



Greater SoMa Community Facilities Needs Assessment

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11/10/2020 / SoMa CAC Meeting



San Francisco
Planning

BACKGROUND

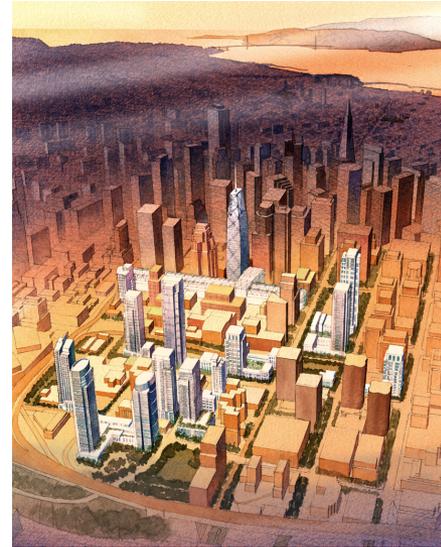


Background



Southeast Framework (2017-2020)

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)

Requirement coming out of Mayor Breed's issued statement for an equity assessment for the Mission Bay neighborhood.

Southeast Framework **Overview**

- Purpose: 75% of projected growth in the next 20 years is expected to occur in the Southeast and 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
- Explored different methods of accommodating future growth in the Southeast.
- Developed recommendations for new facilities to ensure that all residents, existing and new, in the southeast part of the city have adequate access to community facilities.
- Input from City agencies on the likely impact of population growth on their respective operations

Southeast Framework **Key Findings**

- All types of new community facilities are needed.
- There are limited plans to provide new facilities across all facility types.
- The focus of many agencies is on the expansion and renovation of existing facilities.
- A standard for the number or distribution of facilities generally does not exist.
- Staffing is a barrier to expanding services at existing facilities.
- The price and availability of land are primary barriers to creating new facilities.
- There is an opportunity to better coordinate among city agencies in the planning for new facilities.
- Agencies plan in silos.
- New physical and programmatic models for community facilities are needed given the limited amount of available land and ongoing densification.

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 resiliency;
- 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;
- Study the creation of a public lands policy for community facilities; *and*
- Develop a citywide process to identify and prioritize new community facilities.

Southeast Framework **Planned Facilities**

- The Southeast Framework also noted where new facilities were needed and identified planned facilities in the southeastern neighborhoods of the city:
 - 1 new library in the Central Waterfront area
 - 4 new wellness centers in Hope SF sites
 - 700-1,500 child care spaces in varied locations
 - 3 new recreation centers in Soma, Visitacion Valley, and Potrero Hill
 - Two new schools in Mission bay and Candlestick Point

CENTRAL SOMA AREA PLAN SETTLEMENT AGREEMENT



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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."

Settlement Agreement **Summary**

- Report summarizing community facility needs
- 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

How the Southeast Framework will Support the Greater Soma Community Facilities Needs Assessment

Standards

Research and identify possible standards for seven community facilities

Analysis

Analysis for seven main facility types, such as distribution, and how many more of each facility is needed in the Southeast

