Several transportation and land use projects are positioning the Showplace/SoMa area for long-term change.
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**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)
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
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THE STUDY WILL PRODUCE

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

### 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

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)?

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**Map Notes:**

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

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**Summary:**

- Limited supply of PDR space
- Increasing demand for PDR businesses
- Challenges in ensuring new PDR construction meets needs
- PDR zoning framework has evolved
- Opportunities for analysis include ensuring viability and affordability, leveraging resources, and supporting specific business needs.
### 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?

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#### Open Space

**LEGEND**

- Passive Recreation
- Active Recreation
- Playground
- Open Space
- Planned/Potential Open Space

**Showplace/SoMa Neighborhood Analysis and Coordination Study**
ENSURING THAT ADDITIONAL GROWTH CREATES ADDITIONAL PUBLIC BENEFIT

- Affordable Housing
- Childcare & Community Facilities
- Open Space
- Complete Streets
- Transportation
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.
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THANK YOU!

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