



SAN FRANCISCO PLANNING DEPARTMENT

Report for: 2550 IRVING



Property & Planning Report: 2550 IRVING

Information from the Planning Department, and general information related to properties at this location.

PARCELS (Block/Lot):

1724/038

ADDRESSES:

2520 IRVING ST, SAN FRANCISCO, CA 94122

2550 IRVING ST, SAN FRANCISCO, CA 94122

BETTER STREETS PLAN:

All streets within 250 feet of the selected location, along with information from the SF Better Streets Plan. Major new development or redevelopment areas that create new streets must meet or exceed recommended sidewalk widths per [Planning Code Section 138.1](#). Please see the [Better Streets website](#) for more information.

Street	BSP Street Type	Minimum Sidewalk Width	Recommended Sidewalk Width
26TH AVE	Neighborhood Residential	10 ft	12 ft
27TH AVE	Neighborhood Residential	10 ft	12 ft
IRVING ST	Neighborhood Commercial	12 ft	15 ft
IRVING ST	Neighborhood Residential	10 ft	12 ft

GREEN CONNECTIONS:

Green Connection routes within 250 feet of the selected location. Green Connections aims to increase access to parks, open spaces, and the waterfront by envisioning a network of 'green connectors.' For more information, see the [Green Connections website](#).

None

ZONING DISTRICTS:

NCD - [IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT](#)

NEIGHBORHOOD:

Outer Sunset

TRANSPORTATION ANALYSIS ZONE:

552

TRANSIT PRIORITY AREA:

This location is in a transit priority area.

CENSUS TRACT:

Census Tract 326.02

SUPERDISTRICT:

Superdistrict 4

SUPERVISOR DISTRICT:

[District 4 \(Gordon Mar\)](#)

PLANNING AREAS:

None

PUBLIC REALM AND STREETScape PLANS:

None

[Safety Report: 2550 IRVING](#)

Information about street safety pertaining to San Francisco's [Vision Zero policy](#).

VISION ZERO HIGH INJURY NETWORK:

This location is not on the Vision Zero high injury network.

SFMTA VISION ZERO CAPITAL PROJECTS:

This location is within 500 feet of the following SFMTA Vision Zero capital projects:

None

[Transit Report: 2550 IRVING](#)

[General Plan: Transit Preferential Streets](#)

[MUNI Lines](#)

[MUNI Stops](#)

[Transit Only Lanes](#)

[BART Stations in 1/4 mile](#)

[BART Stations in half mile](#)

TRANSIT PREFERENTIAL STREETS FROM GENERAL PLAN:

Transit Preferential streets according to the General Plan within 250 feet of the selected location. For a description of each classification, see the [Transportation Element of the San Francisco General Plan](#).

None

MUNI LINES:

This location is within 1/4 mile of the following MUNI lines:

Line Number	Service Type
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29	Grid
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7	Frequent
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N

NBUS

MUNI STOPS:

This location is within 1/4 mile of the following MUNI stops:

Judah St&28th Ave SW-NS/SI

Lincoln Way&30th Ave SE-FS/BZ

Lincoln Way&25th Ave SE-FS/BZ

Judah St&23rd Ave NE-NS/SI

Judah St&25th Ave NE-NS/SI

Judah St&25th Ave SW-NS/SI

Lincoln Way&27th Ave SE-FS/BZ

TRANSIT ONLY LANES:

This location is within 250 feet of the following transit-only lanes:

None

BART STATIONS IN 1/4 MILE:

This location is within 1/4 mile of the following BART stations:

None

BART STATIONS IN HALF MILE:

This location is within half mile of the following BART stations:

None

[Pedestrian and Bicycle Report: 2550 IRVING](#)

Information about pedestrian and bicycle data and infrastructure.

KEY WALKING STREETS FROM WALKFIRST:

Key Walking Streets—as identified by the Planning Department's WalkFirst program—within 250 feet of the selected location. See more information about this program [here](#).

Street

IRVING

TRAFFIC CALMING FEATURES:

Traffic calming features within 250 feet of the selected location. Data is sourced from SFMTA and is updated from [Traffic Calming Features, SF MTA](#).

None

CURB CUT RESTRICTIONS:

Curb Cut restrictions within 250 feet of the selected location.

