

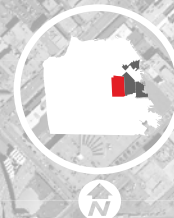
Mission





Mission Generalized Zoning Districts

DRAFT - April 2008



Northeast Mission

Maintain the unique, mixed character of the Northeast Mission Industrial Zone. Protect PDR in some blocks by prohibiting residential development and limiting office and retail. Encourage housing and mixed use in other blocks, while enforcing mixed income housing rules for new residential development. Prohibit heavier industrial use in this area.

Mission-Valencia Corridor

On Mission and Valencia, encourage transit oriented neighborhood commercial with housing and/or small offices above. Relax density and parking requirements to acknowledge good transit service here. Along other major streets, encourage medium density residential development with limited neighborhood serving retail. Along small streets and alleys encourage low to medium density residential, in scale with these smaller spaces.

24th Street

Maintain the neighborhood commercial character of this smaller scale commercial street.

South Mission

Maintain the low to medium residential character of this area.

PUBLIC TRANSIT IMPROVEMENTS

LEGEND

 Transit Service Improvements Area

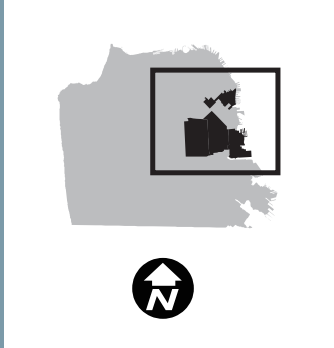
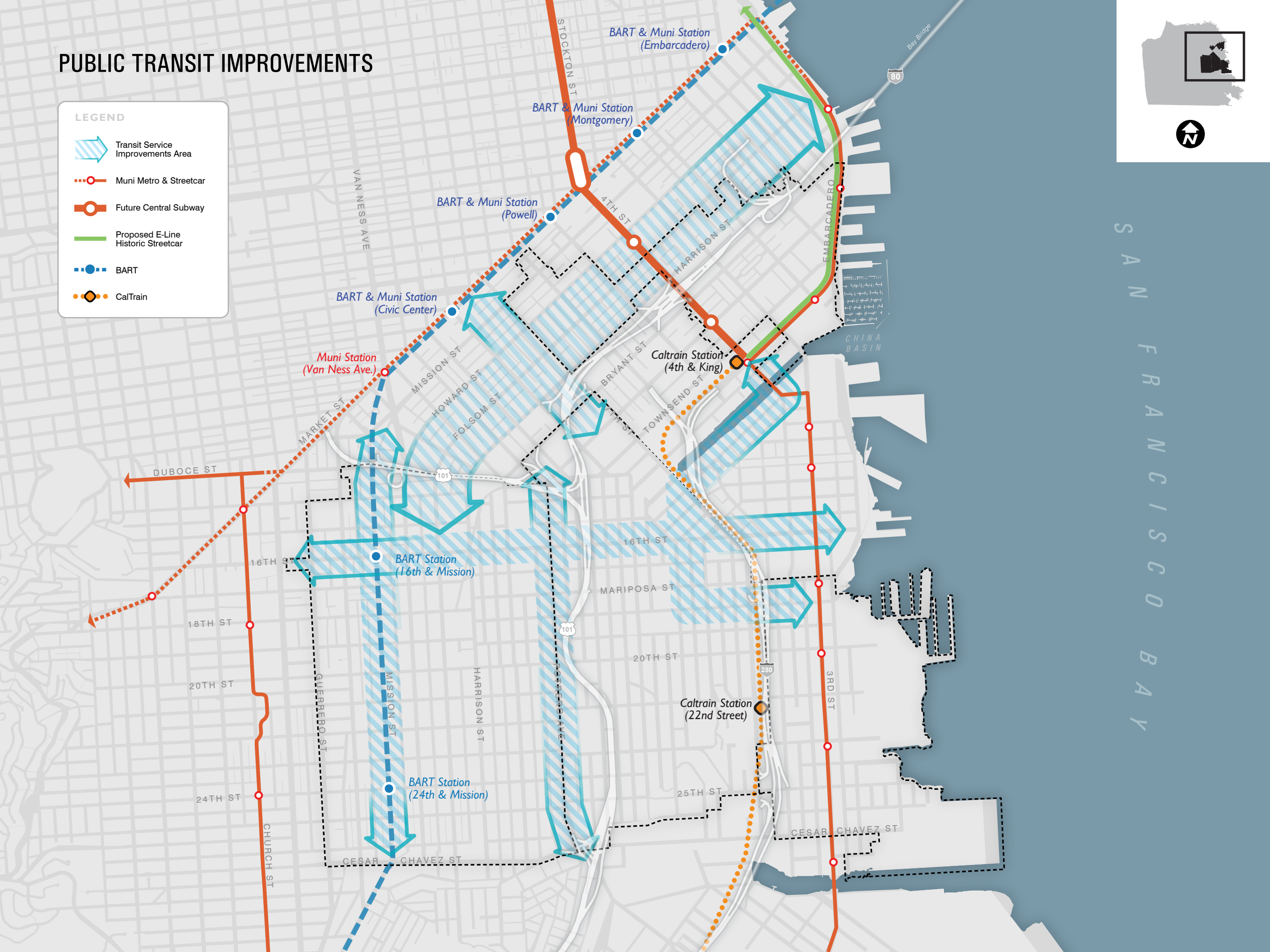
 Muni Metro & Streetcar

