

# East SoMa

# Neighborhood History & Context:

## EAST SOMA



FROM SECOND - FOLSOM - LOOKING NORTH 1856

# East SoMa Today



# East SoMa Today



# East SoMa Generalized Zoning Districts

DRAFT - April 2008

## 6th Street Corridor

Encourage small scale neighborhood serving uses here

## Folsom Street Corridor

Strengthen Folsom as the key neighborhood-serving boulevard for SoMa by emphasizing housing here, requiring a housing component in any new development. Permit limited office and retail as long as they are part of a mixed use project with housing.

## 2nd Street Corridor

Reinforce the role of this corridor as a secondary office reservoir for downtown by permitting small and larger office, as well as residential and PDR.

## South Beach

Update underlying zoning for this redevelopment area to acknowledge medium to high density development that has already occurred there.

## Alleys

Maintain the intimate scale and generally residential character of these small alleys.

## Mixed Use

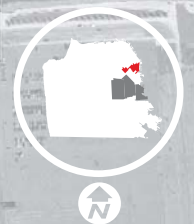
Maintain the mixed character of this area, by encouraging PDR, small offices and residential development.

## 3rd and 4th Street Corridor

Retain existing SLI zoning in this area, pending further study of appropriate land use controls for the 4th Street Corridor.







## South Park

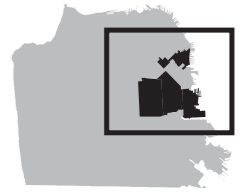
Protect the historic character of this district by encouraging small scale residential and commercial development.



