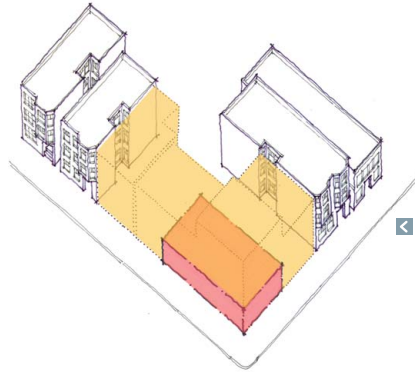
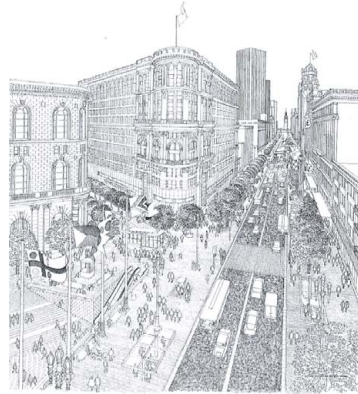
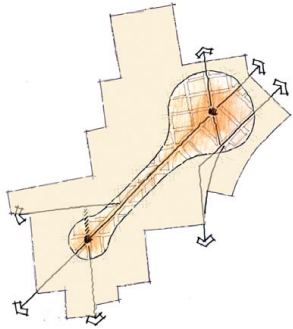


Land Use



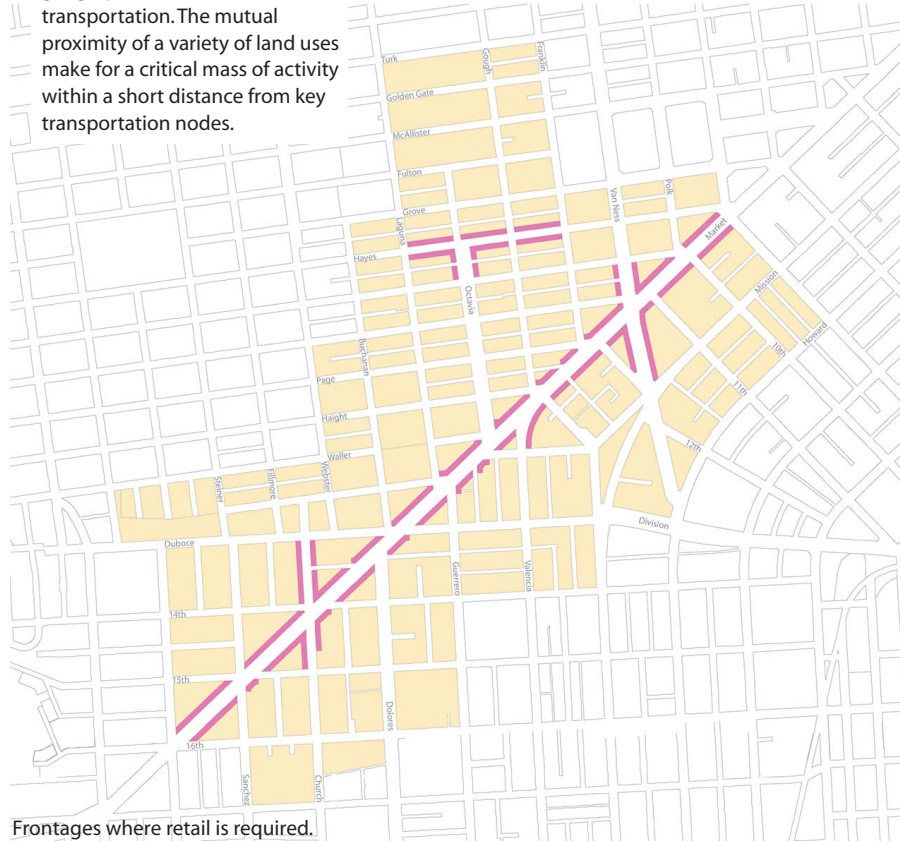
Small-scale retail uses will be permitted on corner lots.



SoMa West has tremendous potential as a new mixed-use residential neighborhood.

A core emphasis of the Plan is the reinforcement of the existing relationship between the geographies of land use and transportation. The mutual proximity of a variety of land uses make for a critical mass of activity within a short distance from key transportation nodes.

