



CENTRAL SOMA PLAN

OPEN HOUSE

DECEMBER 9, 2015

WELCOME!

Today's meeting will focus on preliminary strategies to allocate the \$2 billion in public benefits expected to be generated by the Plan, including affordable housing, transit, and open space.

There will be a short presentation a few minutes after 6:00PM.

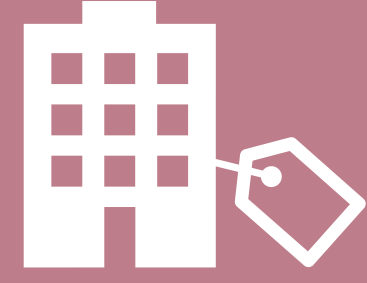
After that, please feel free to visit the stations, talk to Planning staff, talk to each other, and enjoy some refreshments.

Make sure to pick up the "Menu" on the way in and fill out an evaluation on the way out.

For more information, please visit
<http://centralsoma.sfplanning.org>

Thank you.





AFFORDABLE
HOUSING

AFFORDABLE HOUSING



Two examples of 100% affordable housing buildings, located at the corner of 10th and Mission Streets.

<http://centralsoma.sfplanning.org>

BASIC INGREDIENTS

33% of total units

- » Cost estimate: \$905 million
- » **Nutritional Sources:**
 - » Increase to the “Inclusionary Housing” program
 - » Jobs-Housing Linkage Fee
 - » A new Central SoMa Affordable Housing Fee



The Mosso development at 5th and Folsom is a recent example of a rental project that included on-site affordable units.

ADDITIONAL INGREDIENTS

40% Affordable Housing

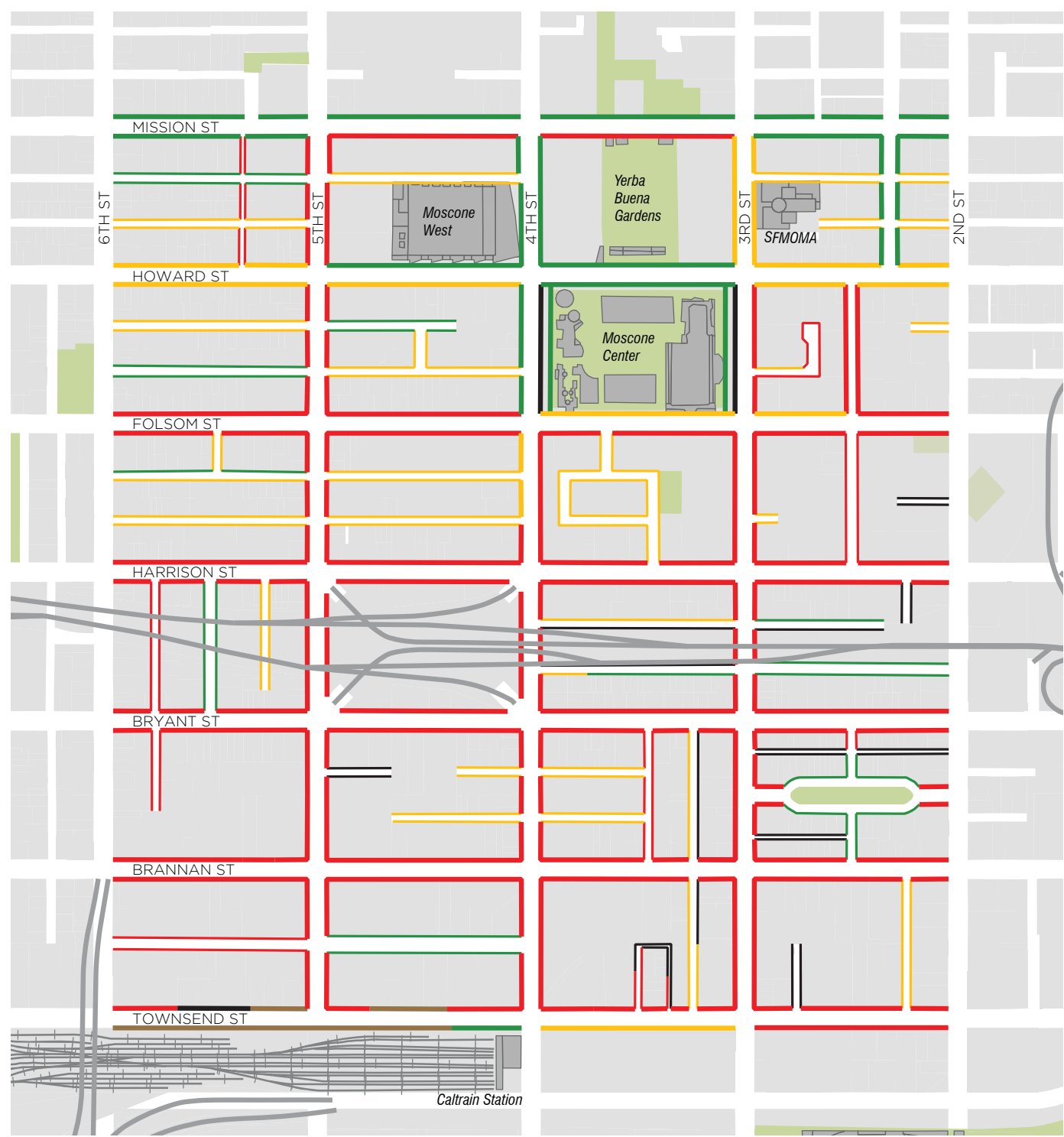
- » Cost estimate: \$260 million
- » **Potential Nutritional Sources:**
 - » Residential development: Increase the “Inclusionary Housing” requirement
 - » Non-Residential development: Create a new Central SoMa Affordable Housing Fee



2014's Proposition K made it City policy that 33% of all units be affordable to low- and moderate-income households.



COMPLETE STREETS



Above: Red indicates sidewalks that are narrower than the City's minimum standard.
Below: Sub-standard sidewalk.

<http://centralsoma.sfplanning.org>

BASIC INGREDIENTS

Redesign of half of all major streets to be safe and comfortable for people walking and biking

- » Cost estimate: \$65 million
- » **Nutritional Sources:**
 - » Transportation Sustainability Fund (TSF)
 - » Eastern Neighborhoods Impact Fee



Recently completed Streetscape on Castro Street – wider sidewalks with street trees and furnishings to support a vibrant pedestrian environment.

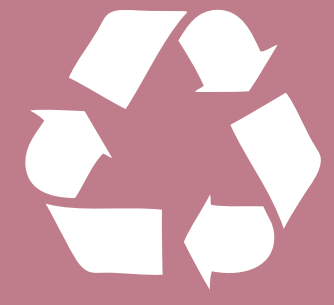
ADDITIONAL INGREDIENTS

Redesign of all major streets to be safe and comfortable for people walking and biking

- » Cost estimate: \$62 million
- » **Potential Nutritional Sources:**
 - » Increase to the Eastern Neighborhoods Impact Fee
 - » Mello-Roos Community Facilities District



Rendering of upcoming Complete Street improvements including wider sidewalks, transit boarding islands and protected bicycle lanes - 2nd Street at South Park.