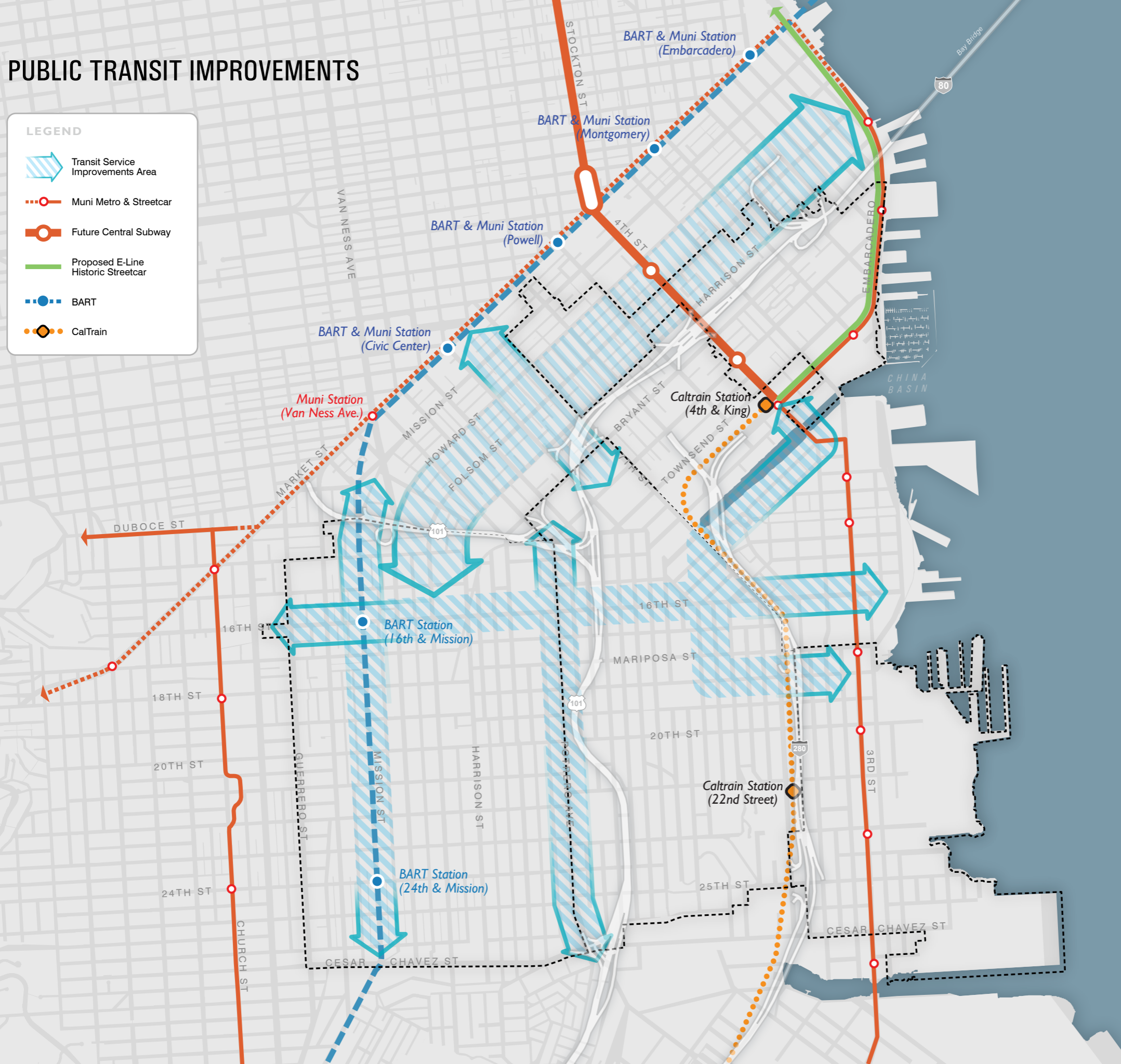
# PUBLIC TRANSIT IMPROVEMENTS

## LEGEND

-  Transit Service Improvements Area
-  Muni Metro & Streetcar
-  Future Central Subway
-  Proposed E-Line Historic Streetcar
-  BART
-  CalTrain

