

<http://centralsoma.sfplanning.org>

San Francisco
Planning

CENTRAL SOMA

MENU OF PUBLIC BENEFITS

OPEN HOUSE | DECEMBER 9, 2015





CENTRAL SOMA REFRESHER

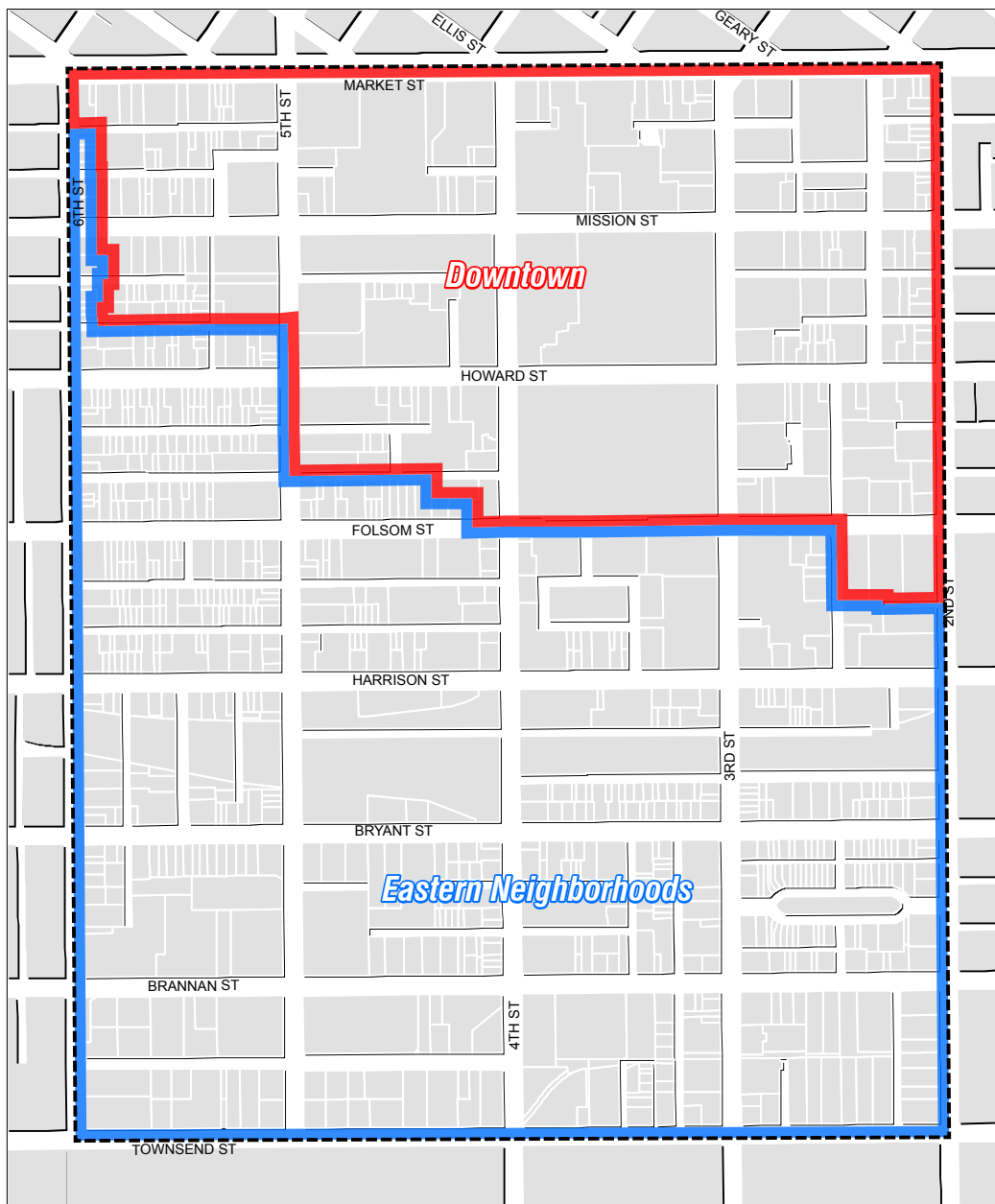


PLAN IMPETUS

- Demand for new space for housing and jobs
- Central SoMa has transportation and developable land



