

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

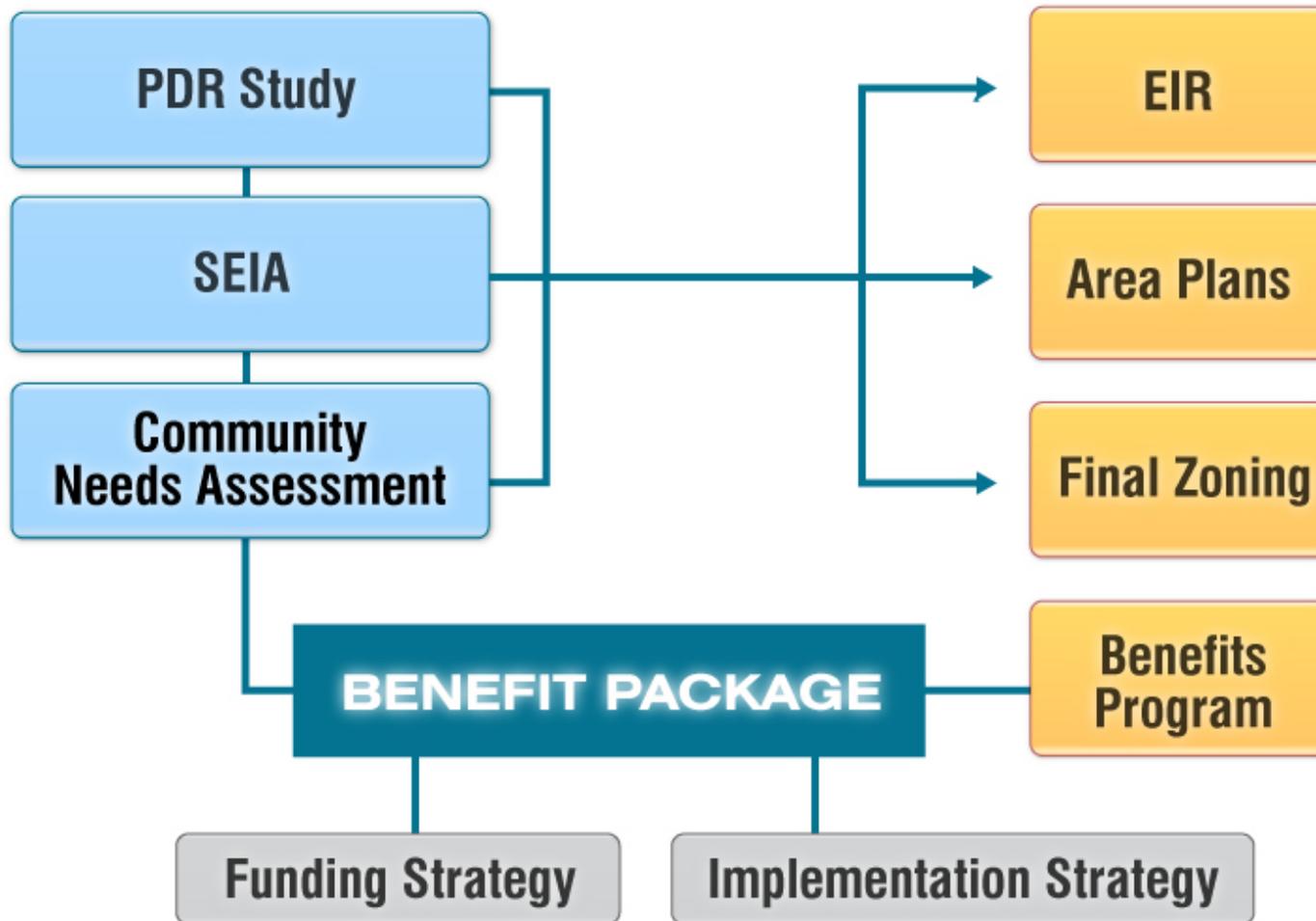
OCT. 2005

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?