Market Street's on-going role as the cultural and ceremonial spine of the city should be strengthened.



Frontages where retail is required.

Proposed New Market and Octavia Zoning Districts

	Van Ness & Market Downtown Transit Residential	Neighborhood Commercial-Transit (NCT-3)	Named NCT Districts (Hayes-Gough, Upper Market)	Residential Transit-Oriented (RTO)
Purpose	Encourage transit-oriented high-density mixed-use adjacent to the downtown core. Mixed retail, office and housing in a 85 or 120 foot building base, with some residential towers allowed above the base at heights from 160 to 400 feet. Base zoning is C-3-G. Controls of C-3-G apply except where noted below.	Encourage mixed-use development of moderate scale concentrated near intensive transit services. Mixed retail, limited office and housing in buildings up to 50-85 feet. Controls generally same as for NC-3 except where noted below.	Encourage mixed-use development in keeping with the established character of the area's Neighborhood Commercial districts. Only key controls are revised for housing and parking flexibility. No change to existing controls except where noted below.	Encourage residential infill in keeping with the scale of existing, moderately scaled residential areas. Limited small retail permitted only on corner lots. Controls generally same as for existing RH-3, RM-1, and RM-2 districts with density and parking flexibility.
Lot Size Limit	No Change from C-3. N/A	No Change from NC-3. (C above 10,000 sf)	No Change from Hayes-Gough and Upper Market (C above 10,000 sf)	C above 5,000 sf.
Non-residential Use Size	No Change from C-3. N/A	No Change from NC-3. (C above 6,000 sf)	No Change from Hayes-Gough and Upper Market (C above 3,000 sf)	P up to max 1,200 sf on corner lots only; C otherwise for institutional uses.
Retail Commercial Uses	P up to 4th floor; (except publicly owned or leased buildings).	No Change from NC-3. (P all floors)	No Change from Hayes-Gough and Upper Market (P 1 st and 2 nd floors)	Limited type; P up to 1,200sf on ground floor of corner lots only; NP above or elsewhere.
Non-Retail Office Uses	P up to 4th floor; (except publicly owned or leased buildings).	No Change from NC-3. (some P 1 st and 2 nd floors)	No Change from Hayes-Gough and Upper Market (some with C)	Not Permitted
Residential Uses	P; Generally only use allowed above 4 th floor. Required at 2:1 ratio with non-residential.	No Change from NC-3. (P on all floors)	No Change from Hayes-Gough and Upper Market (P on all floors)	P; Generally only use permitted.
Cultural/Arts/Religious/Institutional Uses	P up to 4th floor; (except publicly owned or leased buildings).	No Change from NC-3. (P on all floors)	No Change from Hayes-Gough and Upper Market (P on 1 st floor, C above)	C
Non-Residential Parking	No minimum required. Up to 7.5% of floor area for parking (approx 1 space per 4,500 gross sf).	No minimum required. Generally, Sec. 151 minimum requirements become maximum caps, up to 1 space per 500 sf of occupied floor area.	No minimum required. Generally, Section 151 minimum requirements become maximum caps, up to 1 space per 500 sf of occupied floor area.	Not Permitted for small corner stores; some associated with conditional institutional uses possible.
Grocery stores >20,000 sf	No Change from C-3.	May seek conditional use to raise maximum cap by 1 space per 250 sf occupied floor area for portion of use above 20,000 sf.	May seek conditional use to raise maximum cap by 1 space per 250 sf occupied floor area for portion of use above 20,000 sf.	N/A
Residential Off-street Parking	No minimum req; P up to 0.25 spaces per unit; C up to max 0.75 spaces per unit and 1 space for 2 bedroom unit max Same as C-3.	No minimum req; P up to 0.5 spaces per unit; C up to max 0.75 spaces per unit and 1 space for 2 bedroom unit max	No minimum req; P up to 0.5 spaces per unit; C up to max 0.75 spaces per unit and 1 space for 2 bedroom unit max	No minimum req; P up to 0.75 spaces per unit; conditional use could permit up to 1 space per unit max.
Residential Density	No density limit based on lot size; 2:1 minimum residential to non-residential use ratio (except publicly owned or leased buildings)	No density limit based on lot size; required 40% 2 bedroom units, encourage 10% 3 BR. C for unit size exceptions.	No density limit based on lot size; required 40% 2 bedroom units, encourage 10% 3 BR. C for unit size exceptions.	No density limit based on lot size; required 40% 2 bedroom units, encourage 10% 3BR. C for unit size exceptions.
Rear Yard Requirement	No Change from C-3.	No Change from NC-3 (Generally 25% at residential floors)	Hayes Gough: no change. (25% at residential levels) Upper Market: Required at 2 nd story and above. (25%)	No change from existing R district controls. (Generally 45% of lot depth averaged to within 25% consistent with neighbors at all levels)

