

**Embarcadero-Lower Market
(Golden Gateway)
Redevelopment Plan**

November 20, 1995



**Redevelopment Agency of the
City and County of San Francisco**

**OFFICIAL REDEVELOPMENT PLAN
FOR THE
EMBARCADERO-LOWER MARKET APPROVED
REDEVELOPMENT PROJECT AREA E-1**

**Originally Adopted and Approved by
the Board of Supervisors
of the City and County of San Francisco,
Ordinance No. 301-59, May 25, 1959**

**Amendments Adopted and Approved by
the Board of Supervisors
of the City and County of San Francisco,
Ordinance No. 208-61, July 31, 1961
and
Ordinance No. 196-64, July 13, 1964
and
Ordinance No. 194-64, November 23, 1964
and
Ordinance No. 123-67, May 15, 1967
and
Ordinance No. 204-68, July 22, 1968
and
Ordinance No. 479-76, November 29, 1976
and
Ordinance No. 476-86, December 1, 1986
and
Ordinance No. 418-94, December 12, 1994
and
Ordinance No. 365-95, November 20, 1995**

REDEVELOPMENT PLAN
FOR THE
EMBARCADERO-LOWER MARKET APPROVED REDEVELOPMENT PROJECT AREA E-1

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**REDEVELOPMENT PLAN
FOR THE
EMBARCADERO-LOWER MARKET APPROVED REDEVELOPMENT
PROJECT AREA E-1**

ARTICLE I - THE PLAN

SEC. 101. Description of the Plan. This Redevelopment Plan (hereinafter called the "Plan") is for, and relates to, a Redevelopment Project in and for that certain Redevelopment Area, known as "Embarcadero-Lower Market Approved Redevelopment Project Area E-1" which is located and situated in the City and County of San Francisco, State of California, under and pursuant to the California Community Redevelopment Law, and consists of, and only of, this text, pages 1 to 25 inclusive and the following listed exhibits, consisting of documents, maps, sketches and plans attached hereto and identified as follows:

- (a) Project Area Boundary Map (Exhibit "a")
- (b) Project Area Plan (Exhibit "b")
- (c) Zoning Plan (Exhibit "c")
- (d) Street and Highway Adjustment Plan (Exhibit "d")
- (e) Sewer System (Exhibit "e")
- (f) Low Pressure Water System (Exhibit "f")
- (g) Auxiliary Water Supply System (Exhibit "g")
- (h) Street Lighting and Traffic Control Systems (Exhibit "h")
- (j) Fire Alarm and Police Telephone Systems (Exhibit "j")
- (k) Gas Distribution System (Exhibit "k")
- (l) Electrical Distribution System (Exhibit "l")
- (m) Telephone Distribution System (Exhibit "m")
- (n) Acquisition Map (Exhibit "n")

SEC.102. The Redevelopment Plan was prepared in accordance with the California Community Redevelopment Law and the Federal Housing Act of 1949, as amended. The Redevelopment Plan is based on the Tentative Plan for the redevelopment of the Embarcadero-Lower Market Redevelopment Project Area E-1 which was approved and adopted by Ordinance No. 552-58 on October 14, 1958, by the Board of Supervisors of the City and County of San Francisco and conforms to the Master Plan of the City and County of San Francisco insofar as the latter plan applies to the Embarcadero-Lower Market Redevelopment Project Area.

The Redevelopment Agency of the City and County of San Francisco, hereinafter called the "Agency," consulted with the Department of City Planning in formulating the Redevelopment Plan.

SEC. 103. The Embarcadero-Lower Market Approved Redevelopment Project Area E-1, hereinafter called the "Project Area," comprises a portion of the Embarcadero-Lower Market Redevelopment Area, which in Resolution No. 15288 (Series of 1939) adopted by the Board of Supervisors of the City and County of San Francisco on February 21, 1955, was designated and described as a blighted area, the redevelopment of which is necessary to effectuate the public purposes as defined in the California Community Redevelopment Law.

SEC. 104. Project Area is presently and predominantly light industrial and commercial area with approximately 15 residential hotel establishments, characterized by the following conditions of blight: residential buildings unfit and unsafe for occupancy; the mixture and shifting of uses; excessive land coverage; inadequate provisions for ventilation, light, sanitation and open spaces; faulty planning; economic dislocation, maladjustment and depreciated value. These conditions contribute substantially and increasingly to the problems of, and necessitate excessive and disproportionate expenditure for, the preservation of the public health and safety, and the maintaining of adequate, police, fire and accident prevention and other public services and facilities.

ARTICLE II - THE REDEVELOPMENT AREA

SEC. 201. Boundary Map of Redevelopment Area. There is attached hereto as Exhibit "a" and as an integral part of this Plan, a map designated "Redevelopment Area Boundary Map." The purpose of this map is to delineate and show the boundaries of the Redevelopment Area.

SEC. 202. Legal Description of Redevelopment Area. The Redevelopment Area (hereinafter called the "Area") consists of 50.95 acres, more or less, in the City and County of San Francisco, State of California, and is described as follows:

BEGINNING at the point of intersection of the westerly line of Front Street and the northerly line of Broadway; running thence easterly along the northerly line of Broadway to the point of intersection of said line of Broadway and the northeasterly boundary line of Block "M" as said Block "M" is shown on Map entitled "Monument Map of the Fifty Vara District of the City and County of San Francisco" filed in the office of the Recorder of the City and County of San Francisco, State of California, January 7, 1910, and recorded in Map Book "G" at page 151, said Block "M" being also known as Assessor's Block 139; thence southeasterly along the northeasterly boundary line of Blocks "M", "L", "K", and "G" according to the map above referred to and their productions northwesterly and southeasterly, to the point of intersection of the northeasterly and easterly lines of said Block "G", said Blocks "L", "K", and "G" being also known as Assessor's Blocks 168, 169 and 170 respectively; thence southerly along the easterly boundary line of said Block "G" and its extension southerly to the northeasterly boundary line of Block "E" according to map above referred to, said Block "E" being also known as Assessor's Block 201; thence southeasterly along the northeasterly boundary of Blocks "E" and "D" according to the map above referred to and their productions northwesterly and southeasterly to the point of intersection of the northeasterly line of said Block "D" and the northerly line of Merchant Street, said Block "D" being also known as Assessor's Block 202; thence southerly along a line perpendicular to the northerly line of Merchant Street to a point on the southerly line of Merchant Street; thence westerly along the southerly line of Merchant Street and the extension thereto to a point on the westerly line of Drumm Street; thence northerly along the westerly line of Drumm Street to a point on the southerly line of Washington Street to the westerly line of Davis Street; thence southerly along said line of Davis Street to the southerly line of Clay Street; thence easterly along said line of Clay Street to the point of intersection of said line of Clay Street and the Jurisdiction Line of the San Francisco Port Authority; thence southerly along said Jurisdiction Line and the line connecting the southeasterly corner of Block "D" and the northeasterly corner of Block "C", as said line is described in the San Francisco Board of Supervisors' Resolution 74-62, dated February 5, 1962; thence southwestwardly along the last named line to its terminus at the intersection of the northeasterly line of Block "C" and the southerly line of Clay Street according to map above referred to, said Block "C" being also known as Assessor's Block 233; thence southeasterly along the northeasterly boundary line of said Block "C" and its extension southeasterly and the northeasterly line of 100 Vara Block 317, also known as Assessor's Block 3714, to a line which is parallel with and 183 feet 4 inches perpendicularly distant northwesterly from the northwesterly line of Mission Street; thence southwestwardly and parallel with said line of Mission Street to the center line of Steuart Street; thence at a right angle northwesterly along the center line of Steuart Street to the southeasterly line of Market Street; thence at a right angle southwestwardly along said line of Market Street to its point of intersection with the southwestwardly line of First Street; thence northwesterly along the northwesterly production of last named line to its intersection with the northwesterly line of Market Street; thence northeasterly along said line of Market Street to its intersection with the westerly line of Drumm Street; thence northerly along said line of Drumm Street to the center line of Sacramento Street; thence at a right angle westerly along said center line of Sacramento Street to the center line of Battery street; thence at a right angle northerly along said center line of Battery Street to the northerly line of Jackson Street; thence at a right angle easterly along said northerly line of Jackson Street to the westerly

line of Front Street, thence at a right angle northerly along said westerly line of Front Street to the northerly line of Broadway and the point of beginning.

BEING all of 50 Vara Blocks "A", "B", "C", "E", "F", "G", "H", "I", and "K", and a part of 50 Vara Block "D", and all of 50 Vara Block numbers 5, 6, 7, 8, 9, 20, 21 and 22, according to Map herein above referred to, and part of 100 Vara Block numbered 317, and also known as Assessor's Blocks 167, 168, 169, 170, 171, 172, 198, 199, 200, 201, 204, 205, 230, 231, 232, 233 and 234, and part of Assessor's Blocks 202 and 3714 of the City and County of San Francisco, and also being portions of Broadway, Pacific Avenue, Jackson Street, Washington Street, Clay Street, Sacramento Street, Battery Street, Front Street, Davis Street, Drumm Street, Steuart Street, Market Street, California Street, Clark Street, Oregon Street, Merchant Street, Commercial Street and Ceylon Street.

ARTICLE III - THE REDEVELOPMENT PROJECT

SEC. 301. Type of Project and Proposed Activities. The Redevelopment Project (hereinafter called the "Project") to be undertaken and carried out in the area described in Section 202 hereof, involves slum clearance and redevelopment activities under and pursuant to California Community Redevelopment Law by the Redevelopment Agency of the City and County of San Francisco (hereinafter called the "Agency") for the elimination and for the prevention of the development or spread of slums and blight, and includes, to the extent permitted by law and specified in this Plan or required to undertake and carry out the Plan:

- (1) acquisition of real property, including improved or unimproved land, structures, improvements, easements, incorporeal hereditaments, estates and other right in land, legal or equitable;
- (2) demolition or removal of buildings and improvements;
- (3) rendition of relocation assistance to inhabitants, families, and business concerns located in the Area displaced by this Project. Until acquisition of property in which a substantial majority of the wholesale produce industry is conducted, the Agency will lease properties acquired by it on a month-to-month basis to occupants in said produce industry at prevailing rentals;
- (4) installation, construction, or reconstruction of streets, utilities, parks and other improvements necessary for the carrying out in the Area the redevelopment objectives of law in accordance with this Plan;
- (5) owner participation in accordance with the provisions of Article IX hereinafter set forth;
- (6) disposition of any property acquired in the Redevelopment Area (including sale, initial leasing or retention by the Agency itself) at its fair market value for uses in accordance with this Plan.

"Redevelopment Project" also means and includes improvements necessary and convenient for said Project, including the acquisition, construction and completion of all or part of a transportation terminal or station, including a "box" structure, operating level, turn around facilities, temporary stations, electrification, tracks, permanent stations, lighting, ventilation, stairs, escalators, entrances, fare-collecting facilities, and all works, property or structures necessary or convenient for such transportation terminal or station. The Redevelopment Agency, by agreement with any public agency, may authorize such public agency to construct the transportation terminal or station on terms and conditions to be mutually agreed upon.

ARTICLE IV - EXECUTION OF THE PLAN

SEC. 401. Major Responsibilities of the Agency. In the undertaking and carrying out of the Project and in the execution of this Plan, the Agency shall be responsible for and shall carry out or cause to be carried out in the manner provided by law and this Plan the following: land acquisition, demolition of buildings and improvements, provision of relocation assistance, installation of site improvements and land disposition.

SEC. 402. Other Public Entities Involved in Execution of Plan. In addition to the responsibilities and activities of the Agency set forth in Section 401 hereof, the following local governmental or other public entities shall be responsible for carrying out this Plan as indicated below:

- (a) The City and County of San Francisco (hereinafter called the "City") through its Department of Public Works and without cost to the Agency will, within the Area, widen and reconstruct certain streets, will bring up to official grade and repave certain streets, and will resurface other streets, all in accordance with the map entitled "Street and Highway Adjustment Plan," Exhibit No. "d", contained in this Plan.
- (b) The City, through its Department of Public Works and without cost to the Agency, will, within the Area, abandon or remove certain sewers and will install other sewers as shown on the map entitled "Sewer System," Exhibit No. "e" contained in this Plan.
- (c) The City, through its Department of Public Works and without cost to the Agency, will, within the area, install street lighting and traffic control signals in accordance with the map entitled "Street Lighting and Traffic Control Signal Systems," Exhibit No. "h" contained in this Plan.
- (d) The City, through its Water Department and without cost to the Agency, will, within the area, remove, relocated and install certain low pressure water mains in accordance with the map entitled "Low Pressure Water System," Exhibit No. "f" contained in this Plan.
- (e) The City, through its Department of Public Works and without cost to the Agency, will, within the Area, remove, relocate and install certain auxiliary water supply mains and hydrants in accordance with the map entitled "Auxiliary Water Supply System," Exhibit No. "9", contained in this Plan and will relocate certain low pressure water fire hydrants as shown on Exhibit No. "f", contained in this Plan.
- (f) The City, through its Department of Electricity and without cost to the Agency, will, within the Area, relocate and install fire alarm and police telephone systems in accordance with the map entitled, "Fire Alarm and Police Telephone Systems," Exhibit No. "j", contained in this Plan.
- (g) The City, through its Recreation and Park Department and without cost to the Agency, will, within the Area, purchase the land demolish the improvements thereon and construct the Ferry Park as shown on the map entitled, "Project Area Plan," Exhibit No. "b", contained in this Plan.
- (h) The City, through its Parking Authority and without cost to the Agency, may, within the Area, construct or cause to be constructed a public parking garage of not to exceed four levels on a site bounded by Washington, Clay, Davis and Battery Streets, in accordance with the map entitled, "Project Area Plan," Exhibit No. "b", contained in this Plan.

