

# *ReGeneration*

**METROPOLIS**  
*- vs -*  
**AUSTERITY**



SAN FRANCISCO  
**PLANNING**  
DEPARTMENT

**John Rahaim**  
*Planning Director*  
San Francisco Planning Department





# San Francisco

**BIG PLANS**  
*driving & enabling*  
**SUSTAINABLE  
GROWTH**





*Transit Center District Plan*



# California's Regions



## Climate Change Regulation & Sustainable Community Strategies (SCS)

- Integrates land use, transportation, and housing planning.
- Incentive: regulatory & environmental review relief.

# The San Francisco Bay Area

## SAN FRANCISCO BAY REGION COUNTIES

SONOMA  
COUNTY

LAKE CO.

YOLO CO.

SACRAMENTO CO.

NAPA  
COUNTY

SOLANO  
COUNTY

MARIN  
COUNTY

San  
Pablo  
Bay

San Francisco

SAN FRANCISCO  
CITY/COUNTY

Oakland

CONTRA COSTA  
COUNTY

SAN JOAQUIN CO.

San  
Francisco  
Bay

ALAMEDA  
COUNTY

Pacific Ocean

STANISLAUS CO.

SAN MATEO  
COUNTY

San Jose

SANTA CLARA  
COUNTY

MERCED CO.

SANTA CRUZ CO.

9 Counties.

ABAG (Association of  
Bay Area Governments)





# Regional Development Patterns

An aerial photograph of San Francisco, California, showing the city's dense urban core, the San Francisco Bay, and the Golden Gate Bridge in the distance. The city is built on a peninsula, with the bay to the west and the city extending inland. The Golden Gate Bridge is visible in the background, spanning the bay. The city's skyline is dominated by tall skyscrapers, including the Transamerica Pyramid. The bay is filled with ships and boats, and the water is a deep blue. The sky is clear and blue.

