DRAFT – For Discussion Only

WESTERN SoMa COMMUNITY PLAN
Policy, Zoning and Program Recommendations for Building a 21st Century Community

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(A tracking tool will be used to make connections to work of various Task Force Committees)

Land Use

Creating A Viable Mixed Use Neighborhood - Complete Neighborhood Fabric and Business and Land Use

- Large retail uses (25K sf) permitted south of Harrison and on 3 acre sites north of Harrison. Not permitted elsewhere in the W SoMa SUD.
- Throughout the SUD and where permitted as a use, office should be permitted up to 5K sf, over 5K sf and less than 10K sf office shall be a Conditional Use, over 10K sf newly constructed office is Not Permitted. Office conversion of Historic Resources shall be permitted.
- No new housing to be built on lower levels of larger arterial streets as follows:
    - 9th, 10th, Harrison and Bryant – No new housing built in the first 25 feet of the building.
    - Other numbered streets, Howard, Folsom and north side of Harrison – No new housing in the first 15 feet of the building.
- Allow 5 foot height bumps on major arterial streets.
- In residential enclaves 3 feet of required landscaped front yard set-back with stoops allowed as obstructions. Can be exchanged for an additional 5 feet of at grade required rear yard.
- Reduce the height of specified Residential Enclaves and the remaining SLI zoning district to 40 feet height districts.
- Developments should design building forms that minimize shadow impact on identified residential clusters.
- Seek new publicly accessible open spaces in proximity to existing residential clusters.
- Developments should respect the existing street wall heights with appropriate setback on the upper floors of new buildings.
- Big picture on a continuum of residential to non-residential – south of Harrison and the freeway more commercial. North of Harrison increasingly residential with retention of a mix of uses and new mixed-use developments where appropriate.
    - Housing a Conditional Use (CU) south of Harrison
    - NC on Folsom between 7th and 10th Streets (65 feet height limit)
    - Mid-rise office Corridor on Townsend
    - 9th and 10th Street developed as Citywide Commercial Corridors with vertical zoning applied.
        - 1st floor – industrial/commercial and retail uses permitted. Office and residential not permitted.
        - 2nd floor – industrial/commercial and retail uses permitted. Office less than 5K sf Permitted over 5K sf and less than 10K sf is Conditional Use and over 10K sf is not permitted (possible exceptions for conversion of historic resources). Residential is Not Permitted.
        - 3rd floor and above – industrial/commercial and retail are Conditional Use. Residential is Permitted and Office is Not Permitted.

Development Impacts

Socio-Economic Analysis

- Appropriate non-residential uses south of Harrison
    - Auto Sales and Service
    - Place of Entertainment Permit (POE)
        - Tiered
        - Relocation without replacement
    - Multi-Media High Tech Corridor on Townsend (85 feet height district)
- Appropriate residential service and business north of Harrison
    - Retail
    - Retain Small Light Industrial Uses
    - Professional Office Uses

Infrastructure and Community Facilities

- Use Eastern Neighborhood Community Benefit Programs in the W SoMa SUD
- Public ROW Improvements
    - Gateways from Freeway
    - Pedestrian Improvements
        - Bulbing
        - Mid-Block Crossings
    - Traffic Calming
        - Alley Treatments
- Truck Route
    - Harrison
    - Logistic Areas
    - Truck Restrictions
        - Hourly
        - Size
- Parking
    - Remove References from the current general plan and all future references to this area as a citywide parking resource.

Boom Proof Zoning

- Limit Allowable Annual Housing Production
- No Housing in Service, Arts and Light Industry (SALI) and Service Secondary Office (SSO) Areas
- Size Limits on Big Box
- Formula Retail Controls
- Community Benefits for all development in excess of 40' in height

Environmental/Health Impact Analysis

- Nothing less than LEED Gold Buildings, LEED Platinum get Expediting Permits
- Health Development Impact Tool (HDIT) Use for Evolutions Throughout
- No Housing in Proximity to Highway

Housing

Affordabilty

- Special Populations
    - Work Force
    - LGBTQ
    - Families
- Eastern Neighborhoods Standards for Inclusionary
- Annual Limitations on Market Rate Units produced in the Special Use District based on the average number of units built during the past ten years (TBD). Exceptions for large development sites (TBD).
- No SROs

- Mandatory Replacement of Affordable Rental and Ownership

Opportunity Sites

- Emphasis on Proximity
- Building a complete mixed use neighborhood north of Harrison and focused on the 7th Street (east) side of SUD
    - New REDs with mix of Uses

Character

- Historic Districts
- Social Heritage Districts (LGBTQ & Filipino)
- Extended Preservation Districts
- Limiting Lot Agglomerations
- Residential Clusters
    - Alley Design Controls
        - Set-Back (upper floors)
        - Yards (front and rear)
        - No Lot Aggregation
        - Residential Design Guidelines as Controls
- NC as SOMA Downtown
    - Tailored Building Design Controls
    - ROW Design
- High Tech Corridor
    - Bluxome Street side setbacks and reduced heights
- High Volume Streets
    - Vertical Zoning (see 9th and 10th notations above)
    - Discourage Housing

Transportation

Goods and Services

- Character north and south of Harrison
- Restricted Truck Access
- Harrison as Truck Route

A Multi-Modal System

- Phasing out one way system on Folsom/Howard & 7th/8th
- Better Transit on Fewer Streets
- Importance of North South through the neighborhood
- Bikes/Pedestrians
-

Economic Development and Jobs

Job Enhancements

- A Piece in the Citywide Strategy
- Arts & Entertainment
- High Tech/Bioscience Corridor with no housing permitted
- SALI Area with no housing permitted
- Mixed Use Downtown
- Controls to encourage local entrepreneurship
- Work Force Housing
- Limited office permitted in order to preserve historic resources

Open space and Recreation

Parks

- Public
    - Provide some on the western portion of the SUD
- Publicly Accessible on large Private Development sites

<u>Public Realm</u>

- Right of Way (ROW) – Better Streets

<u>Alley streetscape improvements</u>

- Alley Improvement Programs

Arts and Entertainment

Urban Design – Appropriate Infill and Adaptive Reuse

<u>Residential Clusters</u>

- 40' Height Districts
- At Grade Yards (25% minimum)
- Alley Setback Guidelines
- Stoops

<u>Major Streets</u>

- No residential below 15' or 20'
- Respect the Residential Enclave Districts (REDs)
    - Solar Access and need for at grade yards

<u>South of Harrison</u>

- 40' Height Districts (except Townsend Street)

Preservation

<u>Cultural</u>

- Filipino
- LGBTQ

<u>Historic Resources</u>

- District Support (W SoMa Light Industry & Housing, Deco)
- Extended Preservation District
- Adaptive Reuse
- Land marking Individual Resources

Public Safety

Community Facilities

Schools
Recreation
Police & Fire

Implementation

- General Plan (policies)
- Proposed Zoning Amendments
  - Boom Proof – Development Mitigations: Large and Small
  - Zoning map
  - Heights map
  - General
- Design Controls
- Community Benefits Programs
- Monitoring and reporting plan