



MISSION AREA PLAN

MONITORING REPORT

2006-2010

Mission Area Plan Monitoring Report 2006-2010

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The **Mission Plan** calls for the following:

- A** preserving the diversity and vitality of the Mission;
- B** increasing the amount of affordable housing;
- C** preserving and enhancing existing PDR businesses;
- D** preserving and enhancing the unique character of the Mission's distinct commercial areas;
- E** promoting alternative means of transportation to reduce traffic and auto use;
- F** improving and developing additional community facilities and open space;
- G** minimizing the displacement of residents and businesses.

1. Introduction

The Eastern Neighborhoods community planning process was launched in 2001 to determine how much of San Francisco's remaining industrial lands to preserve and how much could be transitioned to other uses, especially residential. In 2008, four new area plans for the Mission, East SoMa, Showplace Square/Potrero Hill, and Central Waterfront neighborhoods were adopted. The resulting area plans contained holistic visions for affordable housing, transportation, parks and open space, urban design, and community facilities.

Map 1 shows the Mission Plan area boundaries as generally along Duboce/Division to the north, Potrero Avenue to the east, Guerrero Street to the west, and Cesar Chavez Street to the south.

The Mission Plan calls for: a) preserving the diversity and vitality of the Mission; b) increasing the amount of affordable housing; c) preserving and enhancing existing PDR businesses; d) preserving and enhancing the unique character of the Mission's distinct commercial areas; e) promoting alternative means of transportation to reduce traffic and auto use; f) improving and developing additional community facilities and open space; g) minimizing the displacement of residents and businesses. A five-year time series Eastern Neighborhoods Monitoring Program was also mandated to report on key indicators affecting the implementation of each area plan.

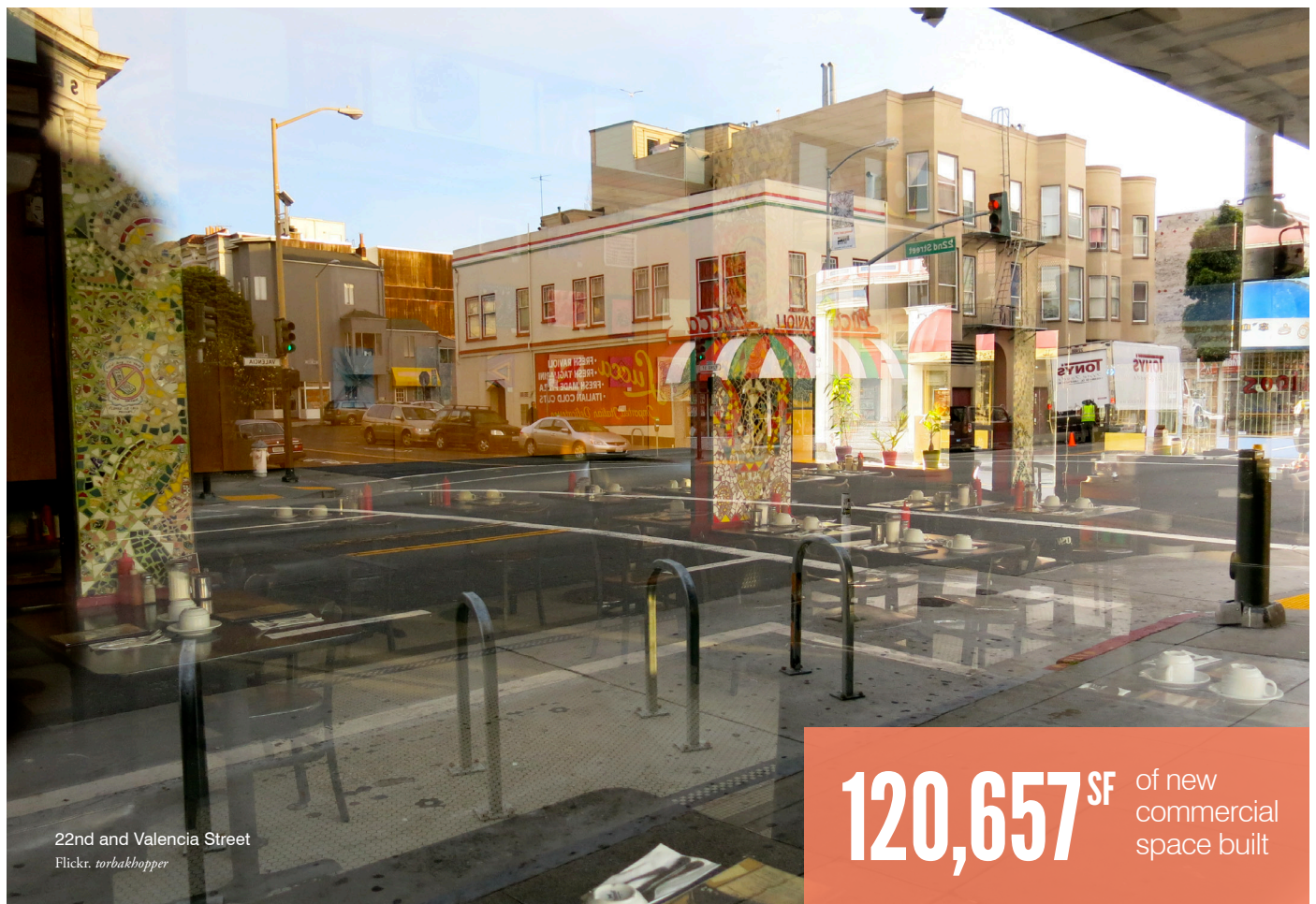
This Mission Plan Five-Year Monitoring Report, the first since the Plan's adoption, covers office and retail development and employment trends; housing production and conversion trends; affordable housing; and project entitlement requirements and fees. In addition, this report also describes existing and planned infrastructure and other public benefit improvements. The complete text of monitoring requirements can be found in *Appendix A*.

The Planning Department is issuing this first Mission Plan Five-Year Monitoring Report in 2011, covering the period from January 1, 2006 through December 31, 2010. In effect, this Monitoring Report includes development activities in the years immediately preceding and following the adoption of the Mission Plan in 2008. Because of these relatively recent actions, this first five-year time series monitoring report can only present limited information. This first report will best serve as a benchmark for subsequent reports as it will provide information on existing conditions at the time the Mission Plan was adopted. Subsequent time series monitoring reports for the Mission area will be released in years ending in 1 and 6.

The time series report relies primarily on the Housing Inventory, the Commerce and Industry Inventory, and the Pipeline Quarterly Report, all of which are published by the Planning Department. Additional data sources include: the California Employment and Development Department (EDD), the San Francisco Municipal Transportation Agency (SFMTA), Co-Star Realty information, Dun and Bradstreet business data, CBRE and NAI-BT Commercial real estate reports, and information gathered from the Department of Building Inspection, the offices of the Treasurer and Tax Collector, the Controller, and the Assessor-Recorder.



Map 1



2. Commercial Space and Employment

Much of the Mission is mixed-use in character. Neighborhood commercial corridors along Mission, Valencia and 24th Streets support a variety of activities including shops and services, housing, small offices, and light industrial production, distribution and repair (PDR) businesses. Some residential areas contain small corner stores and other neighborhood-serving uses. The northeast corner of the Mission is home to a unique mixture of activities which includes many important and successful PDR businesses as well as offices, housing, retail and other uses. This mix of uses contributes to the overall vitality of the Mission.

Commercial land uses in the Mission take up far less space than other areas of the Eastern Neighborhoods. About half of the land area is solely residential, with another 9% classified as residential mixed with commercial uses. Commercial land uses take up 43% of the land area, with PDR uses being the single largest non-residential category, followed closely by schools and cultural/institutional uses. Retail and entertainment uses, which the Mission District is increasingly known for, comprise only 6% of the land area. (See Appendix B, Table BT-1 for land use distribution tables for the Mission and San Francisco).



Map 2
New Commercial and Other Non-Residential Development,
Mission, 2006-2010

2.1 Commercial Space Inventory

The Mission Plan supports small and moderate size retail establishments particularly in established neighborhood commercial areas on 24th, Mission, and Valencia Streets. The retention of PDR activities in the Northeast Mission is also strongly encouraged by controls that prohibit new residential development and limit new office and retail in areas where light industrial PDR have long been located. Similarly, areas of the Northeast Mission that are more mixed-use in character are to be retained with controls that mandate a diversity of uses.

Table 2.1.1 is an inventory of non-residential space in the Mission as of 2010. Half of commercial land use in the Mission is PDR (30%) and cultural, institutional and educational uses (CIE) (20%). Approximately 27% is a mix of uses where not one use predominates. The remainder is retail (11%), office (8%), and other uses. Corresponding proportions for the city overall is also provided.

Table 2.1.2 shows commercial and other non-residential development activity in the Mission Plan area between 2006 and 2010 while *Table 2.1.3* shows corresponding figures for San Francisco. Non-residential development in the Mission made up less than 2% of the Citywide total commercial projects completed in the last five years.

Commercial projects recently completed in the Mission include a 36,000 square foot warehouse for garment manufacturer Byer California and new, expanded facilities for the ODC Theater, a Mission institution that has since become a national center for contemporary dance and performance. *Map 2* shows the location of these non-residential developments. (See *List BL-1* in Appendix B for detailed information.)



2460 Alameda Street
Google Maps



3420 Cesar Chavez Street

Table 2.1.1 Commercial and Other Non-Residential Building Space, Mission and San Francisco, 2010

Non-Residential Land Use	MISSION		SAN FRANCISCO		Mission as % of San Francisco
	Area (Sq Ft)	% Distribution	Area (Sq Ft)	% Distribution	
Cultural, Institution, Educational	2,132,961	20%	50,746,480	20%	4%
Medical	250,652	2%	4,088,100	2%	6%
Office	896,673	8%	73,448,880	29%	1%
PDR / Light Industrial	3,193,426	30%	33,862,200	14%	9%
Retail	1,215,155	11%	19,734,160	8%	6%
Visitor / Lodging	114,455	1%	21,267,690	9%	1%
Mixed Uses	2,834,869	27%	46,528,800	19%	6%
Total	10,638,191	100%	249,676,310	100%	4%

Table 2.1.2 New Commercial and Other Non-Residential Development, Mission 2006-2010

Year	Cultural, Institutional, Educational	Medical	Office	PDR / Light Industrial	Retail	Visitor / Lodging	Total Sq. Ft.
2006	-	-	-	-	-	-	-
2007	3,200	-	-	-	2,046	-	5,246
2008	14,321	-	4,774	-	500	-	19,595
2009	-	-	11,475	48,000	4,200	-	63,675
2010	15,391	-	-	-	16,750	-	32,141
Total	32,912	-	16,249	48,000	23,496	-	120,657

Table 2.1.3 New Commercial and Other Non-Residential Development, San Francisco 2006-2010

Year	Cultural, Institutional, Educational	Medical	Office	PDR / Light Industrial	Retail	Visitor / Lodging	Total Sq. Ft.
2006	74,558	-	328,477	-	469,576	25,447	898,058
2007	18,432	17,438	771,227	8,837	132,673	49,258	997,865
2008	160,549	-	1,283,774	1,350	192,430	433,000	2,075,103
2009	167,607	4,120	1,155,580	128,450	478,528	-	1,934,286
2010	60,752	16,196	30,000	70,000	194,989	-	371,937
Total	481,898	37,754	3,569,058	208,637	1,468,196	507,705	6,277,249



Map 3
Commercial and Other Non-Residential Development Pipeline,
Mission, Q4 2010

2.2 Commercial Development Pipeline

The commercial development pipeline in the Mission overall shows that, if completed as proposed, there would be an overall net loss of commercial space ([Table 2.2.1](#)). This loss is mostly due to conversion of industrial PDR space from commercial to residential uses. There are, however, project proposals that would be creating new commercial space (about 52,400 square feet).

