



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Transmittal Memo to the Planning Commission

EASTERN NEIGHBORHOODS ***Monitoring Reports 2006-2010*** **Informational Hearing**

HEARING DATE: FEBRUARY 16, 2011

Date: February 9, 2011
Case No.: Not Applicable
Project Name: **Eastern Neighborhoods Plans Monitoring Reports 2006-2010**

Project Sponsor: Planning Department
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Recommendation: **No Action Required. Informational only.**

TRANSMITTAL

Transmitting 2006-2010 Eastern Neighborhoods monitoring reports for *Central Waterfront, East SoMa, Mission, and Showplace Square/Potrero Hill*.

PROJECT DESCRIPTION

San Francisco Administrative Code Section E10.6 requires that a five year time series monitoring report on the Eastern Neighborhoods Plans be prepared two years following the plans' adoption and approval and five years hence. The *Central Waterfront, East SoMa, Mission, and Showplace Square/Potrero Hill Plans Monitoring Reports, 2006-2010* are the first in the series and describe commercial development activities and employment, housing supply and residential development trends, and transportation trends and infrastructure improvements as mandated. The Report also discusses implementation of proposed programming including fees collected, community improvements, and historic preservation.

Highlights of the *Eastern Neighborhoods Plan Monitoring Reports 2006-2010* include:

COMMERCIAL DEVELOPMENT

- **New Construction:** Between 2006 and 2010, commercial development construction in the Eastern Neighborhoods totaled about 1.1 million square feet or 18% of net new commercial development citywide. Of note is the completion of the 907,000 square foot 650 Townsend in the Showplace Square/Potrero Hill Plan Area in 2009.
- **Development Pipeline:** The Eastern Neighborhoods will be a small contributor to new commercial development in San Francisco with just over 1% of proposed commercial de-

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velopment square footage in the Eastern Neighborhoods. The major addition to the San Francisco General Hospital – just under 548,800 square feet – makes up the bulk of commercial projects under construction in the Eastern Neighborhoods. Construction of new commercial space is being offset by conversion or demolition of existing commercial space, mostly in the light industrial production, distribution and repair (PDR) sector.

- **New PDR Development and PDR Loss:** Approximately 118,550 square feet of new PDR space was built in the Eastern Neighborhoods between 2006 and 2010. This represents over half of new PDR space built in the last five years. However, commercial development projects in the pipeline will result in the loss of approximately 325,300 square feet of PDR space in the Eastern Neighborhoods, representing two-thirds of all PDR space loss citywide.

ESTIMATED NEW JOBS IN NEW COMMERCIAL DEVELOPMENT

- **New Commercial Construction:** New commercial development built in the Eastern Neighborhoods between 2006 and 2010 can support approximately 2,670 retail and office jobs. An additional 128 light industrial PDR jobs are also expected to be accommodated in new PDR space built.
- **Commercial Pipeline:** Assuming an average employee density of 350 square feet, an estimated 1,670 office and retail jobs can be accommodated in the proposed commercial development pipeline in the Eastern Neighborhoods. Proposed conversion of light industrial PDR space to residential or other commercial space, however, could mean the loss of about 680 PDR jobs.

HOUSING

- **New Housing Construction:** One of every five new housing units built in San Francisco in the last five years was built in the Eastern Neighborhoods. Between 2006 and 2010, net addition to the City's housing stock (meaning, new units built minus units demolished, merged, removed or converted) totalled 2,900 units.
- **Housing Pipeline:** In the next five years, about 950 new units are expected to be built in the Eastern Neighborhoods. This represents about 16% of all pipeline units in projects that are currently under construction or have building permits to start construction Citywide. Proposed housing development projects in the Eastern Neighborhoods make up about 8% of total units in the overall pipeline.
- **Affordable Housing:** Of the new housing built in the Eastern Neighborhoods in the last five years, about 760 or 26% were affordable. This represents over one out of every five affordable housing units built Citywide. Of these, 60% (460) were publicly subsidized and 40% (300) were made affordable through the City's inclusionary affordable housing requirement.
- **Changes to the Housing Stock:**
 - **Condo Conversion** – Condo conversion is often seen as loss of presumably affordable rental housing. A total of 450 units were converted into condos in the Eastern Neighborhoods; this made up 12% of the Citywide total.

