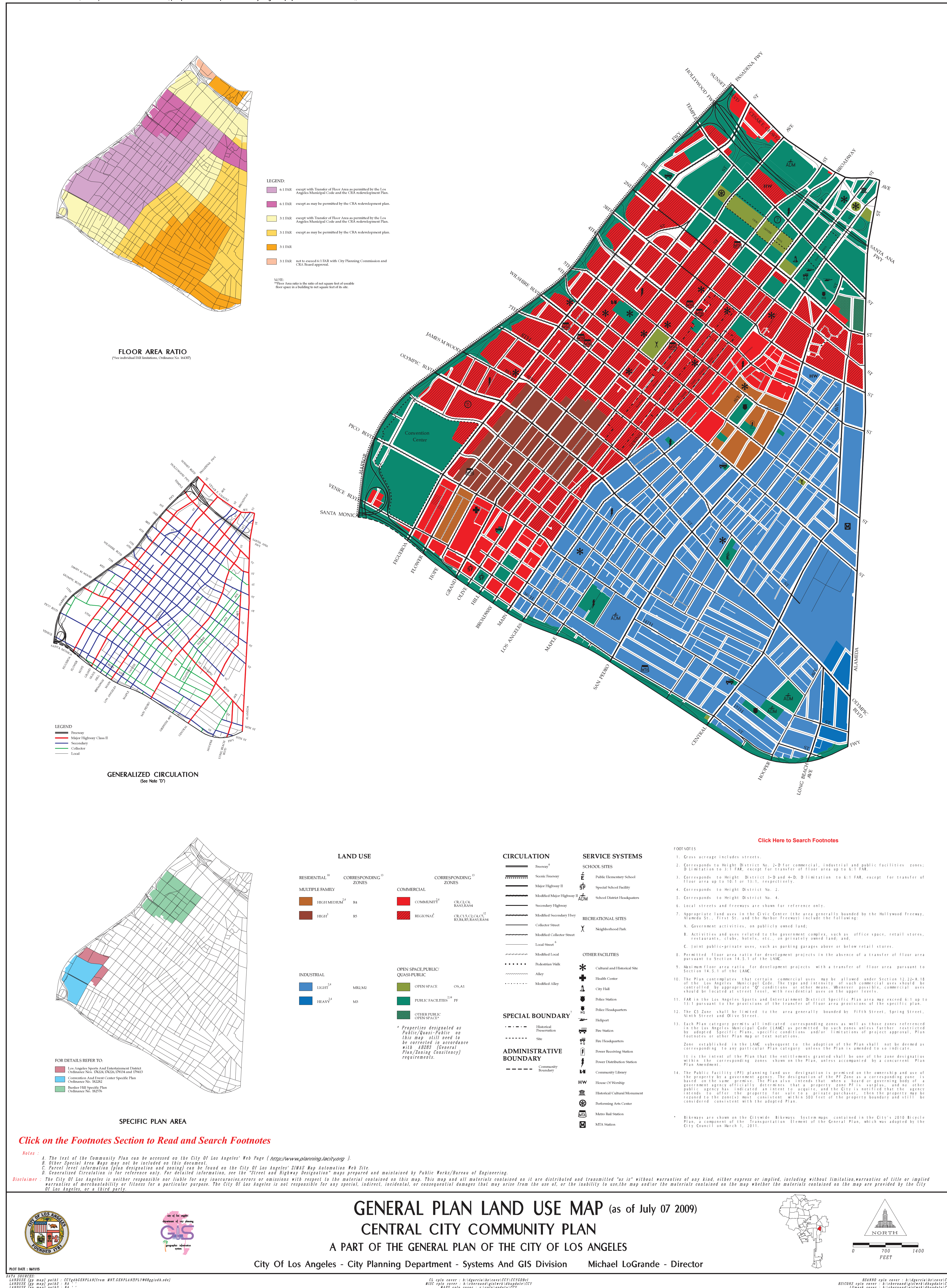


# GENERAL PLAN DESIGNATIONS

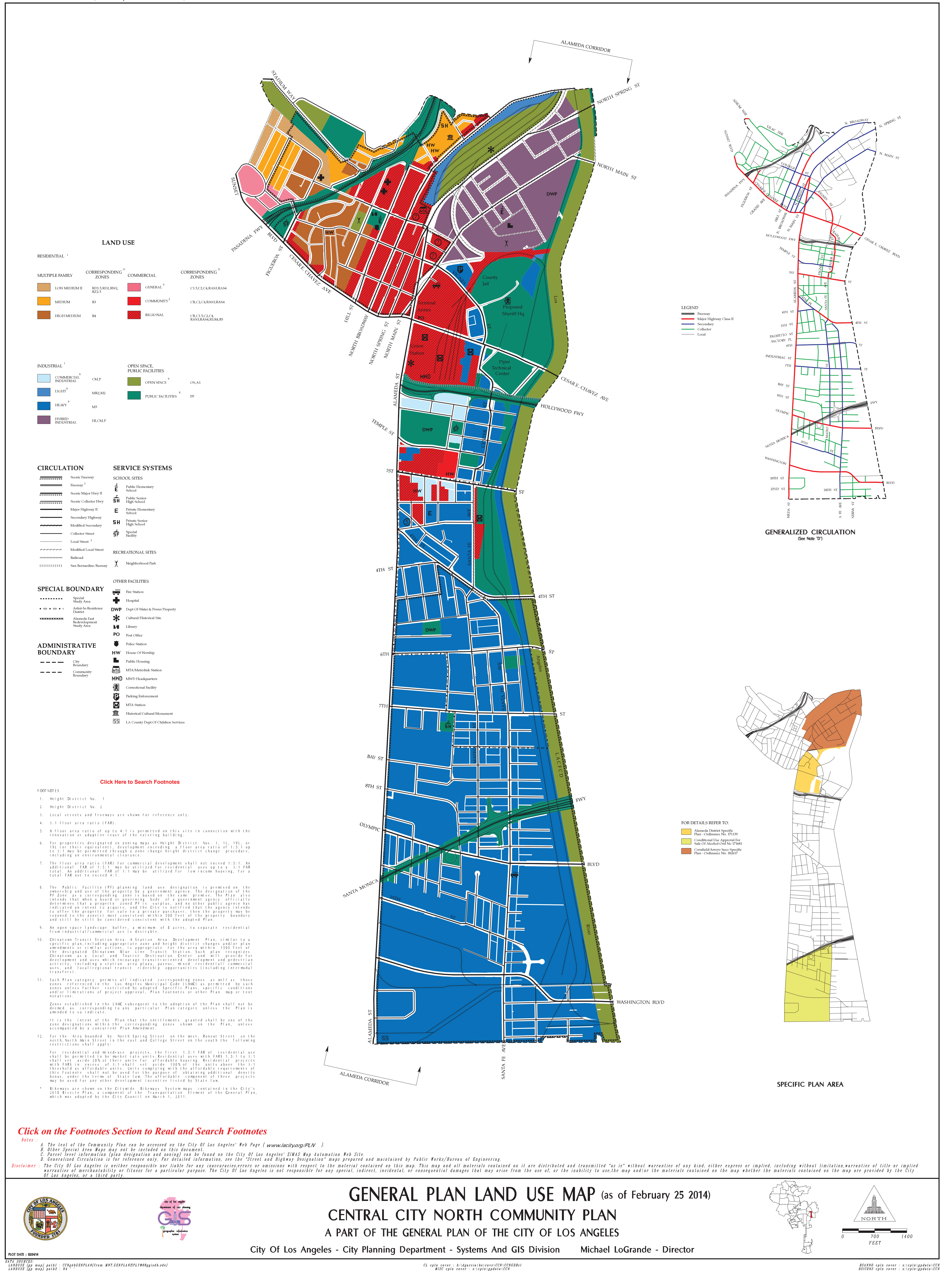
## EXISTING GENERAL PLAN DESIGNATIONS CENTRAL CITY

CENTRAL CITY COMMUNITY PLAN (as of July 07 2009 - CFC009-2009PAZC (right per db correction posted 04/05/15 adjusting state prop © sv cor francisco 01/08/10))



