



CENTRAL SOMA

PLAN & IMPLEMENTATION STRATEGY

Board of Supervisors – Land Use and Transportation Committee
December 11, 2017

PLAN SUMMARY

Vision




A sustainable neighborhood

Philosophy

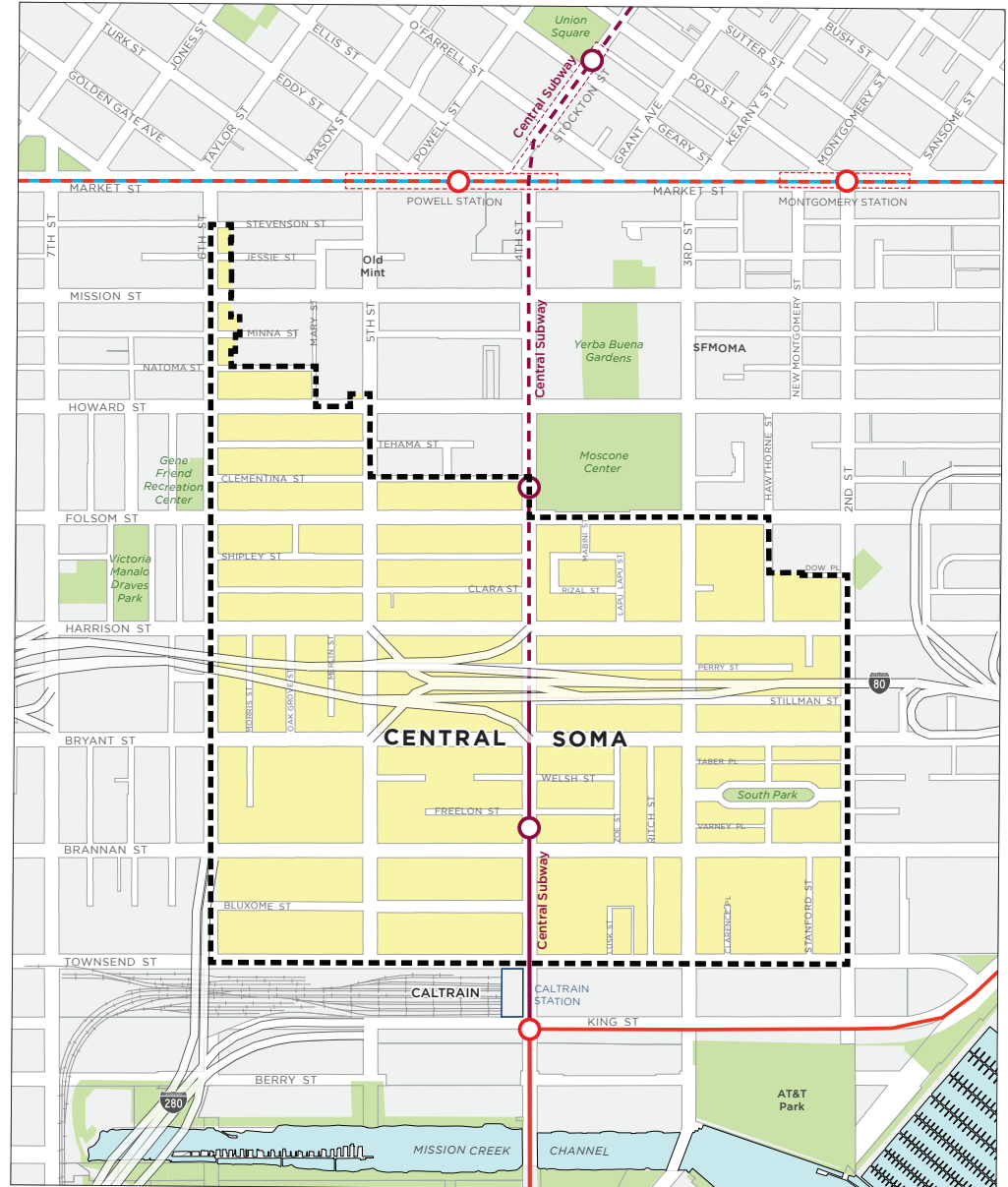
**Keep what's great,
fix what's not**

Strategy

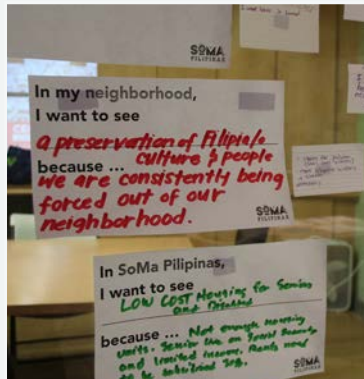
- Accommodate demand
- Provide public benefits
- Respect and enhance neighborhood character