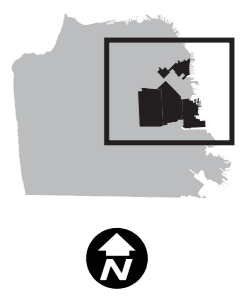


SAN FRANCISCO BAY

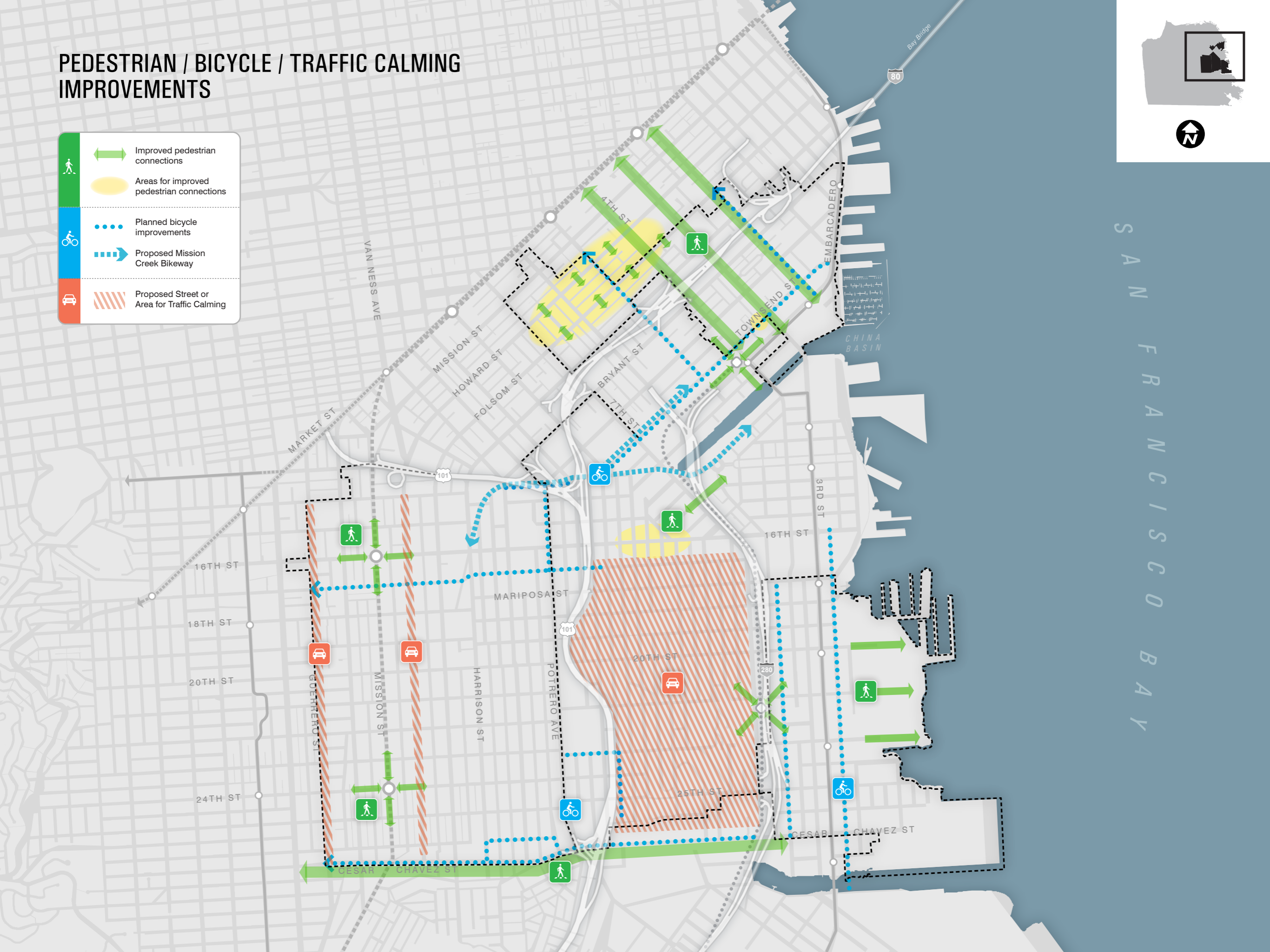


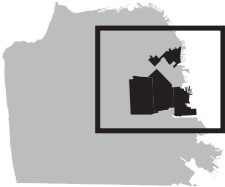
# PEDESTRIAN / BICYCLE / TRAFFIC CALMING IMPROVEMENTS

	Improved pedestrian connections
	Areas for improved pedestrian connections
	Planned bicycle improvements
	Proposed Mission Creek Bikeway
	Proposed Street or Area for Traffic Calming



SAN FRANCISCO BAY





