	5	Downtown/Town Center
23	3,115	4,646	4	Mixed Use
24	9,063	14,567	5	Downtown/Town Center
25	1,177	13,507	4	Employment Center/Institution
26	2,484	34,653	4	Key/Pivotal Site
27	2,385	23,396	3	Employment Center/Institution
28	142	1,286	3	Employment Center/Institution
29	486	5,128	3	Employment Center/Institution
30	588	10,190	4	Employment Center/Institution
31	512	800	4	Mixed Use
32	4	1,215	4	Employment Center/Institution
33	8	1,673	1	Key/Pivotal Site
35		829	1	Key/Pivotal Site
36	117	2,361	4	Employment Center/Institution
37	215	5,215	4	Employment Center/Institution
38	4	3,944	4	Employment Center/Institution
39	116	2,839	3	Employment Center/Institution
40	317	4,362	3	Employment Center/Institution
41	3,342	7,991	4	Employment Center/Institution
42	1,125	7,129	3	Employment Center/Institution
43	3,174	1,552	4	Residential
44	626	3,428	3	Employment Center/Institution
45	257	168	3	Residential
46	4,364	3,978	4	Residential
47	100	1,793	2	Employment Center/Institution
48	187	4,099	2	Employment Center/Institution
49	14	2,947	2	Employment Center/Institution
50		1,000	1	Employment Center/Institution

Planning Area	Households	Jobs	Pedestrian Index	Place Type Category
51	111	3,244	1	Employment Center/Institution
52	3,439	93	2	Residential
53	89	954	1	Key/Pivotal Site
54	169	1,953	1	Employment Center/Institution
55	715	2,035	2	Employment Center/Institution
56	63	14,721	1	Employment Center/Institution
57		2,571	2	Employment Center/Institution
58	2,717	1,109	2	Residential
59	222	1,411	1	Employment Center/Institution
60	186	682	2	Employment Center/Institution
61	116	322	1	Employment Center/Institution
62	1,000	1,064	1	Mixed Use
63	90	67	1	Residential
64		231	1	Key/Pivotal Site
66		953	1	Employment Center/Institution
67	63	775	1	Employment Center/Institution
68	188	2,072	1	Employment Center/Institution
69	4,267	1,349	2	Residential
70	474	172	2	Residential
71	756	16	2	Residential
72	238	97	2	Residential
73	142	344	2	Employment Center/Institution
74	3,367	1,044	2	Residential
75	6,764	717	3	Residential
76	321	149	3	Residential
77	1,545	639	4	Residential
78	961	314	5	Residential
79	8,231	593	2	Residential
80	1,264	1,063	4	Residential
81	976	-	2	Residential
82	748	287	2	Residential
83	772	166	2	Residential
84	226	144	2	Residential
85	1,062	32	3	Residential
86	3,701	6	2	Residential
87	687	2	2	Residential
88	856	1,166	3	Mixed Use
89	55	437	3	Key/Pivotal Site
90	430	79	3	Residential
91	395	25	3	Residential
92	782	419	3	Residential
93	738	750	4	Mixed Use
94	598	12	3	Residential
95	1,800	122	3	Residential
96	2,727	452	3	Residential
97	1,345	225	3	Residential
98	9,836	2,720	4	Residential
99	2,673	244	5	Residential
100	6,887	987	5	Residential
101	3,908	2,847	5	Residential
102	1,902	5,176	5	Employment Center/Institution

Planning Area	Households	Jobs	Pedestrian Index	Place Type Category
103	2,591	563	5	Residential
104	798	2,592	4	Employment Center/Institution
105	1,072	408	4	Key/Pivotal Site
106	1,501	3,925	4	Mixed Use
107	17,900	7,585	3	Residential
108	767	766	4	Mixed Use
109	2,893	12,632	3	Employment Center/Institution
110	5,544	7,848	3	Mixed Use
111	3,888	6,344	4	Mixed Use
112	6,426	4,508	3	Residential
113	2,707	847	3	Residential
114	3,420	2,423	3	Residential
115	699	129	3	Residential
116	3	41	1	Key/Pivotal Site
117	2,951	913	3	Residential
118	2,652	739	2	Residential
119	1,592	1,972	3	Mixed Use
120	11,037	3,587	3	Residential
121	5,057	503	3	Residential
122	1,394	2,346	3	Mixed Use
123	1,030	954	5	Mixed Use
124	3,694	547	3	Residential
125	204	9,846	2	Employment Center/Institution
126	8,751	3,939	2	Residential
127	7,754	928	2	Residential
128	190	1,100	2	Employment Center/Institution
129	49	59	3	Mixed Use
130	339	2,687	5	Employment Center/Institution
131	178	259	4	Mixed Use
132	1,728	286	2	Residential
133	3,930		4	Residential
134	-	8,958	3	Employment Center/Institution
135	-	3,000	2	Employment Center/Institution
136	1,603	493	3	Residential
137				a park - not subject to change
138	132	582	5	Employment Center/Institution
139	652	853	2	Mixed Use
140	4,553	89	2	Residential
141	1,008	1,000	2	Mixed Use
142	7,678	9,000	5	Mixed Use
144	3,487	1,543	3	Residential
145	12,831	2,542	3	Residential
146	2,502	1,235	5	Residential
147	3,451	923	3	Residential
148	40	400	4	Employment Center/Institution

Population, Household and Employment Growth 2000-2020

SAN FRANCISCO

Jurisdiction	<i>ABAG Household Projection</i>				<i>ABAG Jobs Projection</i>				Illustrative Example (a)	
	2000	2020	# Change	% Change	2000	2020	# Change	% Change	Housing	Projected Housing
									Balance (b)	Challenge (c)
San Francisco	315,550	331,470	15,920	5.0%	628,860	731,660	102,800	16.3%	68,533	52,613

Notes:

- (a) The Regional Agencies Smart Growth Steering Committee has adopted a range of calculations of how many units are needed to house projected workers, which range from 20,000 to 70,000 units for San Francisco County. For illustrative purposes only, the high end of this range is shown and disaggregated in these two columns.
- (b) Represents the new households needed to match job growth assuming 1.5 employed residents per household.
- (c) Represents the difference between current ABAG household projections and the number of households needed to achieve jobs housing balance.

Projected Affordability Need:

- Very Low Income: 26%**
- Low Income: 10%**
- Moderate Income: 28%**
- Above Moderate Income: 36%**