-  Central Subway under construction, expected to open in 2019
-  BART/Muni Metro Subway
-  Muni Metro (Surface)

PLAN AREA



PROCESS – OUTREACH



PROCESS – ANALYTICAL



PROJECT PROFITABILITY

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

PUBLIC BENEFITS: TOTAL

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**

PUBLIC BENEFITS: BY TYPE

| | | |
|---|---|-----------------------------|
|  | <p>Affordable Housing 33 percent of total units</p> | <p>\$940 million</p> |
|  | <p>Transit investment in both local and regional service</p> | <p>\$500 million</p> |
|  | <p>Production, Distribution, & Repair (including Arts) no net loss of PDR space due to the Plan</p> | <p>\$180 million</p> |
|  | <p>Parks and Recreation transformative improvements such as parks, plazas, and recreation centers</p> | <p>\$170 million</p> |
|  | <p>Complete Streets safe and comfortable streets for people walking and biking</p> | <p>\$130 million</p> |

PUBLIC BENEFITS: BY TYPE (CONT.)

| | | |
|---|---|----------------------------|
|  | <p>Environmental Sustainability a healthy, resilient, green, and resource-efficient neighborhood</p> | <p>\$70 million</p> |
|  | <p>Schools and Childcare funding to support growing population</p> | <p>\$60 million</p> |
|  | <p>Cultural Preservation funding towards Old Mint and other historic buildings</p> | <p>\$40 million</p> |
|  | <p>Community Services to serve the growing population</p> | <p>\$20 million</p> |
| | <p>TO BE DETERMINED</p> | <p>\$70 million</p> |

