

Showplace/SoMa

NEIGHBORHOOD ANALYSIS & COORDINATION STUDY

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Showplace/SoMa

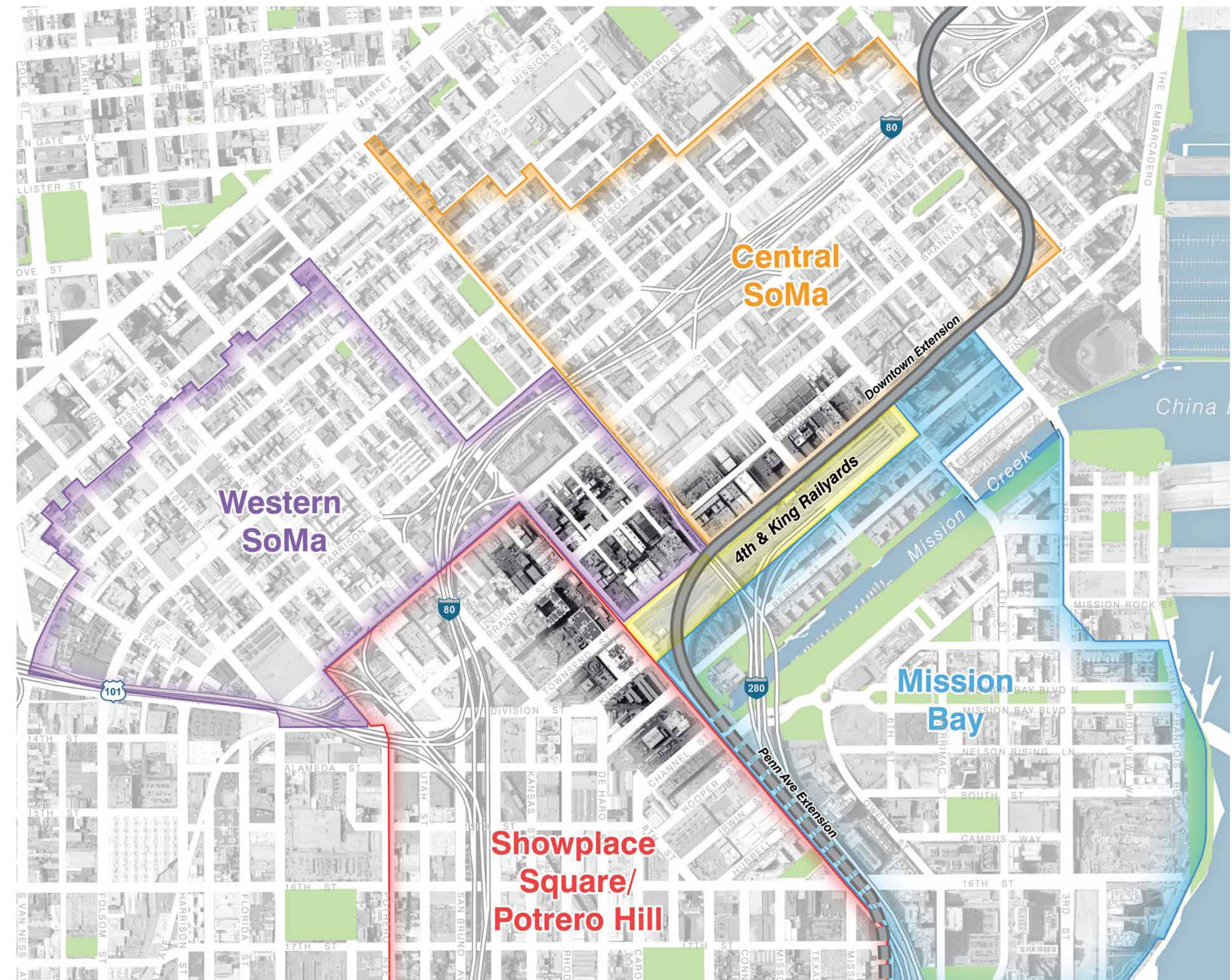
NEIGHBORHOOD ANALYSIS & COORDINATION STUDY

Several transportation and land use projects are positioning the Showplace/SoMa area for long-term change.