SAN FRANCISCO BAY

### LEGEND

- Acquire and develop sites for open space or neighborhood parks in the general vicinity.
- Existing Open Space
- Planned Open Space
- Civic Boulevard
- Green Connector Streets
- Potential Living Streets
- Mission Streetscape Plan



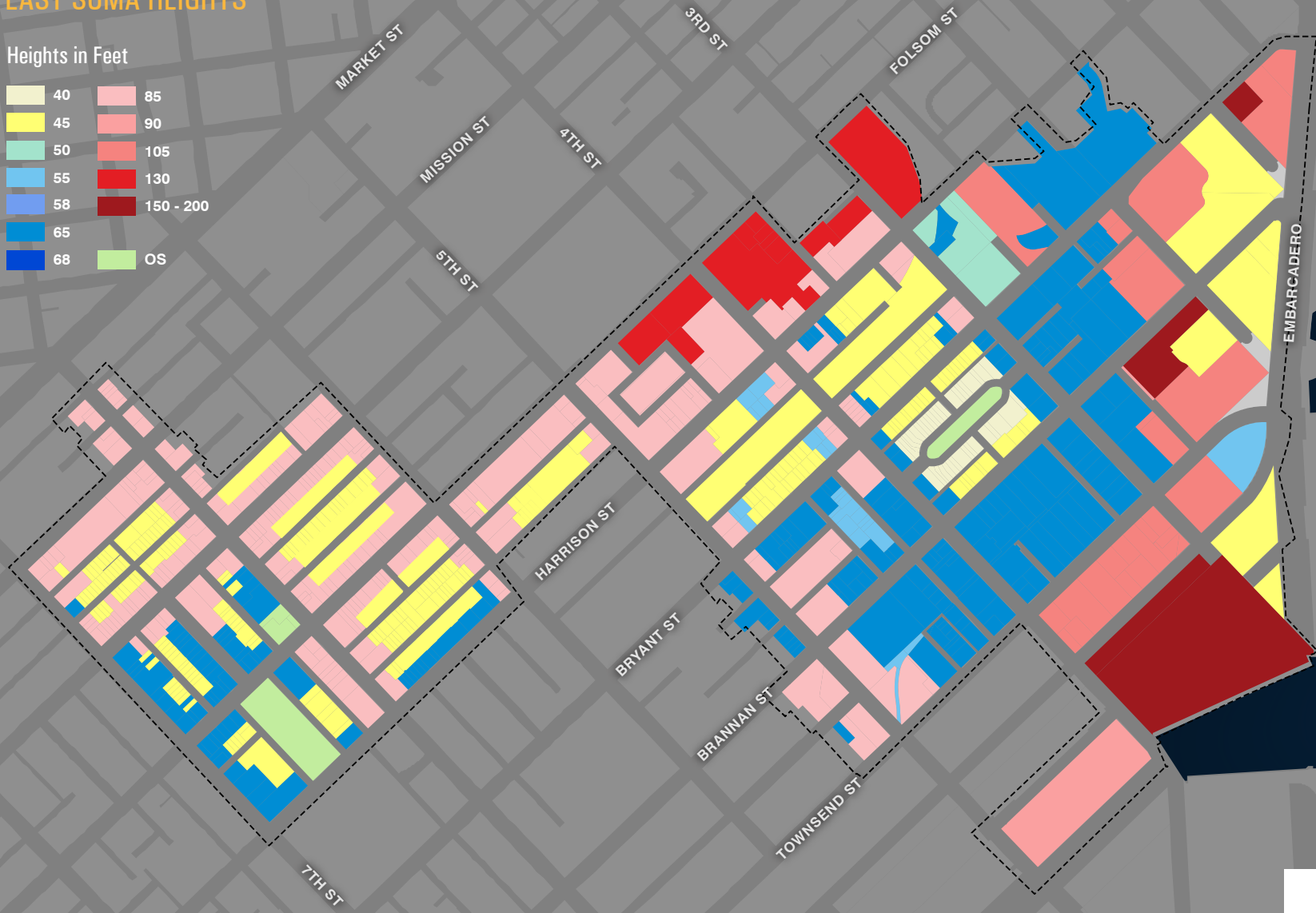
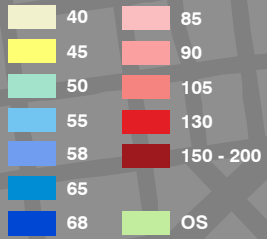
expand Warm Water Cove north and south (planned)

