

Showplace/SoMa

NEIGHBORHOOD ANALYSIS & COORDINATION STUDY

**SCOPING
PRESENTATION -
11/4/19**



**San Francisco
Planning**

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Showplace/SoMa

NEIGHBORHOOD ANALYSIS & COORDINATION STUDY

Several transportation and land use projects are positioning the Showplace/SoMa area for long-term change.

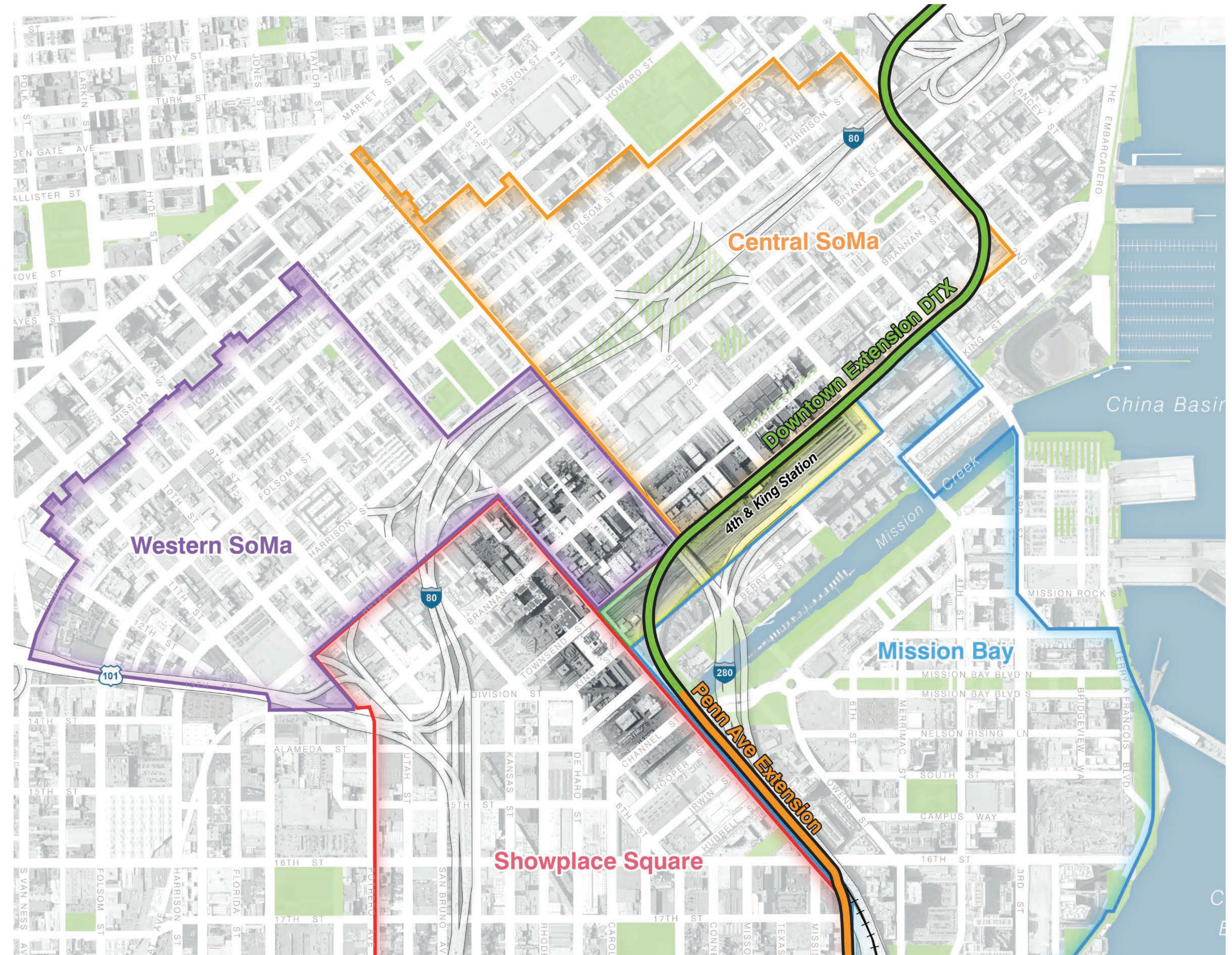
STUDY PURPOSE

This Study will identify strategies to coordinate these efforts while analyzing opportunities to create:

- A cohesive urban design
- Additional market-rate and affordable housing
- Additional capacity for a variety of PDR jobs
- A seamless network of open spaces & walkable streets

THE STUDY WILL PRODUCE

- A guiding policy report
- Potential programs and Planning Code updates to implement the policies
- A feasibility analysis of public benefits



Major Projects & Plans

Transportation

PLANNED CAPITAL IMPROVEMENTS

- Central Subway
- 16th Street Improvements
- 7th Street Improvements
- Brannan Street Improvements