**Highways & regional rail  
established growth patterns  
and set the foundation for  
50 years of growth.**

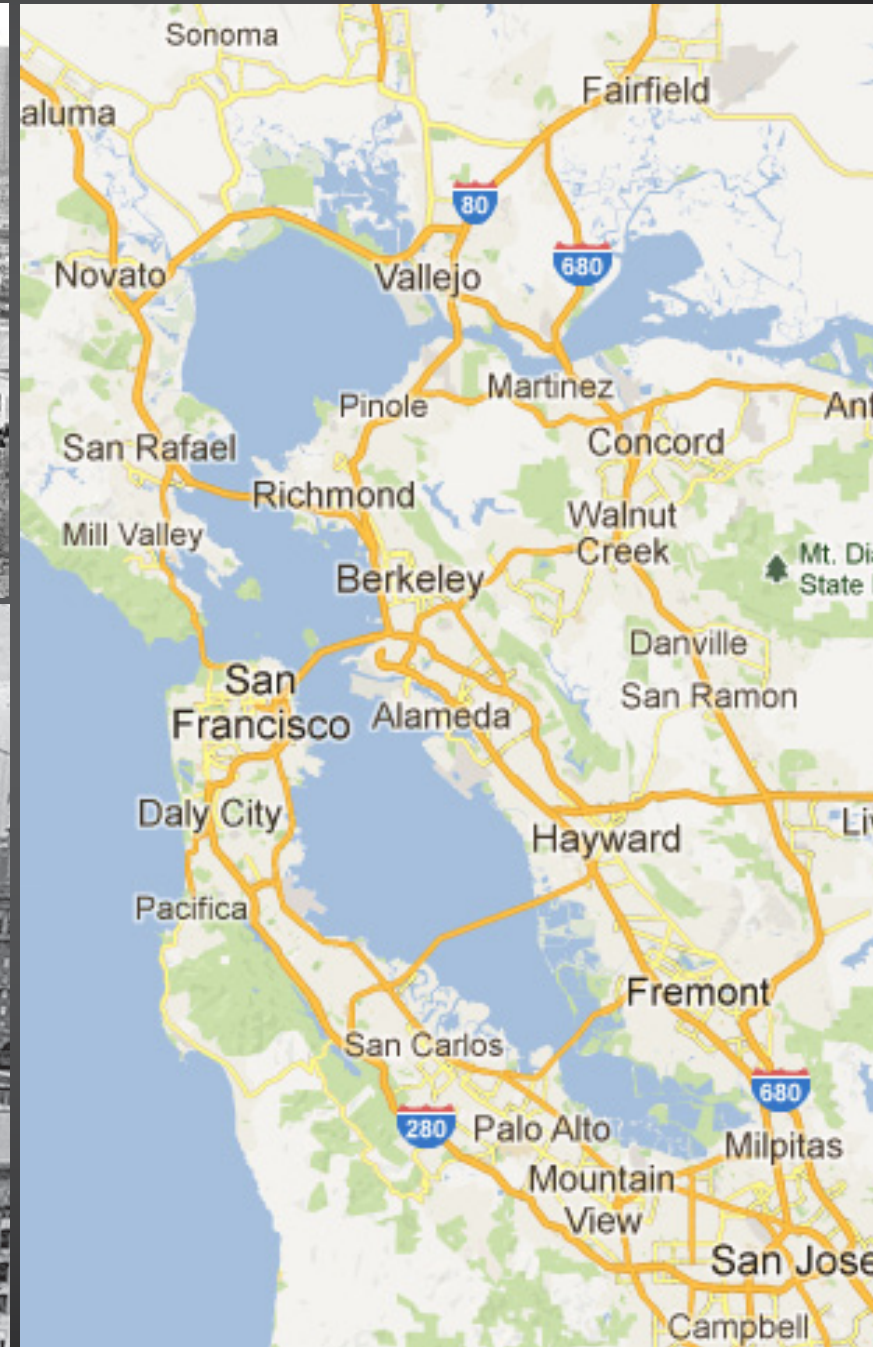


# Regional Development Patterns



*Mid-20th  
Century*

**HIGHWAYS**





# Regional Development Patterns



1970s  
**REGIONAL  
RAIL**

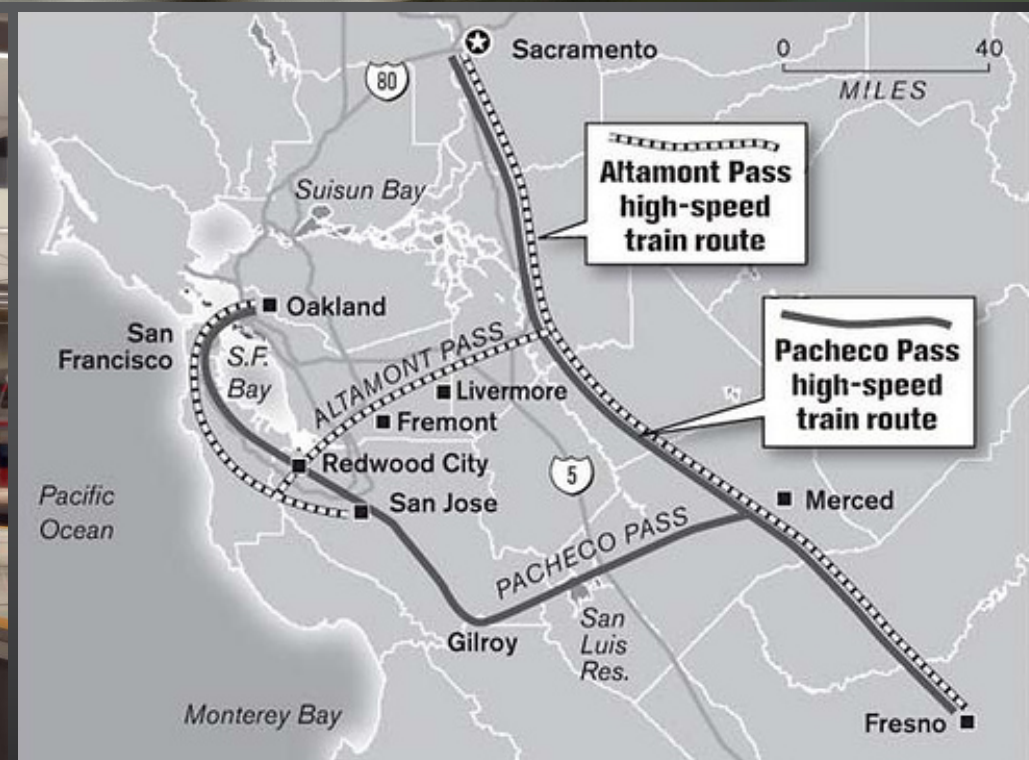




# Regional Development Patterns


## *21st Century* **HIGH-SPEED RAIL**

Part of the foundation  
for the NEXT 50 years of  
economic growth.





# San Francisco's Role in the Region

An aerial photograph of San Francisco, California, showing the city skyline, the bay, and the mountains in the background. The city is densely packed with buildings, and the bay is filled with water and ships. The mountains in the background are hazy and blue. A layer of fog or clouds is visible between the city and the mountains.

Heart of the region,  
but only 12% of region's  
population and jobs.

