

## CENTRAL SOMA PLAN IMPLEMENTATION MATRIX

This document conveys what measures will be taken to implement the Central SoMa Plan, as when as how, when, and by whom they will be implemented.

### GOAL #1 - INCREASE THE CAPACITY FOR JOBS AND HOUSING

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
1.1	<b>Increase the area where space for jobs and housing can be built</b>	1.1.1	Retain existing zoning that supports capacity for new jobs and housing	1.1.1.1	Maintain existing MUO, MUG, SoMa NCT, and South Park zoning (see Figures 1.3 and 1.4 in the Plan).	Ongoing implementation of existing Zoning Map	Complete	Planning
		1.1.2	Replace existing zoning that restricts capacity for development with zoning that supports capacity for development	1.1.2.1	Change SLI, SALI, WSMUO, and RED zoning to MUO zoning (see Figures 1.3 and 1.4 in the Plan).	Zoning Map amendment	Upon Plan adoption	Planning
					1.1.2.2	Change SALI zoning to WSMUO zoning along the south side of Bryant Street from just east of 5th Street to 6th Street (see Figures 1.3 and 1.4 in the Plan).	Zoning Map amendment	Upon Plan adoption
1.2	<b>Increase how much space for jobs and housing can be built</b>	1.2.1	Increase height limits on parcels, as appropriate	1.2.1.1	Increase height limits from existing to proposed (see Figures 1.7 and 1.8 in the Plan).	Zoning Map amendment	Upon Plan adoption	Planning
		1.2.2	Allow physical controls for height, bulk, setbacks, and open space to determine density	1.2.2.1	Remove Floor Area Ration (FAR) limits on non-residential buildings above 85 feet in height.	Planning Code amendment	Upon Plan adoption	Planning

### GOAL #2 - MAINTAIN THE DIVERSITY OF RESIDENTS

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
2.1	<b>Maintain the existing stock of housing</b>	2.1.1	Continue implementing controls that maintain the existing supply of housing	2.1.1.1	Continue implementing unit merger and demolition controls.	Ongoing implementation of the Planning Code	Ongoing	Planning
				2.1.1.2	Continue enforcing restrictions on conversion of units to hotels rooms, including Short Term Rentals.	Ongoing implementation of the Planning and Administrative Codes	Ongoing	Office of Short Term Rentals
					2.1.1.3	Continue implementation strategies to ensure livability of units – particularly Single Room Occupancy housing (SROs).	Ongoing implementation of the Administrative Code	Ongoing
2.2	<b>Maintain the affordability of the existing stock of housing</b>	2.2.1	Continue implementing controls and strategies that help maintain the existing supply of affordable housing	2.2.1.1	Continue enforcing rent control and eviction protection regulations.	Ongoing implementation of the Administrative Code	Ongoing	Rent Board and Mayor's Office of Housing and Community Development (MOHCD)

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				2.2.1.2	Continue implementing funding strategies such as the Rental Assistance Demonstration program and rehabilitation loans for affordable buildings.	Ongoing implementation of MOHCD programs	Ongoing	MOHCD
		2.2.2	Support the conversion of existing housing into permanently affordable housing	2.2.2.1	Continue implementing the City's Small Sites program.	Ongoing implementation of MOHCD programs	Ongoing	MOHCD
				2.2.2.2	Explore development of a program, whereby new development could satisfy their affordable housing requirements by converting existing housing into permanently affordable housing.	Assessment of feasibility of this measure	Within 12 months of Plan adoption	MOHCD
2.3	<b>Ensure that at least 33 percent of new housing is affordable to very low, low, and moderate-income households</b>	2.3.1	Set affordability requirements for new residential development at rates necessary to fulfill this objective	2.3.1.1	Increase the percentage of affordable housing by Central SoMa Public Benefits Tiers (for specific requirements, see the "Requirements for New Development" document).  <i>Note: this measure is subject to change based on the analysis conducted to help implement June 2016's Proposition C.</i>	Planning Code amendment	Upon Plan adoption	Planning
		2.3.2	Require increased contribution to affordable housing from commercial uses on land where development capacity is substantially increased	2.3.2.1	Create a Central SoMa Impact Fee and apply to non-residential development (for specific requirements, see the "Requirements for New Development" document).	Planning Code amendment	Upon Plan adoption	Planning
		2.3.3	Ensure that affordable housing revenue generated in Central SoMa stays in the neighborhood	2.3.3.1	Require affordable housing revenue generated by the Central SoMa Plan to be expended within the boundaries of SoMa (Market, Embarcadero, South Van Ness, 13th St, Division St, China Basin).	Planning Code amendment	Upon Plan adoption	Planning
				2.3.3.2	Allow the application of the "land dedication" option for both residential and non-residential development.  <ul style="list-style-type: none"> <li>For residential development, the land dedication requirement would be a parcel of sufficient square footage to accommodate a unit count 50% greater than the amount of units required by the off-site/in-lieu option shown in Implementation Measure 2.3.1.1</li> <li>For non-residential development, the land dedication would be based on an appraisal of land value.</li> </ul> <p>For all sites, the requirements and rules for land dedication projects stipulated in Planning Code Section 419.5(2) would apply.</p>	Planning Code amendment	Upon Plan adoption	Planning
		2.3.4	Allow affordable housing sites to sell any unused development rights	2.3.4.1	Add affordable housing sites to list of sites eligible for the Transfer of Development Rights program (as discussed in Implementation Measure 7.5.2.1).	Planning Code amendment	Upon Plan adoption	Planning

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
2.4	<b>Support housing for other households that cannot afford market rate housing</b>	2.4.1	Continue implementing strategies that support the development of “gap” housing	2.4.1.1	Apply ongoing strategies for creating middle-income housing, such as funding created through 2015’s Proposition A, down payment assistance loan programs, and the middle-income housing requirements imposed by June 2016’s Proposition C and subsequent Board actions.	Ongoing application of funds and requirements	Ongoing	MOHCD, Planning
2.5	<b>Support housing for a diversity of household sizes</b>	2.5.1	Continue requiring a diversity of family sized units	2.5.1.1	Require that new development provide at least 40% two-bedroom or 30% three-bedroom units.  <i>Note: this measure to be updated based on the outcome of Board File No. 160821.</i>	Planning Code amendment	Upon Plan adoption	Planning
2.6	<b>Support the schools, child care, and community services that serve local residents</b>	2.6.1	Help fund public schools	2.6.1.1	Continue implementing the Schools Impact Fee.	Ongoing implementation of existing Planning Code requirements	Ongoing	San Francisco Unified School District
		2.6.2	Help fund child care facilities	2.6.2.1	Continue implementing the Child Care Impact Fee and Eastern Neighborhoods Impact Fee.	Ongoing implementation of existing Planning Code requirements	Ongoing	Planning
		2.6.3	Help fund the creation of new community services	2.6.3.1	Create a new Community Services Impact Fee (for specific requirements, see the “Requirements for New Development” document). New development will be given the option to provide community facilities directly via an In-Kind Agreement with the City instead of paying the fees.	Planning Code amendment	Upon Plan adoption	Planning

### GOAL #3 - FACILITATE AN ECONOMICALLY DIVERSIFIED AND LIVELY JOBS CENTER

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
3.1	<b>Favor non-residential development over other kinds of growth</b>	3.1.1	Require non-residential development on large parcels	3.1.1.1	On parcels larger than 30,000 square feet south of Harrison Street require that two-thirds of new development below 160 feet in height be non-residential.	Planning Code amendment	Upon Plan adoption	Planning
		3.1.2	Reduce current restrictions on non-residential development	3.1.2.1	Change MUR zoning to be MUO zoning east of 5th Street, change MUR to MUG Zoning west of 5th Street, change WSMUG zoning to MUO zoning, and change RED to MUO zoning south of Harrison Street	Zoning Map amendment	Upon Plan adoption	Planning
3.2	<b>Support the growth of office space</b>	3.2.1	Facilitate the growth of office	3.2.1.1	See Implementation Measure 3.1.1.1.	Planning Code amendment	Upon Plan adoption	Planning

