



Greater SoMa Community Facilities Needs Assessment

Svetha Ambati

Senior Planner, Land Use & Community Planning
4/15/2021/ Joint CAC Meeting



San Francisco
Planning

BACKGROUND



Background



Southeast Framework Community Facilities Assessment (Published December 2020)

An analysis of existing facilities in the Southeastern neighborhoods, identification of standards, and projected facility needs to 2040.



Central SoMa Area Plan (Adopted May 2018)

The vision of the Central SoMa Area Plan is to create a sustainable neighborhood socially, economically, and environmentally. An 8-year process resulting in over \$2B in public benefits and 16mn sq ft of space for new housing and jobs.



Greater SoMa Community Facilities Needs Assessment (expected 2021)

Requirement coming out of the Central Soma Area Plan Settlement Agreement to analyze seven community facility types within the Greater SoMa area boundary.



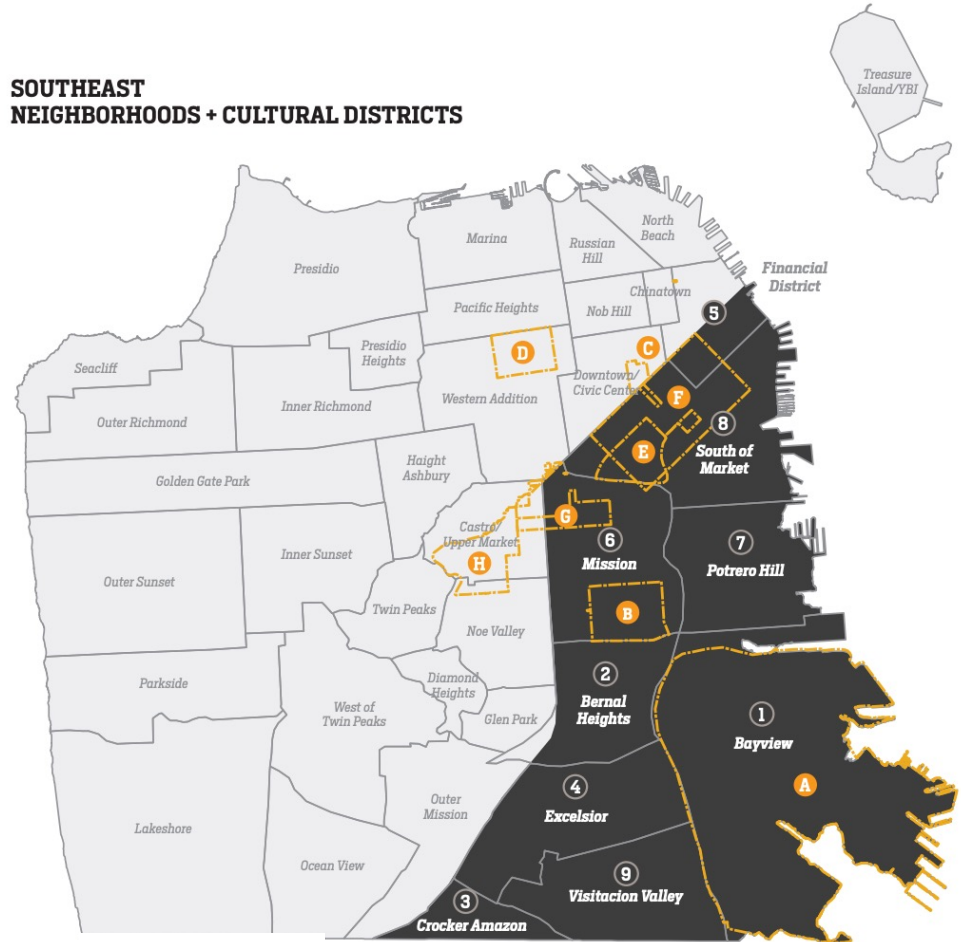
Mission Bay Community Facilities Needs Assessment (expected 2021)

Resolution adopted by the Board of Supervisors urging the Planning Dept and OCII to complete a community facility needs assessment for the Mission Bay neighborhood.

