








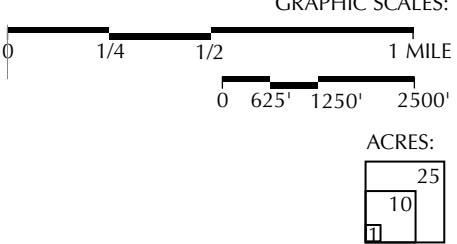
Legend - Built Improvements

	Proposed Neighborhood Development Areas		Roadway Improvements
	Main Street District		Waterfront District Streetscape
	Effective Adjacent Neighborhood		Pedestrian / Bikeway Improvements
	Development Recommendation - Potential new & retained existing uses (See Legend Below)		


General Recommendations for Neighborhood Development

- Minimize displacement of houses, families, and businesses that are assets to the neighborhood.
- Encourage the development of open space and public places within new and existing lakefront neighborhoods.
- Capitalize on Transit Oriented Development (T.O.D) opportunities for new lakefront and neighborhood development.
- Utilize proposed new intersections to generate both pedestrian and vehicular connections from the neighborhoods to the lakefront as frequently as possible.
- Improve safe, convenient public access to proposed and existing park space.
- Incorporate mixed-use development, such as ground floor commercial, with residential/office uses, when new development fronts commercial vehicular corridors.
- Capture under-utilized land for positive development and open space opportunities.
- Maximize land values by outlining appropriate density patterns for new lakefront and neighborhood development.
- Capitalize on existing views from bluffs and overlook points.

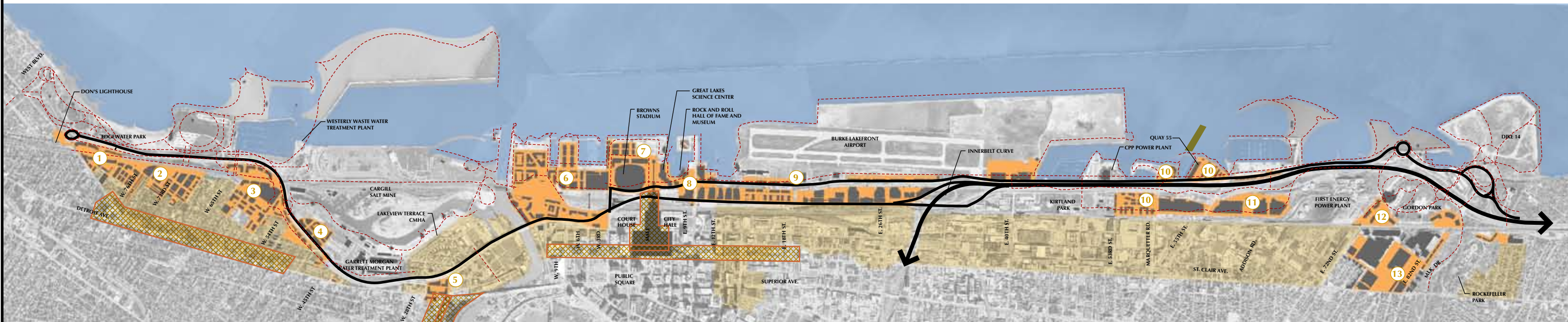
GRAPHIC SCALES:



ACRES:



NORTH



The following percentages are based on preliminary conceptual development schemes:

<p>1. Baltic - Lake Mixed Use District Existing Uses: Occupied and vacant warehouses and factories, highway infrastructure and ramps</p> <p>Potential / Proposed Uses:</p> <table border="0"> <tr><td>Mixed Use: Neighborhood Retail/Residential</td><td>10%</td></tr> <tr><td>Neighborhood Retail</td><td>5%</td></tr> <tr><td>Medium Density Housing</td><td>15%</td></tr> <tr><td>Moderate Density Housing</td><td>70%</td></tr> </table>	Mixed Use: Neighborhood Retail/Residential	10%	Neighborhood Retail	5%	Medium Density Housing	15%	Moderate Density Housing	70%	<p>3. Westinghouse Electric Existing Uses: Occupied and vacant warehouses and factories, limited single-family residential</p> <p>Potential / Proposed Uses:</p> <table border="0"> <tr><td>Neighborhood Retail</td><td>10%</td></tr> <tr><td>Civic / Community uses</td><td>5%</td></tr> <tr><td>Medium Density Housing</td><td>80%</td></tr> <tr><td>Moderate Density Housing</td><td>5%</td></tr> </table>	Neighborhood Retail	10%	Civic / Community uses	5%	Medium Density Housing	80%	Moderate Density Housing	5%	<p>5. Detroit Avenue Mixed Use District Existing Uses: Educational, new medium & moderate density residential, office, commercial, highway infrastructure</p> <p>Potential / Proposed Uses:</p> <table border="0"> <tr><td>Commercial</td><td>15%</td></tr> <tr><td>Mixed Use: Neighborhood Retail/Residential</td><td>10%</td></tr> <tr><td>Neighborhood Retail</td><td>5%</td></tr> <tr><td>Medium Density Housing</td><td>15%</td></tr> <tr><td>Moderate Density Housing</td><td>70%</td></tr> </table>	Commercial	15%	Mixed Use: Neighborhood Retail/Residential	10%	Neighborhood Retail	5%	Medium Density Housing	15%	Moderate Density Housing	70%	<p>7. Harbor Campus - Existing Uses: Occupied warehouses, bulk storage area, shipping and receiving, museum campus, public space, highway and access road infrastructure and ramps</p> <p>Potential / Proposed Uses:</p> <table border="0"> <tr><td>Commercial</td><td>35%</td></tr> <tr><td>Office</td><td>10%</td></tr> <tr><td>Civic/Institutional</td><td>30%</td></tr> <tr><td>Medium-High Density Housing</td><td>25%</td></tr> </table>	Commercial	35%	Office	10%	Civic/Institutional	30%	Medium-High Density Housing	25%	<p>9. Lower Burke Bluffs - Existing Uses: highway and access road infrastructure and ramps, access roads, MUNI parking lots, airport and hangar parking</p> <p>Potential / Proposed Uses:</p> <table border="0"> <tr><td>Corporate Office</td><td>60%</td></tr> <tr><td>Service Commercial</td><td>10%</td></tr> <tr><td>Medium-High Density Housing</td><td>15%</td></tr> <tr><td>Medium Density Housing</td><td>15%</td></tr> </table>	Corporate Office	60%	Service Commercial	10%	Medium-High Density Housing	15%	Medium Density Housing	15%	<p>11. Quay 55 - Bluffs East Development Existing Uses: Occupied offices, vacant industrial land</p> <p>Potential / Proposed Uses:</p> <table border="0"> <tr><td>Waterfront Retail</td><td>5%</td></tr> <tr><td>Corporate Office</td><td>20%</td></tr> <tr><td>Medium Density Housing</td><td>75%</td></tr> </table>	Waterfront Retail	5%	Corporate Office	20%	Medium Density Housing	75%	<p>13. White Motors Redevelopment District Existing Uses: Occupied and vacant warehouses and factories, bus parking lot, vacant land</p> <p>Potential / Proposed Uses:</p> <table border="0"> <tr><td>Big Box or Regional Retail</td><td>60%</td></tr> <tr><td>Service or General Retail</td><td>10%</td></tr> <tr><td>Office</td><td>20%</td></tr> <tr><td>Moderate Density Housing</td><td>10%</td></tr> </table>	Big Box or Regional Retail	60%	Service or General Retail	10%	Office	20%	Moderate Density Housing	10%
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<p>2. Battery Park Development Existing Uses: Occupied and vacant warehouses and factories, vacant land</p> <p>Potential / Proposed Uses:</p> <table border="0"> <tr><td>Neighborhood Retail</td><td>5%</td></tr> <tr><td>Medium Density Housing</td><td>70%</td></tr> <tr><td>Moderate Density Housing</td><td>20%</td></tr> <tr><td>Low Density Housing</td><td>5%</td></tr> </table>	Neighborhood Retail	5%	Medium Density Housing	70%	Moderate Density Housing	20%	Low Density Housing	5%	<p>4. Old River Channel Mixed Use District Existing Uses: Vacated Water Treatment Plant reservoir, Soap Box Derby track, vacant land</p> <p>Potential / Proposed Uses:</p> <table border="0"> <tr><td>Waterfront Retail (Ground floor commercial)</td><td>10%</td></tr> <tr><td>Mixed Use: Neighborhood Retail/Residential (apts.)</td><td>5%</td></tr> <tr><td>Medium Density Housing</td><td>55%</td></tr> <tr><td>Moderate Density Housing</td><td>40%</td></tr> </table>	Waterfront Retail (Ground floor commercial)	10%	Mixed Use: Neighborhood Retail/Residential (apts.)	5%	Medium Density Housing	55%	Moderate Density Housing	40%	<p>6. Port Square Existing Uses: Occupied warehouses, bulk storage area, shipping and receiving</p> <p>Potential / Proposed Uses:</p> <table border="0"> <tr><td>Groundfloor Commercial</td><td>5%</td></tr> <tr><td>Medium-High Density Housing</td><td>70%</td></tr> <tr><td>Medium Density Housing</td><td>10%</td></tr> <tr><td>Moderate Density Housing</td><td>15%</td></tr> </table>	Groundfloor Commercial	5%	Medium-High Density Housing	70%	Medium Density Housing	10%	Moderate Density Housing	15%	<p>8. Maritime Landing - Existing Uses: public space, highway and access road infrastructure and ramps, MUNI parking lots, occupied office, parking structure</p> <p>Potential / Proposed Uses:</p> <table border="0"> <tr><td>Mixed Use: Commercial/Hotel</td><td>15%</td></tr> <tr><td>Medium Density Housing</td><td>35%</td></tr> <tr><td>Medium-High Density Housing with Parking</td><td>50%</td></tr> </table>	Mixed Use: Commercial/Hotel	15%	Medium Density Housing	35%	Medium-High Density Housing with Parking	50%	<p>10. Quay 55 - Bluffs West Development Existing Uses: Vacant industrial land, vacant waterfront land, marina parking lots</p> <p>Potential / Proposed Uses:</p> <table border="0"> <tr><td>Waterfront Retail</td><td>5%</td></tr> <tr><td>Corporate Office</td><td>30%</td></tr> <tr><td>Medium Density Housing</td><td>30%</td></tr> <tr><td>Moderate Density Housing</td><td>35%</td></tr> </table>	Waterfront Retail	5%	Corporate Office	30%	Medium Density Housing	30%	Moderate Density Housing	35%	<p>12. Gordon Park Residential Development Existing Uses: parking lot and drives, vacant land</p> <p>Potential / Proposed Uses:</p> <table border="0"> <tr><td>Community / Recreation</td><td>20%</td></tr> <tr><td>Community / Education</td><td>10%</td></tr> <tr><td>Medium Density Housing</td><td>60%</td></tr> <tr><td>Moderate Density Housing</td><td>10%</td></tr> </table>	Community / Recreation	20%	Community / Education	10%	Medium Density Housing	60%	Moderate Density Housing	10%											
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DRAFT - SEPTEMBER 2004



NEIGHBORHOOD DEVELOPMENT AGENDA
WATERFRONT DISTRICT PLAN SYSTEMS

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