## EXISTING GENERAL PLAN DESIGNATIONS CENTRAL CITY NORTH

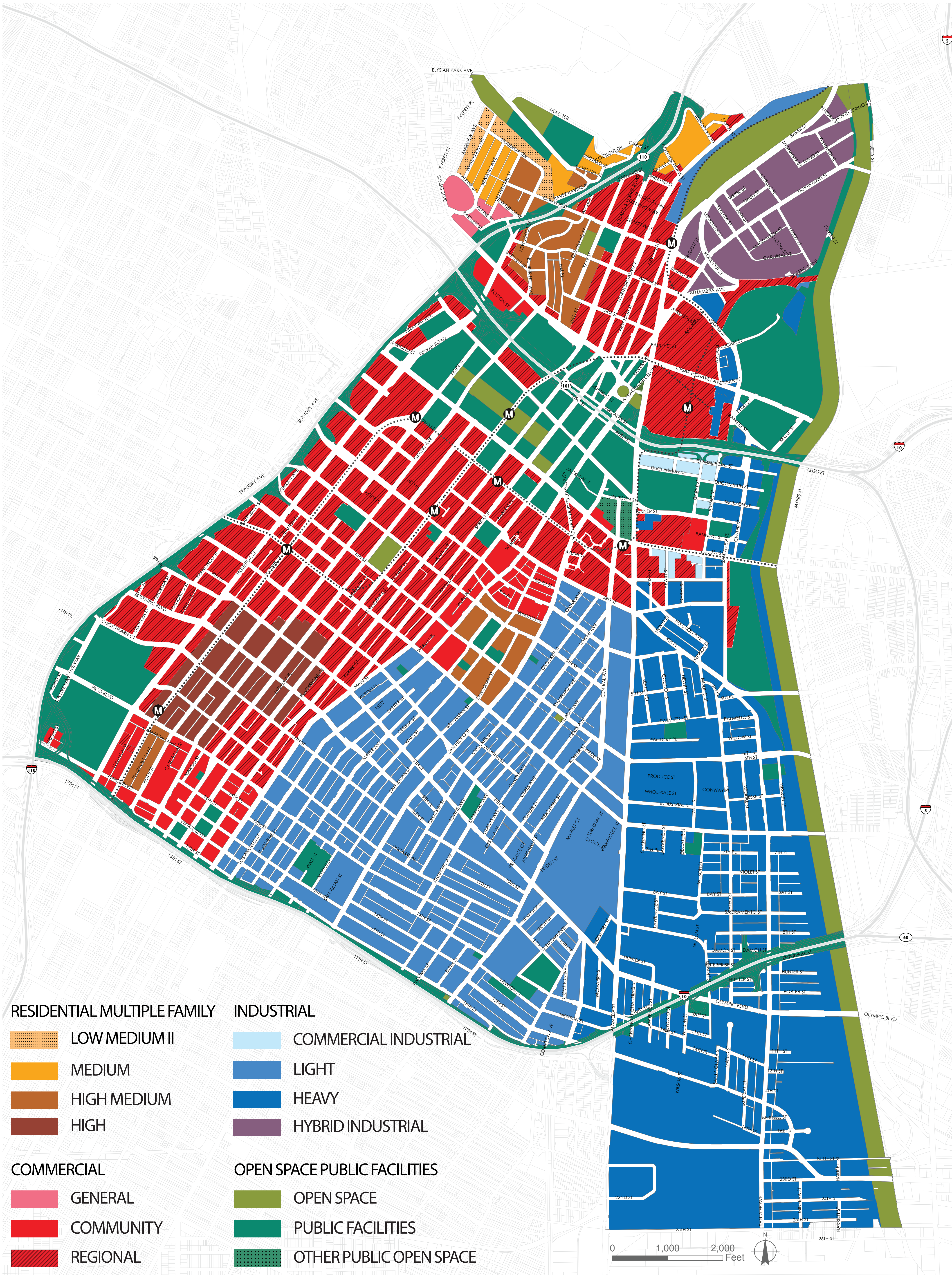
CENTRAL CITY NORTH COMMUNITY PLAN (as of February 25 2014 - CFC 009-146-GPC)