 Future Central Subway

 Proposed E-Line Historic Streetcar

 BART

 CalTrain



PEDESTRIAN / BICYCLE / TRAFFIC CALMING IMPROVEMENTS



Improved pedestrian connections



Areas for improved pedestrian connections



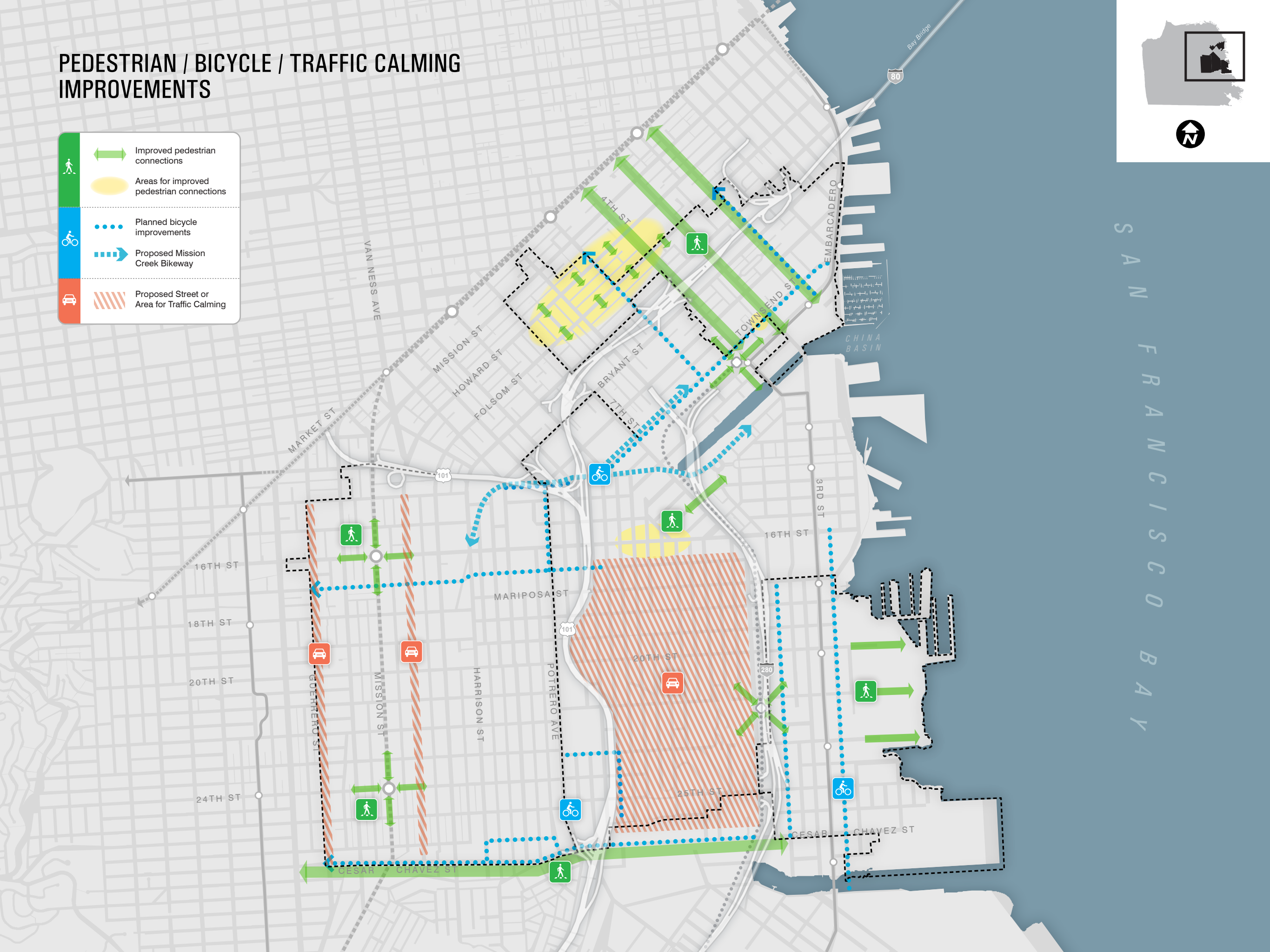
Planned bicycle improvements

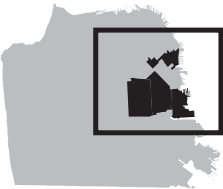


Proposed Mission Creek Bikeway



