



PURPOSE

The southeast sector of San Francisco expects 75% of the growth that the city will see over the next 30 years with approximately 75,000 housing units and 150,000 jobs, doubling the area's population.

The southeastern part of San Francisco is made up of a variety of diverse neighborhoods, ranging from Crocker Amazon and Visitation Valley in the southeast all the way to South Beach and Yerba Buena in the northeast. As these neighborhoods become more densely residential, it is critical to plan for this growth by staging investments that make each neighborhood more livable. The Southeast Framework reviews specific plans and developments in these neighborhoods, identifies the gaps in meeting existing and future demand, points the way toward a seamless integration of future plans, and connects the burgeoning southeast with the rest of the city and region. The objective of this Framework is to ensure that, at minimum, these new and growing neighborhoods have a quality of life and access to amenities and services equivalent to those enjoyed by other neighborhoods throughout the city. This report examines seven community facility types that are generally built by the City; Police Stations, Fire Stations, Libraries, Recreation Centers, Public Health Clinics, Child Care Facilities, and Public Schools.

PROCESS

This framework includes identifying existing facilities, a growth analysis based on existing standards, and recommendations for providing equitable access to community facilities in the southeast through 2040. This process began with analysis of existing standards for each facility type and different scenarios which take into account future growth. Based on the results, recommendations for new facilities were developed to ensure that all residents, existing and new, in the southeast part of the city have adequate access to community services. The analysis also included conversations with City agencies on the likely impact of growth on their respective operations. Meetings took place in the spring and summer of 2017. Each agency was asked about physical parameters and plans to build new facilities.

KEY FINDINGS

Based on research, analysis, and conversations with City agencies, the following key findings have been identified for all studied facility types:

- All types of new community facilities are needed.
- The focus of many agencies is on the expansion and renovation of existing facilities.
- Standards for some facilities do exist but there isn't a universal standard for how agencies plan for new facilities or expansion of existing facilities.
- Staffing is a barrier to expanding services at existing facilities or creating new facilities.
- The price and availability of land are barriers to creating new facilities.
- There is an opportunity to better coordinate among city agencies in the planning for new facilities.
- New physical and programmatic models for community facilities are needed given the limited amount of available land and ongoing densification.
- Geographic proximity does not equate to better access since facilities can be specific to certain needs or provide different services.
- To accommodate population growth, new physical facilities are needed as well as adaptable programming to address the specific needs of the population served.
- The COVID-19 pandemic has prompted the creative use of existing community facilities.

Recommendations for Community Facilities

In an effort to identify gaps and find potential for integration across City agencies, the Southeast Framework recommends the following to ensure that the quality of life and access to amenities and services is equivalent to those enjoyed by all neighborhoods of San Francisco. These recommendations have been created in collaboration with partner City agencies and include input on how to shape each agency's plan for future facilities.

1 Allow and incentivize community uses at the ground floor

The City should explore locations where community facilities could be programmed into existing ground floors. In many instances ground floor spaces remain vacant although rents remain high. Community serving uses are a viable ground floor use that benefit the development project and activate the ground floor. Ground floor uses should consider flood maps and reduce risk and damage where possible.

Responsible Agency: Office of Economic Workforce & Development, Planning



2 Include new community space in master developments taking into account long term to all hazards

The City should integrate space for community facilities into new developments and plan for long-term resiliency of these spaces. These community spaces provide amenities for new residents as well as existing residents, and in circumstances such as the COVID-19 pandemic and climate change-related events, these facilities can also serve as part of an emergency response, recovery, or reconstruction. The exact type and scale of facilities can be determined per project in the initial planning phase.

Responsible Agency: Real Estate, Capital Planning

3 Study co-location of community facilities

The City should coordinate among City agencies to co-locate complementary uses. This could take different forms, programming a shared space or sharing a building or a parcel. It can be cost effective for agencies to co-locate and share resources, and it can be more convenient for the population that is being served.

Responsible Agency: Capital Planning, Office of Economic Workforce & Development

4 Maximize the use of existing City facilities

Consider physical expansion of existing community facilities to increase capacity within existing the building. In many cases it may be more cost effective to redesign and rebuild an existing building to increase capacity than to site and build a new community facility.