UNDER STUDY

- Caltrain Business Plan
- Caltrain Service, Storage, Development Analysis
- High-Speed Rail Environmental Study
- Downtown Extension (DTX)
- Pennsylvania Avenue Extension Study (PAX)

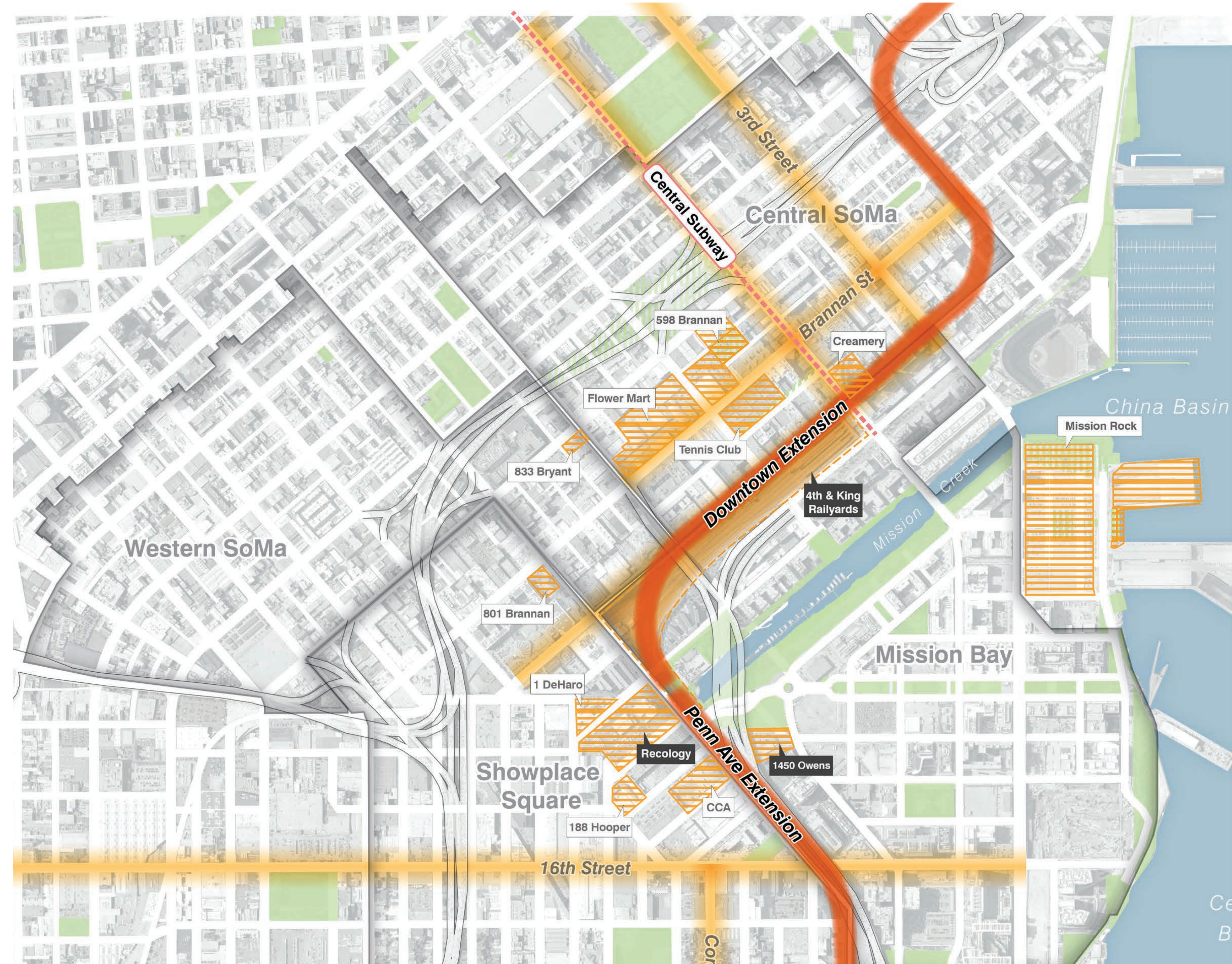
Land Use

APPROVED

- Central SoMa & Key Development Sites
- Showplace Square/Potrero Hill Area Plan
- Mission Bay Redevelopment Plan

UNDER STUDY

- Recology Site
- Mission Bay Amendments (e.g. 1450 Owens)
- Railyards Land Use Inputs
- Army Corps/Port Flood Study (SF waterfront)