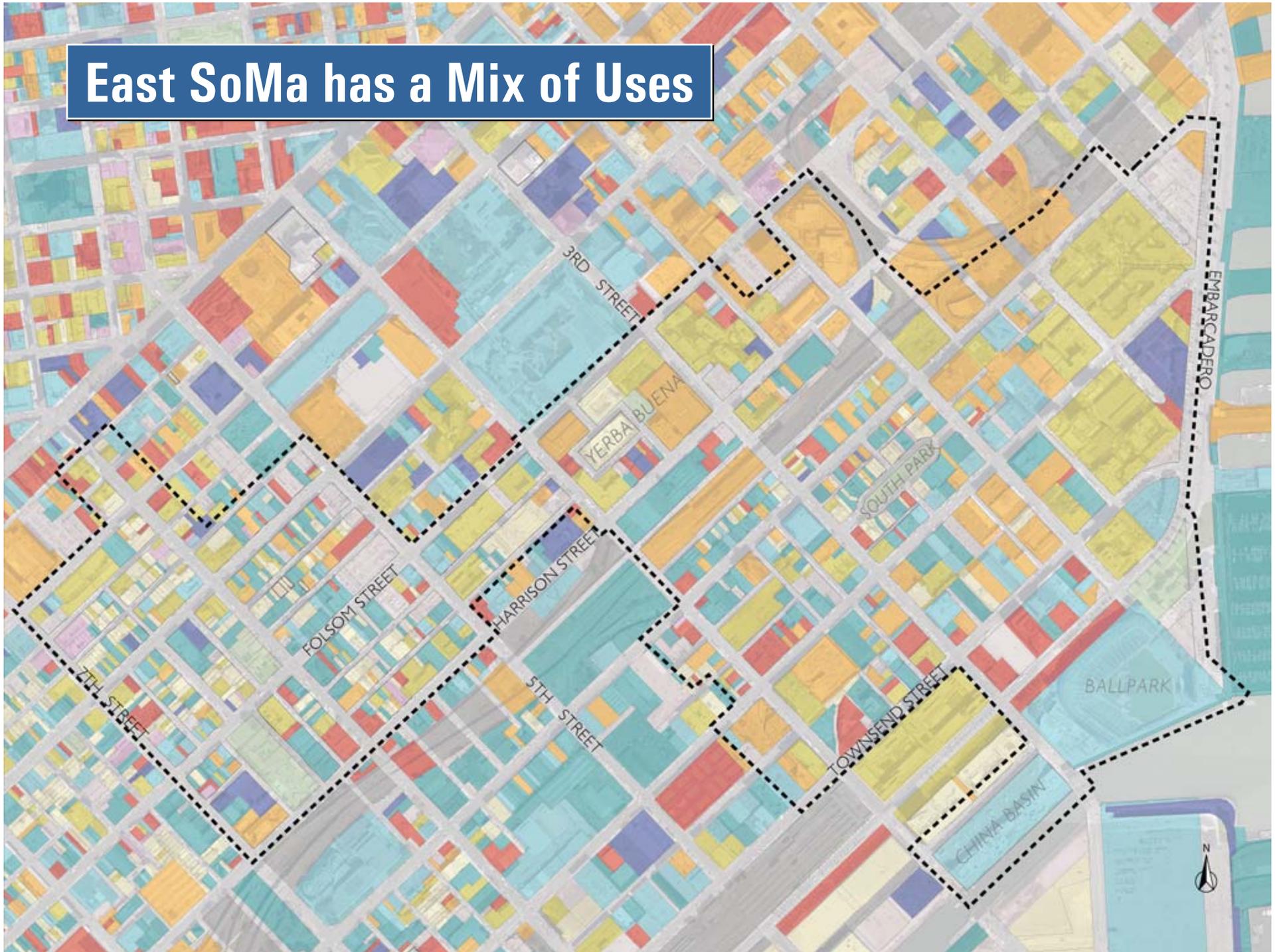
Public Benefits: Next Steps

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



LAND USE & ZONING

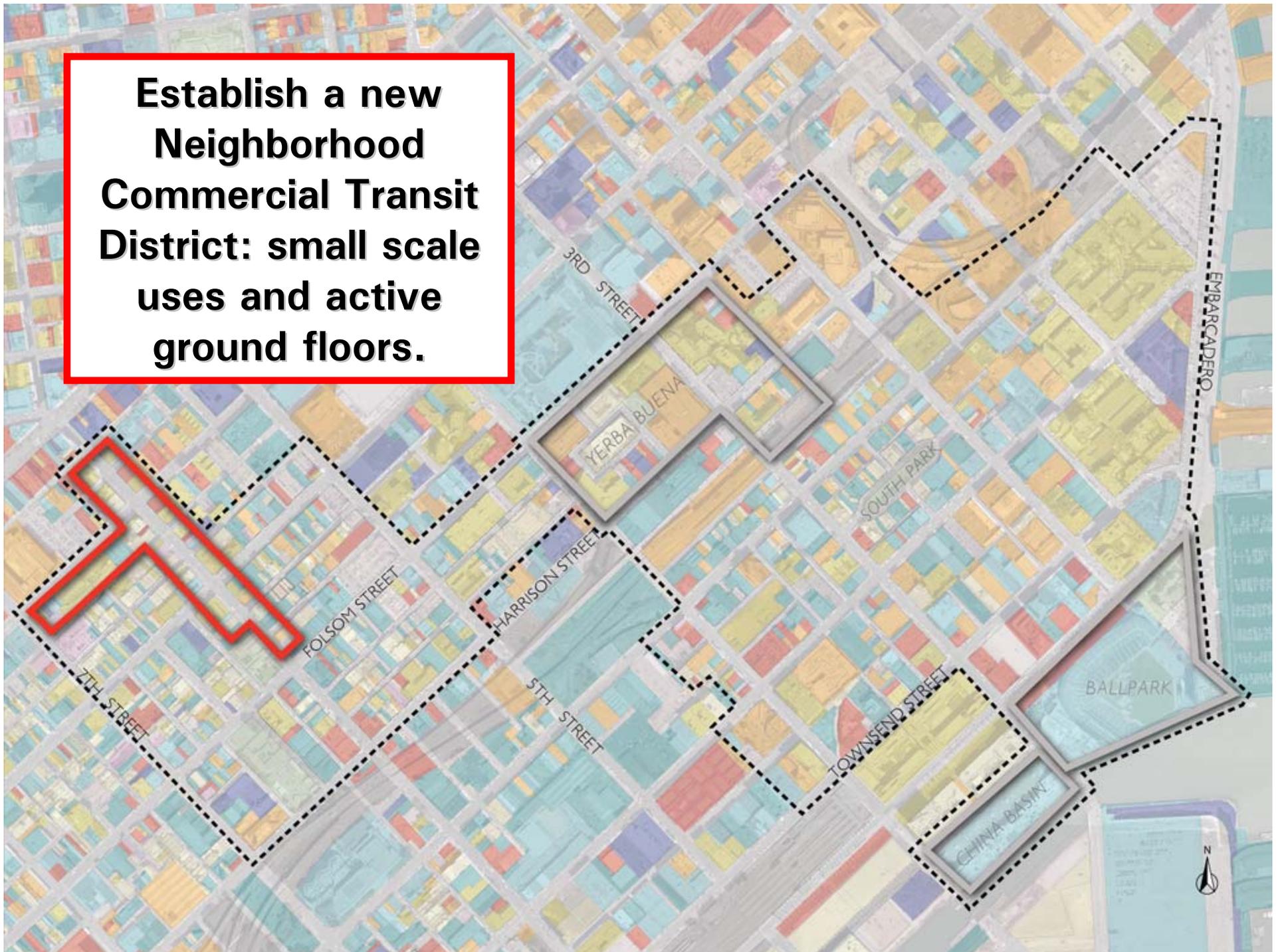
East SoMa has a Mix of Uses

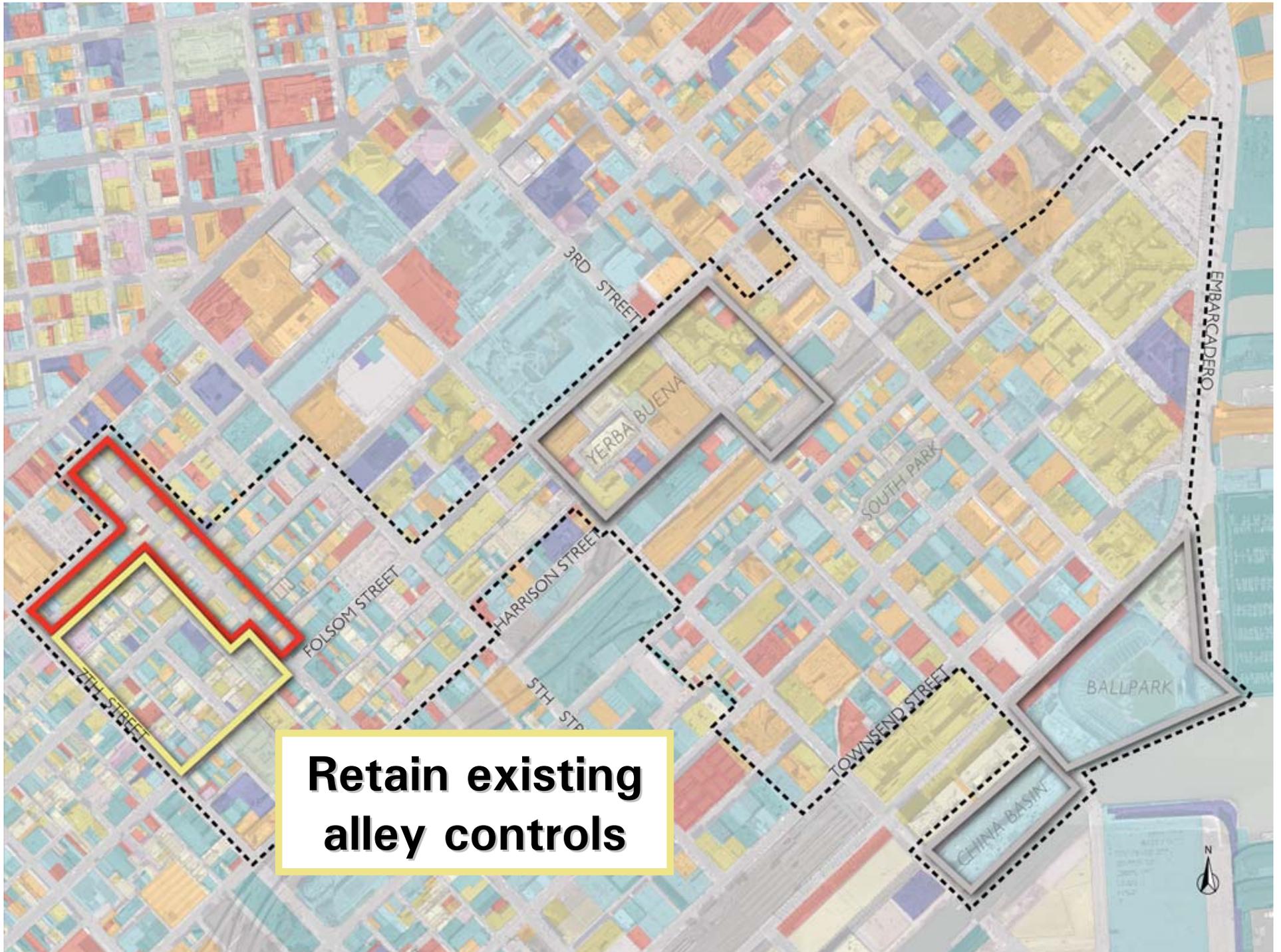