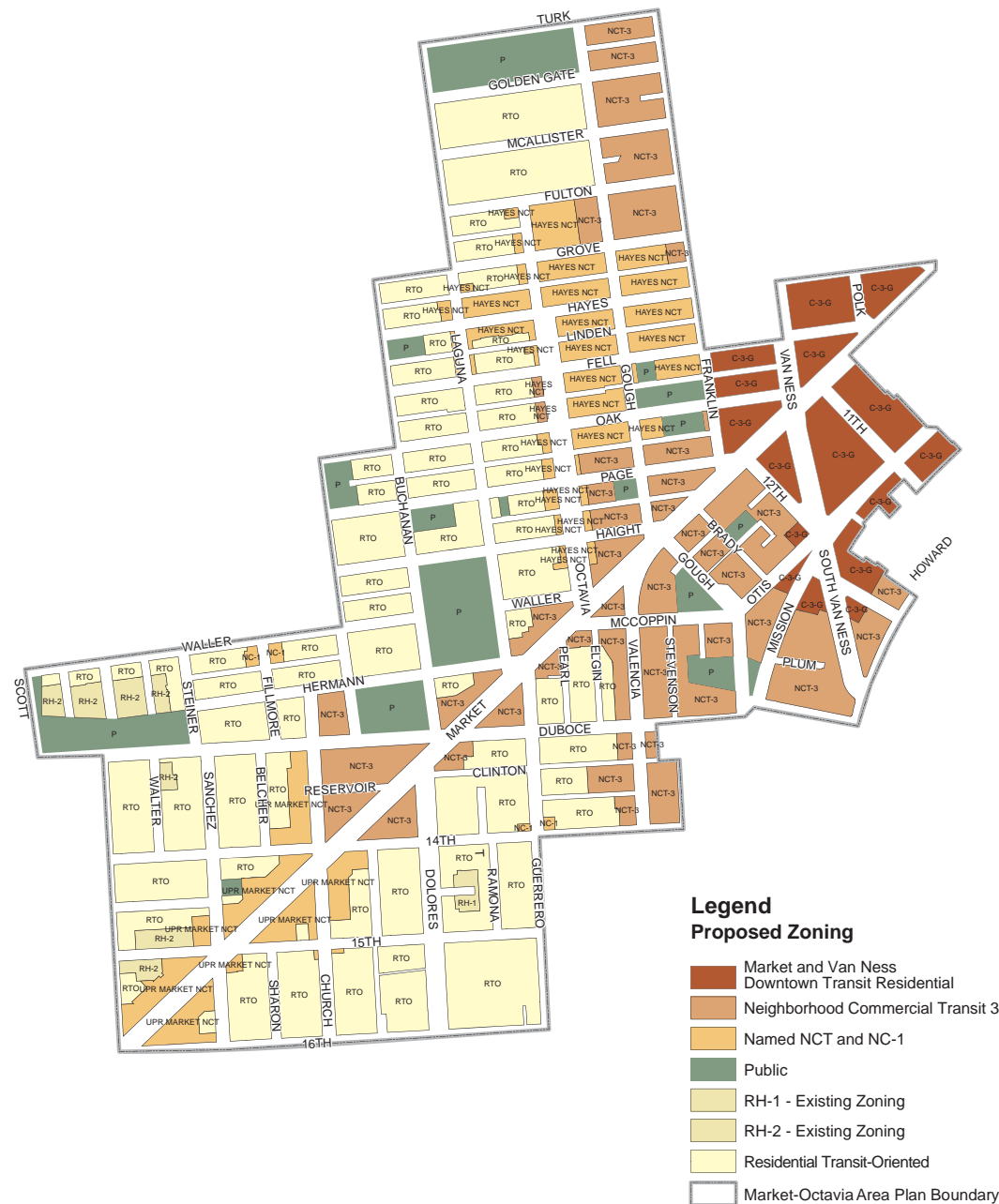
P=Permitted

NP=Not Permitted

C=Conditional Use



Proposed Land Use Districts



OBJECTIVE 1.1

A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD.