Proposed Street or Area for Traffic Calming





LEGEND

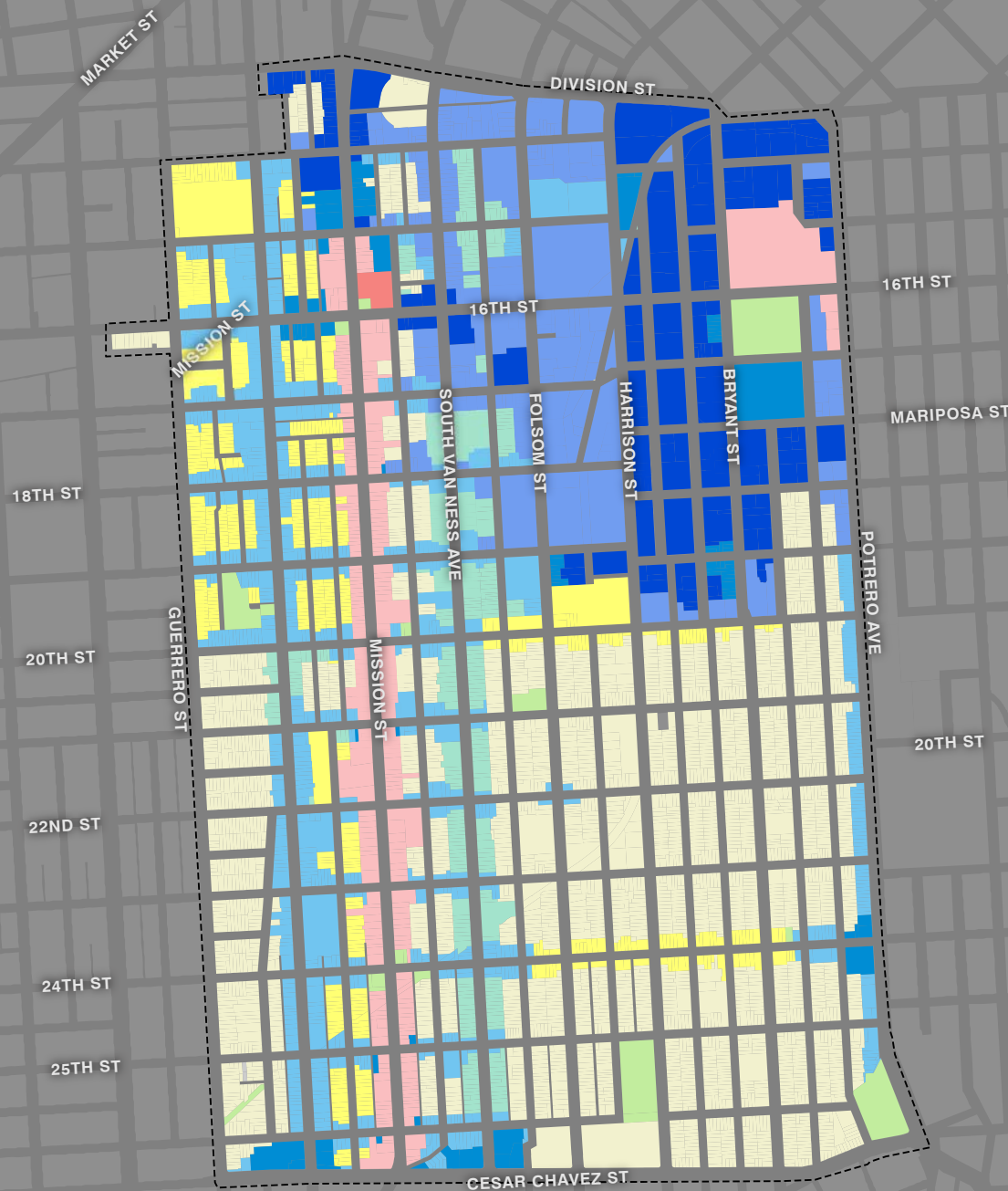
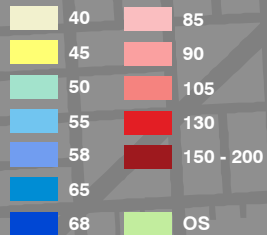
- Acquire and develop sites for open space or neighborhood parks in the general vicinity.
- Existing Open Space
- Planned Open Space
- Civic Boulevard
- Green Connector Streets
- Potential Living Streets
- Mission Streetscape Plan



