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

<u>Creating A Viable Mixed Use Neighborhood - Complete Neighborhood Fabric and</u> 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.
 - o Housing a Conditional Use (CU) south of Harrison
 - o 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.

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On a continuum, Western SoMa would progress from non-residential uses south of Harrison Street northward to an increasingly residential neighborhood with retention of a mix of uses and new mixed-use developments where appropriate

Establish vertical zoning standards

Locate appropriate non-residential uses south of Harrison Street

Re-name and re-purpose the SLI as a new Service, Arts and Light Industrial (SALI) zone

Encourage a multi-media high tech corridor on Townsend Street

Respect the existing and newly designated Residential Enclave Districts

Recognize and protect residential clusters everywhere in WSoMa with residential/mixed use enclave zoning

Encourage increased height and density in the "Downtown Folsom" corridor between 7th and 10th Streets

Establish a mid-rise office corridor on Townsend Street across from the rail yards

Prohibit housing in SALI and SSO areas

Limit commercial development to medium-box (25,000 sf) projects

Allow unlimited medium-box in the SALI

Restrict medium-box north of Harrison Street to Large Development Sites (LDS)

Formula Retail Controls

Housing

Affordabilty

- Special Populations
 - o Work Force
 - o LGBTQ
 - o 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)
 - o Yards (front and rear)
 - No Lot Aggregation
 - o 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

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Require the mandatory replacement of affordable rental and ownership housing

Adopt higher standards for inclusionary housing

Limit allowable annual housing production

Prohibit housing in close proximity to the highways

Prohibit residential development below the first 20-25 feet on the main streets

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

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Provide mid-block crossings on Folsom Street

Establish two-way transit on or near Folsom Street

Improve north/south transit

Provide clear signage and symbolism

Provide a basic level of common services at major transit nodes, preventing the perception of isolation

New street treatments such as bulbouts or bicycle lanes should be introduced

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

Socio-Economic Analysis

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

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Encourage lower-intensity, neighborhood serving entertainment venues

Allow entertainment as a permitted use in venues with 49 or less occupancy

Allow entertainment as an accessory use in restaurants

Establish Neighborhood Commercial (NC) zoning on Folsom between 7th and 10th Streets

Designate 9th and 10th, Harrison and Bryant Streets as Citywide Commercial Corridors (CCC)

Establish neighborhood-serving retail, light industrial uses and small professional offices as permitted uses in the NC district

Encourage citywide-serving retail and light industrial uses as permitted uses in the CCC district

Open space and Recreation

Parks

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

Public Realm

Right of Way (ROW) – Better Streets

Alley streetscape improvements

• Alley Improvement Programs

Arts and Entertainment

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Create incentives for enterprise housing for artists that offers living areas and encourages shared work space

Discourage displacement of arts uses by having a Conditional Use trigger

Prohibit demolition of existing arts space without replacement

Provide parks and open space in the western portion of the SUD

Require publicly accessible open space on large private development sites

Urban Design – Appropriate Infill and Adaptive Reuse

Residential Clusters

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

Major Streets

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

South of Harrison

40' Height Districts (except Townsend Street)

Preservation

Cultural

- Filipino
- LGBTQ

Historic Resources

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

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Support the establishment of South of Market Light Industrial and Historic Preservation District

Establish Filipino and LGBTQ Cultural Heritage Districts

Landmark significant resources

Encourage adaptive reuse of architecturally significant commercial structures

Implement Alley Improvement Programs in the residential enclaves

Heights, where permitted, over 40 feet should require Conditional Use approval

Require at grade rear yards (25% minimum) on the alleys

Require setbacks on the south side of alleys for solar access

Require five foot front setbacks at grade on alleys to encourage front stoops and plantings

Nothing less than LEED Gold buildings should be permitted

Allow LEED Platinum certification to earn expedited permitting

Public Safety

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Encourage "crime prevention through environmental design" (CPTED) design standards Require additional exterior lighting on new developments

Encourage natural surveillance by creating a better sense of community

Ensure that trees and shrubbery do not obscure sightlines

Encourage mixed use activities that promote public use and provide eyes on the street

Community Facilities

Infrastructure and Community Facilities

- Use Eastern Neighborhood Community Benefit Programs in the W SoMa SUD
- Public ROW Improvements
 - Gateways from Freeway
 - o Pedestrian Improvements
 - Bulbing
 - Mid-Block Crossings
 - Traffic Calming
 - Alley Treatments
- Truck Route
 - o 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.

- Schools
- Recreation
- Police & Fire

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Implementation

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

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
- General Plan (policies)
- Boom Proof Development Mitigations: Large and Small
- Design Controls
- Community Benefits Programs
- Monitoring and reporting plan

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Initiate mandatory neighborhood notification for major alterations and changes of use (accomplished)

Require Conditional Use approval for chain stores (accomplished)

Require community benefits mitigation fees for all developments in excess of forty feet in height

Establish a Citizens Advisory Committee once the Western SoMa Task Force has completed its work

Boom Proof zoning:

Establish monitoring procedures to recognize overdevelopment of any one kind of development ...

... and establish triggers that would temporarily halt such development until its implications were understood.