

EASTERN NEIGHBORHOODS

Planning Commission Update



SAN FRANCISCO
PLANNING
DEPARTMENT

JULY 2007



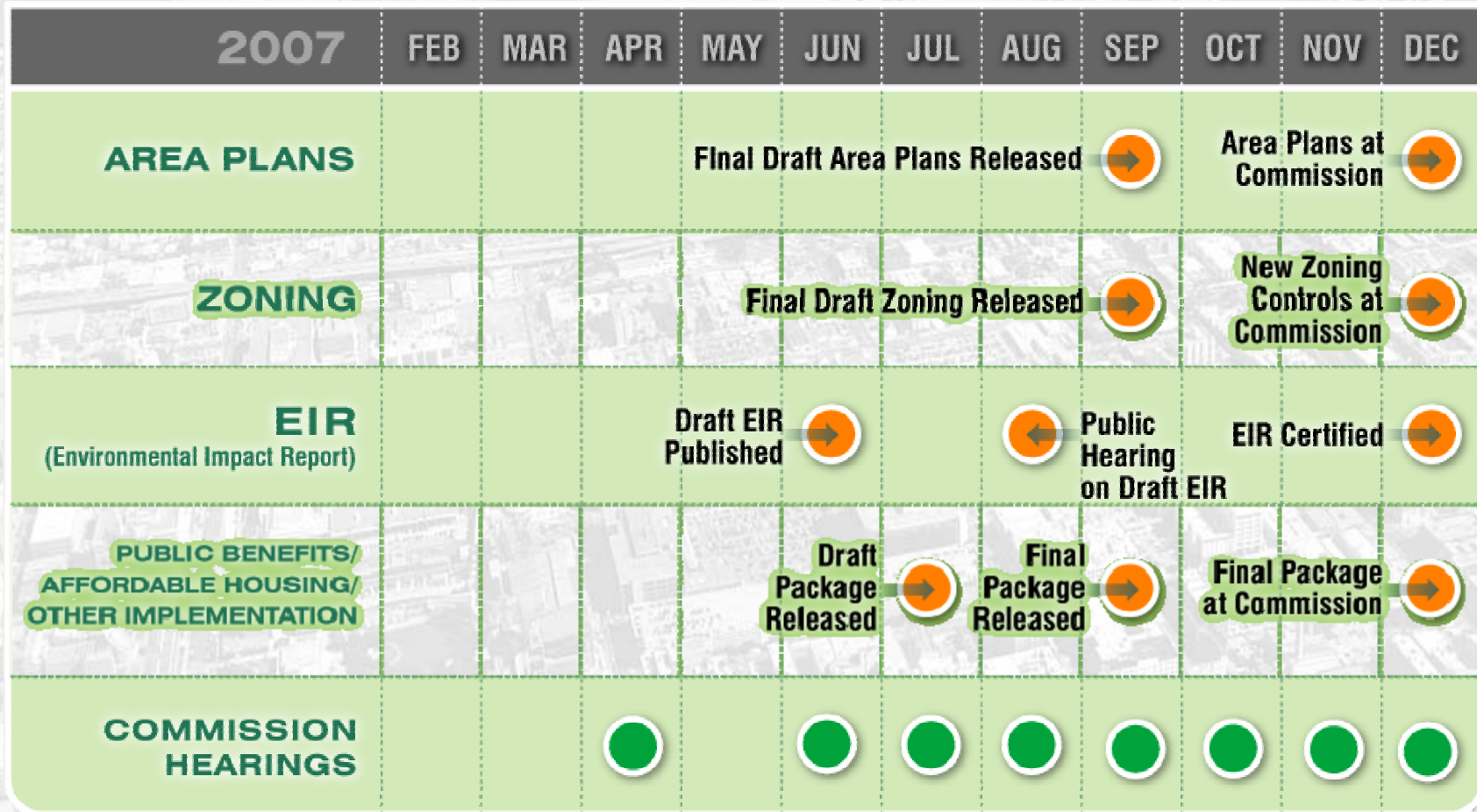
Main Points to be Covered Today

- Project and Schedule Update
- Eastern Neighborhoods Community Health Impact Assessment Update
- Historic Preservation Update

Community Outreach Strategy

- Planning Commission hearings
- Informal “office hours” for each neighborhood
- Neighborhood organization meetings
- Periodic newsletters and updates on website
 - *<http://easternneighborhoods.sfplanning.org>*
- Last round of city-sponsored neighborhood meetings in September

Project Schedule



Key Meetings and Milestones Coming Up

JULY 26: Update on Socio-Economic Impact Report and Public Benefits/Affordable Housing

Action item on Springing Conditions

AUG. 9: Public hearing on draft EIR

SEPT. 6: Overview of proposed zoning and height controls

LATE SEPT. Release of revised draft plans and zoning

EN Community Health Impact Assessment



Presentation Outline

- Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)
- Healthy Development Measurement Tool
- Application to Eastern Neighborhoods Plans
- Broader Value and Caveats

ENCHIA – Overview and Broad Goals

Overview

- Collaborative, multi-stakeholder, consensus-based approach facilitated by SFDPH to analyze how development in three San Francisco neighborhoods affects community and individual health.

