

Supervisor District 1

EXISTING CONDITIONS REPORT

Overview



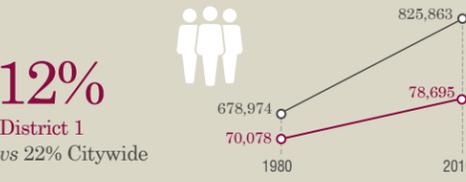
Encompassing the northwestern edge of the City, San Francisco Supervisorial District 1 is a scenic, diverse, and vibrant corner of San Francisco. The area includes the neighborhoods of Inner and Outer Richmond, the northern portion of Ocean Beach, Lands End, and Golden Gate Park. Originally named by George Turner Marsh for its resemblance to the sand dunes of Richmond, Australia, the Richmond neighborhood's open space attracted small businesses and institutions requiring cheap land for a

wide array of uses: race tracks, cemeteries, orphanages, and dairy farms. Following the 1906 earthquake, emergency housing in the area brought new residents and more residential development as many built permanent homes to replace their temporary cottages and tents. Today the area is predominantly residential, home to 78,695 San Franciscans, including 16,085 families; with significant park and recreational space as well as diverse retail and commercial activity.

The Richmond District Strategy is a collaboration between Supervisor Mar's Office and the San Francisco Planning Department. The first of a three-part analysis, this *Existing Condition Report* describes the current trends and conditions in the District. The *Community Needs Analysis* will include the perspectives of the people who live, work and visit the neighborhood. The final phase will identify opportunities and recommend solutions to help shape the future of the neighborhood. Please see the website for more information: <http://www.sf-planning.org/richmond-strategy>.

Demographics

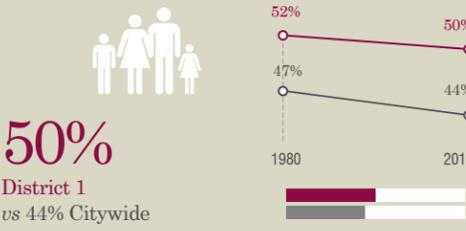
POPULATION GROWTH (1980-2010)



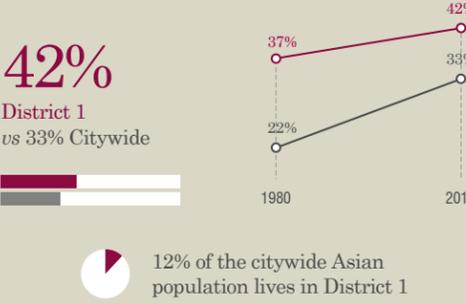
SENIORS (60 & OVER)



