

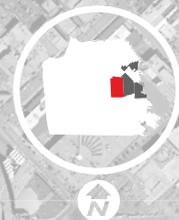
Mission





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

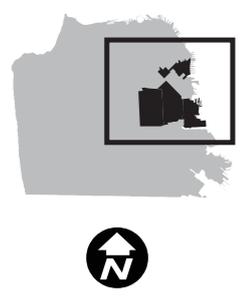


SAN FRANCISCO BAY

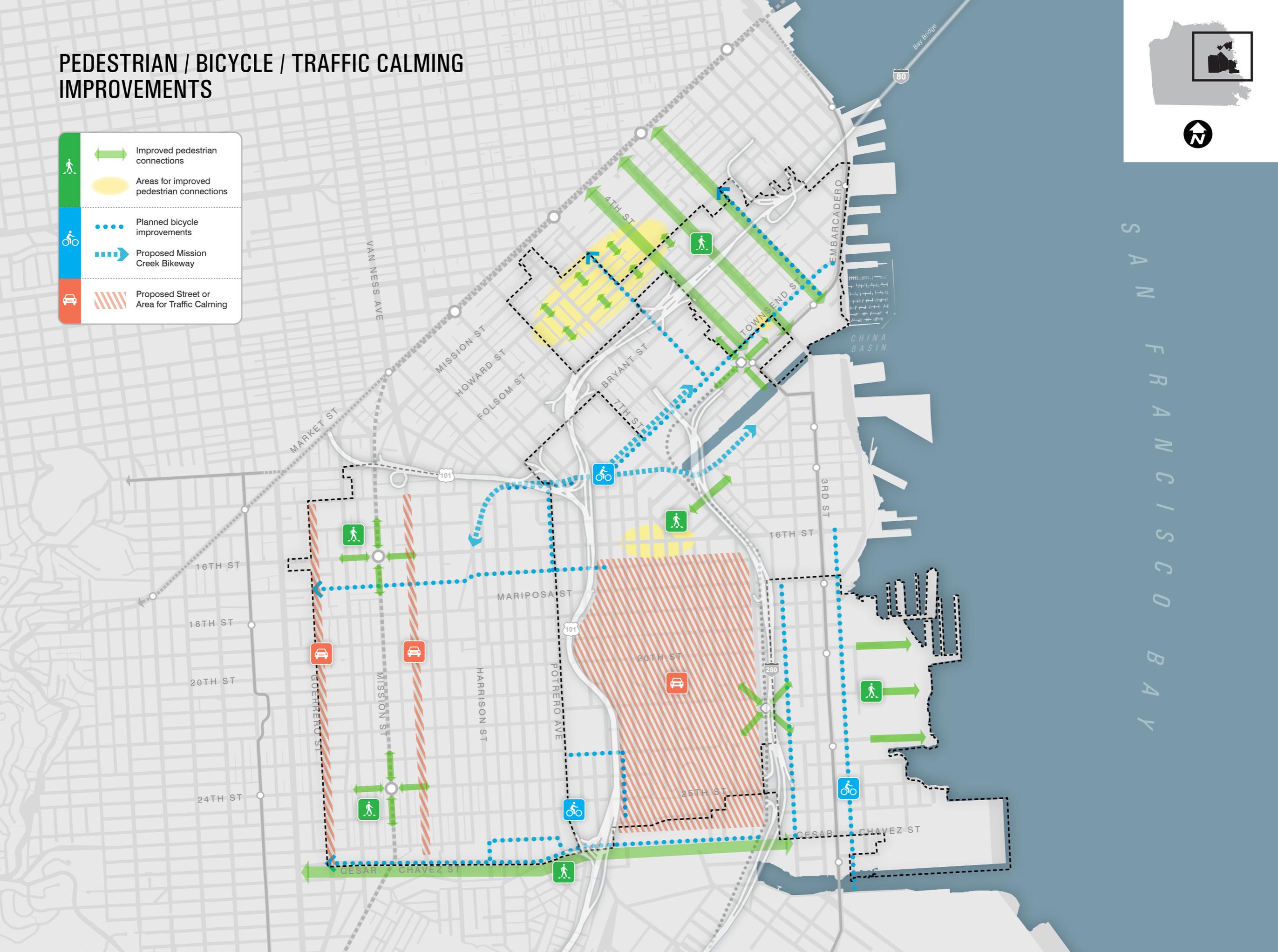


PEDESTRIAN / BICYCLE / TRAFFIC CALMING IMPROVEMENTS

-  Improved pedestrian connections
-  Areas for improved pedestrian connections
-  Planned bicycle improvements
-  Proposed Mission Creek Bikeway
-  Proposed Street or Area for Traffic Calming