ENVIRONMENTAL
SUSTAINABILITY

ENVIRONMENTAL SUSTAINABILITY

Central SoMa rooftops today (left) and with future
"Better Roofs" with solar installations and greening (right)



BASIC INGREDIENTS

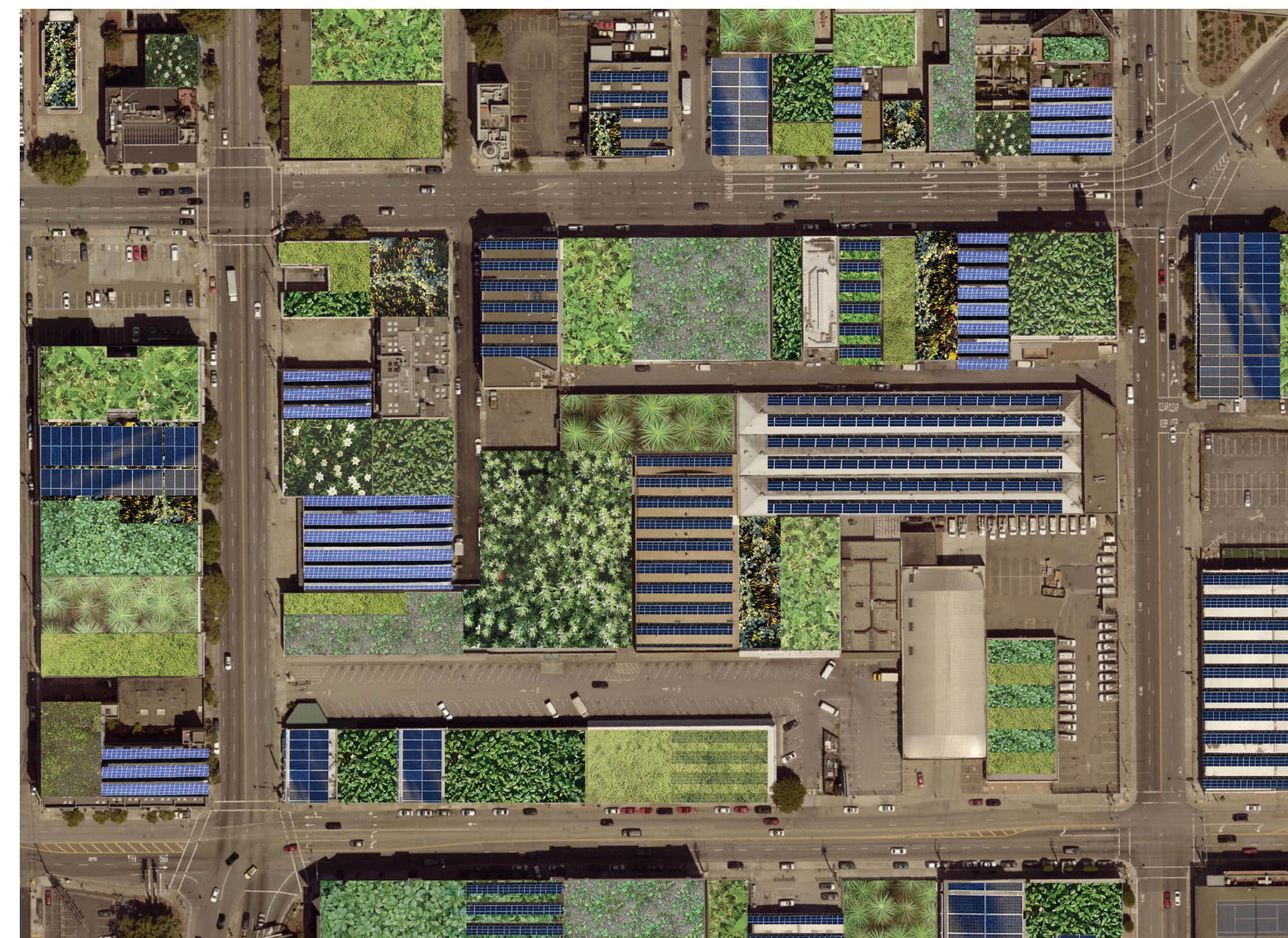
San Francisco is a national leader in requiring energy, water, and waste efficient development through its Green Building Code, Stormwater Design Guidelines, and more. *The value of these requirements has not been calculated.*

ADDITIONAL INGREDIENTS

New requirements focus on cross-cutting strategies that will help realize a healthy, climate positive, green, resource efficient, and resilient neighborhood for all:

Combating climate change through use of 100% renewable electricity

- » Cost estimate: \$70 million
- » **Potential Nutritional Sources:**
 - » Power generation through "Better Roofs" requirement (solar option)
 - » Requirement to purchase 100% renewable energy



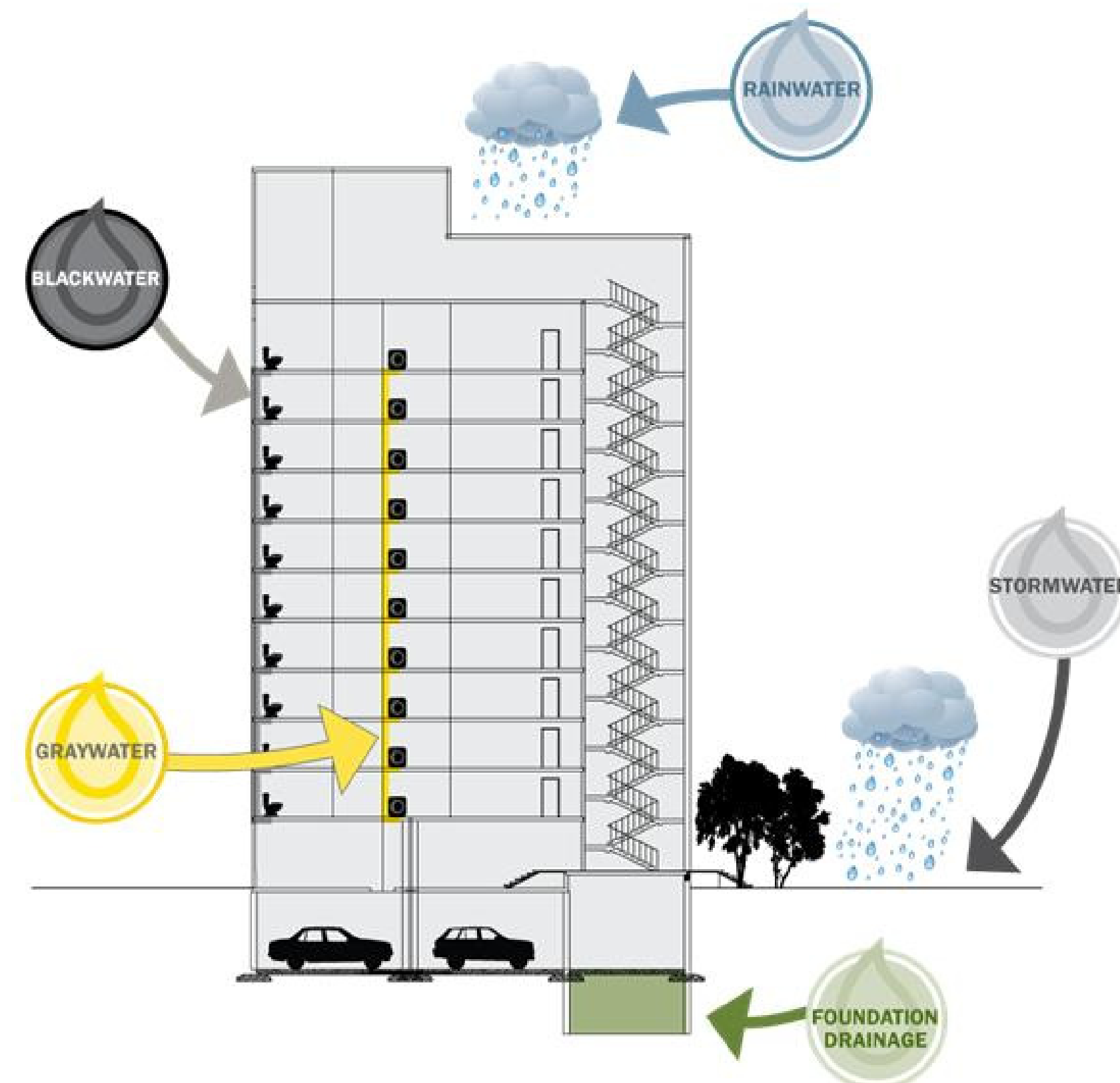
Creation of natural habitat for plants and animals

