



# CENTRAL SOMA

## PLAN & IMPLEMENTATION STRATEGY

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

**PLAN SUMMARY**

*Vision*




**A sustainable neighborhood**

*Philosophy*

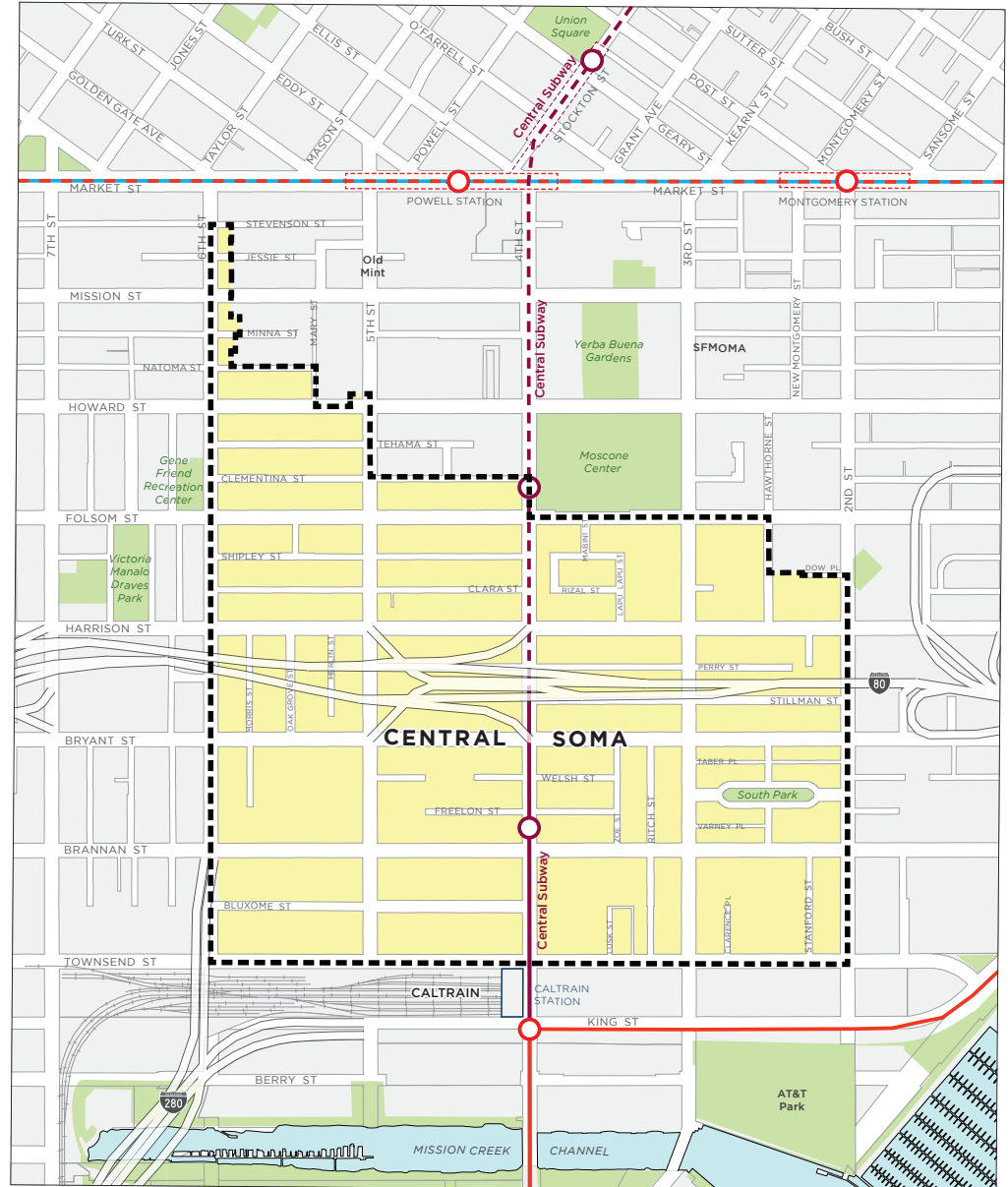
**Keep what's great,  
fix what's not**

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

**PUBLIC BENEFITS: BY TYPE (CONT.)**

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

