

East SoMa

AREA PLAN



SAN FRANCISCO
PLANNING
DEPARTMENT

EASTERN NEIGHBORHOODS

Community Workshop Series

OCTOBER 3, 2006

Tonight's Agenda

6:15 - 6:45

Presentation

6:45 - 7:15

General Questions and Answers

7:15 - 8:00

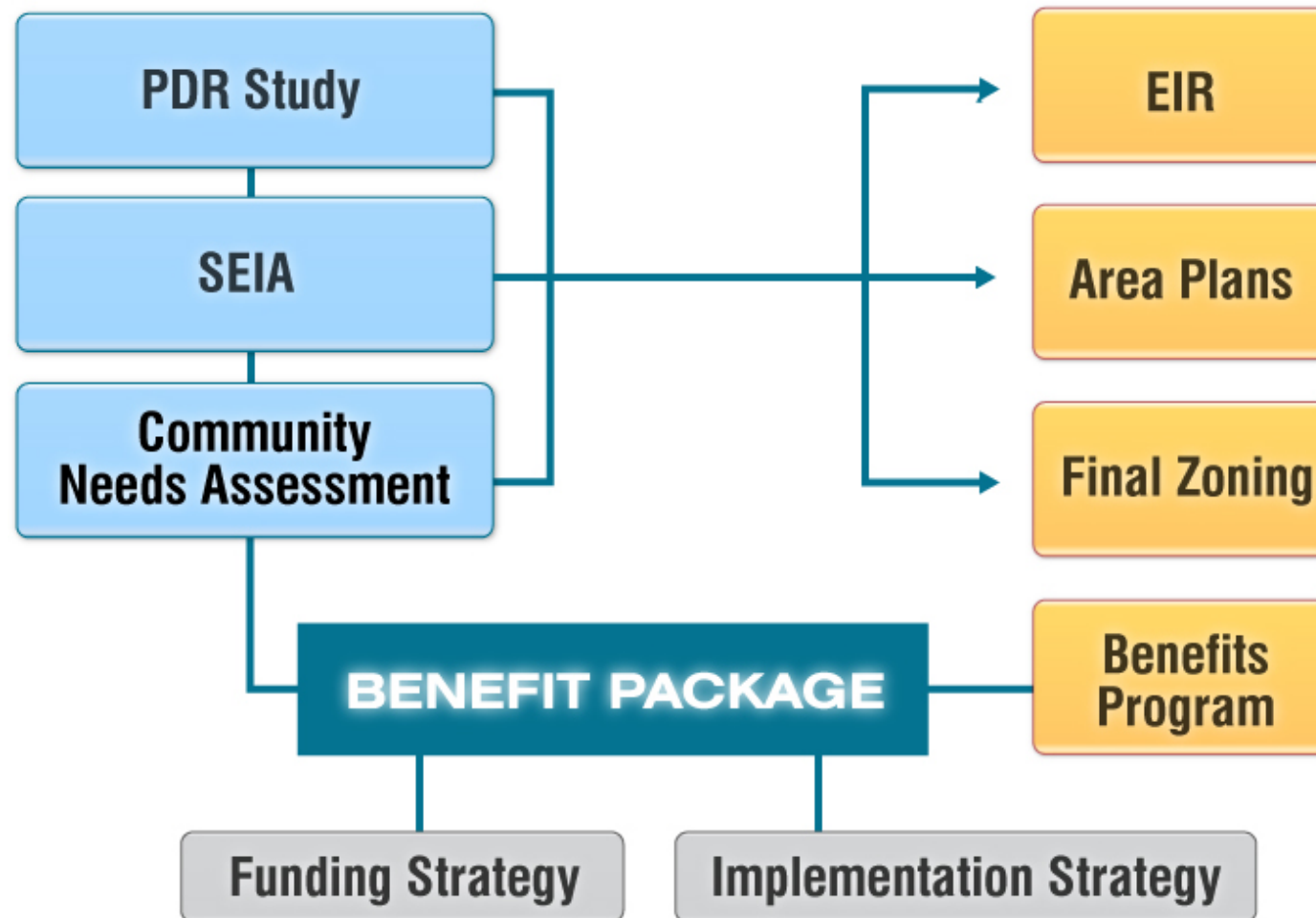
Area Plan Elements: Land Use, Housing, Transportation, Open Space, Community Facilities, Historic Resources; Needs Assessment and Technical Discussion on Public Benefits

2002 - 2003	Eastern Neighborhoods Rezoning Process
2004	Interim policies adopted, EIR and PDR Study launched
APRIL 2005	Supply and Demand Study for PDR
OCT. 2005	Staff Report - Eastern Neighborhoods Proposed Permanent Zoning Controls: An Overview

East SoMa AREA PLAN

FEB. 2006 – FALL 2006	Socioeconomic Study
MAR. 2006 – SPRING 2007	Public Benefit Zoning
FEB. 2006 – SUMMER 2007	Community Workshops on Area
MARCH 2007	Draft EIR and Draft Community Plans and Controls
FALL 2007	Final EIR Certified Final Community Plans Adoption-Ready Planning Code Revisions (Zoning) Adoption-Ready Planning Commission and Board of Supervisor hearings

Eastern Neighborhoods



East SoMa Goals

- **Encourage an appropriate mix of uses.**
- **Retain and Promote Businesses and Organizations that Contribute to the Diversity of South of Market**
- **Encourage more Neighborhood Serving Businesses.**
- **Attract Jobs for Local Residents.**
- **Encourage a Mix of Incomes in Renter and Owner-Occupied Housing.**

East SoMa Goals, cont.

- **Increase Affordable Housing Opportunities**
- **Improve the Character of the Streets and Encourage Pedestrian Safety**
- **Improve Community Facilities and Enhance Open Spaces**
- **Provide adequate Transit Service and Gracious Streets for all Modes of Moving About**

Public Benefits: Needs Assessment

- **Parks & Recreation Spaces**
- **Healthcare Facilities**
- **Human Service Agencies**
- **Arts & Cultural Facilities**
- **Schools**
- **Child Care**
- **Libraries**
- **Neighborhood Shops & Services**
- **Streets, Sidewalks, Bicycle and Pedestrian Facilities**
- **Transit**
- **Neighborhood Safety: Police & Fire**
- **Others?**