- » Cost Estimate: \$20 million
- » **Potential Nutritional Sources:**
 - » "Better Roofs" requirement (green option)
 - » Required landscaping of private open space (including POPOS)



Intelligent resource use through energy, water, and waste-efficient new buildings

- » Cost estimate: \$20 million
- » **Potential Nutritional Sources:**
 - » Requiring water recycling in development greater than 100,000 square feet
 - » Revolving Loan Fund for greening public and publicly-funded buildings



Investment in protection and adaptation to climate change

- » Cost Estimate: \$100 million
- » **Potential Nutritional Sources:**
 - » Mello-Roos Community Facilities District



King Tide along the Embarcadero (above)
Mission Creek (left)



Improvements to air quality, noise, and aesthetics through greening of the area around the freeway

- » Cost Estimate: \$20 million
- » **Potential Nutritional Source:**
 - » Mello-Roos Community Facilities District

Ideas for greening and livability improvements under/around elevated highways

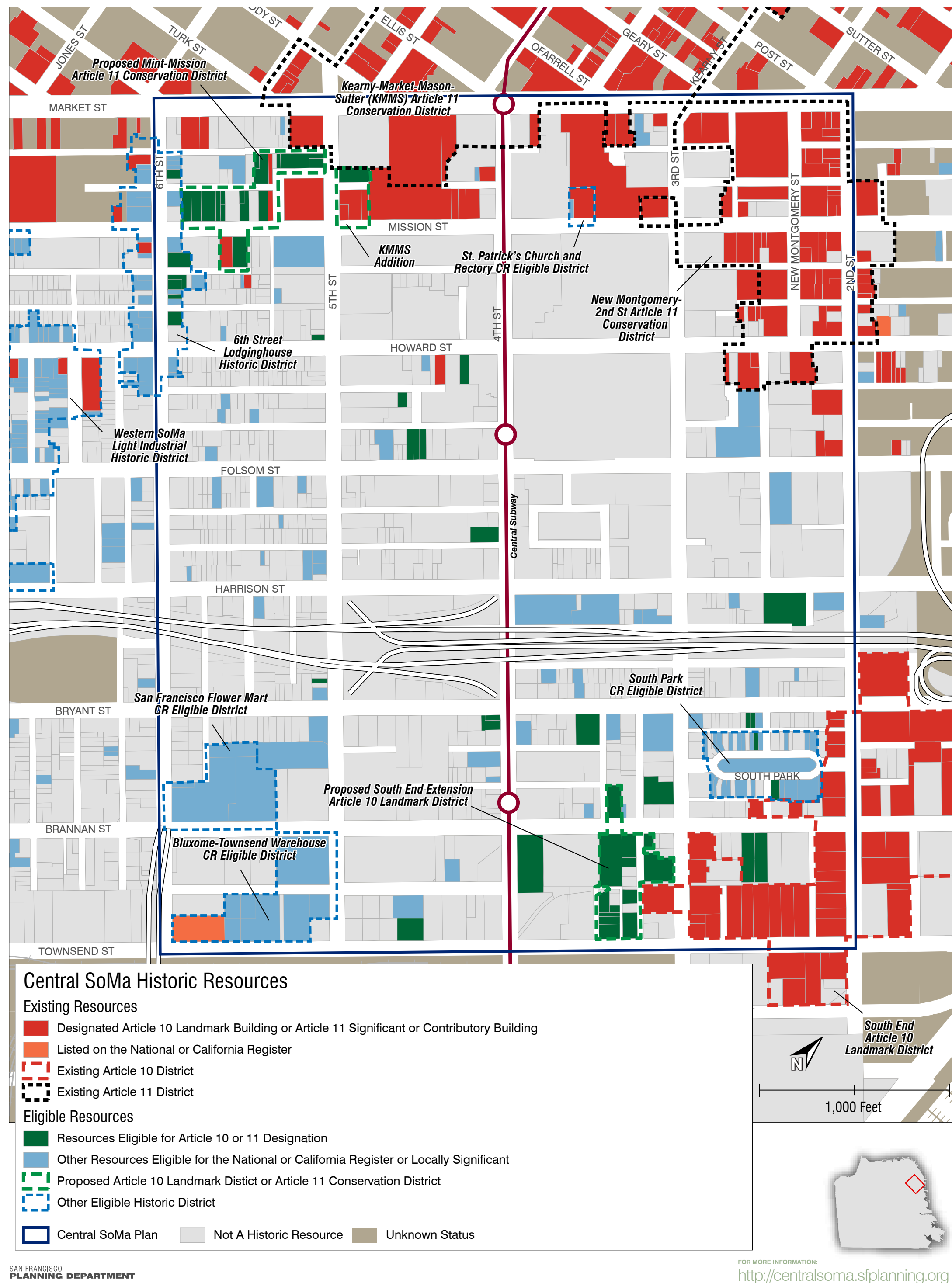


SFPUC sidewalk water treatment gardens on Polk Street

Improvement to water quality through better stormwater management

- » Cost Estimate: \$20 million
- » **Potential Nutritional Sources:**
 - » Incorporation of stormwater management into complete streets design (funded through impact fees and/or Mello-Roos Community Facilities District)

HISTORIC PRESERVATION



BASIC INGREDIENTS

The Central SoMa Plan calls for the preservation of 55 important buildings in Central SoMa.

The value of preserving these buildings has not been calculated.



ADDITIONAL INGREDIENTS

Funding towards the preservation and rehabilitation of 55 historic buildings

- » Cost estimate: \$42 million
- » **Potential Nutritional Sources:**
 - » New requirement on development to purchase Transferable Development Rights from historic buildings

Funding towards the rehabilitation of the Old Mint

- » Cost estimate: \$15 million
- » **Potential Nutritional Sources:**
 - » Mello-Roos Community Facilities District



Above: The Old Mint is one of San Francisco's most important – and most at risk – historic buildings.

Far left: A map of Central SoMa's historic resources.

Left: Examples of the 55 newly-identified historic buildings in SoMa, including (from top to bottom) the Paul Wood Warehouse, the Gran Oriente Filipino Masonic Lodge, and the Hotel Utah.



NON-PROFIT OFFICE
AND COMMUNITY
SERVICES

NON-PROFIT OFFICE AND COMMUNITY SERVICES



Growth due to the Central SoMa Plan will likely require an additional public health clinic

BASIC INGREDIENTS

The City currently does not have a program to preserve space for non-profit office and community services. However, the City currently spends approximately \$500 million supporting non-profits in San Francisco, some of which may be used to offset rents. The value of this benefit to non-profits and community services has not been calculated.