SAN FRANCISCO BAY

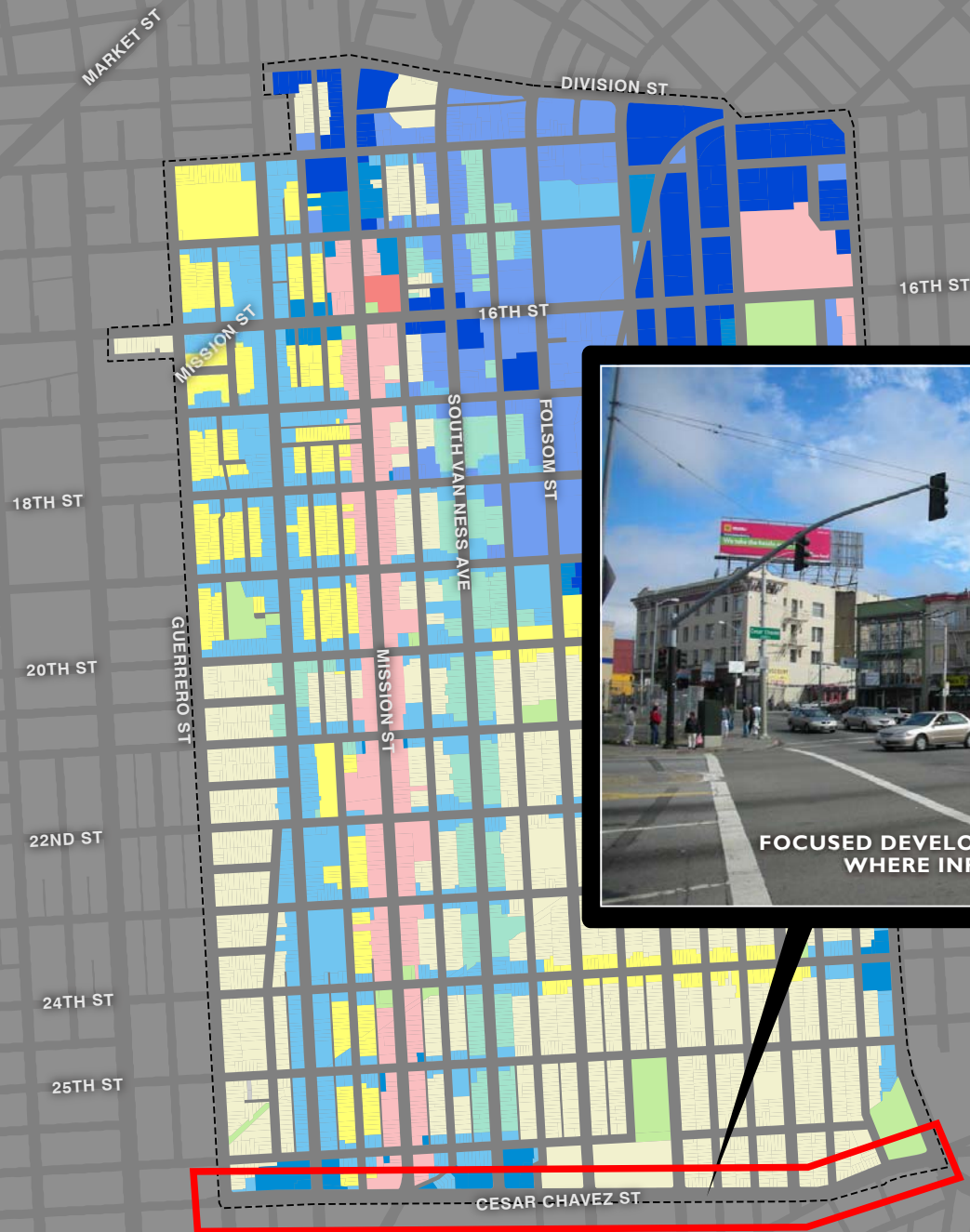
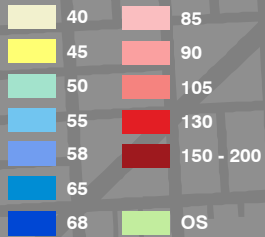
MISSION HEIGHTS

