

Central Corridor Plan

I. PLANNING PRINCIPLES

These principles have been developed from community ideas and input gathered at recent community group meetings, walking tours, the storefront charrette and an online survey.

Discuss them with your group:

Do you agree or disagree with the principle?

How might you modify the principle to be more in-line with your vision for the corridor? (Please specify in Part III or attach an additional page with comments)

LAND USE PRINCIPLES

A. Support Growth		AGREE	DISAGREE
A1.	Increase development capacity.	<input type="checkbox"/>	<input type="checkbox"/>
A2.	Increase attractiveness of area for development.	<input type="checkbox"/>	<input type="checkbox"/>
A3.	Favor workplace development over other kinds of growth.	<input type="checkbox"/>	<input type="checkbox"/>
A4.	Support the growth of the technology sector.	<input type="checkbox"/>	<input type="checkbox"/>
A5.	Support the development of housing.	<input type="checkbox"/>	<input type="checkbox"/>
A6.	Support development of a diversity of housing, especially below-market rate units.	<input type="checkbox"/>	<input type="checkbox"/>
B. Facilitate Complete Communities		AGREE	DISAGREE
B1.	Maintain and enhance existing housing, especially affordable housing.	<input type="checkbox"/>	<input type="checkbox"/>
B2.	Appropriately protect Historic Resources.	<input type="checkbox"/>	<input type="checkbox"/>
B3.	Respect recent re-zoning processes whenever possible.	<input type="checkbox"/>	<input type="checkbox"/>
B4.	Reinforce SoMa's mixed-use character by permitting diverse uses.	<input type="checkbox"/>	<input type="checkbox"/>
B5.	Support open space.	<input type="checkbox"/>	<input type="checkbox"/>
B6.	Support and enhance cultural and public uses, especially in the Yerba Buena Area.	<input type="checkbox"/>	<input type="checkbox"/>
B7.	Require development to help pay for necessary new infrastructure.	<input type="checkbox"/>	<input type="checkbox"/>
B8.	Support an eco-district in the area.	<input type="checkbox"/>	<input type="checkbox"/>

URBAN FORM PRINCIPLES

C. Relate Land Use Pattern to Urban Form		AGREE	DISAGREE
C1.	Support job growth with large-floorplate, mid-rise commercial buildings.	<input type="checkbox"/>	<input type="checkbox"/>
C2.	Direct large sites towards workplace development.	<input type="checkbox"/>	<input type="checkbox"/>
C3.	Accommodate housing on smaller infill sites.	<input type="checkbox"/>	<input type="checkbox"/>
C4.	Allow housing on large sites as part of mixed-use projects that incorporate significant commercial space.	<input type="checkbox"/>	<input type="checkbox"/>
D. Relate New Development to the Overall Cityscape		AGREE	DISAGREE
D1.	Identify Fourth Street as an activity center & transit corridor through higher heights and greater density.	<input type="checkbox"/>	<input type="checkbox"/>
D2.	Use height to identify station locations at the Moscone, Brannan, and Fourth & King Stations.	<input type="checkbox"/>	<input type="checkbox"/>
D3.	Focus the highest buildings at the northern and southern ends of the Plan Area, in proximity to regional transit.	<input type="checkbox"/>	<input type="checkbox"/>
D4.	Sculpt heights to respect views through and across the district.	<input type="checkbox"/>	<input type="checkbox"/>
D5.	Build to heights that will diminish the presence of the freeway.	<input type="checkbox"/>	<input type="checkbox"/>
D6.	Limit large floorplate buildings to 130 feet. Consider allowing slender structures to rise higher on large sites with tower spacing.	<input type="checkbox"/>	<input type="checkbox"/>
E. Enhance Local Livability and Character		AGREE	DISAGREE
E1.	Relate the streetwall height to the width of streets. Require building setbacks above the streetwall height from the sidewalk.	<input type="checkbox"/>	<input type="checkbox"/>
E2.	Protect alley environments and lower height limits near small-scale housing.	<input type="checkbox"/>	<input type="checkbox"/>
E3.	Recognize the grain of lot patterns and existing development, particularly small scale residential fabric.	<input type="checkbox"/>	<input type="checkbox"/>
E4.	Adjust building height limits in character areas such as the South End Historic District.	<input type="checkbox"/>	<input type="checkbox"/>
E5.	Sculpt building height limits to avoid additional shading of public open spaces and school yards.	<input type="checkbox"/>	<input type="checkbox"/>
E6.	Encourage or require key sites to provide public open space.	<input type="checkbox"/>	<input type="checkbox"/>

Your Affiliation: Resident Worker Business Property Owner / Developer Advocate

Table No.

