Showplace/SoMa
NEIGHBORHOOD ANALYSIS & COORDINATION STUDY
sfplanning.org/snacs
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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PUBLIC MEETINGS & WORKSHOPS

**LAND USE + URBAN DESIGN** *(LATE 2019)*

**OPEN SPACE + STREETS** *(EARLY 2020)*
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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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2020 STUDY UPDATE

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

This section recommends specific projects, programming and future planning efforts throughout and adjacent to Showplace Square. Provisional recommendations are also included for SoMa and Mission Bay, many of which are consistent with or reaffirm existing plans. Recommendations in SoMa should be further developed with community input to SoMa development projects, the SoMa Community Facilities Assessment, and the SoMa CAC.

Ongoing input to Mission Bay park designs will continue through the Mission Bay CAC. Recommendations for the Railyards can be further developed only after analyses identify regional transit needs on the site. These studies include the Downtown Rail Extension Project, Pennsylvania Avenue Extension, and ongoing Caltrain service planning. Tables 2 and 3 summarize the recommendations at the end of the chapter.
### Showplace: Updated Recommendations

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

<table>
<thead>
<tr>
<th>Opportunity Sites</th>
<th>2020 Recommendation</th>
<th>Status/Next Step</th>
<th>Responsible</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under I-280 / Penn Ave Extension</td>
<td>Analyze new parks and streets over Pennsylvania Avenue Extension</td>
<td>Include in Pre-Environmental Study, expected in 2021</td>
<td>SFCTA, SF Planning</td>
</tr>
<tr>
<td>Potrero Gateway</td>
<td>Streetscape improvements, art, gardens, and bike lane</td>
<td>Phase 1 in construction; pursue funding and implementation with Caltrans; 35% drawings complete</td>
<td>SF Public Works; Community partners</td>
</tr>
<tr>
<td>Under U.S. 101/ I-80 interchange</td>
<td>Monitor other AB857 projects; assess community needs</td>
<td>Stakeholder engagement to identify needs</td>
<td>EN CAC &amp; SF Planning</td>
</tr>
<tr>
<td>Mission Bay Parcels P7/P9</td>
<td>Continue community design process</td>
<td>Obtain input from City agencies, SFUSD and Mission Bay CAC</td>
<td>OCII, Mission Bay Development Group</td>
</tr>
</tbody>
</table>
## SOMA: RECOMMENDATIONS

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

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!
Jeremy Shaw
415.652.7449
jeremy.shaw@sfgov.org
sfplanning.org/snacs
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)