

EASTERN NEIGHBORHOODS

ADOPTION HEARING 3:
COMPLETE NEIGHBORHOODS



SAN FRANCISCO
PLANNING
DEPARTMENT

JUNE 12, 2008

Introduction: Schedule of EN Workshops

TOPIC (S)	COMMISSION DATE	BOARD LU COMM. DATE
Places for Jobs	May 15	May 19
Places to Live, Public Benefits	June 5	June 9
Complete Neighborhoods	June 12	June 23
Implementing the Plans	June 12	June 30
Pipeline & possible changes	June 19	June 30
Further discussion	June 26	
Certification and Approvals	July 10	

- Transportation
- Streets & Open Space
- Built Form
- Historic Preservation
- Community Facilities
- Neighborhood Business Development & Support/Healthy Economy



PUBLIC BENEFITS: Projected Infrastructure Need

Source	Funding
Secured Funding	\$30-50m
Fee Revenue	\$100-150m
Potential Grants	\$100-125m
Agency Funding	varies
Projected Revenue:	\$245m
<i>Tax increment, Other</i>	<i>\$100-200m</i>
Total Revenue/Need:	\$400m

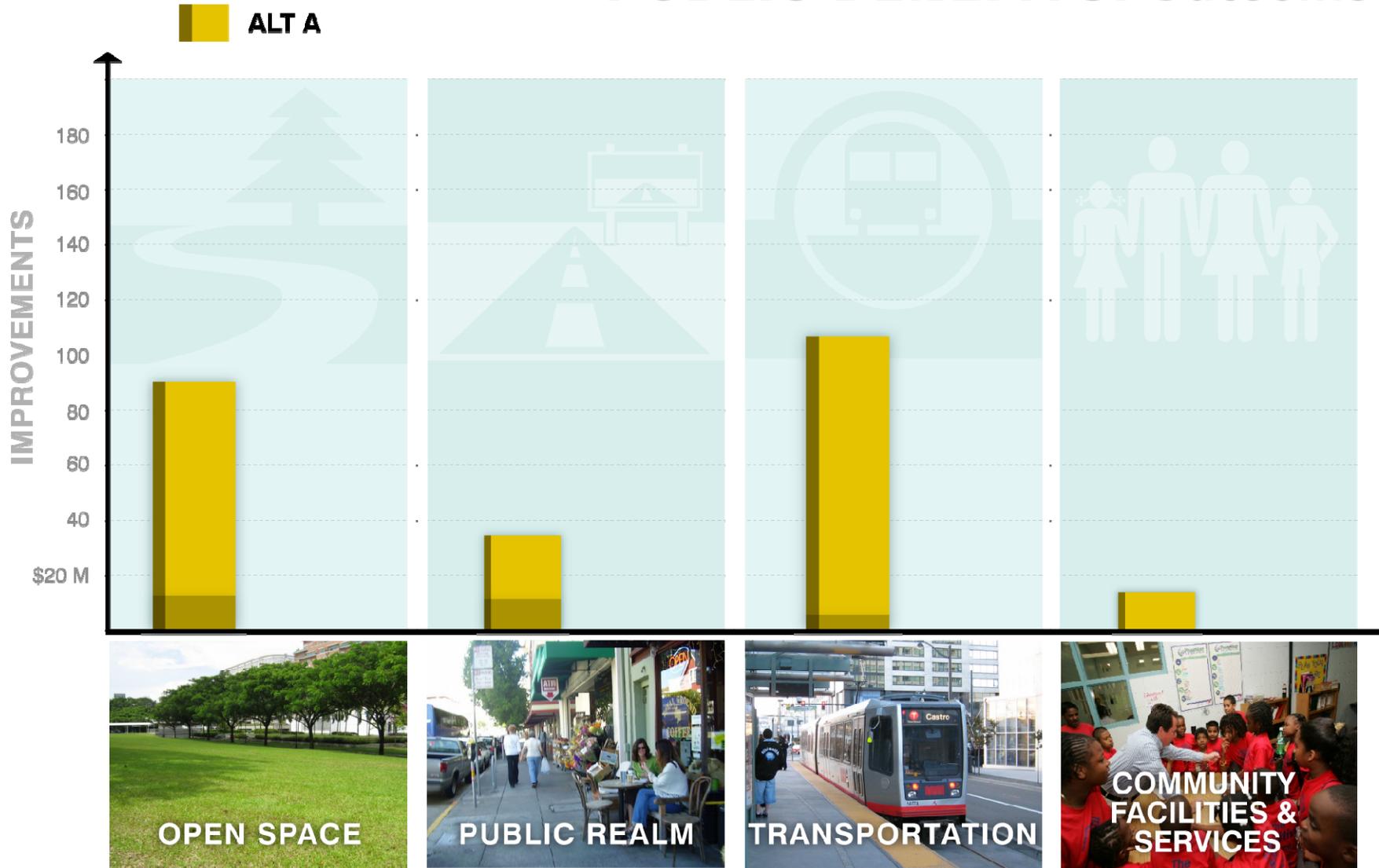
**Assessment Districts can raise \$200-200K annually*