Broad Goals

- Identify and analyze the likely impacts of land use plans and zoning controls on health determinants.
- Promote meaningful public involvement in land use policy-making by making explicit competing interests and facilitating consensus.
- Develop capacity for inter-agency working relationships.
- Provide recommendations for land use policies and zoning controls that promoted community priorities.
- Demonstrate the feasibility of health impact assessment methods.

ENCHIA – Process Summary

- Phase 1. Created *Healthy City Vision*
- Phase 2. Developed *Community Health Objectives* to reflect *Healthy City Vision*
- Phase 3. Identified *Community Health Indicators* to measure *Vision* and *Objectives*
- Phase 4. Generated *Data Profiles* on selected indicators to assess neighborhood conditions
- Phase 5. Developed a menu of *Policy/Strategy Briefs* to advance *Objectives*
- Phase 6. Created the Healthy Development Measurement Tool (HDMT)



HDMT – Overview

- *Goal:* To support comprehensive and health-responsive planning using a systematic and objective method.
- *Method:* Multi-objective, voluntary evaluation metric that incorporates measurable community health indicators and development targets.
- *Primary Uses:* Evaluation of land use plans, projects and policies to assess impact on baseline conditions and achievement of development targets.

www.TheHDMT.org

HDMT – Peer Review and Proof of Concept

- Reviewed by 7 City agencies including Planning, Redevelopment, Recreation and Parks, Arts Commission, DBI, DPW, MOCD, and PUC
- Reviewed by 20 technical experts in land use and transportation planning, public health, Health Impact Assessment, Environmental Impact Assessment, and health equity
- Converted into publicly accessible website (www.TheHDMT.org)
- Pilot Application on the Executive Park Subarea Plan



HDMT – Application Process Asks

- 1) Does a place have healthy living and working conditions?
 - Use HDMT indicator data to assess baseline conditions
- 2) Does a plan or project advance health-related conditions?
 - Assess the extent to which a Plan meets HDMT development targets



HDMT Application to Eastern Neighborhoods Plans

- Partnership with Planning
 - Joint application of the Mission and East SoMa Area Plans
 - Preliminary discussions regarding Showplace Square/Potrero Hill Area Plan
- Multiple working meetings with SF Planning staff
- Three stages of joint review:
 - Screening
 - Evaluation
 - Recommendations



HDMT Application – Screening

Mission and East SoMa

Selected Indicators – Baseline Conditions	SoMa	Mission	Citywide
PI.3.a Proportion of the population within ¼ mile access of a neighborhood or regional park	68%	82%	76%
PI.6.a Proportion of households within ½ mile from full-service grocery store/supermarket	79%	41%	64%
PI.2.a Proportion of households within ½ mile access to public elementary school	48%	93%	88%
HH.1.d Proportion of households living in overcrowded conditions	14%	23%	11%
ST.3.c Rate of pedestrian injury collisions per 100,000	413	153	104

HDMT Application – Preliminary Evaluation

Mission and East SoMa

	Performs Well	Improvement Opportunities
Housing	Policies meet affordability targets	Number of bedrooms
Resource Conservation	SF Green Factor; LEED standards	Building construction and design materials
Parks	Identifies general locations for siting; Greenways	Programming
Schools	Addresses the need for educational facilities	Schools sites
Child Care	Identifies child care as a need	Space for facilities
Transportation	Parking policies; Bicycle policies	Traffic calming for pedestrians; Public transit service / amenities

HDMT Application – Recommendations *Mission and East SoMa*

Preliminary Recommendations

- Improve overall specificity of Design Guidelines and implementing actions in the Plans
- Planning and City agencies continue to develop minimum standards for community needs (e.g., parks, transportation) before Plan adoption

SFDPH and Planning working together to develop recommendations on the following:

- Number of bedrooms
- Energy Star products
- Parks programming
- Multi-use school facilities
- Safe routes to schools
- Child care