STUDY PURPOSE

To coordinate these efforts and analyze opportunities for:

- Additional market-rate and affordable housing
- Additional capacity for PDR jobs
- A network of open space & walkable streets
- A cohesive urban design



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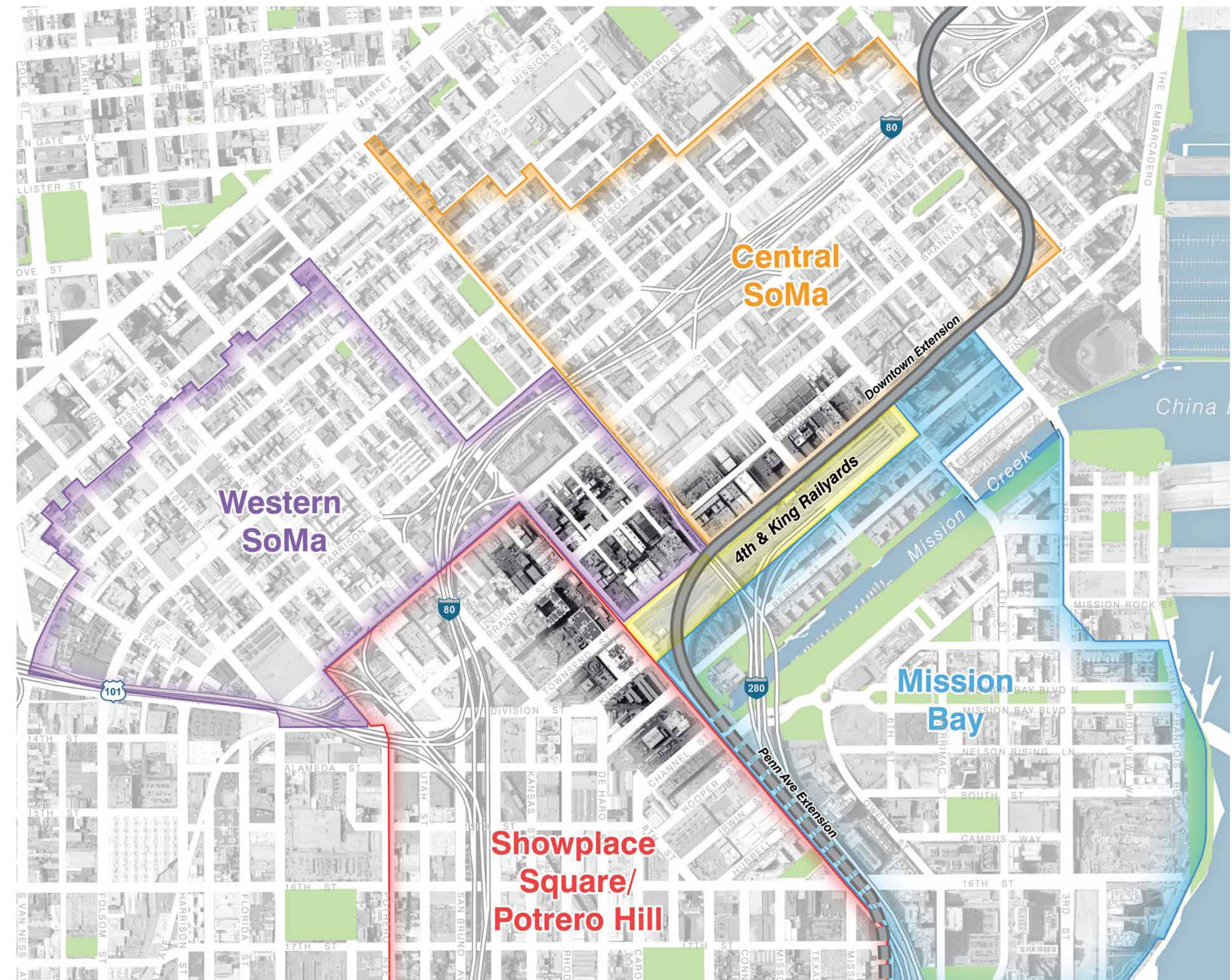
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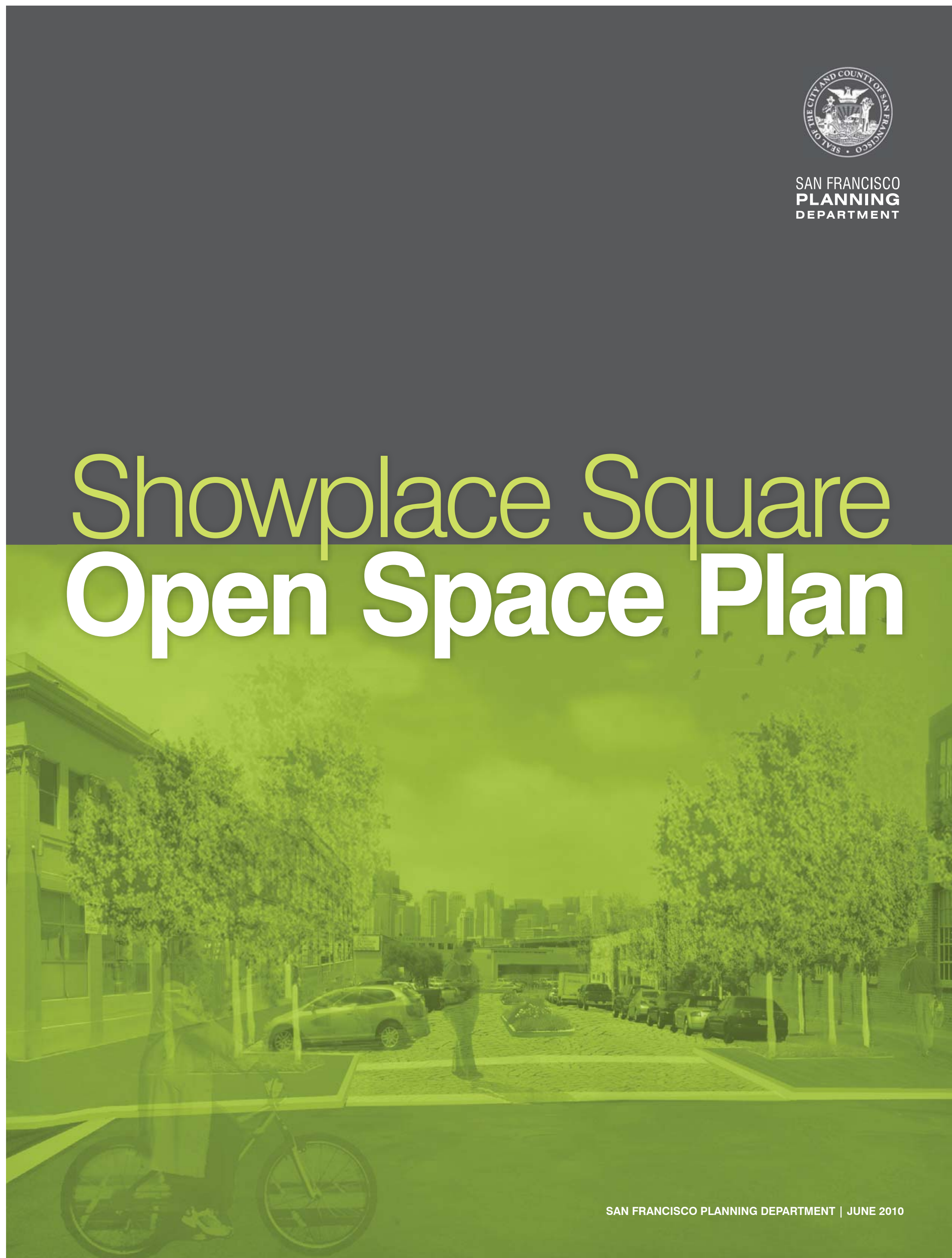
NEIGHBORHOOD ANALYSIS & COORDINATION STUDY

