

Citizens Advisory Committee of the  
Eastern Neighborhoods Plan,  
City and County of San Francisco



**Notice of Meeting  
&  
Agenda**

1650 Mission Street, 4th Floor, Room 431  
**Monday, June 20, 2016**

**6:00 PM**

Chris Block  
Walker Bass  
Chirag Bhakta  
Joe Boss  
Don Bragg  
John Elberling

Keith Goldstein  
Oscar Grande  
Bruce Kin Huie  
Henry Karnilowitz  
Toby Levy

Robert Lopez  
Fernando Martí  
Kristian Ongoco  
Arthur Reis  
Abbie Wertheim

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The Agenda is available at the Planning Department 1650 Mission Street, 4<sup>th</sup> floor and, on our website at [encac.sfplanning.org](http://encac.sfplanning.org), and at the meeting.

**Five-Year Monitoring Report Working Group**

1. Announcements and Review of Agenda.
2. Review and Approve Minutes from the November 16, 2015 CAC Meeting.
3. Review and Approve Minutes from the January 12, 2016 CAC Meeting.
4. Review and Approve Minutes from the February 9, 2016 CAC Meeting.
5. Review and Approve Minutes from the March 21, 2016 CAC Meeting.

6. Review and Approve Minutes from the April 18, 2016 CAC Meeting.
7. Showplace Square / Potrero Open Space and Greening Projects. Discussion on possible open space and greening projects in the Showplace Square / Potrero Plan area including but not limited to:
  - a. Jackson Playground;
  - b. The Loop.This is to provide follow-up discussion from the February meeting and provide new CAC members an orientation to these projects. No action is being sought at this time.
8. The Eastern Neighborhoods Monitoring Report. Presentation by Planning staff of the Eastern Neighborhoods Five-Year Monitoring Report.
9. Public Comment: At this time, members of the public may address the Citizens Advisory Committee on items of interest to the public that are within the subject matter jurisdiction of the Committee but do not appear on the agenda. With respect to agenda items, the public will be given an opportunity to address the Committee when the item is reached in the meeting. Each member of the public may address the Committee for up to three minutes.

The Brown Act forbids a Committee from taking action or discussing any item not appearing on the posted agenda, including those items raised at Public Comment. In response to public comment on an item that is not on the agenda, the Committee is limited to:

- Briefly responding to statements made or questions posed by members of the public, or
- Requesting staff to report back on the matter at a subsequent meeting, or
- Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

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Effective January 21, 2001, the Board of Supervisors amended the Sunshine Ordinance by adding the following provision: The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices (*67A.1 Prohibiting the use of cell phones, pagers and similar sound-producing electronic devices at and during public meetings*).

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Attention: Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign and Governmental Conduct Code Section 21.00-2.160] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; and web site <http://www.sfgov.org/ethics>.

**Accessible Meeting Policy**

Hearings are held at the Planning Department, 1650 Mission St., Room 431, fourth floor, San Francisco, CA. The closest accessible BART station is the Van Ness Avenue station located at the intersection of Market Street and Van Ness Avenue. Accessible curbside parking has been designated at points along Mission Street. Accessible MUNI lines serving the Planning Department are

the 14 Mission, 26 Valencia, 47 Van Ness, 49 Van Ness/Mission, and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142.

**Disability Accommodations:** To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Department's ADA Coordinator, Candace SooHoo, at (415) 575-9157 or [candace.sooHoo@sfgov.org](mailto:candace.sooHoo@sfgov.org) at least 72 hours in advance of the meeting to help ensure availability. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings.

**Language Assistance:** To request an interpreter, please contact the Candace SooHoo, at (415) 575-9157, or [candace.sooHoo@sfgov.org](mailto:candace.sooHoo@sfgov.org) at least 72 hours in advance of the meeting.

**SPANISH**

Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al (415) 575-9010. Por favor llame por lo menos 72 horas de anticipación a la audiencia.

**CHINESE**

聽證會上如需語言協助或要求輔助設備，請致電(415) 575-9010。請在聽證會舉行之前的至少72個小時提出要求。

**FILIPINO**

Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa (415) 575-9121. Mangyaring tumawag nang maaga (kung maaari ay 72 oras) bago sa araw ng Pagdinig.

**RUSSIAN**

За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру (415) 575-9121. Запросы должны делаться минимум за 72 часов до начала слушания.

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Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Richard Knee, Chair of the Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [soft@sfgov.org](mailto:soft@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsupvrs/sunshine](http://www.sfgov.org/bdsupvrs/sunshine).

**PUBLIC COMMENT**

At this time, members of the public may address the Committee on items of interest to the public that are within the subject matter jurisdiction of the Committee except agenda items. With respect to agenda items, your opportunity to address the Committee will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Committee has closed the public hearing, your opportunity to address the Committee must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Committee for up to three minutes.

The Brown Act forbids a committee from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the committee is limited to:

1. responding to statements made or questions posed by members of the public; or
2. requesting staff to report back on a matter at a subsequent meeting; or
3. directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))
4. submitting written public comment to Mat Snyder, 1650 Mission Street Ste. 400, San Francisco, CA 94103 [mathew.snyder@sfgov.org](mailto:mathew.snyder@sfgov.org)





# **Eastern Neighborhoods CAC**

*Draft Meeting Minutes*

November 2015

January 2016

February 2016

March 2016

April 2016

For CAC approval at the June 20, 2016 Meeting



**Citizens Advisory Committee of the  
Eastern Neighborhoods Plan,  
City and County of San Francisco**

**DRAFT Meeting Minutes**

**Monday, April 18, 2016**

Members Present: Chris Block, Walker Bass, Joe Boss, Don Bragg, Bruce Kin Huie, Henry Karnilowitz, Kristian Ongoco , Kate Sofis

Members Absent: Chirag Bhakta, John Elberling, Keith Goldstein, Oscar Grande, Robert Lopez, Toby Levy, Robert Lopez, Fernando Martí, Arthur Reis

[A quorum was not present.]

**Five-Year Monitoring Report Working Group**

- a) Review of Job Creation and Non-Residential Land Uses, including PDR Uses.  
*Item Heard. No action taken.*

**Full EN CAC**

1. Announcements and Review of Agenda.
2. Review and Approve Minutes from the November 16, 2015 CAC Meeting.
3. Review and Approve Minutes from the January 12, 2016 CAC Meeting.  
*A quorum was not present. This item will be placed on the next agenda.*
4. Review and Approve Minutes from the February 9, 2016 CAC Meeting.  
*A quorum was not present. This item will be placed on the next agenda.*
5. Review and Approve Minutes from the March 21, 2016 CAC Meeting.  
*A quorum was not present. This item will be placed on the next agenda.*

6. The Loop. Presentation by SF Public Works and the MUNA on the current status of the Loop Project; request for EN CAC recommendation to use impact fees to implement phase one of the project including the \$300,000 of IPIC funds set aside in FY 17 for Complete Streets projects, followed by discussion and potential action.  
*Due to lack of quorum, this item was not heard.*
  
7. The Transportation Demand Management Program. Presentation by Planning and MTA staff on the newly adopted Transportation Demand Management (TDM) program, which will look to reduce use of single-occupancy vehicles with new developments, followed by discussion and potential action.  
*Due to lack of quorum, this item was taken out of order. Item heard. No action taken.*
  
8. The Eastern Neighborhoods Mini-Capital Plan. Discussion lead by staff on the EN Mini-Capital Plan to be included in the City's Ten-Year Capital Plan (FY 18 – FY 27), followed by discussion and potential action.  
*Due to lack of quorum, this item was not heard.*
  
9. CAC Membership Update. Update from staff on committee members appointments, followed by discussion and potential action.  
*Due to lack of quorum, this item was not heard.*

Citizens Advisory Committee of the  
Eastern Neighborhoods Plan,  
City and County of San Francisco

**DRAFT Meeting Minutes**

**Monday, November 16, 2015**

**5:30 PM**

**Eastern Neighborhoods Five-Year Monitoring Report Working Group**

**6:15 PM**

**Regular Meeting**

Chris Block  
Walker Bass  
Joe Boss  
Don Bragg  
John Elberling  
Keith Goldstein

Oscar Grande  
Bruce Kin Huie  
Toby Levy  
Robert Lopez

Fernando Martí  
Kristian Ongoco  
Arthur Reis  
Maureen Sedonaen  
Kate Sofis

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Committee Members Present:

Walker Bass, Don Bragg, Chris Block, Joe Boss, John  
Keith Goldstein, Bruce Kin Huie, Toby Levy, Robert Lopez, Fernando Martí,  
Kristian Ongoco, Arthur Reis, Maureen Sedonaen, Alisa Shen

Committee Members Absent:

Oscar Grande, Kate Sofis

Staff Present:

Mat Snyder, Kearstin Dischinger

**5:30 Eastern Neighborhoods Five-Year Monitoring Report Working Group**

The Eastern Neighborhoods Five-Year Monitoring Report. Further working group  
discussion of scope for the monitoring report and indices of measuring success.

Item heard. Staff will come back to the Working Group in February, March, and April 2016 for status reports on Chapter 4 – Community Improvements; and Chapter 5 - Implementation (February), Chapter 3 - Housing (March) , and Chapter 2 – Commercial Activity and Job Creation, and Transportation and Parking (April). Staff to provide status of chapter in the form of PowerPoint presentations that include both Chapter outline and data to be used.

**6:15 Full CAC**

1. Announcements and Review of Agenda.
  
2. Review and Approve Minutes from the September 21, 2015 CAC Meeting.  
MOTION NO: 2015-11-01  
ACTION: To approve the minutes from September 21, 2015.  
  
MOTION: Sedonaen SECOND: Goldstein  
AYES: Bass, Block, Boss, Bragg, Elberling, Goldstein, Huie, Levy, Lopez, Marti, Ongoco, Reis, Sedonaen  
NOES: [none]  
ABSENT: Grande, Sofis
  
3. The IPIC Expenditure Plan. Presentation by staff on the proposed IPIC Expenditure Plan, followed by discussion and action.  
MOTION NO: 2015-11-02  
ACTION: To approve the IPIC Expenditure Plan as presented by staff with the following two conditions: (1) that prior to determining how to spend the \$300K in the Pedestrian Enhancement and Bicycle Fund in FY 17 (Line 33), SF Public Works is to come back to the CAC for approval; and (2) prior to spending funds for Child Care (Line 83), H.S.A is to come to the CAC for an update on how they plan to distribute the funds.  
  
MOTION: Sedonaen SECOND: Goldstein  
AYES: Bass, Block, Boss, Bragg, Elberling, Goldstein, Huie, Levy, Lopez, Marti, Ongoco, Reis, Sedonaen  
NOES: [none]  
ABSENT: Grande, Sofis
  
4. The Election of Officers. Annual election of CAC officers, including Chair, Vice-Chair, Secretary, Vice-Secretary, and/or other positions as identified by the CAC by-laws. Nomination of candidates will be followed by discussion and action.

MOTION NO: 2015-11-03  
ACTION: To elect the following CAC Officers for the next term:  
Chris Block, Chair  
Bruce Huie, Vice-Chair  
Fernando Marti, Secretary  
Keith Goldstein, Vice-Secretary

MOTION: Levy SECOND: Goldstein  
AYES: Bass, Block, Boss, Bragg, Elberling, Goldstein, Huie, Levy,  
Lopez, Marti, Ongoco, Reis, Sedonaen  
NOES: [none]  
ABSENT: Grande, Sofis

5. Affordable Housing Bonus Program. Staff presentation on the proposed Affordable Housing Bonus Program followed by discussion. This is informational only and no action is being sought at this time.  
*Item heard. No action taken.*
6. Mission District Action Plan 2020. Update from staff on the Mission District Action Plan. This is informational only and no action is being sought at this time.  
*This item was not heard and will be scheduled later.*
7. 22<sup>ND</sup> Street Stair In-Kind Agreement. Presentation by the Project Sponsor of the development project at 1395 22<sup>nd</sup> Street / 790 Pennsylvania Street on a proposed in-kind agreement on the north side of the subject site that would create a publicly accessible path that would continue the 22<sup>nd</sup> Street right-of-way between Texas Street up the east slope of Potrero Hill to Missouri Street. This is an initial presentation of the in-kind agreement. No action is being requested at this time.  
*Item heard. No action taken.*
8. Public Comment:  
*Public comment provided.*

Meeting Adjourn: 8:10pm





Citizens Advisory Committee of the  
Eastern Neighborhoods Plan,  
City and County of San Francisco

**DRAFT Meeting Minutes**

1650 Mission Street, 4th Floor, Room 431  
**Monday, January 11, 2016**

**6:00 PM**

Chris Block  
Walker Bass  
Joe Boss  
Don Bragg  
John Elberling

Keith Goldstein  
Oscar Grande  
Bruce Kin Huie  
Toby Levy  
Robert Lopez

Fernando Martí  
Kristian Ongoco  
Arthur Reis  
Maureen Sedonaen  
Kate Sofis

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Committee Members Present: Chris Block, Walker Bass, Joe Boss,  
Don Bragg, John Elberling, Bruce Kin Huie, Keith Goldstein,  
Arthur Reis, Maureen Sedonaen

Committee Members Absent: Oscar Grande, Toby Levy, Robert Lopez,  
Fernando Martí, Kristian Ongoco, Kate Sofis

[A quorum was not present.]

1. Announcements and Review of Agenda.
2. Review and Approve Minutes from the November 16, 2015 CAC Meeting.  
*No quorum. No action taken.*
3. Update on the EN Recreation and Park projects including the new park at 17<sup>th</sup> Street and Folsom Street. Update by Recreation and Park staff on Eastern Neighborhoods IPIC projects including the new park at 17<sup>th</sup> Street and Folsom, followed by discussion.

*Item Heard. No action taken. CAC requested further information about possible in-kind applications for improvements to Jackson Playground.*

4. Mission District Action Plan 2020. Update from staff on the Mission District Action Plan. This is informational only and no action is being sought at this time.

*Item heard. No action taken. The CAC requested staff to return to the next CAC meeting with an outline of a proposed action plan so that the CAC members could provide input.*

5. Update on CAC Appointments. Update and discussion on Committee members' appointments.

*Item heard. No action taken.*

6. EN CAC Schedule and Work Program. Presentation by staff on the year's schedule followed by discussion lead by CAC Chair on the year's work program followed by potential action.

*Item heard. No action taken.*

7. Public Comment.

Adjourn: 8:00pm.

**Citizens Advisory Committee of the  
Eastern Neighborhoods Plan,  
City and County of San Francisco**

**DRAFT Meeting Minutes**

**Monday, February 8, 2016**

Members Present: Chris Block, Walker Bass, Joe Boss, Keith Goldstein, Bruce Kin Huie, Toby Levy

Members Absent: Don Bragg, John Elberling, Oscar Grande, Robert Lopez, Fernando Martí, Kristian Ongoco, Arthur Reis, Maureen Sedonaen, Kate Sofis

[A quorum was not present.]

**Five-Year Monitoring Report Working Group**

- a) Review of Capital Project Completed, Planned and Underway. Review of Process for Capital Project Planning and Approval.  
*Item heard no action taken.*

**Full EN CAC**

1. Announcements and Review of Agenda.
2. Review and Approve Minutes from the November 16, 2015 CAC Meeting.  
A quorum was not present. This item will be placed on the next agenda.
3. Review and Approve Minutes from the January 12, 2016 CAC Meeting.  
A member of the public asked staff to revise the minutes to include more detail about Recreation and Park's presentation on EN IPIC projects, particularly regarding Gene Friend Rec Center. Staff indicated the draft minutes would be amended per the request. A quorum was not present; therefore, this item will be placed on the next agenda.

4. EN CCG Grant Program. Update from the CCG staff on the EN CCG Grant program including the opening of the new grant cycle, followed by discussion and potential action.  
*Item heard. No action taken.*
5. Showplace Square / Potrero Open Space and Greening Projects. Discussion led by Planning staff on possible open space and greening projects in the Showplace Square / Potrero Plan area including, but not limited to, Jackson Playground and the Loop, and potential funding sources including impact fee revenue. Discussion followed by comment and possible action.  
*Item heard. No action taken.*
6. Eastern Neighborhoods Mission District Action Plan 2020. Update from staff on the Mission District Action Plan, followed by discussion and potential action.  
*Item heard. No action taken.*
7. Public Comment: At this time, members of the public may address the Citizens Advisory Committee on items of interest to the public that are within the subject matter jurisdiction of the Committee but do not appear on the agenda. With respect to agenda items, the public will be given an opportunity to address the Committee when the item is reached in the meeting. Each member of the public may address the Committee for up to three minutes.  
*Item heard. No action taken.*

**Citizens Advisory Committee of the  
Eastern Neighborhoods Plan,  
City and County of San Francisco**

**DRAFT Meeting Minutes**

**Monday, March 21, 2016**

Members Present: Chris Block, Don Bragg, Walker Bass, Joe Boss, Keith Goldstein, Fernando Martí, Bruce Kin Huie, Kristian Ongoco, Arthur Reis

Members Absent: John Elberling, Oscar Grande, Robert Lopez, Toby Levy, ,  
Kate Sofis

[A quorum was not present.]

**Five-Year Monitoring Report Working Group**

- a) Review of Housing Production, including Housing Units Complete and Currently in the Pipeline.  
*Item Heard. No action taken.*

**Full EN CAC**

1. Announcements and Review of Agenda.
2. Review and Approve Minutes from the November 16, 2015 CAC Meeting.  
*A quorum was not present. This item will be placed on the next agenda.*
3. Review and Approve Minutes from the January 12, 2016 CAC Meeting.  
*A quorum was not present. This item will be placed on the next agenda.*
4. Review and Approve Minutes from the February 9, 2016 CAC Meeting.  
*A quorum was not present. This item will be placed on the next agenda.*
5. SF MTA Five-Year Capital Improvement Plan. Presentation by SFMTA staff on their Five-Year Capital Improvement Plan (CIP), followed by discussion and potential action.

*Item Heard. No action taken.*

6. The Loop. Presentation by SF Public Works and the MUNA on the current status of the Loop Project; request for EN CAC recommendation to use impact fees to implement phase one of the project including the \$300,000 of IPIC funds set aside in FY 17 for Complete Streets projects, followed by discussion and potential action.  
*Item Heard. A quorum was not present and will be placed on the next agenda.*
7. Community Benefits in the Eastern Neighborhoods Study. Presentation by Planning staff on the upcoming study that will look at the feasibility of additional development capacity and leveraging additional community benefits, including additional affordable housing, and the appointment of a Technical Advisory Committee for the effort, followed by discussion and potential action.  
*Item Heard. No action taken. Staff invited CAC and community members to submit questionnaires for participation in the Technical Advisory Committee.*
8. The Railyard Alternatives & i-280 Boulevard Feasibility Study (RAB). Presentation by Planning staff on the RAB, its current status and next steps, followed by discussion and potential action.  
*Item Heard. No action taken.*
9. CAC Membership Update. Update from staff on committee members appointments, followed by discussion and potential action.  
*Item Heard. No action taken.*
10. Public Comment: At this time, members of the public may address the Citizens Advisory Committee on items of interest to the public that are within the subject matter jurisdiction of the Committee but do not appear on the agenda. With respect to agenda items, the public will be given an opportunity to address the Committee when the item is reached in the meeting. Each member of the public may address the Committee for up to three minutes.  
*Item Heard. No action taken.*

# Eastern Neighborhoods Monitoring Reports 2011-2015

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Draft for CAC Review and Discussion

June 14, 2016

## Contents:

1. Mission Area Plan Monitoring Report
2. Western SoMa Area Plan Monitoring Report
3. Central Waterfront Area Plan Monitoring Report
4. East SoMa Area Plan Monitoring Report
5. Showplace Square/Potrero Hill Monitoring Report
6. Appendices
  - a. Eastern Neighborhoods Monitoring Requirements Ordinance
  - b. Eastern Neighborhoods Priority Capital Projects
  - c. 2011-2015 Completed Commercial and Residential Projects
  - d. Commercial and Residential Pipeline Projects, Q4 2015
  - e. Projects Counted Under CEQA Community Plan Exemption
  - f. List of Neighborhood Serving Business Codes
  - g. San Francisco Mayor's Office of Housing Income and Rent Limits
  - h. Single Room Occupancy Hotels and Number of Residential Units

# DRAFT Mission Area Plan Monitoring Report 2011-2015

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## 1 INTRODUCTION: MISSION PLAN MONITORING REPORT

San Francisco's Eastern Bayfront neighborhoods have historically been the home of the city's industrial economy and have accommodated diverse communities ranging from families who have lived in the area for generations to more recent immigrants from Latin America and Asia. The combination of a vibrant and innovative industrial economy with the rich cultural infusion of old and new residents is central to San Francisco's character. Among many of the components that contributed to the economic and cultural character of the eastern part of the San Francisco were the wide availability of lands suitable for industrial activities (whether or not they were zoned for such) and the affordability of these neighborhoods' housing stock, relative to other parts of the city. Industrial properties continue to be valuable assets to the city's economy as they provide space for innovative local businesses; large, flexible floorplans for a wide range of tenants; and living wage career opportunities to residents without advanced degrees.

Over the past few decades, and particularly during the series of "booms" in high technology industries since in the 1990s, the Eastern Bayfront neighborhoods have experienced waves of pressure on its industrial lands and affordable housing stock. Due to their proximity to downtown San Francisco and easy access (via US-101, I-280, and Caltrain) to Silicon Valley, industrially-zoned properties in the Eastern Bayshore, particularly in neighborhoods like South of Market (SoMa), Mission, Showplace Square, and Central Waterfront became highly desirable to office users who were able to outbid traditional production, distribution, and repair (PDR) businesses for those spaces. The predominant industrial zoning designations in these neighborhoods until the late 2000s—C-M, M-1, and M-2—allowed for a broad range of uses, which enabled owners to sell or lease properties to non-PDR businesses as well as developing them into "live-work" lofts that served primarily as a residential use.

Moreover, the residential areas in these neighborhoods are well-served by public transportation (including two BART stops in the Mission), have vibrant cultural amenities, and feature many attractive older buildings. These neighborhood assets and new employment opportunities have served as strong magnets for high wages earners and market rate housing developers, creating a strong influx of new, more affluent residents.

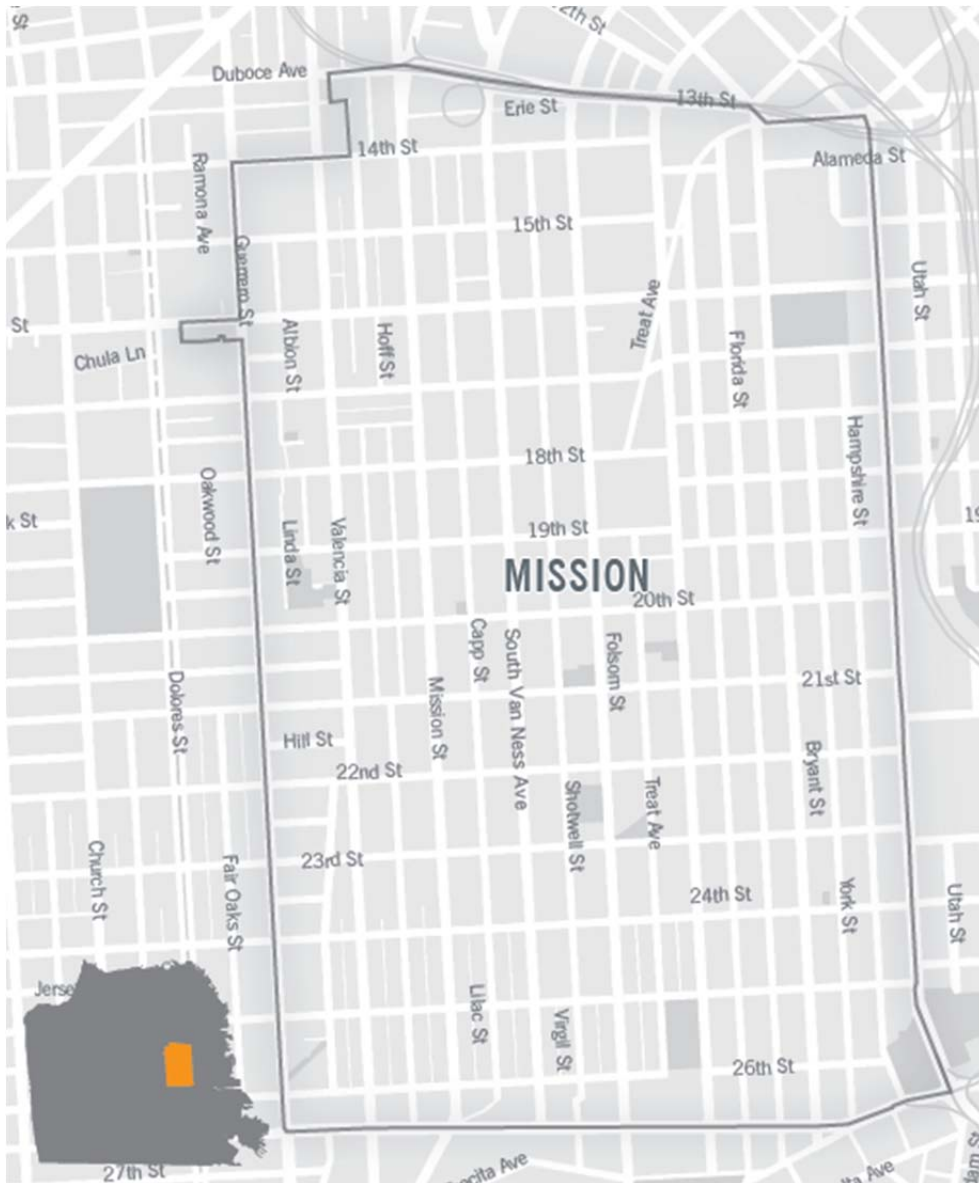
Beginning in the late 1990s, the City, residents, community activists, and business owners recognized the need for a comprehensive, community-based planning process to resolve these conflicts and stabilize the neighborhoods into the future. The Eastern Neighborhoods community planning process was launched in 2001 to determine how much of San Francisco's remaining industrial lands should be preserved and how much could appropriately be transitioned to other uses.

The planning process recognized the need to produce housing opportunities for residents of all income levels, which requires not just the development of new units at market rates, but also opportunities for low and moderate income families. In 2008, four new area plans for the Mission, East SoMa, Showplace Square/Potrero Hill, and Central Waterfront neighborhoods were adopted. Respecting the Western SoMa community's request for more time to complete their planning process, the area plan for that neighborhood was undertaken in parallel and completed in 2013. The resulting area plans contained holistic visions for affordable housing, transportation, parks and open space, urban design, and community facilities.

The Eastern Neighborhoods Plans represent the City's and community's pursuit of two key policy goals:

- 1) Ensuring a stable future for PDR businesses in the city by preserving lands suitable to these activities and minimizing conflicts with other land uses; and
- 2) Providing a significant amount of new housing affordable to low, moderate and middle income families and individuals, along with "complete neighborhoods" that provide appropriate amenities for the existing and new residents.

The challenges that motivated the Eastern Neighborhoods community planning process were sharply evident in the Mission when the plans were adopted and continue to be relevant today. The boundaries of the *Mission Plan* area, shown in Map 1, run along Duboce/Division to the north, Potrero Avenue to the east, Guerrero Street to the west, and Cesar Chavez Street to the south.

**MAP 1 Mission Plan Area Boundaries**

The Mission is highly dense with neighborhood amenities, including a variety of shops and restaurants, an architecturally rich and varied housing stock, vibrant cultural resources, and excellent transit access. Traditionally a reservoir of affordable housing relatively accessible to recent immigrants and artists, housing affordability in the Mission has significantly declined in the past decade as demand has rapidly outpaced new housing supply and due to statewide restrictions on tenant protection laws (such as the Ellis Act), which allows landlords to evict residents from rent controlled apartments.

Despite inclusionary housing requirements that mandate that a certain percentage of new units be affordable to low and moderate income households, new housing has been largely unaffordable to existing residents. Mission residents and business owners highlighted a number of policy goals, in addition to the Eastern Neighborhoods-wide objectives, that should be considered for their Area Plan:

- Preserve diversity and vitality of the Mission
- Increase the amount of affordable housing
- Preserve and enhance the existing Production, Distribution and Repair businesses
- Preserve and enhance the unique character of the Mission's distinct commercial areas
- Promote alternative means of transportation to reduce traffic and auto use
- Improve and develop additional community facilities and open space
- Minimize displacement

## 1.1 Summary of Ordinance and Monitoring Requirements

The ordinances that enacted the Eastern Neighborhoods Area Plans (including Western SoMa), adopted by the Board of Supervisors, include a requirement that the Planning Department produce five-year reports monitoring residential and commercial developments in those neighborhoods, as well as impact fees generated and public and private investments in community benefits and infrastructure. The first set of monitoring reports for Mission, East SoMa, Showplace Square/Potrero Hill, and Central Waterfront were published in 2011, covering the period from January 1, 2006 through December 31, 2010.

The *Mission Area Plan Monitoring Report 2011-2015* is part of the set of Eastern Neighborhoods monitoring reports covering the period from January 1, 2011 to December 31, 2015. Because Western SoMa was adopted in 2013, no monitoring reports have been produced for that Area Plan. However, due to its geographic proximity and overlapping policy goals with the other Eastern Neighborhoods, Planning Department staff, in consultation with the CAC, has shifted the reporting timeline such that the Western SoMa Area Plan Monitoring Report 2011-2015 will be the first five-year report and set the calendar so that future monitoring reports are conducted alongside the other Eastern neighborhoods. Subsequent time series monitoring reports for the Mission area and other Eastern Neighborhoods (including Western SoMa) will be released in years ending in 1 and 6.

While the previous Monitoring Report covered only the small amount of development activities in the years immediately preceding and following the adoption of the *Mission Plan* in 2008, this report contains information and analysis about a period of intense market development and political activity in the Mission. The time series report relies primarily on the *Housing Inventory*, the *Commerce and Industry Inventory*, and the *Pipeline Quarterly Report*, all of which are published by the Planning Department. Additional data sources include: the California Employment and Development Department (EDD), the U.S. Census Bureau's American Community Survey, the San Francisco Municipal Transportation Agency (SFMTA), Co-Star Realty information, Dun and Bradstreet business data, CBRE and NAI-BT Commercial real estate reports, and information gathered from the Department of Building Inspection, the offices of the Treasurer and Tax Collector, the Controller, and the Assessor-Recorder.

## 2 COMMERCIAL ACTIVITY AND JOB CREATION

One of the defining characteristics of the Mission neighborhood is its remarkable mix of uses and diversity of businesses, including manufacturing, restaurants and bars, a broad range of retail activities, institutional and educational uses, hospitals, and more. The neighborhood commercial corridors along Mission, Valencia, and 24th Streets support a variety of retail activities including shops and services, housing, and small offices, which serve their immediate neighborhood and also residents from throughout the city and region. Indeed, these commercial corridors have become part of San Francisco's tourism circuit, attracting visitors from around the world.<sup>1</sup>

### ADD MISSION PIE PHOTO

The primarily residential portions of the Mission, which occupy the blocks on the southeast and western edges of the neighborhood, are also peppered with neighborhood serving businesses including corner stores, dry cleaning services, restaurants, cafes, and bars. Lastly, the Mission is home to a thriving collection of PDR businesses. The Northeast Mission Industrial Zone (NEMIZ) clusters many of these industrial activities and spaces, but a variety of smaller PDR businesses (such as auto repair garages, light manufacturing work, and the like) are scattered throughout the neighborhood. This mix of uses is an important source of employment opportunity for neighborhood, city and Bay Area residents; contributing to the overall vitality and culture of the Mission.

### 2.1 Commercial Space Inventory

Table 2.1.1 illustrates the mix of non-residential space in the Mission as of 2015. The table reflects the balanced mix of uses described above, as office, retail, and PDR activities each occupy roughly a quarter of the commercial space in the

<sup>1</sup> For example, a recent New York Times feature highlighting 18 San Francisco attractions to visit on a 36-hour visit to the city included 6 sites within the Mission Plan Area and another 3 within 2 blocks of its boundaries. See [http://www.nytimes.com/2015/11/01/travel/what-to-do-in-36-hours-in-san-francisco.html?\\_r=0](http://www.nytimes.com/2015/11/01/travel/what-to-do-in-36-hours-in-san-francisco.html?_r=0)

neighborhood. Institutional and medical uses make up roughly another 20% of non-residential buildings and tourist hotels take up about another 1%. The table also shows the importance of the Mission in the San Francisco's stock of industrial lands. Though the neighborhood only accounts for 5% of the City's overall commercial space, its share of PDR space is much higher, at 8%. However, as will be discussed in the sections below, in recent decades PDR space has been subject to intense pressures from uses that are able to pay higher land rents, such as office and market-rate residential.

**Table 2.1.1 Commercial Building Space, Mission and San Francisco, 2015**

Non-Residential Land Use	Mission		Citywide		Mission as % of San
	Area	%	Area	%	
Cultural, Institution, Educational	1,760,105	15%	29,898,514	13%	6%
Medical	698,877	6%	17,468,039	7%	4%
Office	3,079,231	27%	107,978,954	45%	3%
PDR / Light Industrial	2,896,338	25%	36,265,832	15%	8%
Retail	3,022,780	26%	42,299,526	18%	7%
Visitor / Lodging	92,560	1%	4,053,422	2%	2%
<b>Total</b>	<b>11,549,891</b>	<b>100%</b>	<b>237,964,287</b>	<b>100%</b>	<b>5%</b>

Table 2.1.2 shows commercial and other non-residential development activity in the Mission Plan area between January 1, 2011 and December 31, 2015 while Table 2.1.3 shows corresponding figures for San Francisco. These tables count newly developed projects (on vacant properties or redevelopment of existing properties) as well as conversions from one use to another. Between 2011 and 2015, 206,000 square feet of PDR land was converted to other uses, especially housing, equivalent to roughly 6% of PDR space in the Mission.

Two properties account for more than 75% of the PDR conversion during this period. In 2012, the Planning Department legitimized a conversion of roughly 95,000 square feet of PDR to office at 1550 Bryant; the actual conversion occurred prior to the enactment of Eastern Neighborhoods without the benefit of a permit. The legitimization program (see section 2.3.1), which was enacted concurrently with Eastern Neighborhoods, enabled the space to be legally permitted as office. Another property at Mission Street at 15<sup>th</sup> Street, a vacant and non-functioning former printing shop, accounted for another 75,000 square feet of PDR conversion. The building was demolished to build a 194-unit residential building, shown in [photo XX](#) and completed in 2013, which included 40 affordable units (21% of the total). The property was zoned neighborhood commercial transit (NCT) and urban mixed-use (UMU), designations created by the Eastern Neighborhoods Area Plans specifically to transition struggling industrial properties in transit-rich corridors to dense residential uses.

#### INSERT PHOTO OF 1880 MISSION

Table 2.1.2 also shows the loss of 25,000 square feet of institutional space in 2015, which took place because the San Francisco SPCA demolished a building on their campus to convert into a dog park in order to better meet their animal rescue activities. The table also shows a modest gain of office and retail space during the reporting period. One illustrative project is the development at 1501 15<sup>th</sup> Street, which redeveloped a gas station into a mixed-use building with 40 residential units (7 of them below market rate) and roughly 10,000 square feet of professional services office space.

#### INSERT PHOTO OF SPCA

For comparison purposes, table 2.1.3 shows the commercial development activity throughout San Francisco. Overall, while the Mission saw a decrease of roughly 68,000 square feet, the city gained 2.8 million square feet, mostly serving office and medical uses. The Mission accounted for about 20% of the city's loss of PDR and slightly more than 7% of citywide office development between 2011 and 2015.

Map 2 shows the location of the larger-scale non-residential developments. (See List BL-1 in Appendix B for detailed information.)

**Table 2.1.2 Net Change in Commercial Space, Mission 2011-2015**

Year Completed	Cultural, Institutional, Educational	Medical	Office	PDR / Light Industrial	Retail	Visitor / Lodging	Total Commercial Sq Ft
2011				(10,800)			(10,800)
2012	-	-	108,400	(98,326)	4320	-	14,394
2013	-	-	-	(70,762)	0	-	(70,762)
2014	-	15,200	-	(26,423)	-3696	-	(14,919)
2015	(25,211)	-	-	-	39495	-	14,284
<b>Total</b>	<b>(25,211)</b>	<b>15,200</b>	<b>108,400</b>	<b>(206,311)</b>	<b>40,119</b>	<b>-</b>	<b>(67,803)</b>

Source: San Francisco Planning Department

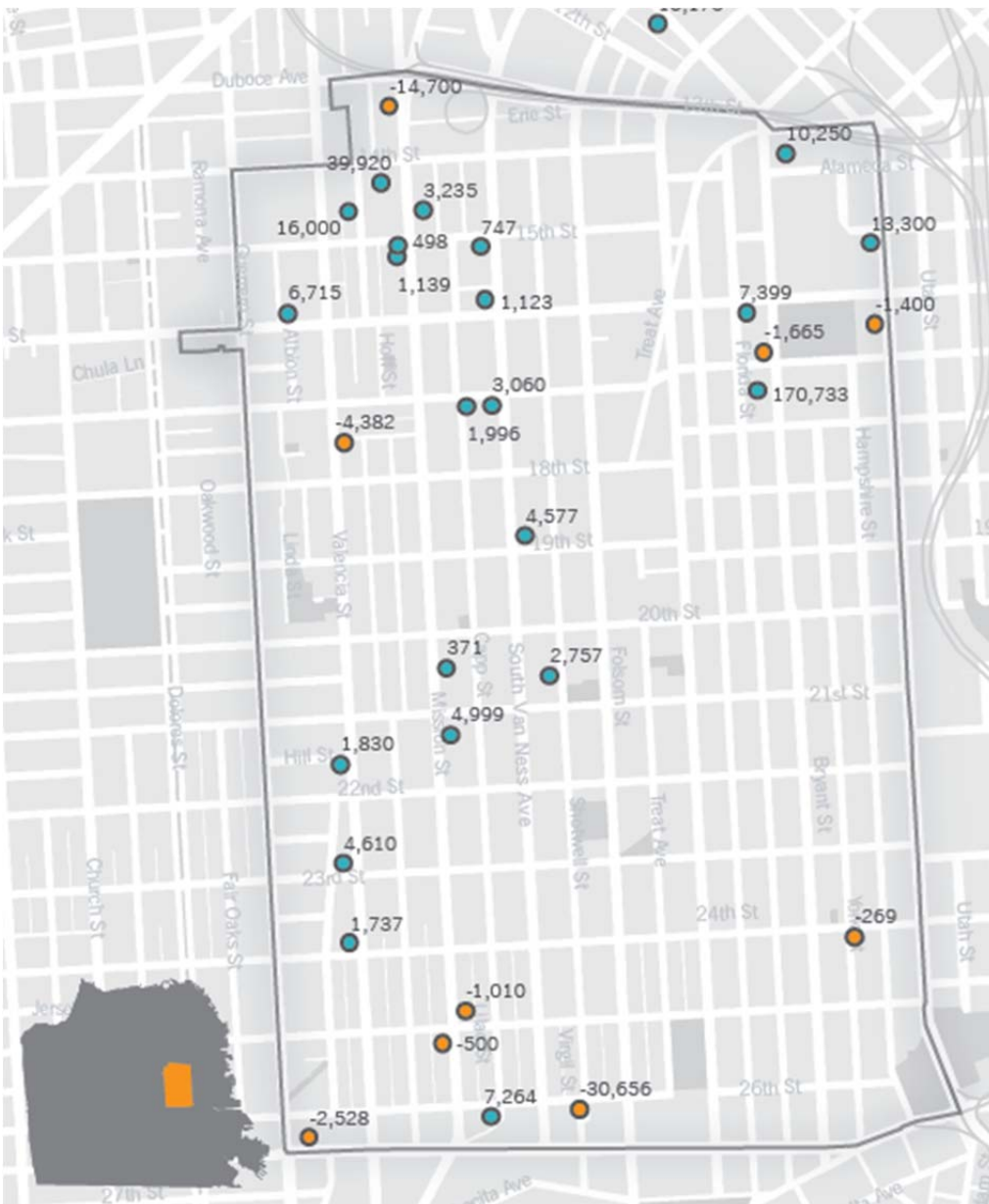


**Table 2.1.3 Net Change in Commercial Space, San Francisco 2011-2015**

Year Completed	Cultural, Institutional, Educational	Medical	Office	PDR / Light Industrial	Retail	Visitor / Lodging	Total Commercial Sq Ft
2011	10,477	0	40,019	(18,075)	16,854	0	49,275
2012	(52,937)	0	24,373	(164,116)	32,445	0	(160,235)
2013	66,417	0	335,914	(236,473)	5,941	(69,856)	101,943
2014	446,803	1,815,700	603,997	(473,337)	60,125	63,286	2,516,574
2015	(21,456)	20,000	460,508	(183,775)	65,419	0	340,696
<b>Total</b>	<b>449,304</b>	<b>1,835,700</b>	<b>1,464,811</b>	<b>(1,075,776)</b>	<b>180,784</b>	<b>(6,570)</b>	<b>2,848,253</b>

Source: San Francisco Planning Department

**Map 2 Completed Projects Causing Net Change in Commercial Space, Mission 2011-2015**



## 2.2 Commercial Development Pipeline

The commercial development pipeline in the Mission shows a continuation of the trends that have taken place during the reporting period of 2011-15 (Table 2.2.1). The Mission will continue to see some of its PDR space converted to other uses, particularly residential, as well as the development of some office, medical, and institutional space. However, the City continues to enforce PDR protection policies in specially designated zones in the Mission, such as PDR-1 and PDR-2.

It is important to interpret the pipeline numbers as two separate subcategories, shown in Table 2.2.1 as “Under Review” and “Entitled”. Under review projects are those that have filed application with the Planning and/or Building Departments and have to clear several hurdles, including environmental (CEQA) review, and may require conditional use permits or variances. Therefore, these projects should be considered more speculative. On the other hand, Entitled projects are those that have received Planning Department approvals and are considered much more certain, although many of them may take years to finally complete their construction and receive certificates of occupancy.

One example of a project that is currently under review, the “Armory Building” at 1800 Mission, has requested to convert roughly 120,000 square feet of PDR space into office use. If all projects that are under review come to fruition, the Mission will see roughly 350,000 square feet of PDR transition to other uses. Another large-scale project currently under review would build more than 200,000 square feet of non-profit service delivery office space at 1850 Bryant Street.

The projects in the pipeline that have received entitlements show a slight net gain (9,000 square feet) of non-residential uses in the Mission in the near future. If all of these developments are completed, the Planning Department expects a loss of about 30,000 square feet of PDR space and concomitant gain of roughly 40,000 square feet in institutional, medical, office and retail uses. Entitled projects that propose to convert PDR to other uses are mostly small spaces (up to about 6,000 square feet) that will be redeveloped as residential or mixed-use residential buildings. One representative project is at 346 Potrero, currently under construction, where 3,000 square feet of PDR has been converted to a mixed use building with ground floor retail and 70 residential units, 11 of which are affordable.

Table 2.2.2 shows the commercial development pipeline for San Francisco for comparison. The development pipeline in the Mission represents about 4.5% of the citywide pipeline. Map 3 shows the locations of the larger proposed commercial developments in the plan area. (See List BL-2 in Appendix B for detailed information.)

**Table 2.2.1 Commercial and Other Non-Residential Development Pipeline, Mission Q4 2015**

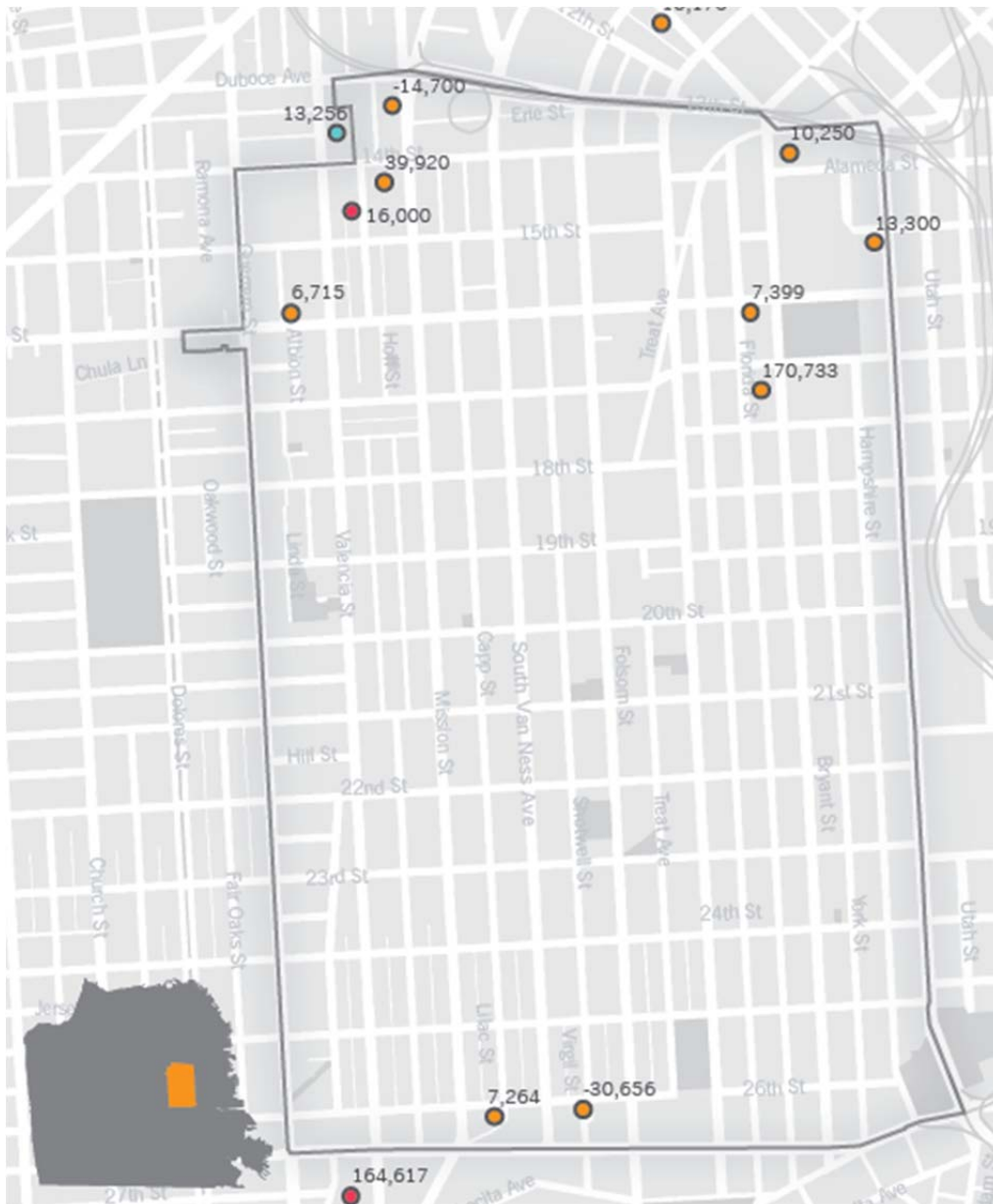
Development Status	Total Commercial Sq Ft	Cultural, Educational, Institutional	Medical	Office	PDR/Light Industrial	Retail	Visitor/ Lodging
<b>Under Construction</b>	<b>(5,065)</b>	-	-	-	<b>(12,461)</b>	<b>7,396</b>	-
<b>Planning Entitled</b>	<b>14,433</b>	<b>3,957</b>	<b>16,000</b>	<b>6,397</b>	<b>(16,471)</b>	<b>4,550</b>	-
Planning Approved	(157)	2,757	-	-	(2,914)	-	-
Building Permit Filed	498	-	-	1,725	(1,939)	712	-
Building Permit Approved/ Issued/ Reinstated	14,092	1,200	16,000	4,672	(11,618)	3,838	-
<b>Under Review</b>	<b>97,009</b>	<b>247,028</b>	-	<b>157,051</b>	<b>(339,766)</b>	<b>32,696</b>	-
Planning Filed	119,918	247,028	-	155,848	(323,973)	41,015	-
Building Permit Filed	(22,909)	-	-	1,203	(15,793)	(8,319)	-
<b>Total</b>	<b>106,377</b>	<b>250,985</b>	<b>16,000</b>	<b>163,448</b>	<b>(368,698)</b>	<b>44,642</b>	-

**Table 2.2.2 Commercial and Other Non-Residential Development Pipeline, San Francisco Q4 2010**

Development Status	Total Commercial Sq Ft	Cultural, Educational, Institutional	Medical	Office	PDR/Light Industrial	Retail	Visitor/ Lodging
<b>Planning Entitled</b>	<b>12,972,978</b>	<b>1,411,308</b>	<b>(38,206)</b>	<b>9,447,328</b>	<b>50,471</b>	<b>1,771,734</b>	<b>330,343</b>
Construction	4,939,101	1,098,708	(58,871)	3,876,705	(290,327)	502,449	(189,563)
Planning Approved	6,432,299	1,942	4,665	4,564,642	316,417	1,086,079	458,554
Building Permit Filed	(63,752)	4,343	-	(34,830)	(33,939)	674	-
Building Permit Approved/ Issued/ Reinstated	1,665,330	306,315	16,000	1,040,811	58,320	182,532	61,352
<b>Under Review</b>	<b>10,420,494</b>	<b>1,042,013</b>	<b>1,875</b>	<b>8,565,780</b>	<b>(710,730)</b>	<b>1,102,999</b>	<b>418,557</b>
Planning Filed	8,754,024	1,084,228	1,875	7,062,107	(665,345)	1,070,412	200,747
Building Permit Filed	1,666,470	(42,215)	-	1,503,673	(45,385)	32,587	217,810
<b>Total</b>	<b>23,393,472</b>	<b>2,453,321</b>	<b>(36,331)</b>	<b>18,013,108</b>	<b>(660,259)</b>	<b>2,874,733</b>	<b>748,900</b>



### Map 3 Commercial and Other Non-Residential Development Pipeline, Mission Q4 2015



Note: Only includes projects that will add or remove 5,000 net square feet.

### 2.3 Changes in PDR Uses

As discussed above, the Mission (and the Eastern Neighborhoods more broadly), have experienced economic changes that have made many areas highly attractive to residential and office development. These types of uses are generally able to afford higher land costs, and therefore can outbid PDR businesses for parcels that are not specifically zoned for industrial use. Prior to the adoption of the Eastern Neighborhoods Area Plans, the primary industrial zoning designations – M-1, M-2, and C-M – permitted a broad range of uses, which led to the conversion of a significant amount of PDR space to other activities. Since the adoption of the Mission Area Plan, PDR space has continued to be converted to other uses in the neighborhood, as Tables 2.1.2 and 2.2.1 illustrate.

A detailed investigation of the conversion of PDR space in the Mission, however, shows that such conversions have occurred largely outside of the zoning districts created specifically to protect PDR uses (in the case of the Mission, PDR-1 and PDR-2). The only project that recorded a loss of PDR space in a PDR protection zone during this period, 1550 Bryant, involved the

legitimization of office conversion undertaken prior to adoption of the plan under an amnesty program that expired in 2013 (discussed in subsection 2.3.1, below). In addition to the project at 1880 Mission, detailed above, other completed projects in the Mission that have converted PDR space have done so in order to build new housing, either with a higher percentage of inclusionary units than required by the City's inclusionary housing ordinance or by paying in-lieu fees, as shown in table 2.3.1. These projects have all been built in either the transitional UMU district or in districts like NCT and RH-3, which were not intended as PDR protection areas under the Mission Area Plan.

**Table 2.3.1. Projects Converting PDR Space in Mission Plan Area, 2011-15**

Project	Zoning	Net PDR	Net Office	Net Retail	Net Units	Affordable Units	Percent Affordable
1550 Bryant Street	PDR-1-G	(93,400)	108,400	0	0	0	N/A
1880 Mission Street	NCT/UMU	(74,312)	0	0	194	40	21%
2652 Harrison Street	UMU	(7,250)	0	0	20	Fee payment	N/A
2660 Harrison Street	UMU	(11,423)	0	11,423	3	Below threshold	N/A
3135 24th Street	NCT	(15,000)	0	1,360	9	Below threshold	N/A
1501 15th Street	UMU	(11,885)	10,491	9,681	40	7	18%
1280 Hampshire Street	RH-3	(1,060)	0	0	3	Below threshold	N/A

Note: Only developments with ten or more units are subject to the City's inclusionary housing requirements.

### 2.3.1 PDR Protection Policies and Enforcement

Illegal conversions from Production, Distribution and Repair (PDR) uses have more recently become an issue in the Eastern Neighborhood Plan areas that the City has sought to resolve. In 2015, the Planning Department has received about 44 complaints of alleged violation for illegal conversions of PDR space. Most of these cases (42) are in the Eastern Neighborhoods, 20 of which are in the Mission Plan Area. Of these cases, six were found to not be in violation of PDR protection rules, 11 are under or pending review, and three have been found to be in violation. The three cases are on Alabama Street between 16<sup>th</sup> and Mariposa Streets on parcels zoned PDR-1-G. Owners were issued notices of violation and office tenants were compelled to vacate the properties, as shown in [Appendix XX](#).

**Table 2.3.2 Enforcement Cases for Illegal PDR Conversions, Mission, 2015**

Case Type	Number of Cases		
	Mission	Eastern Neighborhoods	Citywide
Closed - Violation	3	6	7
Closed - No Violation	6	9	9
Under Review	1	4	4
Pending Review	10	23	24
<b>TOTAL</b>	<b>20</b>	<b>42</b>	<b>44</b>

Most of these complaints describe large warehouses converting into office uses. Many of these office tenants are hybrid uses where PDR also takes place, but may not be the principal use of the space. If an office use is confirmed to be in operation, Planning encourages the company to alter their business practice to fit within the PDR zoning categories or vacate the property. The table in [Appendix XX](#) shows the enforcement cases that were closed and that were actually found to be in violation of the code. Generally, the complaints filed with the Planning Department are regarding the conversion of PDR uses to office space, not permitted within these zoning districts. However, some complaints that are filed are either not valid, meaning that the tenant is either a PDR complying business or the space was legally converted to office space, prior to the Eastern Neighborhoods rezoning. For these enforcement cases, there is no longer a path to legalization to office use; additionally, many of these office conversions are not recent, and they did not take advantage of the Eastern Neighborhoods

Legitimization Program. The program was an amnesty program that established a limited-time opportunity whereby existing uses that have operated without the benefit of required permits may seek those permits. However, this program expired in 2013.

In investigating the alleged violations, the Planning Department discovered that the building permit histories often included interior tenant improvements without Planning Department review. These permits do not authorize a change of use to office. To prevent future unauthorized conversion of PDR space the Planning Department worked proactively with the Department of Building Inspection (DBI). Over the course of 2015, Planning worked with DBI during project intakes to better understand the routing criteria and how to ensure Planning review. Both departments' IT divisions worked together to create a flag in the Permit Tracking System (PTS) to alert project intake coordinators of potential illegal conversions. This is a pilot program that can be expanded at a later date to include other Zoning Districts if necessary. Planning and DBI continue to work together to monitor this process and plan to meet regularly to discuss additional steps to prevent future conversions.

Planning also works collaboratively with the Mayor's Office of Economic Workforce and Development (OEWD). When Planning receives inquiries or complaints related to either vacant spaces in PDR zones or possible unauthorized spaces, Planning informs the property owner about PDR complying uses and refers them to OEWD. OEWD currently has a list of PDR complying businesses that are looking to lease spaces within San Francisco. Additionally, a training for real estate brokers was conducted in 2015. The purpose of the voluntary training was to help explain what PDR is and what resources Planning has available for them to utilize prior to leasing a property. The training also outlined the enforcement process, including the process for requesting a Letter of Determination. Future trainings will be held based on interest.

## 2.4 Employment

The Mission Plan Area added employment across all land use types tracked by the Planning Department between 2011 and 2015, following a trend that has taken place in San Francisco and the Bay Area. This growth in employment reflects a rebound in the regional economy following the "Great Recession" of the previous decade, but also the robust growth in high technology sectors and related industries in recent years.<sup>2</sup> Altogether, employment in the Mission grew by roughly 18,000 jobs in 2010 to almost 24,000 with a related increase from 2,700 to 3,000 total establishments, according to the California Employment and Development Department (EDD). The subsections below discuss the job growth in the Mission by land use category.

**Table 2.4.1. Employment, Mission and San Francisco, Q4 2015**

Landuse	Mission				San Francisco			
	Establishments	%	Jobs	%	Establishments	%	Jobs	%
Cultural, Institutional, Educational	119	4%	17,454	45%	2,010	3%	73,182	11%
Medical	1,223	41%	2,409	6%	21,833	37%	60,214	9%
Office	511	17%	6,344	16%	15,628	27%	293,014	44%
PDR / Light Industrial	349	12%	3,723	10%	5,280	9%	88,135	13%
Retail	605	20%	8,802	23%	8,241	14%	130,550	20%
Visitor / Lodging	10	0%	41	0%	311	1%	16,688	2%
Other	187	6%	254	1%	4,961	9%	6,953	1%
<b>Total</b>	<b>3,004</b>	<b>100%</b>	<b>39,027</b>	<b>100%</b>	<b>58,264</b>	<b>100%</b>	<b>668,736</b>	<b>100%</b>

### 2.4.1 Office Jobs

The largest increase in jobs in the Mission between 2010 and 2015 was in office occupations. According to EDD, the neighborhood experienced an almost 70% increase in office jobs in those 5 years. However, the number of office establishments only increased by about 25%, indicating a shift towards office firms with a larger number of employees. In 2015 the Mission held about 3% of all of the City's office jobs and 2% of its establishments (see Chart 2.4.).

<sup>2</sup> See annual San Francisco Planning Department Commerce & Industry Inventory, 2008 – 2015.

### 2.4.2 Retail Jobs

As discussed above, the Mission has also emerged as an important retail destination in San Francisco, with the restaurants, cafes, bars, and shops in the main commercial corridors (particularly Valencia, 24<sup>th</sup>, and 16<sup>th</sup> Streets) attracting visitors from throughout the City, region, and beyond. The number of retail jobs in the Mission increased by 24% between 2010 and 2015 to about 8,800 in more than 600 establishments. The neighborhood represents 7% of the city's retail jobs and establishments.

### 2.4.3 PDR Jobs

PDR continues to play a critical role in the City's economy, providing quality jobs to employees with a broad range of educational backgrounds, supporting local businesses up- and downstream (for example, many of the city's top restaurants source products from local PDR businesses), and infusing the region with innovative products. Though the trends in loss of PDR space have been widely documented, the City and the Mission both added PDR jobs since 2010. The Mission experienced a 7% increase in PDR employment (to 3,700 jobs) between 2010 and 2015 and 9% increase in number of firms (to 350). As with other occupations, these increases likely reflect a recovery from the recession as well as the emergence of "maker" businesses and production of customized and high-end consumer products. The success of the Plan in curbing large-scale conversion of PDR space has likely played a key role in ensuring that these re-emergent industrial activities are able to locate within San Francisco. The Mission has roughly 4% of the PDR jobs and 7% of the establishments within the City.

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### 2.4.4 Employment and Commercial Space Trends

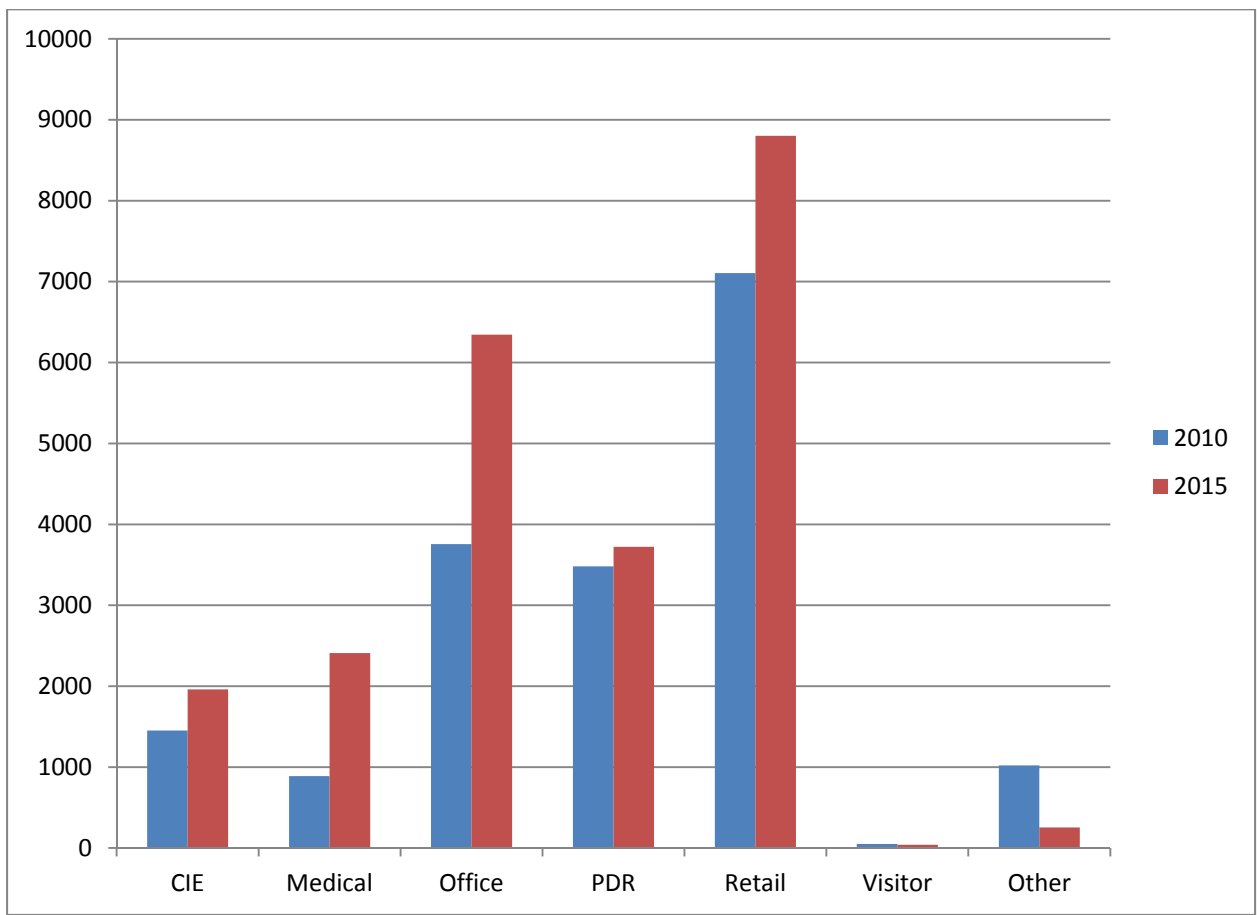
Over the past five years, the Mission has added a substantial number of jobs, more than 30% growth, even as its commercial space square footage increased by a small amount (4,000 square feet). In part, many of these new jobs are likely located in commercial space that was vacant at the end of the recession of the previous decade, leading to lower vacancy rates.<sup>3</sup> Another trend that has been underway that may explain the gain in employment without a parallel increase in commercial space is an overall densification of employment (in other words, allowing more jobs to be accommodated within a given amount of space). With the increasing cost of land in locations close to city centers and accessible by transportation infrastructure (as is the case with the Eastern Neighborhoods), real estate researchers have tracked an overall densification of employment across several sectors throughout the country.<sup>4</sup> This kind of densification can be caused by employees who work from home for some or all days of the week (and therefore may share office space with colleagues) or firms that accommodate more employees within a given amount of space.

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<sup>3</sup> Although data to show vacancy rates for the Mission Plan Area is not available, commercial real estate brokerage firms like Cushman & Wakefield show that vacancy rates for different types of land uses decreased substantially in San Francisco between 2011 and 2015 across different sectors. See Cushman & Wakefield San Francisco Office Snapshot Q4 2015 and Retail Snapshot Q4 2015.

<sup>4</sup> See 2013 US Workplace Survey by Gensler.

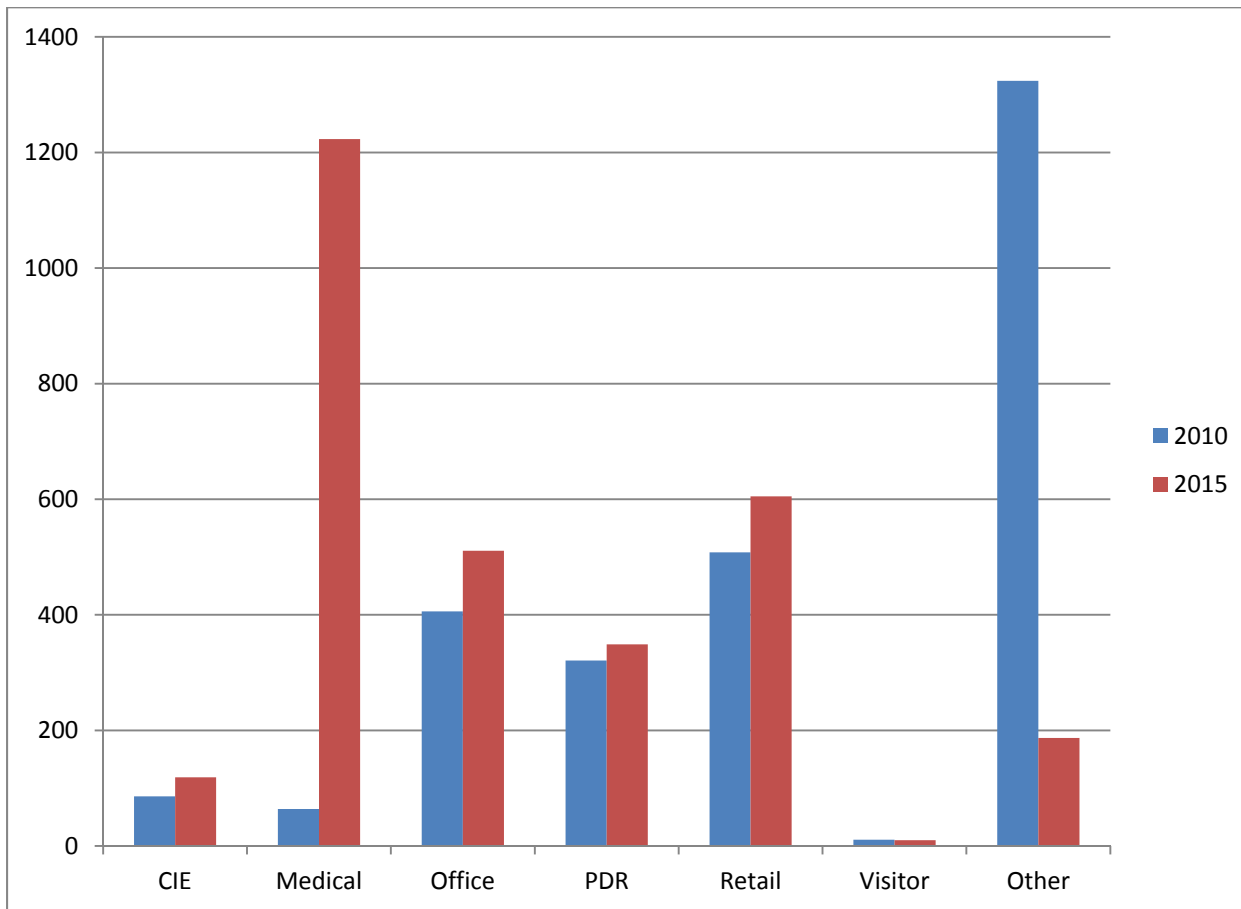
Chart 2.4.1 Jobs by Land Use, Mission, Q3 2010 and 2015



Source: California Employment Development Department

Note: Starting in 2013, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs citywide) from the Private Household category (classified as “Other”) to other classifications, most of which are captured in this report under “Medical”.

**Chart 2.4.2 Establishment by Land Use, Mission, Q3 2010 and 2015**



Source: California Employment Development Department

Note: Starting in 2013, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs citywide) from the Private Household category (classified as “Other”) to other classifications, most of which are captured in this report under “Medical”.

### 2.4.5 Sales and Property Taxes

Discussion of sales and property tax data once we can process property tax data from Tax Collector and Assessor’s office. This came late despite several requests, so we will not be able to include in the next draft. Can send the tables to the CAC as soon as they are ready.

**Table 2.4.2. Sales Taxes Collected in Mission Plan Area, 2011-15**

Year	Central Waterfront	% change from previous year	SF	% change from previous year
2011	\$ 4,430,411	-	\$ 67,537,179	-
2012	\$ 4,880,932	10.2%	\$ 73,531,098	8.9%
2013	\$ 5,267,309	7.9%	\$ 76,739,835	4.4%
2014	\$ 5,587,324	6.1%	\$ 81,442,942	6.1%
2015	N/A	-	N/A	-
<b>TOTAL</b>	<b>\$ 20,165,977</b>		<b>\$299,251,054</b>	

**Table 2.4.3. Property Taxes Collected in Mission Plan Area, 2008 and 2015**

### 3 HOUSING

The provision of adequate housing to residents of all incomes has long been a challenge in San Francisco. Over the past five years, however, San Francisco epitomized the housing affordability crisis afflicting American cities and coastal communities throughout California. As discussed in the previous section, the Bay Area, city, and Mission neighborhood have all seen robust employment growth since the “Great Recession” triggered by the financial crisis in 2007. During this period, the city has added housing units much more slowly than new employees. As a result, a growing and more affluent labor force has driven up the costs of housing, making it increasingly difficult for low and moderate income families to remain in San Francisco.

In the past five years, the Mission has been a focal point of struggles over housing as well as efforts by the City to ensure that its residents can continue to live there. One of the main goals of the *Mission Plan* is to increase the production of housing affordable to a wide-range of incomes. The environmental analysis conducted for the Eastern Neighborhoods Environmental Impact Report estimated that between 800 and 2,000 additional units could be developed as a result of the rezoning associated with the *Mission Plan*.<sup>5</sup> The Plan also recognizes the value of the existing housing stock and calls for its preservation, particularly given that much of it is under rent control. Dwelling unit mergers are strongly discouraged and housing demolitions are allowed only on condition of adequate unit replacement.

#### 3.1 Housing Inventory and New Housing Production

The Planning Department’s latest housing inventory, using US Census and permit data, shows that the Mission has roughly 25,000 housing units as of the end of 2015; this represents 6.6% of the citywide total.<sup>6</sup> Table 3.1.1 shows that approximately 564 new units were built in the past five years in the Mission, compared with 861 units built between 2006 and 2010. Of the new units produced, 76 were conversions from non-residential uses and the rest were completed from new construction.

During the first two years of the reporting period, 2011 and 2012, the construction sector was still recovering from the slow-down of the recession, and only 43 units were built. Between 2013 and 2015, however, the Mission added 518 new units, or 173 units per year. This yearly average is almost identical to the average between 2006 and 2010, when the Plan Area added 164 units per year. Table 3.1.2 shows the citywide figures for comparison. Nearly 6% of the net increase in the City’s housing

<sup>5</sup> Eastern Neighborhoods Rezoning and Area Plans Environmental Impact Report (2005).

<sup>6</sup> 2015 San Francisco Housing Inventory.

stock in the last five years was in the Mission area. Map 4 shows the location of recent housing construction. Additional details about these new development projects can be found in Appendix B, List BL-3.

**Table 3.1.1 New Housing Production, Mission, 2011-2015**

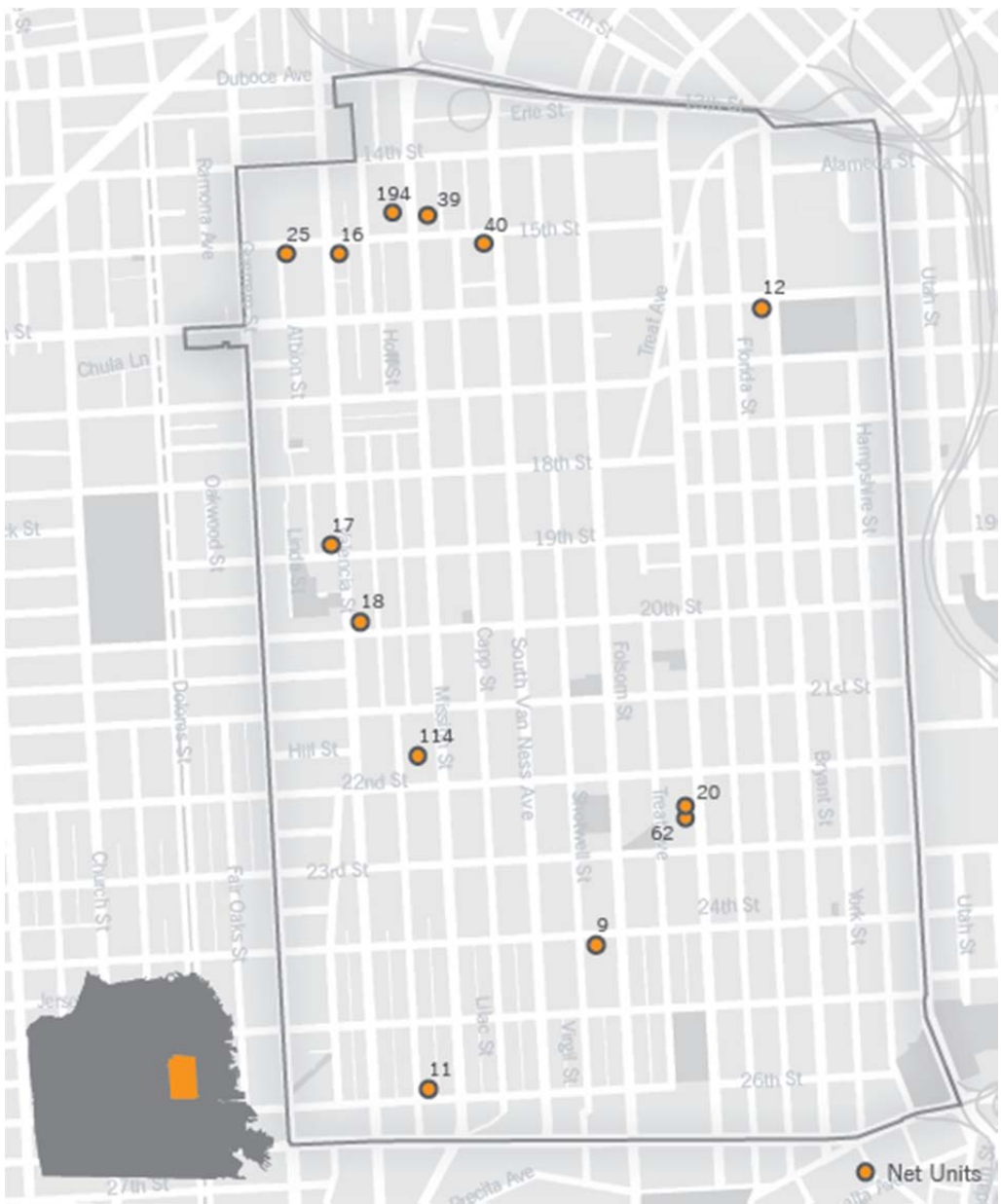
Calendar Year	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change in Number of Units
2011	-	14	(1)	(15)
2012	47	-	11	58
2013	242	1	16	257
2014	75	1	2	76
2015	140	-	48	188
<b>TOTAL</b>	<b>504</b>	<b>16</b>	<b>76</b>	<b>564</b>

**Table 3.1.2 New Housing Production, San Francisco, 2011-2015**

Calendar Year	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change in Number of Units
2011	348	84	5	269
2012	796	127	650	1,319
2013	2,330	429	59	1,960
2014	3,455	95	156	3,516
2015	2,472	25	507	2,954
<b>TOTAL</b>	<b>9,401</b>	<b>760</b>	<b>1,377</b>	<b>10,018</b>



**Map 4 New Housing Production Mission 2011-2015**



Note: Projects that added 5 or more net new units

### 3.2 Housing Development Pipeline

As discussed above in the Commercial Activity chapter, the pipeline should be analyzed along two different categories: projects that have submitted planning and building applications (under review) and projects that have received entitlements and are either awaiting or are under construction. The latter (particularly those under construction) are considered much more likely to add residential or commercial capacity to the city’s building stock in the short-to-medium term, while under review projects may require clearance from environmental review, variances to planning code restrictions, and discretionary review. In general, the Planning Department estimates that projects that are currently under construction can take up to two years to be ready for occupancy, entitled projects can take between two and seven years, while projects under review can take as many as ten years, if they are indeed approved.

The pipeline for new housing development in the Mission as of the end of 2015 is 1,852 units, of which 1,450 are under review. Roughly 400 units are entitled, of which half are currently under construction, as shown on Table 3.2.1. The pipeline

for the Mission accounts for 8% of the total number of projects in the City, though only 3% of the number of units, which suggests that new projects are of a smaller scale than housing developments in the pipeline for San Francisco as a whole.

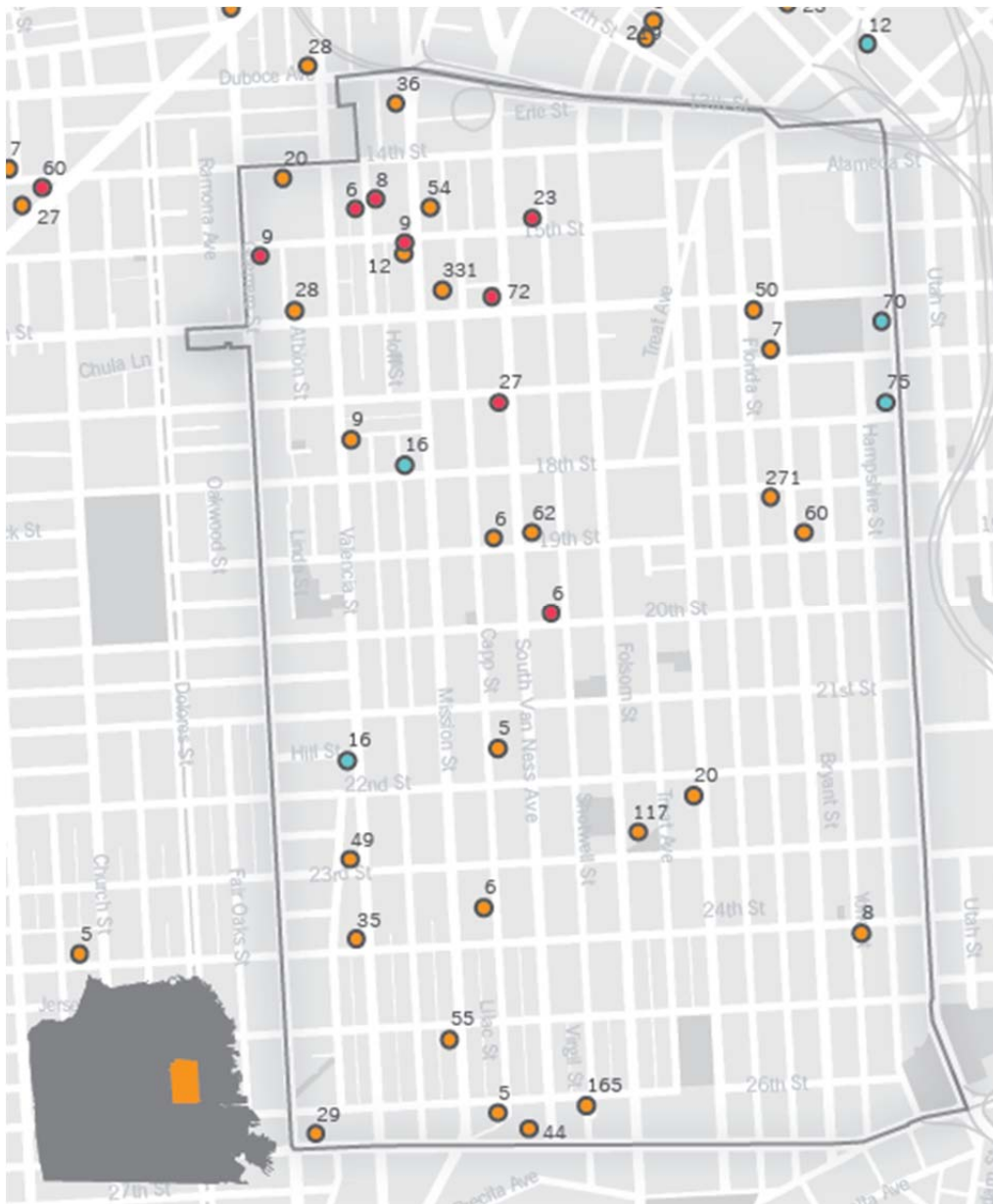
The current housing pipeline is much more robust than it was at the end of 2010, shown in the previous Monitoring Report. In that year, only seven projects (with a total of nine units) were under construction, 25 projects with 422 units were entitled, and 53 projects with 585 units were under review. As of the end of 2015, twice as many projects were under review for more than three times the number of units, reflecting a much stronger market and willingness by developers to build new housing.

Map 5 shows the location of these proposed housing projects by development status. List BL-4 in Appendix B provides a detailed list of these housing pipeline projects.

**Table 3.2.1 Housing Development Pipeline, Mission, and San Francisco, Q4 2015**

Development Status	Mission		San Francisco	
	No. of Units	No. of Projects	No. of Units	No. of Projects
<b>Construction</b>	<b>203</b>	<b>17</b>	<b>8,691</b>	<b>232</b>
<b>Planning Entitled</b>	<b>199</b>	<b>29</b>	<b>26,063</b>	<b>350</b>
Planning Approved	14	5	23,101	80
Building Permit Filed	13	5	513	31
Building Permit Approved/ Issued/ Reinstated	172	19	2,449	239
<b>Under Review</b>	<b>1,450</b>	<b>61</b>	<b>27,760</b>	<b>712</b>
Planning Filed	863	21	17,852	198
Building Permit Filed	587	40	9,908	514
<b>Total</b>	<b>1,852</b>	<b>107</b>	<b>62,514</b>	<b>1,294</b>

**Map 5 Housing Development Pipeline by Development Status, Mission, Q4 2015**



Note: Only includes residential developments with 5 or more units.

**3.3 Affordable Housing in the Mission**

San Francisco and the Mission Plan Area have a number of policies in place to facilitate the development of affordable housing. This section describes some of these policies and shows the extent to which affordable housing was built in the Plan Area over the past five years.

**3.3.1 Affordable Housing Efforts: Citywide, Eastern Neighborhoods, and Mission**

The City of San Francisco has a number of programs to provide housing opportunities to families whose incomes prevent them from accessing market-rate housing. The San Francisco Housing Authority (SFHA) maintains dozens of properties throughout the City aimed at extremely low (30% of AMI), very low (50% of AMI) and low (80% of AMI) income households. Households living in SFHA-managed properties pay no more than 30% of their income on rent, and the average household earns roughly \$15,000. Four of these properties are located within the Eastern Neighborhoods boundaries: two in the Mission and two in Potrero Hill.

The City has also launched HOPE SF, a partnership between the SFHA, the Mayor’s Office of Housing and Community Development (MOHCD), community organizations, real estate developers, and philanthropies to redevelop some of the more dilapidated public housing

sites into vibrant mixed-income communities with a central goal of keeping existing residents in their neighborhoods. One of the Hope SF projects, Potrero Terrace/Annex is located in the Eastern Neighborhoods (Showplace Square/Potrero Hill). MOHCD also maintains a number of funding programs to provide capital financing for affordable housing developments targeting households earning between 30 and 60% of AMI, low-income seniors, and other special needs groups. In most cases, MOHCD funding is leveraged to access outside sources of funding, such as Federal Low Income Housing Tax Credits, allocated by the State.

One of the most powerful tools to promote affordable housing development in San Francisco is the inclusionary housing program specified in Section 415 of the Planning Code. This program requires that developments of 10 or more units of market rate housing must restrict 12% of the units to families earning below 55% of AMI (for rental units) or 90% of AMI (for ownership units). Developers can opt to build the units “off-site” (in a different building), within a 1-mile radius from the original development, as long as units are sold to households earning less than 70% of AMI. In this case, the requirement is increased to 20% of the total number of units in the two projects. The income and rent limits for housing units managed by the Mayor’s Office of Housing are included in [Appendix 8.5](#).

The Mayor, Board of Supervisors, Planning Department, and Mayor’s Office of Housing have recently passed or introduced legislation to further expand the supply of affordable housing throughout the City. The City currently has legislation to encourage the development of accessory dwelling units (ADUs) within existing residential buildings in Supervisor Districts 3 and 8. These ordinances remove obstacles to the development of ADUs, including density limits and parking requirements, in order to incentivize a housing type that has been identified as a valuable option for middle-class households that do not require a lot of space.<sup>7</sup> A proposal to expand a similar policy to the rest of the City is currently under discussion.

Another policy that has the potential to add thousands of units of affordable housing to the city’s stock is the Affordable Housing Bonus Program, which is currently under review by the City. The program would allow developers in certain areas to build an additional two stories above what is allowed by their height limit district, in exchange for providing additional affordable housing, with a special focus on middle-income households. By-and-large, the Bonus Program does not apply to parcels in the Eastern Neighborhoods.

In addition to the Citywide programs described above, the Eastern Neighborhoods Area Plans also placed a high priority on the production and protection of affordable housing, and created policies to expand access to housing opportunities to low and moderate-income families. For example, market-rate housing developments in the Urban Mixed Use (UMU) district are required to restrict between 14.4 and 17.6% of their units to families at or below 55% of AMI for rental and 90% of AMI for ownership, depending on the amount of “upzoning” given to the property by the Plans. If these units are provided off-site, the requirement ranges from 23 to 27%. In the UMU and Mission NCT district, developers also have the option of dedicating land to the City that can be developed as 100% affordable projects.

Developers also have the option of paying a fee in lieu of developing the units themselves, which the City can use to finance the development of 100% affordable projects. Funds collected through these “in-lieu fees” are managed by the Mayor’s Office of Housing and Community Development and can be spent anywhere in the City. However, 75% of fees collected in the Mission NCT and East SoMa MUR districts are required to be spent within those districts themselves. The Plans also require bedroom mixes in its mixed use districts to encourage 2- and 3-bedroom units that are suitable to families, including the units sold or leased at below-market rates. Lastly, in order to reduce the costs and incentivize housing production, the Plans removed density controls and parking requirements in many of its zoning districts, particularly those well-served by public transit and pedestrian and bike infrastructure.

### 3.4 New Affordable Housing Production, 2011-2015

As discussed in this report’s introduction, expanding access to affordable housing opportunities was a high priority for the communities in the Eastern Neighborhoods during the planning process, and it has only gained more urgency in recent years. The Mission in particular has been a symbol of the pressures of exploding housing costs on neighborhood stability and character.

As table 3.4.1 shows, 56 income-restricted affordable units were built during the 2011-15 five-year monitoring period, compared to 446 developed over the previous five years (2006-2010). The main difference between the two periods is that no publicly subsidized developments were built in the Mission in the most recent five-year stretch, while two large, fully affordable projects were built in 2006 and 2009 (Valencia Gardens and 601 Alabama, respectively) with a total of 411 units.

The 56 units built between 2011 and 2015 make up 11% of the 504 newly constructed units built in the Mission (shown on table 3.1.1), slightly lower than the inclusionary housing minimum of 12%. The percentage is lower than the minimum because seven projects (shown on table 3.4.3) choose to pay a fee to the City in lieu of building the units on-site. These fees raised \$7.3 million for the City’s housing

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<sup>7</sup> Wegmann, Jake, and Karen Chapple. "Hidden density in single-family neighborhoods: backyard cottages as an equitable smart growth strategy." *Journal of Urbanism: International Research on Placemaking and Urban Sustainability* 7.3 (2014): 307-329.

development program managed by MOHCD. New affordable units are estimated to cost roughly \$550,000 in construction costs (not including land), towards which MOHCD contributes about \$250,000, requiring the developer to raise the rest from Federal, State, and other sources. Therefore, it is estimated that the “in-lieu fees” collected in the Mission in this period, if successfully leveraged into additional external funding and used to build projects on publicly controlled land, could yield an additional 30 units.<sup>8</sup> Moreover, projects with fewer than 10 units are exempt from the inclusionary housing requirement.

Out of the 56 inclusionary units, 40 were rental units targeted to low-income households (55% of AMI) at the 202-unit development at 1880 Mission Street. The rest were either ownership units restricted to moderate-income households (90% AMI) or secondary or “granny” units, which are not restricted by income, but are generally considered “naturally affordable” to moderate-income households. Appendix table BL-5 lists the affordable housing developments completed between 2011 and 2015.