expand Islais Creek Access (planned)



# EAST SOMA HEIGHTS

Heights in Feet

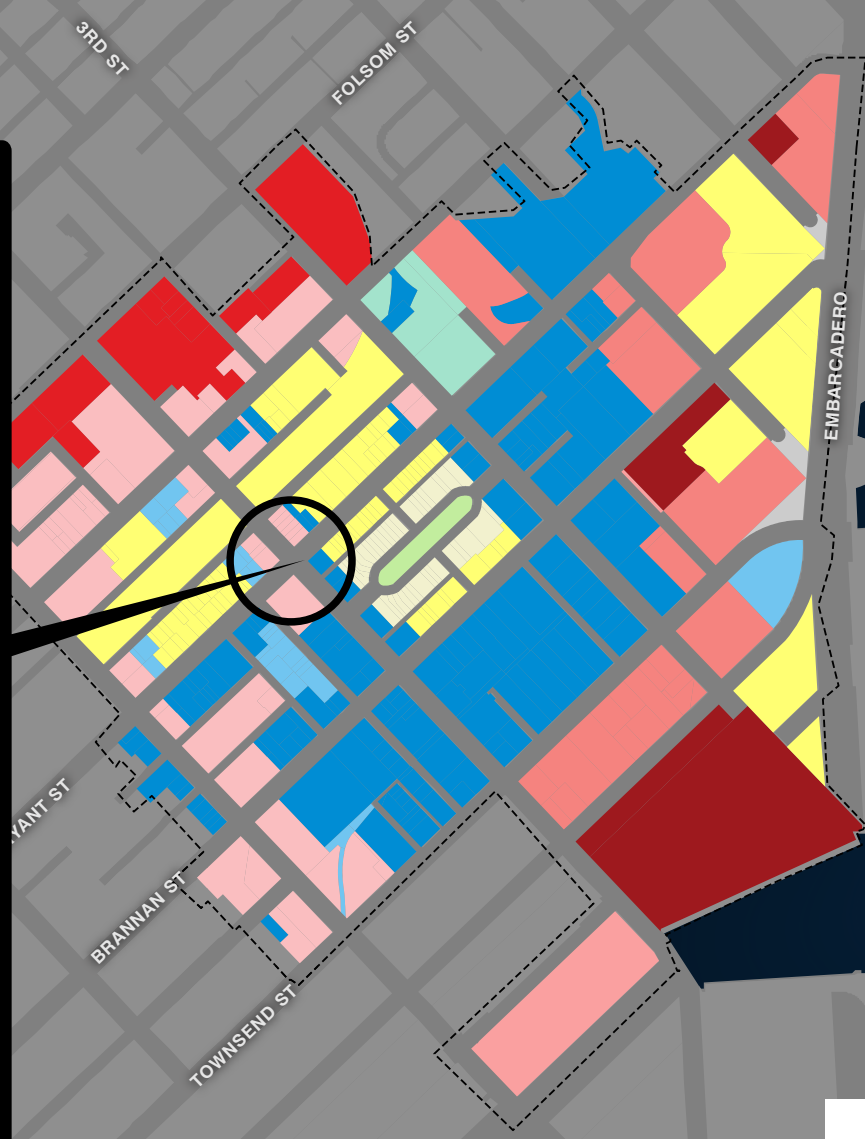


# EAST SOMA HEIGHTS

Heights in Feet

40	85
45	90