## TRANSIT – NEEDS

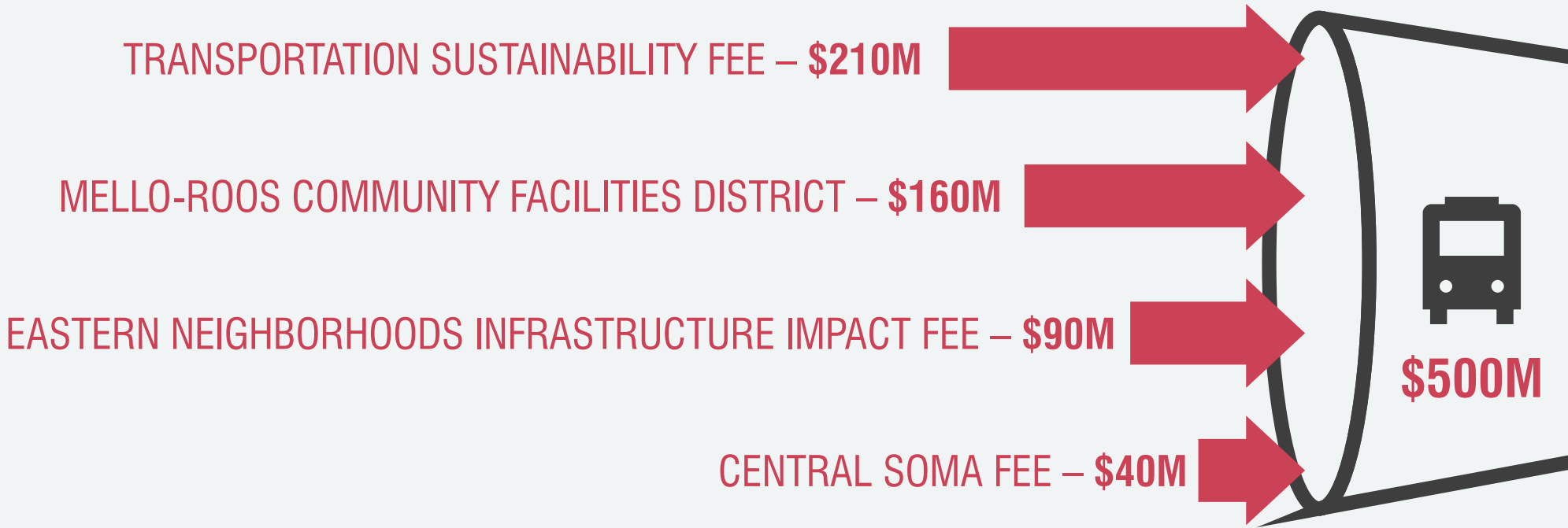


Photo by SF Planning, David Leong.





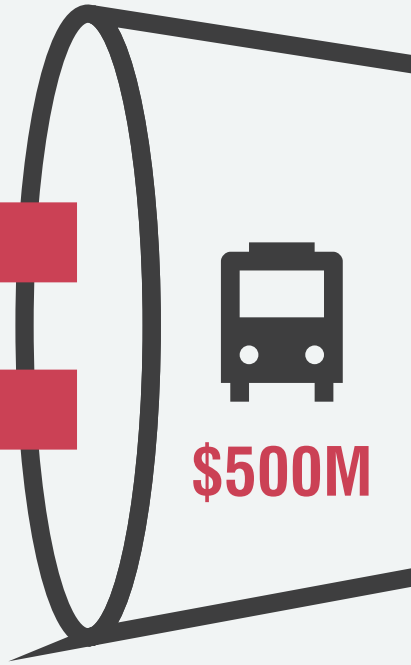
**TRANSIT – FUNDING**



**TRANSIT – OUTCOMES**

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

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



**PDR – NEEDS**

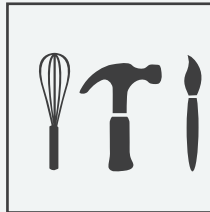


Photo by SF Planning, David Leong.