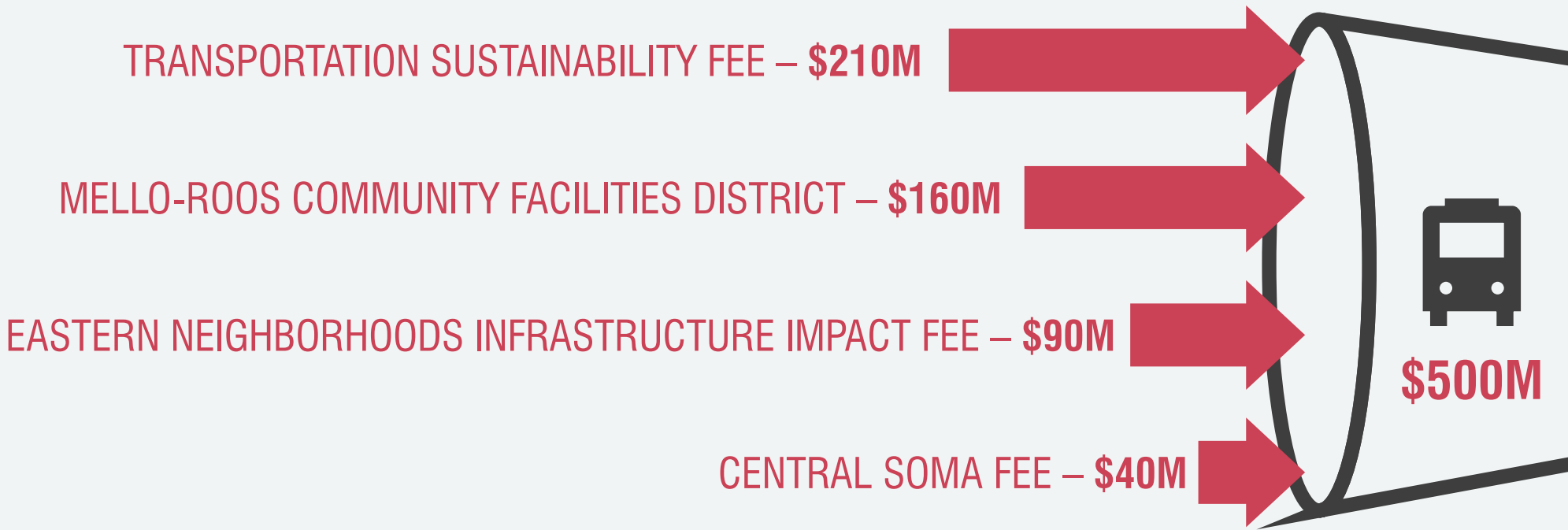
TRANSIT – NEEDS



Photo by SF Planning, David Leong.



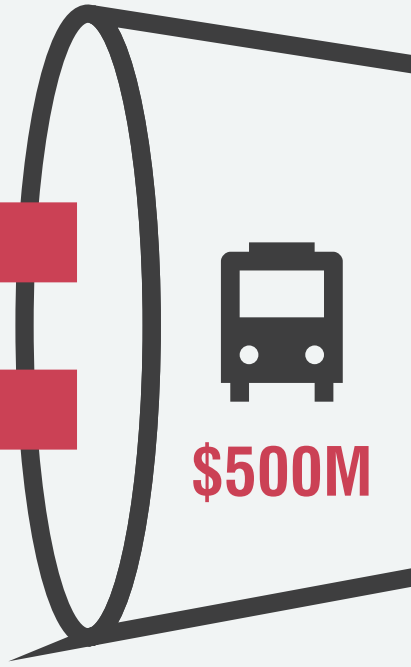
TRANSIT – FUNDING



TRANSIT – OUTCOMES

LOCAL TRANSPORTATION ENHANCEMENTS – **\$340M**

REGIONAL TRANSPORTATION ENHANCEMENTS – **\$160M**



PDR – NEEDS

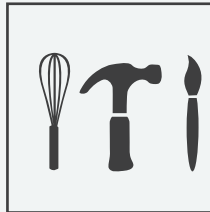


Photo by SF Planning, David Leong.