SAN FRANCISCO BAY





SAN FRANCISCO BAY

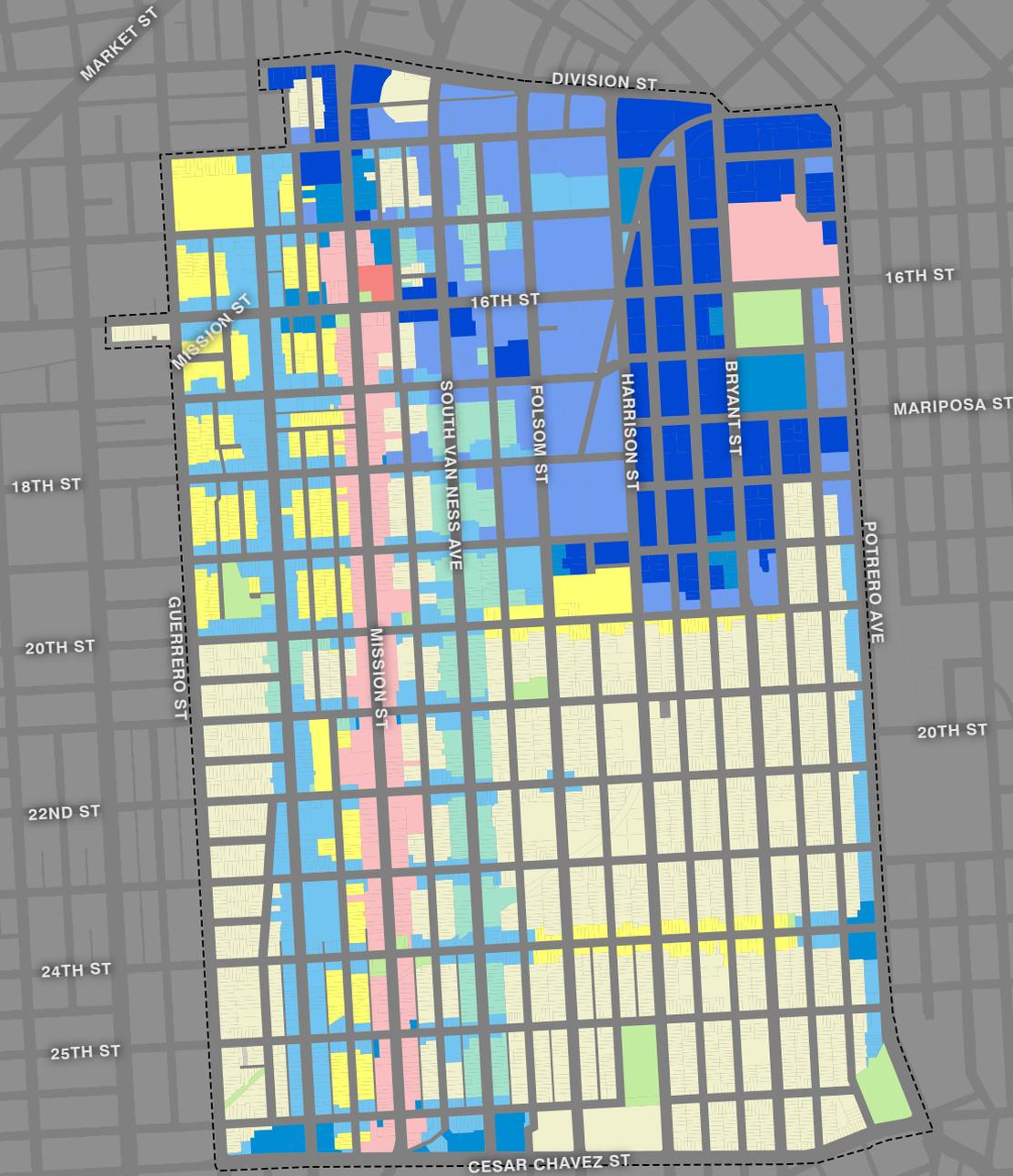
LEGEND

- 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