PLAN AREA BOUNDARIES



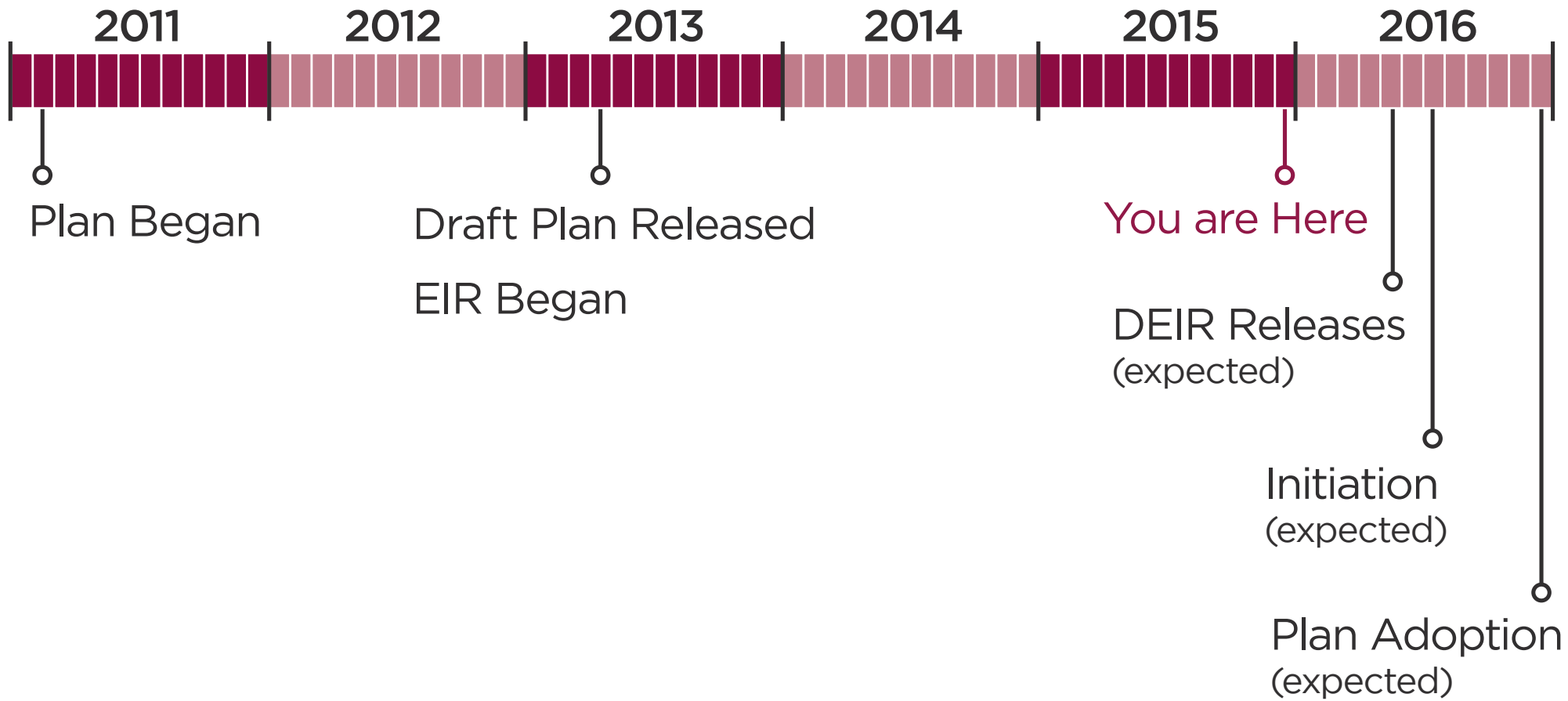
Central SoMa

Eastern Neighborhoods and Downtown

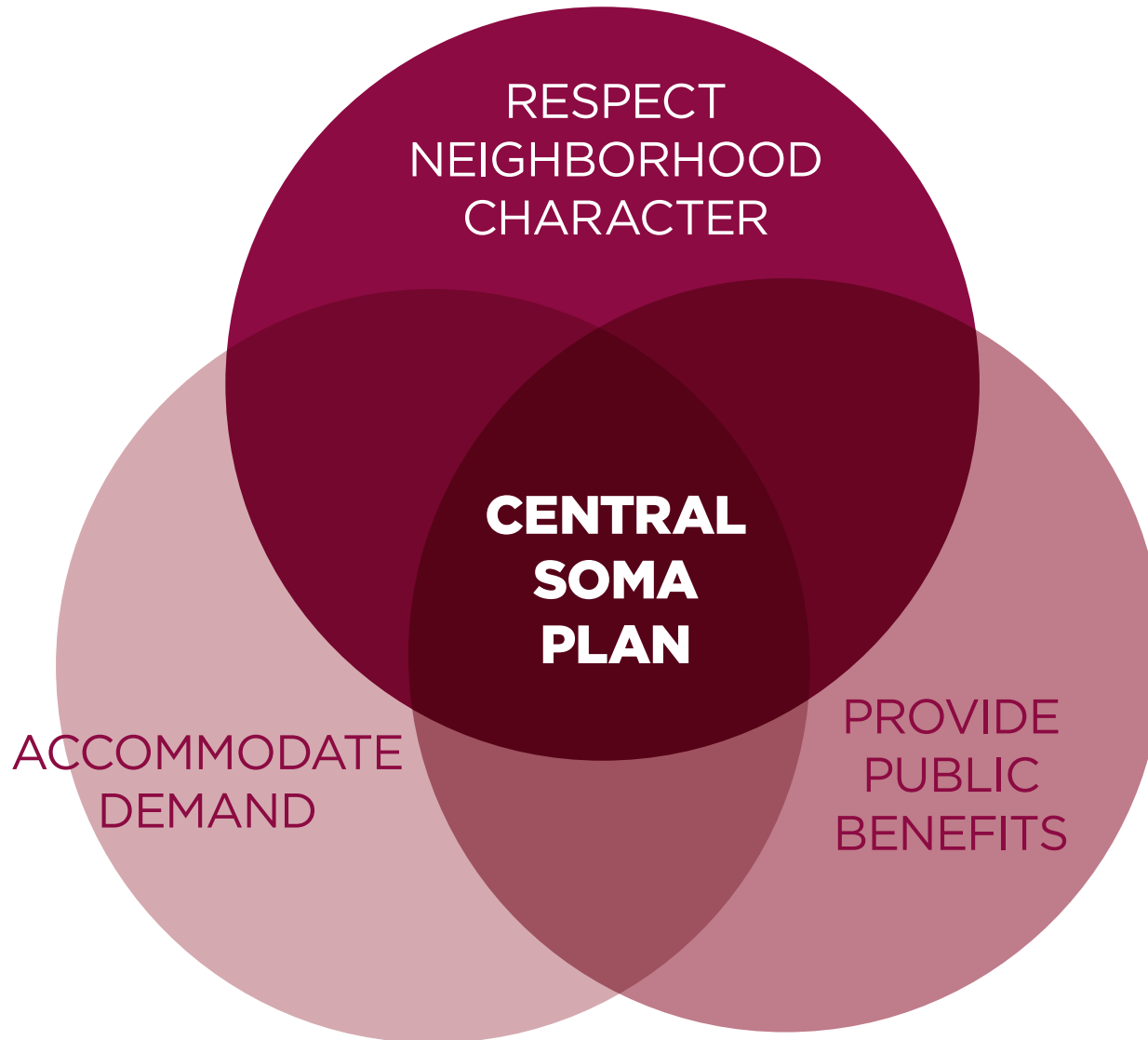
1,000 Feet



PLAN TIMELINE



PLAN OBJECTIVES



IMPLEMENTATION STRATEGY

PROJECT PROFITABILITY

Requirements = Too High

- No Development
- No Public Benefits

Requirements = Just Right

- **Development**
- **Maximum Public Benefits**

Requirements = Too Low

- Development
- Reduced Public Benefits



MENU OF PUBLIC BENEFITS



WHAT'S IN THE PANTRY?

- **No Plan = \$350 million in Public Benefits**
- **Central SoMa Plan = \$2.0 Billion in Public Benefits**

571%
increase due
to the Plan

*Plus ~\$1 billion
in increased
General Fund
tax revenues

HOW ARE WE PAYING FOR DINNER?

- **Development Requirements**
- **Development Impact Fees**
- **Mello-Roos Community Facilities District**

BASIC INGREDIENTS



AFFORDABLE HOUSING

- **Affordable Housing:** 33% of total units



COMPLETE STREETS