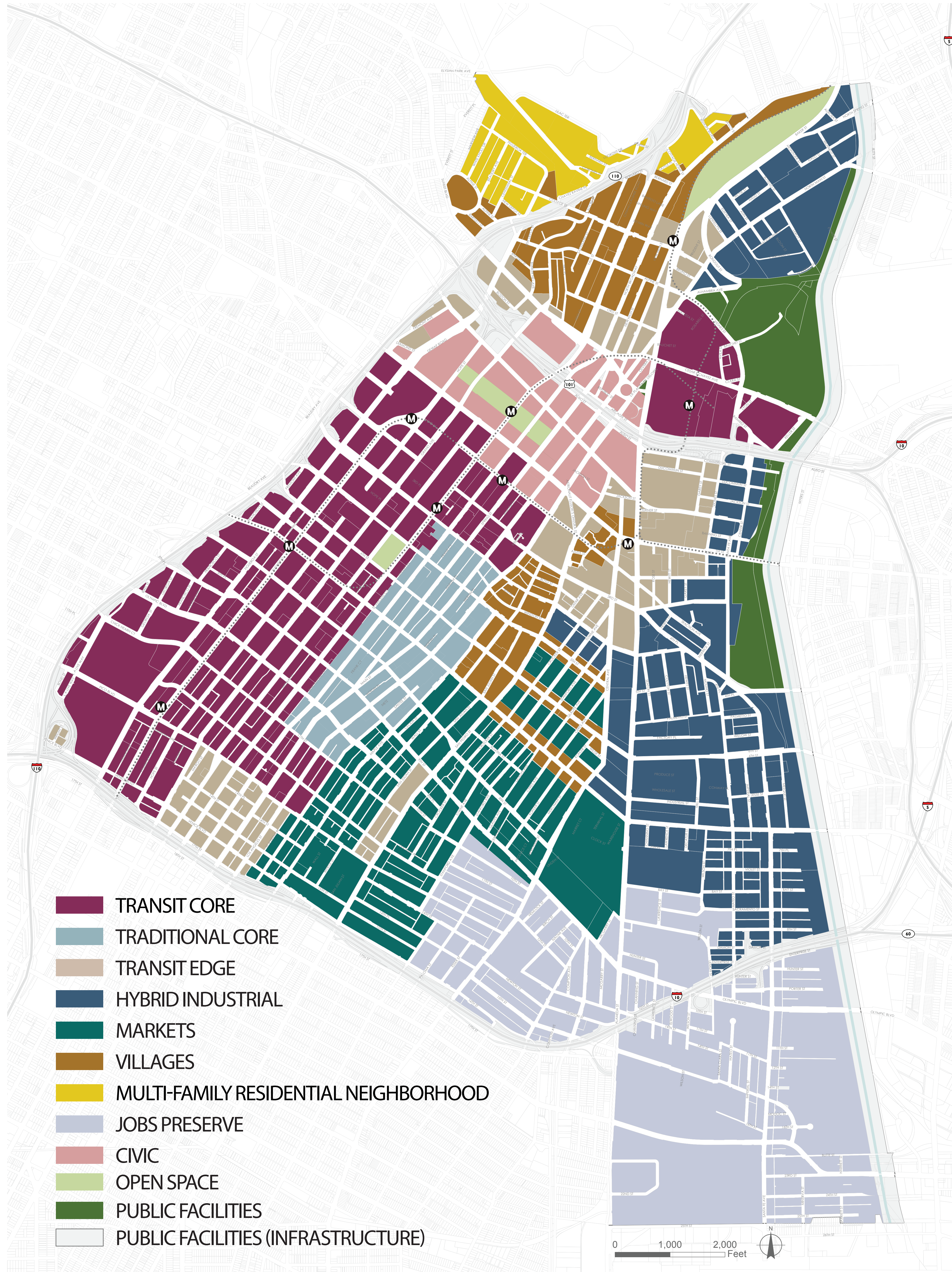


# GENERAL PLAN DESIGNATIONS

## EXISTING GENERAL PLAN DESIGNATIONS



## PROPOSED GENERAL PLAN DESIGNATIONS





# GENERAL PLAN DESIGNATIONS

General Plan Designations express a variety of goals, policies, and zoning tools to support each condition. The proposed General Plan Designations reflect the relationship between land use, physical built form, and functional aspects that differentiate one area from another. Each designation includes a description of the range of intensity, height, and typical uses that characterize an area, contributing to its identity and sense of place.

## TRANSIT CORE

- **Maximum FAR** 13:1
- **General Uses:** Regional mixed use, mutli-family residential, entertainment, and office emphasis.

Transit Core areas are dense centers of activity built around regional transit hubs that provide easy access for pedestrians, transit users, and cyclists to a variety of experiences and activities. These places provide a high-energy urban experience, with towers activated by ground-floor retail that engages and invites pedestrians. Buildings have high-quality design and provide visual interest. Enhanced streetscapes, paseos, and alleys create a seamless network of walkable paths that balance the high-intensity built environment. A diverse mix of office, residential, retail, cultural, and entertainment uses makes these places centers of activity around the clock.