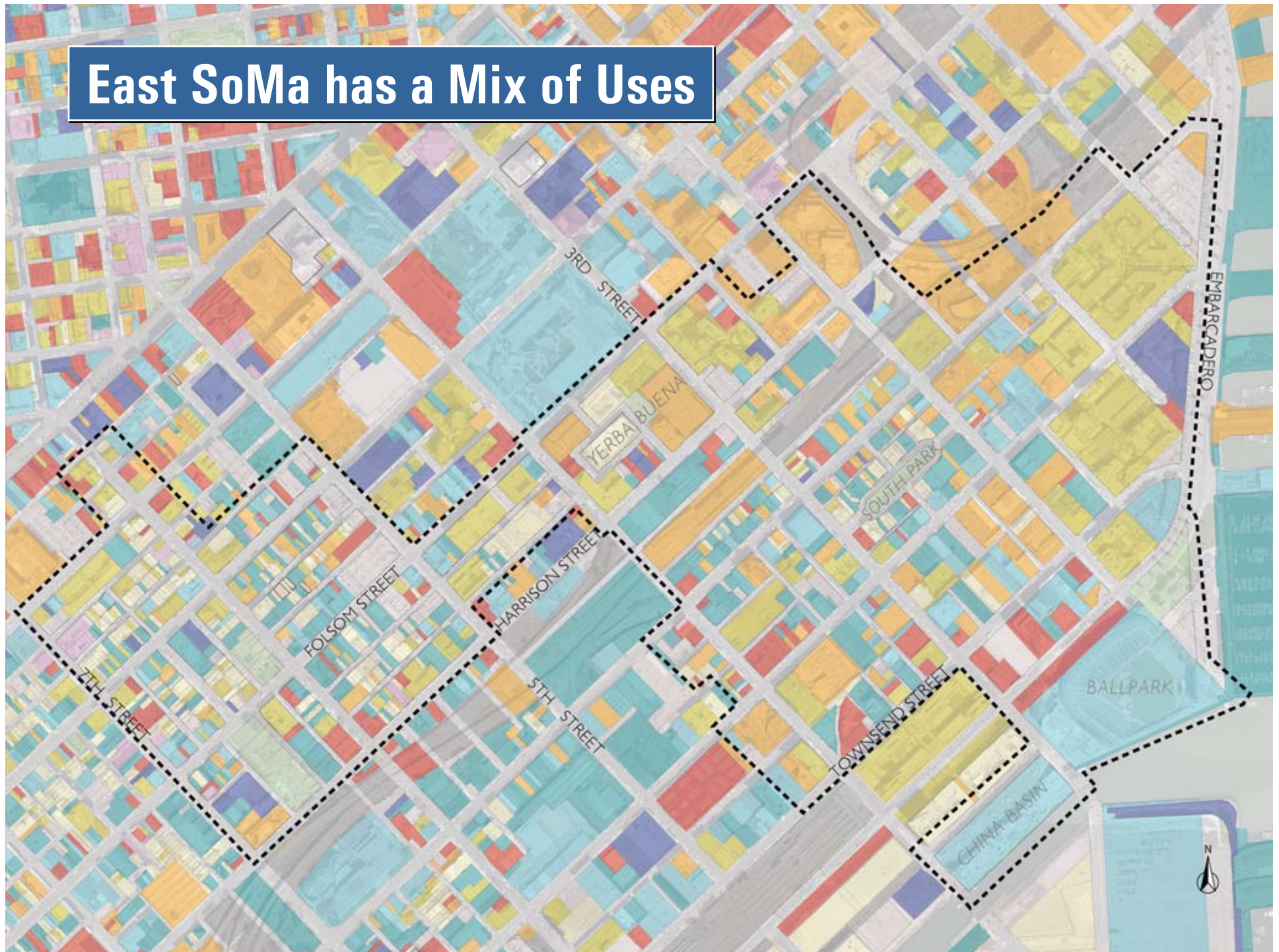
Public Benefits: Next Steps

- **Product: A comprehensive package of policies, zoning controls and fees can produce some of the neighborhood benefits**
- **Phasing of Priorities**