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3.3	<b>Ensure the removal of protective zoning does not result in a loss of PDR in the Plan Area</b>	3.3.1	Maintain existing zoning that restricts non-PDR development in certain locations	3.3.1.1	Maintain existing SALI zoning between 4th and 6th Streets and Harrison and Bryant Streets.	Ongoing implementation of existing Zoning Map	Upon Plan adoption	Planning
		3.3.2	Limit conversion of PDR space in formerly industrial districts	3.3.2.1	In buildings on parcels being rezoned from SLI to MUO, require retention of 50% of space permitted as PDR as of January 1, 2016.	Planning Code amendment	Upon Plan adoption	Planning
				3.3.2.2	In buildings on parcels being rezoned from SALI to MUO or WSMUO, require 100% retention of space permitted as PDR as of January 1, 2016.	Planning Code amendment	Upon Plan adoption	Planning
		3.3.3	Require PDR space as part of large commercial development	3.3.3.1	In new office developments of greater than 50,000 square feet, require new PDR, via the following options: <ul style="list-style-type: none"> <li>• Build PDR on-site: <ul style="list-style-type: none"> <li>▪ On former SALI parcels, require 0.5 FAR or 100% replacement of PDR, whichever is greater,</li> <li>▪ On former SLI parcels, require 0.5 FAR or 50% replacement of PDR, whichever is greater, and</li> <li>▪ Elsewhere, require 0.5 FAR.</li> <li>▪ Exempt from land area for purposes of calculating the FAR any land dedicated to affordable housing or publicly accessible open space fully open to the sky.</li> </ul> </li> <li>• Build net new PDR off-site at 1.5 times the on-site requirement. This PDR can be built anywhere in SoMa (Market, Embarcadero, South Van Ness, 13th St, Division St, China Basin).</li> <li>• Preserve existing PDR space at 2.0 times the on-site requirement through deed restriction. This PDR can be preserved anywhere in SoMa not zoned SALI after Plan adoption (Market, Embarcadero, South Van Ness, 13th St, Division St, China Basin).</li> </ul>	Planning Code amendment	Upon Plan adoption	Planning
				3.3.3.2	Explore the potential for development to meet their PDR requirement through an in-lieu fee to the City to be used for the construction of new PDR and preservation/retention of existing PDR space.	Planning Code amendment	Ongoing	Office of Economic and Workforce Development (OEWD)
		3.3.4	Provide incentives to fund, build, and/or protect PDR	3.3.4.1	Allow buildings to meet their Transferable Development Rights requirements (as discussed in Implementation Measure 7.5.3.1) through preservation (through deed restriction) of existing PDR buildings.	Planning Code amendment	Upon Plan adoption	Planning
				3.3.4.2	Continue technical support and strategic programs and agreements that support the growth of PDR businesses and the development of new PDR space.	Ongoing implementation of City programs	Ongoing	OEWD

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				3.3.4.3	Continue implementing the 1% Art Program, including the option for development to participate in the Public Art Trust.	Ongoing implementation of City programs	Ongoing	Arts Commission
3.4	<b>Facilitate a vibrant retail environment that serves the needs of the community</b>	3.4.1	Allow retail throughout the Plan Area	3.4.1.1	Continue allowing retail in all zoning districts.	Ongoing implementation of the existing Planning Code	Ongoing	Planning
		3.4.2	Require ground-floor retail along important streets	3.4.2.1	Maintain retail requirements along 4th Street between Townsend and Bryant.	Ongoing implementation of the existing Planning Code	Ongoing	Planning
				3.4.2.2	Require retail on following streets:  • 4th Street between Bryant St and Folsom St, and • Folsom Street between 4th and 6th.	Planning Code amendment	Upon Plan adoption	Planning
		3.4.3	Support local, affordable, community-serving retail	3.4.3.1	Require formula retail uses to attain a Conditional Use Permit throughout the Plan Area.	Planning Code amendment	Upon Plan adoption	Planning
				3.4.3.2	For development on lots greater than 20,000 square feet, require micro retail units (1,000 sqft or less) of one for every 20,000 square feet of lot area (rounding to the nearest unit).	Planning Code amendment	Upon Plan adoption	Planning
				3.4.3.3	Continue banning stand-alone big box retail.	Ongoing implementation of the existing Planning Code	Ongoing	Planning
3.5	<b>Support development of hotels</b>	3.5.1	Allow hotels throughout the growth-oriented parts of the Plan Area	3.5.1.1	Permit hotels in the MUG, MUO, and WSMUO with a Conditional Use.	Planning Code amendment	Upon Plan adoption	Planning
				3.5.1.2	Support the development of one or-more large (>500 room) hotels in the vicinity of the Moscone Convention Center.	City engagement with private developers during entitlement process	Ongoing	OEWD
3.6	<b>Recognize the importance of nightlife uses in creating a complete neighborhood</b>	3.6.1	Allow nightlife where appropriate	3.6.1.1	Continue allowing restaurants and bars throughout the Plan Area, as controlled by district.	Ongoing implementation of the existing Planning Code	Ongoing	Planning
				3.6.1.2	Continue permitting nighttime entertainment uses as-of-right in those areas being converted from SALI to MUO and WSMUO.	Planning Code amendment	Upon Plan adoption	Planning

**GOAL #4 - PROVIDE SAFE AND CONVENIENT TRANSPORTATION THAT PRIORITIZES WALKING, BICYCLING, AND TRANSIT**

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURES	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
4.1	<b>Provide people walking a safe, convenient, attractive environment on all the streets in the Plan Area</b>	4.1.1	Widen sidewalks on major streets to meet Better Streets Plan standards	4.1.1.1	Undertake a comprehensive complete streets plan for all of the major streets in the Plan Area (i.e., 3rd, 4th, 5th, 6th, Howard, Folsom, Harrison, Bryant, Brannan, and Townsend Streets). This strategy should incorporate pedestrian, bicycle, and transit improvements. Designs should incorporate on- and off-street loading needs and emergency vehicle access. Dedicate funding towards the planning and construction of recommended improvements through the Transportation Sustainability Fee (TSF), Eastern Neighborhoods Impact (EN) Fee, and/or a Mello-Roos Community Facilities District (CFD). (See Figure 4.1 in the Plan for a map of existing sidewalk conditions).	Designed by the City with community input, adopted by legislation from San Francisco Municipal Transportation Agency (SFMTA) and San Francisco Department of Public Works (DPW), and implemented by a combination of the City and new development (through meeting the Better Streets Plan and/or In-Kind Agreements with the City)	Ongoing, as funding accrues, as prioritized through City and community processes	San Francisco Municipal Transportation Agency (SFMTA), San Francisco Department of Public Works (DPW), Planning
				4.1.1.2	Require a five-foot setback on all development on 4th Street south of Bryant Street. This setback must occur at the ground floor, and have minimum height of 25 feet.	Planning Code amendment	Upon Plan adoption	Planning
		4.1.2	Prohibit new curb cuts on key major streets and limit them elsewhere	4.1.2.1	Ban curb cuts within the Plan Area on all of Folsom, Brannan, Townsend, 2nd, 3rd, 4th, and 6th Streets, and any blocks of Howard Street that are one-way; require a Conditional Use permit for curb cuts for all other major streets in the Plan Area. (See Figure 4.2 in the Plan for a map of limitations on curb cuts).	Planning Code amendment	Upon Plan adoption	Planning
		4.1.3	Provide additional signalized crosswalks across major streets	4.1.3.1	See Implementation Measure 4.1.1.1. (See Figure 4.3 in the Plan for the locations of recommended crosswalks).	See Implementation Measure 4.1.1.1.	See Implementation Measure 4.1.1.1.	See Implementation Measure 4.1.1.1.
		4.1.4	Open currently closed crosswalks at signalized intersections	4.1.4.1	See Implementation Measure 4.1.1.1. (See Figure 4.3 in the Plan for the locations of currently closed crosswalks).	See Implementation Measure 4.1.1.1.	See Implementation Measure 4.1.1.1.	See Implementation Measure 4.1.1.1.
		4.1.5	Improve intersections at freeway ramps	4.1.5.1	Work with Caltrans to redesign or improve intersections at freeway ramps.	Intergovernmental coordination	Within 5 years of Plan adoption	SFMTA, San Francisco County Transportation Authority (SFCTA)
		4.1.6	Provide corner sidewalk extensions to enhance pedestrian safety at crosswalks, in keeping with the Better Streets Plan	4.1.6.1	Implement strategies identified through the City's Walk First and Vision Zero programs, as well as additional strategies identified in the complete streets plan discussed in Implementation Measure 4.1.1.1.	Walk First and Vision Zero programs; also Implementation Measure 4.1.1.1.	Ongoing	SFMTA

