



CENTRAL SOMA

PLAN & IMPLEMENTATION STRATEGY

Planning Commission - August 31, 2017

PLAN SUMMARY

Vision

A sustainable neighborhood

Philosophy

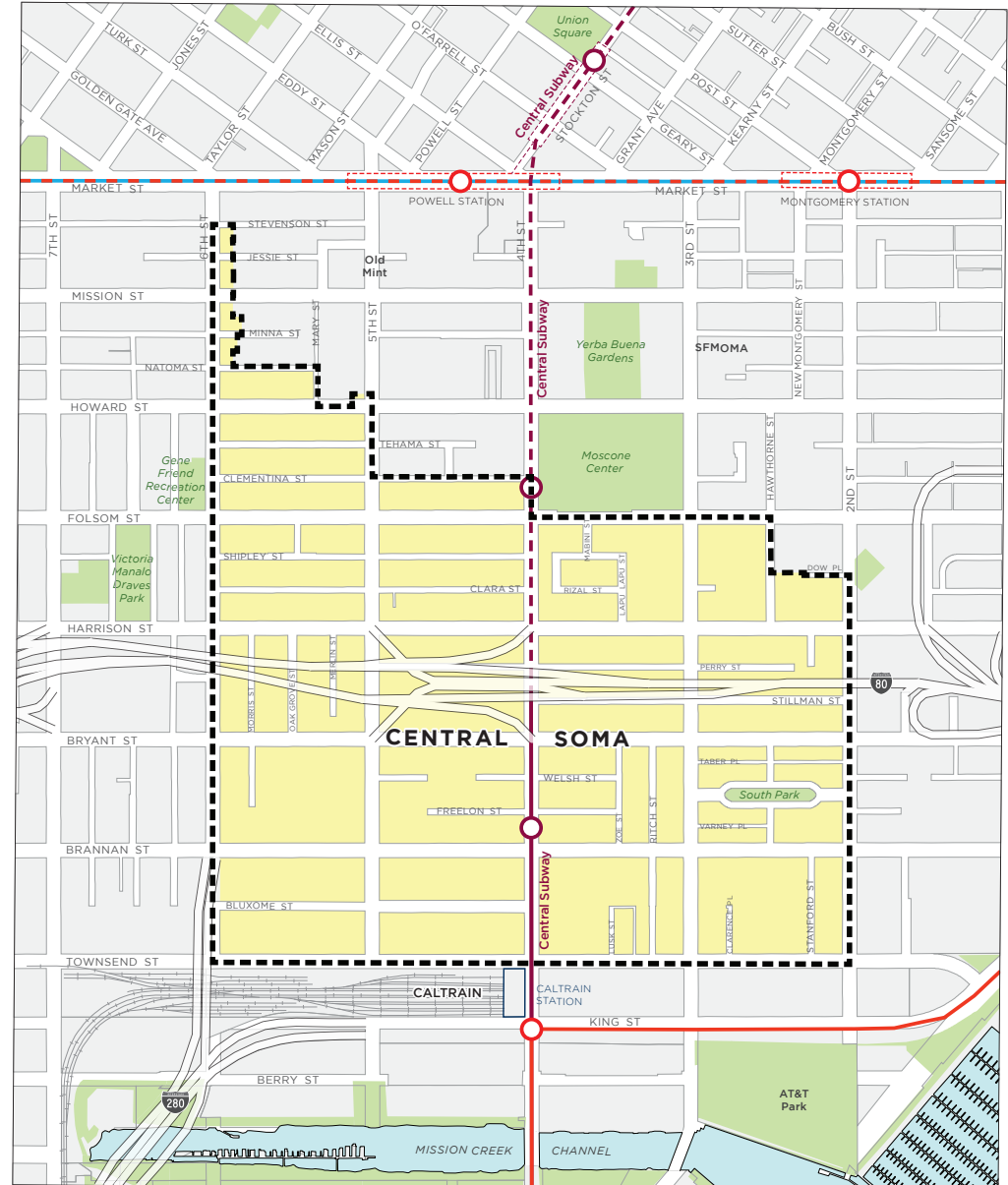
**Keep what's great,
fix what's not**

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