Policy 1.1.1

Repair the damage caused by the Central Freeway by encouraging mixed-use infill on the former freeway lands.

Policy 1.1.2

Concentrate more intense uses and activities in those areas best served by transit and most accessible on foot.

Policy 1.1.3

Encourage housing and retail infill to support the vitality of the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts.

Policy 1.1.4

As SoMa West evolves into a high-density mixed-use neighborhood, encourage the concurrent development of neighborhood-serving uses to support an increasing residential population.

Policy 1.1.5

Reinforce the importance of Market Street as the city's cultural and ceremonial spine.

Policy 1.1.6

Preserve and enhance the role of cultural and educational institutions in the plan area.

Policy 1.1.7

Reinforce continuous retail activities on Market, Church, and Hayes Streets, as well as on Van Ness Avenue.

Policy 1.1.8

Allow small-scale neighborhood-serving retail and other community-serving uses at intersections in residential districts.

Policy 1.1.9

Preserve landmark and other buildings of historic value as an invaluable asset to the neighborhood.

New Policy

Encourage the creation of space dedicated to community services on Market Street within the Upper Market NCT.

New Policy

Recognize the importance of public land and preserve it for future uses.

Difference of Proposed Heights to Existing Heights, by Lot

- Decrease Larger than 10 Feet
- Decrease Less than or Equal to 10 Feet
- No Change
- Increase Less than or equal to 10 Feet
- Increase Larger than 10 Feet
- Market Center Area Plan Boundary

NOTE: Due to the complexity of the height information at the lot level, there will be occasional inaccuracies where a lot is located in more than one height district, as we have used only the information before the "7" and "8" street names. The current height district information for all lots is available on the City of San Francisco's website. This map was prepared by the City of San Francisco's Planning Department. The map was prepared by the City of San Francisco's Planning Department. The map was prepared by the City of San Francisco's Planning Department.

Legend

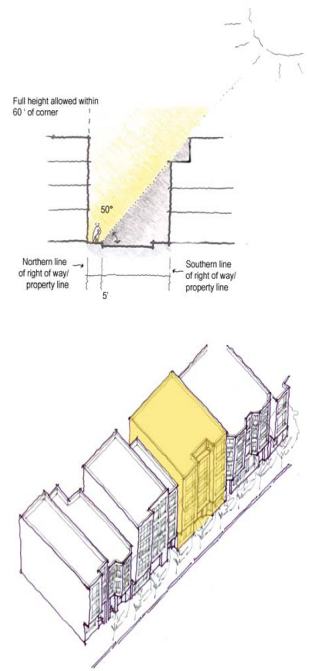
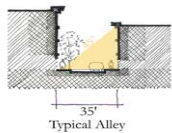
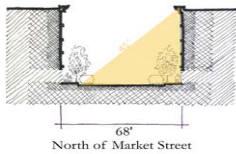
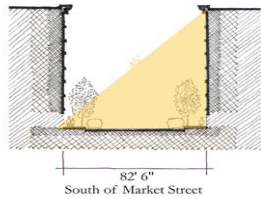
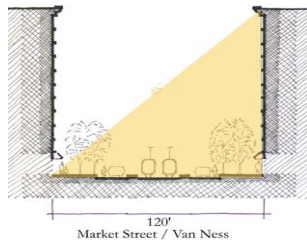
- No Change
- Open Space
- 40
- 45
- 50
- 55
- 60 (Existing Civic Center)
- 85
- 120
- 130
- 120 Podium / 200 Tower
- 85 Podium / 250 Tower
- 120 Podium / 230 Tower
- 120 Podium / 400 Tower

Disclaimer: Proposed heights are suggestive at the time of printing and have no legal standing. Bulk districts are not shown on map.

AN URBAN FORM THAT REINFORCES THE PLAN AREA'S UNIQUE PLACE IN THE CITY'S LARGER URBAN FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER.

Preserve midblock open spaces in residential districts.