Curb cut prohibited in C-3, NCT and RTO zoning districts on Neighborhood Commercial Streets where alternate frontage is available. See [Planning Code](#) section 155(r)(4) *Neighborhood Commercial Streets* for more information.

MISSING CURB RAMPS:

Missing curb ramps within 250 feet of the selected location. Data is from SF Public Works and is updated from the [curb ramps dataset on DataSF](#).

None

PARKLETS WITHIN 1/4 MILE:

For more information on parklets in SF, see the [Pavement to Parks website](#).

None

BIKEWAYS IN 250 FEET:

Routes on the San Francisco Bikeway Network within 250 feet of the selected location.

None

BIKEWAYS IN HALF MILE:

Routes on the San Francisco Bikeway Network within half mile of the selected location.

Street	Facility Type
	CLASS I
OVERLOOK DR	CLASS I
20TH AVE	CLASS II
KIRKHAM ST	CLASS II
TRANSVERSE DR	CLASS II
20TH AVE	CLASS III
34TH AVE	CLASS III

BAY AREA BIKE SHARE IN 1000 FEET:

Bay Area Bike Share stations within 1000 feet of the selected location. Data is downloaded from the [Bay Area Bike Share live JSON feed](#).

Station Location	Number of Docks	Last Updated
25th Ave at Irving St	17	2022-07-05 06:59:54 PM

BAY AREA BIKE SHARE IN HALF MILE:

Bay Area Bike Share stations within half mile of the selected location. Data is downloaded from the [Bay Area Bike Share live JSON feed](#).

None

ON-STREET BIKE PARKING:

There is on-street bicycle parking associated with the following addresses within 250 feet:

Address	Location	Number of Racks	Number of Spaces
2555 Irving Street		1	2
2550 IRVING ST		1	2
2549 Irving Street		1	2
2555 Irving St		2	4
2555 IRVING ST		1	2
2555 IRVING ST		1	2
2549 Irving St		1	2
2555 Irving Street		2	4

Vehicles and Parking Report: 2550 IRVING**VMT SCREENING CRITERIA (MAP BASED) - RESIDENTIAL:**

Existing TAZ VMT Per Capita:	10.75
Existing Regional VMT per capita minus 15%:	14.6
Future 2040 TAZ VMT per capita:	10.14
Future 2040 Regional VMT per capita minus 15%:	13.7

VMT SCREENING CRITERIA (MAP BASED) - OFFICE:

Existing TAZ VMT per employee:	10.94
Existing Regional VMT per employee minus 15%:	16.2
Future 2040 TAZ VMT per employee:	10.11
Future 2040 Regional VMT per employee minus 15%:	14.5

VMT SCREENING CRITERIA (MAP BASED) - RETAIL:

Existing TAZ VMT per retail employee:	9.13
Existing Regional VMT per retail employee minus 15%:	12.6
Future 2040 TAZ VMT per retail employee:	8.71
Future 2040 Regional VMT per retail employee minus 15%:	12.4

STREET TYPES FROM GENERAL PLAN:

Street type according to the Vehicular Street Map of the General Plan for streets within 250 feet of the selected location. For a description of each classification, see the [Transportation Element of the San Francisco General Plan](#). Note: Streets labeled 'City Street' have no special classification under the vehicular street type map.

Street	Classification
26TH AVE	City Street
27TH AVE	City Street
IRVING ST	City Street

TRUCK ROUTES:

Truck routes within 250 feet of the selected location. For more information, see the [DataSF page for this data](#).

None

NEIGHBORHOOD PARKING RATE:

Neighborhood parking rate

TAZ	Residential Parking Rate	Non-Residential Parking Rate
552	0.71	0.21

OFF-STREET PARKING LOCATIONS WITHIN 1/4 MILE:

Off-street parking locations within 1/4 mile, as of April 2020. For more information, see the [DataSF page for this data](#).

Address	Primary Parking Type	Garage or Lot	Number of Spaces
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OFF-STREET PARKING LOCATIONS WITHIN HALF MILE:

Off-street parking locations within half mile, as of April 2020. For more information, see the [DataSF page for this data](#).

Address	Primary Parking Type	Garage or Lot	Number of Spaces
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Street Segment Report: 2550 IRVING

You have not clicked a street segment. This tab will only population with information if a street segment is clicked in the map.

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