PDR – FUNDING

PDR SPACE BUILT IN NEW DEVELOPMENT – \$180M



\$180M

PDR – OUTCOMES

+/-900,000 SQFT OF PDR SPACE – \$180M

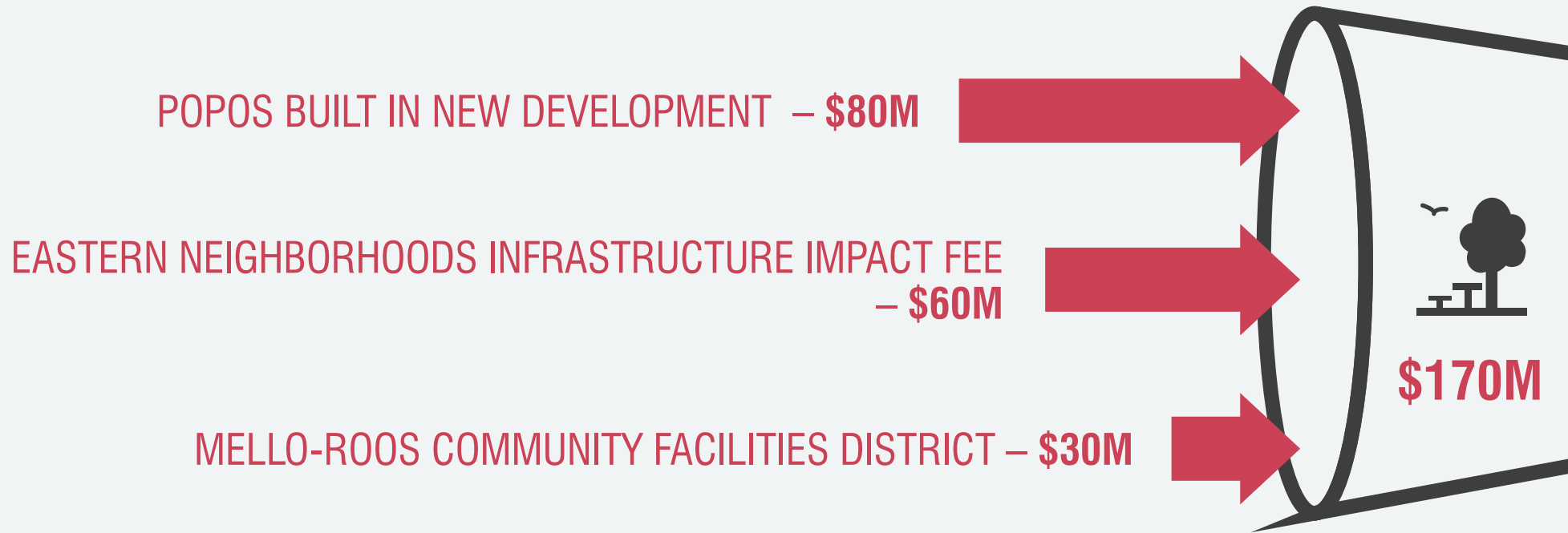


\$180M

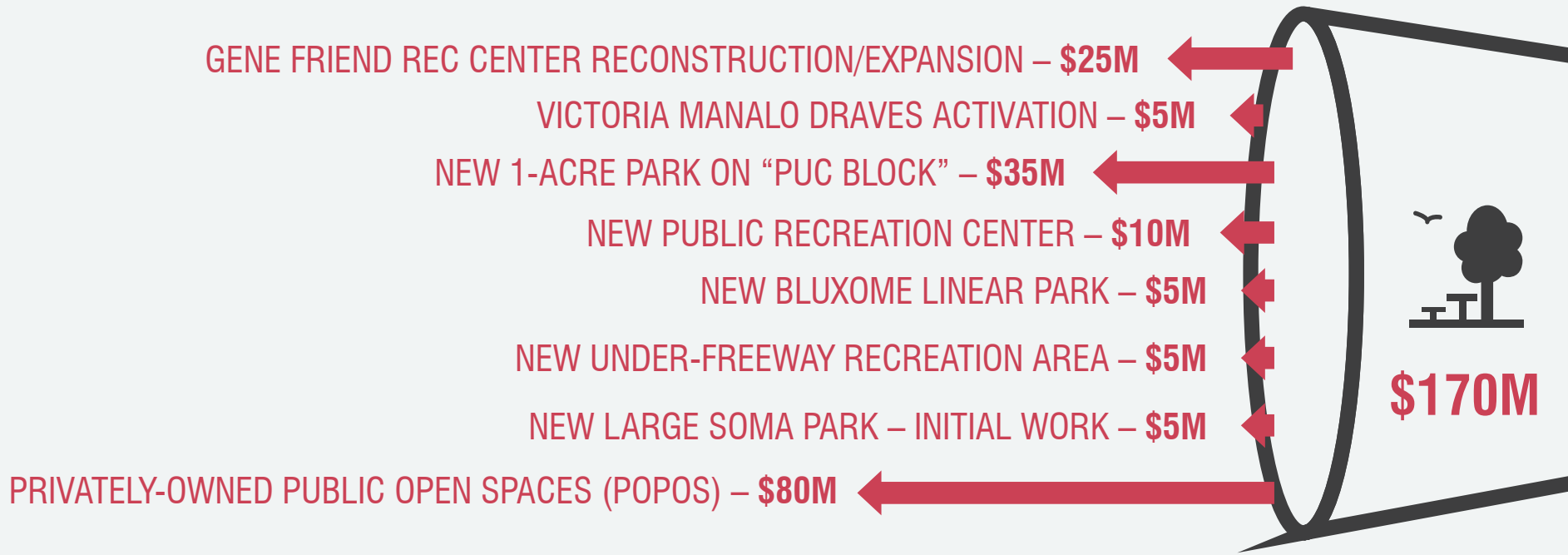
PARKS AND RECREATION – NEEDS



PARKS AND RECREATION – FUNDING



PARKS AND RECREATION – OUTCOMES



COMPLETE STREETS – NEEDS



COMPLETE STREETS – FUNDING

EASTERN NEIGHBORHOODS INFRASTRUCTURE
IMPACT FEE – **\$90M**

MELLO-ROOS COMMUNITY FACILITIES DISTRICT – **\$30M**

TRANSPORTATION SUSTAINABILITY – **\$10M**



\$130M