Southeast Framework Purpose

- 75% of projected growth in the next 20 years is expected to occur in the Southeast.
- There is a need to plan for future community facilities to serve both existing and future residents.
- Analysis of existing standards for seven facility types: libraries, fire stations, public health centers, child care, recreation centers, public schools, and police stations.
- Input from City agencies on the likely impact of population growth on their respective operations.

SOUTHEAST NEIGHBORHOODS + CULTURAL DISTRICTS



Neighborhoods

- 1 Bayview
- 2 Bernal Heights
- 3 Crocker Amazon
- 4 Excelsior
- 5 Financial District
- 6 Mission
- 7 Potrero Hill
- 8 South of Market
- 9 Visitacion Valley

Cultural Districts

- A African American Arts & Cultural District
- B Calle 24 Latino Cultural District
- C Compton's Transgender Cultural District
- D Japantown Cultural District
- E Leather & LGBTQ Cultural District
- F SoMa Pilipinas Cultural District – Filipino Cultural District
- G American Indian Cultural District
- H Castro LGBTQ Cultural District

Southeast Framework **Key Findings**

- All types of new community facilities are needed
- The focus of many agencies is on the expansion and renovation of existing facilities
- Standards for some facilities do exist, but there isn't a universal standard for how agencies plan for new facilities or expansion of existing facilities
- Staffing is a barrier to expanding services at existing facilities or creating new facilities
- The price and availability of land are barriers to creating new facilities
- There is an opportunity to better coordinate among city agencies in the planning for new facilities
- New physical facilities are needed given the limited amount of available land and ongoing densification
- Geographic proximity does not equate to better access, since facilities can be specific to certain needs for different services
- To accommodate population growth, new physical facilities are needed as well as adaptable programming to address the specific needs of the population served
- The COVID-19 pandemic has prompted the creative use of existing community facilities