The inclusionary housing production in the Mission accounts for 7% of the citywide production (853 units, as shown in table 3.4.2 between 2011 and 2015). Because no publicly subsidized developments were completed in this period, the Mission only built 2% of the city’s income-restricted units (2,497) during the period.

**Table 3.4.1 Affordable Housing Production, Mission, 2011-2015**

Calendar Year	Public Subsidy	Inclusionary	Secondary Units	Total
2011	-	-	5	5
2012	-	2	2	4
2013	-	40	3	43
2014	-	8	3	11
2015	-	6	7	13
<b>TOTAL</b>	<b>-</b>	<b>56</b>	<b>20</b>	<b>76</b>

Note: Secondary units are considered “naturally affordable” and are not income restricted like units produced through the inclusionary housing program or through public subsidies.

**Table 3.4.2 Affordable Housing Production, San Francisco, 2011-2015**

Calendar Year	Public Subsidy	Inclusionary	Secondary Units	Total
2011	141	4	60	205
2012	377	98	38	513
2013	464	216	30	710
2014	449	249	57	755
2015	213	286	53	552
<b>TOTAL</b>	<b>1,644</b>	<b>853</b>	<b>238</b>	<b>2,735</b>

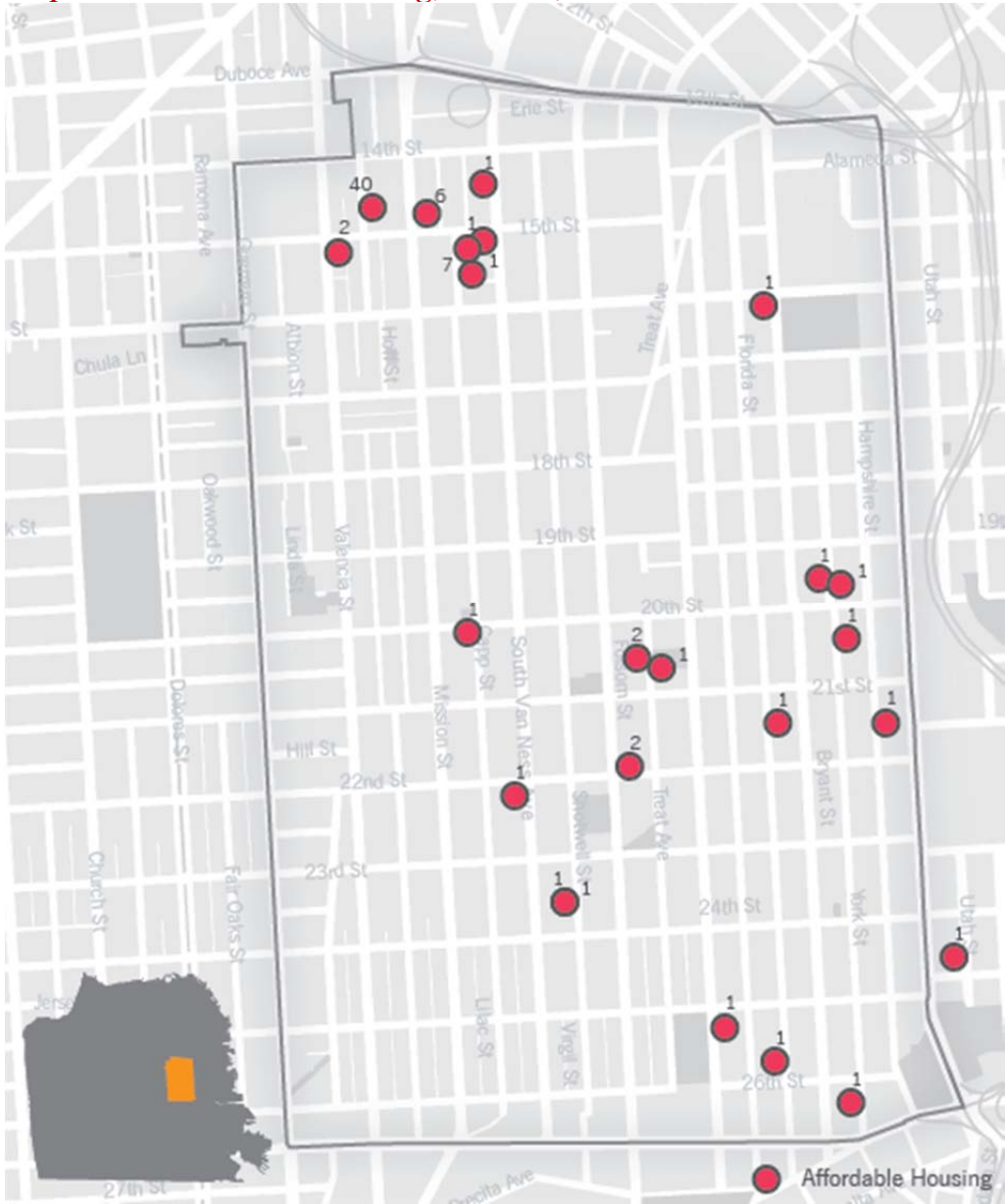
<sup>8</sup> The development costs of affordable housing units are rough estimates based on recent projects that have received assistance from MOHCD.

**Table 3.4.3 Housing Developments Opting for Affordable Housing "In-lieu" Fee, Mission, 2011-2015**

ADDRESS	YEAR	TOTAL FEE AMOUNT
3500 19TH ST	2012	\$1,119,972
3418 26TH ST	2012	\$685,574
2652 HARRISON ST	2012	\$975,904
899 VALENCIA ST	2013	\$1,119,260
1050 VALENCIA ST	2013	\$756,939
3420 18TH ST	2015	\$1,001,589
1450 15TH ST	2015	\$1,654,354
<b>GRAND TOTAL</b>		<b>\$7,313,592</b>



Map 6 New Affordable Housing, Mission, 2011-2015



### 3.5 Housing Stock Preservation

A key component in promoting neighborhood affordability and stability is to preserve the existing stock of housing. New housing development in San Francisco is costly and preserving homes can prevent displacement of families and disruption in tight-knit communities such as the Mission. The *Mission Plan* supports the preservation of the area’s existing housing stock and prohibits residential demolition unless this project ensures sufficient replacement of housing units. Restrictions on demolitions also help to preserve affordable and rent-controlled housing and historic resources.

A neighborhood’s housing stock can also change without physical changes to the building structure. Conversions of rental housing to condominiums can turn housing that is rent controlled and potentially accessible to moderate income households to housing that can be occupied by a narrower set of residents, namely, those with access to down payment funds and enough earning power to purchase a home. Lastly, rental units can be “lost” to evictions of various types, from owners moving in to units formerly occupied by tenants to the use of the Ellis Act provisions in which landlords can claim to be going out of the rental business in order to force residents to vacate their homes.

One important priority of the Plan’s housing stock preservation efforts is to maintain the existing stock of single room occupancy (SRO) hotels, which often serve as a relatively affordable option for low income households. [Appendix ##](#) includes a list of SRO properties and number of residential units.

The following subsections document the trends in these various types of changes to the housing stock in the Mission Plan Area and San Francisco between 2011 and 2015 and comparing the most recent five years with the preceding 5-year period.

### 3.5.1 Units lost to alteration or demolition

In this most recent reporting period, 30 units were demolished or lost through alteration in the Mission (Table 3.5.1) or less than 3% of units demolished citywide. In the previous reporting period, 15 units were lost to demolition or alteration. Table 3.5.2 shows San Francisco figures for comparison. Illegal units removed also result in loss of housing; corrections to official records, on the other hand, are adjustments to the housing count.

**Table 3.5.1 Units Lost, Mission, 2011-2015**

Calendar Year	Units Lost Through Alterations by Type of Loss					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
2011	-	7	-	-	7	14	21
2012	-	-	-	-	-	-	-
2013	-	-	-	-	-	1	1
2014	3	-	-	-	3	1	4
2015	4	-	-	-	4	-	4
<b>TOTAL</b>	<b>7</b>	<b>7</b>	<b>-</b>	<b>-</b>	<b>14</b>	<b>16</b>	<b>30</b>

**Table 3.5.2 Units Lost, San Francisco, 2011-2015**

Calendar Year	Units Lost Through Alterations by Type of Loss					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
2011	39	22	1	3	65	84	149
2012	2	23	1	1	27	127	154
2013	70	38	2	-	110	427	537
2014	24	20	1	-	45	95	140
2015	100	12	1	3	116	25	141
<b>TOTAL</b>	<b>235</b>	<b>115</b>	<b>6</b>	<b>7</b>	<b>363</b>	<b>758</b>	<b>1,121</b>

### 3.5.2 Condo Conversions

Condo conversions increase San Francisco's homeownership rate, estimated to be at about 37% in 2014. However, condo conversions also mean a reduction in the City's rental stock. In 2014, an estimated 76% of households in the Mission were renters. According to the American Community Survey, there was no change in the owner/renter split in the Mission or in San Francisco between 2009 and 2014. Almost 8% of San Francisco's rental units are in the Mission as of 2014, the same figure as in 2009.<sup>9</sup>

<sup>9</sup> San Francisco Neighborhood Profiles, American Community Survey 2010-2014. San Francisco Planning Department 2016. According to the Census, there are roughly 19,000 renter-occupied units in the Mission. The neighborhood boundaries for the Mission in the



Table 3.6.1 shows that in the last five years, 105 units in 284 buildings in the Mission were converted to condominiums, compared to 307 units in 133 buildings between 2006 and 2010. In all, approximately 0.6% of all rental units in the Mission were converted to condominiums between 2011 and 2015. This represents 11% of all condo conversions citywide.

**Table 3.6.1 Condo Conversion, Mission, 2011-2015**

Year	Mission		San Francisco		Mission as % of Citywide	
	No of Bldgs	No of Units	No of Bldgs	No of Units	No of Bldgs	No of Units
2011	23	55	200	472	12%	12%
2012	18	43	201	488	9%	9%
2013	17	42	147	369	12%	11%
2014	29	81	239	727	12%	11%
2015	18	63	149	500	12%	13%
<b>Totals</b>	<b>105</b>	<b>284</b>	<b>936</b>	<b>2,556</b>	<b>11%</b>	<b>11%</b>

Source: DPW Bureau of Street Use and Mapping

### 3.5.3 Evictions

Evictions by owners that choose to move in to their occupied rental units or use the Ellis Act provisions to withdraw their units from the rental market also cause changes to the housing stock. These evictions effectively remove units from the rental housing stock and are, in most cases, precursors to condo conversions.

Table 3.6.2 shows that owner move-ins led to evictions in 103 units (compared to 73 units between 2006 and 2010). The annual trend from 2011 and 2014 (between 13 and 22) was similar to the annual evictions for the previous 5-year reporting period, but these types of evictions surged to 35 in 2015. Similarly, Ellis Act withdrawals led to 113 evictions during the most recent reporting period (compared to 71 in the previous period). Owner move-in evictions in the Mission accounted for 8% of the citywide total while the Plan Area accounted for 18% of Ellis Act evictions in San Francisco between 2011 and 2015.

During these five years, an estimated 1% of rental units in the Mission experienced owner move-in and Ellis Act evictions. However, this number may not capture buy-outs or evictions carried out illegally without noticing the San Francisco Rent Board. Other types of evictions, also tabulated in Table 3.6.2, include evictions due to breach of rental contracts or non-payment of rent; this could also include evictions to perform capital improvements or substantial rehabilitation.

**Table 3.6.2 Evictions, Mission, 2011-2015**

Year	Mission			San Francisco			Mission as % of Citywide Total		
	Owner Move In	Ellis Act Withdrawal	Other	Owner Move In	Ellis Act Withdrawal	Other	Owner Move In	Ellis Act Withdrawal	Other
2011	13	4	64	123	54	1102	11%	7%	6%
2012	19	23	74	172	99	1343	11%	23%	6%
2013	22	51	95	275	229	1368	8%	22%	7%
2014	14	16	120	315	101	1550	4%	16%	8%
2015	35	19	100	425	142	1518	8%	13%	7%
<b>Totals</b>	<b>103</b>	<b>113</b>	<b>453</b>	<b>1,310</b>	<b>625</b>	<b>6,881</b>	<b>8%</b>	<b>18%</b>	<b>7%</b>

Source: San Francisco Rent Board

Note: Evictions classified under “Other” include “at fault” evictions such as breach of contract or failure to pay rent.

### 3.6 Jobs Housing Linkage Program (JHLP)

Prompted by the *Downtown Plan* in 1985, the City determined that large office development, by increasing employment, attracts new residents and therefore increases demand for housing. In response, the Office Affordable Housing Production Program (OAHPP) was established in 1985 to require large office developments to contribute to a fund to increase the amount of affordable housing. In 2001, the OAHPP was re-named the Jobs-Housing Linkage Program (JHLP) and revised to require all commercial projects with a net addition of 25,000 gross square feet or more to contribute to the fund. Between fiscal year 2011-12 and 2015-16, commercial developments in the Mission Plan Area generated roughly \$900,000 to be used for affordable housing development by the city.

**Table 3.6.1 Jobs Housing Linkage Fees Collected, Mission, FY 2011/12-2015/16**

Fiscal Year	Revenue
2011-12	\$ -
2012-13	\$ 893,542
2013-14	\$ -
2014-15	\$ 6,205
2015-16	\$ -
<b>Total</b>	<b>\$ 899,747</b>

\*Department of Building Inspection as of 6/1/16

## 4 Accessibility and Transportation

The Mission Plan Area is characterized by a multitude of mobility options and its residents access employment and other destinations through a variety of transport modes. A much lower share of commuters in the Mission travel to work by car than the rest of San Francisco (29% to 44%, respectively), a comparison that is true for people who drive alone as well as those who carpool. As Table 4.1.1 shows, the most widely used commute mode in the Mission is public transit, which is used by 41% of residents (compared to 33% citywide), and other alternative commute modes also play an important role, including biking at 9% (more than twice the citywide share), walking at 11%, and working at home at 8%. In order to maintain this characteristic and move towards lower dependency on private automobiles, the Mission Area Plan’s objectives related to transportation all favor continued investments in public transit and improving pedestrian and bicycle infrastructure rather than facilitating auto ownership, circulation, and parking.

Table 3.6.1 Commute Mode Split, Mission and San Francisco

Transport Mode	Mission		San Francisco		Mission as % of San Francisco
	No of Commuters	%	No of Commuters	%	
Car	9,057	29%	199,470	44%	5%
Drove Alone	7,809	25%	165,151	36%	5%
Carpooled	1,248	4%	34,319	8%	4%
Transit	12,942	41%	150,222	33%	9%
Bike	2,852	9%	17,356	4%	16%
Walk	3,532	11%	46,810	10%	8%
Other	844	3%	10,579	2%	8%
Worked at Home	2,410	8%	32,233	7%	7%
<b>Total</b>	<b>31,637</b>	<b>100%</b>	<b>456,670</b>	<b>100%</b>	<b>7%</b>

Source: 2014 American Community Survey 5-year estimate

#### 4.1 Eastern Neighborhoods TRIPS Program

The Eastern Neighborhoods Transportation Implementation Planning Study (EN TRIPS) Report assessed the overall transportation needs for the Eastern Neighborhoods and proposed a set of discreet projects that could best address these needs in the most efficient and cost beneficial manner. EN Trips identified three major projects for prioritization:

- (1) Complete streets treatment for a Howard Street / Folsom Street couplet running between 5th and 11th Street
- (2) Complete streets and transit prioritization improvements for a 7th Street and 8th Street couplet running between Market and Harrison Street in East Soma
- (3) Complete streets and transit prioritization improvements for 16th Street (22-Fillmore) running between Church Street and 7th Street.

Other broader improvements were also discussed including street grid and connectivity improvements through the northeast Mission and Showplace Square, bicycle route improvements throughout particularly along 17th Street, and mid-block signalizations and crossings in South of Market.

#### 4.2 Pedestrian and Bicycle Improvements

The *Mission Plan* calls for the creation of a network of “Green Connector” streets with wider sidewalks and landscaping improvements that connects open spaces and improves area walkability. The Plan proposes improvements in the vicinity of 16<sup>th</sup> Street, in the center of the Mission around 20<sup>th</sup> Street and through the southern part of the Mission including Cesar Chavez Street. Additionally north-south connections are suggested for Potrero Avenue and Folsom Streets. Numerous pedestrian improvements have also been proposed in the *Mission Public Realm Plan*.

The Mission District Streetscape Plan furthered the Mission Area Plan and EN Implementation Document by identifying general district-wide strategies for improving streets and by providing conceptual designs for 28 discreet projects. The Plan looked to create identifiable plazas and gateways, improve alley and small streets, provide traffic calming in the predominately residential neighborhoods, re-envision the Districts throughways, and mixed-use (i.e. light industrial) streets; and further enliven the commercial corridors at key locations. Several of the Mission District Streetscape Plan projects have been implemented including, but not limited to, the Mission District Folsom Street road diet improvements, Bryant Street streetscaping, and the Bartlett Street Streetscape Improvement Project.

In January 2011, San Francisco’s *Better Streets Plan*, adopted by the Board of Supervisors in December 2010, went into effect. The plan contains design guidelines for pedestrian and streetscape improvements and describes streetscape requirements for new development. Major themes and ideas include distinctive, unified streetscape design, space for public life, enhanced pedestrian safety, universal design and accessibility, and creative use of parking lanes. The *Better Streets Plan* only describes a vision for ideal streets and seeks to balance the needs of all street users and street types. Detailed implementation strategies will be developed in the future.

In 2014, San Francisco adopted Vision Zero, a commitment to eliminating traffic-related fatalities by 2024. The City has identified capital project to improve street safety, which will build on existing pedestrian, bicycle, and transit-rider safety programs. The first round will include 245 projects, including several in the Mission, shown on Table 4.2.1. Pedestrian safety improvements such as new crosswalks and “daylighting” (increasing the visibility of pedestrian crossings) will be constructed along Mission Street between 18<sup>th</sup> and 23<sup>rd</sup> Streets. Additionally, a variety of multimodal improvements, such as daylighting and vehicle turn restriction, are being implemented at the intersection of Valencia Street and Duboce Avenue. A new traffic signal has also recently been installed at the intersection of 16<sup>th</sup> and Capp Streets.

Lastly, the southwest Bart plaza was reconstructed in 2014 to emphasize flexible open space over the previous cluttered configuration; elements include removed fencing, new paving, landscaping and street furniture.

**Table 4.2.1. Vision Zero Projects in Mission Plan Area**

Project Name	Start Date (EST)	Completion Date (EST)	Current Phase	Total Budget (EST)
16th Street at Capp Street - New Traffic Signal	Winter 2013/2014	Fall 2016	Complete	\$350,000
Cesar Chavez SR2S Project	Spring 2014	Winter 2016/17	Design	\$385,000
Valencia St./Duboce Ave Multimodal Improvements	Winter 2014/2015	Summer 2015	Design	\$5,000,000
11th St./13th St./Bryant St. Bicycle and Pedestrian Spot Improvements	Winter 2014/2015	Fall 2015	Design	\$150,000
Potrero Ave., from Division to Cesar Chavez Streetscape Project	Winter 2014/2015	Winter 2017/18	Design	\$4,100,000
Mission Street, from 18th to 23rd (Pedestrian Safety Intersection Improvement)	Winter 2014/2015	Summer 2015	Design	\$86,000
Pedestrian Countdown Signal (3 Signals)	Spring 2015	Winter 2016/17	Design	\$417,000

## 5 Community Improvements

The Eastern Neighborhoods Plan included Public Benefits a framework for delivering infrastructure and other public benefits. The public benefits framework was described in the Eastern Neighborhoods “Implementation Document”, which was provided to the public, the Planning Commission, and the Board of Supervisors at the time of the original Eastern Neighborhoods approvals. This Implementation Document described infrastructure and other public benefits needed to keep up with development, established key funding mechanisms for the infrastructure, and provided a broader strategy for funding and maintaining newly needed infrastructure. Below is a description of how the public benefit policies were originally derived and expected to be updated.

### 5.1 Need, Nexus and Feasibility

To determine how much additional infrastructure and services would be required to serve new development, the Planning Department conducted a needs assessment that looked at recreation and open space facilities and maintenance, schools, community facilities including child care, neighborhood serving businesses, and affordable housing.

A significant part of the Eastern Neighborhoods Plans was the establishment of the Eastern Neighborhoods Community Impact Fee and Fund. Nexus Studies were conducted as part of the original Eastern Neighborhoods effort, and then again as part of a Citywide Nexus and Levels-of-Service study described below. Both studies translated need created by development into an infrastructure cost per square foot of new development. This cost per square foot determines the maximum development impact fee that can be legally charged. After establishing the absolute maximum fee that can be charged legally, the City then tests what maximum fee can be charged without making development infeasible. In most instances, fees are

ultimately established at lower than the legally justified amount determined by the nexus. Because fees are usually set lower than what could be legally justified, it is understood that impact fees cannot address all needs created by new development.

Need for transportation was studied separately under EN Trips and then later under the Transportation Sustainability Program. Each infrastructure or service need was analyzed by studying the General Plan, departmental databases, and facility plans, and with consultation of City agencies charged with providing the infrastructure or need.

As part of a required periodic update, in 2015, the Planning Department published a Citywide Needs Assessment that created levels-of-service metrics for new parks and open space, rehabilitated parks and open space, child care, bicycle facilities, and pedestrian facilities (“San Francisco Infrastructure Level of Service Analysis”).

Separate from the Citywide Nexus published in 2015, MTA and the Planning Department also produced a Needs Assessment and Nexus Study to analyze the need for additional transit services, along with complete streets. This effort was to provide justification for instituting a new Transportation Sustainability Fee (TSF) to replace the existing Transit Development Impact Fee (TDIF). In the analysis, the derived need for transit from new development is described providing the same amount transit service (measured by transit service hours) relative to amount of demand (measured by number of auto plus transit trips).

Between the original Needs Assessment, and the Level-of-Service Analysis, and the TSF Study the City has established the below metrics that establishes what is needed to maintain acceptable infrastructure and services in the Eastern Neighborhoods and throughout the City:

Improvement	Need Factor	Need - Unit	No of People	Need Factor per person	Reference
<b>Community Facility</b>					
Police (Equipment)	0.77	squad cars	1,000	0.00077	Original EN Needs Assessment
Public Health Centers	0.06	centers	1,000	0.00006	Original EN Needs Assessment
<b>Recreation and Open Space</b>					
	0.04	centers	1,000	0.00004	Original EN Nexus Study
Multi-Use Fields	2.25	fields	10,000	0.00023	Original EN Nexus Study
Tennis Courts	2	courts	10,000	0.0002	Original EN Nexus Study
Outdoor basket ball court	2	courts	10,000	0.0002	Original EN Nexus Study
Walkway and bikeway trails	0.17	miles of Blue Greenway			Original EN Nexus Study
Open Space - new parks citywide	55	acres	147,201	0.00037	Citywide Nexus Study (2015)
Open Space - rehabilitation	511	acres	147,201	0.00347	Citywide Nexus Study (2015)
<b>Childcare</b>					
Childcare - for Toddlers Attributable to Residential Growth	393.12	spaces	51,866	0.00758	Citywide Nexus Study (2015)
Residential	1,551.00	spaces	51,866	0.0299	Citywide Nexus Study (2015)
<b>Complete Streets / Transportation</b>					
Transportation - Sidewalks	88	sf of sidewalk	1	88	Citywide Nexus Study (2015)
Transportation - Bike - Premium Bike Network	13	miles	1,211,217	0.00001	Citywide Nexus Study (2015)
Transportation - Bike - Intersection Improvements	13	intersections	1,211,217	0.00001	Citywide Nexus Study (2015)
Transportation - Bike - Bike Parking Spaces	5,333.00	spaces	1,211,217	0.0044	Citywide Nexus Study (2015)
Transportation - Bike - Bike Sharing	667	bike share stations	1,211,217	0.00055	Citywide Nexus Study (2015)

## 5.2 Recreation, Parks, and Open Space

The *Mission Plan* also calls for the provision of new recreation and park facilities and maintenance of existing resources. Some portions of the Mission historically have been predominantly industrial, and not within walking distance of an existing park and many areas lack adequate places to recreate and relax. Moreover, the Mission has a concentration of family households with children (27% of Mission households), which is higher than most neighborhoods in the city. Specifically, the *Plan* identifies a need for 4.3 acres of new open space to serve both existing and new residents, workers and visitors. The Plan proposes to provide this new open space by creating at least one substantial new park in the Mission.

A parcel at 17th and Folsom Streets owned by the San Francisco Public Utilities Commission was identified as a suitable site for a new park in an underserved area of the Mission. After a series of community meetings in 2010, three design alternatives were merged into one design. The new .8 acre park, shown in [figure X](#), will include a children’s play area, demonstration



garden, outdoor amphitheater and seating, among other amenities. The project is under construction and is expected to be completed by winter 2017.

Figure X. Rendering of Park at 17<sup>th</sup> and Folsom Streets and Adjacent New Housing Development



Source: San Francisco Recreation & Parks.

Another facility planned for the Plan Area, still in conceptual phase, is the Mission Recreation Center. Located on a through block facing both Harrison Street and Treat Avenue between 20th and 21st Street, the facility includes an interior gymnasium and fitness center, along with an outdoor playground located in an interior courtyard. Recreation and Park staff is planning for a major renovation and reconfiguration of the facility that could include relocating the play equipment so that it is visible from the public right-of-way and adding additional courts to the building.

Lastly, Garfield Pool is scheduled to be rehabilitated through the 2012 Park Bond. Recreation and Park staff plan to further enhance the facility to a higher capacity Aquatics Center, which, besides refurbishing the pool, would also include adding

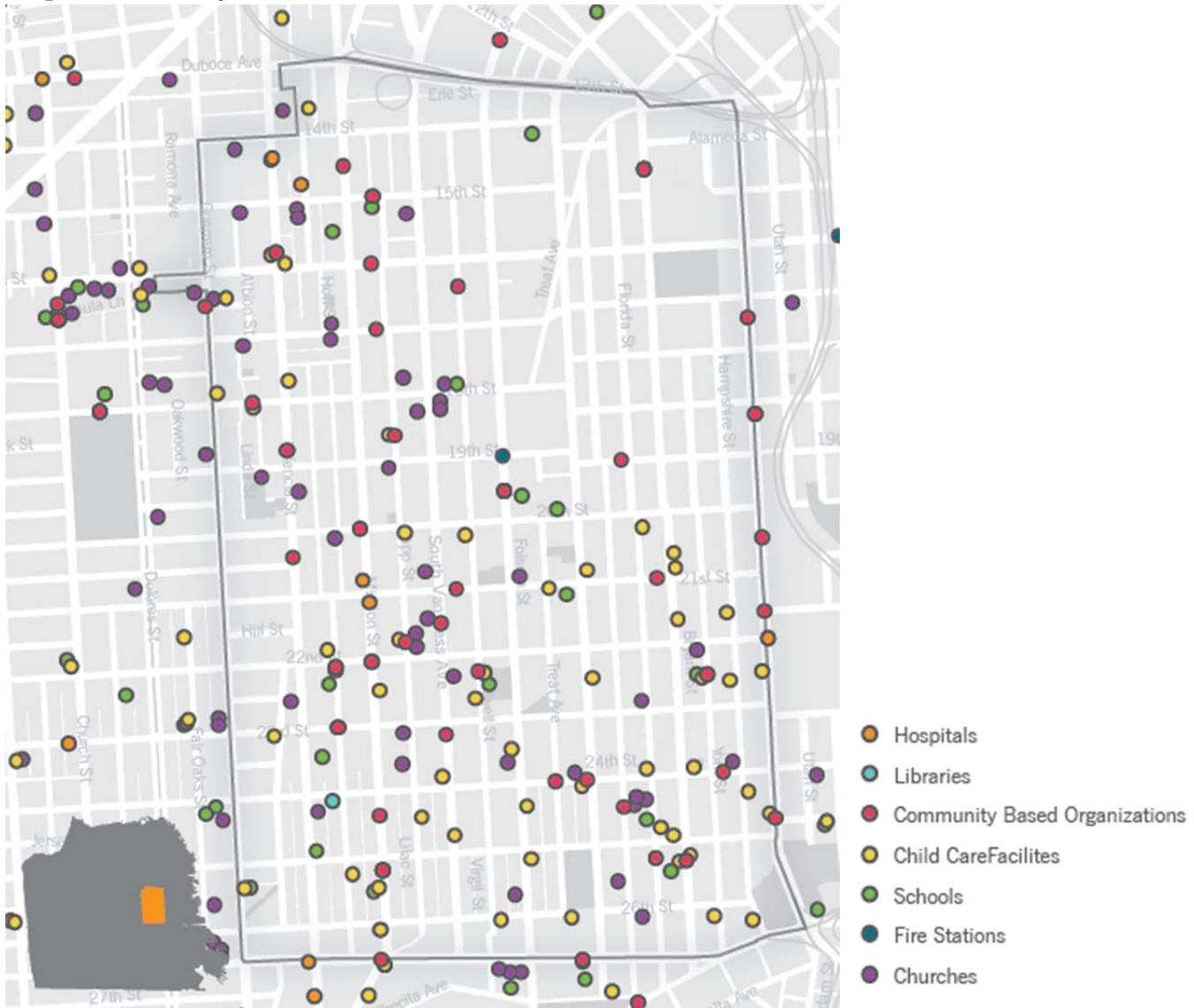
amenities such a multi-purpose room and a slide. Other possible improvements could include a redesign of the pool structure. Design for the pool rehabilitation is expected to be complete by late 2016 with construction bid award and the construction planned to begin in 2017.

### 5.3 Community Facilities and Services

As a significant amount of new housing development is expected in the Mission, new residents will increase the need to add new community facilities and to maintain and expand existing ones. Community facilities can include any type of service needed to meet the day-to-day needs of residents. These facilities include libraries, parks and open space, schools and child care. Community based organizations also provide many services to area residents including health, human services, and cultural centers. Section 5.3 describes efforts to increase and improve the supply of recreation and park space in the Mission. Section 6, below, discusses the process of implementation of the community benefits program, including the collection and management of the impact fees program.

Map 7 shows existing community facilities in the Mission. Community based organizations currently provide a wide range of services at over **50 sites throughout the Mission**, ranging from clinics and legal aid, to job and language skills training centers and immigration assistance. Cultural and arts centers are also prominent in the Mission.

### Map 7 Community Facilities in the Mission



#### 5.4 Historic Preservation

Historic preservation team could not get information together in time. We can discuss contents at 6/20 meeting.

Since the adoption of the Mission Plan, the Inner Mission North survey has been completed and adopted by the Historic Preservation Commission. The Inner Mission North Survey includes documentation and assessment of more than 2,000 individual buildings and several historic districts that are located within the area that is bounded approximately by Duboce Avenue and Market Street to the north, 20th Street to the south, Folsom Street to the east, and Dolores Street to the west.

The South Mission Survey has also been completed and adopted by the Historic Preservation Commission. The South Mission Survey resulted in documentation and assessment of approximately 3,800 individual buildings, including nearly 1,000 individual historic properties and contributors to 13 historic districts. The South Mission Survey included the area that is bounded approximately by 20th Street to the north, Cesar Chavez Street to the south, Potrero Avenue to the east, and Guerrero Street to the west.

These surveys only identify potential historic resources in the area. Recommendations to establish new historic districts and designate individual structures of merit will follow.



## **5.5 Neighborhood Serving Establishments**

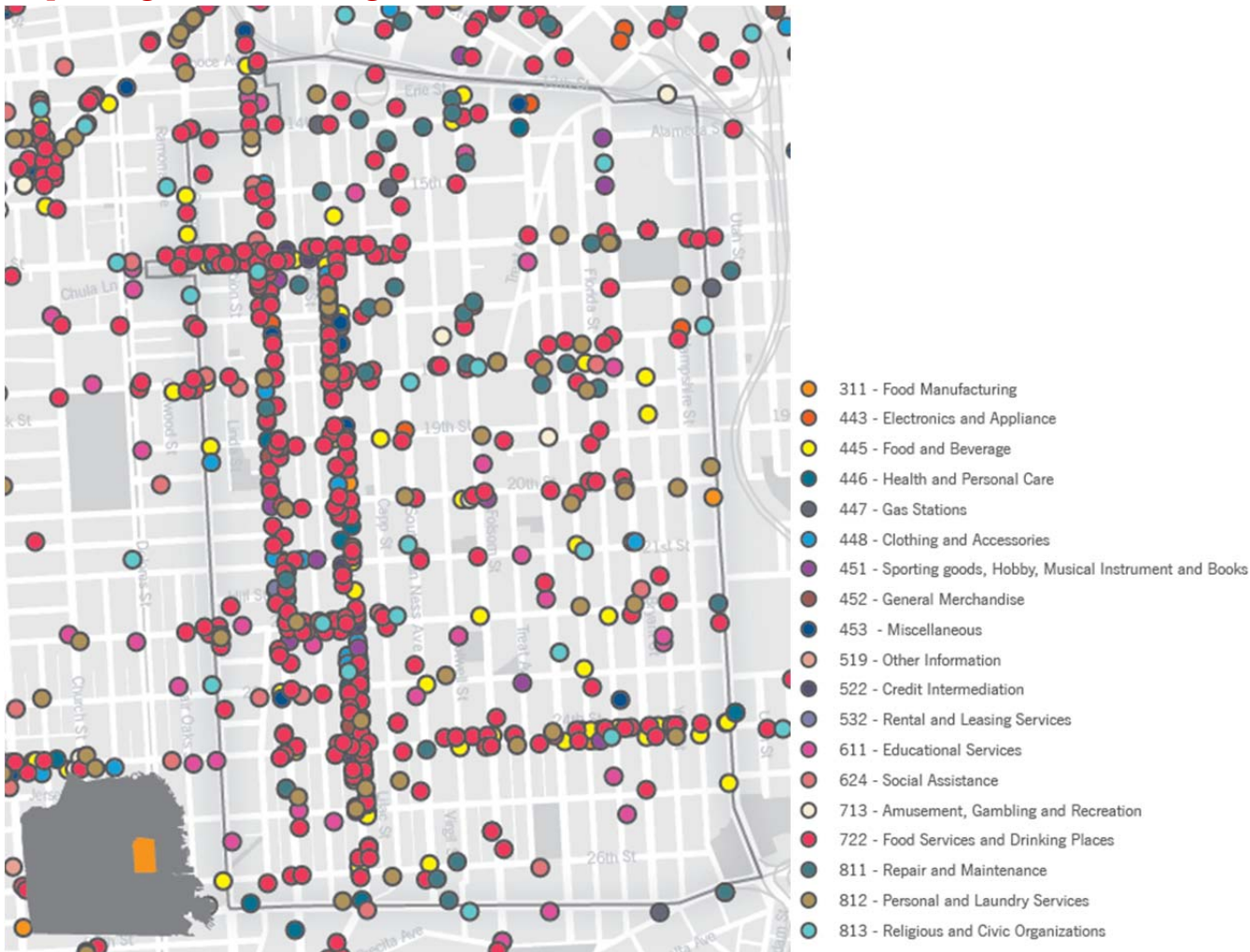
Neighborhood serving businesses represent a diversity of activities beyond typical land use categories such as retail. This section defines neighborhood serving as those activities of an everyday nature associated with a high “purchase” frequency (see Appendix D for a list of business categories used). Grocery stores, auto shops and gasoline stations, banks and schools which frequently host other activities, among many other uses, can be considered “neighborhood serving.”

By this definition, the Mission is home to almost 600 neighborhood serving businesses and establishments employing over 8,000 people. Although these tend to be smaller businesses frequented by local residents and workers, some also serve a larger market (such as popular restaurants). As shown in Table 4.5.1, the top 10 neighborhood serving establishments in the Mission include eating places (full- and limited-service restaurants, bakeries, etc.), schools, grocery stores, bars, and pharmacies. These businesses are typically along the Mission, Valencia, and 24<sup>th</sup> Street neighborhood commercial districts, as shown on Map 8.

**Table 5.5.1 Neighborhood Serving Establishments, Mission**

Type	Establishments	Employment
Full-Service Restaurants	155	2,581
Snack and Nonalcoholic Beverage Bars	31	908
Limited-Service Restaurants	62	884
Supermarkets and Other Grocery (except Convenience) Stores	36	521
Elementary and Secondary Schools	20	516
Drinking Places (Alcoholic Beverages)	36	388
Electronics Stores	13	246
Retail Bakeries	12	143
Commercial Banking	7	139
Pharmacies and Drug Stores	10	129
Sporting Goods Stores	7	125
Junior Colleges	2	110
Used Merchandise Stores	6	96
All Other Specialty Food Stores	3	87
Fitness and Recreational Sports Centers	5	85
Discount Department Stores	1	76
Civic and Social Organizations	9	64
Drycleaning and Laundry Services (except Coin-Operated)	7	61
General Automotive Repair	20	57
Pet Care (except Veterinary) Services	10	52
Women's Clothing Stores	9	50
Nail Salons	8	48
Office Supplies and Stationery Stores	2	48
Child Day Care Services	10	47
Shoe Stores	5	41
Savings Institutions	4	40
Book Stores	5	39
Men's Clothing Stores	6	38
All Other General Merchandise Stores	6	38
Religious Organizations	5	34
Family Clothing Stores	3	34
Beauty Salons	9	34
Pet and Pet Supplies Stores	3	32
Barber Shops	1	30
Gasoline Stations with Convenience Stores	3	28
Clothing Accessories Stores	5	26
Meat Markets	6	24
Beer, Wine, and Liquor Stores	6	20
Sewing, Needlework, and Piece Goods Stores	2	19
Fruit and Vegetable Markets	4	12
Cosmetics, Beauty Supplies, and Perfume Stores	3	12
Food (Health) Supplement Stores	1	9
Other Automotive Mechanical and Electrical Repair and Maintenance	3	9
Convenience Stores	4	8
Hobby, Toy, and Game Stores	1	8
Other Clothing Stores	3	8
Coin-Operated Laundries and Drycleaners	3	6
Cafeterias, Grill Buffets, and Buffets	1	5
Video Tape and Disc Rental	1	2
Other Personal and Household Goods Repair and Maintenance	2	2
Automotive Transmission Repair	1	1
Libraries and Archives	1	1
<b>TOTAL</b>	<b>578</b>	<b>8,018</b>

**Map 8 Neighborhood Serving Businesses in the Mission**



## 6 IMPLEMENTATION OF PROPOSED PROGRAMMING

Along with establishing fees, and providing a programmatic framework of projects, the EN approvals included amendments to the City’s Administrative Code establishing a process to choose infrastructure projects for implementation on an ongoing basis.

### 6.1 Eastern Neighborhoods Citizens Advisory Committee

The Eastern Neighborhoods Citizens Advisory Committee (EN CAC) started meeting on a monthly basis in October 2009. The CAC is comprised of 19 members of the public appointed by the Board of Supervisors or the Mayor. The CAC focuses on implementation of the Eastern Neighborhoods Implementation Program and priority projects. Together with the IPIC, discussed below, the CAC determine how revenue from impact fees are spent. The CAC also plays a key role in reviewing and advising on the Five-Year Monitoring Reports.

The EN CAC has held monthly public meetings since October, 2009. For more information on the EN CAC, go to <http://encac.sfplanning.org>.

## 6.2 Eastern Neighborhoods Community Facilities and Infrastructure Fee and Fund

The Eastern Neighborhoods Community Facilities and Infrastructure Fee includes three tiers of fees that are based on the amount of additional development enabled by the 2009 Eastern Neighborhoods rezoning. In general, Tier 1 fees are charged in areas where new zoning provided less than 10 feet of additional height. Tier 2 fees are for those areas that included between 10 and 20 feet of additional height, and Tier 3 fees are for areas that included for 20 feet or more of additional height. Fees are adjusted every year based on inflation of construction costs.

Below is a chart of the original fees (2009) and the fees as they exist today.

**Table 6.2.1 Eastern Neighborhoods Infrastructure Impact Fees per Square Foot, 2009 and 2016**

	Original Fee		2016 Fee	
	Residential	Non-Residential	Residential	Non-Residential
Tier 1	\$8.00	\$6.00	\$10.19	\$7.65
Tier 2	\$12.00	\$10.00	\$15.29	\$12.74
Tier 3	\$16.00	\$14.00	\$20.39	\$17.84

The fees established above are proportionally divided into five funding categories as determined by the needs assessment, nexus studies, and feasibility studies, including housing, transportation/transit, complete streets, recreation and open space, and child care. In the Mission District NCT and MUR (Mixed-Use Residential) Districts, 75% of fees collected from residential development is set aside for affordable housing for the two respective Plan Areas. The first \$10,000,000 collected are targeted to affordable housing preservation and rehabilitation. To date, the City has collected more than \$48 million in impact fees, as shown on table 6.2.2.

**Table 6.2.2 Eastern Neighborhoods Infrastructure Impact Fees Collected to Date**

Category	Collected
HOUSING	\$4,742,000
TRANSPORTATION / TRANSIT	\$16,936,000
COMPLETE STREETS	\$6,733,000
RECREATION AND OPEN SPACE	\$17,518,000
CHILDCARE	\$2,416,000
<b>Total</b>	<b>\$48,345,000</b>

Note: Amount collected includes in-kind improvements.

Over the 2016-2020 period, the City is projected to collect \$145 million from the Eastern Neighborhoods impact fee program, as shown on table 6.2.3.

**Table 6.2.3 Eastern Neighborhoods Infrastructure Impact Fees Projected, 2016-2020**

Category	Collected
HOUSING	\$26,411,000
TRANSPORTATION / TRANSIT	\$30,302,000
COMPLETE STREETS	\$38,542,000
RECREATION AND OPEN SPACE	\$43,912,000
CHILDCARE	\$5,931,000
<b>Total</b>	<b>\$145,098,000</b>

As shown in Table 5.2.1, approximately \$5.4 million have been collected from 58 projects in the Mission Plan Area to date. Overall, roughly \$48.4 million has been collected in all of the Eastern Neighborhoods, including Western SoMa.

**Table 6.2.4 Eastern Neighborhoods Infrastructure Impact Fees Collected, 2011-15**

Area	Revenue	Projects
<b>Mission</b>	<b>\$5,357,000</b>	<b>58</b>
East SoMa	\$14,635,000	35
Western SoMa	\$6,940,000	15
Central Waterfront	\$10,034,000	19
Showplace/Potrero	\$11,384,000	23
<b>TOTAL</b>	<b>\$48,350,000</b>	<b>150</b>

### 6.3 IPIC Process

The Infrastructure Plan Implementation Committee was established in Administrative Code section XX; the IPIC's purpose is to bring together City agencies to collectively implement the community improvement plans for specific areas of the City including the Eastern Neighborhood Plan Areas. The IPIC is instrumental in creating a yearly expenditure plan for impact fee revenue and in creating a bi-annual "mini" Capital Plan for the Eastern Neighborhoods. The annual Expenditure Plan is specific to projects that are funded by impact fees. The bi-annual Eastern Neighborhoods Capital Plan also includes infrastructure projects that are funded by other sources, and projects where funding has not been identified.

### 6.4 Eastern Neighborhood MOU

In 2009, the Planning Department entered into a Memorandum of Understanding with SF Public Works, SFMTA, Rec and Park, and MOHCD to assure commitment to implementing the EN Plans. A key component of the agreement was the establishment of a list of priority projects:

- Folsom Street
- 16th Street
- Townsend Street
- Pedestrian Crossing at Manalo Draves Park
- 17th and Folsom Street Park
- Showplace Square Open Space

### 6.5 First Source Hiring

The First Source Hiring Program was first adopted in 1998 and modified in 2006. The intent of First Source is to connect low-income San Francisco residents with entry-level jobs that are generated by the City's investment in contracts or public works; or by business activity that requires approval by the City's Planning Department or permits by the Department of Building Inspection. CityBuild works in partnership with Planning Department and DBI to coordinate execution of First Source Affidavits and MOUs.

CityBuild is a program of the Office of Economic and Workforce Development and is the First Source Hiring Administrator. In accordance to Chapter 83: First Source Hiring Program, developers must submit a First Source Affidavit to the Planning Department prior to planning approval. In order to receive construction permit from DBI, developers must enter into a First Source Hiring MOU with CityBuild. Developers and contractors agree to work in good faith to employ 50% of its entry-level new hiring opportunities through the CityBuild First Source Hiring process.

Projects that qualify under First Source include:

- any activity that requires discretionary action by the City Planning Commission related to a commercial activity over 25,000 square feet including conditional use authorization;
- any building permit applications for a residential project over 10 units;
- City issued public construction contracts in excess of \$350,000;
- City contracts for goods and services in excess of \$50,000;
- leases of City property;
- grants and loans issued by City departments in excess of \$50,000.

Since 2011 CityBuild has managed 442 placements in 72 First Source private projects in the three zip codes encompassing the Eastern Neighborhoods Plan Areas (94107, 94110, 94103), not including projects in Mission Bay, approved under the former Redevelopment Agency. They have also placed 771 residents from the three-zip code area in projects throughout the city.

In 2011, the City also implemented a first of its kind, the Local Hire Policy for Construction on publicly funded construction projects. This policy sets forth a mandatory hiring requirement of local residents per trade for construction work hours. This policy superseded the First Source Hiring Program on public construction contracts. Since 2011, a cumulative 37% of the overall 6.2 million work hours have been worked by local residents and 58% of 840,000 apprentice work hours performed by local residents.

## 7 Ongoing Planning Efforts

As this report has shown, market pressures and evictions affecting the neighborhood intensified in the Mission District over the six years that followed the adoption of the Eastern Neighborhoods Area Plans and the recovery from the Great Recession. This has necessitated a focused effort to help protect and alleviate the impact on those most affected by the affordability crisis. As a result, the Mission Action Plan 2020 (MAP 2020) was launched in early 2015 to take a closer look at the pressures affecting the neighborhood and generate a set of solutions for implementation to help stabilize housing, employment, and commercial conditions.

MAP 2020 will also set targets and define solutions for neighborhood sustainability for 2020 and beyond. The solutions may encompass land use and zoning, financing, and identification of opportunity sites and programs; monitoring mechanisms will also be put into place. This first phase of MAP 2020 - solutions development - will be completed in June 2016.

Implementation of certain measures is already underway, with additional implementation (writing legislation, launching new studies, ramping up programs, etc.) scheduled as a second phase to commence upon completion of the Plan.

To date, the MAP 2020 collaboration includes a broad range of non-profit and advocacy groups as well as public agencies including the Dolores Street Community (DSCS), the Cultural Action Network (CAN), the Mission Economic Development Agency (MEDA), Calle 24, Pacific Felt Factory, members of the Plaza 16 coalition, the Planning Department, the Mayor's Office of Housing and Community Development (MOHCD), the Office and Economic and Workforce Development (OEWD), the Health Services Agency (HSA), Department of Building Inspection (DBI), and the Fire Department. The Mayor's Office and District Supervisor Campos have also supported this effort.

These stakeholders are collaborating through working groups co-led by a both City and community leads. A robust community outreach and engagement process has incorporated focus groups and individual presentations to organizations and coalitions such as: tenants' rights organizations, SRO tenants, Mission Girls, PODER, United to Save the Mission, real estate developers, SPUR, SFHAC, SFBARF, and others, with the goal of informing and including relevant stakeholders affected by and/or responsible for potential solutions.

Topic-specific working groups have collectively drafted short, medium, and long term strategies, including tenant protections and housing access, housing preservation, housing production, economic development, community planning, SRO acquisition

and/or master leasing, and homelessness. Upon completion of the second phase of outreach in May and incorporation of any relevant feedback, the Plan and will be presented to the Planning Commission, with expected endorsement in June 2016.

# DRAFT Western SoMa Area Plan Monitoring Report 2011-2015

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## 1 INTRODUCTION

San Francisco's Eastern Bayfront neighborhoods have historically been the home of the city's industrial economy and have accommodated diverse communities ranging from families who have lived in the area for generations to more recent immigrants from Latin America and Asia. The combination of a vibrant and innovative industrial economy with the rich cultural infusion of old and new residents is central to San Francisco's character. Among many of the components that contributed to the economic and cultural character of the eastern part of the San Francisco were the wide availability of lands suitable for industrial activities (whether or not they were zoned for such) and the affordability of these neighborhoods' housing stock, relative to other parts of the city. Industrial properties continue to be valuable assets to the city's economy as they provide space for innovative local businesses; large, flexible floorplans for a wide range of tenants; and living wage career opportunities to residents without advanced degrees.

Over the past few decades, and particularly during the series of "booms" in high technology industries since in the 1990s, the Eastern Bayfront neighborhoods have experienced waves of pressure on its industrial lands and affordable housing stock. Due to their proximity to downtown San Francisco and easy access (via US-101, I-280, and Caltrain) to Silicon Valley, industrially-zoned properties in the Eastern Bayshore, particularly in neighborhoods like South of Market (SoMa), Mission, Showplace Square, and Central Waterfront became highly desirable to office users who were able to outbid traditional production, distribution, and repair (PDR) businesses for those spaces. The predominant industrial zoning designations in these neighborhoods until the late 2000s—C-M, M-1, and M-2—allowed for a broad range of uses, which enabled owners to sell or lease properties to non-PDR businesses as well as developing them into "live-work" lofts that served primarily as a residential use.

Moreover, the residential areas in these neighborhoods are well-served by public transportation (including two BART stops in the Mission), have vibrant cultural amenities, and feature many attractive older buildings. These neighborhood assets and new employment opportunities have served as strong magnets for high wages earners and market rate housing developers, creating a strong influx of new, more affluent residents.

Beginning in the late 1990s, the City, residents, community activists, and business owners recognized the need for a comprehensive, community-based planning process to resolve these conflicts and stabilize the neighborhoods into the future. The Eastern Neighborhoods community planning process was launched in 2001 to determine how much of San Francisco's remaining industrial lands should be preserved and how much could appropriately be transitioned to other uses.

The planning process recognized the need to produce housing opportunities for residents of all income levels, which requires not just the development of new units at market rates, but also opportunities for low and moderate income families. In 2008, four new area plans for the Mission, East SoMa, Showplace Square/Potrero Hill, and Central Waterfront neighborhoods were adopted. Respecting the Western SoMa community's request for more time to complete their planning process, the area plan for that neighborhood was undertaken in parallel and completed in 2013. The resulting area plans contained holistic visions for affordable housing, transportation, parks and open space, urban design, and community facilities.

The Eastern Neighborhoods Plans represent the City's and community's pursuit of two key policy goals:

- 1) Ensuring a stable future for PDR businesses in the city by preserving lands suitable to these activities and minimizing conflicts with other land uses; and

- 2) Providing a significant amount of new housing affordable to low, moderate and middle income families and individuals, along with “complete neighborhoods” that provide appropriate amenities for the existing and new residents.

### 1.1 About the Western SoMa Community Plan

The challenges that motivated the Eastern Neighborhoods community planning process were evident in the Western SoMa area around the time the plans were adopted and continue to be relevant today. The Plan was a direct response to early detection of displacement of small businesses, population shifts, social instability and escalating conflicts between competing uses<sup>1</sup>. As mentioned earlier in this report, the Western SoMa community requested more time to complete their planning process. In doing so, the department partnered with the Western SoMa Citizens Planning Task Force in an eight-year public planning process to create the Western SoMa Community Plan. Drafted in September 2008, updated in October 2011 and adopted in 2013, the plan is a comprehensive vision for shaping growth on the western side of the South of Market area.

Key objectives of the Western SoMa Area Plan include:

- Reducing land use conflicts between industry, entertainment and other competing uses, such as office and housing;
- Protecting existing residential uses on the alleys;
- Retaining existing jobs in the area;
- Improving the public realm for pedestrians and bicyclists; and
- Encouraging diverse and affordable housing.

Achieving these objectives will help create a complete neighborhood with a high diversity of land uses.

The new plan supports and builds on the Eastern Neighborhoods Plans’ vision for the traditionally industrial and mixed use areas in the eastern part of the City. It complements the Plans’ patterns of land use, urban form, public space, circulation, and historic preservation, while making adjustments based on understanding of key issues through community outreach to the residents and workers in the area. The planning process also included associated legislation to amend the General Plan, Administrative Code, Planning Code, and Zoning Map to implement the Plan over time. An Implementation Document was created to outline the Plan’s Public Benefits Program, which addresses the specific public benefit needs of the area and explains the mechanisms to provide the necessary funding for those benefits.

As part of the project, the department completed the environmental impact report that analyzed the potential environmental effects associated with the Western SoMa Community Plan at a program level, and also analyzed impacts of the rezoning of adjacent parcels and the 350 Eighth Street project at a project-specific level. At the time, it would have allowed the demolition of a couple of buildings to accommodate about 634,000 square feet of mixed use in the old SLR zoning, now rezoned as WSoMa Mixed Use-General District (WMUG). The environmental impact report was certified and the Planning Commission adopted the Plan on December 6, 2012. On March 19, 2013, the Board of Supervisors adopted the Western SoMa Area Plan and its associated legislation amendments.

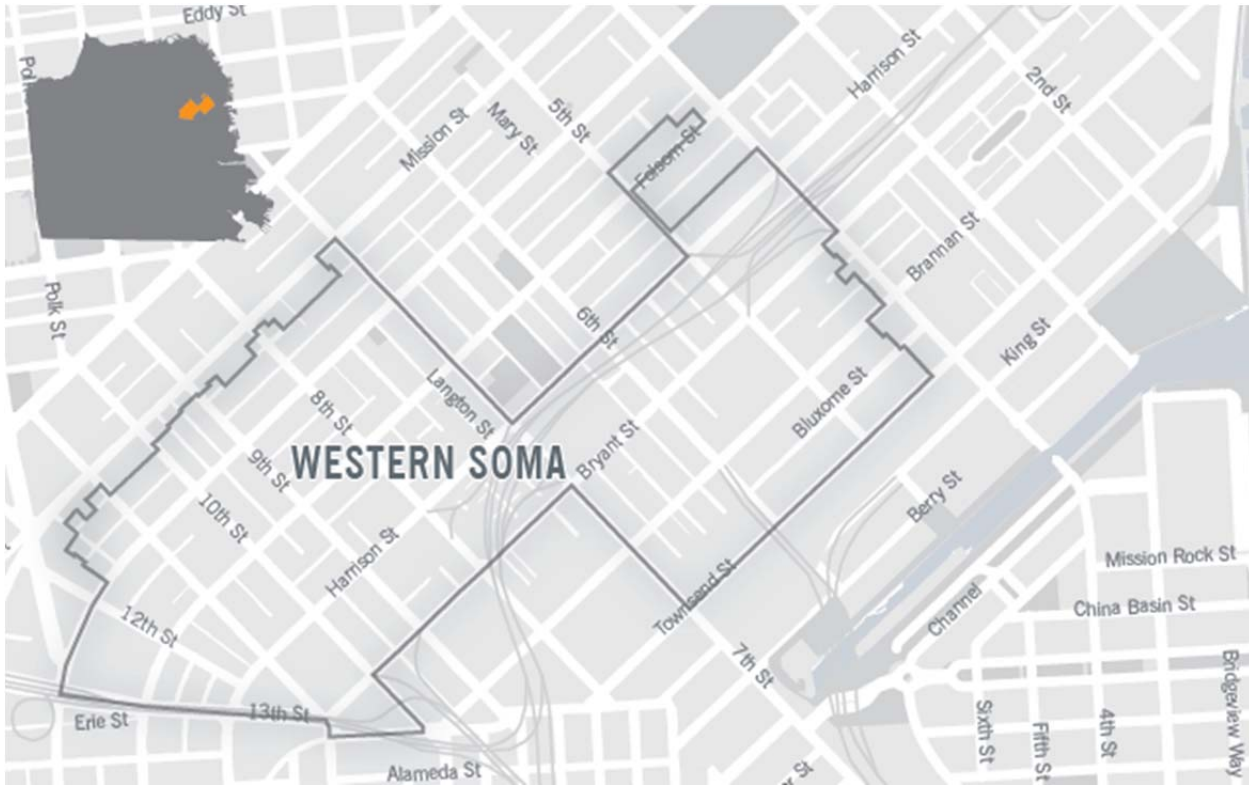
For more information on the Western SoMa Area Plan, visit: <http://westernsoma.sfplanning.org>.

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<sup>1</sup> Western SoMa Area Plan: Introduction: [http://www.sf-planning.org/ftp/General\\_Plan/Western\\_SoMa\\_Area\\_Plan.pdf](http://www.sf-planning.org/ftp/General_Plan/Western_SoMa_Area_Plan.pdf)

**Map 1** shows Western SoMa Community Plan area boundaries. The plan area also known as a special use district (SUD), can be described very broadly as progressing from non-residential uses on a Townsend Street high-tech corridor northwards, with diverse local and regional serving job-producing uses to the south side of Harrison Street and the elevated highway. North of Harrison Street, development goals call for an increasingly residential neighborhood character of smaller scale that embraces a “mix of uses” and new mixed-used development.

### Map 1 Western SoMa Plan Area



## 1.2 Summary of Ordinance and Monitoring Requirements

The ordinances that enacted the Eastern Neighborhoods Area Plans, including Western SoMa, adopted by the Board of Supervisors, include a requirement that the Planning Department produce five-year reports monitoring residential and commercial developments in those neighborhoods, as well as impact fees generated and public and private investments in community benefits and infrastructure. The first set of monitoring reports for Mission, East SoMa, Showplace Square/Potrero Hill, and Central Waterfront were published in 2011, covering the period from January 1, 2006 through December 31, 2010.

Because Western SoMa was adopted in 2013, no monitoring reports have been produced for that Area Plan. However, due to its geographic proximity and overlapping policy goals with the other Eastern Neighborhoods, Planning Department staff in consultation with the CAC, has shifted the reporting timeline such that the Western SoMa Area Plan Monitoring Report 2011-2015 will be the first five-year report and set the calendar so that future monitoring reports are conducted alongside the other Eastern neighborhoods. Subsequent time series monitoring reports for the Western SoMa area and other Eastern Neighborhoods will be released in years ending in 1 and 6.

While the previous Monitoring Reports covered only the small amount of development activities in the years immediately preceding and following the adoption of the Eastern Neighborhood Plans in 2008, this report

contains information and analysis about a period of intense market development and pending zoning changes in the Western SoMa and the greater Central SoMa area. The time series report relies primarily on the Housing Inventory, the Commerce and Industry Inventory, and the Pipeline Quarterly Report, all of which are published by the Planning Department. Additional data sources include: the California Employment and Development Department (EDD), the U.S. Census Bureau's American Community Survey, the San Francisco Municipal Transportation Agency (SFMTA), Co-Star Realty information, Dun and Bradstreet business data, CBRE and NAI-BT Commercial real estate reports, and information gathered from the Department of Building Inspection, the offices of the Treasurer and Tax Collector, the Controller, and the Assessor-Recorder.

## 2 COMMERCIAL ACTIVITY & JOB CREATION

One of the defining characteristics of the Western SoMa neighborhood is its remarkable mix of local and regional uses and diversity of businesses, including manufacturing and other PDR businesses, restaurants and bars, automotive repair shops, institutional and educational uses, and more. Folsom Street has become one of the main commercial corridors of Western SoMa, specifically between 7<sup>th</sup> and 10<sup>th</sup> streets (Folsom Street Neighborhood Commercial District). Northward of Townsend Street presents itself as a high-tech corridor, while the south side of Harrison Street focuses on the production of diverse local and regional serving jobs. North of Harrison Street embraces small scale mixing of uses with an increasingly residential-based neighborhood.

### 2.1 Commercial Space Inventory

**Table 2.1.1** illustrates the mix of non-residential space in the Western SoMa as of 2015. The table reflects the mix of uses, noting that office and PDR activities each occupy a little over a third of the commercial space in the neighborhood. Institutional, medical and retail uses together make up another 27% of non-residential buildings and tourist hotels take up about another one percent. The table also shows the importance of the Western SoMa in the San Francisco's stock of industrial and office lands. Though the neighborhood only accounts for two percent of the City's overall commercial space, its share of PDR space is much higher, at five percent. However, as will be discussed in the sections below, in recent years a considerable amount of PDR space in the Western SoMa has been converted to other uses, such as office and housing.

**Table 2.1.1 Commercial Building Space, Western SoMa and San Francisco, 2015**

Non-Residential Land Use	Western SoMa		Citywide		Western SoMa as % of San Francisco
	Area	%	Area	%	
Cultural, Institution, Education	433,728	8%	29,898,514	13%	1%
Medical	149,084	3%	17,468,039	7%	1%
Office	2,143,216	38%	107,978,954	45%	2%
PDR / Light Industrial	1,910,828	34%	36,265,832	15%	5%
Retail	922,642	16%	42,299,526	18%	2%
Visitor / Lodging	65,401	1%	4,053,422	2%	2%
<b>Total</b>	<b>5,624,899</b>	<b>100%</b>	<b>237,964,287</b>	<b>100%</b>	<b>2%</b>

Table 2.1.2 shows commercial and other non-residential development activity in the Western SoMa Plan area between January 1, 2011 and December 31, 2015 while Table 2.1.3 shows corresponding figures for San Francisco. These tables count newly developed projects (on vacant properties or redevelopment of existing properties) as well as conversions from one use to another.

Between 2011 and 2015, almost 93,000 square feet of PDR land was converted to other uses, especially office and housing. In 2015, one property located at 410 Townsend Street was a direct subject of the Western SoMa

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Plan rezoning. The use of the building was changed from PDR to Office; and no actual work was done to require a permit. The property was zoned West SoMa Mixed Use-Office (WMUO), a designation created by the Western SoMa Plan to encourage office uses along with small-scale light industrial and arts activities, specifically to establish an explicit preference for 21<sup>st</sup> Century high tech and digital-media uses. Two projects that lost PDR space constructed new dwelling units, including the construction of new affordable dwelling units. In 2015, the existing 6,120 square feet of PDR space located at 870 Harrison Street was demolished for the new construction of 26 dwelling units, including 4 inclusionary affordable units (15% of the total). An existing building with 5,775 square feet of PDR space, located at 121 9<sup>th</sup> Street, was demolished and replaced by a mixed-use 20 unit building, including 2 inclusionary units made affordable to households earning between 80 and 120% of the area median income of 2011.

**Map 2** shows the location of the larger-scale non-residential developments (more than 5,000 square feet net loss or gain. (See **List BL-1 in Appendix E** for detailed information.)

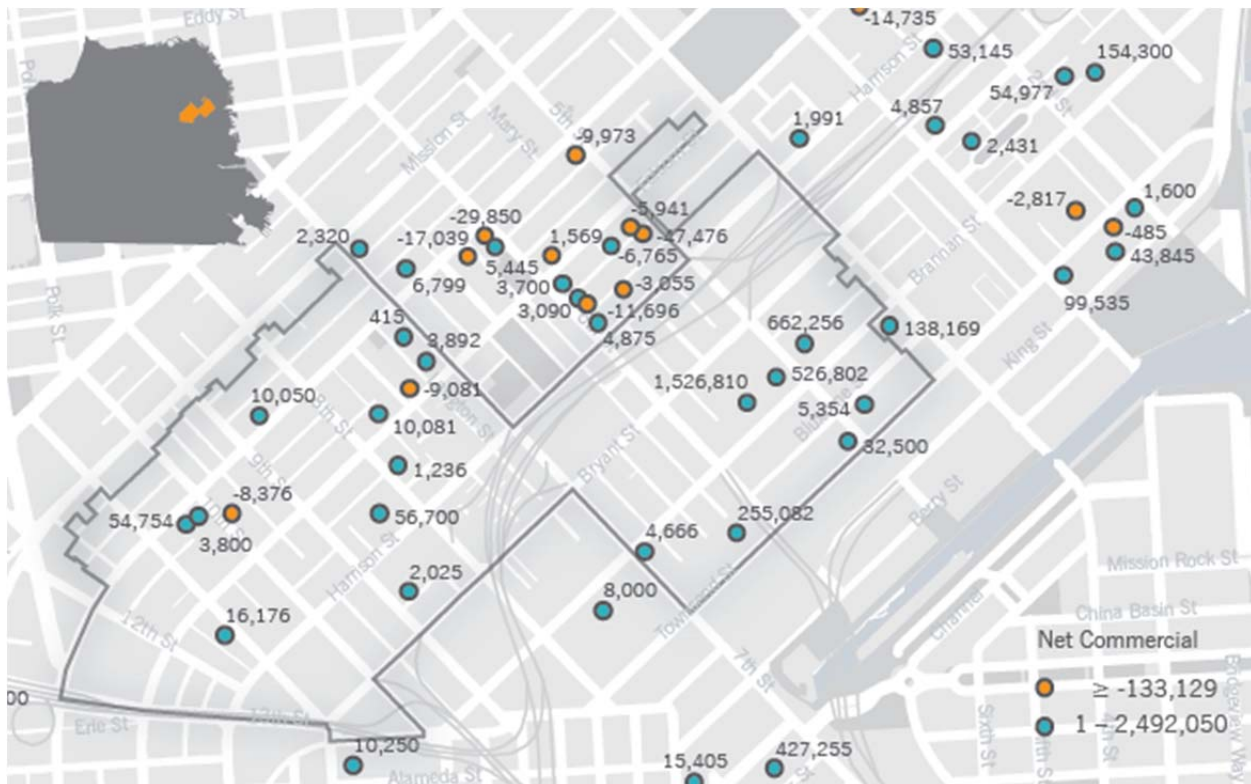
**Table 2.1.2 New Commercial Development, Western SoMa, 2011-2015**

Year	Cultural, Institutional, Educational	Medical	Office	PDR / Light Industrial	Retail	Visitor / Lodging	Total Commercial Sq Ft
2011	-	-	-	(5,775)	800	-	(4,975)
2012	-	-	(11,600)	-	0	-	(11,600)
2013			(7,550)	(100)		(3,930)	(11,580)
2014							-
2015	-	-	90,826	(87,120)	-4500	-	(794)
<b>Total</b>	<b>-</b>	<b>-</b>	<b>71,676</b>	<b>(92,995)</b>	<b>(3,700)</b>	<b>(3,930)</b>	<b>(28,949)</b>

**Table 2.1.3 New Commercial Development, San Francisco 2011-2015**

Year	Cultural, Institutional, Educational	Medical	Office	PDR / Light Industrial	Retail	Visitor / Lodging	Total Commercial Sq Ft
2011	51,074	-	278,214	1,000	52,131	-	382,419
2012	69,845	-	206,231	35,905	129,425	-	441,406
2013	316,621	-	349,792	120,357	99,336	-	886,106
2014	553,136	1,815,700	694,785	148,330	139,946	63,286	3,415,183
2015	47,829	20,000	978,067	65,640	99,564	-	1,211,100
<b>Total</b>	<b>1,038,505</b>	<b>1,835,700</b>	<b>2,507,089</b>	<b>371,232</b>	<b>520,402</b>	<b>63,286</b>	<b>6,336,214</b>



**Map 2 Commercial Development Trends, Western SoMa, 2011-2015**

## 2.2 Commercial Development Pipeline

The commercial development pipeline in the Western SoMa shows a different take on development than that of what has taken place during the reporting period of 2011-15 (**Table 2.2.1**). The Western SoMa will still see a significant amount of PDR space, as well as the development of some retail, institutional and visitor space; and larger amounts of office space.

It is important to interpret the pipeline numbers as two separate subcategories, shown in **Table 2.2.1** as “Under Review” and “Entitled.” Under review projects are those that have filed application with the Planning and/or Building Departments and have to clear several hurdles, including environmental (CEQA) review, and may require conditional use permits or variances. Therefore, these projects should be considered more speculative. On the other hand, entitled projects are those that have received Planning Department approvals and are considered much more certain, although many of them may take years to finally complete their construction and receive certificates of occupancy.

Projects that are under review total about 2.2 million in new square footage. A majority of this gain will potentially come in the form of office space. Consequently the biggest loss in square footage will potentially come in the form of PDR space. One example of a project that is currently under review, 598 Brannan Street, has requested to convert roughly 30,300 square feet of PDR space into office use. Adjacent to this site is the San Francisco Flower Mart, located at 630-698 Brannan Street that will potentially see a loss of 15,000 square feet of PDR space to be replaced by about 15 million square feet of office space and about 30,000 square feet of retail space. If all of these projects come to fruition, Western SoMa will see roughly 116,600 square feet of PDR transition to other uses.

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The projects in the pipeline that have been entitled show about an 823,000 square footage gain of non-residential uses in Western SoMa in the near future. If all of these developments are completed, the Planning Department expects about a 810,000 square footage gain in office space and a loss of about 40,000 square feet of PDR space. There will also be a modest gain in institutional and retail space, including a net gain in visitor space with the potential development of 690 5<sup>th</sup> Street located in the designated area that supports 21<sup>st</sup> Century high tech industry. Entitled projects that propose to convert PDR to other uses are mostly medium-sized spaces (up to about 28,000 square feet) that will be redeveloped as office predominant buildings. The largest single entitled project is a proposed 526,802 square foot office building that will be developed at 610-620 Brannan Street.

**Table 2.2.2** shows the commercial development pipeline for San Francisco for comparison. The development pipeline in the Western SoMa represents about half of the citywide pipeline. **Map 3** shows the locations of the larger proposed commercial developments in the plan area. (See **List BL-2 in Appendix E** for detailed information.)

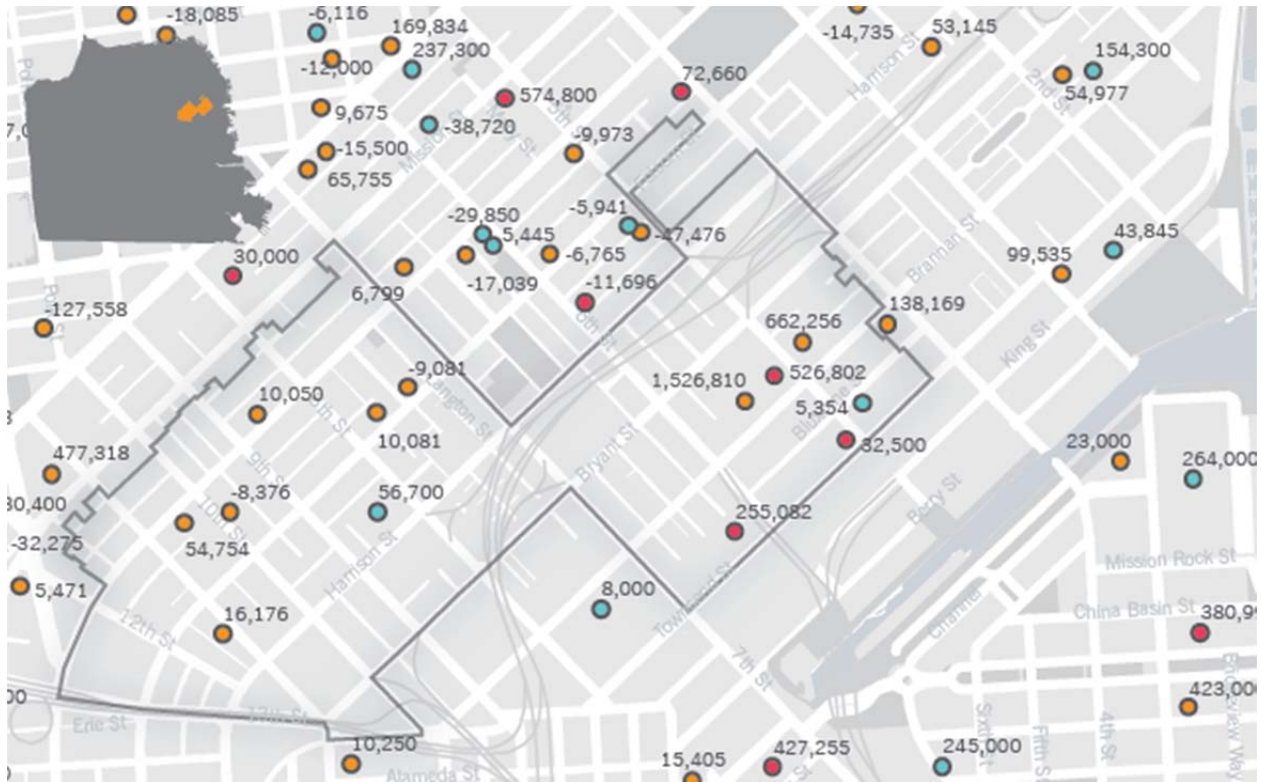
**Table 2.2.1 Commercial and Other Non-Residential Development Pipeline, Western SoMa Q4 2015**

Development Status	Total Commercial Sq Ft	Cultural, Educational, Institutional	Medical	Office	PDR/Light Industrial	Retail	Visitor/ Lodging
<b>Under Construction</b>	62,054			33,000	(23,946)	53,000	
<b>Planning Entitled</b>	822,850	3,800	-	809,299	(37,988)	6,739	41,000
Planning Approved	814,384			809,299	(37,988)	2,073	41,000
Building Permit Filed	-						
Building Permit Approved/ Issued/ Reinstated	8,466	3,800				4,666	
<b>Under Review</b>	2,236,686	59,070	-	2,203,723	(48,832)	22,725	-
Planning Filed	(7,833)			2,025	-	(9,858)	
Building Permit Filed	2,244,519	59,070		2,201,698	(48,832)	32,583	
<b>Total</b>	<b>3,121,590</b>	<b>62,870</b>	<b>-</b>	<b>3,046,022</b>	<b>(110,766)</b>	<b>82,464</b>	<b>41,000</b>

**Table 2.2.2 Commercial and Other Non-Residential Development Pipeline, San Francisco Q4 2015**

Development Status	Total Commercial Sq Ft	Cultural, Educational, Institutional	Medical	Office	PDR/Light Industrial	Retail	Visitor/ Lodging
<b>Planning Entitled</b>	1,304,886	22,257	-	1,405,630	(298,146)	111,600	63,545
Construction	134,467	-	-	173,550	(155,622)	61,594	54,945
Planning Approved	826,904	2,757	-	889,850	(99,654)	25,351	8,600
Building Permit Filed	(29,902)	1,600	-	1,725	(33,939)	712	-
Building Permit Approved/ Issued/ Reinstated	373,417	17,900	-	340,505	(8,931)	23,943	-
<b>Under Review</b>	4,787,019	263,661	-	4,687,363	(348,149)	83,019	101,125
Planning Filed	4,792,743	280,283	-	4,649,021	(269,771)	32,085	101,125
Building Permit Filed	(5,724)	(16,622)	-	38,342	(78,378)	50,934	-
<b>Total</b>	<b>6,091,905</b>	<b>285,918</b>	<b>-</b>	<b>6,092,993</b>	<b>(646,295)</b>	<b>194,619</b>	<b>164,670</b>

**Map 3 Commercial and Other Non-Residential Development Pipeline, Western SoMa, Q4 2015**



- Entitled
- Under Construction
- Under Review

### 2.3 Changes in PDR Uses

As discussed above, the Western SoMa (and the Eastern Neighborhoods more broadly), have experienced economic changes that have made many areas highly attractive to residential and office development. These types of uses are generally able to afford higher land costs than industrial uses, and therefore can outbid PDR businesses for industrially-zoned land. Prior to the adoption of the Eastern Neighborhoods Area Plans, the primary industrial zoning designations – M-1, M-2, and C-M – permitted a broad range of uses, which led to the conversion of a significant amount of PDR space to other activities. Since the adoption of the Western SoMa Area Plan, PDR space has continued to be converted to other uses in the neighborhood, as **Tables 2.1.2 and 2.2.1** illustrate.

A detailed investigation of the conversion of PDR space in the Western SoMa, however, shows that such conversions have occurred largely outside of the zoning districts created specifically to protect PDR uses (in the case of the Western SoMa, PDR-1 and PDR-2). In addition to the project at 410 Townsend Street, detailed above, other completed projects in the Western SoMa that have converted PDR space have largely done so in order to build new housing, either with a higher percentage of inclusionary units than required by the Area Plan or by paying in-lieu fees, as shown in **Table 2.3.1**.



**Table 2.3.1 Conversion of PDR Space in Western SoMa, 2011-15**

Project	Zoning	Net PDR	Net Office	Net Retail	Net Units	Affordable Units	Percent Affordable
410 TOWNSEND ST	WMUO	-76,000	76000	0	0	Below threshold	
870 HARRISON ST	WMUG	-6,120	0	0	26	4	15%
121 09TH ST	RCD	-5,775	0	800	20	20	100%
248 - 252 09TH ST	RCD	-5,000	14826	-4,500	15		
234 09TH ST	RCD	-100	-7,550	0	1	Below threshold	
<b>Total</b>		<b>(92,995)</b>	<b>83,276</b>	<b>(3,700)</b>	<b>62</b>	<b>24</b>	<b>39%</b>

**2.3.1 PDR Enforcement**

Illegal conversions from Production, Distribution and Repair (PDR) uses have more recently become an issue in the Eastern Neighborhood Plan areas that the City has sought to resolve. In 2015, the Planning Department has received about 44 alleged complaints of violation for illegal conversions from PDR to Office use in the city (**Table 2.3.2**). **Table 2.3.2** shows the number of cases closed and found to be in violation, the cases closed and not found to be in violation, the cases under review and the cases still pending review. Forty-two of these cases were found in the Eastern Neighborhoods. Out of the 42 total alleged complaints, nine of the cases were not found to be in violation and six were found to be in violation. In the Western SoMa there was only one illegal conversion from PDR to office space on a parcel zoned SALI, where office is not permitted per the Planning Code. Owners were issued notices of violation and office tenants were compelled to vacate the properties, as shown in **Appendix X**. **Appendix X** shows the enforcement cases that were closed and that were actually found to be in violation of the code.

Many of these office tenants are hybrid uses where PDR also takes place, but may not be the principal use of the space. If an office use is confirmed to be in operation, Planning encourages the company to alter their business practice to fit within the PDR zoning categories or vacate the property. **Appendix X** shows the enforcement cases that were closed and that were actually found to be in violation of the code. Generally, the complaints filed with the Planning Department are regarding the conversion of PDR uses to office space, not permitted within these zoning districts. However, some complaints that are filed are either not valid, meaning that the tenant is either a PDR complying business or the space was legally converted to office space, prior to the Eastern Neighborhoods rezoning. For these enforcement cases, there is no longer a path to legalization; additionally, many of these office conversions are not recent, and they did not take advantage of the Eastern Neighborhoods Legitimization Program. The program was an amnesty program that established a limited-time opportunity whereby existing uses that have operated without the benefit of required permits may seek those permits. However, this program expired in 2013.

In investigation of the alleged violations, the Planning Department discovered that the building permit histories often included interior tenant improvements without Planning Department review. These permits do not authorize a change of use to office. To prevent future unauthorized conversions of PDR space the Planning Department worked proactively with the Department of Building Inspection (DBI). Over the course of 2015, Planning worked with DBI during project intakes to better understand the routing criteria and how to ensure Planning review. Both departments’ IT divisions worked together to create a flag in the Permit Tracking System (PTS) to alert project intake coordinators of potential illegal conversions. This is a pilot program that can be expanded at a later date to include other Zoning Districts if necessary. Planning and DBI continue to work together to monitor this process and plan to meet regularly to discuss additional steps to prevent future conversions.

Planning works collaboratively with the Mayor’s Office of Economic Workforce and Development (OEWD). When Planning receives inquiries or complaints related to either vacant spaces in PDR zones or possible unauthorized spaces, requiring a PDR tenant. Planning informs the property owner about PDR complying uses and refers them

to OEWD. OEWD currently has a list of PDR complying businesses that are looking to lease spaces within San Francisco. Additionally, a training for real estate brokers was conducted in 2015. The purpose of the voluntary training was to help explain what PDR is and what resources Planning has available for them to utilize prior to leasing a property. The training also outlined the enforcement process, including the process for requesting a Letter of Determination. Future trainings will occur based on interest.

**Table 2.3.2 Enforcement Cases for Illegal PDR Conversions, Western SoMa, 2015**

Case Type	Number of Cases		
	Western SoMa	Eastern Neighborhoods	Citywide
Closed - Violation	1	6	7
Closed - No Violation	1	9	9
Under Review	2	4	4
Pending Review	3	23	24
<b>TOTAL</b>	<b>7</b>	<b>42</b>	<b>44</b>

## 2.4 Employment

The Western SoMa Plan Area added employment across all land use types tracked by the Planning Department between 2011 and 2015, following a trend that has taken place in San Francisco and the Bay Area. This growth in employment reflects a rebound in the regional economy following the “Great Recession” of the previous decade, but also the robust growth in high technology sectors and related industries in recent years.<sup>2</sup> Altogether, employment in the Western SoMa grew by roughly 15,470 jobs in 2010 to almost 23,740 in 2015 with a related increase from 1,006 to 1,234 total establishments, according to the California Employment and Development Department (EDD). The subsections below discuss job growth in Western SoMa by land use category.

**Table 2.4.1 Employment, Western SoMa and San Francisco, Q2 2015**

Landuse	Western SoMa				San Francisco			
	Establishments	%	Jobs	%	Establishments	%	Jobs	%
Cultural, Institutional, Educ	30	2%	512	2%	2,010	3%	73,182	11%
Medical	263	21%	1,142	5%	21,833	37%	60,214	9%
Office	363	29%	13,194	56%	15,628	27%	293,014	44%
PDR / Light Industrial	268	22%	4,198	18%	5,280	9%	88,135	13%
Retail	226	18%	4,327	18%	8,241	14%	130,550	20%
Visitor / Lodging	7	1%	195	1%	311	1%	16,688	2%
Other	77	6%	168	1%	4,961	9%	6,953	1%
<b>Total</b>	<b>1,234</b>	<b>100%</b>	<b>23,736</b>	<b>100%</b>	<b>58,264</b>	<b>100%</b>	<b>668,736</b>	<b>100%</b>

### 2.4.1 Office Jobs

The largest increase in jobs in Western SoMa between 2010 and 2015 was in office occupations. According to EDD, the neighborhood experienced an almost 72% increase in office jobs in those 5 years. However, the number of office establishments only increased by about 43%, indicating a shift towards office firms with a larger number of employees. In 2015 Western SoMa held about 5% of all of the City’s office jobs and 2% of its establishments (**Table 2.4.1**).

<sup>2</sup> See annual San Francisco Planning Department Commerce & Industry Inventory, 2008 – 2015.

### 2.4.2 Retail Jobs

As discussed above, the Western SoMa has also emerged as somewhat of a retail destination in San Francisco, with the restaurants, bars, regional shopping and grocery stores in the main commercial corridors (particularly throughout the Folsom Street Commercial District and Regional Commercial District zoned areas along 9<sup>th</sup> and 10<sup>th</sup> streets) attracting visitors from throughout the City, region, and beyond. The number of retail jobs in the Western SoMa increased by 42% between 2010 and 2015 to about 4,330 jobs in almost 230 establishments. The neighborhood represents 3% of the city's retail jobs and establishments.

### 2.4.3 PDR Jobs

PDR continues to play a critical role in the City's economy, providing quality jobs to employees with a broad range of educational backgrounds, supporting local businesses up- and downstream (for example, many of the city's top restaurants source products from local PDR businesses), and infusing the region with innovative products. Though the trends in loss of PDR space have been widely documented, the City and the Western SoMa both added PDR jobs since 2010. Western SoMa experienced a 34% increase in PDR employment (to almost 4,200 jobs) between 2010 and 2015 and 6% decrease in number of firms (to 268). The number of establishments has decreased, which possibly indicates a densification of the jobs per establishment ratio. Western SoMa has roughly 5% of the PDR jobs and 5% of the establishments in the City.

### 2.4.4 Employment and Commercial Space Trends

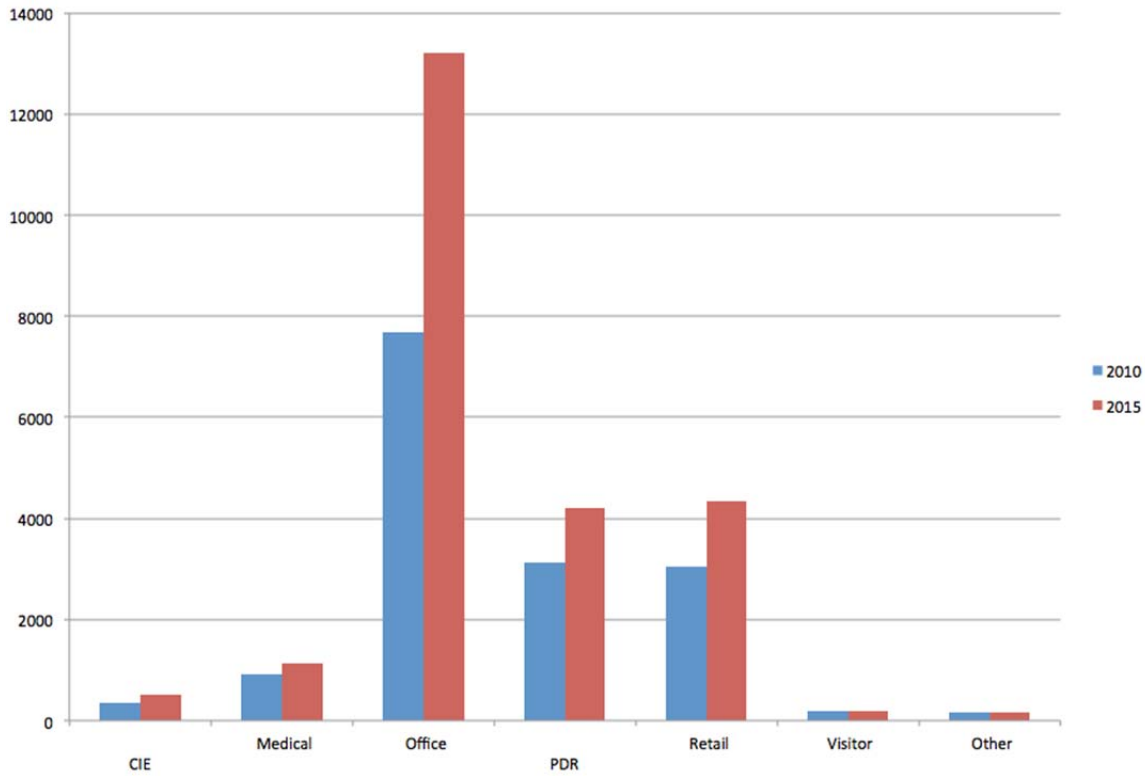
Over the past five years, Western SoMa has added a substantial number of jobs, more than 50% growth, even as its commercial space square footage increased by a small amount (about 8,270 square feet). In part, many of these new jobs are likely located in commercial space that was vacant at the end of the recession of the previous decade, leading to lower vacancy rates.<sup>3</sup> Another trend that has been underway that may explain the gain in employment without a parallel increase in commercial space is an overall densification of employment (in other words, allowing more jobs to be accommodated within a given amount of space). With the increasing cost of land in locations close to city centers and accessible by transportation infrastructure (as is the case with the Eastern Neighborhoods), real estate researchers have tracked an overall densification of employment across several sectors throughout the country.<sup>4</sup> This kind of densification can be caused by employees who work from home for some or all days of the week (and therefore may share office space with colleagues) or firms that accommodate more employees within a given amount of space.

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<sup>3</sup> Although data to show vacancy rates for the Western SoMa Plan Area is not available, commercial real estate brokerage firms like Cushman & Wakefield show that vacancy rates for different types of land uses decreased substantially in San Francisco between 2011 and 2015 across different sectors. See Cushman & Wakefield San Francisco Office Snapshot Q4 2015 and Retail Snapshot Q4 2015.

<sup>4</sup> See 2013 US Workplace Survey by Gensler.