Land Use Objectives

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

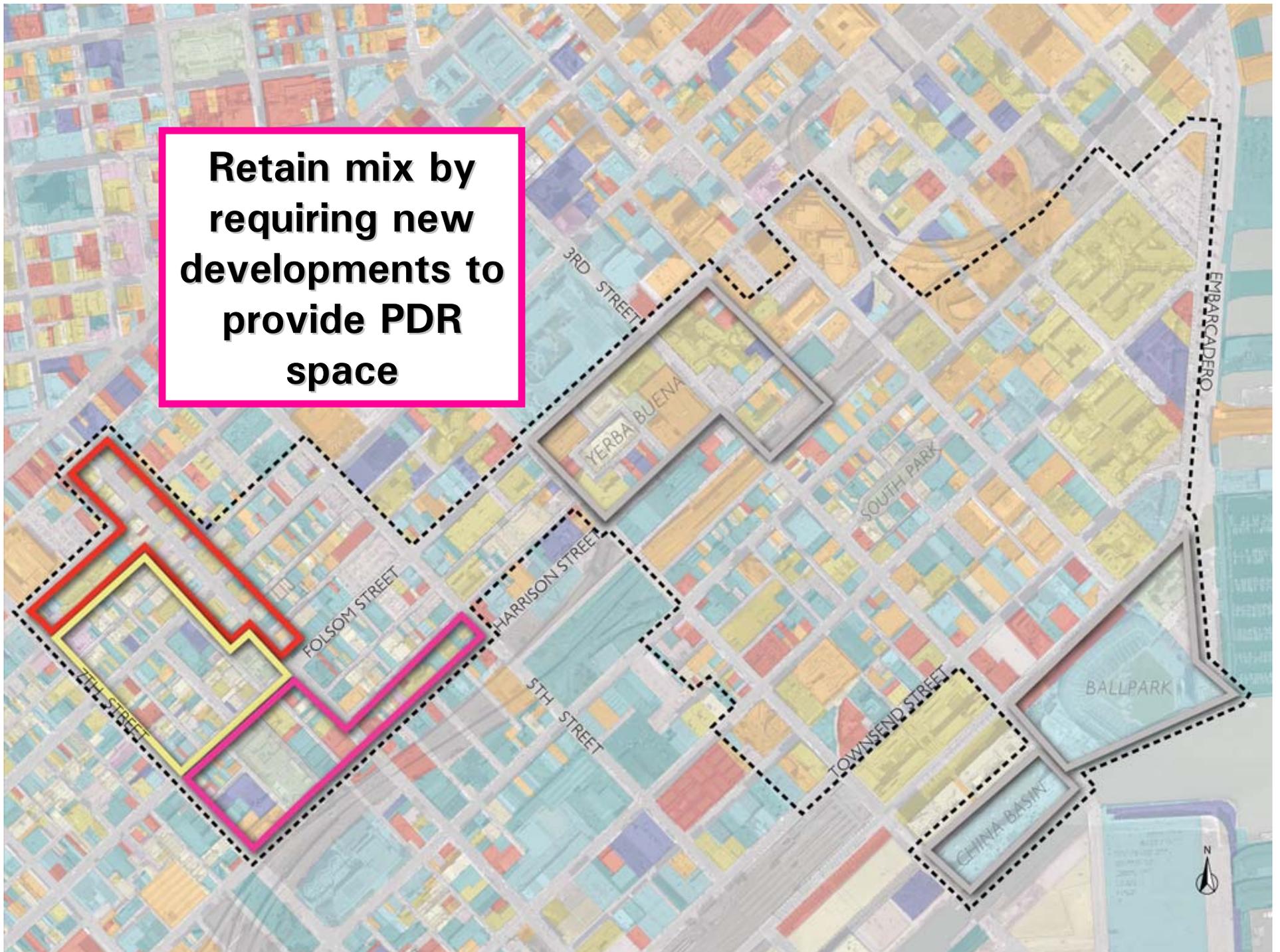
**Establish a new
Neighborhood
Commercial Transit
District: small scale
uses and active
ground floors.**



