

BUILDING A  
COMPLETE NEIGHBORHOOD

PROPOSAL FOR ADOPTION  
FALL 2011



## Western SoMa Community Plan



Western SoMa Citizens  
Planning Task Force

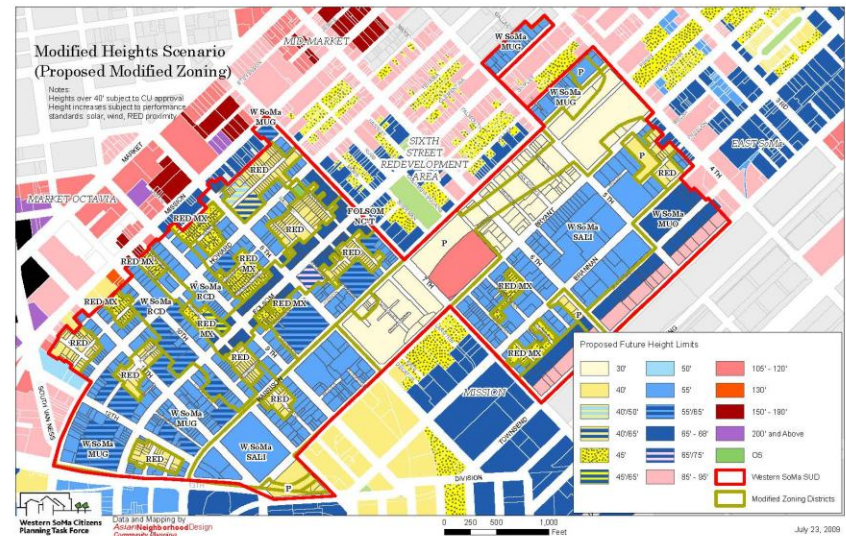
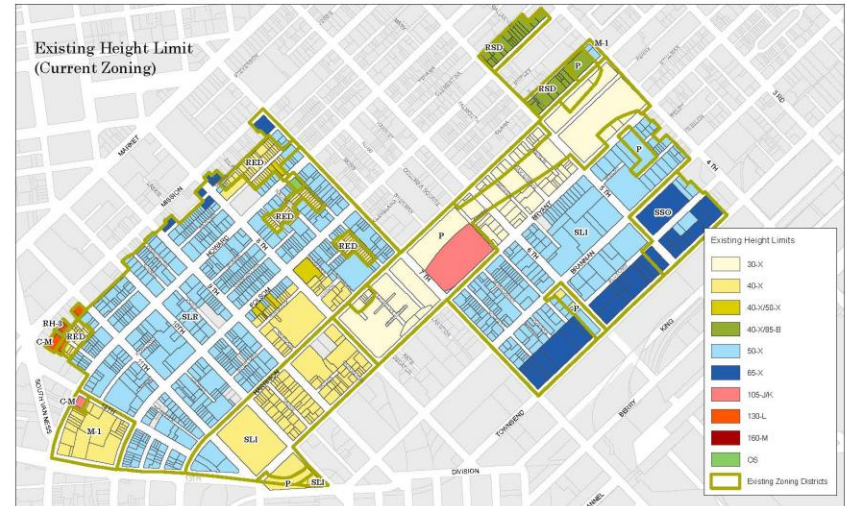
[www.sfgov.org/westernsoma](http://www.sfgov.org/westernsoma)



# INTRODUCTION




- **Board of Supervisors introduces legislation creating Western SoMa Citizens Planning Task Force**
  - Board of Supervisors Ordinance 206-06 in June 2006
  - Community-based planning process initiated 2007
- **The Task Force publicly discusses issues and publishes a plan**
  - Focus on committee work (regular monthly meetings for three years)
  - Publication of background Strategic Analysis Memos documents and Draft Plan
  - A Proposal for Citizens Review (2008)

Western South of Market



# REFERENCE MAP

## Western South of Market

-  Western SOMA SUD Boundary
-  Western SOMA Zoning District
-  SOMA Neighborhood



Data and Mapping by  
**AsianNeighborhoodDesign**



0 0.050.1 0.2 0.3 0.4  
Miles





# Three Facilitated Town Hall Meetings with the Greater SoMa Community (2007-2008)



# Healthy Development Measurement Tool (HDMT)



## Recent News

### 2008-05-27 HDMT Website and Data Revision Complete

We recently completed an extensive update to HDMT website content, including to indicators and data, development targets and checklist, and neighborhood profiles. In addition, we added a "Tool Instructions" section to the website to better explain how the HDMT can be applied. Thank you for your patience as we completed this update.

