

PROP X2

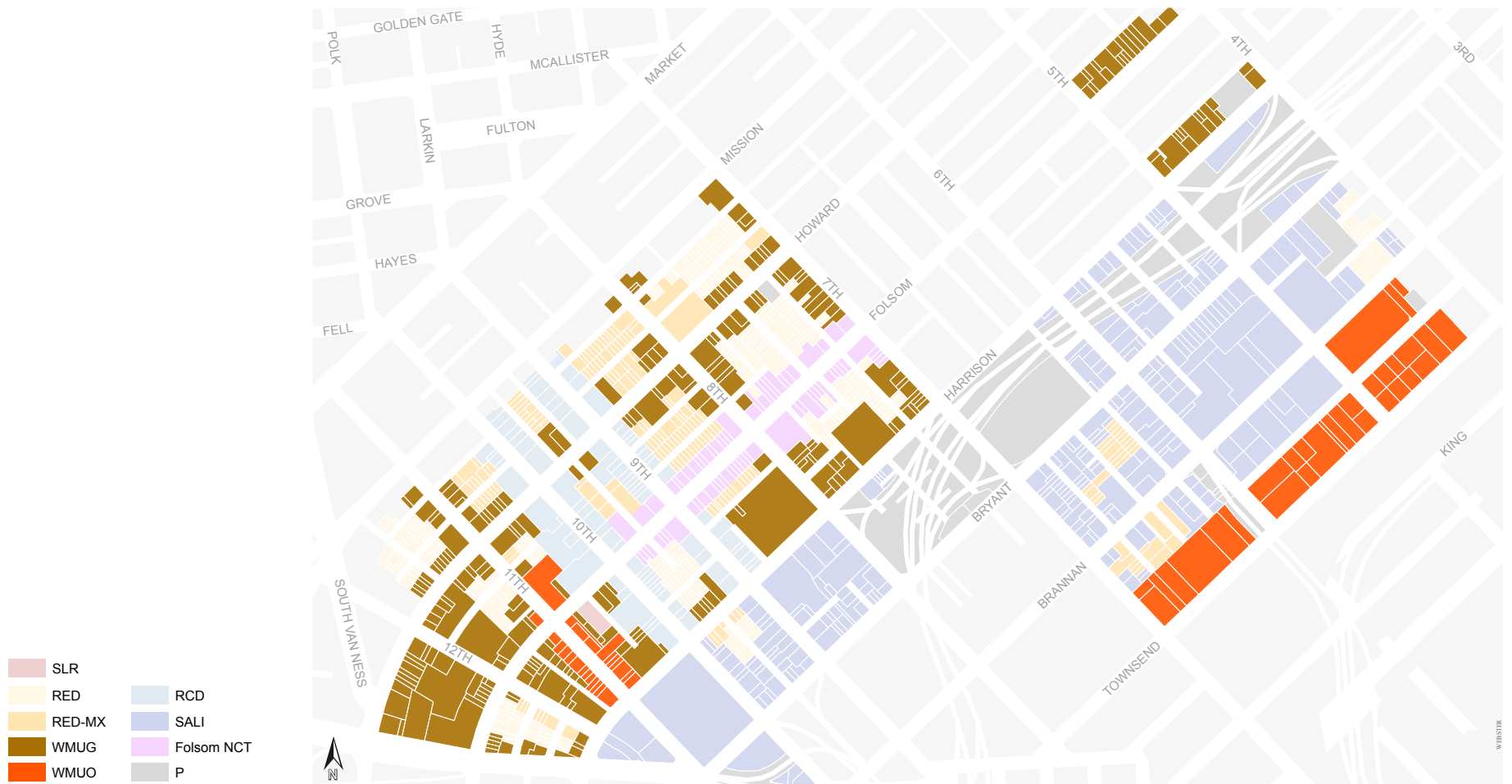
FUTURE CENTRAL SOMA PDR/ARTS AND SMALL BUSINESSES – STRONGER PROTECTIONS AND NEW AFFORDABLE SPACES