HDMT Application – Next Steps

- Summarize East SoMa and Mission application findings
- Jointly develop recommendations for inclusion in the Plans
- Aid in translating recommendations into Plan policies and implementing actions
- Evaluate implementing actions document
- Convene ENCHIA Community Council and relevant City agencies to share application findings
- Extend the collaboration to the Potrero Hill/Showplace Square Area Plan



HDMT – Caveats

- HDMT is a voluntary assessment, not a new environmental regulation
- Works as a comprehensive preliminary survey tool. The HDMT does not provide for in-depth or scientific forecasting of impacts
- When comprehensively used, the HDMT is intended to reveal and make explicit trade-offs of different decisions
- Should be used as early as possible in a planning process



Related DPH Work

- HDMT application to Executive Park and Western SoMa
- Transportation Research
 - Level of Service, Pedestrian Environmental Quality Index, Pedestrian Injury Model
- Air Quality and Noise Modeling
- Environmental Health Expertise for CEQA

HDMT – Broader value

- Growing movement for multi-objective and holistic assessment of trade-offs of public policy
- Provides systematic application of a “health” lens to planning
- Overcome the lack of formal mandates to consider health impacts in planning
- In the absence of tools and guidelines, responds to the growing need for clear methods to understand the health impacts of land use decisions.
- Build inter-agency relationships

EASTERN NEIGHBORHOODS Planning Commission Update

HDMT - The Healthy Development Measurement Tool - Mozilla Firefox

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Healthy Development Measurement Tool



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Healthy Development Measurement Tool

An evidence-based practice to consider health in land use planning

Recent News

2007-06-15 Pilot study updates to indicators and development targets

The HDMT is currently being updated to reflect our pilot case study. Indicators and development targets are being revised and new data are being added. Please note that information may be out of order while the HDMT is being enhanced.

2007-05-02 Recent updates to indicator data

Please note that data tables and maps for the [Indicator PS.3.e "Number of violent crimes"](#) have been updated to include 2003-2005 data.

Get Started...

- Begin with an [introduction](#) or download a [helpful presentation](#) (PDF).
- [Dive right into the Tool.](#)
- Access relevant [resources](#).
- Get [answers to your questions](#).

The Tool

The **Healthy Development Measurement Tool** is an evidence-based practice to consider public health objectives in land use planning. It provides land use planners, public agencies, and community stakeholders with a set of metrics to assess the extent to which urban development projects, plans and policies affect health.

Who We Are

We're committed to providing Health Impact Assessment (HIA) methods for the support of healthy cities and neighborhoods. We're the [San Francisco Department of Public Health, Environmental Health Division](#).

Be sure to [contact us](#) with any questions or comments.

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www.TheHDMT.org

Acknowledgements

- ENCHIA Community Council members
- HDMT partner organizations
- Long-range Planning staff
- SFDPH - HDMT team

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Healthy Development Measurement Tool

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2007-03-26 The HDMT public release
We are pleased to announce the release of the Healthy Development Measurement Tool. Thank you for your interest in the Tool.

Get Started...	The Tool	Who We Are
<ul style="list-style-type: none"> Begin with an introduction or download a helpful presentation (PDF). Dive right into the Tool. Access relevant resources. Get answers to your questions. 	<p>The Healthy Development Measurement Tool is an evidence-based practice to consider public health objectives in land use planning. It provides land use planners, public agencies, and community stakeholders with a set of metrics to assess the extent to which urban development projects, plans and policies affect health.</p>	<p>We're committed to providing Health Impact Assessment (HIA) methods for the support of healthy cities and neighborhoods. We're the San Francisco Department of Public Health, Environmental Health Division.</p> <p>Be sure to contact us with any questions or comments.</p>

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Acknowledgements

- HDMT partner organizations - Visitacion Valley Community Development Corporation, Asian Neighborhood Design, Mission Anti-displacement Coalition
- ENCHIA Community Council members
- Long-range Planning staff
- SFDPH - HDMT team

Historic Preservation



EN Historic Preservation Presentation Overview

- Background
- Draft Objectives and Example Policies
- Survey Work in the Eastern Neighborhoods
- Next Steps



Historic Preservation Objectives

- Promote the preservation of notable historic landmarks, historic districts, individual historic buildings and features that help to provide continuity with the past



