



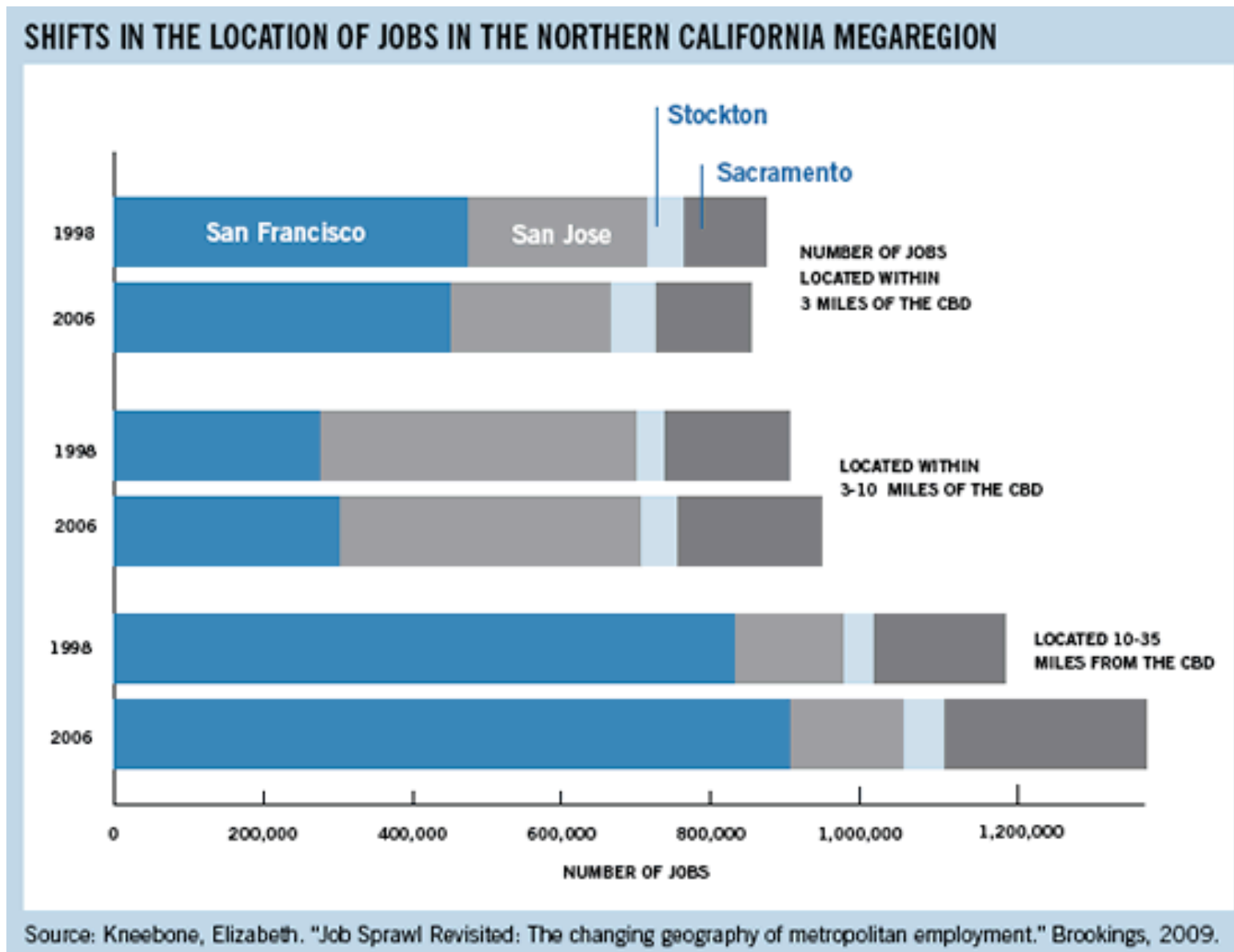
SAN FRANCISCO  
PLANNING + URBAN RESEARCH  
ASSOCIATION

# PLANNING JOB CENTERS TO REDUCE EMISSIONS

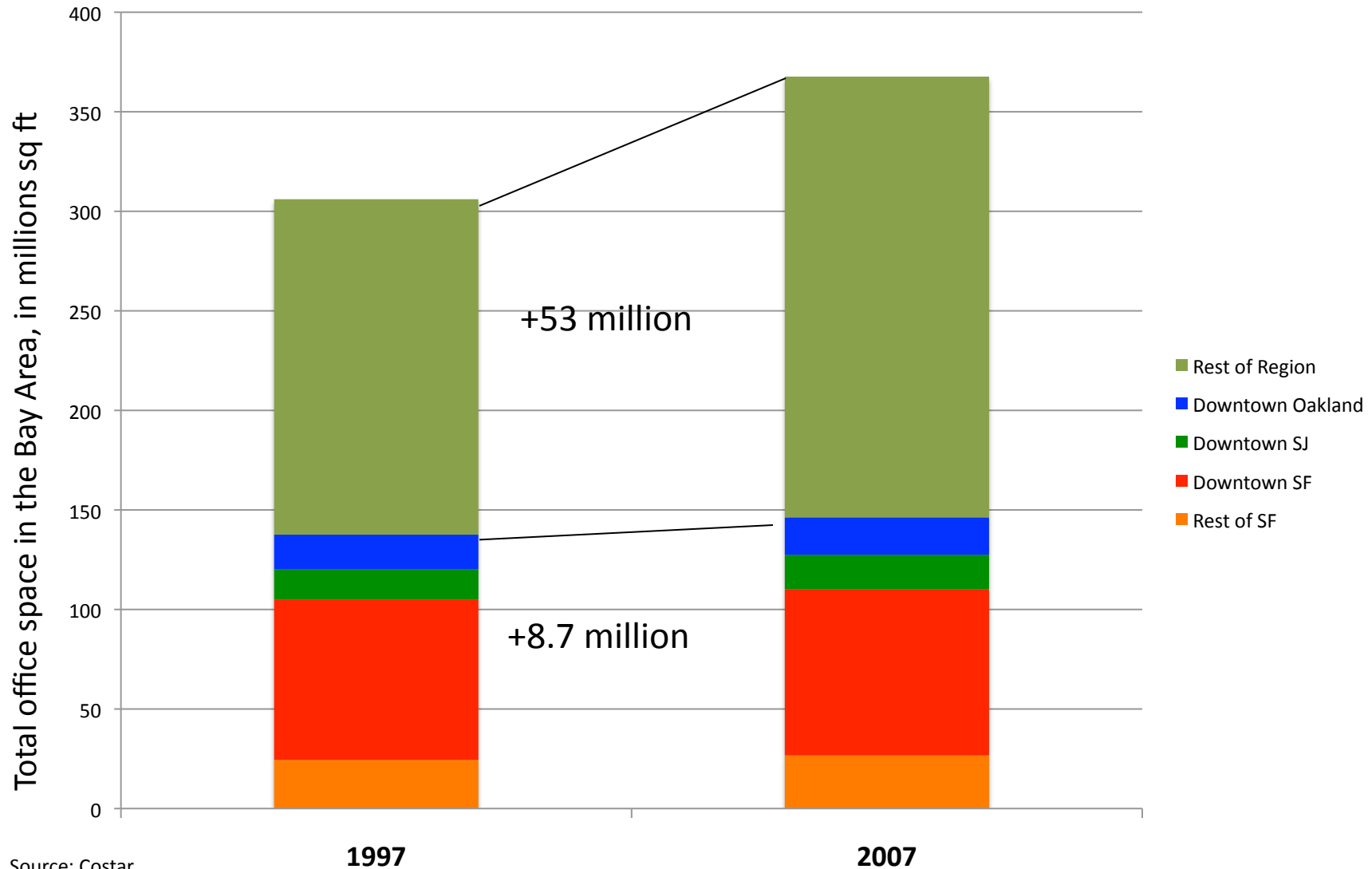
A SPUR FORUM

Egon Terplan  
Regional Planning Director  
San Francisco Planning and Urban  
Research Association (SPUR)

