

Public Sites Development Initiative



San Francisco Planning Commission
January 23, 2014

Participating Agencies

SAN FRANCISCO
PLANNING DEPARTMENT



Mayor's Office

*Mayor's Office of Housing &
Community Development*

Real Estate Division



**San Francisco
Department of Public Health**



Program Goals

- Use public sites to contribute towards the City's growing need for housing, jobs and services.
- Facilitate good urbanism through transit-oriented, infill development.
- Support agencies' operations & mission.
- Model new strategies that deliver high public benefits.
- Coordinate among City agencies.



Program Components

1. A framework to guide site-specific discussions.
2. A comprehensive menu of potential public benefits to be provided collectively.
3. A set of strategies and innovative tools to achieve greatest level of benefits.
4. The application of the framework and strategies for planning and development of specific sites.



Program Benefits

Current challenges:

- Some sites located where development is difficult.
- Community tends to focus on low- or no-paying revenue uses, like open space.
- Tendency to look at each site in isolation, rather than across agency portfolio.

Potential Benefits:

- Better information and public process around each site.
- More productive and maximized use of city resources.
- Greater and more efficient delivery of public benefits/services.



Opportunities for Innovation

Example areas for piloting new approaches:



HOUSING

*Pilot version of Prop C's
“dial” program.*



TRANSPORTATION

*Robust Transportation
Demand Management
(TDM) program*



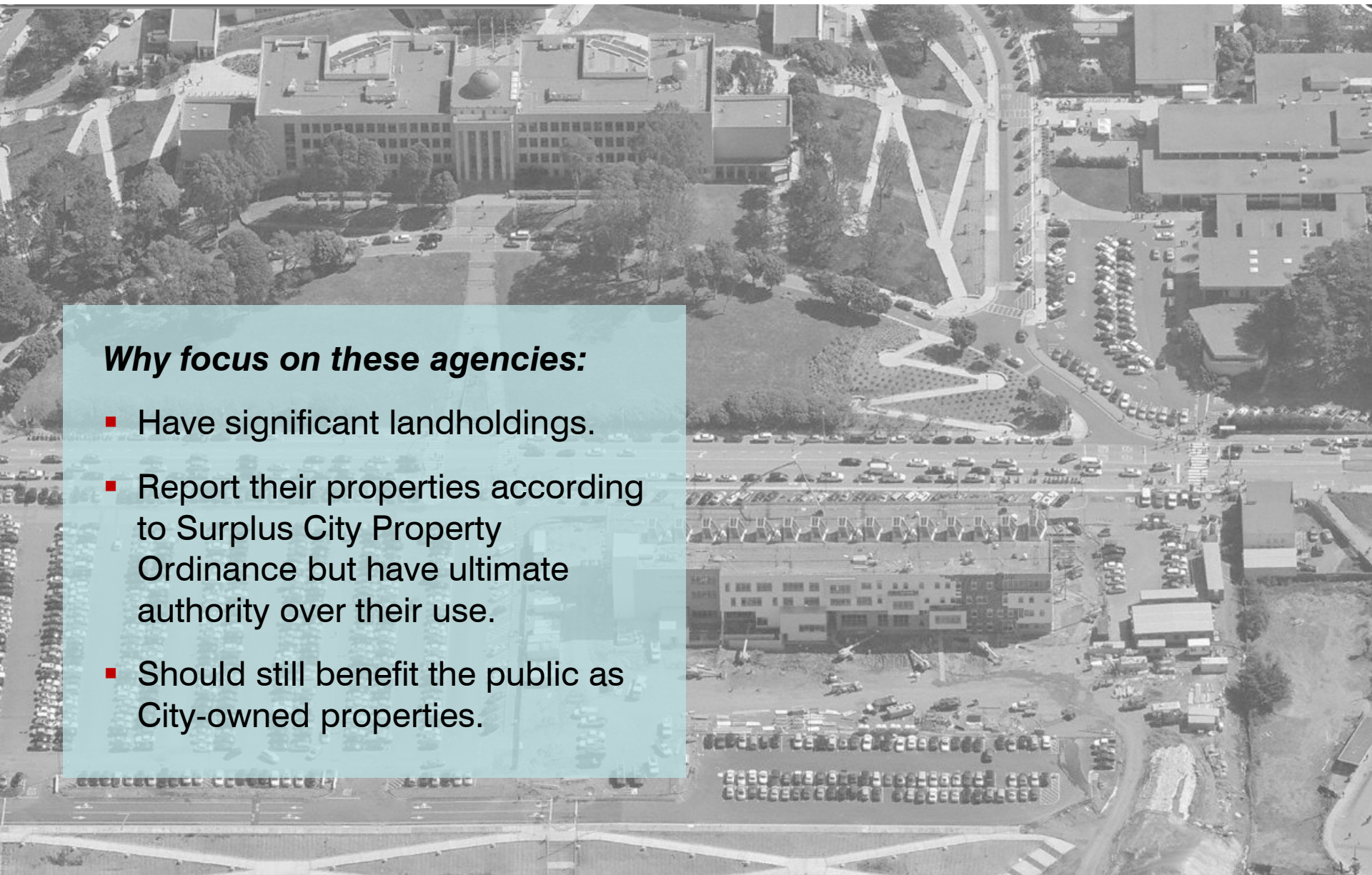
SUSTAINABILITY

New Eco-districts

Initial Focus on Enterprise-Agency Sites

Why focus on these agencies:

- Have significant landholdings.
- Report their properties according to Surplus City Property Ordinance but have ultimate authority over their use.
- Should still benefit the public as City-owned properties.



