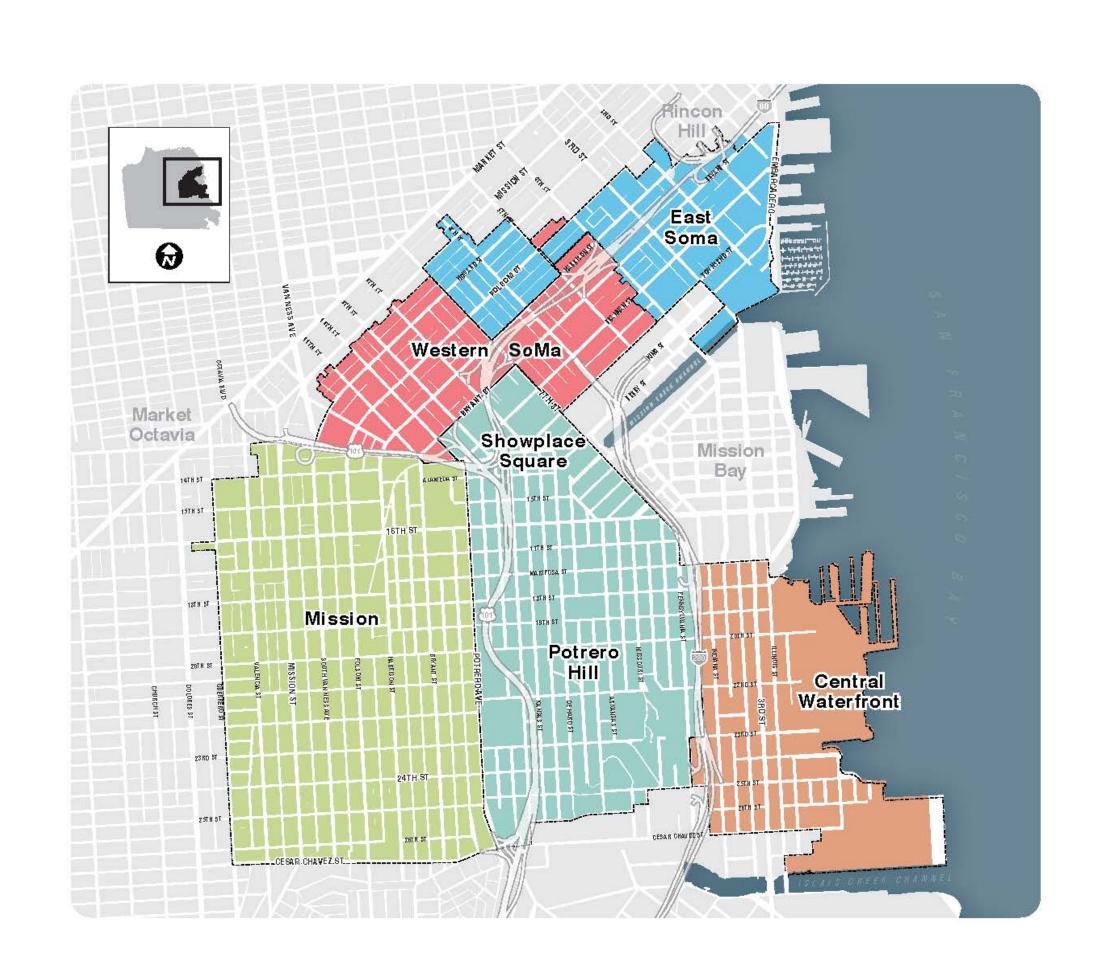
HISTORY OF EASTERN NEIGHBORHOODS

The Eastern Neighborhoods Plan was adopted in January of 2009 after several years of community input. Eastern Neighborhoods includes the Mission, Central Waterfront, East SoMa, Showplace Square and Potrero Hill. The planning process began in 2001 as the city began to think about new zoning controls for the industrial portions of the neighborhoods. Workshops were held in each neighborhood to explore the types of land uses and each neighborhood area plan included plans around affordable housing, transportation, parks, open space, historic preservation, and urban design and community facilities. Note that the Western SoMa Plan was adopted separately in 2013 and is now included in Eastern Neighborhoods. Key recommendations from the Plan included:

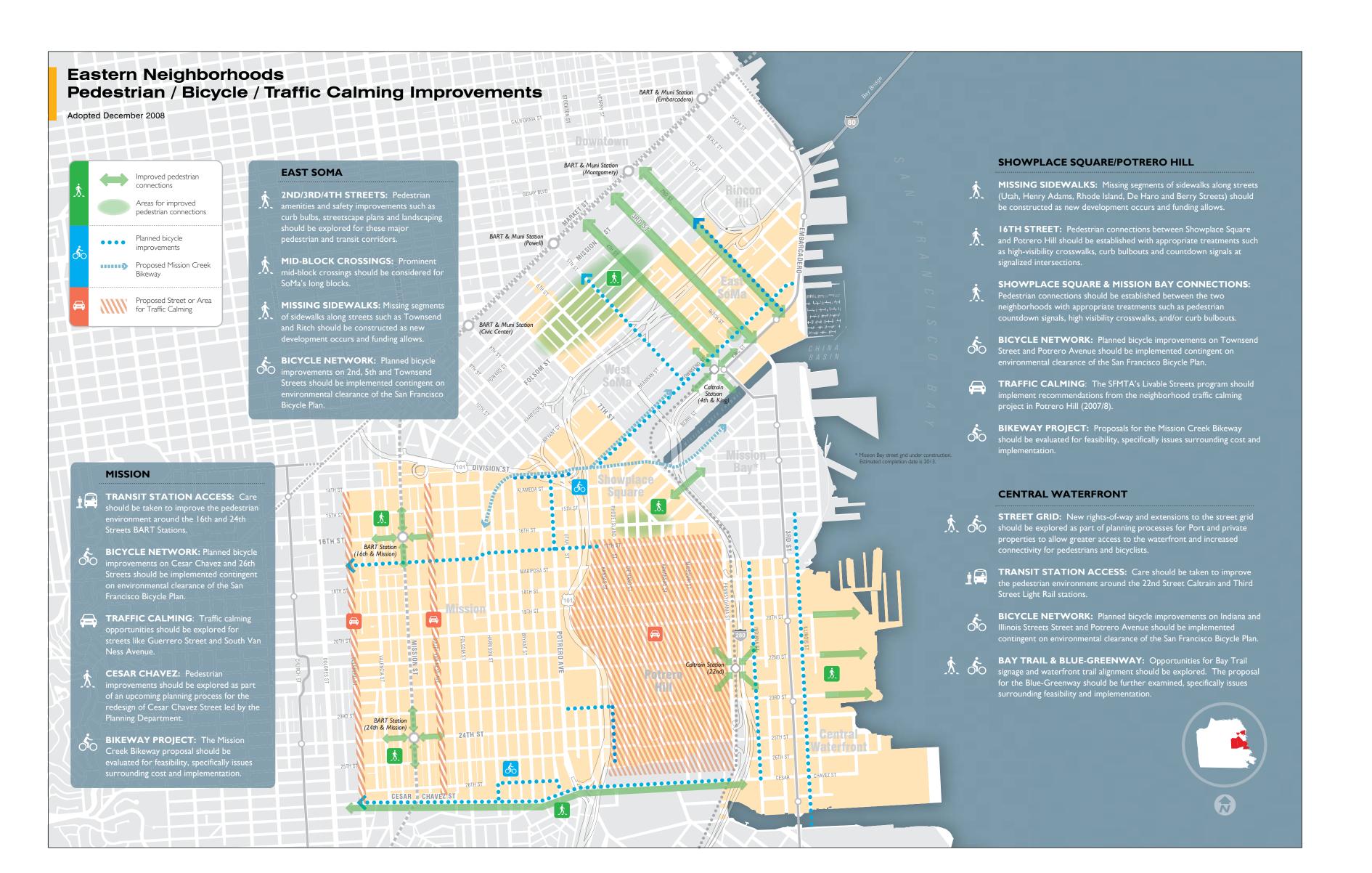
- A balance of land uses including residential, production, repair, and distribution (PDR), mixed uses, and near Mission Bay special use districts
- No heights to exceed 85 feet
- In mixed use areas, parking maximums were implemented
- Open space requirements increased
- Unit mix, density requirements would be replaced with a bedroom mix to ensure a diversity of housing units
- Public benefits program with a focus on affordable housing

The Eastern Neighborhood Community Advisory Committee was created after the adoption of the Plan as the central community advisory body charged with providing input to City agencies and decision makers with regard to all activities related to the implementation of the Eastern Neighborhoods Area Plans.

