



SAN FRANCISCO PLANNING DEPARTMENT

January 3, 2013

Angela Calvillo, Clerk
Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

**RE: Transmittal of the Western SoMa Community Plan
Planning Case No. 2008.0877EMTZU**

**Board File Number: _____ (pending)
Planning Commission Recommendation: Approval**

Dear Ms. Calvillo, the Honorable Mayor Ed Lee, and the Honorable Supervisor Jane Kim:

I am pleased to transmit the Planning Commission's recommendation for adoption of the Western SoMa Community Plan (Case 2008.0877EMTZU) to the Board of Supervisors. Please find here a description of the approval actions and supporting documentation for the Board's consideration.

The result of a multi-year public planning process that began in 2005, the Western SoMa Community Plan is a comprehensive vision for shaping growth on the western side of the South of Market area, designed to reduce land use conflicts between industry and entertainment and other competing uses, such as office and housing in areas designated as Service, Arts, and Light Industrial (SALI); protect existing residential uses on the alleys; retain existing jobs in the area; and encourage diverse and affordable housing, mixed-used areas, and a complete neighborhood. The Plan complements the Eastern Neighborhoods Plan's patterns of land use, urban form, public space, circulation, and historic preservation, and makes adjustments to this specific area based on today's understanding of the issues and focused community outreach to the residents and workers in the area, and would result in the potential to generate over \$42 million for public infrastructure. The Plan was created and shaped by the Western SoMa Citizen's Planning Task Force, created by the Board of Supervisors through ordinance in 2004.

On November 8, 2012 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the initiation of proposed Ordinances.

On December 6, 2012 the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and voted to recommend approval of the proposed Ordinances.

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The following items are included in this package and were reviewed by the Historic Preservation Commission and approved by the Planning Commission:

1. Environmental Review CEQA Findings and Mitigation Measures

The Environmental Review findings identify significant unavoidable environmental impacts, compare Project alternatives, describe mitigation measures, and make a Statement of Overriding Considerations recognizing the Project's unique benefits.

2. General Plan Amendments Ordinance

Amendments to the General Plan include the addition of the Western SoMa Area Plan to the General Plan and updates to various General Plan Elements to include text and map references to the Area Plan.

3. Planning Code Amendments Ordinance

Proposed Planning Code amendments would revise controls including but not limited to those for land use, density, height, open space, parking, and impact fees; and make related amendments to the Planning Code necessary to implement the Western SoMa Community Plan, including adding Sections 175.5, 261.2, 263.28, 263.29, 703.9, 743 et seq., 744 et seq., 844 et seq., 845 et seq., 846 et seq., 847 et seq., and 890.81, and amending Planning Code Sections 121.1, 121.2, 121.7, 124, 134, 135, 141, 145.1, 151.1, 155, 182, 201, 204.4, 207.4, 207.5, 207.6, 208, 270.2, 316, 329, 401, 423 et seq., 429.2, 607.1, 702.1, 703.2, 802.1, 802.4, 802.5, 803.3, 803.6, 803.7, 803.9, 813, 822, 823, and 890.88.

4. Zoning Map Amendments Ordinance

Proposed amendments to the Zoning Maps include amendments to Sectional Maps ZN01, ZN07, ZN08 (Zoning Districts), HT01, HT07, and HT08 (Height and Bulk Districts). Proposed map amendments will reclassify properties as necessary to implement the General Plan as proposed to be amended pursuant to adoption of the Western SoMa Community Plan. These amendments would generally reclassify areas zoned SLR north of Harrison Street to WMUG, RCD, Folsom Street NCT, WMUO, RED, or RED-MX, and areas zoned SLI and SSO south of Harrison Street to SALI, WMUO, RED, and RED-MX.

These amendments would also reclassify the height and bulk districts of certain parcels consistent with the proposed Western SoMa Community Plan. Heights north of Harrison Street range from 40 feet in the RED districts to 55-65 feet on most parcels larger than one-half acre. Heights south of Harrison Street range from 30 feet on blocks adjacent to the I-80 freeway, to 40-55 feet in the SALI district, and up to 85 feet in the WMUO district along Townsend Street.

The Planning Commission voted to amend the proposed zoning for the properties along 11th Street between Harrison Street and Folsom Street, and the two properties immediately north of the intersection of Folsom Street and 11th Street from WMUG to WMUO. This amendment was detailed in Planning Commission Resolution No. 18760, which included a list of Block and Lot numbers intended to represent these properties along 11th Street. Additionally, the associated

Zoning Map Amendment Ordinance was updated to reflect this amendment, and subsequently approved as to form by the City Attorney.

However, the list of Block and Lot numbers detailed in Resolution No. 18760 did not accurately reflect all of the intended properties. An updated list of properties is provided as an attachment to this letter, and the Planning Department will request the Board of Supervisors to amend the final Zoning Map Amendment Ordinance to reflect the updated list.

5. Administrative Code Amendments Ordinance

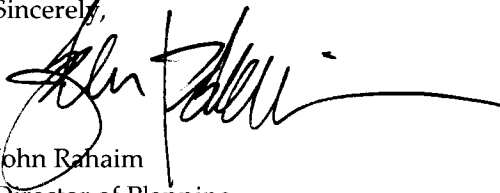
These include amendments to Chapter 10E to incorporate the Western SoMa Community Plan into the Eastern Neighborhoods program area and its associated monitoring and interagency implementation framework.

6. Implementation Plan

The document provides an inventory of public improvements and a recommended funding program to implement these improvements. This document would guide the Board of Supervisors and Interagency Plan Implementation Committee in expending Plan-related revenues.

On November 7, 2012 the Historic Preservation Commission considered elements of the Plan related to historic preservation, and recommended their approval by the Board with comments. The Planning Commission incorporated all of the Historic Preservation Commission comments and approved all of these items on December 6, 2012 and recommends Board approval of the ordinances necessary to implement the Western SoMa Community Plan. If you have further questions, please contact Corey Teague, the Plan Manager, at (415) 575-9081. We look forward to the Board's consideration of these items and to the implementation of this Plan.

Sincerely,



John Rahaim
Director of Planning

CC: Mayor's Office, Jason Elliot
Deputy City Attorney, Andrea Ruiz-Esquide
Alisa Miller, Clerk of the Land Use Committee

Attachments (two copies of the following):

Planning Commission Resolution Nos. 18757, 18758, 18759, 18760, 18761, and 18762
Planning Commission Executive Summary for Case No. 2008.0877EMTZU
Environmental Review CEQA Findings and Mitigation Measures
Draft Ordinance General Plan Amendment and Legislative Digest
(original sent via interoffice mail)

Draft Ordinance Planning Code Text Amendment and Legislative Digest
(original sent via interoffice mail)
Draft Ordinance Zoning Map Amendment and Legislative Digest
(original sent via interoffice mail)
Zoning Map Amendment – 11th Street Update
Draft Ordinance Administrative Code Amendment and Legislative Digest
(original sent via interoffice mail)
Implementation Plan
Historic Preservation Commission Resolution No. 695

Note: In compliance with San Francisco's Administrative Code Section 8.12.5 "Electronic Distribution of Multi-Page Documents", the Planning Department has submitted multi-page documents related to the Western SoMa Plan [BF pending] in digital format. A hard copy of these documents is available from the Clerk of the Board. Additional hard copies may be requested by contacting Corey Teague of the Planning Department at 415-575-9081.



SAN FRANCISCO PLANNING DEPARTMENT

Western SoMa Community Plan Transmittal Packet to Board of Supervisors

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Table of Contents

Date: January 3, 2013
Case No.: **2008.0877**EMTZU
Staff Contact: *Western SoMa Community Plan Adoption*
Corey Teague - (415) 575-9081
corey.teague@sfgov.org

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II. CEQA Findings – E Case

II-1 CEQA Findings Case Report

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SAN FRANCISCO PLANNING DEPARTMENT

Exhibit I-1: Western SoMa Community Plan Adoption Packet Executive Summary HEARING DATE: DECEMBER 6, 2012

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Date: November 29, 2012
Case No.: **2008.0877MTZU**
Western SoMa Community Plan Adoption
Staff Contact: Corey Teague - (415) 575-9081
corey.teague@sfgov.org
Recommendation: **Approval**

SUMMARY

The San Francisco Planning Department is seeking to adopt and implement the Western SoMa Community Plan ("the Plan"). The result of a multi-year public planning process that began in earnest in 2005, the Plan is a comprehensive vision for shaping growth on the western side of the South of Market area. The Plan's chief objectives are to reduce land use conflicts between industry and entertainment and other competing uses, such as office and housing in areas designated as Service, Arts, and Light Industrial (SALI); protect existing residential uses on the alleys; retain existing jobs in the area; and encourage diverse and affordable housing, mixed-used areas, and a complete neighborhood.

Adoption of the Plan will consist of numerous actions. These include:

1. Adoption of CEQA Findings, including a Statement of Overriding Considerations
2. General Plan Amendments
3. Planning Code Amendments
4. Zoning Map Amendments
5. Administrative Code Amendments
6. Approval of a Program Implementation Document

Together with actions related to certification of the Final Environmental Impact Report and adoption of CEQA Findings, these actions will constitute the Commission's approval of the Western SoMa Community Plan and its implementing mechanisms.

On November 8, 2012 the Planning Commission passed resolutions to Initiate the Amendments to the General Plan, Planning Code, and Zoning Maps and instructed Planning staff to provide public notice for a public hearing on the proposed amendments on or after December 6, 2012. Proper notification was provided according to the requirements of the Planning Code, including a newspaper advertisement 20

days prior to the hearing and mailed notice to all property owners within the Plan Area and within 300 feet of the Plan Area 20 days prior to the hearing.

PRELIMINARY STAFF RECOMMENDATION

Staff recommends adoption of the draft Resolutions for all items related to adoption of the Western SoMa Community Plan.

PLAN BACKGROUND

The Western SoMa community planning process began in 2001, originally as a part of Eastern Neighborhoods, with the goal of developing new zoning controls for the industrial portion of this neighborhood. The Western SoMa plan area, which focuses on the area roughly bounded by 7th Street, Mission Street, Division Street, and Bryant Street on the western portion of the plan area, and 7th Street, Harrison Street, 4th Street, and Townsend Street on the eastern portion of the plan area, was eventually removed from the Eastern Neighborhoods planning process.