STUDY DELIVERABLES

- A guiding policy report
- Recommended updates to planning code
- **Staff updates to 2010
Showplace Square Open Space Plan**
- Feasibility analysis for any planning code changes



MODIFIED SCOPE: UPDATE 2010 PLAN



2010 STUDY PURPOSE

- Understand open space need created by new development
- Identify best locations for open space improvements
- Prepare conceptual designs
- Develop cost estimates

MODIFIED SCOPE: UPDATE 2010 PLAN



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Showplace Square Open Space Plan

2020 UPDATE

SAN FRANCISCO PLANNING DEPARTMENT | DECEMBER 2020

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2020 STUDY UPDATE

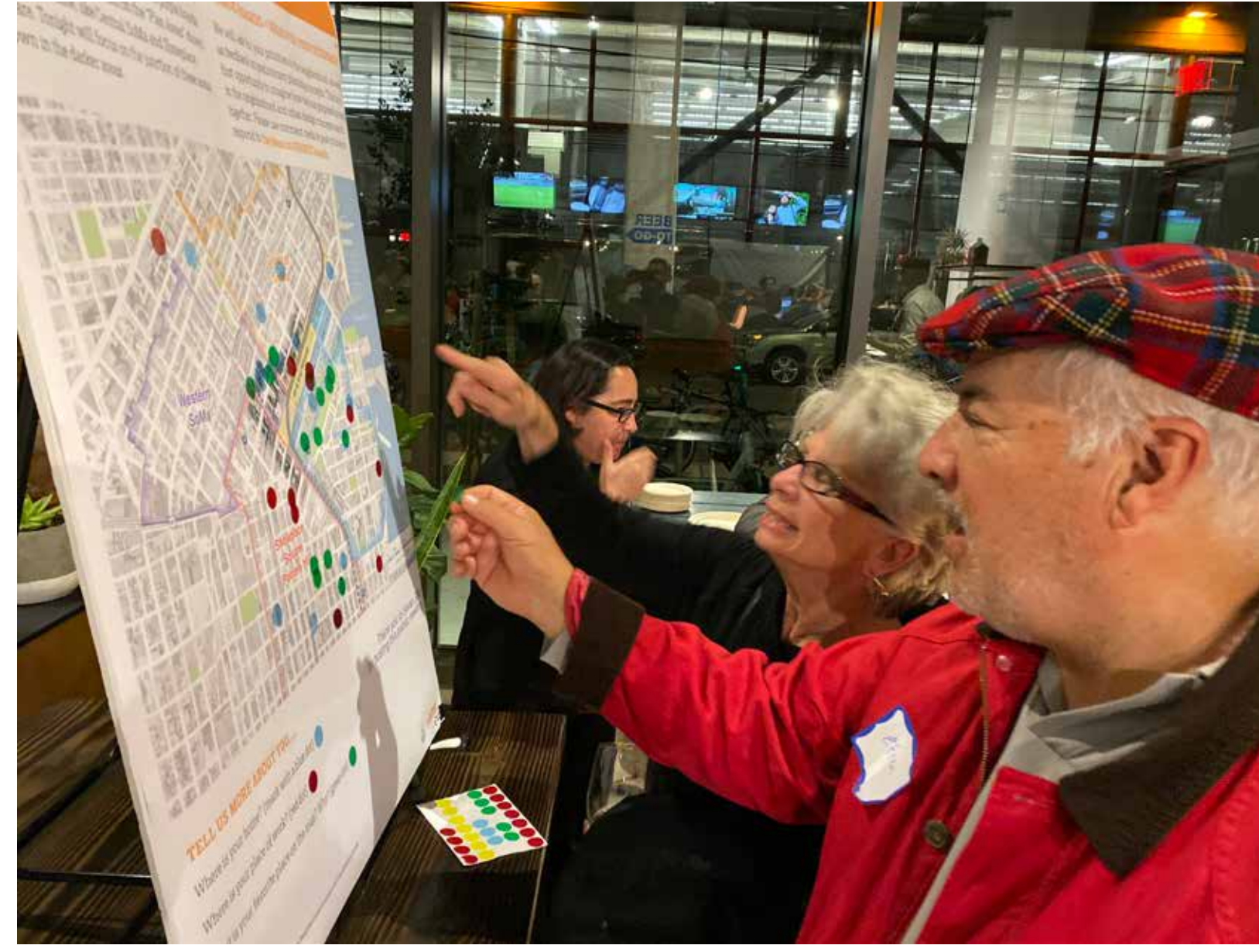
- Status update on 2010 Plan
- New Showplace recommendations
- New Western SoMa recommendations, for future consideration



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PUBLIC MEETINGS & WORKSHOPS

LAND USE + URBAN DESIGN (LATE 2019)



OPEN SPACE + STREETS (EARLY 2020)





- Completed projects identified in original (2010) plan
- Opportunity sites identified in 2020 update