ADDITIONAL INGREDIENTS

400,000 square feet of protected space to house existing non-profits

- » Cost estimate: \$183 million
- » **Potential Nutritional Sources:**
 - » New requirement on office to provide space for non-profits and service providers

60,000 square feet of protected space to meet needs of new population

- » Cost estimate: \$19 million
- » **Potential Nutritional Sources:**
 - » New Community Services Impact Fee



SCHOOLS AND
CHILDCARE

SCHOOLS AND CHILD CARE

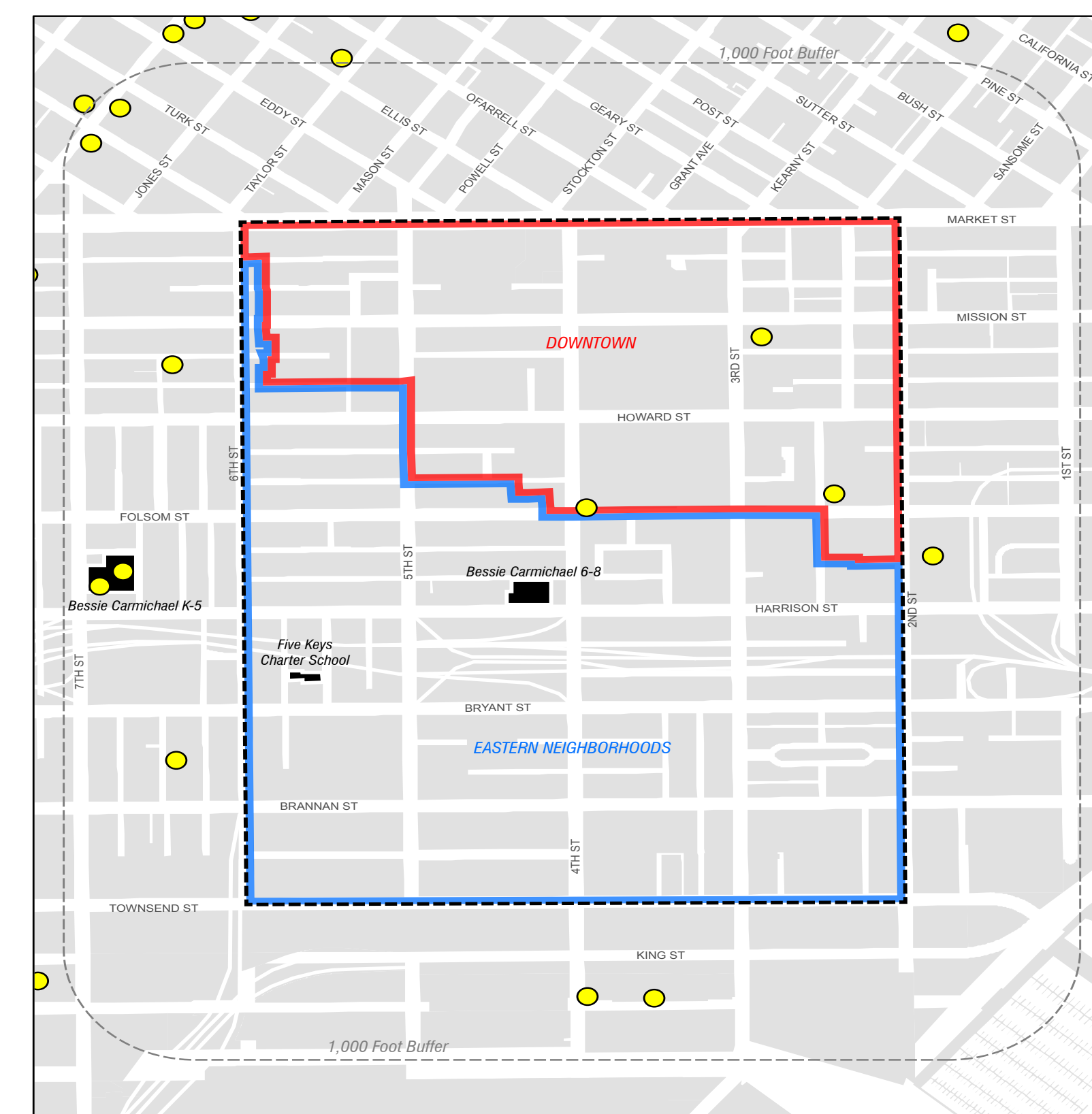


The Bessie Carmichael School has a campus within Central SoMa, and another less than a block away

BASIC INGREDIENTS

Funding to meet needs of existing and new residents

- » Cost Estimate: \$49 million
- » **Sources:**
 - » Citywide Childcare Fee
 - » Eastern Neighborhoods
 - » Impact Fee



Central SoMa
Child Care Facilities and Schools

● Licensed Child Care Facility

There are three schools and a number of child care centers in or near Central SoMa