- **Complete Streets:** Redesign of half of all major streets to be safe and comfortable for people walking and biking



OPEN SPACE

- **Open Space:** A new playground; a new Recreation Center; four acres of privately-owned public open space (POPOS)



PRODUCTION/
 DISTRIBUTION/
 REPAIR (PDR)

- **Production, Distribution, and Repair (including Arts):** Public art and/or artist funding from new development



SCHOOLS AND
 CHILDCARE

- **Schools and Childcare:** Funding to meet needs of existing and new residents



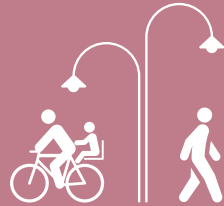
TRANSIT

- **Transit:** \$280 million investment in maintenance of existing fleet and implementation of the Muni Forward program

ADDITIONAL INGREDIENTS



**AFFORDABLE
HOUSING**



**COMPLETE
STREETS**



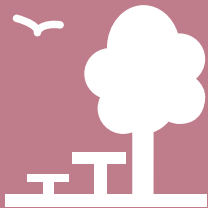
**ENVIRONMENTAL
SUSTAINABILITY**



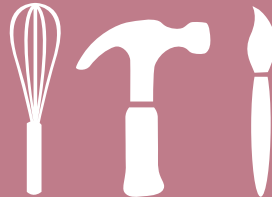
**HISTORIC
PRESERVATION**



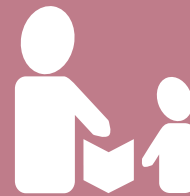
**NON-PROFIT OFFICE
AND COMMUNITY
SERVICES**