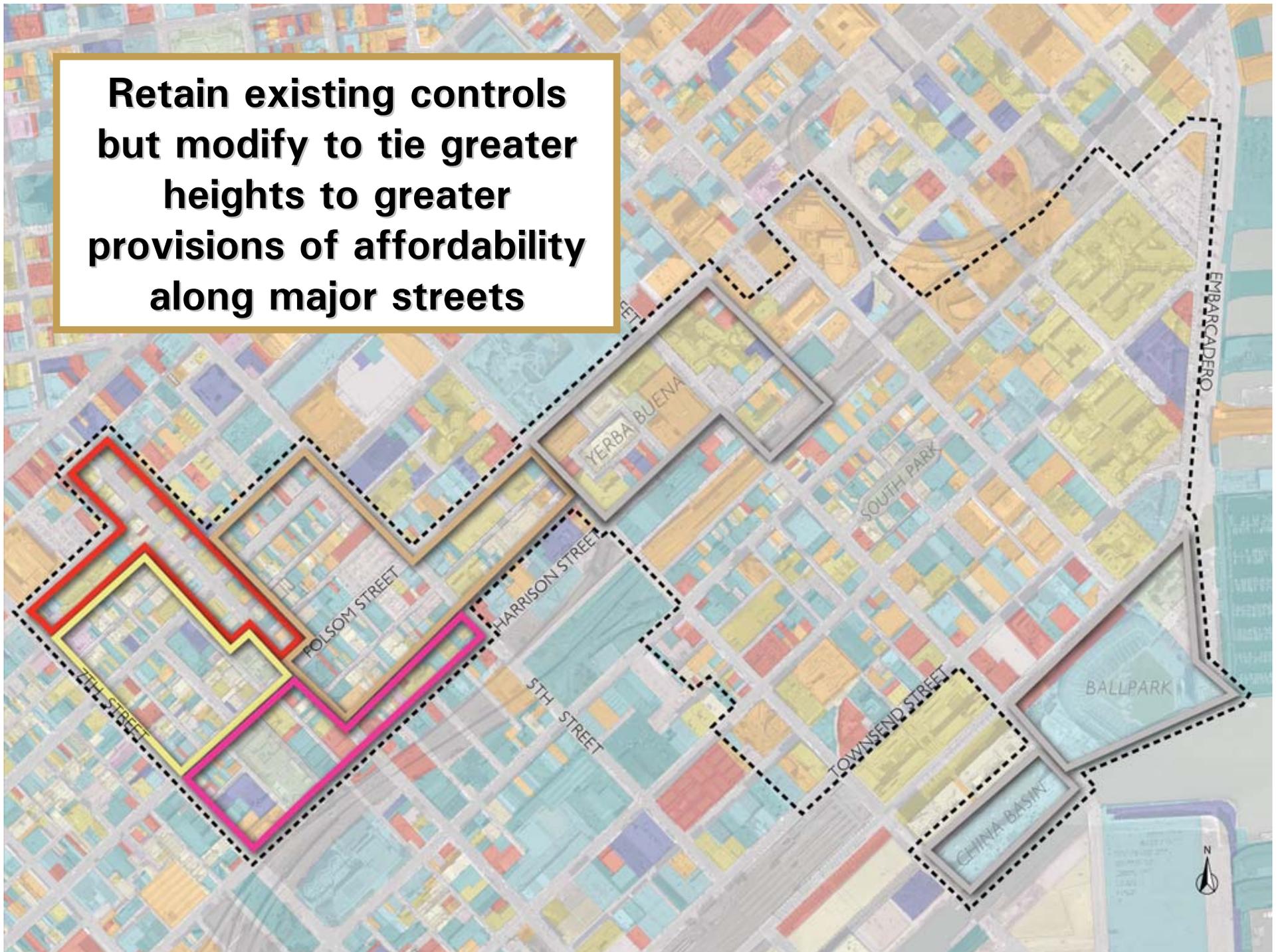


**Retain existing
alley controls**

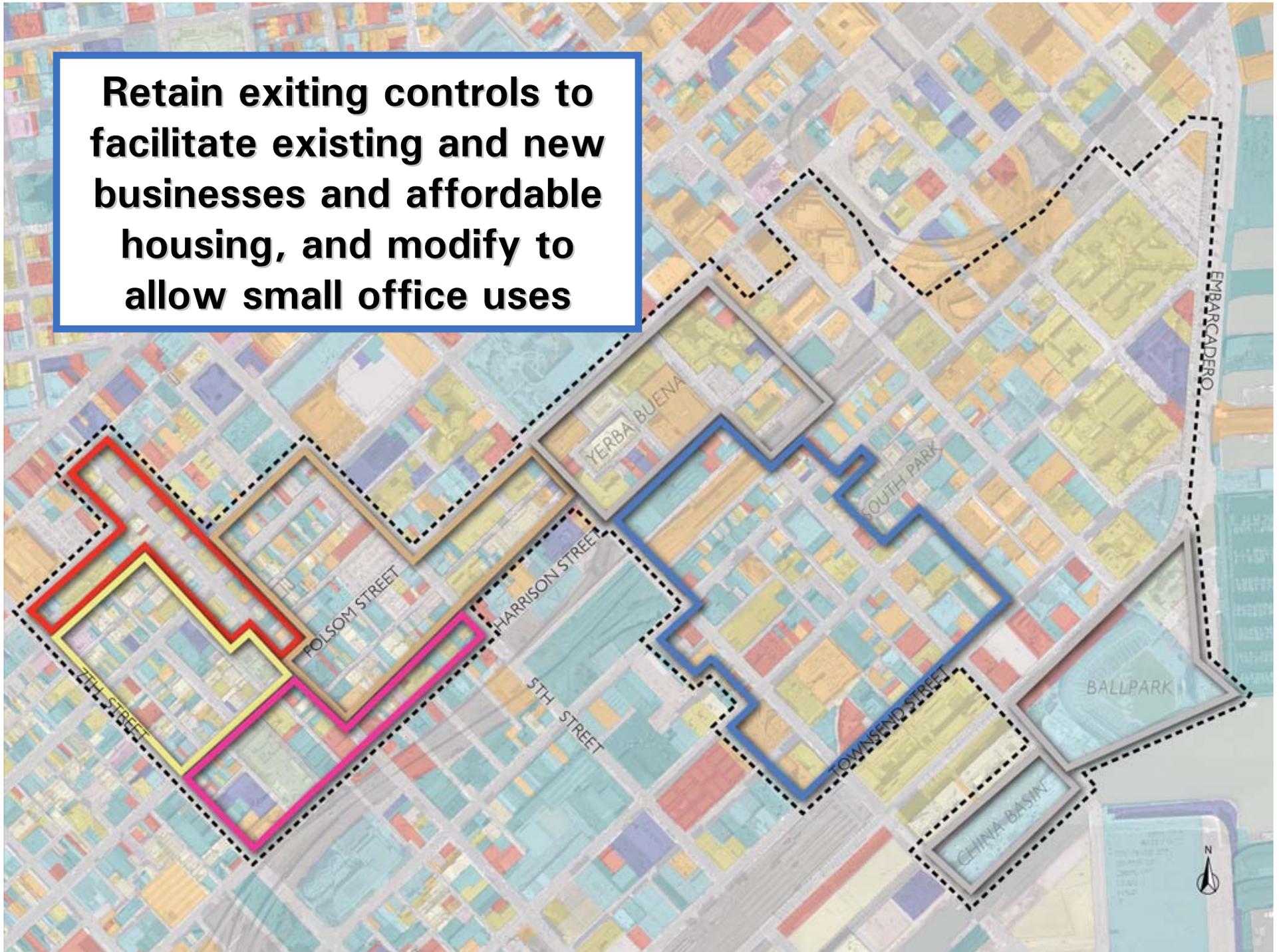
**Retain mix by
requiring new
developments to
provide PDR
space**



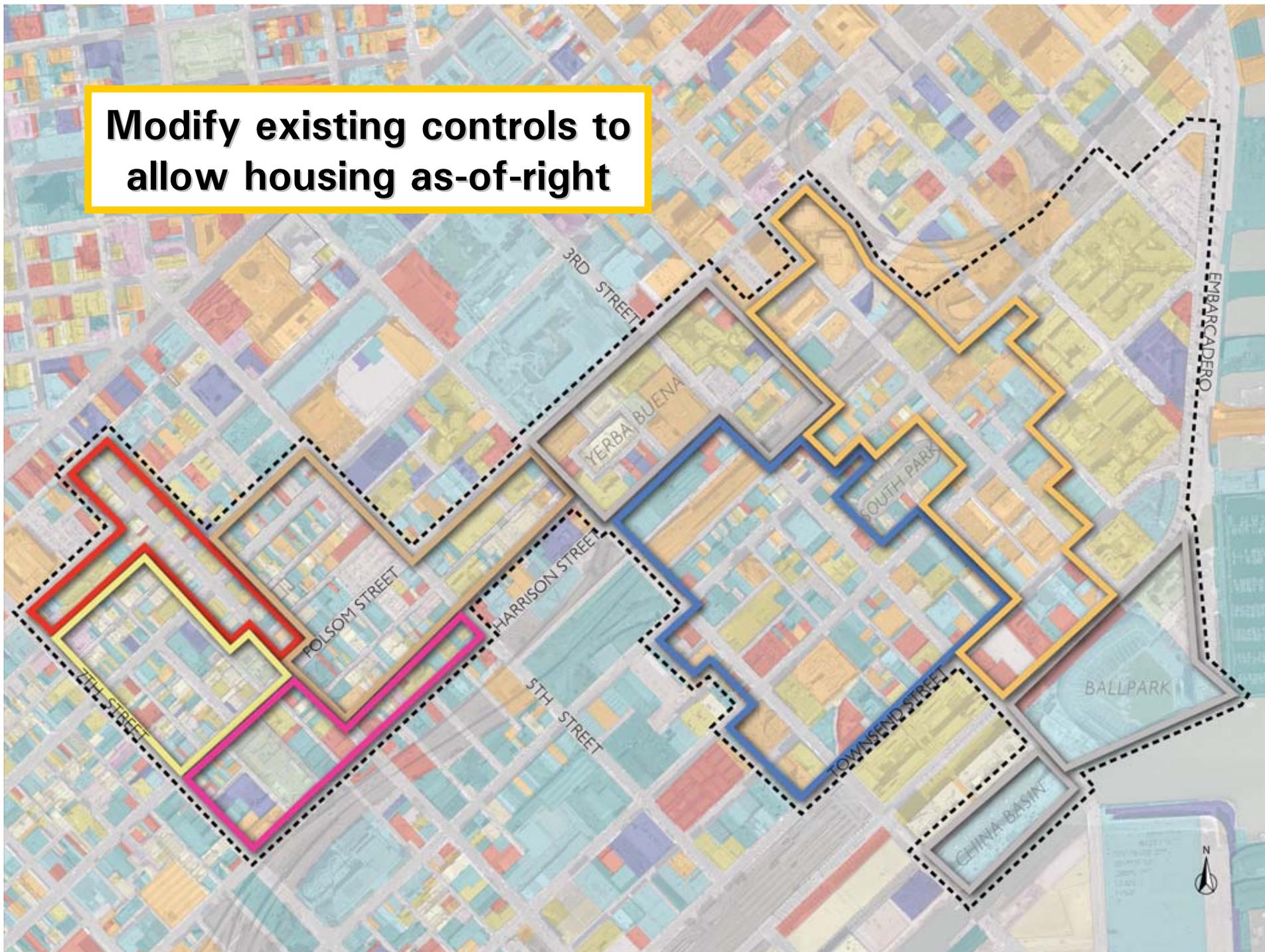
**Retain existing controls
but modify to tie greater
heights to greater
provisions of affordability
along major streets**