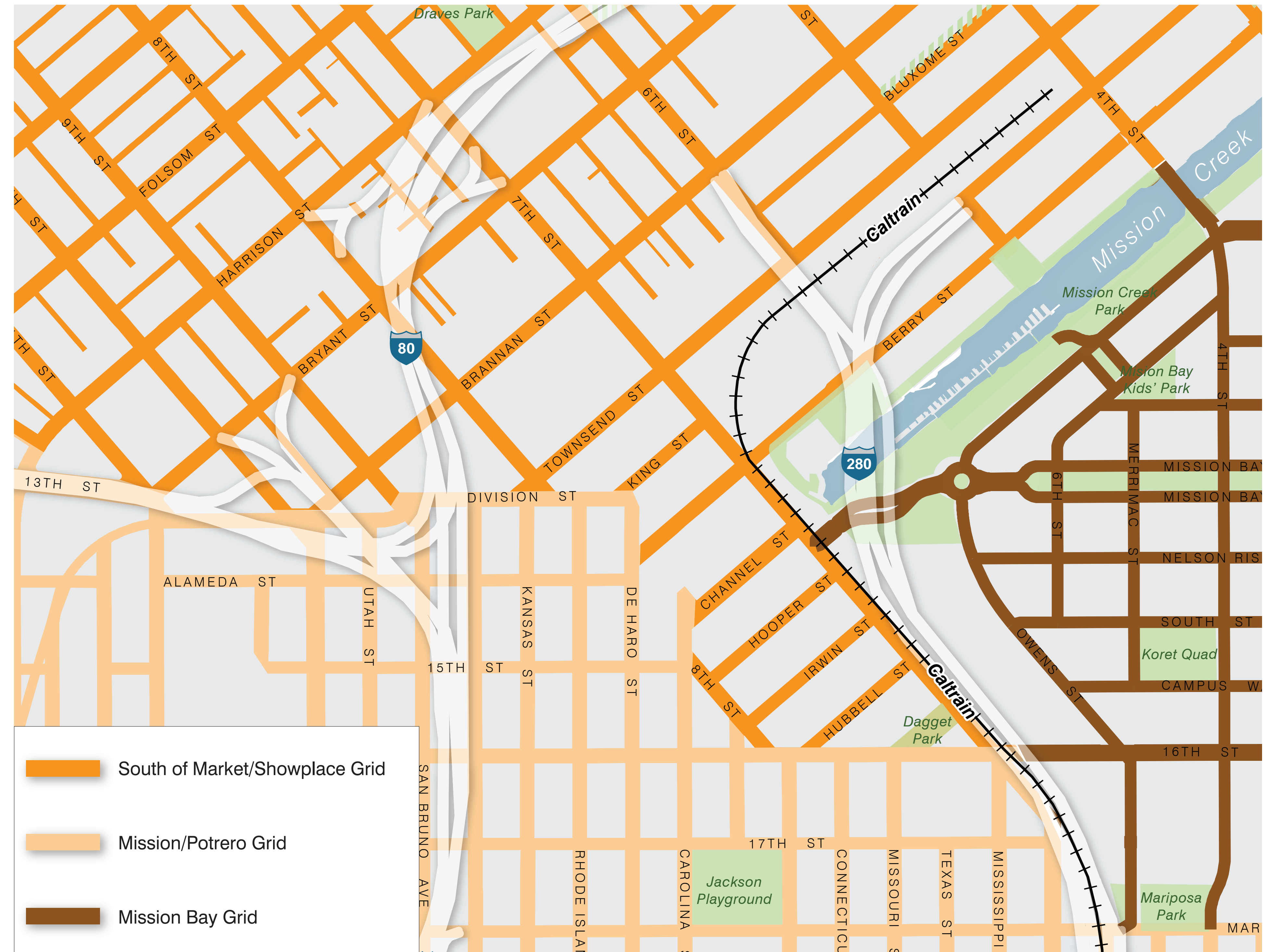


Challenges

- Three different street grids converge
- Major Infrastructure Barriers
- Limited direct connections to surrounding neighborhoods.
- Lack of connections to parks, waterfront and open space network

Opportunities for Analysis

- How can we design for better connections to
 - the north & south, including a future bike connection along 5th street?
 - the east & west, to surrounding areas?
 - existing and future open spaces?



Height and Bulk

DRAFT

Challenges

Changes to urban form must balance and consider:

- Railyards site
- Seamlessness between area plans
- Topography and San Francisco's urban form
- Access to sunlight
- Preserving Historic Character

Opportunities for Analysis

- How can height and bulk districts be designed to transition gracefully from existing to new neighborhoods?
- How can building form emphasize the importance of 4th and King station, while enhancing public view corridors?
- What policies can incentivize preservation and PDR, while allowing for additional housing?



