

The Local Policy Perspective

The Density Debate:

Infill Development:

Increase density near transit

Discourage auto use/ reduce parking

Enable green technology: efficient appliance, irrigation systems, reuse of wastewater



Neighborhood Character:

Maintain residential context, mimic scale of existing homes

Maintain access to and affordability of older homes

Increase open space



Smart Growth in San Francisco:

address climate change
& regional sustainability
by planning for growth
in a way that balances
housing & job production
with:

- infrastructure
- affordability needs
- neighborhood
culture &
character



Smart Growth in San Francisco:



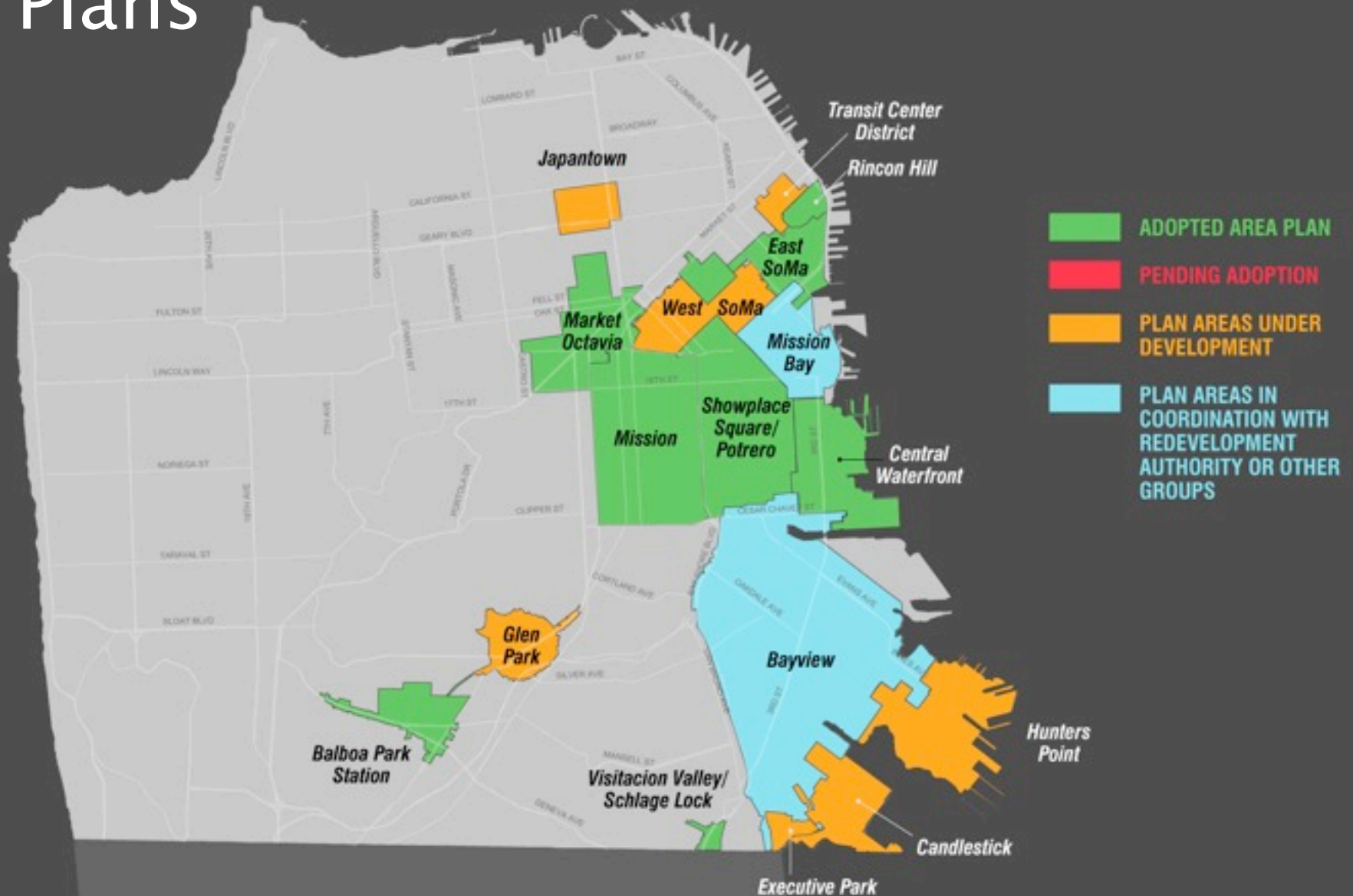
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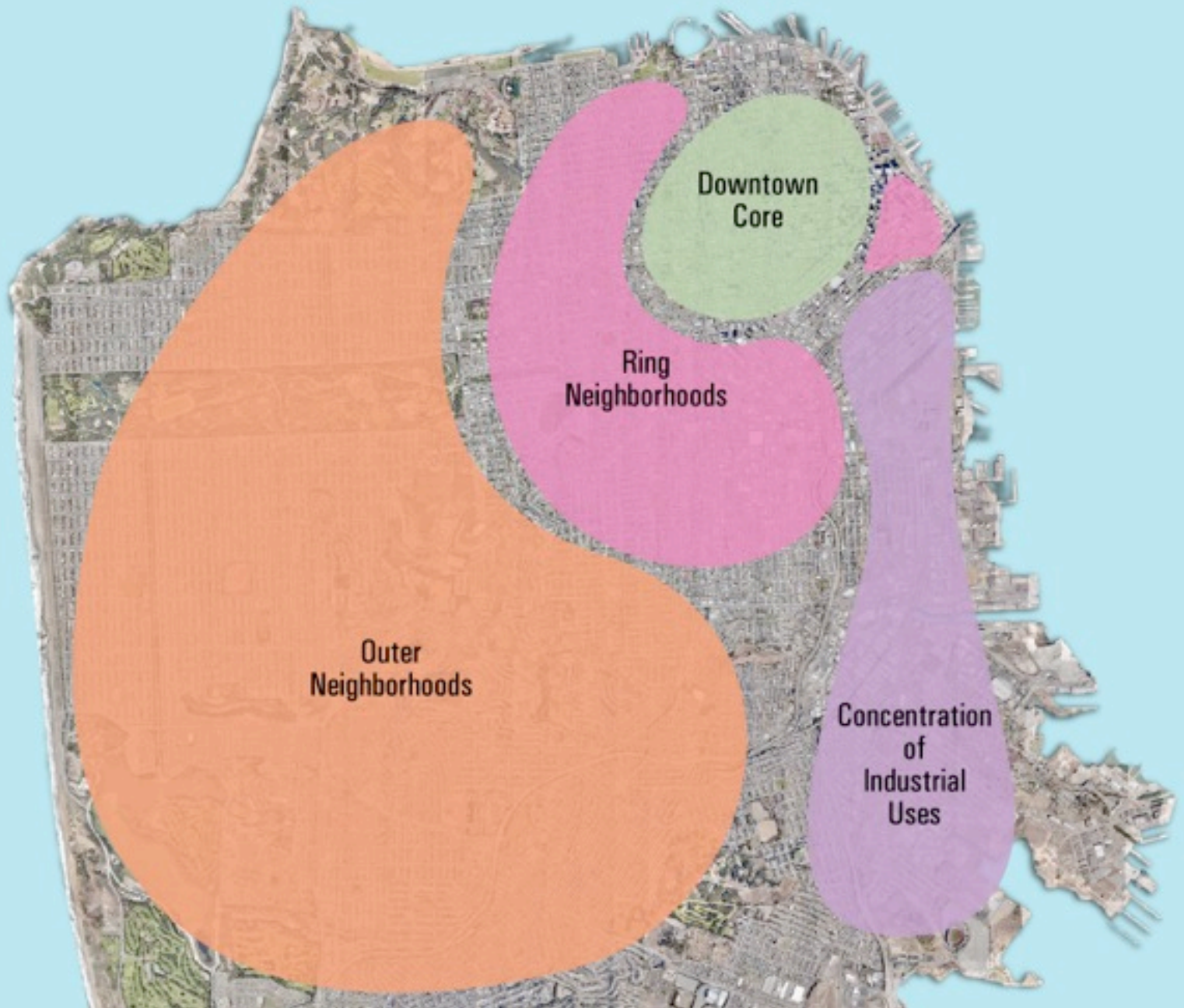
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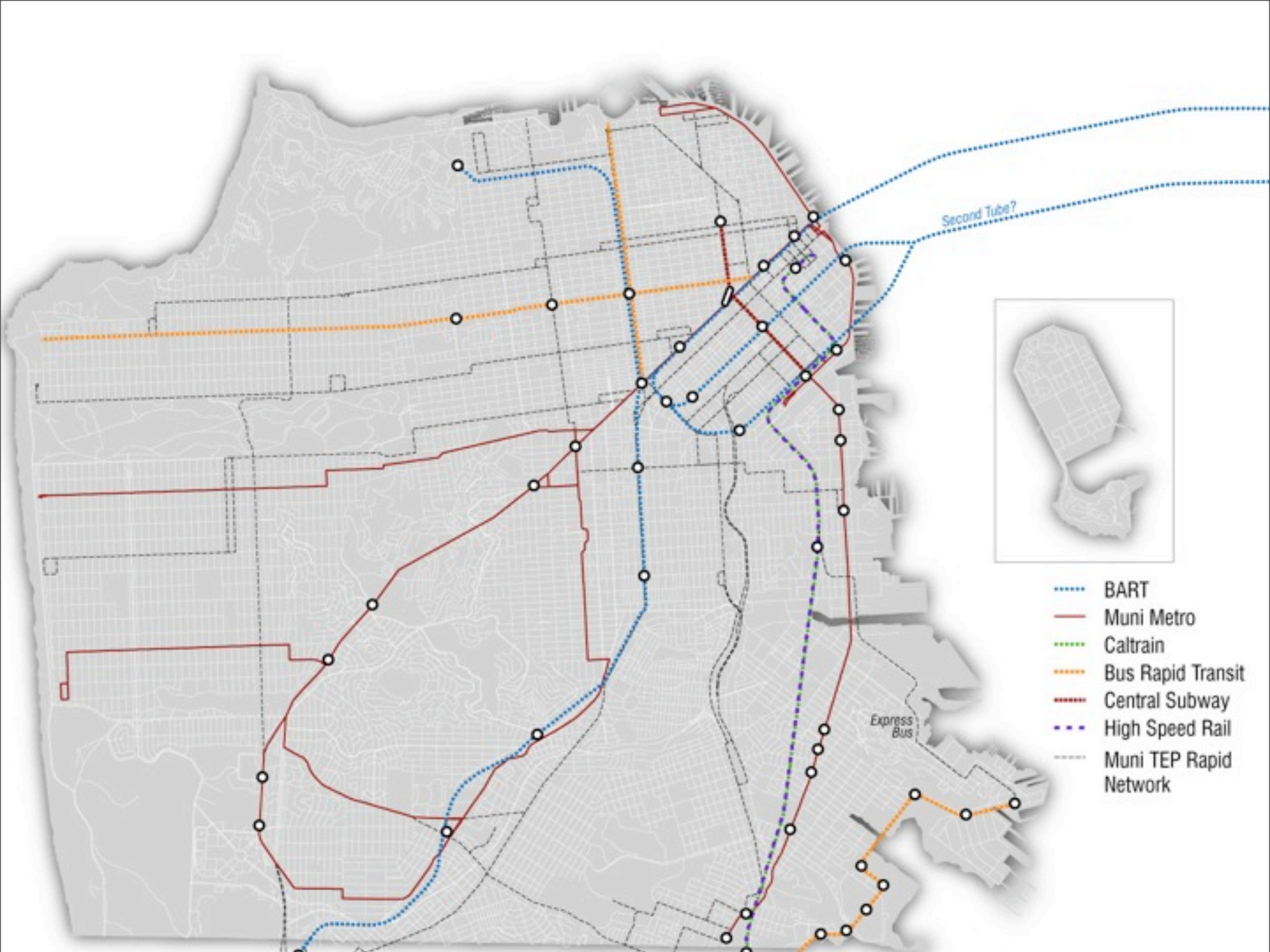