**Grant contributions can increase with continued collaboration with groups like ABAG...*

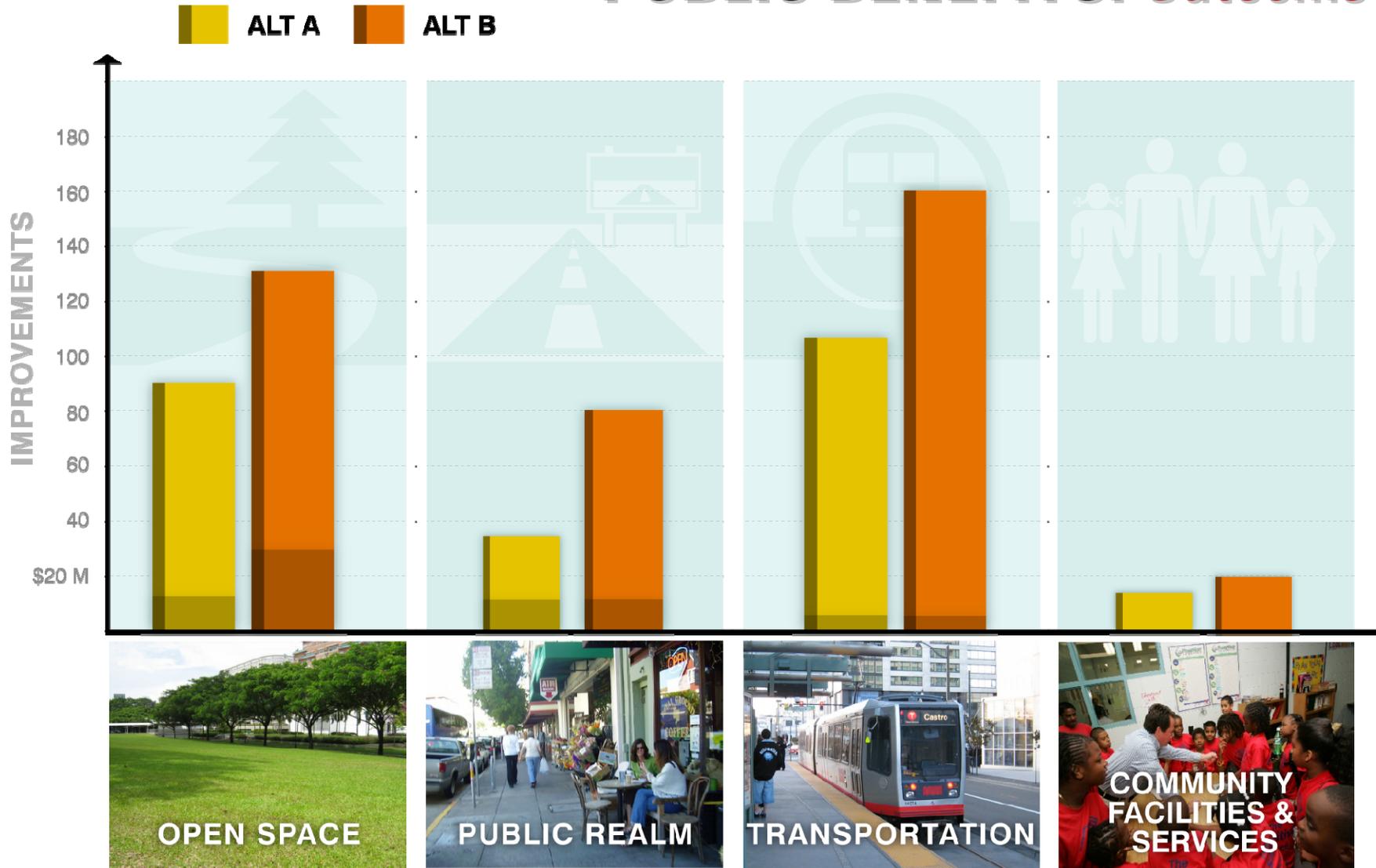
**Opportunities for agency collaboration through Capital Plan, budgeting process*