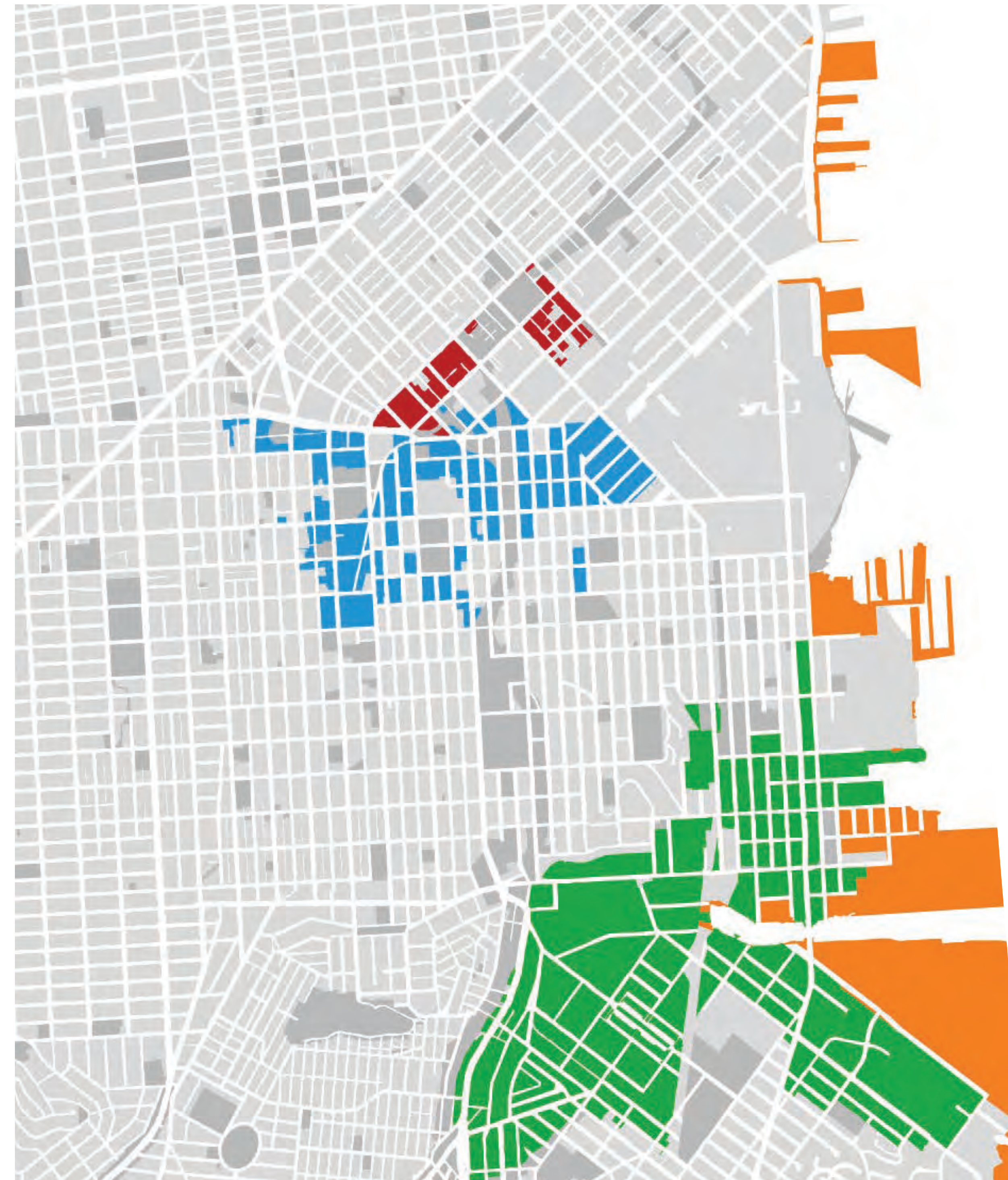
Production, Distribution & Repair

Challenges

- Limited supply, increasing demand
- Affordability for PDR businesses
- Ensuring new PDR construction meets needs of PDR businesses
- PDR zoning framework has evolved since Eastern Neighborhoods (e.g. office cross-subsidy)

Opportunities for Analysis

- As the neighborhood grows and mixes different uses, how can we ensure PDR spaces are viable and affordable?
- What else can be leveraged to build affordable PDR space?
- How can planning code support PDR businesses and needs in Showplace/Soma (e.g. prototyping, advanced manufacturing, repair)?



- SALI
90 acres
- PDR in Mission/
Showplace - 140 acres
- Industrial Port Land
406 acres
- Central Waterfront/
Bayview - 638 acres