LAND USE & ZONING

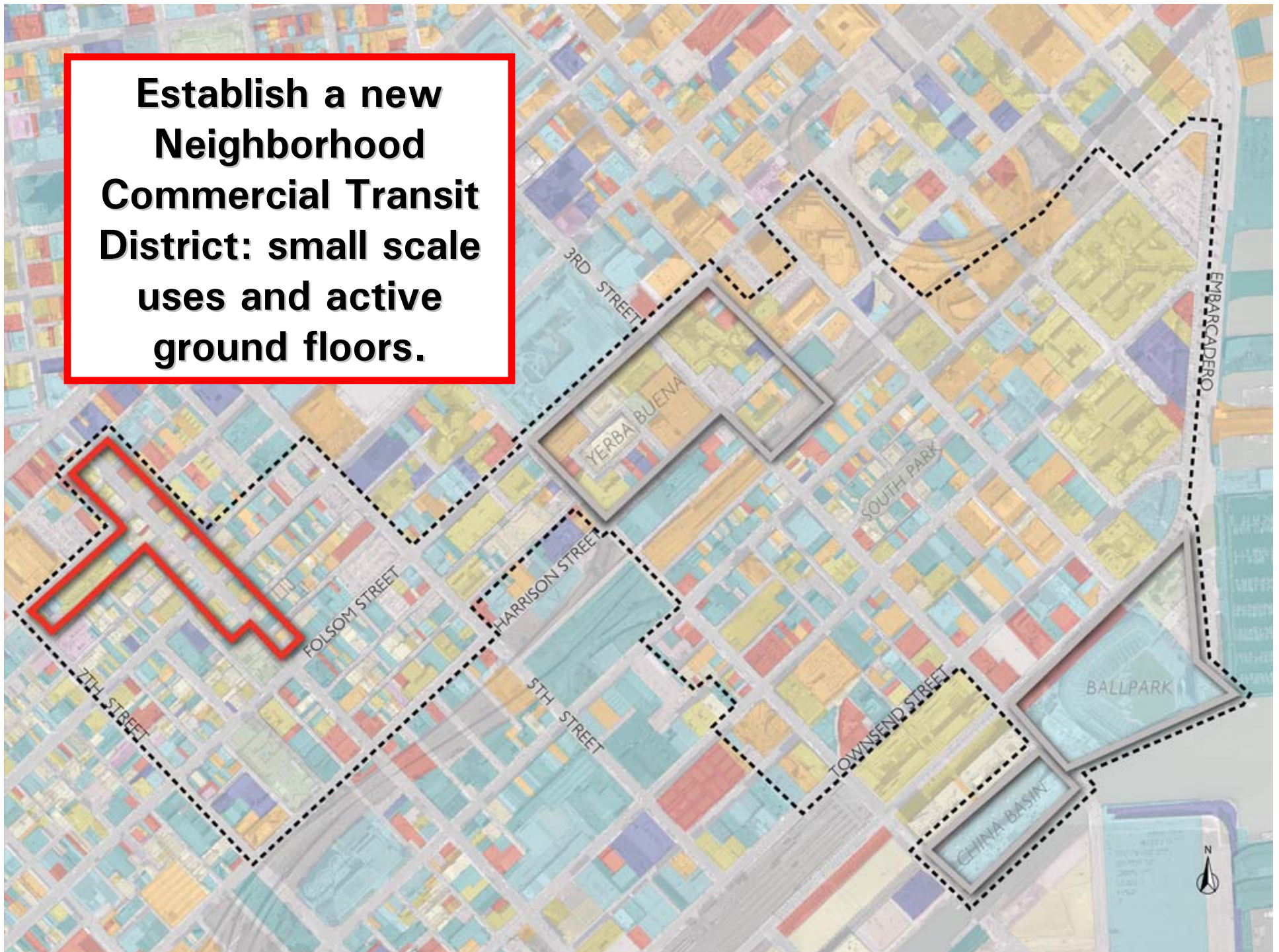
East SoMa has a Mix of Uses

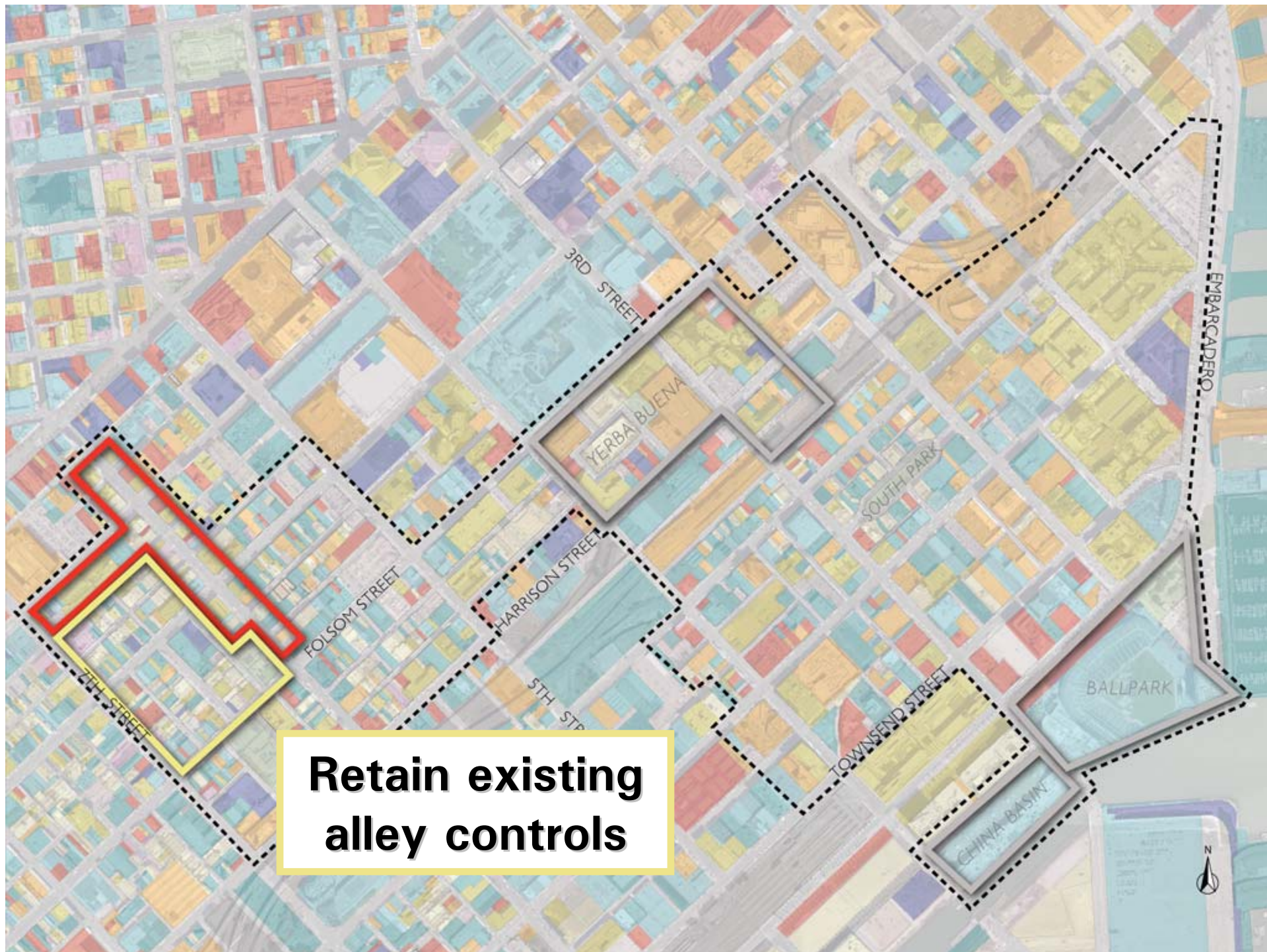


Land Use Objectives

- **Retain and Enhance the Vibrant, Mixed-use Character of the East SoMa**

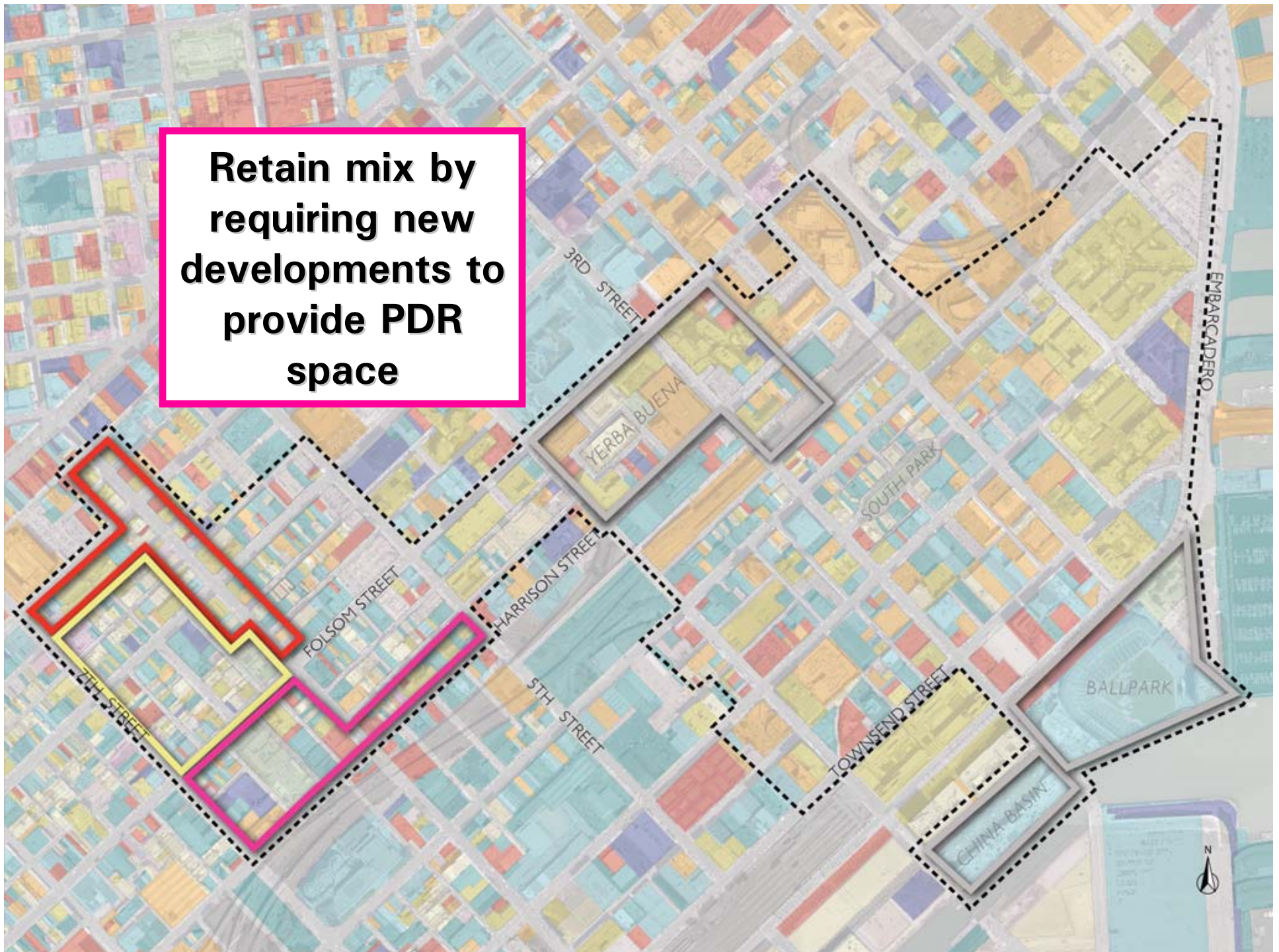
**Establish a new
Neighborhood
Commercial Transit
District: small scale
uses and active
ground floors.**