### 2008-05-27 Draft Evaluation of Eastern Neighborhoods Area Plans Released

The public draft of our evaluation of the Eastern Neighborhood Area Plans using the HDMT is now available. [Click here](#) to download the report "[Impacts on Community Health of Area Plans for the Mission, East SoMa, and Potrero Hill / Showplace Square: An Application of the Healthy Development Measurement Tool](#)".

For additional HDMT updates and changes, please visit [News Archives/Corrections and Errors](#).



## Get Started...

- Begin with an [introduction](#) or download a [helpful presentation](#) (PDF).
- [Use the Tool](#).
- Look at [community indicators](#).
- Check out [SF neighborhood data](#).
- Access Tool [resources](#).

## The Tool

The **Healthy Development Measurement Tool** is a comprehensive evaluation metric to consider health needs in urban development plans and projects.

The HDMT explicitly connects public health to urban development planning in efforts to achieve a higher quality social and physical environment that advances health.

## Who We Are

We're committed to assessing urban environmental conditions and responding to health inequities and environmental policy gaps using health impact assessment methods. We're the [San Francisco Department of Public Health, Program on Health, Equity and Sustainability](#).

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

[Home](#) | [Introduction](#) | [Tool Instructions](#) | [The Tool](#) | [Application Resources](#) | [About ...](#)  
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The Healthy Development Measurement Tool | San Francisco Department of Public Health, Copyright © 2006  
Page accessed on Monday, July 14, 2008 at 01:16 PM.





# HDMT & THE COMMUNITY PLAN

- Task Force has worked from the first day with Department of Public Health to include HDMT analysis and recommendation in the Plan.
- Goal of HDMT is to support comprehensive and health-responsive planning.
- Department of Public Health has used the HDMT to review the Plan, with a checklist that incorporates community health indicators and development targets.



# HDMT CHECKLIST #1

## *Utilized the Development Checklist in 2 Stages*

**SFDPH applied the HDMT Development Checklist to draft elements of the Community Plan (Winter 2008)**

- Judged extent to which Plan objectives, policies, implementing actions would meet the development targets
- Made line-item recommendations directly into the draft Plan elements
- Re-evaluated draft elements with the Checklist, showing how targets would be met if recommendations accepted
- Provided testimony to the San Francisco Planning Commission regarding the incorporation of HDMT-based recommendations into the Plan (September 2008 &



# HD MT CHECKLIST #2

## *Utilized the Development Checklist in 2 Stages*

**SFDPH evaluates the entire draft Draft Plan using a revised version of the Development Checklist (November 2008)**

- Many revisions had been made to the Plan based on multiple constituencies.
- SFDPH evaluated the revised Plan
- Made final recommendations to address unmet HD MT targets
- February 2009 – Provided additional comments and responses in response to public comment suggesting removing/ amending health protective/ promoting policy