On November 23, 2004 the Board of Supervisors passed Resolution No. 731-04 creating the Western SoMa Citizens Planning Task Force (“Task Force”). The Task Force was charged with conducting a comprehensive analysis of the Western SoMa plan area and developing recommendations, and specifically to:

- (1) Use existing zoning as the starting point for an analysis of land use decisions that will shape the future of the entire community;
- (2) Map and evaluate existing Residential Enclave Districts (REDs) and consider modifications to existing RED zoning map boundaries;
- (3) Recommend basic RED preservation policies including height, density and design guidelines;
- (4) Map and evaluate land uses proximate to existing and proposed REDs and develop basic height, density and design guidelines in order to provide a buffer between REDs and areas where more intense development might be allowed;
- (5) Map overall western SoMa existing land use conditions;
- (6) Recommend policies for the preservation of service and light industrial jobs, residential uses, and arts and entertainment opportunities;
- (7) Consider policies to guide increased heights and density along the major arterial streets where appropriate;
- (8) Recommend policies that promote more community-serving retail and commercial uses and that encourage improvements to transportation, open space, street safety, bicycle circulation, and mass transit; and

(9) Develop recommendations to ensure that the creation of a future Folsom Boulevard be developed in such a manner as to complement all of the above referenced goals.

The Task Force, with assistance from the Planning Department, held numerous public workshops and worked with consultants throughout 2008, resulting in the publication of a Draft Western SoMa Community Plan in September 2008. An updated version of the plan was published in October 2011.

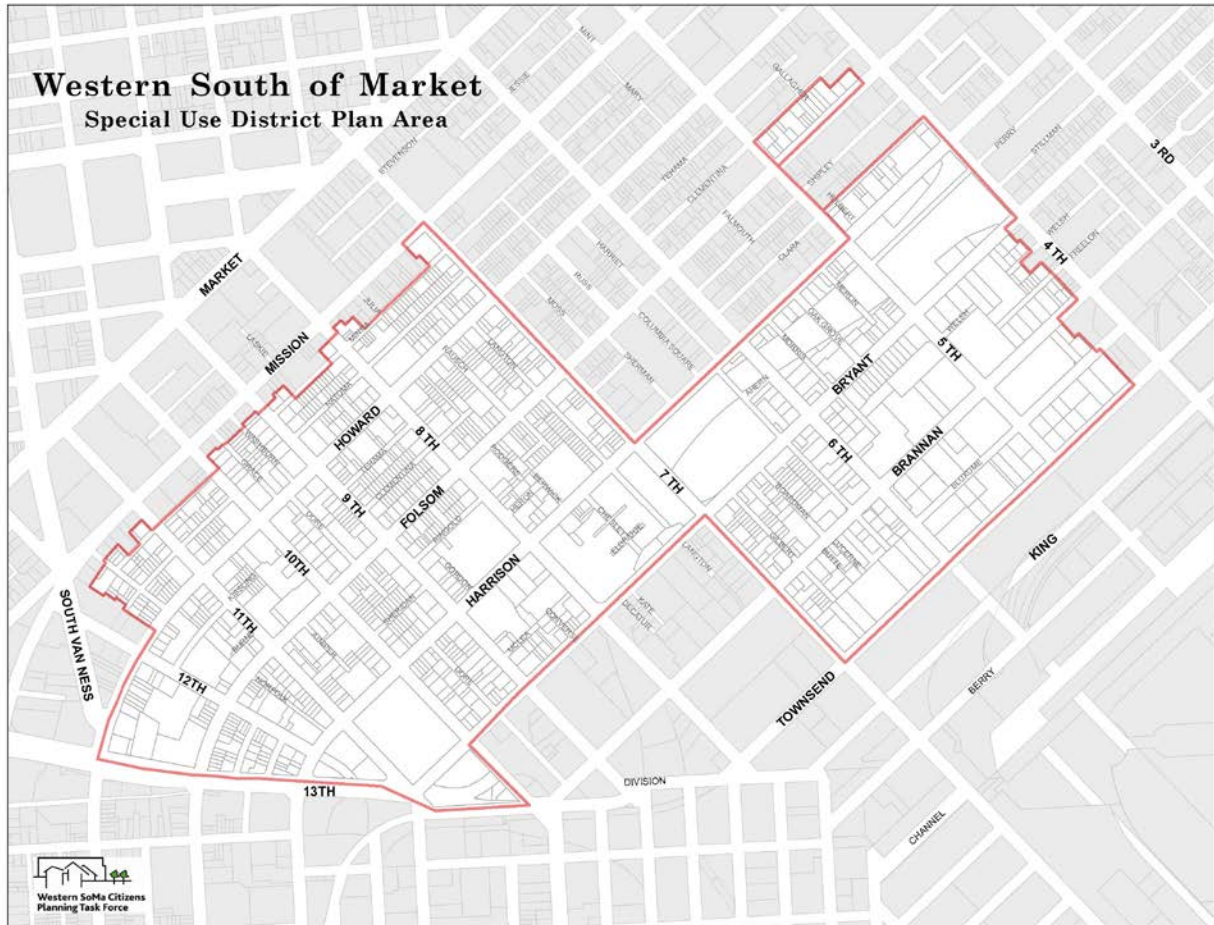
The Western SoMa Area Plan (“the Plan”) supports and builds on the Eastern Neighborhoods Plan’s vision for the traditionally industrial and mixed use areas in the eastern part of the City. The Plan complements the Eastern Neighborhoods Plan’s patterns of land use, urban form, public space, circulation, and historic preservation, and makes adjustments to this specific area based on today’s understanding of the issues and focused community outreach to the residents and workers in the area.

The Plan lays the policy foundation for additional changes that are detailed in the Planning Code and Zoning Map amendments and other proposed implementation measures. The following Key Principles inform all the objectives and policies contained in the Plan:

- Encourage new housing at appropriate locations and make it as affordable as possible to a range of City residents;
- Reserve sufficient space for production, distribution and repair activities, in order to support the City’s economy and provide good jobs for residents
- Generally maintain the existing scale and density of the neighborhood, allowing appropriate increases in strategic locations;
- Plan for transportation, open space, community facilities and other critical elements of complete neighborhoods;
- Protect and support the social heritage resources of the Filipino and LBGT communities within the plan area;
- Plan for new development that will serve the needs of existing residents and businesses; and
- Maintain and promote a diversity of land uses, and reserve new areas for arts activities and nighttime entertainment.

PLAN AREA

The Western SoMa Community Plan Area consists of approximately 298 acres (including public rights-of-way) stretching from 4th Street to Division Street. The boundaries of the Plan area are roughly 7th Street, Mission Street, Division Street, and Bryant Street in the western portion of the plan area, and 7th Street, Harrison Street, 4th Street, and Townsend Street in the eastern portion of the plan area.



Western SoMa Community Plan Area

ENVIRONMENTAL REVIEW

The Department published the Draft Environmental Impact Report on June 20, 2012. The Planning Commission will consider certification of the Final Environmental Impact Report on the Transit Center District Plan and adoption of CEQA Findings prior to consideration of this item at the hearing on December 6, 2012.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 695

HEARING DATE: November 7, 2012

Date: November 7, 2012
Case No.: 2008.0877MTZU
Project Name: **Western SoMa Community Plan
Review and Comment on Plan Adoption and related Ordinances**
Staff Contact: Corey Teague – (415) 575-9081
corey.teague@sfgov.org
Reviewed By: Tim Frye, Preservation Coordinator – (415) 575-6822
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RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT PROPOSED ORDINANCES ASSOCIATED WITH THE WESTERN SOMA COMMUNITY PLAN TO AMEND THE SAN FRANCISCO GENERAL PLAN, PLANNING CODE, AND ZONING MAPS, INCLUDING AMENDMENTS TO PLANNING CODE, AND MAKING FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS, OF CONSISTENCY WITH THE GENERAL PLAN AND THE PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

PREAMBLE

1. WHEREAS, on November 7, 2012, the San Francisco Historic Preservation Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider aspects in the proposed Western SoMa Community Plan and related Ordinances that directly impact historic resources; and
2. WHEREAS, Article 10 of the San Francisco Planning Code establishes, the purpose, powers and duties of the Historic Preservation Commission. Per Planning Code Section 1002(a)(9), the Historic Preservation Commission shall review and provide written reports to the Planning Commission and Board of Supervisors on ordinances and resolutions concerning historic preservation issues and historic resources, redevelopment plans, waterfront land use and project plans, and such other matters as may be prescribed by ordinance; and
3. WHEREAS, the San Francisco Planning Department is seeking to implement the Western SoMa Community Plan ("the Plan"), which seeks to reduce land use conflicts between industry and entertainment and other competing uses, such as office and housing in areas designated as Service, Arts, and Light Industrial (SALI); protect existing residential uses on the alleys; retain existing jobs in the area; and encourage diverse and affordable housing, mixed-used areas, and a complete neighborhood. The Plan contains goals and policies that would affect historic resources.

The Western SoMa neighborhood is a place containing a balance of production, distribution, and repair (PDR) uses mixed with other uses. The objectives of maintaining a balance of PDR uses with housing, offices, retail and other uses and seeking to avoid future land use conflicts are at the heart of the Western SoMa Community Plan.

The Western SoMa community planning process began in 2001, originally as a part of Eastern Neighborhoods Plan, with the goal of developing new zoning controls for the industrial portion of this neighborhood. On November 23, 2004, the Board of Supervisors passed Resolution No. 731-04 creating the Western SoMa Citizens Planning Task Force, which was charged with conducting a comprehensive analysis of the plan area and developing recommendations.

A series of workshops and surveys were conducted where stakeholders articulated goals for the neighborhood and considered how new zoning and policies might promote these goals. The Western SoMa Citizens Planning Task Force further developed these ideas and developed Strategic Analysis Memos (SAMs) on housing, preservation, transportation, open space, and economics. The Task Force also worked with the San Francisco Department of Public Health's *Healthy Development Measurement Tool* to ensure the Plan met strategic public health goals. This community outreach, research, and City agency collaboration led to the creation and publication of a *Draft Community Plan for Citizens Review* in 2008. The additional comments collected from the community in response to that document allowed the task force to finalize the Draft Western SoMa Community Plan later that year. Based on Planning Department and City Attorney review, the Draft Western SoMa Community Plan was further updated in 2011.