Provisions for the expenditures necessary to provide the aforementioned public facilities shall be subject to such action as may be required by law, or as required by appropriate fiscal provisions of the Charter of the City and County of San Francisco and the Constitution and applicable laws of the State of California or by the necessary bond issues.

ARTICLE V - PLANNING AND PROJECT IMPROVEMENTS PROPOSALS

SEC. 501. Project Area Plan. There is attached hereto as Exhibit "b" and as an integral part of this Plan, a map entitled, "Project Area Plan," Exhibit No. "b". The purpose of this map is to show:

- (a) The rights-of-way of all streets to be retained and of all new streets to be constructed; the limits of all utility easements to remain and to be established, and the limits of all other rights-of-way, if any, to be retained or to be established;
- (b) Proposed land use categories, and with each category the types of uses for all land in the Redevelopment Area not in public rights-of-way
- (c) Existing community and recreational facilities to be retained and to be established consist of a fire station located on the northwest corner of the intersection of Drumm and Sacramento Streets and the proposed Ferry Park, bounded by Clay, Market and Steuart Streets and The Embarcadero;
- (d) The proposed public parking garage on the area bounded by Clay, Washington, Battery and Davis Streets.

SEC. 502. Zoning Plan. There is attached hereto as Exhibit No. "c" and as an integral part of this Plan, a map entitled the "Zoning Plan." The purpose of this map is to show the manner in which zoning areas are to be applied to land within the Redevelopment Area and to indicate in this connection both existing areas to remain and proposed change.

SEC. 503. Street and Highway Adjustment Plan. There is attached hereto as Exhibit No. "d" and as an integral part of this Plan, a map entitled "Street and Highway Adjustments Plan." The purpose of this map is to establish the action to be taken by the City with respect to the opening and closing of streets within and adjacent to the Redevelopment Area. It identifies the existing streets, highways and other public rights-of-way to remain, those to be abandoned, and existing streets, highways and other public rights-of-way where widening is proposed.

SEC. 504. Public Utilities Plans are as follows:

- (a) Sewers. There is attached hereto as Exhibit No. "e" and as an integral part of this Plan a map entitled "Sewer System." The purpose of this map is to show existing lines, mains and facilities to be retained, those to be abandoned, and those to be installed, constructed or reconstructed. The site and location of the lines, mains and facilities to be installed, constructed or reconstructed are tentative, but shall be generally as indicated on said map.
- (b) Low Pressure Water System. There is attached hereto as Exhibit No. "f" and as an integral part of this Plan a map entitled "Low Pressure Water System." The purpose of this map is to show existing system lines, mains and facilities to be retained, those to be abandoned; and those to be installed, constructed or reconstructed are tentative but shall be generally as indicated on said map.
- (c) Auxiliary Water Supply System. There is attached hereto as Exhibit No. "g" and as an integral part of this Plan a map entitled "Auxiliary Water Supply System." The purpose of this map is to show existing system lines, mains and facilities to be installed, constructed or reconstructed are tentative, but shall be generally as indicated on said map.
- (d) Street Lighting and Traffic Control Signal Systems. There is attached hereto as Exhibit No. "h" and as an integral part of this plan a map entitled "Street Lighting and Traffic Control Signal Systems." The purpose of this map is to show existing system lines and facilities to be retained; those to be installed, constructed or reconstructed are tentative, but shall be generally as indicated on said map.
- (e) Fire Alarm and Police Telephone Systems. There is attached hereto as Exhibit No "j" as an integral part of this plan a map entitled "Fire Alarm and Police Telephone Systems." The purpose of this map is to show existing system lines an facilities to be retained, those to be abandoned; those to be installed or relocated are tentative but shall be generally as indicated on said map.

- (f) Gas Distribution System. There is attached hereto as Exhibit No. "k" and as an integral part of this Plan a map entitled "Gas Distribution System." The purpose of this map is to show adjustments of the privately-owned gas distribution system serving the Redevelopment Area, including changes in any utility easements in the Redevelopment Area, and, in this connection, to show existing utility easements to remain and those to be abandoned.
- (g) Electrical Distribution System. There is attached hereto as Exhibit No. "l" and as an integral part of this Plan a map entitled "Electrical Distribution System." The purpose of this map is to show adjustments of the privately-owned electrical distribution system serving the Redevelopment Area, and, in this connection, to show existing utility easements to remain and those to be abandoned.
- (h) Telephone Distribution System. There is attached hereto as Exhibit No. "m" and as an integral part of this Plan a map entitled, "Telephone Distribution System." The purpose of this map is to show adjustments of the privately-owned telephone system serving the Redevelopment Area, and in this connection, to show existing utility easements to remain and those to be abandoned.

ARTICLE VI - REHABILITATION OF STRUCTURES

SEC. 601. Rehabilitation Not Proposed. The project to be undertaken and carried out in the Area pursuant to this Plan contemplates no rehabilitation of structures or improvements either as a project activity or as an incident to the clearance and redevelopment of the Area.

ARTICLE VII - LAND ACQUISITION, DEMOLITION AND CLEARANCE

SEC. 701. Extent of Acquisition, Demolition and Clearance. As indicated in Section 301 hereof, this project is one of slum clearance and redevelopment of the Redevelopment Area as a whole. Accordingly, the Agency will acquire by purchase, condemnation or otherwise, all real property, including improved or unimproved land, structures, improvements, easements, incorporeal hereditaments, estates, and other rights in land, legal or equitable, situate and lying within the Redevelopment Area and will demolish and clear the Area of all buildings, structures, or improvements located therein necessary to prepare the land for its new uses, except that the Agency does not propose to acquire, demolish or clear those properties indicated in Section 702 below.

Provided further that the Agency may acquire or demolish or clear any or all of such properties as are proposed to be non-acquired if the Agency subsequently determines such action to be necessary to carry out this Plan.

Provided further that Blocks 204 and 205 may be acquired by the City and County of San Francisco for the erection of the public parking garage and a commercial structure as set forth in this Plan.

SEC. 702. Non-Acquired Properties. The Agency does not propose to acquire or demolish or clear the following-listed lots for reasons indicated:

<u>Block</u>	<u>Lot</u>	<u>Block</u>	<u>Lot</u>
232	2	234	3 portion
233	1	234	5 portion
233	2	3714	1
233	3	3714	2
233	4	3714	4
233	5	3714	5
233	7 portion	3714	11
233	9 portion	3714	12
233	26 portion	3714	13
233	27	3714	14
233	28	3714	15

Block 232 - Lot 2 is the site of a fire station which will remain. All other lots listed above will be purchased by the City for the site of the proposed Ferry Park. Said above-listed lots are shown and delineated as "property not to be acquired" on Exhibit "n" attached hereto as an integral part of this Plan and entitled "Acquisition Map." Appropriate agreements will be made with the City whereby such parcels of land shall be subject to all of the regulations and controls of this Plan as covenants running with the land. Failure of the City to enter into such appropriate agreement shall constitute, in addition to any other basis, a basis for the Agency to acquire by purchase, or otherwise, such parcels of land or any appropriate interest therein sufficient to insure compliance with the provisions and controls of this Plan.

Eminent domain proceedings to acquire property within the Project Area shall not commence after May 25, 1989.

ARTICLE VIII - REGULATIONS AND CONTROLS IN THE REDEVELOPMENT AREA TO SUSTAIN REDEVELOPMENT

SEC. 801. Purposes. In addition to the provisions of any zoning or building ordinance or other ordinance, code, rule or regulation, now or hereinafter in force, and in order to achieve the objectives of this Plan and for the purposes of (a) this Plan; (b) any provision of law - Federal, State or local - having reference to the land uses and other requirements specified or provided in this Plan for the Redevelopment Area; and (c) and contract or transaction entered into by the Agency with respect to the Redevelopment Project or Redevelopment Area, including its contract with the Federal Government for Loan and Grant, and its contracts, deeds, and other instruments made with or to private or other parties in connection with the disposition of land in the Redevelopment Area for redevelopment of with respect to the use of land in such area, all of the land lying within and constituting the Redevelopment Area, including land therein not acquired by the Agency, shall be subject to the requirements and restrictions specified in this Article VIII.

SEC. 802. Duration, Covenants to Run with the Land. The requirements and restrictions specified in this Article VIII shall be in force and effect for a period of thirty (30) years from transfer of title to the redeveloper and shall be incorporated in all deeds, contracts and other instruments of land disposition, leases, and such other contracts and instruments as appropriate as covenants running with the land for said period of thirty (30) years.

SEC. 803. Commercial Area. Commercial uses shall be permitted in or for that part of the Redevelopment Area indicated in the Project Area Plan for such use.

- (a) The specific commercial uses to which such area may be put shall consist of the following:
1. Business or professional offices
 2. Medical laboratory or clinic
 3. Local retail business or personal service shop or agency of a type which supplies new commodities or offers personal services
 4. Personal service establishments, including banks, financial institutions, restaurants and eating establishments
 5. Parking lot or storage garage open to the public for passenger automobiles
 6. Automobile service station
 7. Automobile repairs if conducted entirely within an enclosed building
 8. Dry-cleaning shop in connection with and incidental to a personal service establishment
 9. Hotel or motel
 10. Club house, lodge building, meeting hall or recreation building
 11. Amusement establishment when entirely conducted within a completely enclosed building
 12. Other similar uses subject to the approval of the Agency

(b) No provision of this Plan shall be deemed to include or permit industrial uses of any kind in the commercial area.

(c) All structures in the commercial area shall be subject to the following restrictions as to maximum height and bulk:

1. The maximum floor area ratio allowable shall be 10 to 1. The two-story garage and service base under the office buildings are included in the story height limitation and floor area ratio.
2. The maximum allowable height shall be 60 stories.

(d) The following shall represent minimal requirements as to off-street parking spaces and off-street loading spaces:

1. There shall be provided one parking space for each 1000 square feet of net office space. For this purpose the floor area of a building shall mean the gross area within the building, exclusive of that designated for automobile parking or for non-public purposes such as utilities, repairs, processing, incidental storage, show windows, store management or building maintenance offices, dressing rooms or rest rooms. When the calculation involved results in a fractional number of parking spaces, major fractions shall be adjusted to the next higher whole number of parking spaces.

Each required parking space shall be of usable shape, accessible and properly maintained and shall have an area of not less than one hundred and sixty (160) square feet, exclusive of access drives or aisles.

Combined use of off-street parking facilities shall be subject to the approval of the Agency.

The required parking shall be housed in parking garages which cover the entire lot within the setback lines and shall be approximately twenty (20) feet in height from the finished grade at street level. On the roof of the garage there shall be provided a ten (10)-foot-wide walkway connecting the pedestrian overpasses and the buildings to be constructed. In Blocks 230, 231 and 232, each building constructed over the garage shall be set back 10 feet from the edge of the garage to allow for public pedestrian circulation around the building.

Stairs or other means of vertical circulation for public use shall be constructed adjacent to each overpass.

Shops or other types of specialty uses permitted by this Plan may be constructed on the roof of the garage in addition to office buildings. Provided that the full parking requirements are met and providing that adequate pedestrian circulation is maintained at garage roof level, spaces may be opened from the roof to lower levels. Shops or other types of specialty uses permitted by this Plan may be constructed within the garage structure.

2. There shall be provided one (1) off-street loading space on the premises of each building. Such space shall be of usable shape, accessible and properly maintained and shall not be less than twelve (12) feet in width, thirty-three (33) feet in length, and fourteen (14) feet in height, exclusive of access platform and maneuvering area, the entrance to which is at least fifty (50) feet from any point of intersection of street lines.

(e) Set-Back limitations. There shall be a set-back of seven (7) feet and six (6) inches (7'6") on the below-listed streets and such set-backs shall be paved for sidewalk use:

1. The northerly line of Sacramento Street from Battery Street to Drumm Street.
2. The southerly line of Clay Street from Battery Street to Drumm Street.
3. The easterly line of Battery Street from Sacramento Street to Clay Street.
4. The easterly and westerly line of Front Street from Sacramento Street to Clay Street.
5. A set-back shall be permitted but not required on the easterly and westerly lines of Davis Street from Sacramento Street to Clay Street.
6. A set-back shall be permitted but not required on the easterly line of Drumm Street from California Street to Clay Street and shall be required on the westerly line of Drumm Street from Clay Street to Sacramento Street.
7. Blocks 230, 231, and 232: A two-story structure shall be built covering the entire site within the required set-back limits. Except for the required two-story structure, no structure may be built within 10 feet on either side of the centerline of Commercial Street extended eastwardly.
8. In Block 233 a two-story structure shall be erected covering the entire site except that it need not extend easterly beyond a line 222.75 feet easterly from and parallel to the easterly line of Drumm Street (prior to widening) and it need not extend southerly beyond the northerly line of Sacramento Street. Any structure erected in Block 234 shall be connected to the roof level of the two-story structure in Block 233 by a pedestrian walkway.

Except for the two-story structure, no structure shall be built within 25 feet of the centerline of Sacramento Street extending easterly, nor within 10 feet of the centerline of Commercial Street extending easterly.

The fire station located on the northeasterly corner of the intersection of Drumm and Sacramento Streets is exempted from the above setback requirements.

(f) Overpasses. The erection and maintenance of the pedestrian overpass shown on Exhibit No. "d" shall be the responsibility of the developer. All such overpasses shall be approved by the City.

SEC. 804. Residential Area. Based upon the standards set forth below it is estimated that approximately 1654 dwelling units can be constructed.