PLAN DETAILS

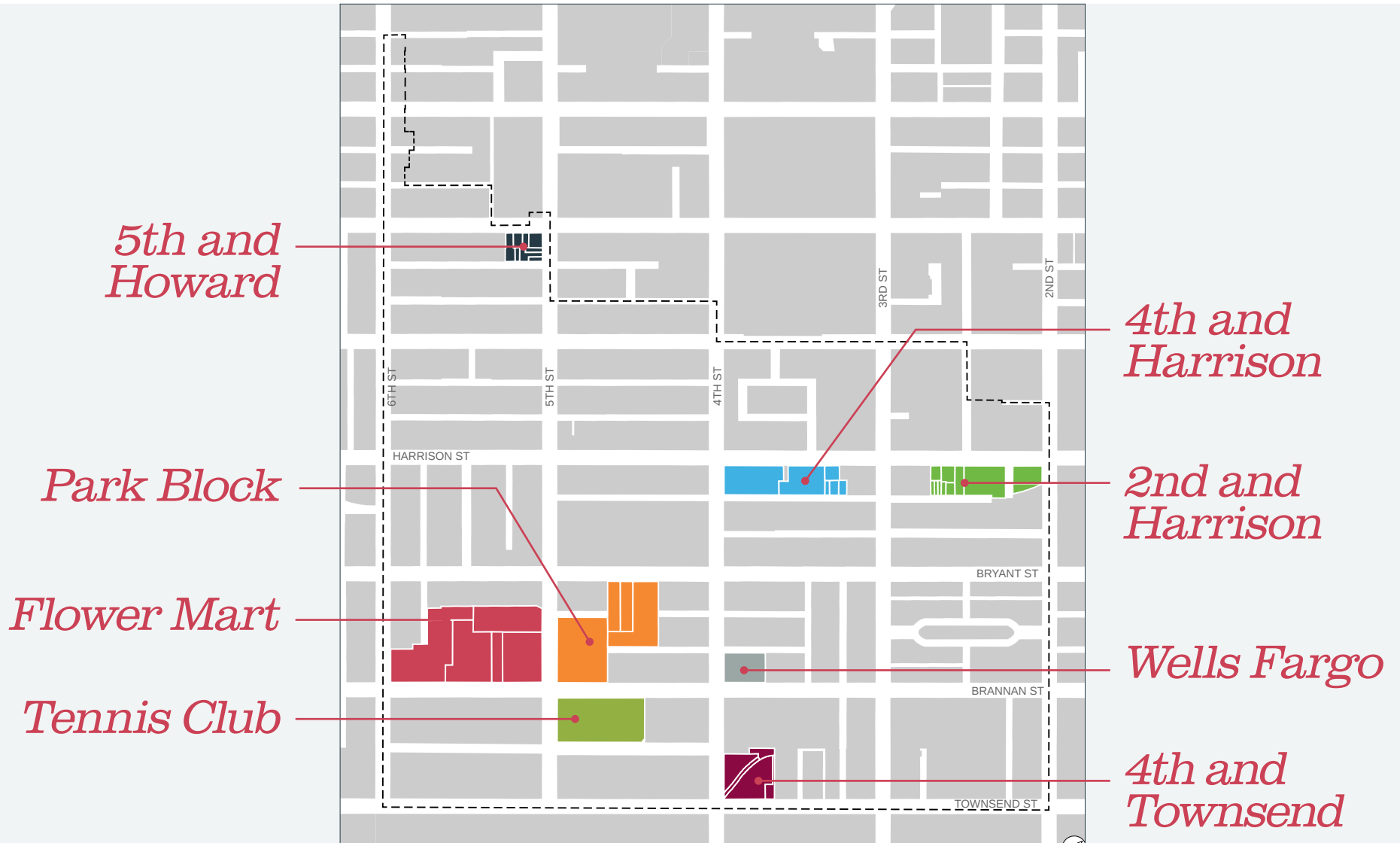


TOPIC #1

KEY SITES



KEY DEVELOPMENT SITES GUIDELINES



TOPIC #2

JOBS/HOUSING BALANCE

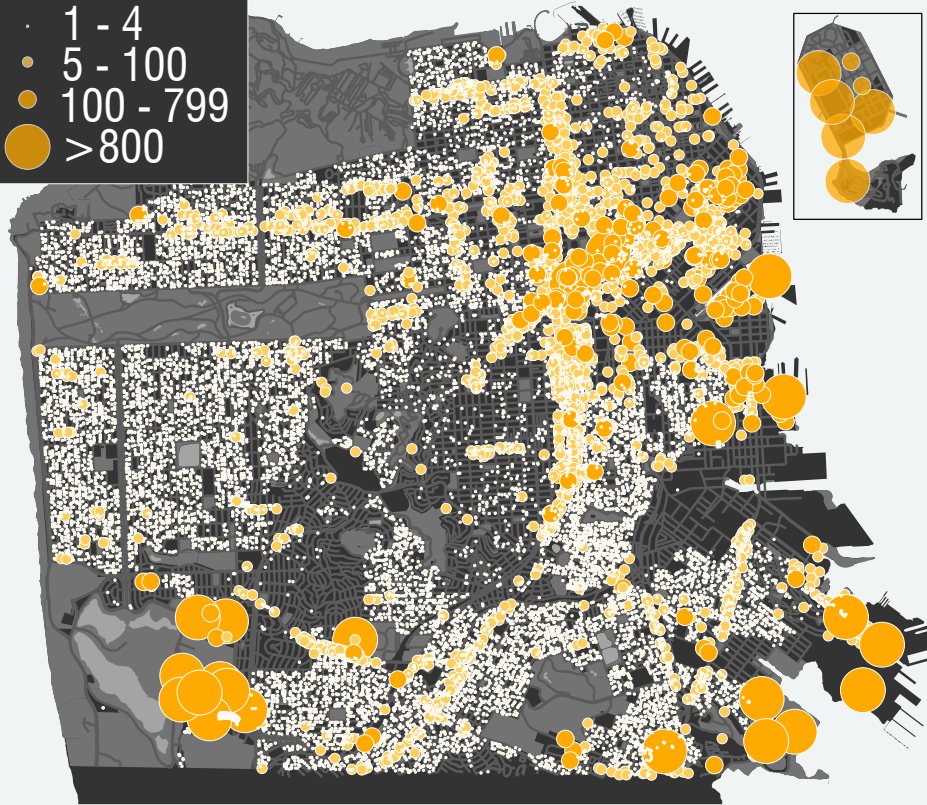


JOBS/HOUSING BALANCE

Housing Capacity

Net Units

- 1 - 4
- 5 - 100
- 100 - 799
