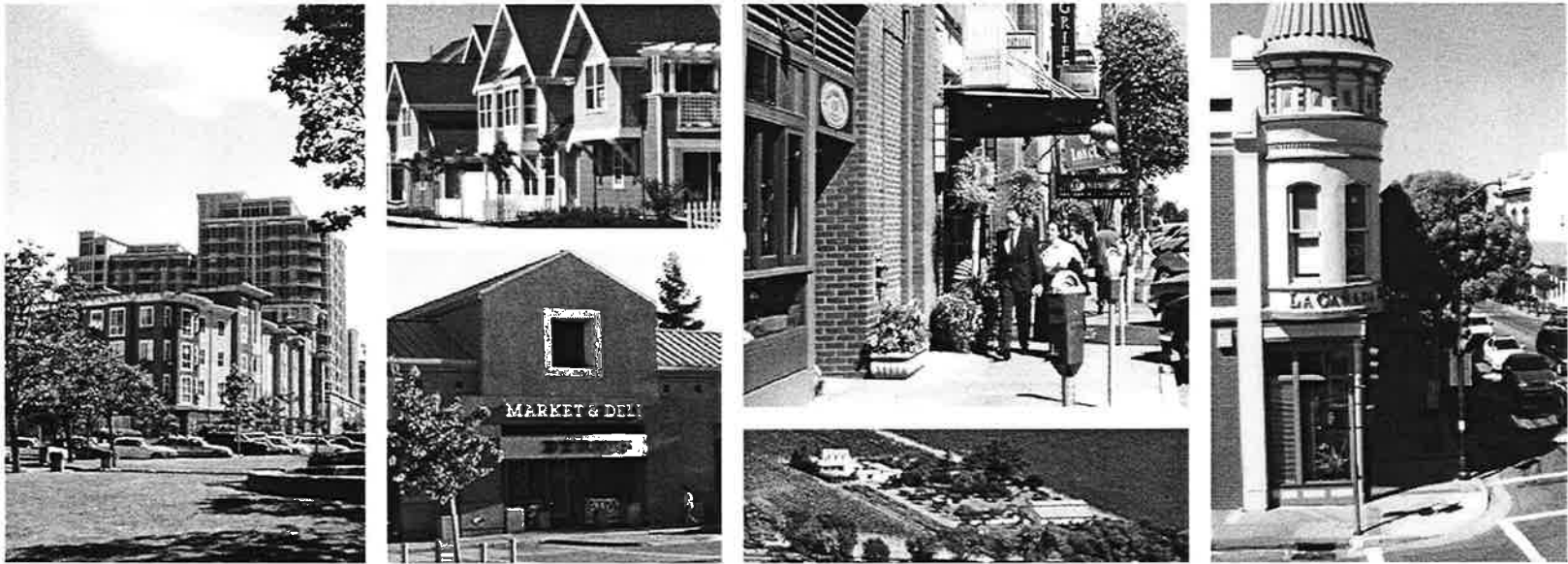


Attachment 2

SMART GROWTH STRATEGY REGIONAL LIVABILITY FOOTPRINT PROJECT

SHAPING THE FUTURE OF THE NINE-COUNTY BAY AREA

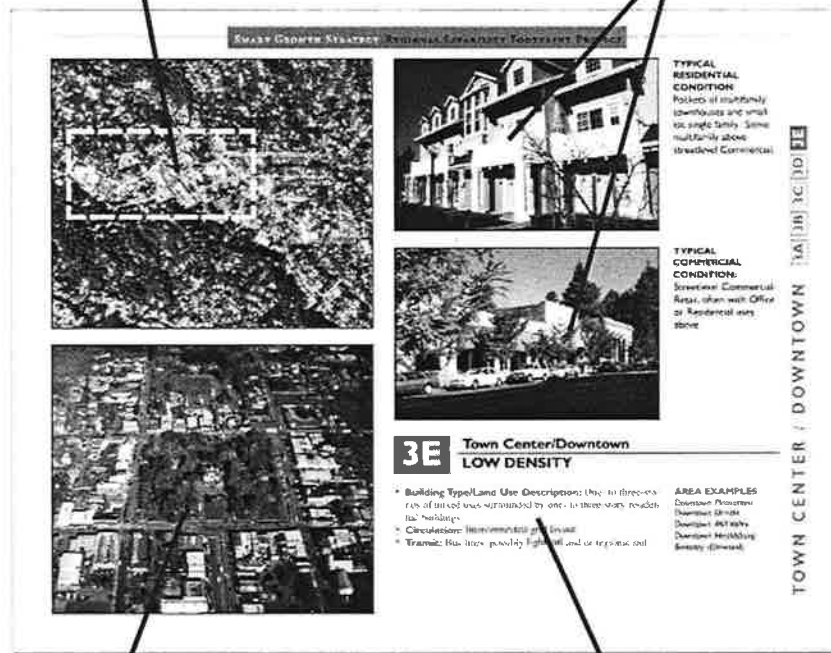


Place Types Manual

THE PLACE TYPES MANUAL

Aerial view. In some cases, the representative area is outlined with a dashed line.

Representative Commercial and Residential conditions.



Panoramic view.

Supporting information

Typical Place Type Manual page. The character of each Place Type is described through aerial and streetlevel photographs, as well as supporting information.

Thank you for choosing to participate in the Smart Growth/Livability Footprint Project workshops. This manual provides background material for the mapping exercise, featured at each workshop.

During this exercise, you will be asked to identify what you think are the most appropriate locations in your county for future growth and the character you would like this growth to have. You will have a selection of Place Types to choose from which describe the type of growth being proposed.