FAMILY HOUSEHOLDS

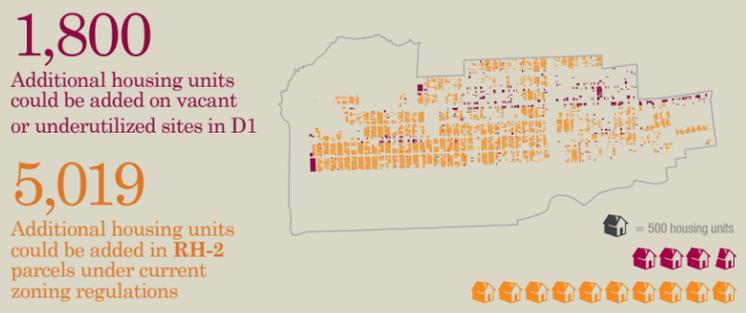


ASIAN POPULATION



Housing

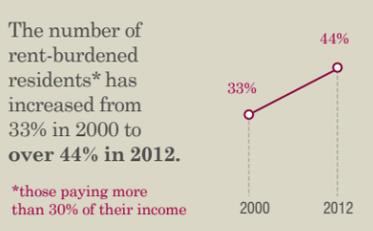
HOUSING POTENTIAL



HOUSING UNITS IN PIPELINE



RENT BURDEN

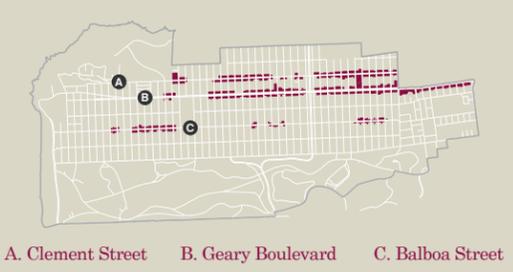


AFFORDABLE HOUSING UNITS



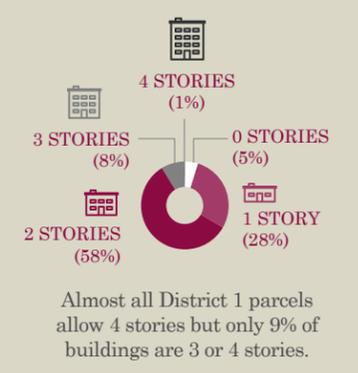
Commercial Corridors

MAJOR NEIGHBORHOOD COMMERCIAL STREETS

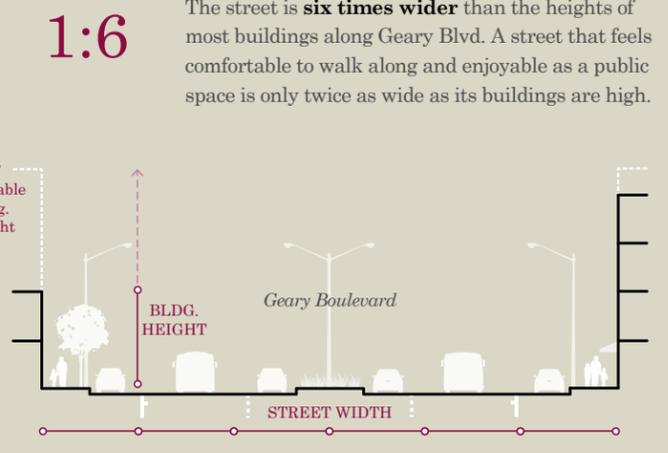


Urban Form

BUILDING HEIGHTS

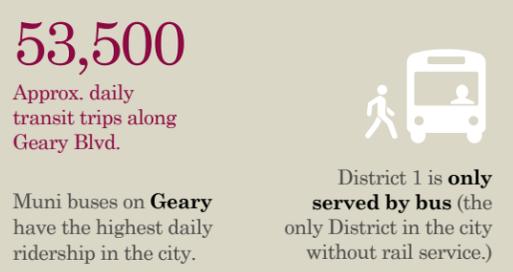


GEARY BOULEVARD URBAN DESIGN



Transportation

MUNI RIDERSHIP

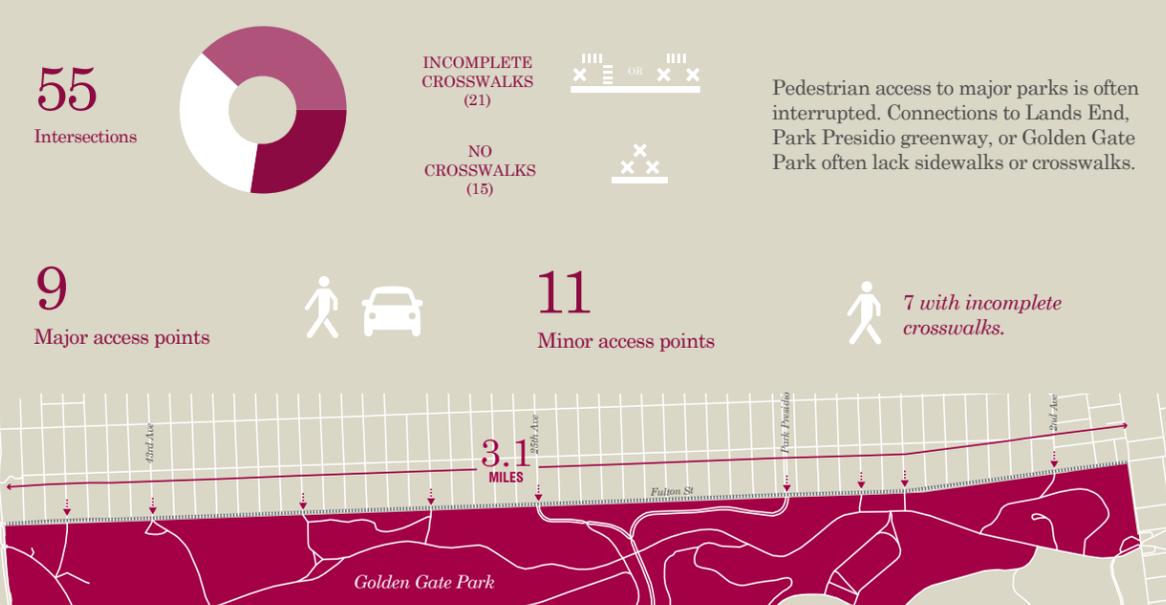


WALK TO WORK



Pedestrian Access to Parks

FULTON STREET ALONG GOLDEN GATE PARK



KEY FINDINGS

For the past 30 years, District 1's population has grown at about half the rate of the City overall. In this same time period, the Asian population has doubled, growing from 21 percent to 42 percent, replacing a decreasing Caucasian population.

San Francisco's housing market is currently the most expensive in the nation. With the current economic boom and San Francisco currently gaining 10,000 new residents every year, the need for housing, especially affordable housing, in both the District and the City is critical. District 1 hosts a disproportionately low share of

the City's new housing development (1 percent) and also a low share of below market rate units (2.4 percent).¹

District 1 is also home to more families than the City overall: 50 percent of households are family households in District 1 compared to 44 percent citywide. Despite a 7 percent decrease in families citywide, the District's family population has remained relatively steady over the past 30 years.