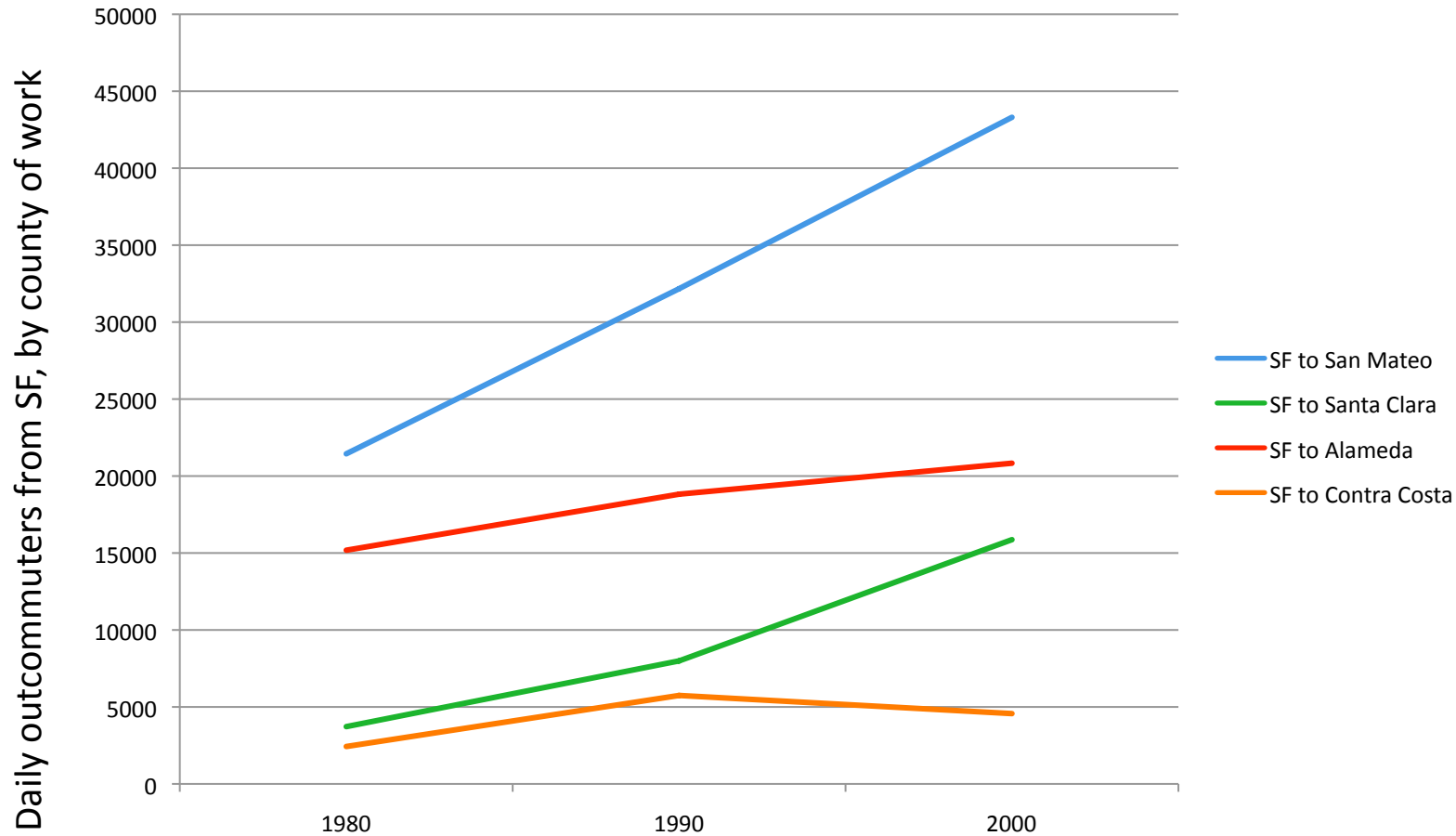
# Job sprawl is increasing



# Trend #2: Most new office space is in the suburbs, not in transit served downtowns

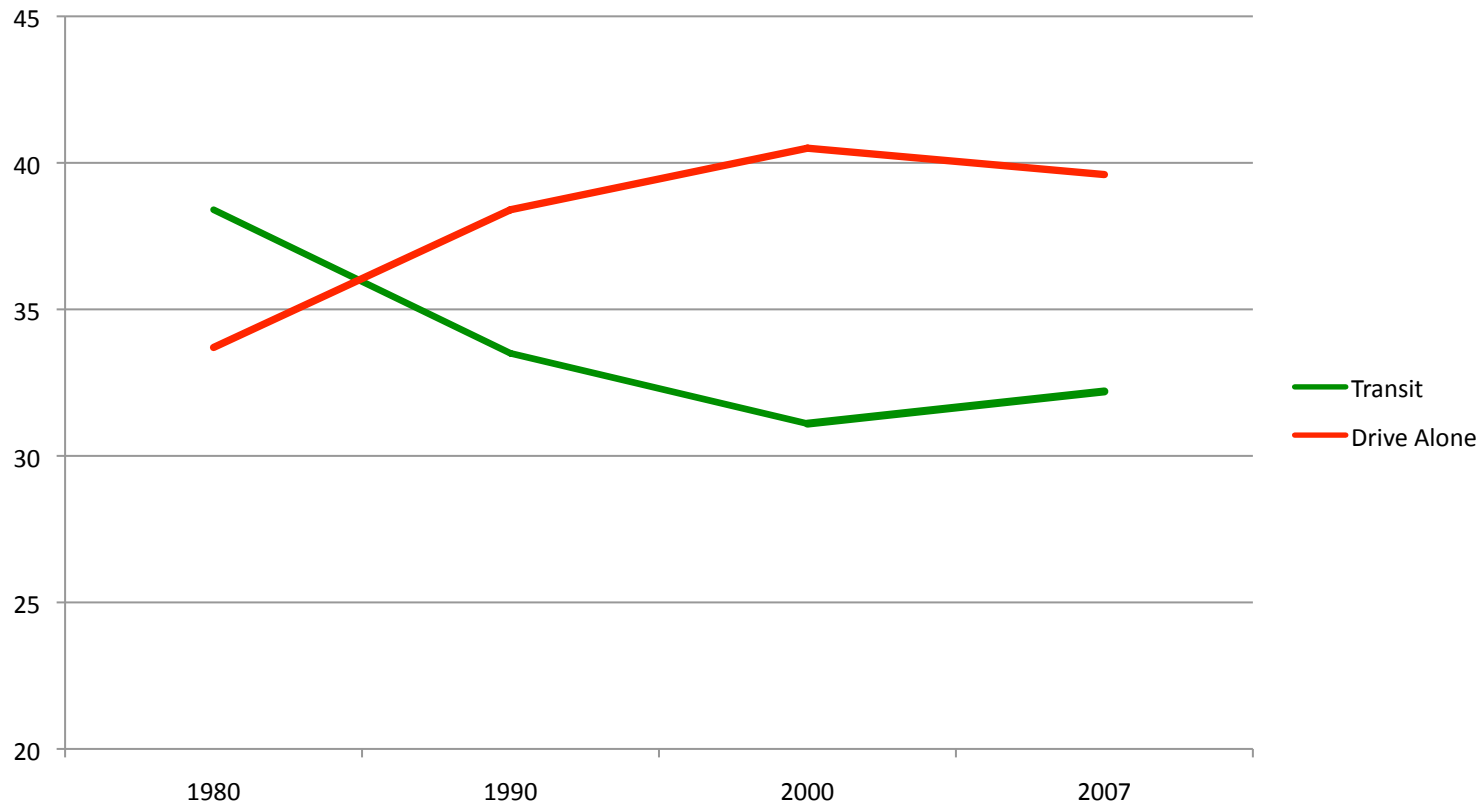


