

An aerial night photograph of the San Francisco skyline. The image features several prominent skyscrapers, including the Transamerica Pyramid and the Salesforce Tower. A central, elongated park area is highlighted with a green overlay, showing a winding path, trees, and a small building. The Golden Gate Bridge is visible in the background, spanning the water. The text "CITYWIDE NEXUS UPDATE OVERVIEW" is overlaid in large, white, sans-serif capital letters.

# CITYWIDE NEXUS UPDATE OVERVIEW

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**San Francisco**  
**Planning**

# Background

- In 2014, the City completed a Citywide Nexus Analysis and the Infrastructure Level of Service Analysis which established citywide standards for a number of infrastructure categories and proposed new impact fees for each category.
- In 2015, the City completed a Transit Sustainability Fee Nexus Study and proposed changes to transit impact fees.
- This project updated both of those studies into a single, updated Citywide Nexus Study.
- The revised Nexus Study determines future development's contribution to the demand for infrastructure and impact upon infrastructure, based on the citywide standards for various infrastructure categories established through the Level of Service Analysis.

# Infrastructure Level of Service Overview

- Evaluates existing levels of infrastructure provision and distribution throughout the City.
- Develops and propose aspirational and attainable LOS targets for the City consistent with the General Plan.
- Provides guidelines for evaluating capital projects in terms of citywide standards.
- Provides the foundation for the 2021 San Francisco Infrastructure Nexus Analysis.
- Develops target levels of services for the following infrastructure categories: Recreational and open space; Child care facilities; Transit; Complete Streets; Firefighting facilities; and Library facilities

# Existing and Proposed Level of Service Recreation and Open Space

	2014 LOS Analysis	2019 LOS Analysis
Recreational and Open Space		
Metrics	<ul style="list-style-type: none"> <li>Acres of City-owned open space per 1,000 service population units</li> <li>Acres of open space per 1,000 adjacent residents</li> </ul>	<ul style="list-style-type: none"> <li>Acres of City-owned open space per 1,000 service population units</li> <li>Percent of service population units within a 10-minute (half-mile) walk of open space</li> </ul>
Level of Service	<ul style="list-style-type: none"> <li>4.0 acres of City-owned open space per 1,000 service population units</li> <li>Average of 2.7 acres of open space per 1,000 adjacent residents; Median of 0.7</li> </ul>	<ul style="list-style-type: none"> <li>3.0 acres of City-owned open space per 1,000 service population units</li> <li>100% of SPU are within a 10-minute (half-mile) walk of open space</li> </ul>
Goals	<ul style="list-style-type: none"> <li>Maintain 4.0 acres of City-owned open space per 1,000 service population units</li> <li>Achieve 0.5 acres of open space per 1,000 adjacent residents at all parks</li> </ul>	<ul style="list-style-type: none"> <li>Maintain 3.0 acres of City-owned open space per 1,000 service population units</li> <li>Maintain 100% of SPU within a 10-minute (half-mile) walk of public open space, and improve quality of open space</li> </ul>

# Existing and Proposed Level of Service

## Child Care Facilities

	2014 LOS Analysis	2019 LOS Analysis
Child Care Facilities		
Metrics	<ul style="list-style-type: none"> <li>Percent of infant/toddler child care demand served by available slots</li> <li>Percent of preschool child care demand served by available slots</li> </ul>	<ul style="list-style-type: none"> <li>Percent of infant/toddler child care demand served by available slots</li> <li>Percent of preschool child care demand served by available slots</li> </ul>
Level of Service	<ul style="list-style-type: none"> <li>37% of infant/toddler child care demand served by available slots</li> <li>99.6% of preschool child care demand served by available slots</li> </ul>	<ul style="list-style-type: none"> <li>19% of infant/toddler child care demand served by available slots</li> <li>88% of preschool child care demand served by available slots</li> </ul>
Goals	<ul style="list-style-type: none"> <li>Maintain 37% LOS capacity for infant/toddler child care demand</li> <li>Achieve 100% LOS capacity for preschool child care demand</li> </ul>	<ul style="list-style-type: none"> <li>Accommodate 100% of new demand for infant/toddler child care space</li> <li>Accommodate 100% of new demand for preschool child care space</li> </ul>