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURES	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
		4.1.7	Improve the conditions on narrow streets and alleys for people walking	4.1.7.1	Undertake a follow-up Narrow Streets and Alleys Strategy, and implement recommendations adopted by that Strategy, as well as additional strategies identified in the complete streets plan discussed in Implementation Measure 4.1.1.1.	Community planning effort; also Implementation Measure 4.1.1.1.	Start process within two years of Plan Adoption	Planning, DPW
		4.1.8	Add street trees and street furnishings to sidewalks wherever possible, in keeping with the Better Streets Plan	4.1.8.1	Ongoing implementation of street tree requirements in the Planning Code, as well as additional strategies identified in the complete streets plan discussed in Implementation Measure 4.1.1.1.	See Implementation Measure 4.1.1.1.	See Implementation Measure 4.1.1.1.	See Implementation Measure 4.1.1.1.
		4.1.9	Expand the pedestrian network wherever possible through creation of new narrow streets, alleys, and mid-block connections	4.1.9.1	Continue implementing the existing requirements for development on large lots.	Application of existing Planning Code requirements, with further guidance in the Central SoMa Key Site Guidelines	Ongoing	Planning
				4.1.9.2	Prioritize the creation of new connections wherever possible through acquisitions and/or easements on private lots (as part of Implementation Measure 4.1.7.1).	Community planning effort	Start process within 12 months of Plan Adoption	Planning
		4.1.10	Use public art, lighting, and other amenities to improve the pedestrian experience beneath elevated freeways	4.1.10.1	See Implementation Measure 4.1.1.1	See Implementation Measure 4.1.1.1.	See Implementation Measure 4.1.1.1.	See Implementation Measure 4.1.1.1.
				4.1.10.2	Continue working with Caltrans to facilitate these improvements on their property.	Intergovernmental coordination	Ongoing	Office of Economic and Workforce Development (OEWD), Planning
				4.1.10.3	Encourage projects to dedicate their 1% for art requirements to the Arts Trust, and the City to dedicate this funding for art in this area.	City engagement with private developers during entitlement process	Ongoing	Planning, Arts Commission
4.2	<b>Make cycling a safe and convenient transportation option throughout the Plan Area for all ages and abilities</b>	4.2.1	Create a network of convenient and safe bicycle lanes	4.2.1.1	Implement the recommendations of the City's Bicycle Plan.	Implementation of the Bicycle Plan	Ongoing	SFMTA

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				4.2.1.2	See Implementation Measure 4.1.1.1. (See Figure 4.4 in the Plan for a map of streets recommended for bicycle route improvements in the Plan Area).	Community planning efforts	Ongoing, as funding accrues, as prioritized through City and community processes	SFMTA
		4.2.2	Provide additional bicycle infrastructure, such as bicycle parking, to support ridership	4.2.2.1	Continue implementing bicycle parking regulations in buildings.	Application of existing Planning Code requirements	Ongoing	Planning
				4.2.2.2	Support the implementation and expansion of Bay Area Bike Share.	Application of existing SFMTA process	Ongoing	SFMTA
				4.2.2.3	Support the creation of bicycle parking facilities on streets and sidewalks, as appropriate.	Application of existing SFMTA process	Ongoing	SFMTA, Planning
4.3	<b>Ensure that transit serving the Plan Area is adequate, reliable and pleasant</b>	4.3.1	Provide a robust network of lanes that are exclusively for transit	4.3.1.1	Implement transit lanes identified by the Muni Forward Program, as well as additional strategies identified in the complete streets plan discussed in Implementation Measure 4.1.1.1. (See Figure 4.5 in the Plan for a map of existing and potential transit-only lanes).	Implementation of the Muni Forward Program; also Implementation Measure 4.1.1.1.	Ongoing	SFMTA, DPW
		4.3.2	Support funding maintaining a state of good repair of the existing fleet and infrastructure	4.3.2.1	Dedicate funding towards maintaining a state of good repair of the existing fleet and infrastructure through the Transportation Sustainability Fee (TSF), Eastern Neighborhoods Impact (EN) Fee, and/or a Mello-Roos Community Facilities District (CFD).	The Transportation Sustainability Fee (TSF) and Eastern Neighborhoods Impact Fee (EN Fee) are existing. The Mello-Roos Community Facilities District (CFD) would need to be created upon adoption of the Central SoMa Plan	Ongoing	Planning, SFMTA
		4.3.3	Support funding to implement Muni Forward	4.3.3.1	Dedicate funding towards implementing the Muni Forward program through the TSF, EN Fee, and/or a CFD.	The TSF and EN Fee are existing. The CFD would need to be created upon adoption of the Central SoMa Plan	Ongoing	Planning, SFMTA
		4.3.4	Support funding to meet future needs for both local and regional transit service to the Plan Area	4.3.4.1	Dedicate funding towards the improvement and expansion of transit through the TSF, EN Fee, and/or a CFD.	The TSF and EN Fee are existing. The CFD would need to be created upon adoption of the Central SoMa Plan	Ongoing	Planning, SFCTA, SFMTA
		4.3.5	Study adjustment of transit service program to serve the demand from the increase in jobs and housing in the neighborhood	4.3.5.1	Study the need to revise transit service after a substantial amount of the expected development has occurred.	SFMTA study with community input	After 10 years of Plan adoption	SFMTA



#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURES	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
4.4	<b>Encourage mode shift away from private automobile usage</b>	4.4.1	Limit the amount of parking in new development	4.4.1.1	Reduce the amount of parking allowed as follows: <ul style="list-style-type: none"> <li>• For residential development, set the as-of-right amount at 0.5 spaces per unit, with no potential more.</li> <li>• For all non-residential development, set the maximum amount allowed as follows: <ul style="list-style-type: none"> <li>▪ Office: one space for every 3,500 square feet,</li> <li>▪ Retail: one space for every 1,500 square feet, and</li> <li>▪ All other uses as currently listed in Planning Code Section 151.1.</li> </ul> </li> </ul>	Planning Code amendment	Upon Plan adoption	Planning
		4.4.2	Utilize Transportation Demand Management strategies to encourage use of alternatives to the private automobile	4.4.2.1	Continue implementing Transportation Demand Management (TDM) measures required by the Planning Code.	Application of existing Planning Code requirements	Ongoing	Planning
4.5	<b>Accommodate regional, through, and delivery traffic where necessary, but mitigate the impacts of such traffic on local livability and circulation</b>	4.5.1	Maintain the ability of certain streets to accommodate through-traffic while ensuring they meet minimum needs for safety and comfort of all road users	4.5.1.1	Design and construct Bryant and Harrison Streets to accommodate more through traffic than other east-west streets in the Plan Area.	Community planning efforts	Ongoing, as funding accrues, as prioritized through City and community processes	SFMTA
		4.5.2	Design buildings to accommodate delivery of people and goods with a minimum of conflict	4.5.2.1	Require sponsors of development projects that provide more than 100,000 square feet to prepare a Driveway and Loading Operations Plan (DLOP), and submit the plan for review and approval by the Planning Department and the SFMTA. The DLOP shall focus on reducing potential conflicts between driveway operations, including loading activities, and pedestrians, bicycles and vehicles, and to maximize reliance of on-site loading spaces to accommodate new loading demand. The DLOP shall include consider, at a minimum, loading dock management, large truck access, garage/loading dock attendants, and refuse collection. The DLOP shall also look at designs to separate loading from sensitive land uses as well as building design strategies to better support off-peak and unattended deliveries.	Planning Code amendment	Upon Plan adoption	Planning, SFMTA

**GOAL #5 - OFFER AN ABUNDANCE OF PARKS AND RECREATIONAL OPPORTUNITIES**

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
5.1	<b>Maximize the benefit provided by existing parks and recreational facilities</b>	5.1.1	Support funding for the rehabilitation of Gene Friend Recreation Center	5.1.1.1	Help fund the rehabilitation and/or rebuild of Gene Friend Recreation Center.	Funding from the Eastern Neighborhoods Impact Fee (EN Fee) and/or a Mello-Roos Community Facilities District (CFD) to supplement other funding processes	As funding accrues, as prioritized through City and community processes	Recreation and Parks Department (RPD)
		5.1.2	Support funding for the activation of Victoria Manalo Draves Park	5.1.2.1	Help fund activation of and/ or capital upgrades to Victoria Manalo Draves Park.	Funding from CFD and/ or EN Fee to support ongoing RPD efforts	As funding accrues, as prioritized through City and community processes	RPD
		5.1.3	Explore additional strategies to fund existing parks	5.1.3.1	Ongoingly seek out grants, partnerships, etc.	Ongoing dedicated staff time	Ongoing	RPD
5.2	<b>Create new public parks</b>	5.2.1	Create a new public park in the highest growth portion of the Plan Area	5.2.1.1	Help fund, design, and construct a new public park on the block bounded by 4th Street, 5th Street, Bryant Street, and Brannan Street.	Funded by EN Fee, designed through community planning efforts, constructed by City and/or adjacent development	As funding accrues, as prioritized through City and community processes	Planning, RPD
		5.2.2	Create a new linear park along Bluxome Street between 4th Street and 5th Street	5.2.2.1	Help fund, design, and construct a new public park on Bluxome Street between 4th Street and 5th Street.	Funded from EN Fee, CFD, or off-site POPOS. Designed through community planning efforts. Implemented by the City.	As funding accrues, as prioritized through City and community processes	Planning
		5.2.3	Pursue the creation of a large new park within or near Central SoMa to serve the burgeoning greater SoMa area	5.2.3.1	Dedicate funding towards the creation of a large new park within or near Central SoMa, including site identification and design, and potentially site acquisition and construction pending costs and funding.	Funding from EN Fee or CFD. Designed through community planning efforts. Implemented by the City.	Ongoing, as funding accrues, as prioritized through City and community processes	Planning
5.3		<b>Create new public recreational opportunities</b>	5.3.1	Increase the amount of public recreation center space, including the creation of a new public recreation center	5.3.1.1	Work with developers of large new projects to explore the potential to locate a new recreational center in their development.	Public/private engagement	Ongoing until completed
				5.3.1.2	As appropriate, help fund, design, and construct a public recreation center.	Funding from EN Fee or CFD	Ongoing	RPD