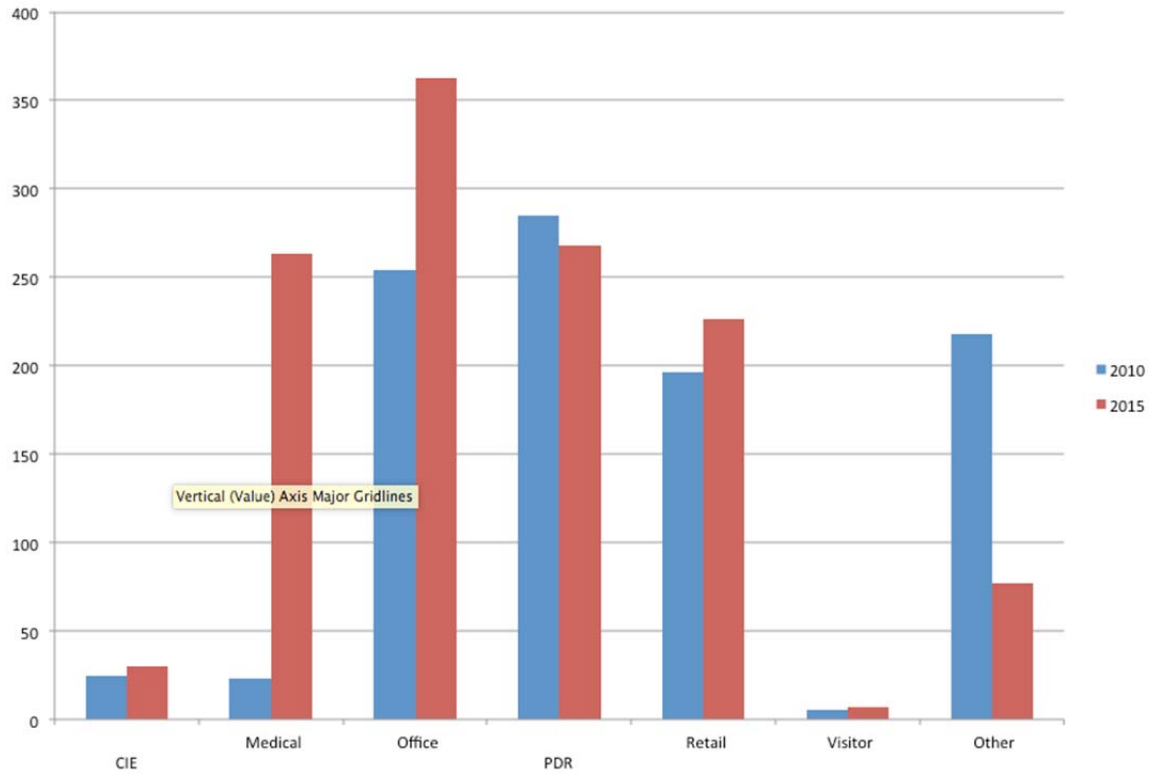
**Chart 1 Jobs by Land Use, Western SoMa, Q3 2010 and 2015**



Source: California Employment Development Department

Note: Starting in 2013, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs citywide) from the Private Household category (classified as “Other”) to other classifications, most of which are captured in this report under “Medical”.

**Chart 2 Establishment by Land Use, Western SoMa, Q3 2010 and 2015**



Source: California Employment Development Department

Note: Starting in 2013, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs citywide) from the Private Household category (classified as “Other”) to other classifications, most of which are captured in this report under “Medical”.

**2.4.5 Sales and Property Taxes**

[context]

**Table 2.4.2 Sales Tax Collected, Western SoMa, 2011-2015**

Year	Western SoMa	% change from previous year	San Francisco	% change from previous year
2011	\$ 3,403,789	-	\$ 67,537,179	-
2012	\$ 3,684,029	8.2%	\$ 73,531,098	8.9%
2013	\$ 3,934,468	6.8%	\$ 76,739,835	4.4%
2014	\$ 4,219,825	7.3%	\$ 81,442,942	6.1%
2015	N/A	-	N/A	-
<b>TOTAL</b>	<b>\$ 15,242,111</b>		<b>\$ 299,251,054</b>	

### 3 HOUSING

The provision of adequate housing to residents of all incomes has long been a challenge in San Francisco. Over the past five years, however, San Francisco epitomized the housing affordability crisis afflicting American cities and coastal communities throughout California. As discussed in the previous section, the Bay Area, city, and Western SoMa neighborhood have all seen robust employment growth since the “Great Recession” triggered by the financial crisis in 2007. During this period, the city has added housing units much more slowly than new employees. As a result, a growing and more affluent labor force has driven up the costs of housing, making it increasingly difficult for low and moderate income families to remain in San Francisco.

In the past five years, the Western SoMa has been a focal point of preserving neighborhood resources and housing as well as efforts by the City to ensure that its residents can continue to live there. One of the main goals of the *Western SoMa Community Plan* is to encourage diverse and affordable housing. The Plan also recognizes the value of the existing housing stock and calls for its preservation. The Plan’s Task Force called on the Planning Department’s staff and consultants to conduct a unique housing opportunities site analysis (“Western SoMa Housing Strategic Analysis Memo”) with a goal of identifying development sites in the zoning districts for formal Residential Enclave (RED) zoning in the West SoMa SUD. Under the SUD, if new housing is to be built, it has to be an integral part of the existing neighborhoods. This means that housing production should support the existing neighborhood pattern, residential services and amenities. Dwelling unit mergers and residential conversions of rent-controlled units are strongly discouraged; and housing demolitions are allowed only on condition of adequate unit replacement.

#### 3.1 Housing Inventory and New Housing Production

The Planning Department’s latest housing inventory, using US Census and permit data, shows that all of South of Market has roughly 11,380 housing units as of the end of 2015; this represents 3% of the citywide total.<sup>5</sup> **Table 3.1.1** shows that 76 net new units were built in the past five years in the Western SoMa, compared with approximately 497 units built between 2006 and 2010. Of the net new units produced, 14 were conversions from non-residential uses and the rest were completed from new construction. During the first two years of the reporting period, 2011 and 2012, the construction sector was still recovering from the slow-down of the recession, and only 28 net units were built. Between 2013 and 2015, however, Western SoMa added 48 new units, or about 16 units per year. This yearly average is almost identical to the average between 2006 and 2010, when the Plan Area added 164 units per year. **Table 3.1.2** shows the citywide figures for comparison. About one percent of the net increase in the City’s housing stock in the last five years was in the Western SoMa area. **Map 4** shows the location of recent housing construction. Additional details about these new development projects can be found in **Appendix E, List BL-3**.

**Table 3.1.1 New Housing Production, Western SoMa, 2011-2015**

Calendar Year	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change in Number of Units
2011	24	-	-	24
2012	-	-	4	4
2013	-	-	(12)	(12)
2014	-	-	5	5
2015	41	-	14	55
<b>TOTAL</b>	<b>65</b>	<b>-</b>	<b>11</b>	<b>76</b>

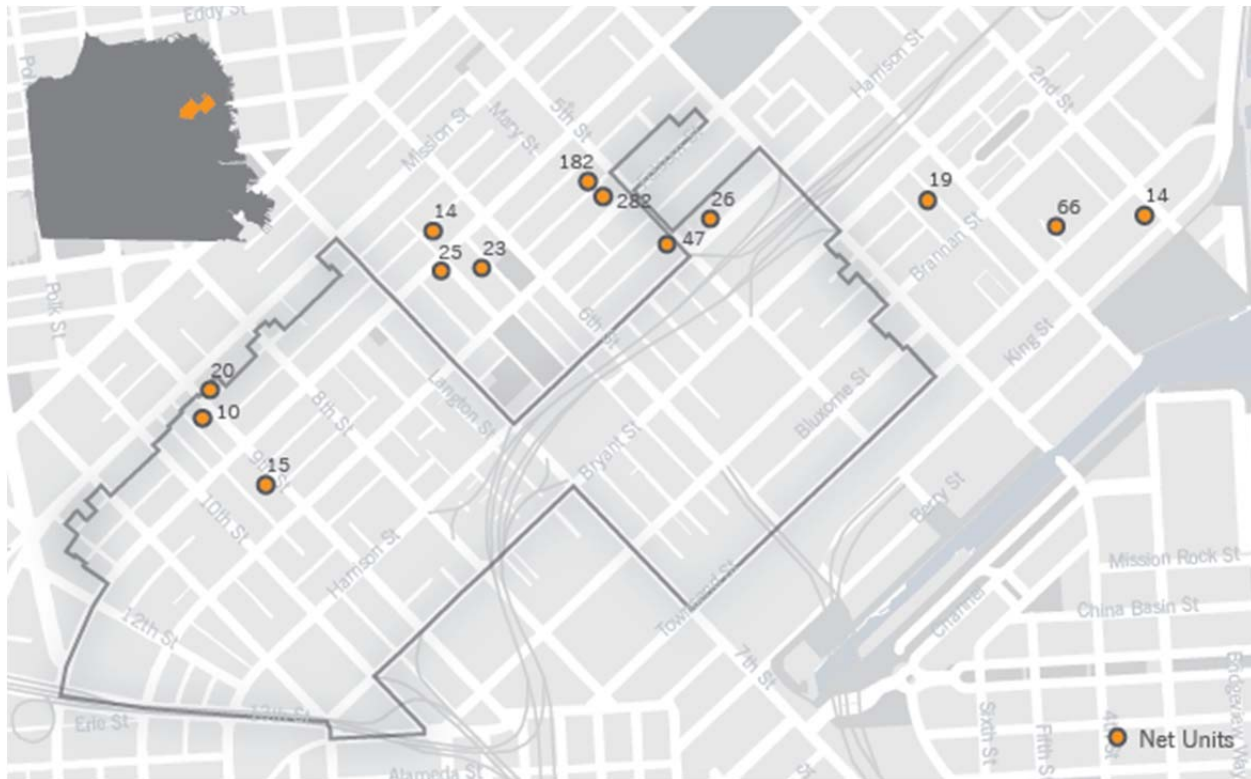
<sup>5</sup> 2015 San Francisco Housing Inventory.



**Table 3.1.2 New Housing Production, San Francisco, 2011-2015**

Calendar Year	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change in Number of Units
2011	348	84	5	269
2012	796	127	650	1,319
2013	2,330	429	59	1,960
2014	3,455	95	156	3,516
2015	2,472	25	507	2,954
<b>TOTAL</b>	<b>9,401</b>	<b>760</b>	<b>1,377</b>	<b>10,018</b>

**Map 4 New Housing Production Western SoMa, 2011-2015**



### 3.2 Housing Development Pipeline

As discussed above in the Commercial Activity chapter, the pipeline should be analyzed along two different categories: projects that have submitted planning and building applications (under review) and projects that have received entitlements and are either awaiting or are under construction. The latter (particularly those under construction) are considered much more likely to add residential or commercial capacity to the city’s building stock in the short-to-medium term, while under review projects may require clearance from environmental review, variances to planning code restrictions, and discretionary review. In general, the Planning Department estimates that projects that are currently under construction can take up to two years to be ready for occupancy, entitled projects can take between two and seven years, while projects under review can take as many as ten years, if they are indeed approved. The pipeline for new housing development in the Western SoMa as of the end of 2015 is 1,313 units, of which 890 are under review. Roughly 423 units are entitled, of which 98% are currently under construction, as shown on **Table 3.2.1**. The pipeline for the Western SoMa accounts for four percent of the total number of projects in the City, though only two percent of the number of units, which

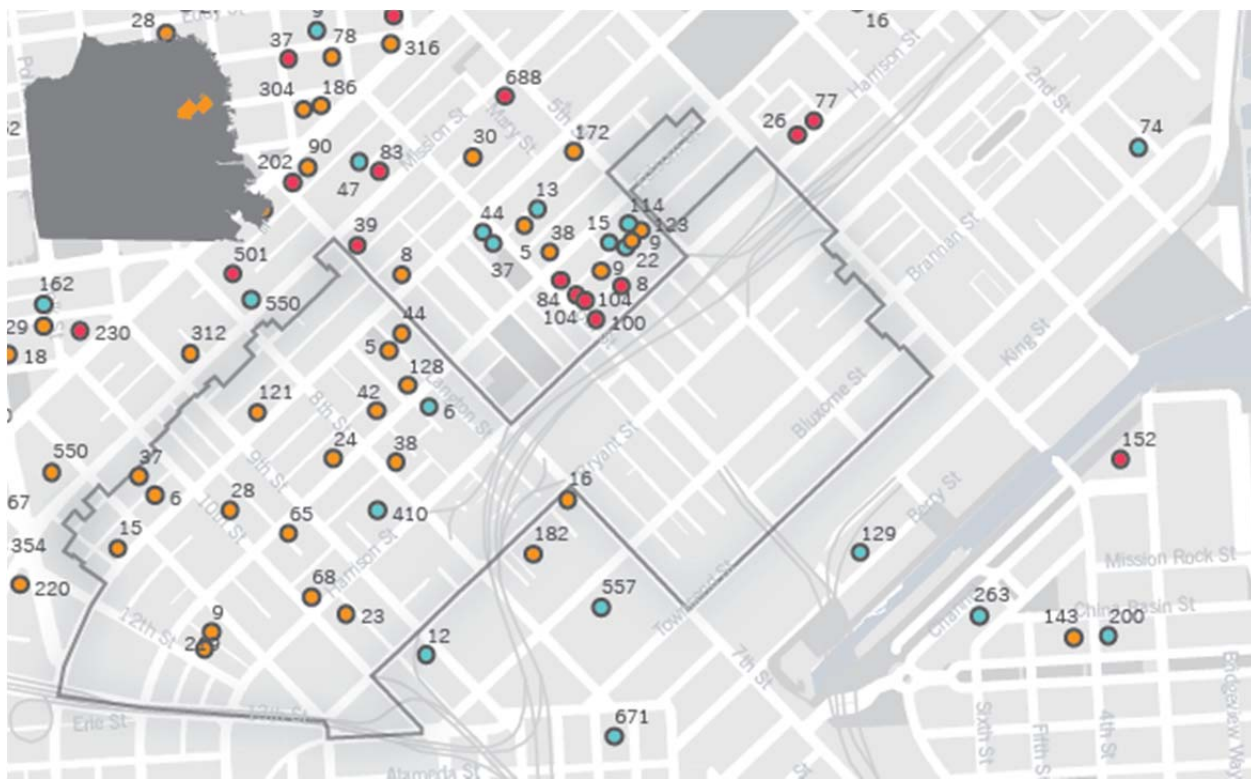
suggests that new projects are of a smaller scale than housing developments in the pipeline for San Francisco as a whole.

Map 5 shows the location of these proposed housing projects by development status. List BL-4 in Appendix E provides a detailed list of these housing pipeline projects.

**Table 3.2.1 Housing Development Pipeline, Western SoMa, and San Francisco, Q4 2015**

Development Status	Western SoMa		San Francisco	
	No. of Units	No. of Projects	No. of Units	No. of Projects
<b>Construction</b>	<b>416</b>	<b>3</b>	<b>8,691</b>	<b>232</b>
<b>Planning Entitled</b>	<b>7</b>	<b>9</b>	<b>26,063</b>	<b>350</b>
Planning Approved	4	4	23,101	80
Building Permit Filed	1	1	513	31
Building Permit Approved/ Issued/ Reinstated	2	4	2,449	239
<b>Under Review</b>	<b>890</b>	<b>36</b>	<b>27,760</b>	<b>712</b>
Planning Filed	734	20	17,852	198
Building Permit Filed	156	16	9,908	514
<b>Total</b>	<b>1,313</b>	<b>48</b>	<b>62,514</b>	<b>1,294</b>

**Map 5 Housing Development Pipeline by Development Status, Western SoMa, Q4 2015**



- Entitled
- Under Construction
- Under Review



### 3.3 Affordable Housing in Western SoMa

San Francisco and the Western SoMa Plan Area have a number of policies in place to facilitate the development of affordable housing. This section describes some of these policies and shows the extent to which affordable housing was built in the Plan Area over the past five years.

#### 3.3.1 Affordable Housing Efforts: Citywide, Eastern Neighborhoods, and Western SoMa

The City of San Francisco has a number of programs to provide housing opportunities to families whose incomes prevent them from accessing market-rate housing. The San Francisco Housing Authority (SFHA) maintains dozens of properties throughout the City aimed at extremely low (30% of AMI), very low (50% of AMI) and low (80% of AMI) income households. Households living in SFHA-managed properties pay no more than 30% of their income on rent, and the average household earns roughly \$15,000. Four of these properties are located within the Eastern Neighborhoods boundaries: two in the Mission and two in Potrero Hill.

The City has also launched a partnership between the SFHA, the Mayor's Office of Housing and Community Development (MOHCD), community organizations, real estate developers, and philanthropies to redevelop some of the more dilapidated public housing sites into vibrant mixed-income communities with a central goal of keeping existing residents in their neighborhoods. One of the Hope SF projects, Potrero Terrace/Annex is located in the Eastern Neighborhoods (Showplace Square/Potrero Hill). MOHCD also maintains a number of funding programs to provide capital financing for affordable housing developments targeting households earning between 30 and 60% of AMI, low-income seniors, and other special needs groups. In most cases, MOHCD funding is leveraged to access outside sources of funding, such as Federal Low Income Housing Tax Credits, allocated by the State.

One of the most powerful tools to promote affordable housing development in San Francisco is the inclusionary housing program specified in Section 415 of the Planning Code. This program requires that developments of 10 or more units of market rate housing must include restrict 12% of the units to families earning below 55% of AMI (for rental units) or 90% of AMI (for ownership units). Developers can opt to build the units "off-site" (in a different building), within a 1-mile radius from the original development, as long as units are sold to households earning less than 70% of AMI. In this case, the requirement is increased to 20% of the total number of units in the two projects. The income and rent limits for housing units managed by the Mayor's Office of Housing are included in [Appendix 8.5](#).

The Mayor, Board of Supervisors, Planning Department, and Mayor's Office of Housing have recently passed or introduced legislation to further expand the supply of affordable housing throughout the City. The City currently has legislation to encourage the development of accessory dwelling units (ADUs) within existing residential buildings in Supervisor Districts 3 and 8. These ordinances remove obstacles to the development of ADUs, including density limits and parking requirements, in order to incentivize a housing type that has been identified as a valuable option for middle-class households that do not require a lot of space.<sup>6</sup> A proposal to expand a similar policy to the rest of the City is currently under discussion.

Another policy that has the potential to add thousands of units of affordable housing to the city's stock is the Affordable Housing Bonus Program, which is currently under review by the City. The program would allow developers in certain areas to build an additional two stories above what is allowed by their height limit district,

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<sup>6</sup> Wegmann, Jake, and Karen Chapple. "Hidden density in single-family neighborhoods: backyard cottages as an equitable smart growth strategy." *Journal of Urbanism: International Research on Placemaking and Urban Sustainability* 7.3 (2014): 307-329.

in exchange for providing additional affordable housing, with a special focus on middle-income families that currently cannot access housing through the market. By-and-large, the Bonus Program does not apply to parcels in the Eastern Neighborhoods.

In addition to the Citywide programs described above, the Eastern Neighborhoods Area Plans also placed a high priority on the production and protection of affordable housing, and created policies to expand access to housing opportunities to low and moderate-income families. Project sponsors in the certain parts of the Eastern Neighborhoods Plan Areas may also apply for the alternative of dedicating land for affordable housing. However, this does not apply to the Western SoMa Plan Area. Most units sold under the Inclusionary Program sell for 90% of Area Median Income (AMI) and most rental units rent for 55% of AMI. Developers also have the option of paying a fee in lieu of developing the units themselves, which the City can use to finance the development of 100% affordable projects. Funds collected through these “in-lieu fees” are managed by the Mayor’s Office of Housing and Community Development and can be spent anywhere in the City. The Plans also require bedroom mixes in its mixed use districts to encourage 2- and 3-bedroom units that are suitable to families, including the units sold or leased at below-market rates. Lastly, in order to reduce the costs and incentivize housing production, the Plans removed density controls and parking requirements in many of its zoning districts, particularly those well-served by public transit and pedestrian and bike infrastructure.

### 3.4 New Affordable Housing Production , 2011-2015

As discussed in this report’s introduction, expanding access to affordable housing opportunities was a high priority for the communities in the Eastern Neighborhoods during the planning process, and it has only gained more urgency in recent years. Western SoMa, along with the other Eastern Neighborhood Plan Areas has been a symbol of the pressures of exploding housing costs on neighborhood stability and character.

As **Table 3.4.1** shows, only eight affordable units were built during the 2011-15 five-year monitoring period. Two of these units are considered to be only “naturally affordable.” Typically, these are smaller units and are sometimes referred to as “granny units” and are affordable to households with moderate incomes (80-120% AMI), however, these units are not income-restricted. The eight units built between 2011 and 2015 make up eight percent of the 76 net new units built in Western SoMa (shown in **Table 3.1.1**), lower than the inclusionary housing minimum of 12%. The percentage is lower than the minimum because one project (shown on **Table 3.4.3**) chose to pay a fee to the City equivalent to 20% of the total number of units rather than building the units on-site. This fee raised \$917,881 for the City’s housing development program managed by MOHCD. New affordable units are estimated to cost roughly \$550,000 in construction costs (not including land), towards which MOHCD contributes about \$250,000, requiring the developer to raise the rest from Federal, State, and other sources. Therefore, it is estimated that the “in-lieu fees” collected in Western SoMa in this period, if successfully leveraged into additional external funding and used to build projects on publicly controlled land, could yield an additional three to four units.<sup>7</sup> Moreover, projects with fewer than 10 units are exempt from the inclusionary housing requirement, which may skew the percentage below the minimum. Out of the 24 affordable units, 20 were paid for by public subsidies and were made affordable to moderate households (80-120% AMI) located at 121 9<sup>th</sup> Street and 4 inclusionary units were made affordable to moderate households as a part of the 26 dwelling units constructed at 870 Harrison Street, as shown on **Appendix E, Table BL-5**.

The inclusionary housing production in Western SoMa accounts for about one percent of the citywide production (853 units, as shown in **Table 3.4.2** between 2011 and 2015). Because no publicly subsidized

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<sup>7</sup> The development costs of affordable housing units are rough estimates based on recent projects that have received assistance from MOHCD.

EASTERN NEIGHBORHOODS MONITORING REPORTS 2011-15 - DRAFT

developments were completed in this period, Western SoMa only built 0.22% of the city's affordable units (2,735) during the period.

**Table 3.4.1 Affordable Housing Production, Western SoMa, 2011-2015**

Calendar Year	Public Subsidy	Inclusionary	Secondary Units	Total
2011		2		2
2012			1	1
2013		-		-
2014			1	1
2015		4		4
<b>TOTAL</b>	<b>-</b>	<b>6</b>	<b>2</b>	<b>8</b>

\* Secondary Units are not income restricted

**Table 3.4.2 Affordable Housing Production, San Francisco, 2011-2015**

Calendar Year	Public Subsidy	Inclusionary	Secondary Units	Total
2011	141	4	60	205
2012	377	98	38	513
2013	464	216	30	710
2014	449	249	57	755
2015	213	286	53	552
<b>TOTAL</b>	<b>1,644</b>	<b>853</b>	<b>238</b>	<b>2,735</b>

\* Secondary Units are not income restricted

**Table 3.4.3 Housing Developments Opting for Affordable Housing "In-lieu" Fee, Western SoMa, 2011-2015**

ADDRESS	YEAR	TOTAL FEE AMOUNT
248 09TH ST	2014	\$917,881

**Map 6 New Affordable Housing, Western SoMa, 2011-2015**

### 3.5 Housing Stock Preservation

A key component in promoting neighborhood affordability and stability is to preserve the existing stock of housing. New housing development in San Francisco is costly and preserving homes can prevent displacement of existing residents and workers in Western SoMa. The *Western SoMa Plan* supports the preservation of the area's existing housing stock and prohibits residential demolition unless this project ensures sufficient replacement of housing units. Restrictions on demolitions also help to preserve affordable, rent-controlled housing and historic resources.

A neighborhood's housing stock can also change without physical changes to the building structure. Conversions of rental housing to condominiums can turn housing that is rent controlled and potentially accessible to moderate income households to housing that can be occupied by a narrower set of residents, namely, those with access to down payment funds and enough earning power to purchase a home. Lastly, rental units can be "lost" to evictions of various types, from owners moving in to units formerly occupied by tenants to the use of the Ellis Act provisions in which landlords can claim to be going out of the rental business in order to force residents to vacate their homes.

One important priority of the Plan's housing stock preservation efforts is to maintain the existing stock of single room occupancy (SRO) hotels, which typically serve as a relatively affordable option for low income households. **Appendix ##** includes a list of SRO properties and number of residential units. There are four SRO hotels in Western SoMa, which provide a total of 107 units.

The following subsections document the trends in these various types of changes to the housing stock in the Western SoMa Plan Area and San Francisco between 2011 and 2015 and comparing the most recent five years with the preceding 5-year period.

### 3.5.1 Units Lost to Alteration or Demolition

In this most recent reporting period, 14 units were lost in the Western SoMa (**Table 3.5.1**) or about 1% of units lost citywide. All of the units lost in Western SoMa were lost due to an alteration and none due to demolitions. Thirteen were lost to units merging into larger units and one was a correction to official records. **Table 3.5.2** shows San Francisco figures for comparison. Illegal units removed also result in loss of housing; corrections to official records, on the other hand, are adjustments to the housing count.

**Table 3.5.1 Units Lost, Western South of Market, 2011-2015**

Calendar Year	Units Lost Through Alterations by Type of Loss					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
2011	-	-	-	-	-	-	-
2012	-	-	-	-	-	-	-
2013	-	13	1	-	14	-	14
2014	-	-	-	-	-	-	-
2015	-	-	-	-	-	-	-
<b>TOTAL</b>	-	<b>13</b>	<b>1</b>	-	<b>14</b>	-	<b>14</b>

**Table 3.5.2 Units Lost, San Francisco, 2011-2015**

Calendar Year	Units Lost Through Alterations by Type of Loss					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
2011	39	22	1	3	65	84	149
2012	2	23	1	1	27	127	154
2013	70	38	2	-	110	427	537
2014	24	20	1	-	45	95	140
2015	100	12	1	3	116	25	141
<b>TOTAL</b>	<b>235</b>	<b>115</b>	<b>6</b>	<b>7</b>	<b>363</b>	<b>758</b>	<b>1,121</b>

### 3.5.2 Condominium Conversions

Condo conversions increase San Francisco’s homeownership rate, estimated to be at about 37% in 2014. However, condo conversions also mean a reduction in the city’s rental stock. Compared to the rest of the city’s share of renters (67%), the Western SoMa area has a comparable share of renters. In 2014, an estimated 74% of households in the Western SoMa were renters. Almost 7% of San Francisco’s rental units are in Western SoMa as of 2014, about the same figure as in 2010.<sup>8</sup>

**Table 3.5.3** shows that in the last five years, 28 units in eight buildings in the Western SoMa were converted to condominiums. In all, approximately 1% of all rental units in the Western SoMa were converted to condominiums between 2011 and 2015. This represents one percent of all condo conversions citywide.

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<sup>8</sup> The following 2010 census tracts were used to approximate the Western SoMa Plan Area boundaries: 178.02 and 180.00. According to the 2006-2010 American Community Survey, there are roughly 2,550 renter-occupied units in the Western SoMa.



**Table 3.5.3 Condo Conversion, Western SoMa, 2011-2015**

Year	Western SoMa		San Francisco		Western SoMa as % of Citywide Total	
	No of Bldgs	No of Units	No of Bldgs	No of Units	No of Bldgs	No of Units
2011	-	-	200	472	0%	0%
2012	5	17	201	488	2%	3%
2013	-	-	147	369	0%	0%
2014	1	2	239	727	0%	0%
2015	2	9	149	500	1%	2%
<b>Totals</b>	<b>8</b>	<b>28</b>	<b>936</b>	<b>2,556</b>	<b>1%</b>	<b>1%</b>

### 3.5.3 Evictions

Evictions by owners that choose to move in to their occupied rental units or use the Ellis Act provisions to withdraw their units from the rental market also cause changes to the housing stock. These evictions effectively remove units from the rental housing stock and are, in most cases, precursors to condo conversions.

**Table 3.5.4** shows that owner move-ins led to evictions in four units. Similarly, Ellis Act withdrawals led to 12 evictions during the most recent reporting period. Owner move-in evictions in Western SoMa accounted for 0.3% of the citywide total while the Plan Area accounted for about two percent of Ellis Act evictions in San Francisco between 2011 and 2015. During these five years, an estimated 2.3% of rental units in Western SoMa experienced owner move-in and Ellis Act evictions. Other types of evictions, also tabulated in **Table 3.5.4**, include evictions due to breach of rental contracts or non-payment of rent; this could also include evictions to perform capital improvements or substantial rehabilitation.

**Table 3.5.4 Evictions, Western South of Market, 2011-2015**

Year	Western SoMa			San Francisco			Western SoMa as % of Citywide Total		
	Owner Move In	Ellis Act Withdrawal	Other	Owner Move In	Ellis Act Withdrawal	Other	Owner Move In	Ellis Act Withdrawal	Other
2011	0	0	16	123	54	1102	0%	0%	1%
2012	1	0	5	172	99	1343	1%	0%	0%
2013	0	9	20	275	229	1368	0%	4%	1%
2014	2	3	26	315	101	1550	1%	3%	2%
2015	1	0	23	425	142	1518	0%	0%	2%
<b>Totals</b>	<b>4</b>	<b>12</b>	<b>90</b>	<b>1,310</b>	<b>625</b>	<b>6,881</b>	<b>0.3%</b>	<b>2%</b>	<b>1%</b>

### 3.6 Jobs Housing Linkage Fee Program (JHLP)

Prompted by the *Downtown Plan* in 1985, the City determined that large office development, by increasing employment, attracts new residents and therefore increases demand for housing. In response, the Office Affordable Housing Production Program (OAHPP) was established in 1985 to require large office developments to contribute to a fund to increase the amount of affordable housing. In 2001, the OAHPP was re-named the Jobs-Housing Linkage Program (JHLP) and revised to require all commercial projects with a net addition of 25,000 gross square feet or more to contribute to the fund. Between fiscal year 2011/12 and 2015/16, commercial developments in the Western SoMa Plan Area generated roughly \$1.3 million to be used for affordable housing development by the city, as shown in **Table 3.6.1**. Based on the MOHCD estimate of

\$550,000 (not including the cost of land) required to build one affordable housing unit, the fees collected in the 2014-2015 fiscal year could potentially create about two to three affordable units.

**Table 3.6.1 Jobs Housing Linkage Fees Collected, Western SoMa, FY 2011/12-2015/16**

Fiscal Year	Revenue
2011-12	\$ -
2012-13	\$ -
2013-14	\$ -
2014-15	\$ 1,343,710
2015-16	\$ -
<b>Total</b>	<b>\$ 1,343,710</b>

\*Department of Building Inspection as of 6/1/16

#### 4 Accessibility and Transportation

The Western SoMa Plan Area is characterized by a multitude of mobility options and its resident’s access to employment and other destinations through a variety of transport modes. Since the construction of the Central Freeway in the 1950s, the transportation system has been heavily oriented toward auto-related facilities and activities, however, the Western SoMa Plan has policies to move away from that trend and is doing so. A little over a third of commuters in Western SoMa travel to work by car, similar to the rest of San Francisco (36% to 44%, respectively). As **Table 4.1.1** shows, another widely used commute mode in Western SoMa is public transit, which is used by another 36% of residents (compared to 33% citywide), and other alternative commute modes also play an important role, including biking at seven percent walking at 11%, and working at home at 10%. In order to maintain this characteristic and move towards lower dependency on private automobiles, the Western SoMa Area Plan’s objectives related to transportation all favor continued investments to tie land use intensities and local travel patterns together. While Western SoMa has streets connecting the city to major on and off ramps to the Central Freeway, hosting regional traffic, most of the residents and workforce takes public transit or walks to and from where they need to go.

**Table 4.1.1 Commute Mode Split, Western South of Market and San Francisco, 2011-2015**

Transport Mode	Western SoMa		San Francisco		Western SoMa as % of San Francisco
	No of Commuters	%	No of Commuters	%	
Car	999	36%	199,470	44%	1%
Drove Alone	689	25%	165,151	36%	0%
Carpooled	310	11%	34,319	8%	1%
Transit	1,004	36%	150,222	33%	1%
Bike	189	7%	17,356	4%	1%
Walk	303	11%	46,810	10%	1%
Other	9	0%	10,579	2%	0%
Worked at Home	289	10%	32,233	7%	1%
<b>Total</b>	<b>2,793</b>	<b>100%</b>	<b>456,670</b>	<b>100%</b>	<b>1%</b>

## 4.1 Transportation Improvements – EN Trips

The Eastern Neighborhoods Transportation Implementation Planning Study (EN TRIPS) Report assessed the overall transportation needs for the Eastern Neighborhoods and proposed a set of discreet projects that could best address these needs in the most efficient and cost beneficial manner. EN Trips identified three major projects for prioritization:

- (1) Complete streets treatment for a Howard Street / Folsom Street couplet running between 5nd and 11th Street
- (2) Complete streets and transit prioritization improvements for a 7th Street and 8th Street couplet running between Market and Harrison Street in East Soma
- (3) Complete streets and transit prioritization improvements for 16th Street (22-Fillmore) running between Church Street and 7th Street.

Other broader improvements were also discussed including street grid and connectivity improvements through the northeast Mission and Showplace Square, bicycle route improvements throughout particularly along 17th Street, and mid-block signalizations and crossings in South of Market.

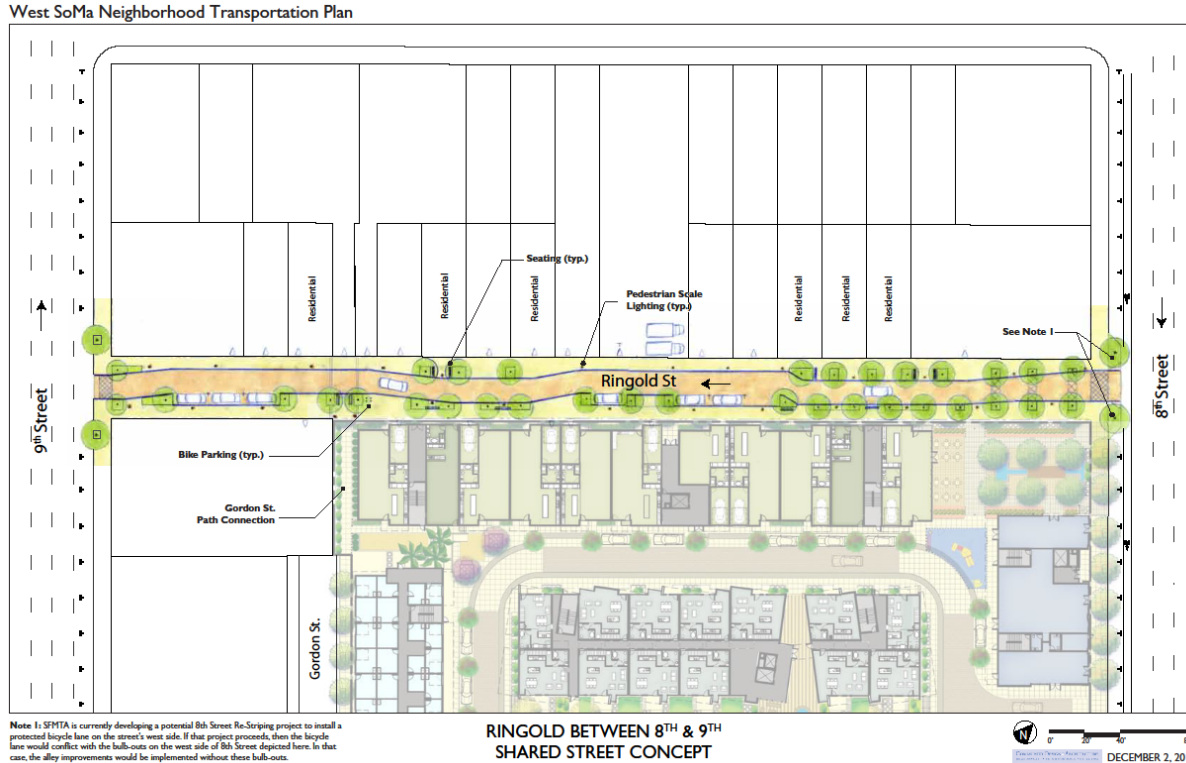
## 4.2 Pedestrian and Bicycle Improvements

Western SoMa is faced with difficult challenges that require the need address the travel needs of its residents and businesses, while maintaining and improving the area as a desirable place to live. With the Central Freeway cutting through the area and the heavy auto-oriented traffic behavior in the surrounding streets, the *Western SoMa Plan* calls for the preservation and improvements to the existing alleys that provide an escape from the long and wide street network, and neighborhood-serving streets. The alleys serve as a safer and more direct route to destinations and improve area walkability and bike-ability. The Plan proposes improvements in the vicinity of and along Folsom Street. The Plan calls for low cost, demand management measures that reduce automobile independence and promotes transit, bicycling and walking. In general, the Plan calls for improved connectivity and safety for pedestrians and bicyclists; and seamless pass through of automobiles and goods through the area to and from the freeway.

In March 2012, the Western SoMa Neighborhood Transportation Plan was completed and adopted. In support of the implementation of the Western SoMa Community Plan, the San Francisco County Transportation Authority (SFCTA) conducted a Western SoMa Neighborhood Transportation Plan (NTP) process. The NTP sought to move selected improvement ideas from the Community Plan to implementation-ready status by providing cost estimates, conceptual designs, and other relevant project development work. Using a technical assessment and input from the community, the Study developed conceptual designs for improvements to three of Western SoMa's alleys for traffic calming and streetscape improvements, including mid-block crossings of the numbered streets, including Minna and Natoma between 7th and 9th Streets, and Ringold between 8th and 9th Streets (shown below).







In January 2011, San Francisco’s *Better Streets Plan*, adopted by the Board of Supervisors in December 2010, went into effect. The plan contains design guidelines for pedestrian and streetscape improvements and describes streetscape requirements for new development. Major themes and ideas include distinctive, unified streetscape design, space for public life, enhanced pedestrian safety, universal design and accessibility, and creative use of parking lanes. The *Better Streets Plan* only describes a vision for ideal streets and seeks to balance the needs of all street users and street types. Detailed implementation strategies will be developed in the future.

In 2014, San Francisco adopted Vision Zero, a commitment to eliminating traffic-related fatalities by 2024. The City has identified capital project to improve street safety, which will build on existing pedestrian, bicycle, and transit-rider safety programs. The first round will include 245 projects, including several in the Western SoMa area, shown on **Table 4.2.1**. One major project is the Folsom Street/Howard Street Streetscape Project. The goal is to provide a more pedestrian-friendly and multimodal street. Bicycle and pedestrian safety improvements such as cycle tracks, or other bicycle facility, widened sidewalks, additional crossings, bus and corner bulbouts and new streetscape landscaping will be constructed along the two streets between 2<sup>nd</sup> and 13<sup>th</sup> Streets. This project is also a “Priority Project” for Eastern Neighborhood implementation

**Table 4.2.1. Vision Zero Projects in Western SoMa Plan Area**

Project Name	Start Date (EST)	Completion Date (EST)	Current Phase	Total Budget (EST)
Bicycle and pedestrian intersection spot improvements (11th St./13th St./Bryant St.)	Winter 2014/15	Fall 2015	DESIGN	\$ 150,000
8th/Natoma New Signal	Spring 2014	Fall 2015	CONST	\$ 365,000
Howard Streetscape Project	Summer 2014	Spring 2019	DESIGN	\$ 2,135,000
Bessie Carmichael Elementary School	Winter 2014/15	Fall 2017	DESIGN	\$ 792,000
Howard Street Pilot	Winter 2014/15	Winter 2015/16	DESIGN	\$ 300,000
7th Street Streetscape	TBD	TBD	CONST	\$ 1,411,000
8th Street Streetscape	TBD	TBD	CONST	\$ 1,436,000

## 5 Community Improvements

The Eastern Neighborhoods Plan included Public Benefits a framework for delivering infrastructure and other public benefits. The public benefits framework was described in the Eastern Neighborhoods “Implementation Document”, which was provided to the public, the Planning Commission, and the Board of Supervisors at the time of the original Eastern Neighborhoods approvals. This Implementation Document described infrastructure and other public benefits needed to keep up with development, established key funding mechanisms for the infrastructure, and provided a broader strategy for funding and maintaining newly needed infrastructure. Below is a description of how the public benefit policies were originally derived and expected to be updated.

### 5.1 Need, Nexus and Feasibility

To determine how much additional infrastructure and services would be required to serve new development, the Planning Department conducted a needs assessment that looked at recreation and open space facilities and maintenance, schools, community facilities including child care, neighborhood serving businesses, and affordable housing.

A significant part of the Eastern Neighborhoods Plans was the establishment of the Eastern Neighborhoods Community Impact Fee and Fund. Nexus Studies were conducted as part of the original Eastern Neighborhoods effort, and then again as part of a Citywide Nexus and Levels-of-Service study described below. Both studies translated need created by development into an infrastructure cost per square foot of new development. This cost per square foot determines the maximum development impact fee that can be legally charged. After establishing the absolute maximum fee that can be charged legally, the City then tests what maximum fee can be charged without making development infeasible. In most instances, fees are ultimately established at lower than the legally justified amount determined by the nexus. Because fees are usually set lower than what could be legally justified, it is understood that impact fees cannot address all needs created by new development.

Need for transportation was studied separately under EN Trips and then later under the Transportation Sustainability Program. Each infrastructure or service need was analyzed by studying the General Plan, departmental databases, and facility plans, and with consultation of City agencies charged with providing the infrastructure or need.

As part of a required periodic update, in 2015, the Planning Department published a Citywide Needs Assessment that created levels-of-service metrics for new parks and open space, rehabilitated parks and open space, child care, bicycle facilities, and pedestrian facilities (“San Francisco Infrastructure Level of Service Analysis”).

Separate from the Citywide Nexus published in 2015, MTA and the Planning Department also produced a Needs Assessment and Nexus Study to analyze the need for additional transit services, along with complete streets. This effort was to provide justification for instituting a new Transportation Sustainability Fee (TSF) to replace the existing Transit Development Impact Fee (TDIF). In the analysis, the derived need for transit from new development is described providing the same amount transit service (measured by transit service hours) relative to amount of demand (measured by number of auto plus transit trips).

Between the original Needs Assessment, and the Level-of-Service Analysis, and the TSF Study the City has established the below metrics that establishes what is needed to maintain acceptable infrastructure and services in the Eastern Neighborhoods and throughout the City:

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Improvement	Need Factor	Need - Unit	No of People	Need Factor per person	Reference
<b>Community Facility</b>					
Police (Equipment)	0.77	squad cars	1,000	0.00077	Original EN Needs Assessment
Public Health Centers	0.06	centers	1,000	0.00006	Original EN Needs Assessment
<b>Recreation and Open Space</b>					
	0.04	centers	1,000	0.00004	Original EN Nexus Study
Multi-Use Fields	2.25	fields	10,000	0.00023	Original EN Nexus Study
Tennis Courts	2	courts	10,000	0.0002	Original EN Nexus Study
Outdoor basket ball court	2	courts	10,000	0.0002	Original EN Nexus Study
Walkway and bikeway trails	0.17	miles of Blue Greenway			Original EN Nexus Study
Open Space - new parks citywide	55	acres	147,201	0.00037	Citywide Nexus Study (2015)
Open Space - rehabilitation	511	acres	147,201	0.00347	Citywide Nexus Study (2015)
<b>Childcare</b>					
Childcare - for Toddlers Attributable to Residential Growth	393.12	spaces	51,866	0.00758	Citywide Nexus Study (2015)
Residential	1,551.00	spaces	51,866	0.0299	Citywide Nexus Study (2015)
<b>Complete Streets / Transportation</b>					
Transportation - Sidewalks	88	sf of sidewalk	1	88	Citywide Nexus Study (2015)
Transportation - Bike - Premium Bike Network	13	miles	1,211,217	0.00001	Citywide Nexus Study (2015)
Transportation - Bike - Intersection Improvements	13	intersections	1,211,217	0.00001	Citywide Nexus Study (2015)
Transportation - Bike - Bike Parking Spaces	5,333.00	spaces	1,211,217	0.0044	Citywide Nexus Study (2015)
Transportation - Bike - Bike Sharing	667	bike share stations	1,211,217	0.00055	Citywide Nexus Study (2015)

### 5.2 Recreation, Parks and Open Space

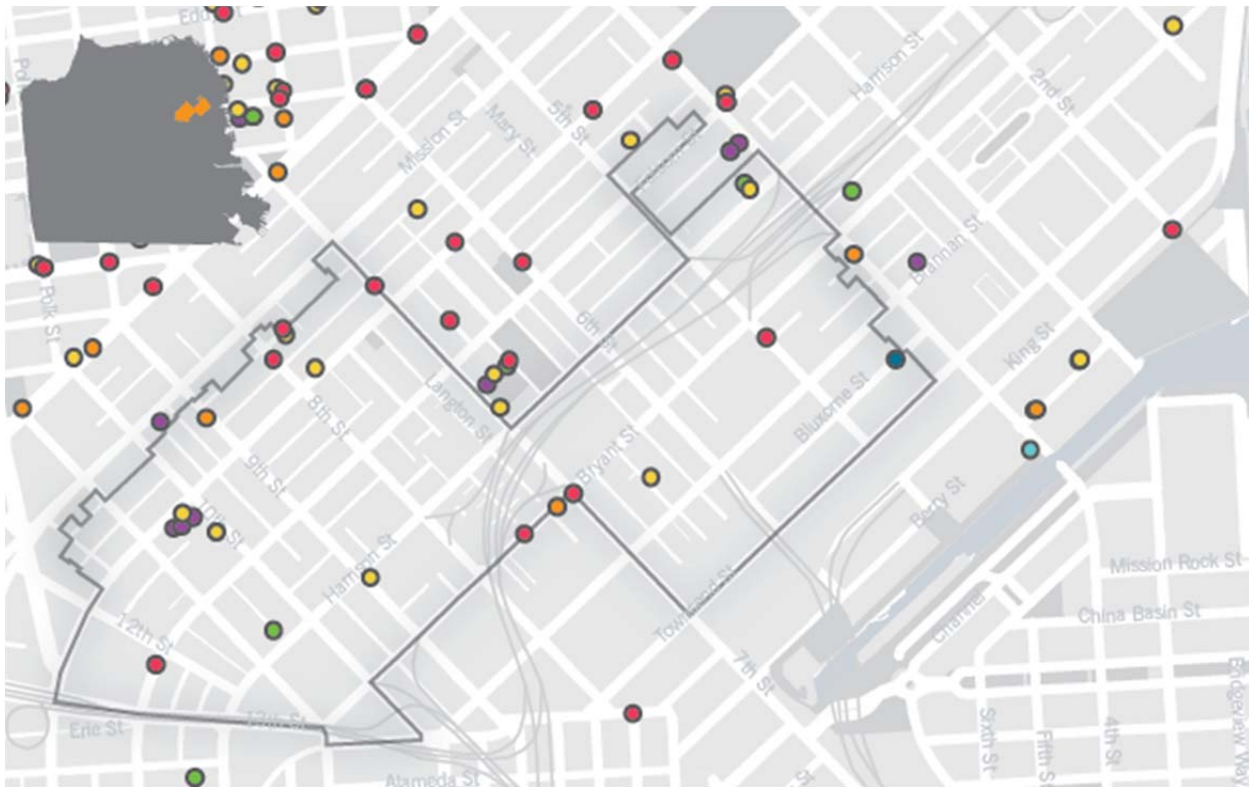
A new public plaza in Western SoMa to be called Eagle Plaza is proposed to be constructed within the 12th Street right-of-way between Bernice Street and Harrison Street. As an in-kind improvement for the development project at 1532 Harrison Street, a proposed mixed-use building, this plaza will be constructed within the same time frame as the project. The plaza will feature a single-surface shared public way treatment for the sidewalk and roadway portions of the right-of-way with a single lane of travel reconfigured for in a curvilinear pattern to slow traffic and define to distinct zones for the plaza. The open space will feature custom made planters, seating, and a green knoll, among other features. The construction is expected to begin in 2016 with completion expected in 2018.

### 5.3 Community Facilities and Services

As a significant amount of new housing development is expected in Western SoMa, new residents will increase the need to add new community facilities and to maintain and expand existing ones. Community facilities can include any type of service needed to meet the day-to-day needs of residents. These facilities include libraries, parks and open space, schools and child care. Community based organizations also provide many services to area residents including health, human services, and cultural centers. Section 6, below, discusses the process of implementation of the community benefits program, including the collection and management of the impact fees program.

**Map 7** shows existing community facilities in Western SoMa. Community based organizations currently provide a wide range of services at over 50 sites throughout Western SoMa, ranging from [examples].

**Map 7 Community Facilities in Western SoMa**



- Hospitals
- Libraries
- Community Based Organizations
- Child Care Facilities
- Schools
- Fire Stations
- Churches

### 5.3 Historic Preservation

[context]

### 5.4 Neighborhood Serving Establishments

Neighborhood serving businesses represent a diversity of activities beyond typical land use categories such as retail. This section defines neighborhood serving as those activities of an everyday nature associated with a high “purchase” frequency (see **Appendix G** for a list of business categories used). Grocery stores, auto shops and gasoline stations, banks and schools that frequently host other activities, among many other uses, can be considered “neighborhood serving.” By this definition, the Western SoMa is home to about 175 neighborhood serving businesses and establishments employing almost 3,000 people.

As shown in **Table 5.4.1**, the top 10 neighborhood serving establishments in the Western SoMa include eating places (full- and limited-service restaurants), bars, schools, grocery stores, gasoline stations, automotive repair



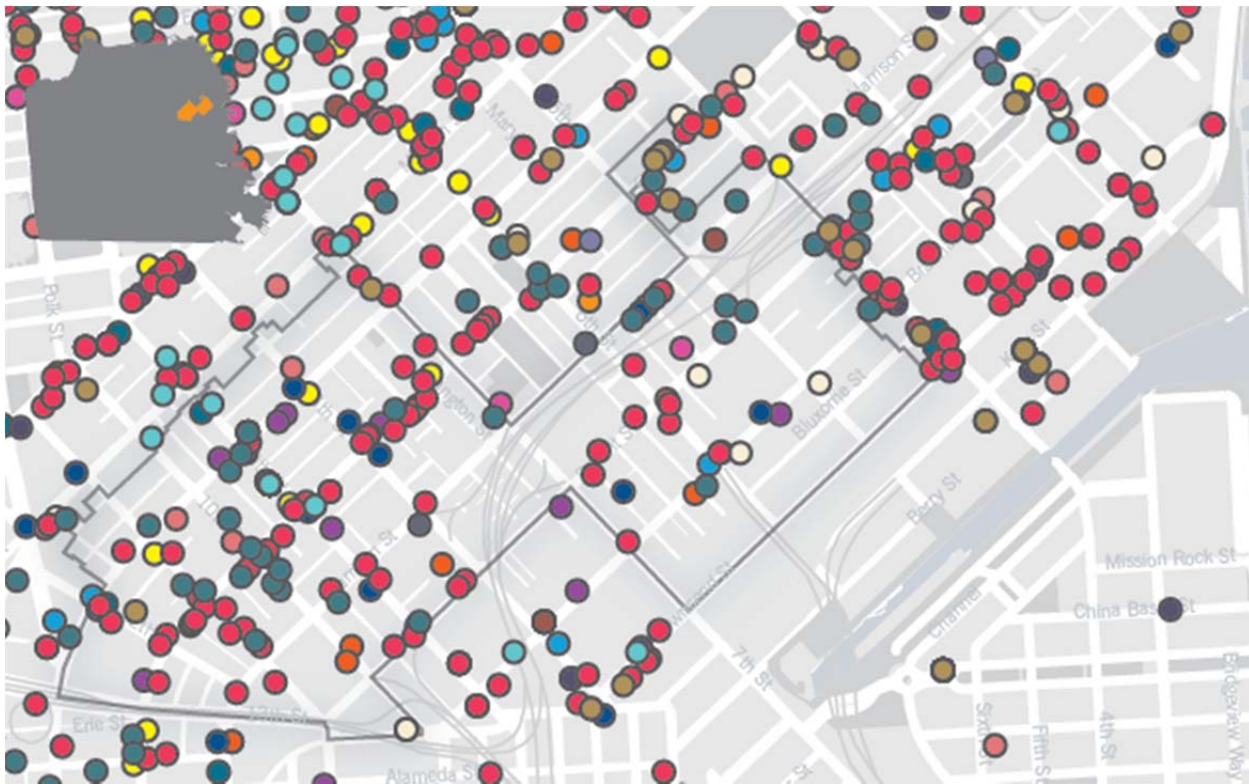
EASTERN NEIGHBORHOODS MONITORING REPORTS 2011-15 - DRAFT

shops, gyms and family clothing stores. These businesses are typically along Folsom, Harrison and Bryant Streets as shown on **Map 8**.

**Table 5.4.1 Neighborhood Serving Establishments, Western SoMa**

Type	Establishments	Employment
Full-Service Restaurants	32	633
Limited-Service Restaurants	19	469
Drinking Places (Alcoholic Beverages)	19	309
Elementary and Secondary Schools	1	224
Gasoline Stations with Convenience Stores	4	168
Supermarkets and Other Grocery (except Convenience) Stores	4	165
Snack and Nonalcoholic Beverage Bars	9	149
General Automotive Repair	22	126
Family Clothing Stores	4	108
Fitness and Recreational Sports Centers	4	104
Child Day Care Services	3	84
Sporting Goods Stores	6	74
Electronics Stores	7	65
Beer, Wine, and Liquor Stores	3	62
Other Clothing Stores	2	50
Florists	5	31
Civic and Social Organizations	3	27
Cosmetics, Beauty Supplies, and Perfume Stores	1	26
Other Personal and Household Goods Repair and Maintenance	2	16
Used Merchandise Stores	4	13
Food (Health) Supplement Stores	1	10
Nail Salons	2	9
Shoe Stores	2	8
Automotive Transmission Repair	1	8
Automotive Exhaust System Repair	1	6
Beauty Salons	3	6
Car Washes	1	5
Pet Care (except Veterinary) Services	1	5
Commercial Banking	1	3
Sewing, Needlework, and Piece Goods Stores	2	3
Retail Bakeries	1	2
Convenience Stores	1	2
Other Automotive Mechanical and Electrical Repair and Maintenance	1	2
Discount Department Stores	1	1
Coin-Operated Laundries and Drycleaners	1	1
Drycleaning and Laundry Services (except Coin-Operated)	1	1
<b>TOTAL</b>	<b>175</b>	<b>2,975</b>

Map 8 Neighborhood Serving Businesses in Western SoMa



- 311 - Food Manufacturing
- 443 - Electronics and Appliance
- 445 - Food and Beverage
- 446 - Health and Personal Care
- 447 - Gas Stations
- 448 - Clothing and Accessories
- 451 - Sporting goods, Hobby, Musical Instrument and Books
- 452 - General Merchandise
- 453 - Miscellaneous
- 519 - Other Information
- 522 - Credit Intermediation
- 532 - Rental and Leasing Services
- 611 - Educational Services
- 624 - Social Assistance
- 713 - Amusement, Gambling and Recreation
- 722 - Food Services and Drinking Places
- 811 - Repair and Maintenance
- 812 - Personal and Laundry Services
- 813 - Religious and Civic Organizations

## 6 IMPLEMENTATION OF PROPOSED PROGRAMMING

Along with establishing fees, and providing a programmatic framework of projects, the EN approvals included amendments to the City’s Administrative Code establishing a process to choose infrastructure projects for implementation on an ongoing basis.

### 6.1 Eastern Neighborhoods Citizens Advisory Committee

The Eastern Neighborhoods Citizens Advisory Committee (EN CAC) is the central community advisory body charged with providing input to City agencies and decision makers with regard to all activities related to implementation of the Eastern Neighborhoods Area Plans. It was established for the purposes of providing input on the prioritization of Public Benefits, updating the Public Benefits program, relaying information to community members in each of the four neighborhoods regarding the status of development proposals in the Eastern Neighborhoods, and providing input to plan area monitoring efforts as appropriate. The EN CAC is composed of 15 voting members – nine appointed by the Board of Supervisors, and six appointed by the Mayor. In addition, there are four non-voting members representing Western SoMa, two appointed by the Board of Supervisors, and two by the Mayor. These non-voting members will attain voting status upon the adoption and integration of the Western SoMa Impact Fees into the Eastern Neighborhoods Public Benefits Fund. The CAC also plays a key role in reviewing and advising on the Five-Year Monitoring Reports.

The EN CAC has held monthly public meetings since October, 2009, before the adoption of the Western SoMa Community Plan. For more information on the EN CAC, go to <http://encac.sfplanning.org>.

### 6.2 Eastern Neighborhoods Community Facilities and Infrastructure Fee & Fund

The Eastern Neighborhoods Community Facilities and Infrastructure Fee includes three tiers of fees that are based on the amount of additional development enabled by the 2009 Eastern Neighborhoods rezoning, later including the Western SoMa rezoning. In general, Tier 1 fees are charged in areas where new zoning provided less than 10 feet of additional height. Tier 2 fees are for those areas that included between 10 and 20 feet of additional height, and Tier 3 fees are for areas that included for 20 feet or more of additional height. Fees are adjusted every year based on inflation of construction costs.

Below is a chart of the original fees (2009) and the fees as they exist today.

**Table 6.2.1 Eastern Neighborhoods Infrastructure Impact Fees per Square Foot, 2009 and 2016**

	Original Fee		2016 Fee	
	Residential	Non-Residential	Residential	Non-Residential
Tier 1	\$8.00	\$6.00	\$10.19	\$7.65
Tier 2	\$12.00	\$10.00	\$15.29	\$12.74
Tier 3	\$16.00	\$14.00	\$20.39	\$17.84

The fees established above are proportionally divided into five funding categories as determined by the needs assessment, nexus studies, and feasibility studies, including housing, transportation/transit, complete streets, recreation and open space, and child care. The first \$10,000,000 collected are targeted to affordable housing preservation and rehabilitation. To date, the City has collected nearly \$48.4 million in impact fees, as shown on **Table 6.2.2**.



**Table 6.2.2 Eastern Neighborhoods Infrastructure Impact Fees Collected to Date**

Category	Collected
HOUSING	\$4,742,000
TRANSPORTATION / TRANSIT	\$16,936,000
COMPLETE STREETS	\$6,733,000
RECREATION AND OPEN SPACE	\$17,518,000
CHILDCARE	\$2,416,000
<b>Total</b>	<b>\$48,345,000</b>

Note: Amount collected includes in-kind improvements.

Over the 2016-2020 period, the City is projected to collect a little over \$145 million from the Eastern Neighborhoods impact fee program, as shown on **Table 6.2.3**.

**Table 6.2.3 Eastern Neighborhoods Infrastructure Impact Fees Projected, 2016-2020**

Category	Collected
HOUSING	\$26,411,000
TRANSPORTATION / TRANSIT	\$30,302,000
COMPLETE STREETS	\$38,542,000
RECREATION AND OPEN SPACE	\$43,912,000
CHILDCARE	\$5,931,000
<b>Total</b>	<b>\$145,098,000</b>

As shown in **Table 6.2.4**, approximately \$6.94 million were collected from 15 projects in the Western SoMa Plan Area between 2011 and 2015. Overall, roughly \$48.4 million has been collected in all of the Eastern Neighborhoods.

**Table 6.2.4 Eastern Neighborhoods Infrastructure Impact Fees Collected, 2011-2015**

Area	Revenue	Projects
<b>Western SoMa</b>	<b>\$6,940,000</b>	<b>11</b>
East SoMa	\$14,635,000	39
Mission	\$5,357,000	43
Central Waterfront	\$10,034,000	19
Showplace/Potrero	\$11,384,000	26
<b>TOTAL</b>	<b>\$48,350,000</b>	<b>138</b>

### 6.3 IPIC Process

The Infrastructure Plan Implementation Committee was established in Administrative Code section **XX**; the IPIC's purpose is to bring together City agencies to collectively implement the community improvement plans for specific areas of the City including the Eastern Neighborhood Plan Areas. The IPIC is instrumental in creating a yearly expenditure plan for impact fee revenue and in creating a bi-annual "mini" Capital Plan for the Eastern Neighborhoods. The annual Expenditure Plan is specific to projects that are funded by impact fees. The bi-annual Eastern Neighborhoods Capital Plan also includes infrastructure projects that are funded by other sources, and projects where funding has not been identified.

## 6.4 Eastern Neighborhood MOU

In 2009, the Planning Department entered into a Memorandum of Understanding with SF Public Works, SFMTA, Rec and Park, and MOHCD to assure commitment to implementing the EN Plans. A key component of the agreement was the establishment of a list of priority projects:

- Folsom Street
- 16th Street
- Townsend Street
- Pedestrian Crossing at Manalo Draves Park
- 17th and Folsom Street Park
- Showplace Square Open Space

## 6.5 First Source Hiring Program

The First Source Hiring Program was first adopted in 1998 and modified in 2006. The intent of First Source is to connect low-income San Francisco residents with entry-level jobs that are generated by the City's investment in contracts or public works; or by business activity that requires approval by the City's Planning Department or permits by the Department of Building Inspection. CityBuild works in partnership with Planning Department and DBI to coordinate execution of First Source Affidavits and MOUs.

CityBuild is a program of the Office of Economic and Workforce Development and is the First Source Hiring Administrator. In accordance to Chapter 83: First Source Hiring Program, developers must submit a First Source Affidavit to the Planning Department prior to planning approval. In order to receive construction permit from DBI, developers must enter into a First Source Hiring MOU with CityBuild. Developers and contractors agree to work in good faith to employ 50% of its entry-level new hiring opportunities through the CityBuild First Source Hiring process.

Projects that qualify under First Source include:

- any activity that requires discretionary action by the City Planning Commission related to a commercial activity over 25,000 square feet including conditional use authorization;
- any building permit applications for a residential project over 10 units;
- City issued public construction contracts in excess of \$350,000;
- City contracts for goods and services in excess of \$50,000;
- leases of City property;
- grants and loans issued by City departments in excess of \$50,000.

Since 2011 CityBuild has managed 442 placements in 72 First Source private projects in the three zip codes encompassing the Eastern Neighborhoods Plan Areas (94107, 94110, 94103), not including projects in Mission Bay, approved under the former Redevelopment Agency. They have also placed 771 residents from the three-zip code area in projects throughout the city.

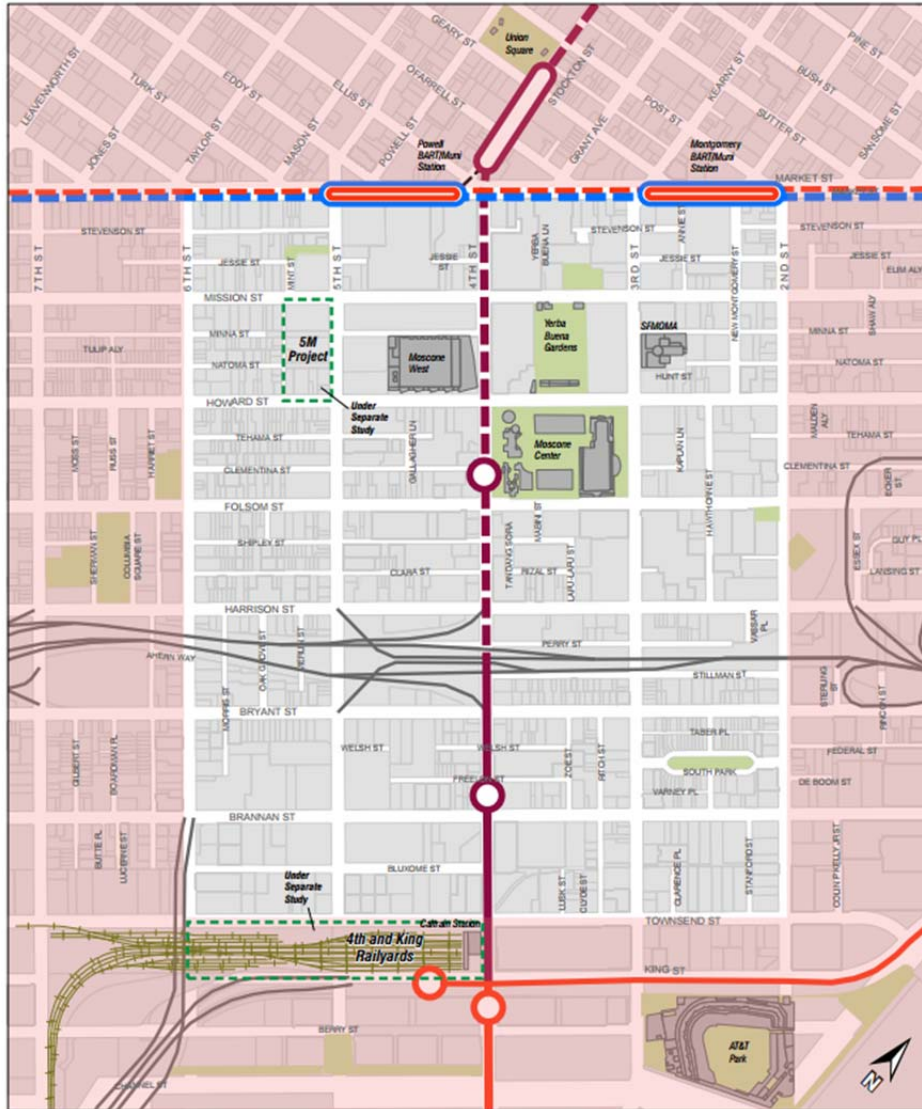
In 2011, the City also implemented a first of its kind, the Local Hire Policy for Construction on publicly funded construction projects. This policy sets forth a mandatory hiring requirement of local residents per trade for construction work hours. This policy superseded the First Source Hiring Program on public construction contracts. Since 2011, a cumulative 37% of the overall 6.2 million work hours have been worked by local residents and 58% of 840,000 apprentice work hours performed by local residents.

## 7 Ongoing Efforts

At the time of the Western SoMa Plan's adoption, consensus had not been reached on how to prepare the neighborhood for the arrival of the Central Subway, a 1.7 mile transit investment connecting the Caltrain station to Chinatown. The Western SoMa Plan did not include rezoning of the industrial-protection Service Light Industrial (SLI) district in the area, and explicitly deferred land use change in the SLI to a subsequent, more focused, planning process that takes into account a comprehensive study of the City's growth needs, as well as the transportation opportunity represented by the Central Subway. The Central SOMA Plan continues many of the goals of the Western SoMa Plan, and proposes changes to land use and development controls in that area of overlap.

The Central Subway is expected to move 76,000 daily riders through the corridor by 2030, with a peak hourly capacity of almost 5,000 riders in each direction. Stations will include new underground facilities in Chinatown, at Union Square/Market Street, and at Moscone Center/Folsom Street, with a new above-ground station at Brannan Street. In addition to the subway, other transportation improvements are planned to address SoMa circulation needs including the Downtown Rail Extension which will extend Caltrain underground through the study area to the Transbay Transit Center, MUNI improvements such as transit-only lanes along Mission Street, and anticipated improvements to the Bicycle Network such as new cycle lanes along 2nd and 5th Streets.

EASTERN NEIGHBORHOODS MONITORING REPORTS 2011-15 - DRAFT



CENTRAL CORRIDOR PLAN AREA



**GROWTH POTENTIAL  
UNDER THE CENTRAL CORRIDOR PLAN**

<i>Growth Potential<sup>1</sup></i>	<i>Residential Square Feet</i>	<i>Residential Units</i>	<i>Commercial Square Feet</i>	<i>Jobs</i>
<b>Potential Under Existing Zoning<sup>2</sup></b>	<b>9,872,355</b>	<b>8,225</b>	<b>3,827,445</b>	<b>19,140</b>
<b>Growth Potential Under Plan</b>	<b>4,185,900</b>	<b>3,490</b>	<b>5,563,700</b>	<b>27,820</b>
<b>TOTAL GROWTH</b>	<b>14,058,255 <i>SQ. FT.</i></b>	<b>11,715 <i>UNITS</i></b>	<b>9,391,145 <i>SQ. FT.</i></b>	<b>46,960 <i>JOBS</i></b>

1 Note that growth potential varies according to height alternative and land use mix assumptions; the above table represents an average of potential heights and use mixes. The Plan's environmental analysis will review the greatest number of both jobs and housing that is likely to occur under all height alternative and mix assumptions.

2 Note that a significant portion of the existing growth potential lies in the C-3 (downtown) districts in the northern part of the Plan area, including a substantial portion of overlap with the recently rezoned Transit Center District Plan area between 2nd and 3rd Streets.

# DRAFT Central Waterfront Area Plan Monitoring Report 2011-2015

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## 1 Introduction: Central Waterfront Plan Monitoring Report

San Francisco's Eastern Bayfront neighborhoods have historically been the home of the city's industrial economy and have accommodated diverse communities ranging from families who have lived in the area for generations to more recent immigrants from Latin America and Asia. The combination of a vibrant and innovative industrial economy with the rich cultural infusion of old and new residents is central to San Francisco's character. Among many of the components that contributed to the economic and cultural character of the eastern part of the San Francisco were the wide availability of lands suitable for industrial activities (whether or not they were zoned for such) and the affordability of these neighborhoods' housing stock, relative to other parts of the city. Industrial properties continue to be valuable assets to the city's economy as they provide space for innovative local businesses; large, flexible floorplans for a wide range of tenants; and living wage career opportunities to residents without advanced degrees.

Over the past few decades, and particularly during the series of "booms" in high technology industries since in the 1990s, the Eastern Bayfront neighborhoods have experienced waves of pressure on its industrial lands and affordable housing stock. Due to their proximity to downtown San Francisco and easy access (via US-101, I-280, and Caltrain) to Silicon Valley, industrially-zoned properties in the Eastern Bayshore, particularly in neighborhoods like South of Market (SoMa), Mission, Showplace Square, and Central Waterfront became highly desirable to office users who were able to outbid traditional production, distribution, and repair (PDR) businesses for those spaces. The predominant industrial zoning designations in these neighborhoods until the late 2000s— C-M, M-1, and M-2—allowed for a broad range of uses, which enabled owners to sell or lease properties to non-PDR businesses as well as developing them into "live-work" lofts that served primarily as a residential use.

Beginning in the late 1990s, the City, residents, community activists, and business owners recognized the need for a comprehensive, community-based planning process to resolve these conflicts and stabilize these neighborhoods into the future. The Eastern Neighborhoods community planning process was launched in 2001 to determine how much of San Francisco's remaining industrial lands should be preserved and how much could appropriately be transitioned to other uses.

The planning process also recognized the need to produce housing opportunities for residents across all income levels. In 2008, four new area plans for the Mission, East SoMa, Showplace Square/Potrero Hill, and Central Waterfront neighborhoods were adopted. Respecting the Western SoMa community's request for more time to complete their planning process, the area plan for that neighborhood was undertaken in parallel and completed in 2013. The resulting area plans contained holistic visions for affordable housing, transportation, parks and open space, urban design, and community facilities.

The Eastern Neighborhoods Plans represent the City's and community's pursuit of two key policy goals:

- 1) Ensuring a stable future for PDR businesses in the city by preserving lands suitable to these activities and minimizing conflicts with other land uses; and
- 2) Providing a significant amount of new housing affordable to low, moderate and middle income families and individuals, along with "complete neighborhoods" that provide appropriate amenities for the existing and new residents.

Map 1 shows the *Central Waterfront Plan* area as generally bounded by Mariposa Street on the north, San Francisco Bay on the east, Islais Creek on the south, and Highway I-280 on the west.



## Map 1 Central Waterfront Plan Area



The challenges that motivated the Eastern Neighborhoods community planning process were sharply evident in the Central Waterfront when the plans were adopted and continue to be relevant today.

Specifically, the *Central Waterfront Plan* calls for the following:

- maintaining Central Waterfront's established character as mixed use, working neighborhood with strong ties to the city's industrial economy;
- strategically increasing housing in the Central Waterfront;
- establishing a land use pattern that supports and encourages transit use, walking, and biking;
- connecting the neighborhood with its neighbors and the water's edge, and improving the public realm so that it better supports new development and the residential and working population of the neighborhood.

## 1.1 Summary of Ordinance and Monitoring Requirements

The ordinances that enacted the Eastern Neighborhoods Area Plans (including Western SoMa), adopted by the Board of Supervisors, include a requirement that the Planning Department produce five-year reports monitoring residential and commercial developments in those neighborhoods, as well as impact fees generated and public and private investments in community benefits and infrastructure. The first set of monitoring reports for Mission, East SoMa, Showplace Square/Potrero Hill, and Central Waterfront were published in 2011, covering the period from January 1, 2006 through December 31, 2010.

The *Central Waterfront Area Plan Monitoring Report 2011-2015* is part of the set of Eastern Neighborhoods monitoring reports covering the period from January 1, 2011 to December 31, 2015. Because Western SoMa was adopted in 2013, no monitoring reports have been produced for that Area Plan. However, due to its geographic proximity and overlapping policy goals with the other Eastern Neighborhoods, Planning Department staff, in consultation with the CAC, has shifted the reporting timeline such that the Western SoMa Area Plan Monitoring Report 2011-2015 will be the first five-year report and set the calendar so that future monitoring reports are conducted alongside the other Eastern neighborhoods. Subsequent time series monitoring reports for the Central Waterfront area and other Eastern Neighborhoods (including Western SoMa) will be released in years ending in 1 and 6.

While the previous Monitoring Report covered only the small amount of development activities in the years immediately preceding and following the adoption of the *Central Waterfront Plan* in 2008, this report contains information and analysis about a period of strong market development and activity in the Central Waterfront. The time series report relies primarily on the *Housing Inventory*, the *Commerce and Industry Inventory*, and the *Pipeline Quarterly Report*, all of which are published by the Planning Department. Additional data sources include: the California Employment and Development Department (EDD), the U.S. Census Bureau's American Community Survey, the San Francisco Municipal Transportation Agency (SFMTA), Co-Star Realty information, Dun and Bradstreet business data, CBRE and NAI-BT Commercial real estate reports, and information gathered from the Department of Building Inspection, the offices of the Treasurer and Tax Collector, the Controller, and the Assessor-Recorder.

## 2 Commercial Activity and Job Creation

While the area is itself diverse, Central Waterfront has traditionally been characterized by industrial uses with residential enclaves interspersed between Mariposa and 23rd Street or what is roughly known as the Dogpatch neighborhood. Commercial land uses take up almost two thirds of the land area, with light industrial or production, distribution and repair (PDR) uses being the largest single category. Schools and cultural destinations comprise a marginal portion of the land use, as does retail and entertainment. (See Appendix B, Table BT-1 for land use distribution tables for Central Waterfront and San Francisco).

### INSERT APPROPRIATE PHOTO

The *Central Waterfront Plan* supports small and moderate size retail establishments in neighborhood commercial areas, while allowing larger retail in the new Urban Mixed Use districts only when part of a mixed-use development. The Plan also encourages life science development in the vicinity of Mission Bay and, in the core PDR area generally south of 23rd Street, contains controls that protect PDR businesses by prohibiting new residential development and limiting new office and retail.

## 2.1 Commercial Space Inventory

Table 2.1.1 below is an inventory of non-residential space in Central Waterfront as of 2015. Nearly 50% of commercial land use in the Central Waterfront is PDR and almost 30% office. The table also shows the importance of the Central Waterfront in the San Francisco's stock of industrial lands. Though the neighborhood only accounts for 1% of the City's overall commercial building space, its share of citywide PDR space is 3%. However, a significant amount of PDR space in the Central Waterfront has been converted to other uses in recent years, which will be discussed in the coming sections.

**Table 2.1.1 Commercial Building Space, Central Waterfront and San Francisco, 2015**

Non-Residential Land Use	Central Waterfront		Citywide		Central Waterfront
	Area	%	Area	%	
Cultural, Institution, Educational	114,370	5%	29,898,514	13%	0%
Medical	35,498	2%	17,468,039	7%	0%
Office	656,628	29%	107,978,954	45%	1%
PDR / Light Industrial	1,045,713	46%	36,265,832	15%	3%
Retail	425,343	19%	42,299,526	18%	1%
Visitor / Lodging	5,219	0%	4,053,422	2%	0%
<b>Total</b>	<b>2,282,771</b>	<b>100%</b>	<b>237,964,287</b>	<b>100%</b>	<b>1%</b>

Table 2.1.2 shows commercial and other non-residential development activity in the *Central Waterfront Plan* area between 2011 and 2015 while Table 2.1.3 shows corresponding figures for San Francisco. These tables count newly developed projects (on vacant properties or redevelopment of existing properties) as well as conversions from one use to another. Non-residential development in the Central Waterfront made up about 1% of citywide total commercial projects completed in the last five years. Between 2011 and 2015, 25,700 square feet of PDR land was converted to other uses, such as mixed-use residential. The table also shows a modest gain of retail space during the reporting period. Commercial projects recently completed in the Central Waterfront are part of mixed-residential developments. One illustrative project is the development at 2235 Third Street, which redeveloped two vacant buildings into a mixed-use building with 196 residential units (39 of them below market rate) and roughly 10,000 square feet of ground floor space for retail, storage and day care.

Map 2 shows the location of the larger-scale non-residential developments. (See List BL-1 in Appendix B for detailed information.)

**Table 2.1.2 Net Change in Commercial Space, Central Waterfront 2011-2015**

Year Completed	Cultural, Institutional, Educational	Medical	Office	PDR / Light Industrial	Retail	Visitor / Lodging	Total Commercial Sq Ft
2011							-
2012	-	-	-	-	5339	-	5,339
2013					-1000		(1,000)
2014	-	-	-	(25,700)	10109	-	(15,591)
2015	3,000	-	-	-	0	-	3,000
<b>Total</b>	<b>3,000</b>	<b>-</b>	<b>-</b>	<b>(25,700)</b>	<b>14,448</b>	<b>-</b>	<b>(8,252)</b>

**Table 2.1.3 Net Change in Commercial Space, San Francisco 2011-2015**

Year Completed	Cultural, Institutional, Educational	Medical	Office	PDR / Light Industrial	Retail	Visitor / Lodging	Total Commercial Sq Ft
2011	10,477	0	40,019	(18,075)	16,854	0	<b>49,275</b>
2012	(52,937)	0	24,373	(164,116)	32,445	0	<b>(160,235)</b>
2013	66,417	0	335,914	(236,473)	5,941	(69,856)	<b>101,943</b>
2014	446,803	1,815,700	603,997	(473,337)	60,125	63,286	<b>2,516,574</b>
2015	(21,456)	20,000	460,508	(183,775)	65,419	0	<b>340,696</b>
<b>Total</b>	<b>449,304</b>	<b>1,835,700</b>	<b>1,464,811</b>	<b>(1,075,776)</b>	<b>180,784</b>	<b>(6,570)</b>	<b>2,848,253</b>

**Map 2 Completed Projects Causing Net Change in Commercial Space, Central Waterfront 2011-2015**



## 2.2 Commercial Development Pipeline

It is important to interpret the pipeline numbers as two separate subcategories, shown in Table 2.2.1 as “Under Review” and “Entitled”. Under review projects are those that have filed application with the Planning and/or Building Departments and have to clear several hurdles, including environmental (CEQA) review, and may require conditional use permits or variances. Therefore, these projects should be considered more speculative. On the other hand, Entitled projects are those that have received Planning Department approvals and are considered much more certain, although many of them may take years to finally complete their construction.

The commercial development pipeline in the Central Waterfront shows a continuation of the trends that have taken place during the reporting period of 2011-15 (Table 2.2.1). The Central Waterfront continues to be the city’s center for PDR as more pipeline projects with intent to continue the PDR use in the neighborhood come through in recent years. Additionally, the area is also expecting some development of office and retail space.

One example of a project that is currently under review is the Pier 70 Waterfront Site, a 28-acre stretch of industrial land. The developer (Forest City) has entered into an agreement with the Port to develop the former shipbuilding and repair space into a mix of office, retail, residential, PDR and open space through a Master Plan. Under the current proposed Pier 70 Waterfront development, more than 1,100,000 square feet will be allocated to office use and 460,000 square feet for commercial use. Adjacent to Pier 70, the now non-operational Potrero Power Plant, is a 21-acre site ripe for mixed development in the coming years. Although both Pier 70 and the Potrero Power Plant will see major changes, which will ultimately affect the neighborhood character, separate planning processes are in place to ensure a balanced mix of uses. Another large-scale project under review will provide almost 14,000 square feet of enterprise workspace at 1228 25<sup>th</sup> Street. If all of these projects come to fruition, the Central Waterfront will see roughly more than 240,000 square feet of PDR transition to other uses.

The projects in the pipeline that have not yet been entitled show no net gain of non-residential uses in the Central Waterfront in the near future. If all of these developments are completed, the Planning Department expects a net gain of about more than 165,000 square feet of PDR space and concomitant gain of roughly 2,000,000 square feet in office space and 10,000 square feet in retail space. Entitled projects that propose to convert PDR to other uses are mostly smaller spaces that will be redeveloped as residential or mixed-use residential buildings. Outside of the Pier 70 Waterfront Site, the largest single entitled project proposes to construct almost 35,000 square foot PDR and retail at 1275 Minnesota Street.

Table 2.2.2 shows the commercial development pipeline for San Francisco for comparison. The development pipeline in the Central Waterfront represents less than 1 percent of the citywide pipeline. Map 3 shows the locations of the larger proposed commercial developments in the plan area. (See List BL-2 in Appendix B for detailed information.)

**Table 2.2.1 Commercial and Other Non-Residential Development Pipeline, Central Waterfront Q4 2015**

Development Status	Total Commercial Sq Ft	Cultural, Educational, Institutional	Medical	Office	PDR/Light Industrial	Retail	Visitor/ Lodging
<b>Under Construction</b>	<b>(72,386)</b>	-	-	-	<b>(76,927)</b>	<b>4,541</b>	-
<b>Planning Entitled</b>	<b>(67,384)</b>	-	-	<b>4,206</b>	<b>(73,032)</b>	<b>1,442</b>	-
Planning Approved	(33,042)	-	-	4,206	(41,032)	3,784	-
Building Permit Filed	(32,000)	-	-	-	(32,000)	-	-
Building Permit Approved/ Issued/ Reinstated	(2,342)	-	-	-	-	(2,342)	-
<b>Under Review</b>	<b>2,334,970</b>	-	-	<b>2,014,804</b>	<b>315,770</b>	<b>4,396</b>	-
Planning Filed	2,366,626	-	-	2,014,804	351,044	778	-
Building Permit Filed	(31,656)	-	-	-	(35,274)	3,618	-
<b>Total</b>	<b>2,195,200</b>	-	-	<b>2,019,010</b>	<b>165,811</b>	<b>10,379</b>	-

**Table 2.2.2 Commercial and Other Non-Residential Development Pipeline, San Francisco Q4 2015**

Development Status	Total Commercial Sq Ft	Cultural, Educational, Institutional	Medical	Office	PDR/Light Industrial	Retail	Visitor/ Lodging
<b>Planning Entitled</b>	<b>12,972,978</b>	<b>1,411,308</b>	<b>(38,206)</b>	<b>9,447,328</b>	<b>50,471</b>	<b>1,771,734</b>	<b>330,343</b>
Construction	4,939,101	1,098,708	(58,871)	3,876,705	(290,327)	502,449	(189,563)
Planning Approved	6,432,299	1,942	4,665	4,564,642	316,417	1,086,079	458,554
Building Permit Filed	(63,752)	4,343	-	(34,830)	(33,939)	674	-
Building Permit Approved/ Issued/ Reinstated	1,665,330	306,315	16,000	1,040,811	58,320	182,532	61,352
<b>Under Review</b>	<b>10,420,494</b>	<b>1,042,013</b>	<b>1,875</b>	<b>8,565,780</b>	<b>(710,730)</b>	<b>1,102,999</b>	<b>418,557</b>
Planning Filed	8,754,024	1,084,228	1,875	7,062,107	(665,345)	1,070,412	200,747
Building Permit Filed	1,666,470	(42,215)	-	1,503,673	(45,385)	32,587	217,810
<b>Total</b>	<b>23,393,472</b>	<b>2,453,321</b>	<b>(36,331)</b>	<b>18,013,108</b>	<b>(660,259)</b>	<b>2,874,733</b>	<b>748,900</b>



### Map 3 Commercial and Other Non-Residential Development Pipeline, Central Waterfront Q4 2015



Note: Only includes projects that added or removed 5,000 net square feet.

### 2.3 Changes in PDR Uses

As discussed above, the Central Waterfront (and the Eastern Neighborhoods more broadly), have experienced significant economic growth that have made many areas highly attractive to residential developments. This is especially true of the northern part of the Central Waterfront where the shift from PDR to a more mixed-residential character. These types of uses are generally able to afford higher land costs than industrial uses, and therefore can outbid PDR businesses for industrially-zoned land. Prior to the adoption of the Eastern Neighborhoods Area Plans, the primary industrial zoning designations – M-1, M-2, and C-M – permitted a broad range of uses, which led to the conversion of a significant amount of PDR space to other activities. Since the adoption of the Central Waterfront Area Plan, PDR space has continued to be converted to other uses in the neighborhood, as Tables 2.1.2 and 2.2.1 illustrate.

Over the five year period between 2011 and 2015, there have been a few projects that converted PDR uses to other uses. A PUD (planned unit development) at 1275 - 1301 Indiana Street which converted a 14,800 square feet warehouse in a M-2 zoning district into two buildings consisting of residential and retail use on the ground floor. The project was permitted to construct 71 units, 9 of which are affordable. Another project, 2121 Third Street, demolished a fueling and storage building from the early 1900s to construct 106 units, 18 of which (or 17%) are below market-rate, with ground floor active uses in Urban Mixed Use (UMU) zoning district. The project was also required to seek a Large Project Authorization under the Eastern Neighborhoods Controls. These projects have all been built in either the transitional UMU district or in districts like NCT and P, which were never intended as PDR protection areas. Another project converted about 2,400 square feet of PDR space to a brewery and full-service restaurant called Magnolia Brewing Company on the ground floor of the American Industrial Complex (at 2505 Third Street).

Lastly, another project, not shown on the list below, was a special case. The project is located at 1011 Tennessee St, which was developed from two lots— a vacant lot and a building that burned down in 2007. The parcels were formerly zoned M-2 and rezoned to UMU as part of the planning approval process. The result of the rezoning allowed the project to construct 3 units.

Project	Zoning	Net PDR	Net Retail	Net Units	Affordable Units	Percent Affordable
740 Illinois / 2121 Third St	UMU	-8,500		105	18	17%
1275 - 1301 Indiana St	PDR-1-G	-14,800	5,000	71	9	13%
2505 Third St	PDR-1-G	-2,400	2,400	NA	NA	NA

Note: Only developments with ten or more units are subject to the inclusionary housing requirements.

### 2.3.1 PDR Protection Policies and Enforcement

Illegal conversions from Production, Distribution and Repair (PDR) uses have more recently become an issue in the Eastern Neighborhood Plan areas that the City has sought to resolve. In 2015, the Planning Department has received about 70 complaints of violation for illegal conversions from PDR to Office use. Two of the cases in the Central Waterfront during this period were conversions from PDR to office on parcels zoned UMU. Owners were issued notices of enforcement in 2015. Owners were issued notices of violation and office tenants were compelled to vacate the properties, as shown in [Appendix XX. Appendix XX](#) shows the enforcement cases that were closed and that were actually found to be in violation of the code.

Illegal conversions from Production, Distribution and Repair (PDR) uses have more recently become an issue in the Eastern Neighborhood Plan areas that the City has sought to resolve. In 2015, the Planning Department has received about 44 alleged complaints of violation for illegal conversions from PDR to Office use in the city (Table 2.3.2). Table 2.3.2 shows the number of cases closed and found to be in violation, the cases closed and not found to be in violation, the cases under review and the cases still pending review. Forty-two of these cases were found in the Eastern Neighborhoods. Out of the 42 total alleged complaints, nine of the cases were not found to be in violation and six were found to be in violation. Two of the cases in the Central Waterfront during this period were conversions from PDR to office on parcels zoned UMU. Owners were issued notices of violation and office tenants were compelled to vacate the properties, as shown in Appendix XX. An additional six cases in the Mission were found to not be in violation.

Most of these complaints describe large warehouses converting into office uses. Generally, the complaints filed with the Planning Department are regarding the conversion of PDR uses to office space, not permitted within these zoning districts. However, some complaints that are filed are either not valid, meaning that the tenant is either a PDR complying business or the space was legally converted to office space, prior to the Eastern Neighborhoods rezoning. For these enforcement cases, there is no longer a path to legalization; additionally, many of these office conversions are not recent, and they did not take advantage of the Eastern Neighborhoods Legitimization Program. The program was an amnesty program that established a limited-time opportunity whereby existing uses that have operated without the benefit of required permits may seek those permits. However, this program expired 2013.