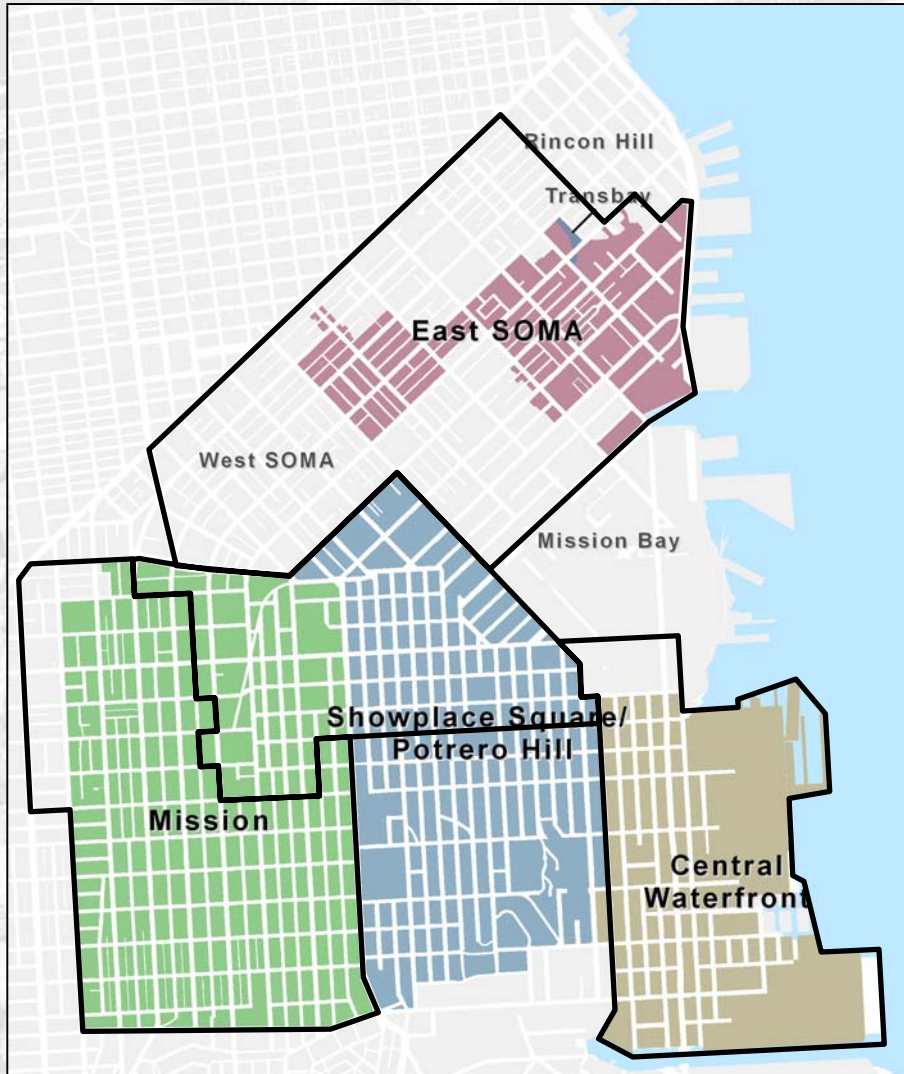
Example Draft Historic Preservation Policies

- Complete Historic Resource Surveys
- Revise the plans once the surveys have been completed
- Encourage preservation, rehabilitation, and adaptive reuse of historic buildings and resources
- Ensure that changes in the built environment respect the historic character and cultural heritage of the area, and that resource sustainability is supported
- Protect and preserve groups of historic resources that have integrity and that convey a period of significance