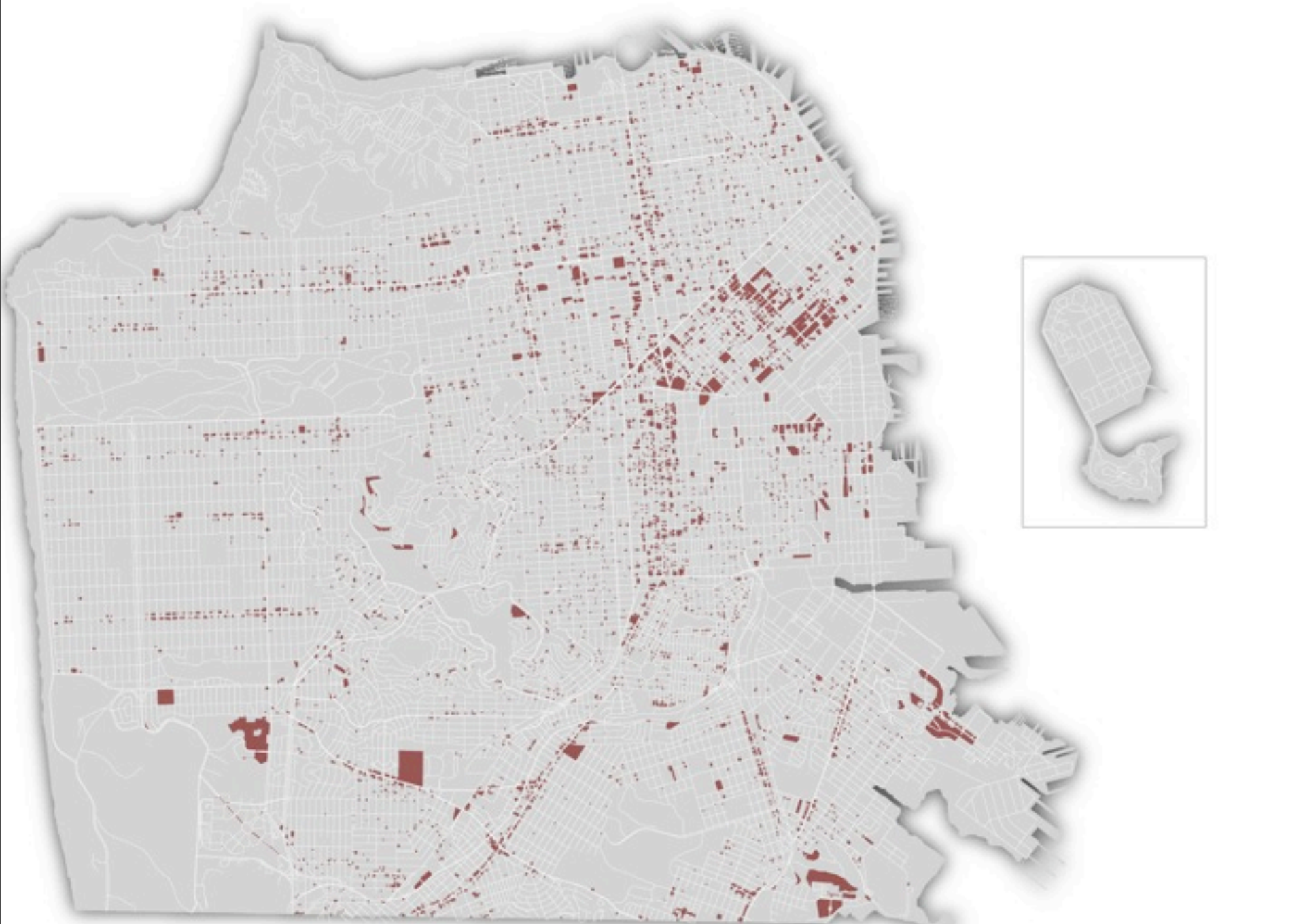


Planning For Growth Through Area Plans









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Smart Growth = Complete Neighborhoods



Housing: Affordability Targets & Mechanisms

Type	% of Median Income	Income	Affordable Rent or Sales Price
Extremely low-income rental	0 to 30%	\$0 to \$28,000	\$0 to \$700 per month
Very-low income rental	31% to 50%	up to \$47,150	up to \$1180 per month