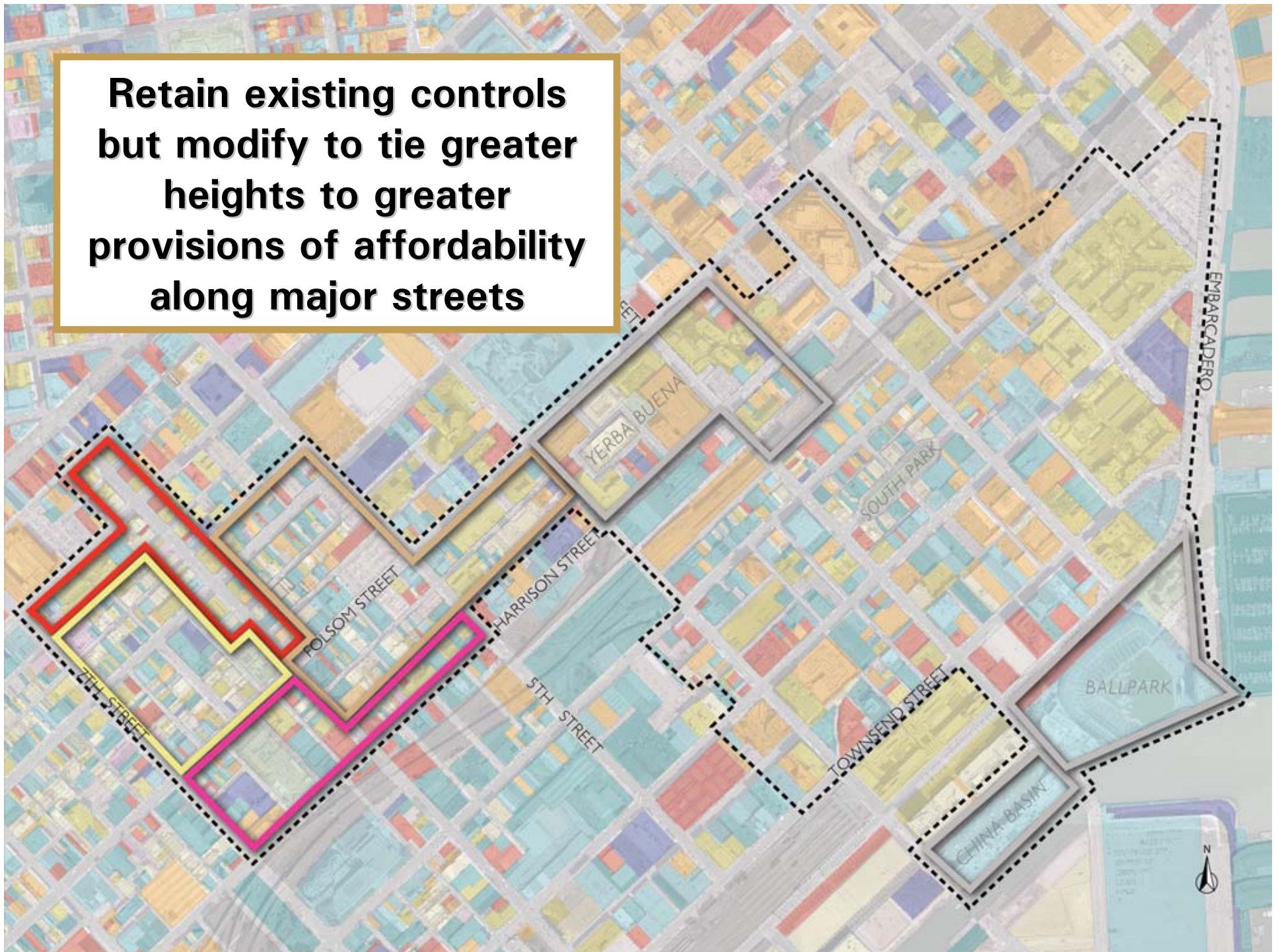


**Retain existing
alley controls**

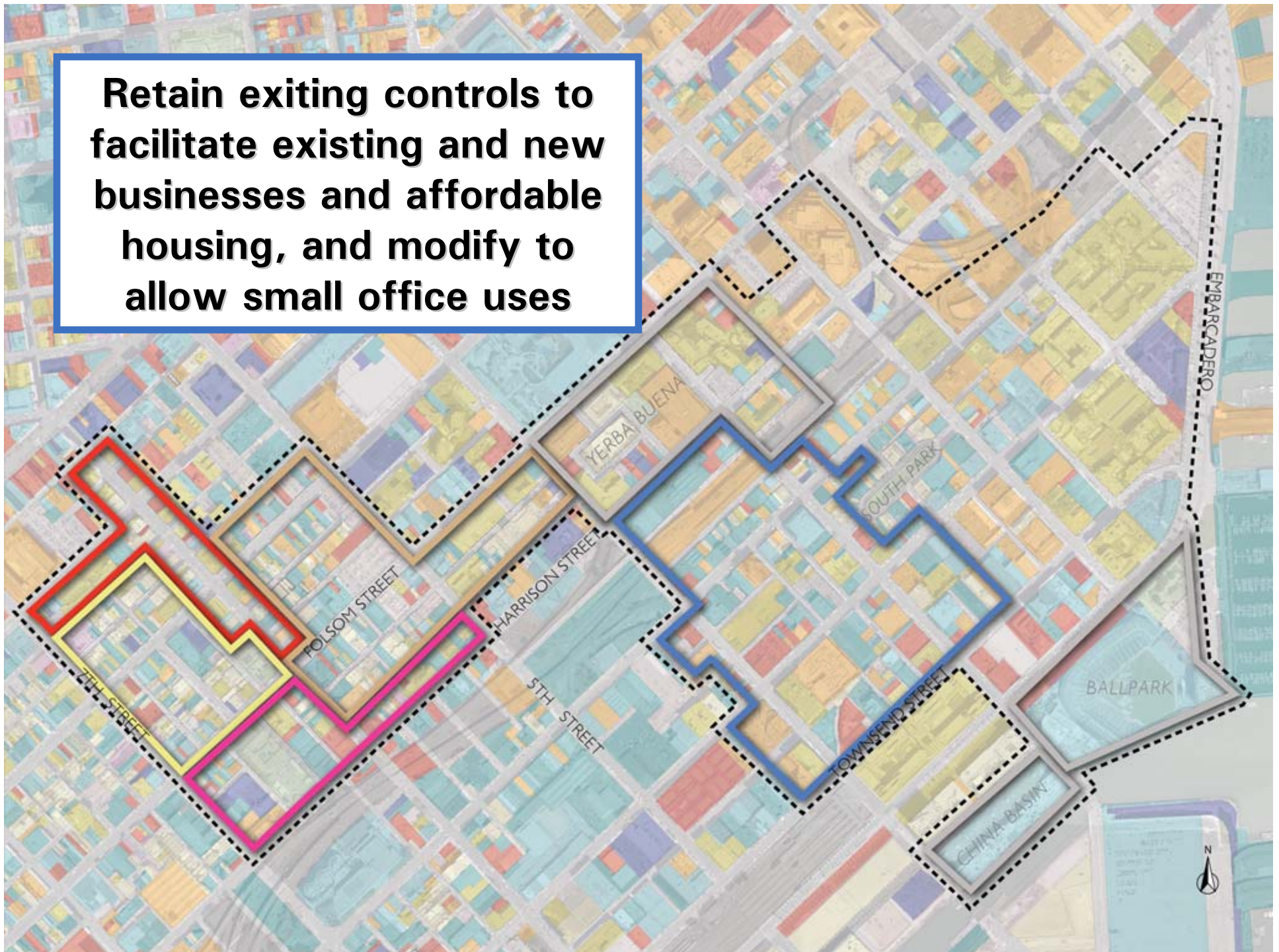
**Retain mix by
requiring new
developments to
provide PDR
space**