Heights in Feet



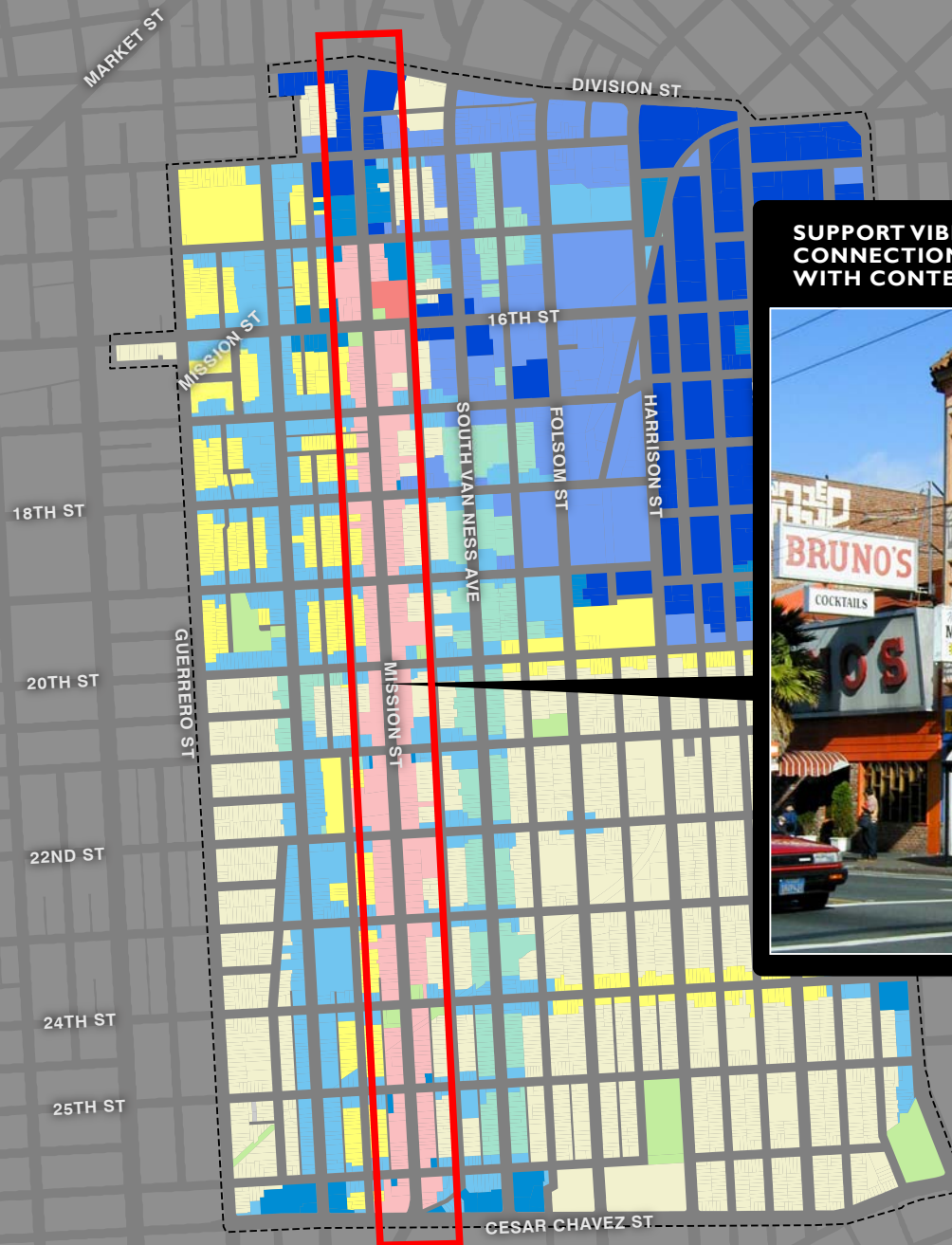
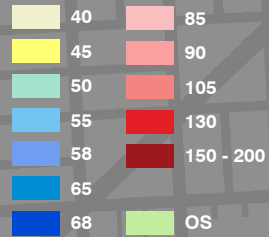
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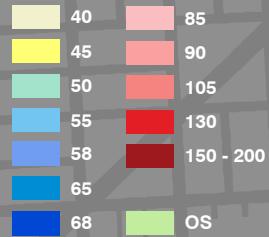