OPEN SPACE



**PRODUCTION/
DISTRIBUTION/
REPAIR (PDR)**



**SCHOOLS AND
CHILDCARE**



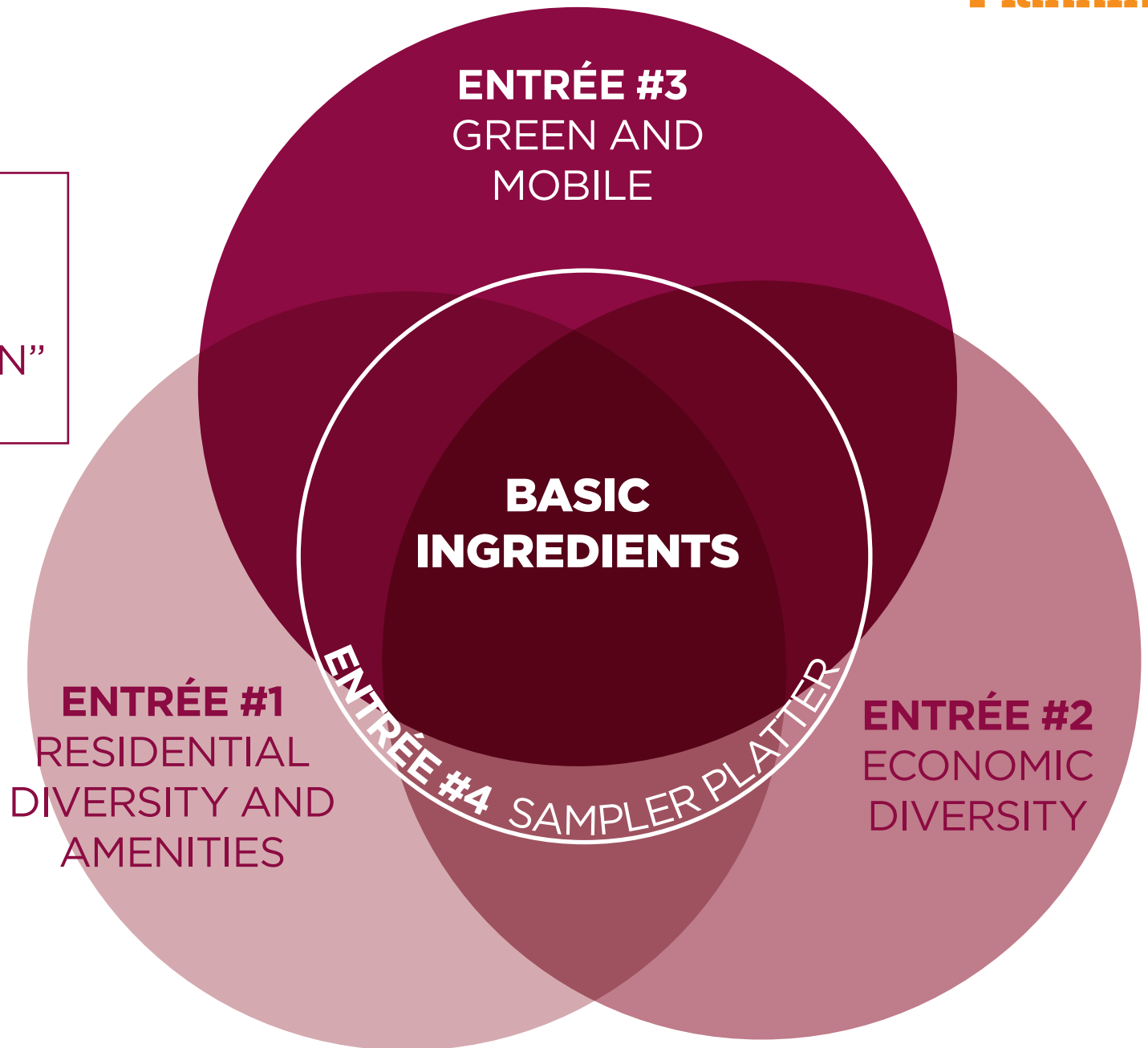
TRANSIT

ENTRÉES

CUSTOM:



ENTRÉE #5
"BUILD YOUR OWN"
MEAL



ENJOY YOUR MEAL

PLEASE REMEMBER TO SUBMIT YOUR ORDER TO THE KITCHEN

QUESTIONS AND COMMENTS?

STEVE WERTHEIM

415.558.6612

STEVE.WERTHEIM@SFGOV.ORG