COMPLETE STREETS – OUTCOMES

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



\$130M

ENVIRONMENTAL SUSTAINABILITY AND RESILIENCY – NEEDS

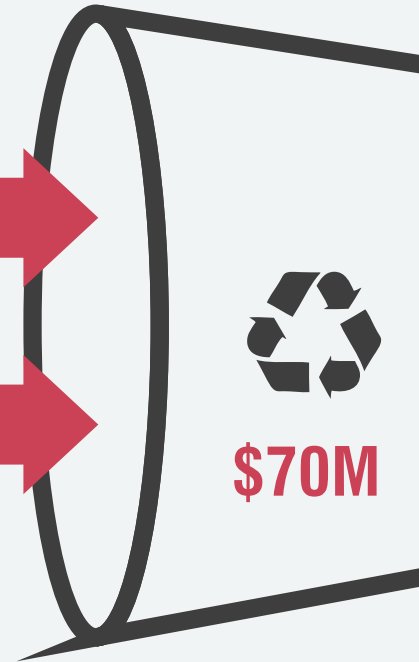


ENVIRONMENTAL SUSTAINABILITY AND RESILIENCY – FUNDING

MELLO-ROOS COMMUNITY FACILITIES DISTRICT – \$60M



IMPROVEMENTS DIRECTLY BUILT BY NEW DEVELOPMENT – \$10M



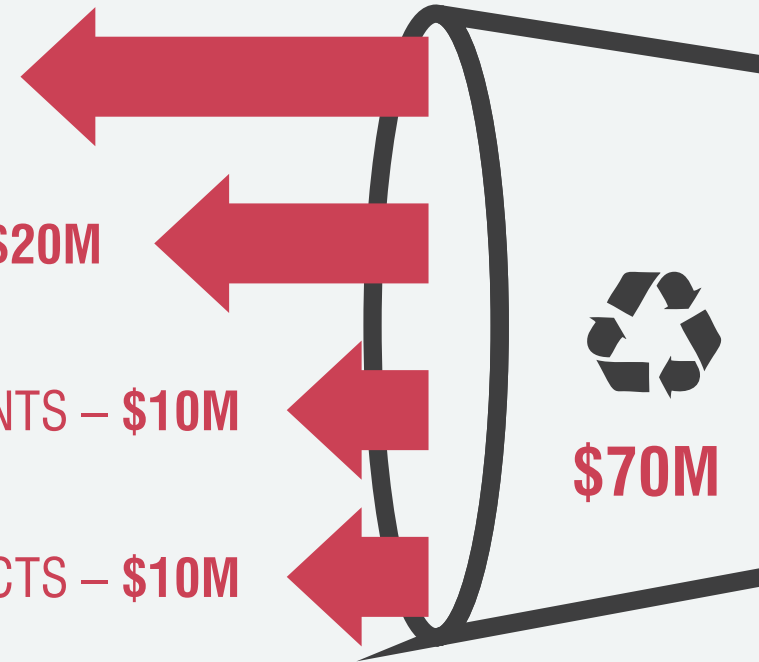
ENVIRONMENTAL SUSTAINABILITY AND RESILIENCY – OUTCOMES

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



SCHOOLS AND CHILDCARE – NEEDS