+ Does not include affordable housing revenue

PUBLIC BENEFITS: Outcome

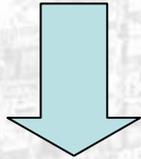


PUBLIC BENEFITS: Outcome



Transportation

Transit First Policy



- Plan Policy Framework
- Transit Effectiveness Project
- “EN TRIPS”

Historic Preservation

- Survey Status
- Plan revision after surveys complete
- Interim Policies/Rules:
 - All new construction over 50 ft, OR 10 ft taller than adjoining pre-1960 buildings to go to Landmarks Bd.
 - All cases of demo. or major alteration for buildings pre-1960 requiring CEQA review to go to Landmarks Bd.
 - Report on all proposed exterior modifications to street façade on historic resources to go to Landmarks Bd.
 - Staff preservation specialist to review all proposed alterations on pre-1963 buildings

Community Facilities

- Schools
- Health Care Facilities
- Cultural Centers
- Library Materials
- Child Care

Streets and Open Space



Streets and Open Space

3 types of open space

1. Public parks/plazas etc.
2. Streets as Open Space
3. Private open space



Streets and Open Space

Public Parks/plazas etc

1. 1 new open space per neighborhood
2. 1 full renovation per neighborhood
3. Different kinds of space (i.e. “traditional park,” plaza, waterfront open space, etc)

Streets and Open Space

Streetscape Improvements

- Importance
- Types of Streetscape Improvements
 1. Major boulevards (i.e. Folsom)
 2. Green connectors
 3. Living streets

Streets and Open Space

Private Open Space Requirements

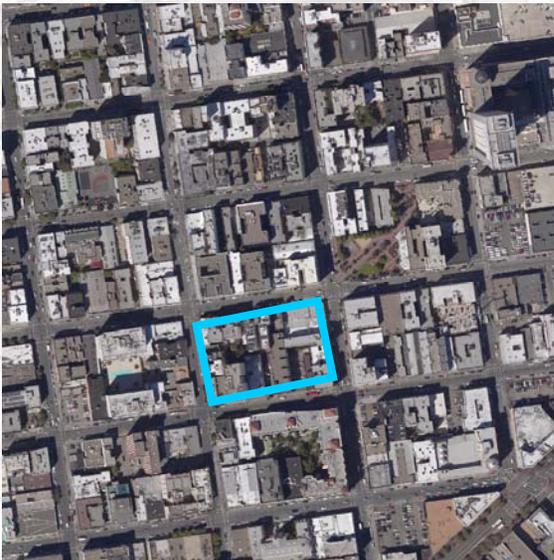
- Open space requirement
 - 80 sq. ft per unit, private, 54 sq ft. per unit public
 - In-lieu fee
- Mid-block alley requirement