- » Strengthen Proposition X's PDR/arts replacement requirements
- » Add zoning incentives to build and keep affordable PDR/arts space in today's SALI district
- » Require new affordable PDR/arts/neighborhood retail space in new office developments
- » Protect PDR/arts and nighttime entertainment
- » Expand use of SOMA's \$1% for art funds
- » Start new affordable housing for artists program
- » Build a 21st century San Francisco Flower Mart project
- » Prop X2 expansion initiative – amend the voter-approved 2016 Proposition X initiative

PROP X2

STRENGTHEN PROPOSITION X'S PDR/ARTS REPLACEMENT REQUIREMENTS

Expand the Prop X PDR/arts replacement requirements to all Central SOMA and West SOMA zoning districts, including WMUO and WMUG



Source: Adapted from Western Soma Citizens Planning Task Force, Adopted March 2013

PROP X2

STRENGTHEN PROPOSITION X'S PDR/ARTS REPLACEMENT REQUIREMENTS

Require relocation assistance for displaced artists, PDR, and legacy/heritage businesses to obtain conditional use approvals



*We Lose Space, Installation by Megan Wilson and Gordon Winiemko.
SFAC Grove St. Gallery*

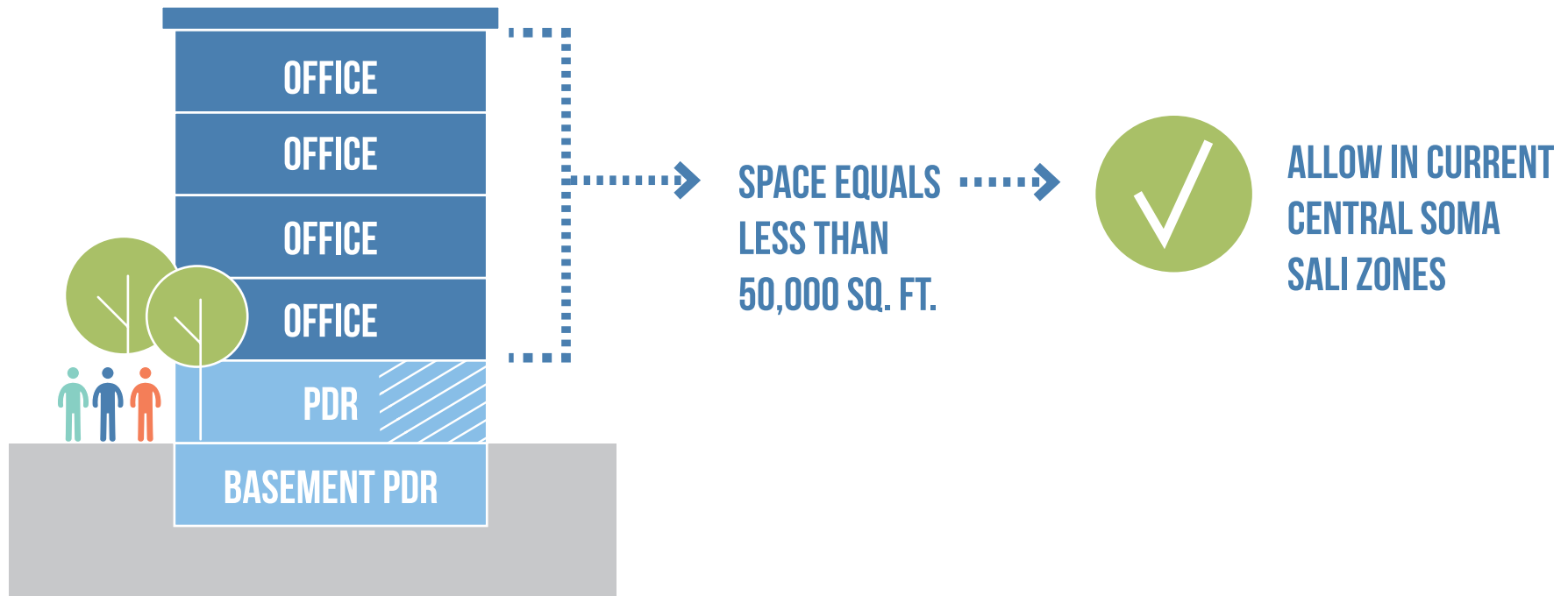


Soma Artists Studios before eviction

PROP X2

ADD ZONING INCENTIVES TO BUILD OR KEEP AFFORDABLE PDR/ARTS SPACE IN SALI DISTRICTS

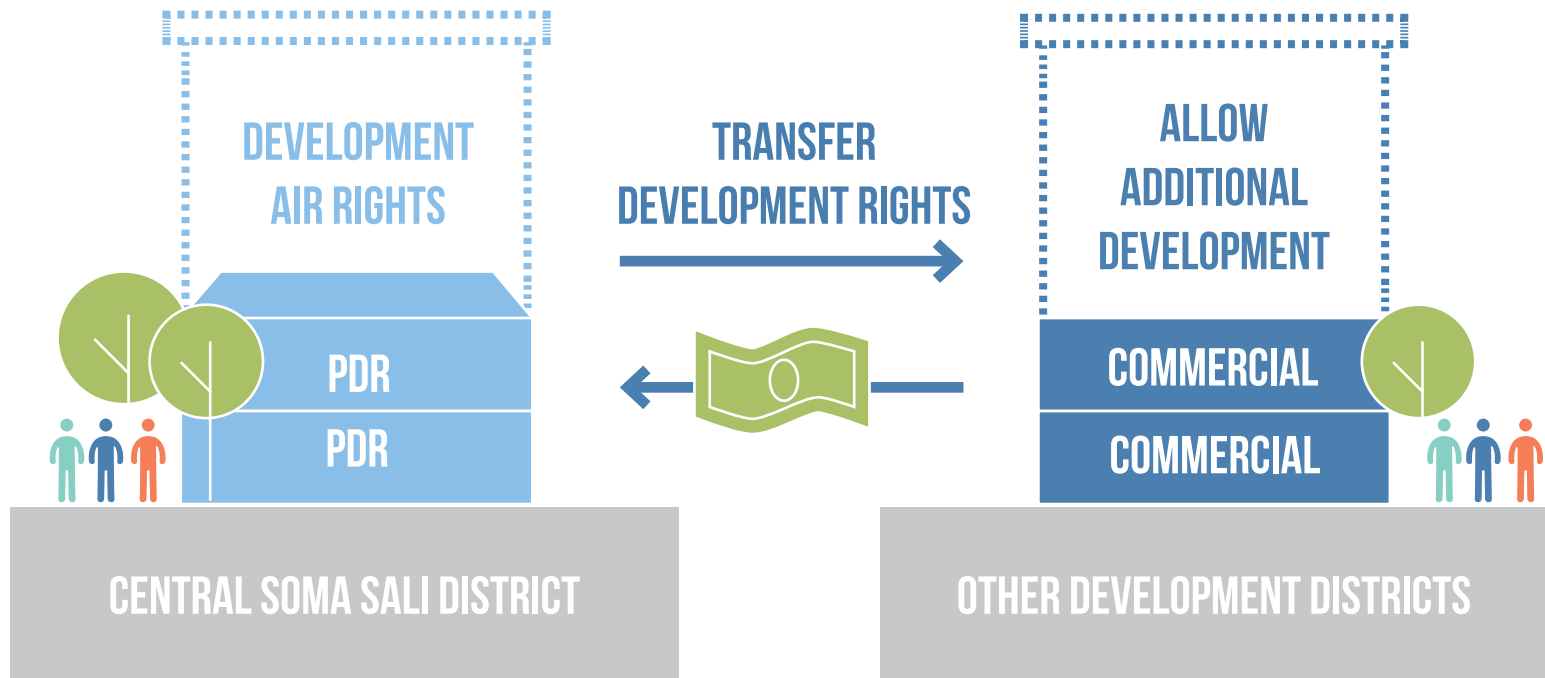
Allow small office buildings <50,000 sq ft in the current central SOMA SALI zone if they also include two floors (1.5 FAR) of affordable PDR/ arts space



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ADD ZONING INCENTIVES TO BUILD OR KEEP AFFORDABLE PDR/ARTS SPACE IN SALI DISTRICTS

