

Zoning Options by Community Planning Area

This section presents the three rezoning options developed for each neighborhood in the following order: Bayview Hunters Point, Showplace Square—Potrero Hill, South of Market, and the Mission. For each neighborhood, the options are described first. A table presenting the community planning goals follows. The zoning options maps are accompanied by a preliminary urban form analysis that will eventually inform height and bulk limits and design guidelines for each area.

Community Planning Area: South of Market

The SoMa is a unique place in San Francisco. It consists of many neighborhoods, each with a distinctly mixed-use flavor. People of vast socio-economic, ethnic, and racial diversity live in homes, or flats, adjacent to anything from large warehouses, small graphic designers, medium sized manufacturing operations, to schools, high-tech offices, parks, bus yards, welders, trucking companies, or even a major flower distribution center.

The three options offer varying degrees of opportunities for housing—both affordable, and market rate—and for space for production, distribution, and repair activities. All options, however, provide opportunities for small office and retail activities. This means that South of Market will be a place where you can take a short walk and encounter a café on the first floor of a multi-story apartment building, passing an auto body repair shop, a sculpture studio, a photographer, a building full of caterers, and an office space shared by three start-up companies on your way to buying your groceries at a nearby supermarket. Two options also address building heights - buildings may be taller along major streets that permit housing but will remain smaller on the inner alleys. Sunlight will pour into the preserved quiet alleys, allowing residents and workers to enjoy sunny days in the SoMa. Overall, fewer cars will be encouraged to be owned and operated in the SoMa because parking requirements on much of the housing will be reduced. By encouraging people who want a lifestyle without a car to live and work in the SoMa, the streets will become safer for people walking and biking.

Each of the following zoning options has been created based on goals crafted by the community in workshops over the last year. The following zoning options should be reviewed with this community input. Along with this input, the projected range of housing and jobs expected over the next 25 years should also be evaluated. The forecast for each zoning option makes clear that more than enough space for new housing is provided but not enough for PDR jobs. Depending on the zoning option, SoMa could anticipate between 1,900 and 3,800 housing units. There is enough space, however, for 6,000 to 11,400 new units. The forecast for office, retail and cultural/institutional job gain is estimated to be 5,000 to 7,800 new jobs, depending on the zoning option chosen. Yet, within the three new scenarios, the maximum range of space available would provide for between 5,100 and 11,300. The forecast for PDR job gain would be roughly 4,000 jobs; however, because each scenario transfers land from PDR to housing and other uses, there is not the space available for this growth to occur. Instead, a loss of 2,300 to 7,900 PDR jobs could take place.

Option A: Low Housing Option

Zoning Tools

This option focuses new residential and commercial development on the northern and eastern edges of SoMa. Housing development is concentrated close to the existing transit corridors of Market and Mission and builds on the existing higher density housing east of 4th Street. The Residential/Commercial district allows for the most flexibility by permitting a wide mix of uses. The Neighborhood Commercial-Transit zoning district on the 2nd Street corridor, the future 3rd Street transit corridor, and to the higher density, mixed-use nature of 6th Street requires ground floor commercial activity and office space with housing above. Space for housing will be increased by decreasing the amount of parking and making the density requirements more flexible. Streets that are already very mixed will become more pedestrian friendly.

All three options preserve and expand the existing Residential Enclave districts (RED). This zoning will regulate and protect existing clusters of housing on small alleys throughout SoMa. These alleys, full of medium-scale multi-story flats, provide a quiet respite for SoMa residents.

This option also provides the largest area for Core PDR, the district that permits maximum flexibility for PDR businesses and allows small office and small retail. It also provides for some new mixed-use districts, such as the Residential/PDR district. This district is primarily a residential district with a presence of PDR activity required on the ground floor. Applied to areas near South Park and the western edges of SoMa, the district has a goal of retaining the mix of uses that currently thrive throughout the area.

