

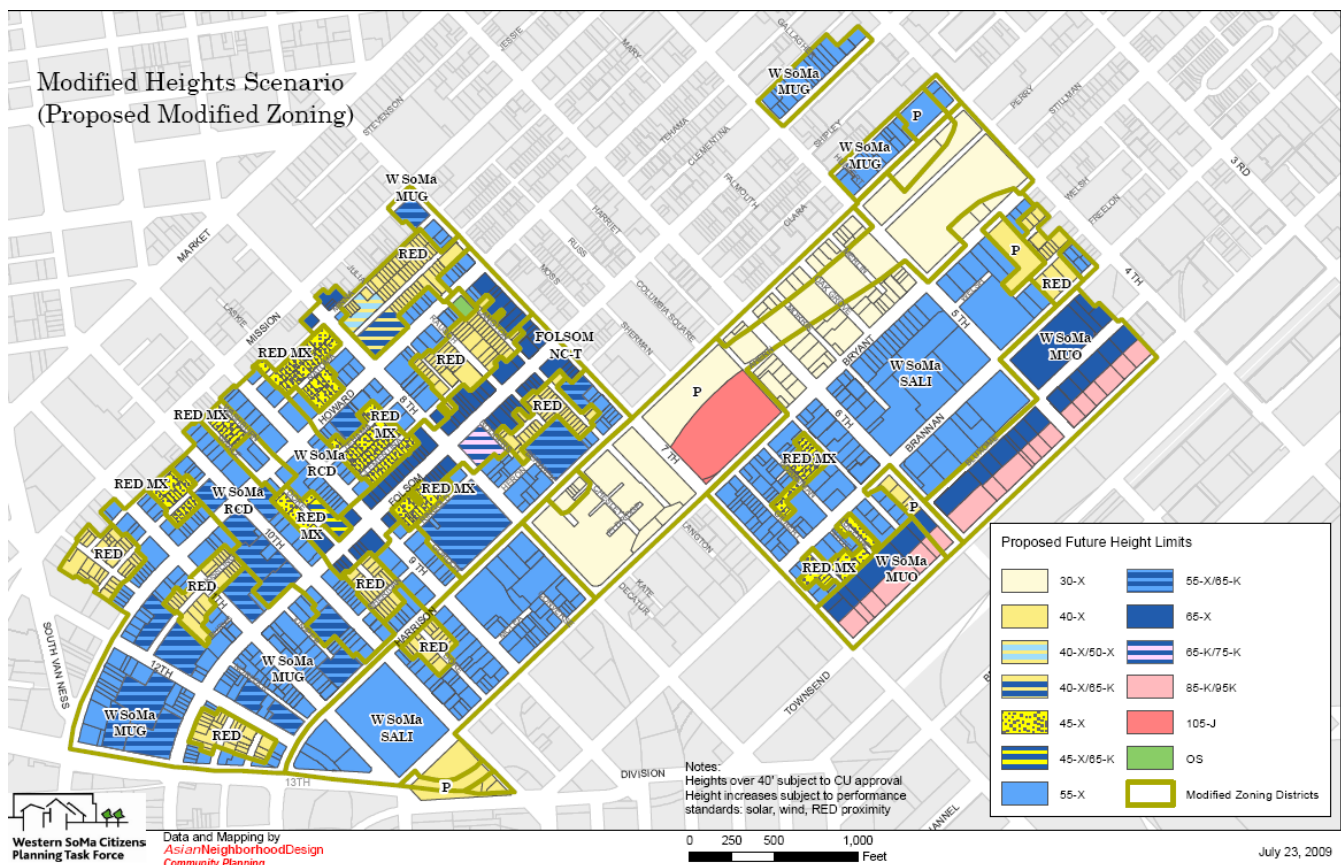
MEMO

DATE: June 17, 2010 (Edits and Redistribution July 15, 2010)

TO: Business and Land Use Committee

FROM: Paul Lord, Chair

RE: **Medium and Large Site Conditional Use Development Criteria**



Medium and Large Development Sites

The cross hatched parcels in the map above are the medium and large development sites identified in the W SoMa Community Plan. These sites are north of Harrison Street and are a minimum of 0.5 acres in size. Heights established for these 21 sites reflect the surrounding district base height as an “as of right” buildable height. A Conditional Use authorization is required from the City Planning Commission for development



proposals that request additional height (up to the maximum allowable height) above the “as of right” heights.

Conditions of Approval

To grant the maximum allowable height to a proposed development the Task Force has previously indicated that the requirements associated with Conditional Use (CU) authorizations should include the standard Planning Code “necessary or desirable” findings and:

- ✓ Existing Eastern Neighborhood requirements for things such as new alleys, vertical articulation of facades, etc.
- ✓ Minimization of “conflicts” with existing surrounding uses and activities (See Appendix I)
- ✓ On-site provision of desired neighborhood resources.
 - Neighborhood Resources fall under two general categories as follows.
 - The Complete Neighborhood Fees (as administered by the Eastern Neighborhood CAC) or “in lieu” provision of resources identified and justified by the W SoMa Nexus Study that mirrors the Eastern Neighborhood Nexus Study. The W SoMa Nexus study will be prepared by the Planning Department staff prior to the Community Plan adoption hearing. The qualifying nexus resources include:
 - Affordable Housing (Citywide Nexus)
 - Open Space
 - Transportation/Transit/Public Realm Improvements
 - Child Care Facilities
 - Libraries
 - Resources that can be negotiated through “developer agreements” that are not otherwise covered in the W SoMa Nexus study. Examples of these resource include but are not limited to:
 - Enhancement or memorializing identified “Social Heritage Resources.
 - Arts or cultural resource provision or enhancements.

Issues

1. Is anything being left out of the considerations for neighborhood resources that the Task Force should consider as part of these CU authorizations?
2. Should these W SoMa CU authorizations put a higher emphasis on the “on-site” provision of the desired neighborhood resources? If so, what resources should be incentive-valued to facilitate their on-site provision at the time of project construction? Additionally, how should on site be incentivized?
3. Should we include a “Very Large Development Site” of more than two acres to these categories to consider allowing a flexible “mix of uses” that might not otherwise be allowed in the base district?

APPENDIX I

Additional height would allow site design on a larger site to arrange the diversity of uses, to Minimize Conflict, promote safety and compatibility with existing and proposed uses/users. This can be done with the use buffering uses or orientation of those uses to minimize interactions between the users.

Potential conflicts include the following.

- ✓ Social Interaction
 - Given the diversity of uses and users in Western Soma, on a large development site it should be able to locate uses/users with buffers between i.e.,
 - Family housing and late night users
 - Commercial users and Playground
- ✓ Times of Operation
 - Uses and impacts on surrounding uses.
- ✓ Site Access – both Vehicular/Pedestrian
 - Avoid Loading and vehicular entries near open space
 - Avoid Loading off of high traffic areas
 - High Use parking and pedestrian entries should not be in conflict
 - Exiting from the variety of spaces should consider where the exits are and if that would disturb other users.
- ✓ Environmental Conflicts
 - Noisy commercial uses and areas needing quieter areas - relocate existing noise generators from more sensitive uses.
 - Fumes, even non-toxic and residents or other commercial/education uses
 - Artificial Lighting, and its time and intensity
 - Shadows and natural light – i.e. location of solar collections or play areas on surrounding sites
 - Wind direction
- ✓ Architectural Design
 - Locate fenestration and doors with care to minimize all the above
 - Locate decks and other open space that so it minimizes potential ill effects from environmental conditions from other uses
 - Maintain privacy to and from potentially conflicting uses