- (a) Residential use shall be the only use permitted in or for that part of the Redevelopment Area indicated in the Project Area Plan for such use, except that within such residential area, below the floor of the lowest story intended for dwelling purposes and subject to the approval of the Agency, neighborhood shopping facilities in Blocks 198, 199 and 200, and neighborhood shopping, general commercial and office use facilities in Blocks 167, 168 and 171, the aggregate gross floor area of which is not greater than 292,000 square feet, will be permitted. The uses permitted within such neighborhood shopping facilities shall be in the nature of personal service establishments or retail business which supplies new commodities or offers personal services primarily to residents in the immediate vicinity. Where neighborhood shopping, general commercial and office uses are developed residential uses, residential shall be the primary use and shall take precedence over other permitted uses upon development to the extent that the Agency or the redeveloper shall find such precedence to be economically feasible.
- (b) Residential use shall consist of multi-family residential use and such community facilities as may be approved by the Agency and shall be subject to the following requirements and restrictions:
 1. The allowable density shall be 160 - 300 persons per net acre.
 2. The maximum land coverage by buildings, or portions of buildings, above the floor of the lowest story intended for dwelling purposes and up to 40 feet above said floor shall be 40 percent of the net land area including easements. The maximum land coverage by portions of buildings higher than 40 feet above the floor of the

lowest story intended for dwelling purposes shall be 20 percent of the net land area including easements.

3. The maximum allowable height of buildings shall be as follows:

For Blocks 198, 199 and 200: twenty-five stories.

For remaining residential blocks: 84 feet.

The maximum floor area ratio shall be 4 to 1.

4. There shall be a set-back of fifty feet along the easterly line of Battery Street between Washington Street and Jackson Street. This set-back shall be landscaped to provide a formal mall opposite the Old Custom House.
 5. At least 20 percent of the net land area including easements shall be landscaped and such landscaped area shall be adjacent to the apartment.
 6. In the case of buildings having a height of at least 40 feet above the floor of the lowest story intended for dwelling purposes, the minimum distance between such buildings and widths of courts between building units shall be 40 feet.
- (c) Parking requirements. There shall be provided in the residential area, off-street parking spaces as follows:

Dwellings: One for each three dwelling units containing no bedroom; one for each two dwelling units containing one bedroom; and three for each four dwelling units containing two or more bedrooms.

Offices: One for each 500 square feet of occupied floor area.

Neighborhood
Shopping and
general
commercial:

One for each 500 square feet of occupied floor area in excess of 75,000 square feet.

Each required parking space shall be of usable shape, accessible and properly maintained and shall have an area of not less than one hundred and sixty square feet exclusive of access drives and aisles.

Combined use of off-street parking facilities shall be subject to the approval of the Agency. No parking shall be further than six hundred feet from the building for which it is provided.

SEC. 805. Public Areas. (a) The following parcels of land will or may be used or disposed of for use for the following public purposes:

1. The area bounded by Washington, Battery, Clay and Davis Streets, except for the portion of such area occupied by a privately-owned office building as specified below and except for the roof of the garage hereinafter described, shall be used as the site of a three-level public parking garage whose height shall be limited to two (2) stories above finished grade, which garage shall have a maximum floor area ratio of 3 to 1. The use of the area shall be devoted to parking and servicing of automobiles. A minimum of thirteen hundred (1300) parking stalls shall be constructed on the site.

The erection of a privately-owned office building not to exceed 400,000 square feet of net floor area is permitted. Any such office building, the public parking garage and improvements on the roof of said garage shall be subject only to the standards and conditions set forth in Section b03(a) and (b) of this Plan for buildings in the

Commercial Area; failure of any one of such structures to comply with any provision of the Plan shall not affect any other.

That portion of the roof of the public parking garage not used for commercial uses permitted by Section 803(a) of this Plan shall be developed as a landscaped mall. Columns and roof structure shall be designed to carry the load of large planting boxes. The exposed surface shall be constructed in accordance with the requirements contained in the Building Code of the City and County of San Francisco for places of public assemblage; issuance of a site or building permit by the Central Permit Bureau of the City and County of San Francisco shall constitute conclusive evidence that the structure and exposed surfaces contemplated by the plans upon which such permit is based comply with such Building Code requirements.

The finished roof shall be approximately twenty (20) feet in height from the finished grade at street level.

Sufficient and convenient stairs or other means of vertical circulation for public use shall be provided by the developer of the garage to allow for easy access to the roof from within the garage and from street level.

The developer of the garage shall, together with the owners of adjacent properties in the Project, provide and maintain pedestrian overpasses as shown on Exhibit No. "d" of this Plan. In the event that the garage building is constructed prior to the buildings fronting on Clay Street, a temporary overpass shall be constructed across Clay Street for the convenience of pedestrians using the garage.

2. The area delineated on the Land Use Map as the Ferry Park shall be devoted to park purposes only.
 - (a) In the event any parcels of land designated in this Section 805, or in the Project Area Plan for the above-stated or other public purposes, are not so used or such use is abandoned prior to the expiration of the period of years specified in Sec. 802 of Article VIII, then such parcels of land shall be used only for the purposes and shall be subject to the requirements and restrictions specified with respect to the Commercial Area.

SEC. 806 Non-discrimination. That by and for any lessee, grantee, his heirs, executors, administrators and assigns, there shall be no discrimination against or segregation of any person or group of persons on account of race, creed, color, national origin or ancestry in the sale, lease, sub-lease, transfer, use, occupancy, tenure or enjoyment of the premises herein conveyed, nor shall the grantee himself or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, sub-lessees or vendees in the premises herein conveyed. The Declaration of Restrictions shall include the provisions set forth in this subdivision (e), which provisions shall be perpetual.

SEC. 807. Obligations of Redeveloper. In order to provide adequate safeguards that the work of redevelopment will be carried out pursuant to the Redevelopment Plan, the disposition of the land by the Agency shall be subject to an Agreement in which the following provisions shall be included:

- (a) The purchase of land is for the purpose of redevelopment and not for speculation.
- (b) The land shall be built upon and improved in conformity with the provisions of the Redevelopment Plan and the requirements of a Declaration of Restrictions, both of which shall be made a part of the aforesaid agreement.

- (c) Preliminary architectural and site plans and final plans and specifications for the construction of improvements on the land shall be submitted to the Agency for review and approval so that the Agency may determine compliance of such plans and specifications with the Redevelopment Plan, the Declaration of Restrictions and the terms and conditions of the aforesaid Agreement.
- (d) The building of improvements shall be commenced within a reasonable time as fixed by the Agency.
- (e) The Redeveloper shall provide community facilities for such residential area as may be approved by the Agency and will maintain such facilities at a quality level in keeping with the nature of the entire project development.
- (f) In addition to normal landscaping the Redeveloper will provide exterior works of art such as murals, statuary and fountains and other ornamentation to enhance the appearance of the residential and public parking garage areas.
- (g) The Declaration of Restrictions to be filed by the Agency with the Recorder of the City and County of San Francisco shall be in the form of covenants running with the land and shall be effective for a period of thirty (30) years except the provision of Section 806, which shall run in perpetuity. In the event of any breach of any of the covenants contained in the Declaration of Restrictions, it shall be the duty of the Redevelopment Agency to endeavor immediately to remedy such breach by conference, conciliation and persuasion. In the case of failure to remedy such breach, or in advance thereof, if in the judgment of the Redevelopment Agency circumstances so warrant, said breach shall be enjoined or abated by appropriate proceedings brought by the Redevelopment Agency. Such responsibility on the part of the Agency shall continue until such time as the Redevelopment Plan has been carried out.

SEC. 808. Prevention of Speculation. In all contracts whereby the Agency agrees to convey title to project land to a redeveloper there will be included the following:

- (a) A stipulation on the part of the redeveloper that his purchase of the property is for the purpose of redevelopment and not for speculation.
- (b) A stipulation that reconveyances, leases and re-subdivisions, among other matters, will be subject to specific regulations to be prescribed by the Agency.

ARTICLE IX - OFFICIAL ACTIONS TO EFFECT PLAN

SEC. 901. Public Hearing. In accordance with Section 33730 of the California Community Redevelopment Law the Board of Supervisors of the City and County of San Francisco will consider the Redevelopment Plan of the Project Area submitted by the Agency, any alternative plan submitted pursuant to this part, and all evidence and testimony for or against the adoption of the plans at a public hearing, notice of which shall be given by publication for not less than once a week for four successive weeks in a newspaper of general circulation published in the county in which the land lies.

SEC. 902. Approval of the Plan by Planning Commission. In accordance with Section 33704 of the California Community Redevelopment Law the Redevelopment Plan will be submitted to the Planning Commission prior to submission to the Board of Supervisors, for its report and recommendation concerning the Plan and its conformity to the Master Plan. Within thirty (30) days after the Plan is submitted to it for consideration, the Planning Commission shall make and file its report and recommendation with the Agency.

SEC. 903. Effectuation of Zoning Changes. In order for this Plan to be legally carried out, it is necessary that the present zoning applicable within the Redevelopment Area be changed as indicated in Section 101, Exhibit "c" of this Plan.

SEC. 904. Variances. Where, owing to unusual and special conditions, enforcement of the restrictions and requirements of this Plan (other than those relating to land uses) would result in undue hardships or would constitute an unreasonable limitation beyond the intent and purposes of such restrictions and requirements, the Redevelopment Agency, upon approval and recommendation of the City Planning Commission may authorize such variation or modification as will not be contrary to the public interest and the intent and purposes of this Plan.

ARTICLE X - METHOD OF FINANCING

For the purpose of carrying out the Project, the Redevelopment Agency will obtain a project temporary loan from the United States of America (hereinafter called the "Government") in the estimated amount of Eighteen Million One Hundred Nineteen Thousand One Hundred and Five Dollars, (\$18,119,105.00). The obligations evidencing the Agency's indebtedness to the Government for the project temporary loan shall be in a form satisfactory to the Government. Said obligations will not be a debt of the City and County of San Francisco, the State of California, nor any of its political subdivisions. Neither the City and County of San Francisco, the State of California nor any of its political subdivisions shall be liable on said obligations nor in any event shall the obligations be payable out of funds or properties other than those of the Agency, and the obligations shall so state on their face.

The purpose for which the proceeds obtained from the project temporary loan shall be spent are: (1) the acquisition of project land; (2) the expenses incurred through the relocation of persons residing in the Project Area, (3) the expenses relating to the razing, demolition or removal of buildings and other improvements in the Project Area; (4) the expenses in connection with the disposition of project land; (5) the expenses of administering the Project, including interest charges, and other expenses necessary to effectuate the Redevelopment Plan.

The Redevelopment Agency will make payment on the project temporary loan obligations from the proceeds of the disposition of project land estimated at Twelve Million Five Hundred Sixty-Nine Thousand Two Hundred and Sixty Nine Dollars (\$12,569,269.00), and from a Capital Grant from the Government estimated at Five Million Five Hundred Forty-Nine Thousand Eight Hundred and Thirty-Six Dollars (\$5,549,836.00).

Both the project temporary loan and the Capital Grant or Grants are to be made by the Government to the Redevelopment Agency under the terms of a certain Contract entered into by and between the Redevelopment Agency and the Government.

The Capital Grant or Grants will not be made to the Redevelopment Agency by the Government until local grants-in-aid have been provided, as required by the Contract referred to in the preceding paragraph of this Plan.

Pursuant to the provisions of Title 1 of the Housing Act of 1949, as amended, the Redevelopment Agency will pool the non-cash local grant-in-aid credits for such site improvements and public facilities which the City and County of San Francisco and/or the San Francisco Unified School District will provide in connection with the Embarcadero-Lower Market, the Western Addition and the Diamond Heights Projects. Thus, the excess non-cash local grant-in-aid credits for site improvements and public facilities to be provided with respect to the Diamond Heights and Western Addition Projects shall be utilized to finance the Embarcadero-Lower Market Project.

Said site improvements and public facilities shall include, without being limited to, the items listed below for which funds are presently provided or for which funds will be provided by the Board of Supervisors of the City and County of San Francisco at the time of or in connection with the adoption of the Redevelopment Plan.

Project	Estimated Cost	Funds Appropriated, Appropriations Pending or Funds Available when needed	Approp. #	Estimated Non-Cash local grants-in-aid
Diamond Heights Project	\$ 1,196,527	\$ 1,196,527		\$ 979,169
Western Addition Project	9,800,562	9,150,562		3,524,249
Subtotal	\$10,997,089	\$10,347,089		\$ 4,513,418

Embarcadero-Lower Market Project	Estimated Cost	Funds Appropriated, Appropriations Pending or Funds Available when needed	Approp. #	Estimated Non-Cash local grants-in-aid
1. Street Work	\$ 1,662,160	\$ 1,672,160(1)		\$ 993,400
2. Sewers	577,960	577,960(1)		500,138
3. Traffic Control	25,000	25,000(1)		14,062
4. Fire-Police Call-boxes	28,000	28,000(1)		21,000
5. Street Lighting	163,000	163,000(1)		102,150
6. L.P. Water	63,505	63,505(1)		63,505
7. ASWW & L.P. Hydrants	122,175	122,175(1)		91,631
8. Diversion Structures & Pump Structures	1,610,000	1,610,000	812-000-300	322,000
9. Ferry Park	2,700,000	2,700,000*		675,000
Subtotal	\$ 6,961,800	\$ 6,961,800		\$ 2,782,886
TOTAL ALL PROJECTS	\$17,958,889	\$17,308,889		\$ 7,286,304

Amount of Local Grants-in-aid required to finance the Western Addition, Diamond Heights and Embarcadero-Lower Market Projects (one-third of the aggregate net project cost of all projects less real estate tax credit \$21,607,613)

\$ 7,202,538

Surplus Non-cash Local Grants-in-aid to be applied to the aforementioned Projects or to future Projects

83,766

* - Subject to future bond issue or appropriation
(1) - Included in 1959-1960 Budget.