Low-income rental	51% to 60%	up to \$56,600	up to \$1400 per month
Inclusionary for-sale	80% to 120%	\$66,000 to \$99,000	\$176,000 to \$299,000
Middle-income for-sale	120% to 150%	\$100,000 to \$124,000	\$300,000 to \$450,000



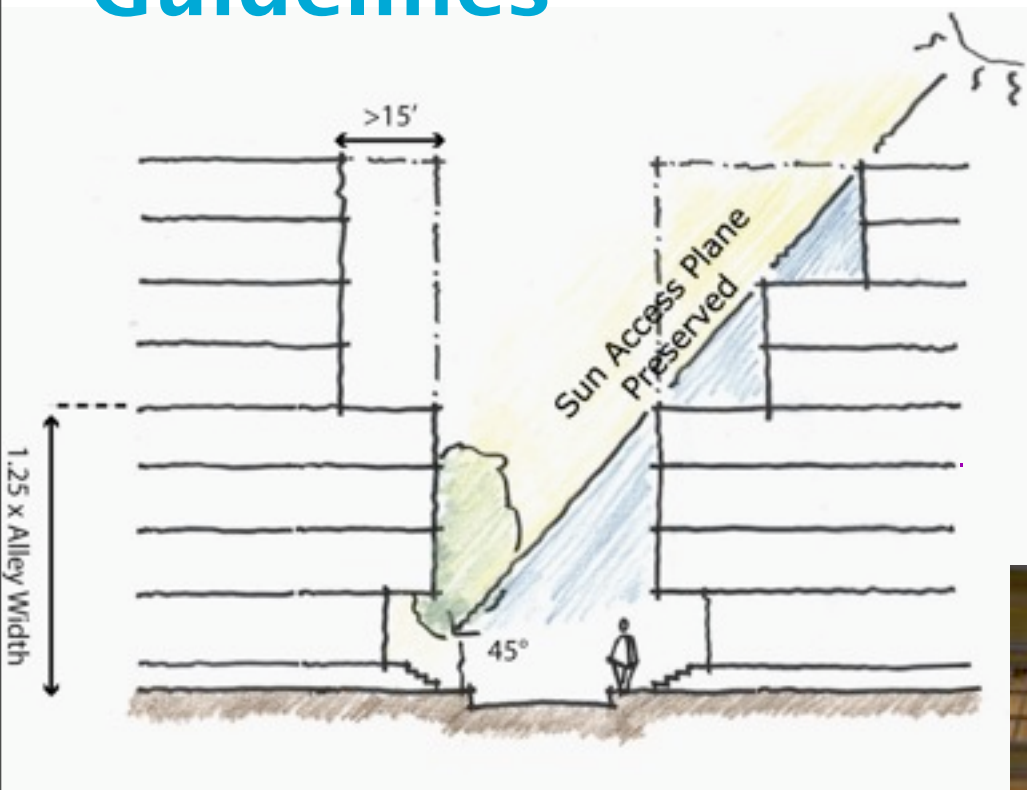
Infrastructure: Program of Improvements

- Pedestrian
- Transit
- Open space
- Community Services
- Business support

(and funding stream)