The biggest change in the inventory of commercial space in the Mission is the decline in PDR space. This net loss of 111,000 PDR square feet will primarily be due to residential conversion. About 31,800 square feet of retail space have received entitlement and/or have building permits issued; however, other projects in early stages of review would convert about 33,000

square feet of retail space into residential use, resulting in a net loss of 1,200 square feet of retail space. There will be a net increase of 9,700 square feet of Cultural, Educational and Institutional space if proposed projects in the pipeline are completed. About 5,000 square feet of office space are in projects that have received building permit approvals and are ready for construction.

[Table 2.2.2](#) shows the commercial development pipeline for San Francisco for comparison. The development pipeline in the Mission represents less than 1% of the citywide pipeline; the loss of PDR space in the Mission represents about 17% of the loss citywide. [Map 3](#) shows the locations of the proposed commercial developments in the plan area. (See [List BL-2](#) in Appendix B for detailed information.)



ODC Theater at 3151 17th Street

Photo by Tim Griffith Photography Michael David Rose Photography Margo Moritz



Proposed development at 899 Valencia Street

Table 2.2.1
Commercial and Other Non-Residential Development Pipeline, Mission, Q4 2010

Development Status	CIE*	Medical Office	Office	Retail	PDR** / Light Industrial	Visitor / Lodging	Total Commercial Sq Ft
Planning Entitled							
Under Construction	(5,940)	-	-	-	(920)	-	(6,860)
Planning Approved	-	-	-	-	(6,100)	-	(6,100)
Building Permit Filed	12,900	-	-	8,581	(1,620)	-	19,861
Building Permit Approved / Issued / Reinstated	-	-	4,999	23,189	(86,672)	-	(58,484)
Under Review							
Planning Filed	2,757	-	-	(3,056)	-	-	(299)
Building Permit Filed	-	-	-	(29,899)	(15,289)	-	(45,188)
Total	9,717	-	4,999	(1,185)	(110,601)	-	(97,070)

Table 2.2.2
Commercial and Other Non-Residential Development Pipeline, San Francisco, Q4 2010

Development Status	CIE*	Medical Office	Office	PDR** / Light Industrial	Retail	Visitor / Lodging	Total Sq. Ft.
Planning Entitled							
Under Construction	437,559	-	58,918	(25,230)	8,423	-	479,670
Planning Approved	175,980	(33,117)	5,167,450	(88,557)	1,324,246	308,570	6,854,572
Building Permit Filed	19,180	-	916,830	(221,550)	87,080	-	801,540
Building Permit Approved / Issued / Reinstated	(22,095)	-	826,123	(85,371)	50,972	24,606	794,235
Under Review							
Building Permit Filed	25,553	-	564,742	(6,149)	18,082	-	602,228
Planning Filed	1,001,797	-	3,238,464	(67,760)	1,640,697	97,347	5,910,545
Total	1,637,974	(33,117)	10,772,527	(494,617)	3,129,500	430,523	15,442,790

* CIE = Cultural, Institutional & Educational

** PDR = Production, Distribution, Repair

2.3 Employment

2.3.1 Office Jobs

San Francisco is a regional employment hub, with the largest concentration of office jobs in the Bay Area including financial, legal, and other specialized business services. According to the state Employment Development Department (EDD), there were about 225,900 office jobs in San Francisco at the end of September 2010 (Q3). Of these jobs, about 3,800 (or less than 2% of the citywide total) were in the Mission Plan area. There were approximately 400 establishments (less than 3% of San Francisco establishments) with office employment (see [Table 2.3.1](#)).

2.3.2 Retail Jobs

San Francisco is also a regional shopping destination and 20% of all city jobs are in retail/entertainment (see Table 2.3.1). There were about 7,100 retail jobs in the Mission Plan area, about 40% of total jobs in the area; this represents almost 7% of all citywide retail jobs.

2.3.3 PDR Jobs

Although no longer a center for industry, 14% of San Francisco jobs are in production, distribution, or repair (PDR) related businesses. These light industrial businesses contribute to the city's economy by providing

stable and relatively well-paying jobs for the many San Franciscans without a four-year college degree and by supporting various sectors of the City's economy. There were almost 3,500 PDR jobs in the Mission Plan area, about 20% of total jobs in the area; this also represented just under 5% of all citywide PDR jobs.

2.3.3 PDR Jobs

2.3.4 Estimated New Jobs in Retail and Office Pipeline

As discussed in the previous section, approximately 52,400 square feet of retail, CIE and office space are in the commercial development pipeline. Assuming an average employee density of 350 square feet, these new commercial spaces can accommodate around 150 jobs when completed. This does not account for potential job losses however, associated with the conversion and demolition of PDR space.

2.3.5 Job Loss

Proposed projects in the development pipeline will convert or demolish some 110,600 square feet of PDR space. Assuming an average employee density of 550 square feet, this space could accommodate just over 200 PDR jobs.

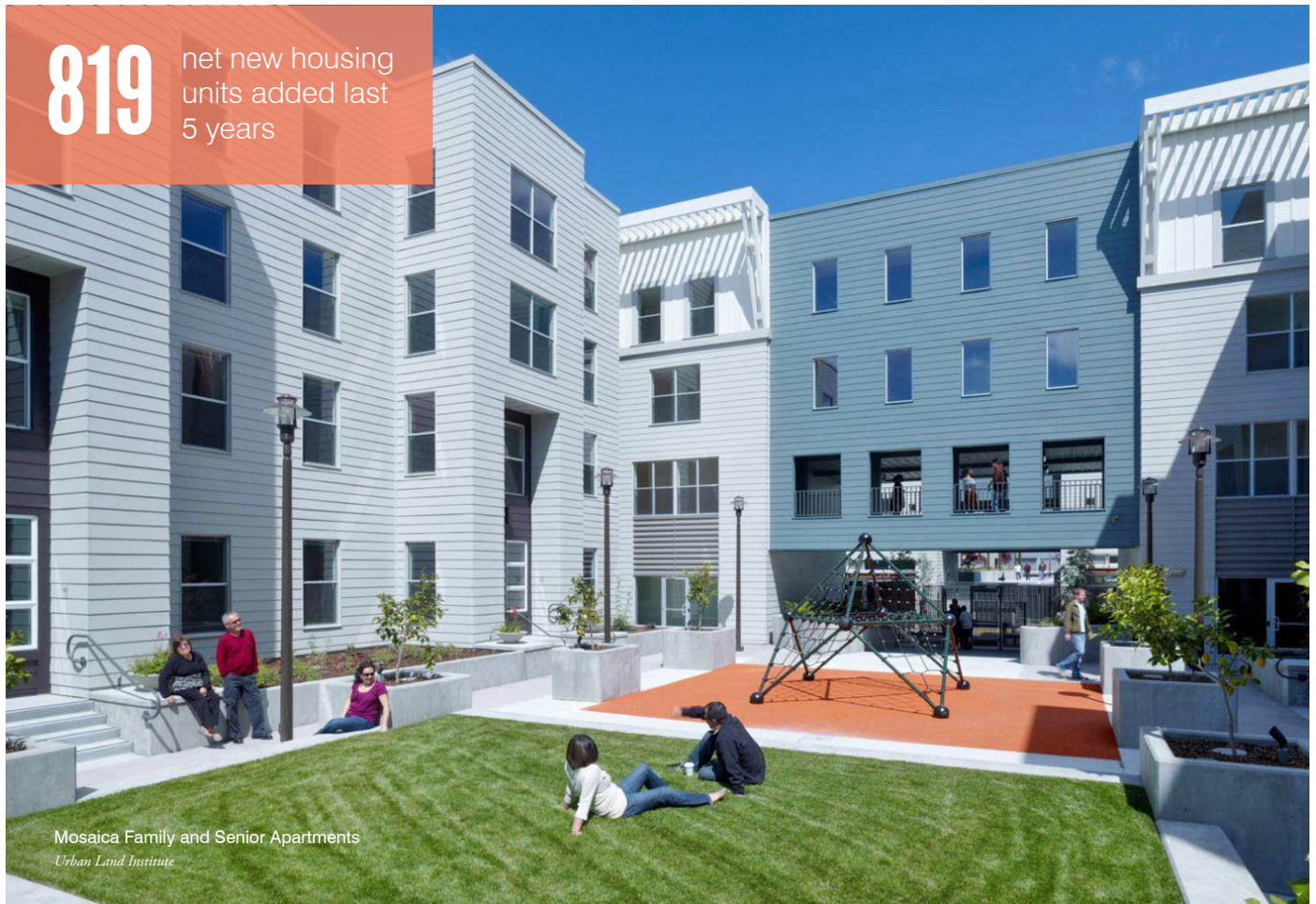
Table 2.3.1
Employment, Mission and San Francisco, Q3 2010

Land Use	MISSION				SAN FRANCISCO			
	No. of Establishments	% of Total Establishments	No. of Jobs	% of Total Jobs	No. of Establishments	% of Total Establishments	No. of Jobs	% of Total Jobs
Cultural, Institutional & Educational	86	3%	1,453	8%	1,659	3%	67,735	12%
Medical	64	2%	888	5%	858	2%	34,449	6%
Office	406	15%	3,756	21%	13,480	25%	225,853	41%
PDR / Light Industrial	321	12%	3,480	20%	5,231	10%	76,821	14%
Retail	508	19%	7,106	40%	7,466	14%	107,422	20%
Visitor / Lodging	11	0%	50	0%	299	1%	17,751	3%
Other	1,324	49%	1,022	6%	24,317	46%	19,825	4%
Total	2,720	100%	17,755	100.0%	53,310	100%	549,856	100%

Source: California Employment Development Department

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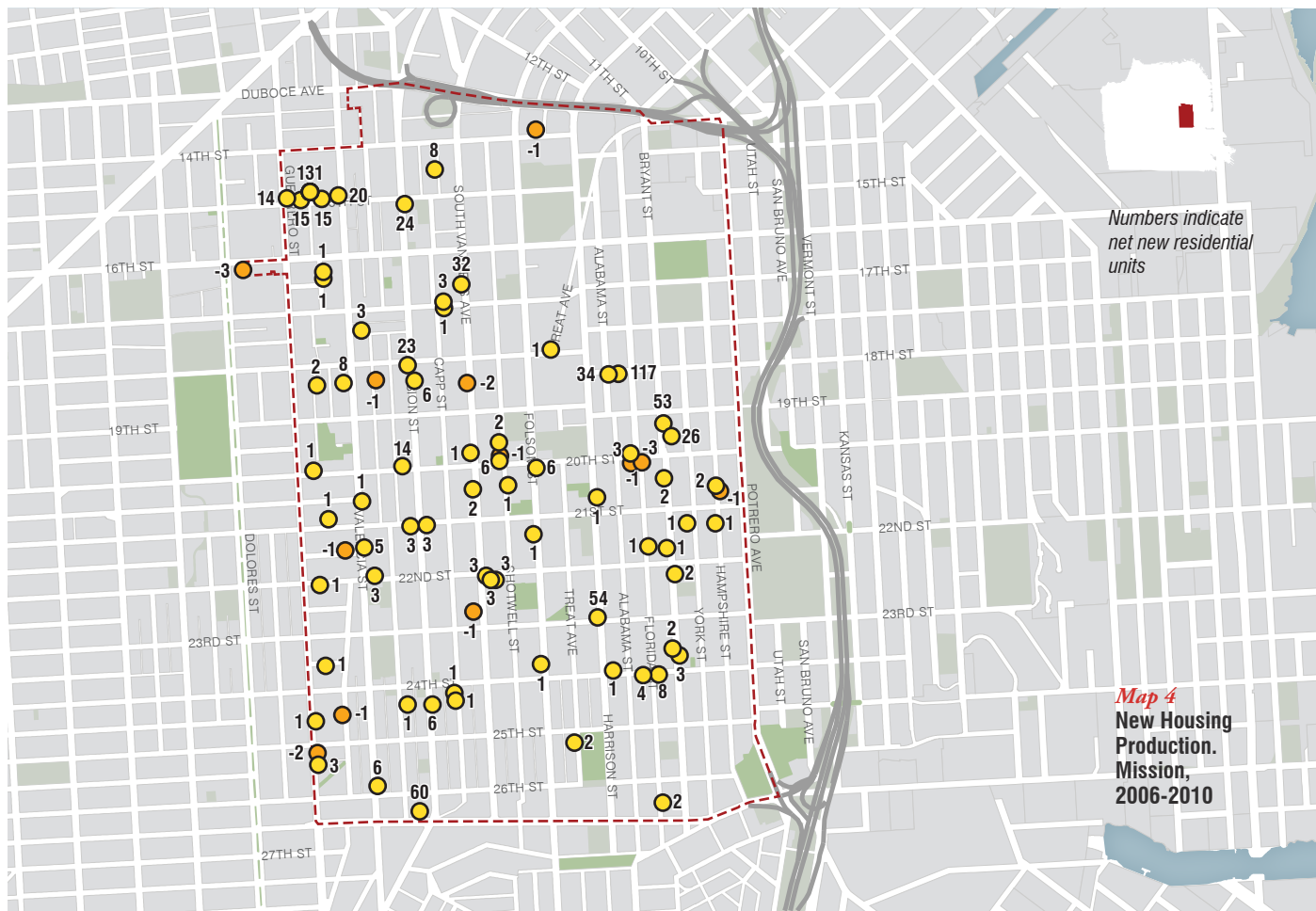
net new housing
units added last
5 years



