SCENARIO COMPARISON

REVISED PROJECT WITH DEVELOPMENT AGREEMENT

ASSUMED DEVELOPMENT UNDER EXISTING ZONING
## SCENARIO COMPARISON CHART

<table>
<thead>
<tr>
<th></th>
<th>REVISED PROJECT WITH DEVELOPMENT AGREEMENT</th>
<th>ASSUMED DEVELOPMENT UNDER EXISTING ZONING</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>650,000 sq. ft. office, 152,000 sq.ft. retail, 850,000 sq. ft. residential</td>
<td>790,000* sq. ft. office; &amp; 60,000 sq. ft. commercial</td>
</tr>
</tbody>
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<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>Transit</td>
<td>$ 8,883,058.00</td>
<td>$ 11,832,700.00</td>
</tr>
<tr>
<td>Jobs Housing Linkage</td>
<td>$ 15,217,476.00</td>
<td>$ 18,983,700.00</td>
</tr>
<tr>
<td>Affordable Housing in-lieu fee</td>
<td>$ 27,290,432.00</td>
<td>$ 8,000</td>
</tr>
<tr>
<td>Art Fee</td>
<td>$ 5,441,134.00</td>
<td>$ 0.00 (assumes on-site art instead of fee)</td>
</tr>
<tr>
<td>Downtown Open Space fee</td>
<td>$ 1,527,498.00</td>
<td>$ 2,065,500.00</td>
</tr>
<tr>
<td>Childcare Fee</td>
<td>$ 760,606.00</td>
<td>$ 1,028,500.00</td>
</tr>
<tr>
<td>Schools Fee</td>
<td>$ 2,641,726.00</td>
<td>$ 330,650.00</td>
</tr>
<tr>
<td>TOTAL BASE FEES</td>
<td>$ 61,761,930.00</td>
<td>$ 34,241,050.00</td>
</tr>
<tr>
<td>5M Community Benefit Fee</td>
<td>$ 11,795,210.00</td>
<td>$ 9,883,700.00</td>
</tr>
<tr>
<td>TOTAL FEES</td>
<td>$ 73,557,140.00</td>
<td>$ 34,241,050.00</td>
</tr>
</tbody>
</table>

### DIRECT PUBLIC BENEFITS

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<tr>
<td>On-Site Open Space</td>
<td>48,600 sq. ft. public open space; 26,100 sq. ft. ground level; 22,500 roof top</td>
<td>0 ground floor open space; 15,800 sq. ft. roof top decks</td>
</tr>
<tr>
<td>Public Realm Improvements</td>
<td>Street trees, sidewalk widening, pedestrian safety improvements, midblock cross-walk, pedestrian only north Mary alley</td>
<td>Standard street and sidewalk improvements</td>
</tr>
<tr>
<td>Historic Building Retention</td>
<td>Preserves Chronicle, Dempster &amp; Camelline Buildings - Contribution to the Old Mint</td>
<td>Preserves Dempster Building</td>
</tr>
<tr>
<td>New Market Rate Housing</td>
<td>631 units</td>
<td>0 units</td>
</tr>
<tr>
<td>Affordable Housing Totals</td>
<td>212 total units derived from: JHL + land dedication &amp; in-lieu + on-site</td>
<td>75 units - JHL</td>
</tr>
<tr>
<td>Affordable Office</td>
<td>12,000 sq. ft. Dempster Building dedicated to non-profit arts &amp; cultural uses</td>
<td>none</td>
</tr>
</tbody>
</table>
CENTRAL SOMA TARGETED PUBLIC BENEFITS

- **Affordable Housing**: Maximize productions and protection
- **Transportation**: Fund improvements to local and regional transit
- **Open Space**: Ensure access to high quality open space for all residents and workers
- **Complete Streets**: Make every street pleasant and safe for biking and walking
- **Production/Distribution/Repair (PDR)**: Allow no net loss of PDR jobs
- **Non-Profit Office**: Create protected space
- **Community Facilities**: Ensure provision of health clinics, service providers, and art spaces for a growing community
- **Historic Preservation**: Fund rehabilitation of important neighborhood and citywide resources
- **Childcare**: Ensure provision for growing community
- **Environmental Sustainability**: Be an international model
REVISED PROJECT WITH DEVELOPMENT AGREEMENT

- Affordable Housing: Maximize productions and protection
- Transportation: Fund improvements to local and regional transit
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ASSUMED DEVELOPMENT UNDER EXISTING ZONING

AFFORDABLE HOUSING
- Maximize productions and protection

TRANSPORTATION
- Fund improvements to local and regional transit

OPEN SPACE
- Ensure access to high quality open space for all residents and workers

COMPLETE STREETS
- Make every street pleasant and safe for biking and walking

PRODUCTION/DISTRIBUTION/REPAIR (PDR)
- Allow no net loss of PDR jobs

NON-PROFIT OFFICE
- Create protected space

COMMUNITY FACILITIES
- Ensure provision of health clinics, service providers, and art spaces for a growing community

HISTORIC PRESERVATION
- Fund rehabilitation of important neighborhood and citywide resources

CHILDCARE
- Ensure provision for growing community

ENVIRONMENTAL SUSTAINABILITY
- Be an international model
ASSUMED DEVELOPMENT UNDER EXISTING ZONING

TRANSPORTATION
FUND IMPROVEMENTS TO LOCAL AND REGIONAL TRANSIT

OPEN SPACE
ENSURE ACCESS TO HIGH QUALITY OPEN SPACE FOR ALL RESIDENTS AND WORKERS

COMPLETE STREETS
MAKE EVERY STREET PLEASANT AND SAFE FOR BIKING AND WALKING

PRODUCTION/DISTRIBUTION/REPAIR (PDR)
ALLOW NO NET LOSS OF PDR JOBS

NON-PROFIT OFFICE
CREATE PROTECTED SPACE

COMMUNITY FACILITIES
ENSURE PROVISION OF HEALTH CLINICS, SERVICE PROVIDERS, AND ART SPACES FOR A GROWING COMMUNITY

HISTORIC PRESERVATION
FUND REHABILITATION OF IMPORTANT NEIGHBORHOOD AND CITYWIDE RESOURCES

CHILDCARE
ENSURE PROVISION FOR GROWING COMMUNITY

ENVIRONMENTAL SUSTAINABILITY
BE AN INTERNATIONAL MODEL
ASSUMED DEVELOPMENT UNDER EXISTING ZONING

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ENSURE PROVISION FOR GROWING COMMUNITY

ENVIRONMENTAL SUSTAINABILITY
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ASSUMED DEVELOPMENT UNDER EXISTING ZONING

- COMPLETE STREETS: Make every street pleasant and safe for biking and walking.
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FUND REHABILITATION OF IMPORTANT NEIGHBORHOOD AND CITYWIDE RESOURCES

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ASSUMED DEVELOPMENT UNDER EXISTING ZONING

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  - Allow no net loss of PDR jobs

- Historic Preservation
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- Childcare
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- Environmental Sustainability
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ASSUMED DEVELOPMENT UNDER EXISTING ZONING

PRODUCTION/DISTRIBUTION/REPAIR (PDR)
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CHILD CARE
ENSURE PROVISION FOR GROWING COMMUNITY

ENVIRONMENTAL SUSTAINABILITY
BE AN INTERNATIONAL MODEL
ASSUMED DEVELOPMENT UNDER EXISTING ZONING
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