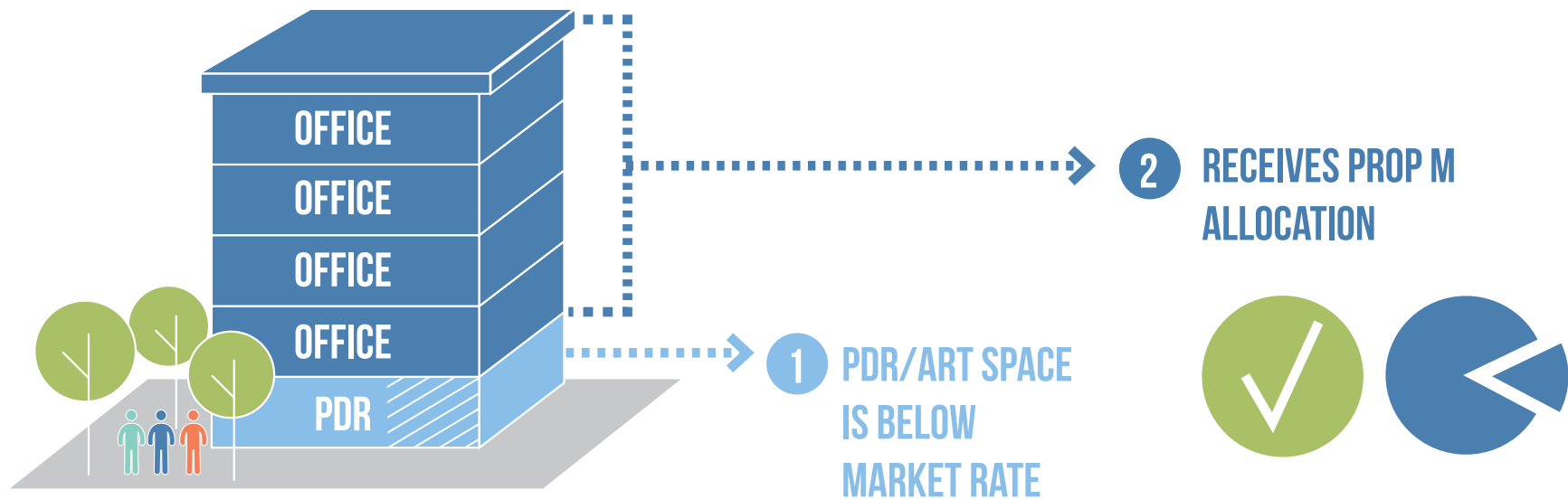
Allow PDR building owners in the Central SOMA SALI district to sell their development air rights if the PDR/arts space is preserved



PROP X2

REQUIRE NEW AFFORDABLE PDR/ARTS/NEIGHBORHOOD RETAIL SPACE IN NEW OFFICE DEVELOPMENTS

Require any PDR/arts space or equivalent neighborhood retail space in SOMA office projects to be affordable to receive a Prop M allocation



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PROTECT PDR/ARTS AND NIGHTTIME ENTERTAINMENT

Do not allow residential development in the current SALI district, except for student housing on the Academy of Art property



