**Vision**
A sustainable neighborhood

**Philosophy**
Keep what’s great, fix what’s not

**Strategy**
– Accommodate demand
– Provide public benefits
– Respect and enhance neighborhood character
PROCESS – OUTREACH
Requirement too high = no development and no public benefits

Requirement just right = development and maximum community benefits

Requirement too low = development but reduced public benefits
No Plan = $500 million in Public Benefits

Central SoMa Plan = $2.0 Billion in Public Benefits

400% increase due to the Plan

Plus ~$1 billion in increased General Fund tax revenues
<table>
<thead>
<tr>
<th>Public Benefit</th>
<th>Investment</th>
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<tbody>
<tr>
<td>Affordable Housing</td>
<td>$940 million</td>
</tr>
<tr>
<td>33 percent of total units</td>
<td></td>
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<tr>
<td>Transit</td>
<td>$500 million</td>
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<tr>
<td>Investment in both local and regional service</td>
<td></td>
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<tr>
<td>Production, Distribution, &amp; Repair (including Arts)</td>
<td>$180 million</td>
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<tr>
<td>No net loss of PDR space due to the Plan</td>
<td></td>
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<tr>
<td>Parks and Recreation</td>
<td>$170 million</td>
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<tr>
<td>Transformative improvements such as parks, plazas,</td>
<td></td>
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<tr>
<td>and recreation centers</td>
<td></td>
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<tr>
<td>Complete Streets</td>
<td>$130 million</td>
</tr>
<tr>
<td>Safe and comfortable streets for people walking</td>
<td></td>
</tr>
<tr>
<td>and biking</td>
<td></td>
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<tr>
<td><strong>Environmental Sustainability</strong></td>
<td>$70 million</td>
</tr>
<tr>
<td>----------------------------------</td>
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<tr>
<td>a healthy, resilient, green, and resource-efficient neighborhood</td>
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<thead>
<tr>
<th><strong>Schools and Childcare</strong></th>
<th>$60 million</th>
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<tr>
<td>funding to support growing population</td>
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<tr>
<th><strong>Cultural Preservation</strong></th>
<th>$40 million</th>
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<tr>
<td>funding towards Old Mint and other historic buildings</td>
<td></td>
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<th><strong>Community Services</strong></th>
<th>$20 million</th>
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<td>to serve the growing population</td>
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<tr>
<th><strong>TO BE DETERMINED</strong></th>
<th>$70 million</th>
</tr>
</thead>
</table>
TRANSIT – NEEDS

Photo by SF Planning, David Leong.
TRANSIT – FUNDING

TRANSPORTATION SUSTAINABILITY FEE – $210M

MELLO-ROOS COMMUNITY FACILITIES DISTRICT – $160M

EASTERN NEIGHBORHOODS INFRASTRUCTURE IMPACT FEE – $90M

CENTRAL SOMA FEE – $40M

$500M
TRANSIT – OUTCOMES

LOCAL TRANSPORTATION ENHANCEMENTS – $340M

REGIONAL TRANSPORTATION ENHANCEMENTS – $160M

$500M
PDR SPACE BUILT IN NEW DEVELOPMENT – $180M
PDR – OUTCOMES

+/-900,000 SQFT OF PDR SPACE – $180M
PARKS AND RECREATION – FUNDING

POPOS BUILT IN NEW DEVELOPMENT – $80M

EASTERN NEIGHBORHOODS INFRASTRUCTURE IMPACT FEE – $60M

MELLO-ROOS COMMUNITY FACILITIES DISTRICT – $30M

$170M
PARKS AND RECREATION – OUTCOMES

- GENE FRIEND REC CENTER RECONSTRUCTION/EXPANSION – $25M
- VICTORIA MANALO DRAVES ACTIVATION – $5M
- NEW 1-ACRE PARK ON “PUC BLOCK” – $35M
- NEW PUBLIC RECREATION CENTER – $10M
- NEW BLUXOME LINEAR PARK – $5M
- NEW UNDER-FREeway RECREATION AREA – $5M
- NEW LARGE SOMA PARK – INITIAL WORK – $5M
- Privately-OWNED PUBLIC OPEN SPACES (POPOS) – $80M

$170M
COMPLETE STREETS – NEEDS
COMPLETE STREETS – FUNDING

EASTERN NEIGHBORHOODS INFRASTRUCTURE IMPACT FEE – $90M

MELLO-ROOS COMMUNITY FACILITIES DISTRICT – $30M

TRANSPORTATION SUSTAINABILITY – $10M
COMPLETE STREETS – OUTCOMES

NEARLY 5 MILES OF IMPROVED STREETS FOR PEOPLE WALKING, BICYCLING, AND ON TRANSIT

$130M
ENVIRONMENTAL SUSTAINABILITY AND RESILIENCY – FUNDING

MELLO-ROOS COMMUNITY FACILITIES DISTRICT – $60M

IMPROVEMENTS DIRECTLY BUILT BY NEW DEVELOPMENT – $10M

$70M
ENVIRONMENTAL SUSTAINABILITY AND RESILIENCY – OUTCOMES

- ENHANCED STORMWATER MANAGEMENT IN STREETS – $30M
- FREEWAY CORRIDOR GREENING AND AIR QUALITY – $20M
- LIVING AND SOLAR ROOF ENHANCEMENTS – $10M
- OTHER WATER, ENERGY, AND GREENING PROJECTS – $10M

Total: $70M
SCHOOLS AND CHILDCARE – NEEDS
SCHOOLS AND CHILDCARE – FUNDING

EASTERN NEIGHBORHOODS INFRASTRUCTURE IMPACT FEE – $26M

SCHOOLS FEE – $32M

$60M
SCHOOLS AND CHILDCARE – OUTCOMES

FUNDING FOR SCHOOL CAPITAL PROJECTS – $32M

FUNDING FOR CHILD CARE CENTERS – $26M

$60M
CULTURAL PRESERVATION – FUNDING

MELLO-ROOS COMMUNITY FACILITIES DISTRICT – $20M

TRANSFERABLE DEVELOPMENT RIGHTS – $20M

$40M
CULTURAL PRESERVATION – OUTCOMES

FUNDING TOWARDS THE RESTORATION AND SEISMIC UPDATE OF THE OLD MINT – $20M

UP TO 1 MILLION SQUARE FEET OF REHABILITATED HISTORIC BUILDING – $20M

$40M
COMMUNITY SERVICES – FUNDING

CENTRAL SOMA COMMUNITY FACILITIES FEE – $20M

$20M
COMMUNITY SERVICES – OUTCOMES

FUNDING TOWARDS CONSTRUCTION OF COMMUNITY FACILITIES (E.G., HEALTH CLINICS, JOB TRAINING CENTERS)

$20M
EMERGING ISSUES

- Social Programs
- Parks Maintenance
- Neighborhood Cleaning
- Prevailing Wages

Photo by SF Planning, David Leong.
THANKS

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