It is recognized that the figures shown herein are estimated figures and are subject to revision. The extent of the City's contribution and commitment for local grants-in-aid will be contained in the Ordinance adopting the Redevelopment Plan and in the Ordinance adopting the Cooperation Agreement, and in any subsequent Ordinances required to effect amendments thereto, and will require certification of the Controller of the City and County of San Francisco that funds for such local grants-in-aid have been appropriated and are available.

It is further recognized that the estimates regarding the disposition of land acquired by the Agency and the estimated costs of the site improvements and public facilities listed hereinabove are subject to further revision. In the event that the local grant-in-aid credits obtained by the provision of facilities and improvements listed hereinabove are not equal to one-third of the aggregate net project costs of the Diamond Heights, Western Addition and Embarcadero-Lower Market projects, the City and County of San Francisco, subject to its fiscal laws, will provide such additional non-cash or cash grants-in-aid as may be necessary to increase the total amount of non-cash and cash local grants-in-aid to not less than one-third of the aggregate net project costs thereof.

It is the intention of the City and County of San Francisco and/or the San Francisco Unified School District to provide the additional public facilities listed below for which funds are not presently available on designated land presently owned by the City and County of San Francisco within the designated Project Area or on land within the designated Project Area to be acquired by the City and County of San Francisco and/or the San Francisco Unified School District. Provisions for the expenditures necessary to provide the public facilities listed below for which funds are not presently available shall be subject to such action as may be required by law.

A. Diamond Heights Project

1. Two Public Recreation Areas and a Park
2. Branch Library
3. Elementary School
4. Junior High School
5. Home School (Public)

B. Western Addition Project

1. Raphael Weill School Expansion (in addition to improvements already provided)

C. Embarcadero-Lower Market Project

1. Public Parking Garage

Subsequent to the provision of funds by the City and County of San Francisco and/or the San Francisco Unified School District for the installation of any of the aforementioned public facilities, for which funds are not presently available, the Agency shall request the Urban Renewal Administration to take appropriate action to effect additional non-cash local grant-in-aid credits resulting therefrom, to be applied to the aforementioned projects or to future projects.

Payment for Property Condemned. The project temporary loan described herein will include funds to pay for property acquired by the Agency in the estimated amount of Sixteen Million One Hundred Thousand Dollars (\$16,100,000.00). Such funds will be credited to an account known by the title "Real Estate Purchases," or a similar title, and shall be made available to the Agency by the Government as needed to pay for property in accordance with the terms of that certain Contract entered into by and between the Agency and the Government.

The Agency will pay the fair market value for all properties acquired. In the condemnation of any real property, the Agency will comply with all the provisions of law relative to the exercise of the right of eminent domain.

Tax Allocation Financing. The Agency may, from time to time, issue bonds, notes, interim certificates, debentures or other obligations for any of its corporate purposes authorized by law. The Agency may also issue refunding bonds for the purpose of paying or retiring bonds previously issued by it.

Taxes, if any, levied upon the taxable property in the Embarcadero-Lower Market Approved Redevelopment Project Area E-1 each year by or for the benefit of the State of California, the City and County of San Francisco, any district, or other public corporation, after the effective date of the ordinance approving this Plan shall be divided as provided in Article 6, Chapter 6, Part 1 (the Community Redevelopment Law) of the Health and Safety Code of the State of California and Section 19 of Article XIII of the Constitution of the State of California, to wit:

- (a) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance (to wit the assessment roll for the fiscal year 1958-1959), shall be allocated to, and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the county last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the project on said effective date); and
- (b) That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the redevelopment agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by such redevelopment agency to finance or refinance, in whole or in part, such redevelopment project. Unless and until the total assessed valuation of the taxable property in a redevelopment project exceeds the total assessed value of the taxable property in such project as shown by the last equalized assessment roll referred to in paragraph designated (a) hereof, all of the taxes levied and collected upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, then all moneys thereafter received from taxes upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid, or as the same may exist on the date of the making of the loans, advances, or indebtedness referred to in the following paragraph.

In the proceedings for the advance of moneys, making of loans or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance, in whole or in part, the Embarcadero-Lower Market Approved Redevelopment Project, the portion of taxes set forth in said Law and said Constitution (as the same may exist on the date of the making of said advances or loans or the incurring of said indebtedness) as available to the Agency for such purposes may be irrevocably pledged for the payment of the

principal of and interest on such loans, advances, or indebtedness. The number of dollars of taxes which may be divided and allocated to the Agency pursuant to Section 33670 of the California Health and Safety Code from the Project Area to the merged project shall be limited to \$300,000,000.

(c) No loans, advances, or indebtedness to finance the Project, in whole or in part, shall be established or incurred by the Agency after January 1, 2004.

(d) The Agency shall not pay indebtedness or receive property taxes pursuant to Section 33670 of the California Health and Safety Code after January 1, 2019.

Merger of Project Area

(a) Pursuant to Article 16, Section 33485, et seq. of the California Community Redevelopment Law (Health and Safety Code § 33000, et seq.), the Project Area described in this Plan is hereby merged for fiscal purposes with other redevelopment project areas, into a merged project composed of the Embarcadero-Lower Market (Golden Gateway) Approved Redevelopment Project Area E-1; and South of Market Earthquake Recovery Project Area.

(b) By said merger, and except as provided in Health and Safety Code Section 33486(b), the taxes attributable to the Project Area (and each other project area merged in the merged project), which are allocated to the Agency pursuant to Health and Safety Code Section 33670 shall be, and they are hereby, allocated to the entire merged project area for the purpose of paying the principal of and interest on loans, moneys advanced to, or indebtedness, whether funded, refunded, assumed or otherwise (all hereinafter referred to and defined as "Indebtedness"), incurred by the Agency to finance or refinance, in whole or in part, the merged project.

(c) The taxes attributable to all merged project areas which may be and are so allocated to the Agency under Health and Safety Code Section 33670 after the effective date of this Merger for the purpose above set forth shall not exceed \$402 million in the aggregate for both merged project areas identified above.

(d) The amount of bonded indebtedness outstanding at any one time to be repaid, in whole or in part, from taxes attributable to all merged project areas in the merged project which may be and are so allocated to the Agency under Health and Safety Code Section 33670 after the effective date of this Merger for the purposes above set forth shall not exceed \$402 million in the aggregate for all merged project areas identified above. At least 50% of all tax increment from the Merged Redevelopment Project allocated to the Redevelopment Agency of the City and County of San Francisco shall be deposited in the Low and Moderate Income Housing Fund maintained by the Agency pursuant to Health and Safety Code Section 33334.3(a).

ARTICLE XI - OWNER PARTICIPATION

SEC. 1101. The Participation of Present Property Owners. In conformity with the applicable provision of Community Redevelopment Law the Redevelopment Plan provides for the participation in the redevelopment of certain property in the Project Area by the owners thereof if the owners of such property agree to participate in the redevelopment in conformity with the Redevelopment Plan by entering into an Owner Participation Agreement.

Each Owner Participation Agreement will state the time during which the several activities of redevelopment affecting a particular property must be completed. The Agency will establish redevelopment schedules setting forth the time limitations governing the commencement and completion of site clearance, demolition and construction of improvements.

The qualifications, basis and requirements for participation are set forth in Section 1102 of this Plan.

SEC. 1102. In cases where the physical design of the project is such as to permit the owner or owners of contiguous properties to participate in the development of their own properties as a self-sufficient unit, the Agency may enter into an Owner Participation Agreement with such owner or owners to participate in the effectuation of the Plan.

Such owner or owners will be required to demolish the improvements on their properties and to erect such structures thereon as will conform with the standards and requirements of the Redevelopment Plan.

No owner or owners of property in the Project Area which will be devoted to public use will be permitted to participate.

SEC. 1103. Within a period of thirty (30) days after the adoption of the Redevelopment Plan by the Board of Supervisors of the City and County of San Francisco, the owners or owners of property in the Project Area, who are eligible and who desire to participate in the redevelopment of the Project Area will be required to enter into a binding agreement for participation in accordance with the Redevelopment Plan. The Board of Supervisors may extend such period of time by not more than sixty (60) days. Such an agreement will be known as an Owner-Participation Agreement.

SEC. 1104. The owner or owners of property eligible for participation shall conform to the provisions of the redevelopment schedules as established by the Agency. Upon completion of site clearance by the Participating Owner, the Agency will install or cause to be installed site improvements necessary for the effectuation of the Redevelopment Plan, after which it will give written notice to such Participating Owner that the land is ready for building purposes.

SEC. 1105. In Owner Participation agreements between the Agency and eligible Participating Owners, there shall be included the provisions stated under Article XIII - REGULATIONS AND CONTROLS IN THE REDEVELOPMENT AREA TO SUSTAIN REDEVELOPMENT, which furnish adequate safeguards that the work of redevelopment will be carried out pursuant to the Redevelopment Plan and the Declaration of Restrictions, and to prevent speculation in the holding of land in the Project Area.

SEC. 1106. Failure of Owner to Participate as Agreed - Alternative Provisions. In the event of default or breach of an Owner Participation Agreement or any of its terms or conditions by a participating Owner whose eligibility to participate is established, the Agency shall acquire the property of said owner and shall then dispose of said property in accordance with the provisions of the Redevelopment Plan, as if said Owner Participation Agreement had not been entered into. The amount to be paid said owner in the event of purchase after such default or breach shall be the fair-market value of the property as of the date of execution of the agreement.

SEC. 1107. Failure of Owner to Participate - Effectiveness of Alternative Provisions. If for thirty (30) days after adoption of the Redevelopment Plan by the Board of Supervisors, an owner fails or refuses to enter into a binding agreement for participation in accordance with the Redevelopment Plan, the alternative provisions set forth in Paragraph 1106 hereof shall become effective as the official Redevelopment Plan for the Project Area. The Board of Supervisors of the City and County of San Francisco may extend the 30 day period by not more than sixty (60) days.

ARTICLE XII RELOCATION

SEC. 1201. In accordance with Section 105 of the Housing Act of 1949 and Sections 33738 and 33739 of the California Community Redevelopment Law, no residents will be required to move unless there are available to them "... in other areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the

occupants displaced from the area, decent, safe, and sanitary dwellings equal in number of and available to such displaced occupants and reasonably accessible to their places of employment."

A study of the housing requirements for the persons to be displaced from the area as compared with available suitable housing was made by the Agency in July of 1958. This study revealed that there is available in the community sufficient housing to take care of approximately seven families and six hundred single persons, the majority of whom are transient hotel guests, to be displaced from the Project.

SEC. 1202. Property Management. Improved properties acquired in the Project will be managed and operated by the Agency until such time as said improvements are demolished, removed, or sold.

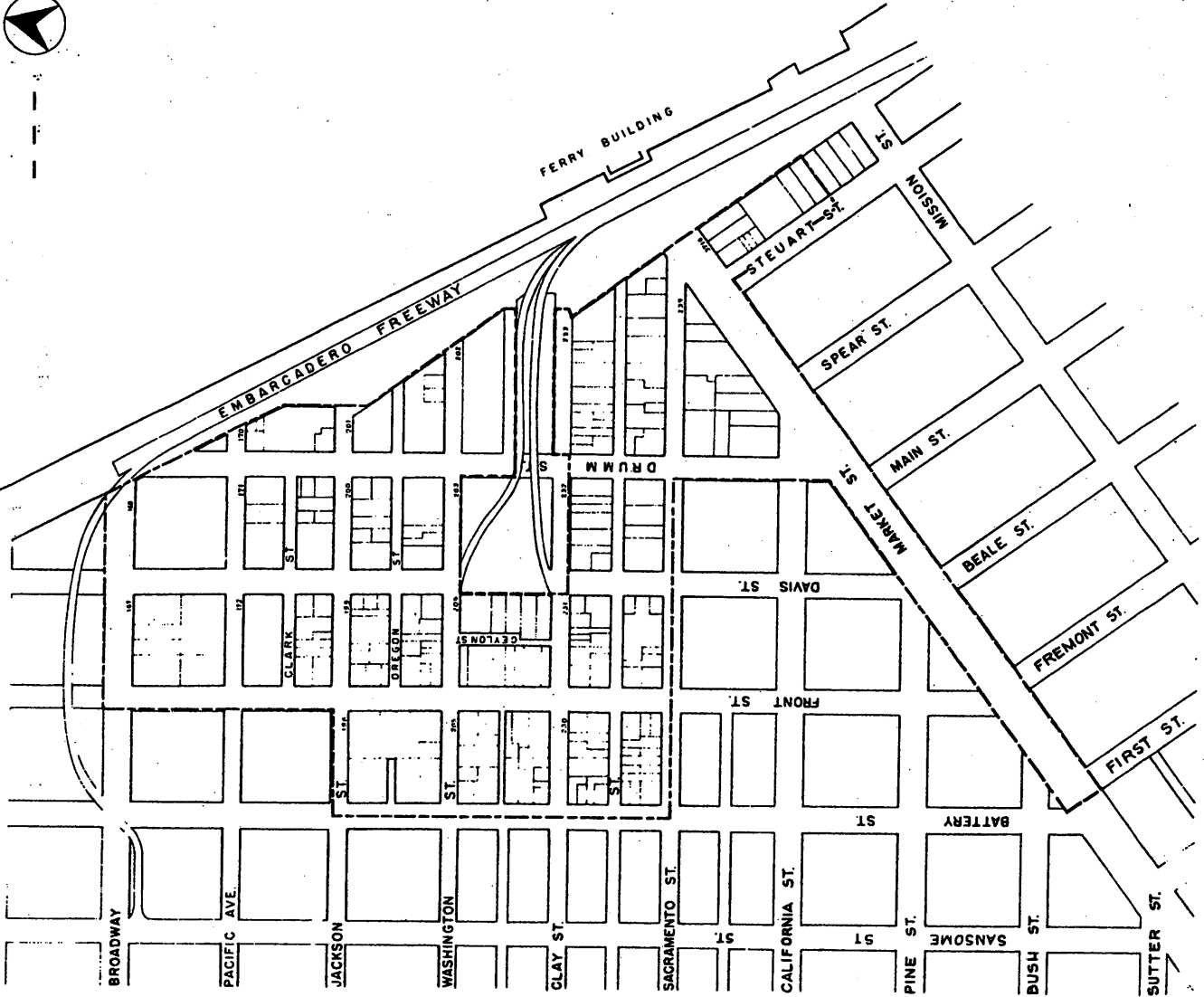
ARTICLE XIII - EFFECTIVENESS OF THE PLAN

SEC. 1301. Effectiveness of the Plan. The Plan shall be effective until January 1, 2009.