3. Housing

Housing and the provision of adequate shelter, especially for those with low to moderate incomes, continues to be a chronic issue in San Francisco. One of the main goals of the Mission Plan is to increase the production of housing affordable to a wide-range of incomes. The plan envisioned that as many as 1,100 additional units can be accommodated within the plan boundaries.

The Mission Plan also recognizes the value of sound, existing housing stock and call for its preservation. Dwelling unit mergers are strongly discouraged and housing demolitions are allowed only on condition of adequate unit replacement.



3.1 Housing Inventory and New Housing Production

According to the 2010 Census, there were almost 18,400 units in the Mission Plan boundaries in April 2010; this represents 5% of the citywide total.

Table 3.1.1 shows that approximately 820 new units were built in the past five years in the Mission; of these, 69 were conversions from commercial uses.

Table 3.1.2 shows the citywide figures for comparison. Almost 7% of the net increase in the City's housing stock in the last five years was in the Mission area. *Map 4* shows the location of recent housing construction. Additional details about these new development projects can be found in *Appendix B, List BL-3*.

Table 3.1.1 New Housing Production, Mission, 2006-2010

Year	Units Completed from New Construction	Units Demolished	Net Units Gained or Lost from Alterations	Net Change in Number of Units
2006	328	4	(1)	323
2007	91	1	8	98
2008	30	0	8	38
2009	234	2	27	259
2010	74	0	27	101
Total	757	7	69	819

Table 3.1.2 New Housing Production, San Francisco, 2006-2010

Year	Units Completed from New Construction	Units Demolished	Net Units Gained or Lost from Alterations	Net Change in Number of Units
2006	1,675	41	280	1,914
2007	2,197	81	451	2,567
2008	3,019	29	273	3,263
2009	3,366	29	117	3,454
2010	1,082	170	318	1,230
Total	11,339	350	1,439	12,428

3.2 Housing Development Pipeline

By year's end in 2010, there were about 585 units in 53 projects in the housing development pipeline for the Mission (see *Table 3.2.1*). *Map 5* shows the location of these proposed housing projects by development status. *List BL-4* in Appendix B provides a detailed list of these housing pipeline projects.

Table 3.2.1 shows that about only 9 units - or less than 2% - are under construction and will likely be completed within the next two years. Approximately 430 units - about 74% - have received Planning Department entitlements and could see completion within the next two to seven years.

About 27% of the units in the residential development pipeline are in the early stages of the process and are expected to be completed in the next five to ten years. In comparison, about 40% of the units in the housing pipeline citywide are under construction while the remainder have been entitled and have filed for or have received building permits. Some 48% of proposed units Citywide - nearly 21,100 units -- are under review and have yet to receive entitlements.

3.3 Affordable Housing in the Mission

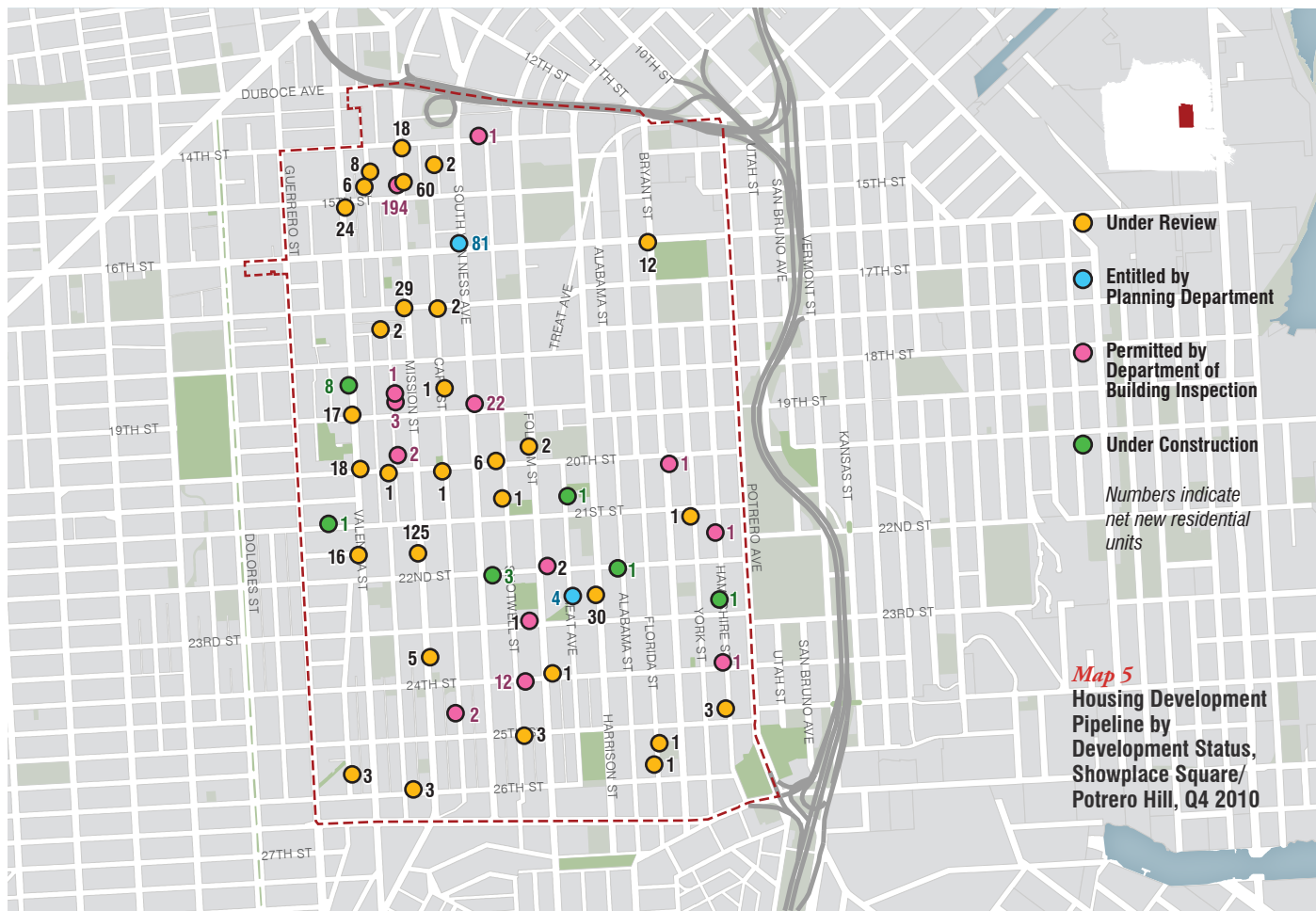
At the time of the Mission Plan adoption and approval, there were some 800 affordable units in 12 housing projects within the plan area boundaries. This represented 5% of the citywide total of affordable housing. In addition, the 47 single-room occupancy residential hotels (SROs) in the Mission provide a total of 1,700 units. SROs typically provide housing affordable to lower income, single-person households. These SROs units within the Mission Plan area make up 9% of the citywide total of SROs.

The Mission Plan recognizes that housing affordability, together with a mix of housing types, fosters a diverse and vibrant community. The Mission Plan relies on three mechanisms to provide affordable housing in the plan area:

- Providing a high percentage of affordable units, above and beyond the City's Inclusionary Program, in new mixed income projects;
- Allowing developers of market-rate housing to dedicate land for the development of 100% affordable housing available to very low and low-income households;
- Encouraging the provision of moderate affordable units on-site, as housing available to middle income households (those making below 150% of the median income).

Table 3.2.1
Housing Development Pipeline, Mission and San Francisco, Q4 2010

Development Status	MISSION		SAN FRANCISCO	
	No. of Projects	No. of Units	No. of Projects	No. of Units
Planning Entitled				
<i>Under Construction</i>	7	9	117	1,728
<i>Planning Approved</i>	3	38	91	16,903
<i>Building Permit Filed</i>	7	128	69	1,916
<i>Building Permit Approved / Issued / Reinstated</i>	15	256	174	2,480
Under Review				
<i>Planning Filed</i>	6	47	84	19,532
<i>Building Permit Filed</i>	15	107	190	1,487
Total	53	585	727	44,050



3.4 New Affordable Housing Production, 2006-2010

Affordable housing was a high community priority during the Eastern Neighborhood planning process. The Eastern Neighborhood Plans aim to provide new housing to meet the needs of low, moderate and middle income households. Higher percentages of affordable inclusionary units are required of market-rate developments larger than five units.

The completion of the 151-unit 601 Alabama project (2009) boosted the area's affordable housing stock while the new 260-unit mixed-income Valencia Gardens project (2006) replaced the 246 units demolished in the publicly subsidized housing project of the same name two years earlier. In addition, 35 inclusionary units were built in the Mission between 2006 and 2010, representing less than 8% of all housing produced in the area (see [Table 3.4.1](#)).