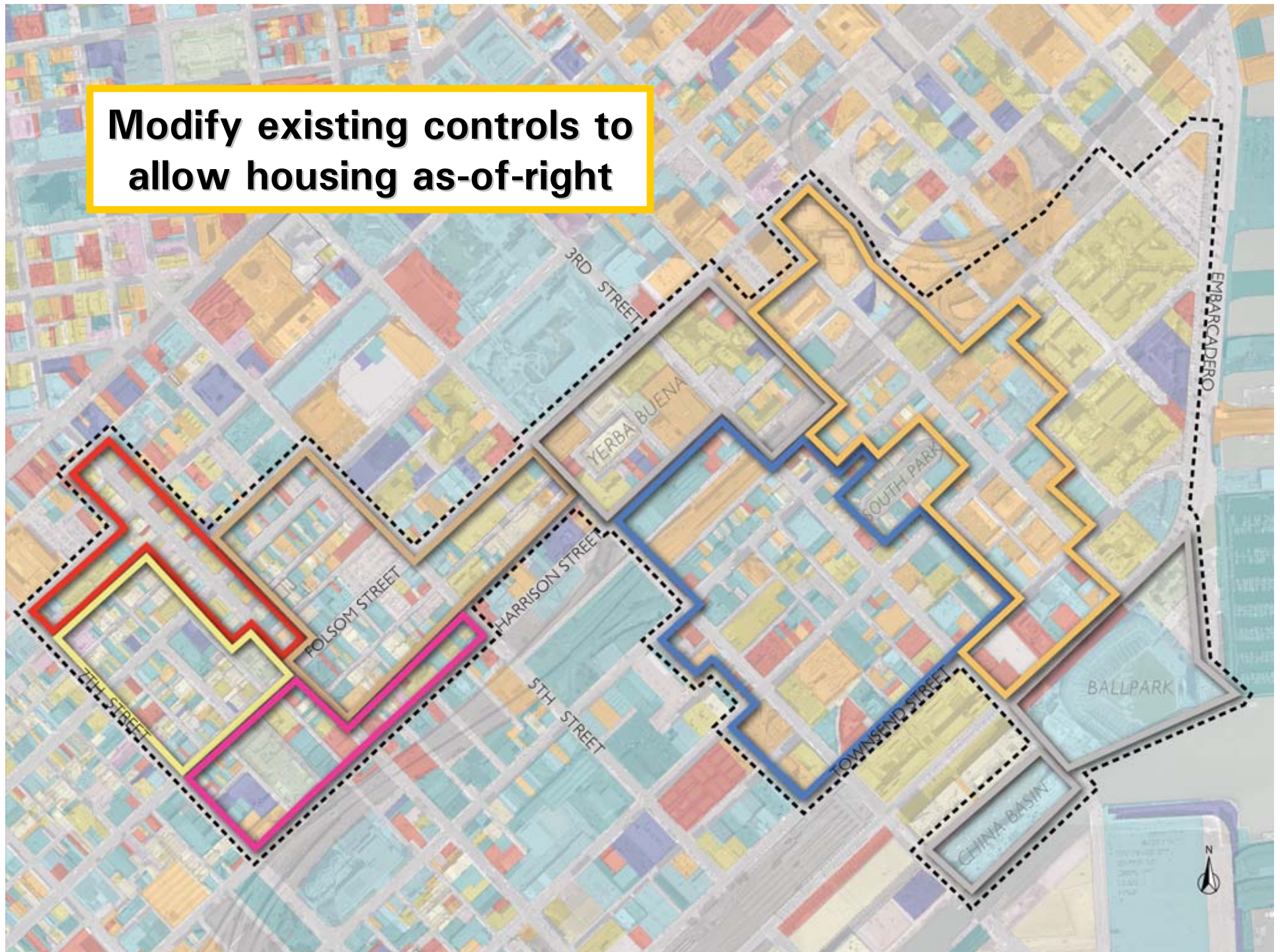
**Retain existing controls
but modify to tie greater
heights to greater
provisions of affordability
along major streets**



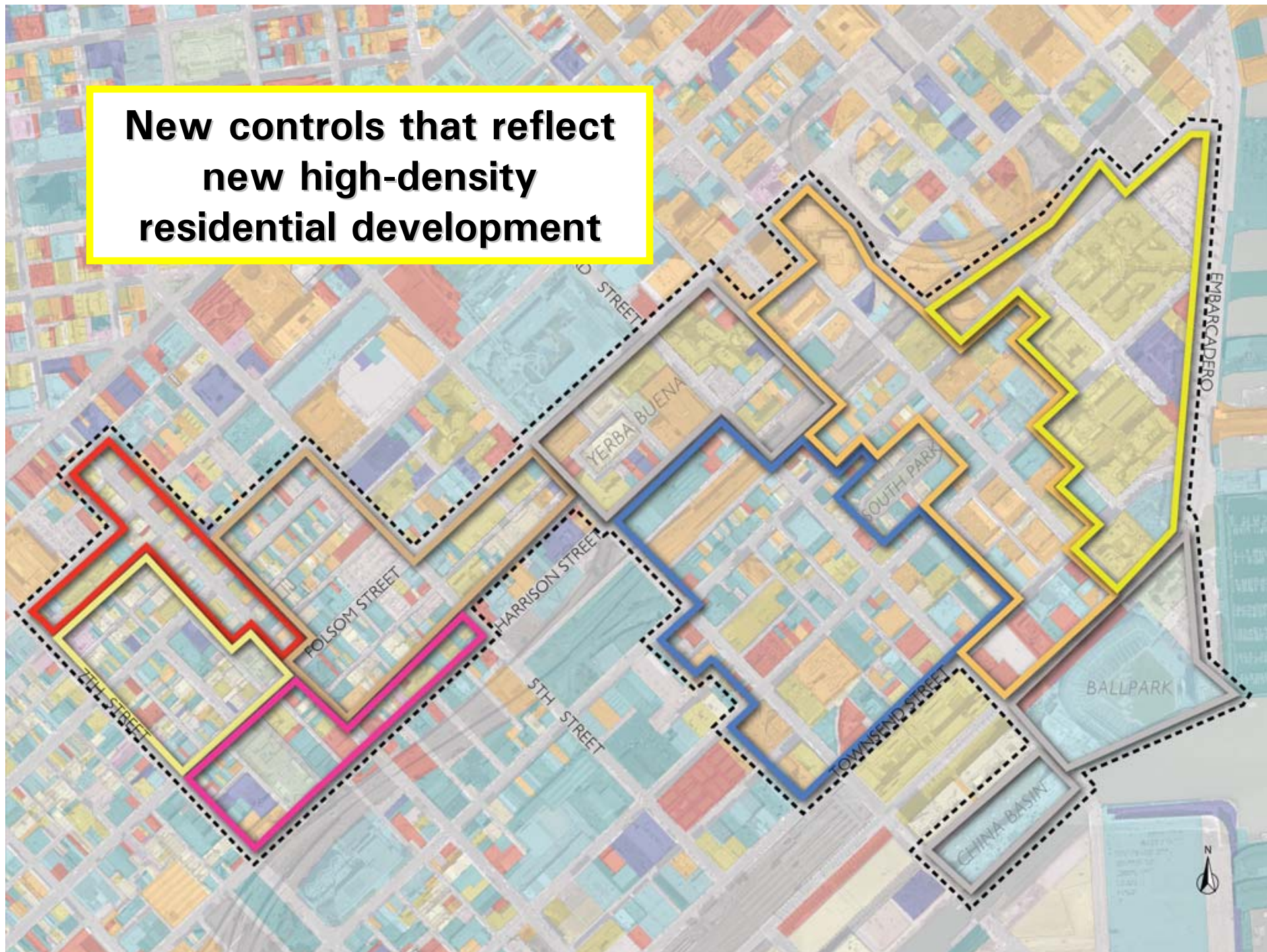
**Retain exiting controls to
facilitate existing and new
businesses and affordable
housing, and modify to
allow small office uses**