With respect to the following parcels, land use controls shall not apply:

- | | |
|---------------------------|-----------------------------|
| R - I (a) | Assessor Blocks 198 and 199 |
| R - I (b) | Assessor Block 172 |
| R - II (a) Sub-Parcel One | Assessor Block 200 |
| R - II (a) Sub-Parcel Two | Assessor Block 201 |

SEC. 1302. Amendment of Plan. After approval of this Plan by the governing body of the locality as indicated in Section 903 hereof, the provisions of this Plan may be changed or modified only by formal written amendment duly approved and adopted by the governing body of the Agency: Provided that if the Amendment in question involves any material or substantial change in any of the provisions of this Plan, such Amendment shall also be approved by the governing body of the locality. In no event shall the Plan be amended during the period in Section 1301 above, in any manner which will adversely affect any land in the Area whose owners and successors in interest are obligated to devote such land to the uses specified in this Plan, except with the written consent of the then owner of such land. In addition to the foregoing provisions of this Section 1302, all provisions, if any, of State law respective changes, modifications or amendments of the redevelopment plans shall be complied with.



PROJECT BOUNDARY - - - - -

PROJECT AREA BOUNDARY MAP
EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1
REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

APPROVED BY THE
 ASSISTANT DEPUTY
 CITY AND COUNTY
 CLERK
 JAMES H. [Signature]
 JAMES H. [Signature]

REVISION
 NO. 3-1984

DRAWN BY: [Signature]

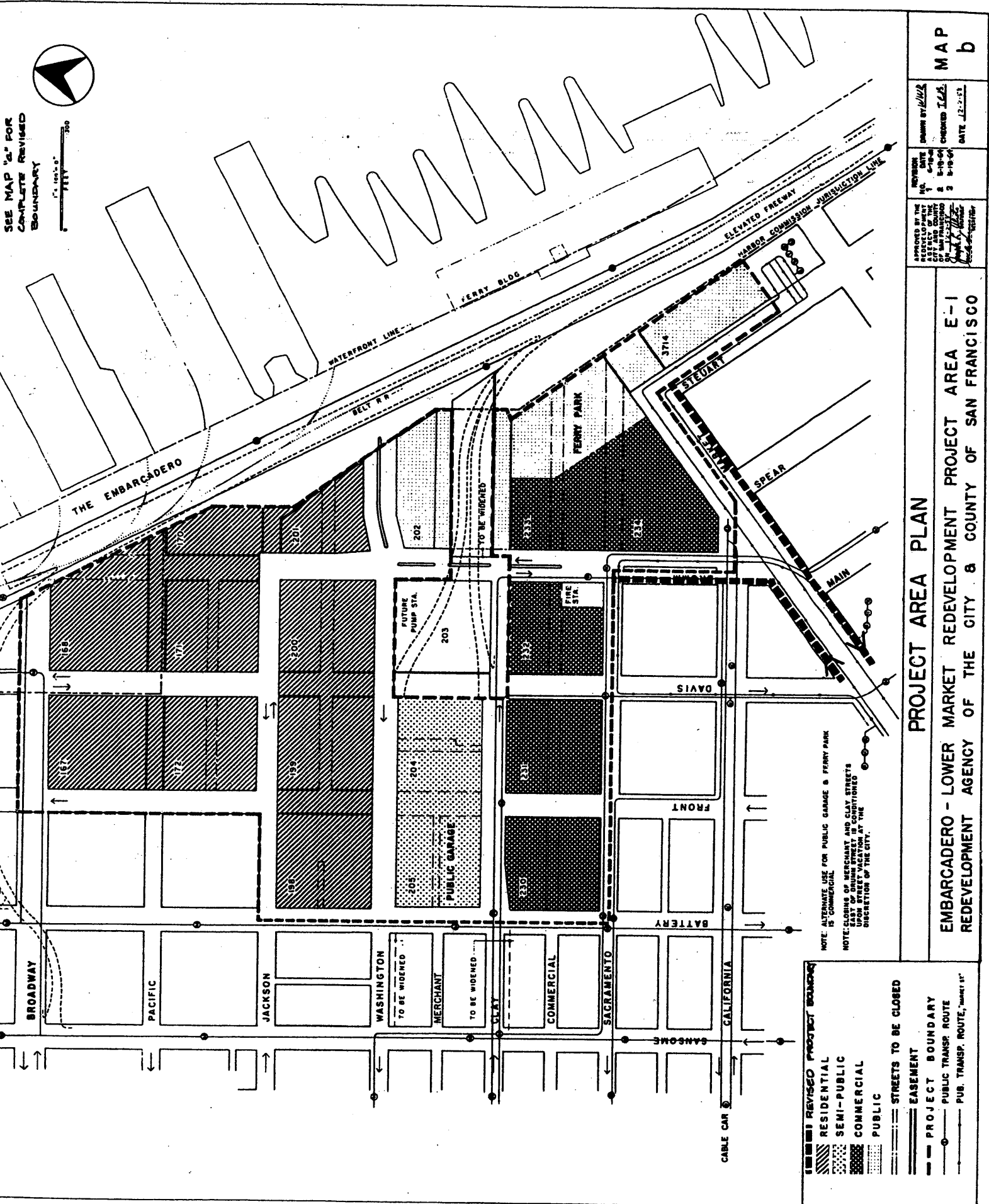
CHECKED: JCB
 DATE: 11-2-77

MAP
 D

SEE MAP "a" FOR COMPLETE REVISED BOUNDARY



1" = 100' 0"



NOTE: ALTERNATE USE FOR PUBLIC GARAGE & FERRY PARK IS COMMERCIAL
 NOTE: CLOSING OF MERCHANT AND CLAY STREETS EAST OF DRUM STREET IS CONDITIONED ON STREET VACATION AT THE DISCRETION OF THE CITY.

- REVISCO PROJECT BOUNDARY**
- RESIDENTIAL
 - SEMI-PUBLIC
 - COMMERCIAL
 - PUBLIC
 - STREETS TO BE CLOSED
 - EASEMENT
 - PROJECT BOUNDARY
 - PUBLIC TRANS. ROUTE
 - PUB. TRANSP. ROUTE, "MERRY ST"

PROJECT AREA PLAN

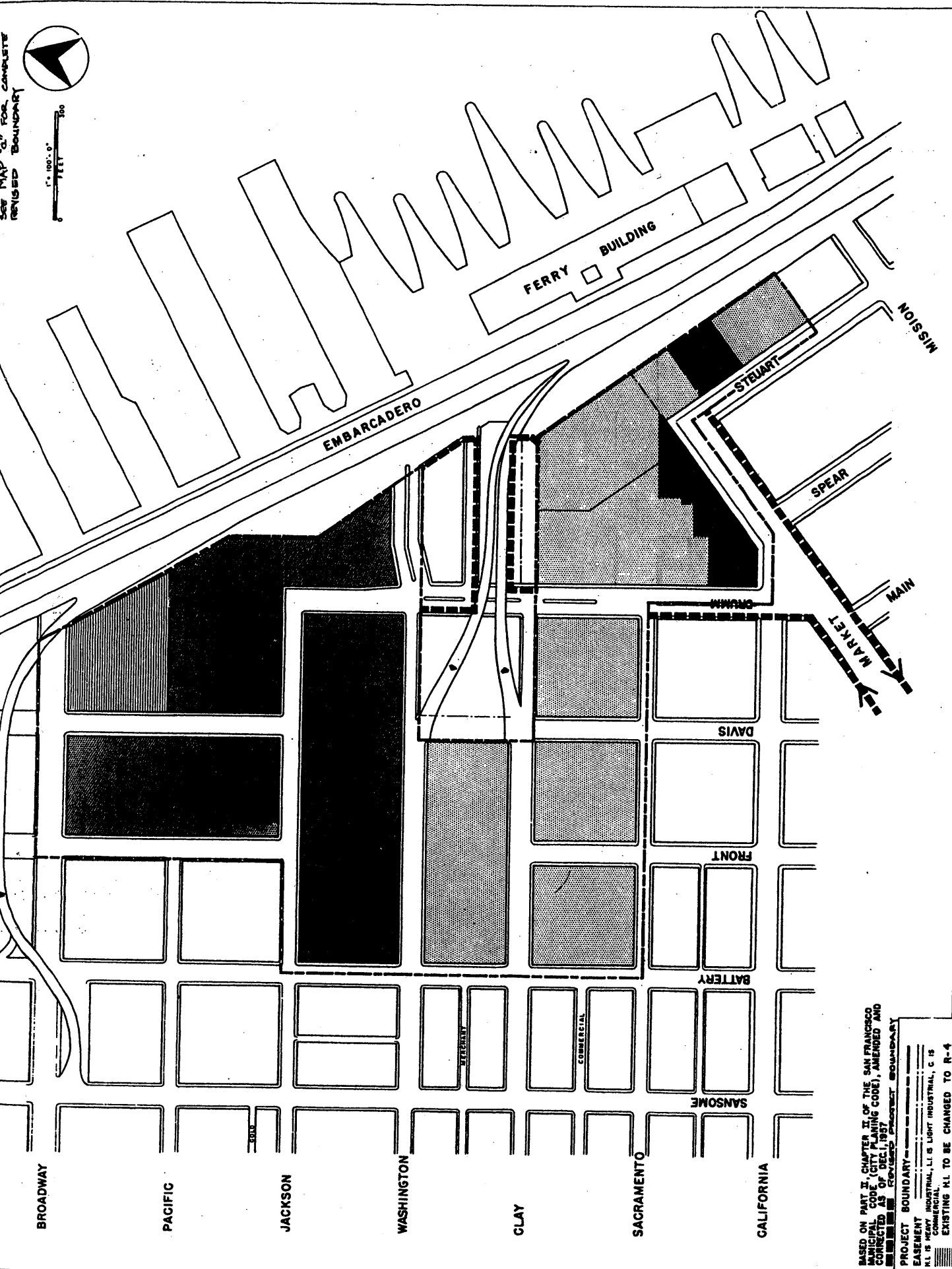
EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1
 REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

APPROVED BY THE REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO	DATE 12-22-51
REVISION NO. 1	DATE 6-10-50
REVISION NO. 2	DATE 8-10-50
REVISION NO. 3	DATE 8-10-50
DRAWN BY 11/22	CHECKED 11/22
DATE 12-22-51	DATE 12-22-51

SEE MAP 'C' FOR COMPLETE
REVISED BOUNDARY



1" = 100' 0"
FEET



MAP C	
DRAWN BY: J.A.S. CHECKED: J.A.S. DATE: 12-2-75	REVISION NO. 1 DATE 4-24-77
APPROVED BY THE HEALTH COMMISSION CITY AND COUNTY OF SAN FRANCISCO [Signature]	

ZONING PLAN

EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1

REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

BASED ON PART II, CHAPTER II, OF THE SAN FRANCISCO MUNICIPAL CODE (CITY PLANNING CODE), AMENDED AND CORRECTED AS OF DEC. 1, 1977

PROJECT BOUNDARY (dashed line)

EASEMENT (double line)

ML IS HEAVY INDUSTRIAL, LI IS LIGHT INDUSTRIAL, C IS COMMERCIAL.