# More San Francisco residents are now leaving the city for work in the East Bay or South Bay

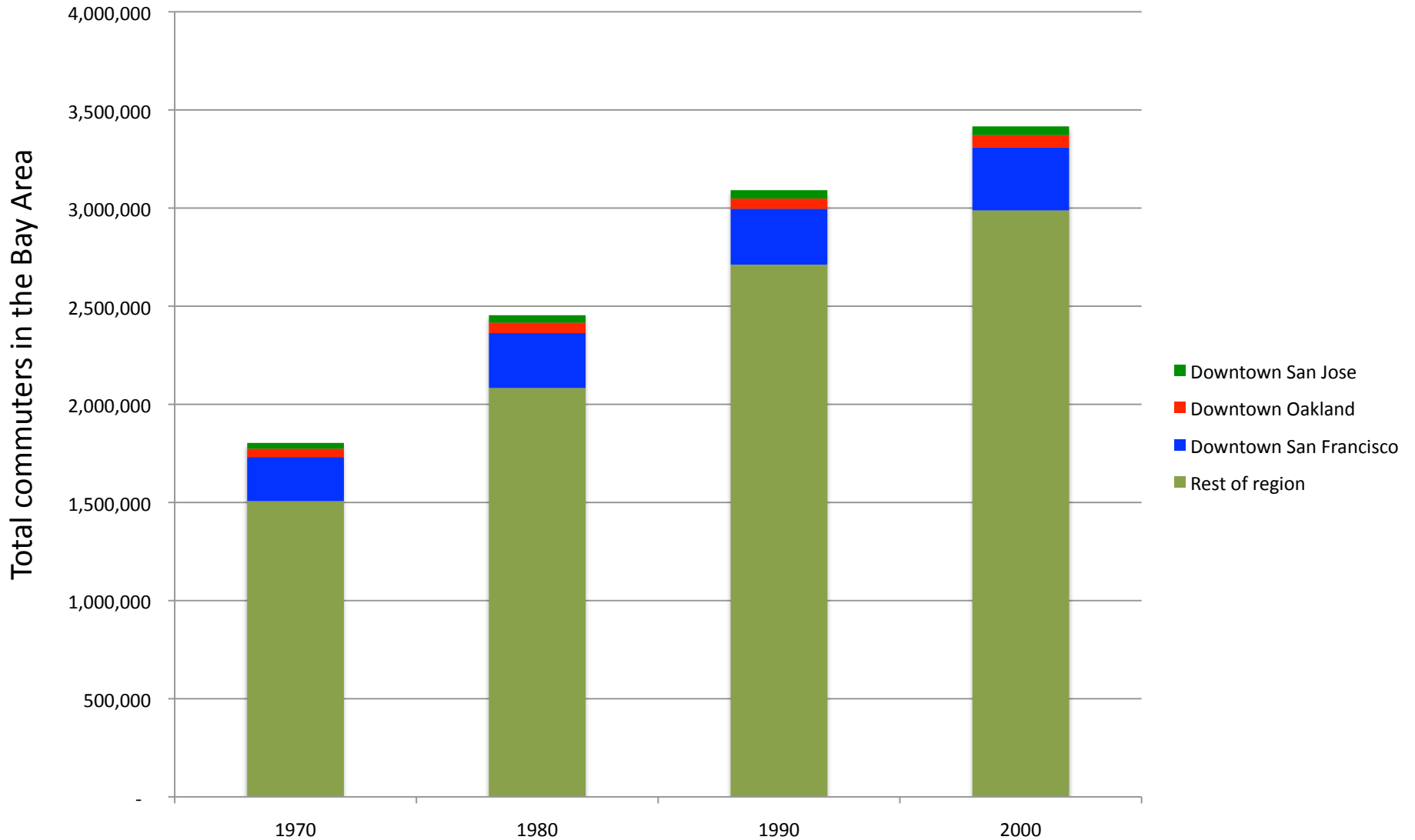


Over this period, the number of SF residents working in SF grew by only 13 percent while outcommuting to these four counties increased by 100 percent.