Urban Design Vision

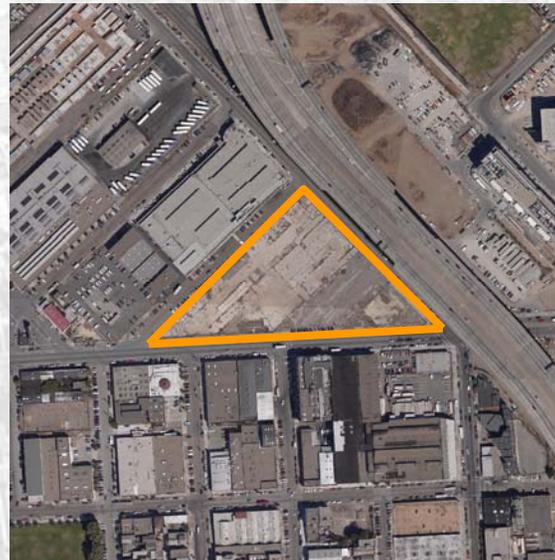
Cohesive / Engaging / Walkable / Green

KEY URBAN DESIGN INITIATIVES

- **CHALLENGE:** Large parcels



North of Market Block



Eastern Neighborhoods Development Parcels



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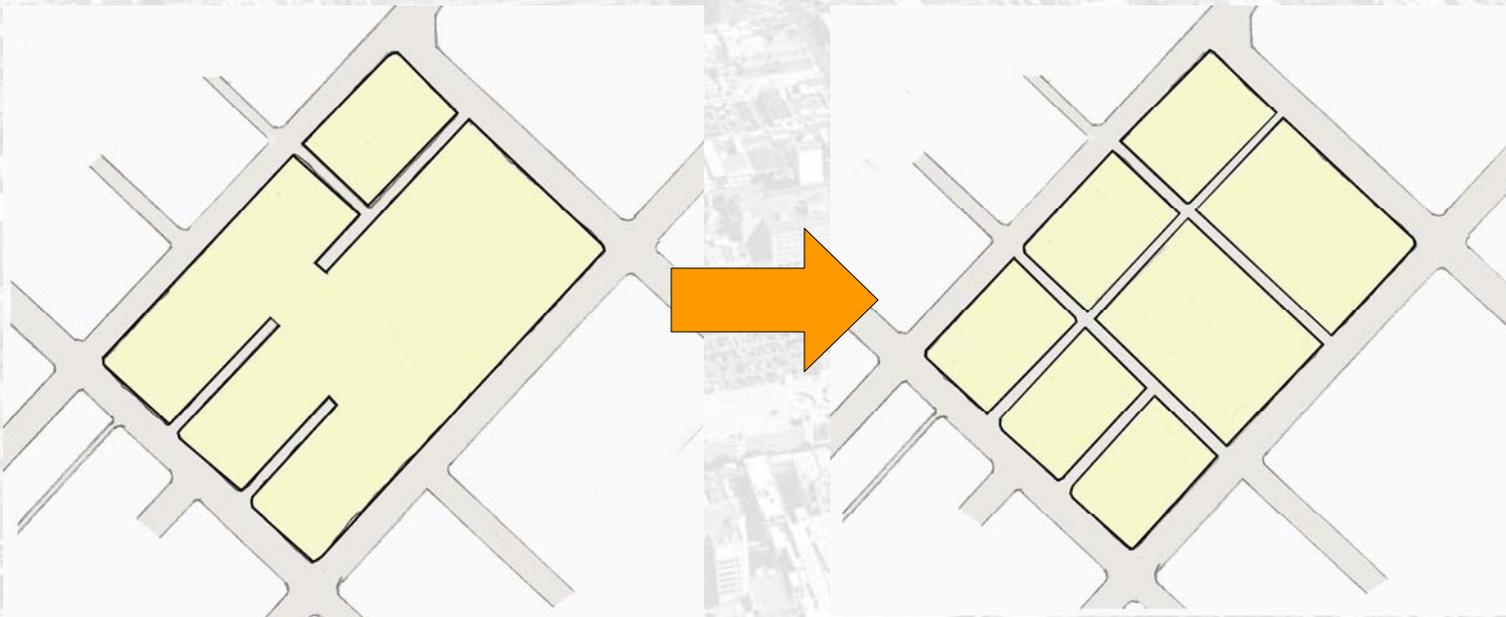


New buildings can be seen monolithic and can decrease neighborhood walkability.