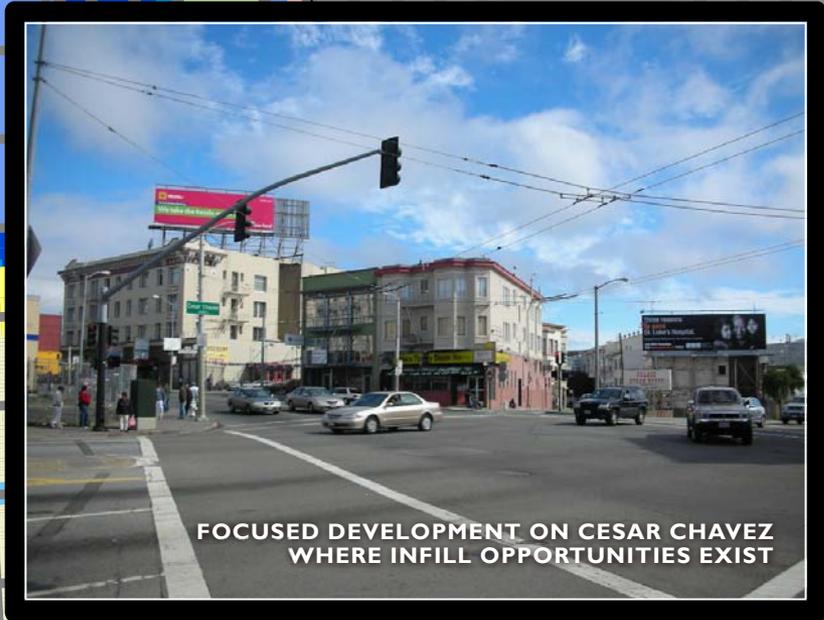
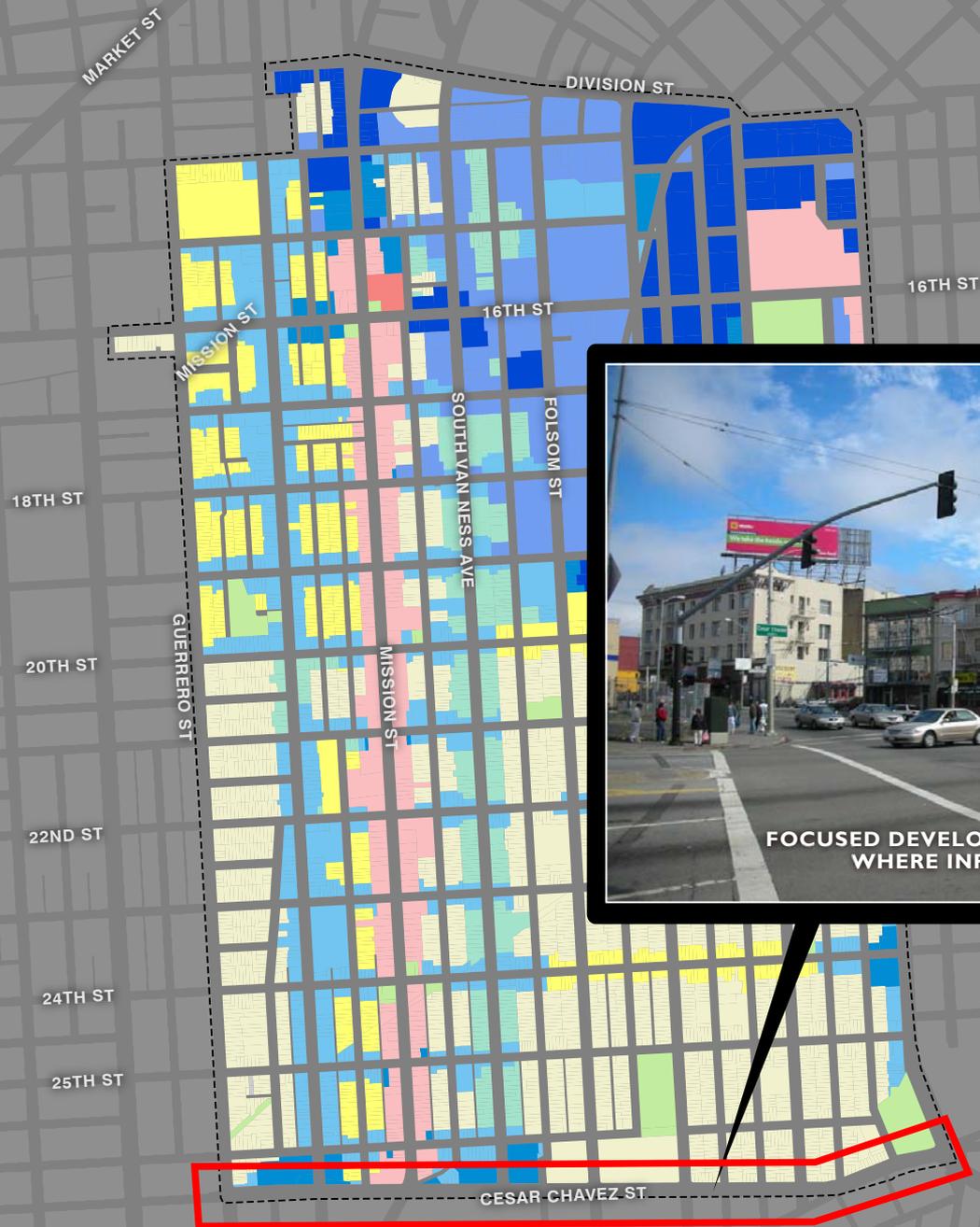
MISSION HEIGHTS