The Grand nightclub at 4th and Bryant Streets

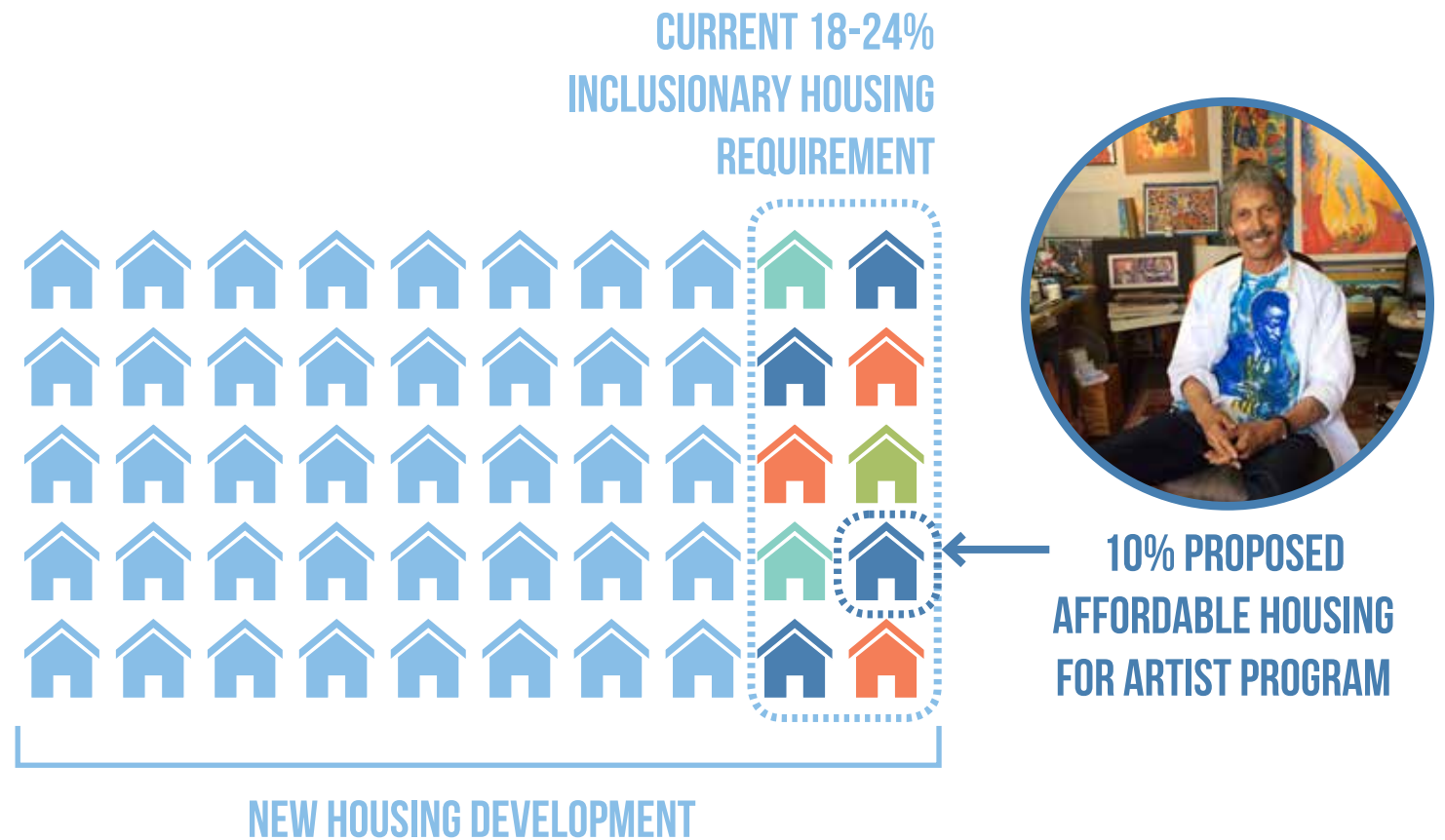


Monarch nightclub at 6th and Mission Streets

PROP X2

START NEW AFFORDABLE HOUSING FOR ARTISTS PROGRAM

Set aside 10% of inclusionary SOMA affordable housing for artists and their families



PROP X2

BUILD A 21ST CENTURY SAN FRANCISCO FLOWER MART PROJECT

Create community-building projects through partnerships with neighborhood stakeholders, small businesses, and builders



Source: Kilroy Realty

PROP X2

PROP X2 EXPANSION INITIATIVE –AMEND THE VOTER-APPROVED 2016 PROPOSITION X INITIATIVE

To add additional protections and replacement requirements for threatened small businesses in Central City neighborhoods that are vital contributors to the City’s economy, character, and spirit.



- » Expand the Prop X PDR space replacement requirements to also include spaces occupied by officially designated Legacy Businesses and Cultural Heritage District Assets, and large performance and nighttime entertainment venues
- » Require relocation costs reimbursements for displacement of Prop X protected businesses for new development, or equal gone-out-of-business compensation, including failure to renew project site space leases within five years prior to project approval
- » Require financial mitigation of public and private construction projects on adjacent small businesses
- » Expand the zoning districts subject to Prop X and X2 requirements to include WMUO, WMUG, and other impacted City neighborhoods