This manual describes the character of the different Place Types. Each Place Type is illustrated with an aerial photograph, a panoramic view, and photos of typical Commercial and Residential conditions. Supporting information is provided describing the nature of development, the roadway system, and the availability of transit. Bay Area examples you may be familiar with are listed (as well as a few examples from outside the Bay Area).

In addition to this physical vision, time will be set aside during the exercise for you to recommend regulatory changes and incentives needed to promote smart growth in your county.



**TYPICAL
RESIDENTIAL
CONDITION:**
Multifamily towers with
underground parking.



**TYPICAL
COMMERCIAL AREA
CONDITION:**
Streetlevel neighbor-
hood-serving Retail.



IA

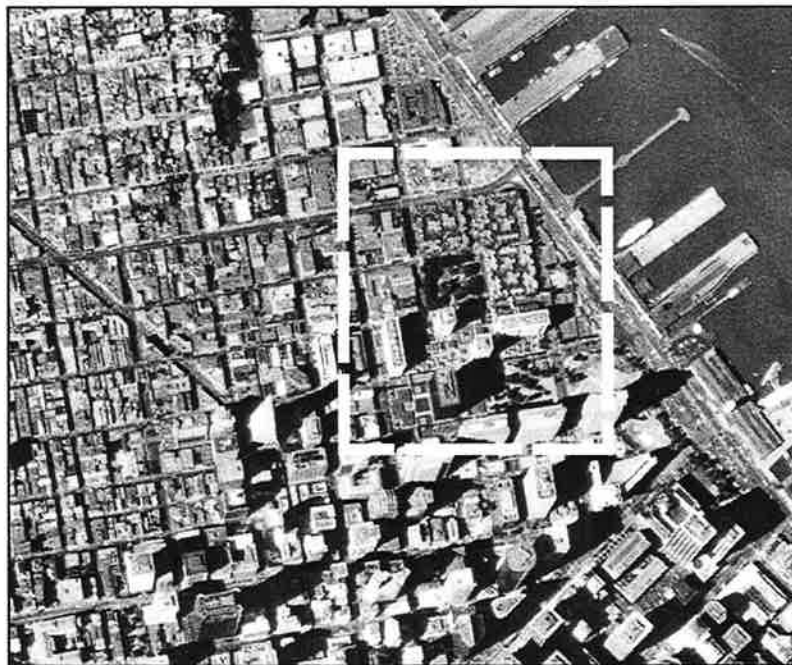
Residential

VERY HIGH DENSITY

- **Building Type/Land Use Description:** Twenty or more or more stories of Residential with supporting Commercial.
- **Circulation:** Interconnected/grid layout
- **Transit:** Multiple bus lines, possibly light rail and/or regional rail.