The Western SoMa Community Plan supports and builds on the Eastern Neighborhoods Plan's vision for the traditionally industrial and mixed use areas in the eastern part of the City. The Plan complements the Eastern Neighborhoods Plan's patterns of land use, urban form, public space, circulation, and historic preservation, and makes adjustments to this specific area based on today's understanding of the issues and focused community outreach to the residents and workers in the area.

The Plan lays the policy foundation for additional changes that are detailed in the Planning Code, Zoning Map and other implementation measures. The following Key Principles inform all the objectives and policies contained in the Plan:

- Encourage new housing at appropriate locations and make it as affordable as possible to a range of City residents;
- Reserve sufficient space for production, distribution and repair activities, in order to support the City's economy and provide good jobs for residents
- Generally maintain the existing scale and density of the neighborhood, allowing appropriate increases in strategic locations;

- Plan for transportation, open space, community facilities and other critical elements of complete neighborhoods;
- Protect and support the social heritage resources of the Filipino and LBGT communities within the plan area;
- Plan for new development that will serve the needs of existing residents and businesses; and
- Maintain and promote a diversity of land uses, and reserve new areas for arts activities and nighttime entertainment.

The core policies and supporting discussion in the Plan have been incorporated into an Area Plan proposed to be added to the General Plan. The General Plan, Planning Code, and Zoning Map Amendments, along with the Implementation Document, provide a comprehensive set of policies and implementation programming to realize the vision of the Plan. The Implementation Document outlines public improvements, funding mechanisms, and interagency coordination the City must pursue to implement the Plan.

Policies envisioned for the Community Plan are consistent with the existing General Plan. However, a number of amendments to the General Plan are required to further achieve and clarify the vision and goals of the Western SoMa Community Plan, to reflect its concepts throughout the General Plan, and generally to update the General Plan to changed physical, social and economic conditions in this area.

4. WHEREAS, the Historic Preservation Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented at the hearing by Department staff and other interested parties; and
5. WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the proposed Western SoMa Community Plan, including Chapter 6 on Preservation, and recommends APPROVAL of the proposed Western SoMa Community Plan and the associated ordinances with the following comments:

- Within the Western SoMa Community Plan, all reference to the "Landmarks Preservation Advisory Board" should be edited to refer to the "Historic Preservation Commission."
- The Western SoMa Community Plan should contain timeline and implementation plan for specific actions.

- In implementing the objectives and policies of the Western SoMa Community Plan, the Commission recommends exploring new strategies, including use of public art, for integrating social history into traditional historic preservation.
- The Western SoMa Community Plan should provide zoning and land use incentives for properties that are not eligible for local landmark status, but which retain strong historic character and integrity.
- Within the Chapter 6 (Preservation) of the Western SoMa Community Plan, the Commission recommends the following edits:
 - Policy 6.1.3 should be edited to read: *“Conduct historic and socio-cultural heritage resource surveys within the Western SoMa.”*
 - Policy 6.1.4 should be edited to read: *“Establish boundaries and designations in all proposed and new preservation districts.”*
 - Policy 6.2.3 should be edited to read: *“Protect properties associated with events contributing to local history, including events that occur in public streets and alley.”*
 - Policy 6.2.4, 6.2.5, 6.2.6, and 6.2.7 should be condensed into one policy statement, which reads: *“Protect properties that are significant for their architecture and design, including those eligible under National Register Criteria C (Design/Construction) and California Register Criterion 3 (Architecture)”*
 - Policy 6.3.3 should be edited to read: *“Prevent or avoid historic resource demolitions.”*
 - Policy 6.3.6 should be edited to read: *“Preserve and protect all identified Native American and other archaeological resources.”*

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2008.0877MTZU to the Planning Commission and Board of Supervisors.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on November 7, 2012.

Jonas P. Ionin
Acting Commission Secretary

PRESENT: Chase, Damkroger, Hasz, Johns, Martinez and Wolfram

ABSENT: Matsuda

ADOPTED: November 7, 2012



SAN FRANCISCO PLANNING DEPARTMENT

Exhibit IV-1: Approval of Planning Code Amendments Case Report

HEARING DATE: DECEMBER 6, 2012

Date: November 29, 2012
Case No.: **2008.0877MTZU**
*Western SoMa Area Plan –
Planning Code Amendments*
Staff Contact: Corey Teague - (415) 575-9081
corey.teague@sfgov.org
Reviewed By: Joshua Switzky – (415) 575-6815
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Recommendation: **Approval**

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DESCRIPTION

The San Francisco Planning Department proposes amending the Planning Code of the City and County of San Francisco to implement land use policy changes contained in the Western SoMa Community Plan. Proposed amendments to the Planning Code were initiated by the Planning Commission on November 8, 2012 in Resolution 18737.

For background on the Western SoMa Community Plan, see the accompanying Executive Summary staff report.

PRELIMINARY STAFF RECOMMENDATION

Staff recommends approval of the draft Resolution to Recommend Approval of the proposed amendments to the Planning Code.

PLANNING CODE AMENDMENTS

Proposed changes to the Planning Code include but are not limited to those related to land use, density, height, open space, parking, and impact fees. Proposed Planning Code text and related map amendments will make revisions to existing sections of the Planning Code and introduce new sections necessary to implement the General Plan as proposed to be amended pursuant to adoption of the Western SoMa Community Plan.

The Draft Planning Code Amendments Summary Table (Exhibit IV-4) provides a general description of the proposed Planning Code amendments necessary, in part, to implement the Western SoMa Community Plan. The WSoMa Planning Code Amendments Zoning Guide (Exhibit IV-5) provides a snapshot of land use and development controls for each district within the plan area.

ENVIRONMENTAL REVIEW

The Department published the Draft Environmental Impact Report on June 20, 2012. The Planning Commission will consider certification of the Final Environmental Impact Report on the Western SoMa Community Plan and adoption of CEQA Findings prior to consideration of this item at the hearing on December 6, 2012.

RELATED ACTIONS

As part of its actions approving the Western SoMa Community Plan, the Planning Commission will consider Amendments to the General Plan, Zoning Maps, and Administrative Code and approval of the Plan Program Implementation Document. These proposed actions are discussed in separate Staff Reports.

ATTACHMENTS

Exhibit IV-2 Draft Resolution of Intention to Initiate Planning Code Amendments
Exhibit IV-3 Draft Planning Code Amendments Ordinance
Exhibit IV-4 Draft Planning Code Amendments Summary Table
Exhibit IV-5 Draft Planning Code Amendments Zoning Guide



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 18759

HEARING DATE DECEMBER 6, 2012

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Date: November 29, 2012
Case No.: **2008.0877EMT~~ZU~~**
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Planning Code Amendments*
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Reviewed By: Joshua Switzky – (415) 575-6815
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Recommendation: **Approval**

ADOPTING A RESOLUTION TO AMEND THE SAN FRANCISCO PLANNING CODE TO IMPLEMENT THE WESTERN SOMA AREA PLAN

WHEREAS, Section 4.105 of the City and County of San Francisco Charter mandates that the Planning Commission shall periodically recommend amendments to the Planning Code to the Board of Supervisors; and the San Francisco Planning Department is proposing to amend the Planning Code to implement the Western SoMa Community Plan (the “Western SoMa Area Plan” or “the Plan”) and to bring Planning Code regulations governing this area into consistency with the Plan.

The Planning Commission, at a duly noticed public hearing on November 8, 2012 and in accordance with Planning Code Section 302(b), initiated the Planning Code amendments that are the subject of this Resolution.

The Planning Code amendments propose to apply the Eastern Neighborhoods Infrastructure Impact Fee to development on parcels in the Western SoMa Plan area. The proposed fee amounts are supported by the Western SoMa Nexus Study on file with the Department in San Francisco Planning Department Case No. 2008.0877EMT~~ZU~~ and are incorporated herein by reference.

The Planning Commission incorporates by reference the General Plan and Section 101 consistency findings and overview concerning the Western SoMa Area Plan as set forth in Planning Commission Resolution No. 18758, governing General Plan amendments.

Prior to considering the amendments to the General Plan, Planning Code, Zoning Maps and other actions related to implementing the Western SoMa Area Plan, the Planning Commission adopted Resolution No. 18756 certifying the Final Environmental Impact Report for the Western SoMa Area Plan in accordance with the California Environmental Quality Act (CEQA). The Planning Commission also adopted Motion No. 18757, adopting CEQA Findings related to the Western SoMa Area Plan.

WHEREAS, the Planning Commission, at a duly noticed public hearing on December 6, 2012, amended the recommended Planning Code amendments to 1) permit more flexible land uses for buildings in the Folsom Street NCT, RCD, WMUG, RED, and RED-MX Districts that are a designated landmark building per Article 10 of the Planning Code, buildings designated as significant or contributory pursuant to Article 11 of this Code and located within the Extended Preservation District, or a building listed in or determined individually eligible for the National Register of Historic Places or the California Register of Historical Resources by the State Office of Historic Preservation, 2) principally permit child care facilities in the RED District, 3) principally permit ground floor dwelling units in the Folsom NCT and RCD Districts regardless of property size, and 4) create a grandfathering provision for residential projects within areas proposed to be rezoned to WMUO.

NOW, THEREFORE, BE IT RESOLVED, that the Commission adopts and incorporates by reference the CEQA Findings in Commission Resolution No. 18757;

AND BE IT FURTHER RESOLVED, that the Improvement Measures identified in the Mitigation Monitoring and Reporting Plan for the Plan, attached as Exhibit 1 to the CEQA Findings in Commission Resolution No. 18757, shall be adopted as part of the Plan;

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 302(c), the Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code;

AND BE IT FURTHER RESOLVED, that the Commission finds the Planning Code amendments, on balance, consistent with the General Plan as proposed for amendment and with the eight priority policies of Planning Code Section 101.1 for the reasons set forth in Planning Commission Resolution No. 18758, which is incorporated herein by reference;

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 302(c), the Commission approves the Planning Code amendments contained in an ordinance approved as to form by the City Attorney hereto attached as Exhibit IV-3 and recommends their adoption by the Board of Supervisors.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on December 6, 2012.