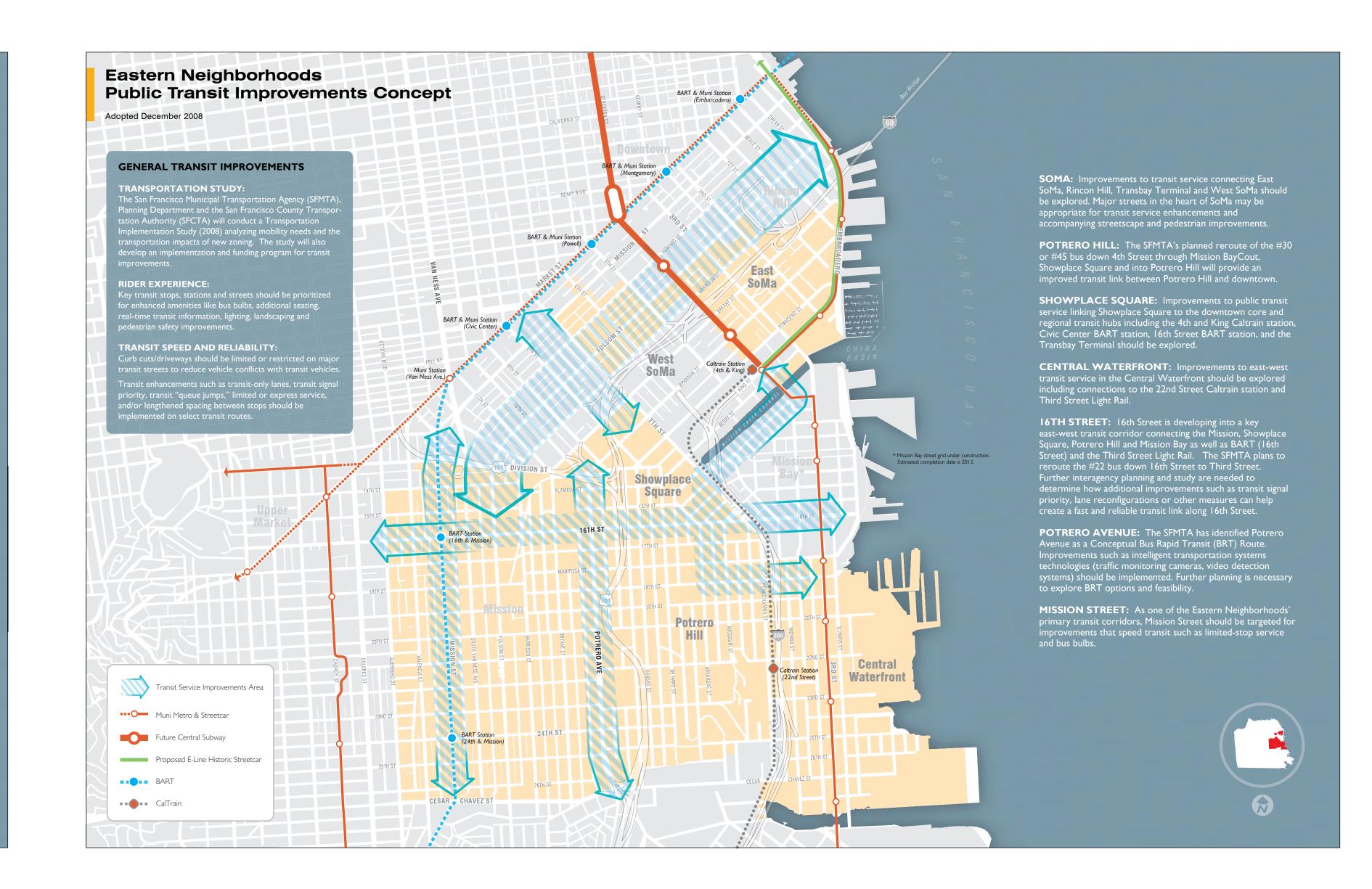
The adoption of the plan also included development impact fees for any new development in the area plan. The Eastern Neighborhood Plan requires that 80% of the impact fees must go toward priority projects for *Transportation and Open Space* funds until the priority projects within those funds are completed. 16th street was named a priority project for both transit and streetscape improvements.