To resolve and better investigate these complaints, the Planning Department in collaboration with the Department of Building Inspection (DBI) have committed to figure out how to work together to prevent future illegal conversion. Over the course of 2015, Planning worked with DBI during project intakes to better understand where Planning could potentially find out about the violations. Planning worked with DBI’s IT division to create a flag in the Permit Tracking System (PTS) to alert project intake coordinators of potential illegal conversions. This is a pilot program that can be expanded at a later date to include other Zoning Districts if necessary. Planning and DBI continue to work together to monitor this process and plan to meet regularly to discuss additional steps to prevent future conversions.

In the case of complaints found not yet to be in violation yet, some complaints received are regarding real estate advertisements for spaces that are currently vacant. These situations allowed for Planning to work collaboratively with the Mayor’s Office of Economic Workforce and Development (OEWD). When complaints related to vacant spaces on the market in PDR zones are filed, Planning works with the property owner to inform them about PDR complying uses and then refer them to OEWD. OEWD currently has a list of PDR complying businesses that are looking to lease spaces within San Francisco. Additionally, a real estate brokers training was conducted in 2015. This voluntary training’s purpose was to help explain what PDR is and what resources Planning has available for them to utilize prior to leasing a property. The training also outlined the enforcement process, including potential need to file Letter of Determinations.

**Table 2.3.2 Enforcement Cases for Illegal PDR Conversions, Central Waterfront, 2015**

Case Type	Number of Cases		
	Western SoMa	Eastern Neighborhoods	Citywide
Closed - Violation	2	6	7
Closed - No Violation	0	9	9
Under Review	0	4	4
Pending Review	6	23	24
<b>TOTAL</b>	<b>8</b>	<b>42</b>	<b>44</b>

## 2.4 Employment

The *Central Waterfront Plan* area added employment across most land use types tracked by the Planning Department between 2011 and 2015, following a trend that has taken place in San Francisco and the Bay Area. The uptick in employment reflects a rebound in the regional economy following the “Great Recession” of the previous decade and robust growth in the “Knowledge Sector,” which consists of financial services, professional services, information technology, publishing, digital media, multimedia, life sciences (including biotechnology), and environmental products and technologies. Altogether, employment in the Central Waterfront grew by almost 1,000 jobs over the span of five years to almost 5,300 with a related increase from 350 to over 410 total establishments, according to the California Employment and Development Department (EDD). The subsections below discuss the job growth in the Central Waterfront by land use category.

### 2.4.1 Office Jobs

The Central Waterfront remained at roughly 18% for office jobs, as it is the third major employment sector. According to EDD, the plan area did not see major fluctuations in office jobs in those 5 years. The job count increased from 772 to 952. Additionally, the number of office establishments increased slightly from 106 to 122, indicating a shift towards “flex space” office format with the ability to accommodate a larger number of employees. This is likely true of “Knowledge Sector” office spaces. The Central Waterfront Area Plan supports the office component towards space above ground floor in buildings in the Central Waterfront’s UMU and PDR-1 districts, with office use restricted to supporting the PDR use above the ground floor.

### 2.4.2 Retail Jobs

The number of retail jobs in the Central Waterfront increased slightly by three percent between 2010 and 2015 to about 1,500 and more than 80 establishments. The retail sector represents about a little more than a quarter of the plan area’s non-residential use, but only accounts for about one percent of the city’s retail jobs and establishments. Many of these retail jobs are along the 22nd Street corridor in the Dogpatch neighborhood and some new retail on Third Street. As a growing residential neighborhood, many of these retail establishments serve food and drinks. A variety of specialty shops, from gourmet chocolates to artisanal cheese, are found in the neighborhood. Furthermore, some retail jobs happen in the same space as businesses take advantage of their factory location and include a retail component on the ground floor. Rickshaw Bagworks, a local manufacturing and retail company, is one such example.

### 2.4.3 PDR Jobs

PDR continues to play a critical role in the City’s economy, providing quality jobs to employees with a broad range of educational backgrounds, supporting local businesses up- and downstream (for example, many of the city’s top restaurants source products from local PDR businesses), and infusing the region with innovative products. Though the trends in loss of PDR space have been widely documented, the City and the Central Waterfront both added PDR jobs since 2010. The Central Waterfront’s role as an important location for PDR has continued to build on the “makers” movement with local design and manufacturing businesses leading the way.

The Central Waterfront experienced about 7% increase in PDR employment (to more than 2,500 jobs) between 2010 and 2015 and about 3.5% increase in number of firms (to more than 140). As with other occupations, these increases likely reflect a recovery from the recession as well as the emergence of “maker” businesses and production of customized and high-end consumer products. An often cited example in the Dogpatch is the American Industrial Center— the A.I.C. complex is home to over a couple hundred of small- and medium-sized businesses with manufacturing and retail hosted on-site. The Central Waterfront has roughly three percent of the PDR jobs establishments within the City.

#### **2.4.4 Employment and Commercial Space Trends**

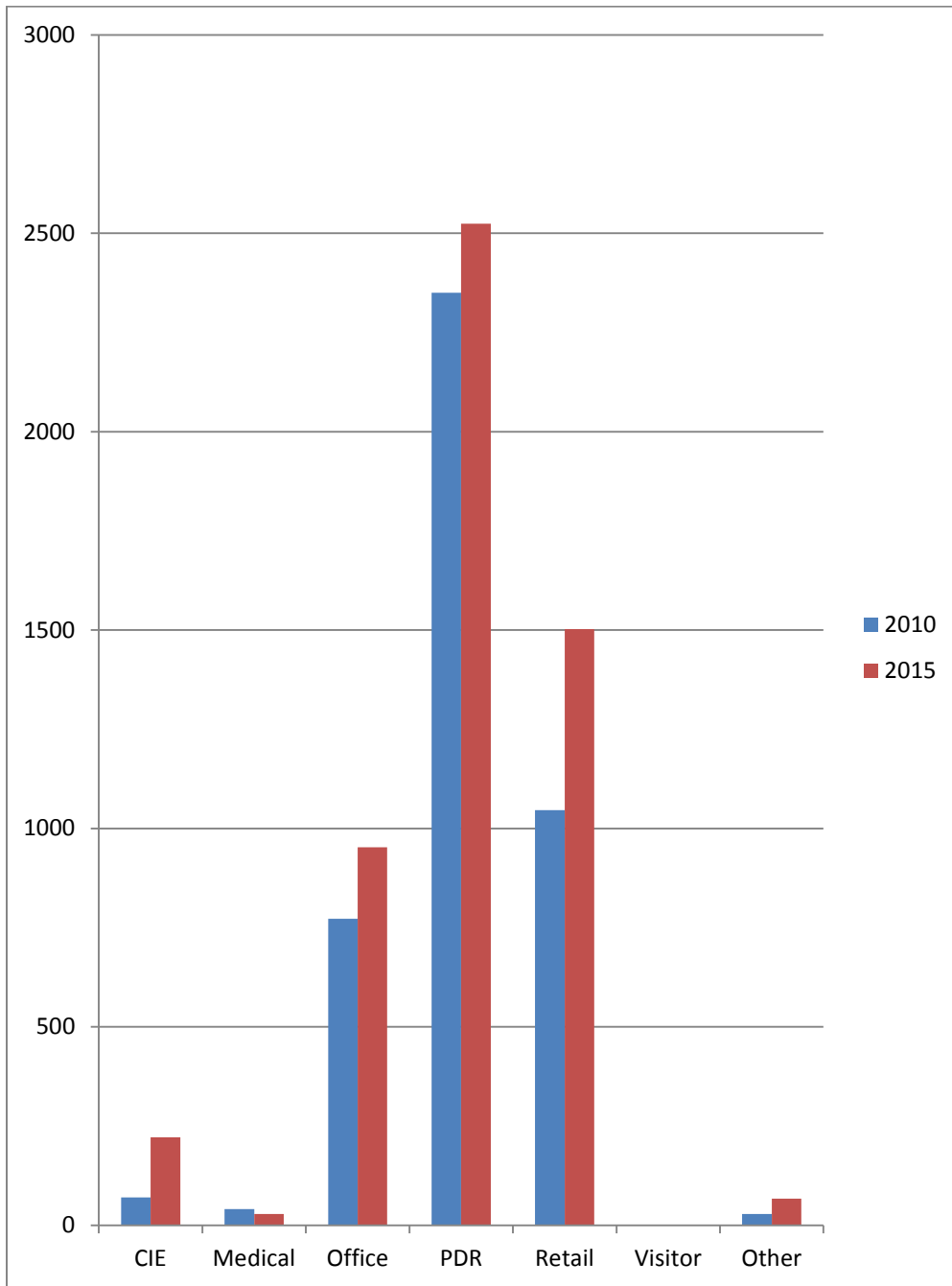
Over the past five years, the Central Waterfront has added a considerable number of jobs, almost 20% growth. In part, many of these new jobs are likely located in commercial space that was vacant at the end of the recession of the previous decade, leading to lower vacancy rates<sup>1</sup> Another trend that has been underway that may explain the gain in employment without a parallel increase in commercial space is an overall densification of employment (in other words, allowing more jobs to be accommodated within a given amount of space). Several important features such as large floor plates, clerestory structures, and loading docks provide a healthy dose of flexibility, which could make PDR space favorable for various industries. With the increasing cost of land in locations close to city centers and accessible by transportation infrastructure (as is the case with the Eastern Neighborhoods), real estate researchers have tracked an overall densification of employment across several sectors throughout the country.<sup>2</sup> This kind of densification can be caused by employees who work from home for some or all days of the week (and therefore may share office space with colleagues) or firms that accommodate more employees within a given amount of space.

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<sup>1</sup> Although data to show vacancy rates for the Mission Plan Area is not available, commercial real estate brokerage firms like Cushman & Wakefield show that vacancy rates for different types of land uses decreased substantially in San Francisco between 2011 and 2015 across different sectors. See Cushman & Wakefield San Francisco Office Snapshot Q4 2015 and Retail Snapshot Q4 2015.

<sup>2</sup> See 2013 US Workplace Survey by Gensler.

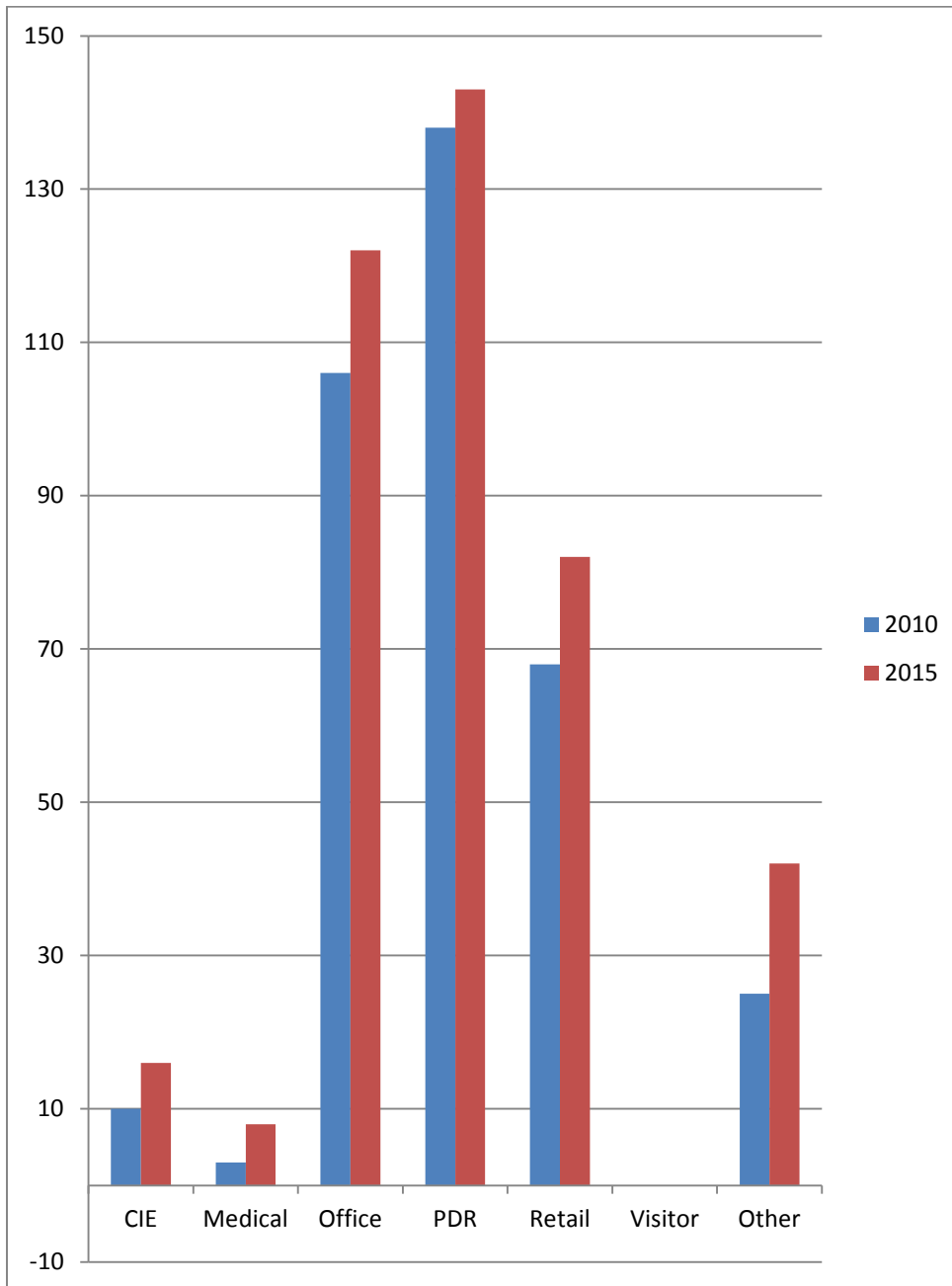
**Chart 2.3.1 Jobs by Land Use, Central Waterfront, Q3 2010 and 2015**



Source: California Employment Development Department

Note: Starting in 2013, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs citywide) from the Private Household category (classified as “Other”) to other classifications, most of which are captured in this report under “Medical”.

**Chart 2.3.2 Establishment by Land Use, Central Waterfront, Q3 2010 and 2015**



Source: California Employment Development Department

Note: Starting in 2013, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs citywide) from the Private Household category (classified as “Other”) to other classifications, most of which are captured in this report under “Medical”.Sales and Property Taxes

Discussion of sales and property tax data once we can process property tax data from Tax Collector and Assessor’s office



### 3 Housing

The provision of adequate housing to residents of all incomes has long been a challenge in San Francisco. Over the past five years, however, San Francisco has become poster child for the housing affordability crisis afflicting America's cities and coastal communities throughout California. As discussed in the previous section, the Bay Area, city, and Central Waterfront neighborhood have all seen robust employment growth since the "Great Recession" triggered by the financial crisis in 2007. During this period, the City has added housing units much more slowly than new employees. As a result, a growing and more affluent labor force has driven up the costs of housing, making it increasingly difficult for low and moderate income families to remain in San Francisco.

The *Central Waterfront Plan* calls for housing affordable to a wide range of incomes that enhance the mixed-use character of designated areas. The *Plan* also encourages housing compatible with the historic Dogpatch area, especially in scales and densities that reflect the area's fine-grained fabric. The *Plan* envisioned that as many as 2,000 additional housing units can be accommodated within the plan boundaries. Mindful of the area's industrial character, new housing will be permitted only in the UMU district, generally north of 23<sup>rd</sup> Street.

The *Plan* also recognizes the value of sound, existing housing stock and call for its preservation. Dwelling unit mergers are strongly discouraged and housing demolitions are allowed only on condition of adequate unit replacement.

#### 3.1 Housing Inventory and New Housing Production

The Planning Department's latest housing inventory, using US Census and permit data, shows that the South of Market planning district, which includes Central Waterfront, has roughly 26,000 housing units as of the end of 2015; this represents about 7% of the citywide total.<sup>3</sup> Table 3.1.1 shows that approximately 399 new units were built in the past five years in the Central Waterfront, compared with 200 units built between 2006 and 2010. Of the new units produced, 196 were conversions from non-residential uses and the rest were completed from new construction. The yearly average, at about 80 units, has almost doubled when compared with the average between 2009 and 2010, at an average of 40 units per year. Table 3.1.2 shows the citywide figures for comparison. Map 4 shows the location of recent housing construction. Additional details about these new development projects can be found in Appendix B, List BL-3.

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<sup>3</sup> 2015 San Francisco Housing Inventory.

**Table 3.1.1 New Housing Production, Central Waterfront, 2011-2015**

Calendar Year	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change in Number of Units
2011	3	-	-	3
2012	32	-	196	228
2013	16	-	-	16
2014	144	-	-	144
2015	8	-	-	8
<b>TOTAL</b>	<b>203</b>	<b>-</b>	<b>196</b>	<b>399</b>

**Table 3.1.2 New Housing Production, San Francisco, 2011-2015**

Calendar Year	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change in Number of Units
2011	348	84	5	269
2012	796	127	650	1,319
2013	2,330	429	59	1,960
2014	3,455	95	156	3,516
2015	2,472	25	507	2,954
<b>TOTAL</b>	<b>9,401</b>	<b>760</b>	<b>1,377</b>	<b>10,018</b>

**Map 4 New Housing Production Central Waterfront 2011-2015**



Note: Projects that added 5 or more net new units

### 3.2 Housing Development Pipeline

As discussed above in the Commercial Activity chapter, the pipeline should be analyzed along two different categories: projects that have submitted planning and building applications (under review) and projects that have received entitlements and are either awaiting or are under construction. The latter (particularly those under construction) are considered much more likely to add residential or commercial capacity to the city's building stock in the short-to-medium term, while under review projects may require clearance from environmental review, variances to planning code restrictions, and discretionary review. In general, the Planning Department estimates that projects that are currently under construction can take up to two years to be ready for occupancy, entitled projects can take between two and seven years, while projects under review can take as many as ten years, if they are indeed approved.

The pipeline for new housing development in the Central Waterfront as of the end of 2015 is 2,588 units, of which 1,870 are under review. Roughly 310 units are entitled, and a little over 400 units are currently under construction, as shown on Table 3.2.1. The pipeline for the Central Waterfront accounts for about 2% of the total number of projects in the City, though only 4.7% of the number of units, which suggests that some of the new projects pending approval, such as the Pier 70 project, are of larger scale than housing developments in the pipeline for San Francisco as a whole.

The current housing pipeline is much more robust than it was at the end of 2010, shown in the previous Monitoring Report. In that year, only three projects (with a total of 269 units) were under construction, two projects with 10 units were entitled, and four projects with 127 units were under review. As of the end of 2015, the number of entitled projects tripled for more than 30 times the number of units, reflecting a much stronger market and willingness by developers to build new housing.

Map 5 shows the location of these proposed housing projects by development status. List BL-4 in Appendix B provides a detailed list of these housing pipeline projects.

**Table 3.2.1 Housing Development Pipeline, Central Waterfront, and San Francisco, Q4 2015**

Development Status	Central Waterfront		San Francisco	
	No. of Units	No. of Projects	No. of Units	No. of Projects
<b>Construction</b>	<b>408</b>	<b>5</b>	<b>8,691</b>	<b>232</b>
<b>Planning Entitled</b>	<b>310</b>	<b>6</b>	<b>26,063</b>	<b>350</b>
Planning Approved	110	2	23,101	80
Building Permit Filed	69	1	513	31
Building Permit Approved/ Issued/ Reinstated	131	3	2,449	239
<b>Under Review</b>	<b>1,870</b>	<b>15</b>	<b>27,760</b>	<b>712</b>
Planning Filed	1,751	12	17,852	198
Building Permit Filed	119	3	9,908	514
<b>Total</b>	<b>2,588</b>	<b>26</b>	<b>62,514</b>	<b>1,294</b>

### Map 5 Housing Development Pipeline by Development Status, Central Waterfront, Q4 2015



Note: Only includes residential developments with 5 or more units.

### 3.3 Affordable Housing in the Central Waterfront

San Francisco and the *Central Waterfront Plan* have a number of policies in place to facilitate the development of affordable housing. This section describes some of these policies and shows the extent to which affordable housing was built in the Plan Area over the past five years.

The *Central Waterfront Plan* recognizes that housing affordability, together with a mix of housing types, fosters a diverse and vibrant community. The *Plan* relies on three mechanisms to provide affordable housing in the plan area:

- a) Providing a high percentage of affordable units, above and beyond the City's Inclusionary Program, in new mixed income projects;
- b) Allowing developers of market-rate housing to dedicate land for the development of 100 percent affordable housing available to very low and low-income households;
- c) Encouraging the provision of moderate affordable units on-site, as housing available to middle income households (those making below 150 percent of the median income).

#### 3.3.1 Affordable Housing Efforts: Citywide, Eastern Neighborhoods, and Central Waterfront

The City of San Francisco has a number of programs to provide housing opportunities to families whose incomes prevent them from accessing market-rate housing. The San Francisco Housing Authority (SFHA) maintains dozens of properties throughout the City aimed at extremely low (30% of AMI), very low (50% of AMI) and low (80% of AMI) income households. Households living in SFHA-managed properties pay no more than 30% of their income on rent, and the average household earns roughly \$15,000. Four of these properties are located within the Eastern Neighborhoods boundaries: two in the Mission and two in Potrero Hill.

The City has also launched HOPE SF, a partnership between the SFHA, the Mayor's Office of Housing and Community Development (MOHCD), community organizations, real estate developers, and philanthropies to redevelop some of the more dilapidated public housing sites into vibrant mixed-income communities with a central goal of keeping existing residents in their neighborhoods. One of the Hope SF projects, Potrero Terrace/Annex is located in the Eastern Neighborhoods (Showplace Square/Potrero Hill). MOHCD also maintains a number of funding programs to provide capital financing for affordable housing developments targeting households earning between 30 and 60% of AMI, low-income seniors, and other special needs groups. In most cases, MOHCD funding is leveraged to access outside sources of funding, such as Federal Low Income Housing Tax Credits, allocated by the State.

One of the most powerful tools to promote affordable housing development in San Francisco is the inclusionary housing program specified in Section 415 of the Planning Code. This program requires that developments of 10 or more units of market rate housing must restrict 12% of the units to families earning below 55% of AMI (for rental units) or 90% of AMI (for ownership units). Developers can opt to build the units "off-site" (in a different building), within a 1-mile radius from the original development, as long as units are sold to households earning less than 70% of AMI. In this case, the requirement is increased to 20% of the total number of units in the two projects. The income and rent limits for housing units managed by the Mayor's Office of Housing are included in [Appendix 8.5](#).

The Mayor, Board of Supervisors, Planning Department, and Mayor's Office of Housing have recently passed or introduced legislation to further expand the supply of affordable housing throughout the City. The City currently has legislation to encourage the development of accessory dwelling units (ADUs) within existing residential buildings in Supervisor Districts 3 and 8. These ordinances remove obstacles to the development of ADUs, including density limits and parking requirements, in order to incentivize a housing type that has been identified as a valuable option for middle-class households that do not require a lot of space.<sup>4</sup> A proposal to expand a similar policy to the rest of the City is currently under discussion.

Another policy that has the potential to add thousands of units of affordable housing to the city's stock is the Affordable Housing Bonus Program, which is currently under review by the City. The program would allow developers in certain areas to build an additional two stories above what is allowed by their height limit district, in exchange for providing additional affordable housing, with a special focus on middle-income households. By-and-large, the Bonus Program does not apply to parcels in the Eastern Neighborhoods.

In addition to the Citywide programs described above, the Eastern Neighborhoods Area Plans also placed a high priority on the production and protection of affordable housing, and created policies to expand access to housing opportunities to low and moderate-income families. For example, market-rate housing developments in the Urban Mixed Use (UMU) district are required to restrict between 14.4 and 17.6% of their units to families at or below 55% of AMI for rental and 90% of AMI for ownership, depending on the amount of "upzoning" given to the property by the Plans. If these units are provided off-site, the requirement ranges from 23 to 27%. In the UMU and Mission NCT district, developers also have the option of dedicating land to the City that can be developed as 100% affordable projects.

Developers also have the option of paying a fee in lieu of developing the units themselves, which the City can use to finance the development of 100% affordable projects. Funds collected through these "in-lieu fees" are managed by the Mayor's Office of Housing and Community Development and can be spent anywhere in the City. However, 75% of fees collected in the Mission NCT and East SoMa MUR districts are required to be spent within those districts themselves. The Plans also require bedroom mixes in its mixed use districts to encourage 2- and 3-bedroom units that are suitable to families, including the units sold or leased at below-market rates. Lastly, in order to reduce the costs and incentivize housing production, the Plans removed density controls and parking requirements in many of its zoning districts, particularly those well-served by public transit and pedestrian and bike infrastructure.

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<sup>4</sup> Wegmann, Jake, and Karen Chapple. "Hidden density in single-family neighborhoods: backyard cottages as an equitable smart growth strategy." *Journal of Urbanism: International Research on Placemaking and Urban Sustainability* 7.3 (2014): 307-329.



### 3.4 New Affordable Housing Production, 2011-2015

Affordable housing was a high community priority during the Eastern Neighborhood planning process. The Eastern Neighborhood Plans aim to provide new housing to meet the needs of low, moderate and middle income households. Higher percentages of affordable inclusionary units are required of market-rate developments larger than 10 units.

As table 3.4.1 shows, 68 affordable units were built during the 2011-15 five-year monitoring period, compared to 2 developed in the previous five years (2006-2010). The 68 units built between 2011 and 2015 make up 33.5% of the 203 newly constructed units built in the Central Waterfront (shown on table 3.1.1), substantially greater than the inclusionary housing minimum of 12%. The percentage is greater than the minimum because many residential development projects choose to provide on-site units, with two projects providing more than the minimum requirement. Only one project choose to pay a fee to the City in lieu of building the units on-site. The project which opted to pay the “in-lieu” fee (shown on table 3.4.3) brought in over \$21,000,000 for the City’s housing development program, managed by MOHCH. By comparison, the citywide share of new affordable housing construction was 27%, over 3,300 units (Table 3.4.2 Affordable Housing Production, San Francisco, 2011-2015). Additional details about these affordable housing projects can be found in *Appendix B, List BL-5*.

**Table 3.4.1 Affordable Housing Production, Central Waterfront, 2011-2015**

Calendar Year	Public Subsidy	Inclusionary	Secondary Units	Total
2011	-	-	-	-
2012	-	43	-	43
2013	-	2	-	2
2014	-	23	-	23
2015	-	-	-	-
<b>TOTAL</b>	<b>-</b>	<b>68</b>	<b>-</b>	<b>68</b>

**Table 3.4.2 Affordable Housing Production, San Francisco, 2011-2015**

Calendar Year	Public Subsidy	Inclusionary	Secondary Units	Total
2011	141	4	60	205
2012	377	98	38	513
2013	464	216	30	710
2014	449	249	57	755
2015	213	286	53	552
<b>TOTAL</b>	<b>1,644</b>	<b>853</b>	<b>238</b>	<b>2,735</b>

**Table 3.4.3. Housing Developments Opting for Affordable Housing "In-lieu" Fee, Central Waterfront, 2011-2015**

ADDRESS	YEAR	TOTAL FEE AMOUNT
800 INDIANA ST	2015	\$21,503,695

**Map 6 New Affordable Housing, Central Waterfront, 2011-2015**



## 3.5 Housing Stock Preservation

A key component in promoting neighborhood affordability and stability is to preserve the existing stock of housing. The *Central Waterfront Plan* supports the preservation of the area's existing housing stock and prohibits the residential demolition unless these would result in sufficient replacement of housing units. Demolitions are also restricted to ensure the preservation of affordable housing and historic resources. A neighborhood's housing stock can also change without physical changes to the building structure.

In the reporting period, only one unit in the *Central Waterfront Plan* area was demolished (Table 3.5.1). Citywide, the number of units lost through demolition totaled 572. Table 3.5.2 shows citywide figures for comparison. Illegal units removed also result in loss of housing; corrections to official records, on the other hand, are adjustments to the housing count.

Lastly, rental units can be "lost" to evictions of various types, from owners moving in to units formerly occupied by tenants to the use of the Ellis Act provisions in which landlords can claim to be going out of the rental business in order to force residents to vacate their homes.

One important element of housing stock preservation efforts is to maintain the existing stock of single room occupancy (SRO) hotels. The SRO, with 49 units, in the Central Waterfront provide housing affordable to lower income, single-person households. These SROs units within the Central Waterfront Plan area make up less than one percent of the citywide total of SROs. Appendix H includes a list of SRO properties and number of residential units.

The following subsections document the trends in these various types of changes to the housing stock in the *Central Waterfront Plan* and San Francisco between 2011 and 2015 and comparing the most recent five years with the preceding 5-year period.

### 3.5.1 Units lost to alteration or demolition

In this most recent reporting period, no units were demolished or lost through alteration in the Central Waterfront. In the previous reporting period, 1 unit was lost to demolition.

### 3.5.2 Condo Conversions

Condo conversions increase San Francisco's homeownership rate, estimated to be at about 37% in 2014. However, condo conversions also mean a reduction in the City's rental stock. In 2014, an estimated 58% of households in the Central Waterfront were renters, which reflects 10% more than 2009. About 1% of San Francisco's rental units are in the Central Waterfront as of 2014, the same figure as in 2009.<sup>5</sup>

Table 3.6.1 shows that in the last five years, one unit in one building in the Central Waterfront was converted to condominiums, compared to eight units in four buildings between 2006 and 2010. This represents less than 1% of all condo conversions citywide.

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<sup>5</sup> San Francisco Neighborhood Profiles, American Community Survey 2010-2014. San Francisco Planning Department 2016. The neighborhood boundaries for the Central Waterfront in the Neighborhood Profiles do not match perfectly with the Plan Area boundaries, though they are very close. Therefore, these percentages should be read as approximations.

**Table 3.6.1 Condo Conversion, Central Waterfront, 2011-2015**

Year	Central Waterfront		San Francisco		Central Waterfront as	
	No of Bldgs	No of Units	No of Bldgs	No of Units	No of Bldgs	No of Units
2011	-	-	200	472	0%	0%
2012	1	1	201	488	0.50%	0.20%
2013	-	-	147	369	0%	0%
2014	-	-	239	727	0%	0%
2015	-	-	149	500	0%	0%
<b>Totals</b>	<b>1</b>	<b>1</b>	<b>936</b>	<b>2,556</b>	<b>0.11%</b>	<b>0.04%</b>

Source: DPW Bureau of Street Use and Mapping

### 3.5.3 Evictions

Evictions by owners that choose to move in to their occupied rental units or use the Ellis Act provisions to withdraw their units from the rental market also cause changes to the housing stock. These evictions effectively remove units from the rental housing stock and are, in most cases, precursors to condo conversions.

Table 3.6.2 shows that owner move-ins led to evictions in four units (compared to no loss of units between 2006 and 2010). Owner move-in evictions in the Central Waterfront accounted for less than 1% of the citywide total between 2011 and 2015. Other types of evictions, also tabulated in Table 3.6.2, include evictions due to breach of rental contracts or non-payment of rent; this could also include evictions to perform capital improvements or substantial rehabilitation.

**Table 3.6.2 Evictions, Central Waterfront, 2011-2015**

Year	Central Waterfront			San Francisco			Central Waterfront as % of		
	Owner Move In	Ellis Act Withdrawal	Other	Owner Move In	Ellis Act Withdrawal	Other	Owner Move In	Ellis Act Withdrawal	Other
2011	2	0	2	123	54	1102	2%	0%	0%
2012	1	0	0	172	99	1343	1%	0%	0%
2013	0	0	0	275	229	1368	0%	0%	0%
2014	0	0	1	315	101	1550	0%	0%	0%
2015	1	0	0	425	142	1518	0%	0%	0%
<b>Totals</b>	<b>4</b>	<b>-</b>	<b>3</b>	<b>1,310</b>	<b>625</b>	<b>6,881</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>

Source: SF Rent Board

### 3.6 Jobs Housing Linkage Program (JHLP)

Prompted by the *Dorventoren Plan* in 1985, the City determined that large office development, by increasing employment, attracts new residents and therefore increases demand for housing. In response, the Office Affordable Housing Production Program (OAHPP) was established in 1985 to require large office developments to contribute to a fund to increase the amount of affordable housing. In 2001, the OAHPP was re-named the Jobs-Housing Linkage Program (JHLP) and revised to require all commercial projects with a net addition of 25,000 gross square feet or more to contribute to the fund. Between fiscal year 2011-12 and 2015-16, commercial developments in the Mission Plan Area generated over \$900,000 to be used for affordable housing development by the city.

Fiscal Year	Revenue
2011-12	\$ -
2012-13	\$ -
2013-14	\$ 608,160
2014-15	\$ 303,688
2015-16	\$ -
<b>Total</b>	<b>\$ 911,848</b>

\*Department of Building Inspection as of 6/1/16

## 4 Accessibility, Transportation, and Parking

In recent years, the City has invested heavily in the T-Third Street light rail service to improve transit accessibility in the Central Waterfront. While there are multiple Muni stops and a light rail line along Third Street, transit use is only the second most prominent mode of travel to work for employed residents of the area (Table 4.1.1). Compared to city figures, Central Waterfront commuters travelled by alternative modes at slightly lower rates. The 2005-2009 American Community Survey estimated that 43% of Central Waterfront residents used transit to work while 42% commuted by car; 35% took public transportation to work; 4% walked to work and 5% reported biking to work. The number of people working from home was estimated at 5%. Citywide, 47% of commuters travel by car and 32% by transit; 10% walked to work, 3% biked, and 2% commuted by other means; 7%, however, worked from home.

**Table 4.1.1 Commute Mode Split, Central Waterfront and San Francisco, 2011-2015**

Transport Mode	Central Waterfront		San Francisco		Central Waterfront as % of San
	No of Commuters	%	No of Commuters	%	
Car	598	42%	199,470	44%	0%
Drove Alone	459	32%	165,151	36%	0%
Carpooled	139	10%	34,319	8%	0%
Transit	493	35%	150,222	33%	0%
Bike	63	4%	17,356	4%	0%
Walk	77	5%	46,810	10%	0%
Other	67	5%	10,579	2%	1%
Worked at Home	126	9%	32,233	7%	0%
<b>Total</b>	<b>1,424</b>	<b>100%</b>	<b>456,670</b>	<b>100%</b>	<b>0%</b>

Source: 2005-2009 American Community Survey

## 4.1 Eastern Neighborhoods TRIPS Program

The Eastern Neighborhoods Transportation Implementation Planning Study (EN TRIPS) Report assessed the overall transportation needs for the Eastern Neighborhoods and proposed a set of discreet projects that could best address these needs in the most efficient and cost beneficial manner. EN Trips identified three major projects for prioritization:

- (1) Complete streets treatment for a Howard Street / Folsom Street couplet running between 5th and 11th Street
- (2) Complete streets and transit prioritization improvements for a 7th Street and 8th Street couplet running between Market and Harrison Street in East Soma
- (3) Complete streets and transit prioritization improvements for 16th Street (22-Fillmore) running between Church Street and 7th Street.

Other broader improvements were also discussed including street grid and connectivity improvements through the northeast Mission and Showplace Square, bicycle route improvements throughout particularly along 17th Street, and mid-block signalizations and crossings in South of Market.

## 4.2 Pedestrian and Bicycle Improvements

The *Central Waterfront Plan* calls for the creation of a network of “Green Connector” streets with wider sidewalks and landscaping improvements that connects open spaces and improves area walkability. Specifically, the Plan proposes to create a greenway along 22<sup>nd</sup> Street that will connect Warm Water Cove to Dogpatch’s commercial core. Additional greenways are proposed along Minnesota Street to connect Esprit Park to Muni Park. These and other specific streetscape improvements remain under study as of the writing of this report.

In January 2011, San Francisco’s *Better Streets Plan*, adopted by the Board of Supervisors in December 2010, went into effect. The plan contains design guidelines for pedestrian and streetscape improvements and describes streetscape requirements for new development. Major themes and ideas include distinctive, unified streetscape design, space for public life, enhanced pedestrian safety, universal design and accessibility, and creative use of parking lanes. The *Better Streets Plan* only describes a vision for ideal streets and seeks to balance the needs of all street users and street types. Detailed implementation strategies will be developed in the future.

In 2014, San Francisco adopted Vision Zero, a commitment to eliminating traffic-related fatalities by 2024. The City has identified capital project to improve street safety, which will build on existing pedestrian, bicycle, and transit-rider safety programs. The T-Third Street light rail service will see some upgrades to its traffic signal detection system this coming winter. The first of three phases along 3rd Street will begin to replace 12 of 67 intersection video detection systems with wireless technology, which will improve reliability, accuracy and offer easier maintenance. The cross-traffic detection system will be sensitive to both motor vehicles and bicycles. As for bicycle improvements, a new stretch of bike route is planned for Minnesota Street, parallel to 3<sup>rd</sup> Street, between 23<sup>rd</sup> St and Cesar Chavez Street.

**Table 4.2.1. Vision Zero Projects in Central Waterfront Plan Area**

Table 4.2.1. Vision Zero Projects in Central Waterfront				
Project Name	Start Date (EST)	Completion Date (EST)	Current Phase	Total Budget (EST)
Green Connections - 22nd Street	Summer 2014	Winter 2017/18	DESIGN	\$ 1,075,000.00
Replace Video Detection on 3rd Street Phase 1	Winter 2015/16	Winter 2015/16	CONST	\$ 300,000.00

## 5 Community Improvements

The Eastern Neighborhoods Plan included Public Benefits a framework for delivering infrastructure and other public benefits. The public benefits framework was described in the Eastern Neighborhoods “Implementation Document”, which was provided to the public, the Planning Commission, and the Board of Supervisors at the time of the original Eastern Neighborhoods approvals. This Implementation Document described infrastructure and other public benefits needed to keep up with development, established key funding mechanisms for the infrastructure, and provided a broader strategy for funding and maintaining newly needed infrastructure. Below is a description of how the public benefit policies were originally derived and expected to be updated.

### 5.1 Need, Nexus and Feasibility

To determine how much additional infrastructure and services would be required to serve new development, the Planning Department conducted a needs assessment that looked at recreation and open space facilities and maintenance, schools, community facilities including child care, neighborhood serving businesses, and affordable housing.

A significant part of the Eastern Neighborhoods Plans was the establishment of the Eastern Neighborhoods Community Impact Fee and Fund. Nexus Studies were conducted as part of the original Eastern Neighborhoods effort, and then again as part of a Citywide Nexus and Levels-of-Service study described below. Both studies translated need created by development into an infrastructure cost per square foot of new development. This cost per square foot determines the maximum development impact fee that can be legally charged. After establishing the absolute maximum fee that can be charged legally, the City then tests what maximum fee can be charged without making development infeasible. In most instances, fees are ultimately established at lower than the legally justified amount determined by the nexus. Because fees are usually set lower than what could be legally justified, it is understood that impact fees cannot address all needs created by new development.

Need for transportation was studied separately under EN Trips and then later under the Transportation Sustainability Program. Each infrastructure or service need was analyzed by studying the General Plan, departmental databases, and facility plans, and with consultation of City agencies charged with providing the infrastructure or need.



As part of a required periodic update, in 2015, the Planning Department published a Citywide Needs Assessment that created levels-of-service metrics for new parks and open space, rehabilitated parks and open space, child care, bicycle facilities, and pedestrian facilities (“San Francisco Infrastructure Level of Service Analysis”).

Separate from the Citywide Nexus published in 2015, MTA and the Planning Department also produced a Needs Assessment and Nexus Study to analyze the need for additional transit services, along with complete streets. This effort was to provide justification for instituting a new Transportation Sustainability Fee (TSF) to replace the existing Transit Development Impact Fee (TDIF). In the analysis, the derived need for transit from new development is described providing the same amount transit service (measured by transit service hours) relative to amount of demand (measured by number of auto plus transit trips).

Between the original Needs Assessment, and the Level-of-Service Analysis, and the TSF Study the City has established the below metrics that establishes what is needed to maintain acceptable infrastructure and services in the Eastern Neighborhoods and throughout the City:

Improvement	Need Factor	Need - Unit	No of People	Need Factor per person	Reference
<b>Community Facility</b>					
Police (Equipment)	0.77	squad cars	1,000	0.00077	Original EN Needs Assessment
Public Health Centers	0.06	centers	1,000	0.00006	Original EN Needs Assessment
<b>Recreation and Open Space</b>					
	0.04	centers	1,000	0.00004	Original EN Nexus Study
Multi-Use Fields	2.25	fields	10,000	0.00023	Original EN Nexus Study
Tennis Courts	2	courts	10,000	0.0002	Original EN Nexus Study
Outdoor basket ball court	2	courts	10,000	0.0002	Original EN Nexus Study
Walkway and bikeway trails	0.17	miles of Blue Greenway			Original EN Nexus Study
Open Space - new parks citywide	55	acres	147,201	0.00037	Citywide Nexus Study (2015)
Open Space - rehabilitation	511	acres	147,201	0.00347	Citywide Nexus Study (2015)
<b>Childcare</b>					
Childcare - for Toddlers Attributable to Residential Growth	393.12	spaces	51,866	0.00758	Citywide Nexus Study (2015)
Residential	1,551.00	spaces	51,866	0.0299	Citywide Nexus Study (2015)
<b>Complete Streets / Transportation</b>					
Transportation - Sidewalks	88	sf of sidewalk	1	88	Citywide Nexus Study (2015)
Transportation - Bike - Premium Bike Network	13	miles	1,211,217	0.00001	Citywide Nexus Study (2015)
Transportation - Bike - Intersection Improvements	13	intersections	1,211,217	0.00001	Citywide Nexus Study (2015)
Transportation - Bike - Bike Parking Spaces	5,333.00	spaces	1,211,217	0.0044	Citywide Nexus Study (2015)
Transportation - Bike - Bike Sharing	667	bike share stations	1,211,217	0.00055	Citywide Nexus Study (2015)

## 5.2 Recreation, Parks, and Open Space

The maintenance of existing, and provision of new, recreation and park facilities are also called for by the *Central Waterfront Plan*. As an industrial area, many parts of the Central Waterfront Plan Area are not within walking distance of an existing park or other open space that serves workers and residents. Specifically, the *Plan* identifies a need for 1.9 acres of new open space to serve both existing and new residents, workers and visitors.

One of the major developments for open space and recreation identified in the *Plan* is the development of Crane Cove Park on Pier 70 and the expansion of Warm Water Cove. This component of the Blue Greenway/Bay Trail— a project to improve the City's southerly portion of the 500 mile, nine-county, region-wide Bay Trail— would create nine acres for open space and recreation, making it the largest park within the plan area. The completed park will include a variety of landscape and plaza areas, public accessibility to the Bay's thousand feet of shoreline, adaptive reuse of historic resources, and views of the city skyline.

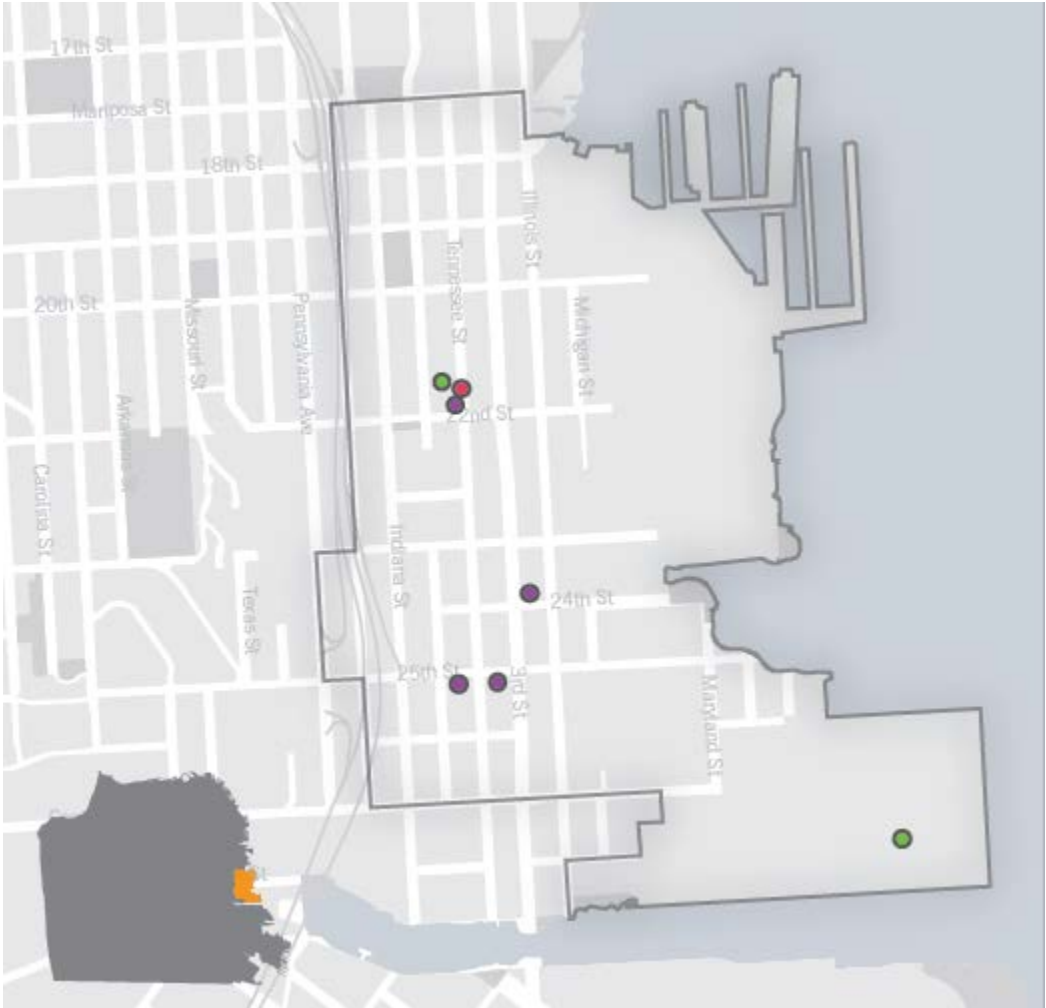
Additionally, the *Plan* proposes to encourage some private open space in residential neighborhoods and utilization of existing rights-of-ways to provide pocket parks. In addition to Crane Cove Park, the City has been working with the Port of San Francisco on the expansion of Warm Water Cove. Located at 19<sup>th</sup> and Illinois Street, Crane Cove Park may bring over 1,200 feet of Bay edge access, and a small boat/aquatic center.

### **5.3 Community Facilities and Services**

As more new housing development is expected in the Central Waterfront, new residents will increase the need to add new community facilities and to maintain and expand existing ones. Community facilities can include any type of service needed to meet the day-to-day needs of residents. These facilities include libraries, parks and open space, schools and child care. Community based organizations also provide many services to area residents including health, human services, and cultural centers. One example in the Dogpatch neighborhood is Alive & Free (formerly called the Omega Boys Club) a non-profit center aimed at youth development and violence prevention.

The Central Waterfront is expected to increase its limited housing supply in the future. There are few neighborhood services and amenities however, to meet the needs of residents or workers (Map 7). As new housing development is expected in the Central Waterfront, new residents will increase the need to add new community facilities and to maintain and expand existing ones.

Map 7: Community Facilities, Central Waterfront



- Hospitals
- Libraries
- Community Based Organizations
- Child CareFacilites
- Schools
- Fire Stations
- Churches

## 5.4 Historic Preservation

Historic preservation team could not get information together in time. We can discuss contents at 6/20 meeting.

The Central Waterfront historic survey has been completed and adopted by the Historic Preservation Commission. The *Central Waterfront Plan* boundary is from Mariposa Street south to Islais Creek and from the I-280 east to the Bay. The Planning Department and the Dogpatch Neighborhood Association surveyed the plan area in 2000 and 2001. All properties built before 1956 within the *Central Waterfront Plan* Area were surveyed. A significant residential enclave has since been listed in Article 10 of the Planning Code as the Dogpatch Historic District. The Port of San Francisco has independently opted to seek consultant services to focus on Pier 70 Port-owned properties for more intensive historical analysis.

The Department's 2001 survey was updated in 2007 and 2008 to include the completion of a historic district record for the industrial area outside of both Pier 70 and Dogpatch. Recommendations to establish new historic districts and designate individual structures of merit will follow.

## 5.5 Neighborhood Serving Establishments

Neighborhood serving businesses represent a diversity of activities beyond typical land use categories such as retail. Everything from grocery stores, auto shops and gas stations, to banks and schools which frequently host other activities, can be considered “neighborhood serving.” This section defines neighborhood serving as those activities of an everyday nature associated with a high “purchase” frequency (see Appendix D for a list of business categories used).

By this definition, the Central Waterfront is home to almost 50 neighborhood serving businesses and establishments employing over 520 people. Many of these businesses are estimated to have been established since 2006. These tend to be smaller businesses frequented by local residents and workers.

As shown in Table 5.4.1, neighborhood serving businesses in the Central Waterfront are mostly restaurants and a variety of other food and drink establishments. These businesses are located throughout the Central Waterfront but concentrated along 3<sup>rd</sup> Street (Map 8).

**Table 5.4.1 Neighborhood Serving Establishments, Central Waterfront**

Type	Establishments	Employment
Full-Service Restaurants	8	183
Snack and Nonalcoholic Beverage Bars	5	58
All Other Specialty Food Stores	3	42
Limited-Service Restaurants	4	42
Drinking Places (Alcoholic Beverages)	4	29
Sporting Goods Stores	1	26
Cafeterias, Grill Buffets, and Buffets	1	26
General Automotive Repair	3	19
Electronics Stores	3	17
Gasoline Stations with Convenience Stores	1	15
Pet Care (except Veterinary) Services	1	12
Retail Bakeries	2	11
Fitness and Recreational Sports Centers	1	11
Family Clothing Stores	1	8
Beauty Salons	2	8
Baked Goods Stores	1	7
Civic and Social Organizations	1	6
Nail Salons	1	5
Florists	1	2
Beer, Wine, and Liquor Stores	1	2
Fruit and Vegetable Markets	1	1
Used Merchandise Stores	1	1
<b>Total</b>	<b>47</b>	<b>528</b>

## Map 8 Neighborhood Serving Businesses in the Central Waterfront



- 311 - Food Manufacturing
- 443 - Electronics and Appliance
- 445 - Food and Beverage
- 446 - Health and Personal Care
- 447 - Gas Stations
- 448 - Clothing and Accessories
- 451 - Sporting goods, Hobby, Musical Instrument and Books
- 452 - General Merchandise
- 453 - Miscellaneous
- 519 - Other Information
- 522 - Credit Intermediation
- 532 - Rental and Leasing Services
- 611 - Educational Services
- 624 - Social Assistance
- 713 - Amusement, Gambling and Recreation
- 722 - Food Services and Drinking Places
- 811 - Repair and Maintenance
- 812 - Personal and Laundry Services
- 813 - Religious and Civic Organizations

## 6 Implementation of Proposed Programming

Along with establishing fees, and providing a programmatic framework of projects, the EN approvals included amendments to the City’s Administrative Code establishing a process to choose infrastructure projects for implementation on an ongoing basis.

### 6.1 Eastern Neighborhoods Citizens Advisory Committee

The Eastern Neighborhoods Citizens Advisory Committee (EN CAC) started meeting on a monthly basis in October 2009. The CAC is comprised of 19 members of the public appointed by the Board of Supervisors or the Mayor. The CAC focuses on implementation of the Eastern Neighborhoods Implementation Program and priority projects. Together with the IPIC, discussed below, the CAC determine how revenue from impact fees are spent. The CAC also plays a key role in reviewing and advising on the Five-Year Monitoring Reports.

The EN CAC has held monthly public meetings since October, 2009. For more information on the EN CAC, go to <http://encac.sfplanning.org>.

### 6.2 Eastern Neighborhoods Community Facilities and Infrastructure Fee and Fund

The Eastern Neighborhoods Community Facilities and Infrastructure Fee include three tiers of fees that are based on the amount of additional development enabled by the 2009 Eastern Neighborhoods rezoning. In general, Tier 1 fees are charged in areas where new zoning provided less than 10 feet of additional height. Tier 2 fees are for those areas that included between 10 and 20 feet of additional height, and Tier 3 fees are for areas that included for 20 feet or more of additional height. Fees are adjusted every year based on inflation of construction costs.

Below is a chart of the original fees (2009) and the fees as they exist today.

**Table 6.2.1 Eastern Neighborhoods Infrastructure Impact Fees per Square Foot, 2009 and 2016**

	Original Fee		2016 Fee	
	Residential	Non-Residential	Residential	Non-Residential
Tier 1	\$8.00	\$6.00	\$10.19	\$7.65
Tier 2	\$12.00	\$10.00	\$15.29	\$12.74
Tier 3	\$16.00	\$14.00	\$20.39	\$17.84

The fees established above are proportionally divided into five funding categories as determined by the needs assessment, nexus studies, and feasibilities studies, including housing, transportation/transit, complete streets, recreation and open space, and child care. In the Mission District NCT and MUR (Mixed-Use Residential) Districts, 75% of fees collected from residential development is set aside for affordable housing for the two respective Plan Areas. The first \$10,000,000 collected are targeted to affordable housing preservation and rehabilitation. To date, the City has collected nearly \$47 million in impact fees, as shown on table 6.2.2.



**Table 6.2.2 Eastern Neighborhoods Infrastructure Impact Fees Collected to Date**

Category	Collected
HOUSING	\$4,535,000
TRANSPORTATION / TRANSIT	\$16,306,000
COMPLETE STREETS	\$6,709,000
RECREATION AND OPEN SPACE	\$16,937,000
CHILDCARE	\$2,361,000
<b>Total</b>	<b>\$46,848,000</b>

Note: Amount collected includes in-kind improvements.

Over the 2016-2020 period, the City is projected to collect \$140 million from the Eastern Neighborhoods impact fee program, as shown on table 6.2.3.

**Table 6.2.3 Eastern Neighborhoods Infrastructure Impact Fees Projected, 2016-2020**

Category	Collected
HOUSING	\$23,244,000
TRANSPORTATION / TRANSIT	\$28,940,000
COMPLETE STREETS	\$8,065,000
RECREATION AND OPEN SPACE	\$3,906,000
CHILDCARE	\$5,976,000
<b>Total</b>	<b>\$140,131,000</b>

**Table 6.2.4 Eastern Neighborhoods Infrastructure Impact Fees Collected, 2011-15**

Area	Revenue	Projects
Mission	\$5,357,000	58
East SoMa	\$14,635,000	35
Showplace/Potrero	\$11,384,000	23
Central Waterfront	\$10,034,000	19
Western SoMa	\$6,940,000	15
<b>TOTAL</b>	<b>\$48,350,000</b>	<b>150</b>

### 6.3 IPIC Process

The Infrastructure Plan Implementation Committee was established in Administrative Code section XX; the IPIC's purpose is to bring together City agencies to collectively implement the community improvement plans for specific areas of the City including the Eastern Neighborhood Plan Areas. The IPIC is instrumental in creating a yearly expenditure plan for impact fee revenue and in creating a bi-annual "mini" Capital Plan for the Eastern Neighborhoods. The annual Expenditure Plan is specific to projects that are funded by impact fees. The bi-annual Eastern Neighborhoods Capital Plan also includes infrastructure projects that are funded by other sources, and projects where funding has not been identified.

### 6.4 Eastern Neighborhood MOU

In 2009, the Planning Department entered into a Memorandum of Understanding with SF Public Works, SFMTA, Rec and Park, and MOHCD to assure commitment to implementing the EN Plans. A key component of the agreement was the establishment of a list of priority projects:

- Folsom Street
- 16th Street
- Townsend Street
- Pedestrian Crossing at Manalo Draves Park
- 17th and Folsom Street Park
- Showplace Square Open Space

### 6.5 First Source Hiring

The First Source Hiring Program was first adopted in 1998 and modified in 2006. The intent of First Source is to connect low-income San Francisco residents with entry-level jobs that are generated by the City's investment in contracts or public works; or by business activity that requires approval by the City's Planning Department or permits by the Department of Building Inspection. CityBuild works in partnership with Planning Department and DBI to coordinate execution of First Source Affidavits and MOUs.

CityBuild is a program of the Office of Economic and Workforce Development and is the First Source Hiring Administrator. In accordance to Chapter 83: First Source Hiring Program, developers must submit a First Source Affidavit to the Planning Department prior to planning approval. In order to receive construction permit from DBI, developers must enter into a First Source Hiring MOU with CityBuild. Developers and contractors agree to work in good faith to employ 50% of its entry-level new hiring opportunities through the CityBuild First Source Hiring process.

Projects that qualify under First Source include:

- any activity that requires discretionary action by the City Planning Commission related to a commercial activity over 25,000 square feet including conditional use authorization;
- any building permit applications for a residential project over 10 units;
- City issued public construction contracts in excess of \$350,000;
- City contracts for goods and services in excess of \$50,000;
- leases of City property;
- grants and loans issued by City departments in excess of \$50,000.

Since 2011 CityBuild has managed 442 placements in 72 First Source private projects in the three zip codes encompassing the Eastern Neighborhoods Plan Areas (94107, 94110, 94103), not including projects in Mission Bay, approved under the former Redevelopment Agency. They have also placed 771 residents from the three-zip code area in projects throughout the city.

In 2011, the City also implemented a first of its kind, the Local Hire Policy for Construction on publicly funded construction projects. This policy sets forth a mandatory hiring requirement of local residents per trade for construction work hours. This policy superseded the First Source Hiring Program on public construction contracts. Since 2011, a cumulative 37% of the overall 6.2 million work hours have been worked by local residents and 58% of 840,000 apprentice work hours performed by local residents.

## 7 Ongoing Planning Efforts

The Central Waterfront of San Francisco continues to grow, accommodating both new housing and neighborhood commercial services, while maintaining many historic industrial marine functions. As more development is realized in the neighborhood, the public realm of the Central Waterfront should receive appropriate improvements that better serve residents and employees.

The *Central Waterfront / Dogpatch Public Realm Plan* will set the framework for public space improvements in the neighborhood, guiding the investment of impact fees and other sources in the streetscapes and parks which tie the area together. The Plan consists of three components: Through a robust community engagement process, the plan will finalize a prioritized list of streetscape, open space, and other public realm projects. Working with neighborhood residents, businesses, and property owners, the plan will produce detailed design for the highest priority projects, with conceptual designs for the remaining projects. Finally, the Plan will provide robust cost estimates for each of the projects. As of writing, the *Public Realm Plan* is engaging with residents and neighborhood groups to gather feedback regarding streetscape design opportunities in the corridor through public workshops.

In addition to streetscape design and improvements, the City has already invested heavily in the T-Third Street light rail service in the Central Waterfront. Expected growth in travel demand however, may result in substantially increased travel volumes on Third Street due to its growing residential population and expansion of “knowledge sector” jobs in the area, especially considering its proximity to Mission Bay, and other Muni connections. The T-Third Street light rail will add new rail cars as well as increase weekday peak hours service to accommodate for the travel volumes. Other lines, such as the 33, will also see increase frequency to support service improvements. A new route, line number 58, will be considered to supplement route 48 services by spring 2017. The new 58 route will run on 24th Street between Connecticut and Diamond during AM and PM peak hours.

# DRAFT East SoMa Area Plan Monitoring Report 2011-2015

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## 1 INTRODUCTION: EAST SOMA PLAN MONITORING REPORT

San Francisco's Eastern Bayfront neighborhoods have historically been the home of the city's industrial economy and have accommodated diverse communities ranging from families who have lived in the area for generations to more recent immigrants from Latin America and Asia. The combination of a vibrant and innovative industrial economy with the rich cultural infusion of old and new residents is central to San Francisco's character. Among many of the components that contributed to the economic and cultural character of the eastern part of the San Francisco were the wide availability of lands suitable for industrial activities (whether or not they were zoned for such) and the affordability of these neighborhoods' housing stock, relative to other parts of the city. Industrial properties continue to be valuable assets to the city's economy as they provide space for innovative local businesses; large, flexible floorplans for a wide range of tenants; and living wage career opportunities to residents without advanced degrees.

Over the past few decades, and particularly during the series of "booms" in high technology industries since in the 1990s, the Eastern Bayfront neighborhoods have experienced waves of pressure on its industrial lands and affordable housing stock. Due to their proximity to downtown San Francisco and easy access (via US-101, I-280, and Caltrain) to Silicon Valley, industrially-zoned properties in the Eastern Bayshore, particularly in neighborhoods like South of Market (SoMa), Mission, Showplace Square, and Central Waterfront became highly desirable to office users who were able to outbid traditional production, distribution, and repair (PDR) businesses for those spaces. The predominant industrial zoning designations in these neighborhoods until the late 2000s—C-M, M-1, and M-2—allowed for a broad range of uses, which enabled owners to sell or lease properties to non-PDR businesses as well as developing them into "live-work" lofts that served primarily as a residential use.

Moreover, the residential areas in these neighborhoods are well-served by public transportation (including two BART stops in the Mission), have vibrant cultural amenities, and feature many attractive older buildings. These neighborhood assets and new employment opportunities have served as strong magnets for high wage earners and market rate housing developers, creating a strong influx of new, more affluent residents.

Beginning in the late 1990s, the City, residents, community activists, and business owners recognized the need for a comprehensive, community-based planning process to resolve these conflicts and stabilize the neighborhoods into the future. The Eastern Neighborhoods community planning process was launched in 2001 to determine how much of San Francisco's remaining industrial lands should be preserved and how much could appropriately be transitioned to other uses.

The planning process recognized the need to produce housing opportunities for residents of all income levels, which requires not just the development of new units at market rates, but also opportunities for low and moderate income families. In 2008, four new area plans for the Mission, East SoMa, Showplace Square/Potrero Hill, and Central Waterfront neighborhoods were adopted. Respecting the Western SoMa community's request for more time to complete their planning process, the area plan for that neighborhood was undertaken in parallel and completed in 2013. The resulting area plans contained holistic visions for affordable housing, transportation, parks and open space, urban design, and community facilities.

The Eastern Neighborhoods Plans represent the City's and community's pursuit of two key policy goals:

- 1) Ensuring a stable future for PDR businesses in the city by preserving lands suitable to these activities and minimizing conflicts with other land uses; and
- 2) Providing a significant amount of new housing affordable to low, moderate and middle income families and individuals, along with "complete neighborhoods" that provide appropriate amenities for the existing and new residents.

The boundaries of the *East SoMa Plan* area are shown in Map 1.

MAP 1



East SoMa has always been a mixed-use neighborhood, with small-scale residential areas like South Park nestled in among industrial uses. The neighborhood's proximity to downtown San Francisco and its historic stock of large industrial buildings made it an ideal candidate for redevelopment, and indeed the neighborhood saw significant change in the 1990s; first with the development of thousands of live-work units, and then as demand for office space swept through the neighborhood during the "dot com boom". In response to the rapid changes taking place in neighborhood, the East SoMa Area Plan set out to continue to allow housing and job growth, but shape that growth in a way that met the needs of existing and future residents; by ensuring a mix of uses, neighborhood amenities, and affordable housing. In addition to the Eastern Neighborhoods-wide objectives, the following community-driven goals were developed specifically for East SoMa:

- encourage an appropriate mix of uses in East SoMa
- retain and promote businesses and organizations that contribute to the diversity of the neighborhood
- encourage more neighborhood-serving businesses
- attract jobs for local residents
- encourage a mix of incomes in renter- and owner-occupied households
- increase affordable household opportunities
- improve the character of streets and encourage pedestrian safety
- improve community facilities and enhance open space
- offer a variety of transportation options

### 1.1 Summary of Ordinance and Monitoring Requirements

The ordinances that enacted the Eastern Neighborhoods Area Plans (including Western SoMa), adopted by the Board of Supervisors, include a requirement that the Planning Department produce five-year reports monitoring residential and commercial developments in those neighborhoods, as well as impact fees generated and public and private investments in community benefits and infrastructure. The first set of monitoring reports for Mission, East SoMa, Showplace Square/Potrero Hill, and Central Waterfront were published in 2011, covering the period from January 1, 2006 through December 31, 2010.

The *East SoMa Area Plan Monitoring Report 2011-2015* is part of the set of Eastern Neighborhoods monitoring reports covering the period from January 1, 2011 to December 31, 2015. Because Western SoMa was adopted in 2013, no monitoring reports have been produced for that Area Plan. However, due to its geographic proximity and overlapping policy goals with the other Eastern Neighborhoods Planning Department staff, in consultation with the CAC, has shifted the reporting timeline such that the Western SoMa Area Plan Monitoring Report 2011-2015 will be the first five-year report and set the calendar so that future monitoring reports are conducted alongside the other Eastern neighborhoods. Subsequent time series monitoring reports for the Mission area and other Eastern Neighborhoods (including Western SoMa) will be released in years ending in 1 and 6.

While the previous Monitoring Report covered only the small amount of development activities in the years immediately preceding and following the adoption of the *East SoMa Plan* in 2008, this report contains information and analysis about a period of intense market development and political activity in East SoMa. The time series report relies primarily on the *Housing Inventory*, the *Commerce and Industry Inventory*, and the *Pipeline Quarterly Report*, all of which are published by the Planning Department. Additional data sources include: the California Employment and Development Department (EDD), the U.S. Census Bureau's American Community Survey, the San Francisco Municipal Transportation Agency (SFMTA), Co-Star Realty information, Dun and Bradstreet business data, CBRE and NAI-BT Commercial real estate reports, and information gathered from the Department of Building Inspection, the offices of the Treasurer and Tax Collector, the Controller, and the Assessor-Recorder.

## 2 COMMERCIAL ACTIVITY AND JOB CREATION

East SoMa has long been a mixed-use neighborhood, with commercial and residential uses located side-by-side. Though the nature of commercial uses present in the neighborhood have changed over time, especially in recent years, the East SoMa Plan generally supports a mix of uses, including new affordable and market rate housing, offices and retail. Because of East SoMa's proximity to the city center, the Plan did not strongly protect area PDR businesses, anticipating that a number of establishments would remain, while a variety of new uses would add to the unique mix of activities in the area.

East SoMa largely lacks the type of neighborhood commercial districts found in San Francisco's more traditional residential neighborhoods. One notable exception is the SoMa Neighborhood Commercial Transit (NCT) district along 6<sup>th</sup> Street and parts of Folsom Street. Instead, neighborhood serving businesses are scattered throughout, with clusters along 2<sup>nd</sup> Street, 4<sup>th</sup> Street adjacent to the Caltrain station, and near the AT&T Ballpark.

ADD PHOTO OF ATT PARK?

### 2.1 Commercial Space Inventory

Table 2.1.1 is an inventory of non-residential space in East SoMa as of 2015. Generally the mix of non-commercial uses in East SoMa mirrors that of the city overall. Over half of the commercial space in East SoMa area is used for offices, not surprising given the neighborhood's location adjacent to downtown. A further 18% of commercial building space is devoted to PDR and light industrial uses, while 14% contains retail uses. Relative to the city as a whole, CIE, Medical and Visitor/Lodging uses are underrepresented in East SoMa.



**Table 2.1.1 Commercial Building Space, East SoMa and San Francisco, 2015**

Non-Residential Land Use	East SoMa		Citywide		East SoMa as % of San Francisco
	Area	%	Area	%	
Cultural, Institution, Educational	716,755	10%	29,898,514	13%	2%
Medical	228,042	3%	17,468,039	7%	1%
Office	3,923,974	54%	107,978,954	45%	4%
PDR / Light Industrial	1,335,278	18%	42,299,526	18%	3%
Retail	1,060,381	14%	36,265,832	15%	3%
Visitor / Lodging	69,954	1%	4,053,422	2%	2%
<b>Total</b>	<b>7,334,384</b>	<b>100%</b>	<b>237,964,287</b>	<b>100%</b>	<b>3%</b>

**Table 2.1.2 New Commercial Development, East SoMa 2011-2015**

Year Completed	Cultural, Institutional, Educational	Medical	Office	PDR / Light Industrial	Retail	Visitor / Lodging	Total Commercial Sq Ft
2011	-	-		(2,500)			(2,500)
2012	-	-	-	(82,995)	-1785	-	(84,780)
2013	-	-	48,411	(53,836)	0	-	(5,425)
2014	-	-	179,799	(231,277)	15525	-	(35,953)
2015	-	-	377,210	(113,215)	9193	-	273,188
<b>Total</b>	<b>-</b>	<b>-</b>	<b>605,420</b>	<b>(483,823)</b>	<b>22,933</b>	<b>-</b>	<b>144,530</b>

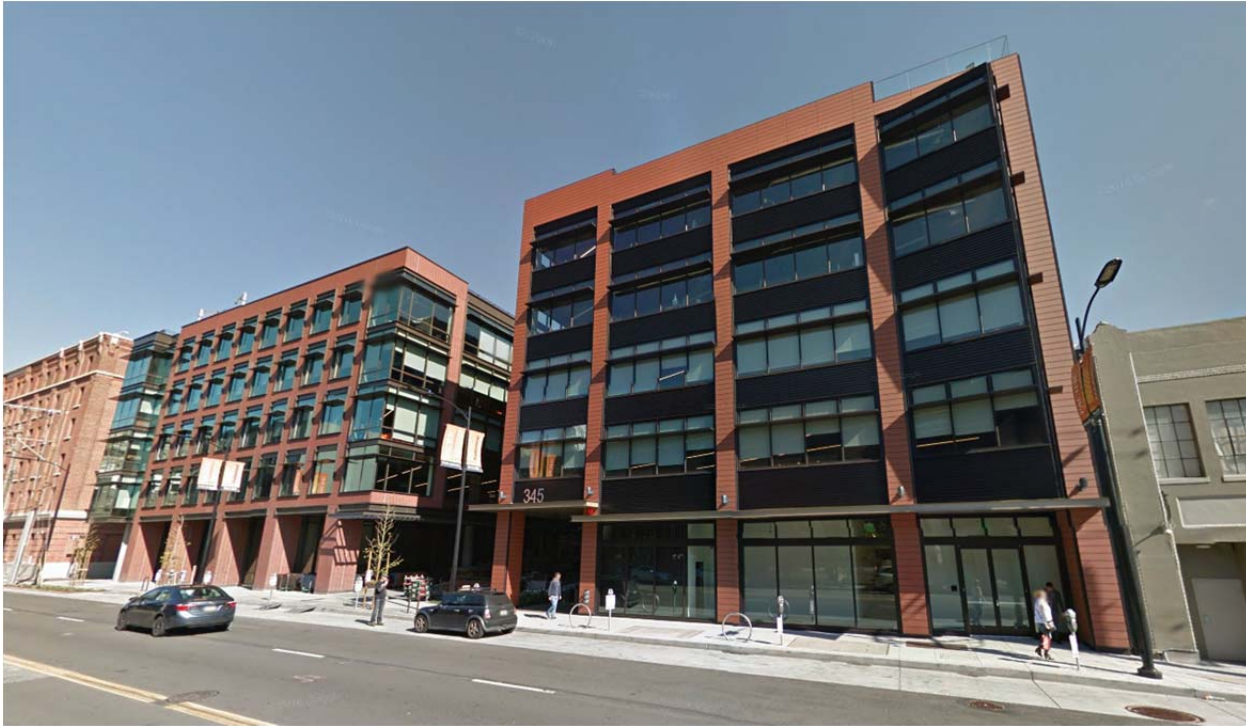
**Table 2.1.3 New Commercial Development, San Francisco 2011-2015**

Year Completed	Cultural, Institutional, Educational	Medical	Office	PDR / Light Industrial	Retail	Visitor / Lodging	Total Commercial Sq Ft
2011	10,477	0	40,019	(18,075)	16,854	0	49,275
2012	(52,937)	0	24,373	(164,116)	32,445	0	(160,235)
2013	66,417	0	335,914	(236,473)	5,941	(69,856)	101,943
2014	446,803	1,815,700	603,997	(473,337)	60,125	63,286	2,516,574
2015	(21,456)	20,000	460,508	(183,775)	65,419	0	340,696
<b>Total</b>	<b>449,304</b>	<b>1,835,700</b>	<b>1,464,811</b>	<b>(1,075,776)</b>	<b>180,784</b>	<b>(6,570)</b>	<b>2,848,253</b>

Table 2.1.2 shows commercial and other non-residential development activity in the East SoMa Plan area between January 1, 2011 and December 31, 2015 while Table 2.1.3 shows corresponding figures for San Francisco. These tables count newly developed projects (on vacant properties or redevelopment of existing properties) as well as conversions from one use to

another. East SoMa gained roughly 605,000 square feet of office space and 23,000 square feet of retail space from 2011 to 2015, while losing almost 484,000 square feet of PDR space.

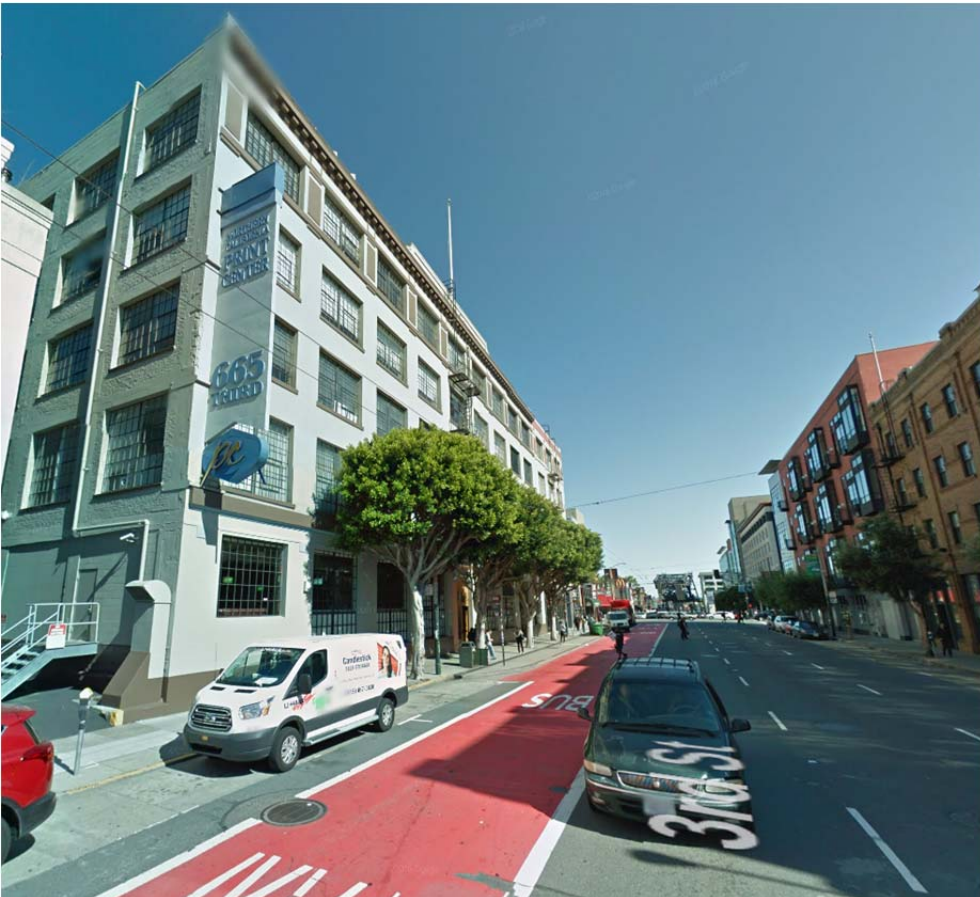
Three large office projects accounted for roughly two-thirds of the 605,000 net new square feet of office space developed in East Soma from 2011 to 2015: 333 Brannan Street, a 176,000 sf office building which replaced a surface parking lot and two industrial buildings totaling 13,740 square feet of PDR space, 345 Brannan Street, an adjacent 103,000-square foot office building which replaced a surface parking lot, and 665 3<sup>rd</sup> Street, an adaptive reuse project which converted 124,000 square foot of PDR space to office. A more detailed discussion of the projects involving PDR loss follows in section 2.3. The roughly 23,000 square feet of new retail space was added in largely the ground floors of new residential or office buildings.



333 and 345 Brannan Street (2016) Google Streetview



333 and 345 Brannan Street (2011) Google Streetview

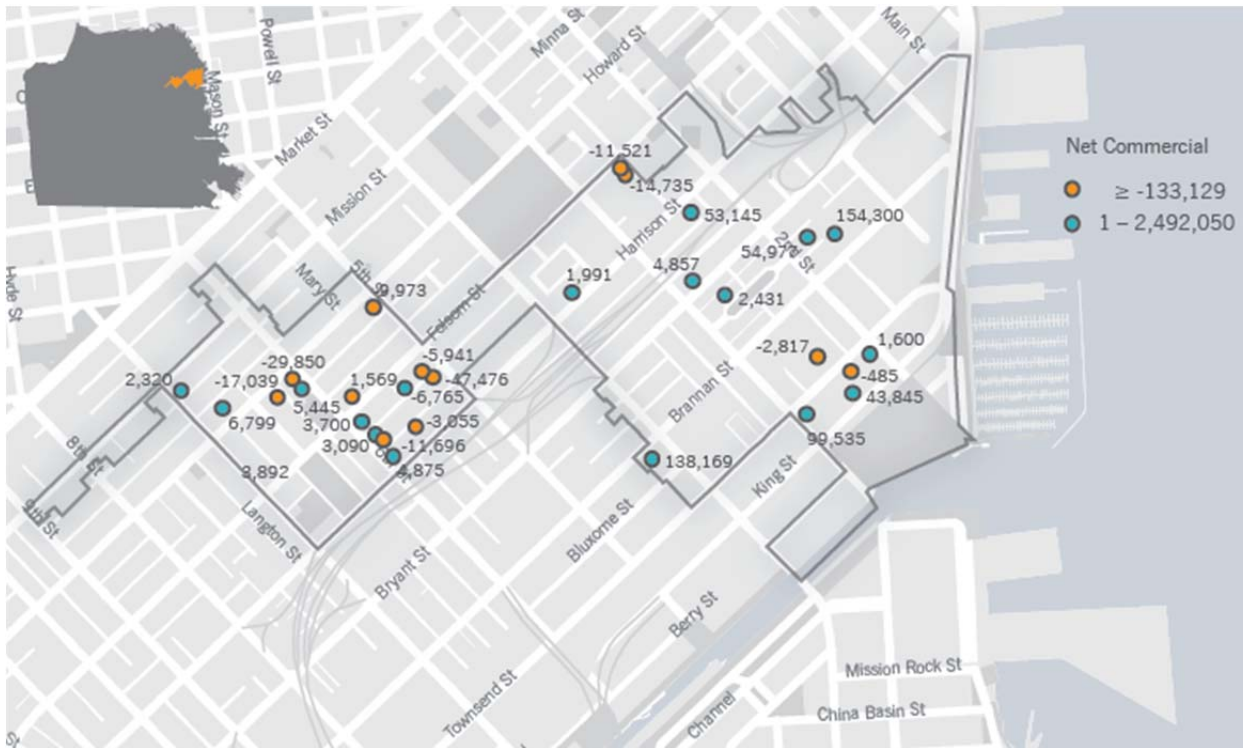


665 Third Street (2016) Google Streetview



Map 2 shows the location of the larger-scale non-residential developments. (See List BL-1 in Appendix B for detailed information.)

Map 2 New Commercial and Other Non-Residential Development, East SoMa 2011-2015



## 2.2 Commercial Development Pipeline

It is important to interpret the pipeline numbers as two separate subcategories, shown in Table 2.2.1 as “Under Review” and “Entitled”. Under review projects are those that have filed application with the Planning and/or Building Departments and have to clear several hurdles, including environmental (CEQA) review, and may require conditional use permits or variances. Therefore, these projects should be considered more speculative. On the other hand, Entitled projects are those that have received Planning Department approvals and are considered much more certain, although many of them may take years to finally complete their construction and receive certificates of occupancy.

The overall commercial development pipeline in East SoMa shows a slight shift compared to what took place during the reporting period of 2011-15 (Table 2.2.1). East SoMa will continue to see PDR space converted to other uses; more to residential uses than in previous years, but also to office uses. For the first time since the Eastern Neighborhoods plans were adopted, East SoMa will see a significant amount of Visitor/Lodging space constructed.

Entitled projects include 270 Brannan Street, a 154,000 square foot office project, and several mixed-use residential buildings that will add small ground floor retail spaces. Entitled projects that propose to convert PDR to other uses are mostly small spaces (up to about 7,000 square feet) that will be redeveloped as residential or mixed-use residential buildings. One exception is 340 Bryant Street, which will convert 45,000 square feet of PDR space to office space.

The projects in the pipeline that have not yet been entitled show a net gain of 239,000 square feet of non-residential uses in East SoMa in the near future. If all of these developments are completed, the Planning Department expects losses of about

140,000 square feet of PDR space, 94,000 sf of retail space and 17,000 sf of CIE space, but gains of 388,000 sf of office space and 101,000 sf of visitor/lodging space. The large loss in retail is somewhat surprising, given recent trends, and is largely attributable to two projects, 135 and 144 Townsend Street, which both propose to replace large retail and storage buildings with office space.

Table 2.2.2 shows the commercial development pipeline for San Francisco for comparison. The development pipeline in the East SoMa represents less than 2% of the citywide pipeline. Map 3 shows the locations of the larger proposed commercial developments in the plan area. (See List BL-2 in Appendix B for detailed information.)

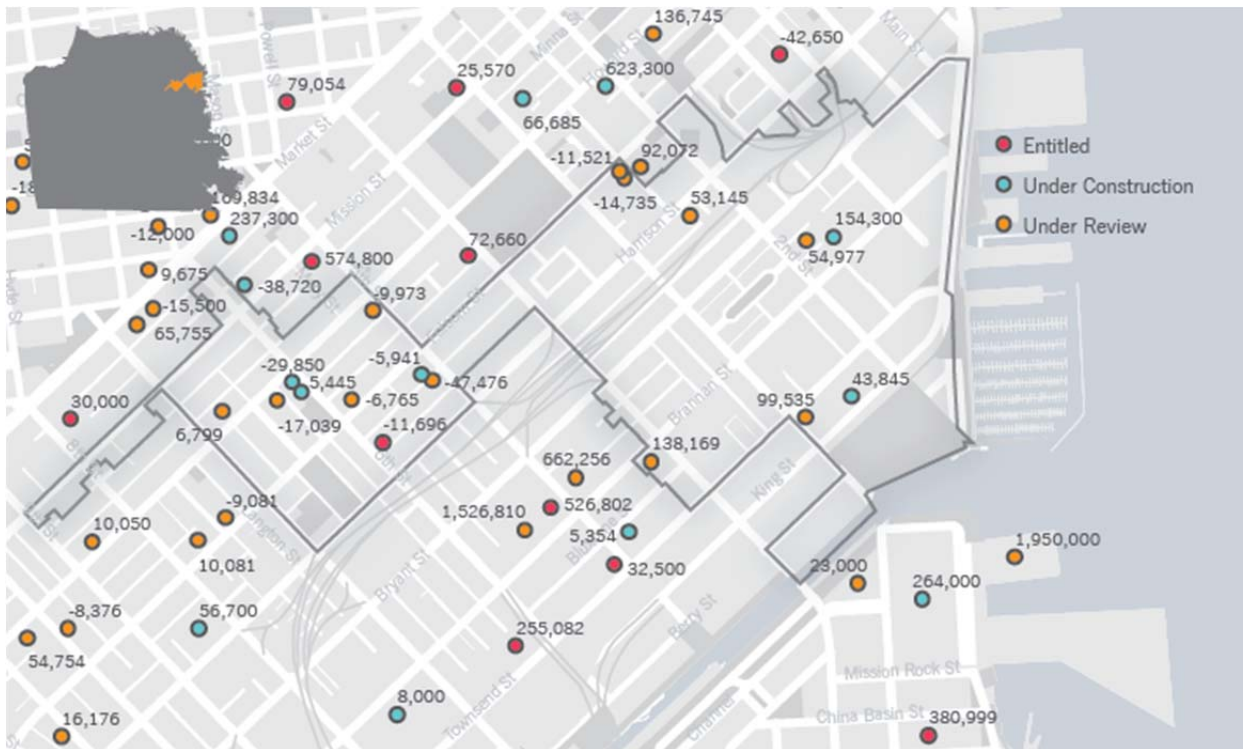
**Table 2.2.1 Commercial and Other Non-Residential Development Pipeline, East SoMa Q4 2015**

Development Status	Total Commercial Sq Ft	Cultural, Educational, Institutional	Medical Office	Office	PDR/Light Industrial	Retail	Visitor/Lodging
<b>Planning Entitled</b>	<b>163,082</b>	<b>1,600</b>	<b>-</b>	<b>184,755</b>	<b>(72,115)</b>	<b>26,297</b>	<b>22,545</b>
Construction	160,350	-	-	146,800	(19,530)	10,535	22,545
Planning Approved	1,756	-	-	(12,396)	(1,610)	15,762	-
Building Permit Filed	1,600	1,600	-	-	-	-	-
Building Permit Approved/ Issued/ Reinstated	(624)	-	-	50,351	(50,975)	-	-
<b>Under Review</b>	<b>239,013</b>	<b>(16,622)</b>	<b>-</b>	<b>388,032</b>	<b>(139,840)</b>	<b>(93,789)</b>	<b>101,232</b>
Planning Filed	190,801	-	-	355,418	(132,310)	(133,539)	101,232
Building Permit Filed	48,212	(16,622)	-	32,614	(7,530)	39,750	-
<b>Grand Total</b>	<b>402,095</b>	<b>(15,022)</b>	<b>-</b>	<b>572,787</b>	<b>(211,955)</b>	<b>(67,492)</b>	<b>123,777</b>

**Table 2.2.2 Commercial and Other Non-Residential Development Pipeline, San Francisco Q4 2015**

Development Status	Total Commercial Sq Ft	Retail	Cultural, Educational, Institutional	Office	Medical Office	PDR/Light Industrial	Visitor/Lodging
<b>Planning Entitled</b>	<b>12,972,978</b>	<b>1,411,308</b>	<b>(38,206)</b>	<b>9,447,328</b>	<b>50,471</b>	<b>1,771,734</b>	<b>330,343</b>
Construction	4,939,101	1,098,708	(58,871)	3,876,705	(290,327)	502,449	(189,563)
Planning Approved	6,432,299	1,942	4,665	4,564,642	316,417	1,086,079	458,554
Building Permit Filed	(63,752)	4,343	-	(34,830)	(33,939)	674	-
Building Permit Approved/ Issued/ Reinstated	1,665,330	306,315	16,000	1,040,811	58,320	182,532	61,352
<b>Under Review</b>	<b>10,420,494</b>	<b>1,042,013</b>	<b>1,875</b>	<b>8,565,780</b>	<b>(710,730)</b>	<b>1,102,999</b>	<b>418,557</b>
Planning Filed	8,754,024	1,084,228	1,875	7,062,107	(665,345)	1,070,412	200,747
Building Permit Filed	1,666,470	(42,215)	-	1,503,673	(45,385)	32,587	217,810
<b>Total</b>	<b>23,393,472</b>	<b>2,453,321</b>	<b>(36,331)</b>	<b>18,013,108</b>	<b>(660,259)</b>	<b>2,874,733</b>	<b>748,900</b>

Map 3 Commercial and Other Non-Residential Development Pipeline, East SoMa Q4 2015



### 2.3 Changes in PDR Uses

As discussed above, East SoMa (and the Eastern Neighborhoods more broadly), have experienced economic changes that have made many areas highly attractive to residential and office development. These types of uses are generally able to afford higher land costs than industrial uses, and therefore can outbid PDR businesses for industrially-zoned land. Prior to the adoption of the Eastern Neighborhoods Area Plans, the primary industrial zoning designations – M-1, M-2, and C-M – permitted a broad range of uses, which led to the conversion of a significant amount of PDR space to other activities. The Eastern Neighborhoods planning process involved long deliberations over where to focus efforts on preserving PDR activities, ultimately deciding that East SoMa, with its close proximity to downtown and the waterfront, was no longer an ideal location for PDR activities. This is reflected in the zoning districts that were created for East SoMa, which generally encourage a mix of uses and do not restrict residential development, unlike the PDR districts created in the Mission, Showplace Square/Potrero Hill, and Central Waterfront.

Since the adoption of the East SoMa Area Plan, PDR space has continued to be converted to other uses in the neighborhood, as Tables 2.1.2 and 2.2.1 above illustrate. A detailed investigation of the conversion of PDR space in East SoMa shows that the vast majority of such conversions have been to office space, and that PDR loss occurred throughout the neighborhood.