Responsible Agency: All



5 Increase budget for staffing, management, and maintenance costs

Existing facilities can expand service to residents by increasing the budget to allow for increased hours of operation and additional staffing. Compared to building new facilities, this is a relatively inexpensive way to increase service and ensures that the City is using its existing assets to their fullest.

Responsible Agency: Each Agency, Mayor's budget office

6 Ensure more robust data collection, data sharing and analytical capacity to better understand how facilities are used today and in the future

City agencies should collect data from users and residents to understand how their facilities are being used and where there is overcrowding. This data collection should inform changes to existing operations including hours of operation, type of programming, and available equipment.

Responsible Agency: All



7 Develop a citywide process to identify and prioritize new community facilities in development agreement (DA) projects

The City should develop a near term and long term community facilities plan to understand how population growth will affect their facilities. Agencies should regularly discuss their needs with Capital Planning to best serve the existing and future population of San Francisco.

Responsible Agency: Each Agency

8 Study the creation of a public lands policy for community facilities

Currently the City's policy is to build housing on surplus public lands. This is not informed by analysis of future community facility needs. There is not a formal policy or program to plan for new community facilities.

Responsible Agency: Capital Planning

9 Engage in a community-led process in the planning for new community facilities and in making improvements to existing community facilities

The City should develop a near term and long term community facilities plan to understand how population growth will affect existing facilities. Agencies should get input on their capital plans from the community and regularly discuss their needs with Capital Planning to best serve the existing and future population of San Francisco.

Responsible Agency: Capital Planning, Each Agency

10 Apply a racial and social equity lens in the planning and programming of existing and future community facilities. Applying this lens includes identifying a desired outcome, determining who benefits and/or who is burdened, conducting meaningful community engagement, identifying strategies to advance racial and social equity outcomes, and evaluating and reporting back on progress in meeting the desired outcome.

Responsible Agency: All

Recommendations for Programming & Operations

Below are recommendations related to programming and operations for each individual agency. These recommendations are informed by GIS analysis, existing standards and conversations with City Departments.

CHILD CARE FACILITIES

- Consider co-locating child care centers with other community facilities such as public health centers, recreation center, libraries, schools, etc.
- Explore new child care facilities in city owned and leased buildings.
- Consider child care facilities as a ground floor use in affordable housing developments.
- Work with private development to encourage and incentivize the construction of new child care facilities.

PUBLIC HEALTH CENTERS

- Geographic proximity of health care facilities should be combined with services or programs most needed by the immediate residents.
- Assess public health facility needs as new demographic data comes available to ensure needs are being met.
- Consider co-locating health centers with other community facilities such as libraries, child care, etc.

LIBRARIES

- Explore new service models and opportunities for more bookmobiles in the southeast.
- Consider co-locating a library with other community facilities that provide complimentary services, such as recreation facilities, child care facilities, and schools.
- Analyze not only the geographic location of libraries but also the different amenities and conditions of each library to determine whether there is equitable access for all residents.
- Explore opportunities in the South Downtown Area (SODA) in OCII properties where there is vacant retail at the ground floor.

RECREATION CENTERS

- Assess users of existing recreation facilities to understand needs and gaps in service, and adjust services and programming based on these needs.
- Continue to work with CBOs to allow use of RDP facilities when RPD-led programs are not taking place.
- Increase budget for staffing to expand services and programs in existing facilities.

PUBLIC SCHOOLS

- Coordinate City services with SFUSD as they plan for a new school in Mission Bay and in Bayview-Hunters Point.
- Explore new models for school facilities and consider mixed uses.
- Develop a five-year and a ten-year plan for new school facilities.
- Identify opportunities to include SFUSD in early discussions around available spaces for community facilities.
- Adjust planning for school facilities to respond to any further changes to the student assignment policy.

POLICE STATIONS

- On June 20, 2020, the Mayor announced a plan to fundamentally alter the nature of policing in San Francisco. The public safety funds previously allocated to expansion of facilities or size of police force will be redirected toward efforts that will counteract structural inequalities that have led to disproportionate harm to the African American community. Given these changes, there are no recommendations to expand or analyze the need of new stations in this report.