- > 800



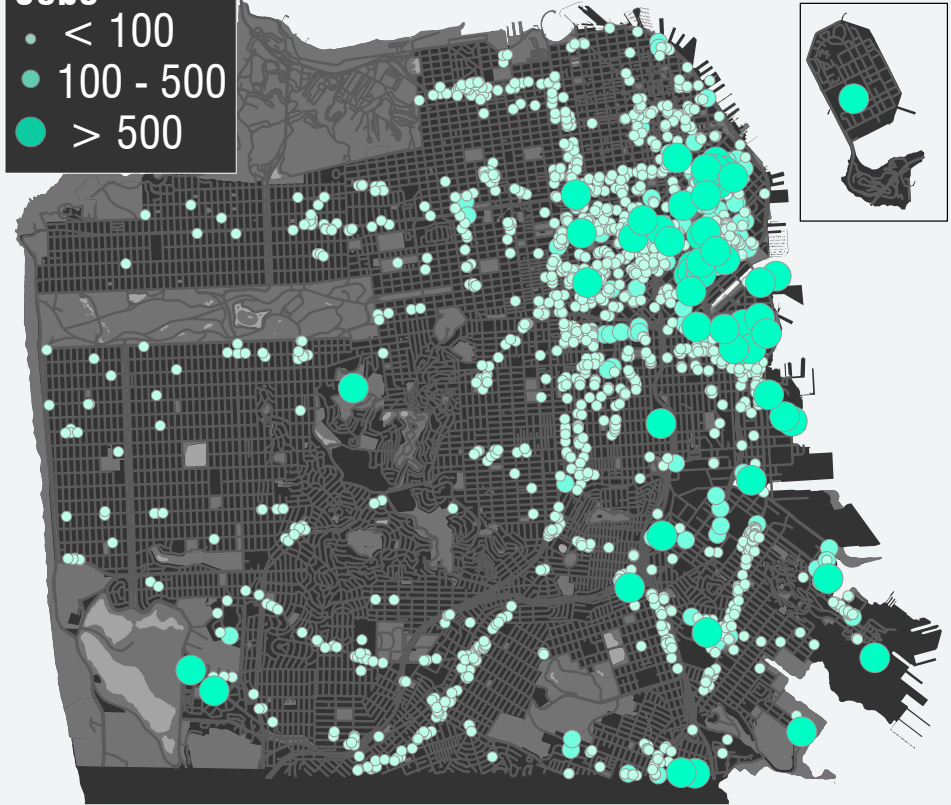
SAN FRANCISCO: 140,000 UNITS

CENTRAL SOMA: 7,800 UNITS

Jobs Capacity

Jobs

- < 100
- 100 - 500
- > 500

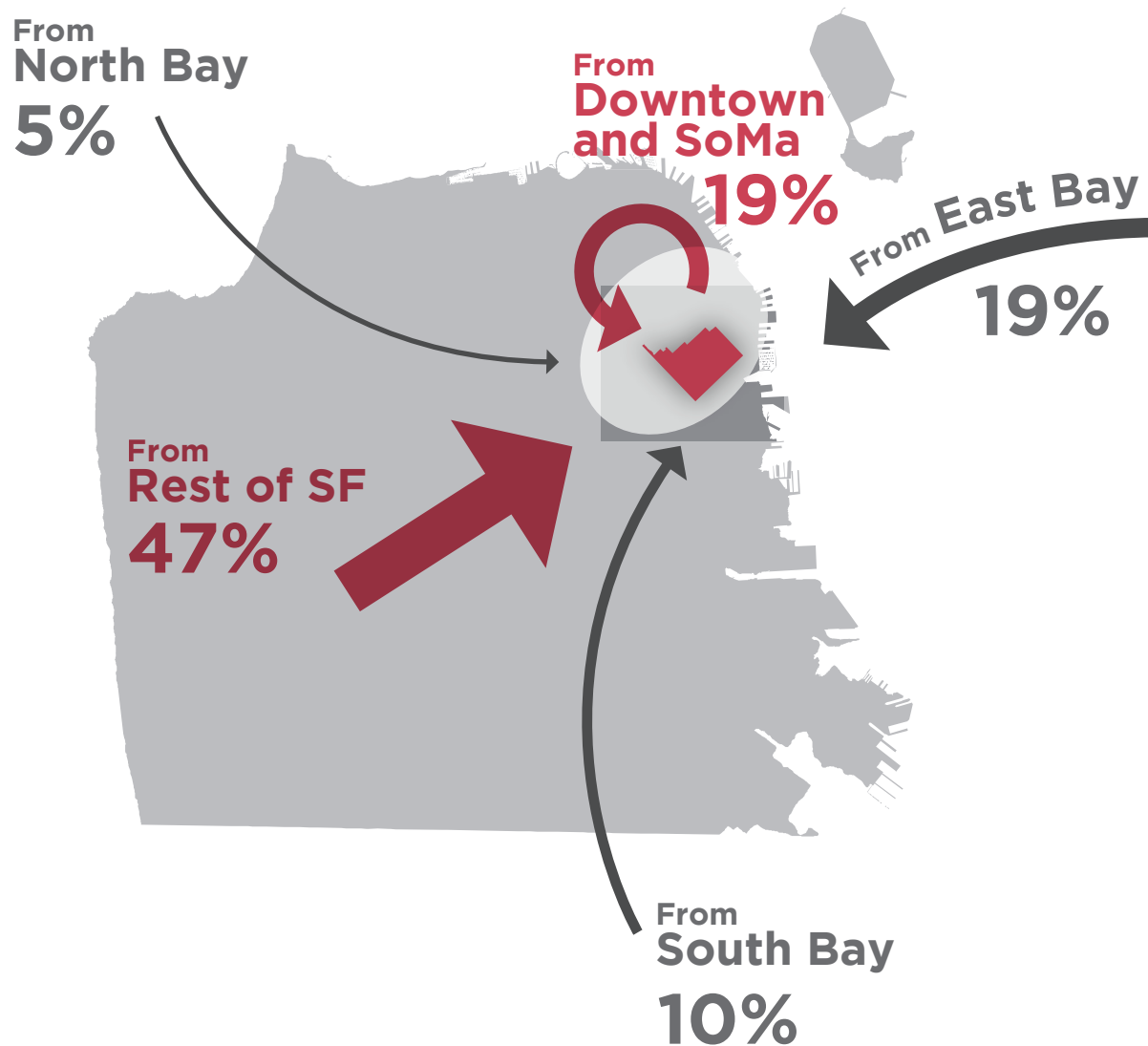


SAN FRANCISCO: 180,000 JOBS

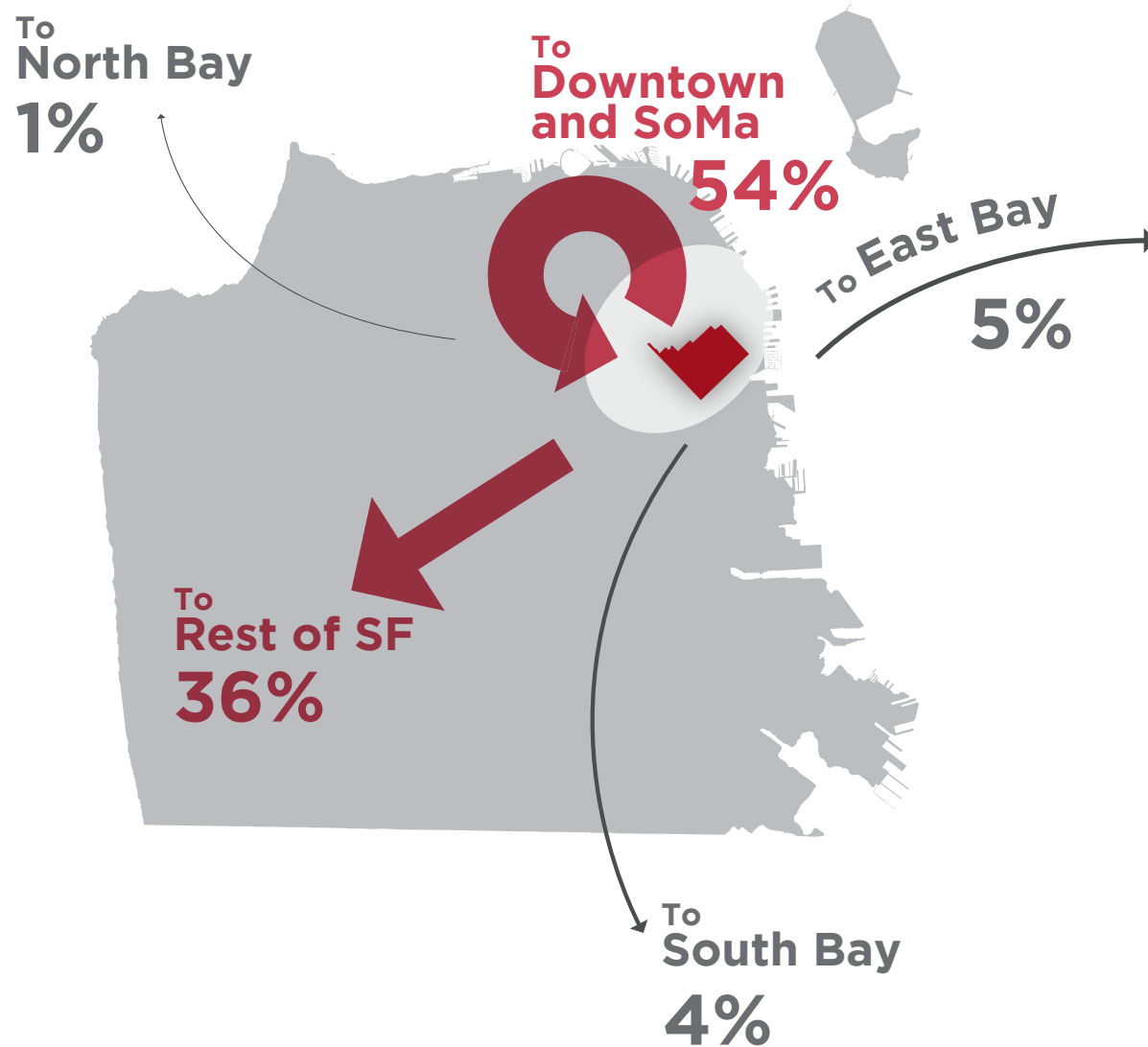