## TRADITIONAL CORE

- **Maximum FAR** 8:1-13:1
- **General Uses:** Mixed use community, multi-family residential, and entertainment emphasis.

Traditional Core places have a time-honored urban development pattern and a rich collection of historically-significant buildings. The protection, restoration, and reuse of these structures is a priority. New development responds to this predominant urban form, contributing to the pedestrian-oriented environment with active alleys and inviting shopfronts. Historic design features and blocks are built out edge-to-edge, contributing to a distinctive sense of place. Residences and offices above entertainment venues, neighborhood-serving stores, and restaurants draw local, regional, and international visitors, supporting activity around the clock.

## TRANSIT EDGE

- **Maximum FAR** 8:1-10:1
- **General Uses:** Mixed-use neighborhood, multi-family residential, commercial, office, and service uses.

Transit Edge areas are complete urban neighborhoods & vibrant centers of activity. These secondary transit nodes have a regular street grid and active alleys. Mid-rise buildings have strong street walls and active ground floors reinforcing the urban character of these areas. Key pathways between regional transit resources and adjacent activity centers enhance the pedestrian experience and provide clear wayfinding between adjacent Place Types. Residential, office, and community commercial uses are integrated to create balanced centers of activity. High-quality streetscapes and public spaces provide amenities to workers, residents, and visitors and promote a pedestrian-friendly environment.