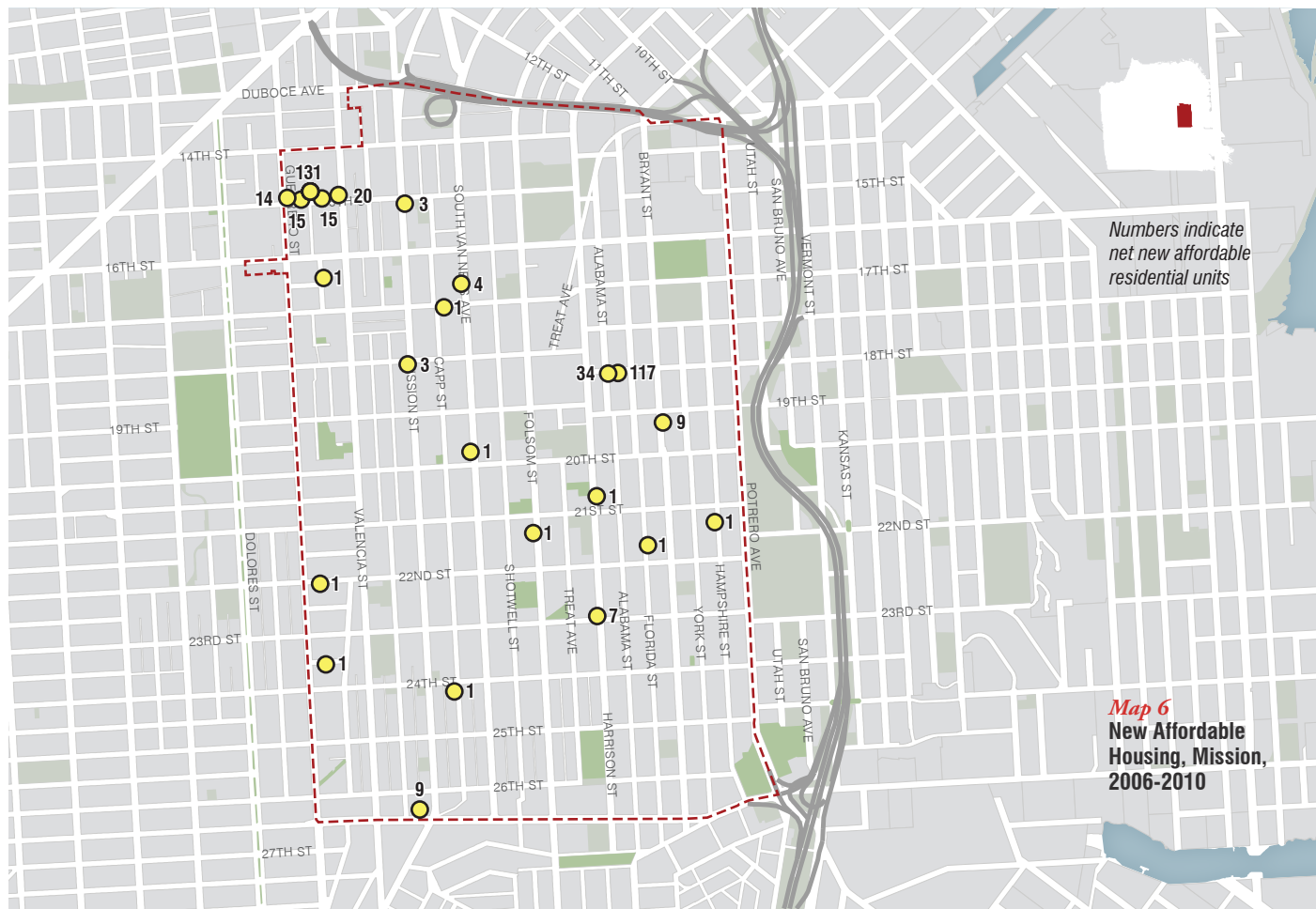
By comparison, the citywide share of new affordable housing construction was 27%, or over 3,300 units (see [Table 3.4.2 Affordable Housing Production, San Francisco, 2006-2010](#)). Additional details about these affordable housing projects can be found in [Appendix B, List BL-5](#).

Table 3.4.1
Affordable Housing Production, Mission, 2006-2010

Year	Public Subsidy	Inclusionary	Total
2006	260	7	267
2007	0	7	7
2008	0	0	0
2009	151	12	163
2010	0	9	9
Total	411	35	446

Table 3.4.2
Affordable Housing Production, San Francisco, 2006-2010

Year	Public Subsidy	Inclusionary	Total
2006	265	189	454
2007	517	167	684
2008	385	379	764
2009	832	44	876
2010	508	40	548
Total	2,507	819	3,326



3.5. Housing Stock Preservation

The Mission Plan supports the preservation of the area's existing housing stock and prohibits the residential demolition unless these would result in sufficient replacement of housing units. Demolitions are also restricted to ensure the preservation of affordable housing and historic resources.

In the reporting period, 15 units were demolished or lost through alteration in the Mission (see [Table 3.5.1](#)) or less than 3% of units demolished citywide. [Table 3.5.2](#) shows San Francisco figures for comparison. Illegal units removed also result in loss of housing; corrections to official records, on the other hand, are adjustments to the housing count.

Table 3.5.1 Units Lost, Mission 2006-2010

Year	UNITS LOST THROUGH ALTERATIONS BY TYPE OF LOSS					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
2006	0	1	0	0	1	4	5
2007	1	0	0	0	1	1	2
2008	4	0	0	0	4	0	4
2009	0	0	0	0	0	2	2
2010	0	0	1	1	2	0	2
Total	5	1	1	1	8	7	15

Table 3.5.2 Units Lost, San Francisco, 2006-2010

Year	UNITS LOST THROUGH ALTERATIONS BY TYPE OF LOSS					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
2006	12	21	0	7	40	41	81
2007	10	16	4	5	35	81	116
2008	19	28	0	1	48	29	77
2009	2	42	5	12	61	29	90
2010	5	22	1	10	38	170	208
Total	48	129	10	35	222	350	572

3.6. Other Changes in Housing Stock Characteristics

The type of housing opportunities determines the type of people who live in the neighborhood. For example, single-family homes tend to support families and/or larger households, which are typically homeowners, while flats or apartments tend to be occupied by a single-person or smaller households, which are largely renters; group housing and assisted living quarters are housing types available for the elderly and people who have disabilities.

Condo conversions increase San Francisco's homeownership rate – estimated to be at about 38% in 2009, up from 35% in 2000. However, condo conversions also mean a reduction in the City's rental stock. In 2009, an estimated 74% of households in the Mission were renters. Almost 8% of San Francisco's rental units are in the Mission.

Table 3.6.1 shows that in the last five years, 307 units in 133 buildings in the Mission were converted to condominiums. This represents 8% of all condo conversions citywide.

Another indicator of change in the existing housing stock, are owner move-in and Ellis Act evictions. These evictions effectively remove units from the rental housing stock and are, in most cases, precursors to condo conversions.

Table 3.6.2 shows that in the last five years, there were owner move-in evictions in 73 units and 71 units were withdrawn from the rental stock under the Ellis Act. Owner move-in and Ellis Act evictions in the Mission constituted 9% each of citywide totals. Other types of evictions, also included in Table 3.6.2, include evictions due to breach of rental contracts or non-payment of rent; this could also include evictions to perform capital improvements or substantial rehabilitation.

Table 3.6.1
Condo Conversion, Mission, 2006-2010

Year	MISSION		Mission as % of Citywide Total	
	No. of Bldgs	No. of Units	No. of Bldgs	No. of Units
2006	30	66	10.0%	9.0%
2007	24	57	7.0%	7.0%
2008	27	57	7.0%	7.0%
2009	38	93	11.0%	12.0%
2010	14	34	6.0%	6.0%
Total	133	307	8.0%	8.0%

Source: DPW Bureau of Street Use and Mapping

Table 3.6.2
Evictions by Type, Mission, 2006-2010

Year	MISSION			Mission as % of Citywide Total		
	Owner Move-In	Ellis Act Withdrawal	Other Eviction	Owner Move-In	Ellis Act Withdrawal	Other Eviction
2006	25	34	181	11%	13%	9%
2007	14	25	182	8%	11%	11%
2008	16	3	171	10%	2%	11%
2009	7	2	110	6%	4%	8%
2010	11	7	129	9%	10%	8%
Total	73	71	773	9%	9%	9%

Source: SF Rent Board



4. Public Benefits

The Eastern Neighborhoods Plans call for up to 10,000 units of transit-oriented housing (market-rate and affordable) and 13,000 new jobs over 20 years. To support the growing population in these areas, the Area Plans also call for needed public amenities including parks, community facilities, and transportation.

The Eastern Neighborhoods Area Plans identify at a high level the types of infrastructure improvements necessary to enhance livability, enable development intensity, and serve these changing neighborhoods. Specifically, the Mission Plan seeks to improve the transportation system for all modes, especially pedestrians and transit. The Plan also calls for the provision of new open space and the creation of “Green Connector” streets, with wider sidewalks and improved landscaping.

4.1 Transportation Improvements (EN TRIPS)



The Eastern Neighborhoods Transportation Implementation Planning Study (EN

TRIPS) is the transportation implementation plan for all four Plan Areas of the Eastern Neighborhoods. EN TRIPS has completed its existing and future conditions technical analyses to understand current transportation opportunities and constraints in all four neighborhoods. Findings and identified strategies were presented at a community meeting held in February 2011.

These strategies include: Smart Parking Management, Congestion Pricing, Transportation Demand Management, and expanded efforts at shuttle coordination. Each of these strategies is already under study, implementation or development, but potential exists to expand their application. In addition to these policy strategies, other investments identified include:

- Transit Priority Street treatments – including 3rd street, 4th street, Division, and 16th Street.
- New bicycle facilities – including the prioritization of certain bicycle lanes, or the creation of dedicated rights-of-way.
- Further developing comfortable pedestrian spaces to facilitate walking - including wider sidewalks, curb bulb outs, medians, and additional landscaping.

The 16th Street corridor is the only arterial that runs in the east-west direction and connects the North Mission, Showplace Square, and Mission Bay; it is also the focus of a number of competing demands. The corridor will see increased vehicular volumes and the 22–Fillmore, which is planned to be re-routed so that it travels all the way to Mission Bay, may face traffic delays unless transit priority treatments are completed. In addition, an extension of the 16th Street bicycle lane is planned through Mission Bay. At the same time, transit on Potrero Avenue is expected to become an increasingly high-demand corridor. With two BART stations and several high-volume bus lines in the Mission, transit use is the predominant mode of travel to work for employed residents of the area (see [Table 4.1.1](#)).

Compared to City figures, Mission commuters travelled by alternative modes rather than by car. The 2005-2009 American Community Survey estimated that 43% of Mission residents used transit to work while 30% commuted by car; 11% walked to work and 8% reported biking to work. The number of people working from home was estimated at 6%. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% commuted by other means; 7% however worked from home

Table 4.1.1
Commute Mode Split, Mission and San Francisco, 2006-2010

Transport Mode	MISSION		SAN FRANCISCO		Mission as % of San Francisco
	No. of Commuters	%	No. of Commuters	%	
Car	9,805	30%	202,707	47%	5%
Drove Alone	7,646	24%	168,639	39%	5%
Carpooled	2,159	7%	34,068	8%	6%
Transit	13,756	43%	140,571	32%	10%
Bike	2,508	8%	11,367	3%	22%
Walk	3,696	11%	41,593	10%	9%
Other	601	2%	8,142	2%	7%
Worked at Home	1,812	6%	28,952	7%	6%
Total	32,178	100.0%	433,332	100.0%	7%

Source: 2005-2009 American Community Survey

4.2 Streetscape Improvements

The Mission Plan calls for the creation of a network of “Green Connector” streets with wider sidewalks and landscaping improvements that connects open spaces and improves area walkability. The Plan proposes improvements in the vicinity of 16th Street, in the center of the Mission around 20th Street and through the southern part of the Mission including Cesar Chavez Street. Additionally north-south connections are suggested for Potrero Avenue and Folsom Streets. Numerous pedestrian improvements have also been proposed in the Mission Public Realm Plan.

The goal of the Mission Streetscape Plan is to create a system of neighborhood streets with safe and green sidewalks; well-marked crosswalks; widened sidewalks at corners; creative on-street parking arrangements; bike paths and routes; improved transit integration; and roadways that accommodate automobile traffic but encourage appropriate speeds.

Highlights of the plan include:

- A new flexible parking strategy for gathering and outdoor seating uses;
- New gateway plazas at key intersections and destinations;
- Traffic calming on residential streets;
- On-street designs for sustainable storm water management;
- Greening and traffic calming at major corridors;
- Pedestrian improvements on alleys and small streets.

The Mission Streetscape Plan provides a design framework for street improvement, policies to guide those improvements, and designs for 28 specific projects to be built over time as funding allows. Building on the Mission Area Plan, the Mission Streetscape Plan also includes a strategy for how to build and maintain improvements over time.