Open Space

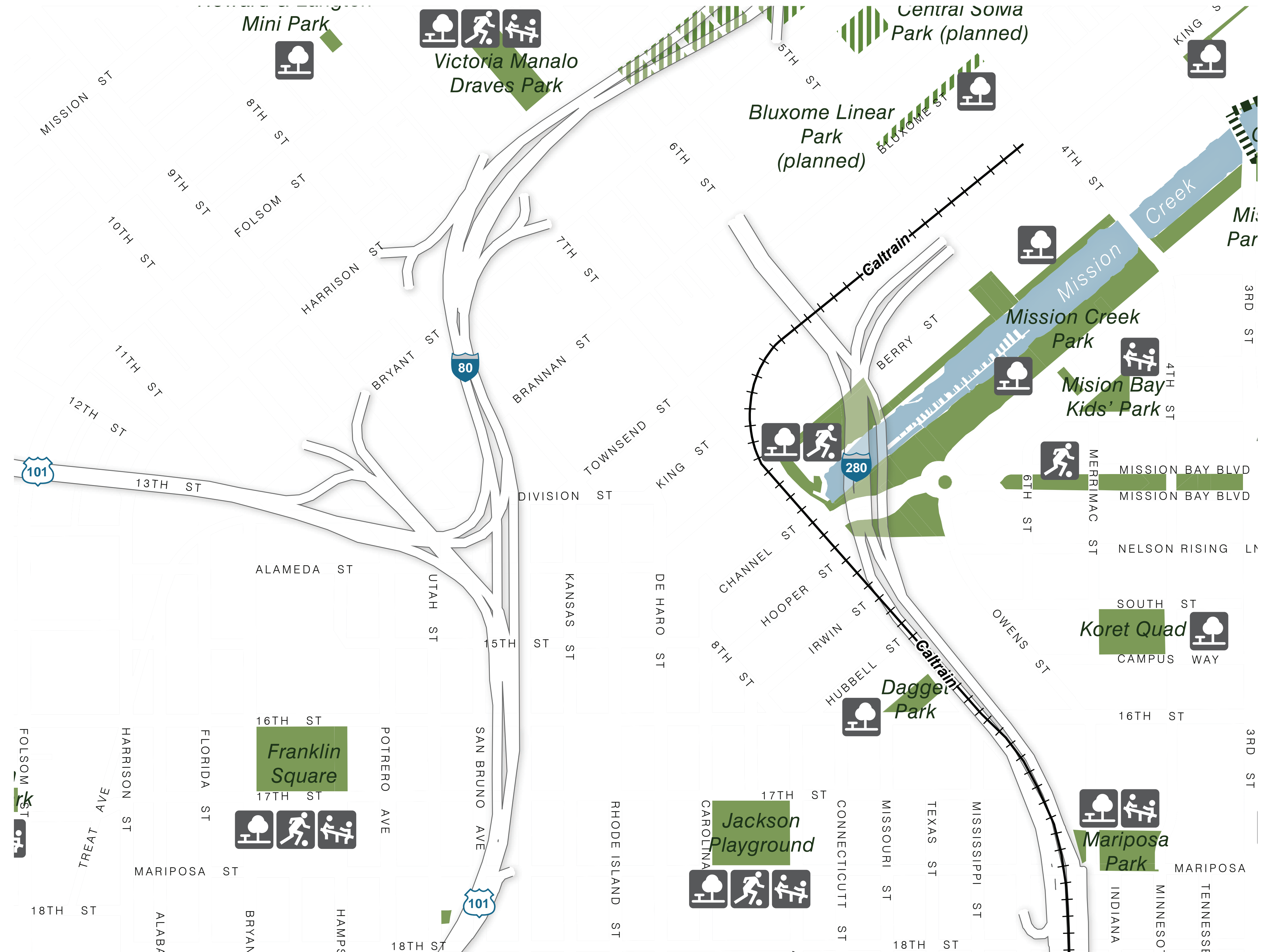
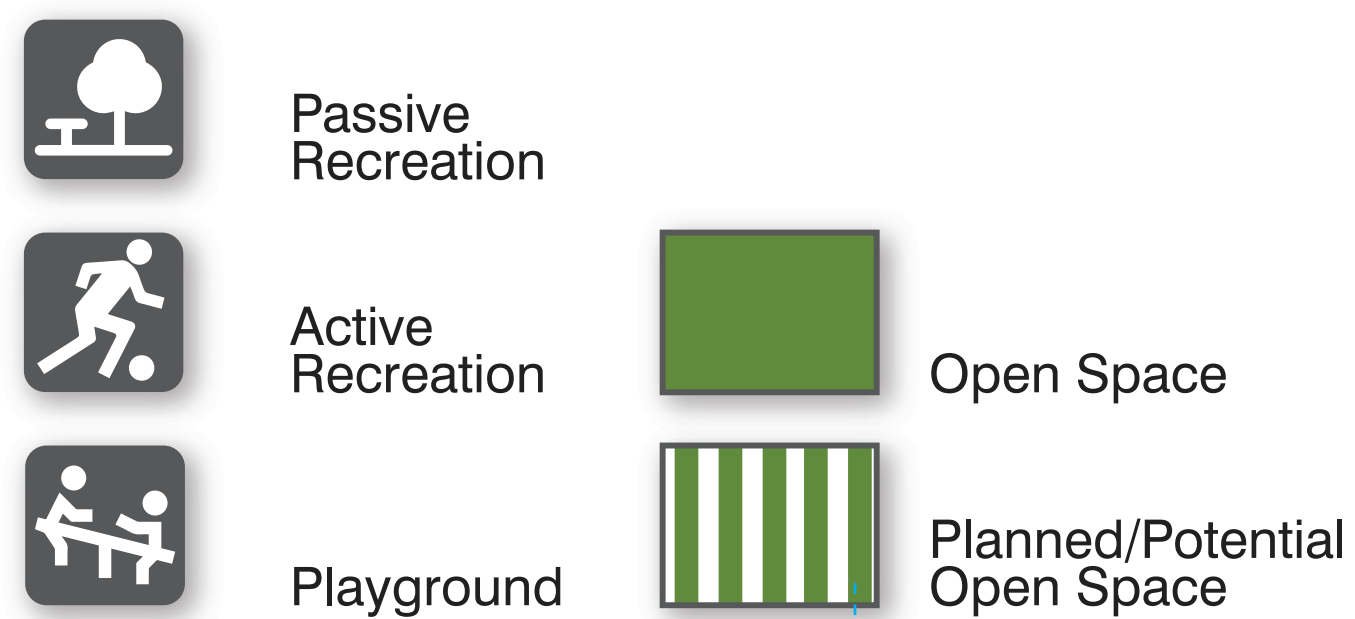
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Challenges