CENTRAL SOMA: 40,000 JOBS

“Capacity” reflects existing and anticipated zoning

COMMUTE PATTERNS - WORKERS



COMMUTE PATTERNS - RESIDENTS



TOPIC #3

GENTRIFICATION AND DISPLACEMENT



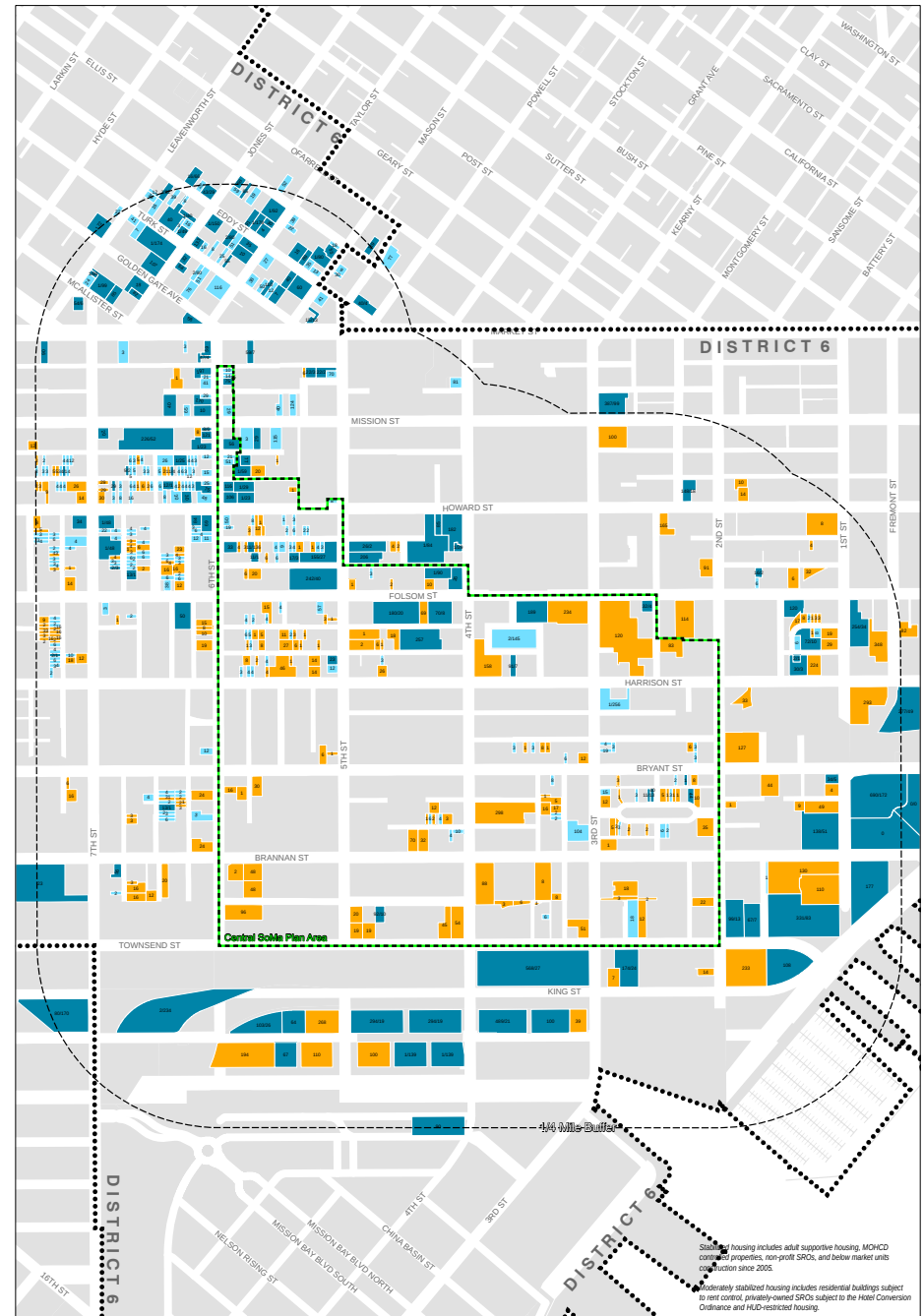
STABILIZED HOUSING

Central
SoMa Plan

Whole
Map

Other Housing	Stabilized	Highly Stabilized	Moderately Stabilized
3,100	2,300	1,200	1,000
12,000	11,800	8,300	3,500

Unit counts with two figures
The first figure
are market rate units
The second figure
are below market rate units



Stabilized housing includes adult supportive housing, MOHCD community properties, non-profit SRCOs, and below market units constructed since 2005.
Moderately stabilized housing includes residential buildings subject to rent control, privately-owned SRCOs subject to the Hotel Conversion Ordinance and HUD-restricted housing.