Jonas P. Ionin
Acting Commission Secretary

AYES: Antonini, Borden, Fong, Hillis, Moore, Sugaya, and Wu

NOES:

ABSENT:

**Resolution 18759
December 6, 2012**

**CASE NO. 2008.0877EMTZU
Adoption of Planning Code Amendments
Related to the Western SoMa Community Plan**

ADOPTED: December 6, 2012

Exhibit IV-4 Planning Code Amendments Summary Table

Planning Code Section	Topic Addressed	Amendment Description
121.1	Lot size limits	Folsom NCT was made to match the adjacent SoMa NCT. RCD limit was set at 10,000sf due to existing large lots in the District.
121.2	Use size limits	Set principally permitted use size limits at 4,000sf for the Folsom NCT (larger permitted with conditional use authorization) and 10,000sf for the RCD (permitted with conditional use authorization up to 25,000sf).
121.7	Lot mergers and street frontage limits	Restricted lot mergers to those resulting in street frontage of no more than 100 feet in WMUG, WMUO, Folsom NCT, and RCD, and to no more than 50 feet in RED and RED-MX.
124	Floor area ratios	Set Floor Area Ratio limits for newly created districts.
134	Rear yards	Set rear yard requirement for WMUG, RED, and RED-MX at 25 percent of lot depth, with a minimum of 15 feet, which must be provided at grade. Rear yards in RCD and Folsom NCT set at 25 percent at the second floor and above.
135	Residential open space	Set new Eastern Neighborhood mixed use districts to match the open space requirements of existing districts, except that the reduction for publicly accessible open space. Set open space controls for Folsom NCT and RCT to match SoMa NCT.
141	Rooftop screening	Added references to new districts.
145.1	Ground floor ceiling heights and street frontage requirements	Set minimum ground floor ceiling heights for non-residential uses at 14 feet in the WMUG, WMUO, and RED-MX districts. Set a maximum of one 10-foot garage door per lot in the RED district.
151.1	Off-street parking	Set parking maximums for WMUG, WMUO, RED, RED-MX, and SALI to match MUG and MUO. Set parking maximums in Folsom NCT and RCD to match SoMa NCT.
155(d)(g)(r)	Loading spaces, parking fee rate structure, and prohibited curb cuts	Prohibit curb cuts onto alleys from corner lots in SALI when the alley also contains RED or RED-MX zoning on the interior of the block.
175.5	Grandfathering provision	Create a grandfathering provision for residential projects in the WMUO district that applied prior to August 2008.
182	Nonconforming uses	Remove an unnecessary reference to RED.
201	Use districts	Add new districts created by the WSoMa Community Plan and remove RED from the "R" district classification.
204.4	Accessory dwelling units	Permit accessory dwelling units in artist workspaces in WMUG.
207.4	Dwelling unit densities in Neighborhood Commercial districts	Set Folsom NCT and RCD to not be limited by lot area, but by the applicable requirements and limitations elsewhere in this Code, including but not limited to height, bulk, setbacks, open space, exposure, and unit mix, as well as by applicable design guidelines, applicable elements and area plans

Exhibit IV-4 Planning Code Amendment Summary Table

Planning Code Section	Topic Addressed	Amendment Description
		of the General Plan, and design review by the Planning Department.
207.5	RED dwelling unit density	Remove RED from this Section.
207.6	Dwelling unit mix	Added the RCD as a district where a minimum dwelling unit mix applies.
208	Group housing density	Set group housing density in new Eastern Neighborhood mixed use and Neighborhood Commercial districts to match existing districts.
261.2	Folsom Street NCT setback	Require a 15-foot setback for any portion of a building above 55 feet and fronting on Folsom Street in the Folsom Street NCT.
263.28	Increased heights in SALI	Establish split-height districts in the SALI of 40-55 feet. Projects requesting heights above 40 feet must dedicate at least one floor to arts activities.
263.29	Height bonus for major developments	Establish various split-height districts. Projects requesting heights above their base height are subject to the criteria provided in the Western SoMa Special Use District in Section 823.
270.2	Mid-Block alleys	Require projects in new Eastern Neighborhood districts with significant frontage to provide a mid-block alley of at least 30 feet wide to connect primary streets with interior alleys whenever possible.
316	Conditional uses	Add a reference to a new trigger for conditional use authorization in the Western SoMa Special Use District for projects seeking heights above their base height.
329	Large project authorization	Add a reference to a trigger requiring a conditional use authorization instead of a large project authorization for projects in the Western SoMa Special Use District seeking heights above their base height.
401	Definitions for impact fees	Add references to appropriate WSoMa implementation documents.
423 et seq	Eastern Neighborhoods impact fees	Add appropriate references to WSoMa implementation documents to be included within the Eastern Neighborhood Impact Fee and Public Benefits Fund.
429.2	Public art requirement	Add WMUG, WMUO, and SALI to existing requirements for public art.
607.1	Signs in Neighborhood Commercial districts	Add Folsom Street NCT and RCD to existing controls for sign in Neighborhood Commercial Districts.
702.1	Neighborhood Commercial districts	Added Folsom Street NCT and RCD as Neighborhood Commercial Districts.
703.2	Limited live performance	Exclude RCD from Neighborhood Commercial Districts permitting Limited Live Performance spaces as accessory uses.
703.9	Permitted uses in Landmark buildings in neighborhood commercial districts	Create provisions to allow office space within Folsom Street NCT and RCD within Article 10 Landmark buildings.
743.1	Folsom Street NCT	Add the Folsom Street NCT description and table of permitted uses.
744.1	Regional Commercial District (RCD)	Add the RCD description and table of permitted uses.

Exhibit IV-4 Planning Code Amendment Summary Table

Planning Code Section	Topic Addressed	Amendment Description
802.1	Mixed use districts	Add WMUG, WMUO, RED, RED-MX, and SALI as new mixed use districts.
802.4	Eastern Neighborhood mixed use districts	Add WMUG, WMUO, RED, RED-MX, and SALI as new Eastern Neighborhoods mixed use districts.
802.5	SoMa mixed use districts	Remove RED from the SoMa mixed use district classification.
803.3(b)(1)(c)(i) and (vi)	Accessory uses in mixed use districts	Add new Eastern Neighborhood mixed use districts to existing controls. Permit Limited Live Performance in the SALI and WMUO districts.
803.6	Formula retail uses	Update reference to Western SoMa Special Use District to match its new name.
803.7	WSoMa permit review	Delete this section because notification within the Special Use District will be covered by Section 312.
803.9(a) & (b)	Permitted uses in Landmark buildings in Eastern Neighborhood mixed districts, and the South of Market Special Hall Of Justice Legal Services District	Provide more flexible land use controls in new Eastern Neighborhoods mixed use districts within Article 10 Landmark building. Update language throughout the Section for consistency. Permit office uses related to the Hall of Justice in SALI within the South of Market Special Hall Of Justice Legal Services District.
813	RED table of permitted uses	Update table of permitted uses.
822	South of Market Special Hall Of Justice Legal Services District	Update reference to controls in SALI table of permitted uses.
823	Western SoMa Special Use District	Simplify the name to the "Western SoMa Special Use District" and provide specific controls regarding design, rear yards, open space, dwelling unit exposure, noncomplying nighttime entertainment uses, good neighbor policies, single-room-occupancy units, recreational facilities, nighttime entertainment and animal services buffers around RED and RED-MX districts south of Harrison Street, formula retail uses, and major developments of more than one half acre requesting heights above their base height requirements.
844	WMUG District	Add the WMUG description and table of permitted uses.
845	WMUO District	Add the WMUO description and table of permitted uses.
846	SALI District	Add the SALI description and table of permitted uses.
847	RED-MX District	Add the RED-MX description and table of permitted uses.
890.81	Recreation facility definition	Create a new definition for recreational facilities.
890.88(c)	Definition of single-room-occupancy units and buildings	Set minimum size for single-room-occupancy units at 275 square feet in the Western SoMa Special Use District. Clarify the definition of a single-room-occupancy building so that the ground floor may be non-residential, but all residential uses within the building must be single-room-occupancy units for the building to be considered a "SRO" building.

Western SoMa Zoning Guide

DECEMBER 2012

Permitted Land Uses

	WMUG	WMUO	SALI	F-NCT	RCD	RED	RED-M
RESIDENTIAL USE							
Dwelling Units	P	NP	NP	P	P	P	P
Single Resident Occupancy (SRO) units	P	NP	NP	P above ground floor	P above ground floor	NP	NP
Market Rate Housing in Landmark (Article 10) Buildings	P	NP	NP	C on ground floor; P above	C on ground floor; P above	P	P
Unit Mix ⁽¹⁾	40% 2 BR required; 10% 3 bdr encouraged	N/A	N/A	40% 2 bdr required; 10% 3 bdr encouraged	40% 2 bdr required; 10% 3 bdr encouraged	40% 2 bdr required; 10% 3 bdr encouraged	40% 2 bdr required; 10% 3 bdr encouraged
INSTITUTIONS							
Educational	C	C	NP	NP	NP	NP	C
Hospital, Medical Centers	NP	NP	NP	NP	NP	NP	NP
Religious Facility	C	P	C	NP	NP	NP	C
Child Care	P	P	C	P	P for 12 or less children; C for above	NP	P
RETAIL							
General Retail	P up to 10,000 sf per parcel; NP above	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel; NP above	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel; NP above	P	P	NP	P up to 1,250 sf per parcel; C above; Max of 1 FAR
Hotel	NP	P up to 75 rooms	NP	P up to 25 rooms	NP	NP	NP
Formula Retail	C up to 10,000 sf per parcel; NP above	C up to 25,000 sf per parcel	C up to 25,000 sf per parcel	C	C	NP	NP
Restaurant	P up to 10,000 sf per parcel; NP above	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel; NP above	P up to 10,000 sf	P up to 10,000 sf per parcel; NP above.	NP	P up to 1,250 sf per parcel; C above; Max of 1 FAR
Limited Restaurant	P up to 10,000 sf per parcel; NP above	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel; NP above	P up to 10,000 sf	P up to 10,000 sf per parcel; NP above.	NP	P up to 1,250 sf per parcel; C above; Max of 1 FAR
Bars	P up to 10,000 sf per parcel; NP above	P	P	P on ground floor only	NP	NP	NP
Liquor Store	C	C	C	C	C	NP	NP
Adult Entertainment	NP	NP	NP	NP	NP	NP	NP
Massage Establishment	C	C	C	C	C	NP	NP
Auto Sales	NP	NP	NP	NP	NP	NP	NP
Movie Theater (up to 3 screens)	NP	P	P	NP	NP	NP	NP
ARTS AND ENTERTAINMENT							
Arts Activities other than Theaters	P	P	P	P	P	C	P up to 1 FAR sf per parcel; C above; Max of 1.5 FAR
Nighttime Entertainment	NP	P subject to Residential Buffers	P subject to Residential Buffers	NP	NP	NP	NP
Limited Live Performance (Accessory Use Only)	NP	P	P	P	NP	NP	NP
Theater	P	P	P	P on ground floor; C on second floor	P	NP	P up to 1,250 sf per parcel; C above; Max of 1 FAR
OFFICE							
Office	NP	P	NP	P on either first or second floor, but not both	P on either first or second floor, but not both	NP	NP
Office in a Landmark (Article 10) Bldg	P	P	NP	P	P	C	C
Live/Work Units	NP	NP	NP	NP	NP	NP	NP
INDUSTRIAL / PDR ⁽²⁾							
Wholesale Sales	P	P	P	P	P	NP	P up to 1,250 sf per parcel; C above; Max of 1 FAR
Light Manufacturing	P	P	P	P	P	NP	P up to 1,250 sf per parcel; C above; Max of 1 FAR
Motor Vehicle Repair	P with no ingress/egress from alleys	P with no ingress/egress from alleys	P with no ingress/egress from alleys	C with no ingress/egress from alleys	C with no ingress/egress from alleys	NP	P up to 1,250 sf per parcel; C up to 1 FAR.
Self-storage	NP	NP	NP	NP	NP	NP	NP
Storage and Distribution	C	C	P	P	P	NP	P up to 1,250 sf per parcel; C up to 1 FAR.
Parking lots	C	C	C	NP	C	NP	C
Parking Garages	C; must meet siting guidelines and shared vehicle facilities	C; must meet siting guidelines and shared vehicle facilities	C; must meet siting guidelines and shared vehicle facilities	NP	C; must meet siting guidelines and shared vehicle facilities	NP	C; must meet siting guidelines and shared vehicle facilities