The proposed heights are loosely tied to zoning designation. The areas closest to downtown are zoned primarily for housing and correspondingly have the highest heights. Heights then transition down to the PDR areas, where they are 45 feet. Heights on the 2nd Street corridor will remain the same because of the South End Historic District. Special bulk restrictions will continue to allow sky exposure and sunlight into the alleys throughout SoMa. Heights in western SoMa will remain the same.

Assessment

This option creates a potential for 6,000 new housing units and 5,100 new retail/office jobs. This option creates a scenario where there is still room for about 3,000 jobs to move into the areas designated for Core PDR. That number, however, must be assessed alongside the potential displacement of almost 5,000 jobs from areas outside of the PDR designated zoning districts. Because of existing transit service in areas where development is anticipated, new service would most likely not be required.

Place Created

This option concentrates higher density housing along the northern and eastern areas of SoMa. The area west of 4th Street would probably remain a mix of PDR, residential, and commercial uses, along with some new, higher density PDR uses. The areas south of South Park and along Brannan might see some new mixed-use residential neighborhoods with ground-floor PDR.

Option B: Moderate Housing Option

Zoning Tools

The goal of this option is to strike a balance between housing development and the retention of jobs. It provides space for both new housing units and space for existing PDR businesses to remain in SoMa.

The NC-T district is the same as in Option A except around 6th Street, where it extends around the corner of Folsom Street to create a node of neighborhood commercial and housing around the SoMa Recreation Center and new planned park. Mission Street, where there is an active transit corridor and a mix of uses, will also see a NC-T district.

This option creates mixed Residential/PDR districts along Folsom and Harrison Streets to encourage a mix of PDR and Residential uses.

The proposed heights for this area vary from Option A only because of the change in zoning district boundaries. The PDR district is farther from downtown in this option, so there is a larger transition area in terms of heights between downtown and the PDR areas of SoMa.

Assessment

There would be potentially 8,900 new housing units and space for 7,200 new office, retail, and cultural/institutional jobs, while approximately 4,200 PDR jobs could be lost when other uses displace existing PDR businesses. Although more development is anticipated in this scenario, new housing would be focused on commercial corridors where existing transit service is good.

Place Created

Over the next 20 years, higher density housing and commercial uses would expand in eastern SoMa. By concentrating development here, this option takes advantage of existing and proposed transit and open space. The areas furthest from transit and with the least amount of public infrastructure remain areas where PDR is encouraged to expand. The western SoMa would probably look similar to what it looks like now, with a mix of PDR, commercial, and housing. The small clusters of residential would grow with more intense uses along the major thoroughfares. It is likely that there would be some new development of multi-story PDR buildings throughout the area. Some PDR business clusters of printing, garment manufacturing, catering, and film would be displaced but not all.

Space is provided for both housing and PDR businesses. The PDR space is concentrated in western SoMa and south of the freeway, while the housing development is focused closer to the transit streets of Mission, Market and the future light rail on 3rd Street.

Option C: High Housing Option

Zoning Tools

This option expands residential and commercial development throughout the South of Market and applies the most flexible zoning, the Residential/Commercial district, throughout most of SoMa. The NC-T is applied to the same areas as Option B but is also extended down Folsom Street from 4th Street until 8th Street. These corridors may see some new development of small retail stores and offices on the ground floor with housing above.

A mix of residential and PDR will also be encouraged along western Folsom Street with a very small amount of land zoned Core PDR.

The proposed heights in this alternative are similar to Option B, with some variations around 3rd and 4th Streets and in the areas closest to downtown.

Assessment

Space is provided for approximately 11,400 new housing units but at the cost of about 7,900 PDR jobs. The zoning for this option carves space for 11,300 new office, retail, and cultural/institutional jobs. Because of the citywide forecast for housing and jobs, these potentials are unlikely to be realized by 2025. Since this option opens up the most land for housing, new development is not always in areas well served by transit. Transit and traffic impacts will be high.