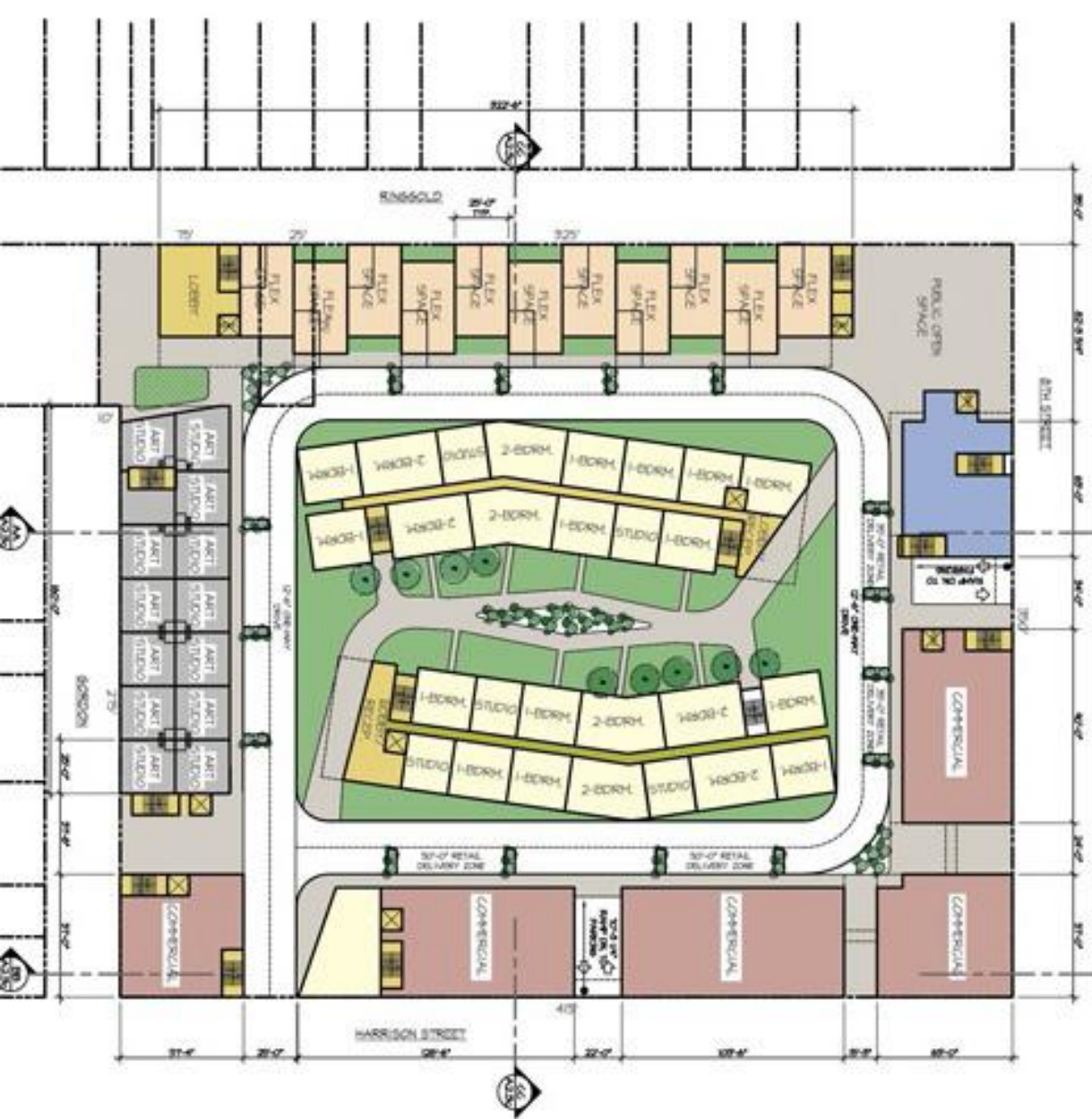
# Examples of Incorporated HDMT Language Modifications

## • OLD

- Work with the Departments of Public Health and Building Inspection to develop new Building Code requirements to mitigate ambient air pollution hazards.
- New development should not result in a net loss of open space.
- Prohibit residential demolitions and conversions of rent-controlled units unless they would result in equivalent replacement of existing housing units at the same price and which continue to be controlled by the rent control ordinance.

## • REVISED

- Endorse health and Building Code amendments to protect residents and users in sensitive uses from traffic-related pollution hotspots.
- New development shall not result in a net loss of **publicly accessible** open space.
- Require that any inclusionary or rent-controlled housing lost in the course of demolition, conversion or redevelopment be replaced at a 1:1 ratio and at equivalent income levels and tenure types. (***NOTE: This policy language, both old and new, removed by City Attorney***)



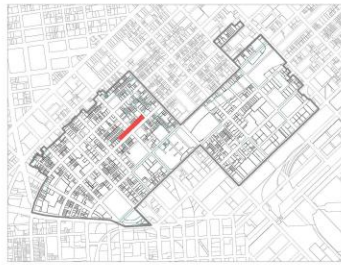
- For a proposed major three acre development site in the neighborhood, careful attention was paid to the location of the publically accessible open space and the need to buffer new residents from fixed noise generators.







A. Existing conditions

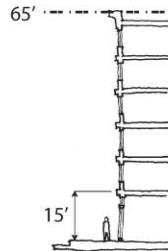


a. Key Map



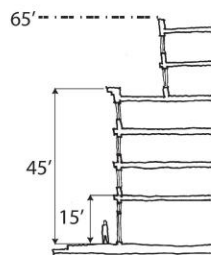
B. Proposed 65 ft. Building Height - No Setback

b. Side View



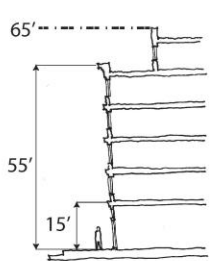
C. Proposed 65 ft. Building Height - Setback at 45 Ft. Ht.

c. Side View



D. Proposed 65 ft. Building Height - Setback at 55 Ft. Ht.

d. Side View



In efforts to maintain solar access in the urban design controls for the ceremonial neighborhood commercial street, shadow analysis and set-back considerations shaped street wall heights and setback controls.

