



# Southeast Framework: Community Facilities

## 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.**

Many of the southeastern neighborhoods were primarily industrial land. As these neighborhoods become more residential and denser, it is critical to plan for this growth by staging investments that make each neighborhood more livable. The Southeast Framework sews together specific plans, identifies the gaps, points the way toward a seamless integration of future plans, and integrates the burgeoning southeast with the rest of the city and region. The objective 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 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 2020 framework includes a growth analysis for each facility type, existing standards, and opportunities and recommendations for how we think about community facilities in the southeast through 2040.

This process began with analysis of existing standards for each facility type and different scenarios for 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 research and analysis also included a conversation 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 across all studied facility types have been identified.

- **Based on the standards that exist, all types of community facilities are needed. However, further efforts are needed to refine the standards that City agencies utilize.**
- **There are limited plans to provide new facilities across all facility types.**
- **The focus of many agencies is on the expansion and renovation of existing facilities.**
- **A standard for the number or distribution of facilities generally does not exist.**
- **Staffing is a barrier to expanding services at existing facilities.**
- **The price and availability of land are primary barriers to creating new facilities.**
- **There is an opportunity to better coordinate among city agencies in the planning for new facilities.**
- **Agencies plan in silos.**
- **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.**

# Recommendations Citywide 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.



## 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 resiliency

The City should integrate space for community facilities into new developments. These community spaces provide amenities for new residents as well as existing residents. 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 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.

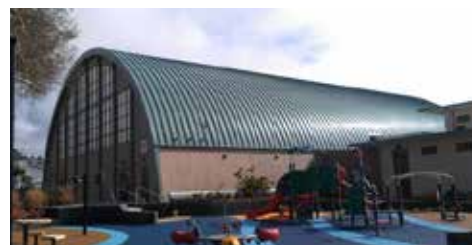
*Responsible Agency:* All



## 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 equipment which respond to demographic changes.

*Responsible Agency:* All



## 7 Develop a citywide process to identify and prioritize new community facilities in development agreements (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:* Capital Planning, 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



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*Responsible Agency:* Office of Resilience and Capital Planning



**9 Engage in a community-led process in the planning for new and/or improved community facilities and programs.**

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:* Each Agency, Office of Resilience and Capital Planning



**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



**11 When considering how to address community facility needs, consider building new facilities, improving programming and/or improving access to existing facilities**

As agencies plan for future facilities, the City should develop strategies to fund new facilities if needed, evolve programming appropriate to communities and/or ensure that the City's Transit First policies are being implemented adjacent to facilities.

*Responsible Agency:* All



**12 Ensure equitable transportation access to community facilities**

City agencies should consider the many factors that are critical to accessing a facility including transit and topography. As such, the City should continue to ensure that all residents have access to safe, healthy, convenient, and affordable public transportation as a means to get to and from community facilities. The City should also ensure that facilities are accessible to pedestrians and bicyclists.

*Responsible Agency:* All

# Recommendations for Specific Facilities

Below are recommendations for each individual agency in addition to the Citywide recommendations on pages 2-3. 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.
- Create new child care spaces to meet anticipated growth.

## FIRE STATIONS



- Encourage the search for a new training facility in the southeast part of the City.
- Explore the feasibility of a new Fire Station in Bayview to fill the gap between stations 9, 25, 17, and 42.
- Closely monitor response times and other indicators of demand to further identify needs for new facilities

## PUBLIC HEALTH CENTERS



- Complete the renovation of the Southeast Health Center.
- 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



- Integrate library facilities into HOPE SF projects, which provide a wide range of community serving uses. Libraries would be an additional amenity for new and existing residents.
- 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, etc.
- 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.
- Explore one new full service library in the Southeast.

## RECREATION CENTERS



- Complete the renovation of Gene Friend Recreation Center in Soma
- 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.
- Continue to coordinate with City agencies on the planning of future open and recreation spaces in the waterfront Coordination is needed to ensure that recreation centers and amenities are complimentary to adjacent neighborhoods.
- Continue to improve the reservation systems to ensure the public has the ability to reserve bookable recreational amenities across the City despite agency ownership (i.e. Port, RPD, etc.)
- Continue to support the access and use of facilities that do not require payment or reservations.

## 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 future changes to the student assignment policy.
- Closely monitor how housing growth might impact the need for additional schools and coordinate with the City as more information becomes available