FIRE STATIONS

- Encourage the search for a new training facility in the southeast part of the City.

Planned Community Facilities

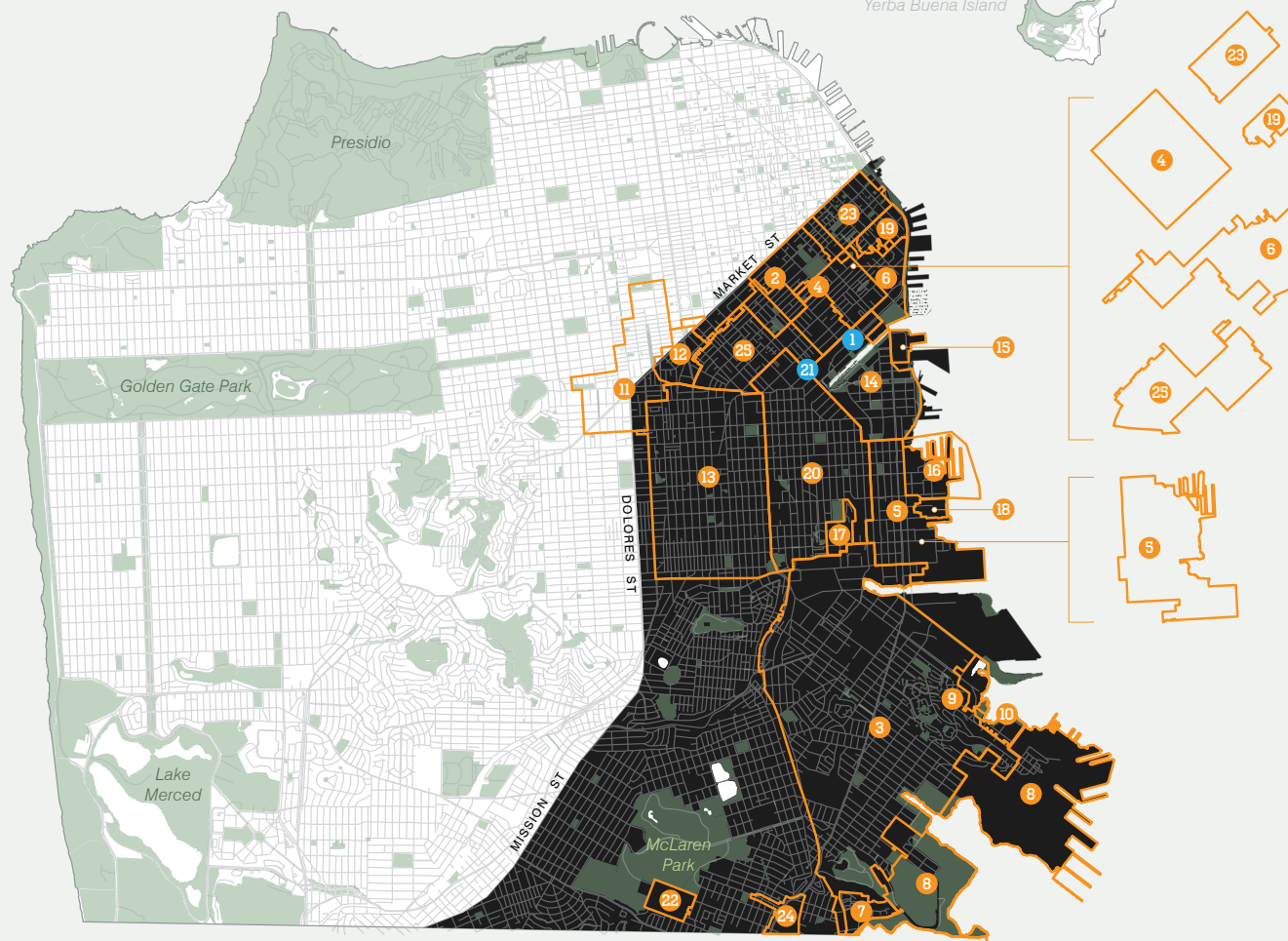
The Planned Facilities table on the next page summarizes the community facilities that are either under construction, planned, or pending as part of area plans and master development projects. The table is organized by community facility type. For some projects, a designated amount of space for a community facility has been committed, however the details about the facility type and location will be determined at a later date.