50	105
55	130
58	150 - 200
65	
68	OS

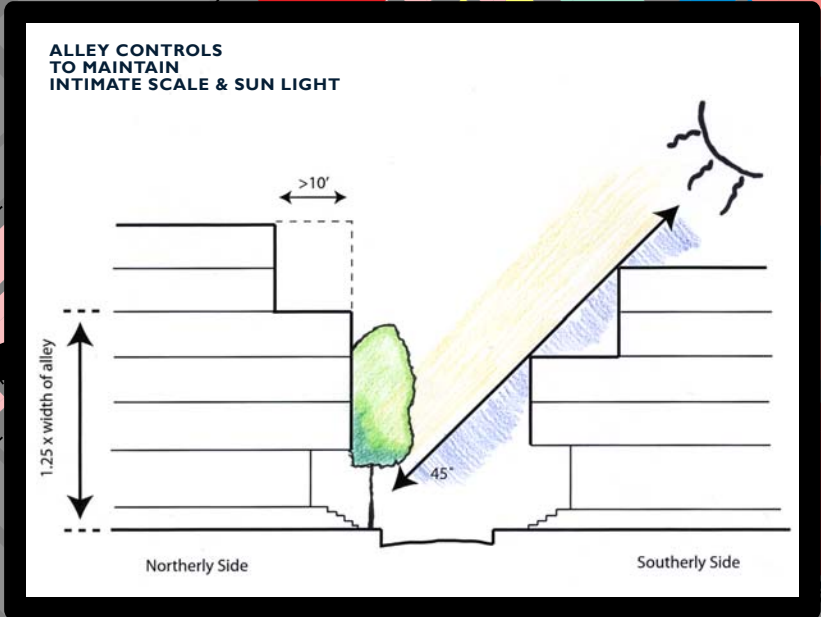
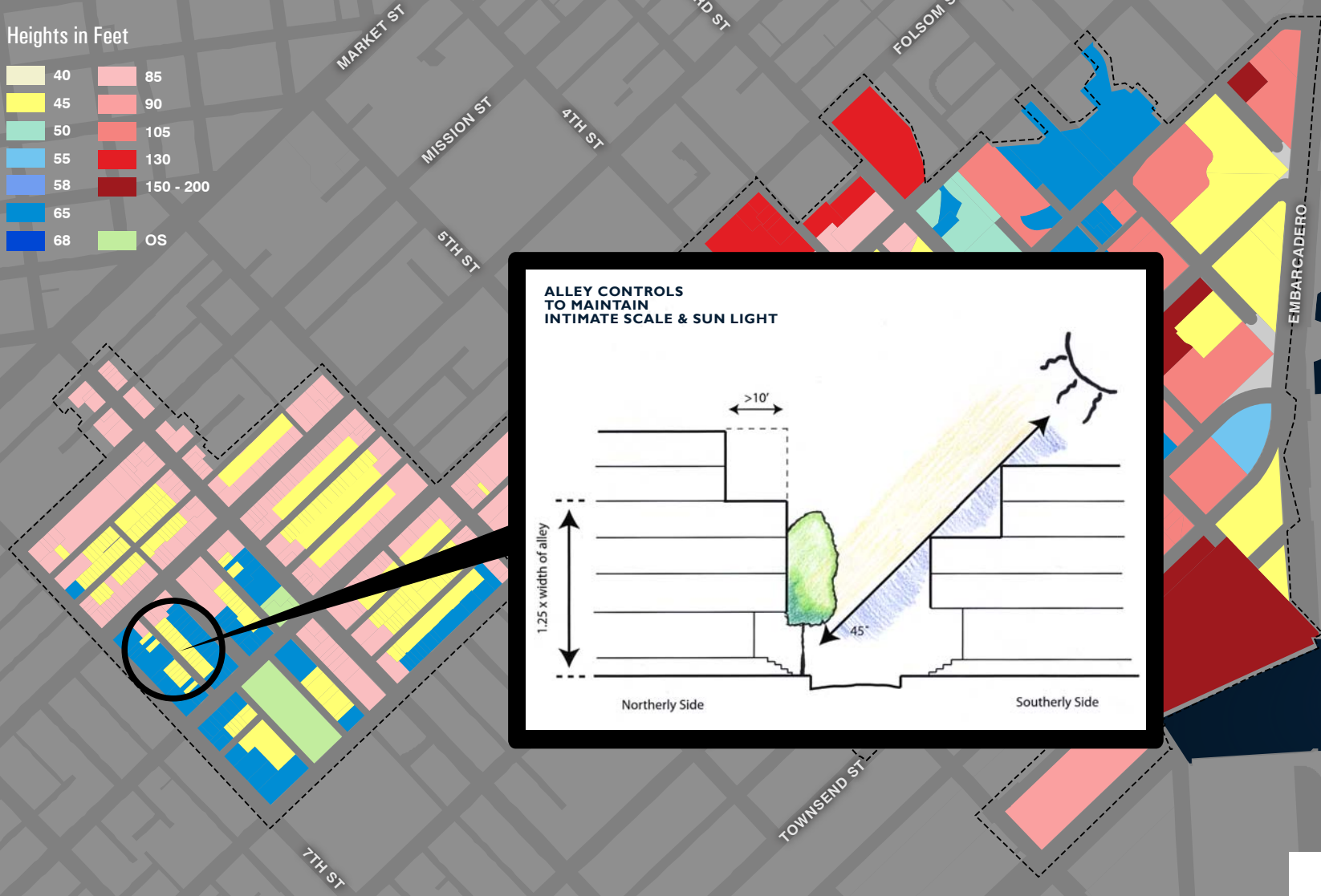
HEIGHT INCREASES TO PROMOTE CORNER ORIENTATION