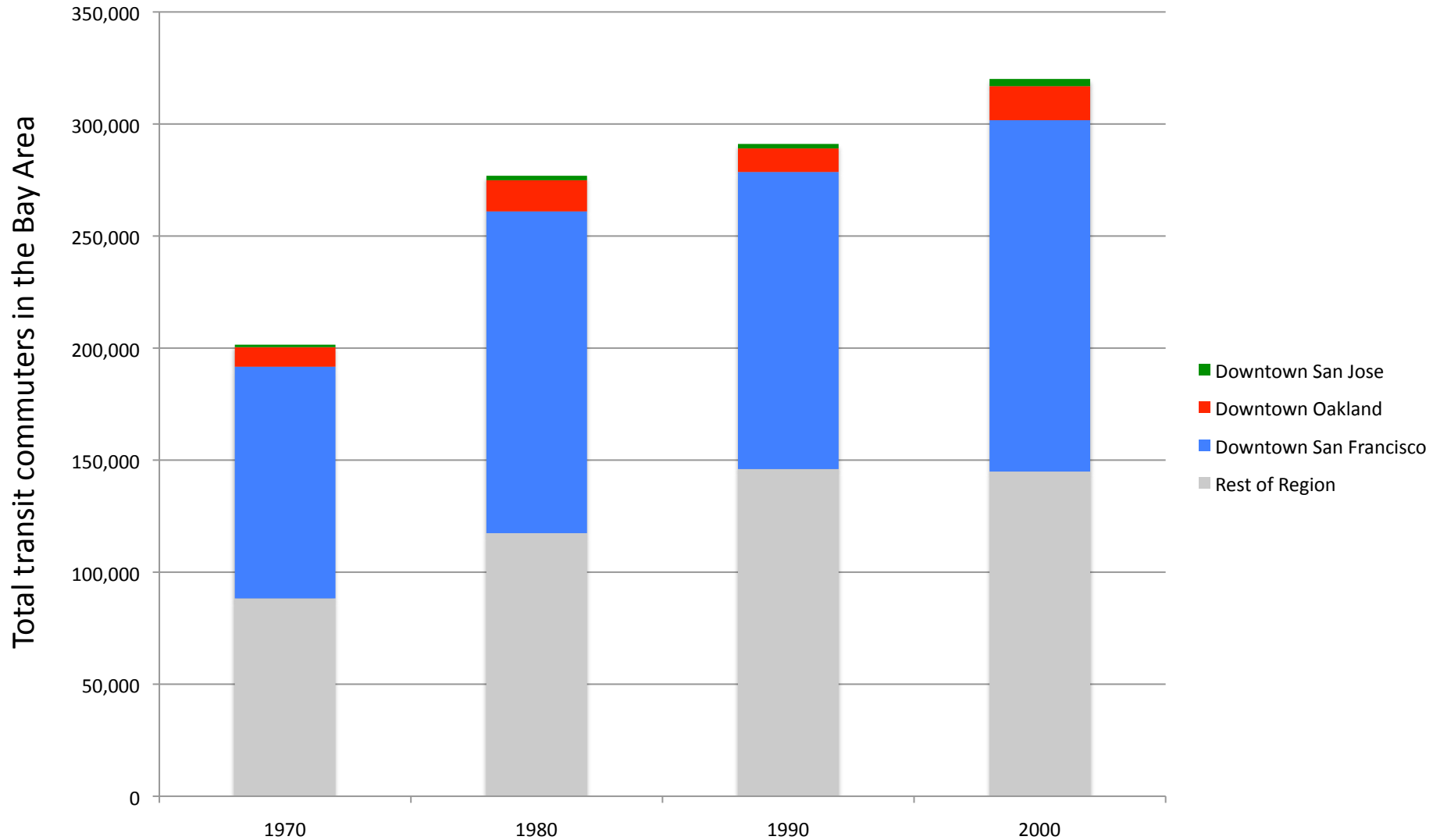
# And because the decision to take transit is based more on where one works, not where one lives, fewer San Franciscans are taking transit to their job