SUPPORT VIBRANCY AND CONNECTIONS TO TRANSIT WITH CONTEXT SENSITIVE DESIGN

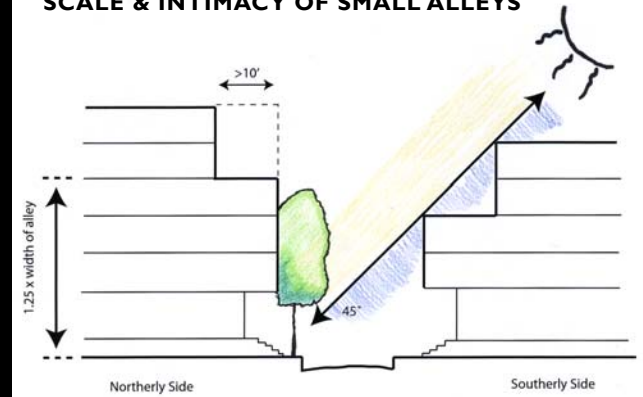


MISSION HEIGHTS

Heights in Feet



CONTROLS WILL PROTECT THE SCALE & INTIMACY OF SMALL ALLEYS



MISSION HEIGHTS

Heights in Feet

40	85
45	90
50	105
55	130
58	150 - 200
65	
68	OS

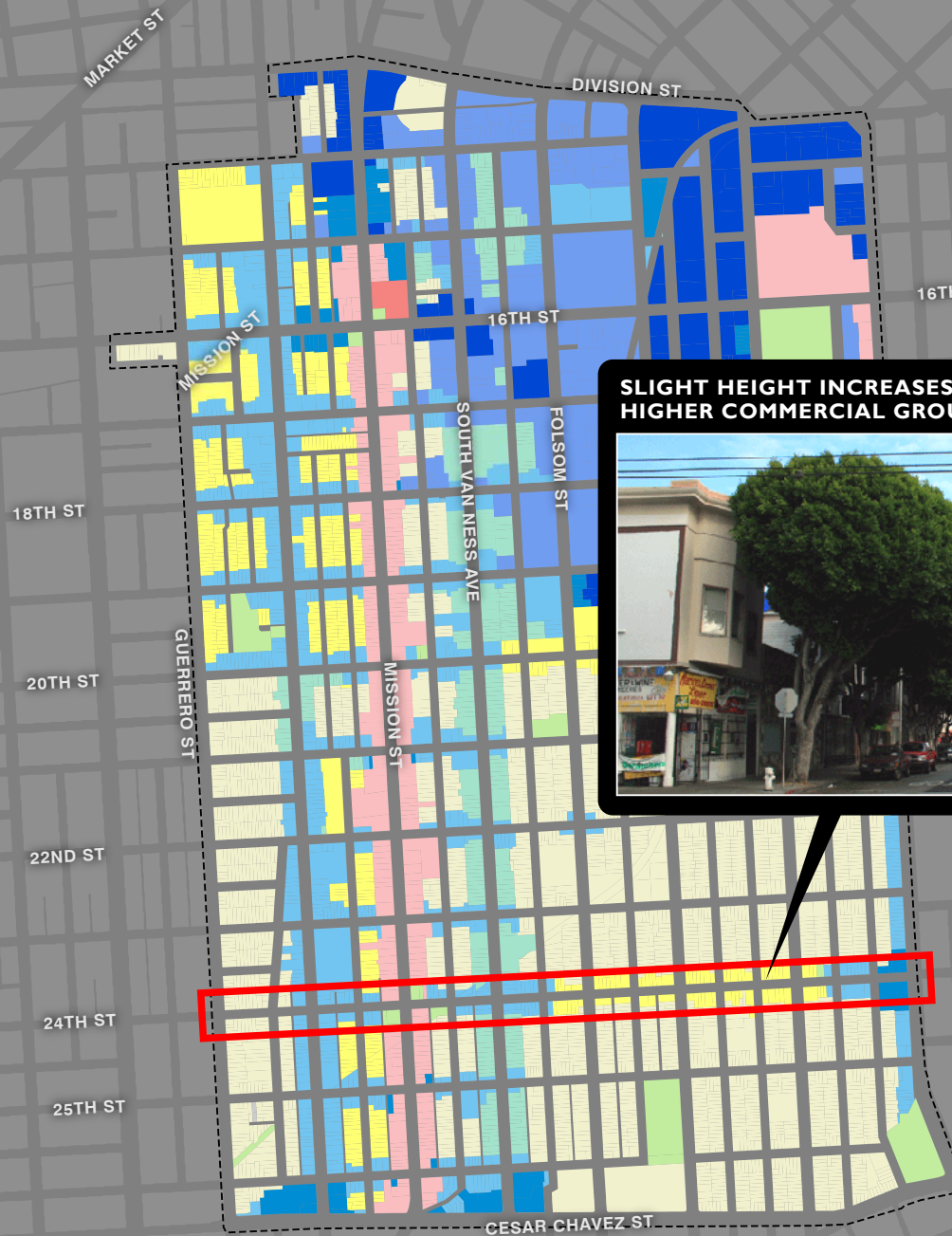
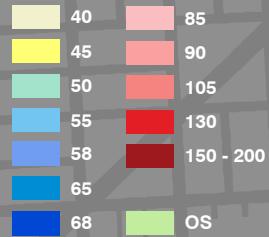