CENTRAL SOMA AREA PLAN SETTLEMENT AGREEMENT

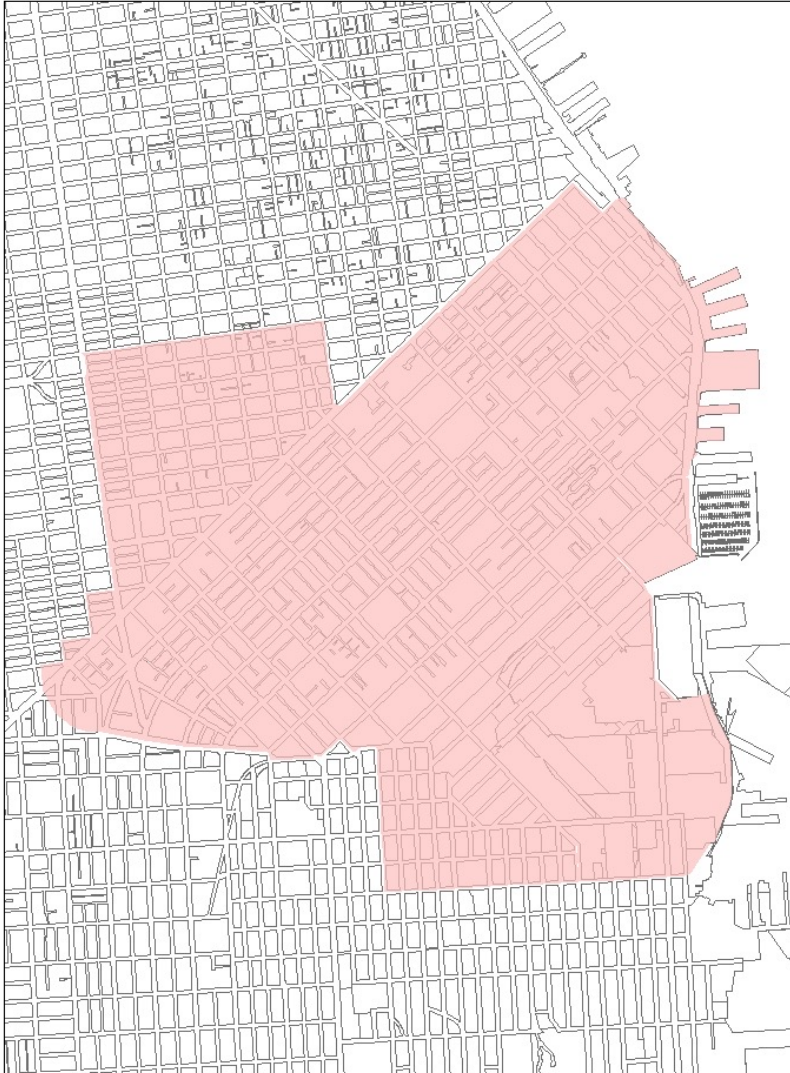


Central SoMa Settlement Agreement **Summary**

- Create a report summarizing community facility needs in the "Greater" SoMa.
- Includes SoMa, Tenderloin, Mission Bay, Showplace Square, the "Hub" portion of Market Octavia Plan Area.
- Must consider any proposed redevelopment of sites in these areas that will create substantial numbers of jobs or housing units.
- Must identify various possible metrics for service standards and geographic distribution for a variety of publicly owned or managed community facilities including libraries, rec centers, police stations, fire stations, public schools, and health clinics.
- Include facilities serving the homeless in SoMa in consultation with the Department of Homelessness and Supportive Housing (HSH).
- Consult with Department of Real Estate (DRE) to adequately plan and locate public facilities on City properties in SoMa.

GREATER SOMA COMMUNITY FACILITIES NEEDS ASSESSMENT

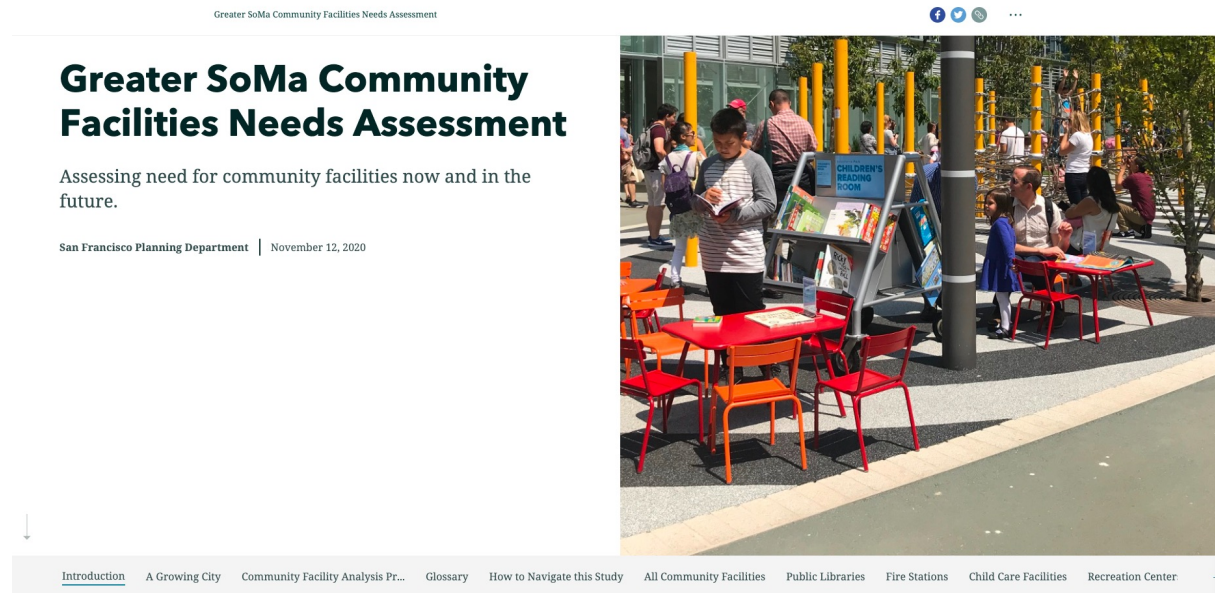
Project Background & Analysis



- Create a report summarizing community facility needs in the Project Boundary
 - Includes: SoMa, portions of Market and Octavia (Hub), Showplace Square, Mission Bay, and the Tenderloin.
- Facilities Analyzed:
 - Libraries
 - Fire Stations
 - Child Care
 - Public Schools
 - Health Clinics
 - Recreation Centers
 - Police Stations
 - Social Welfare organizations
 - Arts and Culture organizations
 - Facilities serving the homeless