Facility	Planned Facility or Site
Libraries	<ul style="list-style-type: none">1 site for library services in the Central Waterfront, site TBD
Police Stations	<ul style="list-style-type: none">None
Fire Stations	<ul style="list-style-type: none">Two new Fire Stations are planned at Hunters Point Shipyard and Candlestick Point area
Public Health Clinics	<ul style="list-style-type: none">Wellness Centers are planned at each Hope SF siteSoutheast Health Center under renovation
Child Care Facilities	<ul style="list-style-type: none">26 new childcare facilities are planned in the Southeast, with about 750-1,500 child care spaces
Recreation Centers	<ul style="list-style-type: none">Renovation of Gene Friend Recreation CenterA swimming pool with community center planned at 88 BluxomeOne new community center planned at Potrero Power StationOne new planned recreation center at Hertz PlaygroundRenovation of Jackson Playground to include recreation center in future
Schools	<ul style="list-style-type: none">New schools are planned at Mission Bay and one at Candlestick Point
Facility TBD	<ul style="list-style-type: none">Community facility spaces at India Basin, Hunters Point Shipyard, Pier 70, and Mission Rock. Facility type TBD at all locations

Adopted and Pending Area Plans and Development Agreements

When guiding the development of community facilities, area plans provide policy objectives for the provision of new community resources and strengthening existing facilities. Development agreements specifically identify that developers will undertake the design and development of public improvements and privately-owned community improvements, or dedication of sites for these improvements. The Planned Facilities table details community facilities that have been identified in development agreements or site-specific with funding. The following map shows the various area plans and development agreements that fall into the Southeast part of the city:

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| 1 4th&King Railyards (ongoing) | 11 Market & Octavia Area Plan (adopted 2008) | 21 Showplace/SoMa Neighborhood Analysis and Coordination Study (SNACS)/Recology Site (ongoing) |
| 2 5M Project (adopted 2015) | 12 Market & Octavia Plan Amendment (Hub) (adopted 2020) | 22 Sunnysdale HOPE SF (adopted 2016) |
| 3 Bayview Redevelopment Plan (adopted 2006) | 13 Mission Area Plan (adopted 2008) | 23 Transit Center District Plan (adopted 2012) |
| 4 Central SoMa Area Plan (adopted 2018) | 14 Mission Bay Redevelopment Plan (adopted 1995) | 24 Visitacion Valley/Schlage Lock Plan (adopted 2014) |
| 5 Central Waterfront Area Plan (adopted 2008) | 15 Mission Rock (adopted 2018) | 25 Western SoMa Community Plan (adopted 2013) |
| 6 East SoMa Area Plan (adopted 2008) | 16 Pier 70 (adopted 2017) | |
| 7 Executive Park Sub-Area Plan (adopted 2006) | 17 Potrero HOPE SF (adopted 2016) | |
| 8 Hunter's Point Shipyard / Candlestick Point Redevelopment Plan (adopted 2010) | 18 Potrero Power Station Mixed-Use Project (adopted 2020) | |
| 9 Hunters View HOPE SF (adopted 2008) | 19 Rincon Hill Area Plan (adopted 2005) | |
| 10 India Basin Mixed Use Project (adopted 2018) | 20 Showplace/Potrero Area Plan (adopted 2008) | |



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Agencies consulted

- Department of Children, Youth and their Families
- Department of Public Health
- Mayor's Office of Housing and Community Development
- Office of Community Investment and Infrastructure
- San Francisco Office of Early Care and Education
- Office of Economic and Workforce Development
- Office of Resilience and Capital Planning
- Office of the City Administrator
- Office of the Controller
- San Francisco Fire Department
- San Francisco Planning Department
- San Francisco Police Department
- San Francisco Public Library
- San Francisco Recreation and Parks Department
- San Francisco Unified School District



San Francisco
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