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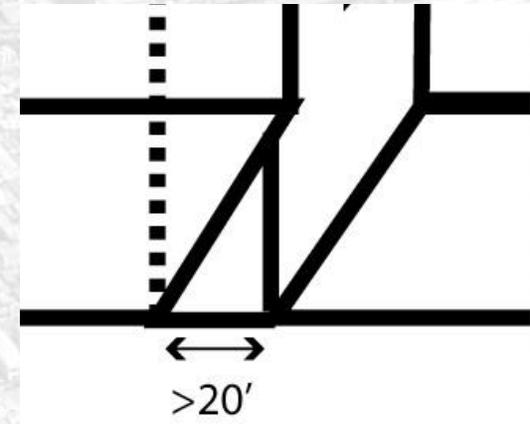
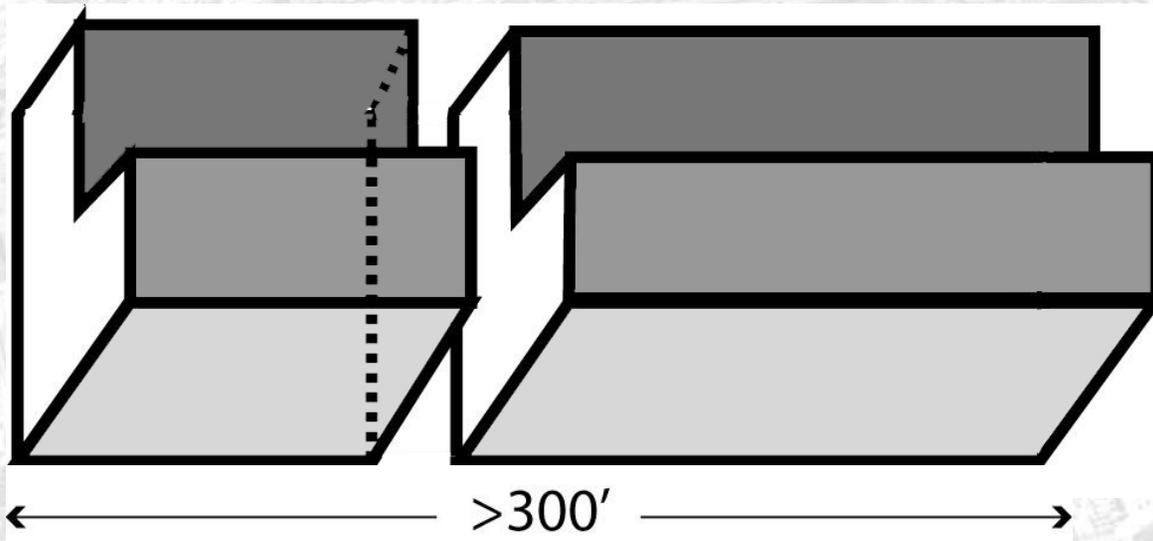
Solution: New Mid-Block Passages



KEY URBAN DESIGN INITIATIVES

- **CHALLENGE:** Large parcels

Solution: New Mid-Block Passages



- Must be:
- Open to the sky
- Fully at grade
- Publicly accessible 24/7
- Pedestrian or shared vehicular
- Fronted with active uses