Eastern Neighborhoods-Survey Program

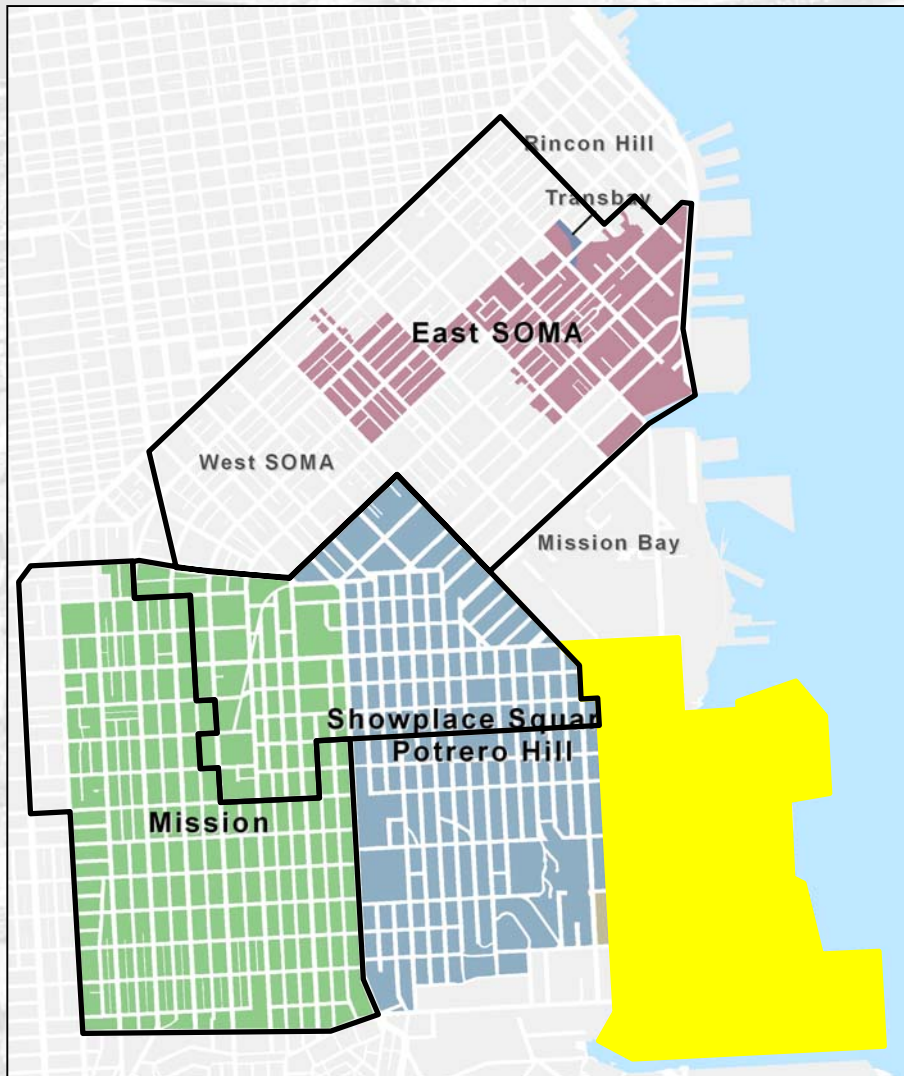
- RFP for surveys issued January 2007
- Contractor selections have been made and contracts are currently being negotiated
- Central Waterfront: Previously surveyed (2001); update completed July 2007
- South of Market and Mission areas: Complete draft survey products expected October 2008 (Page & Turnbull - contractor)
- Showplace Square/Northeast Mission: Complete draft survey products expected February 2008 (Tim Kelley Consulting - contractor)

Eastern Neighborhoods - Survey Areas



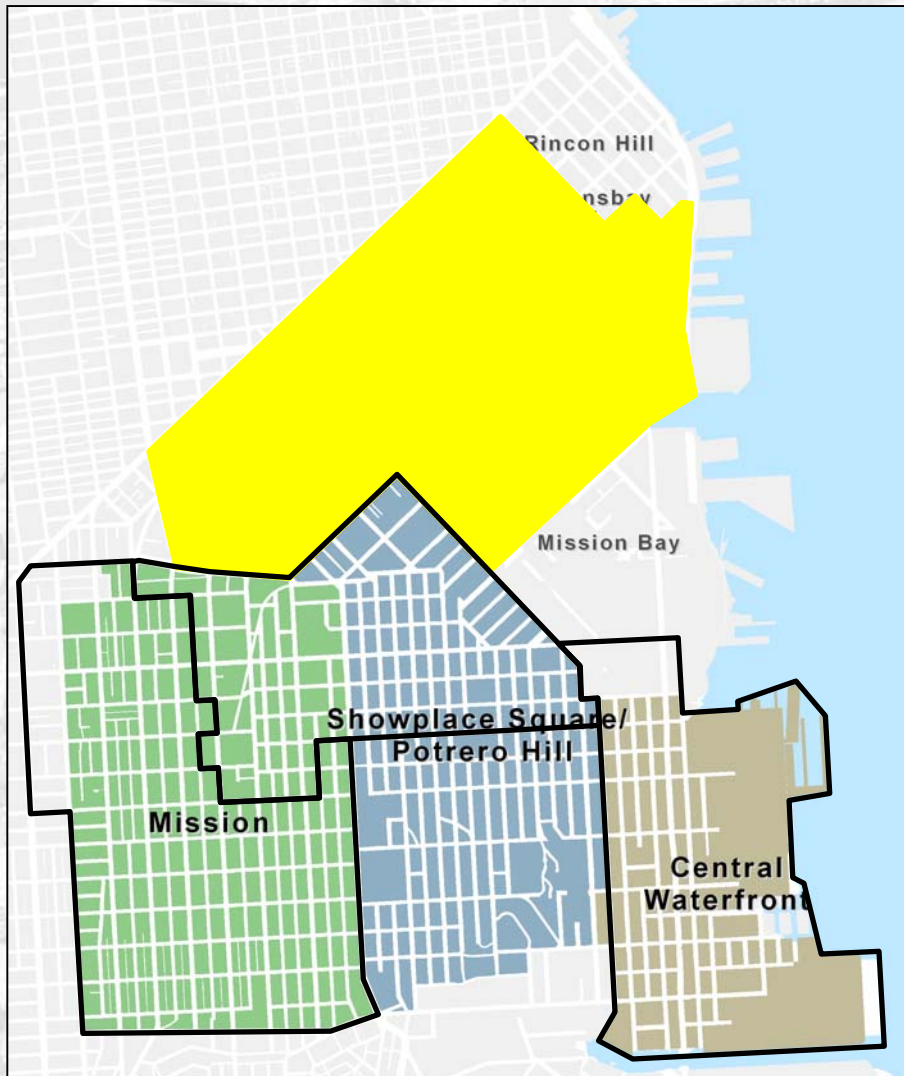
- Survey areas are based on Plan Areas, modified to suit historical contexts
- Surveys will address first those areas proposed for intensified or changed land uses under the Plans