Standards for Development

	WMUG	WMUO	SALI	F-NCT	RCD	RED	RED-M
Development on Lots over a Certain Size	No restrictions	No restrictions.	No restrictions	C on lots over 10,000 sf	C on lots over 10,000 sf	No restrictions	No restrictions
Dwelling Unit Density Limit	None, see unit mix above	N/A	N/A	None, see unit mix above	None, see unit mix above	None, see unit mix above	None, see unit mix above
Residential to Nonresidential Ratio	None	None	None	None	None	None	None
Floor Area Ratio for Non-Residential Uses (See Sec. 124)	3.0 to 1 in 40 to 48 ft ht districts. 4.0 to 1 in 50 to 58 ft ht districts. 5.0 to 1 in 65 to 68 ft ht districts. 6.0 to 1 in 85 ft ht district. 7.5 to 1 in ht districts above 85 ft.	3.0 to 1 in 40 to 48 ft ht districts. 4.0 to 1 in 50 to 58 ft ht districts. 5.0 to 1 in 65 to 68 ft ht districts. 6.0 to 1 in 85 ft ht district. 7.5 to 1 in ht districts above 85 ft.	3.0 to 1 in 40 to 48 ft ht districts. 4.0 to 1 in 50 to 58 ft ht districts. 5.0 to 1 in 65 to 68 ft ht districts. 6.0 to 1 in 85 ft ht district. 7.5 to 1 in ht districts above 85 ft.	2.5 to 1	2.5 to 1	1.0 to 1	1.0 to 1
Useable Open Space per Dwelling Unit	80 sf private or common	80 sf private or common	80 sf private or common	80 sf if private or 106 sf if common	80 sf if private or 106 sf if common	80 sf private or common	80 sf private or common
Open space for Nonresidential Uses	Required; amount varies based on use; may also pay in-lieu fee	Required; amount varies based on use; may also pay in-lieu fee	Required; amount varies based on use; may also pay in-lieu fee	N/A	N/A	N/A	N/A
Residential Off-street parking	P up to one car for each four dwelling units; up to 0.75 cars for each dwelling unit; up to one car for each 2BR dwelling unit > 1,000sf; NP above 0.75 cars for each dwelling unit.	P up to one car for each four dwelling units; up to 0.75 cars for each dwelling unit; up to one car for each 2BR dwelling unit > 1,000sf; NP above 0.75 cars for each dwelling unit.	P up to one car for each four dwelling units; up to 0.75 cars for each dwelling unit; up to one car for each 2BR dwelling unit > 1,000sf; NP above 0.75 cars for each dwelling unit.	P up to one car for each two dwelling units; up to 0.75 cars for each dwelling unit; NP above 0.75 cars for each dwelling unit.	P up to one car for each two dwelling units; up to 0.75 cars for each dwelling unit; NP above 0.75 cars for each dwelling unit.	P up to three cars for each four dwelling units; C up to one car for each dwelling unit; NP above one car for each dwelling unit.	P up to three cars for each four dwelling units; C up to one car for each dwelling unit; NP above one car for each dwelling unit.
Non Residential Off-street accessory parking	None required. Amount permitted varies by use (See Section 151.1).	None required. Amount permitted varies by use (See Section 151.1).	None required. Amount permitted varies by use (See Section 151.1).	None required. Amount permitted varies by use (See Section 151.1).	None required. Amount permitted varies by use (See Section 151.1).	None required. Amount permitted varies by use (See Section 151.1).	None required. Amount permitted varies by use (See Section 151.1).
Demolition/Subdivision of Units	C	C	C	C	C	C	C
Residential Conversion	C	C	C	C	C	NP	C
Drive-Up/Drive Through	NP	NP	NP	NP	NP	NP	NP

P=Permitted, C=Conditional, NP=Not Permitted, NA=Not Applicable

(1) Applies to 5 or more units; not required for senior, disabled or group housing.

(2) This is a representative sample of use controls for PDR districts; actual zoning language will be more comprehensive.

Executive Summary

Acting on the recommendations of the Western SoMa Community Plan, the City of San Francisco Planning Department (Planning Department) is undergoing the process of rezoning land within the Western SoMa neighborhood (see figure 1, map of Western SoMa). This Nexus Study Report (Report) analyzes the relationship, or nexus, between projected new development in Western SoMa resulting from the rezoning efforts and the cost of providing public facilities to meet increased demand from new residents and workers. Specifically, it calculates the cost or nexus amount for libraries, transportation, recreation and parks, and child care.

Whenever possible, this Report is consistent with the methodology utilized in the 2008 San Francisco Eastern Neighborhoods Nexus Study.¹ Modifications from the Eastern Neighborhoods methodology include inflating key inputs to reflect current costs and utilizing inputs specific to Western SoMa, particularly in the areas of projected growth and open space planning.

A. Total Western SoMa Nexus Amount

The Western SoMa nexus amount is comprised of individual nexus amounts for libraries, transportation, recreation and parks, and child care. The total Western SoMa nexus amount for residential development is \$21.35 per gross square foot. The amounts for each category of non-residential development are shown in Table 1. The background and methodology for each nexus component will be discussed individually in subsequent sections of this Report.

Table 1.

Total Nexus Amount per Gross Square Foot					
Western SoMa Community Plan Area					
	Library^a	Transportation	Recreation and Parks	Child Care	Total Nexus Amount
Residential^b	\$0.14	\$16.26	\$9.54	\$1.50	\$27.44
Non-Residential					
Cultural/Institutional/Educational	n/a	\$106.57	\$2.53	\$1.41	\$110.51
Motel/Hotel	n/a	\$48.36	\$1.42	\$0.79	\$50.58
Medical	n/a	\$63.45	\$2.53	\$1.41	\$67.39
Office	n/a	\$40.15	\$2.53	\$1.41	\$44.09
Retail	n/a	\$443.69	\$1.90	\$1.06	\$446.65
Industrial/PDR	n/a	\$17.53	\$1.63	\$0.91	\$20.06

^a Library nexus amount is not applicable to non-residential development, as discussed in the second section of this document.

^b The child care nexus amount does not apply to Single Room Occupancy (SRO) or senior units as discussed in the fifth section of this document.

B. Determination of Impact Fee

¹ The 2008 San Francisco Eastern Neighborhoods Nexus Study can be found on the Planning Department's website at <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1467> or in [Board File No. XXXX](#).

The City will determine an appropriate impact fee rate for development in Western SoMa based on the calculation of the nexus amount. The determination of the fee amount will consider community and City goals as well as the potential impact of the fee on development feasibility.

I. Background

A. Introduction

The City of San Francisco Planning Department (Planning Department), working closely with the Western SoMa Citizens Planning Task Force, is in the process of rezoning 206 acres in the Western South of Market (SoMa) neighborhood (see figure 1, map of Western SoMa). This Nexus Study Report (Report) analyzes the relationship, or nexus, between projected new development in Western SoMa resulting from the rezoning efforts and the cost of providing public facilities to meet increased demand from new residents and workers. Specifically, it calculates the cost or nexus amount for libraries, transportation, recreation and parks, and child care.

The rezoning effort in Western SoMa is part of a larger comprehensive community planning effort undertaken by the Western SoMa Citizens Planning Task Force. This Task Force was established by the San Francisco Board of Supervisors in late 2004 as an advisory body comprised of three City departments and a broad range of community stakeholders. The Task Force led a three-year participatory visioning process for Western SoMa that culminated in the creation of the 2008 Western SoMa Community Draft Plan. Based on a comprehensive review and comment period, the Western SoMa Community Plan (the Plan) was released in 2011 as a Proposal for Adoption and shared with the public and Planning Commission. The land use and zoning scenarios analyzed for this Report are part of this comprehensive community planning effort.