EXAMPLES

*Portions of Downtown
San Francisco
Portions of Chicago, IL
New York (Manhattan Upper
West Side and Upper East
Side), NY*



**TYPICAL
RESIDENTIAL
CONDITION:**

Multifamily towers with underground parking, and four-story average multifamily with podium parking.



**TYPICAL
COMMERCIAL AREA
CONDITION:**

Streetlevel neighborhood-serving Retail.



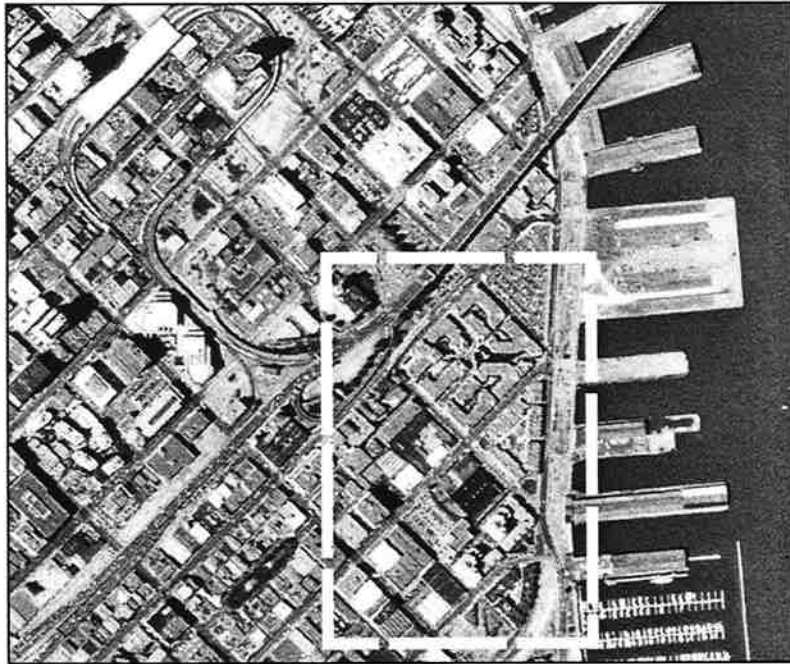
IB

**Residential
HIGH DENSITY**

- **Building Type/Land Use Description:** Eight or more stories of Residential with supporting Commercial
- **Circulation:** Interconnected/grid layout
- **Transit:** Bus lines, possibly light rail and/or regional rail.

AREA EXAMPLES

San Francisco (South Beach high-rise, Golden Gateway, Pacific Heights/Alta Plaza)
Emeryville (Pacific Park Plaza)



TYPICAL RESIDENTIAL CONDITION:
Multifamily buildings with underground or podium parking.



TYPICAL COMMERCIAL AREA CONDITION:
Streetlevel neighborhood-serving Retail.



Residential MEDIUM-HIGH DENSITY

- **Building Type/Land Use Description:** Four or more stories of Residential with supporting Commercial
- **Circulation:** Interconnected/grid layout
- **Transit:** Bus lines, possibly light rail and/or regional rail.

AREA EXAMPLES
San Francisco (South Beach mid-rise)
San Jose (River Oaks Village/First & Montague Expwy area)



**TYPICAL
RESIDENTIAL
CONDITION:**

Two and three-story
apartments and town-
houses with podium or
tuck-under parking.



**TYPICAL
COMMERCIAL AREA
CONDITION:**

Small-scale neighbor-
hood Retail centers.