EXISTING ML TO BE CHANGED TO R-4

EXISTING LI TO BE CHANGED TO C-3

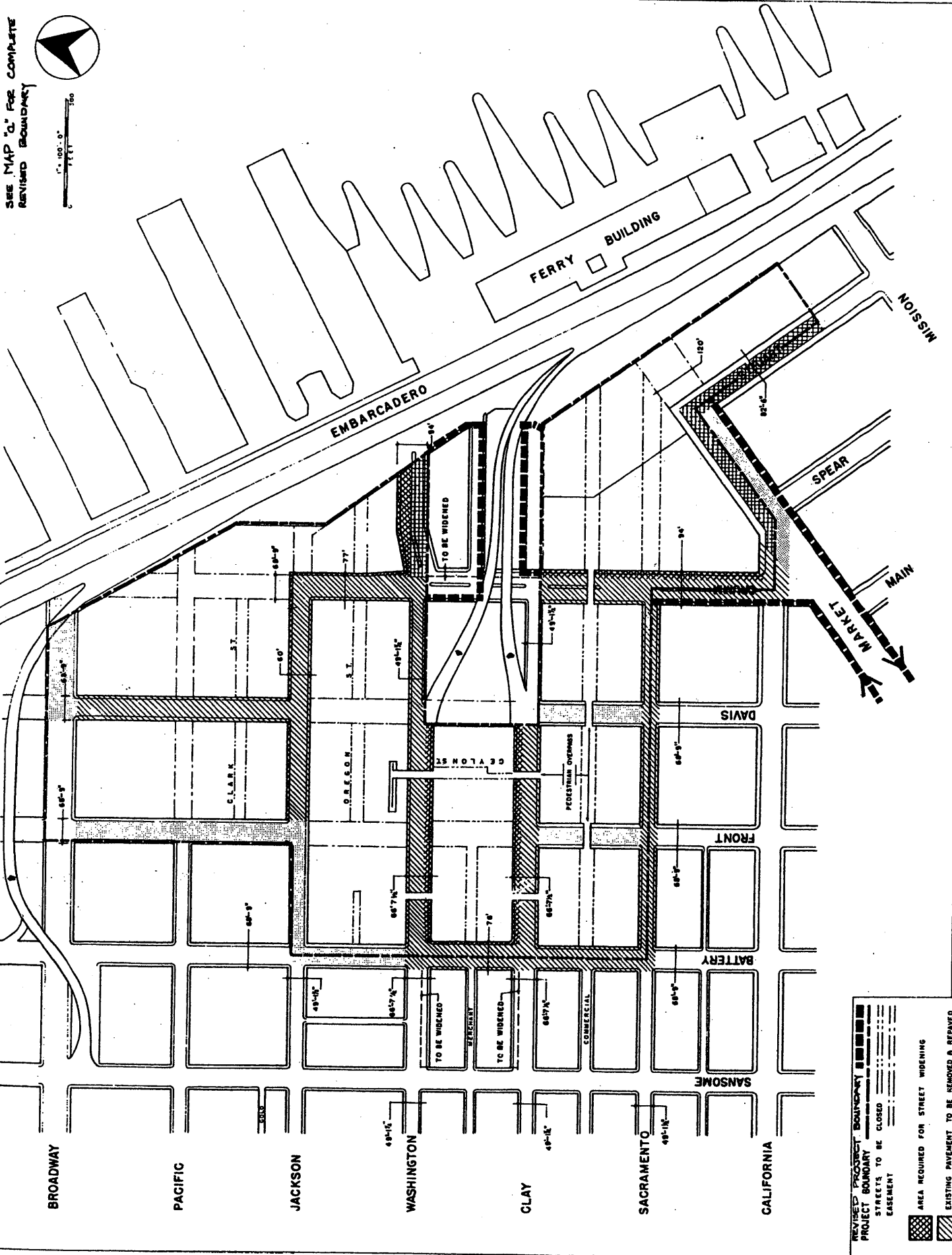
EXISTING C TO BE CHANGED TO C-3

EXISTING LI TO BE CHANGED TO R-4

SEE MAP "D" FOR COMPLETE
REVISED BOUNDARY



1" = 100'-0"
1:125



REVISION NO.	DATE
DRAWN BY: J.S.	CHECKED: J.M.S.
DATE: 12-2-57	

APPROVED BY THE
AGENCY OF THE
CITY & COUNTY
OF SAN FRANCISCO

[Signature]

MAP
d

STREET AND HIGHWAY ADJUSTMENT PLAN
EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1
REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

REVISED PROJECT BOUNDARY [Symbol]

PROJECT BOUNDARY [Symbol]

STREETS TO BE CLOSED [Symbol]

EASEMENT [Symbol]

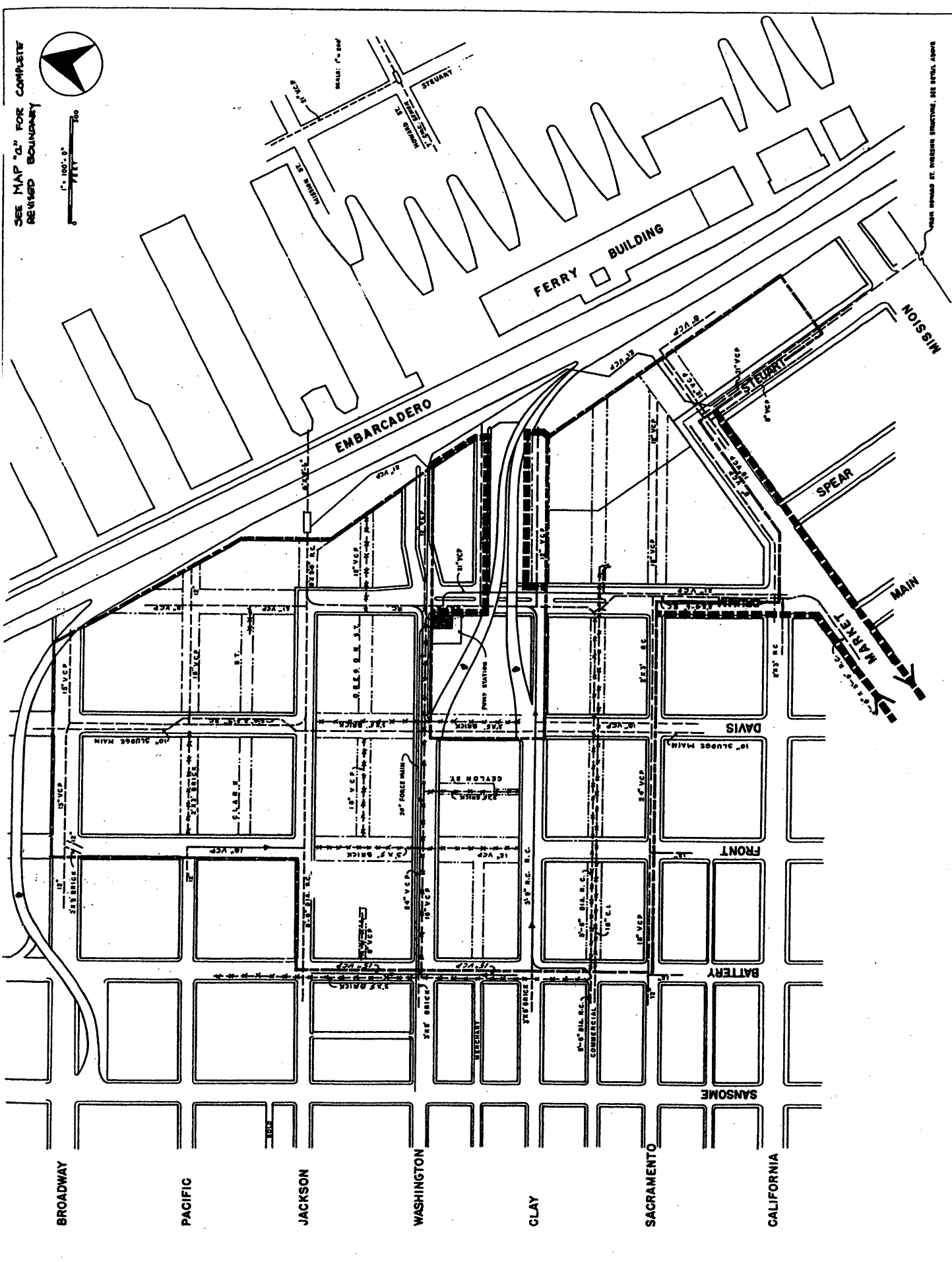
AREA REQUIRED FOR STREET WIDENING [Symbol]

EXISTING PAVEMENT TO BE REMOVED & REPAVED [Symbol]

STREET TO BE BROUGHT TO OFFICIAL GRADE & REPAVED [Symbol]

STREET TO BE RESURFACED [Symbol]

SEE MAP "D" FOR COMPLETE
REVISED BOUNDARY



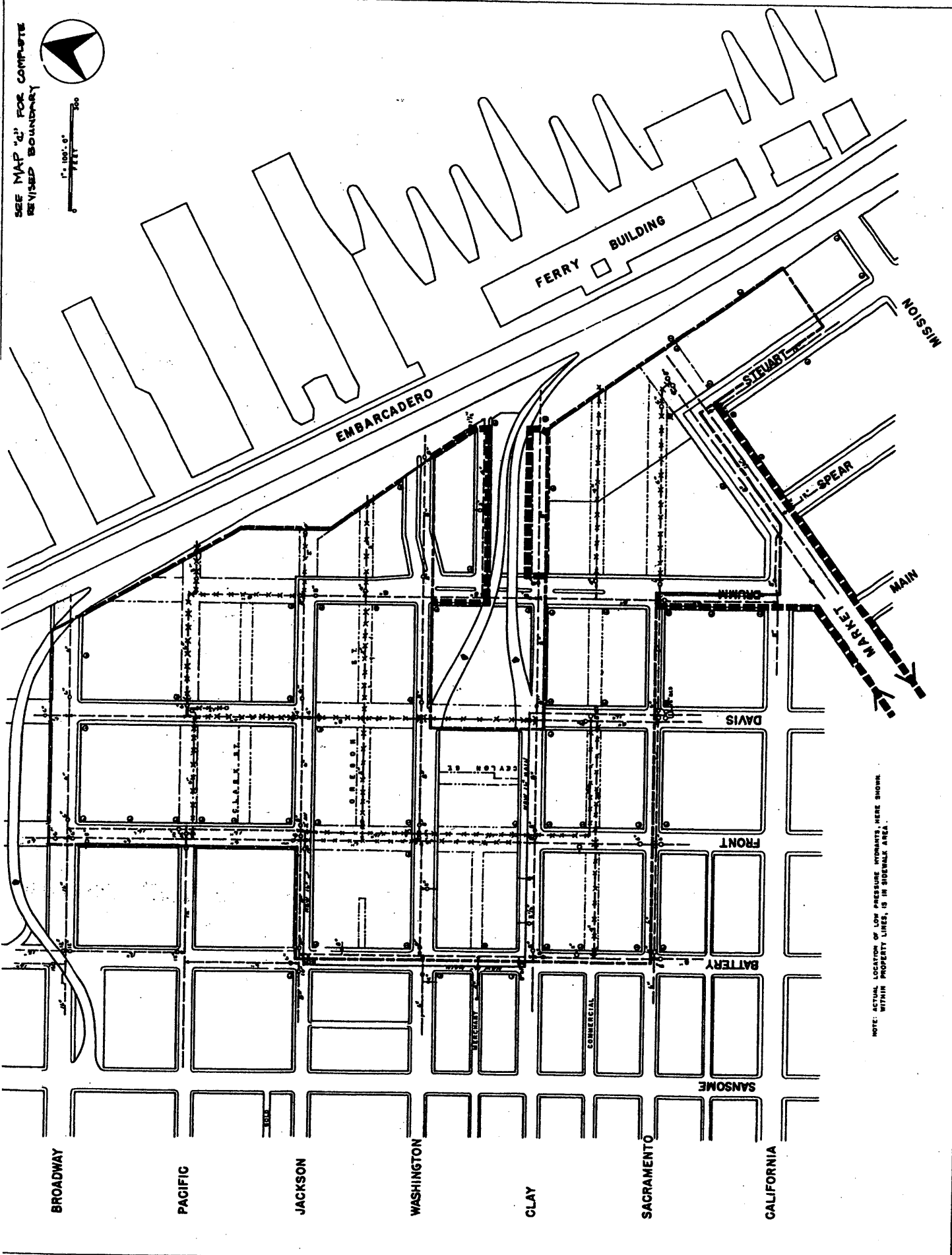
THIS MAP WAS ST. WASHINGTON STRUCTURE, SEE OTHER SHEETS

<p>PROPOSED PROPERTY BOUNDARIES</p> <p>PROJECT BOUNDARY</p> <p>STREETS TO BE CLOSED</p> <p>CORNER</p> <p>SEWER PROPOSED</p> <p>EXISTING SEWER TO REMAIN</p>	<p>SEWER SYSTEM</p>		<p>EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1</p> <p>REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO</p>	<p>MAP</p> <p>e</p>
	<p>APPROVED BY THE SAN FRANCISCO CITY AND COUNTY ENGINEER</p> <p>DATE</p>	<p>REVISION NO. DATE</p>		

SEE MAP '2' FOR COMPLETE
REVISED BOUNDARY



1" = 100'-0"
FEET



LOW PRESSURE WATER SYSTEM

EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1
REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

REVISION PROJECT BOUNDARY
STREETS TO BE CLOSED
EXISTING MAIN TO BE RETAINED
EXISTING MAIN TO BE REMOVED
NEW MAIN TO BE INSTALLED
LOW PRESSURE HYDRANTS
EXISTING
RELOCATED

APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE
CITY AND COUNTY
OF SAN FRANCISCO
DATE 12-1-72