Central Waterfront



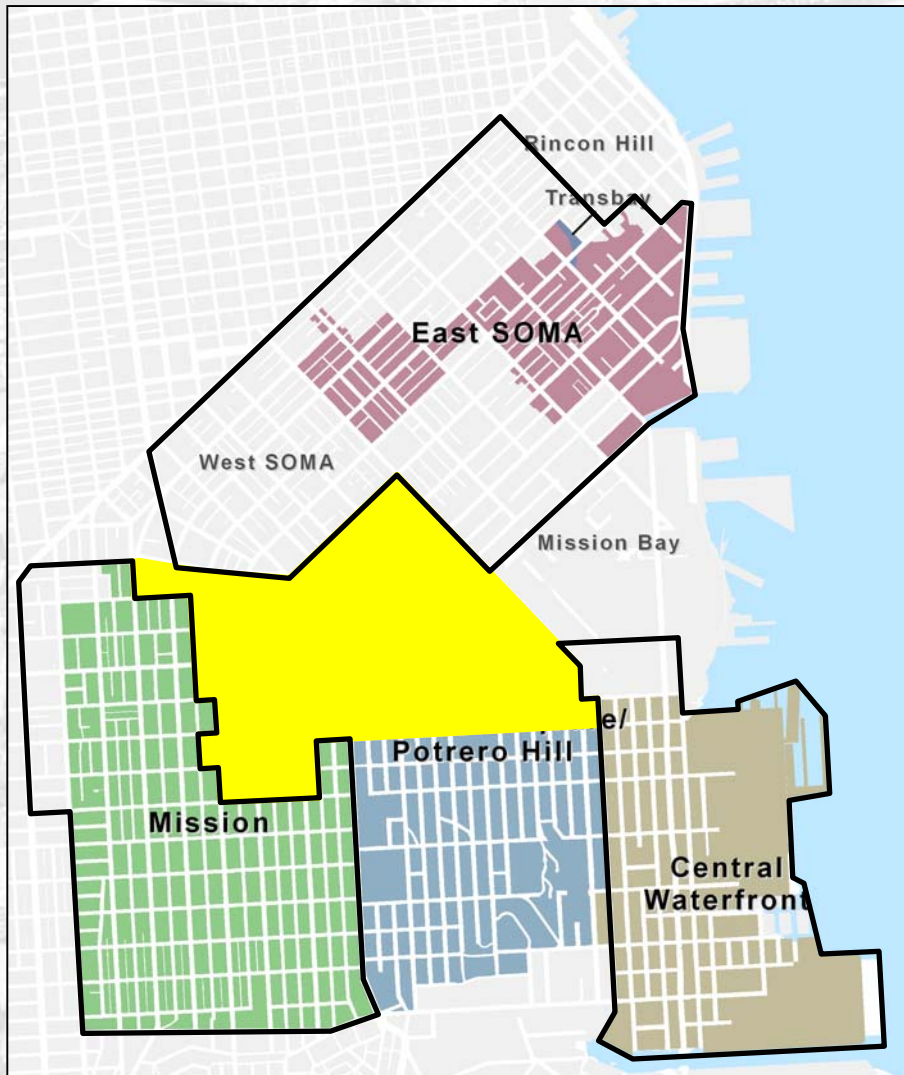
- Survey completed 2001 (City staff and Page & Turnbull - contractor)
- Update completed July 2007 (Page & Turnbull - contractor)