OPEN SPACE

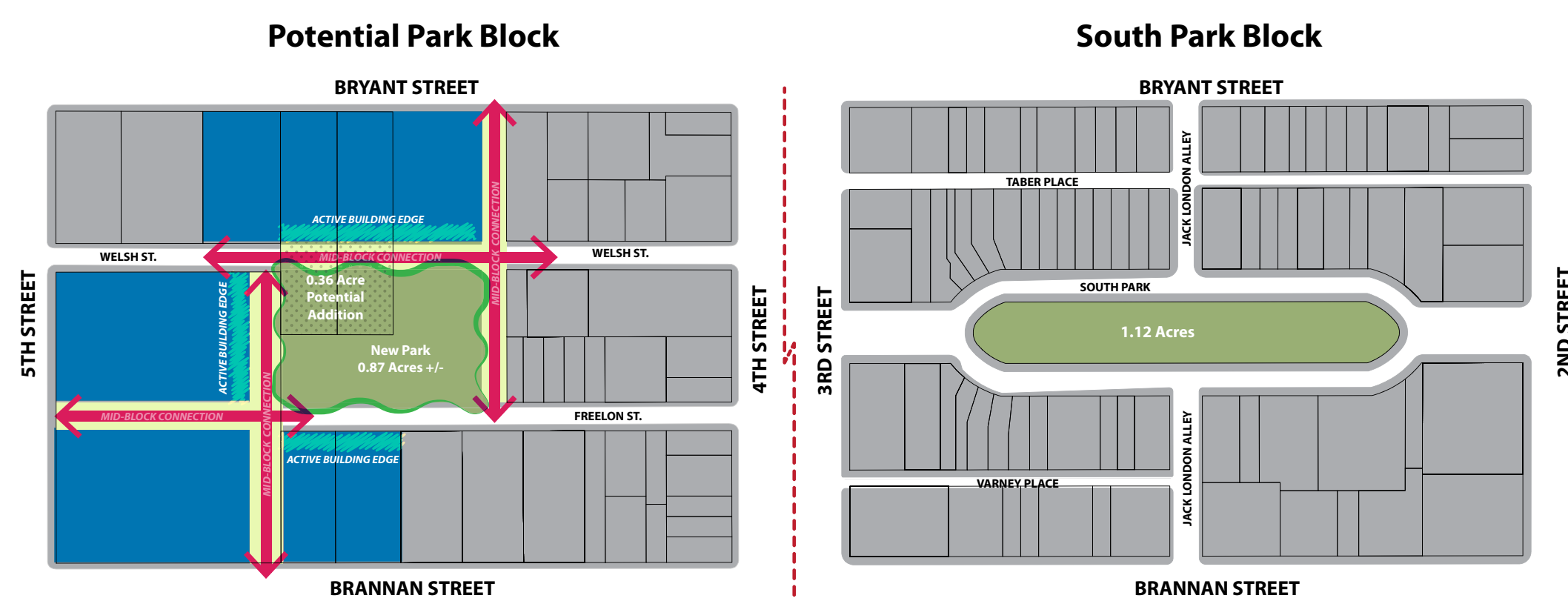


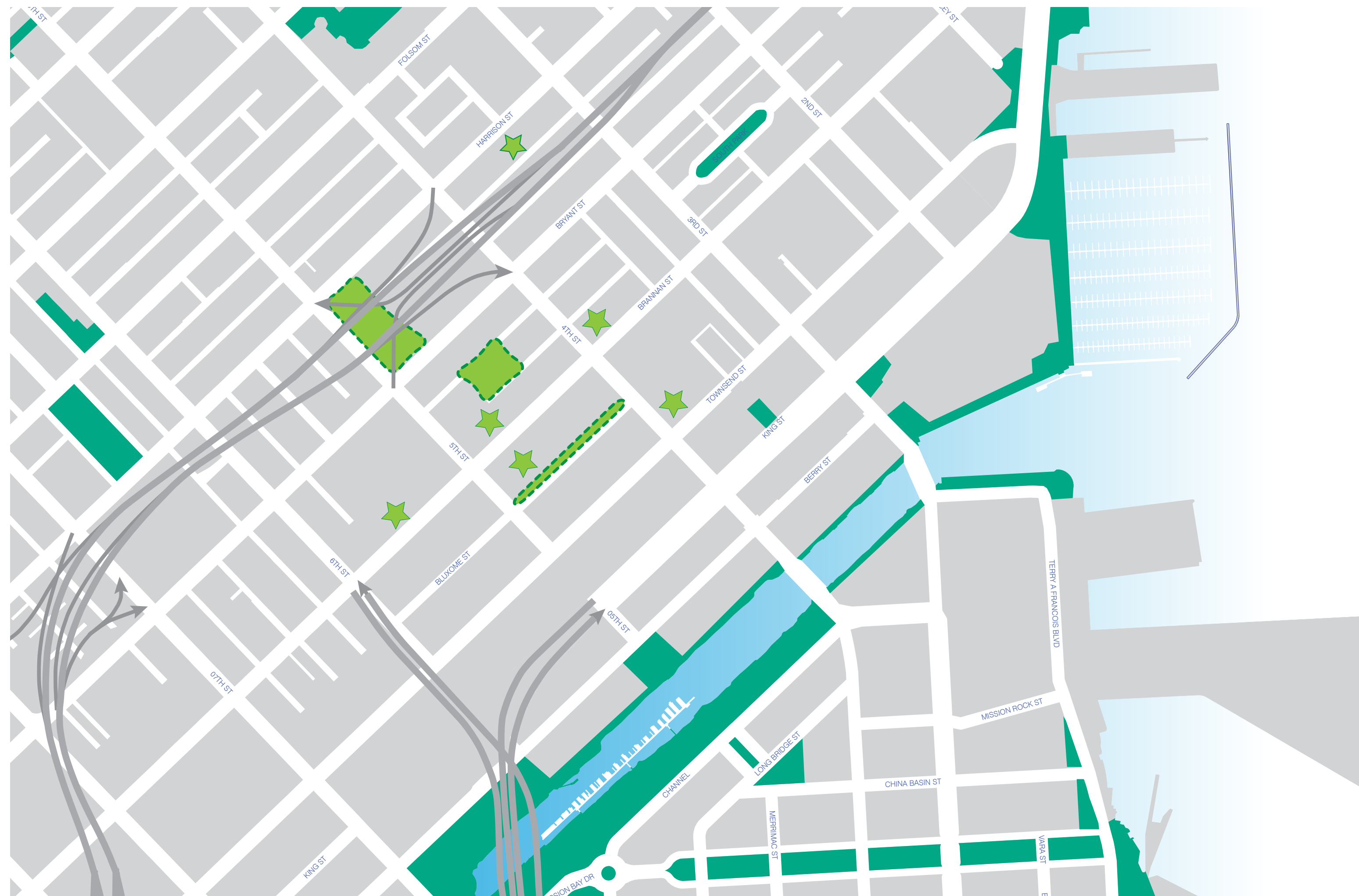
Diagram Showing Potential PUC-site Park Block in Relationship to South Park



Top: diagram comparing the potential new park on a PUC-owned site with South Park.

Above: South Park at lunchtime

Right: map showing potential new parks in Central SoMa in light green, with potential new POPOS sites marked by green stars. Existing open space is dark green.



BASIC INGREDIENTS

A new playground, a new recreation center, four acres of privately-owned public open spaces (POPOS)

» Nutritional Sources:

- » Eastern Neighborhoods Impact Fee
- » A new POPOS requirement on new office development

ADDITIONAL INGREDIENTS

A new South Park-sized (one-acre) park

- » Cost estimate: \$30 million
- » **Potential Nutritional Sources:**
 - » Increased Eastern Neighborhoods Impact Fee
 - » Mello-Roos Community Facilities District

Three acres of recreational amenities under the freeway

- » Cost Estimate: \$20 million
- » **Potential Nutritional Sources:**
 - » Increased Eastern Neighborhoods Impact Fee
 - » Mello-Roos Community Facilities District

Participation in funding a new five-acre neighborhood park

- » Cost Estimate: \$20 million
- » **Potential Nutritional Sources:**
 - » Increased Eastern Neighborhoods Impact Fee
 - » Mello-Roos Community Facilities District



PRODUCTION, DISTRIBUTION, AND REPAIR (INCLUDING ARTS)

BASIC INGREDIENTS

Public art and/or artist funding from new development

- » Cost Estimate: \$46 million
- » **Source:**
 - » 1% for the Arts Requirement



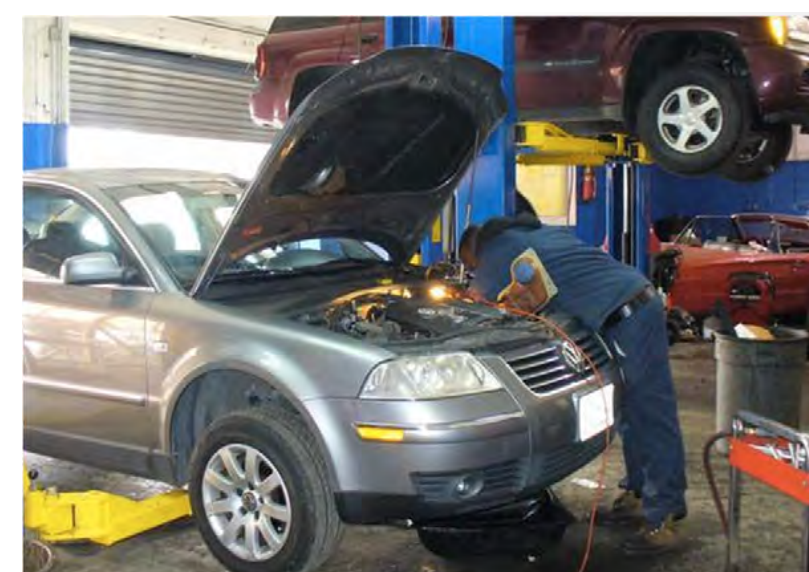
The Flower Mart is an important PDR use in Central SoMa