REVISION NO. DATE

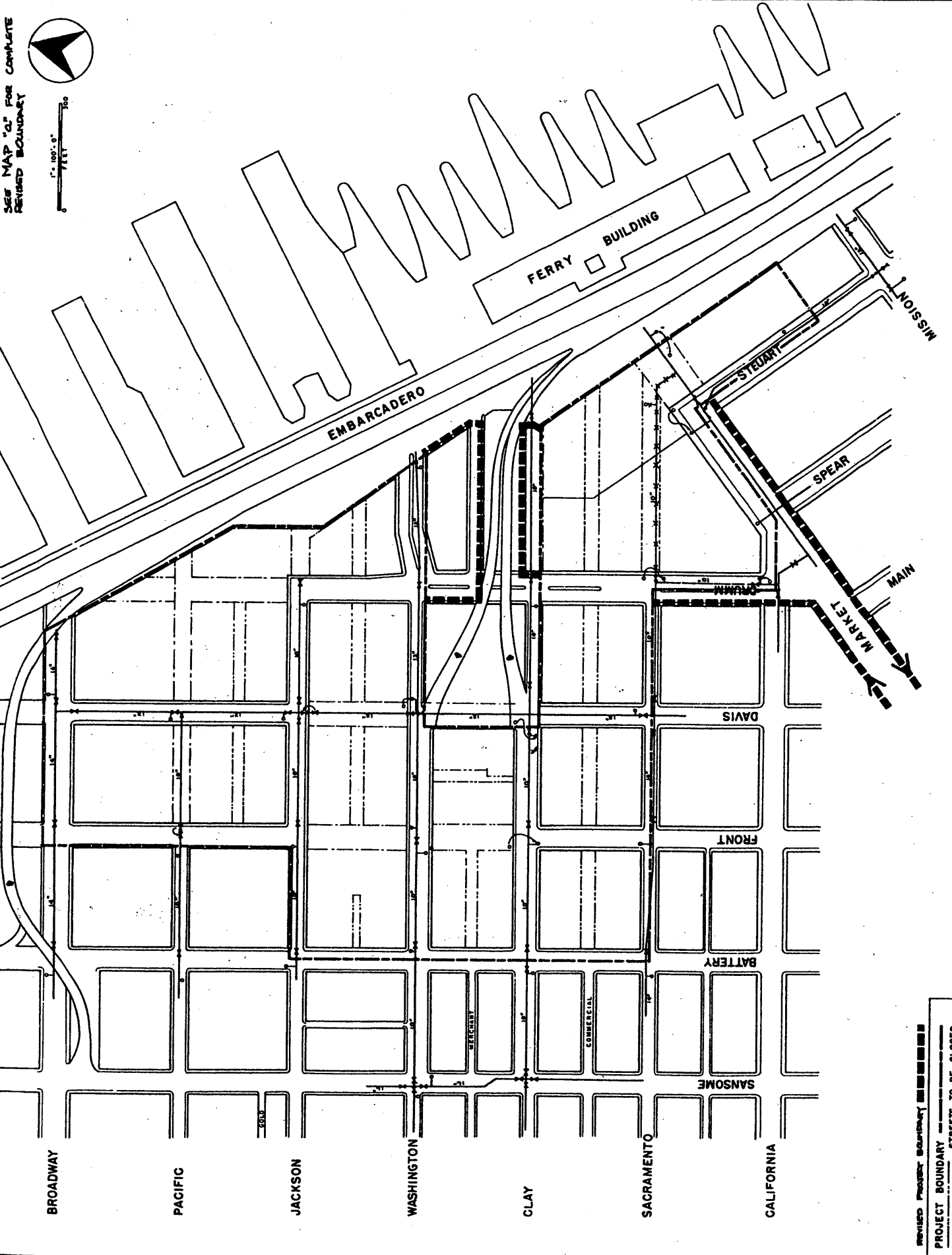
DRAWN BY JCB
CHECKED JWB
DATE 12-1-72

MAP
f

SEE MAP "G" FOR COMPLETE
REVISED BOUNDARY



1" = 100'-0"
FEET



MAP g	
DRAWN BY: JCB CHECKED: JMS DATE: 12-1-57	REVISION NO. DATE
APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN FRANCISCO 	

AUXILIARY WATER SUPPLY SYSTEM
EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1
REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

REVISED PROJECT BOUNDARY	
PROJECT BOUNDARY	
STREETS TO BE CLOSED	
CASEMENT	
EXISTING HYDRANT	
NEW OR RELOCATED HYDRANT	
EXISTING MAIN	
PROPOSED MAIN	
EXISTING MAIN TO BE ABANDONED	

SEE MAP "A" FOR COMPLETE
REVISED BOUNDARY



1" = 100'-0"
FEET



STREET LIGHTING & TRAFFIC CONTROL SIGNAL SYSTEMS
EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1
REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

APPROVED BY THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO DATE: 11/15/88	REVISION NO. DATE	DRAWN BY: J.C.B.	CHECKED: A.M.L.	DATE: 11/15/88
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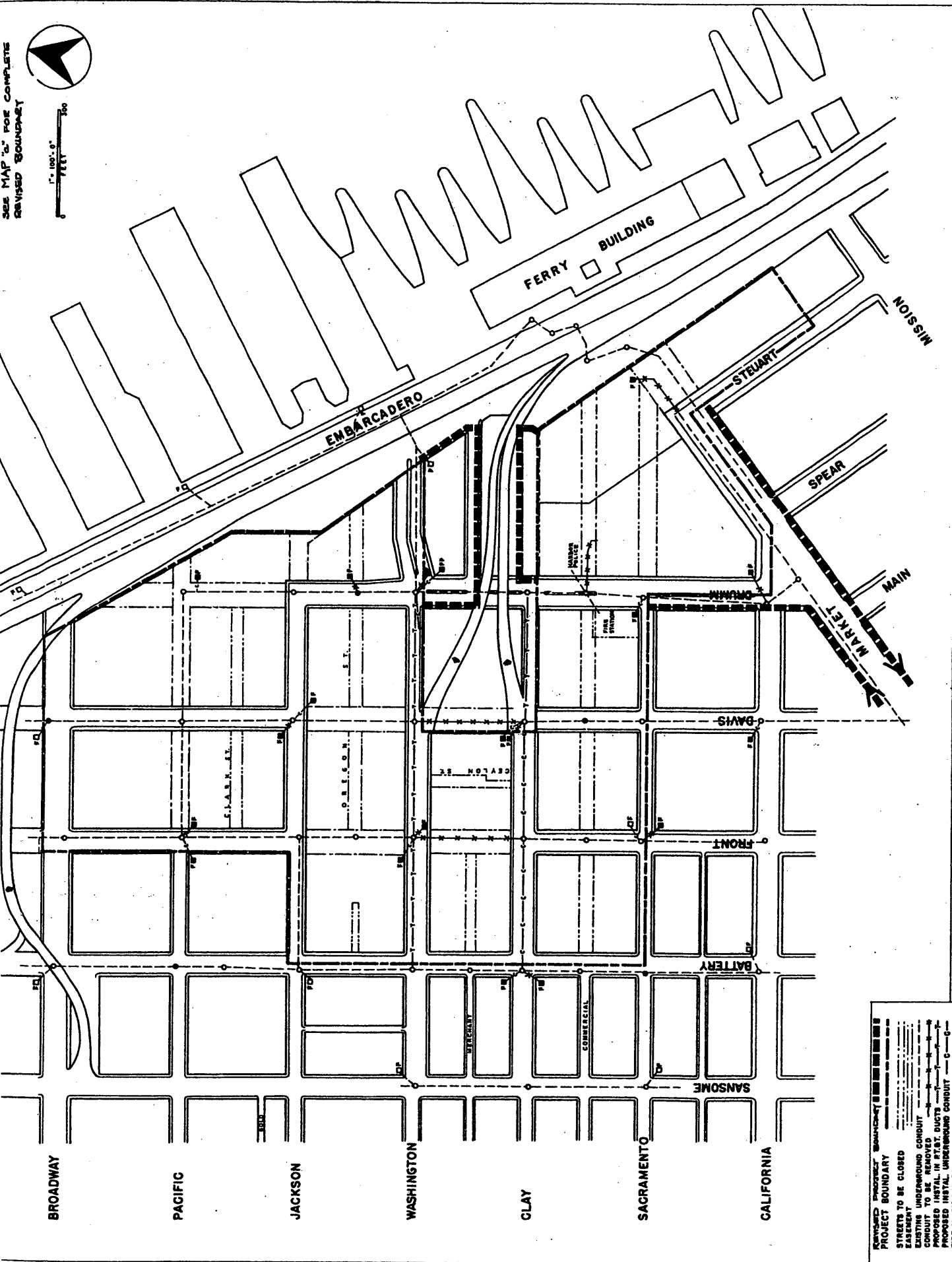
MAP
h

- REVISED PROJECT BOUNDARY
- PROJECT BOUNDARY
- STREETS TO BE CLOSED
- EASEMENT
- SINGLE PENDANT ELECTROLIER
- ○ DOUBLE PENDANT ELECTROLIER
- ○ 1/2" CONDUIT
- PULL BOX (STREET LIGHTING)
- PROPOSED TRAFFIC SIGNAL
- EXISTING TRAFFIC SIGNAL
- C CONTROLLER
- J BOX JUNCTION BOX
- PB PULL BOX
- 1/2" CONDUIT (TRAFFIC SIGNALS)

SEE MAP "A" FOR COMPLETE
REVISED BOUNDARY



1" = 100'-0"
300'



MAP
j

DRAWN BY: 2/1/58
CHECKED: JCB
DATE: 1-23-58

REVISION NO. DATE

APPROVED BY THE
DIRECTOR OF THE
OFFICE OF THE
CITY ENGINEER
OF SAN FRANCISCO
J. J. [Signature]
1/23/58

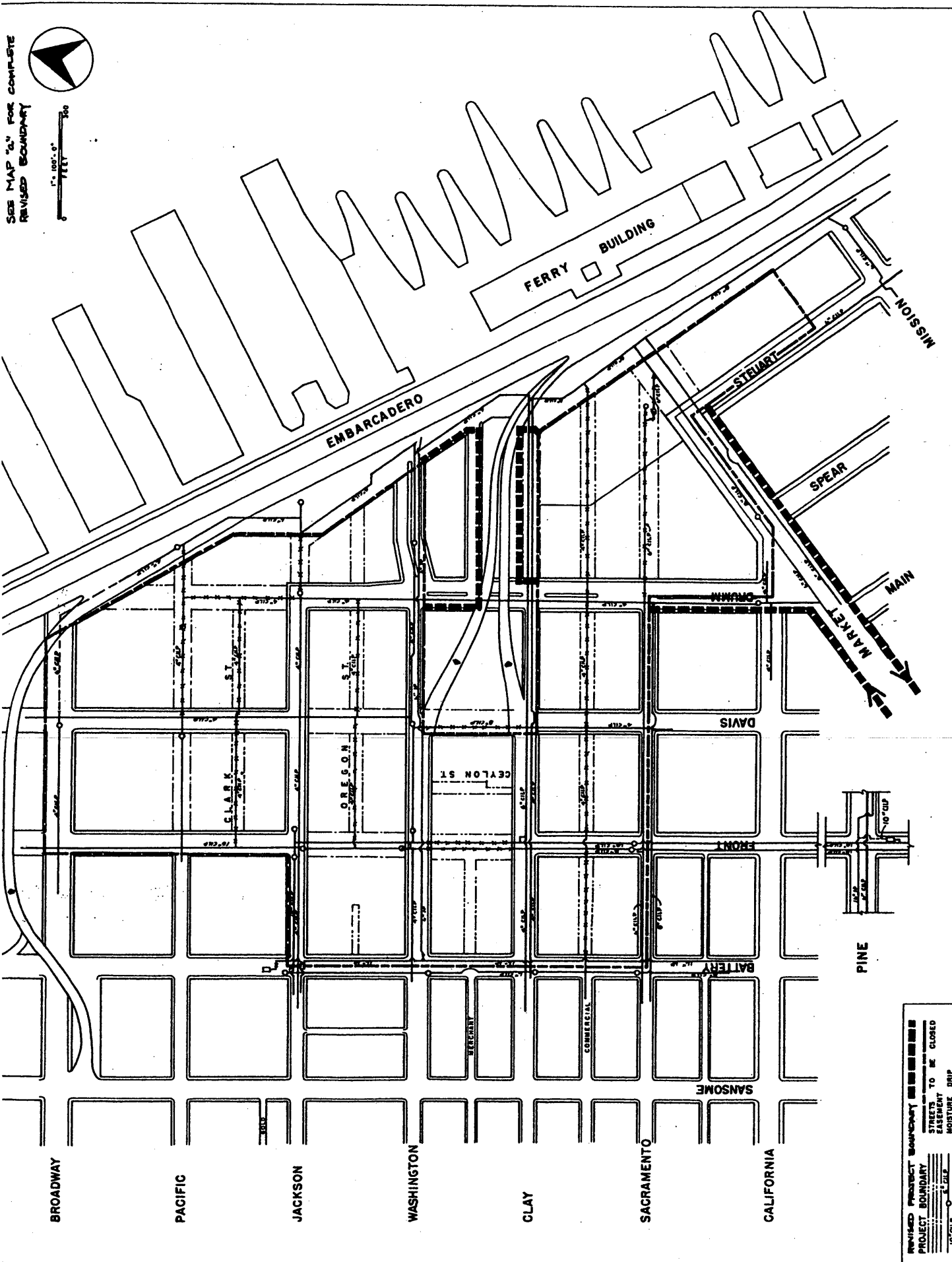
FIRE ALARM & POLICE TELEPHONE SYSTEMS
EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1
REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

- REMOVED UNDERGROUND CONDUIT
- EXISTING UNDERGROUND CONDUIT
- PROPOSED INSTALL IN P.T.S.T. DUCTS
- EXISTING UNDERGROUND CONDUIT
- FIRE ALARM BOX TO REMAIN
- FIRE ALARM BOX TO BE REMOVED
- FIRE ALARM POLICE TEL BOX TO BE INSTALLED
- POLICE TELEPHONE BOX TO BE REMOVED
- EXISTING MANHOLE
- REMOVE CAST IRON RINGS COVER & REPLACE

SEE MAP "L" FOR COMPLETE
REVISED BOUNDARY



1" = 100'-0"
1" = 100'-0"