Heights in Feet



MISSION HEIGHTS

Heights in Feet

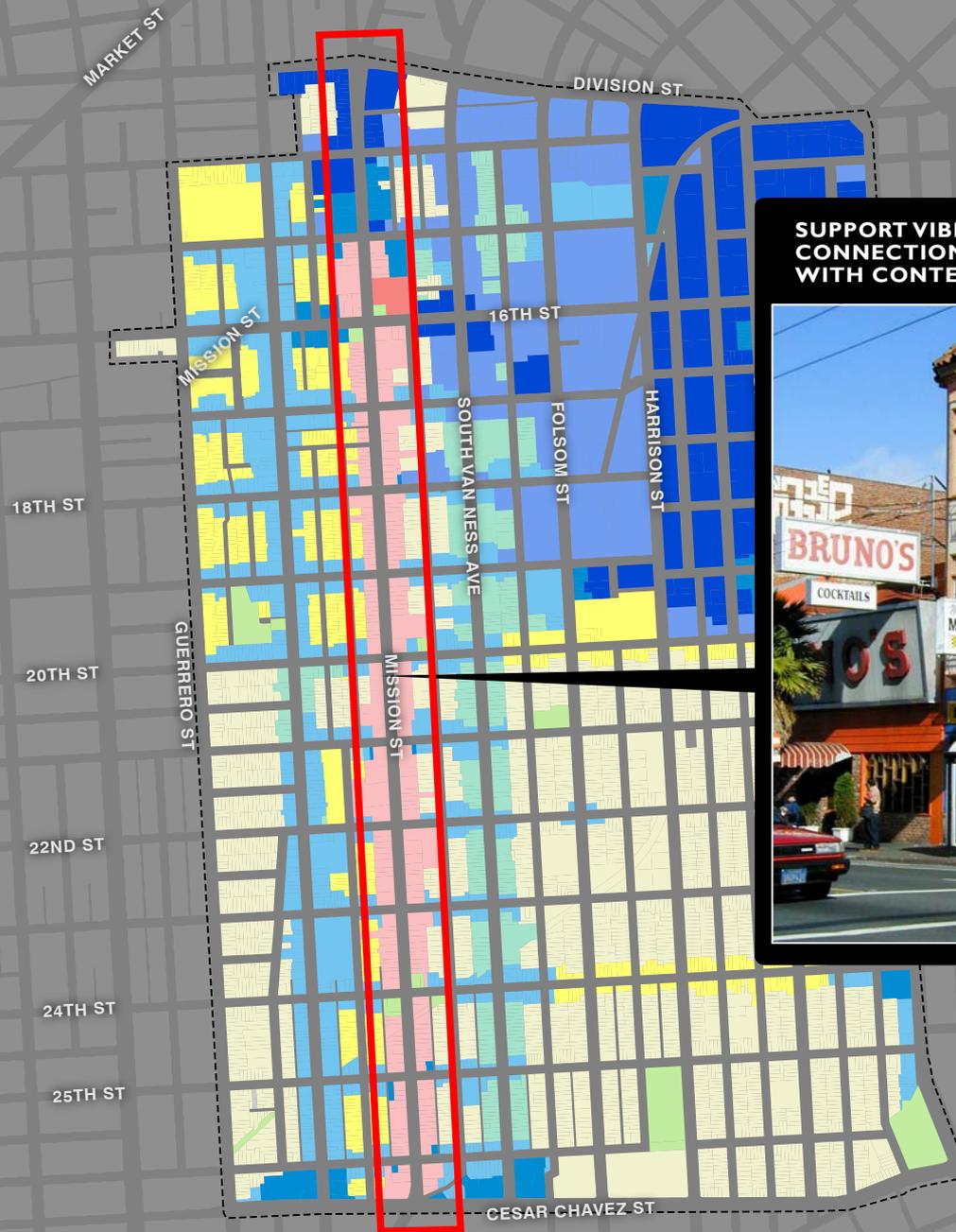


**FOCUSED DEVELOPMENT ON CESAR CHAVEZ
WHERE INFILL OPPORTUNITIES EXIST**



MISSION HEIGHTS

Heights in Feet

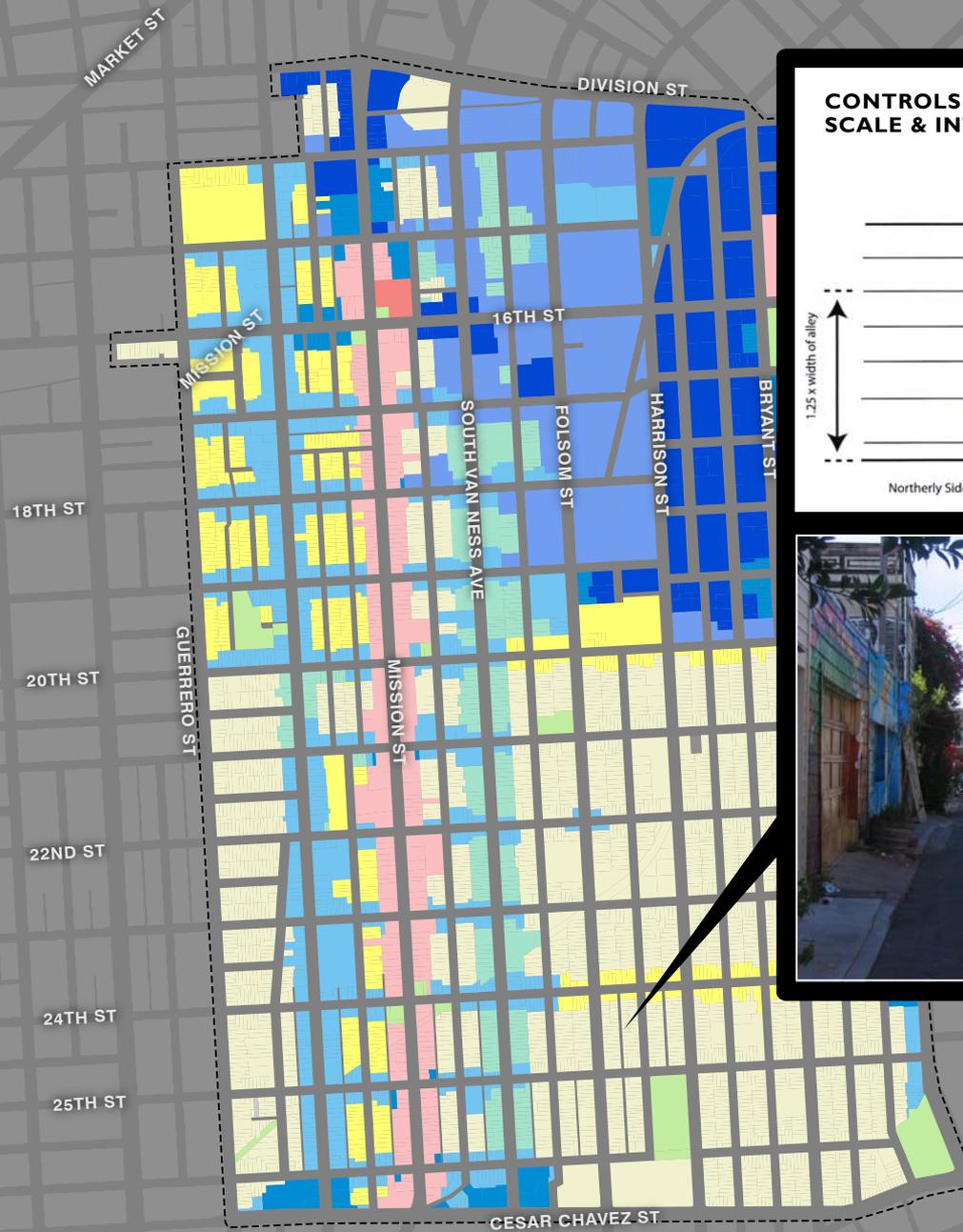