- Lack of open space
- Connectivity between Showplace/Soma and Mission Bay open space
- Barriers to western edge of Mission Creek

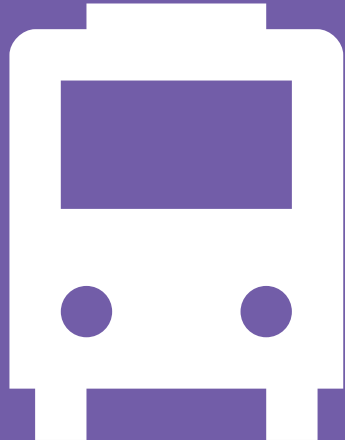
Opportunities for Analysis

- Where are opportunities for passive open spaces, recreational sports and playgrounds?
- How can the public realm support neighborhood heritage?
- What are the open space needs of established cultural activities?
- How can we better link to open spaces and create a cohesive public realm network?



Public Benefits

ENSURING THAT ADDITIONAL GROWTH CREATES ADDITIONAL PUBLIC BENEFIT

 <p>AFFORDABLE HOUSING</p>	 <p>CHILDCARE & COMMUNITY FACILITIES</p>	 <p>OPEN SPACE</p>	 <p>COMPLETE STREETS</p>	 <p>TRANSPORTATION</p>
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4th & King Railyards

Planning for the Railyards must serve the region's transportation needs first

Only after studies identify future transportation needs at the 4th/King Railyards can we study land use and development potential on the site.



STUDY TIMELINE

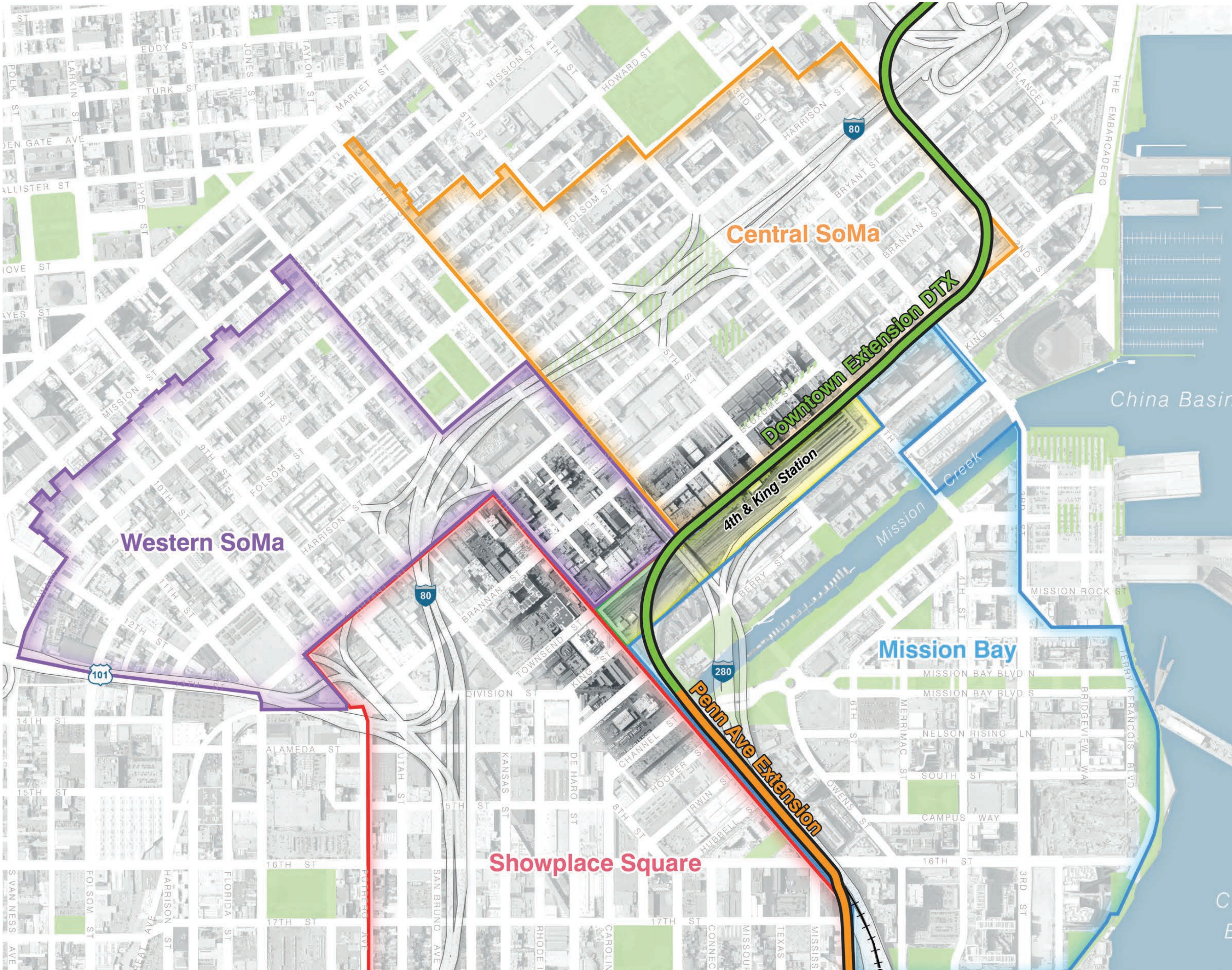
Date	Milestone
SEPT/OCT 2019	Stakeholder Outreach / Context Setting
NOV 2019	Workshop 1: Urban Form, Land Use
FEB 2020	Workshop 2: Public Realm, Transportation Updates
APRIL 2020	Workshop 3: Public benefits, Refined Land Use & Design
2020 - 2022	Environmental Review Process TBD