ID

**Residential
MEDIUM DENSITY**

- **Building Type/Land Use Description:** Three-story average Residential (apartments, townhouses and small-lot single family) with supporting Commercial zones
- **Circulation:** Interconnected/grid layout or hierarchical/limited access layout
- **Transit:** Some bus lines, possibly light rail and/or regional rail.

AREA EXAMPLES

Mountain View (The Crossings)
San Mateo (Mariner's Island)
North Berkeley



**TYPICAL
RESIDENTIAL
CONDITION:**

Single family houses,
some two- and three-
story multifamily.



**TYPICAL
COMMERCIAL AREA
CONDITION:**
Neighborhood Retail
centers.



**Residential
LOW DENSITY**

- **Building Type/Land Use Description:** Single family developments, some two-story garden apartment developments, with supporting Commercial centers.
- **Circulation:** Hierarchical/limited access layout
- **Transit:** Some bus lines on major streets.

AREA EXAMPLES

*Residential areas of
Pleasanton, Livermore, San
Ramon, San Jose (Almaden
Valley), Menlo Park, Rohnert
Park, Novato, Fairfield*

IA IB IC ID IE IF IG

RESIDENTIAL



**TYPICAL
RESIDENTIAL
CONDITION:**
Large-lot single family
homes.



**TYPICAL
COMMERCIAL AREA
CONDITION:**
Small Retail centers, or
no Commercial uses.

IF Residential VERY LOW DENSITY

- **Building Type/Land Use Description:** Large-lot single family, minimal Commercial.
- **Circulation:** Hierarchical/limited access layout
- **Transit:** Possibly some bus lines.

AREA EXAMPLES

*Los Altos Hills
Alamo
Ross
Hillsborough
Piedmont*

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RESIDENTIAL



**TYPICAL
RESIDENTIAL
CONDITION:**

Single family ranchettes
with agriculturally-ori-
ented accessory build-
ings.



**TYPICAL
COMMERCIAL AREA
CONDITION:**

Small specialized
Commercial establish-
ments.

IG

Residential

RURAL RESIDENTIAL

- **Building Type/Land Use Description:** Large acreage agriculture-oriented single family (5 acre + typical), minimal Commercial.
- **Circulation:** Hierarchical rural road layout
- **Transit:** Possibly some bus lines.

AREA EXAMPLES

*Pope Valley
Alexander Valley*



**TYPICAL
RESIDENTIAL
CONDITION:**

Office or multi-family
Residential uses with
Commercial uses at
street level.



**TYPICAL
COMMERCIAL AREA
CONDITION:**

Streetlevel Commercial/
Retail with Residential
and/or Office uses
above.



2A

Mixed Use

VERY HIGH DENSITY

- **Building Type/Land Use Description:** Twenty- or more story Commercial, Office and Residential buildings with many highrise buildings, highly intermixed. Numerous buildings with Office or Residential over Commercial.
- **Circulation:** Interconnected/grid layout
- **Transit:** Multiple bus lines, possibly light rail and/or regional rail.

EXAMPLES

*Portions of San Francisco
(Downtown, Nob Hill)
Chicago (Loop), IL
New York (Midtown
Manhattan), NY*

2A 2B 2C 2D 2E 2F

MIXED USE



**TYPICAL
RESIDENTIAL
CONDITION:**

Office or multi-family
Residential uses with
Commercial uses at
street level.



**TYPICAL
COMMERCIAL AREA
CONDITION:**

Streetlevel Commercial/
Retail with Residential
and/or Office uses
above.



2B

**Mixed Use
HIGH DENSITY**

- **Building Type/Land Use Description:** Eight- or more story Commercial, Office and Residential buildings with some high-rise buildings, highly intermixed. Numerous buildings with Office or Residential over Commercial.
- **Circulation:** Interconnected/grid layout
- **Transit:** Multiple bus lines, possibly light rail and/or regional rail.

AREA EXAMPLES
*San Francisco (Van Ness
Avenue corridor)*

2A 2B 2C 2D 2E 2F

MIXED USE



TYPICAL RESIDENTIAL CONDITION:
Office and/or multi-family Residential buildings with Commercial uses at street level. Underground and podium parking.