HEIGHTS IN PDR AREAS INCREASED TO ALLOW FOR A USABLE GROUND FLOOR



MISSION HEIGHTS

Heights in Feet



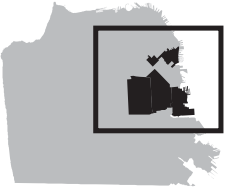
SLIGHT HEIGHT INCREASES TO ALLOW FOR HIGHER COMMERCIAL GROUND FLOORS



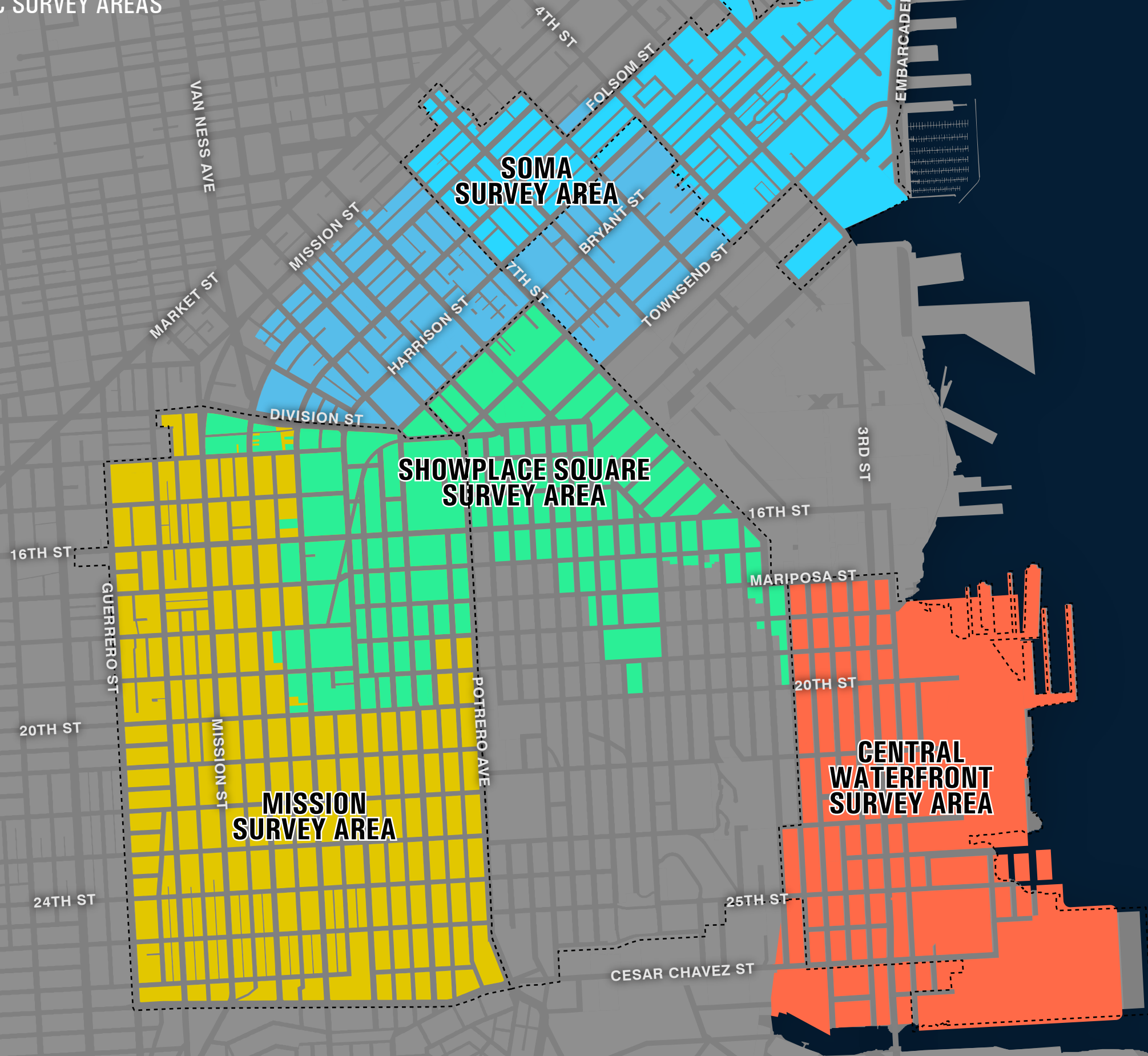
Historic Preservation



HISTORIC SURVEY AREAS

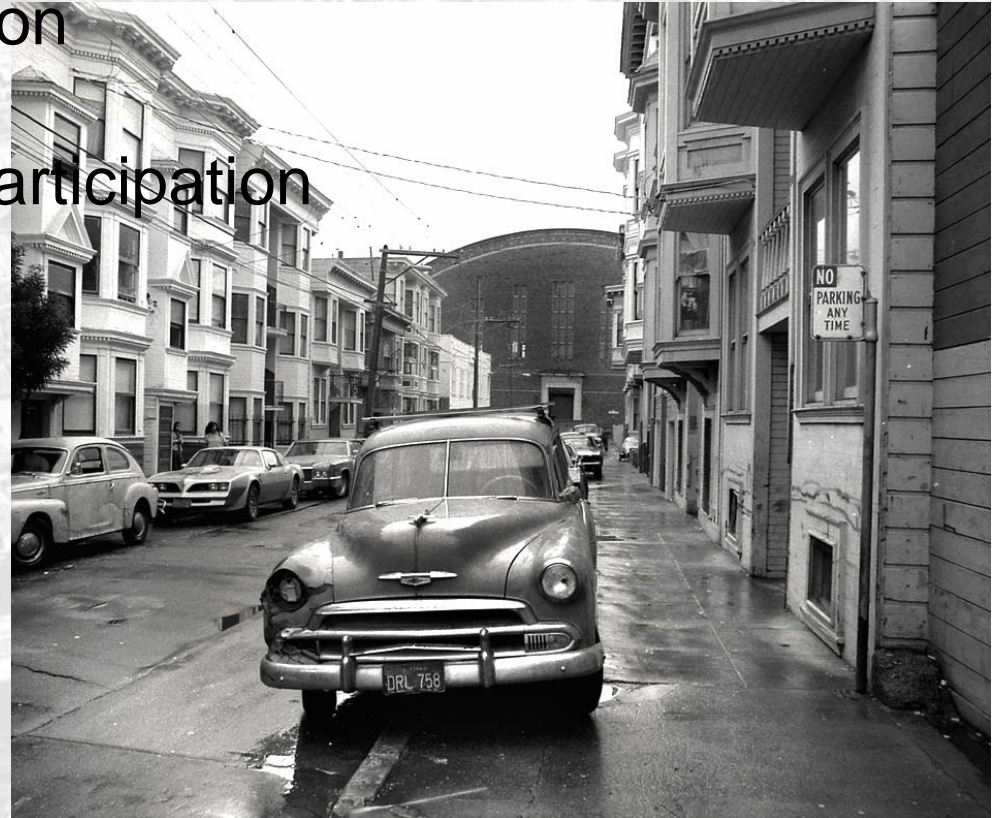


S A N F R A N C I S C O B A Y



Historic Preservation

- Survey status & preliminary findings
- Adaptive reuse/revitalization
- Education & community participation



Community Facilities

- Funding from impact fees for community infrastructure
 - *public library materials for Mission Branch to meet projected growth*
- MOEWD programs to attract and strengthen small businesses in neighborhood-commercial corridors
 - *Exploring grant to look at 24th and Mission Streets*
- Require active ground floors
 - *Mission Neighborhood Centers project on 24th Street – Head Start & Mission Girls*
 - *Work with MOH to provide community spaces in new affordable housing projects*



Commission Discussion