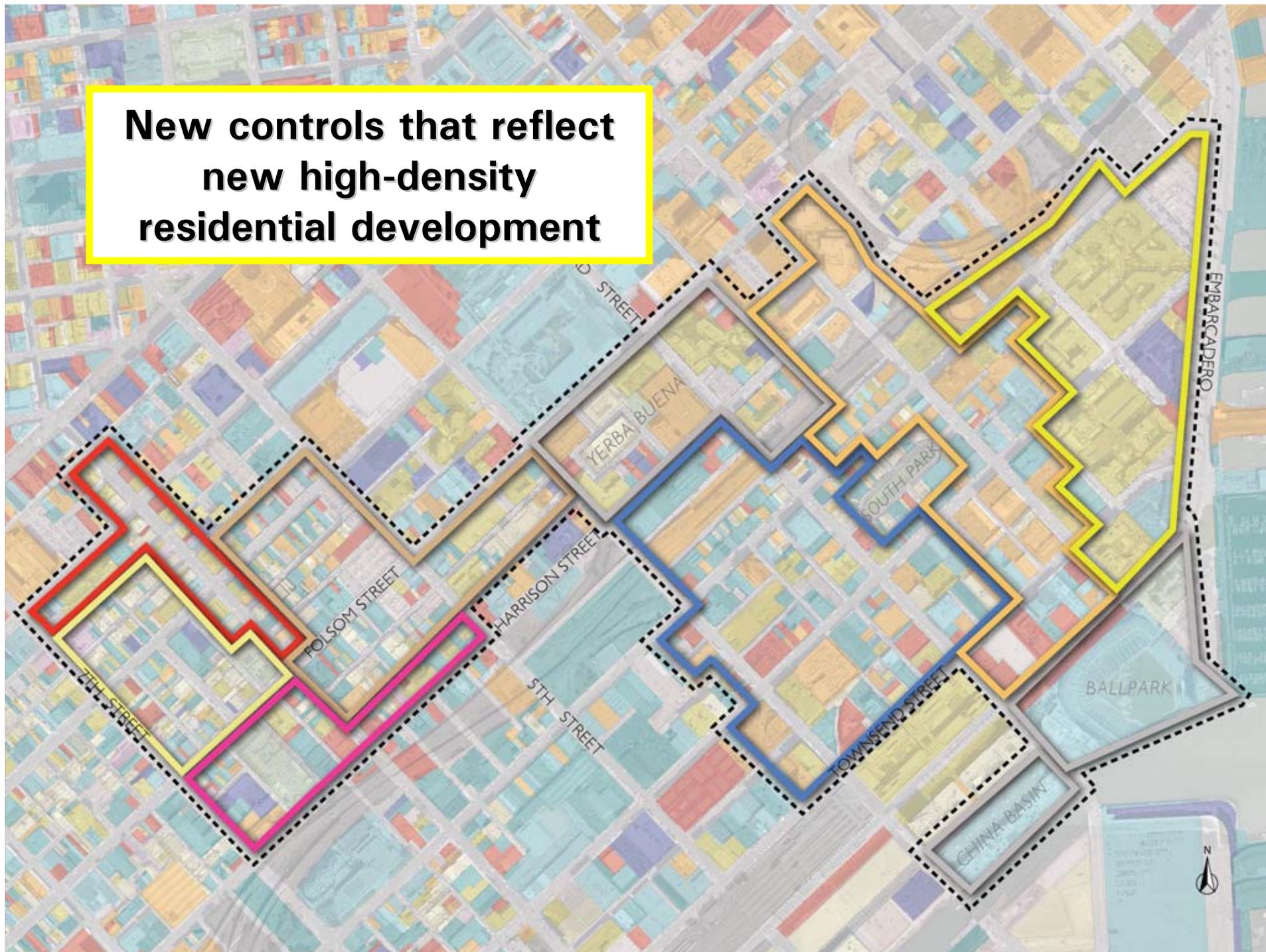
Retain existing controls to facilitate existing and new businesses and affordable housing, and modify to allow small office uses



Modify existing controls to allow housing as-of-right



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



Opportunity Sites



Copyright (C) 2005, City and County of San Francisco



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

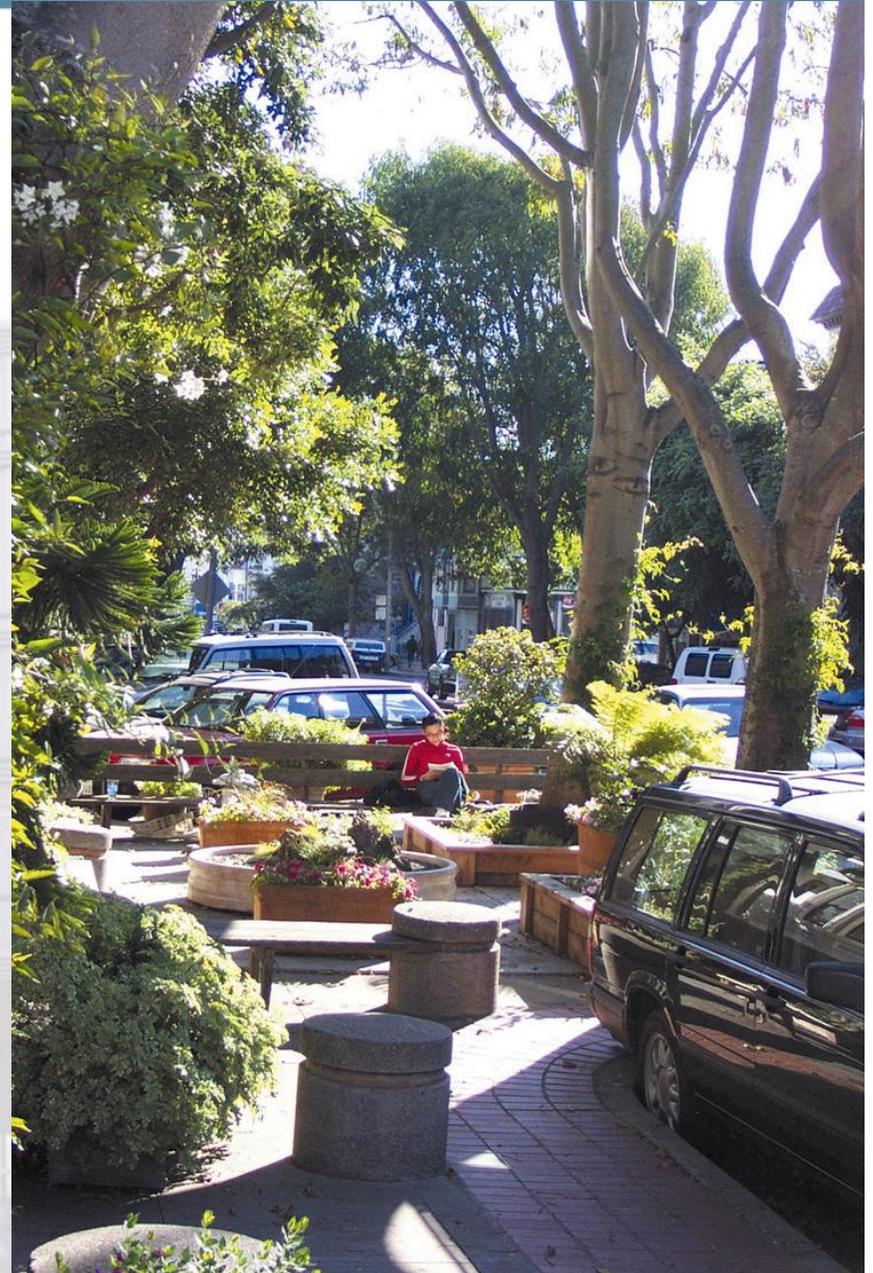
- Higher affordability requirements in certain districts
- Increased flexibility for housing in certain districts



