

3.2.3 Growth

This growth analysis examines the relationship between the Doyle Drive Project and growth within the project study area. The proposed project would not add capacity to Doyle Drive and the proposed access points are consistent with the PTMP. Therefore the build alternatives are not likely to affect the location of development in the Doyle Drive project area. Timing of growth could be influenced by the construction schedule, but still falls within the PTMP planning horizon.

Regulatory Setting

The *California Environmental Quality Act* (CEQA) requires that the potential growth resulting from a new project be identified and analyzed within the context of the community.

Affected Environment

The Land Use and Community Impacts sections present summaries of the general social, economic, and land use conditions within the project study area.

Temporary Impacts

There would be no temporary growth inducement related to the construction of any of the proposed alternatives.

Permanent Impacts

Implementation of any of the three alternatives (and their options) would not result in the inducement of unplanned growth in the study area. Based on the Association of Bay Area Governments' *Projections 2003: Forecasts for the San Francisco Bay Area to the Year 2030* (June 2003), future growth is expected throughout the region, particularly within the Presidio, where the population is expected to increase by approximately fifty-two percent by the year 2030. This would be an increase of 3,400 persons. Future commercial and residential growth in the Presidio is guided by the *Presidio Trust Management Plan* (PTMP)

Alternative 1, No-Build Alternative

Due to further deterioration of the high-viaduct and need for vehicle weight limits, the potential traffic restrictions on Doyle Drive would limit access to the area and potentially affect or hinder the future development efforts within the Presidio.

Alternative 2: Replace and Widen

The new structure would maintain existing access to the Presidio and it would not increase traffic capacity. The new structure would provide for increased seismic and traffic safety. The PTMP assumes that the Doyle Drive replacement will provide direct access to the Presidio. Since this alternative does not provide direct access to the Presidio, there is the potential that this alternative may limit planned growth.

Alternative 5: Presidio Parkway

The Presidio Parkway Alternative would not increase traffic capacity. The new roadway would provide improved access to the Presidio which would facilitate the development plans of the Presidio Trust. Because overall the overall capacity of Doyle Drive would not increase, any growth would be consistent with the PTMP.

Avoidance, Minimization, and/or Mitigation Measures

Avoidance, minimization and/or mitigation measures would not be required.

3.2.4 Community Impacts

A Community Impact Assessment (CIA) was performed for this project. A CIA reviews various characteristics and resources as they relate to a community, such as population growth, safety, emergency vehicle access, and access to community facilities. This section summarizes the results of this analysis.

Regulatory Setting

Federal and state laws relevant to this analysis are: the *National Environmental Policy Act* (NEPA), the *California Environmental Quality Act* (CEQA), the *Architectural Barriers Act* of 1968 (ABA), and the *Americans with Disabilities Act of 1990* (ADA). The ABA requires access to facilities designed, built, altered, or leased with Federal funds. It marks one of the first efforts to ensure access to the built environment. The Access Board develops and maintains accessibility guidelines under the ABA. These guidelines serve as the basis for the standards used to enforce the law, the *Uniform Federal Accessibility Standards* (UFAS). The ADA outlines the Federal guidelines and accessibility requirements for disabled access to parking facilities, pathways and buildings. All new facilities associated with the Doyle Drive Project would be in full compliance with the ADA.

Affected Environment

The following is a summary of community resources, including: character and cohesion, utilities and emergency services.

Community Character/Cohesion

The project study area is comprised of the Presidio (census tract 0601) and sixteen surrounding tracts where project related effects might occur. Based on year 2000 U.S. Census data, the total population for the census tract study area was 82,870, which was eleven percent of the total population of the city and county of San Francisco. Doyle Drive traverses the northern portion of tract 0601, which is the largest of the seventeen tracts with a land area of 603 hectares (1,490 acres).

According to data provided by the Presidio Trust, as of June 2004 there were a total of 1,089 apartments and single-family homes in the Presidio plus 109 dorms or former bachelor officers' quarters. Approximately 950 of the units managed