Production



Distribution



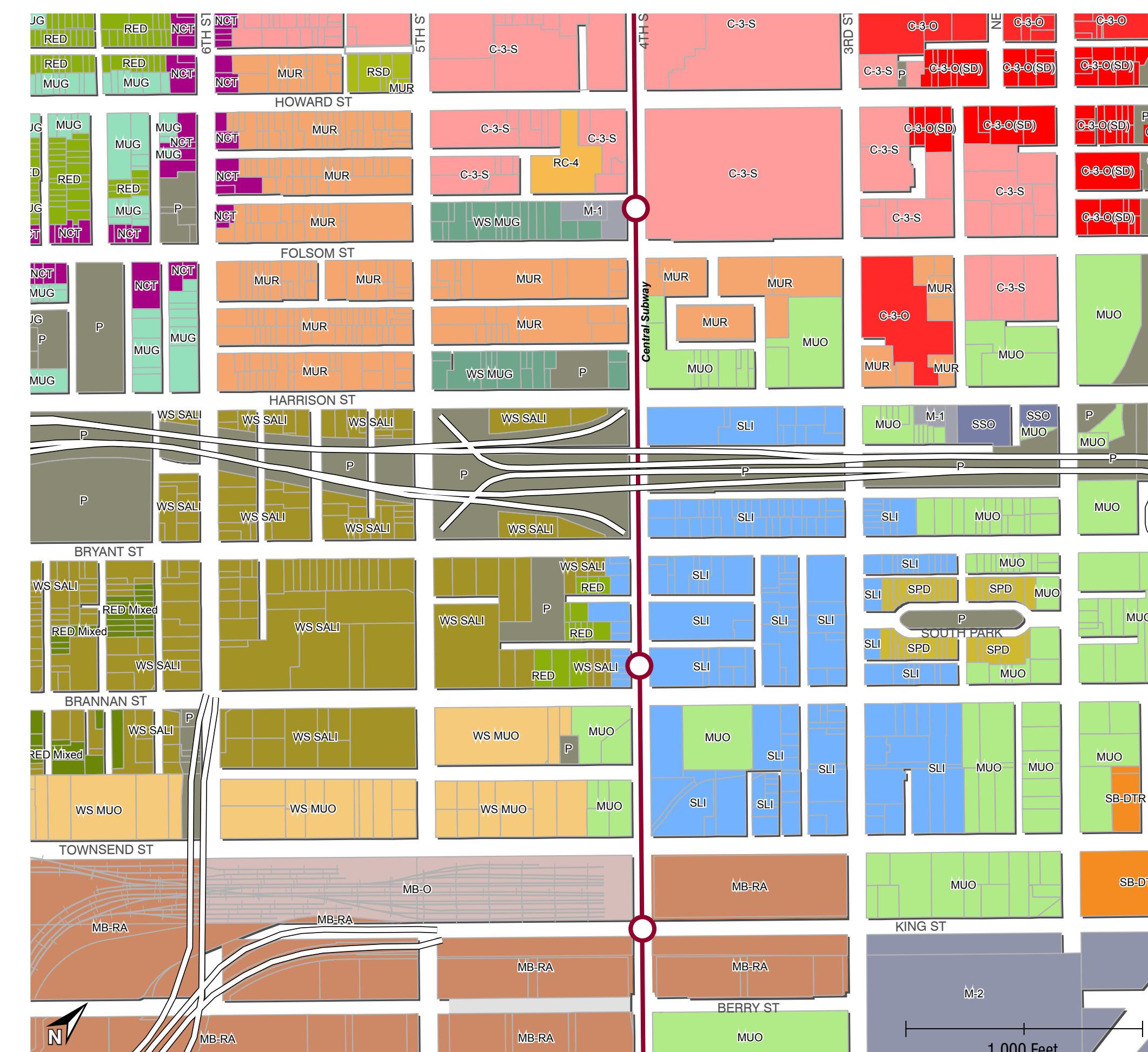
Repair



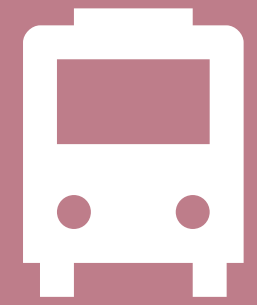
ADDITIONAL INGREDIENTS

900,000 square feet of protected space (i.e. “no net loss” of currently protected space)

- » Cost estimate: \$285 million
- » **Potential Nutritional Sources:**
 - » New requirements on office development to provide new PDR space
 - » New requirements to preserve PDR in current SALI and SLI Zoning Districts
 - » Mello-Roos Community Facilities District

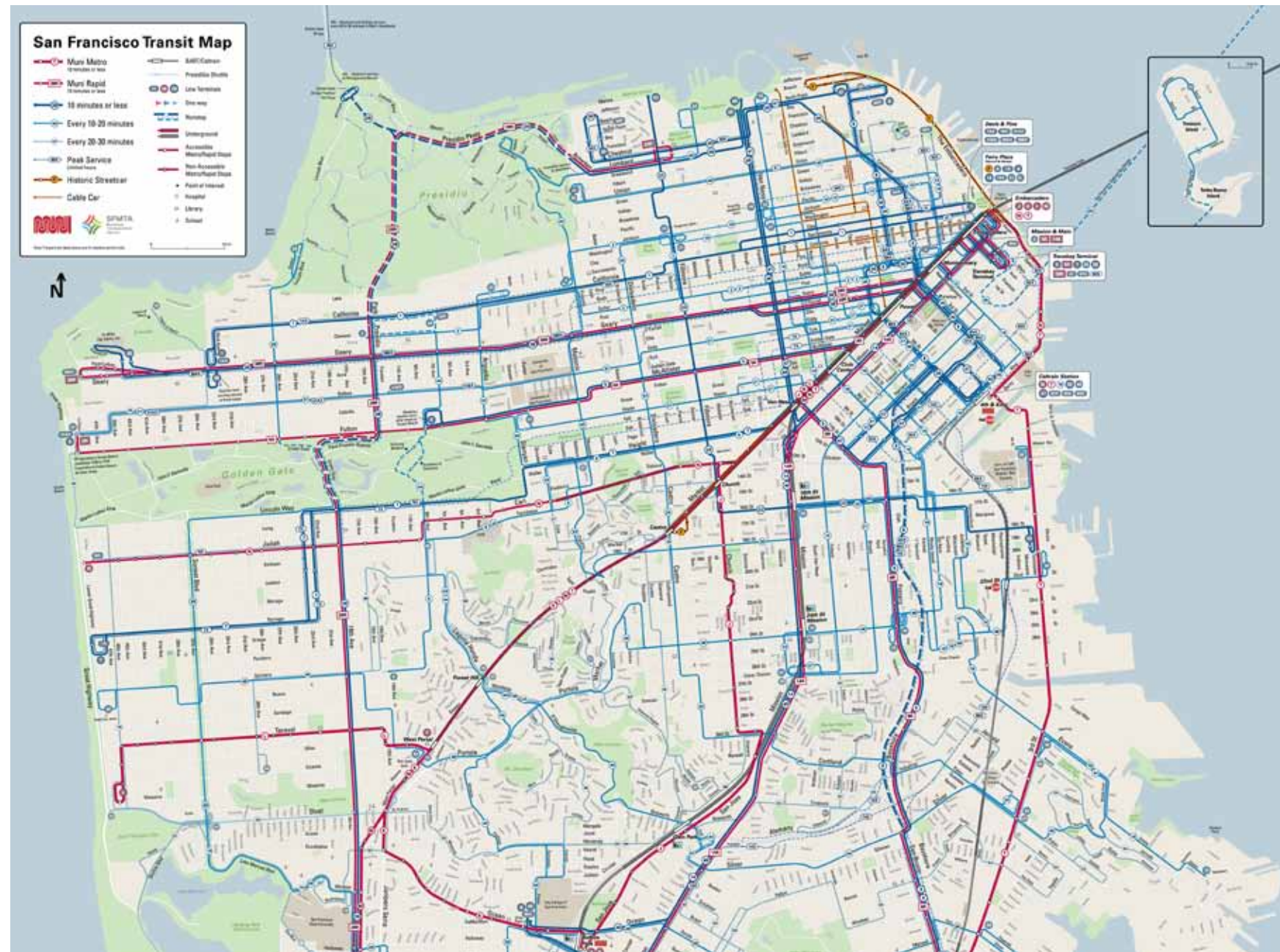


The blue “SLI” and gold “WS SALI” are the two existing industrial districts in SoMa