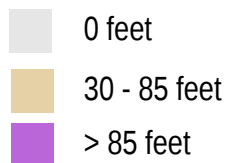
STABILIZED HOUSING

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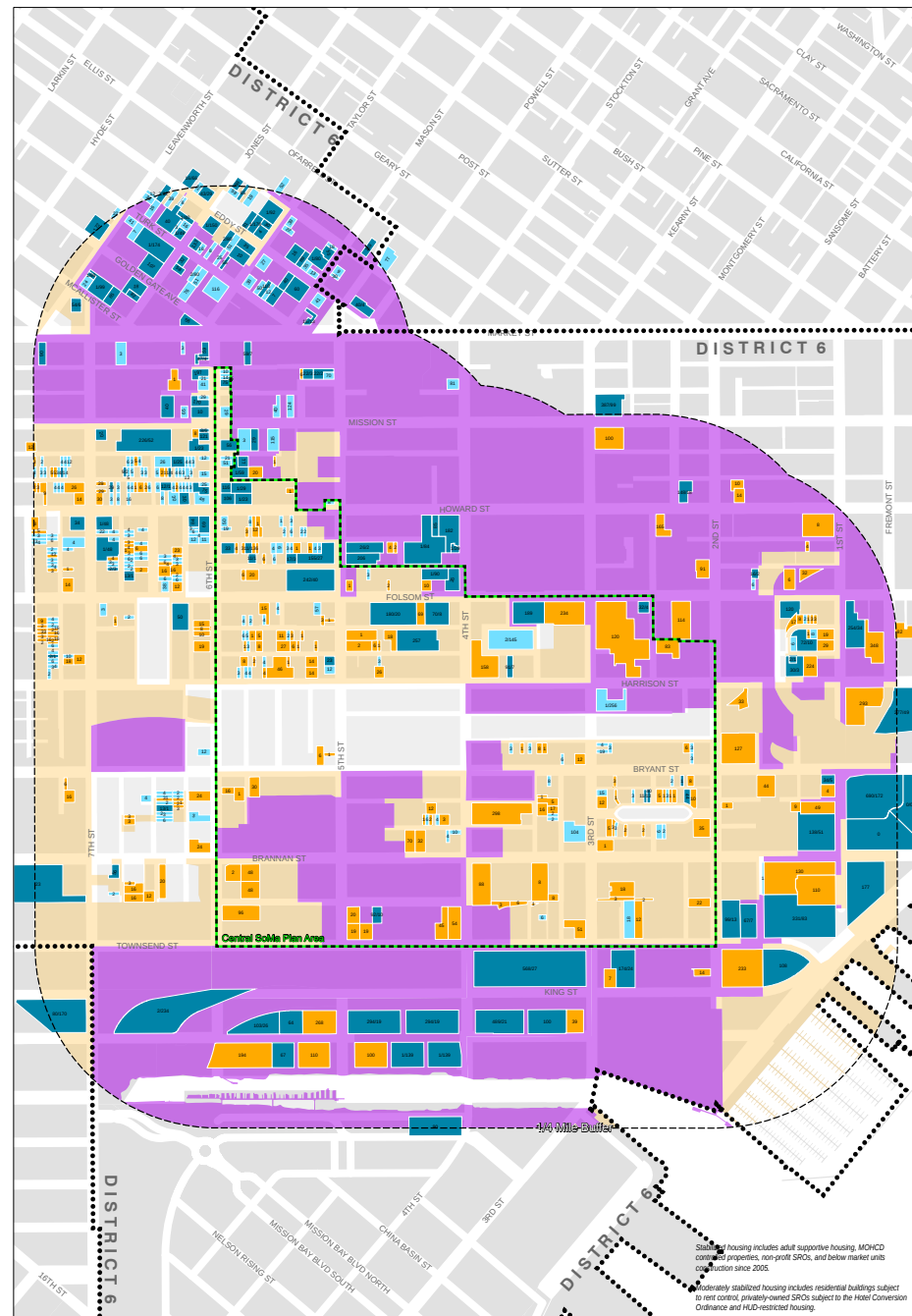
Other Housing	Stabilized	Highly Stabilized	Moderately Stabilized
3,100	2,300	1,200	1,000
12,000	11,800	8,300	3,500

Generalized Development
Capacity



Unit counts with two figures
The first figure
are market rate units
The second figure
are below market rate units