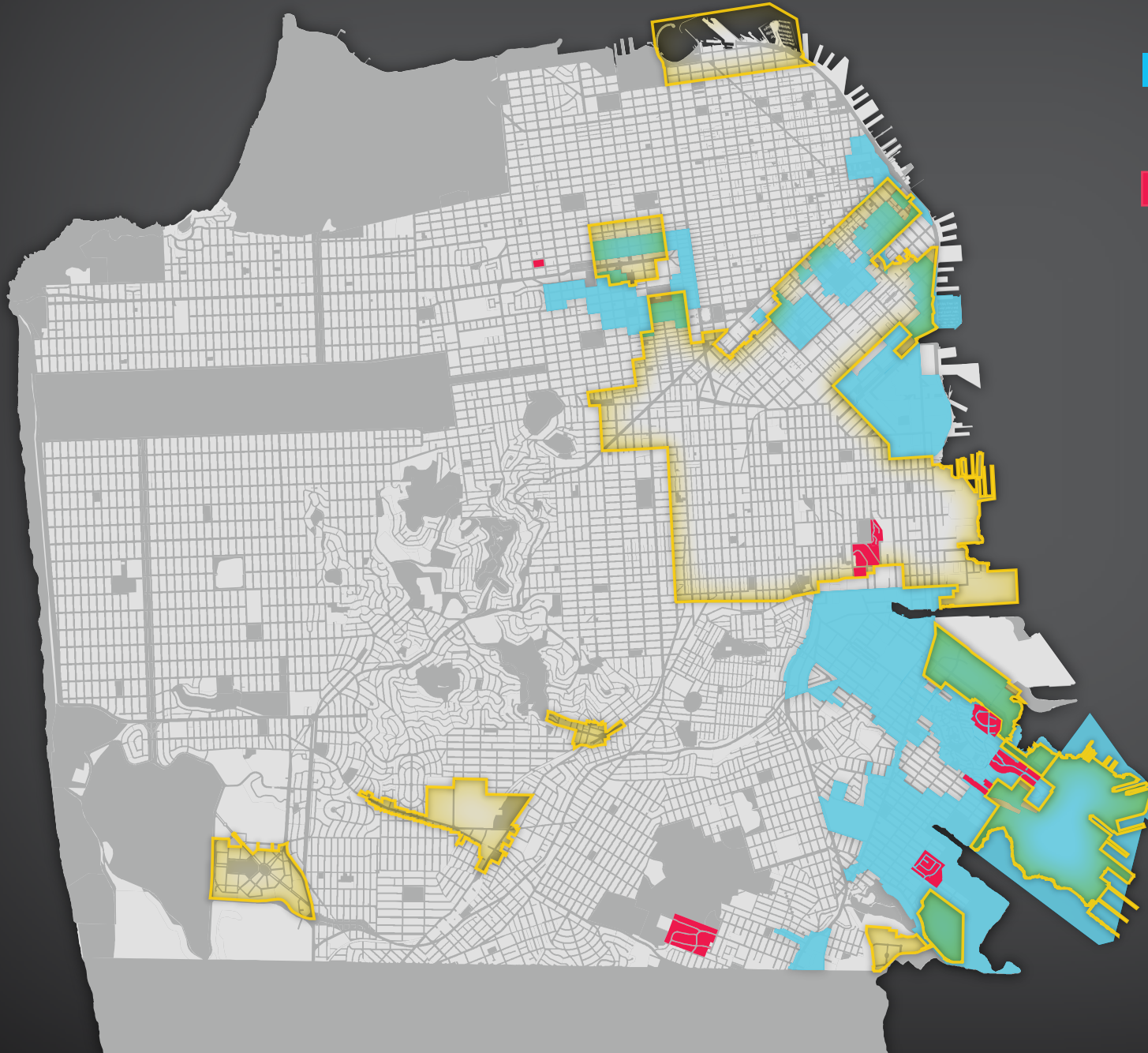


# The City

□ PLAN AREAS

■ REDEVELOPMENT

■ HOPE SF





# What it means for the city and region.

## GROWTH

2010 - 2040

	<i>Households</i>	<i>Change</i>	<i>Jobs</i>	<i>Change</i>
REGION	700,000	▲ 27%	1,120,000	▲ 36%
SAN FRANCISCO	97,000	▲ 28%	198,000	▲ 36%
Priority Development Areas	88,000	▲ 48%	180,000	▲ 40%
Rest of City	9,000	▲ 6%	18,000	▲ 18%

- Region will grow substantially; San Francisco will take large share.
- PDA's will take 90% of San Francisco's growth.
- New development guided to build new, vibrant, mixed use neighborhoods.



# San Francisco's Big Plans

*New  
investment:*  
**DRIVERS OF  
SUSTAINABLE  
GROWTH**





# Hunters Point Naval Shipyard

*New investment:*  
**DRIVERS OF  
SUSTAINABLE  
GROWTH**

Social equity through redevelopment.

## *Projected*

Housing Units	12,000
Jobs	10,000
New Transit Connections	YES
New Parks	350 ACRES
New Community Spaces	YES
Job Training & Construction Assistance	\$12 MILLION
Community Education	\$13 MILLION
Health Programs	\$2.5 MILLION





# Challenges

- Lack of regional cooperation.
- Number of transit systems.
- Growing reliance on private sector to pay for public amenities.
- Funding.
- NIMBY concerns.
- Density impacts (perceived & real, harmful & beneficial).
- Global Warming:  
Sea level rise / land use effect;  
Increasingly harsh climate.





# Vision: Eco-Prosperity?

## SUSTAINABILITY

*Best innovation  
platform to durable  
prosperity and  
community well  
being.*