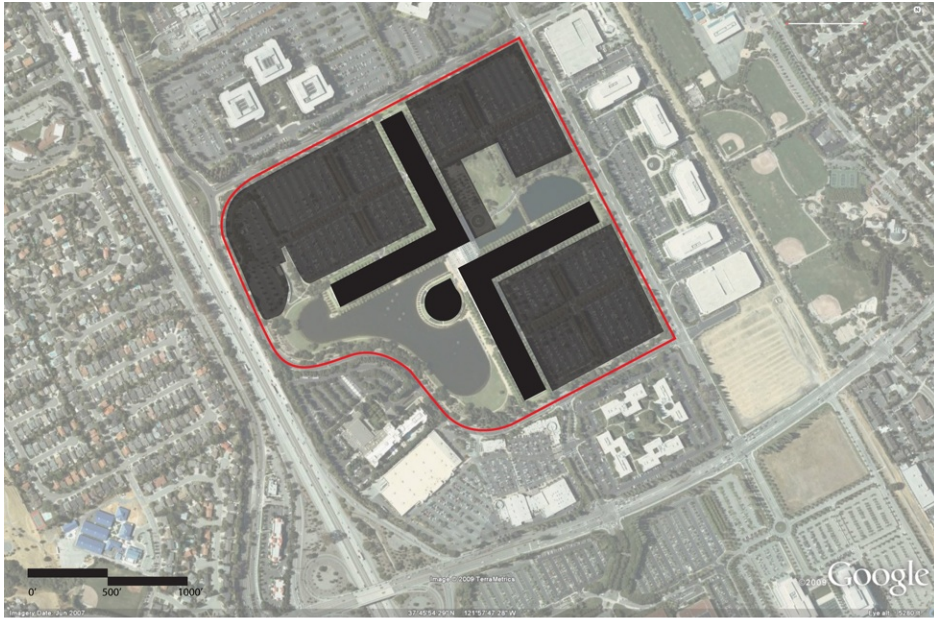
# Traditional downtowns are a declining share of overall jobs



# But transit ridership to work is mostly to traditional downtowns



Source: US Census, Metropolitan Transportation Commission



**PACIFIC BELL - Administrative Complex**  
Bishop Ranch Development

**Building Area: 2 million square feet**  
Site Area: 100 acres  
Parking: 4,500 surface parking spaces



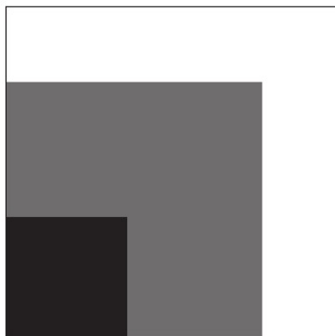
**50 FREMONT STREET**  
Downtown San Francisco

Building Area: 740,000 square feet  
Site Area: 1.14 acres  
Parking: below grade parking

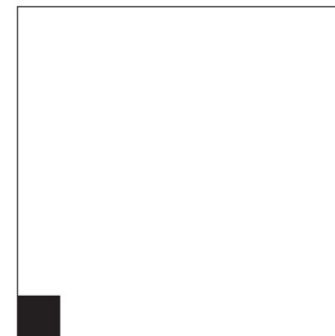
**425 MARKET STREET**  
Downtown San Francisco

Building Area: 960,000 square feet  
Site Area: 1.08 acre  
Parking: below grade parking

**Total = 1.7 million square feet**



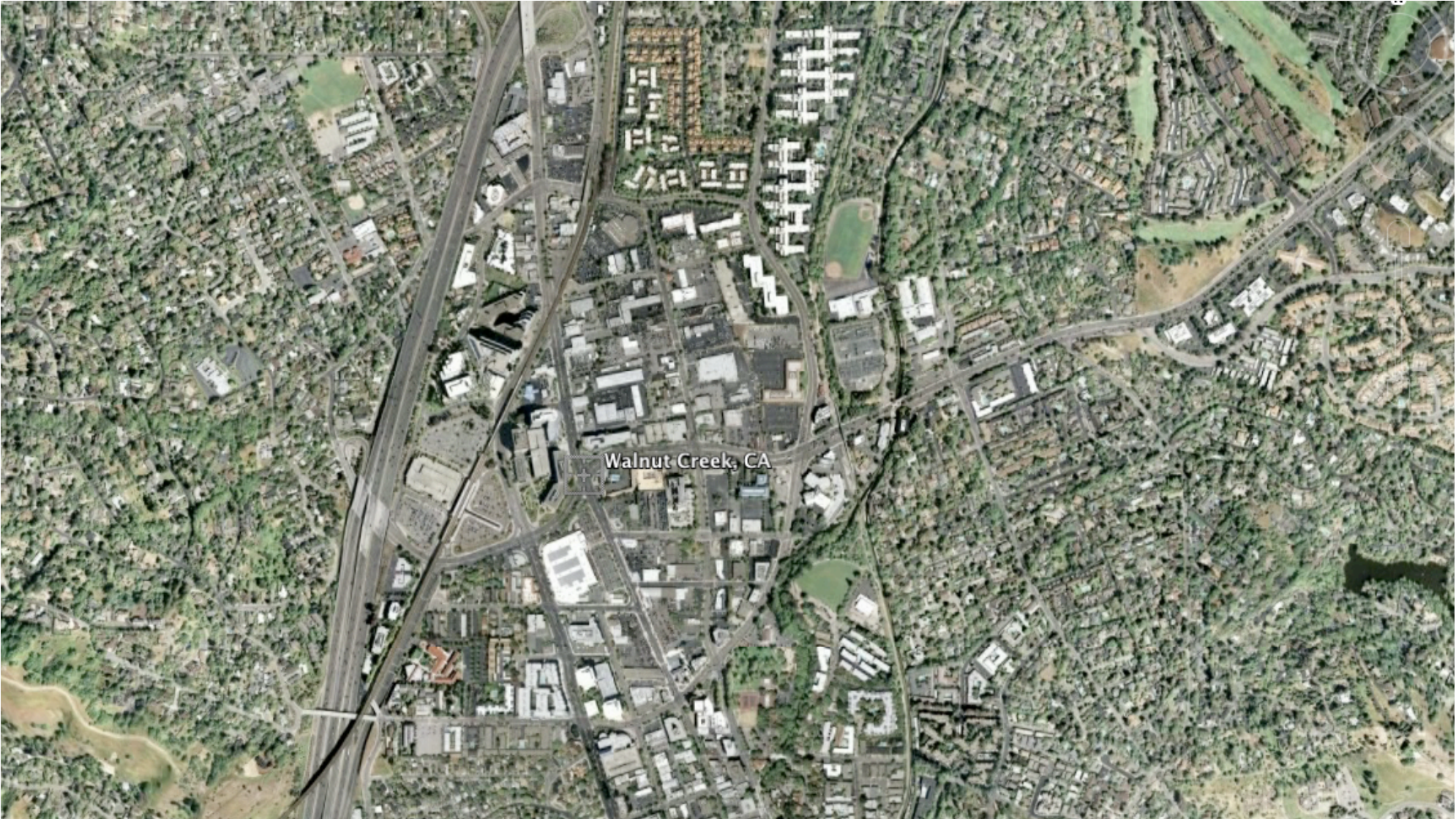
Percentage of 100 acre square filled by building and parking footprint