**PDR – FUNDING**

PDR SPACE BUILT IN NEW DEVELOPMENT – \$180M



**\$180M**

**PDR – OUTCOMES**

**+/-900,000 SQFT OF PDR SPACE – \$180M**

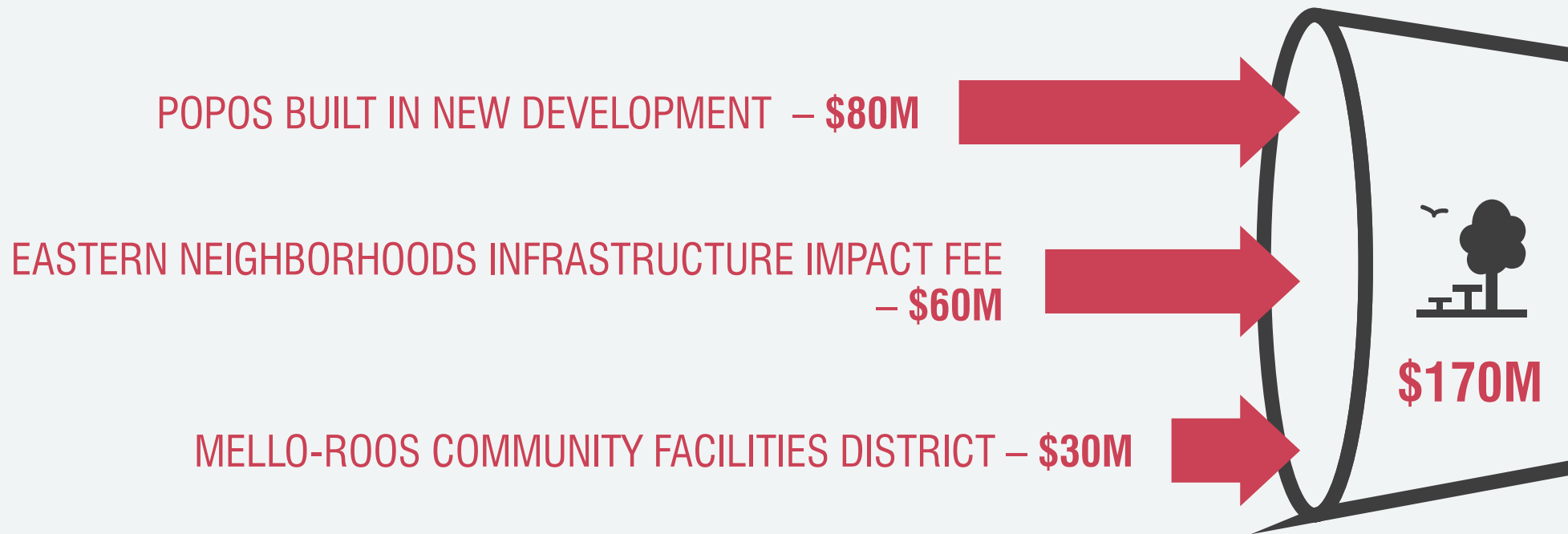


**\$180M**

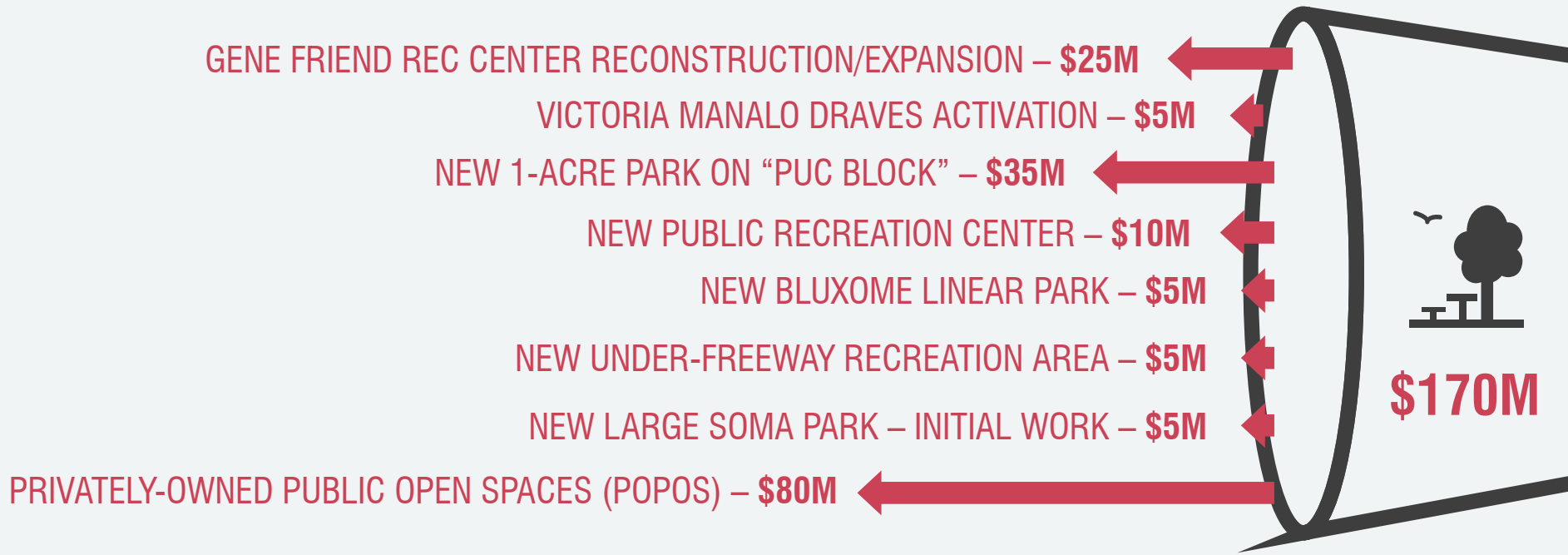
## PARKS AND RECREATION – NEEDS



**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**

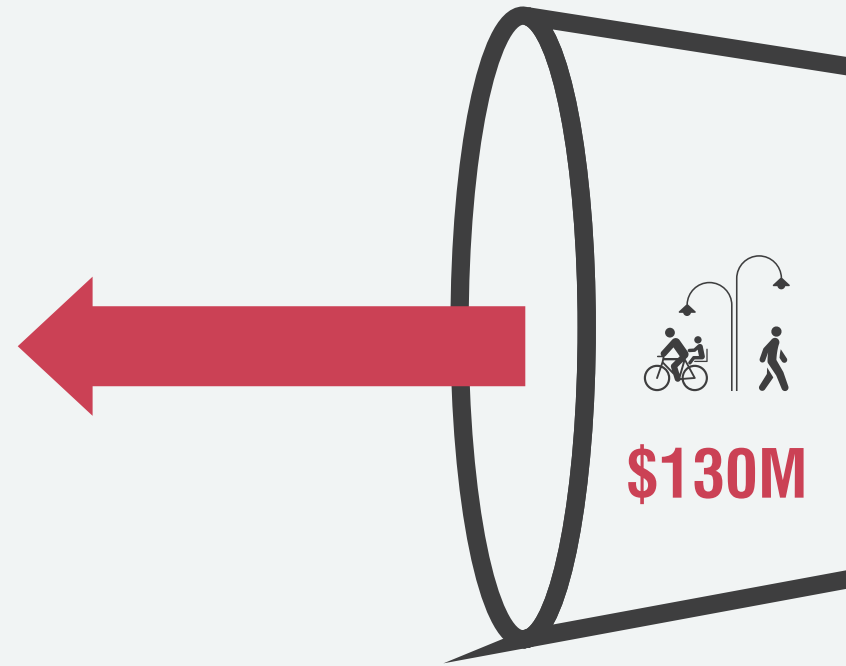