**Modify existing controls to
allow housing as-of-right**



**New controls that reflect
new high-density
residential development**



Opportunity Sites



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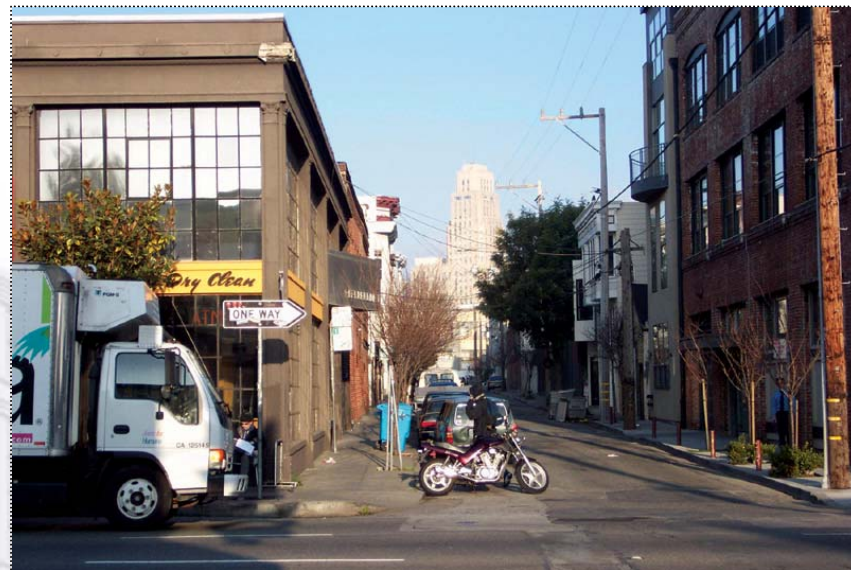
HOUSING

Existing Conditions in East SoMa

- **90% of East SoMa residents Rent**
- **40% of East SoMa residents are Burdened by their Housing Costs meaning they pay more than 30% of their income for housing**

Housing Objectives

- **Encourage the Development of Permanently Affordable Housing**
- **Lower the Cost of Housing**
- **Encourage the Retention of Housing**



Policies to Meet the Housing Objectives

- **Higher affordability requirements in certain districts**
- **Increased flexibility for housing in certain districts**



