Vision
A sustainable neighborhood

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

Strategy
– Accommodate demand
– Provide public benefits
– Respect and enhance neighborhood character
PLAN DETAILS
KEY DEVELOPMENT SITES GUIDELINES

- 5th and Howard
- Park Block
- Flower Mart
- Tennis Club
- 4th and Harrison
- 2nd and Harrison
- Wells Fargo
- 4th and Townsend
TOPIC #2

JOBS/HOUSING BALANCE
Housing Capacity

San Francisco: 140,000 units
Central SoMa: 7,800 units

Jobs Capacity

San Francisco: 180,000 jobs
Central SoMa: 40,000 jobs

“Capacity” reflects existing and anticipated zoning.
COMMUTE PATTERNS - WORKERS

From East Bay: 19%

From North Bay: 5%

From Rest of SF: 47%

From Downtown and SoMa: 19%

From South Bay: 10%

From East Bay: 19%
COMMUTE PATTERNS - RESIDENTS

To East Bay
- 5%
- 54%
- 1%
- 36%
- 4%

To North Bay
- 1%

To Rest of SF
- 36%

To Downtown and SoMa
- 54%

To South Bay
- 4%

To East Bay
- 5%
TOPIC #3

GENTRIFICATION AND DISPLACEMENT
## Stabilized Housing

### Central SoMa Plan

<table>
<thead>
<tr>
<th>Other Housing</th>
<th>Stabilized</th>
<th>Highly Stabilized</th>
<th>Moderately Stabilized</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,100</td>
<td>2,300</td>
<td>1,200</td>
<td>1,000</td>
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### Whole Map

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<tbody>
<tr>
<td>12,000</td>
<td>11,800</td>
<td>8,300</td>
<td>3,500</td>
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Unit counts with two figures: The first figure are market rate units, The second figure are below market rate units.
STABILIZED HOUSING

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Generalized Development Capacity

- **0 feet**: Unit counts with two figures. The first figure are market rate units. The second figure are below market rate units.
- **30 - 85 feet**
- **> 85 feet**
TOPIC #4

EXACTIONS AND PUBLIC BENEFITS
TOPIC #5

HEIGHTS
Areas where proposed Plan heights exceed 2013 Mid-Rise Alternative
TOPIC #6

ZONING AND LAND USE
- Retail and Services
- Childcare
- Schools
- Affordable PDR
THANKS

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