TYPICAL COMMERCIAL AREA CONDITION:
Streetlevel Commercial/ Retail with Residential and/or Office uses above.

2C

Mixed Use

MEDIUM-HIGH DENSITY

- **Building Type/Land Use Description:** Six-story average Commercial, Office and Residential buildings highly intermixed. Numerous buildings with Office or Residential over Commercial.
- **Circulation:** Interconnected/grid layout
- **Transit:** Multiple bus lines, possibly light rail and/or regional rail.

AREA EXAMPLES
San Francisco (Northern Waterfront/North Beach, Upper Market Street)

2A 2B 2C 2D 2E 2F

MIXED USE



**TYPICAL
RESIDENTIAL
CONDITION:**

Multifamily Residential and Office buildings, many with Commercial uses at street level. Podium parking.



**TYPICAL
COMMERCIAL AREA
CONDITION:**

Streetlevel Commercial/Retail, usually with Residential and/or Office uses above.

2D

Mixed Use

MEDIUM DENSITY

- **Building Type/Land Use Description:** Four-story average Commercial, Office and Residential buildings intermixed or in relative proximity to each other, including some buildings with Office or Residential over Commercial.
- **Circulation:** Interconnected/grid layout
- **Transit:** Multiple bus lines.

AREA EXAMPLES

Oakland (Piedmont Avenue area, Rockridge)
San Mateo (North El Camino Real corridor)
San Francisco (Geary Blvd corridor)

2A 2B 2C 2D 2E 2F

MIXED USE



**TYPICAL
RESIDENTIAL
CONDITION:**

Multifamily buildings, some with commercial uses at street level; two- and three-story townhouses. Podium and tuck-under parking.



**TYPICAL
COMMERCIAL AREA
CONDITION:**

Office or residential over streetlevel commercial/retail.

2E

**Mixed Use
LOW DENSITY**

- **Building Type/Land Use Description:** Three-story average Commercial, Office and Residential buildings intermixed or in relative proximity to each other, including some buildings with Office or Residential over Commercial.
- **Circulation:** Either interconnected/grid or hierarchical/limited access layout
- **Transit:** Some bus lines

AREA EXAMPLES

*San Mateo (25th Ave area)
Palo Alto (California Ave area)
San Jose (The Alameda area)
Berkeley (Fourth Street area)*

2A 2B 2C 2D 2E 2F

MIXED USE



**TYPICAL
RESIDENTIAL
CONDITION:**

Low-rise multi-family,
townhouses and single
family.



**TYPICAL
COMMERCIAL AREA
CONDITION:**

Mix of commercial and
office buildings, some-
times with residential
uses above, interspersed
with some residential.



2F

Mixed Use

VERY LOW DENSITY

- **Building Type/Land Use Description:** Three-story average Commercial, Office and Residential buildings intermixed or in relative proximity to each other, including some buildings with Office or Residential over Commercial.
- **Circulation:** Either interconnected/grid or hierarchical/limited access layout
- **Transit:** Some bus lines

AREA EXAMPLES

*Santa Rosa (Railroad Square)
Larkspur-San Anselmo
(Sir Francis Drake
corridor)*

2A 2B 2C 2D 2E 2F

MIXED USE



TYPICAL RESIDENTIAL CONDITION:
Multi-family towers with Commercial uses at street level.
Underground and structured parking.



TYPICAL COMMERCIAL CONDITION:
Streetlevel Commercial/ Retail with Office or residential above.



3A

Town Center/Downtown VERY HIGH DENSITY

- **Building Type/Land Use Description:** Twenty or more stories of mixed uses with many highrise buildings.
- **Circulation:** Interconnected/grid layout
- **Transit:** Multiple bus lines, possibly light rail and/or regional rail.

EXAMPLES

San Francisco (Financial District)
Chicago (Loop), IL
New York (Wall Street), NY



**TYPICAL
RESIDENTIAL
CONDITION:**

Multi-family towers and mid-rise buildings with Commercial uses at street level. Underground and structured parking.