In December 2010, San Francisco also adopted the Better Streets Plan that contains design guidelines for pedestrian and streetscape improvements and describes streetscape requirements for new development. Major themes and ideas include:

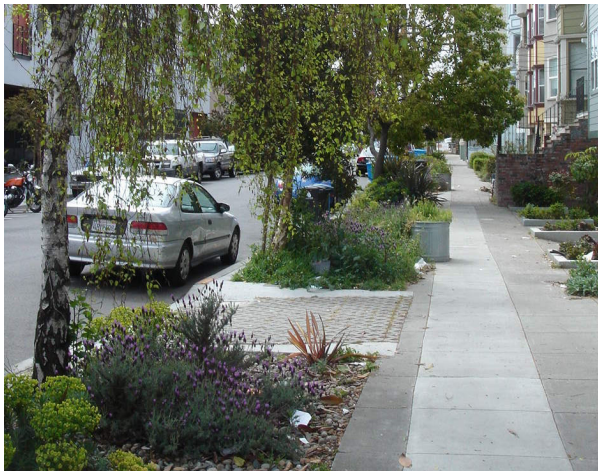
- **Distinctive, unified streetscape design:** Street trees as defining the streetscape rhythm; integrated site furnishings; regular pedestrian-oriented lighting; minimizing cluttering elements.
- **Space for public life:** Safe, useable public seating for neighborhood gathering; generous curb extensions for seating and landscaping; reclaiming of excess street space for public use; space for outdoor café and restaurant seating and merchant displays.
- **Enhanced pedestrian safety:** Safe, convenient pedestrian crossings; curb radii and curb extensions that slow traffic, shorten crossing distance, and enhance visibility; pedestrian countdown signals and other pedestrian priority signals (head-start, pedestrian scramble).
- **Improved street ecology:** On-site storm water management to reduce combined sewer overflows; resource-efficient elements and materials; streets as green corridors and habitat connectors.



- **Universal design and accessibility:** Generous, unobstructed sidewalks, curb ramps for all users, accessible pedestrian signals.
- **Integrating pedestrians with transit:** Transit rider amenities at key stops; safe, convenient pedestrian routes to transit; mutual features that benefit pedestrian safety and comfort and transit operations, such as bus bulb-outs and boarding islands.
- **Creative use of parking lanes:** Permanent curb extensions with seating and landscaping; landscape planters in the parking lane; flexible, temporary use of the parking lane for restaurant seating or other uses.

- **Traffic calming to reduce speeding and enhance pedestrian safety:** Raised crossings and speed tables; landscaped traffic circles; chicanes.
- **Pedestrian-priority designs:** Shared public ways; temporary or permanent street closures to vehicles; sidewalk and median pocket parks.
- **Extensive greening:** Healthy, well-maintained urban forest; expanded sidewalk plantings; efficient utility location to provide more potential planting locations.

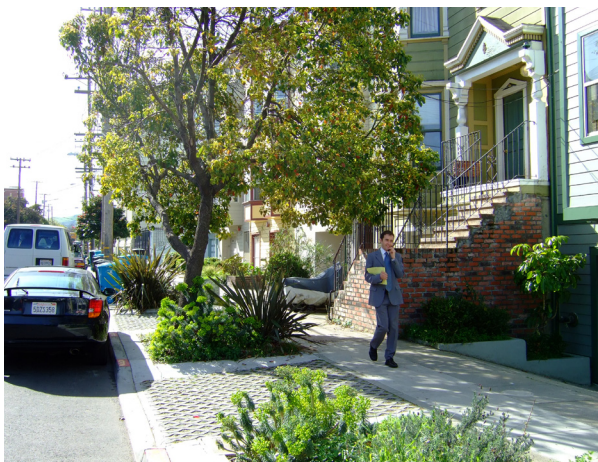
The Better Streets Plan only describes a vision for ideal streets and seeks to balance the needs of all street users and street types. Detailed implementation strategies will be developed in the future.



Sidewalk Landscaping on Shotwell Street



Mission Playground



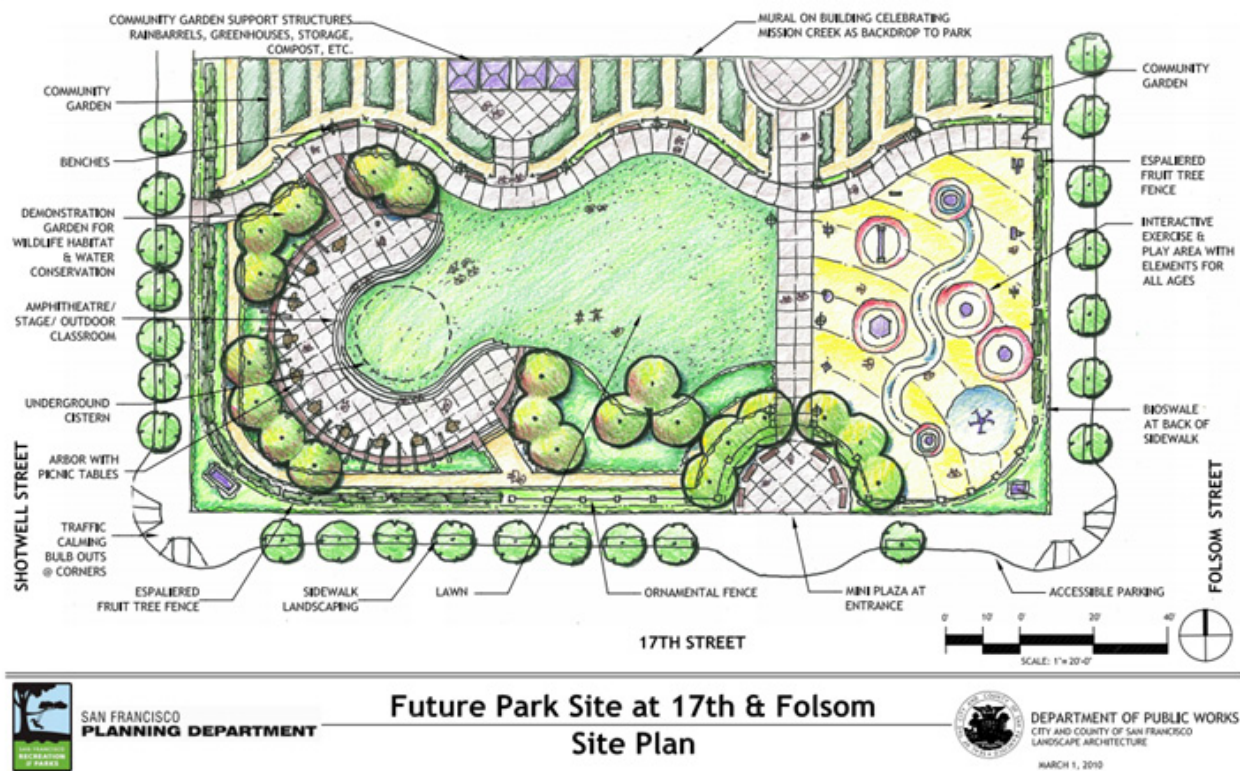
24th Street Mini Park

4.3 Recreation and Open Space

The provision of new, and maintenance of existing, recreation and park facilities are also called for by the Mission Plan. Some portions of the Mission historically have been predominantly industrial, and not within walking distance of an existing park and many areas lack adequate places to recreate and relax. Moreover, the Mission has a concentration of family households with children (27% of Mission households), which is higher than most neighborhoods in the city. Specifically, the Plan identifies a need for 4.3 acres of new open space to serve both existing and new residents, workers and visitors. The Plan proposes to provide this new open space by creating at least one substantial new park in the Mission.

A site has been identified for a new park in an under-served area of the Mission at 17th and Folsom Streets, currently owned by the San Francisco Public Utilities Commission. After a series of community meetings in 2010, three design alternatives have been merged into one design. This is the first draft of the design which will be finalized in the coming months.

Significant funding is needed however, to develop new open space and maintain existing open space at a higher level. Impact fees from new development can partially fund these spaces, as can open space bonds issued by the Port and the Recreation and Park Department. Additional funding sources however, are being identified to implement these open space improvements.



4.4 Community Facilities

As a significant amount of new housing development is expected in the Mission, new residents will increase the need to add new community facilities and to maintain and expand existing ones. Community facilities can include any type of service needed to meet the day-to-day needs of residents. These facilities include libraries, parks and open space, schools and child care. Community based organizations also provide many services to area residents including health, human services, and cultural centers.

Map 7 shows existing community facilities in the Mission. Community based organizations currently provide a wide range of services at over 50 sites throughout the Mission, ranging from clinics and legal aid, to job and language skills training centers and immigration assistance. Cultural and arts centers are also prominent in the Mission.