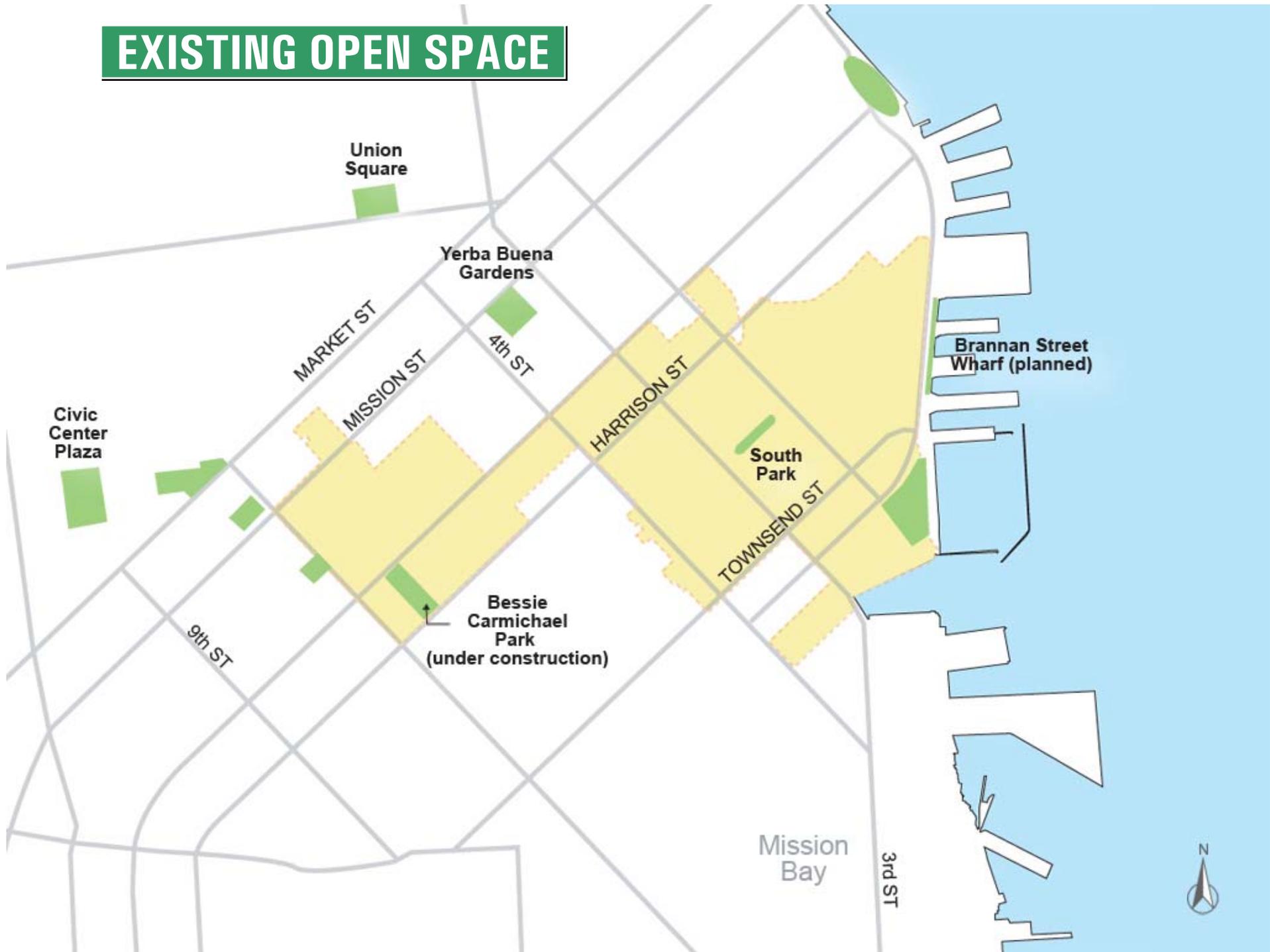
OPEN SPACE

Open Space Objectives

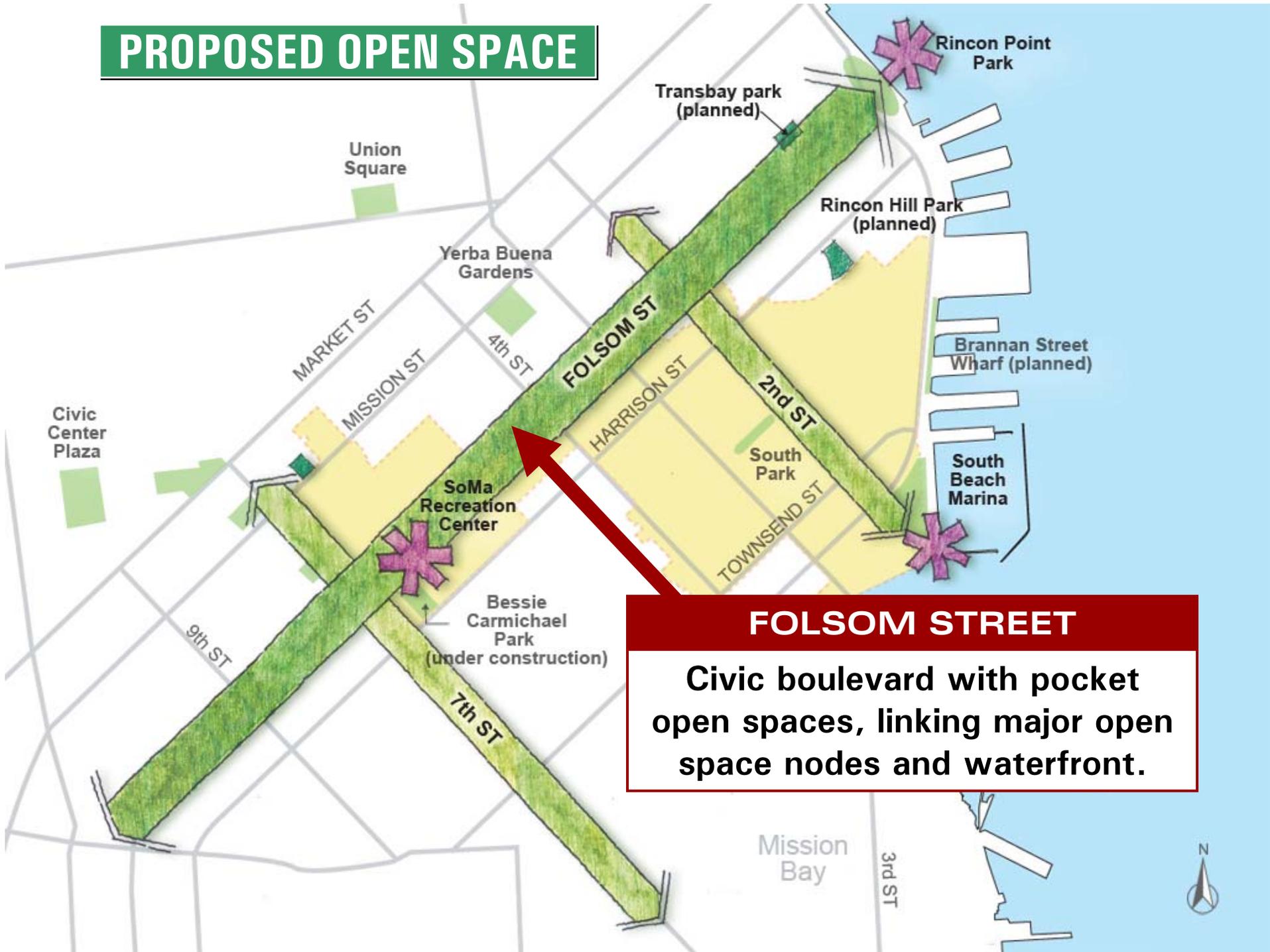
- **Increase the Amount of Open Space**
- **Create an Open Space Network of Green Connector Streets, Living Streets, and Public Parks**
- **Increase the Quality of Landscaped Elements**
- **Ensure Existing Spaces are well Maintained**