**TYPICAL
COMMERCIAL
CONDITION:**

Streetlevel Commercial/ Retail with Office or residential above.



3B

**Town Center/Downtown
HIGH DENSITY**

- **Building Type/Land Use Description:** Eight or more stories of mixed uses with many high rise buildings.
- **Circulation:** Interconnected/grid layout
- **Transit:** Multiple bus lines; light rail and/or regional rail.

AREA EXAMPLES

*Oakland (Downtown)
San Jose (Downtown)*



TYPICAL RESIDENTIAL CONDITION:
Multi-family buildings, often with Commercial uses at street level. Underground and structured parking.



TYPICAL COMMERCIAL CONDITION:
Streetlevel Commercial/ Retail with Office or residential above.



3C

Town Center/Downtown MEDIUM-HIGH DENSITY

- **Building Type/Land Use Description:** Five-story average of mixed uses with some highrise buildings, surrounded by one- to four-story Residential buildings.
- **Circulation:** Interconnected/grid layout
- **Transit:** Multiple bus lines; light rail and/or regional rail.

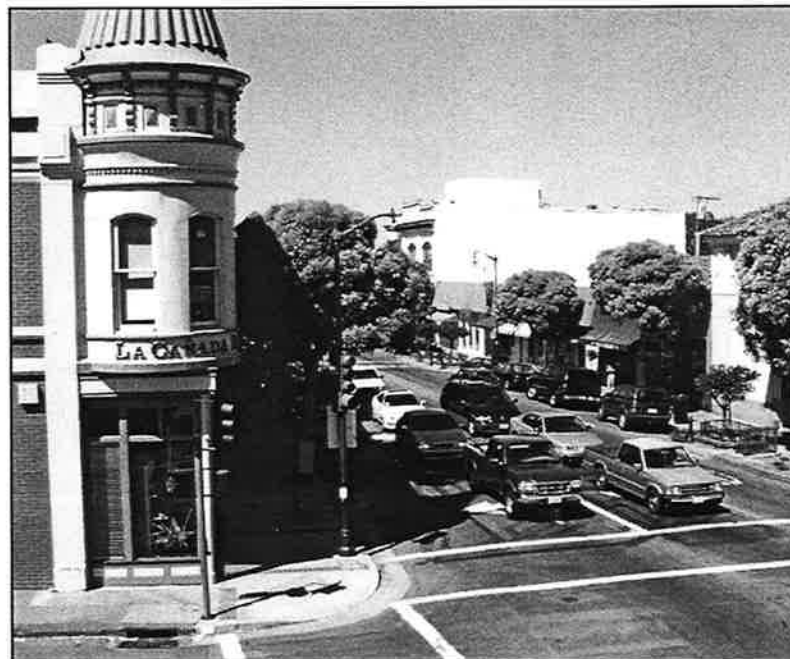
AREA EXAMPLES
Downtown Santa Rosa
Downtown Walnut Creek
Downtown Palo Alto
Downtown San Mateo



TYPICAL RESIDENTIAL CONDITION:
Multifamily buildings with Commercial uses at street level.
Structured or underground parking.



TYPICAL COMMERCIAL CONDITION:
Streetlevel Commercial/ Retail with Office or residential above.