4.5 Neighborhood Serving Establishments

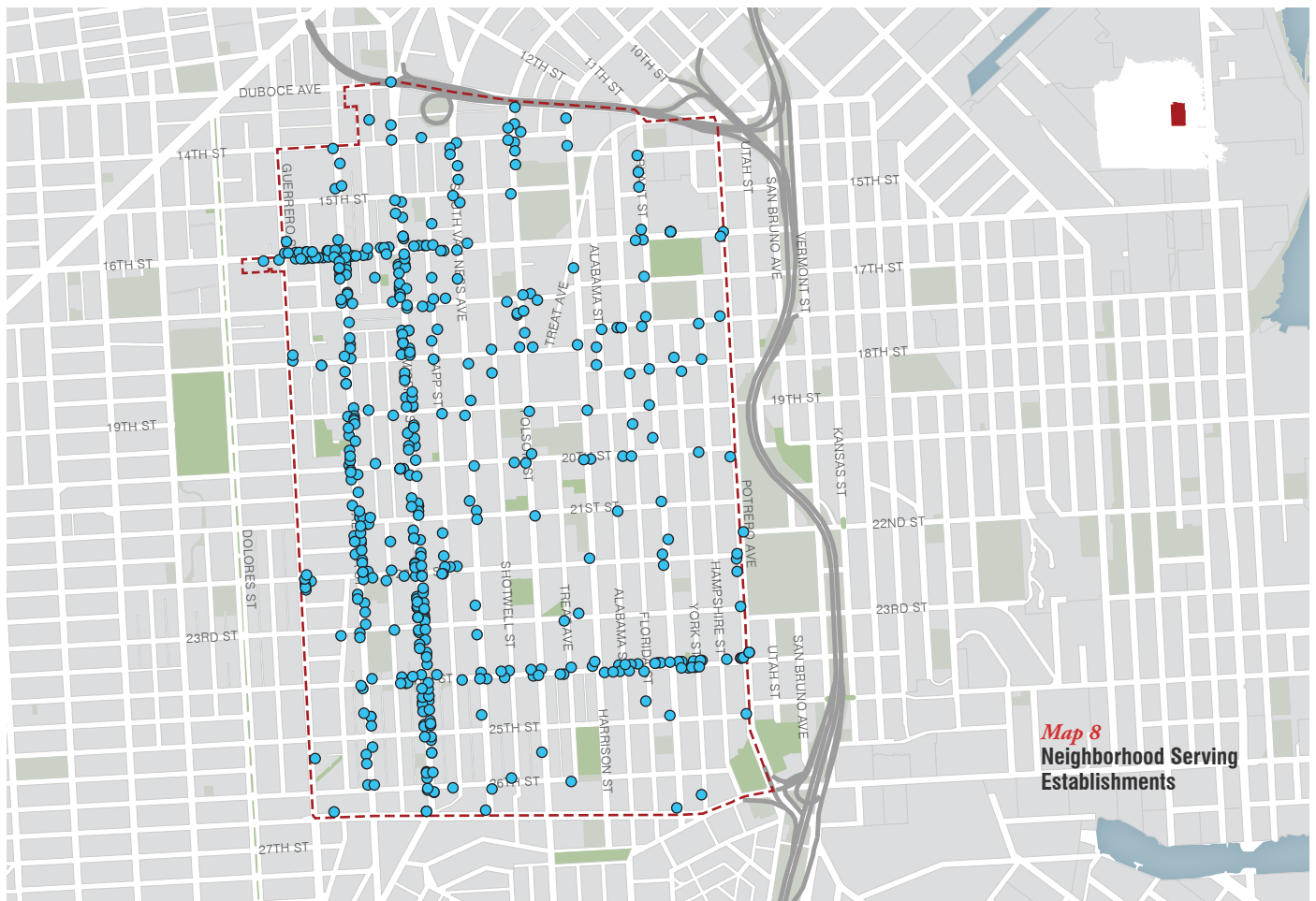
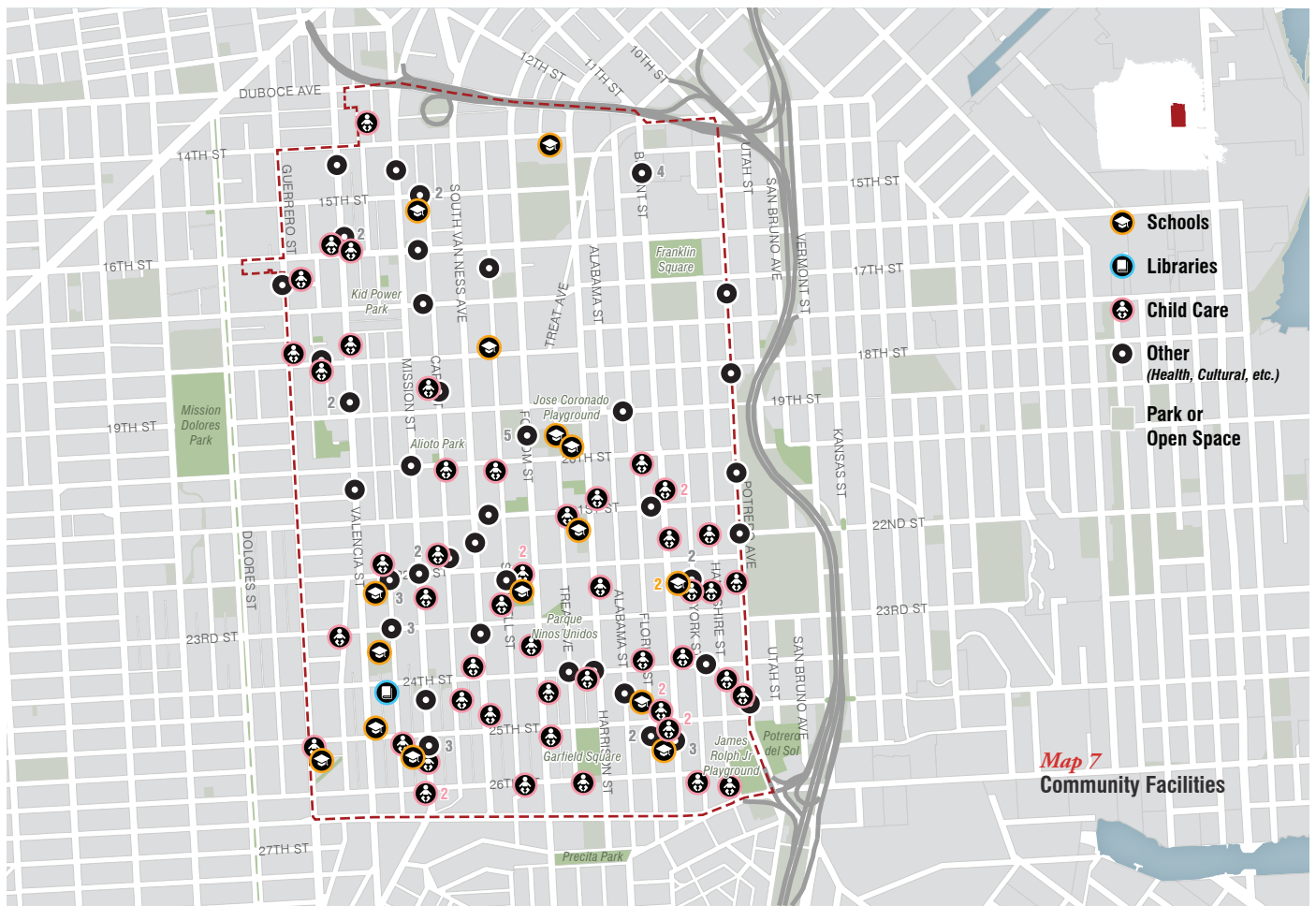
Neighborhood serving businesses represent a diversity of activities beyond typical land use categories such as retail. This section defines neighborhood serving as those activities of an everyday nature associated with a high “purchase” frequency (see *Appendix D* for a list of business categories used). Grocery stores, auto shops and gasoline stations, banks and schools which frequently host other activities, among many other uses, can be considered “neighborhood serving.”

By this definition, the Mission is home to almost 500 neighborhood serving businesses and establishments employing over 6,600 people. Over 130 of these businesses are estimated to have been established since 2006. Although these tend to be smaller businesses frequented by local residents and workers, some also serve a larger market (such as popular restaurants).

As shown in *Table 4.5.1* on opposite page, the top 10 neighborhood serving establishments in the Mission include restaurants, grocery stores and bars, as well as bakeries and pharmacies. These businesses are typically along the Mission, Valencia, and 24th Street neighborhood commercial districts (see *Map 8*).

Table 4.5.1
Neighborhood Serving Establishments, Mission

Type	Establishments	Employment
Full-Service Restaurants	125	2,692
Limited-Service Restaurants	57	695
Supermarkets and Other Grocery (except Convenience) Stores	29	507
Drinking Places (Alcoholic Beverages)	26	208
General Automotive Repair	22	87
Snack and Nonalcoholic Beverage Bars	20	307
Retail Bakeries	12	99
Child Day Care Services	12	77
Pharmacies and Drug Stores	11	108
Sporting Goods Stores	10	108
Used Merchandise Stores	10	128
Civic and Social Organizations	9	55
Meat Markets	8	37
Shoe Stores	7	52
Commercial Banking	7	143
Elementary and Secondary Schools	7	220
Women's Clothing Stores	7	46
Family Clothing Stores	7	57
Coin-Operated Laundries and Dry Cleaners	5	8
Beer, Wine, and Liquor Stores	5	22
All Other General Merchandise Stores	5	35
Beauty Salons	5	21
Dry Cleaning and Laundry Services (except coin-operated)	5	32
Religious Organizations	5	34
Office Supplies and Stationery Stores	5	61
Cosmetics, Beauty Supplies, and Perfume Stores	5	50
Fitness and Recreational Sports Centers	5	51
Gasoline Stations with Convenience Stores	5	144
All Other Specialty Food Stores	4	52
Savings Institutions	4	44
Nail Salons	4	13
Other	47	475
Total	495	6,668





4.6 Job Housing Linkage Program (JHLP)

Prompted by the Downtown Plan in 1985, the City determined that large office development, by increasing employment, attracts new residents and therefore increases demand for housing. In response, the Office Affordable Housing Production Program (OAHP) was established in 1985 to require large office developments to contribute to a fund to increase the amount of affordable housing. In 2001, the OAHP was re-named the Jobs-Housing Linkage Program (JHLP) and revised to require all commercial projects with a net addition of 25,000 gross square feet or more to contribute to the fund.

Between fiscal year 2006 and 2010, nearly \$22 million was collected, all from projects in the Downtown C-3 zoned district. Due to the current economic recession the program has collected no money after fiscal year 2007 (see [Table 4.6.1](#)). Since the program was established in 1985, a total of \$72.3 million has been collected to partially subsidize the construction of over 1,000 units of affordable housing.

Table 4.6.1
Jobs Housing Linkage Fees Collected, 2006-2010

<i>Fiscal Year</i>	<i>Revenue</i>
2006-07	\$11,880,503
2007-08	\$10,213,342
2008-09	-
2009-10	-
2010-11	-
Total	\$22,093,845

Source: Department of Building Inspection as of 6/1/11

5. Implementation of Proposed Programming

5.1 Eastern Neighborhood Citizens Advisory Committee

The Eastern Neighborhoods Citizens Advisory Committee (EN CAC) is the central community advisory body charged with providing input to City agencies and decision makers with regard to all activities related to implementation of the Eastern Neighborhoods Area Plans. It was established for the purposes of providing input on the prioritization of Public Benefits, updating the Public Benefits program, relaying information to community members in each of the four neighborhoods regarding the status of development proposals in the Eastern Neighborhoods, and providing input to plan area monitoring efforts as appropriate. The EN CAC is composed of 15 voting members – nine appointed by the Board of Supervisors, and six appointed by the Mayor. In addition, there are four non-voting members representing Western SoMa, two appointed by the Board of Supervisors, and two by the Mayor. These non-voting members with attain voting status upon the adoption and integration of the Western SoMa Impact Fees into the Eastern Neighborhoods Public Benefits Fund.

To date, the ENCAC has supported the allocation of \$2.42 million for the development of a new park at 17th and Folsom Street in the Mission District. As of the writing of this report, just over \$750,000 has been collected.

The EN CAC has held monthly public meetings since October, 2009. For more information on the EN CAC, go to <http://encac.sfplanning.org>.

Table 5.2.1 Eastern Neighborhoods Fees Collected

Area	Revenue	Projects
SoMa	\$540,908	2
Central Waterfront	\$119,901	1
Mission	\$90,454	7
Showplace/Potrero	\$0	0
Total	\$751,263	10

5.2 Fees Programs and Collection

The Eastern Neighborhoods Public Benefit Fee was established to fund community improvements throughout the Eastern Neighborhoods, including the Mission Plan Area.

Impact fees will be used to fund capital improvements, including open space and recreational facilities, transit and transportation improvements, and community facilities such as child care and public library needs. The fee may also be used to fund housing needs, such as housing construction and preservation. Fee revenue are periodically updated and currently range from \$8 to \$24 per square foot (effective 5/11). Fee revenues will be allocated as follows:

- For **residential development**: open space and recreational facilities = 50%, transit streetscape and public realm improvements = 42%, community facilities = 8%.
- For **commercial development**: open space and recreational facilities = 7%, transit streetscape and public realm improvements = 90%, community facilities = 3%

In areas designated for housing including Mixed Use Residential zones and the Mission NCT, portions of the impact fee resulting from up-zoning will be directed towards affordable housing construction and preservation. In these areas, the increased fee revenue above the base \$8 collected for residential development may be used to further mitigate impacts on affordable housing, including acquisition and rehabilitation programs to support existing residents.

Analysis based on development projections for the overall Eastern Neighborhoods, estimates that the fee could generate from \$77-130 million over the life of the plan.

As shown in *Table 5.2.1*, approximately \$751,000 from 10 projects has been collected since the fee was established in January 2009. Over \$90,400 in fees were collected from seven projects in the Mission Plan area.

5.3 Historic Preservation

Since the adoption of the Mission Plan, the Inner Mission North survey has been completed and adopted by the Historic Preservation Commission. The Inner Mission North Survey includes documentation and assessment of more than 2,000 individual buildings and several historic districts that are located within the area that is bounded approximately by Duboce Avenue and Market Street to the north, 20th Street to the south, Folsom Street to the east, and Dolores Street to the west.

The South Mission Survey has also been completed and adopted by the Historic Preservation Commission. The South Mission Survey resulted in documentation and assessment of approximately 3,800 individual buildings, including nearly 1,000 individual historic properties and contributors to 13 historic districts. The South Mission Survey included the area that is bounded approximately by 20th Street to the north, Cesar Chavez Street to the south, Potrero Avenue to the east, and Guerrero Street to the west.

These surveys only identify potential historic resources in the area. Recommendations to establish new historic districts and designate individual structures of merit will follow.



Flickr. Thomas Hawk

5.4 First Source Hiring

The First Source Hiring Program was first adopted in 1998 and modified in 2006. The intent of First Source is to connect low-income San Francisco residents with entry-level jobs that are generated by the City's investment in contracts or public works; or by business activity that requires approval by the City's Planning Department or permits by the Department of Building Inspection.