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
		5.3.2	Develop public recreational facilities under the I-80 freeway	5.3.2.1	Work with Caltrans to lease land at affordable rates for the purpose of building recreational facilities under the freeway.	Intergovernmental process	Upon Plan completion	Planning
				5.3.2.2	As appropriate, help fund, design, and construct public recreation facilities under the I-80 freeway.	Funding from EN Fee, CFD, or offsite POPOS. Designed through community planning efforts. Implemented by the City.	Ongoing	Planning
		5.3.3	Do not require replacement of private recreational facilities	5.3.3.1	Do not require the private recreational facilities to be rebuilt within the current Western SoMa Special Use District.	Planning Code amendment	Upon Plan Adoption	Planning
5.4	<b>Utilize the street right-of-way for additional green spaces, gathering and recreational opportunities</b>	5.4.1	Where appropriate, promote pedestrian-only or shared-street design concepts for narrow streets, alleys, and mid-block connections	5.4.1.1	Support pedestrian-only or shared streets in new developments required to provide mid-block connections.	Design and review of development projects	Ongoing, as development proposals occur	Planning
5.5	<b>Augment the public open space and recreation network with privately-owned public open spaces (POPOS)</b>	5.5.1	Require new non-residential development and encourage residential development to provide POPOS that address the needs of the community	5.5.1.1	Require new office and hotel development of 25,000 square feet or more to provide POPOS at a rate of one square foot for every 50 square feet of gross floor area. Require these POPOS to meet certain design standards, in consultation with staff of the Recreation and Parks Department, and incentivize them to provide community space as follows: <ul style="list-style-type: none"> <li>• POPOS must be at grade and open to the sky, unless they provide an enclosed sports facility,</li> <li>• POPOS must be on-site or within 900 feet of the development,</li> <li>• POPOS must be open evening and weekends,</li> <li>• POPOS must be lined by active uses, and</li> <li>• Every square foot of the following amenities shall reduce required open space by 33%: a playground, community garden, sport court, and/or dog run.</li> </ul>	Planning Code amendment	Upon Plan adoption	Planning
				5.5.1.2	Continue enabling residential and non-residential development to have a reduced open space requirement where such open space is publicly accessible	Ongoing implementation of the existing Planning Code	Ongoing	Planning
				5.5.1.3	Review and approve design and operations strategy of proposed POPOS.	Design and review of development projects	Ongoing, as development proposals occur	Planning, RPD

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
5.6	<b>Ensure the neighborhood's parks and recreation offerings function as a network and complement the facilities of the broader SoMa area</b>	5.6.1	Design the parks and recreational opportunities in a systematic manner to serve the community's needs	5.6.1.1	Develop and implement a parks and recreation strategy for the Plan Area and/or larger South of Market area. This strategy should identify the neighborhood needs in the context of both existing and planned facilities and population. It should also identify locations to meet these needs as new parks and recreational facilities are built and/or rehabilitated.	Community planning effort	Within two years of Plan adoption	Planning, RPD

## GOAL #6 - CREATE AN ENVIRONMENTALLY SUSTAINABLE AND RESILIENT NEIGHBORHOOD

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
6.1	<b>Establish an Eco-District in Central SoMa</b>	6.1.1	Develop a comprehensive strategy for creating an environmentally sustainable and resilient neighborhood	6.1.1.1	Adopt requirements and recommendations for new development and public investment related to energy, water, air quality, refuse, habitat and biodiversity, flooding, and seismic safety.	Planning Code amendment	Upon Plan adoption	Planning
				6.1.1.2	Produce a Central SoMa Eco-District Guidebook to support the Central SoMa Plan, containing the vision, goals, policies, and implementation measures for the Eco-District, as well as best-practice examples and technical resources.	Central SoMa Eco-District Team work program	By Plan adoption	Planning
		6.1.2	Create an implementing entity within the City	6.1.2.1	Formalize a Central SoMa Eco-District Team (CSED) within the Planning Department's Sustainable City Team, with support from key agencies like the San Francisco Department of the Environment (SFE) and the San Francisco Public Utilities Commission (SFPUC), as well as community engagement from developers of new buildings, owners and managers of existing buildings, residents, businesses, workers, visitors, other City agencies, utilities, potential funders, and other stakeholders.	Work program of the Planning Department	By Plan adoption	Planning
		6.1.3	Ensure that environmental sustainability and resiliency is considered holistically in public investment decisions	6.1.3.1	The CSED will participate in the City's capital planning processes, including the Interagency Plan Implementation Team (IPIC) and the Streets Design Advisory Team (SDAT). In these roles, the CSED will seek efficiencies and cross-cutting strategies that could fulfill multiple goals at once.	Central SoMa Eco-District Team work program	Ongoing	Planning
		6.1.4	Ensure that property owners, developers, and tenants have the opportunity to maximize environmental sustainability and resilience	6.1.4.1	The CSED will participate in the City's design and development review processes, including the Preliminary Project Assessment (PPA) process and the Urban Design Advisory Team (UDAT). The CSED will offer solutions, help reduce barriers, and foster innovation to enable high-performing development.	Central SoMa Eco-District Team work program	Ongoing	Planning

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
				6.1.4.2	The CSEDT will undertake all relevant outreach and engagement to property owners to inform them about opportunities and encourage them to increase the environmental sustainability and resilience of their buildings and their occupants.	Central SoMa Eco-District Team work program	Ongoing	Planning
		6.1.5	Continue to evolve the requirements and recommendations of the Eco-District with changing needs and technologies	6.1.5.1	Monitor environmental conditions and trends, and evolving technologies and other strategies to fulfill the vision and goals of the Eco-District.	Central SoMa Eco-District Team work program	Ongoing	Planning
6.2	<b>Minimize greenhouse gas emissions</b>	6.2.1	Maximize energy efficiency in the built environment	6.2.1.1	For new and existing buildings, continue implementing the energy efficiency requirements of San Francisco's Green Building Code and the California Building Code Standards ("Title 24").	Ongoing implementation of the San Francisco Green Building Code and Title 24	Ongoing	Department of Building Inspection (DBI), San Francisco Department of the Environment (SFE)
				6.2.1.2	Provide information to new development proposals on how to increase energy efficiency beyond current requirements.	Inclusion in the Central SoMa Eco-District Guidebook	At PPA and subsequent project review	Planning, SFE
				6.2.1.3	Provide information to existing building owners about energy retrofit programs.	Inclusion in the Central SoMa Eco-District Guidebook	At annual benchmarking and 5-year audit requirements	SFE
				6.2.1.4	Explore requiring energy use intensity (EUI) estimates for new development.	Central SoMa Eco-District Team work program	Within two years of Plan adoption	Planning
				6.2.1.5	Support SFPUC's ongoing LED upgrades of its streetlights throughout the District.	Ongoing SFPUC work program	Upon Plan adoption	San Francisco Public Utilities Commission (SFPUC)
				6.2.1.6	Support the replacement and/or conversion of streetlights to LED as part of the Central SoMa complete streets plan (See Implementation Measure 4.1.1.1).	See Implementation Measure 4.1.1.	Ongoing, as funding accrues, as prioritized through City and community processes	San Francisco Municipal Transportation Agency (SFMTA), San Francisco Department of Public Works (DPW), Planning
				6.2.1.7	Explore upgrades to street lighting not planned for conversion through either SFPUC's current LED program or the Central SoMa Plan complete streets upgrades.	Central SoMa Eco-District Team work program	Within two years of Plan adoption	DPW
		6.2.2	Maximize onsite renewable energy generation	6.2.2.1	Implement existing requirements on new development and major alterations for installation and operation of rooftop solar energy generation and/or solar thermal hot water systems.	Ongoing implementation of the existing Environment Code and Green Building Code	Required for development applications received after December 31, 2016	DBI