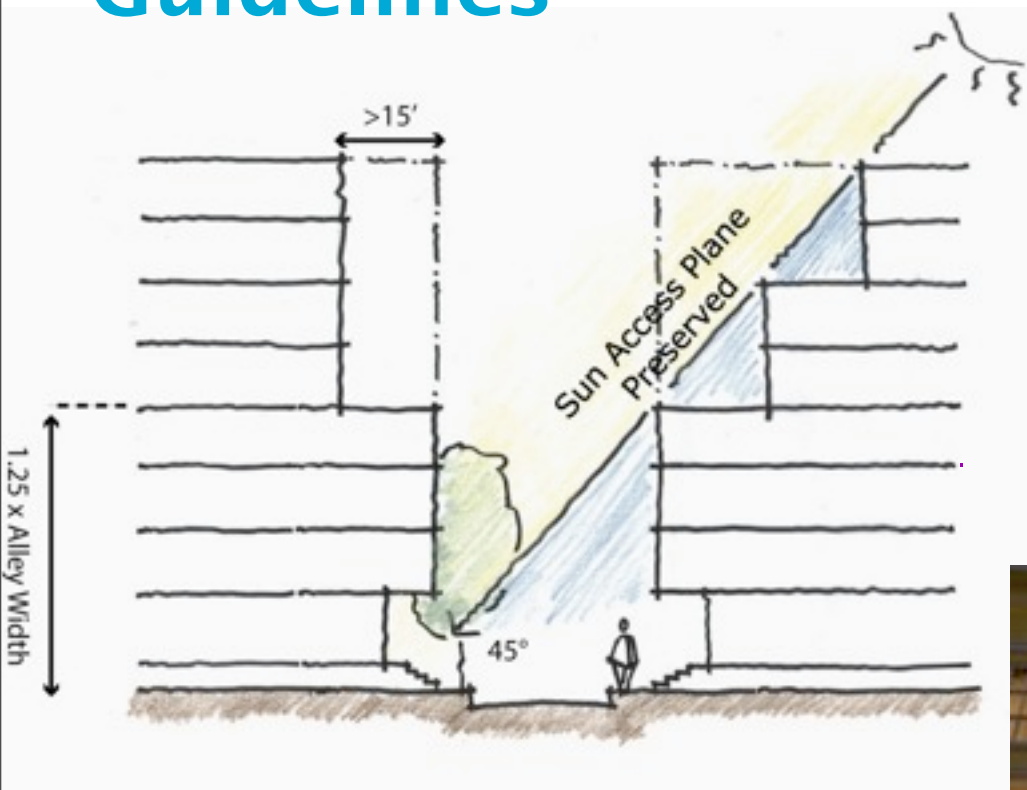


Character: Design Standards & Guidelines



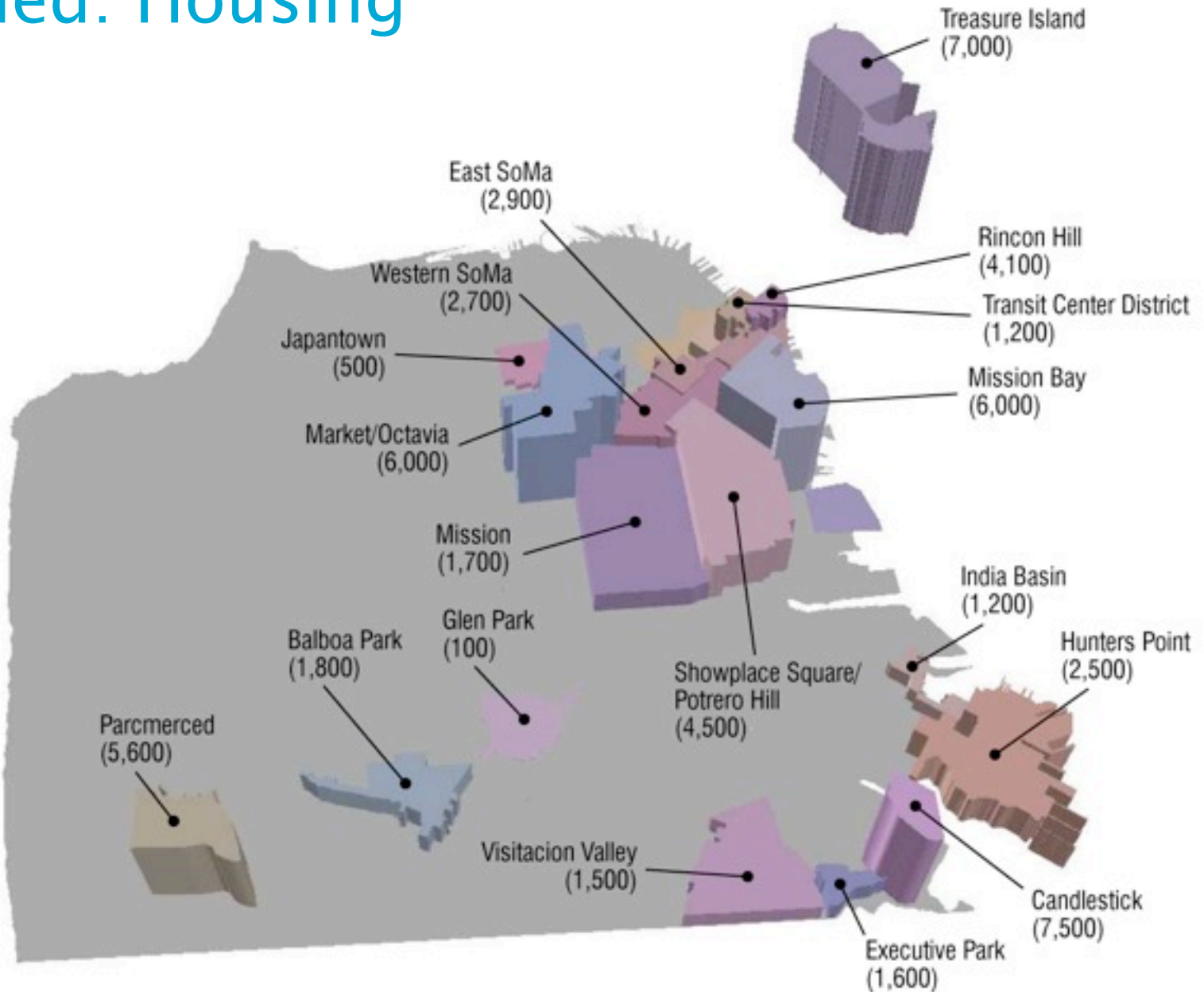
- Alley guidelines
- Ground floor commercial guidelines
- Height, bulk, and tower spacing controls