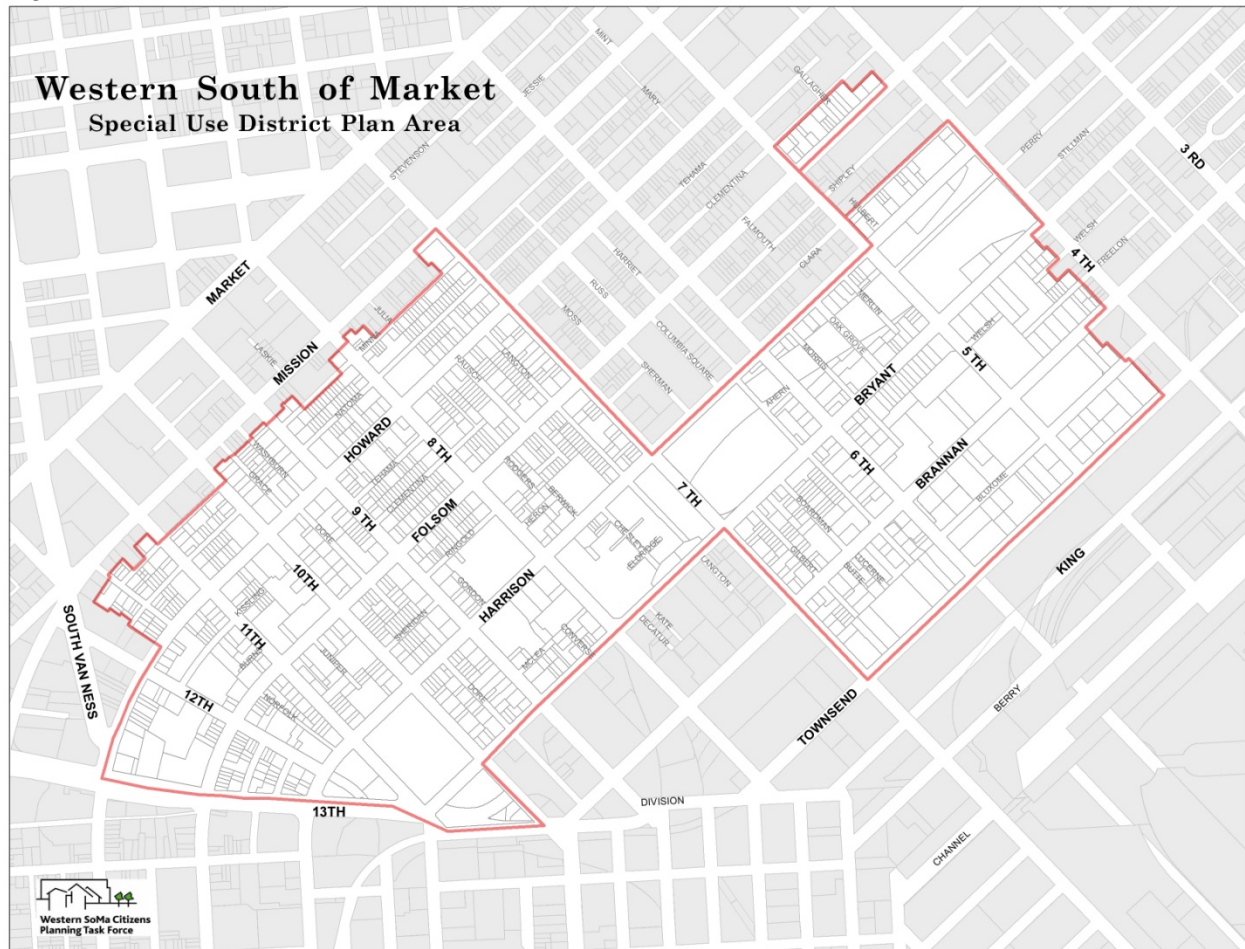
The rezoning of Western SoMa follows a larger rezoning effort for the Eastern Neighborhoods, an area that includes the adjacent neighborhoods of Eastern SoMa, the Mission, Showplace Square/Potrero Hill, and the Central Waterfront. Given the geographic proximity and similar land use issues in the two areas, this Report relies on the methodology and the background provided in the 2008 San Francisco Eastern Neighborhoods Nexus Study by Seifel Consulting, Inc.²

Like the Eastern Neighborhoods, Western SoMa is projected to experience an increase in both residential and non-residential development in the coming years. In order to address the impact of new residents and workers on public infrastructure, the Plan proposes the adoption of development impact fees, and this Report presents the supporting nexus study for these fees.

The Western SoMa nexus is comprised of four components: library, transportation, recreation and parks, and child care. These individual components will be combined to determine the total Western SoMa nexus amount. From the nexus amount, the City will determine a feasible impact fee.

² The 2008 San Francisco Eastern Neighborhoods Nexus Study can be found on the Planning Department's website at <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=1467> or in [Board File No. XXXX](#).

Figure 1: Western SoMa



1. Report Organization

This report uses the same organizational structure as the Eastern Neighborhoods Nexus Study. Where information is redundant, this Report references the Eastern Neighborhoods Nexus Study.

2. Overview of Process

This nexus study builds on the needs expressed in the Western Soma Community Plan and the needs projected by Seifel consulting in the Eastern Neighborhoods Nexus Study. The City utilizes a variety of tools to meet each neighborhood's need for community facilities and amenities. One such tool is an impact fee, which endeavors to offset the costs of providing public facilities to meet the demands of new development. Impact fees do not address existing deficiencies. State Assembly Bill 1600 and the Quimby Act enable the City to impose impact fees on new development.

A nexus study is a critical component to support the imposition of impact fees. This Report fulfills this component by establishing the nexus between residents and workers associated with

new development and the increased need for library materials, transportation, recreation and parks facilities, and child care. These individual components will be combined to determine the total Western SoMa nexus amount. The City will then propose a Western SoMa Impact Fee based on the nexus amount and adjusted according to broader community goals and development feasibility. For a more detailed overview of process, please refer to the Eastern Neighborhoods Study, Section I-A-2.

3. Purpose and Use of Potential Revenues

The purpose and use of potential revenues from a Western SoMa impact fee are consistent with the purpose and use of revenues from the Eastern Neighborhoods impact fee. Revenues will not be used to address existing deficiencies, and all revenues will be spent locally. Detailed descriptions of the purpose and use of potential revenues can be found in the individual component sections of the Eastern Neighborhood Nexus Study.

4. Type of Development on Which Fees Are Imposed

The City plans to apply a Western SoMa impact fee to both residential and non-residential development. The transportation, recreation and park, and child care components will be applied to both residential and non-residential uses, while the library component will be applied only to residential uses. Rationale for the application of nexus components can be found in the individual component sections of the Eastern Neighborhoods Nexus Study, and definitions of applicable uses can be found in Section I-A-6 of that study.

5. Impact Fee Maintenance.

In order to stay current with the increasing costs, the Impact Fee should be reviewed on an annual basis and updated based on appropriate indices. This will allow the City to collect enough funds to maintain its facilities and services to serve new development as the cost of providing these services increases. Additionally, a deeper review of methodologies and community needs shall be conducted every five years to ensure that the Impact Fees remain relevant to the changing needs of the community.

B. Nexus Study Methodologies

The methodologies used in this report are derived from those used in the Eastern Neighborhoods Nexus Study to facilitate comparison between the two documents. Where this Report's methodology differs from that of the Eastern Neighborhoods, the methodology is described here in detail. Where the methodology is equivalent, this Report relies on the methodology descriptions found in the Eastern Neighborhoods Nexus Study.

An overview of the general nexus methodology can be found in the Section I of the Eastern Neighborhoods Nexus Study. For individual nexus component methodologies (Library, Transportation, Recreation and Parks, Child Care), refer to the relevant section in this Report or to that of the Eastern Neighborhoods Nexus Study.

II. Demographics Information

1. Data Sources

Demographic data for existing and projected new development provide the foundation for nexus studies. To determine the amount of the impact fees to be charged to new development, the City must first distinguish between existing development and projected new development. This Report covers demographic and employment data using a baseline year of 2008 and assumes projected development through 2030. The difference between the two years reflects the potential level of new development in need of new improvements or facilities.

Each component of the nexus study assumes the same time horizon and relies on the data and estimates presented in this section. All data regarding cost estimates has been adjusted for inflation to 2012 dollars.³

The data and analysis presented in this Report, building on that available in the Eastern Neighborhoods Nexus Study, has been gathered from the most reliable sources available to the City and its consultants. This information has been assembled for the sole purpose of establishing reasonable estimates for existing and new development in Western SoMa. However, actual development may vary from the estimates presented in this Report. Furthermore, the nexus amounts calculated here should not be construed as projected revenues, since the impact fees assessed may differ and the collection of impact fees will only be possible to the extent that new development resulting in fee revenue occurs.

1. Selected Land Use Alternative

The August 2008 Western SoMa Community Plan Transportation Study Preliminary Draft 2 (Transportation Study) considers two rezoning scenarios (a growth scenario based on the draft Western SoMa Community Plan, and a Greater Growth Alternative) in addition to a scenario in which no rezoning takes place. This Report uses the projections under the Plan scenario, which is the more conservative (less growth) of the two rezoning scenarios.

2. Existing Demographic and Employment Data

This Report uses a baseline year of 2008 for measuring population and employment growth, consistent with the Transportation Study. Data for Western SoMa, which are not available from U.S. Census or from the Association of Bay Area Governments (ABAG), are taken from the Transportation Study. Citywide data for 2008 is escalated using Planning Department data for 2005 and 2010, assuming a constant rate of growth between those years.

In 2008, Western SoMa had an estimated household population of 6,500 persons, approximately 1% of San Francisco's total household population. The area had 17,600 jobs, primarily in the Office or Industrial/PDR uses, which occupied an estimated 5 million square feet of space and accounted for approximately 3% of San Francisco's total jobs. Complete

³ All inflation adjustments are made using the using the Bureau of Labor Statistics Consumer Price Index inflation calculator.

population and employment data for both Western SoMa and San Francisco in 2008 is shown in Table 2.

3. Projected Growth

The projections in this nexus study assume a development horizon through 2030, consistent with the Transportation Study. Therefore, new development is considered to be the projected growth between 2008 and 2030 in Western SoMa and in San Francisco. The data used in this report for 2008 and 2030 comes directly from the Transportation Study, from supporting data for that study, or from the Planning Department.

Western SoMa is projected to gain 2,900 housing units between 2008 and 2030, which will nearly double the number of housing units in the area. The projected household size for this new development is 1.94, which is equivalent to the projected household size in the Eastern Neighborhoods. This assumption is based on an identical 40% two-bedroom unit mix requirement for the two areas. This household size yields a projected household population⁴ of roughly 12,000 persons in 2030, including existing and new growth.

Western SoMa is projected to gain 5,700 jobs by 2030, the bulk of which is expected to be in the Office and Retail uses. Total net new non-residential development in Western SoMa is projected at 1.5 million square feet.

Complete population and employment projections for both Western SoMa and San Francisco for 2030 are shown in Table 2.

⁴ Household population includes only persons residing in households. It does not include persons residing in group quarters, such as those in the San Francisco county jail in Western SoMa.

Table 2.