KEY URBAN DESIGN INITIATIVES

- **CHALLENGE:** Maintaining intimacy along alleys

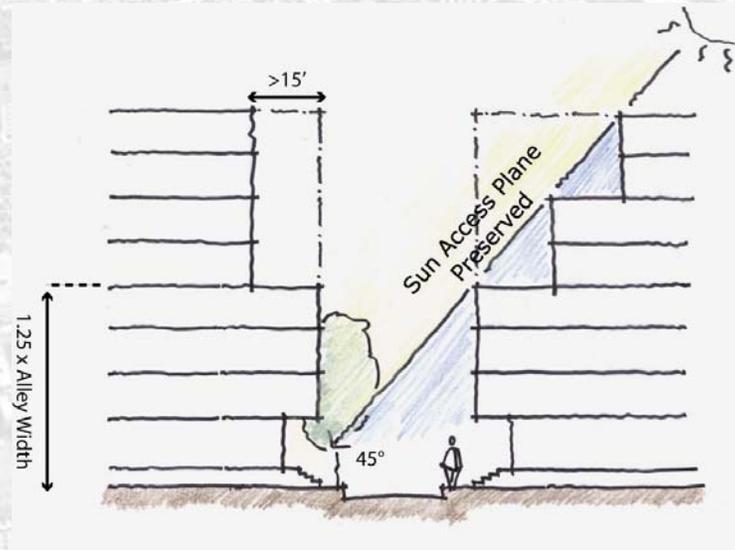


Alleys can easily be overwhelmed by new development.