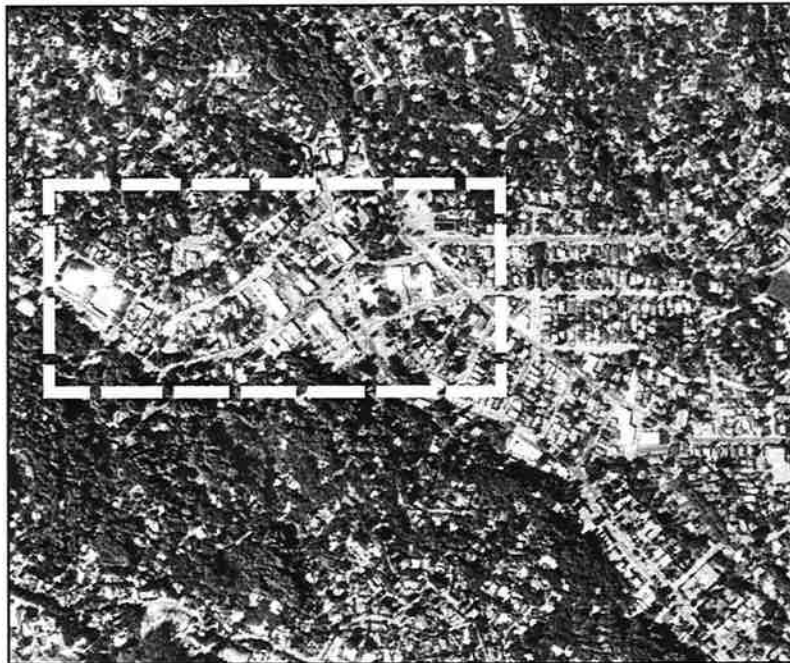
3D

Town Center/Downtown MEDIUM DENSITY

- **Building Type/Land Use Description:** Three-story average of mixed uses surrounded by one- to four-story Residential buildings.
- **Circulation:** Interconnected/grid layout
- **Transit:** Multiple bus lines, possibly light rail and/or regional rail.

AREA EXAMPLES

*Downtown Petaluma
Downtown Hayward
Downtown Fairfield
Downtown San Rafael
Downtown Los Gatos*



TYPICAL RESIDENTIAL CONDITION:
Pockets of multifamily, townhouses and small-lot single family. Some multifamily above streetlevel Commercial.



TYPICAL COMMERCIAL CONDITION:
Streetlevel Commercial/ Retail, often with Office or Residential uses above.



3E

Town Center/Downtown LOW DENSITY

- **Building Type/Land Use Description:** One- to three-stories of mixed uses surrounded by one- to three-story residential buildings.
- **Circulation:** Interconnected/grid layout
- **Transit:** Bus lines, possibly light rail and/or regional rail.

AREA EXAMPLES

*Downtown Pleasanton
Downtown Orinda
Downtown Mill Valley
Downtown Healdsburg
Downtown Half Moon Bay
Downtown Saratoga
Berkeley (Elmwood)*



**TYPICAL
COMMERCIAL AREA
CONDITION:**

Office buildings, including some towers, with supporting Commercial/Retail uses.

Large-scale regionally-oriented Retail centers. Structured parking.



**TYPICAL
RESIDENTIAL AREA
CONDITION:**

Townhouses and multi-family located in proximity to employment uses. Structured and tuck-under parking.



4A

**Employment Center / Institution
HIGH DENSITY**

- **Building Type/Land Use Description:** Single-use Office/Light Industrial (many four stories or more), regional Retail Commercial and/or Institutional. Possibly some medium and/or high density multifamily Residential adjacent.
- **Circulation:** Hierarchical/limited access layout
- **Transit:** Some bus lines, possibly light rail

AREA EXAMPLES

Business: Foster City/ Redwood Shores, Great America area, Bishop Ranch

Retail: Stoneridge Mall, Sun Valley Mall, Hillsdale Mall, Eastridge Mall, Great Mall areas

Institution: UC Berkeley, UCSF

Airport: SFO, Oakland Int'l, San Jose Int'l



**TYPICAL
COMMERCIAL AREA
CONDITION:**

Office buildings, often in a campus-style setting, possibly with some supporting Commercial/Retail uses.

Medium-scale subregionally-oriented Commercial/Retail centers.



**TYPICAL
RESIDENTIAL AREA
CONDITION:**

Planned-unit multifamily and townhouse developments located in proximity to employment uses.