Much like the rest of the City, the majority of District residents are renters (64 percent), with a higher prevalence in the Inner Richmond than the Outer Richmond. The

¹ Includes both stand-alone affordable units and inclusionary units.

cost of renting is significantly lower than the City: the median asking rent for a two-bedroom apartment is \$3,000 in District 1 while this number is over \$4,000 citywide. However, despite this lower average, only one-third of families in the District can afford the current asking rent, which requires a family to earn \$120,000 a year. Moreover, rents have steadily increased much faster than incomes, and the number of rent-burdened residents (those paying more than 30 percent of their income) has also increased from 33 percent in 2000 to over 44 percent in 2012.

The neighborhoods of District 1 have seen significantly fewer new residential units in the past 25 years compared to San Francisco overall. Since 1990, the City has added

over 44,000 units; only 1 percent of these were located in District 1. Currently, there are 225 new units under construction or under review in District 1, potentially up to 10 units of which are below market-rate. These 225 planned units represent less than 1 percent of the City's housing pipeline.

Based on the allowable height as well as the zoning capacity, District 1 has the potential for development both on significantly underdeveloped sites as well as within existing residential buildings. Almost all of the parcels in the District allow four-story buildings, yet nearly 90 percent are only two stories or less. Certain parcels through the District such as the Safeway site

near Ocean Beach are developed to less than 30% of their full development capacity. The largest potential for new housing units exists in the RH-2 zoning district. This district allows two units, but on the majority of the parcels, only single-family homes have been built. An additional 5,000 units could be built by adding one unit to each of the existing single family residential buildings in this zoning district.

Most residents who live in District 1 work within the City but outside of the District. Similar to trends citywide, over the past 25 years commute patterns have shifted to the extremes. Considerably more residents work from home but at the same time there has been over a 50 percent increase in the number of residents who commute an hour or more to/from work. Residents rely heavily on public transit for their daily commute; the 38 Geary lines have the highest ridership of all the Muni bus lines in the City with over 53,000 daily transit trips. A Bus Rapid Transit (BRT) project on Geary proposing a dedicated lane for buses is currently undergoing environmental review and aims to improve transit on this corridor. Overall, multi-modal access to the District is limited despite this area's high demand for transit services. However, despite limited bicycle lanes in the District, the Inner Richmond area has a higher percentage of bicycling (5%-10%) than the citywide average (3.5%), an increase of about 170% since 2000.

Pockets of commercial and retail activity are found along Geary Boulevard and the neighborhood commercial streets of Clement and Balboa Streets. Commercial rents are low compared to other districts in the City. The Geary commercial corridor hosts mostly retail and neighborhood serving businesses (dry cleaners, gyms, nail salons, etc.) and a number of restaurants. Centered near the Holy Virgin Cathedral, the neighborhood also serves as the heart of the Russian-speaking community. Inner Clement is an active neighborhood commercial stretch serving the surrounding neighborhood and drawing visitors from throughout the City. About half of the businesses on this stretch are retail and neighborhood serving shops and another quarter are restaurants. In the 1980s, Clement Street became known as the "new Chinatown" with the increase in Chinese-owned businesses. Inner Balboa, on the other hand, is a very small scale four-block commercial stretch offering services such as neighborhood retail, laundromats, and coffee shops. Both the Outer

Clement and Outer Balboa commercial corridors are thriving with businesses serving local residents, but at a smaller scale than the Inner Clement corridor. Recent streetscape improvements to the Outer Balboa corridor have made this public space more walkable and pedestrian-friendly.

The quality of the public realm in the District varies. Some of the commercial corridors such as Outer Balboa have small streets with a quality pedestrian environment, while other corridors such as Geary Boulevard remain an exceptionally wide auto-oriented thoroughfare, framed mainly by one or two story buildings. This low ratio of building height to street width remains far below the bar of what makes a street comfortable to walk along and be used as enjoyable public space. Within the residential neighborhoods, longer blocks and lower building density translate into a less varied public realm for pedestrians and lower levels of activity on the sidewalks.

District 1's major parks and open spaces make up about 20 percent of the City's total park space. Golden Gate Park, Lands End, Lincoln Park, and Ocean Beach surround District 1 on three sides, all bringing thousands of San Franciscans and tourists to the District. But pedestrian access to these major parks from the neighborhoods is often inadequate. Clement Street lacks sidewalks at the southern boundary of Lands End. Fulton Street has a narrow six-foot sidewalk on the Golden Gate edge and many intersections lack crosswalks on the northern boundary of Golden Gate Park. Similarly poor pedestrian connectivity exists when crossing over to the linear green pathway on Park Presidio Blvd. Smaller neighborhood parks and recreational facilities are spread unevenly throughout the District, leaving the western portions with far less access.

District 1 has 10 public schools, medical facilities such as Saint Mary's hospital, museums such as the De Young and Academy of Sciences; along with social, cultural, and religious services. University of San Francisco is in District 1, with a student body of over 10,000 students, many of whom live in the District.

Looking to the future, District 1 has many assets that could become opportunities for better-connected, better-served, thriving neighborhoods for existing residents and future generations.

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<http://www.sf-planning.org/richmond-strategy>