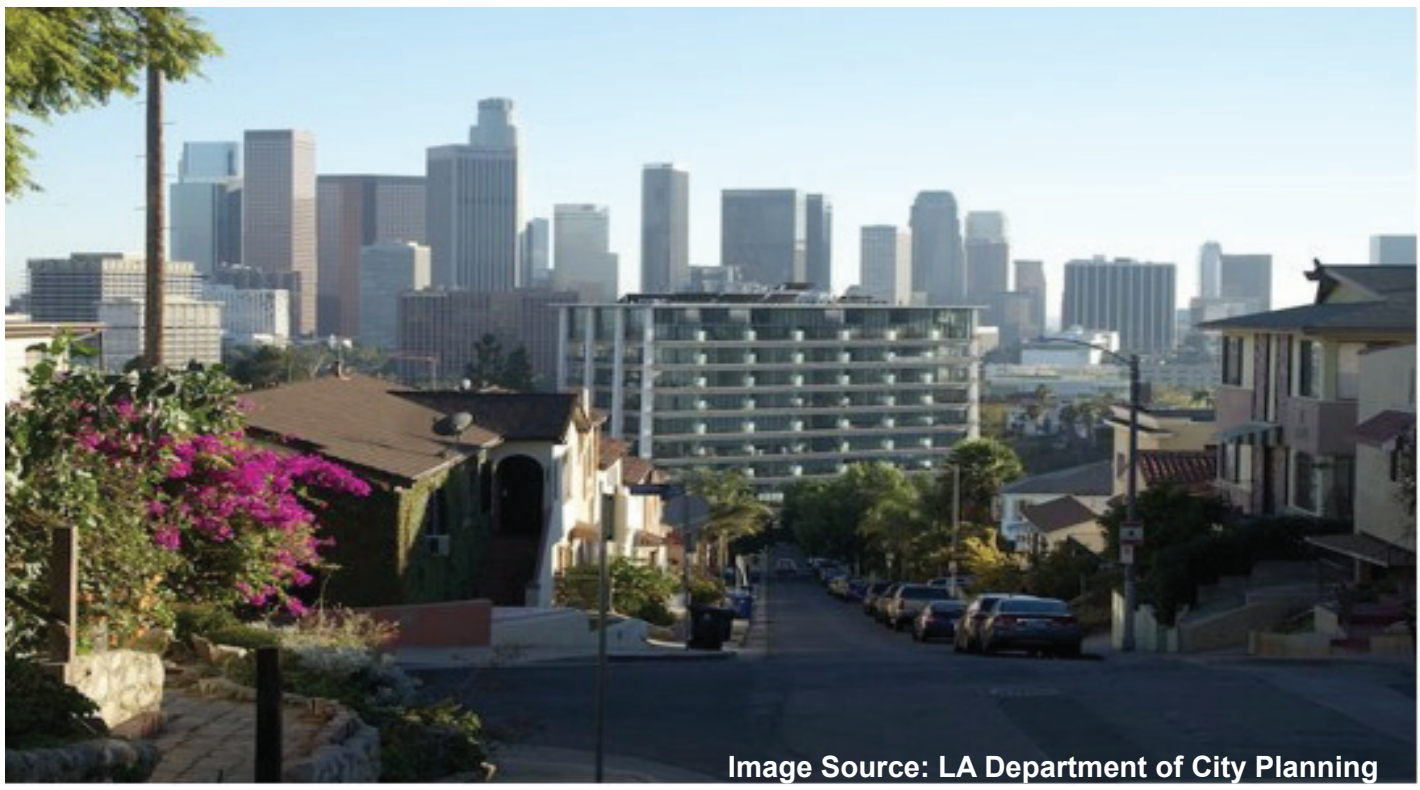
## HYBRID INDUSTRIAL



## MARKETS



## VILLAGES



- **Maximum FAR** 3:1-6:1
- **General Uses:** Hybrid industrial mixed use, creative office, live/work, and production activity.

Hybrid Industrial places have a distinct urban form characterized by medium and low scale development with an industrial legacy. High-quality new construction and repurposed structures collectively promote a resourceful approach to urban development that can evolve over time. These areas preserve productive activity and prioritize space for employment, including light industrial, new industry, commercial, and vertically-integrated businesses, with careful introduction of live-work uses. The industrial legacy is reflected with a network of irregular streets, punctuated by occasional passageways. The street, block and building pattern has evolved into an inviting environment for pedestrians and cyclists.

- **Maximum FAR** 3:1-6:1
- **General Uses:** Wholesale, commercial, creative office, limited multi-family residential and live/work.

Market areas are comprised of medium-scale buildings that accommodate wholesale, commercial, retail, limited housing, and goods movement activities. As bustling centers of commercial activity, these places are characterized by porous, fine-grained blocks – each with its own mini-economy of specialized commercial offerings. At each of these nodes, local and regional patrons spill out from the storefronts on to sidewalks and active alleys, creating a high-energy street life that is sustained throughout much of the day and night. Adaptive-reuse and rehabilitation of existing structures and warehouses maintains the unique character and supports sustainable development.

- **Maximum FAR** 4:1-6:1
- **General Uses:** Mixed-use neighborhood, multi-family residential, commercial, office, and institutional uses.

Villages are characterized by charming, small-scale, and porous development. Retail uses on the ground floors of active streets and alleys in these areas provides a lively and safe pedestrian atmosphere. A range of housing types for all incomes and family sizes are integrated with commercial uses such as restaurants, retail, services, and small professional offices to create complete neighborhoods. These walkable centers serve as historic and cultural regional niche market destinations. Adaptive reuse of historic structures and infill development on small lots is responsive to the historic and cultural legacy of these areas.

## MULTI-FAMILY RESIDENTIAL NEIGHBORHOOD



- **Maximum FAR** 3:1
- **General Uses:** Multi-family residential, limited neighborhood retail uses.

Urban Hillside neighborhoods are traditional, walkable, and compact single, and multifamily residential areas with flexible buildings that accommodate aging populations. A limited number of small, local-serving retail establishments are integrated into the residential fabric. Buildings are oriented toward the street with traditional neighborhood features, such as stoops and small landscaped yards, which contribute to an inviting public realm. These areas accommodate pedestrians, cyclists, and local traffic. These neighborhoods are adjacent and connected to commercial and employment centers.

## JOBS PRESERVE



- **Maximum FAR** 3:1
- **General Uses:** Light industrial, manufacturing, research & development, and office uses.

Jobs Preserve areas protect and sustain industrial activity while serving as a regional jobs base for a range of training skills and education levels. Buildings in these areas are flexible, high-quality structures that accommodate evolving and innovative industries including light assembly and manufacturing, clean technology, incubators, and research & development facilities. The large-format structures in flexible lot configurations balance goods movement, loading, and distribution needs with pedestrian-scaled design that supports a healthy environment for all users.

## CIVIC / PUBLIC FACILITIES



- **General Uses:** Institutional, governmental, mixed use commercial, office, hotel, and multi-family uses.

Civic place types are home to governmental, institutional, and cultural functions for the City. Civic places serve as centers of democratic practice and public life. A variety of structures, site layouts, and building designs flexibly support civic activity, improve internal circulation, and contribute to an active public realm. Public spaces are prevalent and integral to these places, creating a lively atmosphere with frequent programming and public events. Retail, office and hotel uses are integrated with civic uses, encouraging street life and extending hours of activity beyond the work day.