Name (optional): _____

II.

DEVELOPMENT & DESIGN STRATEGIES

These strategies represent implementation options for some of the major principles.

Discuss & review the following strategies with your group. In your opinion:

Does the strategy meet the stated goal?

Does it conflict with other goals?

How high a priority is the strategy? Score of 1-5.

*1= lowest priority
5= highest priority*

LAND USE STRATEGIES

A1. Increase development capacity	MEETS GOAL	CONFLICTS	SCORE
• Enable office and/or residential in Eastern industrial areas (SLI).	<input type="checkbox"/>	<input type="checkbox"/>	
• Enable office and/or residential in Western industrial areas (SALI) from 4th to 5th Sts.	<input type="checkbox"/>	<input type="checkbox"/>	
• Enable office and/or residential in Western industrial areas (SALI) from 4th to 6th Sts.	<input type="checkbox"/>	<input type="checkbox"/>	
• Enable office and/or residential in Western industrial areas (SALI) and office-restricted areas (WSMUO) from 4th to 6th Sts.	<input type="checkbox"/>	<input type="checkbox"/>	
A3(a). Favor office development – south of Harrison.	MEETS GOAL	CONFLICTS	SCORE
• Allow housing everywhere.	<input type="checkbox"/>	<input type="checkbox"/>	
• Support office by not permitting housing on large parcels.	<input type="checkbox"/>	<input type="checkbox"/>	
• Support office by not permitting housing anywhere.	<input type="checkbox"/>	<input type="checkbox"/>	
A3(b). Favor office development – north of Harrison.	MEETS GOAL	CONFLICTS	SCORE
• Maintain limits on office (MUR).	<input type="checkbox"/>	<input type="checkbox"/>	
• Remove limits on office (MUR) from 2nd to 5th.	<input type="checkbox"/>	<input type="checkbox"/>	
• Remove limits on office (MUR).	<input type="checkbox"/>	<input type="checkbox"/>	
A6. Support development of a diversity of housing, especially below-market rate units.	MEETS GOAL	CONFLICTS	SCORE
• Maintain existing affordable housing requirements.	<input type="checkbox"/>	<input type="checkbox"/>	
• Capture increased land value through increased requirements.	<input type="checkbox"/>	<input type="checkbox"/>	
• Expand ways that development can meet requirements.	<input type="checkbox"/>	<input type="checkbox"/>	
B4. Reinforce SoMa's mixed-use character by permitting diverse uses.	MEETS GOAL	CONFLICTS	SCORE
• Permit formula retail wherever retail is allowed.	<input type="checkbox"/>	<input type="checkbox"/>	
• Restrict formula retail (Conditional Use required).	<input type="checkbox"/>	<input type="checkbox"/>	
• Limit new entertainment uses to where they are currently permitted (Downtown/C-3)	<input type="checkbox"/>	<input type="checkbox"/>	
• Allow "limited" entertainment uses throughout the area.	<input type="checkbox"/>	<input type="checkbox"/>	
• Allow new nighttime entertainment uses throughout the area.	<input type="checkbox"/>	<input type="checkbox"/>	

URBAN FORM STRATEGIES

Urban Form Scenario #1: Low Base	MEETS GOAL	CONFLICTS	SCORE*
Maintain major street frontages at 65-85 feet; Protect alleys and around key public spaces; Allow station locations up to 130-150 feet.	<input type="checkbox"/>	<input type="checkbox"/>	
Urban Form Scenario #2: Mid-Rise on Large Lots & Key Corners	MEETS GOAL	CONFLICTS	SCORE*
Allow height at station locations to 160-180 feet; Allow large sites and key corners to develop up to 120 feet.	<input type="checkbox"/>	<input type="checkbox"/>	
Urban Form Scenario #3: Taller Accent with Mission Bay Transition	MEETS GOAL	CONFLICTS	SCORE*
Increase height at station locations to 160-250 feet; Enable small footprint towers to 160' at large sites (limited number, primarily south of freeway).	<input type="checkbox"/>	<input type="checkbox"/>	
Urban Form Scenario #4: Taller Accent with Fourth Street Spine	MEETS GOAL	CONFLICTS	SCORE*
Increase height at station locations to 200- 320 feet; Enable small footprint towers to 160' at large sites (greater number, including north of freeway).	<input type="checkbox"/>	<input type="checkbox"/>	

Please write down additional thoughts, ideas and opportunities here. Attach an additional sheet if necessary.

III.

DID WE MISS ANYTHING?