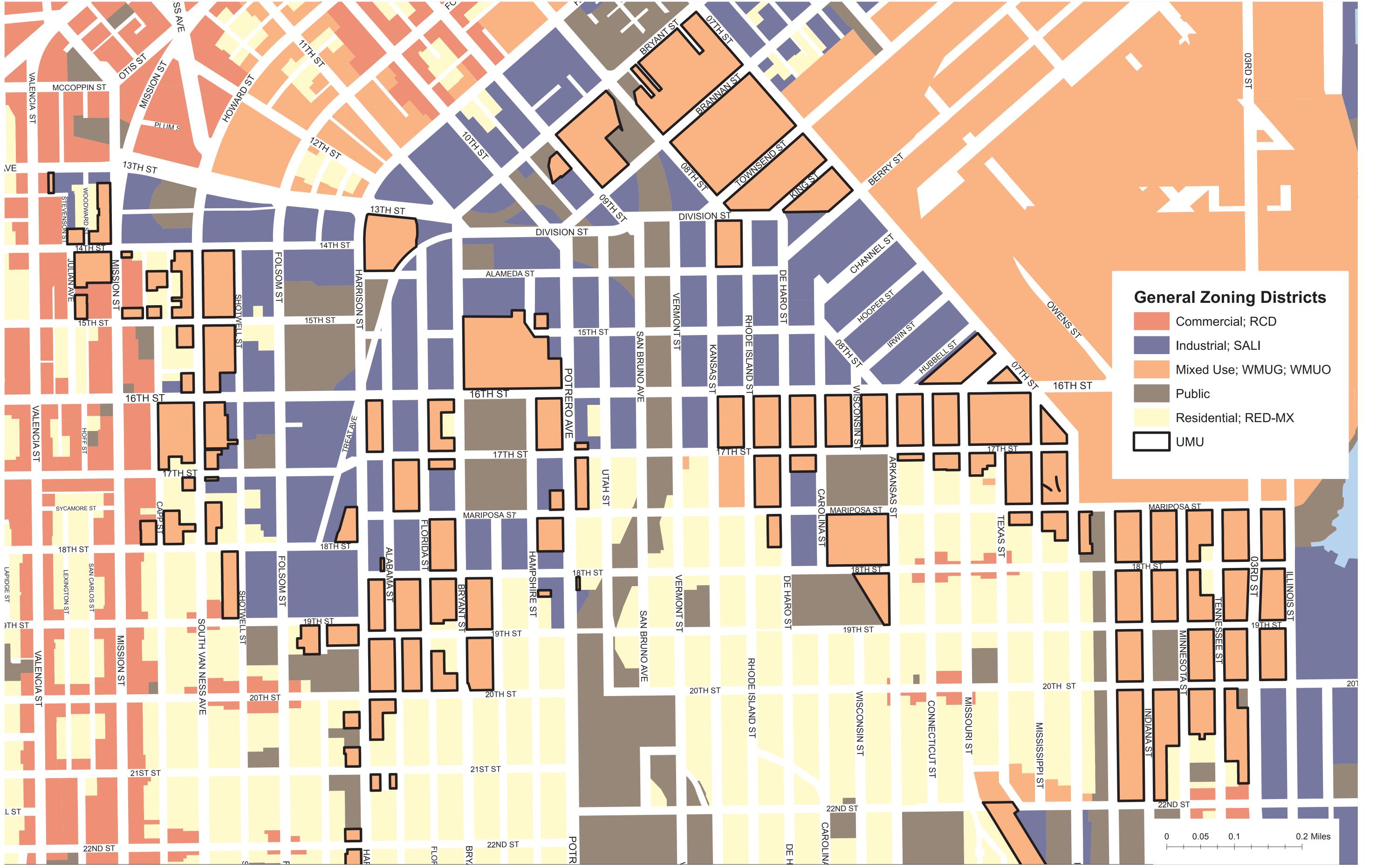


*Note that Western SoMA was added after Eastern Neighborhoods initial approvals.









16TH STREET CORRIDOR ZONING MAP

Urban Mixed Use (UMU) parcels are higlighted in black outline because they represent areas of the most likely new development per the principles of the Eastern Neighborhoods.

What is UMU?

- Former industrially-zoned areas
- Residential permitted as-of-right
- Increased inclusionary requirement
- Density controls emliminated
- Parking minimums replaced with maximums



EN TRIPS

Following adoption of the Eastern Neighborhoods Plans, the City worked with the community to develop the Eastern Neighborhoods Transportation and Implementation Planning Study (ENTrips), completed in 2011. ENTrips identified, conceptual designs for key transportation infrastructure projects to serve new growth in the Eastern Neighborhoods. The 16th Street Corridor was identified as a high priority corridor in the study.