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
				6.2.2.2	Expand current solar requirements to all new development up to 160 feet tall, regardless of number of occupied floors.	Green Building Code amendment	Upon Plan adoption	SFE
				6.2.2.3	Explore strategies to increase onsite renewable energy generation and/or solar thermal hot water systems beyond current minimums; including, increased roof-top productivity, building facades, and other innovations.	Central SoMa Eco-District Team work program and Guidebook	Within two years of Plan adoption	SFE
				6.2.2.4	Provide information to existing building owners about funding opportunities for solar energy generation systems, as well as opportunities to combine living roofs with solar systems to increase performance and co-benefits.	Inclusion in the Central SoMa Eco-District Guidebook	At annual benchmarking and 5-year audit requirements	SFE
				6.2.2.5	Design and implement solar projects on key public sites, in coordination with a better roof program.	Central SoMa Eco-District Team work program	Within two years of Plan adoption	SFPUC
		6.2.3	Satisfy 100 percent of electricity demand using greenhouse gas-free power supplies	6.2.3.1	After maximizing efficiency measures and/or on-site renewable energy generation, require all remaining electricity demand in new development (and major renovations) to come from 100% greenhouse gas-free electricity sources.	Green Building Code amendment	Upon Plan adoption	SFE
				6.2.3.2	Provide existing buildings with information on green power purchase options.	Inclusion in the Central SoMa Eco-District Guidebook	At annual benchmarking and 5-year audit requirements	SFE
		6.2.4	Explore strategies to reduce fossil fuel use in buildings	6.2.4.1	Conduct an interagency task force to explore fossil-free energy building standards and requirements for Central SoMa that either eliminate or greatly reduce fossil free use (e.g., natural gas). As feasible, develop zero-carbon (net zero) building guidelines and program.	Central SoMa Eco-District Team work program	Within two years of Plan adoption	Planning
				6.2.4.2	Conduct a district energy infrastructure feasibility study focusing on major development sites.	Central SoMa Eco-District Team work program	Within two years of Plan adoption	SFE
				6.2.4.3	Continue interagency and private sector initiative to identify appropriate locations and funding for district energy systems, as informed district energy feasibility study.	Central SoMa Eco-District Team work program	Ongoing	Planning
		6.2.5	Minimize transportation-based greenhouse gas emissions	6.2.5.1	Support the reduction of vehicle miles travelled through dense development patterns, robust transit service, and walkable and bikeable neighborhoods (see Implementation Measures in Goal 1 and Goal 4).	See Implementation Measures in Goal 1 and Goal 4	Upon Plan Adoption	Planning, SFMTA
				6.2.5.2	Meet citywide requirements for electrical distribution and service capacity standards that support electrical vehicle (EV) charging in off-street parking spaces, in new development and major renovations.	Ongoing implementation of the Green Building Code	Ongoing	SFE
				6.2.5.3	Explore requirement for installing EV plug-in stations at off-street loading docks in new and existing development that eliminates delivery trucks idling emissions.	Central SoMa Eco-District Team work program	Within two years of Plan adoption	SFE

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
				6.2.5.4	Explore a program to plan and install EV charging stations in publicly accessible parking spaces (on-street and off-street) throughout Central SoMa.	Central SoMa Eco-District Team work program	Within two years of Plan adoption	Planning
				6.2.5.5	Explore the potential of vacuum systems for refuse materials management on multi-building/district-scale development sites, in part to significantly reduce refuse hauling noise and emissions impacts by minimizing material pick-up locations and frequency.	Central SoMa Eco-District Team work program	Within three years of Plan adoption	SFE
6.3	<b>Eliminate water waste</b>	6.3.1	Efficiently use potable water	6.3.1.1	Continue implementing existing City requirements for water efficiency and conservation in new development.	Green Building Code	Ongoing	SFPUC
				6.3.1.2	Continue to explore opportunities to increase water use efficiency and conservation in new and existing development and open spaces in the context of the Central SoMa Eco-District.	Inclusion in the Central SoMa Eco-District Guidebook	Upon Plan Adoption	SFPUC
		6.3.2	Increase non-potable water use in buildings	6.3.2.1	Implement the Non-Potable Ordinance: <ul style="list-style-type: none"> <li>• Require non-potable treatment systems in new developments 250k square feet or larger, leveraging all available non-potable water sources (rainwater, graywater: showers and laundry, and foundation drainage) for maximum reuse for irrigation and toilet flushing, and</li> <li>• Continue implementing existing City requirement that all new development 40,000 square feet and larger conduct a Water Balance Study considering non-potable water capture and use.</li> </ul>	Ongoing implementation of the Health Code	Ongoing	SFPUC
				6.3.2.2	Explore opportunities for maximizing non-potable water use in building cooling systems.	Inclusion in the Central SoMa Eco-District Guidebook	Upon Plan adoption	SFPUC
				6.3.2.3	Encourage and facilitate the development of district, multi-project scale non-potable water systems: <ul style="list-style-type: none"> <li>• Continue to increase awareness and reduce barriers to district-scale systems,</li> <li>• Continue to provide technical guidance to interested project sponsors, and</li> <li>• Consider augmenting the currently required Water Balance Study to consider potential synergies between properties; i.e., projects 250,000 square feet and greater consider expanding systems to support neighboring projects, and projects of less than 250,000 square feet consider if adjacent projects are developing non-potable systems to which they might connect.</li> </ul>	Inclusion in the Central SoMa Eco-District Guidebook	Upon Plan adoption	SFPUC

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
		6.3.3	Increase non-potable water use in parks, open spaces, sidewalks, and streets	6.3.3.1	Fund the planning, design, and construction of non-potable water collection, treatment, and storage systems as part of Central SoMa's major public park and open space projects that eliminate their use of potable water for irrigation, while supporting neighborhood flood resilience.	Planned as part of the Central SoMa Sea Level Rise and Flood Management Strategy (see Implementation Measures 6.6.1.1)	Within 10 years of Plan adoption	SFPUC
				6.3.3.2	Fund the planning, design, and construction of sufficient non-potable water filling stations to satisfy all street cleaning needs in the District.	Central SoMa Eco-District Team work program	Within two years of Plan adoption	Planning
6.4	<b>Support biodiversity, access to nature, and a healthy ecosystem</b>	6.4.1	Maximize greening of parks, streets, and other publicly-accessible spaces	6.4.1.1	Continue implementing the Urban Forest Master Plan, Green Connections, and other efforts to maximize street trees and sidewalk gardens.	Ongoing implementation of the Public Works Codes and the Urban Forest Master Plan	Ongoing	DPW
				6.4.1.2	As part of a comprehensive "Freeway Corridor Transformation Strategy," increase greening and provide habitat areas in and around the freeway.	Central SoMa Eco-District Team work program	Concept Plan within one year of Plan Adoption, implementation phased over 10 years	Planning
				6.4.1.3	Require all privately-owned public open spaces (POPOS) to contain greening on at least 50% of each site area.	Planning Code amendment	Upon Plan adoption	Planning
		6.4.2	Maximize greening of rooftops and walls	6.4.2.1	Require new development (sites 5,000 square feet and larger, with building heights 160 feet and less) to construct at least 50% of roof area as a living roof, to be designed in a manner that meets applicable non-potable water and stormwater management requirements.	Planning Code Amendment and Central SoMa Eco-District Guidebook	Upon Plan adoption	Planning, SFPUC
				6.4.2.2	Fund the planning, design, and construction of at least one "Better Roofs" demonstration project on a highly visible public building, focused on greening and urban agriculture.	Central SoMa Eco-District Team work program	0-5 years from Plan adoption	Planning
				6.4.2.3	Encourage "living" walls indoors and outdoors, as part of comprehensive greening strategies and projects that also coordinate with applicable stormwater and non-potable water requirements.	Inclusion in the Central SoMa Eco-District Guidebook	Upon Plan adoption	Planning
		6.4.3	Ensure that greening supports habitat and biodiversity	6.4.3.1	For all greening on streets and public open spaces, encourage the use of climate appropriate, habitat supportive, pollution filtering, and non-invasive plants, as well as integrated pest management that meets City standards.	DPW review of streets, sidewalks, and open space plans	Ongoing	SFE
				6.4.3.2	For all greening on private roofs and privately-owned public open spaces, require the use of climate appropriate, habitat supportive, pollution filtering, non-invasive plants (as identified in the SF Plant Finder, Bay Friendly Guidelines, or similar tool), and meet the City's Integrated Pest Management Ordinance.	SFPUC review as part of living roof and/or stormwater management approvals	Ongoing	SFPUC