THANK YOU!

JEREMY SHAW

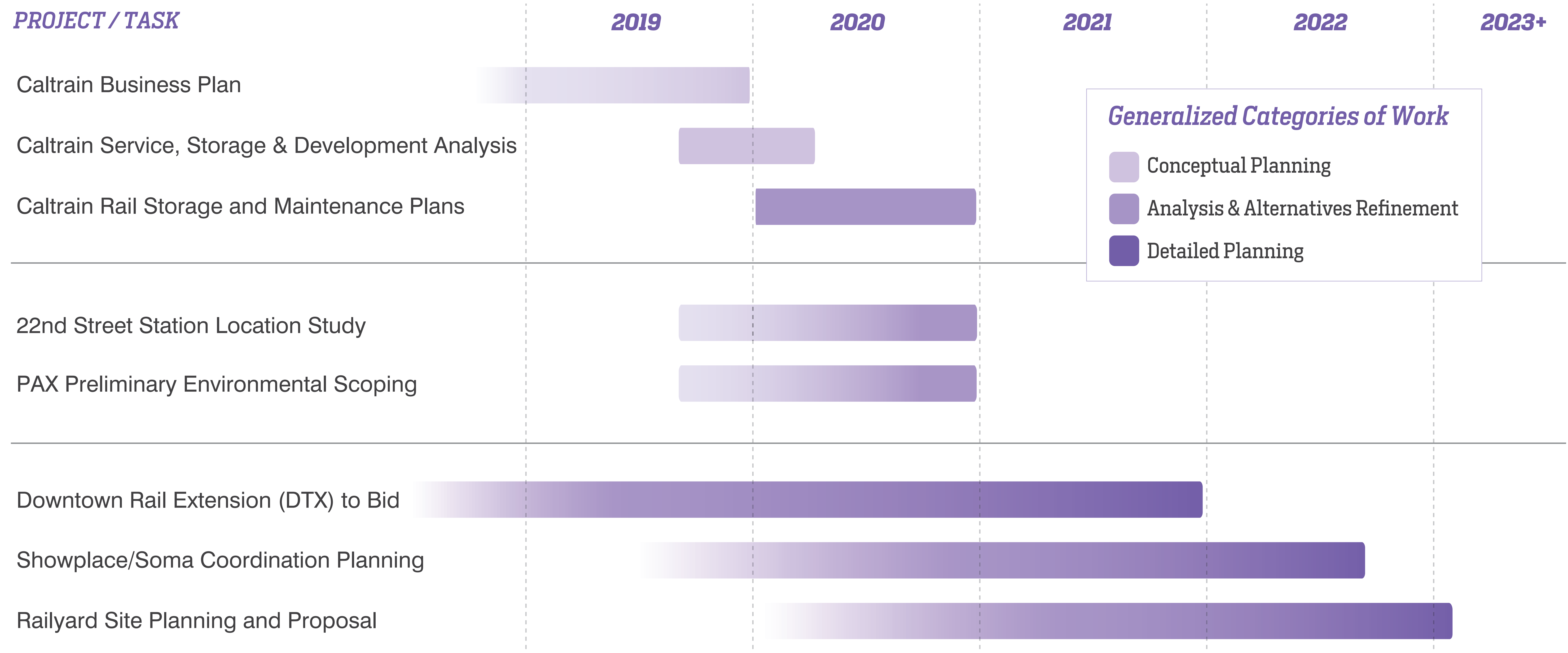
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4th & King Railyards