Projects that qualify under First Source include:

- any activity that requires discretionary action by the City Planning Commission related to a commercial activity over 25,000 square feet including conditional use authorization;
- any building permit applications for a residential project over 10 units;
- City issued public construction contracts in excess of \$350,000;
- City contracts for goods and services in excess of \$50,000;
- leases of City property;
- grants and loans issued by City departments in excess of \$50,000.

The First Source Hiring program is managed by the Office of Economic and Workforce Development (OEWD). Between fiscal years 2005-06 and 2010-11, the OEWD reported that 2,492 residents were placed into entry-level jobs including 1,752 in public projects, and 740 in private projects.

APPENDIX A

Eastern Neighborhoods Monitoring Requirements Ordinance

(5) **Development Activity.** The report shall detail all development activity in the Plan Area over the Monitoring Period, including additions and deletions of residential and commercial space, and shall include unit size and bedroom count of units constructed, retail space and employment generated, conversions and other development statistics. The monitoring program shall include the following categories of information:

(A) **Office Space.** Amount of office space constructed in preceding years and related employment.

(B) **Visitor and Hotel Space.** Amount of hotel rooms constructed in preceding years and related employment.

(C) **Retail Space.** Amount of retail space constructed in preceding years and related employment.

(D) **Business Formation and Relocation.** An estimate of the rate of the establishment of new businesses and business and employment relocation trends and patterns within the City and the Bay Area.

(E) **Housing.** An estimate of the number of housing units newly constructed, demolished, or converted to other uses.

(6) **Public Benefit.** The report shall detail the construction of any improvements or infrastructure as described in the Eastern Neighborhoods Public Benefits Program, a copy of which is on file with the Clerk of the Board of Supervisors in File No. 081155 and is incorporated herein by reference. The report shall include the following categories of information:

(A) **Inclusionary Housing Program.** A summary of the number and income mix of units constructed or assisted through this program, an analysis of units constructed within each alternative, including new alternatives established for the Eastern Neighborhoods UMU districts.

(B) **Jobs/Housing Linkage Program.** A summary of the operation of the Jobs/Housing Linkage Program (formerly the Office Affordable Housing Production Program) and the Housing Affordability Fund, identifying the number and income mix of units constructed or assisted with these monies.

(C) **Streetscape, Transportation, and Public Realm.** A detailed description of any transportation serving infrastructure completed in the preceding five years, including transit, pedestrian, bike, traffic and other modes of transportation.

(D) **Open Space and Recreational Facilities.** A summary of new parks, trails, public rights-of-way, recreational facilities or activity space completed to serve the purposes of recreation in the preceding five years, as well as any improvements to parks or recreational facilities.

(E) **Community Facilities.** An assessment of the existing service capacity of community services and facilities, and of any new services or facilities joining the neighborhood in the past five years. This shall include a review of child care, library services and any other categories deemed relevant, such as health care centers, human services, and cultural centers.

(F) **Neighborhood Serving Businesses.** An assessment of neighborhood serving businesses in the area, including their establishment, displacement, and economic health.

(7) **Fees and Revenues.** The report shall monitor expenditure of all implemented fees, including the Eastern Neighborhoods Impact Fee and all Citywide fees, and tax revenue, as listed below. It shall report on studies and implementation strategies for additional fees and programming.

(A) **Impact Fee.** A summary of the collected funds from the Eastern Neighborhoods Impact Fee collected from development, and a detailed accounting of its expenditure over that same period.

(B) **Fiscal Revenues.** An estimate of the net increment of revenues by type (property tax, business taxes, hotel and sales taxes) from all uses.

(C) **Fee Adjustments.**

(i) The Planning Department shall review the amount of the Eastern Neighborhoods fee against any increases in construction costs, according to changes published in the Construction Cost Index published by Engineering News Record, or according to another similar cost index should there be improvements to be funded through the Eastern Neighborhoods Impact Fee as listed in the Eastern Neighborhoods Program.

(ii) The Planning Department shall review the level of the Eastern Neighborhoods housing requirements and fees to ensure they are not so high as to prevent needed housing or commercial development.

(8) **Agency Responsibilities.** All implementing agencies identified in the Eastern Neighborhoods Implementation Matrix shall be responsible for:

(A) Reporting to the Planning Department, for incorporation into the Monitoring report, on action undertaken in the previous reporting period to complete the implementation actions under their jurisdiction, as referenced in the Eastern Neighborhoods Implementation Matrix.

(B) Providing an analysis of the actions to be completed in the next reporting period, for incorporation into the Monitoring report, including a description of the integrated approach that will be used to complete those tasks.

(i) To the extent the Agencies identified in the Implementation Matrix are outside the jurisdiction of this Board, this Board hereby urges such Agencies to participate in this process.

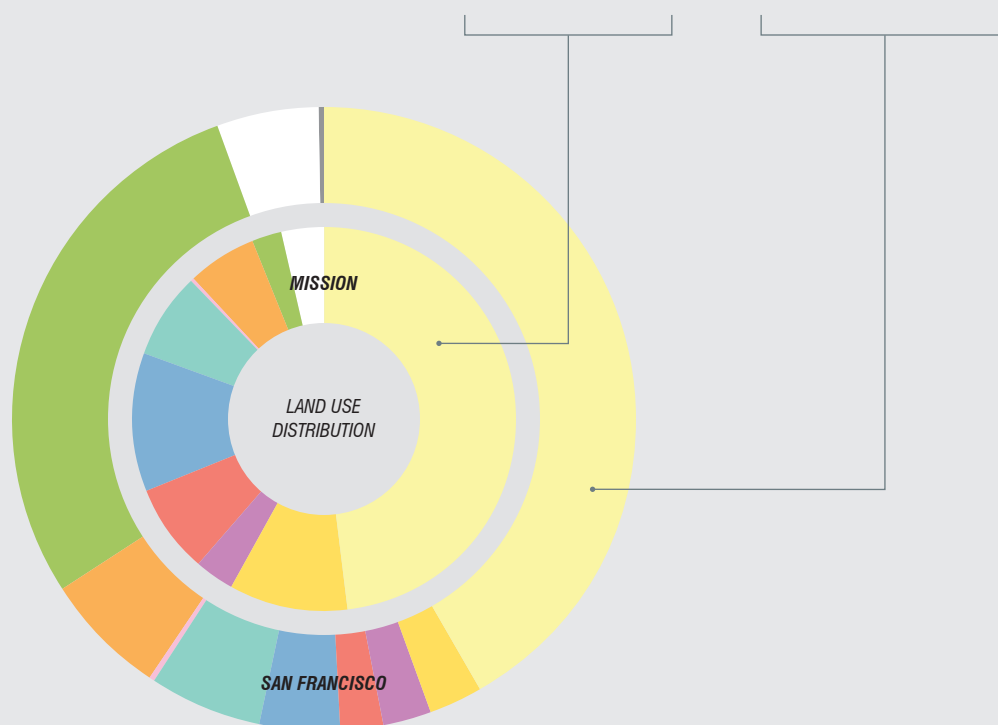
(9) **Budget Implications.** In cooperation with the Annual Progress reports required by Administrative Code Chapter 36.4, and prior to the annual budget process, the Board shall receive a presentation by the Interagency Planning and Implementation Committee and its member agencies to describe how each agency's proposed annual budget advances the Plans' objectives, including specific projects called for by this section. The Board of Supervisors shall give particular consideration to proposed agency budgets that meet the implementation responsibilities as assigned by the City's General Plan, including the Eastern Neighborhoods Implementation Matrix. Budget proposals that do not include items to meet these implementation responsibilities shall respond to Board inquiries as to why inclusion was not possible.

APPENDIX B

Lists and Tables

Table BT-1**Land Use Distribution, Mission and San Francisco, 2009**

Land Use	MISSION		SAN FRANCISCO		Mission as % of San Francisco
	Area Sq Ft (000s)	% Distribution	Area Sq Ft (000s)	% Distribution	
Residential	11,694,847	48%	420,058,589	42%	3%
Mixed Residential	2,377,784	10%	28,985,223	3%	8%
Office	792,325	3%	25,576,575	3%	3%
Retail / Entertainment	1,867,257	8%	21,579,948	2%	9%
PDR / Light Industrial	2,803,526	12%	41,935,022	4%	7%
Cultural, Institutional & Educational	1,769,105	7%	59,215,798	6%	3%
Hotel / Lodging	20,970	0%	3,484,054	0%	1%
Mixed Use	1,411,072	6%	65,079,287	6%	2%
Public / Open Space	637,645	3%	288,199,531	29%	0%
Vacant Lot	824,169	3%	53,020,516	5%	2%
Right-of-Way	-	0%	942,007	0%	0%
Total	24,198,701	100%	1,008,076,550	100%	2%



List BL-1 Commercial Development Projects Completed, Mission, 2006-2010

Address	Mixed Use No. of Units	Total Gross Sq Ft	CIE	MED	OFFICE	PDR	RET	VIS
736 Valencia St.	8	750	-	-	-	-	750	-
3280 22nd St.	3	1,546	-	-	-	-	1,546	-
1043 Valencia St.	5	500	-	-	-	-	500	-
340 Valencia St.	260	3,200	3,200	-	-	-	-	-
3251 18th St.	-	19,095	14,321	-	4,774	-	-	-
3350 20th St.	6	500	-	-	-	-	500	-
2460 Alameda St.	-	36,000	-	-	-	36,000	-	-
601 Alabama St.	151	12,000	-	-	-	12,000	-	-
2101 Bryant St.	77	6,000	-	-	6,000	-	-	-
700 Valencia St.	9	1,600	-	-	-	-	1,600	-
3151 17th St.	-	15,391	15,391	-	-	-	-	-
1491 Valencia St.	8	1,400	-	-	-	-	1,400	-
2837 Mission St.	6	5,475	-	-	5,475	-	-	-
3400 Cesar Chavez St.	60	16,000	-	-	-	-	16,000	-
64 14th St.	1	1,200	-	-	-	-	1,200	-
Total	594	120,657	32,912	-	16,249	48,000	23,496	-

List BL-2 Commercial Development Pipeline, Mission, Q4 2010

Entitlement Status	Address	Mixed Use No. of Units	Total Gross Sq Ft	CIE	MED	OFFICE	PDR	RET	VIS
Entitled Projects									
<i>Building Permit Issued</i>	2525 Mission St.	-	4,999	-	-	4,999	-	-	-
	550 Alabama St.	-	5,650	-	-	-	5,650	-	-
<i>Building Permit Filed</i>	80 Julian Ave.	7	12,900	12,900	-	-	-	-	-
	3500 19th St.	17	2,950	-	-	-	-	2,950	-
	1501 15th St.	-	3,300	-	-	-	-	3,300	-
	490 South Van Ness	84	2,529	-	-	-	-	2,529	-
<i>Building Permit Approved</i>	1750 Folsom St.	-	16,000	-	-	-	-	16,000	-
	3135 24th St.	9	1,360	-	-	-	-	1,360	-
<i>Planning Approved</i>	953 Treat Ave.	5	1,150	-	-	-	1,150	-	-
Sub-Total		122	50,838	12,900	-	4,999	6,800	26,139	-
Projects Not Yet Entitled / Under Review									
<i>Under Planning Review</i>	2401 16th St.	12	7,347	-	-	3,750	-	3,597	-
	658-666 Shotwell St.	1	2,757	2,757	-	-	-	-	-
	2100 Mission St.	29	2,643	-	-	-	-	2,643	-
<i>Building Permit Filed</i>	3249 17th St.	3	1,996	-	-	-	-	1,996	-
	1875 Mission St.	23	2,800	-	-	-	-	2,800	-
	1801 Mission St.	18	2,600	-	-	-	-	2,600	-
	411 Valencia St.	16	1,400	-	-	-	-	1,400	-
	1050 Valencia St.	15	2,000	-	-	-	-	2,000	-
Sub-Total		117	23,543	2,757	-	3,750	-	17,036	-
Total		239	74,381	15,657	-	8,749	6,800	43,175	-