SUPPORT VIBRANCY AND CONNECTIONS TO TRANSIT WITH CONTEXT SENSITIVE DESIGN

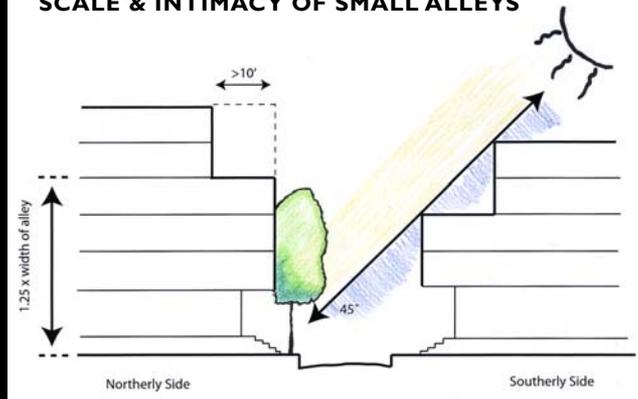


MISSION HEIGHTS

Heights in Feet



CONTROLS WILL PROTECT THE SCALE & INTIMACY OF SMALL ALLEYS



MISSION HEIGHTS

Heights in Feet



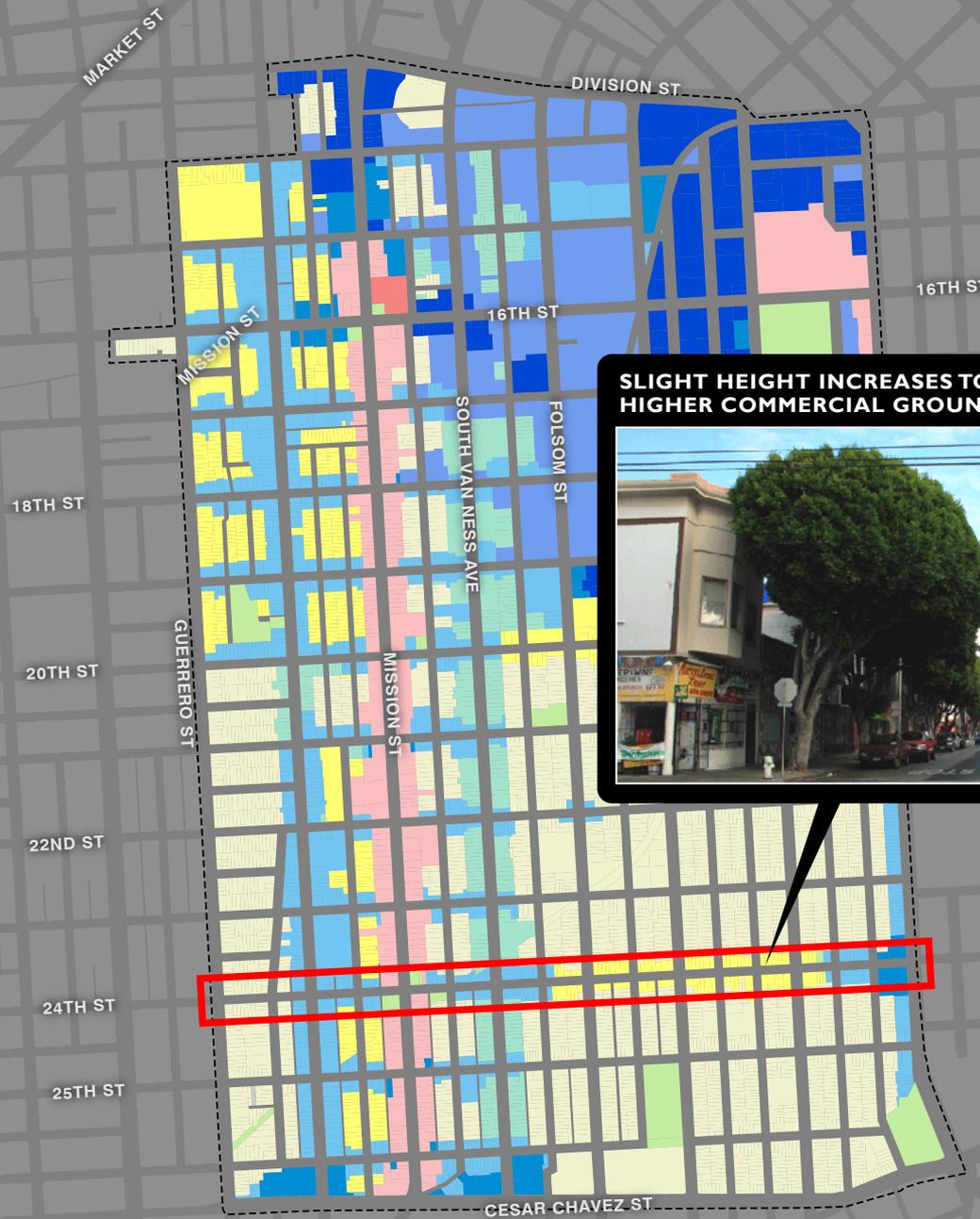