Percentage of 100 acre square filled by building and parking footprint

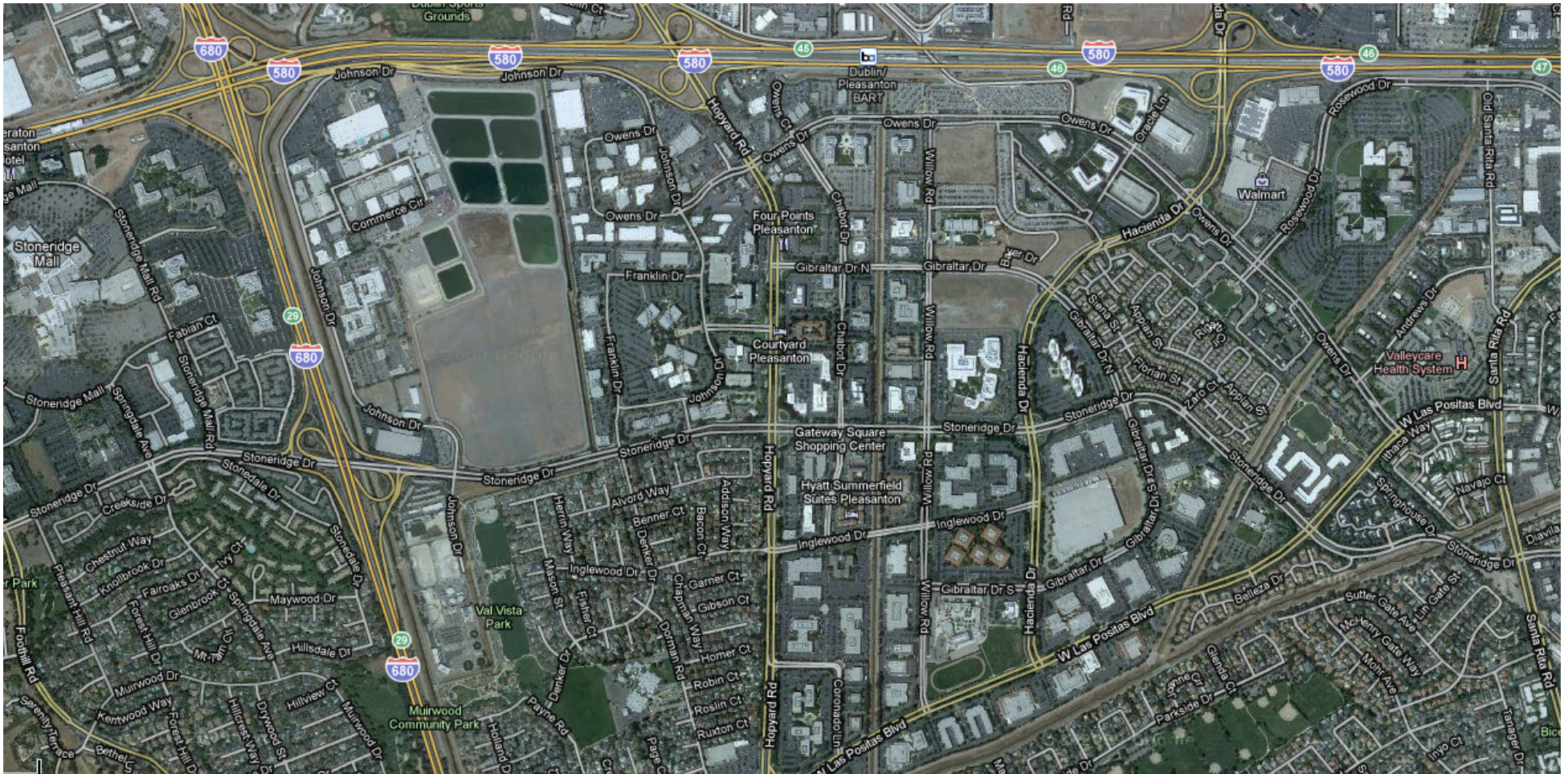


# Suburban TOD: Walnut Creek



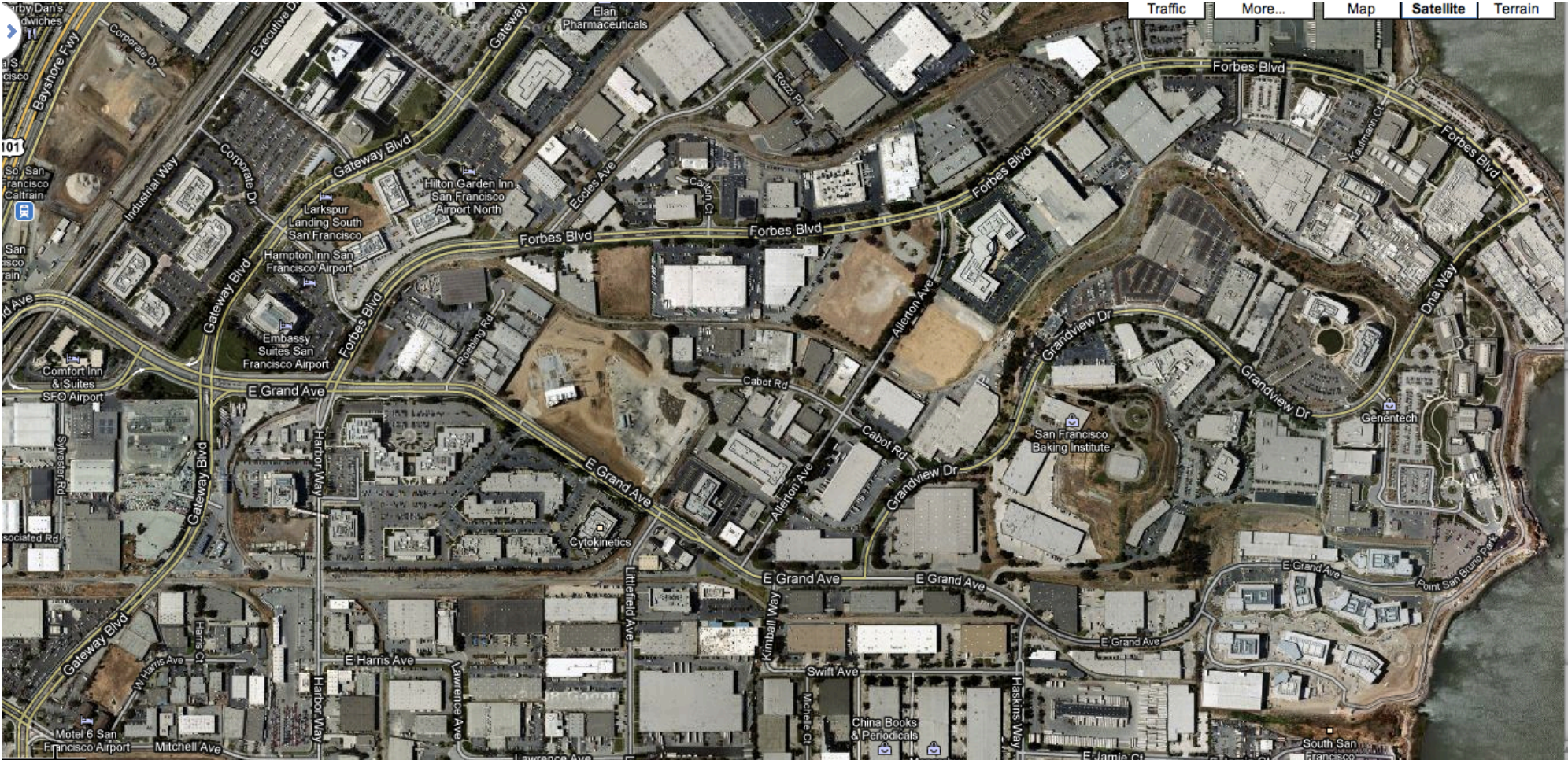
# Transit adjacent: Hacienda Business Park