The bulk of PDR space lost in the Plan Area over the reporting period was replaced by office projects, either in conversions of existing PDR buildings, or demolition of smaller PDR buildings and replacement with new construction. Between 2011 and 2015, two projects in East SoMa replaced PDR space with residential mixed-use projects: 260 5<sup>th</sup> street (MUR), which demolished a 41,600 square foot warehouse to construct a 151-unit mixed-use residential project, of which 15% of units are affordable to families earning less than 55%AMI, and 166 Townsend Street (SLI), which combined adaptive reuse of an



existing industrial building with new construction for 94 residential units, of which 19 (20%) are affordable to households earning up to 55% of AMI.



260 5<sup>th</sup> Street (2016) Google Streetview



260 5<sup>th</sup> Street (2009) Google Streetview





166 Townsend St (2016) Google Streetview



166 Townsend St (2009) Google Streetview

As mentioned in previous sections, all of the 212,000 square feet of PDR space anticipated to be lost in pipeline projects in the coming years is to be replaced by mixed-use residential or office buildings, with other commercial uses (primarily retail) occupying the ground floor.

**Table 2.3.1. Conversion of PDR Space in East SoMa Plan Area, 2011-15**

Project	Zoning	Net PDR	Net Office	Net Retail	Net Units	Affordable Units	Percent Affordable
665 03RD ST	SLI	(123,700)	123,700	-	-	N/A	N/A
178 TOWNSEND ST	SLI	(75,340)	-	1,715	94	19	20%
460 - 462 BRYANT ST	MUO	(59,475)	59,475	-	-	N/A	N/A
275 BRANNAN ST	MUO	(48,411)	48,411	-	-	N/A	N/A
260 05TH ST	MUR	(41,250)	-	5,281	179	27	15%
660 03RD ST	SLI	(40,000)	40,000	-	-	N/A	N/A
938 HOWARD ST	MUR	(25,430)	25,430	-	-	N/A	N/A
111 TOWNSEND ST	MUO	(22,884)	16,786	6,098	-	N/A	N/A
500 2ND ST	MUO	(13,883)	13,883	-	-	N/A	N/A
333 BRANNAN ST	MUO	(13,740)	175,450	3,050	-	N/A	N/A

### 2.3.1 PDR Protection Policies and Enforcement

Illegal conversions from Production, Distribution and Repair (PDR) uses have more recently become an issue in the Eastern Neighborhood Plan areas that the City has sought to resolve. In 2015, the Planning Department has received about 44 complaints of alleged violation for illegal conversions from PDR to Office use in the city. 42 of these cases were found in the Eastern Neighborhoods, six of which were located in the East SoMa Plan Area. Owners were issued notices of violation and office tenants were compelled to vacate the properties, as shown in [Appendix XX](#).

**Table 2.3.2. Enforcement Cases for Illegal PDR Conversions, East SoMa, 2015**

Case Type	Number of Cases		
	East SoMa	Eastern Neighborhoods	Citywide
Closed - Violation	0	6	7
Closed - No Violation	1	9	9
Under Review	1	4	4
Pending Review	4	23	24
<b>TOTAL</b>	<b>6</b>	<b>42</b>	<b>44</b>

Most of these complaints describe large warehouses converting into office uses. Many of these office tenants are hybrid uses where PDR also takes place, but may not be the principal use of the space. If an office use is confirmed to be in operation, Planning encourages the company to alter their business practice to fit within the PDR zoning categories or vacate the property. The table in [Appendix XX](#) shows the enforcement cases that were closed and that were actually found to be in violation of the code. Generally, the complaints filed with the Planning Department are regarding the conversion of PDR uses

to office space, not permitted within these zoning districts. However, some complaints that are filed are either not valid, meaning that the tenant is either a PDR complying business or the space was legally converted to office space, prior to the Eastern Neighborhoods rezoning. For these enforcement cases, there is no longer a path to legalization to office use; additionally, many of these office conversions are not recent, and they did not take advantage of the Eastern Neighborhoods Legitimization Program. The program was an amnesty program that established a limited-time opportunity whereby existing uses that have operated without the benefit of required permits may seek those permits. However, this program expired in 2013.

In investigating the alleged violations, the Planning Department discovered that the building permit histories often included interior tenant improvements without Planning Department review. These permits do not authorize a change of use to office. To prevent future unauthorized conversion of PDR space the Planning Department worked proactively with the Department of Building Inspection (DBI). Over the course of 2015, Planning worked with DBI during project intakes to better understand the routing criteria and how to ensure Planning review. Both departments' IT divisions worked together to create a flag in the Permit Tracking System (PTS) to alert project intake coordinators of potential illegal conversions. This is a pilot program that can be expanded at a later date to include other Zoning Districts if necessary. Planning and DBI continue to work together to monitor this process and plan to meet regularly to discuss additional steps to prevent future conversions.

Planning also works collaboratively with the Mayor's Office of Economic Workforce and Development (OEWD). When Planning receives inquiries or complaints related to either vacant spaces in PDR zones or possible unauthorized spaces, Planning informs the property owner about PDR complying uses and refers them to OEWD. OEWD currently has a list of PDR complying businesses that are looking to lease spaces within San Francisco. Additionally, a training for real estate brokers was conducted in 2015. The purpose of the voluntary training was to help explain what PDR is and what resources Planning has available for them to utilize prior to leasing a property. The training also outlined the enforcement process, including the process for requesting a Letter of Determination. Future trainings will be held based on interest.

## 2.4 Employment

The East SoMa Plan Area added employment across all land use types tracked by the Planning Department between 2011 and 2015, following a trend that has taken place in San Francisco and the Bay Area. This growth in employment reflects a rebound in the regional economy following the "Great Recession" of the previous decade, but also the robust growth in high technology sectors and related industries in recent years.<sup>1</sup> Altogether, employment in East SoMa grew from roughly 18,900 jobs in 2010 to almost 33,700 in 2015, with a related increase from 2,000 to 2,200 total establishments, according to the California Employment and Development Department (EDD). Overall, employment in East SoMa grew by 78% from 2010 to 2015. The subsections below discuss the job growth in East SoMa by land use category.

**Table 2.4.1. Employment, East SOMA and San Francisco, Q4 2015**

Landuse	East SOMA				San Francisco			
	Establishments	Estab. % of Total	Jobs	Jobs % of Total	Establishments	Estab. % of Total	Jobs	Jobs % of Total
Cultural, Institutional, Educational	36	2%	271	1%	2,010	3%	73,182	11%
Medical	843	38%	1,332	4%	21,833	37%	60,214	9%
Office	709	32%	18,166	54%	15,628	27%	293,014	44%
PDR / Light Industrial	224	10%	5,684	17%	5,280	9%	88,135	13%
Retail	230	10%	7,806	23%	8,241	14%	130,550	20%

<sup>1</sup> See annual San Francisco Planning Department Commerce & Industry Inventory, 2008 – 2015.

Visitor / Lodging	14	1%	156	0%	311	1%	16,688	2%
Other	157	7%	288	1%	4,961	9%	6,953	1%
Total	2,213	100%	33,702	100%	58,264	100%	668,736	100%

**2.4.1 Office Jobs**

San Francisco is a regional employment hub, with the largest concentration of office jobs in the Bay Area including financial, legal, and other specialized business services. According to the state Employment Development Department (EDD), there were about 293,000 office jobs in San Francisco at the end of June 2015 (Q2). Of these jobs, about 18,170 (about 6% of the citywide total) were in the East SoMa Plan area. Office jobs represent a higher proportion of employment in the East SoMa Plan Area than citywide (see Over the past five years, East SoMa has seen impressive employment growth - 15,000 new jobs almost 80% growth - despite only adding approximately 145,000 square footage of commercial space. In part, many of these new jobs are likely located in commercial space that was vacant at the end of the recession of the previous decade, leading to lower vacancy rates. Another trend that has been underway that may explain the gain in employment without a parallel increase in commercial space is an overall densification of employment (in other words, allowing more jobs to be accommodated within a given amount of space). With the increasing cost of land in locations close to city centers and accessible by transportation infrastructure (as is the case with the Eastern Neighborhoods), real estate researchers have tracked an overall densification of employment across several sectors throughout the country. This kind of densification can be caused by employees who work from home for some or all days of the week (and therefore may share office space with colleagues) or firms that accommodate more employees within a given amount of space.

East SoMa, like the city overall, has seen significant employment growth since 2010, adding jobs in all sectors. Retail and office jobs have grown particularly quickly in East SoMa, by 156% and 97%

). Office jobs have almost doubled in East SoMa from 2010 to 2015.

**2.4.2 Retail Jobs**

San Francisco is also a regional shopping destination and 20% of all city jobs are in retail/entertainment (see Over the past five years, East SoMa has seen impressive employment growth - 15,000 new jobs almost 80% growth - despite only adding approximately 145,000 square footage of commercial space. In part, many of these new jobs are likely located in commercial space that was vacant at the end of the recession of the previous decade, leading to lower vacancy rates. Another trend that has been underway that may explain the gain in employment without a parallel increase in commercial space is an overall densification of employment (in other words, allowing more jobs to be accommodated within a given amount of space). With the increasing cost of land in locations close to city centers and accessible by transportation infrastructure (as is the case with the Eastern Neighborhoods), real estate researchers have tracked an overall densification of employment across several sectors throughout the country. This kind of densification can be caused by employees who work from home for some or all days of the week (and therefore may share office space with colleagues) or firms that accommodate more employees within a given amount of space.

East SoMa, like the city overall, has seen significant employment growth since 2010, adding jobs in all sectors. Retail and office jobs have grown particularly quickly in East SoMa, by 156% and 97%

). There were about 7,800 retail jobs in the East SoMa Plan area, about 23% of total jobs in the area; this represents almost 6% of all citywide retail jobs.

**2.4.3 PDR Jobs**

Although no longer a center for industry, 13% of San Francisco jobs are in production, distribution, or repair (PDR) related businesses. These light industrial businesses contribute to the city’s economy by providing stable and relatively well-paying jobs for the many San Franciscans without a four-year college degree and by supporting various sectors of the city’s economy. There were almost 5,700 PDR jobs in the East SoMa Plan area. A much higher proportion of jobs in East SoMa are in the



PDR sectors (23%) compared to citywide (13%). Despite the loss of hundreds of thousands of square feet of PDR space in East SoMA, PDR jobs have actually held steady (5,700 in 2015 vs. 5,300 in 2010) in absolute terms, though they have declined as a proportion of all jobs in the Plan Area.

#### 2.4.4 Employment and Commercial Space Trends

Over the past five years, East SoMa has seen impressive employment growth - 15,000 new jobs almost 80% growth - despite only adding approximately 145,000 square footage of commercial space. In part, many of these new jobs are likely located in commercial space that was vacant at the end of the recession of the previous decade, leading to lower vacancy rates.<sup>2</sup> Another trend that has been underway that may explain the gain in employment without a parallel increase in commercial space is an overall densification of employment (in other words, allowing more jobs to be accommodated within a given amount of space). With the increasing cost of land in locations close to city centers and accessible by transportation infrastructure (as is the case with the Eastern Neighborhoods), real estate researchers have tracked an overall densification of employment across several sectors throughout the country.<sup>3</sup> This kind of densification can be caused by employees who work from home for some or all days of the week (and therefore may share office space with colleagues) or firms that accommodate more employees within a given amount of space.

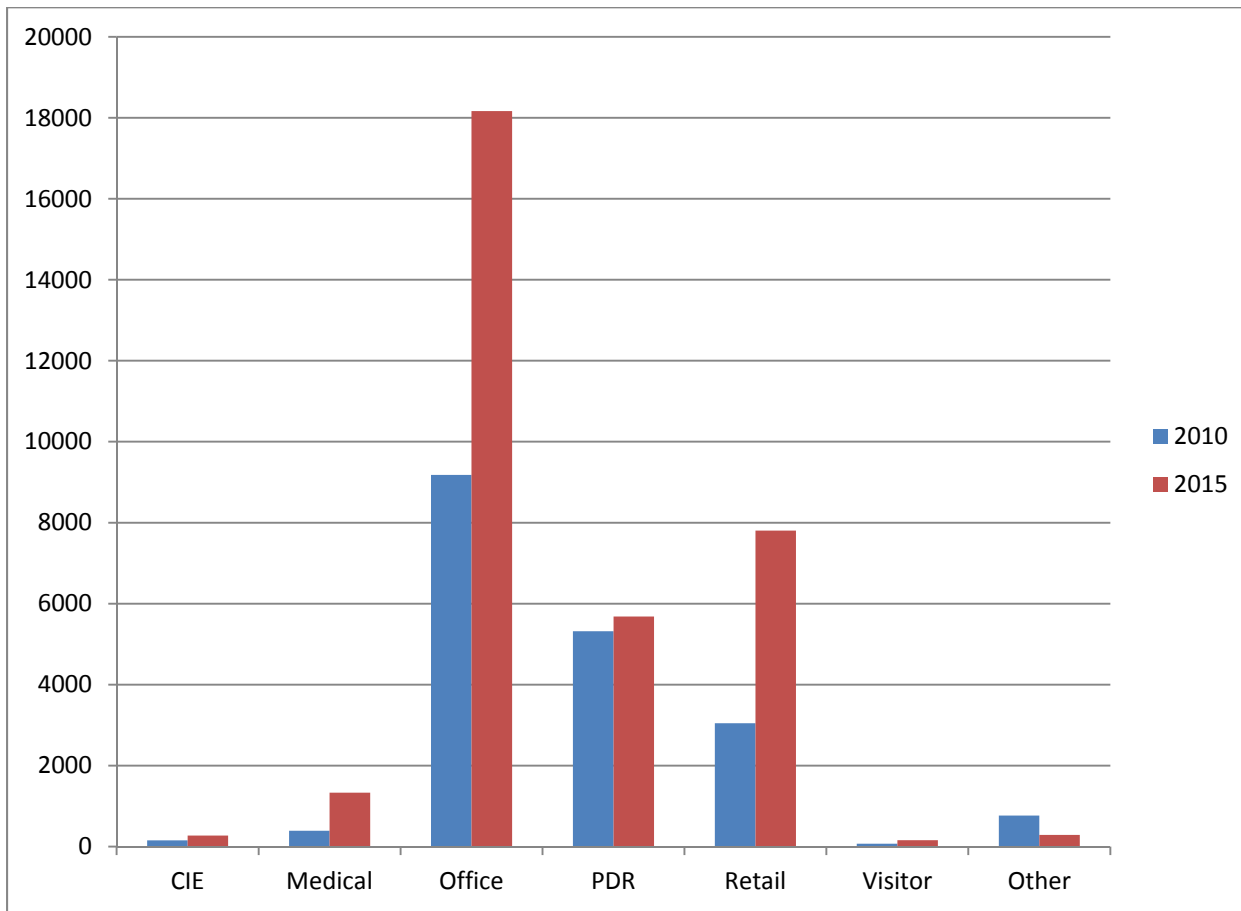
East SoMa, like the city overall, has seen significant employment growth since 2010, adding jobs in all sectors. Retail and office jobs have grown particularly quickly in East SoMa, by 156% and 97%

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<sup>2</sup> Although data to show vacancy rates for the East SoMa Plan Area is not available, commercial real estate brokerage firms like Cushman & Wakefield show that vacancy rates for different types of land uses decreased substantially in San Francisco between 2011 and 2015 across different sectors. See Cushman & Wakefield San Francisco Office Snapshot Q4 2015 and Retail Snapshot Q4 2015.

<sup>3</sup> See 2013 US Workplace Survey by Gensler.

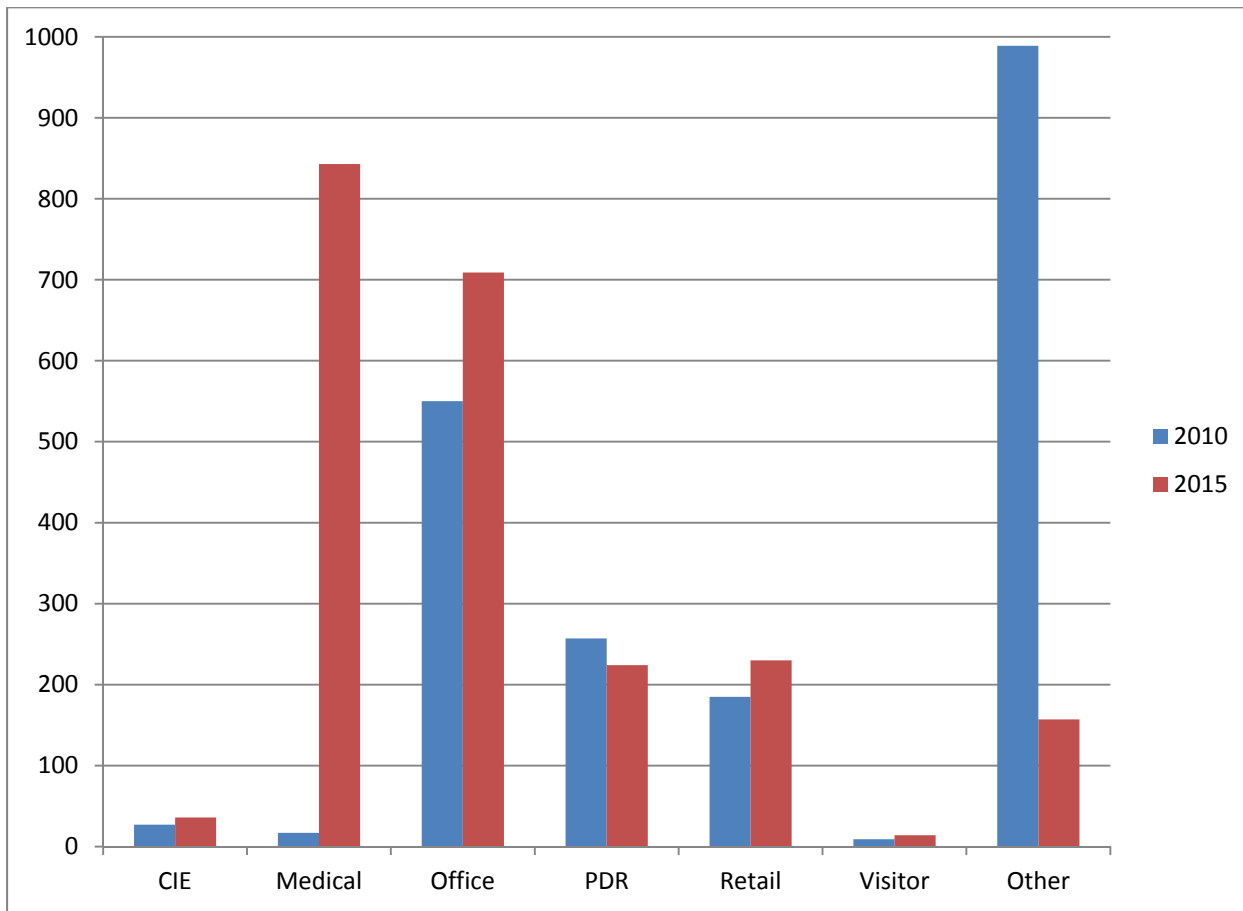
Chart 2.44.1 Jobs by Land Use, East SOMA, Q3 2010 and Q2 2015



Source: California Employment Development Department

Note: Starting in 2013, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs citywide) from the Private Household category (classified as “Other”) to other classifications, most of which are captured in this report under “Medical”.

Chart 2.44.2 Establishments by Land Use, East SOMA, Q3 2010 and Q2 2015



Source: California Employment Development Department. Note: Starting in 2013, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs citywide) from the Private Household category (classified as “Other”) to other classifications, most of which are captured in this report under “Medical”.

### 2.4.5 Sales Taxes

Discussion of sales and property tax data once we can process property tax data from Tax Collector and Assessor’s office. This came late despite several requests, so we will not be able to include in the draft. Can send the tables to the CAC as soon as they are ready.



**Table 2.4.2. Sales Taxes Collected in East SoMa Plan Area, 2011-15**

Calendar Year	East SOMA	% change from previous year	SF	% change from previous year
2011	\$ 3,248,039	-	\$ 67,537,179	-
2012	\$ 3,462,247	6.6%	\$ 73,531,098	8.9%
2013	\$ 3,345,460	-3.4%	\$ 76,739,835	4.4%
2014	\$ 3,532,216	5.6%	\$ 81,442,942	6.1%
2015	N/A	-	N/A	-
TOTAL	\$ 13,587,962		\$ 299,251,054	

**Table 2.4.2. Property Taxes Collected in East SoMa Plan Area, 2011-15**

### 3 HOUSING

The provision of adequate housing to residents of all incomes has long been a challenge in San Francisco. Over the past five years, however, San Francisco has become poster child for the housing affordability crisis afflicting America's cities and coastal communities throughout California. As discussed in the previous section, the Bay Area, city, and East SoMa neighborhood have all seen robust employment growth since the "Great Recession" triggered by the financial crisis in 2007. During this period, the city has added housing units much more slowly than new employees. As a result, a growing and more affluent labor force has driven up the costs of housing, making it increasingly difficult for low and moderate income families to remain in San Francisco.

In the past five years, neighborhoods adjacent to East SoMa (Rincon Hill and Downtown) have seen the construction of thousands of housing units, leading the city in housing production at a time of unprecedented demand for new housing. East SoMa itself has seen relatively less housing construction. The environmental analysis conducted for the Eastern Neighborhoods Environmental Impact Report estimated that up to 2,500 additional units could be developed as a result of the rezoning associated with the *East SoMa Plan*.<sup>4</sup> The Plan also recognizes the value of the existing housing stock and calls for its preservation, particularly given that much of it is under rent control. Dwelling unit mergers are strongly discouraged and housing demolitions are allowed only on condition of adequate unit replacement.

#### 3.1 Housing Inventory and New Housing Production

According to the 2010 Census, there were almost 8,550 units in the *East SoMa Plan* boundaries in April 2010; this represents 2% of the citywide total. Table 3.1.1 shows that approximately 800 new units were built in the past five years in East SoMa. Table 3.1.2 shows the citywide figures for comparison. Almost 8% of the net increase in the city's housing stock in the last five years was in the East SoMa area. Map 4 shows the location of recent housing construction. Additional details about these new development projects can be found in Appendix B, List BL-3.

<sup>4</sup> Eastern Neighborhoods Rezoning and Area Plans Environmental Impact Report (2005).

**Table 3.1.1 New Housing Production, East SoMa Plan Area, 2011-2015**

Calendar Year	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
2011	-	-	-	-
2012	25	-	123	148
2013	36	-	48	84
2014	513	-	44	557
2015	4	2	1	3
<b>TOTAL</b>	<b>578</b>	<b>2</b>	<b>216</b>	<b>792</b>

**Table 3.1.2 New Housing Production, San Francisco, 2011-2015**

Calendar Year	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change In Number of Units
2011	348	84	5	269
2012	796	127	650	1,319
2013	2,330	429	59	1,960
2014	3,455	95	156	3,516
2015	2,472	25	507	2,954
<b>TOTAL</b>	<b>9,401</b>	<b>760</b>	<b>1,377</b>	<b>10,018</b>

East SoMa led the Eastern Neighborhoods plan areas in housing production between 2011 and 2015, with eleven projects and a total of 751 housing units. The three largest projects by far were 900 Folsom Street, a 282 unit building with 40 BMRs (14%) constructed on a surface parking lot, 260 5<sup>th</sup> Street, a 182 unit building with 27 BMRs (15%) which replaced a small PDR building and surface parking lot, and 178 Townsend Street, a partial conversion and partial new-construction project which produced a 94 unit building with 19 BMRs (20%). Included in the 751 new housing units produced in East SoMa over the period are 113 permanently affordable units in three 100% affordable housing projects: at 1049 Howard Street (25 units), 374 5<sup>th</sup> Street (44 units) and 378 5<sup>th</sup> Street (44 units).

Map 4 New Housing Production East Soma 20011-2015



900 Folsom Street

260 5<sup>th</sup> Street

### 3.2 Housing Development Pipeline

As discussed above in the Commercial Activity chapter, the pipeline should be analyzed along two different categories: projects that have submitted planning and building applications (under review) and projects that have received entitlements and are either awaiting or are under construction. The latter (particularly those under construction) are considered much more likely to add residential or commercial capacity to the city's building stock in the short-to-medium term, while under review projects may require clearance from environmental review, variances to planning code restrictions, and discretionary review. In general, the Planning Department estimates that projects that are currently under construction can take up to two years to be ready for occupancy, entitled projects can take between two and seven years, while projects under review can take as many as ten years, if they are indeed approved.

At the end of 2015, there were about 1,600 units in 48 projects in the housing development pipeline for East SoMa (Table 3.2.1). The pipeline for East SoMa accounts for 4% of the total number of projects in the city but less than 3% of the number of units, which suggests that new projects are of a smaller scale than housing developments in the pipeline for San Francisco as a whole.

Table 3.2.1 shows that over 350 units in 11 projects- about 22% of East SoMa pipeline projects - are under construction and will likely be completed within the next two years. A further 530 units in 16 projects – 33% of the pipeline - have received Planning Department entitlements and could see completion within the next two to seven years. The remaining 45% of units in the residential development pipeline in East SoMa are in the early stages of the process and are expected to be completed in the next five to ten years. Just 3% of the 62,636 units in the citywide housing development pipeline are located in East SoMa.

The current housing pipeline in East SoMa is slightly more robust than it was at the end of 2010, shown in the previous Monitoring Report. In that year, only three projects (with a total of 40 units) were under construction, 13 projects with 754 units were entitled, and 13 projects with 474 units were under review. As of the end of 2015, East SoMa has more units in more projects in all stages of the pipeline than there were in 2010.

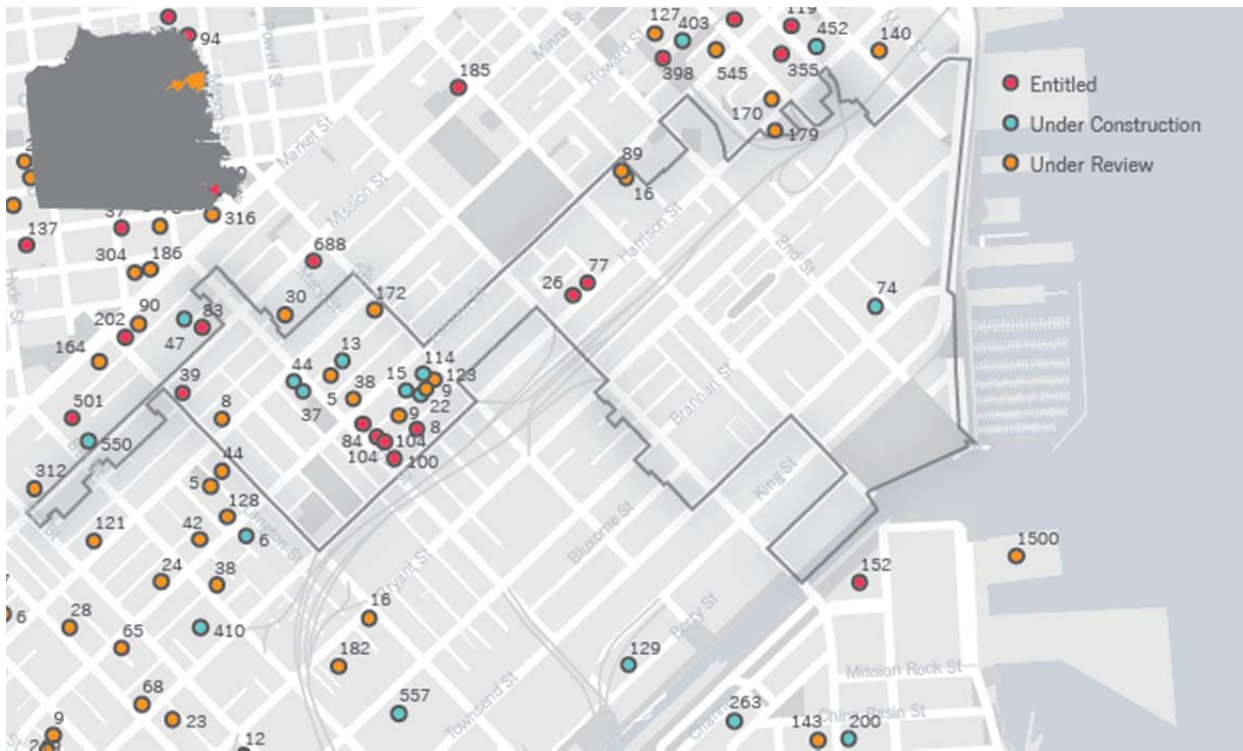
Map 5 shows the location of these proposed housing projects by development status. List BL-4 in Appendix B provides a detailed list of these housing pipeline projects.

**Table 3.2.1 Housing Development Pipeline, East SOMA and San Francisco, Q4 2015**

Development Status	East SoMa		San Francisco	
	No. of Units	No. of Projects	No. of Units	No. of Projects
Construction	356	11	8,691	232
Planning Entitled	533	16	26,063	350
Planning Approved	520	8	23,101	80
Building Permit Filed	2	3	513	31
Building Permit Approved/ Issued/Reinstated	11	5	2,449	239
Under Review	717	21	27,760	712
Planning Filed	661	13	17,852	198
Building Permit Filed	56	8	9,908	514
<b>Grand Total</b>	<b>1,606</b>	<b>48</b>	<b>62,514</b>	<b>1,294</b>



Map 5 Housing Development Pipeline by Development Status, East SoMa, Q4 2015



Note: Only includes residential developments with 5 or more units.

### 3.3 Affordable Housing in East SoMa

San Francisco and the Mission Plan Area have a number of policies in place to facilitate the development of affordable housing. This section describes some of these policies and shows the extent to which affordable housing was built in the Plan Area over the past five years.

#### 3.3.1 Affordable Housing Efforts: Citywide, Eastern Neighborhoods and East SoMa

The City of San Francisco has a number of programs to provide housing opportunities to families whose incomes prevent them from accessing market-rate housing. The San Francisco Housing Authority (SFHA) maintains dozens of properties throughout the City aimed at extremely low (30% of AMI), very low (50% of AMI) and low (80% of AMI) income households. Four of these properties are located within the Eastern Neighborhoods boundaries: two in the Mission and two in Potrero Hill.

The City has also launched a partnership between the SFHA, the Mayor’s Office of Housing and Community Development (MOHCD), community organizations, real estate developers, and philanthropies to redevelop some of the more dilapidated public housing sites into vibrant mixed-income communities with a central goal of keeping existing residents in their neighborhoods. One of the Hope SF projects, Potrero Terrace/Annex is located in the Eastern Neighborhoods (Showplace Square/Potrero Hill). MOHCD also maintains a number of funding programs to provide capital financing for affordable housing developments targeting households earning between 30 and 60% of AMI, low-income seniors, and other special needs groups. In most cases, MOHCD funding is leveraged to access outside sources of funding, such as Federal Low Income Housing Tax Credits, allocated by the State.

One of the most powerful tools to promote affordable housing development in San Francisco is the inclusionary housing program outlined in Section 415 of the Planning Code. This program requires that developments of 10 or more units of market rate housing must include restrict 12% of the units to families earning below 55% of AMI (for rental units) or 90% of AMI (for ownership units). Developers can opt to build the units “off-site” (in a different building), within a 1-mile radius from the original development, as long as units are sold to households earning less than 70% of AMI. In this case, the requirement is increased to 20% of the total number of units in the two projects. The income and rent limits for housing units managed by the Mayor’s Office of Housing are included in [Appendix ##](#).

The Mayor, Board of Supervisors, Planning Department, and Mayor’s Office of Housing have recently passed or introduced legislation to further expand the supply of affordable housing throughout the City. The City currently has legislation to encourage the development of

accessory dwelling units (ADUs) within existing residential buildings in supervisor districts 3 and 8. These ordinances remove obstacles to the development of ADUs, including density limits and parking requirements, in order to incentivize a housing type that has been identified as a valuable option for middle-class households that do not require a lot of space.<sup>5</sup> A proposal to expand a similar policy to the rest of the City is currently under discussion.

Another policy that has the potential to add thousands of units of affordable housing to the city's stock is the Affordable Housing Bonus Program, which is currently under review by the City. The program would allow developers in certain areas to build an additional two stories above what is allowed by their height limit district, in exchange for providing additional affordable housing, with a special focus on middle-income families that currently cannot access housing through the market. By-and-large, the Bonus Program does not apply to parcels in the Eastern Neighborhoods.

In addition to the Citywide programs described above, the Eastern Neighborhoods Area Plans also placed a high priority on the production and protection of affordable housing, and created policies to expand access to housing opportunities to low and moderate-income families. In addition to the Citywide inclusionary program described above, which applies throughout the Eastern Neighborhoods, market-rate housing developments in the Urban Mixed Use (UMU) district are required to restrict between 14.4 and 17.6% of their units to families at or below 55% of AMI for rental and 90% of AMI for ownership, depending on the amount of "upzoning" given to the property by the Plans. If these units are provided off-site, the requirement ranges from 23 to 27%. In the UMU and Mission NCT district, developers also have the option of dedicating land to the City that can be developed as 100% affordable projects.

Developers also have the option of paying a fee in lieu of developing the units themselves, which the City can use to finance the development of 100% affordable projects. Funds collected through these "in-lieu fees" are managed by the Mayor's Office of Housing and Community Development and can be spent anywhere in the City. However, 75% of fees collected in the Mission NCT and East SoMa MUR districts are required to be spent within those districts themselves. The Plans also require bedroom mixes in its mixed use districts to encourage 2- and 3-bedroom units that are suitable to families, including the units sold or leased at below-market rates. Lastly, in order to reduce the costs and incentivize housing production, the Plans removed density controls and parking requirements in many of its zoning districts, particularly those well-served by public transit and pedestrian and bike infrastructure.

### 3.4 New Affordable Housing Production, 2011-2015

As discussed in this report's introduction, expanding access to affordable housing opportunities was a high priority for the communities in the Eastern Neighborhoods during the planning process, and it has only gained more urgency in recent years.

As table 3.4.1 shows, 204 affordable units were built in East SoMa during the 2011-15 five-year monitoring period, more than double the 99 affordable units developed in the previous five years (2006-2010). The 204 units built between 2011 and 2015 make up 34% of the 595 newly constructed units built in East SoMa (shown on table 3.1.1), almost three times higher than the inclusionary housing minimum of 12%. East SoMa saw three 100% affordable housing projects completed between 2011 and 2015, and the two largest mixed-income residential projects completed during the period in East SoMa both provided around 15% of units on-site as BMRs. All of the 89 inclusionary units opened in East SoMa during the period were rental units targeted to low-income households (55% of AMI), as shown on appendix table BL-5.



<sup>5</sup> Wegmann, Jake, and Karen Chapple. "Hidden density in single-family neighborhoods: backyard cottages as an equitable smart growth strategy." *Journal of Urbanism: International Research on Placemaking and Urban Sustainability* 7.3 (2014): 307-329.



374 and 378 5<sup>th</sup> Street are both 100% Affordable Housing projects opened in 2013 and 2014

Several residential projects elected to pay an in-lieu fee rather than provide affordable units on-site, as is allowed under the City’s inclusionary program. These fees raised \$11.5 million for the City’s housing development program managed by MOHCD. New affordable units are estimated to cost roughly \$550,000 in construction costs (not including land), towards which MOHCD contributes about \$250,000, requiring the developer to raise the rest from Federal, State, and other sources. Therefore, it is estimated that the “in-lieu fees” collected in East SoMa in this period, if successfully leveraged into additional external funding and used to build projects on publicly controlled land, could yield an additional 45 units.<sup>6</sup>

The inclusionary housing production in East SoMa accounts for 10.4% of the citywide production (853 units, as shown in table 3.4.2 between 2011 and 2015). Roughly 8% of the 1,644 publicly subsidized affordable units constructed in San Francisco during the period were located in East SoMa.

**Table 3.4.1 Affordable Housing Production, East SoMa, 2011-2015**

Calendar Year	Public Subsidy	Inclusionary	Secondary Units	Total
2011	-	-	1	1
2012	25	21	-	46
2013	44	1	-	45
2014	44	67	-	111
2015	-	-	1	1
<b>TOTAL</b>	<b>113</b>	<b>89</b>	<b>2</b>	<b>204</b>

**Table 3.4.2 Affordable Housing Production, San Francisco, 2011-2015**

Calendar Year	Public Subsidy	Inclusionary	Secondary Units	Total
2011	141	4	60	205
2012	377	98	38	513
2013	464	216	30	710
2014	449	249	57	755
2015	213	286	53	552
<b>TOTAL</b>	<b>1,644</b>	<b>853</b>	<b>238</b>	<b>2,735</b>

<sup>6</sup> The development costs of affordable housing units are rough estimates based on recent projects that have received assistance from MOHCD.

**Table 3.4.3 Housing Developments Opting for Affordable Housing "In-lieu" Fee, East SoMa, 2011-2015**

YEAR	ADDRESS	TOTAL FEE AMOUNT
2012	246 RITCH ST	\$739,207
2013	468 CLEMENTINA ST	\$491,808
2015	119 07TH ST	\$2,440,158
2015	237 SHIPLEY ST	\$838,732
2015	923 FOLSOM ST	\$7,001,838
<b>TOTAL</b>		<b>\$11,511,743</b>

Map 6 New Affordable Housing, East SoMa, 2011-2015



### 3.5 Housing Stock Preservation

A key component in promoting neighborhood affordability and stability is to preserve the existing stock of housing. New housing development in San Francisco is costly and preserving homes can prevent displacement of vulnerable households. The *East SoMa Plan* supports the preservation of the area's existing housing stock and prohibits residential demolition unless this project ensures sufficient replacement of housing units. Restrictions on demolitions also help to preserve affordable and rent-controlled housing and historic resources.

A neighborhood's housing stock can also change without physical changes to the building structure. Conversions of rental housing to condominiums can turn housing that is rent controlled and potentially accessible to moderate income households to housing that can be occupied by a narrower set of residents, namely, those with access to down payment funds and enough earning power to purchase a home. Lastly, rental units can be "lost" to evictions of various types, from owners moving in to units formerly occupied by tenants to the use of the Ellis Act provisions in which landlords can claim to be going out of the rental business in order to force residents to vacate their homes.

One important priority of the Plan's housing stock preservation efforts is to maintain the existing stock of single room occupancy (SRO) hotels, which often serve as a relatively affordable option for low income households. Appendix ## includes a list of SRO properties and number of residential units.

The following subsections document the trends in these various types of changes to the housing stock in the East SoMa Plan Area and San Francisco between 2011 and 2015 and comparing the most recent five years with the preceding 5-year period.

### 3.5.1 Units lost to alteration or demolition

In this most recent reporting period, only two units were demolished or lost through alteration in East SoMa (Table 3.5.1), less than 0.3% of units demolished citywide. In the previous reporting period, 7 units were lost to demolition or alteration. Table 3.5.2 shows San Francisco figures for comparison. Illegal units removed also result in loss of housing; corrections to official records, on the other hand, are adjustments to the housing count.

**Table 3.5.1 Units Lost, East SoMa, 2011-2015**

Planning Area	Units Lost Through Alterations by Type of Loss					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
2011	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0
2013	0	0	0	0	0	0	0
2014	0	0	0	0	0	0	0
2015	0	0	0	0	0	2	2
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>

**Table 3.5.2 Units Lost, San Francisco, 2011-2015**

Planning Area	Units Lost Through Alterations by Type of Loss					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
2011	39	22	1	3	65	84	149
2012	2	23	1	1	27	127	154
2013	70	38	2	0	110	427	537
2014	24	20	1	0	45	95	140
2015	100	12	1	3	116	25	141
<b>TOTAL</b>	<b>235</b>	<b>115</b>	<b>6</b>	<b>7</b>	<b>363</b>	<b>758</b>	<b>1,121</b>

### 3.5.2 Condo Conversions

Condo conversions increase San Francisco's homeownership rate, estimated to be at about 37% in 2014. However, condo conversions also mean a reduction in the city's rental stock. In 2014, an estimated 78% of households in East and West SoMa

were renters. According to the American Community Survey, there was no change in the owner/renter split in East SoMa or in San Francisco between 2009 and 2014.<sup>7</sup>

In the last five years, no units in East SoMa were converted to condominiums.

### 3.5.3 Evictions

Another indicator of change in the existing housing stock, are owner move-in and Ellis Act evictions. These evictions effectively remove units from the rental housing stock and are, in most cases, precursors to condo conversions.

Table 3.5.4 shows that in the last five years in East SoMa, there were owner move-in evictions in three units and no units were withdrawn from the rental stock under the Ellis Act. Owner move-in and Ellis Act evictions in East SoMa are extremely rare, compared to other areas of the city. Other types of evictions, noted in Table 3.6.2, include evictions due to breach of rental contracts or non-payment of rent; this could also include evictions to perform capital improvements or substantial rehabilitation.

**Table 3.5.4 Evictions, East SoMa, 2011-2015**

Year	East SoMa			San Francisco			East SoMa as % of Citywide Total		
	Owner Move In	Ellis Act Withdrawal	Other	Owner Move In	Ellis Act Withdrawal	Other	Owner Move In	Ellis Act Withdrawal	Other
2011	0	0	7	123	54	1102	0%	0%	1%
2012	0	0	21	172	99	1343	0%	0%	2%
2013	1	0	11	275	229	1368	0%	0%	1%
2014	0	0	20	315	101	1550	0%	0%	1%
2015	2	0	18	425	142	1518	0%	0%	1%
<b>Totals</b>	<b>3</b>	<b>-</b>	<b>77</b>	<b>1,310</b>	<b>625</b>	<b>6,881</b>	<b>0%</b>	<b>0%</b>	<b>1%</b>

Source: SF Rent Board

## 3.6 Jobs Housing Linkage Program (JHLP)

Prompted by the *Downtown Plan* in 1985, the City determined that large office development, by increasing employment, attracts new residents and therefore increases demand for housing. In response, the Office Affordable Housing Production Program (OAHPP) was established in 1985 to require large office developments to contribute to a fund to increase the amount of affordable housing. In 2001, the OAHPP was re-named the Jobs-Housing Linkage Program (JHLP) and revised to require all commercial projects with a net addition of 25,000 gross square feet or more to contribute to the fund. Between fiscal year 2011/12 and 2015/16, commercial developments in the East SoMa Plan Area generated roughly \$15,200,000 to be used for affordable housing development by the city.

<sup>7</sup> San Francisco Neighborhood Profiles, American Community Survey 2010-2014. San Francisco Planning Department 2016. According to the Census, there are roughly 19,000 renter-occupied units in the Mission. The neighborhood boundaries for the Mission in the Neighborhood Profiles do not match perfectly with the Plan Area boundaries, though they are very close. Therefore, these percentages should be read as approximations.

**Table 3.6.1 Jobs Housing Linkage Fees Collected, East SoMa, FY 2011/12-2015/16**

Fiscal Year	Revenue
2011-12	\$ -
2012-13	\$ 2,037,266
2013-14	\$ 7,407,153
2014-15	\$ 5,430,135
2015-16	\$ 345,646
<b>Total</b>	<b>\$ 15,220,199</b>

\*Department of Building Inspection as of 6/1/16

## 4 Accessibility and Transportation

The East Soma Plan Area is characterized by a multitude of mobility options and its residents access employment and other destinations through a variety of transport modes. A much lower share of commuters in the East SoMa travel to work by car than the rest of San Francisco (27% to 44%, respectively), a comparison that is true for people who drive alone as well as those who carpool. As Table 4.1.1 shows, the most popular means of commuting among East SoMa residents is on foot; 37% of residents (compared to just 10% citywide) walk to work, not surprising given East SoMa's proximity to the largest concentration of jobs in the Bay Area in downtown San Francisco. Other non-auto commute modes also play an important role, including transit at 24% and biking at 4%. Approximately 6% of East SoMa residents work from home. In order to maintain this characteristic and move towards lower dependency on private automobiles, the East SoMa Area Plan's objectives related to transportation all favor continued investments in public transit and improving pedestrian and bicycle infrastructure rather than facilitating auto ownership, circulation, and parking.

**Table 3.6.1 Commute Mode Split, East SoMa and San Francisco, 2011-2015**

Transport Mode	East SoMa		San Francisco		East SoMa compared to San Francisco
	No of Commuters	%	No of Commuters	%	
Car	2,926	27%	199,470	44%	-16%
Drove Alone	2,601	24%	165,151	36%	-12%
Carpooled	325	3%	34,319	8%	-4%
Transit	2,538	24%	150,222	33%	-9%
Bike	384	4%	17,356	4%	0%
Walk	3,909	37%	46,810	10%	26%
Other	194	2%	10,579	2%	0%
Worked at Home	690	6%	32,233	7%	-1%
<b>Total</b>	<b>10,641</b>	<b>100%</b>	<b>456,670</b>	<b>100%</b>	

Source: 2009-2014 American Community Survey

### 4.1 Eastern Neighborhoods TRIPS Program

The Eastern Neighborhoods Transportation Implementation Planning Study (EN TRIPS) Report assessed the overall transportation needs for the Eastern Neighborhoods and proposed a set of discreet projects that could best address these needs in the most efficient and cost beneficial manner. EN Trips identified three major projects for prioritization:

- (1) Complete streets treatment for a Howard Street / Folsom Street couplet running between 5th and 11th Street

- (2) Complete streets and transit prioritization improvements for a 7th Street and 8th Street couplet running between Market and Harrison Street in East Soma
- (3) Complete streets and transit prioritization improvements for 16th Street (22-Fillmore) running between Church Street and 7th Street.

Other broader improvements were also discussed including street grid and connectivity improvements through the northeast Mission and Showplace Square, bicycle route improvements throughout particularly along 17th Street, and mid-block signalizations and crossings in South of Market.

## 4.2 Pedestrian and Bicycle Improvements

The *East SoMa Plan* calls for the creation of a network of “Green Connector” streets with wider sidewalks and landscaping improvements that connects open spaces and improves area walkability. The Plan proposes to enhance Folsom Street to connect the emerging Transbay and Rincon Hill areas, East and West SoMa, and the Mission District. Additional street improvements are proposed for lightly used alleyways with a more mixed-use or commercial character

In January 2011, San Francisco’s *Better Streets Plan*, adopted by the Board of Supervisors in December 2010, went into effect. The plan contains design guidelines for pedestrian and streetscape improvements and describes streetscape requirements for new development. Major themes and ideas include distinctive, unified streetscape design, space for public life, enhanced pedestrian safety, universal design and accessibility, and creative use of parking lanes. The *Better Streets Plan* only describes a vision for ideal streets and seeks to balance the needs of all street users and street types. Detailed implementation strategies will be developed in the future.

In 2014, San Francisco adopted Vision Zero, a commitment to eliminating traffic-related fatalities by 2024. The City has identified capital project to improve street safety, which will build on existing pedestrian, bicycle, and transit-rider safety programs. The first round will include 245 projects, including several in East SoMa, shown on Table 4.2.1. 2<sup>nd</sup> Street and 6<sup>th</sup> Street will receive the most significant improvements, with traffic calming, bike lanes and other streetscape improvements currently in design or under construction.



**Table 4.2.1. Vision Zero Projects in East SoMa Plan Area**

Project Name	Start Date (EST)	Current Phase	Total Budget (EST)
Folsom and Essex Protected Bikeway	Winter 2013-14	Construction	\$ 174,000
Embarcadero Enhancement Project	Summer 2014	Design	\$ 4,710,000
Market and Mission Road Diet Treatments	Winter 2014-15	Design	\$ 198,000
2nd Street Improvement Project Early Implementation	Summer 2015	Construction	\$ 160,000
2nd Street Improvement Project Early Implementation	Fall 2016	Construction	\$ 15,620,000
5th Street Green Backed Sharrows	Spring 2015	Construction	\$ 93,000
Howard Streetscape Project	Summer 2014	Design	\$ 2,135,000
6th Street & Minna Street New Signal	Winter 2014-15	Completed	\$ 350,000
6th Street Improvements Project	Winter 2014-15	Design	\$ 3,992,000
Pedestrian Countdown Signal 3 Signals	Spring 2015	Design	\$ 2,500,000
6th Street & Howard Street	Winter 2014-15	Completed	\$ 26,000
HSIP New Signals	Winter 2014-15	Design	\$ 1,125,000

## 5 Community Improvements

The Eastern Neighborhoods Plan included Public Benefits a framework for delivering infrastructure and other public benefits. The public benefits framework was described in the Eastern Neighborhoods “Implementation Document”, which was provided to the public, the Planning Commission, and the Board of Supervisors at the time of the original Eastern Neighborhoods approvals. This Implementation Document described infrastructure and other public benefits needed to keep up with development, established key funding mechanisms for the infrastructure, and provided a broader strategy for funding and maintaining newly needed infrastructure. Below is a description of how the public benefit policies were originally derived and expected to be updated.

### 5.1 Need, Nexus and Feasibility

To determine how much additional infrastructure and services would be required to serve new development, the Planning Department conducted a needs assessment that looked at recreation and open space facilities and maintenance, schools, community facilities including child care, neighborhood serving businesses, and affordable housing.

A significant part of the Eastern Neighborhoods Plans was the establishment of the Eastern Neighborhoods Community Impact Fee and Fund. Nexus Studies were conducted as part of the original Eastern Neighborhoods effort, and then again as part of a Citywide Nexus and Levels-of-Service study described below. Both studies translated need created by development into an infrastructure cost per square foot of new development. This cost per square foot determines the maximum development impact fee that can be legally charged. After establishing the absolute maximum fee that can be charged legally, the City then tests what maximum fee can be charged without making development infeasible. In most instances, fees are ultimately established at lower than the legally justified amount determined by the nexus. Because fees are usually set lower than what could be legally justified, it is understood that impact fees cannot address all needs created by new development.

Need for transportation was studied separately under EN Trips and then later under the Transportation Sustainability Program. Each infrastructure or service need was analyzed by studying the General Plan, departmental databases, and facility plans, and with consultation of City agencies charged with providing the infrastructure or need.

As part of a required periodic update, in 2015, the Planning Department published a Citywide Needs Assessment that created levels-of-service metrics for new parks and open space, rehabilitated parks and open space, child care, bicycle facilities, and pedestrian facilities (“San Francisco Infrastructure Level of Service Analysis”).

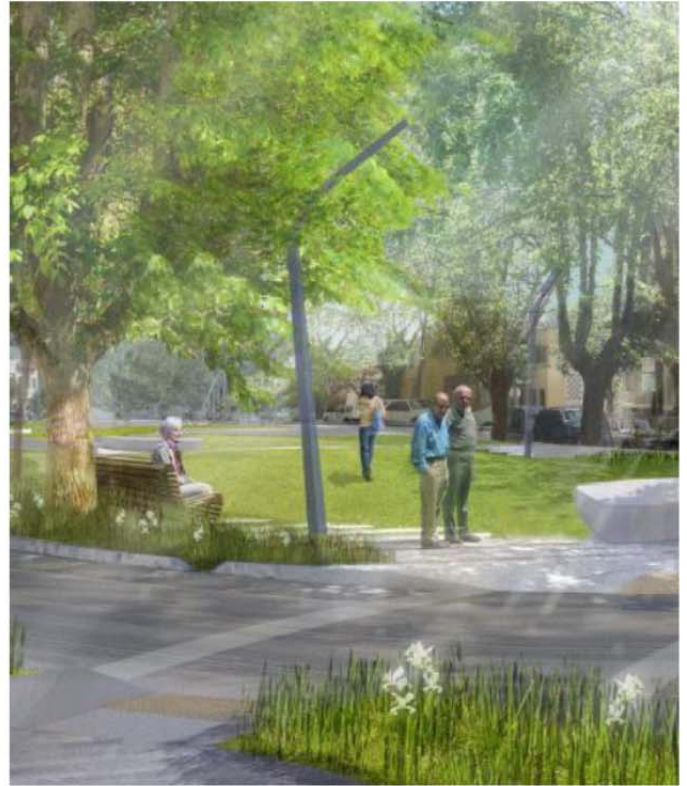
Separate from the Citywide Nexus published in 2015, MTA and the Planning Department also produced a Needs Assessment and Nexus Study to analyze the need for additional transit services, along with complete streets. This effort was to provide justification for instituting a new Transportation Sustainability Fee (TSF) to replace the existing Transit Development Impact Fee (TDIF). In the analysis, the derived need for transit from new development is described providing the same amount transit service (measured by transit service hours) relative to amount of demand (measured by number of auto plus transit trips).

Between the original Needs Assessment, and the Level-of-Service Analysis, and the TSF Study the City has established the below metrics that establishes what is needed to maintain acceptable infrastructure and services in the Eastern Neighborhoods and throughout the City:

Improvement	Need Factor	Need - Unit	No of People	Need Factor per person	Reference
<b>Community Facility</b>					
Police (Equipment)	0.77	squad cars	1,000	0.00077	Original EN Needs Assessment
Public Health Centers	0.06	centers	1,000	0.00006	Original EN Needs Assessment
<b>Recreation and Open Space</b>					
	0.04	centers	1,000	0.00004	Original EN Nexus Study
Multi-Use Fields	2.25	fields	10,000	0.00023	Original EN Nexus Study
Tennis Courts	2	courts	10,000	0.0002	Original EN Nexus Study
Outdoor basket ball court	2	courts	10,000	0.0002	Original EN Nexus Study
Walkway and bikeway trails	0.17	miles of Blue Greenway			Original EN Nexus Study
Open Space - new parks citywide	55	acres	147,201	0.00037	Citywide Nexus Study (2015)
Open Space - rehabilitation	511	acres	147,201	0.00347	Citywide Nexus Study (2015)
<b>Childcare</b>					
Childcare - for Toddlers Attributable to Residential Growth	393.12	spaces	51,866	0.00758	Citywide Nexus Study (2015)
Residential	1,551.00	spaces	51,866	0.0299	Citywide Nexus Study (2015)
<b>Complete Streets / Transportation</b>					
Transportation - Sidewalks	88	sf of sidewalk	1	88	Citywide Nexus Study (2015)
Transportation - Bike - Premium Bike Network	13	miles	1,211,217	0.00001	Citywide Nexus Study (2015)
Transportation - Bike - Intersection Improvements	13	intersections	1,211,217	0.00001	Citywide Nexus Study (2015)
Transportation - Bike - Bike Parking Spaces	5,333.00	spaces	1,211,217	0.0044	Citywide Nexus Study (2015)
Transportation - Bike - Bike Sharing	667	bike share stations	1,211,217	0.00055	Citywide Nexus Study (2015)

## 5.2 Recreation, Parks, and Open Space

The *East SoMa Plan* also calls for the provision of new recreation and park facilities and maintenance of existing resources. East SoMa’s historically industrial nature has resulted in relatively few neighborhood open spaces, and many areas lack adequate access to places to recreate and relax. The *Plan* specifically calls for the Planning Department to work with the Recreation and Parks Department (RPD) to identify a site in East SoMa for a new public park. While efforts to secure land for a new open space continue, RPD is currently undertaking a major renovation project on South Park, in the heart of East SoMa. Scheduled for completion in Fall of 2016, the multi-million dollar renovation will include upgrades to the park’s infrastructure, including new paths, irrigation, drainage, site lighting, site furnishings, 24 mature trees and landscaping.



Design renderings of South Park renovation (currently underway)  
Source: San Francisco Recreation & Parks.

Another facility renovation planned for the Plan Area, still in planning phase, is the Gene Friend Recreation Center. Located on the corner of 6<sup>th</sup> and Folsom Streets, the facility includes an interior gymnasium and fitness center as well as an outdoor lawn and play area for children. RPD is partnering with the Trust for Public Land to undertake a major renovation and refurbishment of the facility, one of the few serving all of SoMa.

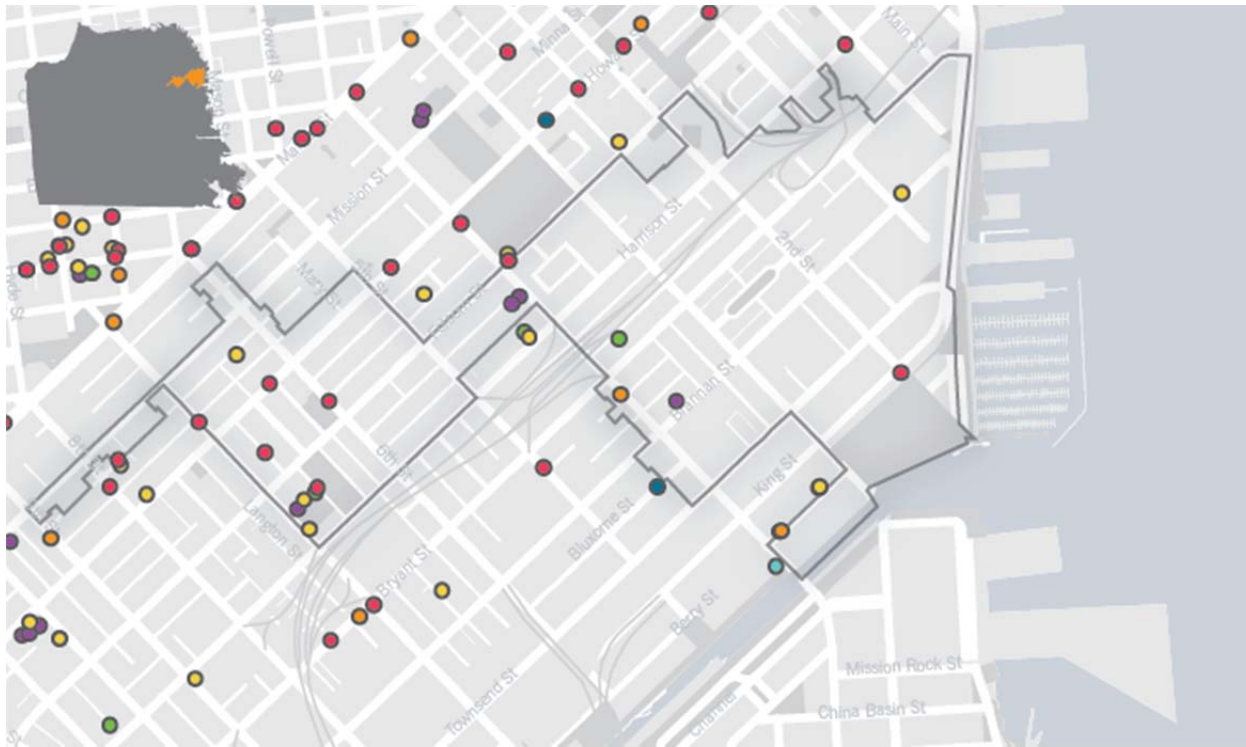
### 5.3 Community Facilities and Services

As a significant amount of new housing development is expected East SoMa, new residents will increase the need to add new community facilities and to maintain and expand existing ones. Community facilities can include any type of service needed to meet the day-to-day needs of residents. These facilities include libraries, parks and open space, schools and child care. Community based organizations also provide many services to area residents including health, human services, and cultural centers. Section 5.3 describes efforts to increase and improve the supply of recreation and park space in East SoMa. Section 6, below, discusses the process of implementation of the community benefits program, including the collection and management of the impact fees program.

Map 7 shows existing community facilities in East SoMa. Community based organizations currently provide a wide range of services at over 20 sites throughout East SoMa, ranging from clinics and legal aid, to job and language skills training centers and immigration assistance.



Map 7 Community Facilities in East SoMa



- Hospitals
- Libraries
- Community Based Organizations
- Child Care Facilities
- Schools
- Fire Stations
- Churches

#### 5.4 Historic Preservation

Historic preservation team could not get information together in time. We can discuss contents at 6/20 meeting.

#### 5.5 Neighborhood Serving Establishments

Neighborhood serving businesses represent a diversity of activities beyond typical land use categories such as retail. This section defines neighborhood serving as those activities of an everyday nature associated with a high “purchase” frequency (see Appendix D for a list of business categories used). Grocery stores, auto shops and gasoline stations, banks and schools which frequently host other activities, among many other uses, can be considered “neighborhood serving.”

By this definition, East SoMa is home to almost 150 neighborhood serving businesses and establishments employing roughly 3,400 people. Since 2010, East SoMa has gained almost 630 full-service restaurant jobs, though the number of restaurant establishments has remained roughly the same. In general, places to eat and drink are the most common neighborhood serving establishments in the plan area. East SoMa’s relative lack of typical neighborhood commercial strips is evident in the few retail and personal service establishments present throughout the neighborhood.

As shown in Table 4.5.1, the top 10 neighborhood serving establishments in East SoMa include eating places (full- and limited-service restaurants, bakeries, etc.), bars, grocery stores, banks, and auto repair shops. These businesses are spread throughout the Plan Area, as shown on Map 8.

**Table 5.55.1 Neighborhood Serving Establishments, East SoMa, 2015**

Type	Establishments	Employment
Full-Service Restaurants	37	1,494
Drinking Places (Alcoholic Beverages)	14	350
Snack and Nonalcoholic Beverage Bars	9	237
Limited-Service Restaurants	19	233
Supermarkets and Other Grocery (except Convenience) Stores	5	225
Commercial Banking	4	178
General Automotive Repair	12	115
Children's and Infants' Clothing Stores	1	80
Elementary and Secondary Schools	1	59
Shoe Stores	1	43
Beauty Salons	3	43
Cosmetics, Beauty Supplies, and Perfume Stores	3	43
Pharmacies and Drug Stores	3	42
Video Tape and Disc Rental	2	33
Women's Clothing Stores	1	29
Convenience Stores	2	28
Gasoline Stations with Convenience Stores	3	24
Fitness and Recreational Sports Centers	5	22
Pet Care (except Veterinary) Services	4	20
Sporting Goods Stores	1	12
Clothing Accessories Stores	2	10
Pet and Pet Supplies Stores	1	7
Automotive Exhaust System Repair	1	5
Cafeterias, Grill Buffets, and Buffets	1	4
Other Personal and Household Goods Repair and Maintenance	1	4
Electronics Stores	4	4
Child Day Care Services	1	2
Car Washes	1	2
Religious Organizations	1	1
Retail Bakeries	1	-
Other Automotive Mechanical and Electrical Repair and Maintenance	1	-
<b>Total</b>	<b>145</b>	<b>3,349</b>

Map 8 Neighborhood Serving Businesses in the Mission



- 311 - Food Manufacturing
- 443 - Electronics and Appliance
- 445 - Food and Beverage
- 446 - Health and Personal Care
- 447 - Gas Stations
- 448 - Clothing and Accessories
- 451 - Sporting goods, Hobby, Musical Instrument and Books
- 452 - General Merchandise
- 453 - Miscellaneous
- 519 - Other Information
- 522 - Credit Intermediation
- 532 - Rental and Leasing Services
- 611 - Educational Services
- 624 - Social Assistance
- 713 - Amusement, Gambling and Recreation
- 722 - Food Services and Drinking Places
- 811 - Repair and Maintenance
- 812 - Personal and Laundry Services
- 813 - Religious and Civic Organizations

## 6 IMPLEMENTATION OF PROPOSED PROGRAMMING



Along with establishing fees, and providing a programmatic framework of projects, the EN approvals included amendments to the City’s Administrative Code establishing a process to choose infrastructure projects for implementation on an ongoing basis.

**6.1 Eastern Neighborhoods Citizens Advisory Committee**

The Eastern Neighborhoods Citizens Advisory Committee (EN CAC) started meeting on a monthly basis in October 2009. The CAC is comprised of 19 members of the public appointed by the Board of Supervisors or the Mayor. The CAC focuses on implementation of the Eastern Neighborhoods Implementation Program and priority projects. Together with the IPIC, discussed below, the CAC determine how revenue from impact fees are spent. The CAC also plays a key role in reviewing and advising on the Five-Year Monitoring Reports.

The EN CAC has held monthly public meetings since October, 2009. For more information on the EN CAC, go to <http://encac.sfplanning.org>.

**6.2 Eastern Neighborhoods Community Facilities and Infrastructure Fee and Fund**

The Eastern Neighborhoods Community Facilities and Infrastructure Fee includes three tiers of fees that are based on the amount of additional development enabled by the 2009 Eastern Neighborhoods rezoning. In general, Tier 1 fees are charged in areas where new zoning provided less than 10 feet of additional height. Tier 2 fees are for those areas that included between 10 and 20 feet of additional height, and Tier 3 fees are for areas that included for 20 feet or more of additional height. Fees are adjusted every year based on inflation of construction costs.

Below is a chart of the original fees (2009) and the fees as they exist today.

**Table 6.2.1 Eastern Neighborhoods Infrastructure Impact Fees per Square Foot, 2009 and 2016**

	Original Fee		2016 Fee	
	Residential	Non-Residential	Residential	Non-Residential
Tier 1	\$8.00	\$6.00	\$10.19	\$7.65
Tier 2	\$12.00	\$10.00	\$15.29	\$12.74
Tier 3	\$16.00	\$14.00	\$20.39	\$17.84

The fees established above are proportionally divided into five funding categories as determined by the needs assessment, nexus studies, and feasibilities studies, including housing, transportation/transit, complete streets, recreation and open space, and child care. In the Mission District NCT and MUR (Mixed-Use Residential) Districts, 75% of fees collected from residential development is set aside for affordable housing for the two respective Plan Areas. The first \$10,000,000 collected are targeted to affordable housing preservation and rehabilitation. To date, the City has collected nearly \$47 million in impact fees, as shown on table 6.2.2.

**Table 6.2.2 Eastern Neighborhoods Infrastructure Impact Fees Collected to Date**

Category	Collected
HOUSING	\$4,535,000
TRANSPORTATION / TRANSIT	\$16,306,000
COMPLETE STREETS	\$6,709,000
RECREATION AND OPEN SPACE	\$16,937,000
CHILDCARE	\$2,361,000
<b>Total</b>	<b>\$46,848,000</b>

Note: Amount collected includes in-kind improvements.

Over the 2016-2020 period, the City is projected to collect \$140 million from the Eastern Neighborhoods impact fee program, as shown on table 6.2.3.

**Table 6.2.3 Eastern Neighborhoods Infrastructure Impact Fees Projected, 2016-2020**

Category	Collected
HOUSING	\$23,244,000
TRANSPORTATION / TRANSIT	\$28,940,000
COMPLETE STREETS	\$8,065,000
RECREATION AND OPEN SPACE	\$3,906,000
CHILDCARE	\$5,976,000
<b>Total</b>	<b>\$140,131,000</b>

As shown in Table 5.2.1, approximately \$14.6 million were collected from 39 projects in the East SoMa Plan Area between 2011 and 2015. Overall, roughly \$48.4 million has been collected in all of the Eastern Neighborhoods, including Western SoMa.

**Table 5.2.1 Eastern Neighborhoods Infrastructure Impact Fees Collected, 2011-15**

Area	Revenue	Projects
<b>East SoMa</b>	<b>\$14,635,000</b>	<b>39</b>
Western SoMa	\$6,940,000	11
Mission	\$5,357,000	43
Central Waterfront	\$10,034,000	19
Showplace/Potrero	\$11,384,000	26
<b>TOTAL</b>	<b>\$48,350,000</b>	<b>138</b>

### 6.3 IPIC Process

The Infrastructure Plan Implementation Committee was established in Administrative Code section XX; the IPIC's purpose is to bring together City agencies to collectively implement the community improvement plans for specific areas of the City including the Eastern Neighborhood Plan Areas. The IPIC is instrumental in creating a yearly expenditure plan for impact fee revenue and in creating a bi-annual "mini" Capital Plan for the Eastern Neighborhoods. The annual Expenditure Plan is

specific to projects that are funded by impact fees. The bi-annual Eastern Neighborhoods Capital Plan also includes infrastructure projects that are funded by other sources, and projects where funding has not been identified.

#### 6.4 Eastern Neighborhood MOU

In 2009, the Planning Department entered into a Memorandum of Understanding with SF Public Works, SFMTA, Rec and Park, and MOHCD to assure commitment to implementing the EN Plans. A key component of the agreement was the establishment of a list of priority projects:

- Folsom Street
- 16th Street
- Townsend Street
- Pedestrian Crossing at Manalo Draves Park
- 17th and Folsom Street Park
- Showplace Square Open Space

#### 6.5 First Source Hiring

The First Source Hiring Program was first adopted in 1998 and modified in 2006. The intent of First Source is to connect low-income San Francisco residents with entry-level jobs that are generated by the City's investment in contracts or public works; or by business activity that requires approval by the City's Planning Department or permits by the Department of Building Inspection. CityBuild works in partnership with Planning Department and DBI to coordinate execution of First Source Affidavits and MOUs.

CityBuild is a program of the Office of Economic and Workforce Development and is the First Source Hiring Administrator. In accordance to Chapter 83: First Source Hiring Program, developers must submit a First Source Affidavit to the Planning Department prior to planning approval. In order to receive construction permit from DBI, developers must enter into a First Source Hiring MOU with CityBuild. Developers and contractors agree to work in good faith to employ 50% of its entry-level new hiring opportunities through the CityBuild First Source Hiring process.

Projects that qualify under First Source include:

- any activity that requires discretionary action by the City Planning Commission related to a commercial activity over 25,000 square feet including conditional use authorization;
- any building permit applications for a residential project over 10 units;
- City issued public construction contracts in excess of \$350,000;
- City contracts for goods and services in excess of \$50,000;
- leases of City property;
- grants and loans issued by City departments in excess of \$50,000.

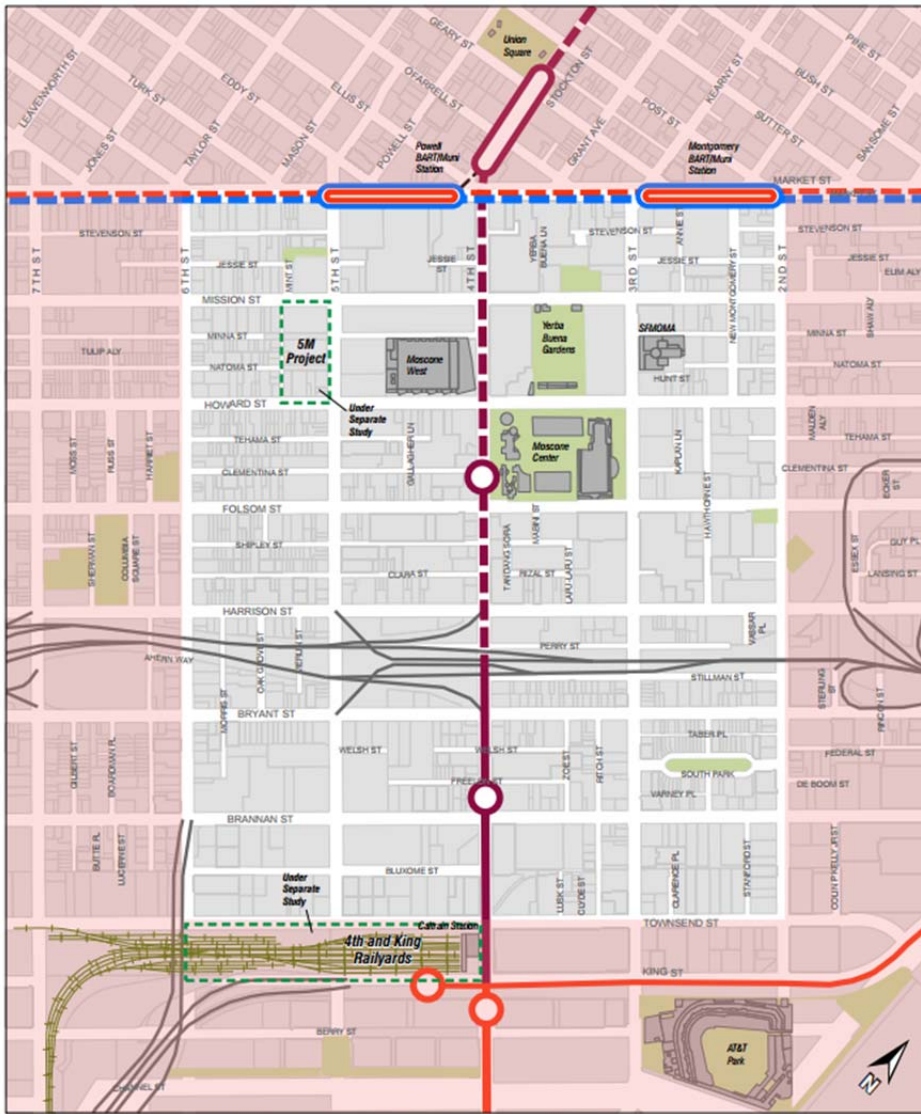
Since 2011 CityBuild has managed 442 placements in 72 First Source private projects in the three zip codes encompassing the Eastern Neighborhoods Plan Areas (94107, 94110, 94103), not including projects in Mission Bay, approved under the former Redevelopment Agency. They have also placed 771 residents from the three-zip code area in projects throughout the city.

In 2011, the City also implemented a first of its kind, the Local Hire Policy for Construction on publicly funded construction projects. This policy sets forth a mandatory hiring requirement of local residents per trade for construction work hours. This policy superseded the First Source Hiring Program on public construction contracts. Since 2011, a cumulative 37% of the overall 6.2 million work hours have been worked by local residents and 58% of 840,000 apprentice work hours performed by local residents.

## 7 Ongoing Planning Efforts

At the time of the East SoMa Plan's adoption, consensus had not been reached on how to prepare the neighborhood for the arrival of the Central Subway, a 1.7 mile transit investment connecting the Caltrain station to Chinatown. The East SoMa Plan did not include rezoning of the industrial-protection Service Light Industrial (SLI) district in the area, and explicitly deferred land use change in the SLI to a subsequent, more focused, planning process that takes into account a comprehensive study of the City's growth needs, as well as the transportation opportunity represented by the Central Subway. The Central SOMA Plan continues many of the goals of the East SoMa Plan, and proposes changes to land use and development controls in that area of overlap.

The Central Subway is expected to move 76,000 daily riders through the corridor by 2030, with a peak hourly capacity of almost 5,000 riders in each direction. Stations will include new underground facilities in Chinatown, at Union Square/Market Street, and at Moscone Center/Folsom Street, with a new above-ground station at Brannan Street. In addition to the subway, other transportation improvements are planned to address SoMa circulation needs including the Downtown Rail Extension which will extend Caltrain underground through the study area to the Transbay Transit Center, MUNI improvements such as transit-only lanes along Mission Street, and anticipated improvements to the Bicycle Network such as new cycle lanes along 2nd and 5th Streets.



- - - Caltrain  
 — BART  
 — Muni  
 — Central Subway  
 Solid lines represent surface rail, dashed lines represent subway.

**CENTRAL CORRIDOR PLAN AREA**



**GROWTH POTENTIAL  
UNDER THE CENTRAL CORRIDOR PLAN**

<i>Growth Potential<sup>1</sup></i>	<i>Residential Square Feet</i>	<i>Residential Units</i>	<i>Commercial Square Feet</i>	<i>Jobs</i>
<b>Potential Under Existing Zoning<sup>2</sup></b>	<b>9,872,355</b>	<b>8,225</b>	<b>3,827,445</b>	<b>19,140</b>
<b>Growth Potential Under Plan</b>	<b>4,185,900</b>	<b>3,490</b>	<b>5,563,700</b>	<b>27,820</b>
<b>TOTAL GROWTH</b>	<b>14,058,255 <i>SQ. FT.</i></b>	<b>11,715 <i>UNITS</i></b>	<b>9,391,145 <i>SQ. FT.</i></b>	<b>46,960 <i>JOBS</i></b>

1 Note that growth potential varies according to height alternative and land use mix assumptions; the above table represents an average of potential heights and use mixes. The Plan's environmental analysis will review the greatest number of both jobs and housing that is likely to occur under all height alternative and mix assumptions.  
 2 Note that a significant portion of the existing growth potential lies in the C-3 (downtown) districts in the northern part of the Plan area, including a substantial portion of overlap with the recently rezoned Transit Center District Plan area between 2nd and 3rd Streets.



# DRAFT Showplace Square/Potrero Hill Monitoring Report 2011-2015

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## 1 INTRODUCTION

San Francisco's Eastern Bayfront neighborhoods have historically been the home of the city's industrial economy and have accommodated diverse communities ranging from families who have lived in the area for generations to more recent immigrants from Latin America and Asia. The combination of a vibrant and innovative industrial economy with the rich cultural infusion of old and new residents is central to San Francisco's character. Among many of the components that contributed to the economic and cultural character of the eastern part of the San Francisco were the wide availability of lands suitable for industrial activities (whether or not they were zoned for such) and the affordability of these neighborhoods' housing stock, relative to other parts of the city. Industrial properties continue to be valuable assets to the city's economy as they provide space for innovative local businesses; large, flexible floorplans for a wide range of tenants; and living wage career opportunities to residents without advanced degrees.

Over the past few decades, and particularly during the series of "booms" in high technology industries since in the 1990s, the Eastern Bayfront neighborhoods have experienced waves of pressure on its industrial lands and affordable housing stock. Due to their proximity to downtown San Francisco and easy access (via US-101, I-280, and Caltrain) to Silicon Valley, industrially-zoned properties in the Eastern Bayshore, particularly in neighborhoods like South of Market (SoMa), Mission, Showplace Square, and Central Waterfront became highly desirable to office users who were able to outbid traditional production, distribution, and repair (PDR) businesses for those spaces. The predominant industrial zoning designations in these neighborhoods until the late 2000s—C-M, M-1, and M-2—allowed for a broad range of uses, which enabled owners to sell or lease properties to non-PDR businesses as well as developing them into "live-work" lofts that served primarily as a residential use.

Moreover, the residential areas in these neighborhoods are well-served by public transportation (including two BART stops in the Mission), have vibrant cultural amenities, and feature many attractive older buildings. These neighborhood assets and new employment opportunities have served as strong magnets for high wages earners and market rate housing developers, creating a strong influx of new, more affluent residents. Beginning in the late 1990s, the City, residents, community activists, and business owners recognized the need for a comprehensive, community-based planning process to resolve these conflicts and stabilize the neighborhoods into the future. The Eastern Neighborhoods community planning process was launched in 2001 to determine how much of San Francisco's remaining industrial lands should be preserved and how much could appropriately be transitioned to other uses.

The planning process recognized the need to produce housing opportunities for residents of all income levels, which requires not just the development of new units at market rates, but also opportunities for low and moderate income families. In 2008, four new area plans for the Mission, East SoMa, Showplace Square/Potrero Hill, and Central Waterfront neighborhoods were adopted. Respecting the Showplace Square/Potrero Hill community's request for more time to complete their planning process, the area plan for that neighborhood was undertaken in parallel and completed in 2013. The resulting area plans contained holistic visions for affordable housing, transportation, parks and open space, urban design, and community facilities. The Eastern Neighborhoods Plans represent the City's and community's pursuit of two key policy goals:

- 1) Ensuring a stable future for PDR businesses in the city by preserving lands suitable to these activities and minimizing conflicts with other land uses; and
- 2) Providing a significant amount of new housing affordable to low, moderate and middle income families and individuals, along with "complete neighborhoods" that provide appropriate amenities for the existing and new residents.

The vitality and strength of Showplace Square/Potrero Hill as a mixed use neighborhood requires appropriate spaces for a range of land uses. The *Showplace Square/Potrero Hill Plan* calls for the following: a) build on the existing character of the area and stabilize it as a place for living and working; b) retain Showplace Square's role as an important location for PDR activities; c) strengthen and expand Showplace Square/Potrero Hill as a residential, mixed-use neighborhood; and d) ensure the provision of a comprehensive package of public benefits as part of rezoning.

**Map 1** shows the *Showplace Square/Potrero Hill Plan* area boundaries as generally along Potrero Avenue to the west, Bryant and 7<sup>th</sup> Streets to the north, Highway 280 to the east, and 26<sup>th</sup> Street to the south. While the area is itself diverse, Showplace Square is a center for commerce with an important furniture and interior design center that serves a national market. A number of light industrial production, distribution and repair (PDR) businesses continue to operate in Showplace Square. By contrast, Potrero Hill south of Mariposa Street is largely residential.

**Map 1 Showplace Square/Potrero Hill Plan Area**



## 1.1 Summary of Ordinance and Monitoring Requirements

The ordinances that enacted the Eastern Neighborhoods Area Plans, including Showplace Square/Potrero Hill, adopted by the Board of Supervisors, include a requirement that the Planning Department produce five-year reports monitoring residential and commercial developments in those neighborhoods, as well as impact fees generated and public and private investments in community benefits and infrastructure. The first set of monitoring reports for Mission, East SoMa, Showplace Square/Potrero Hill, and Central Waterfront were published in 2011, covering the period from January 1, 2006 through December 31, 2010.

The *Showplace Square/Potrero Hill Area Plan Monitoring Report 2011-2015* is part of the set of Eastern Neighborhoods monitoring reports covering the period from January 1, 2011 to December 31, 2015. Because Showplace Square/Potrero Hill was adopted in 2013, no monitoring reports have been produced for that Area Plan. However, due to its geographic proximity and overlapping policy goals with the other Eastern

Neighborhoods, Planning Department staff in consultation with the CAC, has shifted the reporting timeline such that the Showplace Square/Potrero Hill Community Plan Monitoring Report 2011-2015 will be the first five-year report and set the calendar so that future monitoring reports are conducted alongside the other Eastern neighborhoods. Subsequent time series monitoring reports for the Showplace Square/Potrero Hill area and other Eastern Neighborhoods will be released in years ending in 1 and 6.

While the previous Monitoring Reports covered only the small amount of development activities in the years immediately preceding and following the adoption of the Eastern Neighborhood Plans in 2008, this report contains information and analysis about a period of intense market development in the Showplace Square/Potrero Hill area. The time series report relies primarily on the Housing Inventory, the Commerce and Industry Inventory, and the Pipeline Quarterly Report, all of which are published by the Planning Department. Additional data sources include: the California Employment and Development Department (EDD), the San Francisco Municipal Transportation Agency (SFMTA), Co-Star Realty information, Dun and Bradstreet business data, CBRE and NAI-BT Commercial real estate reports, and information gathered from the Department of Building Inspection, the offices of the Treasurer and Tax Collector, the Controller, and the Assessor-Recorder.

## 2 COMMERCIAL SPACE & EMPLOYMENT

The Showplace Square/Potrero Hill Plan supports small and moderate size retail establishments in neighborhood commercial areas, including 18th and 20th Streets, while allowing larger retail in the new Urban Mixed Use districts only when part of a mixed-use development. The PDR district contains controls that protect PDR businesses, especially design related establishments, by prohibiting new residential development and limiting new office and retail. The Plan also allows for “Knowledge Sector” PDR businesses in the PDR district generally north of 17th Street, as well as the Urban Mixed use district.

### 2.1 Commercial Space Inventory

**Table 2.1.1** below is an inventory of non-residential space in the Showplace Square/Potrero Hill area as of 2015. The table reflects the mix of uses, noting that office and PDR activities each occupy a little over a third of the commercial space in the neighborhood each. Institutional, medical and retail uses together make up another third of non-residential buildings. The table also shows the importance of the Showplace Square/Potrero Hill in the San Francisco’s stock of industrial and office lands. Though the neighborhood only accounts for 3% of the City’s overall commercial space, its share of PDR space is much higher, at 6%. However, as will be discussed in the sections below, in recent decades PDR space has been subject to intense pressures from uses that are able to pay higher land rents, such as office and market-rate residential.

**Table 2.1.1 Commercial Building Space, Showplace Square/Potrero Hill and San Francisco, 2015**

Non-Residential Land Use	Showplace Square/ Potrero Hill		Citywide		Western SoMa as % of San Francisco
	Area	%	Area	%	
Cultural, Institution, Educational	684,895	11%	29,898,514	13%	2%
Medical	352,229	6%	17,468,039	7%	2%
Office	2,087,455	34%	107,978,954	45%	2%
PDR / Light Industrial	2,032,761	34%	36,265,832	15%	6%
Retail	899,825	15%	42,299,526	18%	2%
Visitor / Lodging	2,770	0%	4,053,422	2%	0%
<b>Total</b>	<b>6,059,935</b>	<b>100%</b>	<b>237,964,287</b>	<b>100%</b>	<b>3%</b>

**Table 2.1.2** below shows commercial and other non-residential development activity in the Showplace Square/Potrero Hill Plan area between January 1, 2011 and December 31, 2015 while **Table 2.1.3** shows

EASTERN NEIGHBORHOODS MONITORING REPORTS 2011-15 - DRAFT

corresponding figures for San Francisco. These tables count newly developed projects (on vacant properties or redevelopment of existing properties) as well as conversions from one use to another. Between 2011 and 2015, a significant amount of PDR land, nearly 207,600 square feet, was converted to other uses, especially office.

In 2013 alone, the 43,881 square feet of PDR space lost, was the same square footage that got converted into office space. The property at 808 Brannan Street, converted its previously existing PDR space into new offices, complete with conference areas, breakrooms and additional restrooms. The year 2014 included a similar case with the conversion of 113,753 square feet of PDR space into office space. The property located at 888 Bryant, completed the PDR to office space conversion with an additional loss in retail space (4,397 square feet). The Planning Department designated this property a historical resource as part of the Showplace/Square/Northeast Mission Historic Resource Survey and made office use principally permitted without vertical controls. In both case, the properties were located in the UMU zoning districts, districts that are intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. **Table 2.1.2** also shows the considerable gain in institutional space (419,070 square feet) with the completion of SF General Hospital, located at 1001 Potrero Avenue.

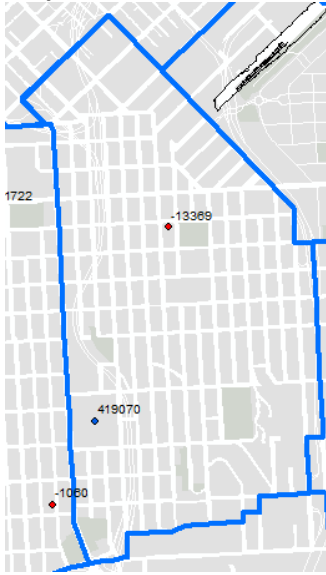
Non-residential development in Showplace Square made about 15% over of the Citywide total commercial projects completed in the last five years, nearly the same proportion that the Plan area had in comparison to the city between 2006 and 2010. **Map 2** shows the location of the latest completed projects. **Table BL-1 in Appendix E** provides details on these recently completed commercial projects in Showplace Square/Potrero Hill.

**Table 2.1.2 New Commercial Development, Showplace Square/Potrero Hill, 2011-2015**

Year Completed	Cultural, Institutional, Educational	Medical	Office	PDR / Light Industrial	Retail	Visitor / Lodging	Total Commercial Sq Ft
2011	-	-	-	-	0	-	-
2012	-	-	-	-	0	-	-
2013			43,881	(43,881)			-
2014	419,070	-	157,634	(163,764)	2603	-	415,543
2015							-
<b>Total</b>	<b>419,070</b>	<b>-</b>	<b>201,515</b>	<b>(207,645)</b>	<b>2,603</b>	<b>-</b>	<b>415,543</b>

**Table 2.1.3 New Commercial Development, San Francisco 2011-2015**

Year Completed	Cultural, Institutional, Educational	Medical	Office	PDR / Light Industrial	Retail	Visitor / Lodging	Total Commercial Sq Ft
2011	10,477	0	40,019	(18,075)	16,854	0	<b>49,275</b>
2012	(52,937)	0	24,373	(164,116)	32,445	0	<b>(160,235)</b>
2013	66,417	0	335,914	(236,473)	5,941	(69,856)	<b>101,943</b>
2014	446,803	1,815,700	603,997	(473,337)	60,125	63,286	<b>2,516,574</b>
2015	(21,456)	20,000	460,508	(183,775)	65,419	0	<b>340,696</b>
<b>Total</b>	<b>449,304</b>	<b>1,835,700</b>	<b>1,464,811</b>	<b>(1,075,776)</b>	<b>180,784</b>	<b>(6,570)</b>	<b>2,848,253</b>

**Map 2 Commercial Development Trends, Showplace Square/Potrero Hill Plan Area, 2011-2015**

### Commercial Development Pipeline

The commercial development pipeline in the Showplace Square/Potrero Hill shows a continuation of the trends that have taken place during the reporting period of 2011-15 (**Table 2.2.1**). The Showplace Square/Potrero Hill area will continue to see some of its PDR space converted to other uses, but instead may see it turn into residential, retail and some office space. It is important to interpret the pipeline numbers as two separate subcategories, shown in **Table 2.2.1** as “Under Review” and “Entitled.” Under review projects are those that have filed application with the Planning and/or Building Departments and have to clear several hurdles, including environmental (CEQA) review, and may require conditional use permits or variances. Therefore, these projects should be considered more speculative. On the other hand, entitled projects are those that have received Planning Department approvals and are considered much more certain, although many of them may take years to finally complete their construction and receive certificates of occupancy.