South of Market



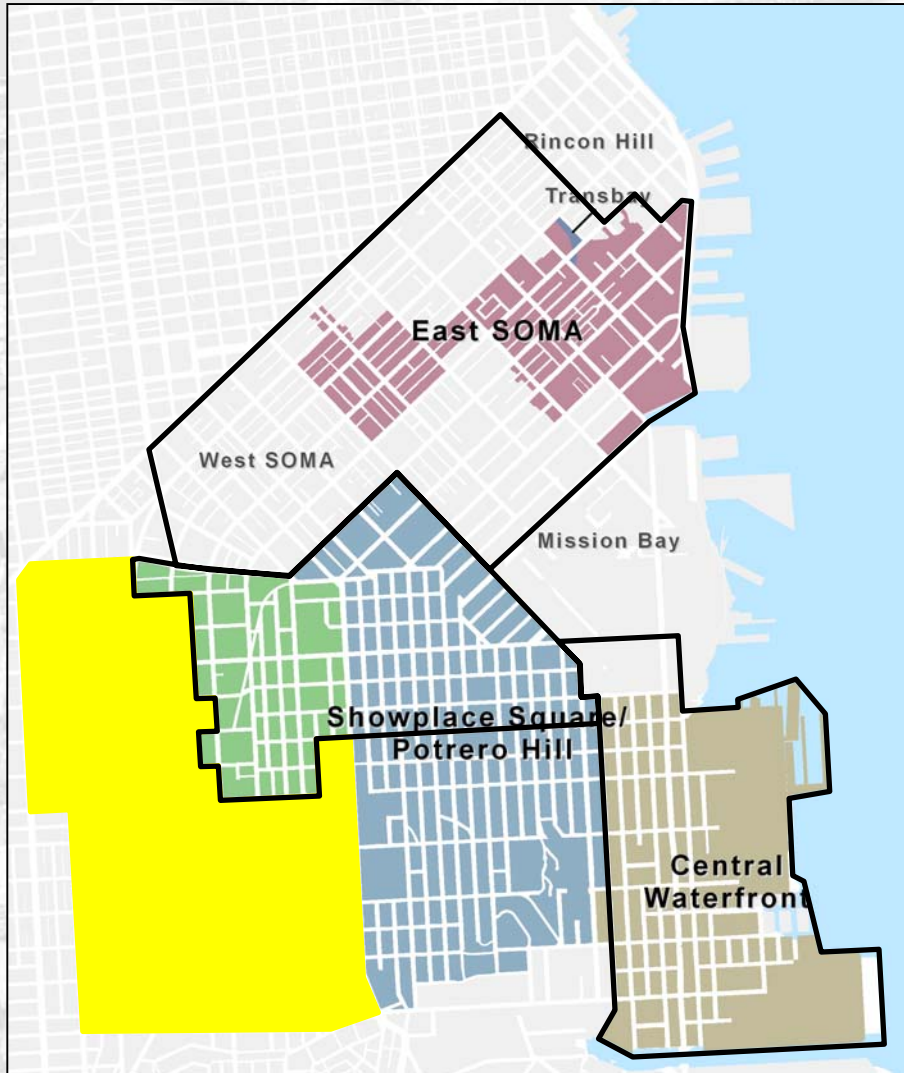
- Complete draft survey products for East SOMA expected October 2008 (Page & Turnbull - contractor)
- Additional surveys will address the needs of other South of Market plans

Showplace Square/Northeast Mission



- Showplace Square and Northeast Mission: Similar light industrial areas to be considered together
- Complete draft survey products expected February 2008 (Tim Kelley Consulting - contractor)