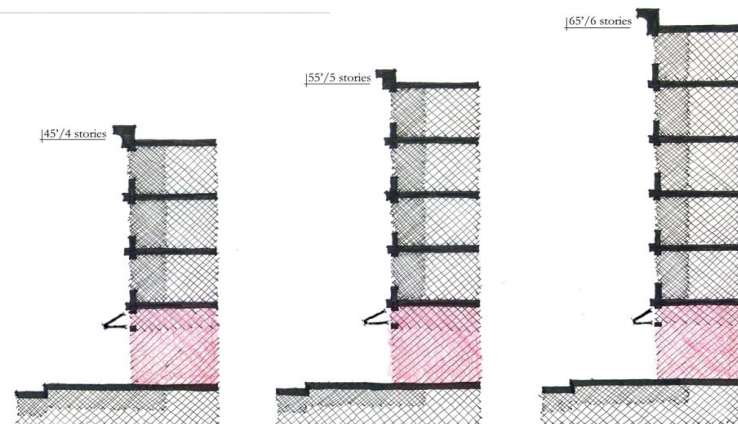
Proposed Height Controls



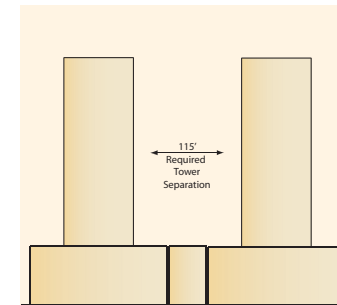
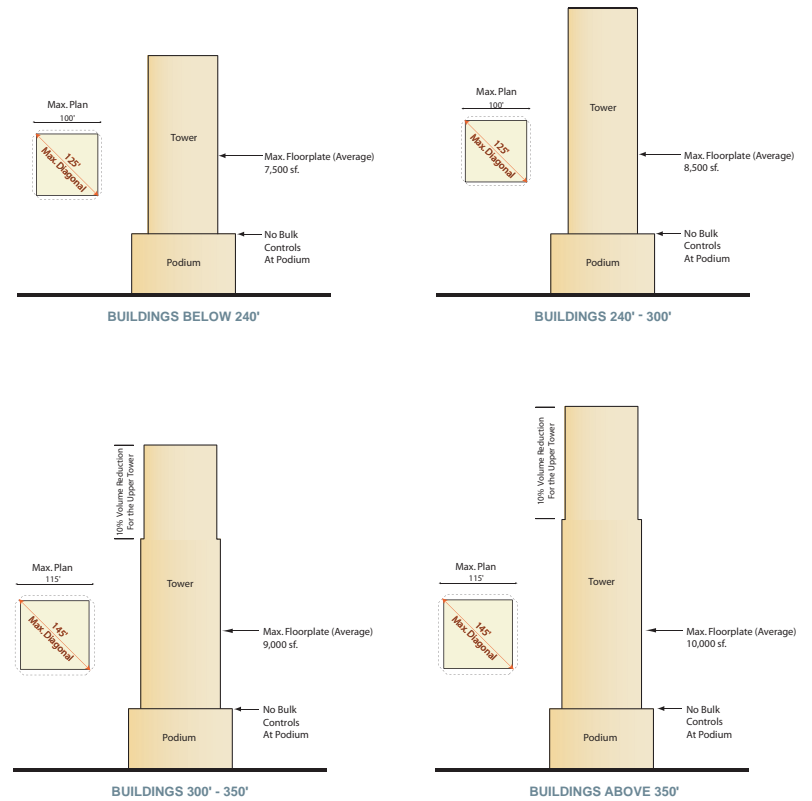
Heights along the alleys are limited in order to provide ample sunlight and air in accordance with the plan principles that relate building heights to street widths. The building wall facing the southern sidewalk must not break a 50-degree sun plane measured from the southern sidewalk.

Infill development enhances the area's established land use pattern and character.

Building heights provide ample sunlight to streets, as well as defining the street as a distinct public space.



Where ground floor commercial is most desirable, existing 40- and 50-foot height districts are adjusted to permit an additional five feet of height provided that it is used to create more generous ceiling heights on the ground floor.



Increased tower separation standards provide greater openness within the pointed cluster of potential tower sites at Van Ness Avenue and Market/Mission Streets. The overall effect is to ensure a sense of more sky than building, while allowing slender, tall buildings befitting prominent intersections in the city.