Projects that are under review total over 118,740 loss in square footage. The biggest loss in square footage will potentially come in the form of PDR space (409,933 square feet). Live Potrero Hill located at 1200 17<sup>th</sup> Street, has requested to convert roughly 105,000 square feet of PDR space into office use. Another large-scale project currently under review would loss about 62,700 square feet of PDR space and 8,000 square feet of office space to build 320 dwelling units at 1601-1677 Mariposa Street, also known as 485 Carolina. If all of these projects come to fruition, the Showplace Square/Potrero Hill will see the PDR space lost transition mostly into mixed-use residential buildings (see **Appendix E, List BL-2**).

The projects in the pipeline that have been entitled show about a 418,540 square footage gain of non-residential uses in the Showplace Square/Potrero Hill area in the near future. If all of these developments are completed, the Planning Department expects about a 73,600 square footage gain is office space and a loss of about 58,700 square feet of PDR space. There will also be a modest gain in retail space (1,751 square feet) with the potential construction of 1512 20<sup>th</sup> Street. The largest single entitled project is the new construction of 100 Hooper Street, a campus for designers, makers and small-scale manufacturers (427,255 square feet of PDR and Institutional space).



**Table 2.2.2** shows the commercial development pipeline for San Francisco for comparison. The development pipeline in the Showplace Square/Potrero Hill area represents less than one percent of the citywide pipeline. **Map 3** shows the locations of the larger proposed commercial developments in the plan area. (See **List BL-2 in Appendix E** for detailed information.)

**Table 2.2.1 Commercial and Other Non-Residential Development Pipeline, Showplace Square/Potrero Hill Q4 2015**

Development Status	Total Commercial Sq Ft	Cultural, Educational, Institutional	Medical	Office	PDR/Light Industrial	Retail	Visitor/ Lodging
<b>Under Construction</b>	<b>(131,584)</b>	-	-	-	<b>(166,549)</b>	<b>34,420</b>	<b>545</b>
<b>Planning Entitled</b>	<b>418,542</b>	<b>284,471</b>	-	<b>73,611</b>	<b>58,709</b>	<b>1,751</b>	-
Planning Approved	-	-	-	72,600	(72,600)	-	-
Building Permit Filed	-	-	-	-	-	-	-
Building Permit Approved/ Issued/ Reinstated	418,542	284,471	-	1,011	131,309	1,751	-
<b>Under Review</b>	<b>(118,742)</b>	<b>35,695</b>	-	<b>220,497</b>	<b>(409,933)</b>	<b>34,999</b>	-
Planning Filed	(101,211)	35,695	-	220,497	(383,158)	25,755	-
Building Permit Filed	(17,531)	-	-	-	(26,775)	9,244	-
<b>Total</b>	<b>168,216</b>	<b>320,166</b>	-	<b>294,108</b>	<b>(517,773)</b>	<b>71,170</b>	<b>545</b>

**Table 2.2.2 Commercial and Other Non-Residential Development Pipeline, San Francisco, Q4 2015**

Development Status	Total Commercial Sq Ft	Cultural, Educational, Institutional	Medical	Office	PDR/Light Industrial	Retail	Visitor/ Lodging
<b>Planning Entitled</b>	<b>12,972,978</b>	<b>1,411,308</b>	<b>(38,206)</b>	<b>9,447,328</b>	<b>50,471</b>	<b>1,771,734</b>	<b>330,343</b>
Construction	4,939,101	1,098,708	(58,871)	3,876,705	(290,327)	502,449	(189,563)
Planning Approved	6,432,299	1,942	4,665	4,564,642	316,417	1,086,079	458,554
Building Permit Filed	(63,752)	4,343	-	(34,830)	(33,939)	674	-
Building Permit Approved/ Issued/ Reinstated	1,665,330	306,315	16,000	1,040,811	58,320	182,532	61,352
<b>Under Review</b>	<b>10,420,494</b>	<b>1,042,013</b>	<b>1,875</b>	<b>8,565,780</b>	<b>(710,730)</b>	<b>1,102,999</b>	<b>418,557</b>
Planning Filed	8,754,024	1,084,228	1,875	7,062,107	(665,345)	1,070,412	200,747
Building Permit Filed	1,666,470	(42,215)	-	1,503,673	(45,385)	32,587	217,810
<b>Total</b>	<b>23,393,472</b>	<b>2,453,321</b>	<b>(36,331)</b>	<b>18,013,108</b>	<b>(660,259)</b>	<b>2,874,733</b>	<b>748,900</b>

**Map 3 Commercial and Other Non-Residential Development Pipeline, Showplace Square/Potrero Hill, Q4 2015**

### 2.3 Changes in PDR Uses

As discussed above, the Showplace Square/Potrero Hill (and the Eastern Neighborhoods more broadly), has experienced economic changes that have made many areas highly attractive to residential and office development. These types of uses are generally able to afford higher land costs than industrial uses, and therefore can outbid PDR businesses for industrially-zoned land. Prior to the adoption of the Eastern Neighborhoods Area Plans, the primary industrial zoning designations – M-1, M-2, and C-M – permitted a broad range of uses, which led to the conversion of a significant amount of PDR space to other activities. Since the adoption of the Showplace Square/Potrero Hill Area Plan, PDR space has continued to be converted to other uses in the neighborhood, as **Tables 2.1.2 and 2.2.1** illustrate.

An investigation of the conversion of PDR space in the Showplace Square/Potrero Hill area, however, shows that such conversion had occurred largely outside of the zoning districts created specifically to protect PDR uses (in the case of the Showplace Square/Potrero Hill, PDR-1 and PDR-2), as detailed in **Table 2.3.1**. In addition to the

project at 808 Brannan Street, detailed above, another project is the conversion of PDR space located at 888 Brannan Street into the equivalent PDR space to office space (These projects have all been built in either the transitional UMU district, which were never intended as PDR protection areas.

**Table 2.3.1 Conversion of PDR Space in Showplace Square/Potrero Hill, 2011-15**

Project	Zoning	Net PDR	Net Office	Net Retail	Net Units	Affordable Units	Percent Affordable
850-870 BRANNAN ST (AKA 888 BRANNAN ST)	UMU	-113,753	113,753	-4,397	0	Below threshold	0%
808 BRANNAN ST	UMU	-43,881	43,881	0	0	Below threshold	0%
1717 17TH ST & 310 CAROLINA ST	UMU	-6,130	0	7,000	2	Below threshold	0%
<b>Total</b>		<b>(163,764)</b>	<b>157,634</b>	<b>2,603</b>	<b>2</b>		<b>0%</b>

### 2.3.1 PDR Enforcement

Illegal conversions from Production, Distribution and Repair (PDR) uses have more recently become an issue in the Eastern Neighborhood Plan areas that the City has sought to resolve. In 2015, the Planning Department has received about 44 alleged complaints of violation for illegal conversions from PDR to Office use in the city (**Table 2.3.2**). **Table 2.3.2** shows the number of cases closed and found to be in violation, the cases closed and not found to be in violation, the cases under review and the cases still pending review. Forty-two of these cases were found in the Eastern Neighborhoods. Out of the 42 total alleged complaints, nine of the cases were not found to be in violation and six were found to be in violation. In Showplace Square/Potrero Hill there were no illegal conversions from PDR uses.

Many of these office tenants are hybrid uses where PDR also takes place, but may not be the principal use of the space. If an office use is confirmed to be in operation, Planning encourages the company to alter their business practice to fit within the PDR zoning categories or vacate the property. Generally, the complaints filed with the Planning Department are regarding the conversion of PDR uses to office space, not permitted within these zoning districts. However, some complaints that are filed are either not valid, meaning that the tenant is either a PDR complying business or the space was legally converted to office space, prior to the Eastern Neighborhoods rezoning. For these enforcement cases, there is no longer a path to legalization; additionally, many of these office conversions are not recent, and they did not take advantage of the Eastern Neighborhoods Legitimization Program. The program was an amnesty program that established a limited-time opportunity whereby existing uses that have operated without the benefit of required permits may seek those permits. However, this program expired in 2013.

In investigation of the alleged violations, the Planning Department discovered that the building permit histories often included interior tenant improvements without Planning Department review. These permits do not authorize a change of use to office. To prevent future unauthorized conversions of PDR space the Planning Department worked proactively with the Department of Building Inspection (DBI). Over the course of 2015, Planning worked with DBI during project intakes to better understand the routing criteria and how to ensure Planning review. Both departments' IT divisions worked together to create a flag in the Permit Tracking System (PTS) to alert project intake coordinators of potential illegal conversions. This is a pilot program that can be expanded at a later date to include other Zoning Districts if necessary. Planning and DBI continue to work together to monitor this process and plan to meet regularly to discuss additional steps to prevent future conversions.

Planning works collaboratively with the Mayor's Office of Economic Workforce and Development (OEWD). When Planning receives inquiries or complaints related to either vacant spaces in PDR zones or possible unauthorized spaces, requiring a PDR tenant. Planning informs the property owner about PDR complying uses and refers them to OEWD. OEWD currently has a list of PDR complying businesses that are looking to lease spaces within San

Francisco. Additionally, a training for real estate brokers was conducted in 2015. The purpose of the voluntary training was to help explain what PDR is and what resources Planning has available for them to utilize prior to leasing a property. The training also outlined the enforcement process, including the process for requesting a Letter of Determination. Future trainings will occur based on interest.

## 2.4 Employment

The Showplace Square/Potrero Hill Plan Area added employment across all land use types tracked by the Planning Department between 2011 and 2015, following a trend that has taken place in San Francisco and the Bay Area. This growth in employment reflects a rebound in the regional economy following the “Great Recession” of the previous decade, but also the robust growth in high technology sectors and related industries in recent years.<sup>1</sup> Altogether, employment in the Showplace Square/Potrero Hill Plan Area grew by roughly 13,000 jobs in 2010 to almost 16,000 in 2015 with a related increase from 1,045 to 1,090 total establishments, according to the California Employment and Development Department (EDD). The subsections below discuss the job growth in the Showplace Square/Potrero Hill Plan Area by land use category.

**Table 2.4.1 Employment, Showplace Square/Potrero Hill Plan Area and San Francisco, Q2 2015**

Landuse	Western SoMa				San Francisco			
	Establishments	%	Jobs	%	Establishments	%	Jobs	%
Cultural, Institutional, Educational	41	4%	1,294	8%	2,010	3%	73,182	11%
Medical	157	14%	529	3%	21,833	37%	60,214	9%
Office	337	31%	6,754	42%	15,628	27%	293,014	44%
PDR / Light Industrial	242	22%	4,380	28%	5,280	9%	88,135	13%
Retail	202	19%	2,792	18%	8,241	14%	130,550	20%
Visitor / Lodging	1	0%	1	0%	311	1%	16,688	2%
Other	110	10%	148	1%	4,961	9%	6,953	1%
<b>Total</b>	<b>1,090</b>	<b>100%</b>	<b>15,899</b>	<b>100%</b>	<b>58,264</b>	<b>100%</b>	<b>668,736</b>	<b>100%</b>

### 2.4.1 Office Jobs

The largest increase in jobs in Showplace Square/Potrero Hill between 2010 and 2015 was in institutional occupations. According to EDD, the neighborhood experienced a 50% increase in institutional jobs in those 5 years. Second to institutional occupations was office occupation. The neighborhood experienced a 40% increase in office jobs in the last 5 years. However, the number of institutional and office establishments only increased by about 28% and 18% (respectively), indicating a shift towards institutional and office workplaces with a larger number of employees. In 2015, Showplace Square/Potrero Hill held about 44% of all of the City’s office jobs and 27% of its establishments (see **Table 2.4.1**).

### 2.4.2 Retail Jobs

San Francisco is also a regional shopping destination and 20% of all city jobs are in retail/entertainment (see **Source:** California Employment Development Department

Note: Starting in 2013, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs citywide) from the Private Household category (classified as “Other”) to other classifications, most of which are captured in this report under “Medical”.

Chart). There were about 2,800 retail jobs in the Showplace Square/Potrero Hill Plan area, about 18% of total jobs in the area; this also represented 2% of all citywide retail jobs.

### 2.4.3 PDR/Light Industrial Jobs

Although no longer a center for industry, 13% of San Francisco jobs are in light industrial production, distribution, or repair (PDR) businesses. These businesses contribute to the city’s economy by providing stable and well-paying jobs for the 49% of San Franciscans without a four-year college degree (29% only have a high

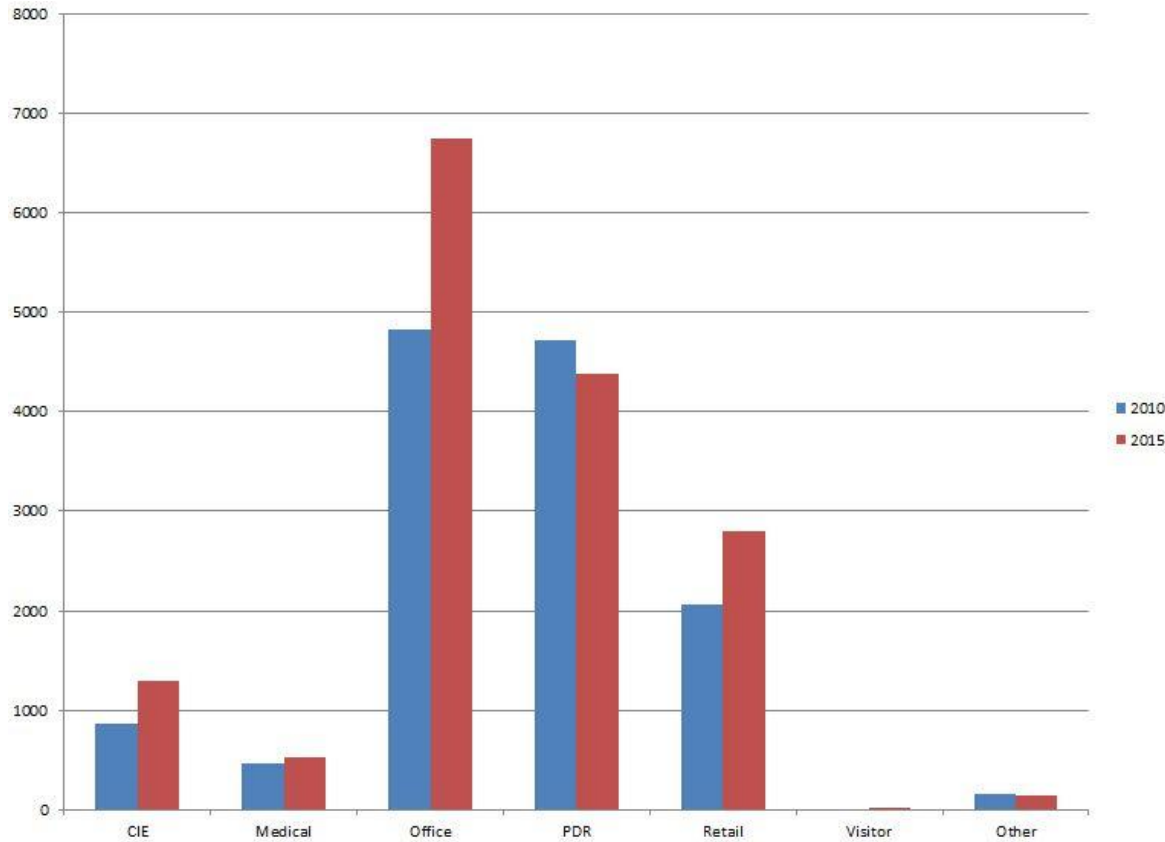
<sup>1</sup> See annual San Francisco Planning Department Commerce & Industry Inventory, 2008 – 2015.

school diploma or less) and by supporting various sectors of the economy. There were 4,380 PDR jobs in Showplace Square/Potrero Hill, about 28% of total jobs in the area or less than 1% of all citywide PDR jobs.

#### 2.4.4 Estimated New Jobs in the Commercial Pipeline

As discussed in the previous section, there is approximately 388,000 net square feet in the commercial development pipeline. In part, many of these new jobs are likely located in commercial space that was vacant at the end of the recession of the previous decade, leading to lower vacancy rates. Another trend that has been underway that may explain the gain in employment without a parallel increase in commercial space is an overall densification of employment (in other words, allowing more jobs to be accommodated within a given amount of space). With the increasing cost of land in locations close to city centers and accessible by transportation infrastructure (as is the case with the Eastern Neighborhoods), real estate researchers have tracked an overall densification of employment across several sectors throughout the country. This kind of densification can be caused by employees who work from home for some or all days of the week (and therefore may share office space with colleagues) or firms that accommodate more employees within a given amount of space. Assuming an average employee density of 350 square feet, this new commercial space can accommodate around 1,100 net jobs when completed, almost all of which are institutional jobs related to 100 Hooper Street, a campus for designers, makers and small-scale manufacturers.

**Chart 1 Jobs by Land Use, Showplace Square/Potrero Hill, Q3 2010 and 2015**

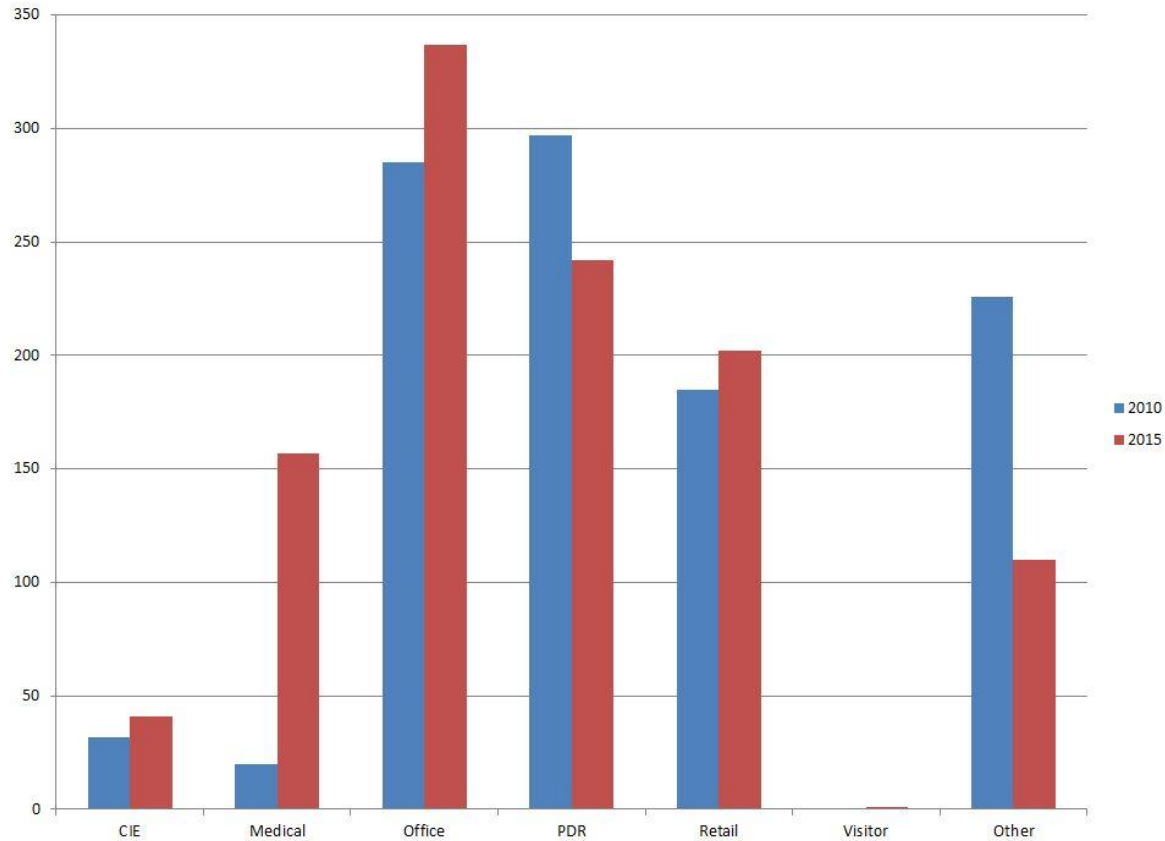


Source: California Employment Development Department

Note: Starting in 2013, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000

jobs citywide) from the Private Household category (classified as “Other”) to other classifications, most of which are captured in this report under “Medical”.

**Chart 2 Establishment by Land Use, Showplace Square/Potrero Hill, Q3 2010 and 2015**



Source: California Employment Development Department

Note: Starting in 2013, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs citywide) from the Private Household category (classified as “Other”) to other classifications, most of which are captured in this report under “Medical”.

### 2.4.5 Sales and Property Taxes

[context]

**Table 2.4.2 Sales Tax Collected, Showplace Square/Potrero, 2011-2015**

Year	Showplace Square/Potrero Hill	% change from previous year	San Francisco	% change from previous year
2011	\$ 3,023,617	-	\$ 67,537,179	-
2012	\$ 3,417,790	13.0%	\$ 73,531,098	8.9%
2013	\$ 3,484,255	1.9%	\$ 76,739,835	4.4%
2014	\$ 3,713,883	6.6%	\$ 81,442,942	6.1%
2015	N/A	-	N/A	-
<b>TOTAL</b>	<b>\$ 18,555,430</b>		<b>\$ 299,251,054</b>	



### 3 HOUSING

The provision of adequate housing to residents of all incomes has long been a challenge in San Francisco. Over the past five years, however, San Francisco epitomized the housing affordability crisis afflicting American cities and coastal communities throughout California. As discussed in the previous section, the Bay Area, city, and Mission neighborhood have all seen robust employment growth since the “Great Recession” triggered by the financial crisis in 2007. During this period, the city has added housing units much more slowly than new employees. As a result, a growing and more affluent labor force has driven up the costs of housing, making it increasingly difficult for low and moderate income families to remain in San Francisco.

The Showplace Square/Potrero Hill Plan calls for housing affordable to a wide range of incomes that enhance the mixed-use character of the area. The Plan also encourages housing compatible with the lower density dwellings on Potrero Hill, in scales and densities that reflect the area’s finer-grained fabric. The Plan envisioned that as many as 2,700 additional units can be accommodated within the plan boundaries. The Showplace Square/Potrero Hill Plan also recognizes the value of sound, existing housing stock and call for its preservation. Dwelling unit mergers are strongly discouraged and housing demolitions are allowed only on condition of adequate unit replacement.

#### 3.1 Housing Inventory and New Housing Production

According to the 2010 Census, there were almost 6,400 units in the *Showplace Square/Potrero Hill Plan* boundaries in April 2010; this represents less than 2% of the citywide total. **Table 3.1.1** shows that 58 net new units were built in the past five years in the Showplace Square/Potrero, compared with approximately 643 units built between 2006 and 2010. Of the net new units produced, 2 were conversions from non-residential uses and the rest were completed from new construction or alterations. During the first two years of the reporting period, 2011 and 2012, the construction sector was still recovering from the slow-down of the recession, and only 3 net units were built. Between 2013 and 2015, however, Showplace Square/Potrero added 55 new units, or about 18 units per year. This yearly average is almost identical to the average between 2006 and 2010, when the Plan Area added 129 units per year. **Table 3.1.2** shows the citywide figures for comparison. About 1% of the net increase in the City’s housing stock in the last five years was in the Showplace Square/Potrero area. **Map 4** shows the location of recent housing construction. Additional details about these new development projects can be found in **Appendix E, List BL-3**.

**Table 3.1.1 New Housing Production, Showplace Square/Potrero, 2011-2015**

Calendar Year	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change in Number of Units
2011	5	2	3	6
2012	-	2	(1)	(3)
2013	-	(1)	1	2
2014	20	-	7	27
2015	27	1	-	26
<b>TOTAL</b>	<b>52</b>	<b>4</b>	<b>10</b>	<b>58</b>



**Table 3.1.2 New Housing Production, San Francisco, 2011-2015**

Calendar Year	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change in Number of Units
2011	348	84	5	269
2012	796	127	650	1,319
2013	2,330	429	59	1,960
2014	3,455	95	156	3,516
2015	2,472	25	507	2,954
<b>TOTAL</b>	<b>9,401</b>	<b>760</b>	<b>1,377</b>	<b>10,018</b>

**Map 4 New Housing Production, Showplace Square/Potrero, 2011-2015**

### 3.2 Housing Development Pipeline

As discussed above in the Commercial Activity chapter, the pipeline should be analyzed along two different categories: projects that have submitted planning and building applications (under review) and projects that have received entitlements and are either awaiting or are under construction. The latter (particularly those under construction) are considered much more likely to add residential or commercial capacity to the city's building stock in the short-to-medium term, while under review projects may require clearance from environmental review, variances to planning code restrictions, and discretionary review. In general, the Planning Department estimates that projects that are currently under construction can take up to two years to be ready for occupancy, entitled projects can take between two and seven years, while projects under review can take as many as ten years, if they are indeed approved.

The pipeline for new housing development in the Showplace Square/Potrero as of the end of 2015 is 4,538 units, of which 2,779 are under review. Roughly 60 units are entitled and 1,700 are currently under construction, as shown on **Table 3.2.1**. The pipeline for the Showplace Square/Potrero accounts for 5% of the total number of projects in the City and 7% of the number of units, which suggests that new projects are of a slightly bigger scale than housing developments in the pipeline for San Francisco as a whole.

The current housing pipeline is much more robust than it was at the end of 2010, shown in the previous Monitoring Report. In that year, only 9 projects (with a total of nine units) were under construction, 11 projects with 81 units were entitled, and 8 projects with 1,651 units were under review. As of the end of 2015, four times as many projects were under review for more than two times the number of units, reflecting a much stronger market and willingness by developers to build new housing.

**Map 5** shows the location of these proposed housing projects by development status. **List BL-4 in Appendix E** provides a detailed list of these housing pipeline projects.

**Table 3.2.1 Housing Development Pipeline, Showplace Square/Potrero Hill, and San Francisco, Q4 2015**

Development Status	Western SoMa		San Francisco	
	No. of Units	No. of Projects	No. of Units	No. of Projects
<b>Construction</b>	<b>1,700</b>	<b>9</b>	<b>8,691</b>	<b>232</b>
<b>Planning Entitled</b>	<b>59</b>	<b>18</b>	<b>26,063</b>	<b>350</b>
Planning Approved	2	3	23,101	80
Building Permit Filed	-	-	513	31
Building Permit Approved/ Issued/ Reinstated	57	15	2,449	239
<b>Under Review</b>	<b>2,779</b>	<b>35</b>	<b>27,760</b>	<b>712</b>
Planning Filed	2,667	14	17,852	198
Building Permit Filed	112	21	9,908	514
<b>Total</b>	<b>4,538</b>	<b>62</b>	<b>62,514</b>	<b>1,294</b>

**Map 5 Housing Development Pipeline by Development Status, Showplace Square/Potrero Hill, Q4 2015**

### 3.3 Affordable Housing in Showplace Square/Potrero Hill

San Francisco and the Showplace Square/Potrero Hill Plan Area have a number of policies in place to facilitate the development of affordable housing. This section describes some of these policies and shows the extent to which affordable housing was built in the Plan Area over the past five years.

#### 3.3.1 New Affordable Housing Production

The City of San Francisco has a number of programs to provide housing opportunities to families whose incomes prevent them from accessing market-rate housing. The San Francisco Housing Authority (SFHA) maintains dozens of properties throughout the City aimed at extremely low (30% of AMI), very low (50% of AMI) and low (80% of AMI) income households. Households living in SFHA-managed properties pay no more than 30% of their income on rent, and the average household earns roughly \$15,000. Four of these properties are located within the Eastern Neighborhoods boundaries: two in the Mission and two in Potrero Hill.

The City has also launched HOPE SF, a partnership between the SFHA, the Mayor's Office of Housing and Community Development (MOHCD), community organizations, real estate developers, and philanthropies to redevelop some of the more dilapidated public housing sites into vibrant mixed-income communities with a central goal of keeping existing residents in their neighborhoods. One of the Hope SF projects, Potrero Terrace/Annex is located in the Eastern Neighborhoods (Showplace Square/Potrero Hill). MOHCD also maintains a number of funding programs to provide capital financing for affordable housing developments targeting households earning between 30 and 60% of AMI, low-income seniors, and other special needs groups. In most cases, MOHCD funding is leveraged to access outside sources of funding, such as Federal Low Income Housing Tax Credits, allocated by the State.

One of the most powerful tools to promote affordable housing development in San Francisco is the inclusionary housing program specified in Section 415 of the Planning Code. This program requires that developments of 10 or more units of market rate housing must restrict 12% of the units to families earning below 55% of AMI (for rental units) or 90% of AMI (for ownership units). Developers can opt to build the units "off-site" (in a different building), within a 1-mile radius from the original development, as long as units are sold to households earning less than 70% of AMI. In this case, the requirement is increased to 20% of the total number of units in the two

projects. The income and rent limits for housing units managed by the Mayor's Office of Housing are included in **Appendix 8.5**.

The Mayor, Board of Supervisors, Planning Department, and Mayor's Office of Housing have recently passed or introduced legislation to further expand the supply of affordable housing throughout the City. The City currently has legislation to encourage the development of accessory dwelling units (ADUs) within existing residential buildings in Supervisor Districts 3 and 8. These ordinances remove obstacles to the development of ADUs, including density limits and parking requirements, in order to incentivize a housing type that has been identified as a valuable option for middle-class households that do not require a lot of space. A proposal to expand a similar policy to the rest of the City is currently under discussion.

Another policy that has the potential to add thousands of units of affordable housing to the city's stock is the Affordable Housing Bonus Program, which is currently under review by the City. The program would allow developers in certain areas to build an additional two stories above what is allowed by their height limit district, in exchange for providing additional affordable housing, with a special focus on middle-income households. By-and-large, the Bonus Program does not apply to parcels in the Eastern Neighborhoods.

In addition to the Citywide programs described above, the Eastern Neighborhoods Area Plans also placed a high priority on the production and protection of affordable housing, and created policies to expand access to housing opportunities to low and moderate-income families. For example, market-rate housing developments in the Urban Mixed Use (UMU) district are required to restrict between 14.4 and 17.6% of their units to families at or below 55% of AMI for rental and 90% of AMI for ownership, depending on the amount of "upzoning" given to the property by the Plans. If these units are provided off-site, the requirement ranges from 23 to 27%. In the UMU and Mission NCT district, developers also have the option of dedicating land to the City that can be developed as 100% affordable projects.

Developers also have the option of paying a fee in lieu of developing the units themselves, which the City can use to finance the development of 100% affordable projects. Funds collected through these "in-lieu fees" are managed by the Mayor's Office of Housing and Community Development and can be spent anywhere in the City. However, 75% of fees collected in the Mission NCT and East SoMa MUR districts are required to be spent within those districts themselves. The Plans also require bedroom mixes in its mixed use districts to encourage 2- and 3-bedroom units that are suitable to families, including the units sold or leased at below-market rates. Lastly, in order to reduce the costs and incentivize housing production, the Plans removed density controls and parking requirements in many of its zoning districts, particularly those well-served by public transit and pedestrian and bike infrastructure.

### 3.4 New Affordable Housing Production , 2011-2015

As discussed in this report's introduction, expanding access to affordable housing opportunities was a high priority for the communities in the Eastern Neighborhoods during the planning process, and it has only gained more urgency in recent years. Showplace Square/Potrero Hill, along with the other Eastern Neighborhood Plan Areas has been a symbol of the pressures of exploding housing costs on neighborhood stability and character.

As **Table 3.4.1** shows, only seven affordable units were built during the 2011-15 five-year monitoring period. Five of these units are considered to be only "naturally affordable." Typically, these are smaller units and are sometimes referred to as "granny units" and are affordable to households with moderate incomes (80-120% AMI), however, these units are not income-restricted. The two inclusionary units built between 2011 and 2015, as a part of the construction of 1717 17<sup>th</sup> Street with 20 units, make up about 3% of the 58 net new units built in

Showplace Square/Potrero Hill (shown in **Table 3.1.1 and Appendix E, Table BL-5**), lower than the inclusionary housing minimum of 12%. The two units were made affordable to moderate households (80-120% AMI). The percentage is lower than the minimum because three projects, including 1717 17<sup>th</sup> Street (shown on **Table 3.4.3**), chose to pay a fee to the City equivalent to 20% of the total number of units rather than building the units on-site. This fee raised nearly \$1.3 million for the City’s housing development program managed by MOHCD. New affordable units are estimated to cost roughly \$550,000 in construction costs (not including land), towards which MOHCD contributes about \$250,000, requiring the developer to raise the rest from Federal, State, and other sources. Therefore, it is estimated that the “in-lieu fees” collected in Showplace Square/Potrero Hill in this period, if successfully leveraged into additional external funding and used to build projects on publicly controlled land, could yield an additional two to three units.<sup>2</sup> Moreover, projects with fewer than 10 units are exempt from the inclusionary housing requirement.

The inclusionary housing production in Showplace Square/Potrero Hill accounts for less than 1% of the citywide production (853 units, as shown in **Table 3.4.2** between 2011 and 2015). Because no publicly subsidized developments were completed in this period, Showplace Square/Potrero Hill only built 0.3% of the city’s affordable units (2,735) during the period.

**Table 3.4.1 Affordable Housing Production, Showplace Square/Potrero Hill, 2011-2015**

Calendar Year	Public Subsidy	Inclusionary	Secondary Units	Total
2011	-	-	1	1
2012	-	-	-	-
2013	-	-	1	1
2014	-	2	3	5
2015	-	-	-	-
<b>TOTAL</b>	-	<b>2</b>	<b>5</b>	<b>7</b>

\* Secondary Units are not income restricted

**Table 3.4.2 Affordable Housing Production, San Francisco, 2011-2015**

Calendar Year	Public Subsidy	Inclusionary	Secondary Units	Total
2011	141	4	60	205
2012	377	98	38	513
2013	464	216	30	710
2014	449	249	57	755
2015	213	286	53	552
<b>TOTAL</b>	<b>1,644</b>	<b>853</b>	<b>238</b>	<b>2,735</b>

\* Secondary Units are not income restricted

<sup>2</sup> The development costs of affordable housing units are rough estimates based on recent projects that have received assistance from MOHCD.

**Table 3.4.3 Housing Developments Opting for Affordable Housing "In-lieu" Fee, Showplace Square/Potrero Hill, 2011-2015**

ADDRESS	YEAR	TOTAL FEE AMOUNT
1717 17TH ST	2012	\$174,697
310 CAROLINA ST	2013	\$1,119,205
520 9TH ST	2015	\$589,802
<b>GRAND TOTAL</b>		<b>\$1,293,902</b>

**Map 6 New Affordable Housing, Showplace Square/Potrero Hill, 2011-2015****3.5 Housing Stock Preservation**

The *Showplace Square/Potrero Hill Plan* supports the preservation of the area's existing housing stock and prohibits residential demolitions unless these would result in sufficient replacement of housing units. Demolitions are also restricted to ensure the preservation of affordable housing and historic resources.

A neighborhood's housing stock can also change without physical changes to the building structure. Conversions of rental housing to condominiums can turn housing that is rent controlled and potentially accessible to moderate income households to housing that can be occupied by a narrower set of residents, namely, those with access to down payment funds and enough earning power to purchase a home. Lastly, rental units can be "lost" to evictions of various types, from owners moving in to units formerly occupied by tenants to the use of the Ellis Act provisions in which landlords can claim to be going out of the rental business in order to force residents to vacate their homes.

One important priority of the Plan's housing stock preservation efforts is to maintain the existing stock of single room occupancy (SRO) hotels, which often serve as a relatively affordable option for low income households.

**Appendix ##** includes a list of SRO properties and number of residential units.

The following subsections document the trends in these various types of changes to the housing stock in the Showplace Square/Potrero Hill Plan Area and San Francisco between 2011 and 2015 and comparing the most recent five years with the preceding 5-year period.

**3.5.1 Units Lost to Alteration or Demolition**

In this most recent reporting period, seven units were lost in Showplace Square/Potrero Hill (**Table 3.5.1**) or about 0.6% of units lost citywide. All of the units lost in Showplace Square/Potrero Hill were lost due to one correction to official records and six due to demolitions. **Table 3.5.2** shows San Francisco figures for comparison.

**Table 3.5.1 Units Lost, Showplace Square/Potrero Hill, 2011-2015**

Year	Units Lost Through Alterations by Type of Loss					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
2011	-	-	-	-	-	2	2
2012	-	-	-	-	-	2	2
2013	-	-	1	-	1	1	2
2014	-	-	-	-	-	-	-
2015	-	-	-	-	-	1	1
<b>TOTAL</b>	-	-	<b>1</b>	-	<b>1</b>	<b>6</b>	<b>7</b>

**Table 3.5.2 Units Lost, San Francisco, 2011-2015**

Calendar Year	Units Lost Through Alterations by Type of Loss					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
2011	39	22	1	3	65	84	149
2012	2	23	1	1	27	127	154
2013	70	38	2	-	110	427	537
2014	24	20	1	-	45	95	140
2015	100	12	1	3	116	25	141
<b>TOTAL</b>	<b>235</b>	<b>115</b>	<b>6</b>	<b>7</b>	<b>363</b>	<b>758</b>	<b>1,121</b>

### 3.5.2 Condominium Conversions

The type of housing opportunities determines the type of people who live in the neighborhood. For example, single-family homes tend to support families and/or larger households, which are typically homeowners, while flats or apartments tend to be occupied by a single-person or smaller households, which are largely renters; group housing and assisted living quarter are housing types available for the elderly and people who have disabilities.

Condo conversions increase San Francisco’s homeownership rate, estimated to be at about 37% in 2014, about the same in 2010. However, condo conversions also mean a reduction in the city’s rental stock. Compared to the rest of the city’s share of renters (67%), the Showplace Square/Potrero Hill area has a comparable share of renters. In 2014, an estimated 74% of households in the Showplace Square/Potrero Hill were renters. Almost 7% of San Francisco’s rental units are in Showplace Square/Potrero Hill as of 2014, about the same figure as in 2010.<sup>3</sup>

**Table 3.5.3** shows that in the last five years, 64 units in 25 buildings in the Showplace Square/Potrero Hill were converted to condominiums. In all, approximately 3% of all rental units in the Showplace Square/Potrero Hill were converted to condominiums between 2011 and 2015. This represents one percent of all condo conversions citywide.

<sup>3</sup> The following 2010 census tracts were used to approximate the Showplace Square/Potrero Hill Plan Area boundaries: 178.02 and 180.00. According to the 2006-2010 American Community Survey, there are roughly 2,550 renter-occupied units in the Showplace Square/Potrero Hill.



**Table 3.5.3 Condo Conversion, Showplace Square/Potrero Hill, 2011-2015**

Year	Showplace Square/Potrero		San Francisco		Showplace Square/Potrero	
	No of Bldgs	No of Units	No of Bldgs	No of Units	No of Bldgs	No of Units
2011	3	7	200	472	2%	1%
2012	8	18	201	488	4%	4%
2013	2	5	147	369	1%	1%
2014	7	18	239	727	3%	2%
2015	5	16	149	500	3%	3%
<b>Totals</b>	<b>25</b>	<b>64</b>	<b>936</b>	<b>2,556</b>	<b>3%</b>	<b>3%</b>

### 3.5.3 Evictions

Evictions by owners that choose to move in to their occupied rental units or use the Ellis Act provisions to withdraw their units from the rental market also cause changes to the housing stock. These evictions effectively remove units from the rental housing stock and are, in most cases, precursors to condo conversions.

**Table 3.5.4** shows that owner move-ins led to evictions in 39 units. Similarly, Ellis Act withdrawals led to 17 evictions during the most recent reporting period. Owner move-in evictions and Ellis Act evictions in Showplace Square/Potrero Hill accounted for 3% each of the citywide total between 2011 and 2015. Other types of evictions, also tabulated in **Table 3.5.4**, include evictions due to breach of rental contracts or non-payment of rent; this could also include evictions to perform capital improvements or substantial rehabilitation.

**Table 3.5.4 Evictions, Western South of Market, 2011-2015**

Year	Western SoMa			San Francisco			Western SoMa as % of Citywide		
	Owner Move In	Ellis Act Withdrawal	Other	Owner Move In	Ellis Act Withdrawal	Other	Owner Move In	Ellis Act Withdrawal	Other
2011	4	4	16	123	54	1102	3%	7%	1%
2012	8	2	13	172	99	1343	5%	2%	1%
2013	7	1	15	275	229	1368	3%	0%	1%
2014	9	5	16	315	101	1550	3%	5%	1%
2015	11	5	12	425	142	1518	3%	4%	1%
<b>Totals</b>	<b>39</b>	<b>17</b>	<b>72</b>	<b>1,310</b>	<b>625</b>	<b>6,881</b>	<b>3%</b>	<b>3%</b>	<b>1%</b>

### 3.6 Jobs Housing Linkage Fee Program (JHLP)

Prompted by the *Downtown Plan* in 1985, the City determined that large office development, by increasing employment, attracts new residents and therefore increases demand for housing. In response, the Office Affordable Housing Production Program (OAHPP) was established in 1985 to require large office developments to contribute to a fund to increase the amount of affordable housing. In 2001, the OAHPP was re-named the Jobs-Housing Linkage Program (JHLP) and revised to require all commercial projects with a net addition of 25,000 gross square feet or more to contribute to the fund. Between fiscal year 2011/12 and 2015/16, commercial developments in the Showplace Square/Potrero Hill Plan Area generated roughly \$478,500 to be used for affordable housing development by the city, as shown in **Table 3.6.1**. Based on the MOHCD estimate of \$550,000 (not including the cost of land) required to build one affordable housing unit, the fees collected in the 2014-2015 fiscal year could potentially contribute to one affordable unit.

**Table 3.6.1 Jobs Housing Linkage Fees Collected, Showplace Square/Potrero Hill, FY 2011/12-2015/16**

Fiscal Year	Revenue
2011-12	\$ -
2012-13	\$ 414,222
2013-14	\$ -
2014-15	\$ 64,287
2015-16	\$ -
<b>Total</b>	<b>\$ 478,509</b>

\*Department of Building Inspection as of 6/1/16

#### 4 Accessibility and Transportation

As the only arterial that runs in the east-west direction and connects the North Mission, Showplace Square, and Mission Bay, the 16th Street corridor is the focus of a number of competing demands. At present, car use remains the predominant mode of travel to work for employed residents of Showplace Square and Potrero Hill (Table 4.1.1). The 2010-2014 American Community Survey estimated that 47% of Showplace Square/Potrero Hill residents commuted by car, while 24% used transit. About 8% walked to work and 8% reported biking. The number of people working from home was estimated at 9%.

Compared to the City as a whole, Showplace Square/Potrero Hill commuters travelled by car more and less by transit. Citywide, 44% of commuters travel by car and 33% by transit; 10% walked to work, 4% biked, and 2% commuted by other means; only 7% however worked from home.

**Table 4.1.1 Commute Mode Split, Showplace Square/Potrero Hill and San Francisco, 2011-2015**

Transport Mode	Showplace Square/Potrero		San Francisco		Showplace Square/Potrero Hill as % of San
	No of Commuters	%	No of Commuters	%	
Car	4,234	47%	199,470	44%	2%
Drove Alone	3,675	41%	165,151	36%	2%
Carpooled	559	6%	34,319	8%	2%
Transit	2,132	24%	150,222	33%	1%
Bike	752	8%	17,356	4%	4%
Walk	703	8%	46,810	10%	2%
Other	306	3%	10,579	2%	3%
Worked at Home	843	9%	32,233	7%	3%
<b>Total</b>	<b>8,970</b>	<b>100%</b>	<b>456,670</b>	<b>100%</b>	<b>2%</b>

## 4.1 Transportation Improvements – EN Trips

The Eastern Neighborhoods Transportation Implementation Planning Study (EN TRIPS) Report assessed the overall transportation needs for the Eastern Neighborhoods and proposed a set of discreet projects that could best address these needs in the most efficient and cost beneficial manner. EN Trips identified three major projects for prioritization:

- (1) Complete streets treatment for a Howard Street / Folsom Street couplet running between 5nd and 11th Street
- (2) Complete streets and transit prioritization improvements for a 7th Street and 8th Street couplet running between Market and Harrison Street in East Soma
- (3) Complete streets and transit prioritization improvements for 16th Street (22-Fillmore) running between Church Street and 7th Street.

Other broader improvements were also discussed including street grid and connectivity improvements through the northeast Mission and Showplace Square, bicycle route improvements throughout particularly along 17th Street, and mid-block signalizations and crossings in South of Market.

## 4.2 Pedestrian and Bicycle Improvements

The Potrero Hill Neighborhood Transportation Plan (Potrero NTP) developed a community-based transportation plan for the southern Potrero Hill neighborhood of San Francisco, identifying multimodal transportation priorities at the neighborhood scale and working with stakeholders to prioritize near and mid-term improvements. A central component of the Potrero Hill Neighborhood Transportation Plan addresses traffic calming and pedestrian realm improvements. The preliminary design for these improvements focused on five priority intersections in the Potrero Terrace and Annex site. Selected in part because they lie on the Walking School Bus routes to Daniel Webster and Starr King Elementary Schools, these five intersections are critical to safe pedestrian circulation on the site. Preliminary design calls for bulb outs and other traffic calming measures that will improve safety while reclaiming significant street space for pedestrian use.

In January 2011, San Francisco's *Better Streets Plan*, adopted by the Board of Supervisors in December 2010, went into effect. The plan contains design guidelines for pedestrian and streetscape improvements and describes streetscape requirements for new development. Major themes and ideas include distinctive, unified streetscape design, space for public life, enhanced pedestrian safety, universal design and accessibility, and creative use of parking lanes. The *Better Streets Plan* only describes a vision for ideal streets and seeks to balance the needs of all street users and street types. Detailed implementation strategies will be developed in the future.

In 2014, San Francisco adopted Vision Zero, a commitment to eliminating traffic-related fatalities by 2024. The City has identified capital project to improve street safety, which will build on existing pedestrian, bicycle, and transit-rider safety programs. The first round will include 245 projects, including several in the Showplace Square/Potrero Hill area, shown on **Table 4.2.1**. One major set of projects is the streetscape & transit enhancements to Potrero Avenue from Division to Cesar Chavez. The goal is to provide a more pedestrian-friendly and multimodal street. Bicycle and pedestrian safety improvements such as cycle tracks, or other bicycle facility, widened sidewalks, additional crossings, bus and corner bulbouts and new streetscape landscaping will be constructed along the two streets between 2<sup>nd</sup> and 13<sup>th</sup> Streets. This project is also a "Priority Project" for Eastern Neighborhood implementation

**Table 4.2.1. Vision Zero Projects in Showplace Square/Potrero Hill Plan Area**

Project Name	Start Date (EST)	Completion Date (EST)	Current Phase	Total Budget (EST)
Bicycle and pedestrian improvements (Division St. at 9th)	Winter 2014/15	Summer 2015	DESIGN	\$ 300,000
Bicycle intersection treatments (Division St. at 8th/Townsend)	Winter 2014/15	Fall 2015	DESIGN	\$ 200,000
Streetscape & Transit enhancements (Potrero Ave. from Division to Cesar Chavez )	Winter 2014/15	Winter 2015/16	DESIGN	\$ 4,100,000
Pedestrian Safety Improvements	Winter 2014/15	Winter 2015/16	DESIGN	TBD
Division St., 8th and 9th Bike & Ped Spot Improvements	Winter 2014/15	Winter 2015/16	DESIGN	\$ 300,000

## 5 Community Improvements

The Eastern Neighborhoods Plan included Public Benefits a framework for delivering infrastructure and other public benefits. The public benefits framework was described in the Eastern Neighborhoods “Implementation Document”, which was provided to the public, the Planning Commission, and the Board of Supervisors at the time of the original Eastern Neighborhoods approvals. This Implementation Document described infrastructure and other public benefits needed to keep up with development, established key funding mechanisms for the infrastructure, and provided a broader strategy for funding and maintaining newly needed infrastructure. Below is a description of how the public benefit policies were originally derived and expected to be updated.

### 5.1 Need, Nexus and Feasibility

To determine how much additional infrastructure and services would be required to serve new development, the Planning Department conducted a needs assessment that looked at recreation and open space facilities and maintenance, schools, community facilities including child care, neighborhood serving businesses, and affordable housing.

A significant part of the Eastern Neighborhoods Plans was the establishment of the Eastern Neighborhoods Community Impact Fee and Fund. Nexus Studies were conducted as part of the original Eastern Neighborhoods effort, and then again as part of a Citywide Nexus and Levels-of-Service study described below. Both studies translated need created by development into an infrastructure cost per square foot of new development. This cost per square foot determines the maximum development impact fee that can be legally charged. After establishing the absolute maximum fee that can be charged legally, the City then tests what maximum fee can be charged without making development infeasible. In most instances, fees are ultimately established at lower than the legally justified amount determined by the nexus. Because fees are usually set lower than what could be legally justified, it is understood that impact fees cannot address all needs created by new development. Need for transportation was studied separately under EN Trips and then later under the Transportation Sustainability Program. Each infrastructure or service need was analyzed by studying the General Plan, departmental databases, and facility plans, and with consultation of City agencies charged with providing the infrastructure or need.

## EASTERN NEIGHBORHOODS MONITORING REPORTS 2011-15 - DRAFT

As part of a required periodic update, in 2015, the Planning Department published a Citywide Needs Assessment that created levels-of-service metrics for new parks and open space, rehabilitated parks and open space, child care, bicycle facilities, and pedestrian facilities (“San Francisco Infrastructure Level of Service Analysis”). Separate from the Citywide Nexus published in 2015, MTA and the Planning Department also produced a Needs Assessment and Nexus Study to analyze the need for additional transit services, along with complete streets. This effort was to provide justification for instituting a new Transportation Sustainability Fee (TSF) to replace the existing Transit Development Impact Fee (TDIF). In the analysis, the derived need for transit from new development is described providing the same amount transit service (measured by transit service hours) relative to amount of demand (measured by number of auto plus transit trips).

Between the original Needs Assessment, and the Level-of-Service Analysis, and the TSF Study the City has established the below metrics that establishes what is needed to maintain acceptable infrastructure and services in the Eastern Neighborhoods and throughout the City:

Improvement	Need Factor	Need - Unit	No of People	Need Factor per person	Reference
<b>Community Facility</b>					
Police (Equipment)	0.77	squad cars	1,000	0.00077	Original EN Needs Assessment
Public Health Centers	0.06	centers	1,000	0.00006	Original EN Needs Assessment
<b>Recreation and Open Space</b>					
	0.04	centers	1,000	0.00004	Original EN Nexus Study
Multi-Use Fields	2.25	fields	10,000	0.00023	Original EN Nexus Study
Tennis Courts	2	courts	10,000	0.0002	Original EN Nexus Study
Outdoor basket ball court	2	courts	10,000	0.0002	Original EN Nexus Study
Walkway and bikeway trails	0.17	miles of Blue Greenway			Original EN Nexus Study
Open Space - new parks citywide	55	acres	147,201	0.00037	Citywide Nexus Study (2015)
Open Space - rehabilitation	511	acres	147,201	0.00347	Citywide Nexus Study (2015)
<b>Childcare</b>					
Childcare - for Toddlers Attributable to Residential Growth	393.12	spaces	51,866	0.00758	Citywide Nexus Study (2015)
Residential	1,551.00	spaces	51,866	0.0299	Citywide Nexus Study (2015)
<b>Complete Streets / Transportation</b>					
Transportation - Sidewalks	88	sf of sidewalk	1	88	Citywide Nexus Study (2015)
Transportation - Bike - Premium Bike Network	13	miles	1,211,217	0.00001	Citywide Nexus Study (2015)
Transportation - Bike - Intersection Improvements	13	intersections	1,211,217	0.00001	Citywide Nexus Study (2015)
Transportation - Bike - Bike Parking Spaces	5,333.00	spaces	1,211,217	0.0044	Citywide Nexus Study (2015)
Transportation - Bike - Bike Sharing	667	bike share stations	1,211,217	0.00055	Citywide Nexus Study (2015)

### 5.2 Recreation, Parks and Open Space

[context]

### 5.3 Community Facilities and Services

As a significant amount of new housing development is expected in Showplace Square/Potrero Hill, new residents will increase the need to add new community facilities and to maintain and expand existing ones. Community facilities can include any type of service needed to meet the day-to-day needs of residents. These facilities include libraries, parks and open space, schools and child care. Community based organizations also provide many services to area residents including health, human services, and cultural centers. Section 6, below, discusses the process of implementation of the community benefits program, including the collection and management of the impact fees program.

**Map 7** shows existing community facilities in Showplace Square/Potrero Hill. Community based organizations currently provide a wide range of services at over 50 sites throughout Showplace Square/Potrero Hill, ranging from [examples].

#### **Map 7 Community Facilities in Showplace Square/Potrero Hill**



### 5.3 Historic Preservation

[context]

### 5.4 Neighborhood Serving Establishments

Neighborhood serving businesses represent a diversity of activities beyond typical land use categories such as retail. This section defines neighborhood serving as those activities of an everyday nature associated with a high “purchase” frequency (see **Appendix G** for a list of business categories used). Grocery stores, auto shops and gasoline stations, banks and schools that frequently host other activities, among many other uses, can be considered “neighborhood serving.” By this definition, the Showplace Square/Potrero Hill is home to about 127 neighborhood serving businesses and establishments employing a little over 2,000 people.

As shown in **Table 5.4.1**, the top 10 neighborhood serving establishments in the Showplace Square/Potrero Hill include grocery store, eating places (full- and limited-service restaurants), schools, gyms, community organizations and various retail stores. These businesses are typically along XXX Streets as shown on **Map 8**.

**Table X Neighborhood Serving Establishments, Showplace Square/Potrero Hill**

Type	Establishments	Employment
Supermarkets and Other Grocery (except Convenience)	6	426
Full-Service Restaurants	23	392
Elementary and Secondary Schools	8	250
Snack and Nonalcoholic Beverage Bars	11	149
Limited-Service Restaurants	11	112
Fitness and Recreational Sports Centers	4	100
Sporting Goods Stores	3	99
Civic and Social Organizations	4	98
Child Day Care Services	11	89
Discount Department Stores	1	77
Cafeterias, Grill Buffets, and Buffets	3	66
Pharmacies and Drug Stores	2	49
Drinking Places (Alcoholic Beverages)	2	21
Nail Salons	3	20
Beauty Salons	5	18
Commercial Banking	3	14
Used Merchandise Stores	5	12
Pet Care (except Veterinary) Services	3	11
General Automotive Repair	2	8
Retail Bakeries	1	7
Book Stores	1	6
Religious Organizations	1	5
Beer, Wine, and Liquor Stores	1	5
Gasoline Stations with Convenience Stores	1	5
Clothing Accessories Stores	2	5
Convenience Stores	1	3
Women's Clothing Stores	1	3
Drycleaning and Laundry Services (except Coin-Operate	1	3
Electronics Stores	1	2
Other Clothing Stores	2	2
Coin-Operated Laundries and Drycleaners	1	2
Libraries and Archives	1	1
Hobby, Toy, and Game Stores	1	1
All Other General Merchandise Stores	1	1
<b>Total</b>	<b>127</b>	<b>2,062</b>

**Map 8 Neighborhood Serving Businesses in Showplace Square/Potrero Hill**



## 6 IMPLEMENTATION OF PROPOSED PROGRAMMING

Along with establishing fees, and providing a programmatic framework of projects, the EN approvals included amendments to the City's Administrative Code establishing a process to choose infrastructure projects for implementation on an ongoing basis.

### 6.1 Eastern Neighborhoods Citizens Advisory Committee

The Eastern Neighborhoods Citizens Advisory Committee (EN CAC) is the central community advisory body charged with providing input to City agencies and decision makers with regard to all activities related to implementation of the Eastern Neighborhoods Area Plans. It was established for the purposes of providing input on the prioritization of Public Benefits, updating the Public Benefits program, relaying information to community members in each of the four neighborhoods regarding the status of development proposals in the Eastern Neighborhoods, and providing input to plan area monitoring efforts as appropriate. The EN CAC is composed of 15 voting members – nine appointed by the Board of Supervisors, and six appointed by the Mayor. In addition, there are four non-voting members representing Showplace Square/Potrero Hill, two appointed by the Board of Supervisors, and two by the Mayor. These non-voting members will attain voting status upon the adoption and integration of the Showplace Square/Potrero Hill Impact Fees into the Eastern Neighborhoods Public Benefits Fund. The CAC also plays a key role in reviewing and advising on the Five-Year Monitoring Reports. The EN CAC has held monthly public meetings since October, 2009, before the adoption of the Showplace Square/Potrero Hill Community Plan. For more information on the EN CAC, go to <http://encac.sfplanning.org>.

### 6.2 Eastern Neighborhoods Community Facilities and Infrastructure Fee & Fund

The Eastern Neighborhoods Community Facilities and Infrastructure Fee includes three tiers of fees that are based on the amount of additional development enabled by the 2009 Eastern Neighborhoods rezoning, later including the Showplace Square/Potrero Hill rezoning. In general, Tier 1 fees are charged in areas where new zoning provided less than 10 feet of additional height. Tier 2 fees are for those areas that included between 10 and 20 feet of additional height, and Tier 3 fees are for areas that included for 20 feet or more of additional height. Fees are adjusted every year based on inflation of construction costs.

Below is a chart of the original fees (2009) and the fees as they exist today.

**Table 6.2.1 Eastern Neighborhoods Infrastructure Impact Fees per Square Foot, 2009 and 2016**

	Original Fee		2016 Fee	
	Residential	Non-Residential	Residential	Non-Residential
Tier 1	\$8.00	\$6.00	\$10.19	\$7.65
Tier 2	\$12.00	\$10.00	\$15.29	\$12.74
Tier 3	\$16.00	\$14.00	\$20.39	\$17.84

The fees established above are proportionally divided into five funding categories as determined by the needs assessment, nexus studies, and feasibility studies, including housing, transportation/transit, complete streets, recreation and open space, and child care. The first \$10,000,000 collected are targeted to affordable housing preservation and rehabilitation. To date, the City has collected nearly \$48.4 million in impact fees, as shown on

**Table 6.2.2 Eastern Neighborhoods Infrastructure Impact Fees Collected to Date**

Category	Collected
HOUSING	\$4,742,000
TRANSPORTATION / TRANSIT	\$16,936,000
COMPLETE STREETS	\$6,733,000
RECREATION AND OPEN SPACE	\$17,518,000
CHILDCARE	\$2,416,000
<b>Total</b>	<b>\$48,345,000</b>

Note: Amount collected includes in-kind improvements.

Over the 2016-2020 period, the City is projected to collect a little over \$145 million from the Eastern Neighborhoods impact fee program, as shown on

**Table 6.2.3 Eastern Neighborhoods Infrastructure Impact Fees Projected, 2016-2020**

Category	Collected
HOUSING	\$26,411,000
TRANSPORTATION / TRANSIT	\$30,302,000
COMPLETE STREETS	\$38,542,000
RECREATION AND OPEN SPACE	\$43,912,000
CHILDCARE	\$5,931,000
<b>Total</b>	<b>\$145,098,000</b>

As shown in **Table 6.2.4**, approximately \$6.94 million were collected from 15 projects in the Showplace Square/Potrero Hill Plan Area between 2011 and 2015. Overall, roughly \$48.4 million has been collected in all of the Eastern Neighborhoods.

**Table 6.2.4 Eastern Neighborhoods Infrastructure Impact Fees Collected, 2011-2015**

Area	Revenue	Projects
<b>Western SoMa</b>	<b>\$6,940,000</b>	<b>11</b>
East SoMa	\$14,635,000	39
Mission	\$5,357,000	43
Central Waterfront	\$10,034,000	19
Showplace/Potrero	\$11,384,000	26
<b>TOTAL</b>	<b>\$48,350,000</b>	<b>138</b>

### 6.3 IPIC Process

The Infrastructure Plan Implementation Committee was established in Administrative Code section XX; the IPIC's purpose is to bring together City agencies to collectively implement the community improvement plans for specific areas of the City including the Eastern Neighborhood Plan Areas. The IPIC is instrumental in creating a yearly expenditure plan for impact fee revenue and in creating a bi-annual "mini" Capital Plan for the Eastern Neighborhoods. The annual Expenditure Plan is specific to projects that are funded by impact fees. The bi-annual Eastern Neighborhoods Capital Plan also includes infrastructure projects that are funded by other sources, and projects where funding has not been identified.

## 6.4 Eastern Neighborhood MOU

In 2009, the Planning Department entered into a Memorandum of Understanding with SF Public Works, SFMTA, Rec and Park, and MOHCD to assure commitment to implementing the EN Plans. A key component of the agreement was the establishment of a list of priority projects:

- Folsom Street
- 16th Street
- Townsend Street
- Pedestrian Crossing at Manalo Draves Park
- 17th and Folsom Street Park
- Showplace Square Open Space

## 6.5 First Source Hiring Program

The First Source Hiring Program was first adopted in 1998 and modified in 2006. The intent of First Source is to connect low-income San Francisco residents with entry-level jobs that are generated by the City's investment in contracts or public works; or by business activity that requires approval by the City's Planning Department or permits by the Department of Building Inspection. CityBuild works in partnership with Planning Department and DBI to coordinate execution of First Source Affidavits and MOUs.

CityBuild is a program of the Office of Economic and Workforce Development and is the First Source Hiring Administrator. In accordance to Chapter 83: First Source Hiring Program, developers must submit a First Source Affidavit to the Planning Department prior to planning approval. In order to receive construction permit from DBI, developers must enter into a First Source Hiring MOU with CityBuild. Developers and contractors agree to work in good faith to employ 50% of its entry-level new hiring opportunities through the CityBuild First Source Hiring process.

Projects that qualify under First Source include:

- any activity that requires discretionary action by the City Planning Commission related to a commercial activity over 25,000 square feet including conditional use authorization;
- any building permit applications for a residential project over 10 units;
- City issued public construction contracts in excess of \$350,000;
- City contracts for goods and services in excess of \$50,000;
- leases of City property;
- grants and loans issued by City departments in excess of \$50,000.

Since 2011 CityBuild has managed 442 placements in 72 First Source private projects in the three zip codes encompassing the Eastern Neighborhoods Plan Areas (94107, 94110, 94103), not including projects in Mission Bay, approved under the former Redevelopment Agency. They have also placed 771 residents from the three-zip code area in projects throughout the city.

In 2011, the City also implemented a first of its kind, the Local Hire Policy for Construction on publicly funded construction projects. This policy sets forth a mandatory hiring requirement of local residents per trade for construction work hours. This policy superseded the First Source Hiring Program on public construction contracts. Since 2011, a cumulative 37% of the overall 6.2 million work hours have been worked by local residents and 58% of 840,000 apprentice work hours performed by local residents.

## 7 Ongoing Efforts

**Showplace Open Space Plan.** The Showplace Open Space Plan provided conceptual designs for eight possible open space projects including Daggett Park and the expansion and improvement of Jackson Square Playground. The purpose of the Plan was to find open space projects of which one would be chosen as a priority. Of the eight projects, Daggett is under construction, and a more specific scope for Jackson Playground is being developed.

**16<sup>th</sup> Street / 17<sup>th</sup> Street 22-Fillmore Improvements.** The 16th Street Improvement Project envisions the transformation of the 16th Street corridor into a highly efficient transit corridor along with pedestrian and streetscape improvements. The project includes transit, bicycle and pedestrian improvements on 16th Street between Church Street and 3rd Street, and bicycle improvements on 16th Street between San Bruno and Mississippi. The Project will improve transit by rerouting the 22-Fillmore, and providing enhanced pedestrian connectivity between the many neighborhoods along its length and to the Bay. Key to the 16th Street improvements is installing trolley bus overhead wiring for the 22-Fillmore. The configuration of 16th Street will feature both center running transit-only lanes and side running lanes along its length. The Project is being implemented in two phases with increased headways already implemented and road re-stripping to happen in the near future. Construction of hard improvements is planned to start in 2018.

**Potrero Avenue Streetscape Improvement Project.** The project includes repaving and utility upgrades from Alameda to 25<sup>th</sup> Street along with bus bulbs pedestrian and bicycle improvements along the entire segment. Focused pedestrian streetscape improvements are planned for the segment between 21<sup>st</sup> and 25<sup>th</sup> Streets, which will include a median, widened sidewalks and lighting. The project is currently under construction.

**22<sup>nd</sup> Street Stair.** The project is to construct a publicly accessible stair and open space on the steep grade between Pennsylvania and Missouri Street on the east slope of Potrero Hill. The stair would include both hardscaping and improved landscaping at the upper slope and will act as a key access point between Potrero Hill and Dogpatch. The project will be constructed by a private developer in conjunction with the development project at [address]. Delivery is dependent of the development project moving forward.

**Daggett Park.** The park is located on the previous Daggett paper-street right-of-way at 16<sup>th</sup> Street and 7<sup>th</sup> Street. The .9 acre park, currently under construction is being constructed as part of an in-kind agreement of the Daggett Triangle Development. The park will feature a large unprogrammed lawn area, ample seating, architectural play features, dog run, drought-resistant trees and landscaping and other storm runoff features. The park, initially conceived as part of the Showplace Square Open Space Plan, was prioritized for implementation by the EN CAC. This will serve as the new park for Showplace Square / Potrero originally envisioned in the Eastern Neighborhoods Plan(s). The park is currently under construction and is expected to be complete by winter 2017.

**Jackson Playground.** Jackson Playground is generally bounded by 17<sup>th</sup> Street, Carolina Street, Mariposa Street and Arkansas Street within the Showplace Square / Potrero Hill neighborhood. It currently features a clubhouse, play equipment, picnic areas, tennis courts, basketball courts and two ball fields. The Showplace Square Open Space Plan envisioned extending the boundaries of the park into Carolina Street and Arkansas Street to enable additional usable space. Rec and Park with the Friends of Jackson Playground, Live Oak School and other stakeholders are currently working on conceptual ideas for park improvements including the possibility of extending the boundaries of the park into the right-of-way.

**Arts and Design Educational Special Use District.** On November 22, 2011, Supervisor Malia Cohen introduced a proposed ordinance which would amend the San Francisco Planning Code by adding Section 249.67 to create

the Art & Design Educational Special Use District ("SUD") and the City's zoning map to reflect this new SUD to permit postsecondary educational institutions without use size limitations, to allow student housing and to allow the Zoning Administrator to authorize temporary structures without public hearing provided the structure is occupied by a use allowed by the Special Use District at 1111 8<sup>th</sup> Street, The California College of the Arts. The SUD area is bounded by the east side of De Haro Street, the northside of 151hStreet, the east side of 8<sup>th</sup> Street, the north side of Irwin Street, the west side of 7th Street, the south side of Hooper Street and the south side of Channel Street (**Map X**).

The purpose of creating the Art & Design Educational Special Use District is to facilitate the continued operation of the California College of the Arts and to provide a regulatory scheme for potential future expansion of the California College of the Arts. The Art and Design Educational Special Use District permits as of right and without use size limits Post-Secondary Educational Institutions, allows Student Housing and allows the Zoning Administrator to authorize temporary structures without public hearing provided the structure is occupied by a use allowed by the Special Use District. Adopt April 25, 2013, this SUD provides a regulatory scheme for potential and future phased expansion of the campus.

**Map X. Arts and Design Educational Special Use District**

# Appendices

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- A. Eastern Neighborhoods Monitoring Reports Ordinance**
- B. Priority Capital Projects**
- C. 2011-2015 Completed Commercial and Residential Projects**
- D. Commercial and Residential Pipeline Projects, Q4 2015**
- E. Projects Counted Under CEQA Community Plan Exemption**
- F. List of Neighborhood Serving Business Codes**
- G. San Francisco Mayor's Office of Housing Income and Rent Limits**
- H. Single Room Occupancy Hotels and Number of Residential Units**



## **A. Eastern Neighborhoods Monitoring Requirements Ordinance**

(5) Development Activity. The report shall detail all development activity in the Plan Area over the Monitoring Period, including additions and deletions of residential and commercial space, and shall include unit size and bedroom count of units constructed, retail space and employment generated, conversions and other development statistics. The monitoring program shall include the following categories of information:

(A) Office Space. Amount of office space constructed in preceding years and related employment.

(B) Visitor and Hotel Space. Amount of hotel rooms constructed in preceding years and related employment.

(C) Retail Space. Amount of retail space constructed in preceding years and related employment.

(D) Business Formation and Relocation. An estimate of the rate of the establishment of new businesses and business and employment relocation trends and patterns within the City and the Bay Area.

(E) Housing. An estimate of the number of housing units newly constructed, demolished, or converted to other uses.

(6) Public Benefit. The report shall detail the construction of any improvements or infrastructure as described in the Eastern Neighborhoods Public Benefits Program, a copy of which is on file with the Clerk of the Board of Supervisors in File No. 081155 and is incorporated herein by reference. The report shall include the following categories of information:

(A) Inclusionary Housing Program. A summary of the number and income mix of units constructed or assisted through this program, an analysis of units constructed within each alternative, including new alternatives established for the Eastern Neighborhoods UMU districts.

(B) Jobs/Housing Linkage Program. A summary of the operation of the Jobs/Housing Linkage Program (formerly the Office Affordable Housing Production Program) and the Housing Affordability Fund, identifying the number and income mix of units constructed or assisted with these monies.

(C) Streetscape, Transportation, and Public Realm. A detailed description of any transportation serving infrastructure completed in the preceding five years, including transit, pedestrian, bike, traffic and other modes of transportation.

(D) Open Space and Recreational Facilities. A summary of new parks, trails, public rights-of-way, recreational facilities or activity space completed to serve the purposes of recreation in the preceding five years, as well as any improvements to parks or recreational facilities.

(E) Community facilities. An assessment of the existing service capacity of community services and facilities, and of any new services or facilities joining the neighborhood in the past five years. This shall include a review of child care, library services and any other categories deemed relevant, such as health care centers, human services, and cultural centers.

(F) Neighborhood Serving Businesses. An assessment of neighborhood serving businesses in the area, including their establishment, displacement, and economic health.

(7) Fees and Revenues. The report shall monitor expenditure of all implemented fees, including the Eastern Neighborhoods Impact Fee and all Citywide fees, and tax revenue, as listed below. It shall report on studies and implementation strategies for additional fees and programming.

(A) Impact Fee. A summary of the collected funds from the Eastern Neighborhoods Impact Fee collected from development, and a detailed accounting of its expenditure over that same period.

(B) Fiscal Revenues. An estimate of the net increment of revenues by type (p)roperty tax, business taxes, hotel and sales taxes) from all uses.

(C) Fee Adjustments.

(i) The Planning Department shall review the amount of the Eastern Neighborhoods fee against any increases in construction costs, according to changes published in the Construction Cost Index published by Engineering News Record, or according to another similar cost index should there be improvements to be funded through the Eastern Neighborhoods Impact Fee as listed in the Eastern Neighborhoods Program.

(ii) The Planning Department shall review the level of the Eastern Neighborhoods housing requirements and fees to ensure they are not so high as to prevent needed housing or commercial development.

(8) Agency Responsibilities. All implementing agencies identified in the Eastern Neighborhoods Implementation Matrix shall be responsible for:

(A) Reporting to the Planning Department, for incorporation into the Monitoring report, on action undertaken in the previous reporting period to complete the implementation actions under their jurisdiction, as referenced in the Eastern Neighborhoods Implementation Matrix.

(B) Providing an analysis of the actions to be completed in the next reporting period, for incorporation into the Monitoring report, including a description of the integrated approach that will be used to complete those tasks.

(i) To the extent the Agencies identified in the Implementation Matrix are outside the jurisdiction of this Board, this Board hereby urges such Agencies to participate in this process.

(9) Budget Implications. In cooperation with the Annual Progress reports required by Administrative Code Chapter 36.4, and prior to the annual budget process, the Board shall receive a presentation by the Interagency Planning and Implementation Committee and its member agencies to describe how each agency's proposed annual budget advances the Plans' objectives, including specific projects called for by this section. The Board of Supervisors shall give particular consideration to proposed agency budgets that meet the implementation responsibilities as assigned by the City's General Plan, including the Eastern Neighborhoods Implementation Matrix. Budget proposals that do not include items to meet these implementation responsibilities shall respond to Board inquiries as to why inclusion was not possible.

## B. Eastern Neighborhoods Priority Capital Projects

### B.1 Category: Complete Streets

#### B.1.1 Folsom Street/Howard Street Streetscape Project

**Neighborhoods:** East SoMa, Western SoMa

**Description:** The Folsom Street/Howard Street Improvement Project envisions the transformation of Folsom Street to a more pedestrian-friendly, multimodal street. Howard Street would be improved at the same time as a couplet to Folsom. Improvements would be between 2<sup>nd</sup> and 13<sup>th</sup> Street and could include cycle tracks, or other bicycle facility, widened sidewalks, additional crossings, bus and corner bulbouts and new streetscape landscaping. Two configurations are currently being considered; one which would change both streets into two-way boulevards; the other would maintain them as one way streets but include inventions that would calm traffic and make them more friendly to pedestrians and bicyclists. The Folsom Street Improvements Project is a “Priority Project” for EN implementation.

**Delivery:** The project is currently partially funded. Environmental clearance is expected winter 2016-2017. Community engagement is planned for 2017 with MTA and other approvals expected in 2018; construction is expected to commence in 2019.

#### B.1.2 2nd Street Improvement Project

**Neighborhood:** East SoMa

**Description:** The 2<sup>nd</sup> Street Improvement Project extends from Market Street to King Street; the portion south of Folsom is within the Eastern Neighborhoods Plan area. The project is to transform 2<sup>nd</sup> Street into a primary pedestrian, bicycle and transit route by constructing wider sidewalks, cycle tracks, street trees, new lighting and other amenities.

**Delivery:** The project is fully planned, approved and funded. Construction is expected to start fall 2016.

#### B.1.3 7th Street/8th Street Streetscape Project.

**Description:** The 7<sup>th</sup> and 8<sup>th</sup> Street Streetscape Project is being implemented in two phases. The scope includes the portions of 7<sup>th</sup> and 8<sup>th</sup> Streets between Market and Harrison Streets. The initial phase, which included restriping to include buffered bike lanes, has been complete. The second phase, which could include corner bulb-outs, bus bulb-outs, widened sidewalks, among other interventions, is currently undergoing conceptual design.

**Delivery:** TBD.

#### B.1.4 6th Street Improvement Project

**Neighborhood(s):** East SoMa and Western SoMa

**Description:** The project looks to construct robust pedestrian safety and aesthetic improvements to this high injury corridor between Market Street and Bryant Street. The central component of this project is a suite of proposed pedestrian safety and streetscape improvements on 6th Street from Market Street to Bryant Street including pedestrian safety bulb-outs, raised crosswalks, landscaping, and streetscape improvements. On 6th Street between Market Street and Howard Street, sidewalks on both sides of the street will be widened and corner bulb-outs will shorten crossing distances for pedestrians. The 2 lanes of vehicle traffic in each direction on 6th Street between Market Street and Bryant Street will be reduced to one lane in each direction. On 6th Street between Folsom Street and Bryant Street, the Project will remove peak-hour towaway lanes that restrict parking from 7-9AM and 3-7PM and restore full-time parking lanes. (source: <https://www.sfmta.com/projects-planning/projects/6th-street-improvement-project>)

**Delivery:** Environmental review is expected to be complete fall 2017, with detailed design complete by summer 2018. Construction is expected to begin spring 2019. [note: this is from the website; still need to confirm with staff]

#### B.1.5 SoMa Alleys

**Neighborhood:** East SoMa

**Description:** The SoMa Alleys project was completed to two phases. The first phase included traffic calming and pedestrian improvements on Harriet Street (Folsom Street to Howard Street), Moss Street (Folsom Street to Howard Street), Russ Street (Folsom Street to Howard Street), Natoma Street (6th Street to 7th Street), Minna Street (6th Street to 7th Street). The second phase included Minna and Natoma Streets from 6th to Mary St; Tehama, Clementina, Shipley and Clara Streets from 6th to 5th Streets with traffic calming and pedestrian improvements.

**Delivery:** Complete

### B.1.6 16<sup>th</sup> Street/17<sup>th</sup> Street 22-Fillmore Improvements

**Neighborhood(s):** Showplace Square/Potrero Hill; Mission

**Description:** The 16<sup>th</sup> Street Improvement Project envisions the transformation of the 16<sup>th</sup> Street corridor into a highly efficient transit corridor along with pedestrian and streetscape improvements. The project includes transit, bicycle and pedestrian improvements on 16<sup>th</sup> Street between Church Street and 3<sup>rd</sup> Street, and bicycle improvements on 17<sup>th</sup> Street between San Bruno and Mississippi. The Project will improve transit by rerouting the 22-Fillmore, and providing enhanced pedestrian connectivity between the many neighborhoods along its length and to the Bay. Key to the 16<sup>th</sup> Street improvements is installing trolley bus overhead wiring for the 22-Fillmore. The configuration of 16<sup>th</sup> Street will feature both center running transit-only lanes and side running lanes along its length.

**Delivery:** The Project is being implemented in two phases with increased headways already implemented and road re-stripping to happen in the near future. Construction of hard improvements is planned to start in 2018.

### B.1.7 Potrero Avenue Streetscape Improvement Project

**Neighborhood(s):** Showplace Square/Potrero Hill; Mission

**Description:** The project includes repaving and utility upgrades from Alameda to 25<sup>th</sup> Street along with bus bulbs pedestrian and bicycle improvements along the entire segment. Focused pedestrian streetscape improvements are planned for the segment between 21<sup>st</sup> and 25<sup>th</sup> Streets, which will include a median, widened sidewalks and lighting.

**Delivery:** The project is currently under construction.

### B.1.8 22nd Street Green Connections

**Neighborhood:** Central Waterfront

**Description:** 22<sup>nd</sup> Street acts as the “Main Street” of the Dogpatch neighborhood (aka Central Waterfront). The project proposes sidewalk widening at corner bulbouts, replacement of sidewalk paving, installation of turf block treatments, infill tree planting and understory planting, new pedestrian lights, new painted crosswalks and bike route markings (sharrows). All of these elements are designed to enhance this vibrant Dogpatch commercial corridor and strengthen the connection for people walking, cycling and taking transit. The 22<sup>nd</sup> Street Green Connection Streetscape project will coordinate with Public Works paving program’s repaving of 22<sup>nd</sup> Street.

**Delivery:** The Project is fully funded. Designs are expected to be completed in winter 2016 with construction beginning spring or summer 2017 [confirm timing].

### B.1.9 22nd Street Stair

**Neighborhood(s):** Central Waterfront; Showplace Square/Potrero Hill

**Scope:** The project is to construct a publicly accessible stair and open space on the steep grade between Pennsylvania and Missouri Streets on the east slope of Potrero Hill. The stair would include both hardscaping and improved landscaping at the upper slope and will act as a key access point between Potrero Hill and Dogpatch.

**Delivery:** The project will be constructed by a private developer. Delivery is dependent of the development project moving forward.

### **B.1.10 Other Streetscape in Central Waterfront (The Central Waterfront Public Realm Plan)**

**Description:** As of the date of this Report, the Planning Department is completing the Central Waterfront/Dogpatch Public Realm Plan. The purpose of the Plan is to identify streetscape and open space projects throughout Dogpatch and to prioritize them for implementation.

**Delivery:** The Public Realm Plan is expected to be complete by summer 2016 with environmental clearance needed thereafter. Implementation of Project's described within the Plan will depend of availability of funding.

### **B.1.11 Bartlett Street Pedestrian Improvements**

**Neighborhood:** Mission

**Description:** The Bartlett Streetscape Project transforms an underutilized portion of Bartlett Street into a safer and more welcoming pedestrian realm. A key impetus for creating this plaza-like space was the establishment of the Mission Mercado Community Market, which has been held every Thursday since 2010. The Bartlett Streetscape Project not only serves the Mission Mercado Community Market along with other community uses and events. Improvements include widened sidewalk and single-surface treatments, landscaping, seating and lighting. The project is completing construction. Among other features, the project will include the fabrication and installation of eight custom-made pergola structures.

**Delivery:** Soon to be complete.

### **B.1.12 Ringold Alley**

**Neighborhood:** Western SoMa

**Description:** The 17<sup>th</sup> Street and Folsom Park project will include a children's play area, demonstration garden, outdoor amphitheater and seating, among other amenities.

**Delivery:** The project is currently under construction and is expected to be complete and open by winter 2017.

### **B.1.13 Folsom Street Improvements (Mission)**

**Neighborhood:** Mission

**Description:** A road diet reducing the travel lanes to one in each direction, establishing bike lanes and bus bulb-outs and other pedestrian amenities between 13<sup>th</sup> Street and Cesar Chavez Street have been completed.

**Delivery:** Complete

### **B.1.14 Cesar Chavez Street Streetscape Improvements.**

**Neighborhood:** Mission

**Description:** The Cesar Chavez Street project has transformed this once bleak stretch of roadway to one that is safer, greener, and more environmentally sustainable. Cesar Chavez improvements ran from Hampshire to Guerrero and included road diet reconfiguration of travel lanes, wider planting medians, bike lanes, corner bulb-outs featuring storm water features.

**Delivery:** Completed 2014

## **B.2 Category: Transportation**

### **B.2.1 Victoria Manolo Draves Mid-Block Crossing.**

**Neighborhood:** East SoMa

**Description:** Addition of pedestrian signal between 6<sup>th</sup> and 7<sup>th</sup> Street at Victoria Manalo Draves Park.

**Delivery:** Completed.

### B.2.2 Vision Zero Streetscape Improvements.

**Neighborhood(s):** All

**Description:** As part of the City's Vision Zero effort, MTA and DPW will develop pedestrian-safety improvements along the City's high-injury network that were identified through WalkFirst. This project implements pedestrian safety improvements at the following eleven intersections: Howard and 6th; Mission and 6th, 7th, 9th, 13th, 14th, 16th, 18th, 19th, 22nd; and South Van Ness and 16th. Proposed improvements include three painted safety zones, seven temporary medians, four turn prohibitions, one protected left turn pocket, four leading pedestrian intervals, three daylighting locations, seven signal timing changes, and seven locations with reduced lane widths.

**Delivery:** Ongoing.

## B.3 Category: Parks and Open Space

### B.3.1 Brannan Street Wharf

**Location:** East SoMa

**Description:** Located on The Embarcadero Promenade between Pier 30-32 and Pier 38, the Brannan Street Wharf is a new 57,000 square foot public park over the water and parallel to the Embarcadero Promenade.

**Delivery:** Completed summer 2013

### B.3.2 Cesar Chavez Street Streetscape Improvements.

**Neighborhood:** Mission

**Description:** The Cesar Chavez Street project has transformed this once bleak stretch of roadway to one that is safer, greener, and more environmentally sustainable. Cesar Chavez improvements ran from Hampshire to Guerrero and included road diet reconfiguration of travel lanes, wider planting medians, bike lanes, corner bulb-outs featuring storm water features.

**Delivery:** Completed 2014

### B.3.3 24th Street Bart Plaza

**Neighborhood:** Mission

**Description:** The southwest Bart plaza was reconstructed to emphasize flexible open space over the previous cluttered configuration; elements include removed fencing, new paving, landscaping and street furniture.

**Delivery:** Completed 2014

### B.3.4 17<sup>th</sup> and Folsom Park

**Neighborhood:** Mission

**Description:** The new .8 acre park at 17th Street and Folsom Park project will include a children's play area, demonstration garden, outdoor amphitheater and seating, among other amenities.

**Delivery:** The project is currently under construction and is expected to be complete and open by winter 2017.

### B.3.5 Daggett Park

**Neighborhood:** Showplace Square/Potrero



**Description:** The park is located on the previous Daggett paper-street right-of-way at 16<sup>th</sup> Street and 7<sup>th</sup> Street. The .9 acre park, currently under construction, is being constructed as part of an in-kind agreement of the Daggett Triangle Development. The park will feature a large unprogrammed lawn area, ample seating, architectural play features, dog run, drought-resistant trees and landscaping and other storm runoff features. The park, initially conceived as part of the Showplace Square Open Space Plan, was prioritized for implementation by the EN CAC. This will serve as the new park for Showplace Square/Potrero originally envisioned in the Eastern Neighborhoods Plan(s)

**Delivery:** The park is currently under construction and is expected to be complete by winter 2017 (confirm)

### B.3.6 Crane Cove Park

**Neighborhood:** Central Waterfront

**Scope:** Crane Cove Park. It is located within the [Union Iron Works Historic District at Pier 70](#) (PDF) and adjacent to the Port's large and active ship repair yard. The project will include preservation of the historic ship building slip-way and two historic cranes. Community planning and design is funded from the 2008 and 2012 Neighborhood Parks Bond, which will also fund the first phase of construction. The completed park will include a variety of landscape and plaza areas, 1,000 feet of Bay shoreline open to the public, adaptive reuse of historic resources, including slipway 4 and the cranes, and views of the dry dock, city skyline and Bay.

**Delivery:** Community outreach and conceptual design are complete. Initial construction phase is currently out to bid. Completion is expected 2017.

### B.3.7 Dogpatch Art Plaza

**Neighborhood:** Central Waterfront

**Scope:** Located at the dead-end portion of 19<sup>th</sup> Street just west of Indiana Street and east of the I-280, the Dogpatch Arts Plaza envisions a pedestrian plaza that would include an 8,000 square foot level plaza designed to accommodate special events and rotating art exhibits, Indiana Street bulb-outs, cafe and other movable seating, and bleacher seating.

**Delivery:** The project is expected to complete design by December 2016 and begin construction shortly after, with a planned opening sometime in 2017.

### B.3.8 Eagle Plaza

**Neighborhood:** Western SoMa

**Scope:** Eagle Plaza is proposed to be constructed within the 12<sup>th</sup> Street right-of-way between Bernice Street and Harrison Street. As an in-kind improvement for the development project at 1532 Harrison Street, this plaza will be constructed within the same time frame as the project. The plaza will feature a single-surface shared public way treatment for the sidewalk and roadway portions of the right-of-way with a single lane of travel reconfigured for in a curvilinear pattern to slow traffic and define to distinct zones for the plaza. The open space will feature custom made planters, seating, and a green knoll, among other features.

**Delivery:** Construction is expected to begin in 2016 with completion expected in 2018.

### B.3.9 South Park

**Neighborhood:** East SoMa

**Scope:** South Park is currently being rehabilitated. New park features will include a variety of different programmatic spaces, including a children's play area, a large open meadow, plazas of varying scales, and a variety of areas designed for sitting and/or picnicking to increase park capacity. Additional improvements will include bulb-outs and chicanes for traffic calming, bio-infiltration swales, and possibly a rainwater cistern for irrigation usage.

**Delivery:** The project is under construction and expected to be complete 2017 (confirm)

### B.3.10 Gene Friend/South of Market Recreation Center

**Neighborhood:** East SoMa

**Scope:** Gene Friend Recreation Center (aka SoMa Recreation Center), currently includes exterior play equipment and basketball court, along with indoor weight room and multipurpose room. Recreation and Park staff is planning for a long term total rehabilitation of the center that would include demolishing the existing structure and constructing a new multi-story recreation center. The proposal looks to make the center a stronger architectural presents while providing greatly improved facilities for the local community , which currently features a heavy blank wall and safety fencing. An envisioned new building could be designed with modular rooms that could be programmed for a wide variety of purposes.

**Delivery:** The project is currently undergoing feasibility analysis and concept plan development. Actual design is scheduled for mid 2016 to mid 2017 with actual construction happening afterward.

### **B.3.11 Mission Recreation Center**

**Neighborhood:** Mission

**Scope:** Located on a through block facing both Harrison Street and Treat Avenue between 20<sup>th</sup> and 21<sup>st</sup> Street, the facility includes an interior gymnasium and fitness center, along with an outdoor playground located in an interior courtyard. Recreation and Park staff is planning for a major renovation and reconfiguration of the facility that could include relocating the play equipment so that it is visible from the public right-of-way and adding additional courts to the building.

**Delivery:** This project is still in its conceptual phase.

### **B.3.12 Jackson Playground**

**Neighborhood:** Showplace Square/Potrero Hill

**Scope:** Jackson Playground is generally bounded by 17<sup>th</sup> Street, Carolina Street, Mariposa Street and Arkansas Street within the Showplace Square/Potrero Hill neighborhood. It currently features a clubhouse, play equipment, picnic areas, tennis courts, basketball courts and two ball fields. The Showplace Square Open Space Plan envisioned extending the boundaries of the park into Carolina Street and Arkansas Street to enable additional usable space.