#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
				6.4.3.3	Continue implementing Bird Safe Buildings Standards in new development.	Ongoing implementation of the Planning Code	Ongoing	Planning
				6.4.3.4	Encourage the inclusion of interpretive elements and other public information dissemination on biodiversity, habitat, and nature in POPOS and other publicly accessible open spaces.	Inclusion in the Central SoMa Eco-District Guidebook	Upon Plan adoption	SFE
6.5	<b>Improve air quality</b>	6.5.1	Support a reduction in vehicle miles travelled	6.5.1.1	See Implementation Measures in Goal 4.	See Implementation Measures in Goal 4	See Implementation Measures in Goal 4	See Implementation Measures in Goal 4
		6.5.2	Utilize greening to reduce pollution and heat	6.5.2.1	See Implementation Measures associated with Policies 6.4.1 through 6.4.3.	See Implementation Measures associated with Policies 6.4.1 through 6.4.3	See Implementation Measures associated with Policies 6.4.1 through 6.4.3	See Implementation Measures associated with Policies 6.4.1 through 6.4.3
		6.5.3	Improve the air quality around the freeway	6.5.3.1	As part of a comprehensive “Freeway Corridor Transformation Strategy,” develop and implement air quality improvement measures along the freeway corridor, such as of greening, use of air filtration materials technologies, and other innovations.	Central SoMa Eco-District Team work program	Strategy within one year of Plan adoption, ongoing implementation as funding permits	Planning
		6.5.4	Utilize healthier building materials and technologies that improve indoor and outdoor air quality	6.5.4.1	All new development must meet the highest current City standards for Low Emitting Materials in building interiors.	Green Building Code to be updated January 1, 2017	Ongoing	SFE
				6.5.4.2	Require enhanced filtration systems for areas of poor air quality, in accordance with Article 38 of the Health Code.	Ongoing implementation of the Health Code	Ongoing	Planning
				6.5.4.3	Provide examples, resources, and standards, such as the use of pollution filtering building skins and other exterior materials that promote healthier outdoor air.	Inclusion in the Central SoMa Eco-District Guidebook	Upon Plan adoption	Planning
				6.5.4.4	Promote the best available control technologies for diesel generators and fire pumps.	Inclusion in the Central SoMa Eco-District Guidebook	Upon Plan adoption	Planning

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
6.6	<b>Maximize flood resilience</b>	6.6.1	Develop a comprehensive sea level rise and flood management strategy for Central SoMa and adjacent at-risk areas	6.6.1.1	Develop the <i>Central SoMa Sea Level Rise and Flood Management Strategy</i> , including: <ul style="list-style-type: none"> <li>District-wide hydrology study (extreme storm and 100-year flood flows, considering sea level rise impacts),</li> <li>Comprehensive plan of optimally sized, located, and prioritized flood management infrastructure, including potential green infrastructure systems in streets and sidewalks, street grade adjustments, floodways, detention basins, and stormwater systems, and</li> <li>Targeted policies and programs to reduce flood risk.</li> </ul>	Central SoMa Eco-District Team work program	Within one year of Plan adoption	Sea Level Rise Committee
		6.6.2	Reduce building vulnerability to sea level rise and extreme storms	6.6.2.1	All new development and substantial modifications to existing development should meet the flood resistant building standards of the City's Floodplain Management Ordinance and Building Code, especially as flood hazard maps are updated to reflect precipitation-driven flooding and sea level rise.	Floodplain Management Ordinance and Building Code	Ongoing	City Administrator's Office
				6.6.2.2	Develop and implement <i>Flood Resistant Design Guidelines</i> for representative building typologies in Central SoMa that help protect structures while ensuring vibrant/livable sidewalks and streets.	Central SoMa Eco-District Team work program, in collaboration with Sea Level Rise Action Plan implementation	Within one year of Plan adoption	Planning, Sea Level Rise Committee
		6.6.3	Maximize stormwater and flood management using streets, sidewalks, and open spaces	6.6.3.1	Integrate stormwater and flood management tools into all "complete streets" improvements through both functional landscape elements and street design, according to the <i>Central SoMa Sea Level Rise and Flood Management Strategy</i> and <i>Flood Resistant Design Guidelines</i> .	Integrated into complete streets design and construction (see Implementation Measure 4.1.1.1)	Ongoing (see Implementation Measure 4.1.1.1)	Planning, Sea Level Rise Committee (see Implementation Measure 4.1.1.1)
				6.6.3.2	Integrate stormwater and flood management tools into existing and new open spaces, according to the Central SoMa Sea Level Rise and Flood Management Strategy and Flood Resistant Design Guidelines.	Integrated in park design processes (see Implementation Measures 5.2.1.1 through 5.2.4.1)	Ongoing (see Implementation Measures 5.2.1.1 through 5.2.4.1)	Recreation and Parks Department (RPD), Sea Level Rise Committee
6.7	<b>Maximize earthquake resilience</b>	6.7.1	Ensure the ability of new and existing buildings to withstand a major seismic event	6.7.1.1	Continue implementing Building Code requirements for seismic safety.	Ongoing implementation of the Building Code	Ongoing	Planning
				6.7.1.2	Provide project sponsors with information on latest citywide resilience efforts, such as Resilient SF, the Solar Storage initiative, etc.	Engagement through the PPA and entitlement process	Ongoing	Planning
		6.7.2	Secure sufficient power and water supplies to withstand a 72-hour emergency	6.7.2.1	Consider developing a Central SoMa program for securing emergency on-site power and water capacity, in new private developments, existing buildings, public sites, neighborhood emergency center, etc.	Central SoMa Eco-District Team work program	Ongoing implementation of the Green Building Code	DBI

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
6.8	<b>Help achieve zero solid waste</b>	6.8.1	Maximize recycling and composting of solid waste from all buildings	6.8.1.1	Ensure adequate refuse sorting and storage facilities and operations in all buildings to support achieving a target of zero waste, including: <ul style="list-style-type: none"> <li>• Enforce current requirements to provide adequate and equally convenient collection, sorting, and storage space for recyclables, compostables, and trash streams, in order to allow the recovery of 100% of a facility's refuse materials, and</li> <li>• Enforce requirements that all multi-family residential and commercial buildings have on-site staff to facilitate source separation and tenant education.</li> </ul>	Ongoing implementation of the Building Code and Environment Code	Ongoing	SFE
				6.8.1.2	Develop refuse collection and storage design guidelines for the District's common residential and commercial building typologies.	Inclusion in Central SoMa Eco-District Guidebook	Upon Plan adoption	SFE
		6.8.2	Maximize recycling and reuse of construction and demolition materials	6.8.2.1	Encourage all new development to pursue onsite source separation that facilitates higher recycling rates for construction and demolition debris.	Inclusion in Central SoMa Eco-District Guidebook	Upon Plan adoption	SFE
		6.8.3	Reduce litter in streetscapes and parks	6.8.3.1	Require 3-stream collection systems in privately managed open spaces (POPOS).	Planning Code amendment	Upon Plan adoption	SFE
				6.8.3.2	Explore development of a Central SoMa Litter Waste Abatement Strategy, including public education, facilities, and signage.	Central SoMa Eco-District Team work program	Within three years of Plan adoption	Planning

## GOAL #7 - PRESERVE AND CELEBRATE THE NEIGHBORHOOD'S CULTURAL HERITAGE

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
7.1	<b>Ensure that the history of the neighborhood is adequately documented</b>	7.1.1	Complete and adopt the historic context statement	7.1.1.1	Not applicable – already adopted.	Motion #0277 of the Historic Preservation Commission	Completed March 2016	Planning
		7.1.2	Complete and adopt the historic resources survey	7.1.2.1	Not applicable – already adopted.	Motion #0277 of the Historic Preservation Commission	Completed March 2016	Planning
7.2	<b>Support the preservation, recognition, and wellbeing of the neighborhood's cultural heritage resources</b>	7.2.1	Facilitate the creation and implementation of a SoMa Pilipinas Cultural Heritage Strategy	7.2.1.1	Staff community process of developing the SoMa Pilipinas Cultural Heritage Strategy.	Ongoing community process culminating in presentations to the Planning Commission, Historic Preservation Commission, and Board of Supervisors	Expected Fall of 2016	Planning
				7.2.1.2	To be determined, based on results of Strategy.	TBD based on results of Strategy	Upon adoption of Strategy	To be determined

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
		7.2.2	Facilitate the creation and implementation of other social or cultural heritage strategies, such as for the LGBTQ community	7.2.2.1	Support efforts to implement the recommendations of the LGBTQ Historic Context Statement.	Ongoing community and City conversation	Ongoing	Planning
				7.2.2.2	As appropriate, undertake community process of developing a cultural heritage strategy for groups important to the living history of Central SoMa.	Ongoing community and City conversation	Ongoing	Planning
7.3	<b>Ensure the neighborhood's tangible and intangible industrial and arts legacy is not lost</b>	7.3.1	Implement strategies that maintain PDR jobs in the neighborhood	7.3.1.1	See implementation measures related to Objective 3.3.	Planning Code amendment	Upon Plan Adoption	Planning
		7.3.2	Support the preservation of buildings and features that reflect the industrial and arts legacy of the neighborhood	7.3.2.1	See implementation measures related to Objectives 7.4, 7.5, and 7.6.	Planning Code amendment	Upon Plan adoption	Planning
7.4	<b>Prevent demolition of or insensitive alterations to cultural heritage resources in the built environment</b>	7.4.1	Protect Landmark-worthy cultural heritage properties through designation to Article 10 of the Planning Code	7.4.1.1	Maintain and safeguard properties already designated to Articles 10 and 11 of the Planning Code within the Plan Area.	Ongoing implementation of existing Planning Code requirements	Ongoing	Planning
				7.4.1.2	Designate properties and districts to Article 10 of the Planning Code (see Figure 7.1 in the Plan).	Planning Code amendment	Upon Plan adoption and ongoing until complete, with the sequence of additions based on prioritization of the Historic Preservation Commission	Planning
		7.4.2	Protect "Significant" and "Contributory" cultural heritage properties through designation to Article 11 of the Planning Code	7.4.2.1	Expand Article 11 of the Planning Code to include Central SoMa.	Planning Code amendment	Upon Plan adoption	Planning
				7.4.2.2	Reclassify properties and districts to Article 11 of the Planning Code (see Figure 7.1 in the Plan).	Planning Code amendment	Upon Plan adoption	Planning