Project StoryMap

- [This Storymap](#) provides project background, goals and outcomes, and existing facility analysis.
- The Storymap is a visual tool to understand existing community facilities and links to a survey to give input on community facility needs and priorities.



Introduction

About the Project

The Planning Department is in the early stages of the Greater SoMa Community Facilities Needs Assessment, which aims to understand existing community facility needs and assess how the neighborhood's growing population in the next twenty years may impact the capacity and quality of these facilities.

The Greater SoMa Community includes the Tenderloin, Mission Bay, and South of Market.

Project Outcomes

- Satisfy the conditions of the Central SoMa Plan settlement agreement
- Develop a framework to identify the impact of anticipated population growth on community facilities in the Greater SoMa area.
- Support neighborhood residents in identifying their priorities for both new and existing facilities.
- Collect qualitative and quantitative feedback – through both in-person meetings and surveys – regarding needs for community facilities
- Inform City agencies as they plan for expanded or new facilities



Initial Analysis Facility Needs

- Standards are one way to measure how many facilities might be needed.
- Various standards were used to assess how many facilities would be needed for equitable access within the Greater SoMa area including:
 - Citywide Nexus Study
 - Other Nexus Studies
 - General Plan policies
 - National standards or research
- These existing standards usually assess equitable access as a measure of people per facility. It is important to recognize that types of services or amenities offered at each facility were not included in the analysis.



Initial Analysis Facility Needs

- Most community facility types will need new or expanded facilities in order to accommodate the anticipated population growth in Greater SoMa.
- The analysis only includes facilities that lie within Greater SoMa, but many facilities serving the area may be located outside of the boundary.
- Similar to the key findings from the Southeast Framework, geographic proximity to a facility does not equate to better access as each facility may provide specific services or amenities.
- We hope to get more qualitative feedback to understand priorities for community facilities and how existing facilities serve the neighborhood.



Proposed Project Timeline

- 1: Community Scoping ~ 8/2020-12/2020
- 2: Determine Standards and Conduct Analysis ~ 08/2020-12/2020
- 3: Gather Feedback on Facility Needs and Analyze Survey Results ~ 12/2021-5/2021
- 4: Present Key Findings and Recommendations ~ 05/2021
- 5: Incorporate Feedback and Publish Final Report ~ 06/2021

FEEDBACK + DISCUSSION

4

Discussion Questions

- How do we define equitable access to community facilities?
- How do we best share the feedback on community facility priorities gathered from our outreach?
- How can this information help inform the use of the Central SoMa Community Facilities Fee and Fund?



Project Resources

- Project Website
 - <https://sfplanning.org/project/greater-soma-community-facility-needs-assessment>
- Story map
 - [Storymap link](#)
- Online Survey
 - <https://www.surveymonkey.com/r/somacommunityfacilitysurvey>
- Background documents - Southeast Framework
 - <https://sfplanning.org/southeast-framework>