**Delivery:** Rec and Park with the Friends of Jackson Playground, Live Oak School and other stakeholders are currently working on conceptual ideas for park improvements including the possibility of extending the boundaries of the park into the right-of-way. Delivery or improvements to Jackson Playground will be known when the scope is complete and fuller understanding of the project's funding needs.

### **B.3.13 Garfield Aquatic Center**

**Neighborhood:** Mission

**Description:** Garfield Pool is scheduled to be rehabilitated through the 2012 Park Bond. However, Recreation and Park staff plan to further enhance the facility to a higher capacity Aquatics Center, which, besides refurbishing the pool, would also include adding additional amenities such a multi-purpose room and a slide. Other possible improvements could include a redesign of the pool structure.

**Delivery:** Design for the pool rehabilitation is expected to be complete by late 2016 with construction bid award and the construction planned to begin in 2017.

### **B.3.14 Juri Commons**

**Neighborhood:** Mission.

**Description:** Juri Commons is a small park located on a previous railroad right-of-way in the southwestern portion of the Mission. The Recreation and Parks Department is proposing to rebuild the existing play equipment.

**Delivery:** TBD.

### **B.3.15 Jose Coronado Playground**

**Neighborhood:** Mission.

**Description:** Jose Coronado Playground, located at 21st and Folsom Street includes basketball courts, tennis courts, play equipment, and a clubhouse. The proposal is to resurface the courts and provide more inviting fencing for the park.

**Delivery:** TBD.

## **B.4 Category: Child Care**

### **B.4.1 Potrero Kids Child Care**

**Neighborhood:** Showplace Square/Potrero Hill.

**Description:** The child care component on the Eastern Neighborhoods Impact Fee Program has been partially realized through the establishment of a new child care center at 2235 Third Street, as part of the Potrero Launch mixed-use development, which opened two years ago. The center serves roughly 66 children.

**Delivery:** Complete

**C. 2011-2015 Completed Commercial and Residential Projects**

List BL-1 Commercial Development Projects Completed, Central Waterfront, 2011-2015

Year	Address	Mixed Use No. of Units	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
2015	1179 TENNESSEE ST	8	0	0	0	0	0	0	0
2015	616 20TH ST	0	3000	3000	0	0	0	0	0
2014	1275 -1301 INDIANA ST	71	-9800	0	0	0	-14800	5000	0
2014	740 ILLINOIS ST AND 2121 03RD ST	106	-8500	0	0	0	-8500	0	0
2014	851 TENNESSEE ST	0	2709	0	0	0	0	2709	0
2014	25050 03RD ST	0	0	0	0	0	-2400	2400	0
2013	616 20TH ST	16	-1000	0	0	0	0	-1000	0
2012	2235 03RD ST	196	5339	0	0	0	0	5339	0
2011	1011 TENNESSEE ST	2	0	0	0	0	0	0	0
<b>Total</b>		<b>399</b>	<b>-8252</b>	<b>3000</b>	<b>0</b>	<b>0</b>	<b>-25700</b>	<b>14448</b>	<b>0</b>

List BL-1 Commercial Development Projects Completed, East SoMa, 2011-2015

Year	Address	Mixed Use No. of Units	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
2015	460 - 462 BRYANT ST	0	0	0	0	59475	-59475	0	0
2015	147 SOUTH PARK AV	1	1286	0	0	0	0	1286	0
2015	333 BRANNAN ST	0	164760	0	0	175450	-13740	3050	0
2015	660 03RD ST	0	0	0	0	40000	-40000	0	0
2015	482 BRYANT ST	0	4857	0	0	0	0	4857	0
2015	345 BRANNAN ST	0	102285	0	0	102285	0	0	0
2015	12 SHERMAN ST	3	900	0	0	0	900	0	0
2014	111 TOWNSEND ST	0	0	0	0	16786	-22884	6098	0
2014	500 2ND ST	0	0	0	0	13883	-13883	0	0
2014	665 03RD ST	0	0	0	0	123700	-123700	0	0
2014	938 HOWARD ST	0	0	0	0	25430	-25430	0	0
2014	900 FOLSOM ST	269	4146	0	0	0	0	4146	0
2014	260 05TH ST	179	-35969	0	0	0	-41250	5281	0
2014	374 5TH ST	47	0	0	0	0	0	0	0
2014	246 RITCH ST	19	-4130	0	0	0	-4130	0	0
2013	275 BRANNAN ST	0	0	0	0	48411	-48411	0	0
2013	42 HARRIET ST	23	0	0	0	0	0	0	0
2013	537 NATOMA ST	14	-5425	0	0	0	-5425	0	0
2012	166 TOWNSEND ST	66	-73625	0	0	0	-75340	1715	0
2012	1049 HOWARD STREET	25	0	0	0	0	0	0	0
2012	750 02ND ST	14	-7155	0	0	0	-7655	500	0
2012	960 HARRISON ST	4	-4000	0	0	0	0	-4000	0
2012	105 HARRISON ST	308	0	0	0	0	0	0	0
2011	425 BRYANT ST	1	-2500	0	0	0	-2500	0	0
<b>Total</b>		<b>973</b>	<b>145430</b>	<b>0</b>	<b>0</b>	<b>605420</b>	<b>-482923</b>	<b>22933</b>	<b>0</b>

List BL-1 Commercial Development Projects Completed, Mission, 2011-2015

Year	Address	Mixed Use No. of Units	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
2015	2500 16TH ST	0	-25211	-25211	0	0	0	0	0
2015	1069 CAPP ST	2	0	0	0	0	0	0	0
2015	500 CAPP ST	1	0	0	0	0	0	0	0
2015	2938 23RD ST	1	0	0	0	0	0	0	0
2015	949 HAMPSHIRE ST	1	0	0	0	0	0	0	0
2015	858 FLORIDA ST	1	0	0	0	0	0	0	0
2015	1340 ALABAMA ST	1	0	0	0	0	0	0	0
2015	748 TREAT AV	2	0	0	0	0	0	0	0
2015	2986 22ND ST	2	0	0	0	0	0	0	0
2015	141 ALBION ST	3	0	0	0	0	0	0	0
2015	300 SOUTH VAN NESS AVE	0	20040	0	0	0	0	20040	0
2015	2558 MISSION ST	114	14750	0	0	0	0	14750	0
2015	1875 MISSION ST	39	0	0	0	0	0	0	0
2015	39 SAN CARLOS ST	3	0	0	0	0	0	0	0
2015	899 VALENCIA ST	18	4705	0	0	0	0	4705	0
2014	1432 YORK ST	1	0	0	0	0	0	0	0
2014	2660 HARRISON ST	3	-11423	0	0	0	-11423	0	0
2014	2923 HARRISON ST	1	0	0	0	0	0	0	0
2014	3135 24TH ST	9	-13640	0	0	0	-15000	1360	0
2014	263 LEXINGTON ST	1	0	0	0	0	0	0	0
2014	2401 16TH ST	12	1722	0	0	0	0	1722	0
2014	1501 15TH ST	40	8222	0	0	0	0	8222	0
2014	3418 26TH ST	11	0	0	0	0	0	0	0
2014	626 POTRERO AV	0	200	0	15200	0	0	-15000	0
2013	1880 MISSION ST	194	-63512	0	0	0	-63512	0	0
2013	3120 23RD ST	1	0	0	0	0	0	0	0
2013	817 YORK ST	1	0	0	0	0	0	0	0
2013	2652 HARRISON ST	20	-7250	0	0	0	-7250	0	0
2013	1731 15TH ST	25	0	0	0	0	0	0	0
2013	915 FLORIDA ST	1	0	0	0	0	0	0	0
2013	1340 NATOMA ST	2	0	0	0	0	0	0	0
2012	1550 BRYANT ST	0	15000	0	0	108400	-93400	0	0
2012	857 ALABAMA ST	2	-3866	0	0	0	-3866	0	0
2012	3500 19TH ST	17	2950	0	0	0	0	2950	0
2012	1376 FLORIDA ST	1	0	0	0	0	0	0	0
2012	277 SAN CARLOS ST	2	0	0	0	0	0	0	0
2012	411 VALENCIA ST	16	1370	0	0	0	0	1370	0
2012	179 SAN CARLOS ST	3	0	0	0	0	0	0	0
2012	1280 HAMPSHIRE ST	3	-1060	0	0	0	-1060	0	0
2011	769 TREAT AV	1	0	0	0	0	0	0	0
2011	19 CAPP ST	1	0	0	0	0	0	0	0
2011	37 WOODWARD ST	-6	0	0	0	0	0	0	0
2011	1650 15TH ST	0	-10800	0	0	0	-10800	0	0
<b>Total</b>		<b>550</b>	<b>-67803</b>	<b>-25211</b>	<b>15200</b>	<b>108400</b>	<b>-206311</b>	<b>40119</b>	<b>0</b>



List BL-1 Commercial Development Projects Completed, Showplace Square/Potrero Hill, 2011-2015

Year	Address	Mixed Use No. of Units	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
2015	251 ARKANSAS ST	2	0	0	0	0	0	0	0
2015	455 POTRERO AV	2	0	0	0	0	0	0	0
2015	838 KANSAS ST	1	0	0	0	0	0	0	0
2014	1368 UTAH ST	1	0	0	0	0	0	0	0
2014	850-870 BRANNAN ST (AKA 888 BRANNAN ST)	0	-4397	0	0	113753	-113753	-4397	0
2014	1001 POTRERO AV	0	419070	419070	0	0	0	0	0
2014	1717 17TH ST & 310 CAROLINA ST	41	870	0	0	0	-6130	7000	0
2013	808 BRANNAN ST	0	0	0	0	43881	-43881	0	0
2013	1022 RHODE ISLAND ST	1	0	0	0	0	0	0	0
2012	341 MISSISSIPPI ST	-1	0	0	0	0	0	0	0
2012	466 MISSOURI ST	1	0	0	0	0	0	0	0
2012	1028 WISCONSIN ST	1	0	0	0	0	0	0	0
2011	542 KANSAS ST	1	0	0	0	0	0	0	0
2011	1030-38 MISSISSIPPI ST	2	0	0	0	0	0	0	0
2011	1200 19TH ST	1	0	0	0	0	0	0	0
2011	791 SAN BRUNO AV	1	0	0	0	0	0	0	0
<b>Total</b>		<b>54</b>	<b>415543</b>	<b>419070</b>	<b>0</b>	<b>157634</b>	<b>-163764</b>	<b>2603</b>	<b>0</b>

List BL-1 Commercial Development Projects Completed, Western SoMa, 2011-2015

Year	Address	Mixed Use No. of Units	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
2015	140 09TH ST	10	0	0	0	0	0	0	0
2015	248 - 252 09TH ST	15	5326	0	0	14826	-5000	-4500	0
2015	870 HARRISON ST	26	-6120	0	0	0	-6120	0	0
2015	410 TOWNSEND ST	0	0	0	0	76000	-76000	0	0
2015	639 NATOMA ST	1	0	0	0	0	0	0	0
2015	56 RINGOLD ST	2	0	0	0	0	0	0	0
2014	230 11TH ST	5	0	0	0	0	0	0	0
2013	234 09TH ST	1	-7650	0	0	-7550	-100	0	0
2013	1123 FOLSOM ST	2	-3930	0	0	0	0	0	-3930
2012	209 09TH ST	3	-11600	0	0	-11600	0	0	0
2011	149 DORE STREET	4	0	0	0	0	0	0	0
2011	121 09TH ST	20	-4975	0	0	0	-5775	800	0
<b>Total</b>		<b>89</b>	<b>-28949</b>	<b>0</b>	<b>0</b>	<b>71676</b>	<b>-92995</b>	<b>-3700</b>	<b>-3930</b>

List BL-3 Major Residential Development Projects Completed, Western SoMa, 2011-2015

Year	Project Name/ Address	Total Units	Affordable Units	Household AMI for Affordable Units	Type of Housing for Affordable Units	Unit Mix	Tenure Type	Initial Sales Price or Rental Price
2011	121 9th Street	20	2			One Bedroom Two Bedroom Three Bedroom	Rental / Ownership	\$399,000 - \$524,000
2015	870 Harrison Street	26	4			N/A	Ownership	N/A
2015	252 9th Street	15	-			One Bedroom: 8 Two Bedroom: 7	Ownership	From \$739,000 From \$799,000
2015	140 9th Street	10	Below Threshold			N/A	Ownership	N/A
<b>Total</b>		<b>71</b>	<b>6</b>					

List BL-3 Major Residential Development Projects Completed, Showplace Square/Potrero Hill, 2011-2015

Year	Project Name/ Address	Total Units	Affordable Units			Unit Mix	Tenure Type	Initial Sales Price or Rental Price
2014	1717 17th Street	20	2			One Bedroom: 10 Two Bedroom: 10	Ownership	From \$1,000,000
2015	310 Carolina Street	21	-				N/A Ownership	N/A
<b>Total</b>		<b>41</b>	<b>2</b>					

List BL-3 Major Residential Development Projects Completed, Mission, 2011-2015

Year	Project Name/ Address	Total Units	Affordable Units			Unit Mix	Tenure Type	Initial Sales Price or Rental Price
2012	3500 19th Street	17	Fee payment			One Bedroom: 5 Two Bedroom: 12	Ownership	N/A
2012	411 Valenica Street	16	2			One Bedroom: 8 Two Bedroom: 8	Ownership	From \$495,000 From \$695,000
2013	1880 Mission Street	202	40			Studio: 28 One Bedroom: 118 Two Bedroom: 45 Three Bedroom : 14	Rental	From \$2,800 From \$3,250 From \$4,375 From \$5,000
2013	2625 Harrison Street	20	Fee payment			One Bedroom: 11 Two Bedroom: 9	Rental	From \$ 3,100 From \$ 4,195
2013	3500 19th Street	17	Fee payment			One Bedroom: 1 Two Bedroom: 12	N/A	N/A
2014	400 South Van Ness	40	7			Studio: 8 One Bedroom: 8 Two Bedroom: 24	Ownership	From \$1,000,000 to \$3,000,000
2014	2421 16th Street	12	1			Two Bedroom:	Ownership	From \$1,000,000
2014	3418 26th Street	11	Fee payment			One Bedroom: Two Bedroom:	Ownership	From \$700,000
2015	2558 Mission Street	114	Land Dedication			One Bedroom: 63 Two Bedroom: 51	Ownership	From \$628K - \$1.2 M
2015	1875 Mission Street	39	6			Studio: 10 One Bedroom: 14 Two Bedroom: 15	Ownership	\$675,000 From \$745,000 - \$905,000 From \$865,000 - \$1.25M
2015	899 Valencia Street	18	Fee payment			N/A	Ownership	N/A
<b>Total</b>		<b>506</b>	<b>56</b>					

List BL-3 Major Residential Development Projects Completed, East SoMa, 2011-2015

Year	Project Name/ Address	Total Units	Affordable Units	Household AMI for Affordable Units	Type of Housing for Affordable Units	Unit Mix	Tenure Type	Initial Sales Price or Rental Price
2012	178 TOWNSEND ST	94	19	LI		Studio: 9 One Bedroom: 35 Two Bedroom: 30 Three Bedroom: 1	Rental	N/A
2012	1049 HOWARD ST	25	25	LI	Family	N/A	Rental	N/A
2012	750 SECOND ST	14	Fee payment			Two Bedroom: 8 Three Bedroom: 5	Ownership	N/A
2012	574 NATOMA ST	11	2	MOD		N/A	Ownership	N/A
2013	374 05TH ST	44	44	VLI	Individual / SRO	Studio: 44	Rental	From \$1,300
2013	48 HARRIET ST	23	-			N/A	Rental	N/A
2013	537 NATOMA ST	13	1			One Bedroom Two Bedroom	Ownership	N/A
2014	900 FOLSOM ST	282	40			Studio: 27 One Bedroom: 131 Two Bedroom: 111	Rental	From \$3,045 - \$3,400 From \$3,390 - \$6,214 From \$4,396 - \$7,242
2014	260 05TH ST	182	27			Studio: 35 One Bedroom: 65 Two Bedroom: 80 Three Bedroom: 1	Ownership	From \$ 500,000 - \$1,200,000
2014	378 05TH ST	44	44	VLI		N/A	Rental	N/A
2014	246 RITCH ST	19	Fee payment			One Bedroom: 19	Rental	From \$2,895 - \$3,400
<b>Total</b>		<b>751</b>	<b>202</b>					

List BL-3 Major Residential Development Projects Completed, Central Waterfront, 2011-2015

Year	Project Name/ Address	Total Units	Affordable Units			Unit Mix	Tenure Type	Initial Sales Price or Rental Price
2012	2225 3rd Street	196	39			Studio: 33 One Bedroom: 81 Two Bedroom: 81	Rental	From \$2,801
2012	1301 Indiana Street	32	4			One Bedroom: 1 Two Bedroom: 14 Three Bedroom: 17	Ownership	From \$569,000 From \$649,000 From \$729,000
2013	616 20th Street	16	2			One Bedroom Two Bedroom	Ownership	N/A
2014	2121 3rd Street	105	18			Studio: 12 One Bedroom: 45 Two Bedroom: 42 Three Bedroom: 6	Rental	From \$2,700 - \$2,900 From \$ 3,200 - \$3,800 From \$ 3,900 - \$4,900 From \$ 5,200 - \$5,600
2014	1275 Indiana Street	39	5			One Bedroom: 2 Two Bedroom: 28 Three Bedroom: 9	Ownership	From \$999,000- \$1.4M From \$1.295M - \$1.5M
<b>Total</b>		<b>388</b>	<b>68</b>					

**D. Commercial and Residential Pipeline Projects, Q4 2015**



List BL-1 Commercial Development Pipeline, Central Waterfront, 2011-2015

Entitlement Status	Address	Mixed Use No. of Units	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
CONSTRUCTION	1275 MINNESOTA ST	0	7782	0	0	0	5501	2281	0
CONSTRUCTION	2538 03RD ST	1	-2051	0	0	0	-2051	0	0
CONSTRUCTION	650 INDIANA ST	111	0	0	0	0	0	0	0
CONSTRUCTION	2051 03RD ST	93	-15041	0	0	0	-15041	0	0
CONSTRUCTION	1201 - 1225 TENNESSEE ST	259	-63076	0	0	0	-65336	2260	0
PL APPROVED	1100 CESAR CHAVEZ ST	0	1694	0	0	4206	-2512	0	0
PL APPROVED	888 TENNESSEE ST	112	-34736	0	0	0	-38520	3784	0
BP REINSTATED	1067 TENNESSEE ST	2	0	0	0	0	0	0	0
BP ISSUED	650 INDIANA ST	111	0	0	0	0	0	0	0
BP FILED	815 TENNESSEE ST	69	-32000	0	0	0	-32000	0	0
BP APPROVED	2290 03RD ST	71	-2342	0	0	0	0	-2342	0
<b>Entitled Sub-Total</b>		<b>829</b>	<b>(139,770)</b>	<b>-</b>	<b>-</b>	<b>4,206</b>	<b>(149,959)</b>	<b>5,983</b>	<b>-</b>
PL FILED	851 TENNESSEE ST	0	2709	0	0	0	0	2709	0
PL FILED	1228 25TH ST	0	13940	0	0	0	11475	2465	0
PL FILED	2146 3RD ST	6	-2265	0	0	0	0	-2265	0
PL FILED	2092 03RD ST / 600 18TH ST	19	-280	0	0	-1350	0	1070	0
PL FILED	595 MARIPOSA ST	20	0	0	0	0	0	0	0
PL FILED	603 TENNESSEE ST	24	-6000	0	0	0	-6000	0	0
PL FILED	2230 3RD ST	37	-3201	0	0	0	0	-3201	0
PL FILED	901 TENNESSEE ST	44	-9000	0	0	0	-9000	0	0
PL FILED	777 TENNESSEE ST	59	-11424	0	0	0	-11424	0	0
PL FILED	950 TENNESSEE ST	108	-31663	0	0	-7896	-23767	0	0
PL FILED	800 INDIANA ST	326	-78240	0	0	0	-78240	0	0
PL FILED	PIER 70	1100	2492050	0	0	2024050	468000	0	0
BP FILED	1133 TENNESSEE ST	1	0	0	0	0	0	0	0
BP FILED	2420 03RD ST	9	475	0	0	0	0	475	0
BP FILED	2171 03RD ST	109	-32131	0	0	0	-35274	3143	0
<b>Under Review Sub-Total</b>		<b>1,862</b>	<b>2,334,970</b>	<b>-</b>	<b>-</b>	<b>2,014,804</b>	<b>315,770</b>	<b>4,396</b>	<b>-</b>
<b>Total</b>		<b>2,691</b>	<b>2,195,200</b>	<b>-</b>	<b>-</b>	<b>2,019,010</b>	<b>165,811</b>	<b>10,379</b>	<b>-</b>

List BL-1 Commercial Development Pipeline, East SoMa, 2011-2015

Entitlement Status	Address	Mixed Use No. of Units	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
CONSTRUCTION	144 KING ST	0	43845	0	0	0	-5655	0	49500
CONSTRUCTION	482 BRYANT ST	0	4857	0	0	0	0	4857	0
CONSTRUCTION	270 BRANNAN ST	0	154300	0	0	154300	0	0	0
CONSTRUCTION	49 MOSS ST	1	-5000	0	0	0	-5000	0	0
CONSTRUCTION	236 - 238 SHIPLEY ST / 77 FALMOUTH ST	15	1569	0	0	0	0	1569	0
CONSTRUCTION	233-237 SHIPLEY ST	22	-1875	0	0	0	-1875	0	0
CONSTRUCTION	468 CLEMENTINA ST	13	-7000	0	0	0	-7000	0	0
CONSTRUCTION	226 06TH ST	37	5445	0	0	0	0	0	5445
CONSTRUCTION	200 - 214 06TH ST	44	-29850	0	0	0	0	2550	-32400
CONSTRUCTION	72 TOWNSEND ST	74	0	0	0	0	0	0	0
CONSTRUCTION	923 FOLSOM ST	114	-5941	0	0	-7500	0	1559	0
PL APPROVED	272 CLARA ST	2	0	0	0	0	0	0	0
PL APPROVED	345 06TH ST	104	3090	0	0	0	0	3090	0
PL APPROVED	363 06TH ST	104	-11696	0	0	-12396	0	700	0
PL APPROVED	301 06TH ST	84	3700	0	0	0	0	3700	0
PL APPROVED	750 HARRISON ST	77	-2524	0	0	0	0	-2524	0
PL APPROVED	119 07TH ST	39	2320	0	0	0	0	2320	0
PL APPROVED	377 06TH ST	100	4875	0	0	0	-1610	6485	0
PL APPROVED	768 HARRISON ST	26	1991	0	0	0	0	1991	0
BP REINSTATED	457 TEHAMA ST	1	0	0	0	0	0	0	0
BP ISSUED	136 SOUTH PARK AV	1	2431	0	0	3861	-1430	0	0
BP ISSUED	532 NATOMA ST	1	0	0	0	0	0	0	0
BP ISSUED	340 BRYANT ST	0	0	0	0	45545	-45545	0	0
BP ISSUED	259 CLARA ST	8	-3055	0	0	945	-4000	0	0
BP FILED	101 TOWNSEND ST	0	1600	1600	0	0	0	0	0
BP FILED	268 CLARA ST.	1	0	0	0	0	0	0	0
BP FILED	534 - 536 NATOMA ST	1	0	0	0	0	0	0	0
<b>Entitled Sub-Total</b>		<b>869</b>	<b>163,082</b>	<b>1,600</b>	<b>-</b>	<b>184,755</b>	<b>(72,115)</b>	<b>26,297</b>	<b>22,545</b>
PL FILED	144 TOWNSEND ST	0	-2817	0	0	39505	0	-42322	0
PL FILED	667 FOLSOM ST, 120 HAWTHORNE ST, 126 HAWTHC	16	-14735	0	0	-21914	-4000	11179	0
PL FILED	909-921 HOWARD ST & 206 05TH ST	172	-9973	0	0	0	-19868	9895	0
PL FILED	5TH ST / CLARA ST / SHIPLEY ST	123	-47476	0	0	0	-18000	-29476	0
PL FILED	655 FOLSOM ST	89	-11521	0	0	0	0	-11521	0
PL FILED	265 SHIPLEY ST	9	0	0	0	0	0	0	0
PL FILED	1082 HOWARD ST	8	-2801	0	0	0	0	-2801	0
PL FILED	1076 HOWARD ST	0	6799	0	0	15580	-8781	0	0
PL FILED	1125 MISSION ST	0	0	0	0	35842	-35842	0	0
PL FILED	645 HARRISON ST	0	53145	0	0	98964	-45819	0	0
PL FILED	1025 HOWARD ST	0	-17039	0	0	0	0	-17220	181
PL FILED	501 BRANNAN ST	0	138169	0	0	137446	0	723	0
PL FILED	701 03RD ST	0	99535	0	0	0	0	-1516	101051
PL FILED	135 TOWNSEND ST	0	-485	0	0	49995	0	-50480	0
BP FILED	77 & 85 FEDERAL ST	0	54977	0	0	32614	0	22363	0
BP FILED	481 TEHAMA ST	5	0	0	0	0	0	0	0
BP FILED	225 SHIPLEY ST	9	0	0	0	0	0	0	0
BP FILED	980 FOLSOM ST	38	-6765	0	0	0	-7530	765	0
BP FILED	9 FREELON ST	0	0	0	0	0	0	0	0
BP FILED	300 04TH ST	0	0	-16622	0	0	0	16622	0
BP FILED	48 HARRIET ST	4	0	0	0	0	0	0	0
<b>Under Review Sub-Total</b>		<b>473</b>	<b>239,013</b>	<b>(16,622)</b>	<b>-</b>	<b>388,032</b>	<b>(139,840)</b>	<b>(93,789)</b>	<b>101,232</b>
<b>Total</b>		<b>1,342</b>	<b>402,095</b>	<b>(15,022)</b>	<b>-</b>	<b>572,787</b>	<b>(211,955)</b>	<b>(67,492)</b>	<b>123,777</b>

List BL-1 Commercial Development Pipeline, Mission, 2011-2015

Entitlement Status	Address	Mixed Use No. of Units	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
CONSTRUCTION	2374 FOLSOM ST	2	0	0	0	0	0	0	0
CONSTRUCTION	346 POTRERO AV	70	-1400	0	0	0	-3000	1600	0
CONSTRUCTION	3420 18TH ST	16	-3675	0	0	0	-4675	1000	0
CONSTRUCTION	1050 VALENCIA ST	16	1830	0	0	0	0	1830	0
CONSTRUCTION	685 FLORIDA ST	4	0	0	0	0	0	0	0
CONSTRUCTION	353 SAN JOSE AV	3	0	0	0	0	0	0	0
CONSTRUCTION	930 SHOTWELL ST	2	0	0	0	0	0	0	0
CONSTRUCTION	480 POTRERO AV	75	970	0	0	0	0	970	0
CONSTRUCTION	857 ALABAMA ST	2	-3866	0	0	0	-3866	0	0
CONSTRUCTION	2356 BRYANT ST	1	0	0	0	0	0	0	0

CONSTRUCTION	1076 HAMPSHIRE ST	2	-920	0	0	0	-920	0	0
CONSTRUCTION	2830 22ND ST	1	0	0	0	0	0	0	0
CONSTRUCTION	35 LEXINGTON ST	1	0	0	0	0	0	0	0
CONSTRUCTION	1196 HAMPSHIRE ST	1	0	0	0	0	0	0	0
CONSTRUCTION	1302 YORK ST	1	0	0	0	0	0	0	0
CONSTRUCTION	1340 ALABAMA ST	1	0	0	0	0	0	0	0
CONSTRUCTION	3249 17TH ST	2	1996	0	0	0	0	1996	0
PL APPROVED	658-666 SHOTWELL ST	1	2757	2757	0	0	0	0	0
PL APPROVED	3527 18TH ST	2	0	0	0	0	0	0	0
PL APPROVED	811 TREAT AV	2	0	0	0	0	0	0	0
PL APPROVED	49 JULIAN AV	8	-2914	0	0	0	-2914	0	0
PL APPROVED	1125 HAMPSHIRE ST	1	0	0	0	0	0	0	0
BP ISSUED	1450 15TH ST	23	-6088	0	0	0	-6088	0	0
BP ISSUED	80 JULIAN AV	6	16000	0	16000	0	0	0	0
BP ISSUED	811 CAPP ST	1	0	0	0	0	0	0	0
BP ISSUED	161 SAN CARLOS ST	1	0	0	0	0	0	0	0
BP ISSUED	1330 HAMPSHIRE ST	1	0	0	0	0	0	0	0
BP ISSUED	1181 VALENCIA ST	1	0	0	0	0	0	0	0
BP ISSUED	787 TREAT AV	1	0	0	0	0	0	0	0
BP ISSUED	1785 15TH ST	9	-780	0	0	0	-780	0	0
BP ISSUED	2525 MISSION ST	0	4999	0	0	4999	0	0	0
BP ISSUED	777 VALENCIA ST	3	1738	0	0	683	0	1055	0
BP ISSUED	490 SOUTH VAN NESS AV	72	1123	0	0	0	0	1123	0
BP ISSUED	2495 HARRISON ST	1	-200	1200	0	0	0	-1400	0
BP ISSUED	2881 MISSION ST	2	-1010	0	0	-1010	0	0	0
BP ISSUED	600 SOUTH VAN NESS AV	27	3060	0	0	0	0	3060	0
BP FILED	1900 MISSION ST	9	498	0	0	1725	-1939	712	0
BP FILED	355 CAPP ST	1	0	0	0	0	0	0	0
BP FILED	80 SYCAMORE ST	1	0	0	0	0	0	0	0
BP FILED	25 ALVARADO ST	1	0	0	0	0	0	0	0
BP FILED	144 LEXINGTON ST	1	0	0	0	0	0	0	0
BP APPROVED	3360 20TH ST	6	-4750	0	0	0	-4750	0	0
BP APPROVED	720 YORK ST	1	0	0	0	0	0	0	0
BP APPROVED	1150 SOUTH VAN NESS AV	1	0	0	0	0	0	0	0
BP APPROVED	1936 FOLSOM ST	1	0	0	0	0	0	0	0
BP APPROVED	1318 HAMPSHIRE ST	1	0	0	0	0	0	0	0
<b>Entitled Sub-Total</b>		<b>385</b>	<b>9,368</b>	<b>3,957</b>	<b>16,000</b>	<b>6,397</b>	<b>(28,932)</b>	<b>11,946</b>	<b>-</b>

PL FILED	1198 VALENCIA ST	49	4610	0	0	0	-440	5050	0
PL FILED	1798 BRYANT ST	7	-1665	0	0	-5179	0	3514	0
PL FILED	3357 26TH ST	5	7264	0	0	0	6631	633	0
PL FILED	1801 AND 1863 MISSION ST	54	3235	0	0	0	0	3235	0
PL FILED	2799 24TH ST	8	-269	0	0	0	0	-269	0
PL FILED	645 VALENCIA ST	9	-4382	0	0	0	0	-4382	0
PL FILED	1924 MISSION ST	12	1139	0	0	0	-1176	2315	0
PL FILED	2600 HARRISON ST	20	0	0	0	0	0	0	0
PL FILED	3140 16TH ST	28	6715	0	0	0	0	6715	0
PL FILED	3620 CESAR CHAVEZ ST	29	-2528	0	0	0	-3200	672	0
PL FILED	1726 - 1730 MISSION ST	36	-14700	0	0	0	-15600	900	0
PL FILED	793 SOUTH VAN NESS AV	62	4577	0	0	0	0	4577	0
PL FILED	2750 19TH ST	60	-3463	0	0	0	-10934	7471	0
PL FILED	2525 16TH ST	0	0	0	0	49999	-49999	0	0
PL FILED	2918 MISSION ST	55	-500	0	0	0	0	-500	0
PL FILED	1800 MISSION ST	0	39920	0	0	119600	-119600	39920	0
PL FILED	200 POTRERO AV	0	13300	30034	0	0	-16734	0	0
PL FILED	2441 MISSION ST	0	371	0	0	-432	0	803	0
PL FILED	1850 BRYANT ST	0	170733	172394	0	-4600	0	2939	0
PL FILED	2675 FOLSOM ST	117	-22411	0	0	0	-22411	0	0
PL FILED	1401 - 1419 BRYANT ST	0	10250	44600	0	0	-34350	0	0
PL FILED	1528 15TH ST	1	-1142	0	0	0	0	-1142	0
PL FILED	2643 FOLSOM ST	1	0	0	0	0	0	0	0
PL FILED	2070 BRYANT ST	271	-60480	0	0	-3540	-56160	-780	0
PL FILED	1515 SOUTH VAN NESS AV	165	-30656	0	0	0	0	-30656	0
BP FILED	1979 MISSION ST	331	-18239	0	0	0	0	-18239	0
BP FILED	1278 - 1298 VALENCIA ST	35	1737	0	0	0	-2000	3737	0
BP FILED	2829 25TH ST	4	0	0	0	0	0	0	0
BP FILED	3314 CESAR CHAVEZ ST	44	-14553	0	0	-2500	-13793	1740	0
BP FILED	1100 POTRERO AV	3	0	0	0	0	0	0	0
BP FILED	3324 19TH ST	6	0	0	0	0	0	0	0
BP FILED	854 CAPP ST	6	0	0	0	0	0	0	0
BP FILED	657 CAPP ST	5	0	0	0	0	0	0	0
BP FILED	2435 - 2445 16TH ST	50	7399	0	0	0	0	7399	0
BP FILED	657 VALENCIA ST	4	0	0	0	0	0	0	0
BP FILED	2782 FOLSOM ST	4	0	0	0	0	0	0	0
BP FILED	449 14TH ST	20	0	0	0	0	0	0	0
BP FILED	659 GUERRERO ST	1	0	0	0	0	0	0	0
BP FILED	1511 15TH ST	0	747	0	0	3703	0	-2956	0
BP FILED	3040 24TH ST	1	0	0	0	0	0	0	0
BP FILED	267 SAN CARLOS ST	1	0	0	0	0	0	0	0
BP FILED	824 FLORIDA ST	1	0	0	0	0	0	0	0
BP FILED	1274 HAMPSHIRE ST	1	0	0	0	0	0	0	0
BP FILED	963 ALABAMA ST	1	0	0	0	0	0	0	0
BP FILED	1110 YORK ST	1	0	0	0	0	0	0	0
BP FILED	3252 19TH ST	1	0	0	0	0	0	0	0
BP FILED	943 YORK ST	1	0	0	0	0	0	0	0
BP FILED	2877 FOLSOM ST	1	0	0	0	0	0	0	0
BP FILED	2138 FOLSOM ST	1	0	0	0	0	0	0	0
BP FILED	44 WOODWARD ST	3	0	0	0	0	0	0	0
BP FILED	2855 FOLSOM ST	1	0	0	0	0	0	0	0
BP FILED	953 TREAT AV	4	0	0	0	0	0	0	0
BP FILED	1 HORACE ST	1	0	0	0	0	0	0	0
BP FILED	13 LUCKY ST	1	0	0	0	0	0	0	0
BP FILED	333 SAN CARLOS ST	1	0	0	0	0	0	0	0
BP FILED	8 RONDEL PL	2	0	0	0	0	0	0	0
BP FILED	1152 POTRERO AV	2	0	0	0	0	0	0	0
BP FILED	2944 21ST ST	2	0	0	0	0	0	0	0
BP FILED	3312 17TH ST	2	0	0	0	0	0	0	0
BP FILED	2621 HARRISON ST	2	0	0	0	0	0	0	0
BP FILED	835 SOUTH VAN NESS AV	3	0	0	0	0	0	0	0
BP FILED	33 DEARBORN ST	3	0	0	0	0	0	0	0
BP FILED	2830 24TH ST	3	0	0	0	0	0	0	0
BP FILED	315 SOUTH VAN NESS AV	4	0	0	0	0	0	0	0
BP FILED	1342 YORK ST	1	0	0	0	0	0	0	0
<b>Under Review Sub-Total</b>		<b>1,547</b>	<b>97,009</b>	<b>247,028</b>	<b>-</b>	<b>157,051</b>	<b>(339,766)</b>	<b>32,696</b>	<b>-</b>
<b>Total</b>		<b>1,932</b>	<b>106,377</b>	<b>250,985</b>	<b>16,000</b>	<b>163,448</b>	<b>(368,698)</b>	<b>44,642</b>	<b>-</b>

List BL-1 Commercial Development Pipeline, Showplace Square/Potrero Hill, 2011-2015

Entitlement Status	Address	Mixed Use No. of Units	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
CONSTRUCTION	238 MISSOURI ST	1	0	0	0	0	0	0	0
CONSTRUCTION	2207 25TH ST	1	0	0	0	0	0	0	0
CONSTRUCTION	746 CAROLINA ST	2	0	0	0	0	0	0	0
CONSTRUCTION	946 RHODE ISLAND ST	3	0	0	0	0	0	0	0
CONSTRUCTION	520 09TH ST	12	0	0	0	0	0	0	0
CONSTRUCTION	645 TEXAS ST	91	-29455	0	0	0	-10000	-20000	545
CONSTRUCTION	1000 16TH ST	470	23000	0	0	0	8000	15000	0
CONSTRUCTION	801 BRANNAN ST	557	8000	0	0	0	0	8000	0
CONSTRUCTION	1 HENRY ADAMS ST	671	-133129	0	0	0	-164549	31420	0
PL APPROVED	601 TOWNSEND ST	0	0	0	0	72600	-72600	0	0
PL APPROVED	1036 WISCONSIN ST	1	0	0	0	0	0	0	0
PL APPROVED	605 MISSISSIPPI ST	1	0	0	0	0	0	0	0
BP REINSTATED	1087 MISSISSIPPI ST	1	0	0	0	0	0	0	0
BP REINSTATED	333 PENNSYLVANIA AV	2	0	0	0	0	0	0	0
BP ISSUED	1451 MARIPOSA ST	1	0	0	0	0	0	0	0
BP ISSUED	140 PENNSYLVANIA AV	37	-11475	0	0	0	-11475	0	0
BP ISSUED	910 CAROLINA ST	2	0	0	0	0	0	0	0
BP ISSUED	1914 20TH ST	2	0	0	0	0	0	0	0
BP ISSUED	526 UTAH ST	1	0	0	0	0	0	0	0
BP ISSUED	100 HOOVER ST	0	427255	284471	0	0	142784	0	0
BP ISSUED	1510 25TH ST	1	0	0	0	0	0	0	0
BP ISSUED	1512 20TH ST	0	2762	0	0	1011	0	1751	0
BP ISSUED	896 DE HARO ST	2	0	0	0	0	0	0	0
BP APPROVED	1004 MISSISSIPPI ST	28	0	0	0	0	0	0	0
BP APPROVED	1321 DE HARO ST	2	0	0	0	0	0	0	0
BP APPROVED	1036 MISSISSIPPI ST	2	0	0	0	0	0	0	0
BP APPROVED	1115 POTRERO AV	1	0	0	0	0	0	0	0
<b>Entitled Sub-Total</b>		<b>1,892</b>	<b>286,958</b>	<b>284,471</b>	<b>-</b>	<b>73,611</b>	<b>(107,840)</b>	<b>36,171</b>	<b>545</b>
PL FILED	88 ARKANSAS ST	127	-22442	0	0	0	-25560	3118	0
PL FILED	HOPE SF POTRERO	994	30000	0	0	10000	0	20000	0
PL FILED	2 HENRY ADAMS ST	0	0	0	0	245697	-245697	0	0
PL FILED	1210 UTAH ST	2	0	0	0	0	0	0	0
PL FILED	540 DE HARO ST	17	-7147	0	0	0	-7147	0	0
PL FILED	98 PENNSYLVANIA AV	46	0	0	0	0	0	0	0
PL FILED	580 DE HARO ST	3	0	0	0	0	0	0	0
PL FILED	75 ARKANSAS ST	50	8179	0	0	0	0	8179	0
PL FILED	975 BRYANT ST	182	-30010	0	0	0	0	-30010	0
PL FILED	1395 22ND ST	250	47575	0	0	0	47575	0	0
PL FILED	1301 16TH STREET	176	0	0	0	0	0	0	0
PL FILED	1601 - 1677 MARIPOSA STREET / 485 CAROLINA	320	-70734	0	0	-8000	-62734	0	0
PL FILED	1240 & 1250 17TH ST	0	12995	12995	0	0	0	0	0
PL FILED	1200 17TH ST	395	-85032	0	0	-4500	-105000	24468	0
PL FILED	155 DE HARO ST	0	15405	0	0	0	15405	0	0
PL FILED	1501 MARIPOSA	0	0	22700	0	-22700	0	0	0
BP FILED	935 KANSAS ST	9	0	0	0	0	0	0	0
BP FILED	502 07TH ST	16	0	0	0	0	0	0	0
BP FILED	131 MISSOURI ST	9	-4500	0	0	0	-4500	0	0
BP FILED	1239 17TH ST	3	0	0	0	0	0	0	0
BP FILED	249 PENNSYLVANIA AV	59	-13031	0	0	0	-19125	6094	0
BP FILED	1123 CAROLINA ST	1	0	0	0	0	0	0	0
BP FILED	979 BRYANT ST	0	0	0	0	0	-3150	3150	0
BP FILED	2018 19TH ST	1	0	0	0	0	0	0	0
BP FILED	1331 SAN BRUNO AV	1	0	0	0	0	0	0	0
BP FILED	1076 RHODE ISLAND ST	1	0	0	0	0	0	0	0
BP FILED	1019 KANSAS ST	1	0	0	0	0	0	0	0
BP FILED	929 KANSAS ST	9	0	0	0	0	0	0	0
BP FILED	891 CAROLINA ST	1	0	0	0	0	0	0	0
BP FILED	201 MISSOURI ST	2	0	0	0	0	0	0	0
BP FILED	153 ARKANSAS ST	2	0	0	0	0	0	0	0
BP FILED	1058 MISSISSIPPI ST	2	0	0	0	0	0	0	0
BP FILED	1016 DE HARO ST	2	0	0	0	0	0	0	0
BP FILED	534 TEXAS ST	2	0	0	0	0	0	0	0
BP FILED	931 KANSAS ST	9	0	0	0	0	0	0	0
BP FILED	925 KANSAS ST	9	0	0	0	0	0	0	0
BP FILED	749 WISCONSIN ST	1	0	0	0	0	0	0	0
<b>Under Review Sub-Total</b>		<b>2,702</b>	<b>(118,742)</b>	<b>35,695</b>	<b>-</b>	<b>220,497</b>	<b>(409,933)</b>	<b>34,999</b>	<b>-</b>
<b>Total</b>		<b>4,594</b>	<b>168,216</b>	<b>320,166</b>	<b>-</b>	<b>294,108</b>	<b>(517,773)</b>	<b>71,170</b>	<b>545</b>

List BL-1 Commercial Development Pipeline, Western SoMa 2011-2015

Entitlement Status	Address	Mixed Use No. of Units	Total Net Sq Ft	Net CIE	Net Medical	Net Office	Net PDR	Net Retail	Net Visitor
CONSTRUCTION	85 BLUXOME ST	0	5354	0	0	33000	-27646	0	0
CONSTRUCTION	5 HALLAM ST	6	0	0	0	0	0	0	0
CONSTRUCTION	350 08TH ST	410	56700	0	0	0	3700	53000	0
PL APPROVED	510 TOWNSEND ST	0	255082	0	0	295992	-20455	-20455	0
PL APPROVED	690 05TH ST	0	32500	0	0	-13500	0	5000	41000
PL APPROVED	610 - 620 BRANNAN ST	0	526802	0	0	526807	-17533	17528	0
PL APPROVED	35-41 LAFAYETTE ST	4	0	0	0	0	0	0	0
BP ISSUED	1401 HOWARD ST	0	3800	3800	0	0	0	0	0
BP ISSUED	603 7TH STREET	0	4666	0	0	0	0	4666	0
BP ISSUED	854 FOLSOM ST	1	0	0	0	0	0	0	0
BP ISSUED	615 MINNA	1	0	0	0	0	0	0	0
BP FILED	721 CLEMENTINA ST	1	0	0	0	0	0	0	0
<b>Entitled Sub-Total</b>		<b>423</b>	<b>884,904</b>	<b>3,800</b>	<b>-</b>	<b>842,299</b>	<b>(61,934)</b>	<b>59,739</b>	<b>41,000</b>
PL FILED	230 07TH ST	44	415	0	0	0	0	415	0
PL FILED	33 NORFOLK ST	9	0	0	0	0	0	0	0
PL FILED	333 12TH ST	219	-21630	0	0	-21630	0	0	0
PL FILED	915 - 935 MINNA ST	37	0	0	0	0	0	0	0
PL FILED	349 08TH ST	38	1236	0	0	0	0	1236	0
PL FILED	280 07TH ST	2	3892	0	0	-183	0	4075	0
PL FILED	1174 - 1178 FOLSOM ST	42	10081	0	0	3493	2180	4408	0
PL FILED	32 HERON ST	1	-2120	0	0	-2187	0	67	0
PL FILED	222 DORE ST	23	0	0	0	0	0	0	0
PL FILED	618 NATOMA ST	1	0	0	0	0	0	0	0
PL FILED	630 NATOMA ST	3	-2620	0	0	-2620	0	0	0
PL FILED	1335 FOLSOM ST	65	-5700	0	0	0	-5700	0	0
PL FILED	340 11TH ST	0	16176	0	0	14263	0	1913	0
PL FILED	221 11TH ST	0	0	4316	0	-4316	0	0	0
PL FILED	630-698 BRANNAN ST	0	1526810	0	0	1512260	-15000	29550	0
PL FILED	598 BRANNAN ST	0	662256	0	0	692568	-30312	0	0
PL FILED	1298 HOWARD ST	121	10050	0	0	10050	0	0	0
PL FILED	250 10TH ST	0	54754	54754	0	0	0	0	0
PL FILED	1140 FOLSOM ST	128	-9081	0	0	0	0	-9081	0
PL FILED	215 - 217 DORE ST	1	0	0	0	0	0	0	0
BP FILED	1394 HARRISON ST	68	0	0	0	0	0	0	0
BP FILED	241 10TH ST	28	-8376	0	0	0	0	-8376	0
BP FILED	1228 FOLSOM ST	24	0	0	0	0	0	0	0
BP FILED	1532 HOWARD ST	15	-1482	0	0	0	0	-1482	0
BP FILED	949 NATOMA ST	6	0	0	0	0	0	0	0
BP FILED	34 LANGTON ST	5	0	0	0	0	0	0	0
BP FILED	767 TEHAMA ST	3	0	0	0	0	0	0	0
BP FILED	466 TOWNSEND ST	0	0	0	0	0	0	0	0
BP FILED	716 CLEMENTINA ST	2	0	0	0	0	0	0	0
BP FILED	1117 HOWARD ST	1	0	0	0	0	0	0	0
BP FILED	1455 FOLSOM ST	0	0	17650	0	0	-15510	0	0
BP FILED	735 BRYANT ST	0	0	0	0	0	0	0	0
BP FILED	405 10TH ST	0	0	0	0	5280	0	0	0
BP FILED	44 MCLEA CT	0	2025	0	0	2025	0	0	0
BP FILED	1695 FOLSOM ST	4	0	0	0	0	0	0	0
<b>Under Review Sub-Total</b>		<b>890</b>	<b>2,236,686</b>	<b>76,720</b>	<b>-</b>	<b>2,209,003</b>	<b>(64,342)</b>	<b>22,725</b>	<b>-</b>
<b>Total</b>		<b>1,313</b>	<b>3,121,590</b>	<b>80,520</b>	<b>-</b>	<b>3,051,302</b>	<b>(126,276)</b>	<b>82,464</b>	<b>41,000</b>



## List BL-1 Residential Development Pipeline, Central Waterfront, 2011-2015

Entitlement Status	Address	Mixed Use No. of Units	Mixed Use
CONSTRUCTION	1201 - 1225 TENNESSEE ST	259	MU
CONSTRUCTION	2051 03RD ST	93	
CONSTRUCTION	650 INDIANA ST	111	
PL APPROVED	888 TENNESSEE ST	112	MU
BP ISSUED	650 INDIANA ST	111	
BP FILED	815 TENNESSEE ST	69	
BP APPROVED	2290 03RD ST	71	MU
<b>Entitled Sub-Total</b>		<b>826</b>	
PL FILED	2146 3RD ST	6	
PL FILED	2092 03RD ST / 600 18TH ST	19	MU
PL FILED	595 MARIPOSA ST	20	
PL FILED	603 TENNESSEE ST	24	
PL FILED	2230 3RD ST	37	MU
PL FILED	901 TENNESSEE ST	44	
PL FILED	777 TENNESSEE ST	59	
PL FILED	950 TENNESSEE ST	108	
PL FILED	800 INDIANA ST	326	
PL FILED	PIER 70	1100	MU
BP FILED	2420 03RD ST	9	MU
BP FILED	2171 03RD ST	109	MU
<b>Entitled Sub-Total</b>		<b>1,861</b>	
<b>Total</b>		<b>2,687</b>	

## List BL-1 Residential Development Pipeline, East SoMa, 2011-2015

Entitlement Status	Address	Mixed Use No. of Units	Mixed Use
CONSTRUCTION	923 FOLSOM ST	114	MU
CONSTRUCTION	72 TOWNSEND ST	74	
CONSTRUCTION	200 - 214 06TH ST	44	MU
CONSTRUCTION	226 06TH ST	37	MU
CONSTRUCTION	468 CLEMENTINA ST	13	
CONSTRUCTION	233-237 SHIPLEY ST	22	
CONSTRUCTION	236 - 238 SHIPLEY ST / 77 FALMOUTH ST	15	MU
PL APPROVED	768 HARRISON ST	26	MU
PL APPROVED	119 07TH ST	39	MU
PL APPROVED	750 HARRISON ST	77	
PL APPROVED	301 06TH ST	84	MU
PL APPROVED	363 06TH ST	104	MU
PL APPROVED	345 06TH ST	104	MU
PL APPROVED	377 06TH ST	100	MU
BP ISSUED	259 CLARA ST	8	MU
<b>Entitled Sub-Total</b>		<b>861</b>	
PL FILED	2146 3RD ST	6	
PL FILED	2092 03RD ST / 600 18TH ST	19	MU
PL FILED	595 MARIPOSA ST	20	
PL FILED	603 TENNESSEE ST	24	
PL FILED	2230 3RD ST	37	MU
PL FILED	901 TENNESSEE ST	44	
PL FILED	777 TENNESSEE ST	59	
PL FILED	950 TENNESSEE ST	108	
PL FILED	800 INDIANA ST	326	
PL FILED	PIER 70	1100	MU
BP FILED	2420 03RD ST	9	MU
BP FILED	2171 03RD ST	109	MU
<b>Entitled Sub-Total</b>		<b>1,861</b>	
<b>Total</b>		<b>2,722</b>	

## List BL-1 Residential Development Pipeline, Mission, 2011-2015

Entitlement Status	Address	Mixed Use No. of Units	Mixed Use
CONSTRUCTION	480 POTRERO AV	75	MU
CONSTRUCTION	346 POTRERO AV	70	MU
CONSTRUCTION	3420 18TH ST	16	
CONSTRUCTION	1050 VALENCIA ST	16	MU
PL APPROVED	49 JULIAN AV	8	
BP ISSUED	1785 15TH ST	9	
BP ISSUED	80 JULIAN AV	6	MU
BP ISSUED	1450 15TH ST	23	
BP ISSUED	600 SOUTH VAN NESS AV	27	MU
BP ISSUED	490 SOUTH VAN NESS AV	72	MU
BP FILED	1900 MISSION ST	9	MU
BP APPROVED	3360 20TH ST	6	
<b>Entitled Sub-Total</b>		<b>337</b>	
PL FILED	3140 16TH ST	28	MU
PL FILED	2070 BRYANT ST	271	
PL FILED	1515 SOUTH VAN NESS AV	165	MU
PL FILED	2675 FOLSOM ST	117	
PL FILED	2750 19TH ST	60	
PL FILED	793 SOUTH VAN NESS AV	62	MU
PL FILED	1198 VALENCIA ST	49	MU
PL FILED	1726 - 1730 MISSION ST	36	MU
PL FILED	1798 BRYANT ST	7	MU
PL FILED	3620 CESAR CHAVEZ ST	29	MU
PL FILED	1801 AND 1863 MISSION ST	54	MU
PL FILED	2600 HARRISON ST	20	
PL FILED	1924 MISSION ST	12	MU
PL FILED	645 VALENCIA ST	9	MU
PL FILED	2799 24TH ST	8	MU
PL FILED	3357 26TH ST	5	MU
PL FILED	2918 MISSION ST	55	MU
BP FILED	449 14TH ST	20	
BP FILED	3314 CESAR CHAVEZ ST	44	
BP FILED	2435 - 2445 16TH ST	50	MU
BP FILED	3324 19TH ST	6	
BP FILED	854 CAPP ST	6	
BP FILED	657 CAPP ST	5	
BP FILED	1979 MISSION ST	331	
BP FILED	1278 - 1298 VALENCIA ST	35	MU
<b>Entitled Sub-Total</b>		<b>1,484</b>	
<b>Total</b>		<b>1,821</b>	

## List BL-1 Residential Development Pipeline, Showplace Square/Potrero Hill 2011-2015

Entitlement Status	Address	Mixed Use No. of Units	Mixed Use
CONSTRUCTION	1 HENRY ADAMS ST	671	
CONSTRUCTION	801 BRANNAN ST	557	MU
CONSTRUCTION	1000 16TH ST	470	MU
CONSTRUCTION	645 TEXAS ST	91	
CONSTRUCTION	520 09TH ST	12	
BP ISSUED	140 PENNSYLVANIA AV	37	
BP APPROVED	1004 MISSISSIPPI ST	28	
<b>Entitled Sub-Total</b>		<b>1,866</b>	
PL FILED	98 PENNSYLVANIA AV	46	
PL FILED	1200 17TH ST	395	MU
PL FILED	1601 - 1677 MARIPOSA STREET / 485 CAROLINA	320	MU
PL FILED	1301 16TH STREET	176	
PL FILED	1395 22ND ST	250	MU
PL FILED	975 BRYANT ST	182	
PL FILED	88 ARKANSAS ST	127	MU
PL FILED	HOPE SF POTRERO	994	MU
PL FILED	75 ARKANSAS ST	50	MU
PL FILED	540 DE HARO ST	17	
BP FILED	935 KANSAS ST	9	
BP FILED	502 07TH ST	16	
BP FILED	131 MISSOURI ST	9	
BP FILED	925 KANSAS ST	9	
BP FILED	929 KANSAS ST	9	
BP FILED	931 KANSAS ST	9	
BP FILED	249 PENNSYLVANIA AV	59	MU
<b>Entitled Sub-Total</b>		<b>2,677</b>	
<b>Total</b>		<b>4,543</b>	

## List BL-1 Residential Development Pipeline, Western SoMa, 2011-2015

Entitlement Status	Address	Mixed Use No. of Units	Mixed Use
CONSTRUCTION	350 08TH ST	410	MU
CONSTRUCTION	5 HALLAM ST	6	
<b>Entitled Sub-Total</b>		<b>416</b>	
PL FILED	915 - 935 MINNA ST	37	
PL FILED	1140 FOLSOM ST	128	MU
PL FILED	1298 HOWARD ST	121	MU
PL FILED	1335 FOLSOM ST	65	
PL FILED	230 07TH ST	44	MU
PL FILED	333 12TH ST	219	
PL FILED	349 08TH ST	38	MU
PL FILED	222 DORE ST	23	
PL FILED	33 NORFOLK ST	9	
PL FILED	1174 - 1178 FOLSOM ST	42	MU
BP FILED	34 LANGTON ST	5	
BP FILED	241 10TH ST	28	MU
BP FILED	1228 FOLSOM ST	24	
BP FILED	1532 HOWARD ST	15	
BP FILED	1394 HARRISON ST	68	
BP FILED	949 NATOMA ST	6	
<b>Entitled Sub-Total</b>		<b>872</b>	
<b>Total</b>		<b>1,288</b>	

**E. Projects Counted Under CEQA Community Plan Exemption**



Address	Block/Lot	Area Plan	Status	Entitlement (CPC Motion No., Discretionary Review, or Building Permit Application No.)	Net Housing Units (CEQA Document)	Cultural, Institutional, Educational (CEQA Document)	Medical (CEQA Document)	Management, Information, and Professional Services (CEQA Document)	Production, Distribution, and Repair (CEQA Document)	Retail and Entertainment (CEQA Document)	Visitor-Lodging (CEQA Document)
815-825 Tennessee Street	4059/001A 4059/001B	Central Waterfront	Closed	CPC Motion 19263	69	0	0	0	-32,000	0	0
1201 - 1225 Tennessee Street	4172/002	Central Waterfront	Closed	CPC Motion 19138	259	0	0	0	-65,336	2,340	0
2290-2298 Third Street	4059/009	Central Waterfront	Closed	CPC Motion 18946	71	0	0	0	0	-2,342	0
Pier 70 - Orton, 400-600 20th Street (Historic Core)	4046/001 4111/003 4111/004 4052/001	Central Waterfront			1	0	0	63,582	200,061	14,231	0
2051-2065 Third Street/650 Illinois Street	3994/001B 3994/001C 3994/006	Central Waterfront	Closed	CPC Motion 19165	94	0	0	0	-15,041	0	0
777 Tennessee Street	4044/013	Central Waterfront	Closed	CPC Motion 19366	60	0	0	0	-15,500	0	0
800 Indiana Street	4105/009	Central Waterfront	Closed	CPC Motion 19305	338	0	0	0	-78,240	0	0
650 Indiana Street	4041/009	Central Waterfront	Closed	CPC Motion 19137	111	0	0	0	0	-12,910	0
2146-2148 Third Street	4044/003	Central Waterfront	Closed	Discretionary Review 0423	6	0	0	0	0	-2,265	0
901 Tennessee Street	4108/017	Central Waterfront	Closed	CPC Motion 19377	44	0	0	0	-9,000	0	0
595 Mariposa Street	3995/022	Central Waterfront	Active	Bldn Permit 201508063607	20	0	0	0	0	0	0
Crane Cove Park	4046/001 4046/002 9900/068 3941/001	Central Waterfront			0	0	0	0	-41,390	0	0
2092 Third Street/600 18th Street	3995/007	Central Waterfront	Active	Building Permit 201507171867	19	0	0	-1,350	0	935	0
2177 Third Street/ 590 19th Street	4045/003 4045/003B	Central Waterfront	Active	Building Permit 201306210213	109	0	0	-5,300	-19,300	3,100	0
2230 3rd Street	4059/001C	Central Waterfront	Active	TBD	37	0	0	0	0	-3,201	0
888 Tennessee Street	4060/001	Central Waterfront	Active	TBD	112	0	0	0	-38,520	3,784	0
550 Indiana Street	3998/021	Central Waterfront	Active	TBD	17	0	0	0	0	-151,372	0
1228 25th Street	4227/012 4227/013A	Central Waterfront	Active	TBD	0	0	0	0	11,475	2,465	0
2420 3rd Street	4108/003F	Central Waterfront	Active	TBD	9	0	0	0	0	475	0
950 Tennessee St.	4107/001B	Central Waterfront	Active	TBD	108	0	0	-7,896	-23,767	0	0
603 Tennessee St.	3995/015	Central Waterfront	Active	TBD	24	0	0	0	-6,000	0	0
625 Mariposa Street	3996/013	Central Waterfront	Active	TBD	35	0	0	0	-7,500	3,500	0
900 Folsom Street	3732/009 3732/018 3732/048 3732/147 3732/271	East SoMa	Closed	CPC Motion 18088	271	0	0	0	0	4,279	0
260 Fifth Street	3732/008 3732/150 3732/561	East SoMa	Closed	CPC Motion 18089	179	0	0	0	0	5,173	0
119 Seventh Street	3726/103	East SoMa	Closed	CPC Motion 19179	39	0	0	0	0	2,423	0
259 Clara Street	3753/042	East SoMa	Closed	Building Permit 201305167075	8	0	0	0	-5,622	0	0
501-505 Brannan Street	3786/038	East SoMa	Closed	CPC Motion 19293	0	0	0	153,117	0	674	0

Address	Block/Lot	Area Plan	Status	Entitlement (CPC Motion No., Discretionary Review, or Building Permit Application No.)	Net Housing Units (CEQA Document)	Cultural, Institutional, Educational (CEQA Document)	Medical (CEQA Document)	Management, Information, and Professional Services (CEQA Document)	Production, Distribution, and Repair (CEQA Document)	Retail and Entertainment (CEQA Document)	Visitor-Lodging (CEQA Document)
500 Second Street	3775/001	East SoMa	Closed	Building Permit 201307303077	0	0	0	13,883	-13,883	0	0
482 Bryant Street	3763/017	East SoMa	Closed	Building Permit 201211083830	0	0	0	0	0	4,900	0
233-237 Shipley Street	3753/095 3753/096	East SoMa	Closed	Building Permit 201401247066	22	0	0	0	-1,875	0	0
36-38 Harriet Street	3731/101 3731/102	East SoMa	Closed	Building Permit 201006295585	23	0	0	0	0	0	0
665 Third Street	3788/041	East SoMa	Closed	CPC Motion 19012	0	0	0	123,700	-123,700	0	0
270 Brannan Street	3774/026	East SoMa	Closed	CPC Motion 18989	0	0	0	171,650	0	0	0
938 Howard Street	3725/015	East SoMa	Closed	Building Permit 201206223263	0	0	0	25,430	-25,430	0	0
200-214 6th Street	3731/001	East SoMa	Closed	CPC Motion 18938	44	0	0	0	0	2,845	-32,400
111 Townsend Street	3794/014	East SoMa	Closed	Building Permit 201202274914	0	0	0	16,786	-22,884	6,098	0
923 Folsom Street	3753/106 3753/141 3753/142	East SoMa	Closed	CPC Motion 19205	115	0	0	-3,750	0	1,900	0
340 Bryant Street	3764/061	East SoMa	Closed	CPC Motion 19311	0	0	0	45,545	-47,536	0	0
460-462 Bryant Street	3763/015A 3763/015C	East SoMa	Closed	CPC Motion 18685	0	0	0	60,280	-73,570	0	0
333 Brannan Street	3788/042	East SoMa	Closed	CPC Motion 18953	0	0	0	175,050	-13,660	3,450	0
363 Sixth Street	3753/079	East SoMa	Closed	CPC Motion 19492	104	0	0	0	-12,800	700	0
246 Ritch Street	3776/092	East SoMa	Closed	CPC Motion 18108	19	0	0	0	-4,130	0	0
465 Tehama/ 468 Clementina Street	3732/071	East SoMa	Cancelled	Building Permit 200507208146 Cancelled	13	0	0	0	-7,000	0	0
750 Harrison Street	3751/029	East SoMa	Closed	CPC Motion 19384	77	0	0	0	0	-2,400	0
377 6th St./988 Harrison	3753/148	East SoMa	Closed	CPC Motion 19574	112	0	0	0	-1,610	6,915	0
345 Brannan St.	3788/039	East SoMa	Closed	CPC Motion 19001	0	0	0	102,285	0	0	0
750 2nd St.	3794/002A	East SoMa	Closed	CPC Motion 17949	17	0	0	0	-7,655	500	0
135 Townsend St.	3794/022	East SoMa	Closed	CPC Motion 19517	0	0	0	49,995	0	-48,600	0
645 Harrison Street	3763/105	East SoMa	Closed	CPC Motion 19524	0	0	0	30,993	-30,992	0	0
1125 Mission St.	3727/091	East SoMa	Closed	Building Permit 201511021472	0	0	0	38,153	-36,000	0	0
345 6th Street	3753/081	East SoMa	Active	TBD	89	0	0	0	-2,973	3,090	0
909-921 Howard Street	3732/003 3732/004 3732/005 3732/099 3732/100 3732/145A 3732/146	East SoMa	TBD	TBD	172	0	0	0	-19,868	9,895	0
77-85 Federal Street	3774/444	East SoMa	Active	TBD	0	0	0	32,262	0	21,608	0
999 Folsom/ 301 6th Street	3753/122	East SoMa	Active	TBD	84	0	0	0	-1,000	4,700	0
768 Harrison St.	3751/033	East SoMa	Active	TBD	26	0	0	0	-3,090	7,351	0
980 Folsom	3732/028	East SoMa	Active	TBD	34	0	0	0	-6,836	777	0

Address	Block/Lot	Area Plan	Status	Entitlement (CPC Motion No., Discretionary Review, or Building Permit Application No.)	Net Housing Units (CEQA Document)	Cultural, Institutional, Educational (CEQA Document)	Medical (CEQA Document)	Management, Information, and Professional Services (CEQA Document)	Production, Distribution, and Repair (CEQA Document)	Retail and Entertainment (CEQA Document)	Visitor-Lodging (CEQA Document)
265 Shipley St.	3753/089 3753/090	East SoMa	Active	TBD	9	0	0	0	0	0	0
655 Folsom St.	3750/050	East SoMa	Closed	CPC Motion 19589	89	0	0	0	0	-11,100	0
701 3rd St.	3794/006	East SoMa	Active	TBD	0	0	0	0	0	-1,230	116,124
667 Folsom St./ 120 Hawthorne/126 Hawthorne Street	3750/081	East SoMa	Active	TBD	240	0	0	-21,914	-4,000	11,179	0
1082 Howard St.	996 Missio	East SoMa	TBD	TBD	8	0	0	0	-2,801	0	0
598 Bryant St.	3762/121	East SoMa	TBD	TBD	0	0	0	49,980	-1,000	2,300	0
1025 Howard St.	3731/095	East SoMa	Active	TBD	0	0	0	0	0	780	71,800
360 5th St. (210/212 Clara St. & 215/219/220/221 Shipley St.)	3753/005 3753/147 3753/06A 3753/007 3753/057 3753/058 3753/100 3753/101	East SoMa	Active		146	0	0	0	-18,000	0	0
144 Townsend St.	3788/009A	East SoMa	Active	TBD	0	0	0	39,505	0	-42,322	0
1052-1060 Folsom Street/ 190-194 Russ Street	3731/021 3731/023 3731/087	East SoMa	TBD	TBD	42	0	0	-5,659	0	-385	0
996 Mission St.	3704/025	East SoMa	TBD	TBD	76	0	0	0	0	-355	39,302
3418 26th Street	6529/034	Mission	Closed	Building Permit 200706204573	13	0	0	0	0	0	0
80 Julian Avenue	3547/027	Mission	Closed	CPC Motion 18162	8	0	16,000	0	0	0	0
411 Valencia	3554/027	Mission	Closed	Building Permit 200510135500	16	0	0	0	-1,550	1,370	0
490 South Van Ness Avenue	3553/008	Mission	Closed	Building Permit	72	0	0	0	-1,618	1,123	0
3420 18th Street	3576/090	Mission	Closed	Building Permit 201311041054	16	0	0	0	-4,675	1,000	0
1875 Mission Street	3548/032	Mission	Closed	Building Permit 201012237367	38	0	0	0	-43,695	2,523	0
17th Street and Folsom Street Park	3571/018	Mission	Closed	Building Permit 201601217608	0	0	0	0	0	0	0
1501 15th Street	3553/054	Mission	Closed	CPC Motion 18459	40	0	0	0	-1,740	9,681	0
480 Potrero Avenue	3973/002C	Mission	Closed	CPC Motion 18945	77	0	0	0	0	973	0
626 Potrero Avenue/ 2535 18th Street	4025/001 4025/002 4025/013 4025/014	Mission	Closed	CPC Motion 18684	Published Other	0	15,200	0	-15,000	0	0
2550-2558 Mission Street	3616/007	Mission	Closed	CPC Motion 18775	114	0	0	0	0	14,750	0
1450 15th Street	3549/064	Mission	Closed	CPC Motino 19292	23	0	0	0	-8,088	0	0

Address	Block/Lot	Area Plan	Status	Entitlement (CPC Motion No., Discretionary Review, or Building Permit Application No.)	Net Housing Units (CEQA Document)	Cultural, Institutional, Educational (CEQA Document)	Medical (CEQA Document)	Management, Information, and Professional Services (CEQA Document)	Production, Distribution, and Repair (CEQA Document)	Retail and Entertainment (CEQA Document)	Visitor-Lodging (CEQA Document)
300 South Van Ness Avenue	3548/001	Mission	Closed	CPC Motion 18767	0	0	0	0	0	20,040	0
346 Potrero Avenue	3962/008	Mission	Closed	CPC Motion 19201	72	0	0	0	-1,500	2,760	0
1785 15th Street	3555/036	Mission	TBD	Building Permit 201401065589	9	0	0	0	-780	0	0
1801 and 1863 Mission Street	3548/039 3548/033	Mission	Active	TBD	54	0	0	740	0	2,125	0
2600 Harrison Street	3639/001	Mission	Active	TBD	20	0	0	0	-7,506	0	0
1924 Mission St.	3554/003A	Mission	Active	TBD	12	0	0	0	-1,180	2,315	0
600 South Van Ness Avenue	3575/070	Mission	Closed	CPC Motion 19378	27	0	0	0	-1,750	3,060	0
2000-2070 Bryant Street, 2815 18th Street, and 611 Florida Street	4022/001 4022/002 4022/021	Mission	Active	TBD	335	-32833	0	0	-20732	7,007	0
1298 Valencia Street	3644/021	Mission	Active	TBD	35	0	0	0	-2000	3770	0
1198 Valencia Street	3635/0114	Mission	Closed	CPC Motion 19487	52	0	0	0	-440	5,300	0
1050 Valencia Street	3617/008	Mission	Closed	CPC Motion M-18185	16	0	0	0	0	1,830	0
1419 Bryant Street	3904/002	Mission	Active	TBD	0	44,600	0	0	-34,350	0	0
1979 Mission Street	3553-052	Mission	Active	TBD	331	0	0	0	0	-18,239	0
2675 Folsom Street	3639/006 3639/007 3963/024	Mission	Active	TBD	115	0	0	0	-22,111	0	0
1900 Mission Street	3554/001	Mission	Active	TBD	11	0	0	0	-2,064	844	0
645 Valencia Street	3576/062	Mission	TBD	TBD	9	0	0	0	0	-4,382	0
1800 Mission Street	3547/001	Mission	TBD	TBD	0	0	0	119,600	-119,600	39,920	0
2750 19th Street	4023/004A	Mission	TBD	TBD	60	0	0	0	-10,934	7,471	0
1515 South Van Ness Ave	6571/008	Mission	Active	TBD	160	0	0	0	0	-29,940	0
2799 24th Street	4266/035	Mission	Active	TBD	8	0	0	0	0	-269	0
2435 16th Street	3965/021 3965/031 3965/032	Mission	Active	TBD	53	0	0	0	-10,000	3,265	0
3357-3359 26th Street	6570/002	Mission	Closed	Building Permit 201511021420	7	0	0	0	0	5,575	0
1726-1730 Mission Street	3532/004 3521/004A 3532/005	Mission	Active	TBD	36	0	0	0	-3,500	900	0
2100 Mission Street	3576/001	Mission	Active	TBD	29	0	0	0	-7,630	2,640	0
200 Potrero Ave	3931A/001	Mission	Active	TBD	0	0	0	0	-27,716	30,034	0
3314 Cesar Chavez	6571/012	Mission	TBD	TBD	52	0	0	0	-13,793	1,740	0
1798 Bryant Street	3965/010	Mission	TBD	TBD	131	0	0	-5,179	0	3,514	0
2918-2924 Mission St.	6529/002	Mission	TBD	TBD	38	0	0	0	0	7,400	0
793 South Van Ness	3591/024	Mission	TBD	TBD	54	0	0	0	-1,966	4,867	0
1850 Bryant St.	3970/006	Mission	TBD	TBD	0	0	0	0	188,994	0	0
3620 Cesar Chavez	6568/032	Mission	TBD	TBD	28	0	0	-3,200	0	940	0

Address	Block/Lot	Area Plan	Status	Entitlement (CPC Motion No., Discretionary Review, or Building Permit Application No.)	Net Housing Units (CEQA Document)	Cultural, Institutional, Educational (CEQA Document)	Medical (CEQA Document)	Management, Information, and Professional Services (CEQA Document)	Production, Distribution, and Repair (CEQA Document)	Retail and Entertainment (CEQA Document)	Visitor-Lodging (CEQA Document)
344 14th St. & 1463 Stevenson St.	3532/013 3532/021	Mission	TBD	TBD	45	0	0	0	18,995	5,849	0
1950 Mission St.	3554/005	Mission	TBD	TBD	157	1,236	0	0	0	3,415	0
720 & 740 Illinois Street; 2121 Third Street	4045/006 4045/021	Showplace Square/Potrero Hill	Closed	CPC Motion 18444	104	0	0	0	0	0	0
801 Brannan/1 Henry Adams	3783/001 3911/001	Showplace Square/Potrero Hill	Closed	CPC Motion 18793 CPC Motion 18794	824	0	0	-1,615	-164,549	50,087	0
1001 17th Street/ 140 Pennsylvania Avenue	3987/009 3987/010	Showplace Square/Potrero Hill	Closed	CPC Motion 18979	48	0	0	0	-11,475	4,380	0
1111 8th Street	3808/004 3820/002 3820/003 3913/002 3913/003	Showplace Square/Potrero Hill	Closed	CPC Resolution 18850	0	0	0	0	0	0	0
1000 16th Street (Daggett Triangle)	3833/001	Showplace Square/Potrero Hill	Closed	CPC Motion 18419	470	0	0	0	8,000	15,000	0
520 9th Street	3526/005	Showplace Square/Potrero Hill	Closed	Building Permit 201312124038	12	0	0	0	0	0	0
601 Townsend Street	3799/001	Showplace Square/Potrero Hill	Closed	CPC Motion 18619	0	0	0	72,600	-64,608	0	0
444 DeHaro Street	3979/001	Showplace Square/Potrero Hill	Closed	CPC Motion 18653	0	0	0	90,500	0	-60,500	0
752 Carolina Street	4096/110	Showplace Square/Potrero Hill	Closed	Building Permit 201109164799	0	0	0	0	0	0	0
645 Texas Street	4102/026	Showplace Square/Potrero Hill	Closed	Building Permit 201312093691	93	0	0	-10,000	-20,000	545	0
100 Hooper	3808/003	Showplace Square/Potrero Hill	Closed	CPC Motion 19314	1	0	0	206,500	153,700	5,000	0
850-870 Brannan Street (AKA 888 Brannan)	3780/006 3780/007 3780/007A 3780/072	Showplace Square/Potrero Hill	Closed	CPC Motion 18527	0	0	0	252,333	-259,079	-4,682	0
1717 17th Street	3980/007	Showplace Square/Potrero Hill	Closed	CPC Motion 18144	41	0	0	-1,000	-5,000	7,000	0
1395 22nd Street/ 790 Pennsylvania Avenue	4167/011 4167/013	Showplace Square/Potrero Hill	Active	TBD	251	0	0	0	47,800	0	0

Address	Block/Lot	Area Plan	Status	Entitlement (CPC Motion No., Discretionary Review, or Building Permit Application No.)	Net Housing Units (CEQA Document)	Cultural, Institutional, Educational (CEQA Document)	Medical (CEQA Document)	Management, Information, and Professional Services (CEQA Document)	Production, Distribution, and Repair (CEQA Document)	Retail and Entertainment (CEQA Document)	Visitor-Lodging (CEQA Document)
131 Missouri Street	3985/024	Showplace Square/Potrero Hill	Closed	Building Permit 201306199977	9	0	0	0	-4,500	0	0
540-552 De Haro St.	4008/002	Showplace Square/Potrero Hill	Active	TBD	17	0	0	0	-7,147	0	0
155 De Haro St.	3913/005	Showplace Square/Potrero Hill	Active	TBD	0	0	0	0	15,405	0	0
1601 Mariposa	4005/001B 4006/006 4006/010 4006/019 4006/020	Showplace Square/Potrero Hill	Active	TBD	320	0	0	0	-64,608	10,000	0
502 7th Street	3780/001	Showplace Square/Potrero Hill	Active		16	0	0	0	0	-3,870	0
88 Arkansas Street/ 1500 & 1530 17th Street	3953/002 3953/002A	Showplace Square/Potrero Hill	Closed	2015-000453ENX	127	0	0	0	-25,560	3,275	0
98 Pennsylvania Avenue	3948/002	Showplace Square/Potrero Hill	Active	TBD	46	0	0	0	0	0	0
2 Henry Adams	3910/001	Showplace Square/Potrero Hill	TBD	TBD	0	0	0	245,697	-245,697	0	0
1301 16th Street	3954/016	Showplace Square/Potrero Hill	Active	TBD	176	0	0	0	-35,300	3,600	0
901 16th Street and 1200 17th Street	3949/001 3949/001A 3949/002 3950/001	Showplace Square/Potrero Hill	Active	TBD	395	0	0	-4,500	-105,000	25,000	0
923-939 Kansas St (951 Kansas St)	4094/044 4094/045 4094/046 4094/047 4094/048	Showplace Square/Potrero Hill	Active	TBD	9	0	0	0	0	0	0
1501 Mariposa Street	4008/003	Showplace Square/Potrero Hill	Active	TBD	0	22,700	0	-22,700	0	0	0
1240 & 1250 17th Street	3950/002	Showplace Square/Potrero Hill	Active	TBD	0	12,995	0	0	-12,995	0	0
75 Arkansas Street	3952/001B	Showplace Square/Potrero Hill	Active	TBD	50	0	0	0	-19,250	10,513	0

Address	Block/Lot	Area Plan	Status	Entitlement (CPC Motion No., Discretionary Review, or Building Permit Application No.)	Net Housing Units (CEQA Document)	Cultural, Institutional, Educational (CEQA Document)	Medical (CEQA Document)	Management, Information, and Professional Services (CEQA Document)	Production, Distribution, and Repair (CEQA Document)	Retail and Entertainment (CEQA Document)	Visitor-Lodging (CEQA Document)
249 Pennsylvania Ave.	3999/002	Showplace Square/Potrero Hill	Active	TBD	59	0	0	0	-15,300	1,201	0
975 Bryant Street	3780/044	Showplace Square/Potrero Hill	Active	TBD	184	0	0	0	0	-32,407	0
828 Brannan Street	3780/004E	Showplace Square/Potrero Hill	TBD	TBD	60	0	0	0	-12,605	2,800	0
552 Berry Street	3800/003	Showplace Square/Potrero Hill	Active	TBD	0	0	0	115,200	47,160	0	0
184-188 Hooper Street	3808/004	Showplace Square/Potrero Hill	TBD	TBD	0	115,000	0	0	-4,000	5,000	0
1400 16th Street	3938/001	Showplace Square/Potrero Hill	TBD	TBD	0	0	0	16,045	-19,886	0	0



## F. List of Neighborhood Serving Business Codes

NAICS	Label
311811	Retail Bakeries
445110	Supermarkets and Other Grocery (except Convenience) Stores
445120	Convenience Stores
445210	Meat Markets
445220	Fish and Seafood Markets
445230	Fruit and Vegetable Markets
445291	Baked Goods Stores
445299	All Other Specialty Food Stores
445310	Beer, Wine, and Liquor Stores
446110	Pharmacies and Drug Stores
446120	Cosmetics, Beauty Supplies, and Perfume Stores
446191	Food (Health) Supplement Stores
447110	Gasoline Stations with Convenience Stores
447190	Other Gasoline Stations
448110	Men's Clothing Stores
448120	Women's Clothing Stores
448130	Children's and Infants' Clothing Stores
448140	Family Clothing Stores
448150	Clothing Accessories Stores
448190	Other Clothing Stores
448210	Shoe Stores
451110	Sporting Goods Stores
451120	Hobby, Toy, and Game Stores
451130	Sewing, Needlework, and Piece Goods Stores
451211	Book Stores
451212	News Dealers and Newsstands
451220	Prerecorded Tape, Compact Disc, and Record Stores
452112	Discount Department Stores
452990	All Other General Merchandise Stores
453110	Florists
453210	Office Supplies and Stationery Stores
453310	Used Merchandise Stores
453910	Pet and Pet Supplies Stores
519120	Libraries and Archives
522110	Commercial Banking
522120	Savings Institutions
532230	Video Tape and Disc Rental
611110	Elementary and Secondary Schools
611210	Junior Colleges
624410	Child Day Care Services
713940	Fitness and Recreational Sports Centers
722110	Full-Service Restaurants
722211	Limited-Service Restaurants
722212	Cafeterias, Grill Buffets, and Buffets
722213	Snack and Nonalcoholic Beverage Bars
722410	Drinking Places (Alcoholic Beverages)
811111	General Automotive Repair
811112	Automotive Exhaust System Repair
811113	Automotive Transmission Repair
811118	Other Automotive Mechanical and Electrical Repair and Maintenance

*EASTERN NEIGHBORHOODS MONITORING REPORTS 2011-15 - DRAFT*

811192	Car Washes
811430	Footwear and Leather Goods Repair
811490	Other Personal and Household Goods Repair and Maintenance
812111	Barber Shops
812112	Beauty Salons
812113	Nail Salons
812310	Coin-Operated Laundries and Drycleaners
812320	Drycleaning and Laundry Services (except Coin-Operated)
812910	Pet Care (except Veterinary) Services
812922	One-Hour Photofinishing
813110	Religious Organizations
813410	Civic and Social Organizations

**G. San Francisco Mayor's Office of Housing Income and Rent Limits**

**2016**  
**MAXIMUM INCOME BY HOUSEHOLD SIZE**  
derived from the  
**Unadjusted Area Median Income (AMI)**  
for HUD Metro Fair Market Rent Area (HMFA) that contains San Francisco

Income Definition	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person	9 Person
<b>20% OF MEDIAN</b>	\$15,100	\$17,250	\$19,400	\$21,550	\$23,250	\$25,000	\$26,700	\$28,450	\$29,300
<b>25% OF MEDIAN</b>	\$18,850	\$21,550	\$24,250	\$26,950	\$29,100	\$31,250	\$33,400	\$35,550	\$36,600
<b>30% OF MEDIAN</b>	\$22,600	\$25,850	\$29,100	\$32,300	\$34,900	\$37,500	\$40,050	\$42,650	\$43,950
<b>40% OF MEDIAN</b>	\$30,150	\$34,450	\$38,800	\$43,100	\$46,500	\$50,000	\$53,400	\$56,850	\$58,600
<b>50% OF MEDIAN</b>	\$37,700	\$43,100	\$48,500	\$53,850	\$58,150	\$62,500	\$66,800	\$71,100	\$73,250
<b>55% OF MEDIAN</b>	\$41,450	\$47,400	\$53,300	\$59,250	\$63,950	\$68,700	\$73,450	\$78,200	\$80,550
<b>60% OF MEDIAN</b>	\$45,250	\$51,700	\$58,150	\$64,600	\$69,800	\$74,950	\$80,150	\$85,300	\$87,850
<b>70% OF MEDIAN</b>	\$52,800	\$60,300	\$67,850	\$75,400	\$81,400	\$87,450	\$93,500	\$99,500	\$102,500
<b>72% OF MEDIAN</b>	\$54,300	\$62,050	\$69,800	\$77,550	\$83,750	\$89,950	\$96,150	\$102,350	\$105,450
<b>75% OF MEDIAN</b>	\$56,550	\$64,600	\$72,700	\$80,800	\$87,250	\$93,700	\$100,150	\$106,600	\$109,850
<b>80% OF MEDIAN</b>	\$60,300	\$68,900	\$77,550	\$86,150	\$93,050	\$99,950	\$106,850	\$113,700	\$117,150
<b>90% OF MEDIAN</b>	\$67,850	\$77,550	\$87,250	\$96,950	\$104,650	\$112,450	\$120,200	\$127,950	\$131,800
<b>100% OF MEDIAN</b>	\$75,400	\$86,150	\$96,950	\$107,700	\$116,300	\$124,950	\$133,550	\$142,150	\$146,450
<b>110% OF MEDIAN</b>	\$82,950	\$94,750	\$106,650	\$118,450	\$127,950	\$137,450	\$146,900	\$156,350	\$161,100
<b>120% OF MEDIAN</b>	\$90,500	\$103,400	\$116,350	\$129,250	\$139,550	\$149,950	\$160,250	\$170,600	\$175,750
<b>135% OF MEDIAN</b>	\$101,800	\$116,300	\$130,900	\$145,400	\$157,000	\$168,700	\$180,300	\$191,900	\$197,700
<b>140% OF MEDIAN</b>	\$105,550	\$120,600	\$135,750	\$150,800	\$162,800	\$174,950	\$186,950	\$199,000	\$205,050
<b>150% OF MEDIAN</b>	\$113,100	\$129,250	\$145,450	\$161,550	\$174,450	\$187,450	\$200,350	\$213,250	\$219,700
<b>175% OF MEDIAN</b>	\$131,950	\$150,750	\$169,650	\$188,500	\$203,550	\$218,650	\$233,700	\$248,750	\$256,300
<b>200% OF MEDIAN</b>	\$150,800	\$172,300	\$193,900	\$215,400	\$232,600	\$249,900	\$267,100	\$284,300	\$292,900

**San Francisco Mayor's Office of Housing and Community Development**

Notes:

1. Source: U.S. Dept. of Housing and Urban Development, published March 28, 2016.
2. Figures derived by SF MOH from HUD's 2016 Median Family Income for a 4 person HouseHold for San Francisco ('HMFA'), unadjusted for high housing costs, and are rounded to the nearest \$50.
3. Additional information on HUD's defined income limits can be found at: <http://www.huduser.org/portal/datasets/il.html>

Effective Date: 3/28/2016

**2016**  
**MAXIMUM MONTHLY RENT BY UNIT TYPE**  
 With and Without Utilities - for MOH singlefamily programs  
 derived from the  
**Unadjusted Area Median Income (AMI)**  
 for HUD Metro Fair Market Rent Area (HMFA) that contains San Francisco  
 Published by the San Francisco Mayor's Office of Housing and Community Development

		SRO	STUDIO	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM
*As published by the San Francisco Housing Authority on 12/1/2015		\$45	\$45	\$52	\$69	\$90	\$111	\$134
<b>20% OF MEDIAN</b>	With Utilities	\$283	\$378	\$431	\$485	\$539	\$581	\$625
	Without Utilities	\$238	\$333	\$379	\$416	\$449	\$470	\$491
<b>25% OF MEDIAN</b>	With Utilities	\$353	\$471	\$539	\$606	\$674	\$728	\$781
	Without Utilities	\$308	\$426	\$487	\$537	\$584	\$617	\$647
<b>30% OF MEDIAN</b>	With Utilities	\$424	\$565	\$646	\$728	\$808	\$873	\$938
	Without Utilities	\$379	\$520	\$594	\$659	\$718	\$762	\$804
<b>40% OF MEDIAN</b>	With Utilities	\$565	\$754	\$861	\$970	\$1,078	\$1,163	\$1,250
	Without Utilities	\$520	\$709	\$809	\$901	\$988	\$1,052	\$1,116
<b>50% OF MEDIAN</b>	With Utilities	\$707	\$943	\$1,078	\$1,213	\$1,346	\$1,454	\$1,563
	Without Utilities	\$662	\$898	\$1,026	\$1,144	\$1,256	\$1,343	\$1,429
<b>55% OF MEDIAN</b>	With Utilities	\$777	\$1,036	\$1,185	\$1,333	\$1,481	\$1,599	\$1,718
	Without Utilities	\$732	\$991	\$1,133	\$1,264	\$1,391	\$1,488	\$1,584
<b>60% OF MEDIAN</b>	With Utilities	\$848	\$1,131	\$1,293	\$1,454	\$1,615	\$1,745	\$1,874
	Without Utilities	\$803	\$1,086	\$1,241	\$1,385	\$1,525	\$1,634	\$1,740
<b>70% OF MEDIAN</b>	With Utilities	\$990	\$1,320	\$1,508	\$1,696	\$1,885	\$2,035	\$2,186
	Without Utilities	\$945	\$1,275	\$1,456	\$1,627	\$1,795	\$1,924	\$2,052
<b>72% OF MEDIAN</b>	With Utilities	\$1,018	\$1,358	\$1,551	\$1,745	\$1,939	\$2,094	\$2,249
	Without Utilities	\$973	\$1,313	\$1,499	\$1,676	\$1,849	\$1,983	\$2,115
<b>75% OF MEDIAN</b>	With Utilities	\$1,060	\$1,414	\$1,615	\$1,818	\$2,020	\$2,181	\$2,343
	Without Utilities	\$1,015	\$1,369	\$1,563	\$1,749	\$1,930	\$2,070	\$2,209
<b>80% OF MEDIAN</b>	With Utilities	\$1,131	\$1,508	\$1,723	\$1,939	\$2,154	\$2,326	\$2,499
	Without Utilities	\$1,086	\$1,463	\$1,671	\$1,870	\$2,064	\$2,215	\$2,365
<b>90% OF MEDIAN</b>	With Utilities	\$1,272	\$1,696	\$1,939	\$2,181	\$2,424	\$2,616	\$2,811
	Without Utilities	\$1,227	\$1,651	\$1,887	\$2,112	\$2,334	\$2,505	\$2,677
<b>100% OF MEDIAN</b>	With Utilities	\$1,414	\$1,885	\$2,154	\$2,424	\$2,693	\$2,908	\$3,124
	Without Utilities	\$1,369	\$1,840	\$2,102	\$2,355	\$2,603	\$2,797	\$2,990
<b>110% OF MEDIAN</b>	With Utilities	\$1,555	\$2,074	\$2,369	\$2,666	\$2,961	\$3,199	\$3,436
	Without Utilities	\$1,510	\$2,029	\$2,317	\$2,597	\$2,871	\$3,088	\$3,302
<b>120% OF MEDIAN</b>	With Utilities	\$1,697	\$2,263	\$2,585	\$2,909	\$3,231	\$3,489	\$3,749
	Without Utilities	\$1,652	\$2,218	\$2,533	\$2,840	\$3,141	\$3,378	\$3,615
<b>135% OF MEDIAN</b>	With Utilities	\$1,909	\$2,545	\$2,908	\$3,273	\$3,635	\$3,925	\$4,218
	Without Utilities	\$1,864	\$2,500	\$2,856	\$3,204	\$3,545	\$3,814	\$4,084
<b>140% OF MEDIAN</b>	With Utilities	\$1,979	\$2,639	\$3,015	\$3,394	\$3,770	\$4,070	\$4,374
	Without Utilities	\$1,934	\$2,594	\$2,963	\$3,325	\$3,680	\$3,959	\$4,240
<b>150% OF MEDIAN</b>	With Utilities	\$2,121	\$2,828	\$3,231	\$3,636	\$4,039	\$4,361	\$4,686
	Without Utilities	\$2,076	\$2,783	\$3,179	\$3,567	\$3,949	\$4,250	\$4,552

	SRO	STUDIO	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM
<b>FAIR MRKT:</b>	<b>\$1,059</b>	<b>\$1,412</b>	<b>\$1,814</b>	<b>\$2,289</b>	<b>\$2,987</b>	<b>\$3,556</b>	<b>\$4,089</b>

Source: HUD, effective 10/01/2014

[https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2016\\_code/2016summary.odn](https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2016_code/2016summary.odn)

See also SFHA Payment Standards:

Source: SFHA, effective 1/1/2016

**SFHA Payment Standard:**

[http://www.sfha.org/SFHA\\_Payment\\_Standards\\_1-1-2016.pdf](http://www.sfha.org/SFHA_Payment_Standards_1-1-2016.pdf)

	STUDIO	1 BDRM	2 BDRM	3 BDRM	4 BDRM	5 BDRM
<b>LOW HOME RENTS</b>	<b>\$1,026</b>	<b>\$1,099</b>	<b>\$1,318</b>	<b>\$1,523</b>	<b>\$1,700</b>	<b>\$1,876</b>
<b>HIGH HOME RENTS</b>	<b>\$1,256</b>	<b>\$1,409</b>	<b>\$1,693</b>	<b>\$1,947</b>	<b>\$2,153</b>	<b>\$2,357</b>

[https://www.hudexchange.info/resource/reportmanagement/published/HOME\\_RentLimits\\_State\\_CA\\_2015.pdf](https://www.hudexchange.info/resource/reportmanagement/published/HOME_RentLimits_State_CA_2015.pdf)

**Assumptions/Notes:**

1. Rents Calculated at 30% of corresponding monthly income limit amount.
2. Utility allowances were determined by the San Francisco Housing Authority, effective 12/1/2015. For more information, see [http://sfha.org/FY2016\\_SFHA\\_Utility\\_Allowance\\_Schedule.pdf](http://sfha.org/FY2016_SFHA_Utility_Allowance_Schedule.pdf) and <http://www.hud.gov/offices/pih/programs/ph/phecc/allowances.cfm>.
3. Occupancy Standard is one person per bedroom plus one additional person.