List BL-3**Major Residential Development Completed, Mission, 2006-2010**

<i>Year</i>	<i>Street Address / Project Name</i>	<i>Total Units</i>	<i>Affordable Units</i>	<i>Unit Mix</i>	<i>Tenure Type</i>	<i>Initial Sales Price or Rental Price</i>
2006	3000 23rd St.	54	7	n/a	Owner/Rental	-
2007	566 South Van Ness Ave.	32	4	8 One Bedroom	Ownership	\$495,000
				24 Two Bedroom		
	1905 Mission St. / 1587 15th St.	14	0	-	-	-
2008	3520 20th St.	14	0	-	Ownership	-
2009	Union South 2125 Bryant St.	53	9	5 One Bedroom	Ownership	-
				28 Two Bedroom		
				20 Three Bedroom		
	2200 Mission St.	23	3	-	Ownership	\$ 449,000
2010	555 Bartlett St.	60	9	2 Studios	Ownership	-
				29 One Bedroom		
				26 Two Bedroom		
				3 Three Bedroom		
	Union North 2101 Bryant St.	26	IL	12 One Bedroom	Ownership	-
				7 Two Bedroom		
				7 Three Bedroom		
	736 Valencia St.	8	-	8 Two Bedroom	Ownership	-

Abbreviations on the previous page:
CIE = Cultural, Institutional & Educational
MED = Medical Office
PDR = Production, Distribution, Repair
RET = Retail / Entertainment
VIS = Visitor / Lodging

List BL-4
Residential Development
Pipeline, Mission,
Q4 2010

Entitlement Status	Address	Units	Mixed Use
Entitled Projects			
<i>Under Construction</i>	2857 22nd Street	2	
	19 Capp Street	2	
	1076 Hampshire Street	2	
	721 York Street	2	
	769 Treat Avenue	3	
	3120 23rd Street	3	
	439 Guerrero Street	3	
<i>Building Permit Issued</i>	179 San Carlos Street	3	
	2374 Folsom Street	4	
	948 Hampshire Street	2	
	160 14th Street	1	
	161 San Carlos Street	3	
	1196 Hampshire Street	2	
	2219 Bryant Street	2	
<i>Building Permit Approved</i>	1280 Hampshire Street	3	
	793 South Van Ness Avenue	29	MU
	1376 Florida Street	2	
	3360 20th Street	6	
	3135 24th Street	9	
	277 San Carlos Street	2	
	1880 Mission Street	194	
<i>Building Permit Filed</i>	2986 22nd Street	3	
	355 Capp Street	3	
	1340 Natoma Street	3	
	80 Julian Avenue	7	MU
	3500 19th Street	17	MU
	3547 20th Street	2	
	490 South Van Ness Avenue	84	
<i>Planning Approved</i>	953 Treat Avenue	5	MU
	2830 24th Street	4	

continued on next page

List BL-4**Residential Development
Pipeline, Mission,
Q4 2010***(cont'd)*

<i>Entitlement Status</i>	<i>Address</i>	<i>Units</i>	<i>Mixed Use</i>
Projects Not Yet Entitled / Under Review			
<i>Building Permit Filed</i>	1875 Mission Street	23	
	1801 Mission Street	18	MU
	141 Albion Street	3	
	411 Valencia Street	16	MU
	857 Alabama Street	2	
	1050 Valencia Street	15	MU
	1331 Florida Street	2	
	2751 Mission Street	5	
	3143 24th Street	3	
	3086 24th Street	2	
	2660 Harrison Street	3	
	3249 17th Street	3	MU
	3241 25th Street	3	
	1731 15th Street	52	
	50 Sycamore Street	3	
<i>Under Planning Review</i>	353 San Jose Avenue	4	
	658-666 Shotwell Street	1	MU
	500 Capp Street	2	
	2652 Harrison Street	30	
	2401 16th Street	12	MU
	2100 Mission Street	29	
Total		638	

List BL-5**List of Affordable Housing, Household Income Target and Funding Source, Mission, 2006-2010**

<i>Year Built</i>	<i>Address</i>	<i>No. of Affordable Units</i>	<i>Household Income Target</i>	<i>Funding Source or Program</i>
2006	Valencia Gardens	260	Extremely Low	SF Housing Authority
	3000 23rd Street	7	Moderate	Inclusionary
2007	566 South Van Ness Avenue	4	Moderate	Inclusionary
	1905 Mission Street	3	Moderate	Inclusionary
	1587 15th Street			
2009	Union South	9	Moderate	Inclusionary
	2125 Bryant Street			
	2200 Mission Street	3	Moderate	Inclusionary
	Mosaica 601 Alabama Street 2949 18th Street	151	Low Income	Mayor's Office of Housing
2010	555 Bartlett Street	9	Moderate	Inclusionary
Total		446		

APPENDIX C

Eastern Neighborhoods Priority Capital Projects

EN PRIORITY PROJECTS

List of projects to be considered (in order of priority)

1 Townsend Street, Pedestrian Improvements.

Townsend Street provides a direct route to the Caltrain Station (4th & King Streets). The project includes the introduction of a parking lane buffer to accommodate pedestrian traffic where no sidewalks exist along Townsend Street from 4th to 8th Streets, using funding secured by MTA to install “wheel blocks” and paint stripes to establish a clear, safe walkway to the Caltrain station. Future improvements, not included as part of this project, may include long-term improvements implemented as a part of the Transbay Joint Powers Authority (TJP A) Transit Center project phase II downtown rail extension.

Total Cost:
TBD, depending on scope of improvements.

Funding available:
\$10,000 (SFMTA)

Need: **TBD**.

No matching funds required; SFMTA/DPW to commence construction as soon as possible.

2 Victoria Manalo, Pedestrian Improvements.

Pedestrian improvements include a mid-block crosswalk, bulb outs and traffic/pedestrian signal to connect pedestrians between the Soma Eugene Friend Recreation Center, Bessie Carmichael School and the park. These improvements should be coordinated with DPW’s Folsom Street resurfacing project.

Total Cost: **\$611,000**.
Note: cost is an estimate only, pending further capital cost estimates.

Funding available: **\$0**

Need: **\$611,000**

3 Folsom Street, Streetscape Improvements.

The Eastern Neighborhoods Plans call for redesigning Folsom Street as a “civic boulevard” to serve as a major neighborhood commercial street in the South of Market. The improvements should be coordinated with DPW’s Folsom Street resurfacing project. Streetscape improvements may include all or some of the following: street tree plantings, tree grates, curb bulb-outs, special paving, pedestrian lighting, widened sidewalks, street restriping and transit shelters.

Total Cost: **\$11,000,000**.
Note: cost is an estimate only, pending further capital cost estimates.

Funding available: **\$0**

Need: **\$11,000,000**

4 16th Street, Streetscape Improvements.

In recognition of 16th Street’s role as a major transit corridor in the Eastern Neighborhoods an accompanying streetscape plan will be developed. Streetscape improvements should be directed towards improving pedestrian and transit connections, and may include all or some of the following: cross-walk improvements, street tree plantings, tree grates, curb bulb-outs, pedestrian lighting, and transit shelters.

Total Cost: **\$8,500,000**.
Note: cost is an estimate only, pending further capital cost estimates.

Funding available: **\$0**

Need: **\$8,500,000**

SFMTA PROJECT

16th Street, Transit Improvements.

The project involves an extension of the Muni Route 22-Filmore along 16th Street east of Kansas Street to a terminal on Third Street in Mission Bay. The proposed extension will provide a transit link between the 16th Street BART station, Mission District, Showplace Square, Mission Bay and the Third Street Light Rail. Capital costs include the installation of new overhead trolley wires along 16th Street from Kansas Street to Third Street.

Total Cost: **\$12,000,000.** Note: cost is an estimate only, pending further capital cost estimates.

Funding available: **\$4,500,000** (Prop K)

Need: **\$7,500,000**

PLANNING DEPT. PROJECT

Showplace Square Open Space (including implementation of one open space).

The Showplace Square neighborhood has been determined to be deficient in open space. An open space and streetscape plan will be developed to identify opportunities where excess street right-of-way can be used to create new public plazas and open spaces. This project will include the design and construction of one new public open space

Total Cost: **\$2,600,000.** Note: cost is an estimate only, pending further capital cost estimates.

Funding available: **\$0**

Need: **\$2,600,000**

RECREATION AND PARKS DEPT. PROJECT

New 17th and Folsom Park.

The project seeks the planning, design and construction of a new park in the Mission. Specifically, this project entails the creation of a new park atop approximately 60% of the existing PUC-owned surface parking lot on 1st & Folsom Streets.

Total Cost: Cost is **pending** further capital cost estimates.

Funding available: **\$0**

Need: **TBD**

MAYOR'S OFFICE OF HOUSING PROJECTS

(in order of priority)

New Affordable Housing Units.

The acquisition of appropriate land for the construction of 150 below market rate affordable units (BMRs), at a minimum, within the EN Plan Areas within five years following the adoption of the EN Plan. MOH shall further dedicate approximately seventy-five percent (75%) of all new EN Development Impact Fees collected within the Mission NCT and South of Market Youth and Family Zone ("YFZ").

Eastern Neighborhoods Acquisition and Rehabilitation Programs.

Using \$10M of affordable housing fees generated from the Eastern Neighborhoods Impact Fees, MOH shall acquire and rehabilitate existing housing projects in the Mission and South of Market Sub-Areas of the EN Plan.

APPENDIX D

List of Neighborhood Serving Business Codes

NAICS	Label
311811	Retail Bakeries
445110	Supermarkets and Other Grocery (except Convenience) Stores
445120	Convenience Stores
445210	Meat Markets
445220	Fish and Seafood Markets
445230	Fruit and Vegetable Markets
445291	Baked Goods Stores
445299	All Other Specialty Food Stores
445310	Beer, Wine, and Liquor Stores
446110	Pharmacies and Drug Stores
446120	Cosmetics, Beauty Supplies, and Perfume Stores
446191	Food (Health) Supplement Stores
447110	Gasoline Stations with Convenience Stores
447190	Other Gasoline Stations
448110	Men's Clothing Stores
448120	Women's Clothing Stores
448130	Children's and Infants' Clothing Stores
448140	Family Clothing Stores
448150	Clothing Accessories Stores
448190	Other Clothing Stores
448210	Shoe Stores
451110	Sporting Goods Stores
451120	Hobby, Toy, and Game Stores
451130	Sewing, Needlework, and Piece Goods Stores
451211	Book Stores
451212	News Dealers and Newsstands
451220	Prerecorded Tape, Compact Disc, and Record Stores
452112	Discount Department Stores
452990	All Other General Merchandise Stores
453110	Florists
453210	Office Supplies and Stationery Stores
453310	Used Merchandise Stores

NAICS	Label
453910	Pet and Pet Supplies Stores
519120	Libraries and Archives
522110	Commercial Banking
522120	Savings Institutions
532230	Video Tape and Disc Rental
611110	Elementary and Secondary Schools
611210	Junior Colleges
624410	Child Day Care Services
713940	Fitness and Recreational Sports Centers
722110	Full-Service Restaurants
722211	Limited-Service Restaurants
722212	Cafeterias, Grill Buffets, and Buffets
722213	Snack and Nonalcoholic Beverage Bars
722410	Drinking Places (Alcoholic Beverages)
811111	General Automotive Repair
811112	Automotive Exhaust System Repair
811113	Automotive Transmission Repair
811118	Other Automotive Mechanical and Electrical Repair and Maintenance
811192	Car Washes
811430	Footwear and Leather Goods Repair
811490	Other Personal and Household Goods Repair and Maintenance
812111	Barber Shops
812112	Beauty Salons
812113	Nail Salons
812310	Coin-Operated Laundries and Drycleaners
812320	Drycleaning and Laundry Services (except Coin-Operated)
812910	Pet Care (except Veterinary) Services
812922	One-Hour Photofinishing
813110	Religious Organizations
813410	Civic and Social Organizations

Acknowledgements



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