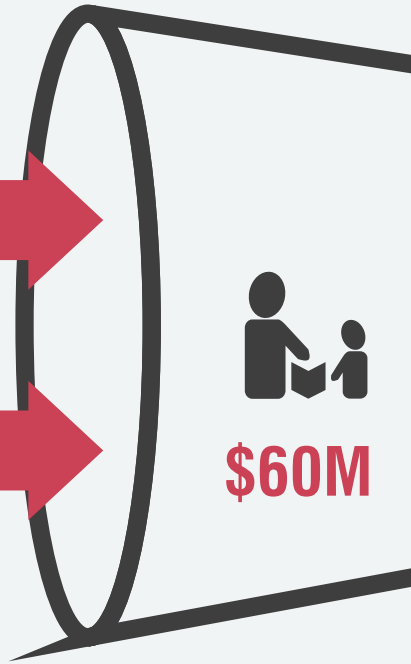


SCHOOLS AND CHILDCARE – FUNDING

SCHOOLS FEE – \$32M



EASTERN NEIGHBORHOODS INFRASTRUCTURE IMPACT FEE –
\$26M

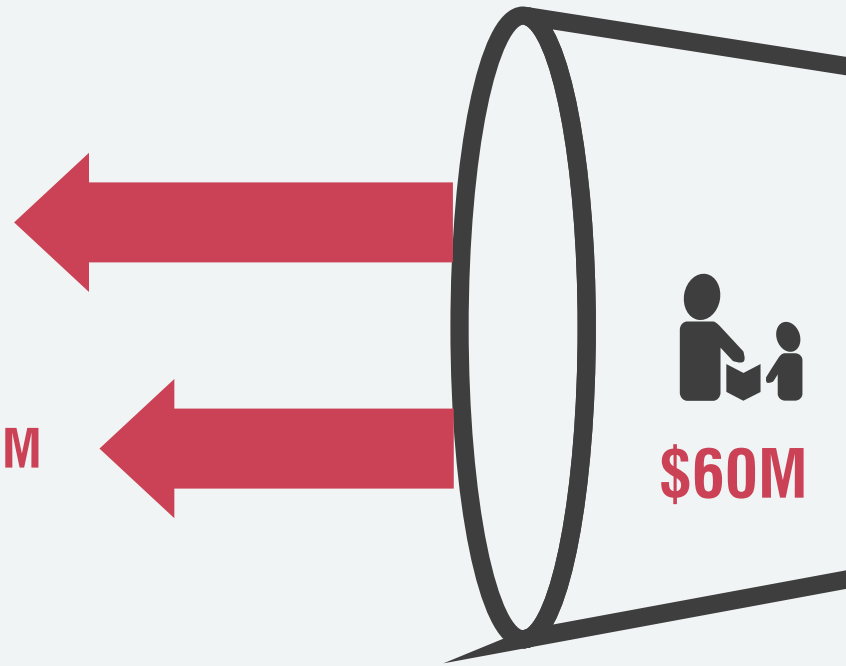



\$60M

SCHOOLS AND CHILDCARE – OUTCOMES

FUNDING FOR SCHOOL CAPITAL PROJECTS – \$32M

FUNDING FOR CHILD CARE CENTERS – \$26M



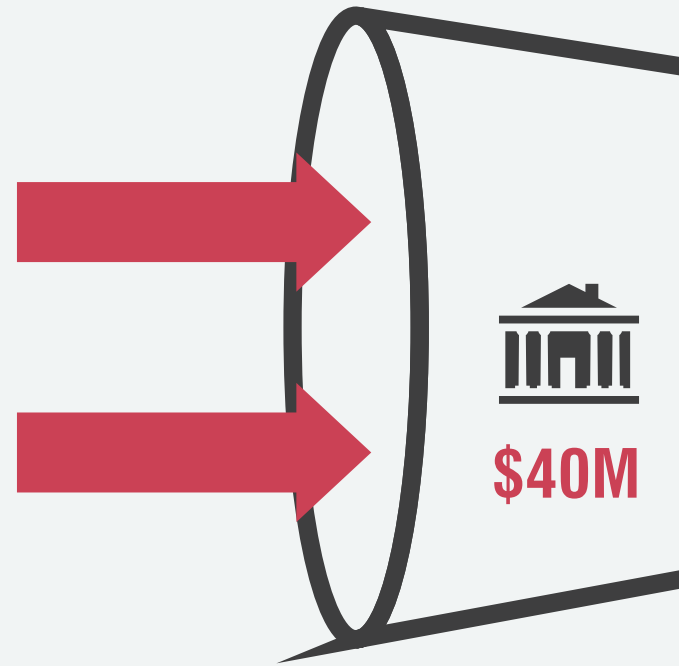
CULTURAL PRESERVATION – NEEDS



CULTURAL PRESERVATION – FUNDING

MELLO-ROOS COMMUNITY FACILITIES DISTRICT – \$20M

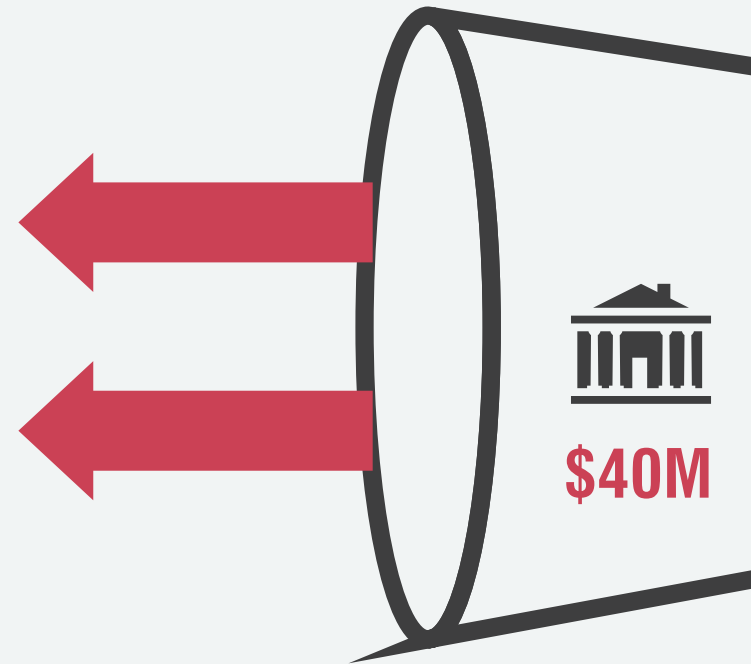