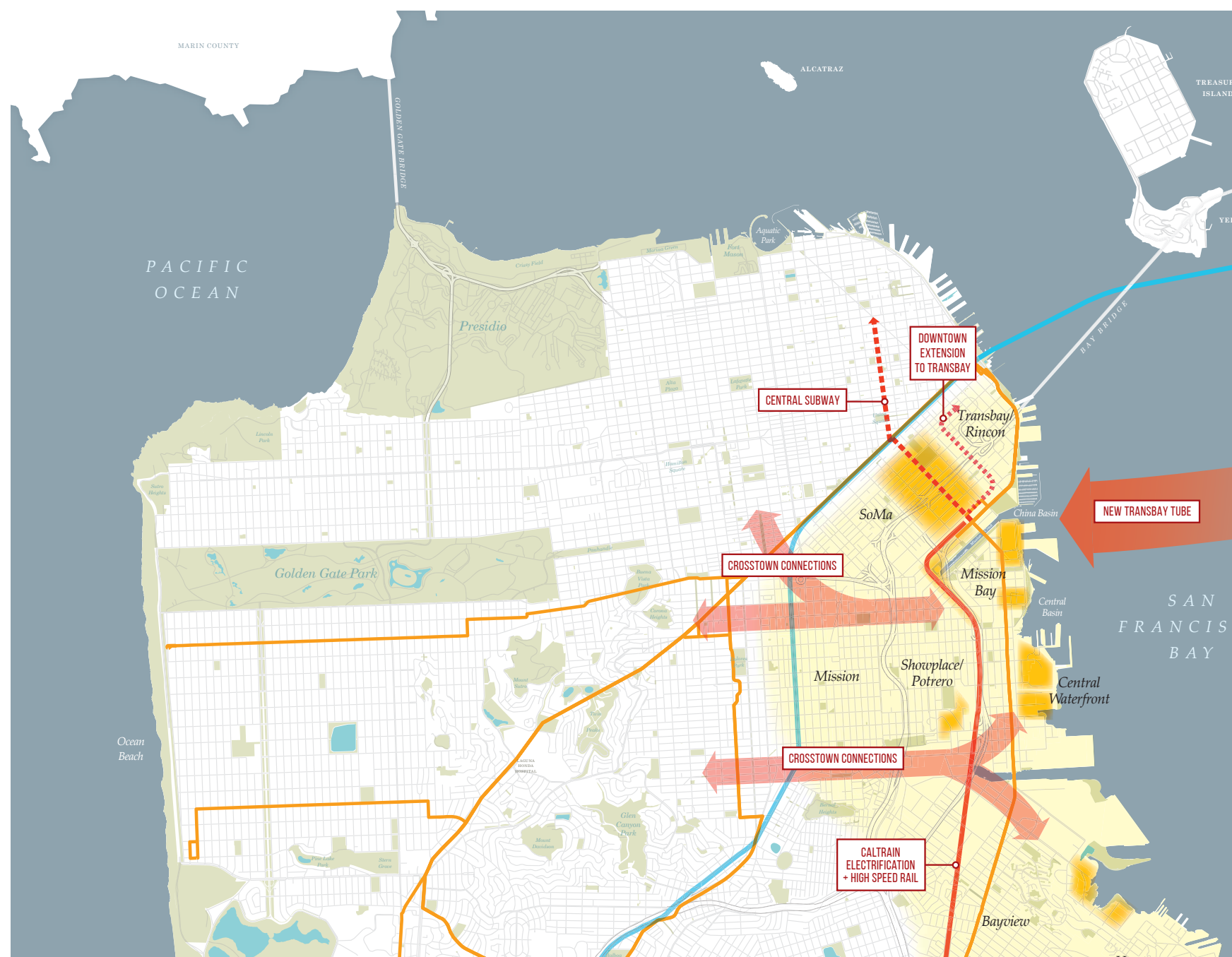


TRANSIT

TRANSIT



Many of San Francisco's bus routes lead to and from SoMa



Foreseeable long-term improvements include a second Transbay Tube, the extension of Caltrain downtown, and other new bus and rail routes

<http://centralsoma.sfplanning.org>

BASIC INGREDIENTS

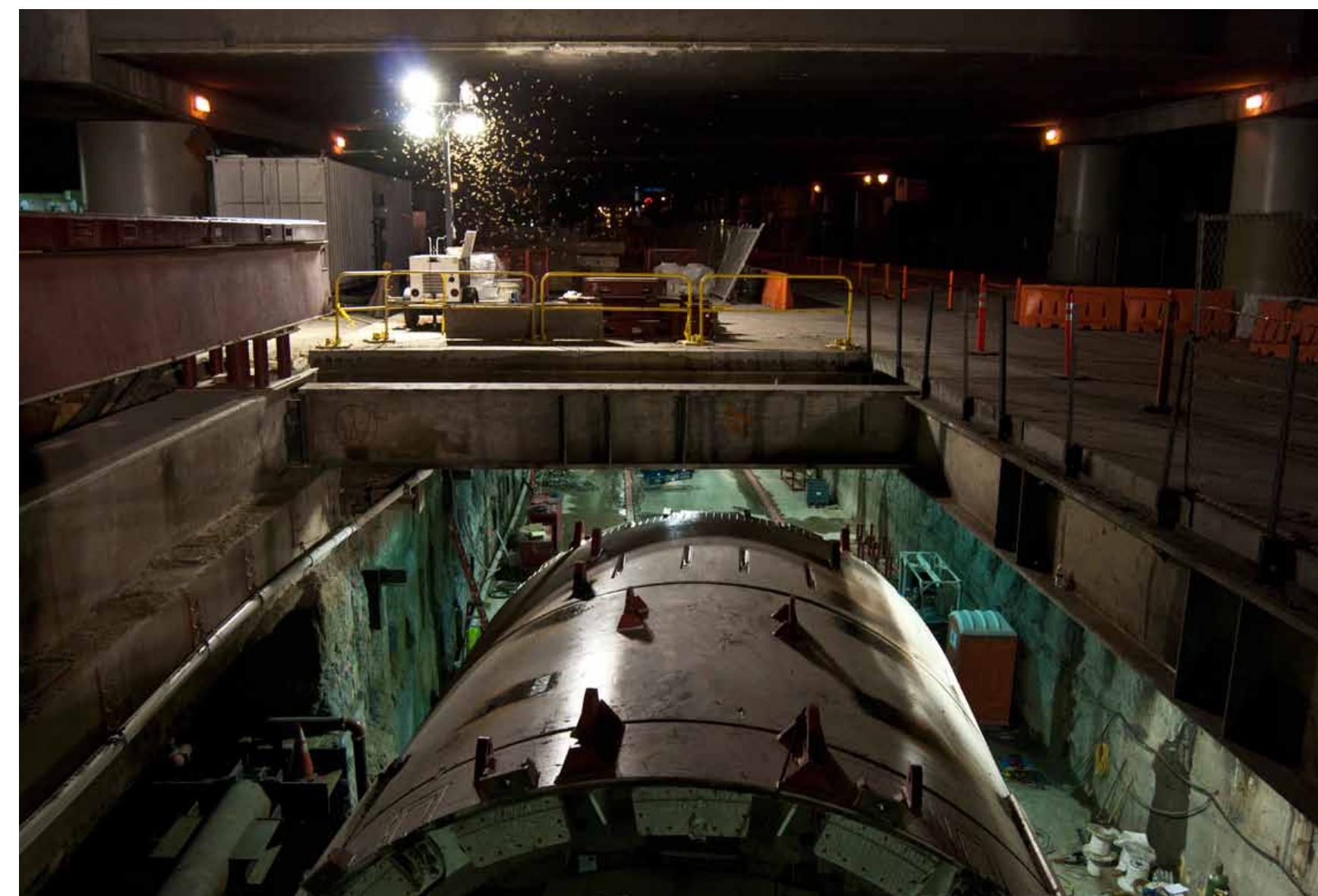
Investment in maintenance of existing fleet and implementation of the Muni Forward program