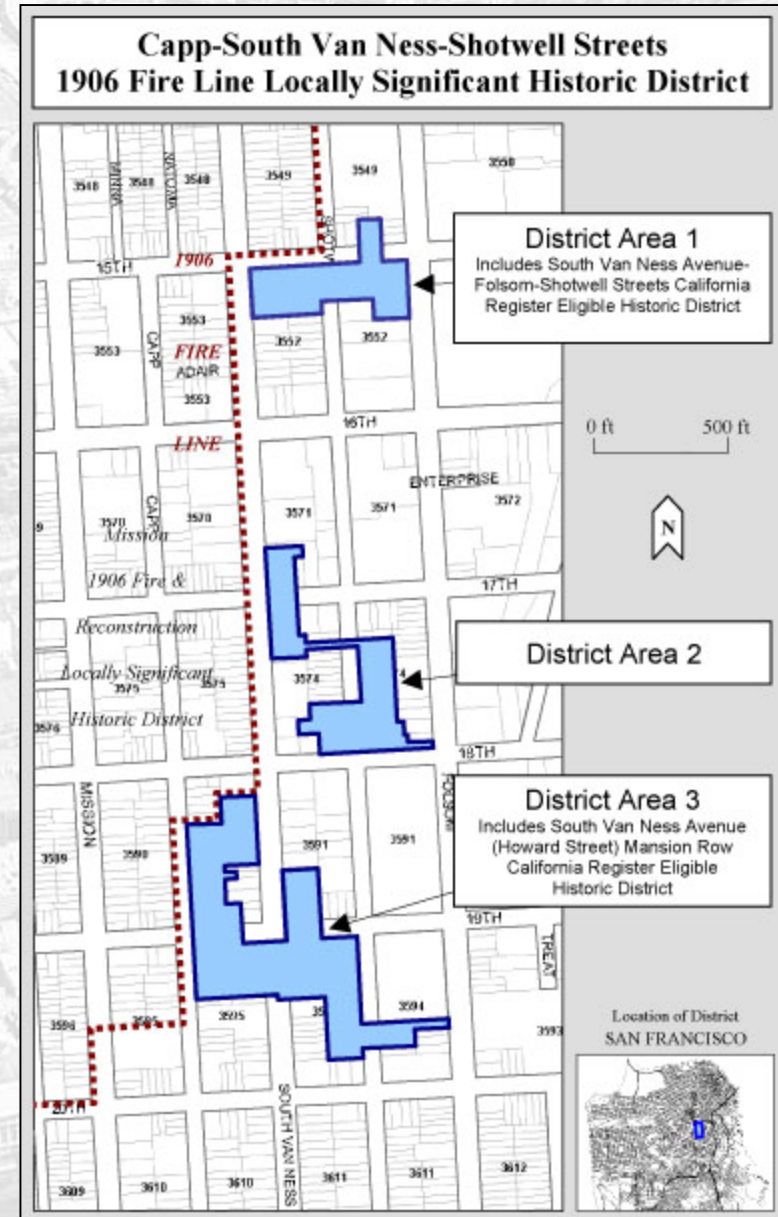
The Mission District



- Northern portion: Survey by City staff expected to be completed September 2008
- Southern portion: Complete draft survey products expected October 2008 (Page & Turnbull - contractor)

Survey Work Product (Sample)

- Newly documented historic district in the Mission
- Significant for its proximity along the 1906 Fire Line
- Identified and evaluated by Planning Department staff



Eastern Neighborhoods-Interim Procedures

- **Goal**
 - Provide additional review while the historic resources survey is underway.

- **Procedures**
 - Outline how Neighborhood Planning Unit will review age-eligible buildings within the Plan Area

These interim procedures will expire once the Plans are amended to incorporate the findings of the endorsed historic resources survey.

Eastern Neighborhoods-Interim Procedures

- A.** All proposed new construction within the entire Plan Area over 50', or 10' taller than adjacent buildings, built before 1963 shall be forwarded to the Landmarks Preservation Advisory Board for review and comment.
- B.** All cases for properties constructed prior to 1963 that propose demolition or major alteration within the Plan Area shall be forwarded to the Landmarks Board.
- C.** All permit applications that propose exterior modifications to the street facade(s) of historic resources (as defined in Preservation Bulletin #16) within the Plan Area will be presented to the Landmarks Preservation Advisory Board.
- D.** A Preservation Technical Specialist shall review or be consulted on all applications for proposed alterations to buildings constructed before 1963 within the Plan Area.
- E.** Neighborhood Association Block Book Notations (BBN) for all building permit activities reviewed by Planning Department.

Eastern Neighborhoods-Interim Procedures

■ Landmarks Preservation Advisory Board Comments

- Overall, these controls are necessary and fair and the LPAB strongly endorses their implementation.
- Concern over the workload required by the Landmarks Board and Neighborhood Planning to administer the interim controls.
- It should be stated that these interim controls will not preclude the designation of individual Landmarks or Landmark Districts to Article 10 of the Planning Code.
- Procedure C should be clarified to state that the applications shall be presented to the Landmarks Board ***for review and comment.***

Next Steps-by December 2007

- Finalize Plan policies for release in the Draft Area Plans (September)
- Incorporate completed survey findings into the Central Waterfront preservation policies, and use as a model for other Area Plans
- Continue with EN survey work
- Discuss the Interim Procedures with stakeholders

**THANK YOU
FOR YOUR ATTENTION**