Place Created

This option forces one to sacrifice thousands of jobs for housing and other uses. This option could be expected to change the SoMa dramatically by allowing for housing and medium-scale commercial uses to be throughout the SoMa. Vibrant PDR business clusters of printing, garment manufacturing, film, and catering can be expected to disappear, with only the Flower Mart and its accessory businesses remaining.

Currently the public infrastructure is inadequate to support this type of intense housing development. With this option, thousands of new residents would live in SoMa and much more public open space, transit, and other public amenities such as schools and libraries would be required.

COMMUNITY GOALS

South of Market

SOMA WORKSHOP PARTICIPANTS' GOAL STATEMENTS /1/

1. Mixed Use. Encourage development that includes a mix of compatible uses, including different types of housing mixed with PDR, retail, and services.

2. SoMa's Economic Diversity. Retain and promote activities that play an important role in the local as well as the City's economy such as Production/ Distribution/Repair, arts, and entertainment.

3. Neighborhood Serving Businesses. Encourage a variety of neighborhood serving commercial businesses, especially grocery stores and personal services.

4. Jobs for Local Residents. Encourage and preserve sectors that provide good paying jobs for employees with a variety of skill levels.

5. Mix of Incomes and housing tenancy. Promote mixed income housing to strengthen the areas' economic and social diversity.

6. Affordable Housing. Encourage new affordable housing for a broad spectrum of residents. Improve existing affordable housing, especially single room occupancy hotels (SROs).

7. Streets and Safety. Improve the character of streets and encourage pedestrian safety. Use design guidelines that incorporate local historical and cultural elements to make streets and alleys more attractive and safe.

8. Improve Community Facilities and Enhance Open Spaces. Provide adequate sites for schools, parks, and community centers to serve everyone's needs—particularly those of youth and seniors.

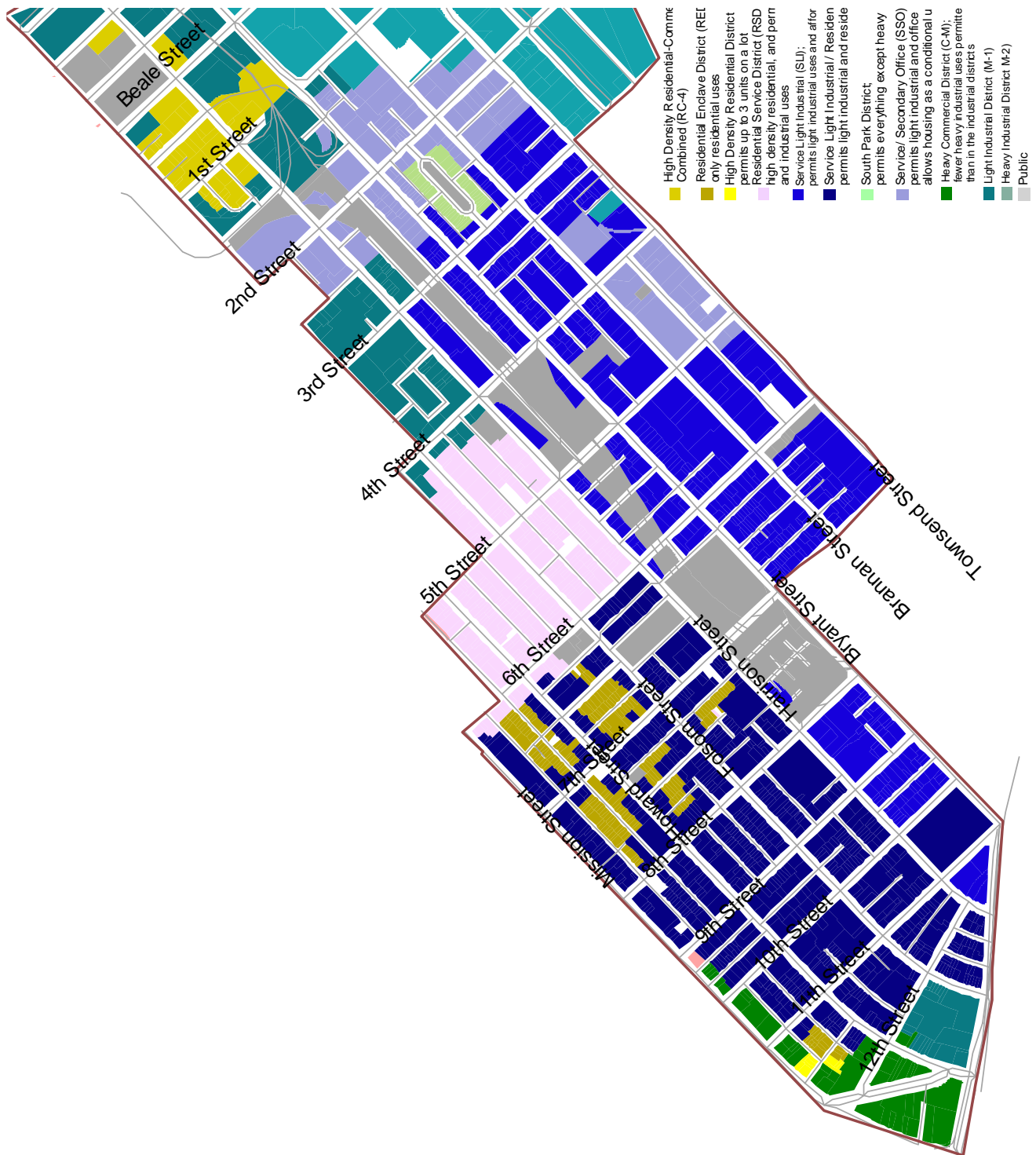
9. Transportation Options. Improve transit service. Improve streets by adding more bike lanes and by emphasizing pedestrian-friendly designs.