EXISTING OPEN SPACE

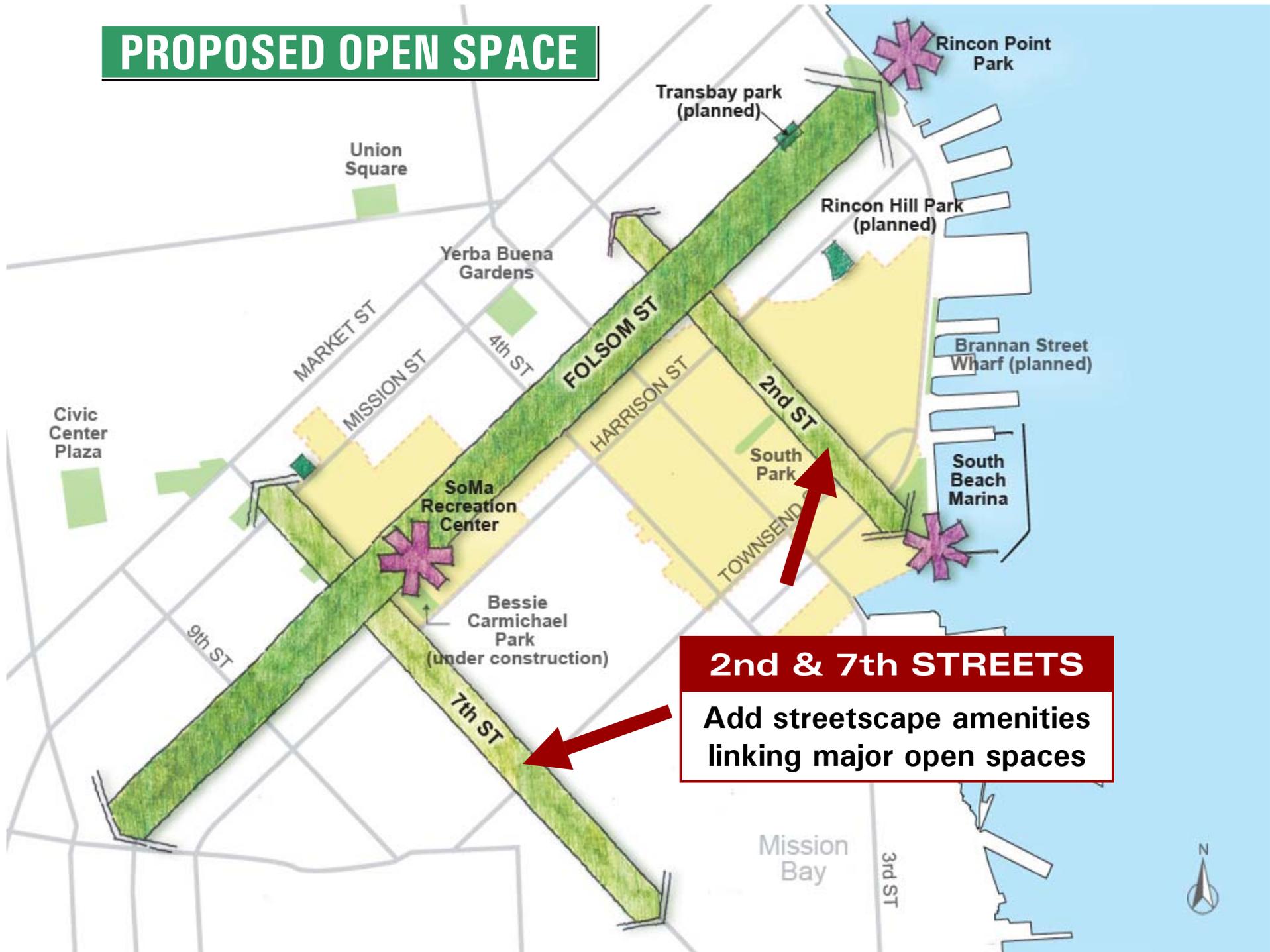


PROPOSED OPEN SPACE



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

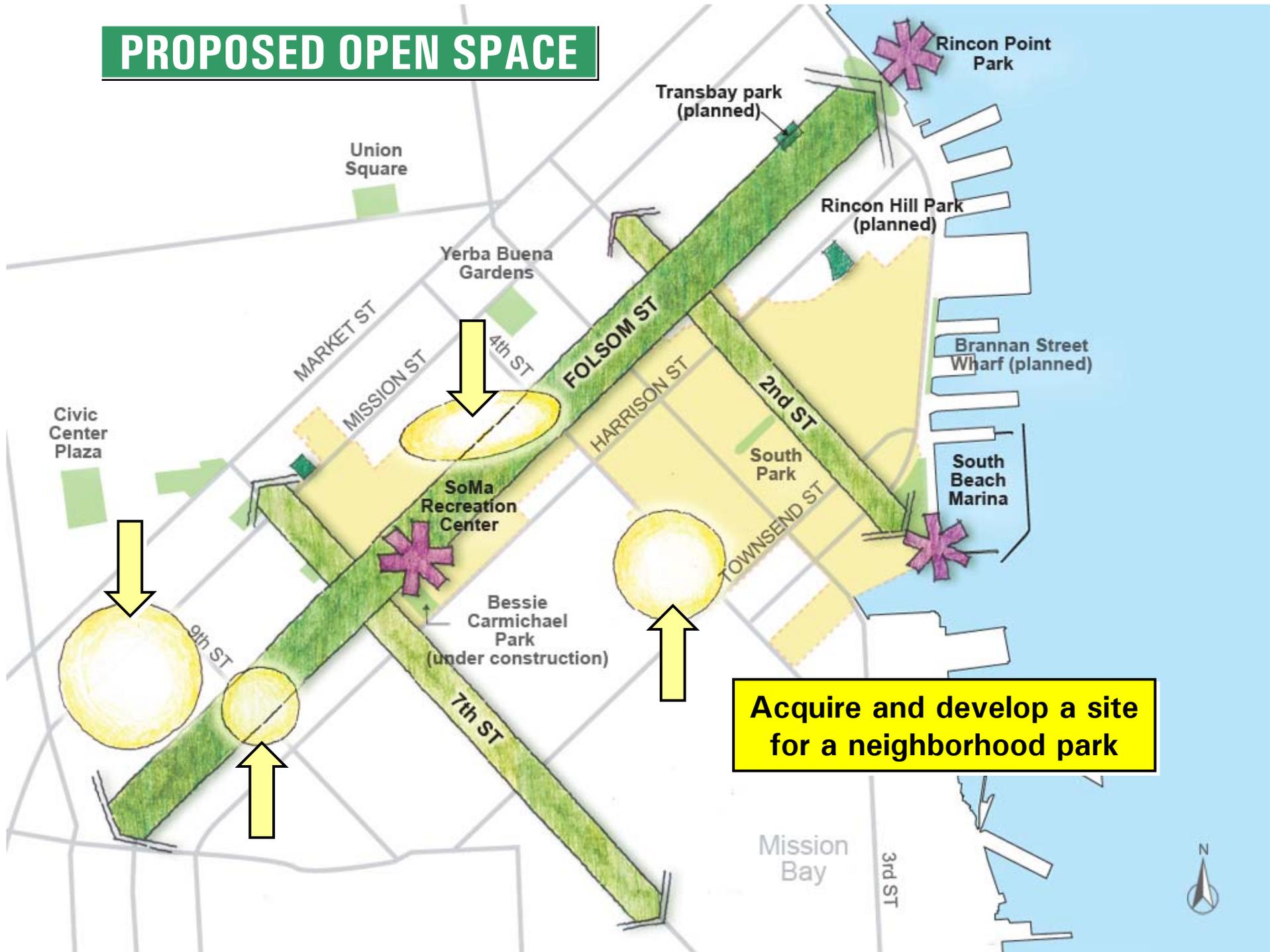
PROPOSED OPEN SPACE



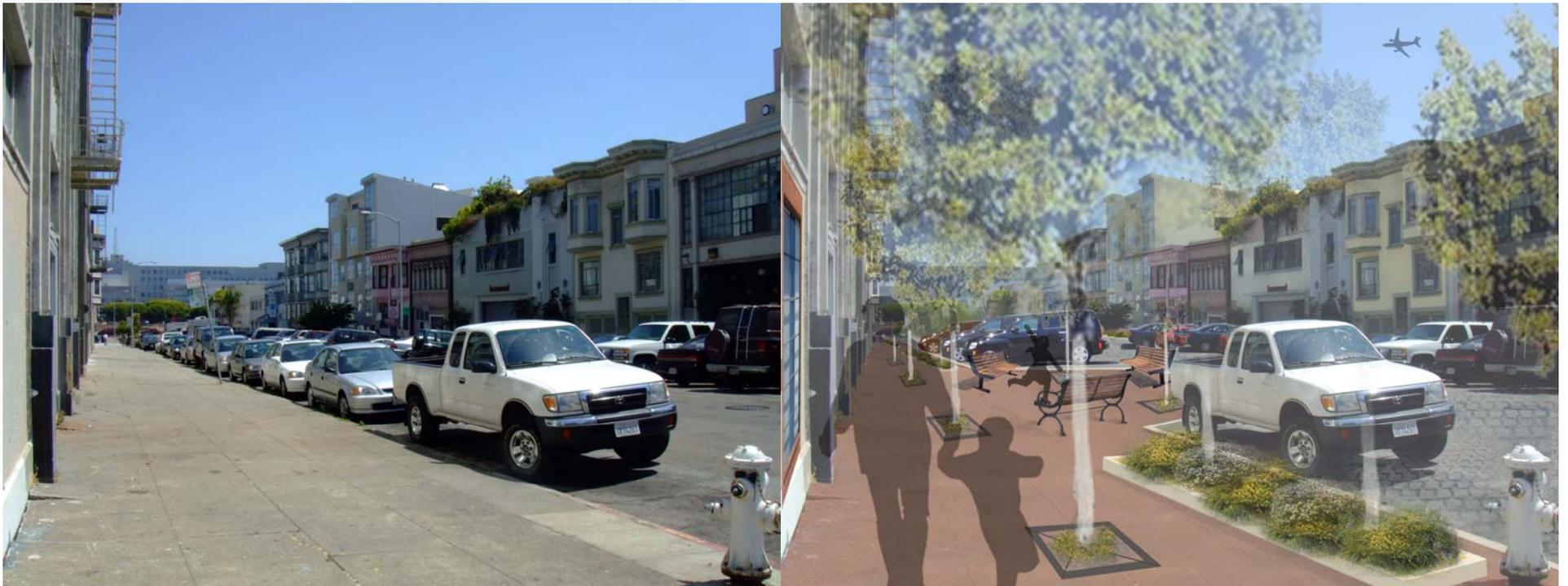
2nd & 7th STREETS
Add streetscape amenities linking major open spaces



