



**TODCO CENTRAL SOMA COMMUNITY PLAN**  
**DRAFT ONE SEPTEMBER 2014:**  
**SOMA PDR/ARTS SPACE PERMANENT CONTROLS**

Any conversion or demolition of as-of-record PDR/Arts space in existing buildings (see exceptions below) in SOMA will require:

- In the current SALI district (even if rezoned in the future to allow other kinds of development), one-for-one (100%) replacement with permanent PDR/Arts space.
- In the current SLI district (however rezoned in the future), one-for-two (50%) replacement with permanent PDR/Arts space.
- Everywhere else in the 1990 SOMA SUD (leaving out the C3 districts), generally now MUO, MUR, or MUG districts (even if rezoned in the future), one-for-four (25%) replacement with permanent PDR/Arts space.

For conversions, the PDR/Arts space must be provided on one or more of the lower two floors, with an entire floor. No partial PDR/Arts floors allowed except for a building's necessary common lobby/stair/service space – because partial floors' space allocations are impossible both to use and enforce. So in all cases a minimum of one floor of PDR/Arts space must be retained in a converted building.

The replacement requirement for new PDR/Arts space after demolition for new development is based on the floor area of the former PDR/Arts space. It must be located on one of the lower two floors of the new development.

An in-lieu fee payment alternative will be established, based on the necessary City rate-setting study, with those funds used by the City to secure permanent affordable PDR/Arts spaces in SOMA. An in-lieu fee of about \$100 per sq ft would be enough to produce meaningful results.

These PDR/Arts requirements will not apply to parking lots/areas, gas stations, and affordable housing developments. But they will apply to buildings already converted to office use without a previous change of use approval or Prop M office allocation approval. It doesn't matter if the PDR/Arts space is vacant or was already converted to another use "under the table."