THANK YOU



**San Francisco
Planning**

Svetha Ambati
Project Lead
Svetha.ambati@sfgov.org

Dylan Hamilton
Planner
Dylan.hamilton@sfgov.org

San Francisco Planning
www.sfplanning.org



RESOURCES



Central SoMa Area Plan Settlement Agreement Requirements

No later than July 1, 2021, the City shall prepare and publish a report containing an analysis of the community facility needs in the greater South of Market area. In conducting this analysis, the City shall engage and solicit input from the public and community groups, including but not limited to established CACs and CBDs, in the area. This effort, based on initial analysis started under the aegis of the "Southeast Framework for Community Facilities" initiated by an interagency working group, will account for the planned and expected cumulative growth in population over the next 25 years. At a minimum, the analysis will include as part of the "greater South of Market" the neighborhoods of the Tenderloin, Mission Bay, Showplace Square, and the "Hub" portion of the Market Octavia Plan area, and will consider any proposed redevelopment of sites in these areas that will create substantial numbers of jobs or housing units, including publicly owned sites. The analysis will identify various possible metrics for service standards and geographic distribution for a variety of publicly owned or managed community facilities common to residential neighborhoods and for which demand will increase as the result of population growth, such as libraries, recreation centers, police stations, fire stations, public schools (K-12), and health clinics. This effort will also include consultation with the City's Department of Homelessness and Supportive Housing (HSH) to coordinate that agency's efforts to adequately plan for and locate facilities serving the homeless in the South of Market, and also consultation with the City's Department of Real Estate (DRE) to coordinate that agency's efforts to adequately plan for and locate future public facilities on City properties in the South of Market."

Southeast Framework General Recommendations

- Allow and incentivize community uses at the ground floor
- Include new community space in master developments taking into account long term resilience to all hazards
- Study co-location of community facilities
- Maximize the use of existing City facilities
- Increase budget for staffing, management, and maintenance costs
- Ensure more robust data collection, data sharing and analytical capacity to better understand how facilities are used today and in the future
- Develop a citywide process to identify and prioritize new community facilities in development agreement (DA) projects
- Study the creation of a public lands policy for community facilities
- Engage in a community-led process in the planning for new community facilities and in making improvements to existing community facilities
- Apply a racial and social equity lens in the planning and programming of existing and future community facilities

Southeast Framework Operations and Programming Recommendations

Recommendations for Programming & Operations

Below are recommendations related to programming and operations for each individual agency. These recommendations are informed by GIS analysis, existing standards and conversations with City Departments.

CHILD CARE FACILITIES

- Consider co-locating child care centers with other community facilities such as public health centers, recreation center, libraries, schools, etc.
- Explore new child care facilities in city owned and leased buildings.
- Consider child care facilities as a ground floor use in affordable housing developments.
- Work with private development to encourage and incentivize the construction of new child care facilities.

PUBLIC HEALTH CENTERS

- Geographic proximity of health care facilities should be combined with services or programs most needed by the immediate residents.
- Assess public health facility needs as new demographic data comes available to ensure needs are being met.
- Consider co-locating health centers with other community facilities such as libraries, child care, etc.

LIBRARIES

- Explore new service models and opportunities for more bookmobiles in the southeast.
- Consider co-locating a library with other community facilities that provide complimentary services, such as recreation facilities, child care facilities, and schools.
- Analyze not only the geographic location of libraries but also the different amenities and conditions of each library to determine whether there is equitable access for all residents.
- Explore opportunities in the South Downtown Area (SODA) in OCII properties where there is vacant retail at the ground floor.

RECREATION CENTERS

- Assess users of existing recreation facilities to understand needs and gaps in service, and adjust services and programming based on these needs.
- Continue to work with CBOs to allow use of RDP facilities when RPD-led programs are not taking place.
- Increase budget for staffing to expand services and programs in existing facilities.

PUBLIC SCHOOLS

- Coordinate City services with SFUSD as they plan for a new school in Mission Bay and in Bayview-Hunters Point.
- Explore new models for school facilities and consider mixed uses.
- Develop a five-year and a ten-year plan for new school facilities.
- Identify opportunities to include SFUSD in early discussions around available spaces for community facilities.
- Adjust planning for school facilities to respond to any further changes to the student assignment policy.

POLICE STATIONS

- On June 20, 2020, the Mayor announced a plan to fundamentally alter the nature of policing in San Francisco. The public safety funds previously allocated to expansion of facilities or size of police force will be redirected toward efforts that will counteract structural inequalities that have led to disproportionate harm to the African American community. Given these changes, there are no recommendations to expand or analyze the need of new stations in this report.

FIRE STATIONS

- Encourage the search for a new training facility in the southeast part of the City.