Existing and Projected Population and Employment Information			
Western SoMa Community Plan Area			
Residential	Existing (2008)	New	Total (2030)
Housing Units	3,364	2,900	6,264
Households	3,177	2,784	5,960
Average Household Size ^a	2.06	1.94	2.00
Household Population ^b	6,531	5,401	11,932
Non-Residential			
Employment by Land Use	Existing (2008)	New	Total (2030)
Cultural/Institutional/Educational	1,808	148	1,956
Motel/Hotel	267	27	294
Medical	93	44	137
Office	6,485	2,463	8,948
Retail	2,695	2,265	4,960
Industrial/PDR	6,307	795	7,102
Total Employees	17,655	5,742	23,397
Non-Residential Square Footage^c	Existing (2008)	New	Total (2030)
Cultural/Institutional/Educational	406,800	33,300	440,100
Motel/Hotel	106,800	10,800	117,600
Medical	20,925	9,900	30,825
Office	1,459,125	554,175	2,013,300
Retail	808,500	679,500	1,488,000
Industrial/PDR	2,207,450	278,250	2,485,700
Total Square Footage	5,009,600	1,565,925	6,575,525
San Francisco			
Residential	Existing (2008)	New	Total (2030)
Housing Units	360,755	59,980	420,735
Household Population ^b	783,660	129,340	913,000
Non-Residential			
Employment by Land Use	Existing (2008)	New	Total (2030)
Cultural/Institutional/Educational	65,361	20,869	86,229
Motel/Hotel	15,911	5,159	21,070
Medical	50,109	15,899	66,008
Office	255,283	84,532	339,815
Retail	102,432	35,629	138,062
Industrial/PDR	73,378	23,537	96,916
Total Employees	562,474	185,626	748,100
Non-Residential Square Footage^c	Existing (2008)	New	Total (2030)
Cultural/Institutional/Educational	14,706,162	4,695,450	19,401,611
Motel/Hotel	6,364,488	2,063,697	8,428,185
Medical	11,274,446	3,577,351	14,851,797
Office	57,438,649	19,019,732	76,458,381
Retail	30,729,722	10,688,752	41,418,474
Industrial/PDR	25,682,343	8,238,103	33,920,446
Total Square Footage	146,195,809	48,283,085	194,478,895

^a Projected household size is assumed to be the same as that of the Eastern Neighborhoods, as the zoning requires the same 40% two-bedroom unit mix.

^b Household population includes only persons residing in households. It does not include persons residing in group quarters, such as those in the San Francisco county jail in Western SoMa.

^d Estimates based on square foot per employee figures used in the Eastern Neighborhoods Nexus Study.

Sources: SF Planning Department; Western SoMa Community Plan Transportation Study Preliminary Draft 2; San Francisco Eastern Neighborhoods Nexus Study; Eastern Neighborhoods Rezoning and Area Plans DEIR

II. Library Component

A. Summary of Library Nexus Amount

The proposed library nexus amount is \$0.14 per residential square foot. The nexus amount was not calculated for non-residential uses because the City does not intend to apply a library impact fee to non-residential uses.

B. Calculation of Library Nexus Amount

While the San Francisco Public Library (SFPL) does not indicate a need for future branch libraries, an increase in residential population adds to the need for library materials and improvements. Accordingly, the library nexus amount is based on SFPL's estimated cost per new resident and is only applicable to residential development.

Because this cost is calculated on a per-resident basis Citywide, it can be directly applied to Western SoMa after adjusting for inflation. This cost per new resident is multiplied by the projected Western SoMa persons per household to derive a cost per new housing unit. This cost is then converted into a cost per square foot of residential development.

The calculation of the library nexus amount is shown in Table 3. The methodology is described in detail in the Eastern Neighborhoods Nexus Study.

Table 3.

Library Materials and Renovation Nexus Amount Western SoMa Community Plan Area	
Factor	Result
Materials and Renovation Cost per New Resident ^a	\$81.25
Persons per Household	1.94
Nexus Amount per Housing Unit	\$157.63
Administrative Fee ^b	\$7.88
Total Nexus Amount per Housing Unit	\$165.51
Average Gross sqft per Housing Unit ^c	1,160
Library Nexus Amount per Residential sqft	\$0.14

^a Library department service cost per resident as outlined in the Eastern Neighborhoods Nexus Study, adjusted for inflation to 2012 dollars using the Bureau of Labor Statistics Consumer Price Index inflation calculator.

^b Administrative fee is calculated at 5% of costs to cover program administration.

^c Average housing unit size as estimated in the Eastern Neighborhoods Nexus Study.

Sources: San Francisco Planning Department; San Francisco Eastern Neighborhoods Nexus Study

III. Transportation Component

A. Summary of Transportation Nexus Amount

The transportation nexus amount, which was calculated for both residential and non-residential development, is summarized in Table 4. The total nexus amount is broken down into a transit nexus amount, which addresses transit capital improvements such as equipment, facilities, fleet, and infrastructure, and a streetscape nexus amount, which addresses capital streets and right of way improvements such as new street design, street improvements and street restructuring.

Table 4.

Transportation Nexus Amount			
Western SoMa Community Plan Area			
Land Use	Transit Nexus Amount per sqft	Streetscape Nexus Amount per sqft	Total Nexus Amount per sqft
Residential	\$14.46	\$1.80	\$16.26
Non-Residential			
Cultural/Institutional/Educational	\$94.80	\$11.77	\$106.57
Motel/Hotel	\$43.02	\$5.34	\$48.36
Medical	\$56.44	\$7.01	\$63.45
Office	\$35.72	\$4.44	\$40.15
Retail	\$394.67	\$49.02	\$443.69
Industrial/PDR	\$15.59	\$1.94	\$17.53

B. Calculation of Transportation Nexus Amount

The methodology for determining the Western SoMa transportation nexus amount is derived from that used in the Eastern Neighborhood Nexus Study, and is discussed in detail there. Although the values have been updated and adjusted to reflect conditions in Western SoMa, the basic methodology is equivalent.

In summary, the transportation nexus amount is based on the number of new trips generated by new residential and non-residential development in Western SoMa, as determined in the August 2008 Western SoMa Community Plan Transportation Study Preliminary Draft 2 (Transportation Study). New daily trips serves as a measure for how much a particular development contributes to the need for future improvements based on increased travel demand. These new trips were calculated as a percentage of total citywide trips, to determine the proportional transportation impact caused by new development in Western SoMa. This percentage was then applied to the cost of needed improvements to the City’s transportation system, to develop an estimate of the transportation costs attributable to new development in Western SoMa. Finally, this amount was converted into a cost per trip and was multiplied by a standard daily trip rate for each land use (residential and non-residential) to arrive at a cost per square foot of development.

The calculations described above are shown in Tables 5, 6, and 7. Transportation capital costs are described in Appendix A.

Table 5.

Western SoMa and Citywide Daily Trips, 2030	
New W SoMa Neighborhood Daily Trips ^a	113,555
Total Citywide Daily Trips ^b	4,830,625
New W SoMa Trips % of Total Citywide Trips	2.35%

^a New daily person trips in Western SoMa attributable to development from 2008 to 2030.

^b Total Citywide daily person trips in 2030. This number differs from that used in the Eastern Neighborhoods Nexus Study because of updated modeling practices, which include accounting for the late-2000s recession.

Sources: Eastern Neighborhoods Nexus Study; Western SoMa Community Plan Transportation Study Preliminary Draft 2; San Francisco County Transportation Authority

Table 6.

Projected Transportation Costs, 2012-2030			
	Transit Costs ^a	Streets and Right of Way Costs ^b	Total Transportation Costs
Unfunded Citywide Capital Costs ^c	\$9,078,542,000	\$1,127,631,000	\$10,206,173,000
Costs Attributable to Western SoMa Development ^d	\$213,412,102	\$26,507,572	\$239,919,674
New Western SoMa Cost per Trip	\$1,879	\$233	\$2,112.81
Program Administration ^e	\$94	\$12	\$106
Total Cost per Daily Western SoMa Trip	\$1,973	\$245	\$2,218

^a Based on the Municipal Transportation Agency's FY2008-2027 Draft Short Range Transit Plan. See Appendix B for additional details.

^b Based on the City and County of San Francisco Draft Capital Plan FY2012-2021. See Appendix B for additional details.

^c All costs adjusted for inflation to 2012 dollars using the Bureau of Labor Statistics Consumer Price Index inflation calculator.

^d Based on proportional impact of Western SoMa development from 2008-2030 as shown in Table 5.

^e Administrative fee is calculated at 5% of costs.

Sources: Eastern Neighborhoods Nexus Study; San Francisco Municipal Transportation Agency; City and County of San Francisco Capital Planning Program

Table 7.

Transportation Nexus Amount			
Western SoMa Community Plan Area			
	Daily Trip Rate	Nexus Amount per Basis ^a	Nexus Amount per SqFt
Residential	8.50 per unit	\$18,857 per unit	\$16.26
Non-Residential			
Cultural/Institutional/Educational	48.04 per KSF	\$106,574 per KSF	\$106.57
Motel/Hotel	21.80 per KSF	\$48,362 per KSF	\$48.36
Medical	28.60 per KSF	\$63,448 per KSF	\$63.45
Office	18.10 per KSF	\$40,154 per KSF	\$40.15
Retail	200.00 per KSF	\$443,689 per KSF	\$443.69
Industrial/PDR	7.90 per KSF	\$17,526 per KSF	\$17.53

^a Nexus amount is determined per residential unit and per 1,000 sqft of non-residential floor area.

^b Residential nexus amount per unit is divided by the projected average unit size of 1,160 sqft to reach the nexus amount per square foot.

Sources: Eastern Neighborhoods Nexus Study;

IV. Recreation and Parks Component

A. Summary of Recreation and Parks Nexus Amount

The recreation and parks nexus amount, which was calculated for both residential and non-residential development, is summarized in Table 8 below.

Table 8.

Recreation and Parks Nexus Amount Western SoMa Community Plan Area	
Land Use	Nexus amount per sqft
Residential	\$9.54
Non-Residential	\$0.00
Cultural/Institutional/Educational	\$2.53
Motel/Hotel	\$1.42
Medical	\$2.53
Office	\$2.53
Retail	\$1.90
Industrial/PDR	\$1.63

B. Calculation of Recreation and Parks Nexus Amount

1. Need Factor

The need factor for the Western SoMa recreation and parks nexus is based on that used in the Eastern Neighborhoods Nexus Study, and is discussed in detail there. The need factor determination employs both Citywide standards and, where appropriate, specific facilities based on the needs of the area.