HEIGHTS IN PDR AREAS INCREASED TO ALLOW FOR A USABLE GROUND FLOOR



MISSION HEIGHTS

Heights in Feet

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



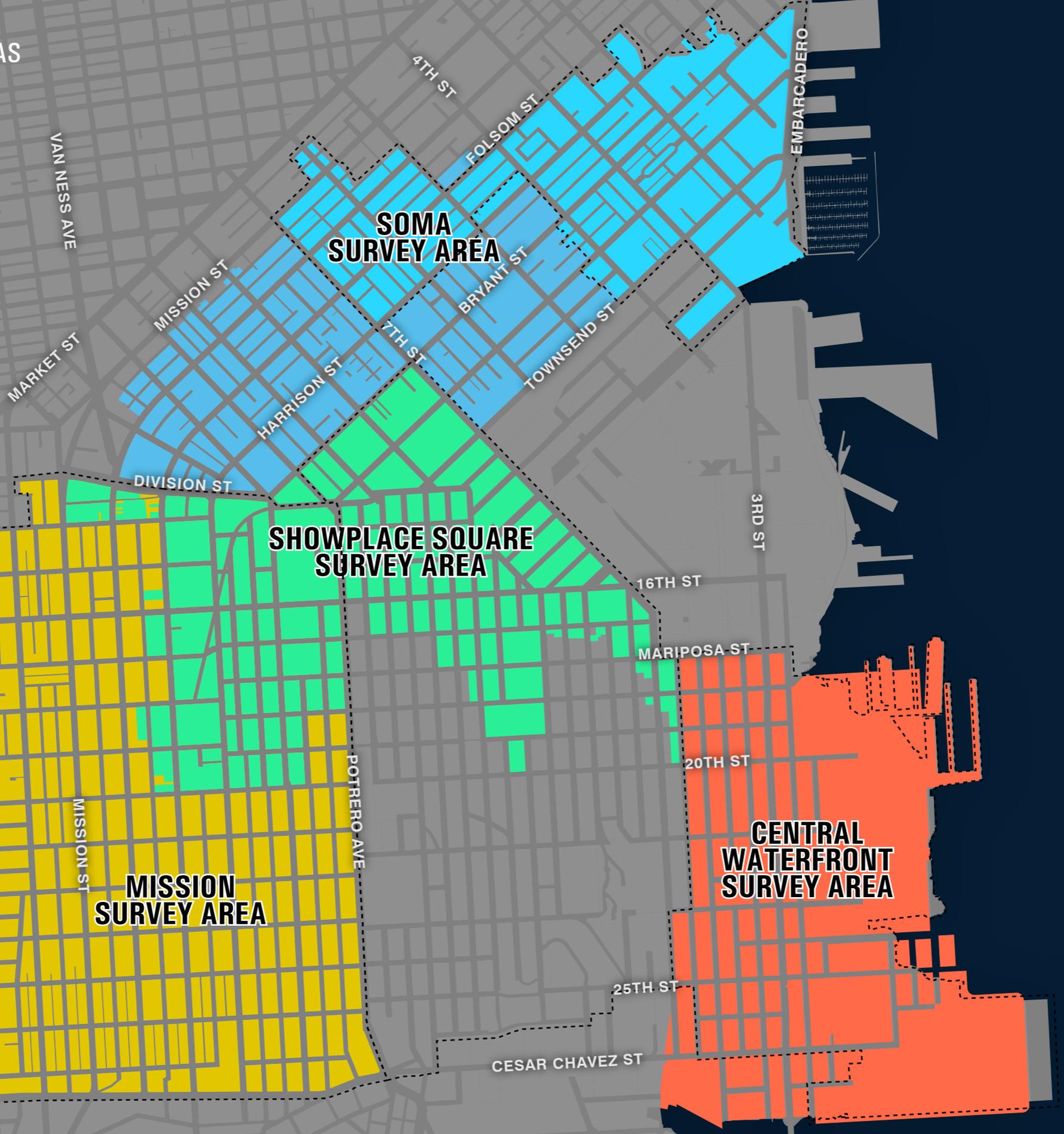
SLIGHT HEIGHT INCREASES TO ALLOW FOR HIGHER COMMERCIAL GROUND FLOORS