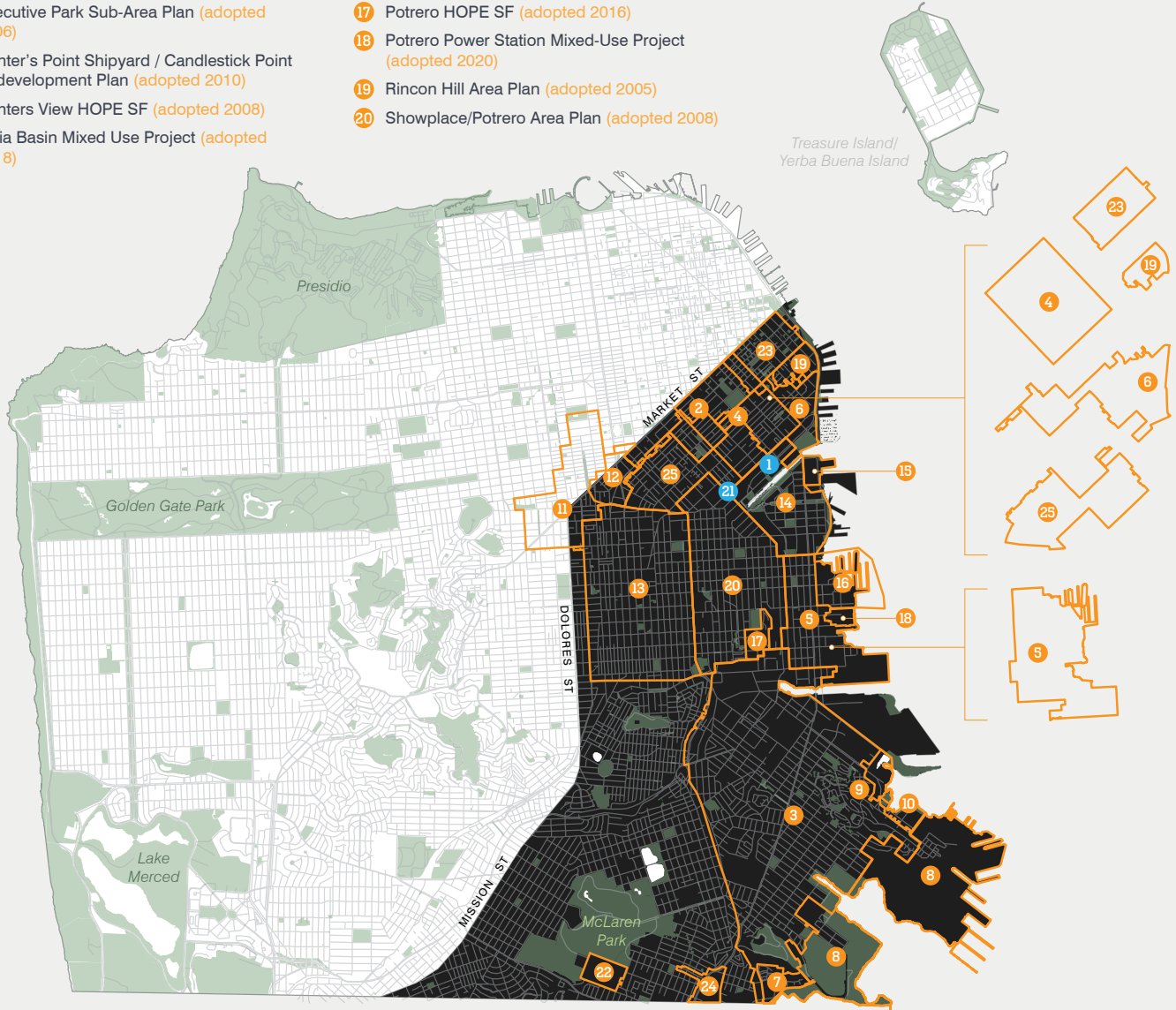
## POLICE STATIONS



- 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.

# Adopted and Pending Area Plans and Development Agreements

- 1 4th&King Railyards/I-280 Boulevard (ongoing)
- 2 5M Project (adopted 2015)
- 3 Bayview Redevelopment Plan (adopted 2006)
- 4 Central SoMa Area Plan (adopted 2018)
- 5 Central Waterfront Area Plan (adopted 2008)
- 6 East SoMa Area Plan (adopted 2008)
- 7 Executive Park Sub-Area Plan (adopted 2006)
- 8 Hunter's Point Shipyard / Candlestick Point Redevelopment Plan (adopted 2010)
- 9 Hunters View HOPE SF (adopted 2008)
- 10 India Basin Mixed Use Project (adopted 2018)
- 11 Market & Octavia Area Plan (adopted 2008)
- 12 Market & Octavia Plan Amendment (Hub) (adopted 2020)
- 13 Mission Area Plan (adopted 2008)
- 14 Mission Bay Redevelopment Plan (adopted 1995)
- 15 Mission Rock (adopted 2016)
- 16 Pier 70 (adopted 2017)
- 17 Potrero HOPE SF (adopted 2016)
- 18 Potrero Power Station Mixed-Use Project (adopted 2020)
- 19 Rincon Hill Area Plan (adopted 2005)
- 20 Showplace/Potrero Area Plan (adopted 2008)
- 21 Showplace/SoMa Neighborhood Analysis and Coordination Study (SNACS) (ongoing)
- 22 Sunnydale HOPE SF (adopted 2016)
- 23 Transit Center District Plan (adopted 2012)
- 24 Visitacion Valley/Schlage Lock Plan (adopted 2014)
- 25 Western SoMa Community Plan (adopted 2013)



**San Francisco Planning**

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## Agencies consulted

- Department of Child, Youth and their Families
- Department of Public Health
- Mayor's Office of Housing and Community Development
- Office of Community Investment and Infrastructure
- Office of Economic and Workforce Development
- Office of Resilience and Capital Planning
- Real Estate Division - CCSF
- 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