PROPOSED OPEN SPACE



Potential Improvements to Russ Street





TRANSPORTATION

Existing Transportation Challenges



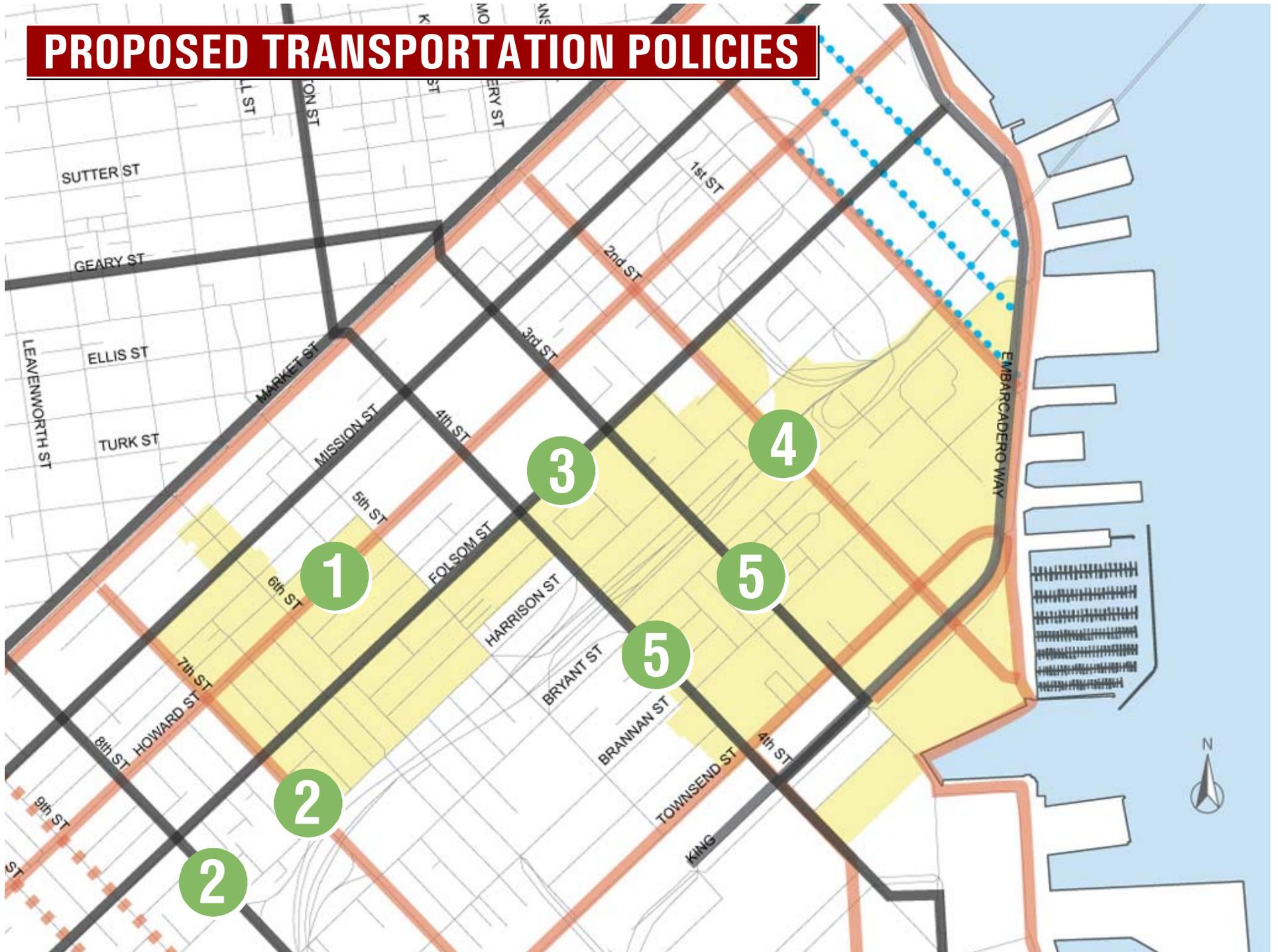
- Large Blocks
- Wide Streets
- One-Way Streets
- Regional Traffic
- Poor Pedestrian Conditions

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!