Several analyses and studies must determine the needs of rail transit before exploring land use considerations on the railyards property



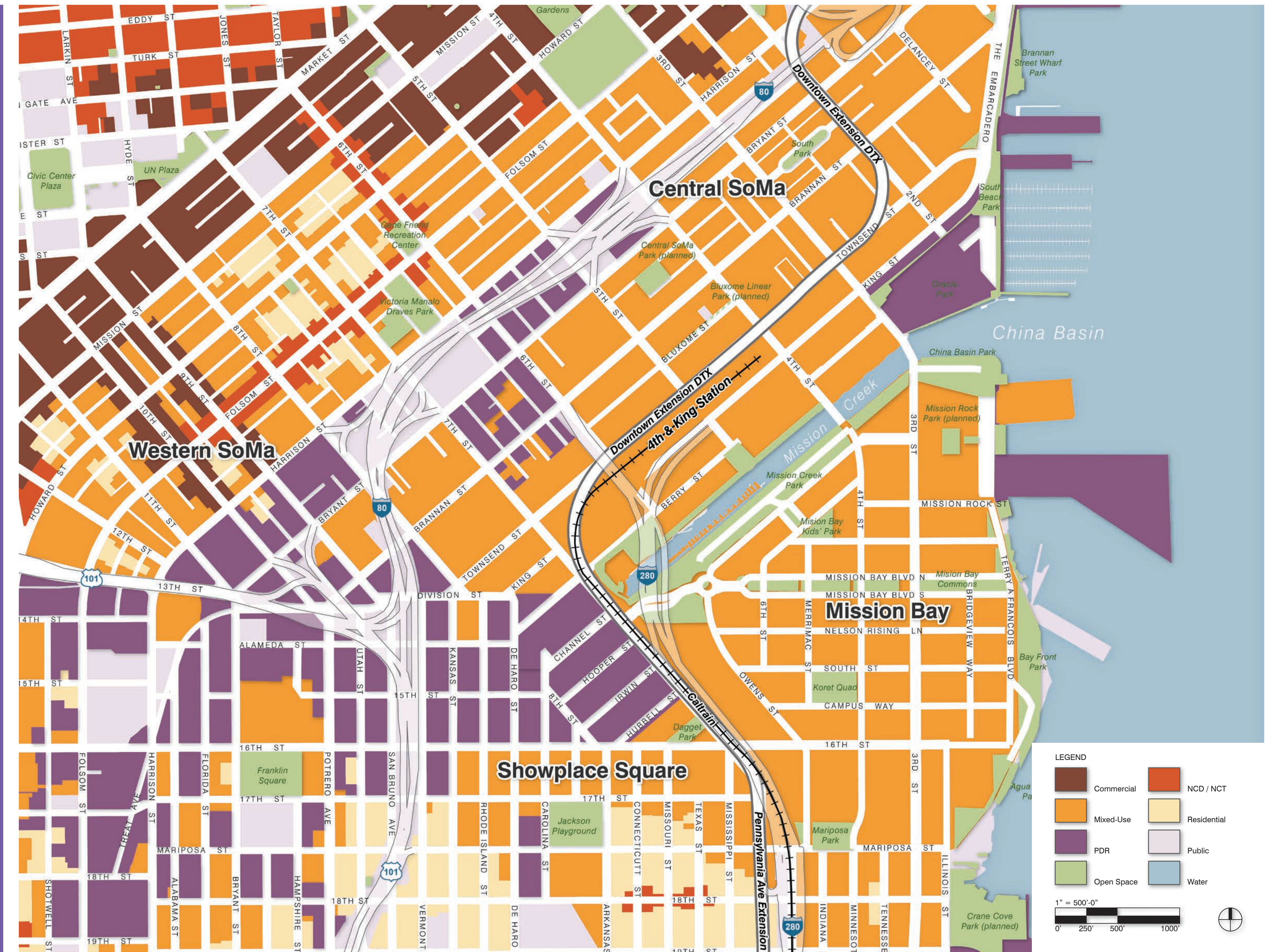
Zoning and Land Use

Challenges

- Diverse neighborhoods and land uses
- West of 6th Street has not been analyzed.
- Land use and public realm planning must be considered alongside future transportation options
- Maintaining PDR viability

Opportunities for Analysis

- How can we design a coherent junction of neighborhoods?
- How can we plan for future land use scenarios if the railyards change?
- Where can we identify opportunities for housing? For PDR?



Challenges

- The study area is not well connected to Mission Bay.
- Mode conflicts occur on some routes.
- Not all major connector streets within the study area have dedicated bicycle facilities.
- Gaps within the bicycle network make it difficult to ride in the area.

Opportunities for Analysis

- How can we design for better north/south connections, including a future bike connection along 5th street?
- Where should bike travel be prioritized with protected bikeways and other street designs?