- » Cost Estimate: \$280 million
- » **Sources:**
 - » Transportation Sustainability Fund (TSF)
 - » Eastern Neighborhoods Impact Fee

ADDITIONAL INGREDIENTS

Additional investment for use towards transit expansion, maintenance of existing fleet, and implementation of the Muni Forward program

- » Cost estimate:
From \$1 to \$500 million
- » **Potential Nutritional Sources:**
 - » Increase to the Eastern Neighborhoods Impact Fee
 - » Mello-Roos Community Facilities District



The Central Subway cost \$2 billion for a 1.7 mile rail extension. By comparison, a new bus costs approximately \$1 million



ENTRÉE #1: Residential Diversity Steak with Side of Amenities

Category	Central SoMa Plan Ingredients		Portion from “Basic Ingredients” (\$M)	Entrée-Specific Portion (\$M)	Total Serving (\$M)
Affordable Housing	40% of total units		\$905	\$260	\$1,165
Complete Streets	Redesign of all major streets to be safe and comfortable for people walking and biking		\$65	\$62	\$127
Environmental Sustainability	use of resources through energy, water, and waste-efficient new buildings	Improvements to air quality, noise, and aesthetics through greening of the area around the freeway; Intelligent	Not Calculated	\$40	\$40
Historic Preservation		Preservation of existing buildings	Not Calculated	\$0	\$0
Non-Profit Office and Community Services		60,000 square feet of protected space to meet needs of new population	Not Calculated	\$19	\$19
Open Space	A new South Park-sized (one-acre) park; three acres of recreational amenities under the freeway; and participation in funding a new five-acre neighborhood park		\$40	\$70	\$110
Production, Distribution, and Repair (including Arts)	Public art and/or artist funding from new development		\$46	\$0	\$46
Schools and Child Care	Funding to meet needs of existing and new residents		\$49	\$0	\$49
Transit	Investment for use towards maintenance of existing fleet, implementation of the Muni Forward program, and transit expansion.		\$281	\$163	\$481
TOTAL			\$1,386	\$614	\$2,000

ENTRÉE #2: Economic Diversity Stew

Category	Central SoMa Plan Ingredients		Portion from “Basic Ingredients” (\$M)	Entrée-Specific Portion (\$M)	Total Serving (\$M)
Affordable Housing	33% of total units		\$905	\$0	\$905
Complete Streets	Redesign of half major streets to be safe and comfortable for people walking and biking		\$65	\$0	\$65
Environmental Sustainability	Exsiting requirements of development		Not Calculated	\$0	\$0
Historic Preservation	Funding towards the preservation and rehabilitation of the Old Mint and 55 other historic buildings		\$0	\$57	\$57
Non-Profit Office and Community Services	400,000 square feet of protected space to house existing non-profits; 60,000 square feet of protected space to meet needs of new population		\$0	\$202	\$202
Open Space	A new playground; a new Recreation Center; four acres of privately-owned public open space (POPOS)		\$40	\$0	\$40
Production, Distribution, and Repair (including Arts)	Public art and/or artist funding from new development; 900,000 square feet of protected space to (i.e., “no net loss” of currently protected space)		\$46	\$285	\$331
Schools and Child Care	Funding to meet needs of existing and new residents		\$49	\$0	\$49
Transit	Investment for use towards maintenance of existing fleet, implementation of the Muni Forward program, and transit expansion.		\$281	\$70	\$351
TOTAL			\$1,386	\$614	\$2,000

ENTRÉE #3: Green and Mobile Lasagna

Category	Central SoMa Plan Ingredients		Portion from “Basic Ingredients” (\$M)	Entrée-Specific Portion (\$M)	Total Serving (\$M)
Affordable Housing	33% of total units		\$905	\$0	\$905
Complete Streets	Redesign of all major streets to be safe and comfortable for people walking and biking		\$65	\$62	\$127
Environmental Sustainability	Intelligent use of resources through energy, water, and waste-efficient new buildings; Combating climate change through use of 100% renewable energy; Creation of green habitat in new development for people and wildlife; Improvements to air quality, noise, and aesthetics through greening of the area around the freeway; Improvement to water quality through better stormwater management; Investment in protection and adaptation to sea level rise and flooding		\$0	\$265	\$265
Historic Preservation	Preservation of existing buildings		\$0	\$0	\$0
Non-Profit Office and Community Services	None (beyond existing direct City funding to non-profits)		\$0	\$0	\$0
Open Space	A new playground; a new Recreation Center; four acres of privately-owned public open space (POPOS)		\$40	\$0	\$40
Production, Distribution, and Repair (including Arts)	Public art and/or artist funding from new development		\$46	\$0	\$46
Schools and Child Care	Funding to meet needs of existing and new residents		\$49	\$0	\$49
Transit	Investment for use towards maintenance of existing fleet, implementation of the Muni Forward program, and transit expansion.		\$281	\$287	\$568
TOTAL			\$1,386	\$614	\$2,000

ENTRÉE #4: Sampler Platter

Category	Central SoMa Plan Ingredients		Portion from “Basic Ingredients” (\$M)	Entrée-Specific Portion (\$M)	Total Serving (\$M)
Affordable Housing	33% of total units		\$905	\$0	\$905
Complete Streets	Redesign of all major streets to be safe and comfortable for people walking and biking		\$65	\$62	\$127
Environmental Sustainability	Energy, water, and waste-efficient new buildings; green power generation; habitat creation; greening of the area around the freeway		\$0	\$65	\$65
Historic Preservation	Funding towards the preservation and rehabilitation of 55 historic buildings		\$0	\$42	\$42
Non-Profit Office and Community Services	60,000 square feet of protected space to meet needs of new population		\$0	\$19	\$19
Open Space	A new playground; a new Recreation Center; four acres of privately-owned public open space (POPOS); new South Park-sized (one-acre) park,		\$40	\$30	\$70
Production, Distribution, and Repair (including Arts)	Public art and/or artist funding from new development; 750,000 square feet of protected space		\$46	\$235	\$281
Schools and Child Care	Funding to meet needs of existing and new residents		\$49	\$0	\$49
Transit	Investment for use towards maintenance of existing fleet, implementation of the Muni Forward program, and transit expansion.		\$281	\$161	\$442
TOTAL			\$1,386	\$614	\$2,000

Comparison between Entrées

The following is a summary of the nutritional information contained in the four entrées described above

Category	Entrée 1 – Residential Diversity Steak with Side of Amenities (\$M)	Entrée 2 – Economic Diversity Stew (\$M)	Entrée 3 – Green and Mobile Lasagna (\$M)	Entrée 4 – Sampler Platter (\$M)
Affordable Housing	\$1,165	\$905	\$905	\$905
Complete Streets	\$127	\$65	\$127	\$127
Environmental Sustainability	\$40	\$0	\$265	\$65
Historic Preservation	\$0	\$57	\$0	\$42
Non-Profit Office and Community Services	\$19	\$202	\$0	\$19
Open Space	\$110	\$40	\$40	\$70
Production, Distribution, and Repair (including Arts)	\$46	\$331	\$46	\$281
Schools and Child Care	\$49	\$49	\$49	\$49
Transit	\$481	\$351	\$568	\$442
TOTAL	\$2,000	\$2,000	\$2,000	\$2,000