62/12



TOPIC #4

EXACTIONS AND PUBLIC BENEFITS



TOPIC #5

HEIGHTS



HEIGHT COMPARISON



Areas where proposed Plan heights exceed 2013 Mid-Rise Alternative

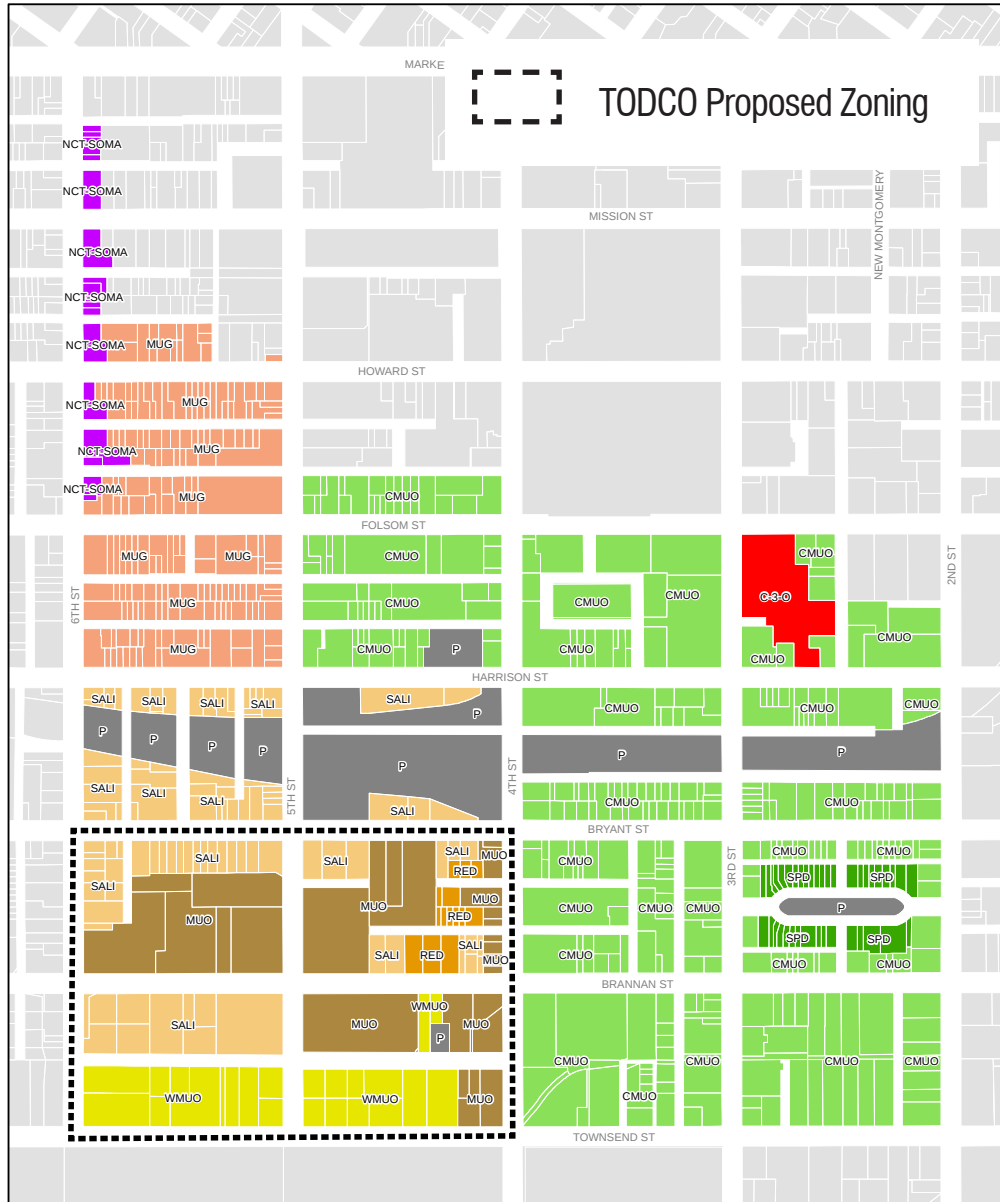


TOPIC #6

ZONING AND LAND USE



ZONING



LAND USE

- Retail and Services
- Childcare
- Schools
- Affordable PDR

TOPIC #7

PROCESS



An aerial photograph of the San Francisco city center, featuring a dense grid of skyscrapers and buildings. The image is overlaid with a semi-transparent red filter. In the center, a white rectangular box contains the word "THANKS" in large, bold, red capital letters. Below this box, the name "STEVE WERTHEIM" is written in white capital letters, followed by the phone number "415.558.6612" and the email address "STEVE.WERTHEIM@SFGOV.ORG", all in white capital letters.

THANKS

STEVE WERTHEIM

415.558.6612

STEVE.WERTHEIM@SFGOV.ORG