# EAST SOMA HEIGHTS

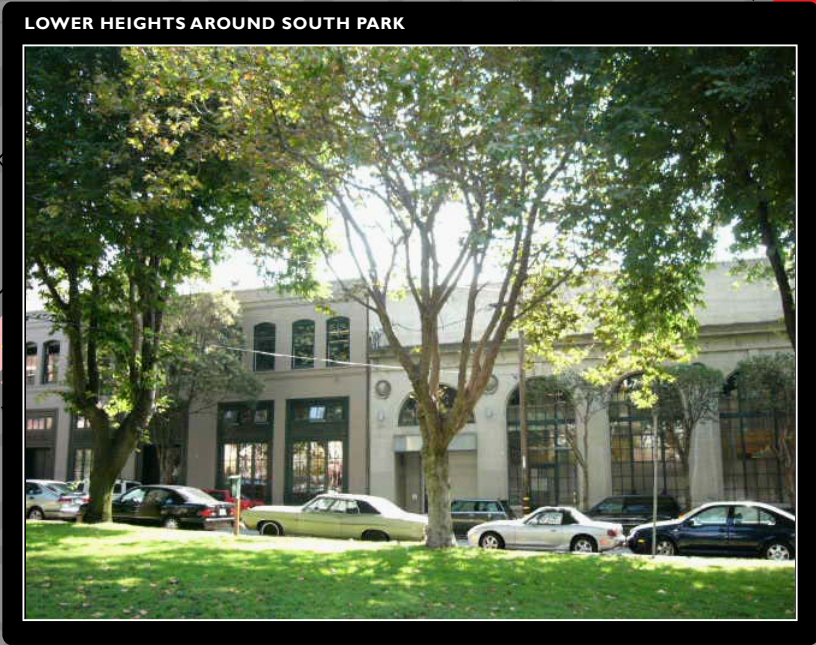
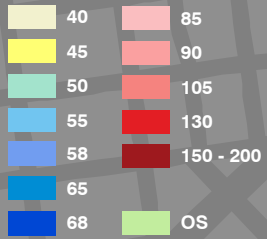
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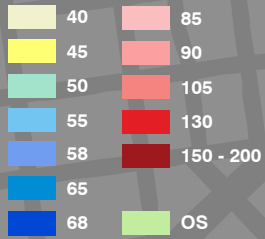
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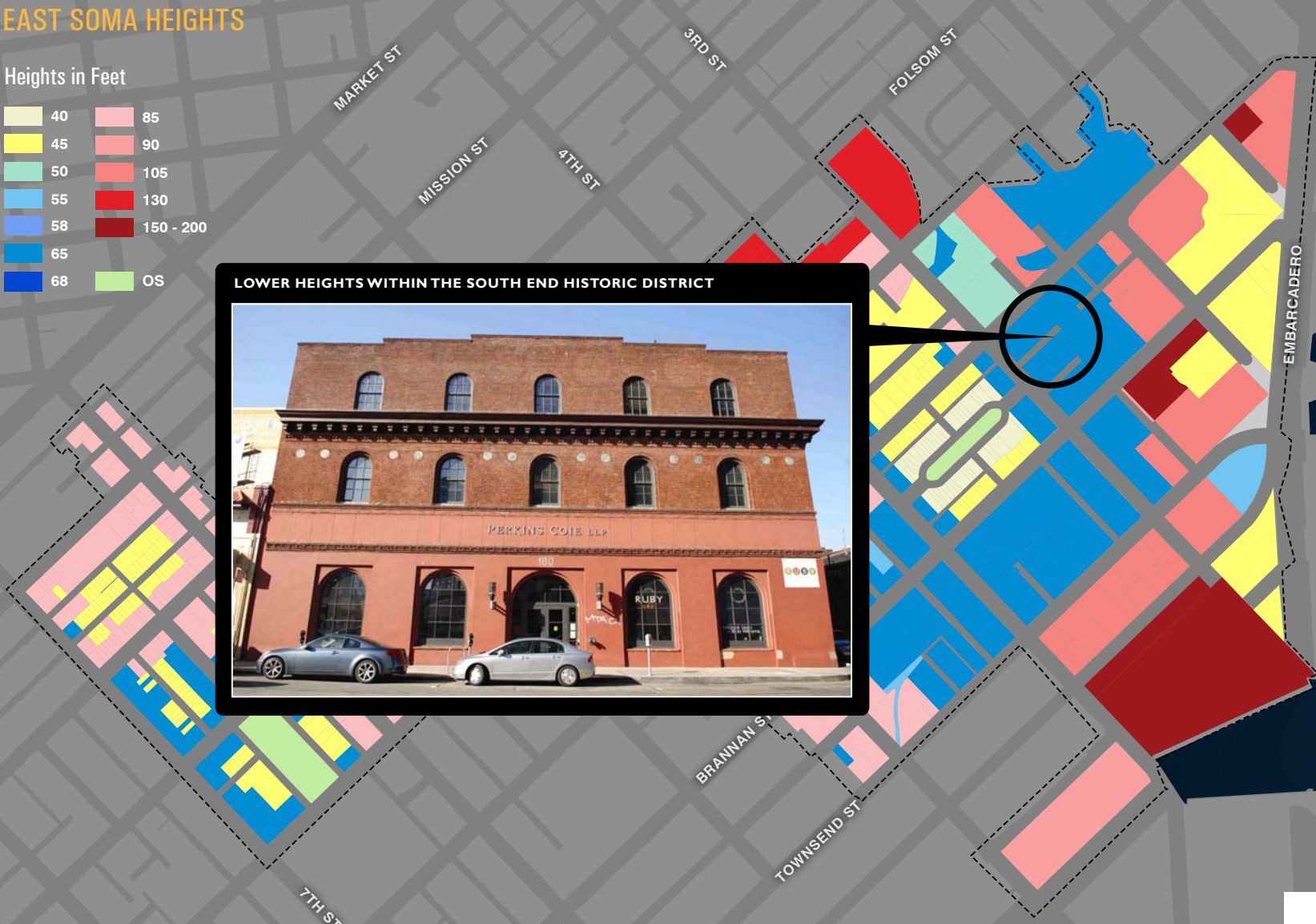
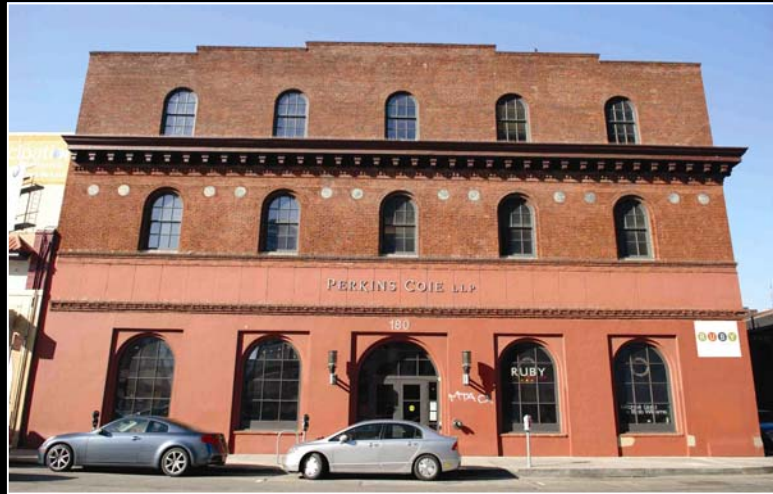