Effective Date: 3/28/2016

## H. Single Room Occupancy Hotels and Number of Residential Units

### H.1 Mission

Address	Residential Units
1941 MISSION ST	39
3562 20TH ST	22
37 WOODWARD ST	59
422 VALENCIA ST	80
3048 16TH ST	87
179 JULIAN AV	27
30 SYCAMORE ST	24
1906 MISSION ST	28
520 SOUTH VAN NESS	188
2135 MISSION ST	46
215 14TH ST	13
3032 16TH ST	18
405 VALENCIA ST	47
447 VALENCIA ST	42
3143 16TH ST	20
2791 16TH ST	86
3161 16TH ST	54
504 VALENCIA ST	63
528 VALENCIA ST	49
3444 18TH ST	14
2030 MISSION ST	13
2032 MISSION ST	18
2042 MISSION ST	12
2056 MISSION ST	20
2072 MISSION ST	16
2084 MISSION ST	50
2284 MISSION ST	10
2126 MISSION ST	40
2176 MISSION ST	43
559 VALENCIA ST	63
663 VALENCIA ST	40
2370 MISSION ST	12
1041 VALENCIA ST	12
2522 MISSION ST	9
2361 MISSION ST	64
3061 16TH ST	20
3491 20TH ST	41
2477 MISSION ST	15
868 VALENCIA ST	24
2438 MISSION ST	5
3270 21ST ST	11
2697 MISSION ST	14
2766 MISSION ST	31
2901 MARIPOSA ST	46
1462 VALENCIA ST	7
3550 CESAR CHAVEZ	49
3414 25TH ST	20

**H.2 Western SoMa**

Address	Number of Residential Units
251 09TH ST	16
205 09TH ST	32
42 WASHBURN	24
1554 HOWARD ST	35

**H.3 Central Waterfront**

Address	Number of Residential Units
732 22ND ST	31
2342 03RD ST	18

**H.4 East SoMa**

Address	Number of Residential Units
1040 FOLSOM ST	38
172 06TH ST	10
170 06TH ST	25
152 06TH ST	15
136 06TH ST	12
106 06TH ST	100
102 06TH ST	14
226 06TH ST	11
1011 HOWARD ST	55
1095 MISSION ST	14
42 06TH ST	21
34 06TH	120
88 6TH ST	180
74 06TH ST	167
68 06TH ST	29
48 06TH ST	41

**H.5 Showplace Square/Potrero Hill**

Address	Number of Residential Units
1312 UTAH ST	16



## I. Abated Illegal Conversions from PDR

### I.1 Mission

Address	Status	Closed Date	Description	Zoning	Entitlement
ALABAMA ST, 94110	Closed - Abated	11/9/2015	Conversion from PDR to office	PDR-1-G	Office use is not permitted in the PDR-1-G Zoning District. Office use must cease all operations.
ALABAMA ST, 94110	Closed - Abated	12/10/2015	Alleged loss of PDR space	PDR-1-G	Office use is not permitted in the PDR-1-G Zoning District. Office use must cease all operations.
ALABAMA ST, 94110	Closed - Abated	7/20/2015	conversion of industrial space to headquarters for tech start up. No permit for conversion to professional/business offices and not permitted in PDR 1-G zoning district	PDR-1-G	Office use is not permitted in the PDR-1-G Zoning District. Office use must cease all operations.

### I.2 Western SoMa

Address	Closed Date	Description	Zoning	Entitlement
BRYANT ST 94107	5/12/2015	Conversion of building use from PDR to Office without approval, in district that does not permit office.	SALI	Office use is not permitted in the SALI Zoning District

### I.3 Central Waterfront

Address	Enforcement Result	Case Closed Date	Description	Zoning	Entitlement
03RD ST, 94107	Closed - Abated	12/10/2015	Illegal change of use to office	UMU	All work done without permits
19TH ST, 94107	Closed	4/13/2015	Alleged conversion of PDR to Office use.	UMU	Office use not permitted on ground floor of UMU Zoning District. Office permitted on upper floors if building is registered for office.

## 1 INTRODUCTION

San Francisco's Eastern Bayfront neighborhoods have historically been the home of the city's industrial economy and have accommodated diverse communities ranging from families who have lived in the area for generations to more recent immigrants from Latin America and Asia. The combination of a vibrant and innovative industrial economy with the rich cultural infusion of old and new residents is central to San Francisco's character. Among many of the components that contributed to the economic and cultural character of the eastern part of the San Francisco were the wide availability of lands suitable for industrial activities (whether or not they were zoned for such) and the affordability of these neighborhoods' housing stock, relative to other parts of the city. Industrial properties continue to be valuable assets to the city's economy as they provide space for innovative local businesses; large, flexible floorplans for a wide range of tenants; and living wage career opportunities to residents without advanced degrees.

Over the past few decades, and particularly during the series of "booms" in high technology industries since in the 1990s, the Eastern Bayfront neighborhoods have experienced waves of pressure on its industrial lands and affordable housing stock. Due to their proximity to downtown San Francisco and easy access (via US-101, I-280, and Caltrain) to Silicon Valley, industrially-zoned properties in the Eastern Bayshore, particularly in neighborhoods like South of Market (SoMa), Mission, Showplace Square, and Central Waterfront became highly desirable to office users who were able to outbid traditional production, distribution, and repair (PDR) businesses for those spaces. The predominant industrial zoning designations in these neighborhoods until the late 2000s—C-M, M-1, and M-2—allowed for a broad range of uses, which enabled owners to sell or lease properties to non-PDR businesses as well as developing them into "live-work" lofts that served primarily as a residential use.

Moreover, the residential areas in these neighborhoods are well-served by public transportation (including two BART stops in the Mission), have vibrant cultural amenities, and feature many attractive older buildings. These neighborhood assets and new employment opportunities have served as strong magnets for high wages earners and market rate housing developers, creating a strong influx of new, more affluent residents. Beginning in the late 1990s, the City, residents, community activists, and business owners recognized the need for a comprehensive, community-based planning process to resolve these conflicts and stabilize the neighborhoods into the future. The Eastern Neighborhoods community planning process was launched in 2001 to determine how much of San Francisco's remaining industrial lands should be preserved and how much could appropriately be transitioned to other uses.

The planning process recognized the need to produce housing opportunities for residents of all income levels, which requires not just the development of new units at market rates, but also opportunities for low and moderate income families. In 2008, four new area plans for the Mission, East SoMa, Showplace Square/Potrero Hill, and Central Waterfront neighborhoods were adopted. Respecting the Showplace Square/Potrero Hill community's request for more time to complete their planning process, the area plan for that neighborhood was undertaken in parallel and completed in 2013. The resulting area plans contained holistic visions for affordable housing, transportation, parks and open space, urban design, and community facilities. The Eastern Neighborhoods Plans represent the City's and community's pursuit of two key policy goals:

- 1) Ensuring a stable future for PDR businesses in the city by preserving lands suitable to these activities and minimizing conflicts with other land uses; and
- 2) Providing a significant amount of new housing affordable to low, moderate and middle income families and individuals, along with "complete neighborhoods" that provide appropriate amenities for the existing and new residents.

The vitality and strength of Showplace Square/Potrero Hill as a mixed use neighborhood requires appropriate spaces for a range of land uses. The *Showplace Square/Potrero Hill Plan* calls for the following: a) build on the existing character of the area and stabilize it as a place for living and working; b) retain Showplace Square's role as an important location for PDR activities; c) strengthen and expand Showplace Square/Potrero Hill as a residential, mixed-use neighborhood; and d) ensure the provision of a comprehensive package of public benefits as part of rezoning.

**Map 1** shows the *Showplace Square/Potrero Hill Plan* area boundaries as generally along Potrero Avenue to the west, Bryant and 7<sup>th</sup> Streets to the north, Highway 280 to the east, and 26<sup>th</sup> Street to the south. While the area is itself diverse, Showplace Square is a center for commerce with an important furniture and interior design center that serves a national market. A number of light industrial production, distribution and repair (PDR) businesses continue to operate in Showplace Square. By contrast, Potrero Hill south of Mariposa Street is largely residential.

**Map 1 Showplace Square/Potrero Hill Plan Area**



### 1.1 Summary of Ordinance and Monitoring Requirements

The ordinances that enacted the Eastern Neighborhoods Area Plans, including Showplace Square/Potrero Hill, adopted by the Board of Supervisors, include a requirement that the Planning Department produce five-year reports monitoring residential and commercial developments in those neighborhoods, as well as impact fees generated and public and private investments in community benefits and infrastructure. The first set of monitoring reports for Mission, East SoMa, Showplace Square/Potrero Hill, and Central Waterfront were published in 2011, covering the period from January 1, 2006 through December 31, 2010.

The *Showplace Square/Potrero Hill Area Plan Monitoring Report 2011-2015* is part of the set of Eastern Neighborhoods monitoring reports covering the period from January 1, 2011 to December 31, 2015. Because Showplace Square/Potrero Hill was adopted in 2013, no monitoring reports have been produced for that Area Plan. However, due to its geographic proximity and overlapping policy goals with the other Eastern

Neighborhoods, Planning Department staff in consultation with the CAC, has shifted the reporting timeline such that the Showplace Square/Potrero Hill Community Plan Monitoring Report 2011-2015 will be the first five-year report and set the calendar so that future monitoring reports are conducted alongside the other Eastern neighborhoods. Subsequent time series monitoring reports for the Showplace Square/Potrero Hill area and other Eastern Neighborhoods will be released in years ending in 1 and 6.

While the previous Monitoring Reports covered only the small amount of development activities in the years immediately preceding and following the adoption of the Eastern Neighborhood Plans in 2008, this report contains information and analysis about a period of intense market development in the Showplace Square/Potrero Hill area. The time series report relies primarily on the Housing Inventory, the Commerce and Industry Inventory, and the Pipeline Quarterly Report, all of which are published by the Planning Department. Additional data sources include: the California Employment and Development Department (EDD), the San Francisco Municipal Transportation Agency (SFMTA), Co-Star Realty information, Dun and Bradstreet business data, CBRE and NAI-BT Commercial real estate reports, and information gathered from the Department of Building Inspection, the offices of the Treasurer and Tax Collector, the Controller, and the Assessor-Recorder.

## 2 COMMERCIAL SPACE & EMPLOYMENT

The Showplace Square/Potrero Hill Plan supports small and moderate size retail establishments in neighborhood commercial areas, including 18th and 20th Streets, while allowing larger retail in the new Urban Mixed Use districts only when part of a mixed-use development. The PDR district contains controls that protect PDR businesses, especially design related establishments, by prohibiting new residential development and limiting new office and retail. The Plan also allows for “Knowledge Sector” PDR businesses in the PDR district generally north of 17th Street, as well as the Urban Mixed use district.

### 2.1 Commercial Space Inventory

**Table 2.1.1** below is an inventory of non-residential space in the Showplace Square/Potrero Hill area as of 2015. The table reflects the mix of uses, noting that office and PDR activities each occupy a little over a third of the commercial space in the neighborhood each. Institutional, medical and retail uses together make up another third of non-residential buildings. The table also shows the importance of the Showplace Square/Potrero Hill in the San Francisco’s stock of industrial and office lands. Though the neighborhood only accounts for 3% of the City’s overall commercial space, its share of PDR space is much higher, at 6%. However, as will be discussed in the sections below, in recent decades PDR space has been subject to intense pressures from uses that are able to pay higher land rents, such as office and market-rate residential.

**Table 2.1.1 Commercial Building Space, Showplace Square/Potrero Hill and San Francisco, 2015**

Non-Residential Land Use	Showplace Square/ Potrero Hill		Citywide		Western SoMa as % of San Francisco
	Area	%	Area	%	
Cultural, Institution, Educational	684,895	11%	29,898,514	13%	2%
Medical	352,229	6%	17,468,039	7%	2%
Office	2,087,455	34%	107,978,954	45%	2%
PDR / Light Industrial	2,032,761	34%	36,265,832	15%	6%
Retail	899,825	15%	42,299,526	18%	2%
Visitor / Lodging	2,770	0%	4,053,422	2%	0%
<b>Total</b>	<b>6,059,935</b>	<b>100%</b>	<b>237,964,287</b>	<b>100%</b>	<b>3%</b>

**Table 2.1.2** below shows commercial and other non-residential development activity in the Showplace Square/Potrero Hill Plan area between January 1, 2011 and December 31, 2015 while **Table 2.1.3** shows

EASTERN NEIGHBORHOODS MONITORING REPORTS 2011-15 - DRAFT

corresponding figures for San Francisco. These tables count newly developed projects (on vacant properties or redevelopment of existing properties) as well as conversions from one use to another. Between 2011 and 2015, a significant amount of PDR land, nearly 207,600 square feet, was converted to other uses, especially office.

In 2013 alone, the 43,881 square feet of PDR space lost, was the same square footage that got converted into office space. The property at 808 Brannan Street, converted its previously existing PDR space into new offices, complete with conference areas, breakrooms and additional restrooms. The year 2014 included a similar case with the conversion of 113,753 square feet of PDR space into office space. The property located at 888 Bryant, completed the PDR to office space conversion with an additional loss in retail space (4,397 square feet). The Planning Department designated this property a historical resource as part of the Showplace/Square/Northeast Mission Historic Resource Survey and made office use principally permitted without vertical controls. In both case, the properties were located in the UMU zoning districts, districts that are intended to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area. **Table 2.1.2** also shows the considerable gain in institutional space (419,070 square feet) with the completion of SF General Hospital, located at 1001 Potrero Avenue.

Non-residential development in Showplace Square made about 15% over of the Citywide total commercial projects completed in the last five years, nearly the same proportion that the Plan area had in comparison to the city between 2006 and 2010. **Map 2** shows the location of the latest completed projects. **Table BL-1 in Appendix E** provides details on these recently completed commercial projects in Showplace Square/Potrero Hill.

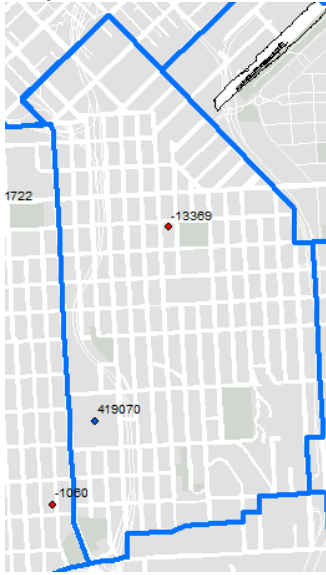
**Table 2.1.2 New Commercial Development, Showplace Square/Potrero Hill, 2011-2015**

Year Completed	Cultural, Institutional, Educational	Medical	Office	PDR / Light Industrial	Retail	Visitor / Lodging	Total Commercial Sq Ft
2011	-	-	-	-	0	-	-
2012	-	-	-	-	0	-	-
2013			43,881	(43,881)			-
2014	419,070	-	157,634	(163,764)	2603	-	415,543
2015							-
<b>Total</b>	<b>419,070</b>	<b>-</b>	<b>201,515</b>	<b>(207,645)</b>	<b>2,603</b>	<b>-</b>	<b>415,543</b>

**Table 2.1.3 New Commercial Development, San Francisco 2011-2015**

Year Completed	Cultural, Institutional, Educational	Medical	Office	PDR / Light Industrial	Retail	Visitor / Lodging	Total Commercial Sq Ft
2011	10,477	0	40,019	(18,075)	16,854	0	<b>49,275</b>
2012	(52,937)	0	24,373	(164,116)	32,445	0	<b>(160,235)</b>
2013	66,417	0	335,914	(236,473)	5,941	(69,856)	<b>101,943</b>
2014	446,803	1,815,700	603,997	(473,337)	60,125	63,286	<b>2,516,574</b>
2015	(21,456)	20,000	460,508	(183,775)	65,419	0	<b>340,696</b>
<b>Total</b>	<b>449,304</b>	<b>1,835,700</b>	<b>1,464,811</b>	<b>(1,075,776)</b>	<b>180,784</b>	<b>(6,570)</b>	<b>2,848,253</b>



**Map 2 Commercial Development Trends, Showplace Square/Potrero Hill Plan Area, 2011-2015**

### Commercial Development Pipeline

The commercial development pipeline in the Showplace Square/Potrero Hill shows a continuation of the trends that have taken place during the reporting period of 2011-15 (**Table 2.2.1**). The Showplace Square/Potrero Hill area will continue to see some of its PDR space converted to other uses, but instead may see it turn into residential, retail and some office space. It is important to interpret the pipeline numbers as two separate subcategories, shown in **Table 2.2.1** as “Under Review” and “Entitled.” Under review projects are those that have filed application with the Planning and/or Building Departments and have to clear several hurdles, including environmental (CEQA) review, and may require conditional use permits or variances. Therefore, these projects should be considered more speculative. On the other hand, entitled projects are those that have received Planning Department approvals and are considered much more certain, although many of them may take years to finally complete their construction and receive certificates of occupancy.

Projects that are under review total over 118,740 loss in square footage. The biggest loss in square footage will potentially come in the form of PDR space (409,933 square feet). Live Potrero Hill located at 1200 17<sup>th</sup> Street, has requested to convert roughly 105,000 square feet of PDR space into office use. Another large-scale project currently under review would loss about 62,700 square feet of PDR space and 8,000 square feet of office space to build 320 dwelling units at 1601-1677 Mariposa Street, also known as 485 Carolina. If all of these projects come to fruition, the Showplace Square/Potrero Hill will see the PDR space lost transition mostly into mixed-use residential buildings (see **Appendix E, List BL-2**).

The projects in the pipeline that have been entitled show about a 418,540 square footage gain of non-residential uses in the Showplace Square/Potrero Hill area in the near future. If all of these developments are completed, the Planning Department expects about a 73,600 square footage gain is office space and a loss of about 58,700 square feet of PDR space. There will also be a modest gain in retail space (1,751 square feet) with the potential construction of 1512 20<sup>th</sup> Street. The largest single entitled project is the new construction of 100 Hooper Street, a campus for designers, makers and small-scale manufacturers (427,255 square feet of PDR and Institutional space).

**Table 2.2.2** shows the commercial development pipeline for San Francisco for comparison. The development pipeline in the Showplace Square/Potrero Hill area represents less than one percent of the citywide pipeline. **Map 3** shows the locations of the larger proposed commercial developments in the plan area. (See **List BL-2 in Appendix E** for detailed information.)

**Table 2.2.1 Commercial and Other Non-Residential Development Pipeline, Showplace Square/Potrero Hill Q4 2015**

Development Status	Total Commercial Sq Ft	Cultural, Educational, Institutional	Medical	Office	PDR/Light Industrial	Retail	Visitor/ Lodging
<b>Under Construction</b>	<b>(131,584)</b>	-	-	-	<b>(166,549)</b>	<b>34,420</b>	<b>545</b>
<b>Planning Entitled</b>	<b>418,542</b>	<b>284,471</b>	-	<b>73,611</b>	<b>58,709</b>	<b>1,751</b>	-
Planning Approved	-	-	-	72,600	(72,600)	-	-
Building Permit Filed	-	-	-	-	-	-	-
Building Permit Approved/ Issued/ Reinstated	418,542	284,471	-	1,011	131,309	1,751	-
<b>Under Review</b>	<b>(118,742)</b>	<b>35,695</b>	-	<b>220,497</b>	<b>(409,933)</b>	<b>34,999</b>	-
Planning Filed	(101,211)	35,695	-	220,497	(383,158)	25,755	-
Building Permit Filed	(17,531)	-	-	-	(26,775)	9,244	-
<b>Total</b>	<b>168,216</b>	<b>320,166</b>	-	<b>294,108</b>	<b>(517,773)</b>	<b>71,170</b>	<b>545</b>

**Table 2.2.2 Commercial and Other Non-Residential Development Pipeline, San Francisco, Q4 2015**

Development Status	Total Commercial Sq Ft	Cultural, Educational, Institutional	Medical	Office	PDR/Light Industrial	Retail	Visitor/ Lodging
<b>Planning Entitled</b>	<b>12,972,978</b>	<b>1,411,308</b>	<b>(38,206)</b>	<b>9,447,328</b>	<b>50,471</b>	<b>1,771,734</b>	<b>330,343</b>
Construction	4,939,101	1,098,708	(58,871)	3,876,705	(290,327)	502,449	(189,563)
Planning Approved	6,432,299	1,942	4,665	4,564,642	316,417	1,086,079	458,554
Building Permit Filed	(63,752)	4,343	-	(34,830)	(33,939)	674	-
Building Permit Approved/ Issued/ Reinstated	1,665,330	306,315	16,000	1,040,811	58,320	182,532	61,352
<b>Under Review</b>	<b>10,420,494</b>	<b>1,042,013</b>	<b>1,875</b>	<b>8,565,780</b>	<b>(710,730)</b>	<b>1,102,999</b>	<b>418,557</b>
Planning Filed	8,754,024	1,084,228	1,875	7,062,107	(665,345)	1,070,412	200,747
Building Permit Filed	1,666,470	(42,215)	-	1,503,673	(45,385)	32,587	217,810
<b>Total</b>	<b>23,393,472</b>	<b>2,453,321</b>	<b>(36,331)</b>	<b>18,013,108</b>	<b>(660,259)</b>	<b>2,874,733</b>	<b>748,900</b>

**Map 3 Commercial and Other Non-Residential Development Pipeline, Showplace Square/Potrero Hill, Q4 2015**

### 2.3 Changes in PDR Uses

As discussed above, the Showplace Square/Potrero Hill (and the Eastern Neighborhoods more broadly), has experienced economic changes that have made many areas highly attractive to residential and office development. These types of uses are generally able to afford higher land costs than industrial uses, and therefore can outbid PDR businesses for industrially-zoned land. Prior to the adoption of the Eastern Neighborhoods Area Plans, the primary industrial zoning designations – M-1, M-2, and C-M – permitted a broad range of uses, which led to the conversion of a significant amount of PDR space to other activities. Since the adoption of the Showplace Square/Potrero Hill Area Plan, PDR space has continued to be converted to other uses in the neighborhood, as **Tables 2.1.2 and 2.2.1** illustrate.

An investigation of the conversion of PDR space in the Showplace Square/Potrero Hill area, however, shows that such conversion had occurred largely outside of the zoning districts created specifically to protect PDR uses (in the case of the Showplace Square/Potrero Hill, PDR-1 and PDR-2), as detailed in **Table 2.3.1**. In addition to the



project at 808 Brannan Street, detailed above, another project is the conversion of PDR space located at 888 Brannan Street into the equivalent PDR psace to office space (These projects have all been built in either the transitional UMU district, which were never intended as PDR protection areas.

**Table 2.3.1 Conversion of PDR Space in Showplace Square/Potrero Hill, 2011-15**

Project	Zoning	Net PDR	Net Office	Net Retail	Net Units	Affordable Units	Percent Affordable
850-870 BRANNAN ST (AKA 888 BRANNAN ST)	UMU	-113,753	113753	-4397	0	Below threshold	0%
808 BRANNAN ST	UMU	-43,881	43881	0	0	Below threshold	0%
1717 17TH ST & 310 CAROLINA ST	UMU	-6,130	0	7,000	2	Below threshold	0%
<b>Total</b>		<b>(163,764)</b>	<b>157,634</b>	<b>2,603</b>	<b>2</b>		<b>0%</b>

**2.3.1 PDR Enforcement**

Illegal conversions from Production, Distribution and Repair (PDR) uses have more recently become an issue in the Eastern Neighborhood Plan areas that the City has sought to resolve. In 2015, the Planning Department has received about 44 alleged complaints of violation for illegal conversions from PDR to Office use in the city (**Table 2.3.2**). **Table 2.3.2** shows the number of cases closed and found to be in violation, the cases closed and not found to be in violation, the cases under review and the cases still pending review. Forty-two of these cases were found in the Eastern Neighborhoods. Out of the 42 total alleged complaints, nine of the cases were not found to be in violation and six were found to be in violation. In Showplace Square/Potrero Hill there were no illegal conversions from PDR uses.

Many of these office tenants are hybrid uses where PDR also takes place, but may not be the principal use of the space. If an office use is confirmed to be in operation, Planning encourages the company to alter their business practice to fit within the PDR zoning categories or vacate the property. Generally, the complaints filed with the Planning Department are regarding the conversion of PDR uses to office space, not permitted within these zoning districts. However, some complaints that are filed are either not valid, meaning that the tenant is either a PDR complying business or the space was legally converted to office space, prior to the Eastern Neighborhoods rezoning. For these enforcement cases, there is no longer a path to legalization; additionally, many of these office conversions are not recent, and they did not take advantage of the Eastern Neighborhoods Legitimization Program. The program was an amnesty program that established a limited-time opportunity whereby existing uses that have operated without the benefit of required permits may seek those permits. However, this program expired in 2013.

In investigation of the alleged violations, the Planning Department discovered that the building permit histories often included interior tenant improvements without Planning Department review. These permits do not authorize a change of use to office. To prevent future unauthorized conversions of PDR space the Planning Department worked proactively with the Department of Building Inspection (DBI). Over the course of 2015, Planning worked with DBI during project intakes to better understand the routing criteria and how to ensure Planning review. Both departments’ IT divisions worked together to create a flag in the Permit Tracking System (PTS) to alert project intake coordinators of potential illegal conversions. This is a pilot program that can be expanded at a later date to include other Zoning Districts if necessary. Planning and DBI continue to work together to monitor this process and plan to meet regularly to discuss additional steps to prevent future conversions.

Planning works collaboratively with the Mayor’s Office of Economic Workforce and Development (OEWD). When Planning receives inquiries or complaints related to either vacant spaces in PDR zones or possible unauthorized spaces, requiring a PDR tenant. Planning informs the property owner about PDR complying uses and refers them to OEWD. OEWD currently has a list of PDR complying businesses that are looking to lease spaces within San

Francisco. Additionally, a training for real estate brokers was conducted in 2015. The purpose of the voluntary training was to help explain what PDR is and what resources Planning has available for them to utilize prior to leasing a property. The training also outlined the enforcement process, including the process for requesting a Letter of Determination. Future trainings will occur based on interest.

## 2.4 Employment

The Showplace Square/Potrero Hill Plan Area added employment across all land use types tracked by the Planning Department between 2011 and 2015, following a trend that has taken place in San Francisco and the Bay Area. This growth in employment reflects a rebound in the regional economy following the “Great Recession” of the previous decade, but also the robust growth in high technology sectors and related industries in recent years.<sup>1</sup> Altogether, employment in the Showplace Square/Potrero Hill Plan Area grew by roughly 13,000 jobs in 2010 to almost 16,000 in 2015 with a related increase from 1,045 to 1,090 total establishments, according to the California Employment and Development Department (EDD). The subsections below discuss the job growth in the Showplace Square/Potrero Hill Plan Area by land use category.

**Table 2.4.1 Employment, Showplace Square/Potrero Hill Plan Area and San Francisco, Q2 2015**

Landuse	Western SoMa				San Francisco			
	Establishments	%	Jobs	%	Establishments	%	Jobs	%
Cultural, Institutional, Educational	41	4%	1,294	8%	2,010	3%	73,182	11%
Medical	157	14%	529	3%	21,833	37%	60,214	9%
Office	337	31%	6,754	42%	15,628	27%	293,014	44%
PDR / Light Industrial	242	22%	4,380	28%	5,280	9%	88,135	13%
Retail	202	19%	2,792	18%	8,241	14%	130,550	20%
Visitor / Lodging	1	0%	1	0%	311	1%	16,688	2%
Other	110	10%	148	1%	4,961	9%	6,953	1%
<b>Total</b>	<b>1,090</b>	<b>100%</b>	<b>15,899</b>	<b>100%</b>	<b>58,264</b>	<b>100%</b>	<b>668,736</b>	<b>100%</b>

### 2.4.1 Office Jobs

The largest increase in jobs in Showplace Square/Potrero Hill between 2010 and 2015 was in institutional occupations. According to EDD, the neighborhood experienced a 50% increase in institutional jobs in those 5 years. Second to institutional occupations was office occupation. The neighborhood experienced a 40% increase in office jobs in the last 5 years. However, the number of institutional and office establishments only increased by about 28% and 18% (respectively), indicating a shift towards institutional and office workplaces with a larger number of employees. In 2015, Showplace Square/Potrero Hill held about 44% of all of the City’s office jobs and 27% of its establishments (see **Table 2.4.1**).

### 2.4.2 Retail Jobs

San Francisco is also a regional shopping destination and 20% of all city jobs are in retail/entertainment (see

**Source:** California Employment Development Department

Note: Starting in 2013, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs citywide) from the Private Household category (classified as “Other”) to other classifications, most of which are captured in this report under “Medical”.

Chart). There were about 2,800 retail jobs in the Showplace Square/Potrero Hill Plan area, about 18% of total jobs in the area; this also represented 2% of all citywide retail jobs.

### 2.4.3 PDR/Light Industrial Jobs

Although no longer a center for industry, 13% of San Francisco jobs are in light industrial production, distribution, or repair (PDR) businesses. These businesses contribute to the city’s economy by providing stable and well-paying jobs for the 49% of San Franciscans without a four-year college degree (29% only have a high

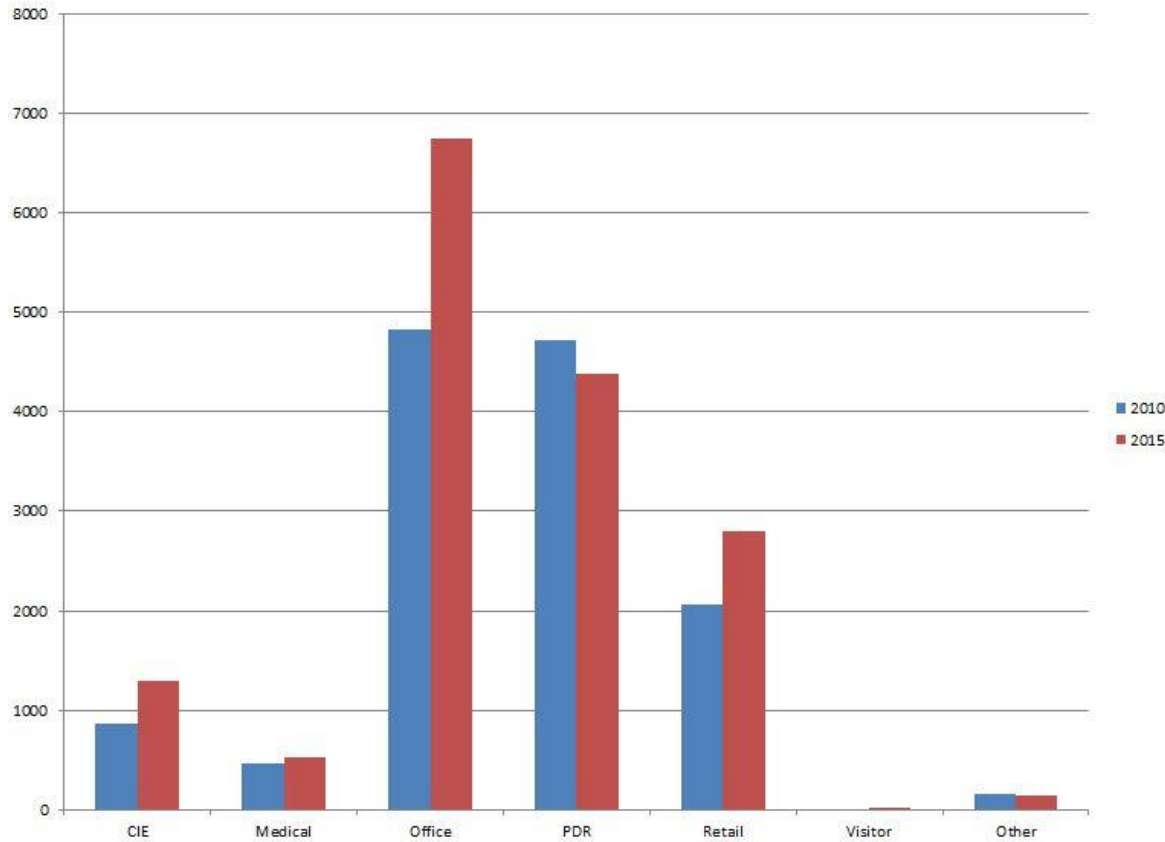
<sup>1</sup> See annual San Francisco Planning Department Commerce & Industry Inventory, 2008 – 2015.

school diploma or less) and by supporting various sectors of the economy. There were 4,380 PDR jobs in Showplace Square/Potrero Hill, about 28% of total jobs in the area or less than 1% of all citywide PDR jobs.

#### 2.4.4 Estimated New Jobs in the Commercial Pipeline

As discussed in the previous section, there is approximately 388,000 net square feet in the commercial development pipeline. In part, many of these new jobs are likely located in commercial space that was vacant at the end of the recession of the previous decade, leading to lower vacancy rates. Another trend that has been underway that may explain the gain in employment without a parallel increase in commercial space is an overall densification of employment (in other words, allowing more jobs to be accommodated within a given amount of space). With the increasing cost of land in locations close to city centers and accessible by transportation infrastructure (as is the case with the Eastern Neighborhoods), real estate researchers have tracked an overall densification of employment across several sectors throughout the country. This kind of densification can be caused by employees who work from home for some or all days of the week (and therefore may share office space with colleagues) or firms that accommodate more employees within a given amount of space. Assuming an average employee density of 350 square feet, this new commercial space can accommodate around 1,100 net jobs when completed, almost all of which are institutional jobs related to 100 Hooper Street, a campus for designers, makers and small-scale manufacturers.

**Chart 1 Jobs by Land Use, Showplace Square/Potrero Hill, Q3 2010 and 2015**

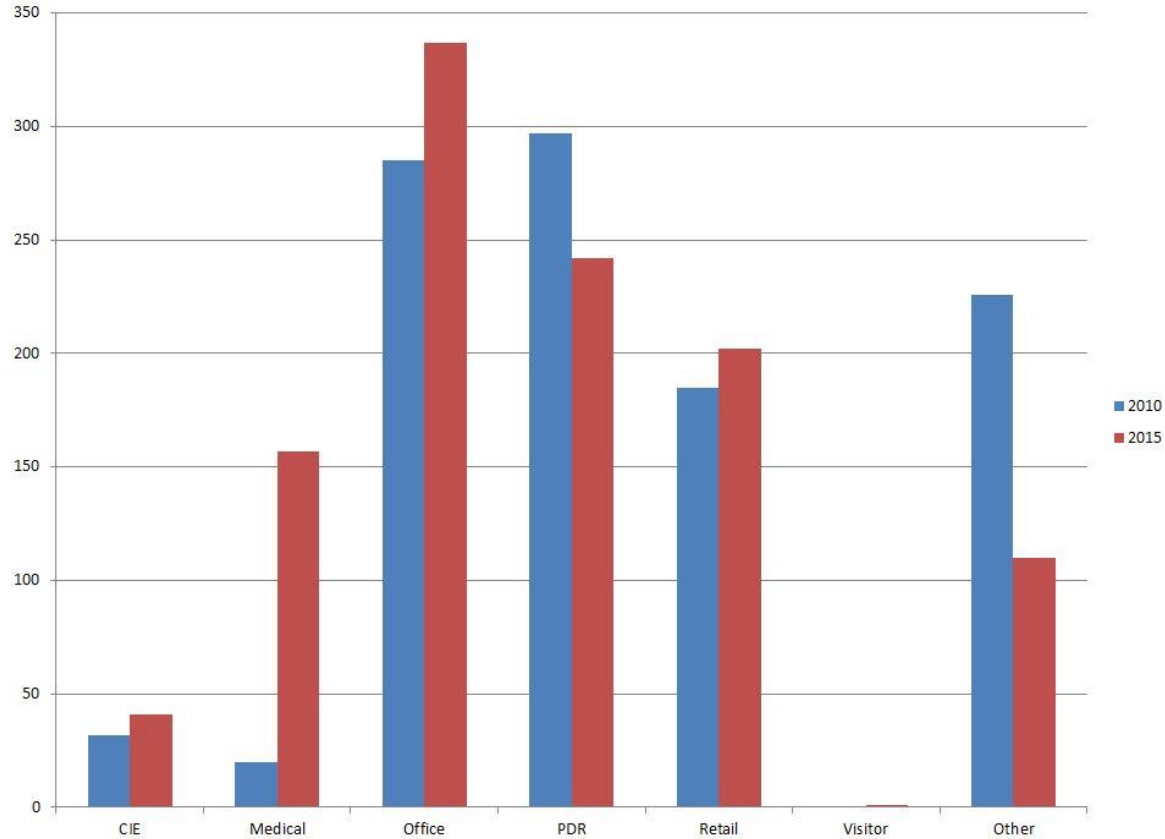


Source: California Employment Development Department

Note: Starting in 2013, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000

jobs citywide) from the Private Household category (classified as “Other”) to other classifications, most of which are captured in this report under “Medical”.

**Chart 2 Establishment by Land Use, Showplace Square/Potrero Hill, Q3 2010 and 2015**



Source: California Employment Development Department

Note: Starting in 2013, the Bureau of Labor Statistics reclassified In-Home Supportive Services (roughly 20,000 jobs citywide) from the Private Household category (classified as “Other”) to other classifications, most of which are captured in this report under “Medical”.

### 2.4.5 Sales and Property Taxes

[context]

**Table 2.4.2 Sales Tax Collected, Showplace Square/Potrero, 2011-2015**

Year	Showplace Square/Potrero Hill	% change from previous year	San Francisco	% change from previous year
2011	\$ 3,023,617	-	\$ 67,537,179	-
2012	\$ 3,417,790	13.0%	\$ 73,531,098	8.9%
2013	\$ 3,484,255	1.9%	\$ 76,739,835	4.4%
2014	\$ 3,713,883	6.6%	\$ 81,442,942	6.1%
2015	N/A	-	N/A	-
<b>TOTAL</b>	<b>\$ 18,555,430</b>		<b>\$ 299,251,054</b>	

### 3 HOUSING

The provision of adequate housing to residents of all incomes has long been a challenge in San Francisco. Over the past five years, however, San Francisco epitomized the housing affordability crisis afflicting American cities and coastal communities throughout California. As discussed in the previous section, the Bay Area, city, and Mission neighborhood have all seen robust employment growth since the “Great Recession” triggered by the financial crisis in 2007. During this period, the city has added housing units much more slowly than new employees. As a result, a growing and more affluent labor force has driven up the costs of housing, making it increasingly difficult for low and moderate income families to remain in San Francisco.

The Showplace Square/Potrero Hill Plan calls for housing affordable to a wide range of incomes that enhance the mixed-use character of the area. The Plan also encourages housing compatible with the lower density dwellings on Potrero Hill, in scales and densities that reflect the area’s finer-grained fabric. The Plan envisioned that as many as 2,700 additional units can be accommodated within the plan boundaries. The Showplace Square/Potrero Hill Plan also recognizes the value of sound, existing housing stock and call for its preservation. Dwelling unit mergers are strongly discouraged and housing demolitions are allowed only on condition of adequate unit replacement.

#### 3.1 Housing Inventory and New Housing Production

According to the 2010 Census, there were almost 6,400 units in the *Showplace Square/Potrero Hill Plan* boundaries in April 2010; this represents less than 2% of the citywide total. **Table 3.1.1** shows that 58 net new units were built in the past five years in the Showplace Square/Potrero, compared with approximately 643 units built between 2006 and 2010 . Of the net new units produced, 2 were conversions from non-residential uses and the rest were completed from new construction or alterations. During the first two years of the reporting period, 2011 and 2012, the construction sector was still recovering from the slow-down of the recession, and only 3 net units were built. Between 2013 and 2015, however, Showplace Square/Potrero added 55 new units, or about 18 units per year. This yearly average is almost identical to the average between 2006 and 2010, when the Plan Area added 129 units per year. **Table 3.1.2** shows the citywide figures for comparison. About 1% of the net increase in the City’s housing stock in the last five years was in the Showplace Square/Potrero area. **Map 4** shows the location of recent housing construction. Additional details about these new development projects can be found in **Appendix E, List BL-3**.

**Table 3.1.1 New Housing Production, Showplace Square/Potrero, 2011-2015**

Calendar Year	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change in Number of Units
2011	5	2	3	6
2012	-	2	(1)	(3)
2013	-	(1)	1	2
2014	20	-	7	27
2015	27	1	-	26
<b>TOTAL</b>	<b>52</b>	<b>4</b>	<b>10</b>	<b>58</b>

**Table 3.1.2 New Housing Production, San Francisco, 2011-2015**

Calendar Year	Units Completed from New Construction	Units Demolished	Units Gained or Lost from Alterations	Net Change in Number of Units
2011	348	84	5	269
2012	796	127	650	1,319
2013	2,330	429	59	1,960
2014	3,455	95	156	3,516
2015	2,472	25	507	2,954
<b>TOTAL</b>	<b>9,401</b>	<b>760</b>	<b>1,377</b>	<b>10,018</b>

**Map 4 New Housing Production, Showplace Square/Potrero, 2011-2015**

### 3.2 Housing Development Pipeline

As discussed above in the Commercial Activity chapter, the pipeline should be analyzed along two different categories: projects that have submitted planning and building applications (under review) and projects that have received entitlements and are either awaiting or are under construction. The latter (particularly those under construction) are considered much more likely to add residential or commercial capacity to the city's building stock in the short-to-medium term, while under review projects may require clearance from environmental review, variances to planning code restrictions, and discretionary review. In general, the Planning Department estimates that projects that are currently under construction can take up to two years to be ready for occupancy, entitled projects can take between two and seven years, while projects under review can take as many as ten years, if they are indeed approved.

The pipeline for new housing development in the Showplace Square/Potrero as of the end of 2015 is 4,538 units, of which 2,779 are under review. Roughly 60 units are entitled and 1,700 are currently under construction, as shown on **Table 3.2.1**. The pipeline for the Showplace Square/Potrero accounts for 5% of the total number of projects in the City and 7% of the number of units, which suggests that new projects are of a slightly bigger scale than housing developments in the pipeline for San Francisco as a whole.

The current housing pipeline is much more robust than it was at the end of 2010, shown in the previous Monitoring Report. In that year, only 9 projects (with a total of nine units) were under construction, 11 projects with 81 units were entitled, and 8 projects with 1,651 units were under review. As of the end of 2015, four times as many projects were under review for more than two times the number of units, reflecting a much stronger market and willingness by developers to build new housing.

**Map 5** shows the location of these proposed housing projects by development status. **List BL-4 in Appendix E** provides a detailed list of these housing pipeline projects.



**Table 3.2.1 Housing Development Pipeline, Showplace Square/Potrero Hill, and San Francisco, Q4 2015**

Development Status	Western SoMa		San Francisco	
	No. of Units	No. of Projects	No. of Units	No. of Projects
<b>Construction</b>	<b>1,700</b>	<b>9</b>	<b>8,691</b>	<b>232</b>
<b>Planning Entitled</b>	<b>59</b>	<b>18</b>	<b>26,063</b>	<b>350</b>
Planning Approved	2	3	23,101	80
Building Permit Filed	-	-	513	31
Building Permit Approved/ Issued/ Reinstated	57	15	2,449	239
<b>Under Review</b>	<b>2,779</b>	<b>35</b>	<b>27,760</b>	<b>712</b>
Planning Filed	2,667	14	17,852	198
Building Permit Filed	112	21	9,908	514
<b>Total</b>	<b>4,538</b>	<b>62</b>	<b>62,514</b>	<b>1,294</b>

**Map 5 Housing Development Pipeline by Development Status, Showplace Square/Potrero Hill, Q4 2015**

### 3.3 Affordable Housing in Showplace Square/Potrero Hill

San Francisco and the Showplace Square/Potrero Hill Plan Area have a number of policies in place to facilitate the development of affordable housing. This section describes some of these policies and shows the extent to which affordable housing was built in the Plan Area over the past five years.

#### 3.3.1 New Affordable Housing Production

The City of San Francisco has a number of programs to provide housing opportunities to families whose incomes prevent them from accessing market-rate housing. The San Francisco Housing Authority (SFHA) maintains dozens of properties throughout the City aimed at extremely low (30% of AMI), very low (50% of AMI) and low (80% of AMI) income households. Households living in SFHA-managed properties pay no more than 30% of their income on rent, and the average household earns roughly \$15,000. Four of these properties are located within the Eastern Neighborhoods boundaries: two in the Mission and two in Potrero Hill.

The City has also launched HOPE SF, a partnership between the SFHA, the Mayor's Office of Housing and Community Development (MOHCD), community organizations, real estate developers, and philanthropies to redevelop some of the more dilapidated public housing sites into vibrant mixed-income communities with a central goal of keeping existing residents in their neighborhoods. One of the Hope SF projects, Potrero Terrace/Annex is located in the Eastern Neighborhoods (Showplace Square/Potrero Hill). MOHCD also maintains a number of funding programs to provide capital financing for affordable housing developments targeting households earning between 30 and 60% of AMI, low-income seniors, and other special needs groups. In most cases, MOHCD funding is leveraged to access outside sources of funding, such as Federal Low Income Housing Tax Credits, allocated by the State.

One of the most powerful tools to promote affordable housing development in San Francisco is the inclusionary housing program specified in Section 415 of the Planning Code. This program requires that developments of 10 or more units of market rate housing must restrict 12% of the units to families earning below 55% of AMI (for rental units) or 90% of AMI (for ownership units). Developers can opt to build the units "off-site" (in a different building), within a 1-mile radius from the original development, as long as units are sold to households earning less than 70% of AMI. In this case, the requirement is increased to 20% of the total number of units in the two



projects. The income and rent limits for housing units managed by the Mayor's Office of Housing are included in **Appendix 8.5**.

The Mayor, Board of Supervisors, Planning Department, and Mayor's Office of Housing have recently passed or introduced legislation to further expand the supply of affordable housing throughout the City. The City currently has legislation to encourage the development of accessory dwelling units (ADUs) within existing residential buildings in Supervisor Districts 3 and 8. These ordinances remove obstacles to the development of ADUs, including density limits and parking requirements, in order to incentivize a housing type that has been identified as a valuable option for middle-class households that do not require a lot of space. A proposal to expand a similar policy to the rest of the City is currently under discussion.

Another policy that has the potential to add thousands of units of affordable housing to the city's stock is the Affordable Housing Bonus Program, which is currently under review by the City. The program would allow developers in certain areas to build an additional two stories above what is allowed by their height limit district, in exchange for providing additional affordable housing, with a special focus on middle-income households. By-and-large, the Bonus Program does not apply to parcels in the Eastern Neighborhoods.

In addition to the Citywide programs described above, the Eastern Neighborhoods Area Plans also placed a high priority on the production and protection of affordable housing, and created policies to expand access to housing opportunities to low and moderate-income families. For example, market-rate housing developments in the Urban Mixed Use (UMU) district are required to restrict between 14.4 and 17.6% of their units to families at or below 55% of AMI for rental and 90% of AMI for ownership, depending on the amount of "upzoning" given to the property by the Plans. If these units are provided off-site, the requirement ranges from 23 to 27%. In the UMU and Mission NCT district, developers also have the option of dedicating land to the City that can be developed as 100% affordable projects.

Developers also have the option of paying a fee in lieu of developing the units themselves, which the City can use to finance the development of 100% affordable projects. Funds collected through these "in-lieu fees" are managed by the Mayor's Office of Housing and Community Development and can be spent anywhere in the City. However, 75% of fees collected in the Mission NCT and East SoMa MUR districts are required to be spent within those districts themselves. The Plans also require bedroom mixes in its mixed use districts to encourage 2- and 3-bedroom units that are suitable to families, including the units sold or leased at below-market rates. Lastly, in order to reduce the costs and incentivize housing production, the Plans removed density controls and parking requirements in many of its zoning districts, particularly those well-served by public transit and pedestrian and bike infrastructure.

### 3.4 New Affordable Housing Production , 2011-2015

As discussed in this report's introduction, expanding access to affordable housing opportunities was a high priority for the communities in the Eastern Neighborhoods during the planning process, and it has only gained more urgency in recent years. Showplace Square/Potrero Hill, along with the other Eastern Neighborhood Plan Areas has been a symbol of the pressures of exploding housing costs on neighborhood stability and character.

As **Table 3.4.1** shows, only seven affordable units were built during the 2011-15 five-year monitoring period. Five of these units are considered to be only "naturally affordable." Typically, these are smaller units and are sometimes referred to as "granny units" and are affordable to households with moderate incomes (80-120% AMI), however, these units are not income-restricted. The two inclusionary units built between 2011 and 2015, as a part of the construction of 1717 17<sup>th</sup> Street with 20 units, make up about 3% of the 58 net new units built in

Showplace Square/Potrero Hill (shown in **Table 3.1.1 and Appendix E, Table BL-5**), lower than the inclusionary housing minimum of 12%. The two units were made affordable to moderate households (80-120% AMI). The percentage is lower than the minimum because three projects, including 1717 17<sup>th</sup> Street (shown on **Table 3.4.3**), chose to pay a fee to the City equivalent to 20% of the total number of units rather than building the units on-site. This fee raised nearly \$1.3 million for the City’s housing development program managed by MOHCD. New affordable units are estimated to cost roughly \$550,000 in construction costs (not including land), towards which MOHCD contributes about \$250,000, requiring the developer to raise the rest from Federal, State, and other sources. Therefore, it is estimated that the “in-lieu fees” collected in Showplace Square/Potrero Hill in this period, if successfully leveraged into additional external funding and used to build projects on publicly controlled land, could yield an additional two to three units.<sup>2</sup> Moreover, projects with fewer than 10 units are exempt from the inclusionary housing requirement.

The inclusionary housing production in Showplace Square/Potrero Hill accounts for less than 1% of the citywide production (853 units, as shown in **Table 3.4.2** between 2011 and 2015). Because no publicly subsidized developments were completed in this period, Showplace Square/Potrero Hill only built 0.3% of the city’s affordable units (2,735) during the period.

**Table 3.4.1 Affordable Housing Production, Showplace Square/Potrero Hill, 2011-2015**

Calendar Year	Public Subsidy	Inclusionary	Secondary Units	Total
2011	-	-	1	1
2012	-	-	-	-
2013	-	-	1	1
2014	-	2	3	5
2015	-	-	-	-
<b>TOTAL</b>	-	<b>2</b>	<b>5</b>	<b>7</b>

\* Secondary Units are not income restricted

**Table 3.4.2 Affordable Housing Production, San Francisco, 2011-2015**

Calendar Year	Public Subsidy	Inclusionary	Secondary Units	Total
2011	141	4	60	205
2012	377	98	38	513
2013	464	216	30	710
2014	449	249	57	755
2015	213	286	53	552
<b>TOTAL</b>	<b>1,644</b>	<b>853</b>	<b>238</b>	<b>2,735</b>

\* Secondary Units are not income restricted

<sup>2</sup> The development costs of affordable housing units are rough estimates based on recent projects that have received assistance from MOHCD.

**Table 3.4.3 Housing Developments Opting for Affordable Housing "In-lieu" Fee, Showplace Square/Potrero Hill, 2011-2015**

ADDRESS	YEAR	TOTAL FEE AMOUNT
1717 17TH ST	2012	\$174,697
310 CAROLINA ST	2013	\$1,119,205
520 9TH ST	2015	\$589,802
<b>GRAND TOTAL</b>		<b>\$1,293,902</b>

**Map 6 New Affordable Housing, Showplace Square/Potrero Hill, 2011-2015****3.5 Housing Stock Preservation**

The *Showplace Square/Potrero Hill Plan* supports the preservation of the area's existing housing stock and prohibits residential demolitions unless these would result in sufficient replacement of housing units. Demolitions are also restricted to ensure the preservation of affordable housing and historic resources.

A neighborhood's housing stock can also change without physical changes to the building structure. Conversions of rental housing to condominiums can turn housing that is rent controlled and potentially accessible to moderate income households to housing that can be occupied by a narrower set of residents, namely, those with access to down payment funds and enough earning power to purchase a home. Lastly, rental units can be "lost" to evictions of various types, from owners moving in to units formerly occupied by tenants to the use of the Ellis Act provisions in which landlords can claim to be going out of the rental business in order to force residents to vacate their homes.

One important priority of the Plan's housing stock preservation efforts is to maintain the existing stock of single room occupancy (SRO) hotels, which often serve as a relatively affordable option for low income households.

**Appendix ##** includes a list of SRO properties and number of residential units.

The following subsections document the trends in these various types of changes to the housing stock in the Showplace Square/Potrero Hill Plan Area and San Francisco between 2011 and 2015 and comparing the most recent five years with the preceding 5-year period.

**3.5.1 Units Lost to Alteration or Demolition**

In this most recent reporting period, seven units were lost in Showplace Square/Potrero Hill (**Table 3.5.1**) or about 0.6% of units lost citywide. All of the units lost in Showplace Square/Potrero Hill were lost due to one correction to official records and six due to demolitions. **Table 3.5.2** shows San Francisco figures for comparison.

**Table 3.5.1 Units Lost, Showplace Square/Potrero Hill, 2011-2015**

Year	Units Lost Through Alterations by Type of Loss					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
2011	-	-	-	-	-	2	2
2012	-	-	-	-	-	2	2
2013	-	-	1	-	1	1	2
2014	-	-	-	-	-	-	-
2015	-	-	-	-	-	1	1
<b>TOTAL</b>	-	-	<b>1</b>	-	<b>1</b>	<b>6</b>	<b>7</b>

**Table 3.5.2 Units Lost, San Francisco, 2011-2015**

Calendar Year	Units Lost Through Alterations by Type of Loss					Units Demolished	Total Units Lost
	Illegal Units Removed	Units Merged into Larger Units	Correction to Official Records	Units Converted	Total Alterations		
2011	39	22	1	3	65	84	149
2012	2	23	1	1	27	127	154
2013	70	38	2	-	110	427	537
2014	24	20	1	-	45	95	140
2015	100	12	1	3	116	25	141
<b>TOTAL</b>	<b>235</b>	<b>115</b>	<b>6</b>	<b>7</b>	<b>363</b>	<b>758</b>	<b>1,121</b>

### 3.5.2 Condominium Conversions

The type of housing opportunities determines the type of people who live in the neighborhood. For example, single-family homes tend to support families and/or larger households, which are typically homeowners, while flats or apartments tend to be occupied by a single-person or smaller households, which are largely renters; group housing and assisted living quarter are housing types available for the elderly and people who have disabilities.

Condo conversions increase San Francisco's homeownership rate, estimated to be at about 37% in 2014, about the same in 2010. However, condo conversions also mean a reduction in the city's rental stock. Compared to the rest of the city's share of renters (67%), the Showplace Square/Potrero Hill area has a comparable share of renters. In 2014, an estimated 74% of households in the Showplace Square/Potrero Hill were renters. Almost 7% of San Francisco's rental units are in Showplace Square/Potrero Hill as of 2014, about the same figure as in 2010.<sup>3</sup>

**Table 3.5.3** shows that in the last five years, 64 units in 25 buildings in the Showplace Square/Potrero Hill were converted to condominiums. In all, approximately 3% of all rental units in the Showplace Square/Potrero Hill were converted to condominiums between 2011 and 2015. This represents one percent of all condo conversions citywide.

<sup>3</sup> The following 2010 census tracts were used to approximate the Showplace Square/Potrero Hill Plan Area boundaries: 178.02 and 180.00. According to the 2006-2010 American Community Survey, there are roughly 2,550 renter-occupied units in the Showplace Square/Potrero Hill.

**Table 3.5.3 Condo Conversion, Showplace Square/Potrero Hill, 2011-2015**

Year	Showplace Square/Potrero		San Francisco		Showplace Square/Potrero	
	No of Bldgs	No of Units	No of Bldgs	No of Units	No of Bldgs	No of Units
2011	3	7	200	472	2%	1%
2012	8	18	201	488	4%	4%
2013	2	5	147	369	1%	1%
2014	7	18	239	727	3%	2%
2015	5	16	149	500	3%	3%
<b>Totals</b>	<b>25</b>	<b>64</b>	<b>936</b>	<b>2,556</b>	<b>3%</b>	<b>3%</b>

### 3.5.3 Evictions

Evictions by owners that choose to move in to their occupied rental units or use the Ellis Act provisions to withdraw their units from the rental market also cause changes to the housing stock. These evictions effectively remove units from the rental housing stock and are, in most cases, precursors to condo conversions.

**Table 3.5.4** shows that owner move-ins led to evictions in 39 units. Similarly, Ellis Act withdrawals led to 17 evictions during the most recent reporting period. Owner move-in evictions and Ellis Act evictions in Showplace Square/Potrero Hill accounted for 3% each of the citywide total between 2011 and 2015. Other types of evictions, also tabulated in **Table 3.5.4**, include evictions due to breach of rental contracts or non-payment of rent; this could also include evictions to perform capital improvements or substantial rehabilitation.

**Table 3.5.4 Evictions, Western South of Market, 2011-2015**

Year	Western SoMa			San Francisco			Western SoMa as % of Citywide		
	Owner Move In	Ellis Act Withdrawal	Other	Owner Move In	Ellis Act Withdrawal	Other	Owner Move In	Ellis Act Withdrawal	Other
2011	4	4	16	123	54	1102	3%	7%	1%
2012	8	2	13	172	99	1343	5%	2%	1%
2013	7	1	15	275	229	1368	3%	0%	1%
2014	9	5	16	315	101	1550	3%	5%	1%
2015	11	5	12	425	142	1518	3%	4%	1%
<b>Totals</b>	<b>39</b>	<b>17</b>	<b>72</b>	<b>1,310</b>	<b>625</b>	<b>6,881</b>	<b>3%</b>	<b>3%</b>	<b>1%</b>

### 3.6 Jobs Housing Linkage Fee Program (JHLP)

Prompted by the *Downtown Plan* in 1985, the City determined that large office development, by increasing employment, attracts new residents and therefore increases demand for housing. In response, the Office Affordable Housing Production Program (OAHPP) was established in 1985 to require large office developments to contribute to a fund to increase the amount of affordable housing. In 2001, the OAHPP was re-named the Jobs-Housing Linkage Program (JHLP) and revised to require all commercial projects with a net addition of 25,000 gross square feet or more to contribute to the fund. Between fiscal year 2011/12 and 2015/16, commercial developments in the Showplace Square/Potrero Hill Plan Area generated roughly \$478,500 to be used for affordable housing development by the city, as shown in **Table 3.6.1**. Based on the MOHCD estimate of \$550,000 (not including the cost of land) required to build one affordable housing unit, the fees collected in the 2014-2015 fiscal year could potentially contribute to one affordable unit.



**Table 3.6.1 Jobs Housing Linkage Fees Collected, Showplace Square/Potrero Hill, FY 2011/12-2015/16**

Fiscal Year	Revenue
2011-12	\$ -
2012-13	\$ 414,222
2013-14	\$ -
2014-15	\$ 64,287
2015-16	\$ -
<b>Total</b>	<b>\$ 478,509</b>

\*Department of Building Inspection as of 6/1/16

#### 4 Accessibility and Transportation

As the only arterial that runs in the east-west direction and connects the North Mission, Showplace Square, and Mission Bay, the 16th Street corridor is the focus of a number of competing demands. At present, car use remains the predominant mode of travel to work for employed residents of Showplace Square and Potrero Hill (Table 4.1.1). The 2010-2014 American Community Survey estimated that 47% of Showplace Square/Potrero Hill residents commuted by car, while 24% used transit. About 8% walked to work and 8% reported biking. The number of people working from home was estimated at 9%.

Compared to the City as a whole, Showplace Square/Potrero Hill commuters travelled by car more and less by transit. Citywide, 44% of commuters travel by car and 33% by transit; 10% walked to work, 4% biked, and 2% commuted by other means; only 7% however worked from home.

**Table 4.1.1 Commute Mode Split, Showplace Square/Potrero Hill and San Francisco, 2011-2015**

Transport Mode	Showplace Square/Potrero		San Francisco		Showplace Square/Potrero Hill as % of San
	No of Commuters	%	No of Commuters	%	
Car	4,234	47%	199,470	44%	2%
Drove Alone	3,675	41%	165,151	36%	2%
Carpooled	559	6%	34,319	8%	2%
Transit	2,132	24%	150,222	33%	1%
Bike	752	8%	17,356	4%	4%
Walk	703	8%	46,810	10%	2%
Other	306	3%	10,579	2%	3%
Worked at Home	843	9%	32,233	7%	3%
<b>Total</b>	<b>8,970</b>	<b>100%</b>	<b>456,670</b>	<b>100%</b>	<b>2%</b>

## 4.1 Transportation Improvements – EN Trips

The Eastern Neighborhoods Transportation Implementation Planning Study (EN TRIPS) Report assessed the overall transportation needs for the Eastern Neighborhoods and proposed a set of discreet projects that could best address these needs in the most efficient and cost beneficial manner. EN Trips identified three major projects for prioritization:

- (1) Complete streets treatment for a Howard Street / Folsom Street couplet running between 5nd and 11th Street
- (2) Complete streets and transit prioritization improvements for a 7th Street and 8th Street couplet running between Market and Harrison Street in East Soma
- (3) Complete streets and transit prioritization improvements for 16th Street (22-Fillmore) running between Church Street and 7th Street.

Other broader improvements were also discussed including street grid and connectivity improvements through the northeast Mission and Showplace Square, bicycle route improvements throughout particularly along 17th Street, and mid-block signalizations and crossings in South of Market.

## 4.2 Pedestrian and Bicycle Improvements

The Potrero Hill Neighborhood Transportation Plan (Potrero NTP) developed a community-based transportation plan for the southern Potrero Hill neighborhood of San Francisco, identifying multimodal transportation priorities at the neighborhood scale and working with stakeholders to prioritize near and mid-term improvements. A central component of the Potrero Hill Neighborhood Transportation Plan addresses traffic calming and pedestrian realm improvements. The preliminary design for these improvements focused on five priority intersections in the Potrero Terrace and Annex site. Selected in part because they lie on the Walking School Bus routes to Daniel Webster and Starr King Elementary Schools, these five intersections are critical to safe pedestrian circulation on the site. Preliminary design calls for bulb outs and other traffic calming measures that will improve safety while reclaiming significant street space for pedestrian use.

In January 2011, San Francisco's *Better Streets Plan*, adopted by the Board of Supervisors in December 2010, went into effect. The plan contains design guidelines for pedestrian and streetscape improvements and describes streetscape requirements for new development. Major themes and ideas include distinctive, unified streetscape design, space for public life, enhanced pedestrian safety, universal design and accessibility, and creative use of parking lanes. The *Better Streets Plan* only describes a vision for ideal streets and seeks to balance the needs of all street users and street types. Detailed implementation strategies will be developed in the future.

In 2014, San Francisco adopted Vision Zero, a commitment to eliminating traffic-related fatalities by 2024. The City has identified capital project to improve street safety, which will build on existing pedestrian, bicycle, and transit-rider safety programs. The first round will include 245 projects, including several in the Showplace Square/Potrero Hill area, shown on **Table 4.2.1**. One major set of projects is the streetscape & transit enhancements to Potrero Avenue from Division to Cesar Chavez. The goal is to provide a more pedestrian-friendly and multimodal street. Bicycle and pedestrian safety improvements such as cycle tracks, or other bicycle facility, widened sidewalks, additional crossings, bus and corner bulbouts and new streetscape landscaping will be constructed along the two streets between 2<sup>nd</sup> and 13<sup>th</sup> Streets. This project is also a "Priority Project" for Eastern Neighborhood implementation



**Table 4.2.1. Vision Zero Projects in Showplace Square/Potrero Hill Plan Area**

Project Name	Start Date (EST)	Completion Date (EST)	Current Phase	Total Budget (EST)
Bicycle and pedestrian improvements (Division St. at 9th)	Winter 2014/15	Summer 2015	DESIGN	\$ 300,000
Bicycle intersection treatments (Division St. at 8th/Townsend)	Winter 2014/15	Fall 2015	DESIGN	\$ 200,000
Streetscape & Transit enhancements (Potrero Ave. from Division to Cesar Chavez )	Winter 2014/15	Winter 2015/16	DESIGN	\$ 4,100,000
Pedestrian Safety Improvements	Winter 2014/15	Winter 2015/16	DESIGN	TBD
Division St., 8th and 9th Bike & Ped Spot Improvements	Winter 2014/15	Winter 2015/16	DESIGN	\$ 300,000

## 5 Community Improvements

The Eastern Neighborhoods Plan included Public Benefits a framework for delivering infrastructure and other public benefits. The public benefits framework was described in the Eastern Neighborhoods “Implementation Document”, which was provided to the public, the Planning Commission, and the Board of Supervisors at the time of the original Eastern Neighborhoods approvals. This Implementation Document described infrastructure and other public benefits needed to keep up with development, established key funding mechanisms for the infrastructure, and provided a broader strategy for funding and maintaining newly needed infrastructure. Below is a description of how the public benefit policies were originally derived and expected to be updated.

### 5.1 Need, Nexus and Feasibility

To determine how much additional infrastructure and services would be required to serve new development, the Planning Department conducted a needs assessment that looked at recreation and open space facilities and maintenance, schools, community facilities including child care, neighborhood serving businesses, and affordable housing.

A significant part of the Eastern Neighborhoods Plans was the establishment of the Eastern Neighborhoods Community Impact Fee and Fund. Nexus Studies were conducted as part of the original Eastern Neighborhoods effort, and then again as part of a Citywide Nexus and Levels-of-Service study described below. Both studies translated need created by development into an infrastructure cost per square foot of new development. This cost per square foot determines the maximum development impact fee that can be legally charged. After establishing the absolute maximum fee that can be charged legally, the City then tests what maximum fee can be charged without making development infeasible. In most instances, fees are ultimately established at lower than the legally justified amount determined by the nexus. Because fees are usually set lower than what could be legally justified, it is understood that impact fees cannot address all needs created by new development. Need for transportation was studied separately under EN Trips and then later under the Transportation Sustainability Program. Each infrastructure or service need was analyzed by studying the General Plan, departmental databases, and facility plans, and with consultation of City agencies charged with providing the infrastructure or need.

## EASTERN NEIGHBORHOODS MONITORING REPORTS 2011-15 - DRAFT

As part of a required periodic update, in 2015, the Planning Department published a Citywide Needs Assessment that created levels-of-service metrics for new parks and open space, rehabilitated parks and open space, child care, bicycle facilities, and pedestrian facilities (“San Francisco Infrastructure Level of Service Analysis”). Separate from the Citywide Nexus published in 2015, MTA and the Planning Department also produced a Needs Assessment and Nexus Study to analyze the need for additional transit services, along with complete streets. This effort was to provide justification for instituting a new Transportation Sustainability Fee (TSF) to replace the existing Transit Development Impact Fee (TDIF). In the analysis, the derived need for transit from new development is described providing the same amount transit service (measured by transit service hours) relative to amount of demand (measured by number of auto plus transit trips).

Between the original Needs Assessment, and the Level-of-Service Analysis, and the TSF Study the City has established the below metrics that establishes what is needed to maintain acceptable infrastructure and services in the Eastern Neighborhoods and throughout the City:

Improvement	Need Factor	Need - Unit	No of People	Need Factor per person	Reference
<b>Community Facility</b>					
Police (Equipment)	0.77	squad cars	1,000	0.00077	Original EN Needs Assessment
Public Health Centers	0.06	centers	1,000	0.00006	Original EN Needs Assessment
<b>Recreation and Open Space</b>					
	0.04	centers	1,000	0.00004	Original EN Nexus Study
Multi-Use Fields	2.25	fields	10,000	0.00023	Original EN Nexus Study
Tennis Courts	2	courts	10,000	0.0002	Original EN Nexus Study
Outdoor basket ball court	2	courts	10,000	0.0002	Original EN Nexus Study
Walkway and bikeway trails	0.17	miles of Blue Greenway			Original EN Nexus Study
Open Space - new parks citywide	55	acres	147,201	0.00037	Citywide Nexus Study (2015)
Open Space - rehabilitation	511	acres	147,201	0.00347	Citywide Nexus Study (2015)
<b>Childcare</b>					
Childcare - for Toddlers Attributable to Residential Growth	393.12	spaces	51,866	0.00758	Citywide Nexus Study (2015)
Residential	1,551.00	spaces	51,866	0.0299	Citywide Nexus Study (2015)
<b>Complete Streets / Transportation</b>					
Transportation - Sidewalks	88	sf of sidewalk	1	88	Citywide Nexus Study (2015)
Transportation - Bike - Premium Bike Network	13	miles	1,211,217	0.00001	Citywide Nexus Study (2015)
Transportation - Bike - Intersection Improvements	13	intersections	1,211,217	0.00001	Citywide Nexus Study (2015)
Transportation - Bike - Bike Parking Spaces	5,333.00	spaces	1,211,217	0.0044	Citywide Nexus Study (2015)
Transportation - Bike - Bike Sharing	667	bike share stations	1,211,217	0.00055	Citywide Nexus Study (2015)

### 5.2 Recreation, Parks and Open Space

[context]

### 5.3 Community Facilities and Services

As a significant amount of new housing development is expected in Showplace Square/Potrero Hill, new residents will increase the need to add new community facilities and to maintain and expand existing ones. Community facilities can include any type of service needed to meet the day-to-day needs of residents. These facilities include libraries, parks and open space, schools and child care. Community based organizations also provide many services to area residents including health, human services, and cultural centers. Section 6, below, discusses the process of implementation of the community benefits program, including the collection and management of the impact fees program.

**Map 7** shows existing community facilities in Showplace Square/Potrero Hill. Community based organizations currently provide a wide range of services at over 50 sites throughout Showplace Square/Potrero Hill, ranging from [examples].

#### **Map 7 Community Facilities in Showplace Square/Potrero Hill**

### 5.3 Historic Preservation

[context]

### 5.4 Neighborhood Serving Establishments

Neighborhood serving businesses represent a diversity of activities beyond typical land use categories such as retail. This section defines neighborhood serving as those activities of an everyday nature associated with a high “purchase” frequency (see **Appendix G** for a list of business categories used). Grocery stores, auto shops and gasoline stations, banks and schools that frequently host other activities, among many other uses, can be considered “neighborhood serving.” By this definition, the Showplace Square/Potrero Hill is home to about 127 neighborhood serving businesses and establishments employing a little over 2,000 people.

As shown in **Table 5.4.1**, the top 10 neighborhood serving establishments in the Showplace Square/Potrero Hill include grocery store, eating places (full- and limited-service restaurants), schools, gyms, community organizations and various retail stores. These businesses are typically along XXX Streets as shown on **Map 8**.

**Table X Neighborhood Serving Establishments, Showplace Square/Potrero Hill**

Type	Establishments	Employment
Supermarkets and Other Grocery (except Convenience)	6	426
Full-Service Restaurants	23	392
Elementary and Secondary Schools	8	250
Snack and Nonalcoholic Beverage Bars	11	149
Limited-Service Restaurants	11	112
Fitness and Recreational Sports Centers	4	100
Sporting Goods Stores	3	99
Civic and Social Organizations	4	98
Child Day Care Services	11	89
Discount Department Stores	1	77
Cafeterias, Grill Buffets, and Buffets	3	66
Pharmacies and Drug Stores	2	49
Drinking Places (Alcoholic Beverages)	2	21
Nail Salons	3	20
Beauty Salons	5	18
Commercial Banking	3	14
Used Merchandise Stores	5	12
Pet Care (except Veterinary) Services	3	11
General Automotive Repair	2	8
Retail Bakeries	1	7
Book Stores	1	6
Religious Organizations	1	5
Beer, Wine, and Liquor Stores	1	5
Gasoline Stations with Convenience Stores	1	5
Clothing Accessories Stores	2	5
Convenience Stores	1	3
Women's Clothing Stores	1	3
Drycleaning and Laundry Services (except Coin-Operate	1	3
Electronics Stores	1	2
Other Clothing Stores	2	2
Coin-Operated Laundries and Drycleaners	1	2
Libraries and Archives	1	1
Hobby, Toy, and Game Stores	1	1
All Other General Merchandise Stores	1	1
<b>Total</b>	<b>127</b>	<b>2,062</b>

**Map 8 Neighborhood Serving Businesses in Showplace Square/Potrero Hill**

## 6 IMPLEMENTATION OF PROPOSED PROGRAMMING

Along with establishing fees, and providing a programmatic framework of projects, the EN approvals included amendments to the City's Administrative Code establishing a process to choose infrastructure projects for implementation on an ongoing basis.

### 6.1 Eastern Neighborhoods Citizens Advisory Committee

The Eastern Neighborhoods Citizens Advisory Committee (EN CAC) is the central community advisory body charged with providing input to City agencies and decision makers with regard to all activities related to implementation of the Eastern Neighborhoods Area Plans. It was established for the purposes of providing input on the prioritization of Public Benefits, updating the Public Benefits program, relaying information to community members in each of the four neighborhoods regarding the status of development proposals in the Eastern Neighborhoods, and providing input to plan area monitoring efforts as appropriate. The EN CAC is composed of 15 voting members – nine appointed by the Board of Supervisors, and six appointed by the Mayor. In addition, there are four non-voting members representing Showplace Square/Potrero Hill, two appointed by the Board of Supervisors, and two by the Mayor. These non-voting members will attain voting status upon the adoption and integration of the Showplace Square/Potrero Hill Impact Fees into the Eastern Neighborhoods Public Benefits Fund. The CAC also plays a key role in reviewing and advising on the Five-Year Monitoring Reports. The EN CAC has held monthly public meetings since October, 2009, before the adoption of the Showplace Square/Potrero Hill Community Plan. For more information on the EN CAC, go to <http://encac.sfplanning.org>.

### 6.2 Eastern Neighborhoods Community Facilities and Infrastructure Fee & Fund

The Eastern Neighborhoods Community Facilities and Infrastructure Fee includes three tiers of fees that are based on the amount of additional development enabled by the 2009 Eastern Neighborhoods rezoning, later including the Showplace Square/Potrero Hill rezoning. In general, Tier 1 fees are charged in areas where new zoning provided less than 10 feet of additional height. Tier 2 fees are for those areas that included between 10 and 20 feet of additional height, and Tier 3 fees are for areas that included for 20 feet or more of additional height. Fees are adjusted every year based on inflation of construction costs.

Below is a chart of the original fees (2009) and the fees as they exist today.

**Table 6.2.1 Eastern Neighborhoods Infrastructure Impact Fees per Square Foot, 2009 and 2016**

	Original Fee		2016 Fee	
	Residential	Non-Residential	Residential	Non-Residential
Tier 1	\$8.00	\$6.00	\$10.19	\$7.65
Tier 2	\$12.00	\$10.00	\$15.29	\$12.74
Tier 3	\$16.00	\$14.00	\$20.39	\$17.84

The fees established above are proportionally divided into five funding categories as determined by the needs assessment, nexus studies, and feasibility studies, including housing, transportation/transit, complete streets, recreation and open space, and child care. The first \$10,000,000 collected are targeted to affordable housing preservation and rehabilitation. To date, the City has collected nearly \$48.4 million in impact fees, as shown on

**Table 6.2.2 Eastern Neighborhoods Infrastructure Impact Fees Collected to Date**

Category	Collected
HOUSING	\$4,742,000
TRANSPORTATION / TRANSIT	\$16,936,000
COMPLETE STREETS	\$6,733,000
RECREATION AND OPEN SPACE	\$17,518,000
CHILDCARE	\$2,416,000
<b>Total</b>	<b>\$48,345,000</b>

Note: Amount collected includes in-kind improvements.

Over the 2016-2020 period, the City is projected to collect a little over \$145 million from the Eastern Neighborhoods impact fee program, as shown on

**Table 6.2.3 Eastern Neighborhoods Infrastructure Impact Fees Projected, 2016-2020**

Category	Collected
HOUSING	\$26,411,000
TRANSPORTATION / TRANSIT	\$30,302,000
COMPLETE STREETS	\$38,542,000
RECREATION AND OPEN SPACE	\$43,912,000
CHILDCARE	\$5,931,000
<b>Total</b>	<b>\$145,098,000</b>

As shown in **Table 6.2.4**, approximately \$6.94 million were collected from 15 projects in the Showplace Square/Potrero Hill Plan Area between 2011 and 2015. Overall, roughly \$48.4 million has been collected in all of the Eastern Neighborhoods.

**Table 6.2.4 Eastern Neighborhoods Infrastructure Impact Fees Collected, 2011-2015**

Area	Revenue	Projects
<b>Western SoMa</b>	<b>\$6,940,000</b>	<b>11</b>
East SoMa	\$14,635,000	39
Mission	\$5,357,000	43
Central Waterfront	\$10,034,000	19
Showplace/Potrero	\$11,384,000	26
<b>TOTAL</b>	<b>\$48,350,000</b>	<b>138</b>

### 6.3 IPIC Process

The Infrastructure Plan Implementation Committee was established in Administrative Code section **XX**; the IPIC's purpose is to bring together City agencies to collectively implement the community improvement plans for specific areas of the City including the Eastern Neighborhood Plan Areas. The IPIC is instrumental in creating a yearly expenditure plan for impact fee revenue and in creating a bi-annual "mini" Capital Plan for the Eastern Neighborhoods. The annual Expenditure Plan is specific to projects that are funded by impact fees. The bi-annual Eastern Neighborhoods Capital Plan also includes infrastructure projects that are funded by other sources, and projects where funding has not been identified.



## 6.4 Eastern Neighborhood MOU

In 2009, the Planning Department entered into a Memorandum of Understanding with SF Public Works, SFMTA, Rec and Park, and MOHCD to assure commitment to implementing the EN Plans. A key component of the agreement was the establishment of a list of priority projects:

- Folsom Street
- 16th Street
- Townsend Street
- Pedestrian Crossing at Manalo Draves Park
- 17th and Folsom Street Park
- Showplace Square Open Space

## 6.5 First Source Hiring Program

The First Source Hiring Program was first adopted in 1998 and modified in 2006. The intent of First Source is to connect low-income San Francisco residents with entry-level jobs that are generated by the City's investment in contracts or public works; or by business activity that requires approval by the City's Planning Department or permits by the Department of Building Inspection. CityBuild works in partnership with Planning Department and DBI to coordinate execution of First Source Affidavits and MOUs.

CityBuild is a program of the Office of Economic and Workforce Development and is the First Source Hiring Administrator. In accordance to Chapter 83: First Source Hiring Program, developers must submit a First Source Affidavit to the Planning Department prior to planning approval. In order to receive construction permit from DBI, developers must enter into a First Source Hiring MOU with CityBuild. Developers and contractors agree to work in good faith to employ 50% of its entry-level new hiring opportunities through the CityBuild First Source Hiring process.

Projects that qualify under First Source include:

- any activity that requires discretionary action by the City Planning Commission related to a commercial activity over 25,000 square feet including conditional use authorization;
- any building permit applications for a residential project over 10 units;
- City issued public construction contracts in excess of \$350,000;
- City contracts for goods and services in excess of \$50,000;
- leases of City property;
- grants and loans issued by City departments in excess of \$50,000.

Since 2011 CityBuild has managed 442 placements in 72 First Source private projects in the three zip codes encompassing the Eastern Neighborhoods Plan Areas (94107, 94110, 94103), not including projects in Mission Bay, approved under the former Redevelopment Agency. They have also placed 771 residents from the three-zip code area in projects throughout the city.

In 2011, the City also implemented a first of its kind, the Local Hire Policy for Construction on publicly funded construction projects. This policy sets forth a mandatory hiring requirement of local residents per trade for construction work hours. This policy superseded the First Source Hiring Program on public construction contracts. Since 2011, a cumulative 37% of the overall 6.2 million work hours have been worked by local residents and 58% of 840,000 apprentice work hours performed by local residents.

## 7 Ongoing Efforts

**Showplace Open Space Plan.** The Showplace Open Space Plan provided conceptual designs for eight possible open space projects including Daggett Park and the expansion and improvement of Jackson Square Playground. The purpose of the Plan was to find open space projects of which one would be chosen as a priority. Of the eight projects, Daggett is under construction, and a more specific scope for Jackson Playground is being developed.

**16<sup>th</sup> Street / 17<sup>th</sup> Street 22-Fillmore Improvements.** The 16th Street Improvement Project envisions the transformation of the 16th Street corridor into a highly efficient transit corridor along with pedestrian and streetscape improvements. The project includes transit, bicycle and pedestrian improvements on 16th Street between Church Street and 3rd Street, and bicycle improvements on 16th Street between San Bruno and Mississippi. The Project will improve transit by rerouting the 22-Fillmore, and providing enhanced pedestrian connectivity between the many neighborhoods along its length and to the Bay. Key to the 16th Street improvements is installing trolley bus overhead wiring for the 22-Fillmore. The configuration of 16th Street will feature both center running transit-only lanes and side running lanes along its length. The Project is being implemented in two phases with increased headways already implemented and road re-stripping to happen in the near future. Construction of hard improvements is planned to start in 2018.

**Potrero Avenue Streetscape Improvement Project.** The project includes repaving and utility upgrades from Alameda to 25<sup>th</sup> Street along with bus bulbs pedestrian and bicycle improvements along the entire segment. Focused pedestrian streetscape improvements are planned for the segment between 21<sup>st</sup> and 25<sup>th</sup> Streets, which will include a median, widened sidewalks and lighting. The project is currently under construction.

**22<sup>nd</sup> Street Stair.** The project is to construct a publicly accessible stair and open space on the steep grade between Pennsylvania and Missouri Street on the east slope of Potrero Hill. The stair would include both hardscaping and improved landscaping at the upper slope and will act as a key access point between Potrero Hill and Dogpatch. The project will be constructed by a private developer in conjunction with the development project at [address]. Delivery is dependent of the development project moving forward.

**Daggett Park.** The park is located on the previous Daggett paper-street right-of-way at 16<sup>th</sup> Street and 7<sup>th</sup> Street. The .9 acre park, currently under construction is being constructed as part of an in-kind agreement of the Daggett Triangle Development. The park will feature a large unprogrammed lawn area, ample seating, architectural play features, dog run, drought-resistant trees and landscaping and other storm runoff features. The park, initially conceived as part of the Showplace Square Open Space Plan, was prioritized for implementation by the EN CAC. This will serve as the new park for Showplace Square / Potrero originally envisioned in the Eastern Neighborhoods Plan(s). The park is currently under construction and is expected to be complete by winter 2017.

**Jackson Playground.** Jackson Playground is generally bounded by 17<sup>th</sup> Street, Carolina Street, Mariposa Street and Arkansas Street within the Showplace Square / Potrero Hill neighborhood. It currently features a clubhouse, play equipment, picnic areas, tennis courts, basketball courts and two ball fields. The Showplace Square Open Space Plan envisioned extending the boundaries of the park into Carolina Street and Arkansas Street to enable additional usable space. Rec and Park with the Friends of Jackson Playground, Live Oak School and other stakeholders are currently working on conceptual ideas for park improvements including the possibility of extending the boundaries of the park into the right-of-way.

**Arts and Design Educational Special Use District.** On November 22, 2011, Supervisor Malia Cohen introduced a proposed ordinance which would amend the San Francisco Planning Code by adding Section 249.67 to create



the Art & Design Educational Special Use District ("SUD") and the City's zoning map to reflect this new SUD to permit postsecondary educational institutions without use size limitations, to allow student housing and to allow the Zoning Administrator to authorize temporary structures without public hearing provided the structure is occupied by a use allowed by the Special Use District at 1111 8<sup>th</sup> Street, The California College of the Arts. The SUD area is bounded by the east side of De Haro Street, the northside of 151hStreet, the east side of 8<sup>th</sup> Street, the north side of Irwin Street, the west side of 7th Street, the south side of Hooper Street and the south side of Channel Street (**Map X**).

The purpose of creating the Art & Design Educational Special Use District is to facilitate the continued operation of the California College of the Arts and to provide a regulatory scheme for potential future expansion of the California College of the Arts. The Art and Design Educational Special Use District permits as of right and without use size limits Post-Secondary Educational Institutions, allows Student Housing and allows the Zoning Administrator to authorize temporary structures without public hearing provided the structure is occupied by a use allowed by the Special Use District. Adopt April 25, 2013, this SUD provides a regulatory scheme for potential and future phased expansion of the campus.

**Map X. Arts and Design Educational Special Use District**