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
7.5	<b>Support mechanisms for the rehabilitation and maintenance of cultural heritage properties</b>	7.5.1	Support funding for the rehabilitation of the Old Mint	7.5.1.1	Dedicate funding through a Community Facilities District to support the restoration of the Old Mint.	Requirement of the Community Facilities District	Ongoing, as funding accrues	Planning
		7.5.2	Enable “Significant” and “Contributing” buildings underbuilt per applicable zoning to sell Transferable Development Rights	7.5.2.1	Revise the Transfer of Development Rights (TDR) program to extend to Central SoMa.	Planning Code amendment	Upon Plan adoption	Planning
		7.5.3	Require large new development projects to purchase Transferable Development Rights	7.5.3.1	Require projects to buy TDR (for specific requirements, see the “Requirements for New Development” document). TDR must be purchased from buildings within Central SoMa.	Planning Code amendment	Upon Plan adoption	Planning
		7.5.4	Support additions over wholesale demolition to preserve cultural heritage properties	7.5.4.1	For historic buildings not included in Article 10 or 11, require buildings to explore additions as an alternative to demolition. Only support demolition upon demonstrative proof of the infeasibility of additions. Projects informed through the City’s Urban Design Guidelines and the Historic Design Guidelines documents.	Planning Code amendment	Upon Plan adoption	Planning
		7.5.5	Encourage the use of existing strategies and incentives that facilitate the preservation and rehabilitation of designated cultural heritage properties	7.5.5.1	Continue implementing existing programs where appropriate. Such programs include the Mills Act, Federal Rehabilitation Tax Incentives, façade easements, Planning Code exemptions and the use of the California Historic Building Code.	Ongoing promotion and technical support provided by Planning Department’s Preservation Planning team.	Ongoing	Planning, Department of Building Inspection (DBI)
7.6	<b>Support retention of fine-grained developed pattern and character-enhancing buildings</b>	7.6.1	Restrict the consolidation of small- and medium-sized lots with character-enhancing buildings	7.6.1.1	Ban the consolidation of lots containing buildings with historic or neighborhood-character buildings (California Historic Resources Status Codes 1, 2, 3, 4, 5, and 6L) where the frontage that could be merged is under 200 feet in length (excepting the frontage along the north side of Perry Street) (See Figure 7.2 in the Plan).	Planning Code amendment	Upon Plan adoption	Planning
		7.6.2	Incentivize retention of character-enhancing buildings	7.6.2.1	Allow developments that preserve existing historic and neighborhood character buildings (California Historic Resources Status Codes 1, 2, 3, 4, 5, and 6L) to count the square footage maintained against the development’s TDR requirement – whether as whole buildings or additions.	Planning Code amendment	Upon Plan adoption	Planning

**GOAL #8 - ENSURE THAT NEW BUILDINGS ENHANCE THE CHARACTER OF THE NEIGHBORHOOD AND THE CITY**

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
8.1	<b>Ensure that the ground floors of buildings contribute to the activation, safety, and dynamism of the neighborhood</b>	8.1.1	Require that ground floors actively engage the street	8.1.1.1	Continue implementing the existing requirements that buildings be lined with active uses. Revise the definition of “active” to remove offices and to allow PDR on the ground floor if it meets the transparency and fenestration requirements of non-PDR-uses. Expand the definition of frontages to POPOS and mid-block connections.	Planning Code amendment	Upon Plan adoption	Planning
				8.1.1.2	Comply with the City’s Urban Design Guidelines (pending adoption in Fall 2016) with regards to design of ground floors.	Design review of individual projects	Ongoing	Planning
		8.1.2	Design building frontages and public open spaces with furnishings and amenities to engage a mixed-use neighborhood	8.1.2.1	Review and support building designs where fixtures, furnishings, art, utilities, and programming at the ground floor or adjacent open space invite and support more active and consistent use of public areas including alleys, open spaces, and sidewalks.	Design review of individual projects	Ongoing	Planning
		8.1.3	Ensure buildings are built up to the sidewalk edge	8.1.3.1	Require that new buildings to be built along the street-facing property line up to the top of the podium, which can be between 65 and 85 feet, with an exception for residential buildings with walk-up units (which should have setbacks in accordance with the Ground Floor Residential Guidelines).	Planning Code amendment	Upon Plan adoption	Planning
		8.1.4	Minimize parking and loading entrances	8.1.4.1	Implement the curb cut controls from Policy 4.1.2.	Planning Code amendment	Upon Plan adoption	Planning
8.2	<b>Ensure that the overall development pattern is complementary to the skyline</b>	8.2.1	Set height limits, bulk controls, and architectural guidelines mindful of important views	8.2.1.1	Set height limits and bulk controls to be complementary to the overall city skyline pattern (see Figure 1.8 in the Plan).	Zoning Map amendment	Upon Plan adoption	Planning
				8.2.1.2	Utilize design and architecture techniques to Central SoMa’s tallest buildings to demarcate the 4th and Townsend intersection and to be able to distinguish the area on the skyline.	Design review of individual projects	Ongoing	Planning
8.3	<b>Reinforce the character of Central SoMa as a mid-rise district with tangible “urban rooms”</b>	8.3.1	Set height limits to enable mid-rise development	8.3.1.1	Set height limits along the major streets to facilitate podiums of 65 to 85 feet (see Figure 1.8 in the Plan).	Zoning Map amendment	Upon Plan adoption	Planning
		8.3.2	Require new buildings to reinforce the “urban room”	8.3.2.1	See Implementation Measure 8.1.3.1.	Planning Code amendment	Upon Plan adoption	Planning

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
		8.3.3	Require buildings whose height exceeds the width of the major streets to step back at the upper stories	8.3.3.1	<p>For buildings 160 feet or less in height, apply “skyplane” to the portion of the building between 85-160 feet, as follows (and as visually conveyed in the “Guide to Urban Design” document):</p> <ul style="list-style-type: none"> <li>• At 85 feet in height, require a 15 foot setback for at least 60% of each frontage,</li> <li>• On the north side of the street: <ul style="list-style-type: none"> <li>▪ Height district of 130 feet: Require apparent mass reduction of 50%,</li> <li>▪ Height district of 160 feet: Require apparent mass reduction of 70%.</li> </ul> </li> <li>• On the south side of the street: <ul style="list-style-type: none"> <li>▪ Height district of 130 feet: Require apparent mass reduction of 67%,</li> <li>▪ Height district of 160 feet: Require apparent mass reduction of 80%</li> </ul> </li> </ul>	Planning Code amendment	Upon Plan adoption	Planning
				8.3.3.2	Require setbacks of 15-feet above a height of 85 feet on all sides of the building not facing a public right-of-way.	Planning Code amendment	Upon Plan adoption	Planning
				8.3.3.3	Do not allow any bridges between buildings to be above 130 feet in height.	Planning Code amendment	Upon Plan adoption	Planning
				8.3.3.4	<p>Require the following additional controls to apply when there is a proposed tower (i.e., building over 160 feet) (as visually conveyed in the “Guide to Urban Design” document):</p> <ul style="list-style-type: none"> <li>• When there is an existing tower, the second tower should be at least 115 feet. The distance between towers may be reduced to a minimum of 85 feet if <ul style="list-style-type: none"> <li>▪ The difference in the height of the two towers is at least 50 feet,</li> <li>▪ The bulk of the second tower is reduced relative to the reduction in tower separation, such that at 85 feet, the maximum tower bulk shall be 10,000 square feet.</li> </ul> </li> <li>• Any tower seeking reduced tower separation will be required to be designed contextually to the other tower, and to maximize apparent distance and architectural differentiation,</li> <li>• When a tower is adjacent to a building that is between 85 to 160 feet, at least 30 feet separation is required, and</li> <li>• On lots large enough to contain a building with a tower portion (taller than 160’) and a portion between 85 to 160 feet along a street frontage, in addition to these masses needing to be separated by at least 30 feet, these portions should be designed to look like different buildings from the frontage(s).</li> </ul>	Planning Code amendment	Upon Plan adoption	Planning