Historic Preservation



HISTORIC SURVEY AREAS



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**SOMA
SURVEY AREA**

**SHOWPLACE SQUARE
SURVEY AREA**

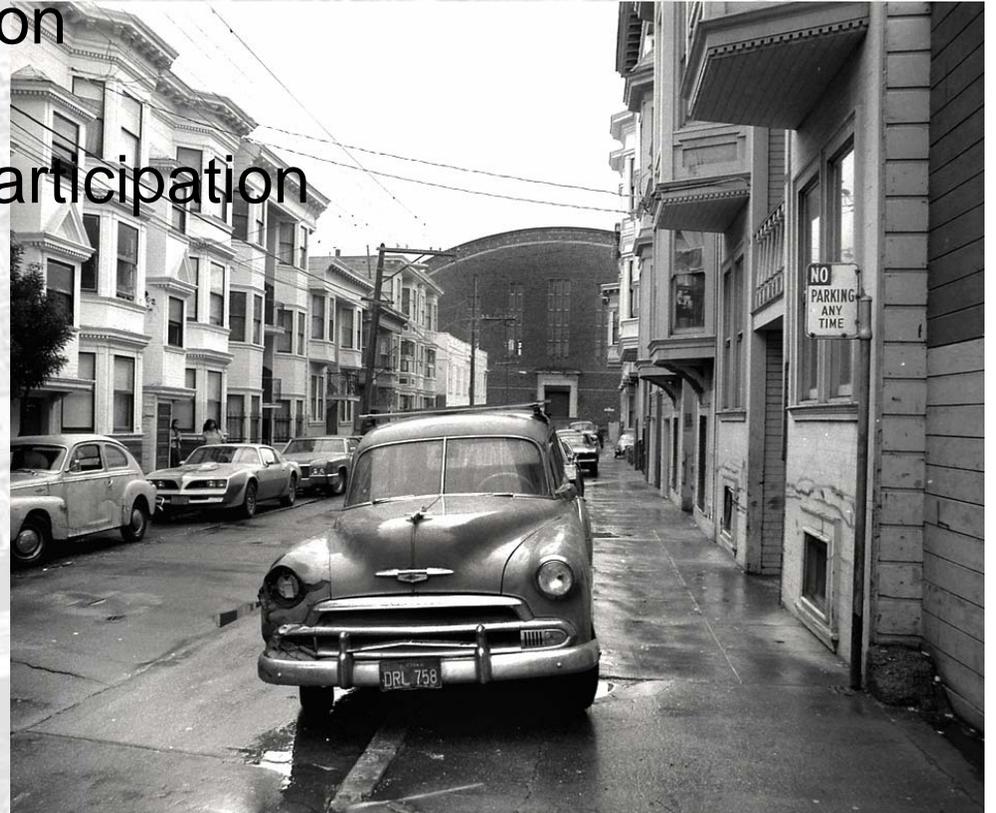
**MISSION
SURVEY AREA**

**CENTRAL
WATERFRONT
SURVEY AREA**

MARKET ST
VAN NESS AVE
MISSION ST
HARRISON ST
DIVISION ST
16TH ST
20TH ST
24TH ST
GUERRERO ST
MISSION ST
POTRERO AVE
4TH ST
FOLSOM ST
BRYANT ST
TOWNSEND ST
3RD ST
16TH ST
MARIPOSA ST
20TH ST
25TH ST
CESAR CHAVEZ ST
EMBARCADERO

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