- **Evictions** – The City’s rental housing stock is diminished by owner move-in (OMI) evictions and Ellis Act withdrawals. About 12% (95 units) of Citywide OMI evictions were in the Eastern Neighborhoods. Another 80 rental units in the Eastern Neighborhoods were also made subject to the Ellis Act; this represents about 10% of the Citywide total.

PUBLIC BENEFITS

- **Transportation Improvements:** The Eastern Neighborhoods Transportation Implementation Planning Study (EN TRIPS), the transportation implementation plan for all four Plan Areas of the Eastern Neighborhoods, has completed its existing and future conditions technical analyses to understand current transportation opportunities and constraints.
- **Open Space and Recreational Facilities**
 - The 17th and Folsom Streets parking lot, currently owned by the San Francisco Public Utilities Commission, has been identified as suitable for a new park to serve the Mission Plan area. After a series of community meetings in 2010, three design alternatives have been merged into one design.
 - The City is currently working with the San Francisco Unified School District on the I.M. Scott School site and the Port of San Francisco on the development of Crane Cove Park as well as the renovation and expansion of Warm Water Cove.
 - The Showplace Square Open Space Plan effort was conducted between April and December of 2009. Ultimately eight opportunity sites for new open space were identified, along with conceptual designs and cost estimates for each. Funds to implement these improvements have yet be identified.
 - The Planning Department continues to work with Recreation and Parks Department to identify a site in East SoMa for a public park.
- **Neighborhood Serving Establishments**
 - Restaurants – both full and limited service restaurants – make up over a third of neighborhood serving establishments in the Eastern Neighborhoods. Not surprisingly, almost one in two jobs in neighborhood serving establishments are in restaurants.
 - There are almost the same number of supermarkets and smaller grocery stores in the Eastern Neighborhoods as there are general auto repair shops; groceries, however, employ six times more employees as do auto repair shops.

IMPLEMENTATION OF PROPOSED PROGRAMMING

- **Fees Program and Collection:** Approximately \$751,000 from 10 projects has been collected since the fee was established in January 2009.
- **Historic Preservation:** Historic surveys of all properties built before 1956 have been completed and adopted by the Historic Preservation Commission for all four Eastern Neighborhoods.

- The Dogpatch Historic District was identified as a significant residential enclave in the Central Waterfront.
- The East SoMa Plan area was surveyed as part of a larger South of Market historic survey which identified three historic districts (Sixth Street Lodging House, Bluxome and Townsend, and the Western SoMa Light Industrial and Residential) as well as an expansion of the existing South Park and South End Historic Districts.
- The Inner Mission North Survey and the South Mission Survey identified potential historic resources in the Mission Plan area.
- The Showplace Square/Northeast Mission Historic Resource Survey recognized the Showplace Square Heavy Timber and Steel-Frame Brick Warehouse and Factory Discontiguous Historic District.

Limited copies of the Eastern Neighborhoods area *Plan Monitoring Reports 2006-2010* are available to the public at cost at the San Francisco Planning Department, 1650 Mission Street, 4th Floor, San Francisco, CA 94103. It is also available for review at the San Francisco Main Public Library, Science and Government Documents Department. The reports can also be downloaded from the Planning Department’s website: <http://www.sf-planning.org>

REQUIRED COMMISSION ACTION

There is no action required. Informational only.

RECOMMENDATION: No Action Required. Informational Only.

Attachments:

- Central Waterfront Plan Monitoring Report, 2006-2010*
- East SoMa Plan Monitoring Report, 2006-2010*
- Mission Plan Monitoring Report, 2006-2010*
- Showplace Square/Potrero Hill Plan Monitoring Report, 2006-2010*

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