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
		8.3.4	Limit the distribution and bulk of new towers and focus them at important nodes	8.3.4.1	Limit new buildings greater than 160 feet (i.e., towers) to important nodes, including along the new Central Subway, 5th and Howard, 2nd and Harrison, and 5th and Howard, and 5th and Brannan (see Figure 1.8 in the Plan).	Zoning Map amendment	Upon Plan adoption	Planning
				8.3.4.2	Require the following bulk controls for buildings taller than 160 feet (as visually conveyed in the “Guide to Urban Design” document): <ul style="list-style-type: none"> <li>• Tower bulk controls apply starting at a podium height 85 feet,</li> <li>• Above 85 feet, a 15-foot setback will be required along all property lines,</li> <li>• No residential or hotel use allowed to have a floor exceed 12,000 gross square feet,</li> <li>• The average floor for commercial uses cannot exceed 15,000 gross square feet and no single floor may exceed 17,000 gross square feet,</li> <li>• For towers 250 feet or more, the upper 1/3 of the tower portion must feature minimum bulk reductions of 15 % of the floorplate and the maximum diagonal of 7.5%. The upper tower bulk reduction shall not be required for any tower for which the overall tower is reduced from the maximum bulk allowance by an equal or greater volume (above a height of 85 feet),</li> <li>• The maximum horizontal (“plan”) dimension of 150 feet, and</li> <li>• The maximum diagonal dimension of 190 feet.</li> </ul>	Planning Code amendment	Upon Plan adoption	Planning
		8.3.5	Limit heights in areas with a high concentration of historic buildings and areas of unique character	8.3.5.1	Keep height limits as is at South Park, the South End Historic District and the South End Historic District Extension (see Figure 1.8 in the Plan).	Zoning Map amendment	Upon Plan adoption	Planning
				8.3.5.2	Create lower heights on 4th and near Bessie Carmichael Annex (see Figure 1.8 in the Plan).	Zoning Map amendment	Upon Plan adoption	Planning
		8.3.6	Minimize the impact of shadows on public spaces to the extent feasible, balanced with other core objectives	8.3.6.1	Set height limits districts to minimize shadow impacts on South Park, Yerba Buena Gardens, and Bessie Carmichael School’s 6th-8th grade campus.	Zoning Map amendment	Upon Plan adoption	Planning
				8.3.6.2	Sculpt new development to the degree possible to minimize shadows on public spaces without unduly impacting development capacity.	Design review of individual projects	Ongoing	Planning
		8.3.7	Utilize new buildings to diminish the dominant presence of the freeway in the neighborhood	8.3.7.1	Raise height limits above the existing 30 feet limits between 4th and 6th Streets (see Figure 1.8 in the Plan).	Zoning Map amendment	Upon Plan adoption	Planning
8.4	<b>Ensure that narrow streets and alleys maintain their intimacy and sense of openness to the sky</b>	8.4.1	Require new buildings facing alleys and narrow streets to step back at the upper stories	8.4.1.1	Maintain existing sun-angle requirements on the south side of east-west narrow streets (35-feet wide or less).	Ongoing implementation of existing Planning Code requirements	Ongoing	Planning



#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
				8.4.1.2	Extend the sun-angle requirement on the south side of east-west narrow streets (35 feet wide or less) to the south side of north-south narrow streets.	Planning Code amendment	Upon Plan adoption	Planning
				8.4.1.3	Apply skyplane to north side narrow streets (35 feet wide or less) at heights above 35 feet as follows (and as visually conveyed in the "Guide to Urban Design" document): <ul style="list-style-type: none"> <li>• Height districts of 55 feet and under: require upper stories set back at least 10 feet at the property line above a height equivalent to 1.25 times the width of the abutting alley,</li> <li>• Height district of 65 feet: Require apparent mass reduction of 50%,</li> <li>• Height district of 85 feet: Require apparent mass reduction of 70%,</li> <li>• Height district of 130 feet: Require apparent mass reduction of 85%,</li> <li>• For towers, the skyplane controls do not apply, and</li> <li>• For buildings along Perry Street, require upper stories set back at least 10 feet at the property line above a height equivalent to 1.25 times the width of the street.</li> </ul>	Planning Code amendment	Upon Plan adoption	Planning
				8.4.1.4	On streets between 36 and 80 feet in width, apply the skyplane requirements of major streets as described in Implementation Measure 8.3.2.1, but begin the apparent mass reduction requirements at a height equivalent to the width of the street.	Planning Code amendment	Upon Plan adoption	Planning
8.5	<b>Ensure that large development sites are carefully designed to maximize public benefit</b>	8.5.1	Provide greater direction and flexibility for large development sites in return for improved design and additional public benefits	8.5.1.1	Develop "Key Development Site Guidelines" that lay out more detailed design guidance and convey specific exceptions allowed and specific public benefits received in return (see "Draft Key Development Site Guidelines" document).	Planning Code amendment	Upon Plan adoption	Planning
				8.5.1.2	An additional 25 feet of height may be permitted on sites where such flexibility in height would facilitate the provision of affordable housing and/or public parks and recreational facilities beyond what would otherwise be required by the Plan, as long as that additional height did not increase the overall amount of development otherwise enabled by the Plan or cause new significant impacts related to wind and shadow.			
		8.5.2	Limit the length of new buildings	8.5.2.1	Continue implementing the existing requirements for horizontal mass reductions.	Ongoing implementation of existing Planning Code requirements	Ongoing	Planning
				8.5.2.2	Limit the length of any new building to 300 feet.	Planning Code amendment	Upon Plan adoption	Planning
8.6	<b>Promote high quality architecture that enhances the neighborhood</b>	8.6.1	Conform to the City's Urban Design Guidelines	8.6.1.1	Comply with the City's Urban Design Guidelines (pending adoption in Fall 2016).	Design review of individual projects	Ongoing	Planning
		8.6.2	Promote innovative and contextually-appropriate design	8.6.2.1	Utilize application of "skyplane" as a device to create interestingly shaped buildings (as detailed in the "Guide to Urban Design" document).	Design review of individual projects	Ongoing	Planning

#	OBJECTIVE	#	POLICY	#	IMPLEMENTATION MEASURE	IMPLEMENTATION MECHANISM	TIMELINE	LEAD AGENCY
				8.6.2.2	Harmonize new building designs with existing neighborhood materials but in a contemporary or reinterpreted way (as detailed in the “Guide to Urban Design” document).	Design review of individual projects	Ongoing	Planning
				8.6.2.3	Recognize and enhance existing local form material and geometry variations to support neighborhood-specific architecture (as detailed in the “Guide to Urban Design” document).	Design review of individual projects	Ongoing	Planning
				8.6.2.4	Employ innovative architectural ideas for larger projects that provide a clear organizing principle for design (as detailed in the “Guide to Urban Design” document).	Design review of individual projects	Ongoing	Planning
		8.6.3	Design the upper floors to be deferential to the “urban room”	8.6.3.1	Require buildings to comply with skyplane controls discussed under Policy 8.3.3 and 8.4.1.	Planning Code amendment	Upon Plan adoption	Planning
				8.6.3.2	Utilize material systems that visually diminish upper facades.	Design review of individual projects	Ongoing	Planning
		8.6.4	Design buildings to be mindful of wind	8.6.4.1	For buildings over 85 feet, set the following wind requirements:  Do not allow an increase in the number of hours during which wind exceeds the “comfort criterion” defined in Planning Code Section 148,  Do not allow an increase in the total exceedances of the “hazard criterion” defined in Section 148, and  Apply the same exceptions included in Section 148.	Planning Code amendment	Upon Plan adoption	Planning
		8.6.5	Ensure large projects integrate with existing urban fabric and provide a varied character	8.6.5.1	Modulate larger projects vertically or horizontally, whichever is more appropriate, to reflect surrounding lots and massing patterns.	Design review of individual projects	Ongoing	Planning
				8.6.5.2	Provide fixtures, furnishings, and art at interior and exterior ground floor openings to invite and support use of adjacent public areas.	Design review of individual projects	Ongoing	Planning
				8.6.5.3	Vary the roofs of buildings for projects with long facades.	Design review of individual projects	Ongoing	Planning
				8.6.5.4	Require projects on site that are larger than two acres to have multiple architects.	Planning Code amendment	Upon Plan adoption	Planning
8.7	<b>Establish clear rules for development</b>	8.7.1	Wherever possible, delineate via the Planning Code what is allowed and not allowed in new development	8.7.1.1	Utilize the Community Plan Exemption process for complying projects.	Ongoing implementation of CEQA	Ongoing	Planning
				8.7.1.2	Minimize potential exceptions and exemptions within the Planning Code.	Planning Code amendment	Upon Plan adoption	Planning