Figure ES-3 16th Street Corridor Operations Concept

The recommended alternative for 16th Street is based on a few key features, including increasing transit reliability by the creation of a median transitway; extension of sidewalks; and moving bicycle circulation to 17th Street.

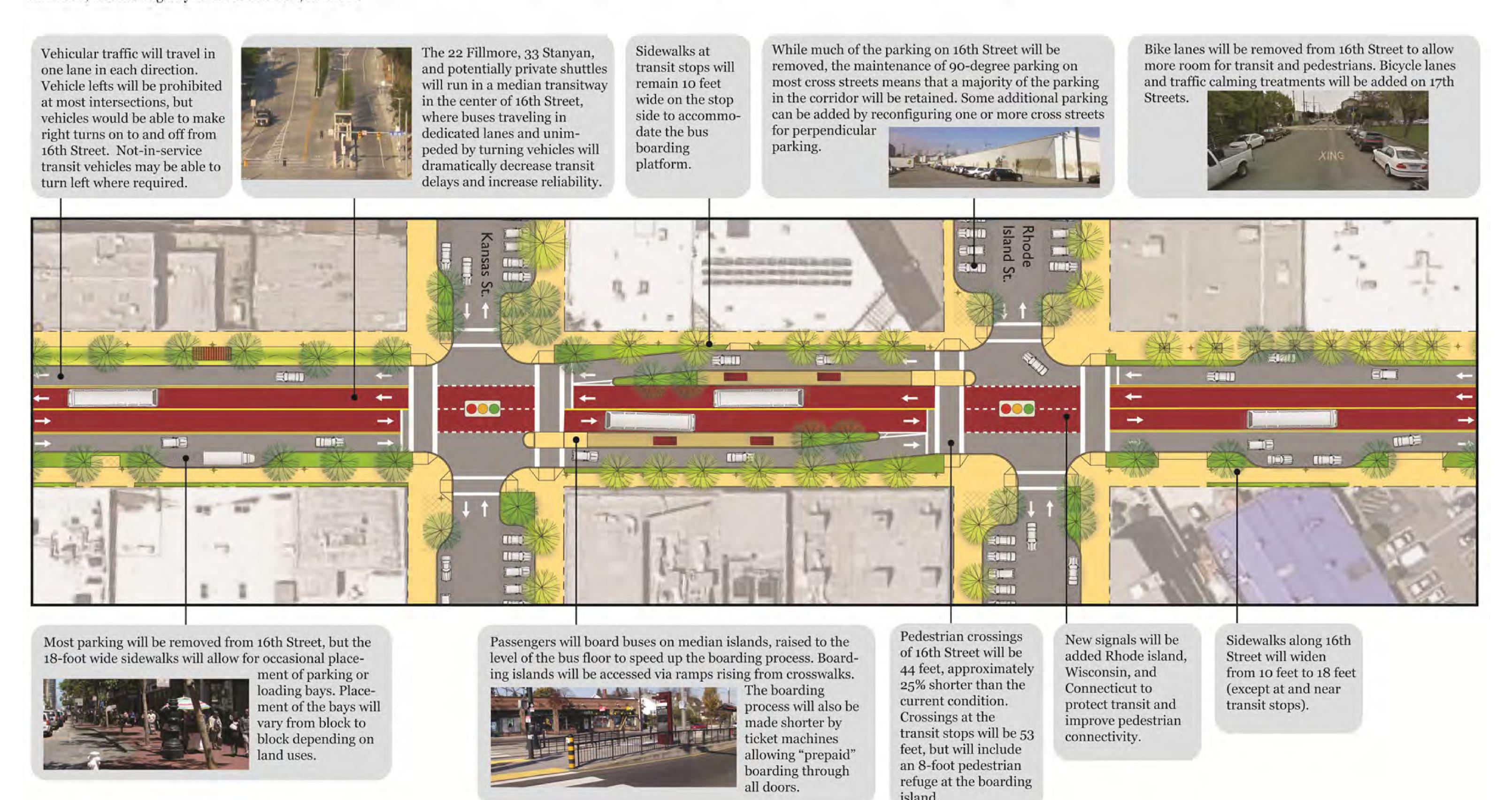


Figure ES-1 EN TRIPS Priority Corridors



EN Trips Concept Plan