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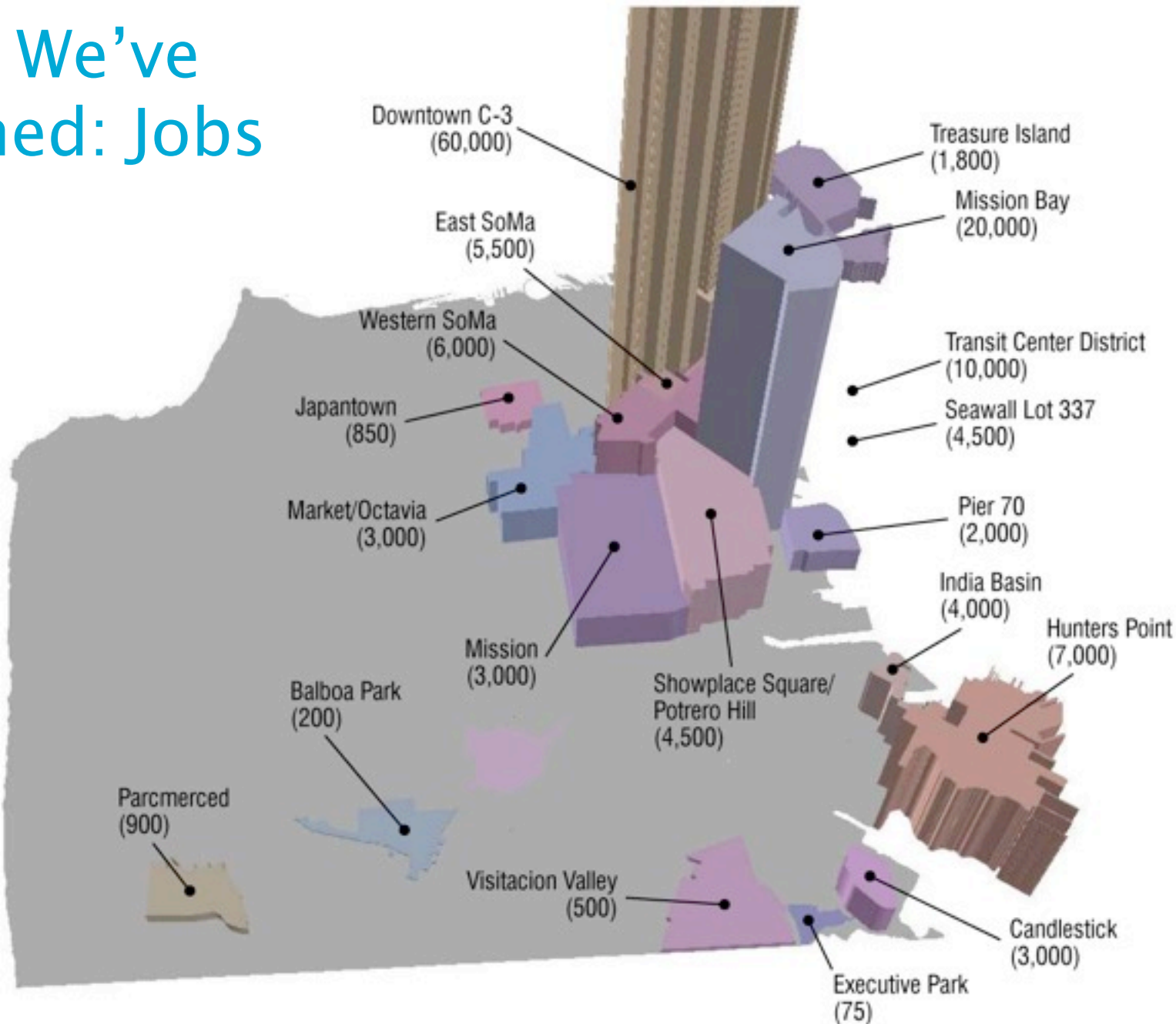


- Alley guidelines
- Ground floor commercial guidelines
- Height, bulk, and tower spacing controls

What We've Planned: Housing Units



What We've Planned: Jobs



The Citizen's Perspective











HOPE SF | Rebuild**POTRERO**

BRIDGE Housing
VAN METER WILLIAMS POLLACK

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25TH STREET @ MISSOURI LOOKING WEST



24TH STREET @ CONNECTICUT STREET PLAZA

Parks and Open Space

336 Acres of Open Space
(approx. 50% of total site)

9 Miles of Bay Trail

Neighborhood Parks

Cultural Heritage Park

Sports Field Complex

10,000 New Trees

Habitat Restoration

Stormwater Gardens



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CANDLESTICK POINT/HUNTERS POINT SHIPYARD

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The Arts Plaza



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CANDLESTICK POINT / HUNTERS POINT SHIPYARD



Chronicle / Penni Gladstone



Affordable Family Housing Alice Griffith



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THANK YOU