# Existing and Proposed Level of Service

## Complete Streets Infrastructure

	2014 LOS Analysis	2019 LOS Analysis
Complete Streets		
Metrics	<ul style="list-style-type: none"> <li>Square feet of improved sidewalk per service population unit</li> </ul>	<ul style="list-style-type: none"> <li>Square feet of Complete Streets Sidewalk per service population unit</li> </ul>
Level of Service	<ul style="list-style-type: none"> <li>103 square feet of sidewalk per service population unit</li> </ul>	<ul style="list-style-type: none"> <li>118 square feet of Complete Streets Sidewalk per service population unit</li> </ul>
Goals	<ul style="list-style-type: none"> <li>88 square feet of improved sidewalk per service population unit</li> </ul>	<ul style="list-style-type: none"> <li>Maintain 118 square feet of Complete Streets Sidewalk per service population unit</li> </ul>

# Existing and Proposed Level of Service

## Transit Infrastructure

	2014 LOS Analysis	2019 LOS Analysis
Transit		
Metrics	<ul style="list-style-type: none"> <li>Transit crowding: boardings exceeding 85% of vehicle capacity</li> <li>Transit travel time</li> </ul>	<ul style="list-style-type: none"> <li>Transit crowding: passenger miles in vehicles with less than three square feet per standing passenger</li> <li>Transit maintenance</li> </ul>
Level of Service	<ul style="list-style-type: none"> <li>No LOS reported</li> <li>33.7 minutes per average travel time</li> </ul>	<ul style="list-style-type: none"> <li>15% of passenger miles systemwide in crowded conditions</li> <li>1.45 revenue service hours provided per 1,000 daily auto plus transit trips</li> </ul>
Goals	<ul style="list-style-type: none"> <li>Decrease crowding</li> <li>33.6 minutes per average travel time</li> </ul>	<ul style="list-style-type: none"> <li>Improve existing LOS (decrease percent crowded passenger miles)</li> <li>Maintain existing LOS</li> </ul>

# Existing and Proposed Level of Service

## Library Facilities

	2014 LOS Analysis	2019 LOS Analysis
Library Facilities		
Metrics	<ul style="list-style-type: none"> <li>Not included in 2014 report</li> </ul>	<ul style="list-style-type: none"> <li>Square feet of library per resident</li> </ul>
Level of Service	<ul style="list-style-type: none"> <li>Not included in 2014 report</li> </ul>	<ul style="list-style-type: none"> <li>0.67 square feet of library per resident</li> </ul>
Goals	<ul style="list-style-type: none"> <li>Not included in 2014 report</li> </ul>	<ul style="list-style-type: none"> <li>Maintain 0.6 square feet of library per resident</li> </ul>

# Existing and Proposed Level of Service

## Firefighting Facilities

	2014 LOS Analysis	2019 LOS Analysis
Firefighting Facilities		
Metrics	<ul style="list-style-type: none"> <li>Not included in 2014 report</li> </ul>	<ul style="list-style-type: none"> <li>Fire stations per 1,000 service population units</li> </ul>
Level of Service	<ul style="list-style-type: none"> <li>Not included in 2014 report</li> </ul>	<ul style="list-style-type: none"> <li>0.04 fire stations per 1,000 service population units</li> </ul>
Goals	<ul style="list-style-type: none"> <li>Not included in 2014 report</li> </ul>	<ul style="list-style-type: none"> <li>Maintain 0.04 fire stations per 1,000 service population units</li> </ul>

# Nexus Study Overview

- Purpose of the Nexus Study is to document the nexus, or relationship, between new development in the City and the need for additional infrastructure.
- Based on the future costs of providing infrastructure and projected population and employment growth, nexus analysis and fees were generated for each infrastructure category.
- Accompanies and builds on the infrastructure standards established in the Level of Service Analysis.
- Meets the requirements of the California Mitigation Fee Act and of Section 410 of the City Planning Code, which requires that all nexus studies be updated on a five-year basis.

# Nexus Study Methodology

- A Level Of Service (LOS) based approach: Recreational and open space; Child care facilities; Transit; Complete Streets; Firefighting facilities; and Library facilities
  - Development's share of the cost to provide the target level of service.
- A linkage approach: Child care
  - Development's share of the cost to meet the new demand created by that development.

# Next Steps

- Complete the Nexus Study report – Winter 2021
- Adopt the study and update references in Chapter 4 of the Planning Code – Spring 2022

THANK YOU



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