

Zoning Options in the Eastern Neighborhoods

If the corresponding options for housing opportunities in industrially zoned land (A-Low Housing, B-Moderate Housing, or C-High Housing) for each neighborhood are stitched, they form three of many possible rezoning options for the Eastern Neighborhoods as a whole. These composite maps that follow are illustrative only. Land use relationships at the edges of the different planning areas have not been reviewed yet. At this point, the larger perspective provided by these maps should generally inform the Commission's discussion of options for each neighborhood. In the end, this project should adopt a rezoning proposal that should make sense for the eastern neighborhoods as a whole and the rest of the city.

Across the options the main points in common are:

Establishment of NC-T Corridors

- o Mission/Valencia and 24th Street
- o 2nd & 3rd Street (SOMA)
- o 3rd Street Gateway and Town Center (Bayview)

A large portion of the City's future land for PDR is located in the Bayview Hunters Point area.

The main points of difference between the options:

· Amount of land zoned for housing and mixed-use in:

	Option A (acres)	Option B (acres)	Option C (acres)
o Soma	191	238	300
o Mission	397	436	533
o Showplace Square/Potrero	286	329	339
o Bayview/Hunters Point	711	772	799
Total	1575	1775	1971

· Amount of land zoned for Core PDR uses in:

	Option A (acres)	Option B (acres)	Option C (acres)
o Soma	152	104	43
o Mission	136	97	0
o Showplace Square/Potrero	55	14	5
o Bayview/Hunters Point	593	531	505
Total	936	746	553

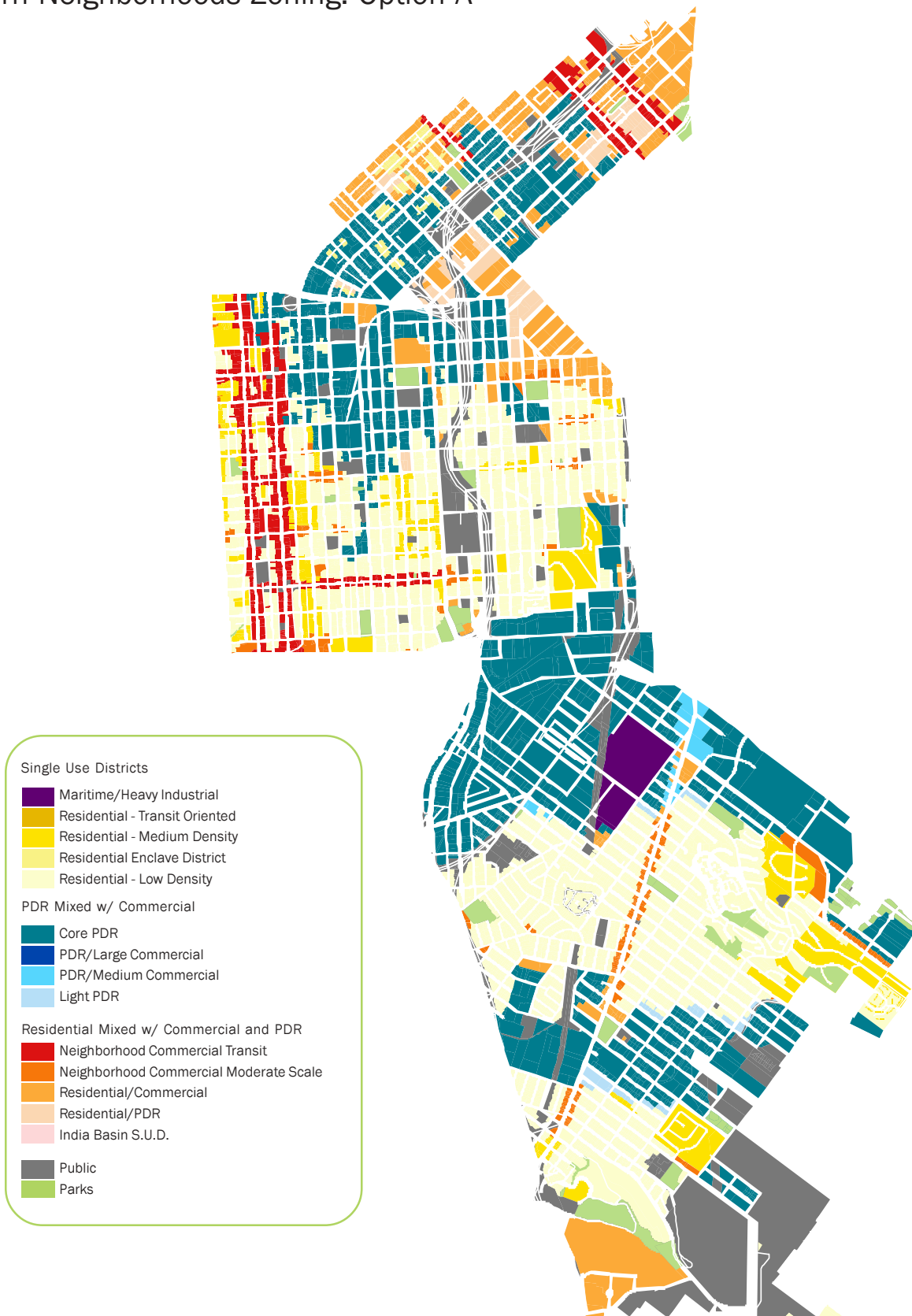
- A change from some Core PDR uses in the north (NEMIZ, Showplace Design District, SOMA) under Option A to residential uses with some light PDR under Option C (blue changes to orange or yellow). The kernels of these new residential neighborhoods are present in the eastern sides of the Showplace-Potrero and SOMA areas under Option A.
- Minor notes:
 - o 16th Street NC-T Corridor emerges in the Showplace-Potrero Area (Options B and C)
 - o 3rd Street Town Center in Bayview Hunters Point is enhanced by NC-T designation (Options B and C).
 - o PDR/Big Box retail district on northwestern freeway edge of Bayview Hunters Point (Options B and C).