KEY URBAN DESIGN INITIATIVES

- **CHALLENGE:** Large parcels

Solution: Alley controls



KEY URBAN DESIGN INITIATIVES

- Promote High Quality Design

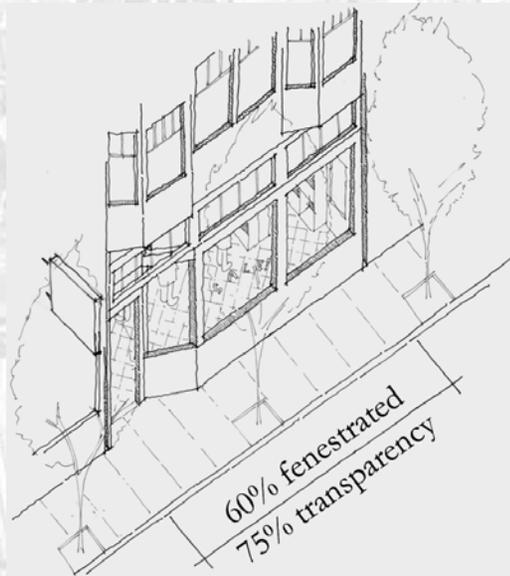
HIGH QUALITY FINISHES



KEY URBAN DESIGN INITIATIVES

- Promote High Quality Design

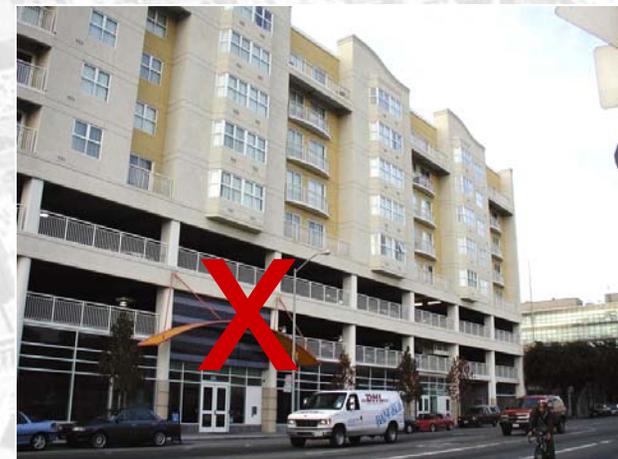
ACTIVE AND PERMEABLE



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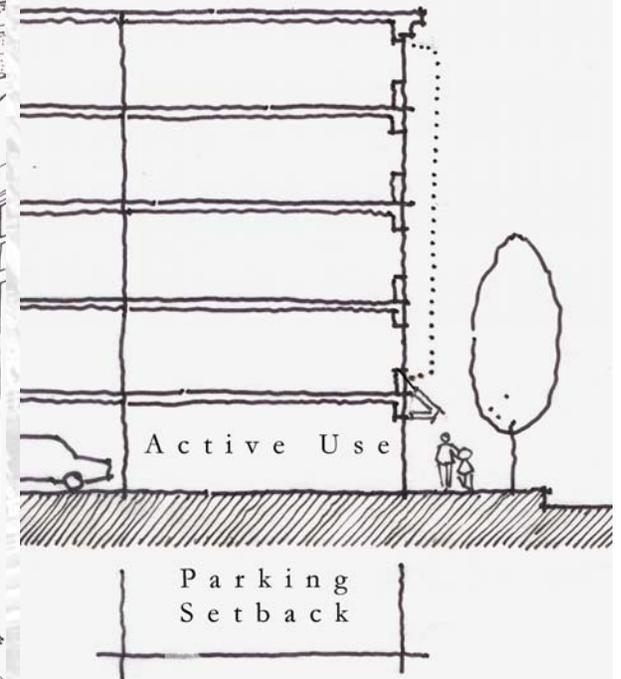
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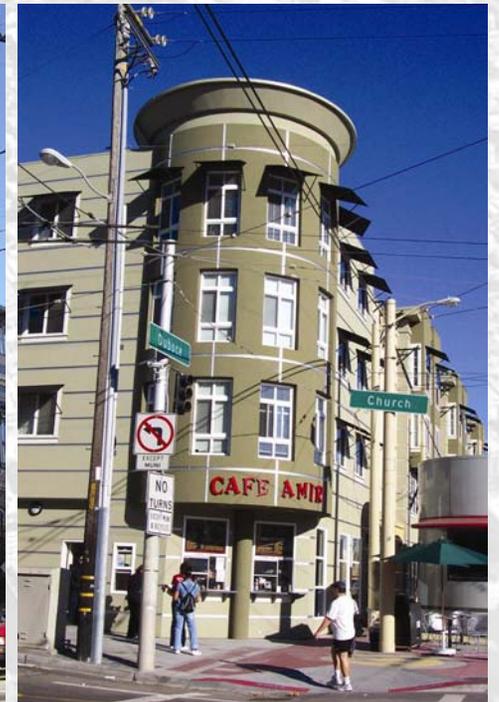
ACTIVE AND PERMEABLE



KEY URBAN DESIGN INITIATIVES

- Promote High Quality Design

CORNER ORIENTATION



KEY URBAN DESIGN INITIATIVES

- Height Controls

HOW THE DISTRICTS ARE SET...

HOW HEIGHTS ARE SET

1. Identify where land use change and infill is desired

HOW HEIGHTS ARE SET

2. Adhere to policies in the **Urban Design Element** of the General Plan
 - Set maximum heights to levels that promote an inviting urban environment

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- Strengthen, rather than diminish, the concept of mounding up to the Downtown

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- Create a cohesive and strongly defined urban form for the eastern side of the city
- Strengthen, rather than diminish, the concept of mounding up to the Downtown
- **Respect natural topography and the Bay**

HOW HEIGHTS ARE SET

3. Support major transit and civic streets with greater allowable heights
 - Identify and support major transit routes
 - Mark civic importance

HOW HEIGHTS ARE SET

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5. Reflect sensitivity to alleys and minor streets
6. Consider open spaces, shadow, and wind
7. Promote a pleasant, engaging pedestrian experience
8. Consider historic fabric, districts and neighborhoods

Urban Design Vision

Cohesive / Engaging / Walkable / Green

Neighborhood Business Development & Support/Healthy Economy

- Small business development strategies as part of larger economic development plan and public benefits package
- Policies and Implementation Program recommendations to support small business retention
- Continued exploration of Community Benefits Districts on 24th and on Mission Streets for neighborhood needs rather than street maintenance
- Grants and other smaller focused efforts

Commission Discussion