SHOWPLACE: **UPDATED** RECOMMENDATIONS

Opportunity Site	2010 Recommendation	Status	2020 Recommendation
Jackson Playground Arkansas, Carolina and Wisconsin Streets Rights-of-way	Add bulb outs; decrease ROW and roadway	Park in design; Wisconsin bulbout built	Continue Design w/ Rec Park Dept; Increase pedestrian access & safety
Hooper Street right-of-way	“Living street”	Built w/ new design	--
Daggett Street right-of-way	New open space and plaza	Completed	--
Norcal Triangle Site	New park, trees, landscaping	--	Proposed at 900 7th St. (as of 7/20)
Townsend Circle ROW	Pedestrian safety improvements; Public amenity in traffic circle	Safety improvements completed	Pursue public art w/ Arts Commission
Wolfe’s Café (8th St ROW)	“Green street”	Pavement to Parks 2010-2013; 16th St bulbout added	Pursue with adjacent development

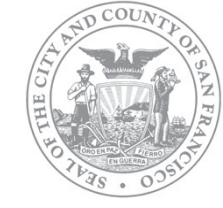
SHOWPLACE: **NEW** RECOMMENDATIONS

Opportunity Sites	2020 Recommendation	Status/Next Step	Responsible
Under I-280 / Penn Ave Extension	Analyze new parks and streets over Pennsylvania Avenue Extension	Include in Pre-Environmental Study, expected in 2021	SFCTA, SF Planning
Potrero Gateway	Streetscape improvements, art, gardens, and bike lane	Phase 1 in construction; pursue fund- ing and implementation with Caltrans	SF Public Works; Community partners
Under U.S. 101/ I-80 interchange	Monitor other AB857 projects; assess community needs	Stakeholder engagement to identify needs	EN CAC & SF Plan- ning
Mission Bay Parcels P7/P9	Continue community design process	Obtain input from City agencies, SFUSD and Mission Bay CAC	OCII, Mission Bay Development Group

SOMA: RECOMMENDATIONS

Opportunities	2020 Recommendation	Responsible
Filipino heritage landmarks	Pursue w/ Central SoMa Freeway project; Continue public dialogue	SoMa CAC, SF Planning, SoMa Pilipinas
Park, 5th St connection at future Railyards site	If transit analysis demonstrates an opportunity, incorporate into conceptual designs	Caltrain, ProoLogis, SF Planning
Additional dog parks	Include in future open space designs	Rec Park Dept; Future Developers
Community programming at Bluxome	Identify community partnerships	88 Bluxome Developer, SoMa Pilipinas
Improve safety at 5th/Townsend	Monitor street; Incorporate improvements into Townsend re-build after DTX	SFMTA, TJPA
5th Street Bridge over Mission Creek	Identify design alternatives and cost estimates	OCII, Mission Bay Development Group

NEXT STEPS: INFORM PROJECTS & PLANS



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Showplace Square Open Space Plan

2020 UPDATE

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Land Use

- Recology Site / 900 7th St
- Mission Bay Amendments (e.g. 1450 Owens)
- Army Corps/Port Flood Study (SF waterfront)
- Future Development Projects
- Capital Planning
- Rec Park Planning

Transportation

- Caltrain Service, Storage, Development Analysis
- High-Speed Rail Environmental Study
- Downtown Extension (DTX)
- Pennsylvania Avenue Extension Study (PAX)

THANK YOU!

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4TH & KING RAILYARDS

Planning for the Railyards must serve the region's transportation needs first

Only after studies identify future transportation needs at the 4th/King Railyards can we study land use and development potential on the site.



WHY SNACS? MAJOR PROJECTS & PLANS

Land Use

APPROVED

- Central SoMa & Key Development Sites
- Showplace Square/Potrero Hill Area Plan
- Mission Bay Redevelopment Plan
- Mission Rock
- Mission Bay Amendments (e.g. 1450 Owens)

UNDER STUDY

- 900 7th St
- Army Corps/Port Flood Study (SF waterfront)



WHY SNACS? MAJOR PROJECTS & PLANS

Transportation

PLANNED CAPITAL IMPROVEMENTS

- Central Subway
- Caltrain Electrification
- 16th Street Improvements
- 7th Street Quick-Build Improvements
- Mission Bay Ferry Landing

ONGOING DESIGNS AND STUDIES

- Caltrain Business Plan
- Caltrain Service, Storage, Development Analysis
- High-Speed Rail Environmental Study
- Downtown Extension (DTX)
- Pennsylvania Avenue Extension Study (PAX)