4B

**Employment Center / Institution
MEDIUM DENSITY**

- **Building Type/Land Use Description:** Single-use Office/Light Industrial (three-story average), subregional Retail Commercial and/or Institutional developments. Possibly some medium density multifamily Residential adjacent.
- **Circulation:** Hierarchical/limited access layout
- **Transit:** Some bus lines.

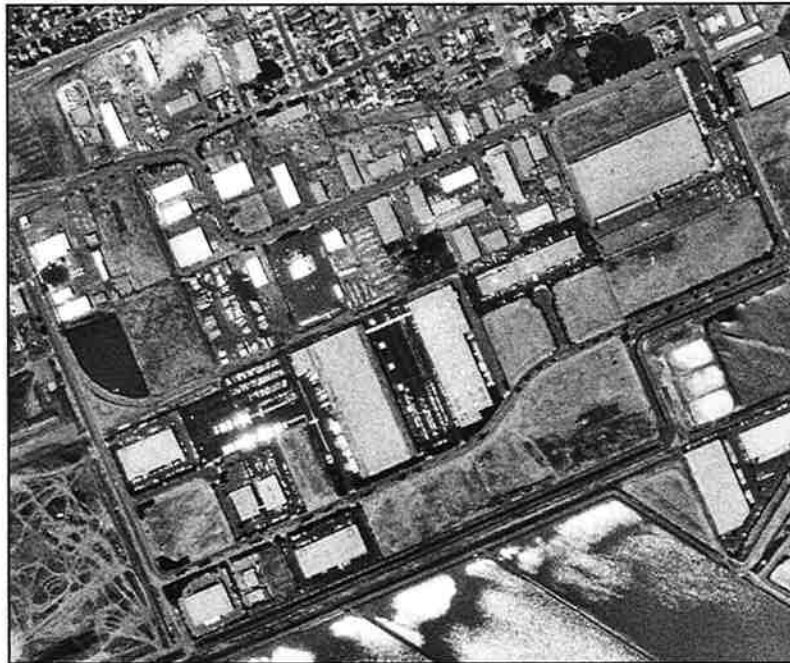
AREA EXAMPLES

Business: South San Francisco (East of 101), Emeryville

Retail: San Mateo (Bridgepointe/Mariner's Island), Novato (Vintage Oaks area), Oakland/Emeryville (E. Baybridge), Milpitas (McCarthy Ranch)

Institution: SF State, Stanford

Airport: Sonoma Co. Airport



**TYPICAL
COMMERCIAL AREA
CONDITION:**

Office and Light
Industrial buildings,
occasionally with some
supporting Retail uses.

Small-scale Commercial/
Retail centers.



**TYPICAL
RESIDENTIAL AREA
CONDITION:**

Multifamily, townhouse
and single family devel-
opments located in
proximity to employ-
ment uses.



4C

**Employment Center / Institution
LOW DENSITY**

- **Building Type/Land Use Description:** Single-use Office/Light Industrial (two-story average), local-serving Retail Commercial and/or Institutional. Possibly some low or medium density multifamily Residential adjacent.
- **Circulation:** Hierarchical/limited access layout
- **Transit:** Some bus lines.

AREA EXAMPLES

Business: Newark, Palo Alto (Bayshore), Santa Rosa (Airport Business Park)

Retail: Pleasant Hill (Crescent Drive area), Daly City (Westlake Center area), El Cerrito (El Cerrito Mall)

Institution: community colleges



**TYPICAL
COMMERCIAL AREA
CONDITION:**

Light and Heavy Industrial buildings and apparatus, occasionally with some supporting retail uses.



**TYPICAL
RESIDENTIAL AREA
CONDITION:**

Small pockets of older residential or converted industrial buildings. Few residential uses overall.

4D

Employment Center / Institution

VERY LOW DENSITY

- **Building Type/Land Use Description:** Single use buildings (typically Industrial use), one-story average.
- **Circulation:** Hierarchical/limited access layout
- **Transit:** Some bus lines.

AREA EXAMPLES

Hayward (Industrial Blvd)
San Carlos (Industrial Blvd)
North Richmond
Oakland (Port of Oakland)