BART to businesses: 0.1 to 2 miles

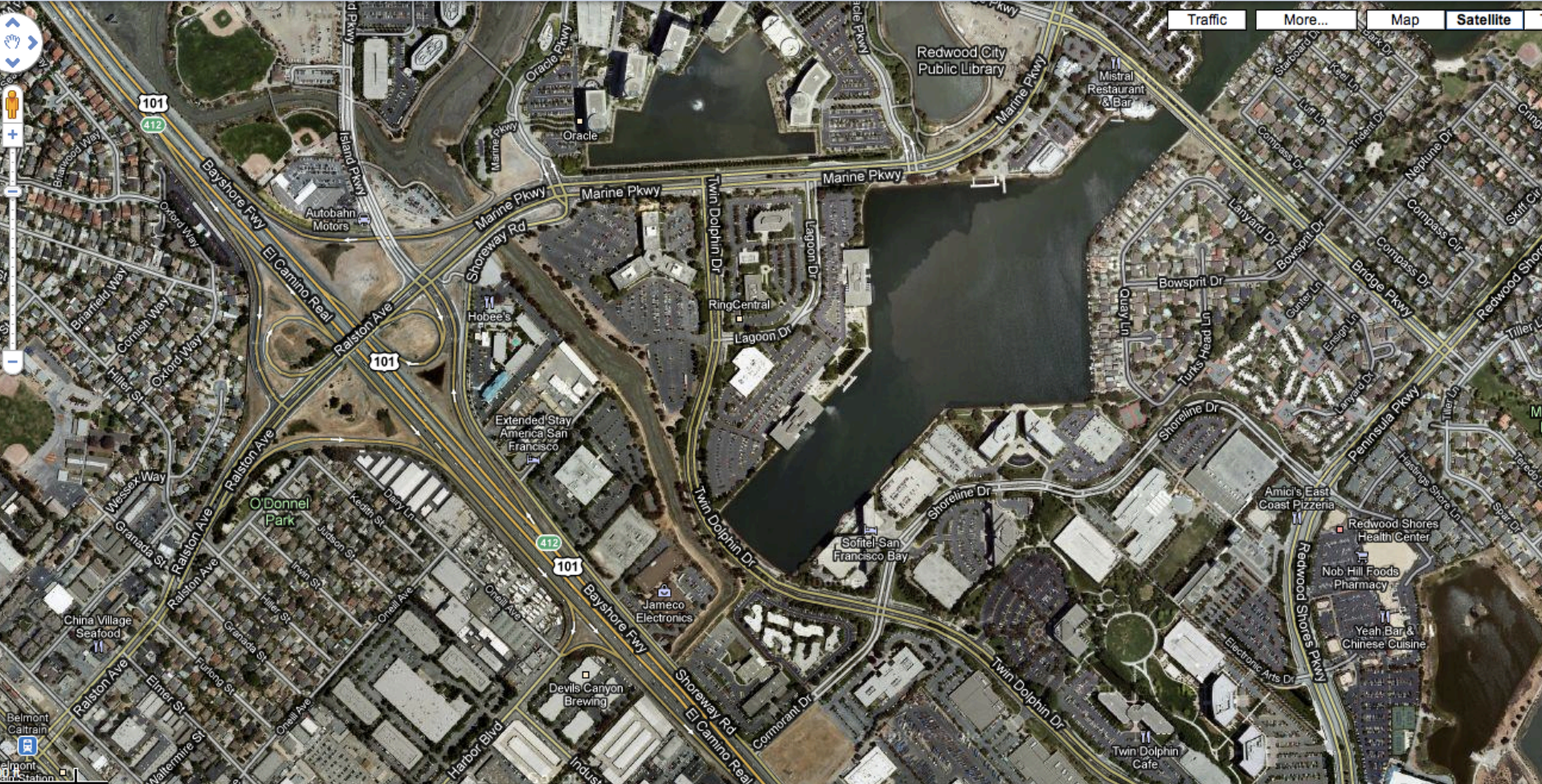


# Transit adjacent: Oyster Point

Caltrain to Genentech: 1.9 miles



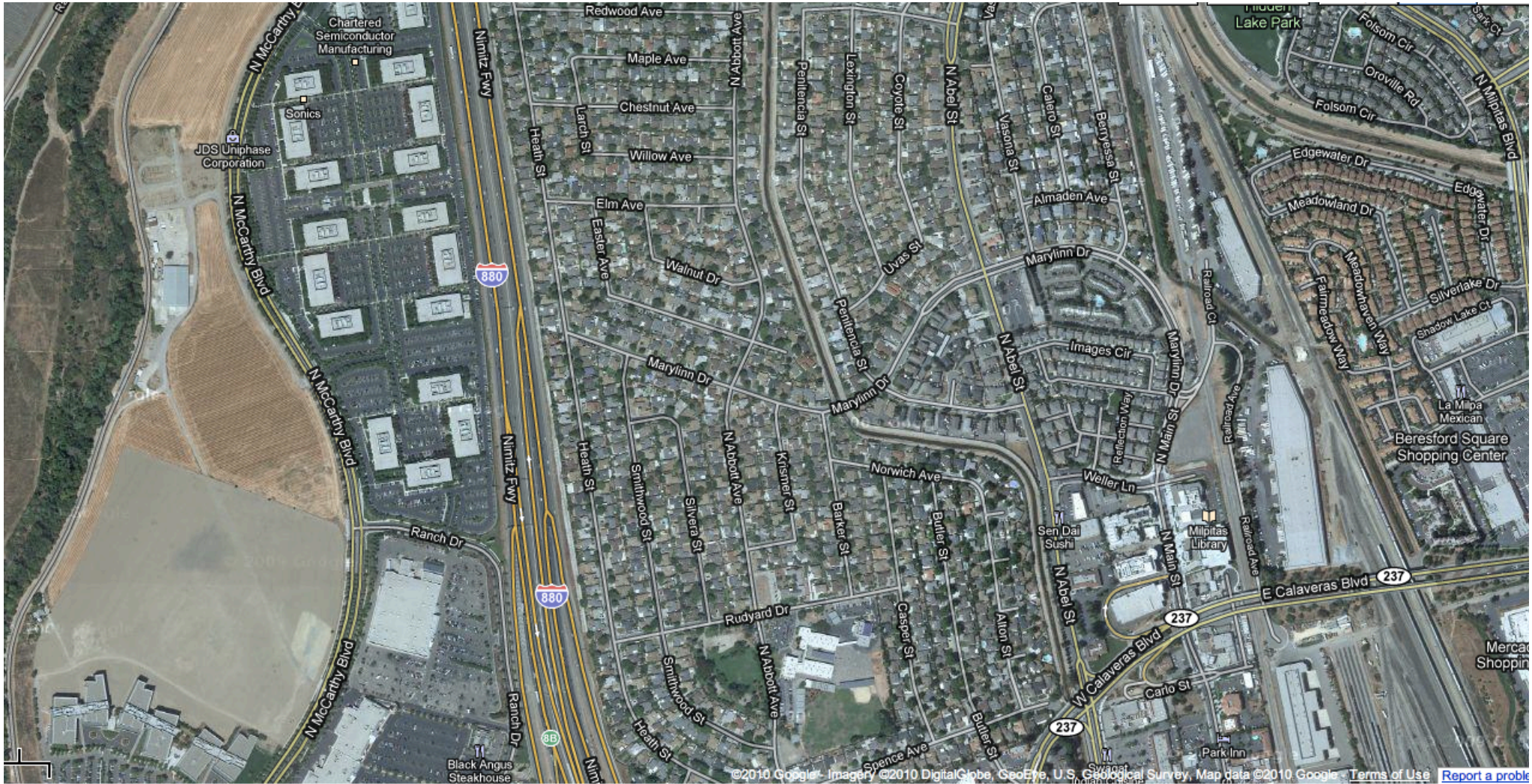
# Transit proximate: Redwood Shores



# Edgeless City: Novato



# Edgeless City: Milpitas



# Corporate Campus: Sun Microsystems (Redwood Slough, Menlo Park)