Initial Focus on Enterprise-Agency Sites

SFMTA and SFPUC sites

- MTA sites, including 4th and Folsom.
- PUC sites, including *Balboa Reservoir*.
- Additional sites will be discussed with the community before any development is considered.



Draft Guiding Principles

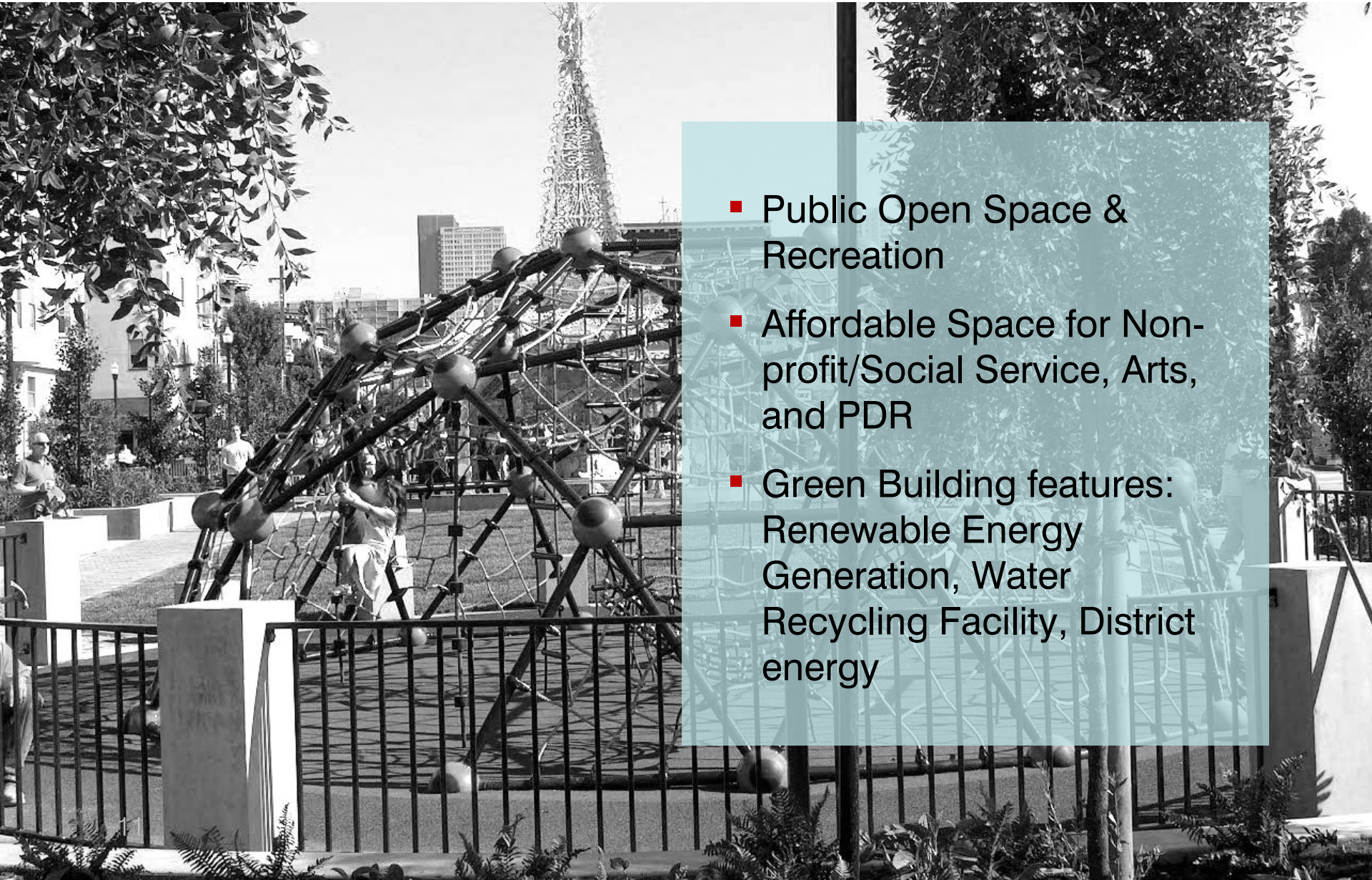
- 1. OPTIMIZE LAND UTILIZATION**
- 2. PROVIDE PUBLIC BENEFITS.**
- 3. FUND PUBLIC SERVICES.**
- 4. UTILIZE INNOVATIVE APPROACHES TO DELIVER PROJECTS & PUBLIC BENEFITS.**
- 5. COMPLEMENT NEIGHBORHOOD CONTEXT & ENGAGE THE COMMUNITY**



Potential Public Benefits

- Affordable Housing: all income levels, including those outside traditional affordable housing definitions
- Public Transit Facilities and Infrastructure
- Childcare

Potential Public Benefits



- Public Open Space & Recreation
- Affordable Space for Non-profit/Social Service, Arts, and PDR
- Green Building features: Renewable Energy Generation, Water Recycling Facility, District energy

Role of the Planning Department

Planning Department Staff:

- Co-lead development of program scope and schedule.
- Help lead affordable housing feasibility analysis, and lead site-specific planning, and public engagement.

Planning Commission:

- Review and provide direction on the program.
- Approve any proposed rezoning, development entitlements and public benefits package for individual sites.



Next Steps

<i>Date:</i>	<i>Actions:</i>
JAN. – FEB. 2014	Refine program scope and initiate focused sessions with technical stakeholders (housing, transportation, PDR, open space, etc.).
FEB. 2014	MTA Board informational hearing.
MAR. 2014	Initiate first-tier, site-specific community meetings (sites TBD).
APR. 2014	Planning Commission update and potential review of proposals.



Questions? Contact:

Claudia Flores

claudia.flores@sfgov.org

(415) 558-6473