TRANSFERABLE DEVELOPMENT RIGHTS – \$20M



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**

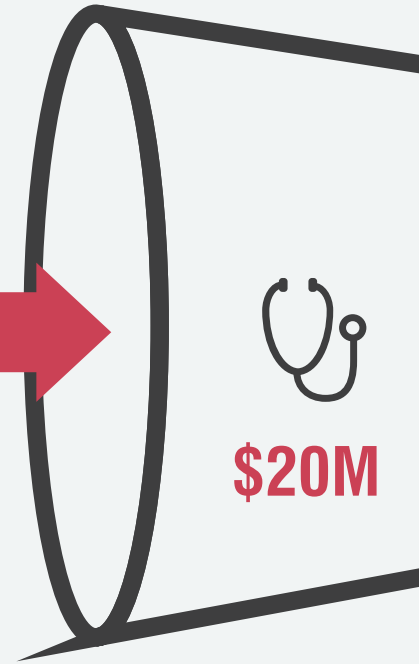


COMMUNITY SERVICES – NEEDS



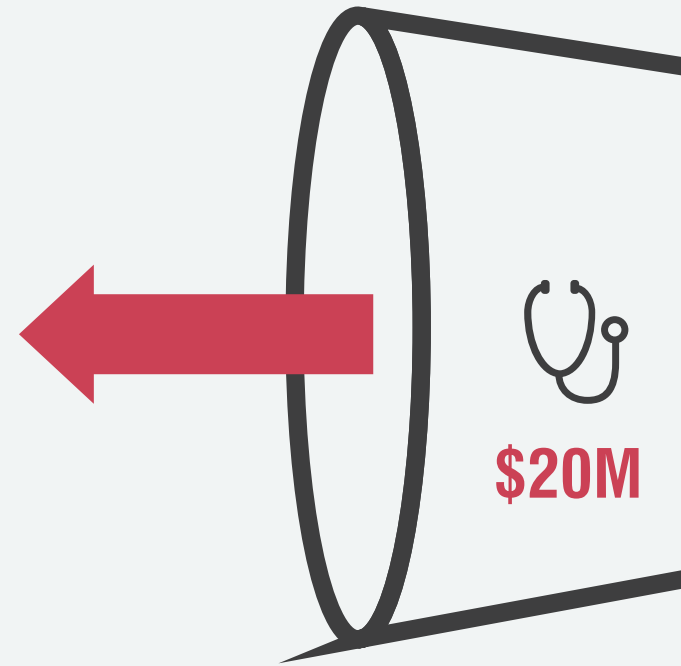
COMMUNITY SERVICES – FUNDING

CENTRAL SOMA COMMUNITY FACILITIES FEE – \$20M



COMMUNITY SERVICES – OUTCOMES

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



EMERGING ISSUES

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



Photo by SF Planning, David Leong.



THANKS

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