10. Parking Requirements. Adapt parking requirements to fit the context of development.

Notes:

/1/ Representing the distinct core ideas and as much of the original wording of workshop participants as possible.

South of Market Existing Zoning



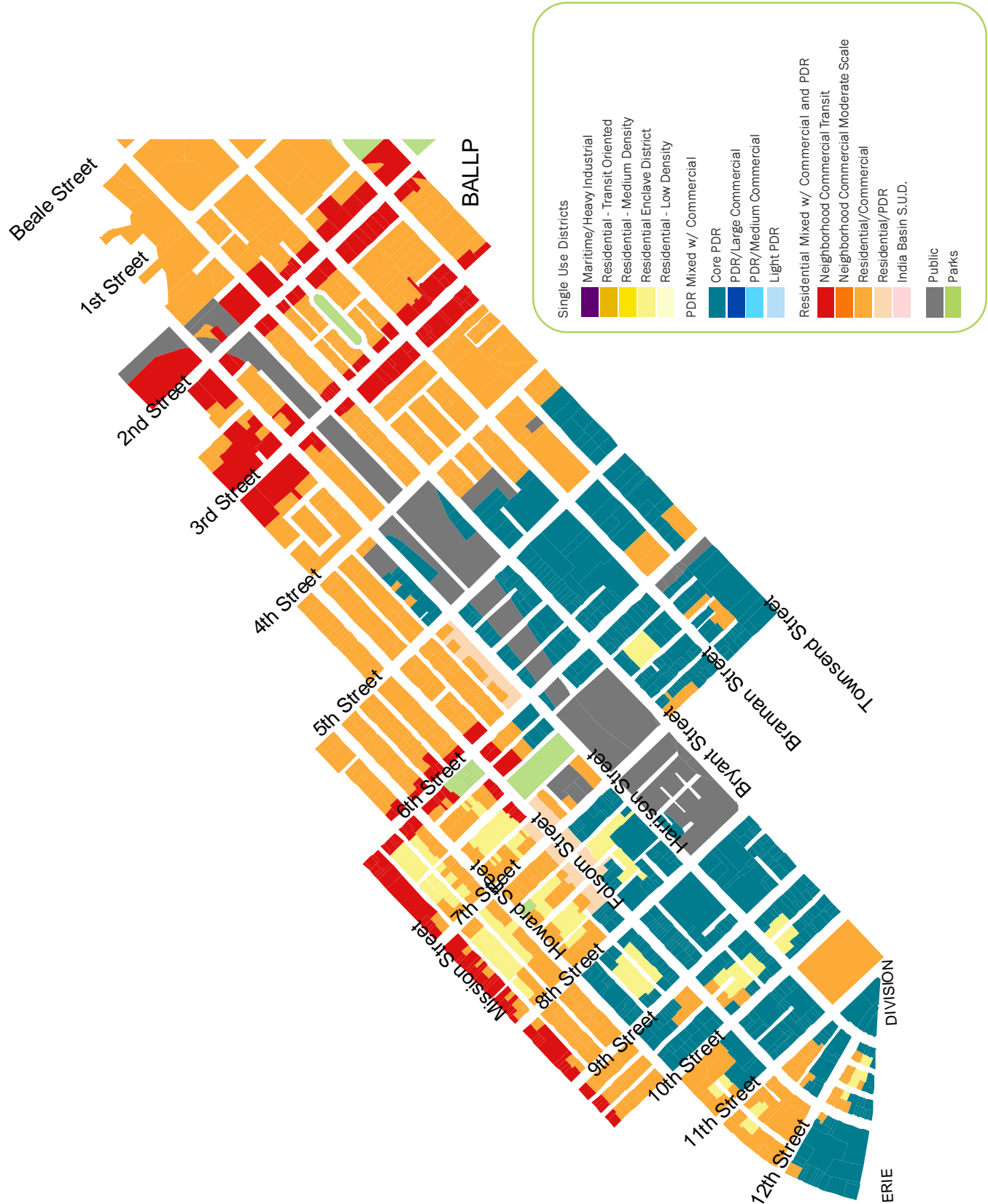
South of Market

South of Market Zoning: Option A



South of Market

South of Market Zoning: Option B



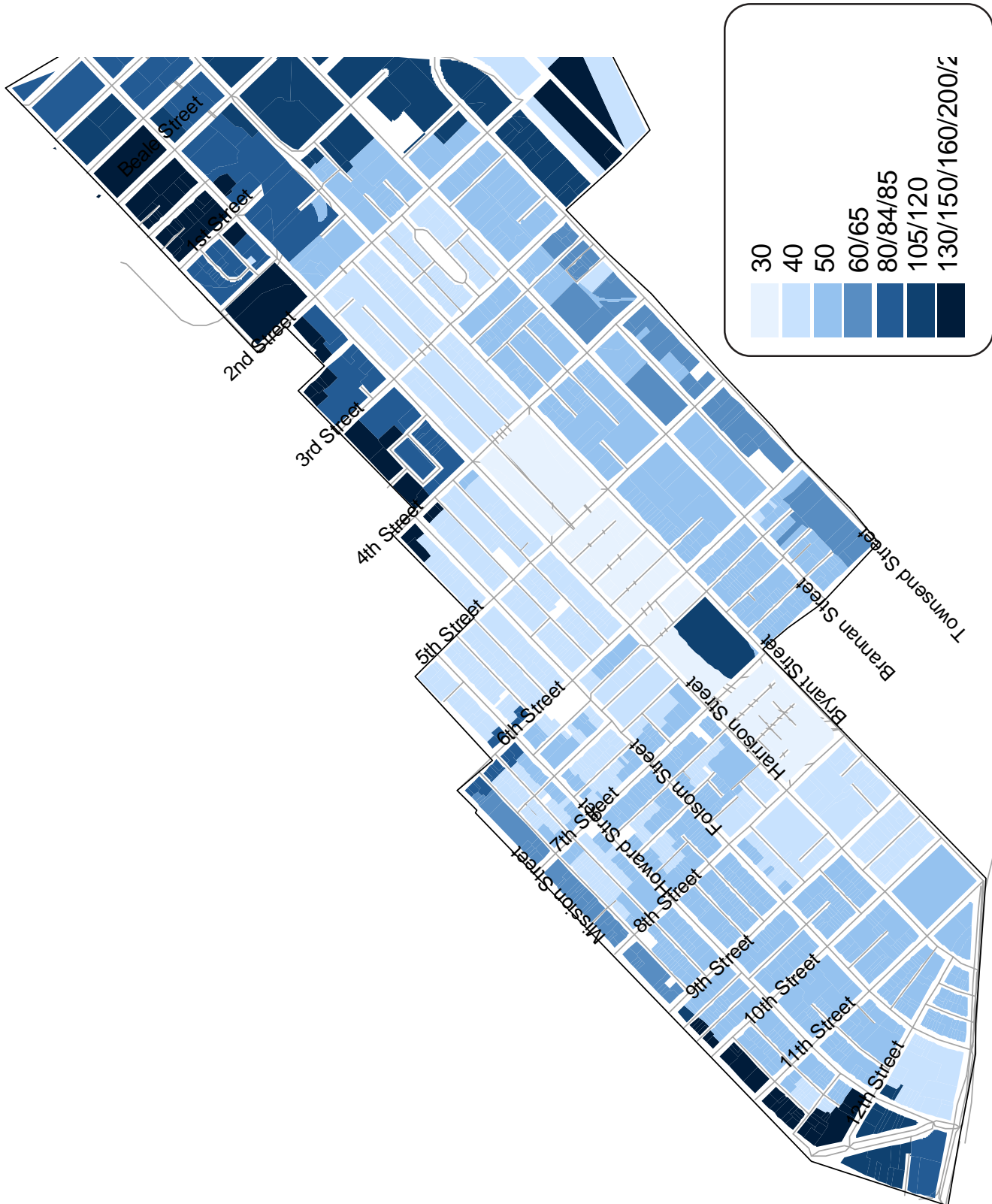
South of Market

South of Market Zoning: Option C



South of Market

South of Market Existing Heights



South of Market

South of Market Form Analysis (Height): Option A



South of Market Form Analysis (Height): Option B



South of Market

South of Market Form Analysis (Height): Option C



**TABLE
ZONING OPTIONS ASSESSMENT
South of Market**

LAND USES	EXISTING CONDITIONS	REZONING OPTIONS /1/					
		A		B		C	
		Created Capacity	Forecast Growth /2/	Created Capacity	Forecast Growth /2/	Created Capacity	Forecast Growth /2/
Housing Units	7,400	6,000	1,900	8,900	2,600	11,400	3,750
Commercial/Retail/Office							
Space (sq. ft.)	9,567,240	1,544,587	1,500,000	2,760,000	1,890,000	3,390,000	2,340,000
Jobs	38,454	5,149	5,000	9,200	6,300	11,300	7,800
PDR							
Space (sq. ft.)	5,429,000	-1,198,300	-1,185,796	-2,188,200	-2,168,923	-4,115,900	-4,119,547
Jobs /3/	13,542	-2,300	-2,276	-4,200	-4,163	-7,900	-7,907

Notes:

/1/ Created capacity is the potential for development that the rezoning option would create. Forecast growth is the amount of growth expected in the planning area from 2000-2025 (see note no. 2).

/2/ Citywide forecast from ABAG, *Projections 2002*. Forecast period is 2000-2025. SF Planning Department allocated the citywide forecast to neighborhoods throughout the city.

/3/ For the data under the rezoning options are net changes after accounting for both displacement of existing PDR space and the creation of new PDR space.