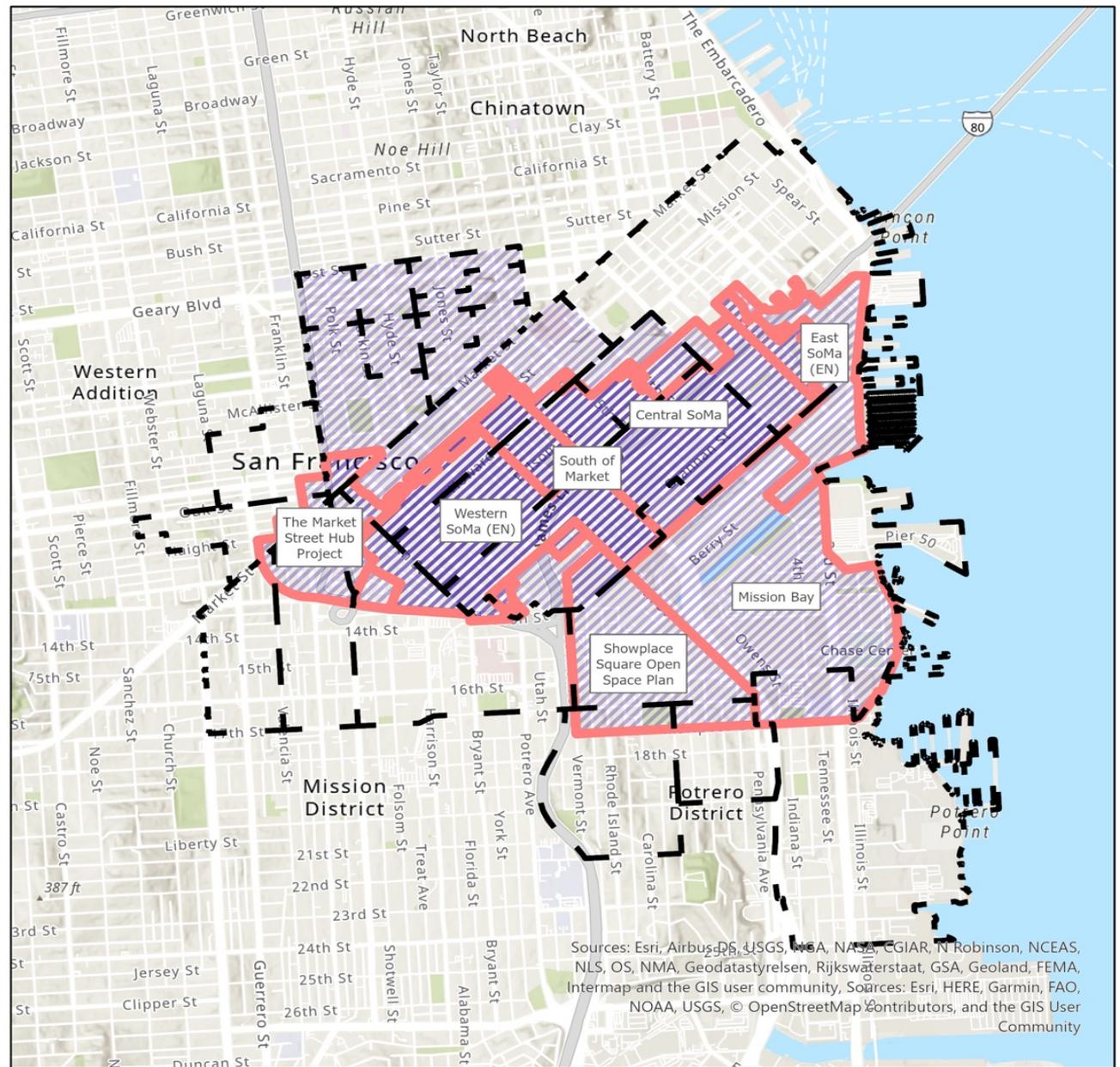
plans

An understanding of planned facilities and partner agency capacity

GREATER SOMA COMMUNITY FACILITIES NEEDS ASSESSMENT



Initial Scoping Geographic Focus



-  Census Tracts
-  Plan Areas
-  Greater SoMa Boundary

Initial Scoping Facility Types

- Fire Stations
- Police Stations
- Public Schools
- Recreation Centers
- Libraries
- Child Care Facilities
- Health Clinics
- Arts & Culture Facilities
- Social Welfare Facilities
- Facilities Serving the Homeless



Proposed Project Timeline

- 1: Community Scoping ~ 8/2020-11/2020
- 2: Determine Standards and Conduct Analysis ~ 08/2020-12/2020
- 3: Gather Feedback on Facility Needs ~ 12/2021- 2/2021
- 4: Create Draft Facility Needs Assessment ~ 2/2021-04/2021
- 5: Present Key Findings and Recommendations ~ 05/2021
- 6: Incorporate Feedback and Publish Final Report ~ 06/2021

Initial Scoping **Key Questions**

- Are any community facility types missing?
- How should facilities be prioritized for funding through the community facilities fee in SoMa and in the Hub?
- Who should we contact for outreach?
- What methods of outreach should we use to gather feedback?



THANK YOU



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