MAP
k

REVISION NO. DATE

APPROVED BY THE
AGENCY OF THE
CITY & COUNTY OF SAN FRANCISCO

DRAWN BY: JBA
CHECKED: JMK
DATE: 12-2-58

GAS DISTRIBUTION SYSTEM

EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1

REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

REVISED PROJECT BOUNDARY

PROJECT BOUNDARY

TO BE CLOSED

CASEMATE

MOISTURE DRIP

REDUCING VALVE

VALVE

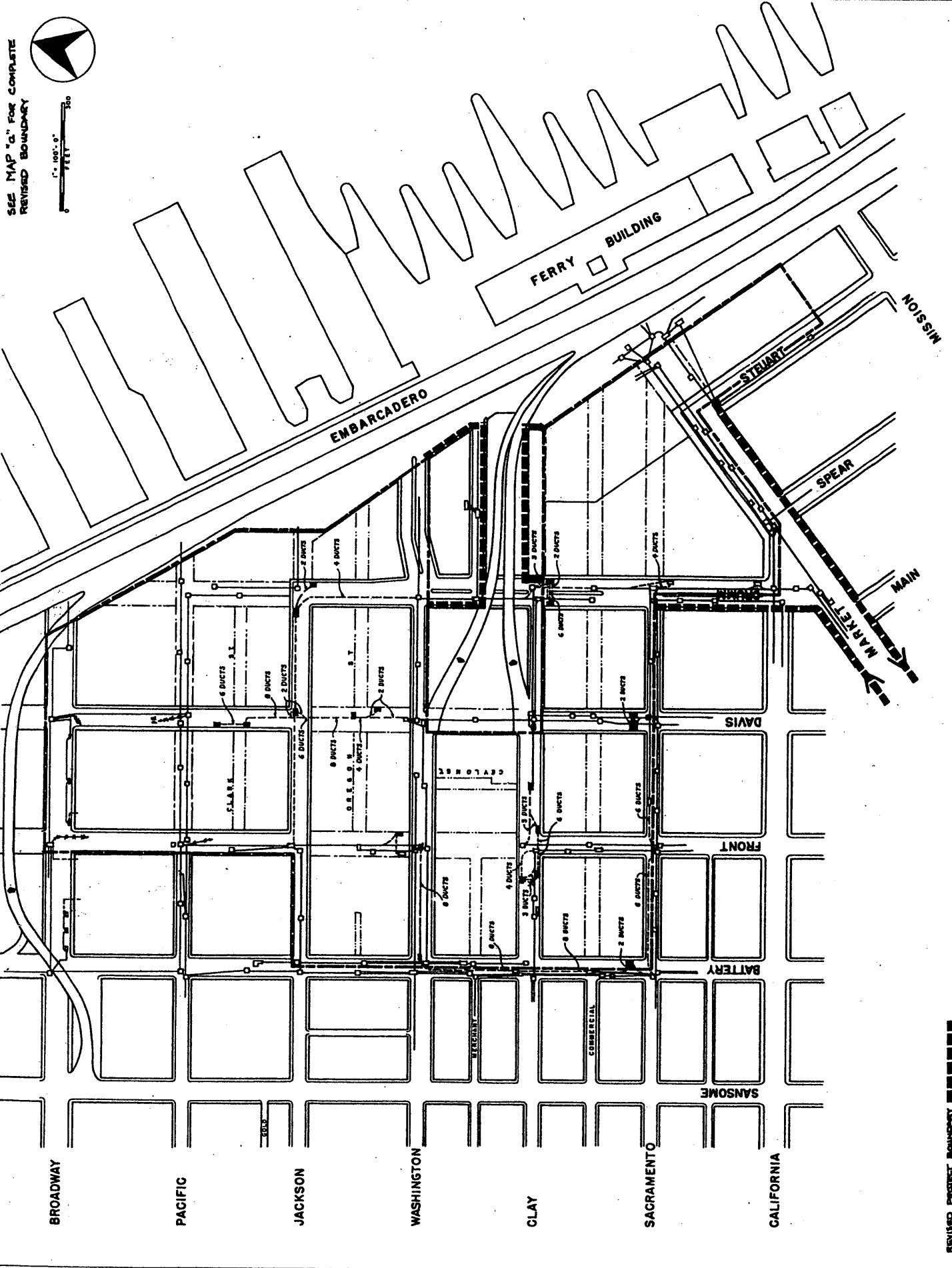
EXISTING MAIN

ABANDONED MAIN

SEE MAP "A" FOR COMPLETE
REVISED BOUNDARY



1" = 100'-0"
FEET

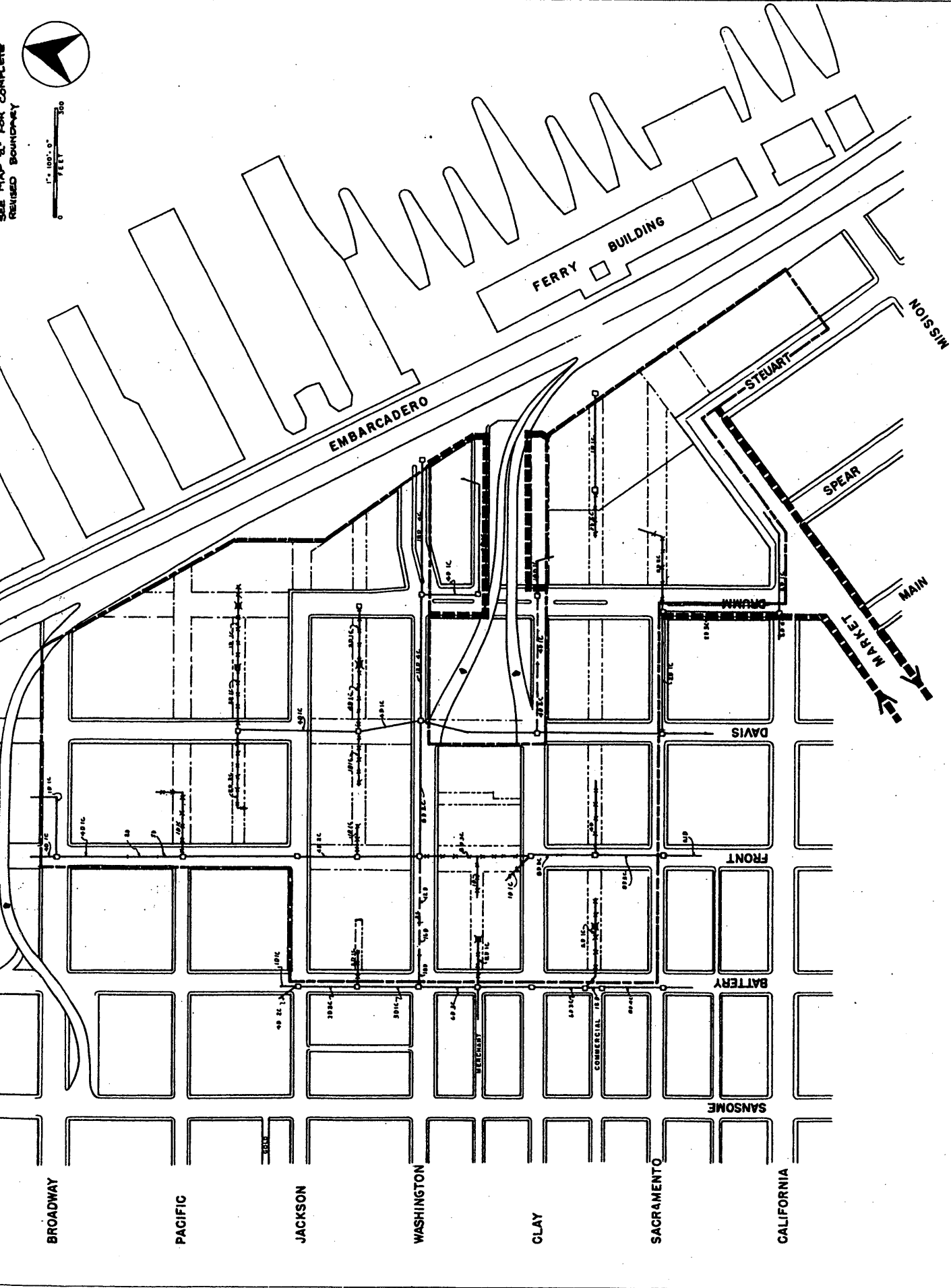


<p>REVISION NO. DATE</p>		<p>DRAWN BY: <i>DBB</i></p>	<p>CHECKED: <i>MLB</i></p>	<p>DATE: 12-2-57</p>
<p>APPROVED BY THE RESOLVE DIVISION OF THE PUBLIC WORKS DEPARTMENT CITY AND COUNTY OF SAN FRANCISCO</p>		<p>MAP 1</p>		
<p>ELECTRICAL DISTRIBUTION SYSTEM</p>				
<p>EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1</p>				
<p>REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO</p>				
<p>REVISION PROJECT BOUNDARY</p>				
<p>PROJECT BOUNDARY</p>	<p>EXISTING MANHOLE</p>	<p>PROPOSED MANHOLE</p>	<p>STREETS TO BE CLOSED</p>	<p>CASEMENT</p>
<p>PROPOSED DUCT</p>	<p>EXISTING TRANSFORMER VAULT</p>	<p>EXISTING TRANSFORMER VAULT</p>	<p>EXISTING CABLE OR DUCT TO BE ABANDONED</p>	<p>MANHOLE</p>

SEE PLAN FOR COMPLETE
REVISION BOUNDARY



1" = 100' 0"
FEET



MAP
M

DESIGNED BY: J.R.
CHECKED: M.M.
DATE: 12-3-57

REVISION NO. DATE
APPROVED BY THE
REDEVELOPMENT
AGENCY OF THE
CITY AND COUNTY
OF SAN FRANCISCO
[Signature]

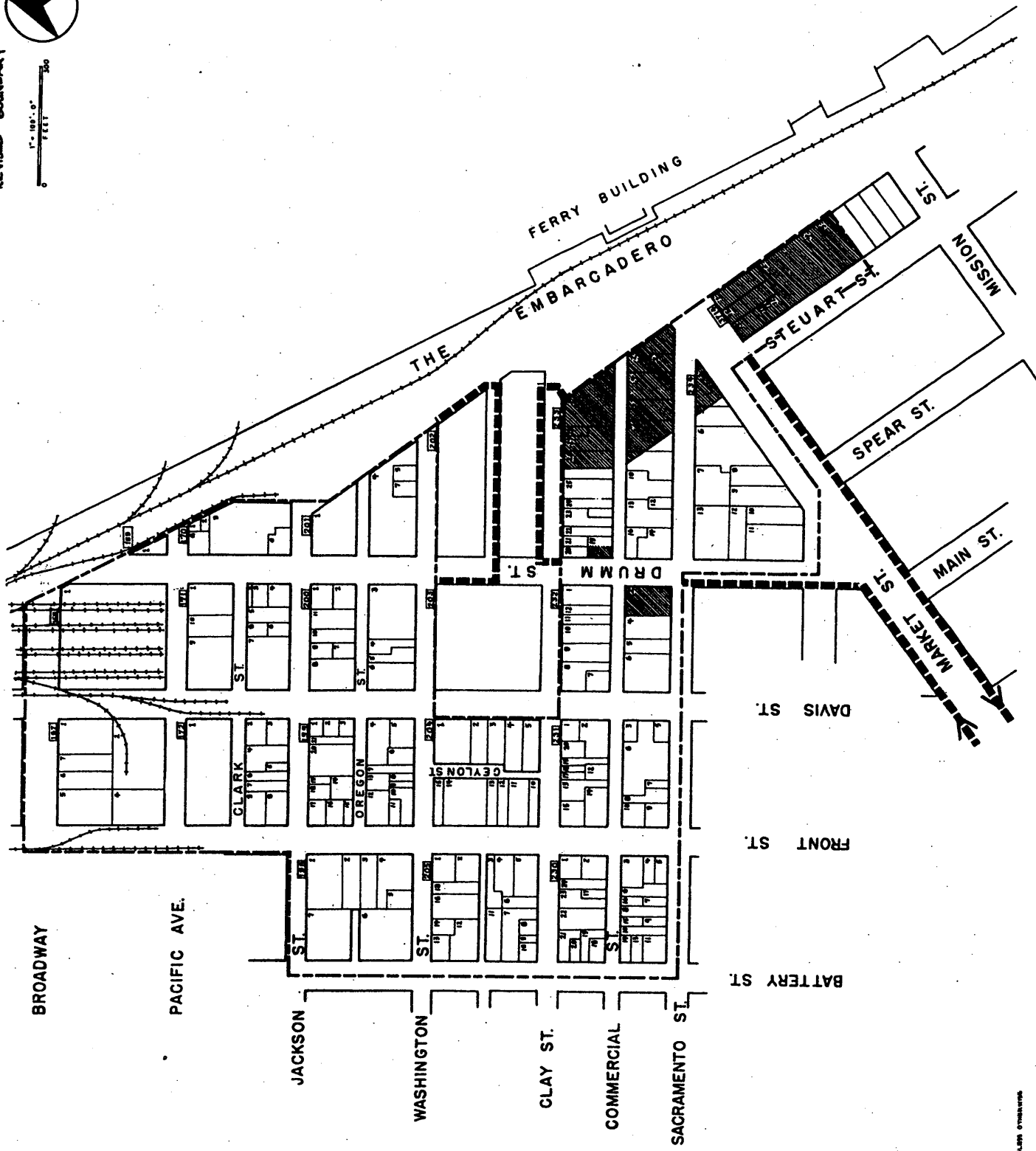
TELEPHONE DISTRIBUTION SYSTEM
EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1
REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

REVISION BOUNDARY
PROJECT BOUNDARY
STREETS TO BE CLOSED
EASEMENT
DUCT & CABLE TO REMAIN
NEW DUCT & CABLE
MANHOLE
DUCT TO BE ABANDON

SEE MAP "G" FOR COMPLETE
REVISED BOUNDARY



1" = 100'. 0'
FEET 300



ACQUISITION MAP

EMBARCADERO - LOWER MARKET REDEVELOPMENT PROJECT AREA E-1
REDEVELOPMENT AGENCY OF THE CITY & COUNTY OF SAN FRANCISCO

MAP
N

APPROVED BY THE
ASSISTANT ATTORNEY
GENERAL OF THE
CITY AND COUNTY OF
SAN FRANCISCO
[Signature]

REVISION
NO. DATE

DRAWN BY: [Signature]
CHECKED: [Signature]
DATE: [Date]

NOTE: ALL PROPERTY TO BE ACQUIRED UNLESS OTHERWISE
INDICATED

PROJECT BOUNDARY

PROJECT NUMBER 2

ASSESSORS BLOCK NO. 231

PROPERTY NOT TO BE
ACQUIRED