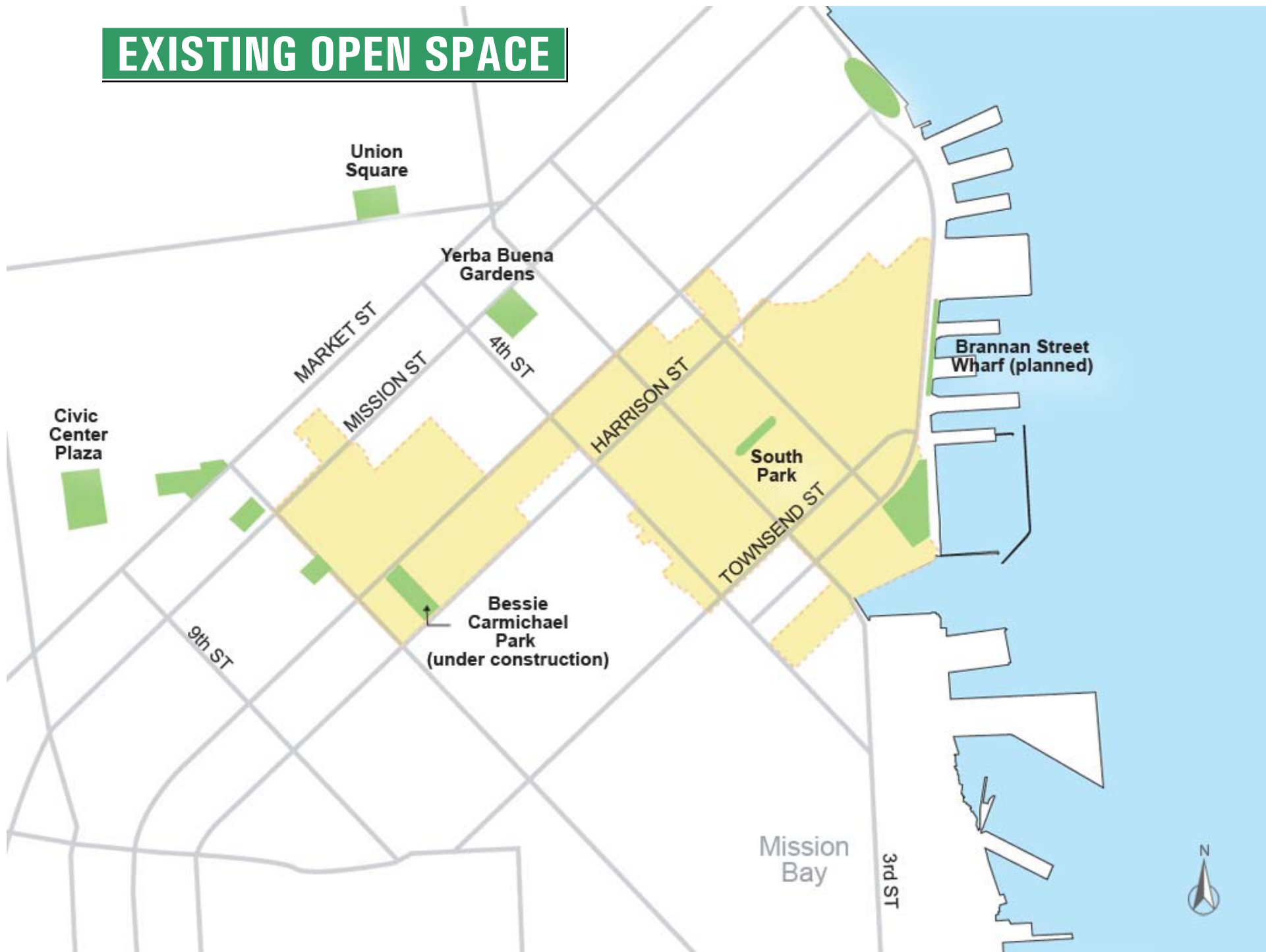
OPEN SPACE

Open Space Objectives

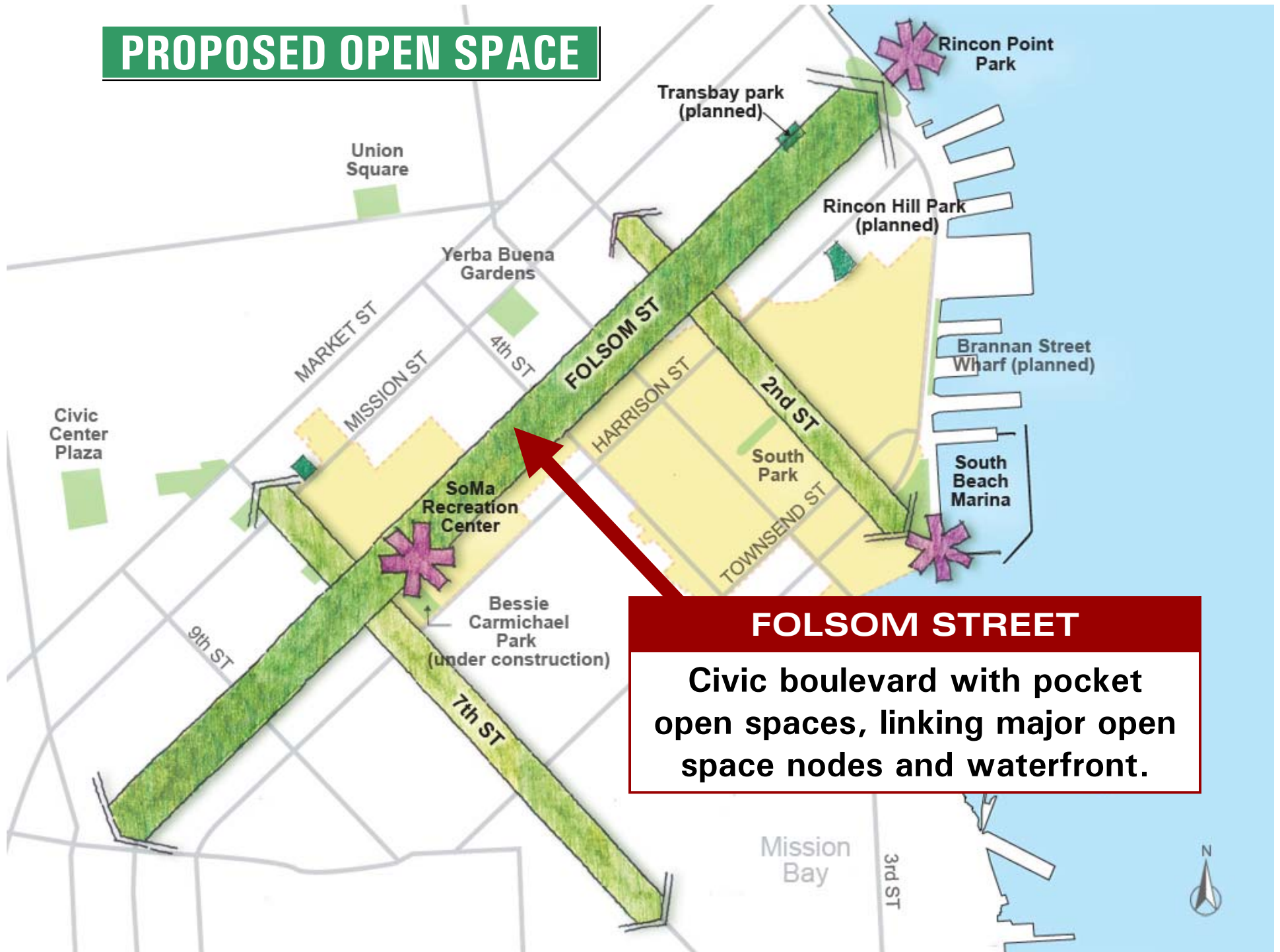
- **Increase the Amount of Open Space**
- **Create an Open Space Network of Green Connector Streets, Living Streets, and Public Parks**
- **Increase the Quality of Landscaped Elements**
- **Ensure Existing Spaces are well Maintained**