Due to the difficulty of acquiring new land for park development, the City proposes to meet park needs through a combination of new parkland and facilities, and improvements to existing recreational facilities to enable increased utilization. The Eastern Neighborhoods Nexus Study assumes the acquisition of one new one-acre park and the renovation of one existing one-acre park in each of the four neighborhoods.

Because there is only one .23 acre park within Western SoMa, this Report examines existing facilities within 500' of the Plan area in addition to those within the Western SoMa boundaries. This expanded area includes one additional park and a recreation center. These facilities will serve Western SoMa residents and workers due to their proximity to the Plan area, and as such, are included as facilities that could be renovated to meet the future needs of the neighborhood. Thus, this Report utilizes the same need factor for Western SoMa as was identified in the Eastern Neighborhoods nexus study (a new one-acre park and the renovation of an existing one-acre park).

2. Calculation of Nexus Amount

The basic methodology for determining the Western SoMa recreation and parks nexus amount is derived from that used in the Eastern Neighborhood Nexus Study, which in turn relies on the 2007 Recreation and Parks Development Impact Fee Justification Study.

The recreation and parks nexus amount was calculated by determining the cost to provide the facilities identified as needs (see table 9). Cost Estimates are taken from the Eastern Neighborhoods Study, with the exception of the Open Space and Facilities Improvements Cost, which has been updated to reflect more recent Recreation and Parks Department project costs.

These costs were then allocated to new park users in Western SoMa, using a different usage factor for residents and employees (see Appendix B) to arrive at a cost per new user. These per-user costs were then converted to costs per square foot of new development (tables 10 and 11). For a detailed discussion of costs and allocation of park users, please refer to the Eastern Neighborhoods Nexus Study.

Table 9.

Recreation and Parks Needs and Costs						
Western SoMa Community Plan Area						
	Need Factor ^a	New Population (2008-2030)	Growth in Need	Facilities Cost per unit	Total Acquisition and Improvements Costs	Cost per new park user ^b
Land Acquisition and Improvement ^c	1.0 acre	n/a	1.0 acre	\$19,131,680	\$19,131,680	
Subtotal Acquisitions					\$19,131,680	\$3,618
Recreational Facilities Improvements ^c						
Multi-Use Fields	2.25 fields per 1,000 residents	5,401	1.22 fields	\$1,638,462	\$1,991,085	
Tennis	2.0 courts	5,401	1.08 courts	\$216,299	\$233,644	
Outdoor Basketball	2.0 courts	5,401	1.08 courts	\$135,727	\$146,611	
Open Space and Facilities Improvements ^d	1.0 acre	n/a	1.0 acre	\$12,172,724	\$12,172,724	
Subtotal Improvements					\$14,544,064	\$2,751
Total Land and Improvements					\$33,675,744	\$6,369

^a Based on need factors outlined in the San Francisco Eastern Neighborhoods Nexus Study.

^b Cost per park user is determined by dividing the total acquisition and improvements costs by the projected number of new park users, the calculation for which can be found in Appendix B.

^c Recreation and Parks facilities costs are detailed in the Eastern Neighborhoods Nexus Study, adjusted for inflation to 2012 dollars using the Bureau of Labor Statistics Consumer Price Index inflation calculator.

^d Open space and facilities improvements cost based on the average cost of three recent Recreation and Parks Department improvement projects.

Sources: San Francisco Eastern Neighborhoods Nexus Study; San Francisco Recreation and Parks Department; Western SoMa Community Plan Transportation Study Preliminary Draft 2; San Francisco Planning Department

Table 10.

Land and Improvements Costs by Land Use Category				
Western SoMa Community Plan Area				
	Number of new units or non-residential sqft (2008-2030)	New park users per unit or 1,000 non-residential sqft^a	Land cost per unit or 1,000 Non-Residential sqft^b	Improvements cost per unit or 1,000 non-residential sqft^c
Residential	2,900	1.65	\$5,987	\$4,552
Non-Residential				
Cultural/Institutional/Educational	33,300	0.38	\$1,369	\$1,041
Motel/Hotel	10,800	0.21	\$770	\$585
Medical	9,900	0.38	\$1,369	\$1,041
Office	554,175	0.38	\$1,369	\$1,041
Retail	679,500	0.28	\$1,027	\$780
Industrial/PDR	278,250	0.24	\$880	\$669

^a The number of new park users is calculated in Appendix B.

^b The number of new park users per unit or per 1,000 non-residential sqft is multiplied by the land cost per park user as calculated in Table 9.

^c The number of new park users per unit or per 1,000 non-residential sqft is multiplied by the improvement cost per park user as calculated in Table 9.

Sources: San Francisco Eastern Neighborhoods Nexus Study; Western SoMa Community Plan Transportation Study Preliminary Draft 2; San Francisco Planning Department

Table 11

Recreation and Parks Nexus Amount				
Western SoMa Community Plan Area				
Land Use	Land Cost per gross sqft	Improvements cost per gross sqft	Program Administration^b	Nexus Amount per gross sqft
Residential ^b	\$5.16	\$3.92	\$0.45	\$9.54
Non-Residential				
Cultural/Institutional/Educational	\$1.37	\$1.04	\$0.12	\$2.53
Motel/Hotel	\$0.77	\$0.59	\$0.07	\$1.42
Medical	\$1.37	\$1.04	\$0.12	\$2.53
Office	\$1.37	\$1.04	\$0.12	\$2.53
Retail	\$1.03	\$0.78	\$0.09	\$1.90
Industrial/PDR	\$0.88	\$0.67	\$0.08	\$1.63

^a Administrative fee is calculated at 5% of costs.

^b Based on projected average unit size of 1,160 sqft, assuming 80% building efficiency.

Sources: San Francisco Eastern Neighborhoods Nexus Study; San Francisco Planning Department.

V. Child Care Component

A. Summary of Child Care Nexus Amount

The child care nexus amount, which was calculated for both residential and non-residential development, is summarized in Table 12 below.

Table 12.

Child Care Nexus Amount Western SoMa Community Plan Area	
Land Use	Nexus Amount per sqft^a
Residential	\$1.50
Non-Residential	
Cultural/Institutional/Educational	\$1.41
Motel/Hotel	\$0.79
Medical	\$1.41
Office	\$1.41
Retail	\$1.06
Industrial/PDR	\$0.91

^a Child care nexus amount as outlined in the Eastern Neighborhoods Nexus Study, adjusted for inflation to 2012 dollars using the Bureau of Labor Statistics Consumer Price Index inflation calculator.

Sources: Child Care Nexus Study for City of San Francisco; Eastern Neighborhoods Nexus Study

B. Calculation of Child Care Nexus Amount

The basic methodology for determining the Western SoMa child care nexus amount is derived from that used in the Eastern Neighborhood Nexus Study, which in turn is based on the 2007 Citywide Child Care Nexus Study. The Citywide Child Care Nexus Study assessed a relative need for child care services by different residential and non-residential land uses. The nexus amount was calculated by determining the average cost per child care space, allocating that cost to new households and employees, and then converting those per-user costs to costs per square foot. Because this is a Citywide nexus amount, it is applied directly to Western SoMa after adjusting for inflation.

A detailed discussion of the methodology can be found in the Eastern Neighborhoods Nexus Study.

Appendix A: Transportation Capital Costs

Citywide Streets and Right of Way Capital Costs, 2012-2030			
Program/Project	Total Unfunded Costs, 2012-2021	Average Annual Unfunded Costs	Total projected unfunded costs, 2012-2030
Street Resurfacing	\$25,229,000	\$2,522,900	\$47,935,100
Street Structures	\$35,258,000	\$3,525,800	\$66,990,200
Street Trees	\$17,713,000	\$1,771,300	\$33,654,700
Irrigation Repairs and Upgrades	\$19,520,000	\$1,952,000	\$37,088,000
Great Streets Program	\$494,109,000	\$49,410,900	\$938,807,100
Plaza Inspection and Repair	\$1,661,000	\$166,100	\$3,155,900
Total	\$591,829,000	\$59,349,000	\$1,127,631,000

Source: City and County of San Francisco Draft Capital Plan FY2012-2021

Citywide Transit Capital Costs, 2012-2030				
Capital Program Category	Total Unfunded Costs, 2008-2027	Adjustment to 2012^a	Average Annual Unfunded Costs	Total Projected Unfunded Costs, 2012-2030
Equipment	-\$236,821,000	-\$250,416,000	-\$12,520,800	-\$237,895,200
Facilities	\$217,795,000	\$230,298,000	\$11,514,900	\$218,783,100
Fleet	\$788,591,000	\$833,862,000	\$41,693,100	\$792,168,900
Infrastructure	\$8,267,973,000	\$8,742,616,000	\$437,130,800	\$8,305,485,200
Total	\$9,037,538,000	\$9,556,360,000	\$477,818,000	\$9,078,542,000

^a All costs adjusted for inflation to 2012 dollars using the Bureau of Labor Statistics Consumer Price Index inflation calculator.
Source: Municipal Transportation Agency's FY2008-2027 Draft Short Range Transit Plan

Appendix B: Recreation and Parks Users

Park Users by Land Use Category					
Western SoMa Community Plan Area					
Land Use Category	Total new residents or employees (2008-2030)	Number of employees residing within City^a	Number of employees not residing within City^b	Park usage adjustment^c	New residential and non-residential park users (2008-2030)^d
Residential	5,401	3,170	n/a	2,567	4,799
Non-Residential					
Cultural/Institutional/Educational	148	82	66	13	13
Motel/Hotel	27	15	12	2	2
Medical	44	24	20	4	4
Office	2,463	1,360	1,103	210	210
Retail	2,265	1,250	1,015	193	193
Industrial/PDR	795	439	356	68	68
Total					5,287

^a Residence factors derived from the Eastern Neighborhoods Nexus Study. The total of these resident employees is shown in the Residential land use category.

^b Total new employees minus the number of employees residing within the City.

^c Usage factors derived from the Eastern Neighborhoods Nexus Study.

^d Residential park users include total new residents minus employees residing within the City plus the residential park usage adjustment. Non-residential park users equals the non-residential park usage adjustment.

Sources: San Francisco Eastern Neighborhoods Nexus Study; Western SoMa Community Plan Transportation Study Preliminary Draft 2; San Francisco Planning Department