The Zoning Options Assessment Table below summarizes the approximate housing and job changes that these illustrative Eastern Neighborhoods rezoning options would have overall. One of the important results of the rezoning is that all the options reallocate housing growth from the rest of the city to the Eastern Neighborhoods (see also Table 4 in Chapter 1) and reduce the number of PDR jobs in the city. This presents the City with a fundamental land use policy challenge: providing all the associated neighborhood amenities -- not just dwelling units -- in the Eastern Neighborhoods as the residential areas develop.

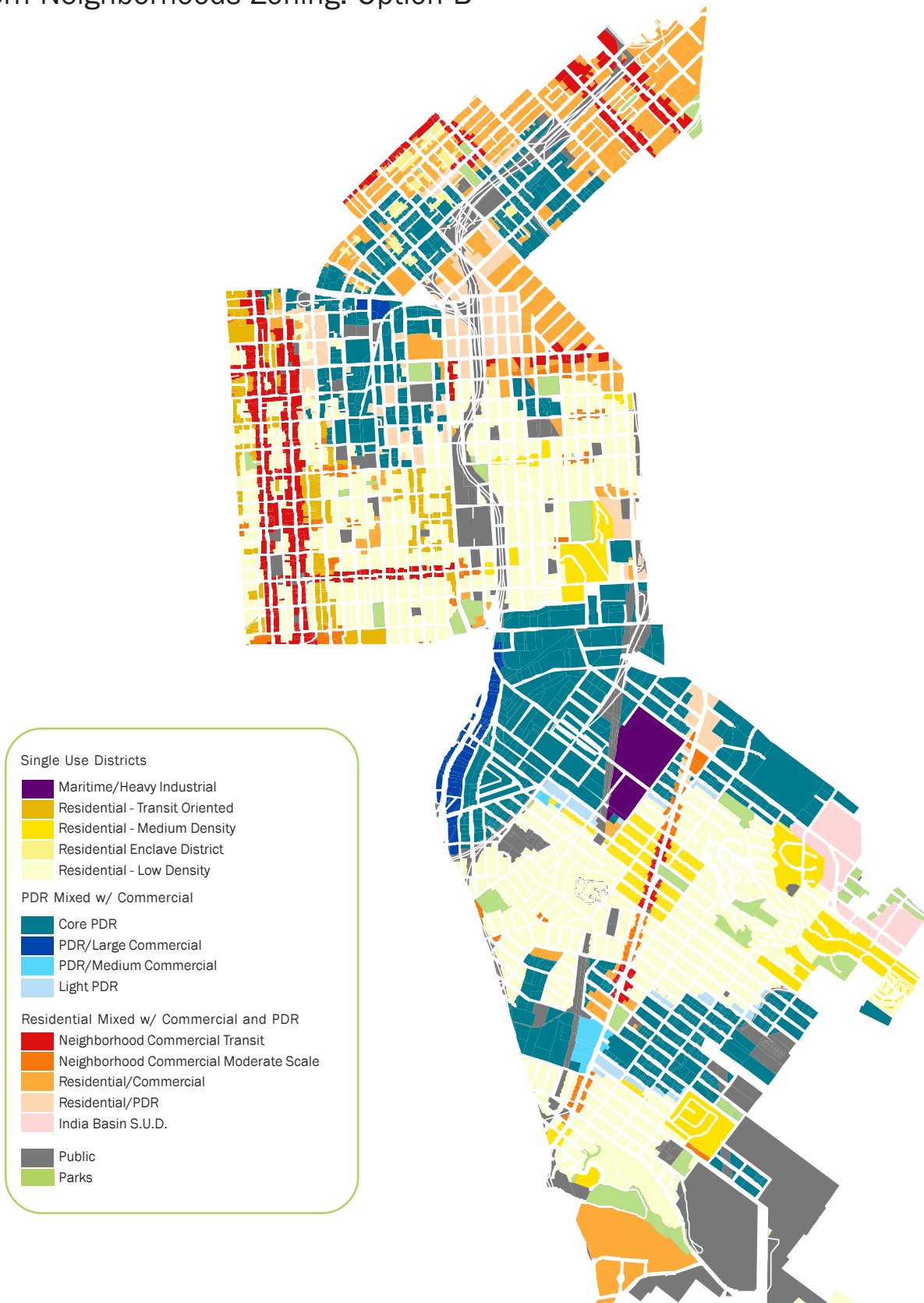
**TABLE
ZONING OPTIONS ASSESSMENT
Eastern Neighborhoods**

LAND USES	EXISTING CONDITIONS	REZONING OPTIONS /1/					
		A		B		C	
		Created Capacity	Forecast Growth /2/	Created Capacity	Forecast Growth /2/	Created Capacity	Forecast Growth /2/
Housing Units	38,870	16,200	4,000	22,600	8,000	28,500	11,750
Commercial/Retail/Office							
Space (sq. ft.)	24,409,943	4,670,587	3,855,000	6,780,000	4,425,000	7,662,000	5,010,000
Jobs	80,658	15,569	12,850	22,600	14,750	25,540	16,700
PDR							
Space (sq. ft.)	20,733,802	-354,280	-328,851	-2,761,300	-1,648,023	-6,668,800	-6,684,530
Jobs /3/	45,335	-680	-631	-5,300	-3,163	-12,800	-12,830
Notes:							
/1/ Created capacity is the potential for development that the rezoning option would create. Forecast growth is the amount of growth expected in the planning area from 2000-2025 (see note no. 2).							
/2/ Citywide forecast from ABAG, <i>Projections 2002</i> . Forecast period is 2000-2025. SF Planning Department allocated the citywide forecast to neighborhoods throughout the city.							
/3/ For the data under the rezoning options are net changes after accounting for both displacement of existing PDR space and the creation of new PDR space.							

Eastern Neighborhoods Zoning: Option A



Eastern Neighborhoods Zoning: Option B



Eastern Neighborhoods Zoning: Option C