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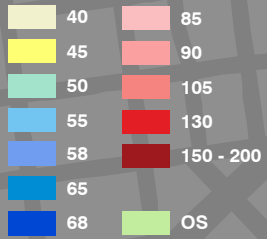


LOWER HEIGHTS WITHIN THE SOUTH END HISTORIC DISTRICT



# EAST SOMA HEIGHTS

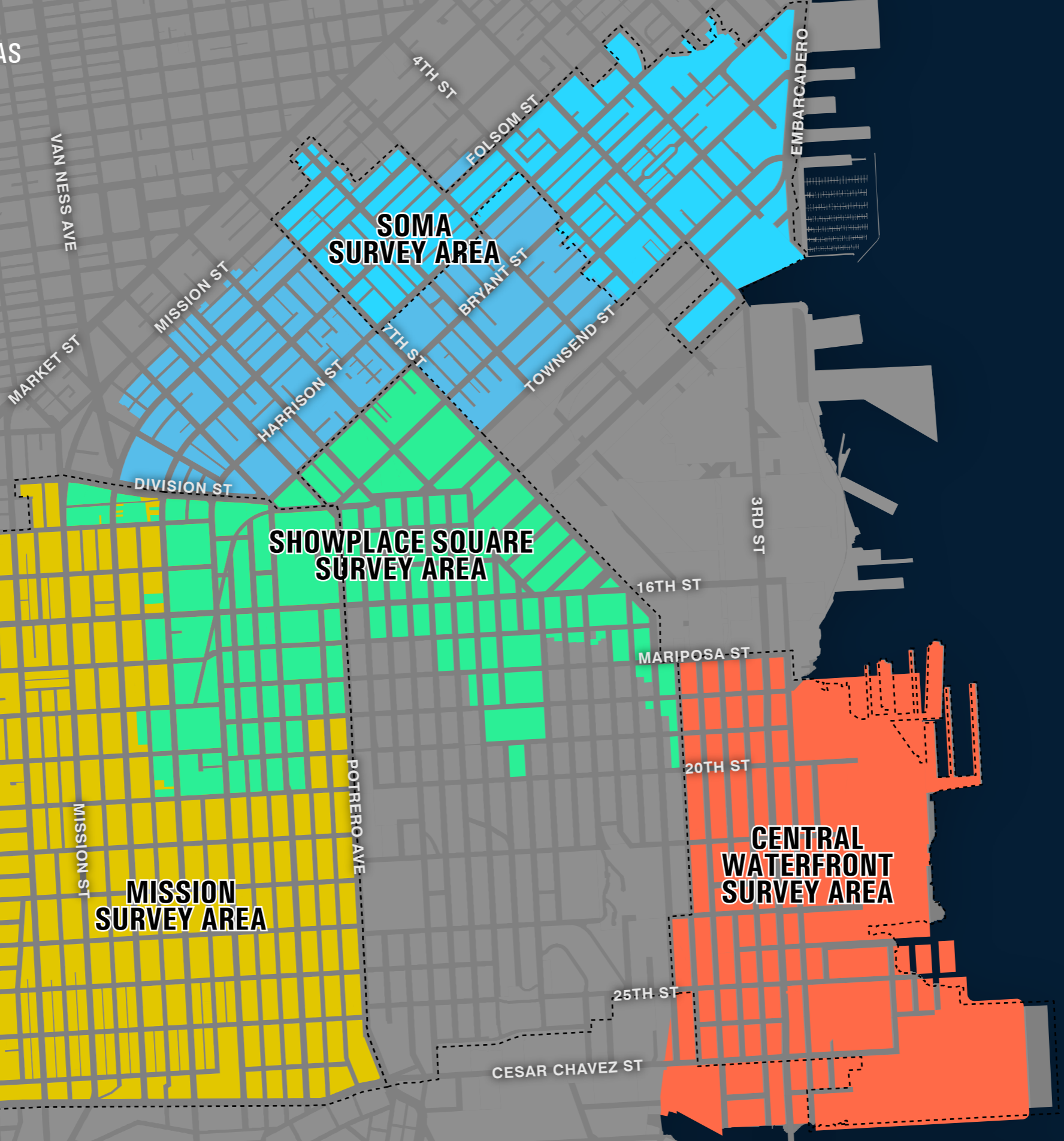
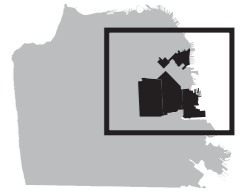
Heights in Feet



# Historic Preservation



HISTORIC SURVEY AREAS



S  
A  
N  
F  
R  
A  
N  
C  
I  
S  
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A  
Y

**SOMA  
SURVEY AREA**

**SHOWPLACE SQUARE  
SURVEY AREA**

**MISSION  
SURVEY AREA**

**CENTRAL  
WATERFRONT  
SURVEY AREA**

MARKET ST  
VAN NESS AVE  
MISSION ST  
HARRISON ST  
DIVISION ST  
16TH ST  
20TH ST  
24TH ST  
GUERRERO ST  
MISSION ST  
POTRERO AVE  
4TH ST  
FOLSOM ST  
BRYANT ST  
TOWNSEND ST  
3RD ST  
16TH ST  
MARIPOSA ST  
20TH ST  
25TH ST  
CESAR CHAVEZ ST  
EMBARCADERO



# Community Facilities

- Ensure sufficient space to meet future middle school demand
- Highlight Filipino and other culturally significant places through way-finding system and formal designation of places
- Require active ground floors -e.g. Bayanihan Center
- Work with MOH to provide community spaces in new affordable housing projects



# Commission Discussion