EXISTING OPEN SPACE



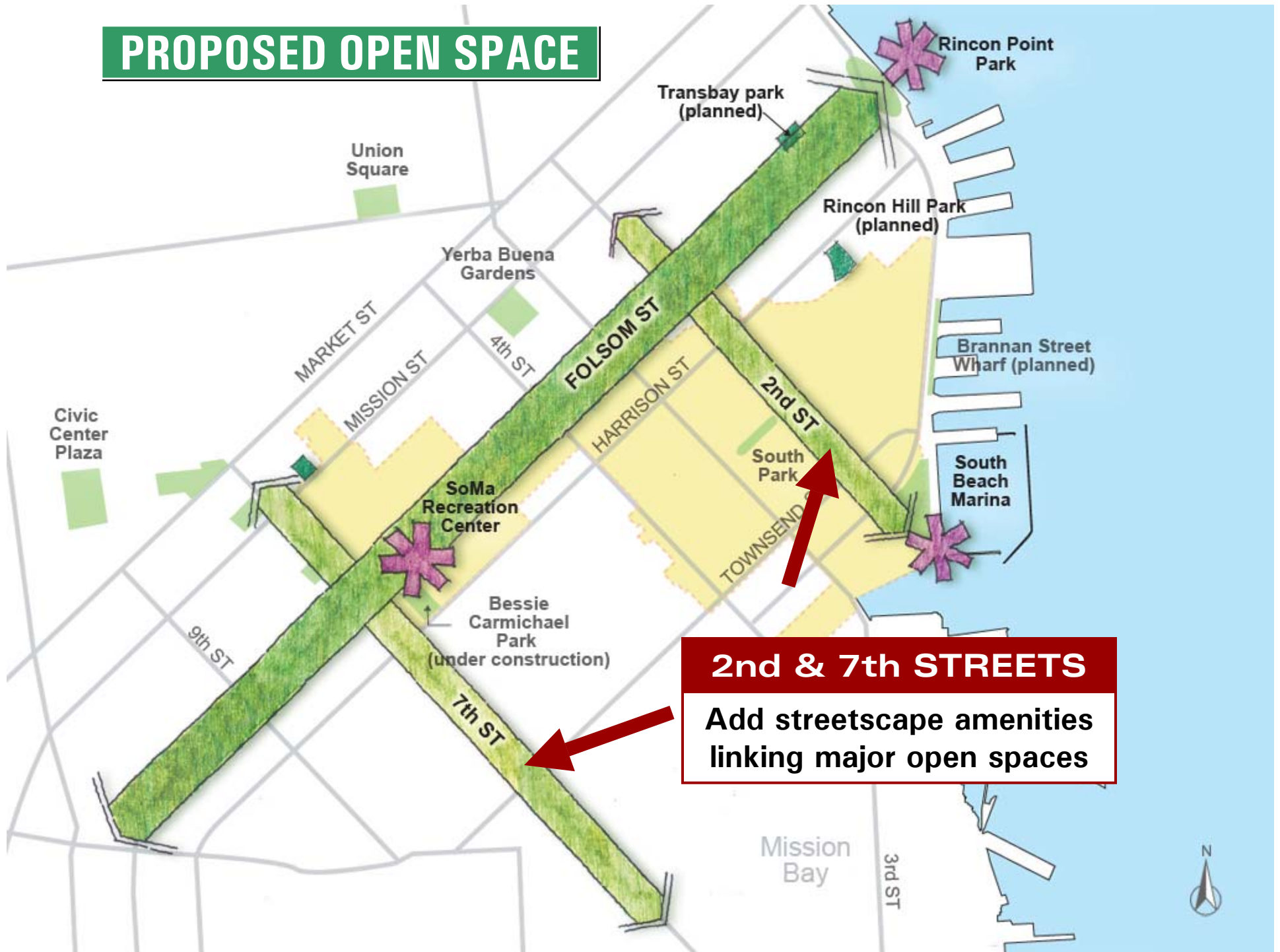
PROPOSED OPEN SPACE



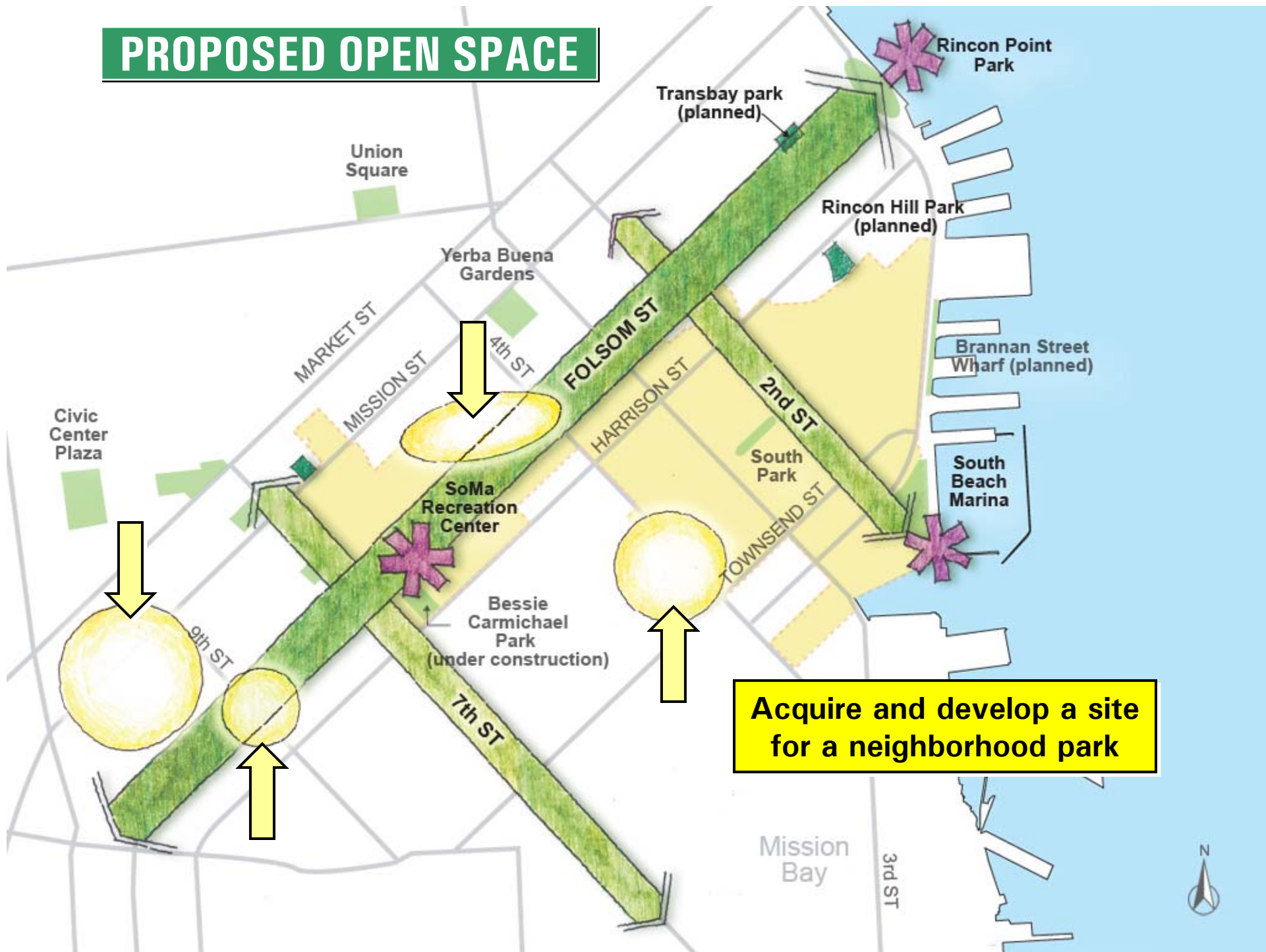
FOLSOM STREET

Civic boulevard with pocket open spaces, linking major open space nodes and waterfront.

PROPOSED OPEN SPACE



PROPOSED OPEN SPACE



Potential Improvements to Russ Street





TRANSPORTATION

Existing Transportation Challenges

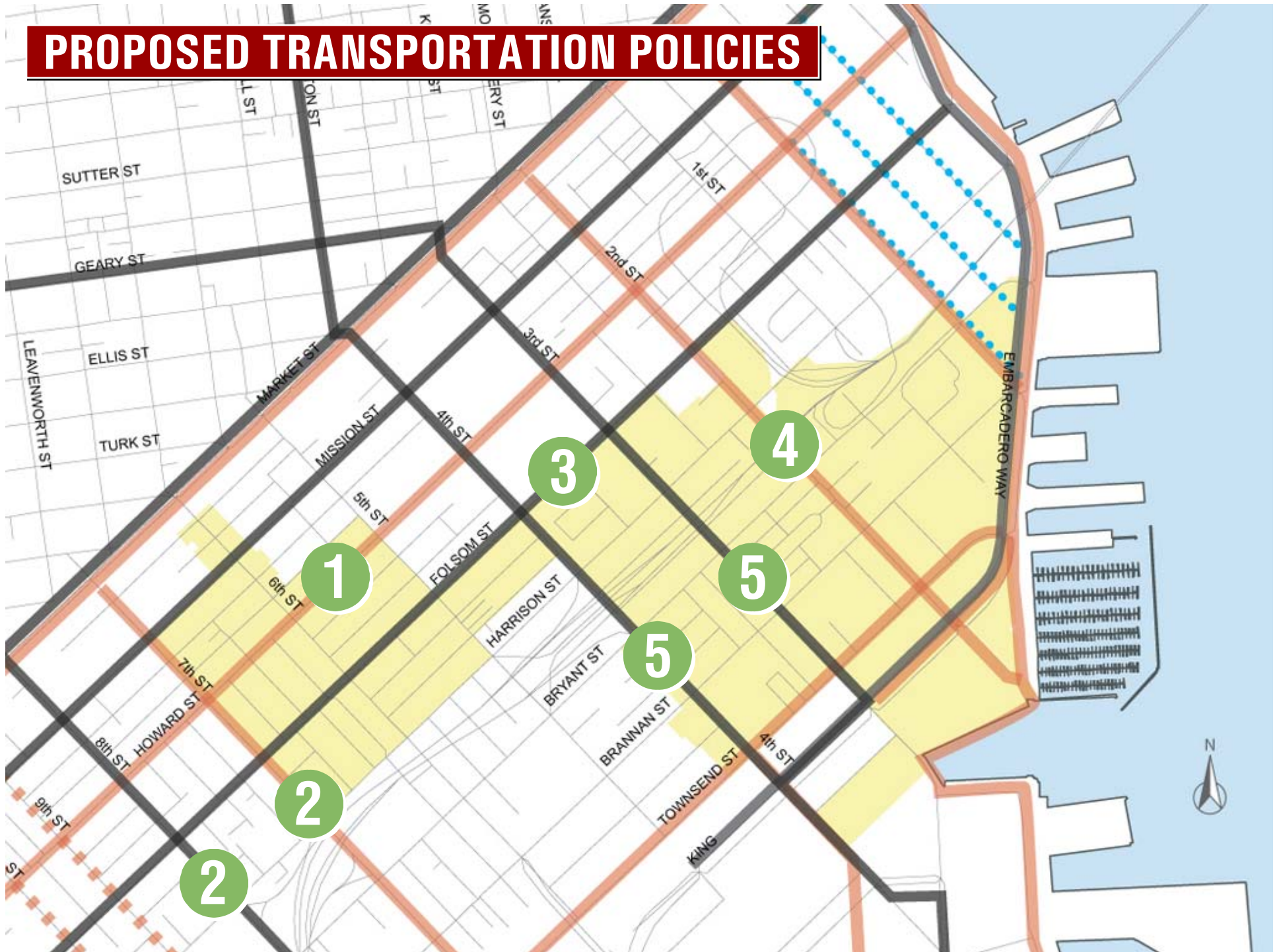
- 
- Large Blocks
 - Wide Streets
 - One-Way Streets
 - Regional Traffic
 - Poor Pedestrian Conditions

Transportation Objectives

- Improve Public Transit
- Ensure the Least Possible Negative Impact from Parking
- Support Circulation Needs of Existing PDR Uses
- Design Streets for Multiple Users and Means of Travel



PROPOSED TRANSPORTATION POLICIES





COMMUNITY FACILITIES

Draft Community Facilities Objectives for Consideration

- **Maintain and Provide Essential Community Services and Facilities**
- **Reinforce the Importance of the South of Market as the Center of Filipino-American Life**





HISTORIC RESOURCES

Historic Resources

- Preserve notable historic landmarks, historic districts, individual historic buildings, and features
 - Adopt policies to ensure a high level of scrutiny of historic resources
 - Conduct a survey to identify historic buildings, resources, and districts



We Need Your Input

- **This Workshop**
- **Call, Email, Write, Fill-in a Comment Sheet or set up a meeting with me**

Next Workshop

- **Refinement of Area Plan policies based on community input**
- **Urban Design and a discussion of heights**

**Make sure to sign up to be on the mailing
and email lists for upcoming workshops!**

THANKS FOR COMING!