TRANSPORTATION SUSTAINABILITY – **\$10M**



**\$130M**

**COMPLETE STREETS – OUTCOMES**

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



# ENVIRONMENTAL SUSTAINABILITY AND RESILIENCY – NEEDS

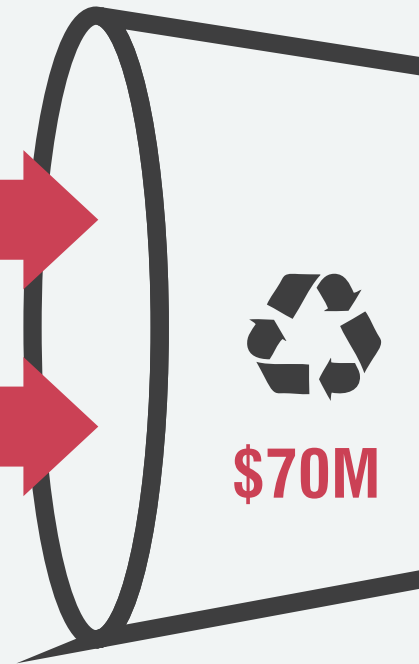


**ENVIRONMENTAL SUSTAINABILITY AND RESILIENCY – FUNDING**

MELLO-ROOS COMMUNITY FACILITIES DISTRICT – \$60M



IMPROVEMENTS DIRECTLY BUILT BY NEW DEVELOPMENT – \$10M



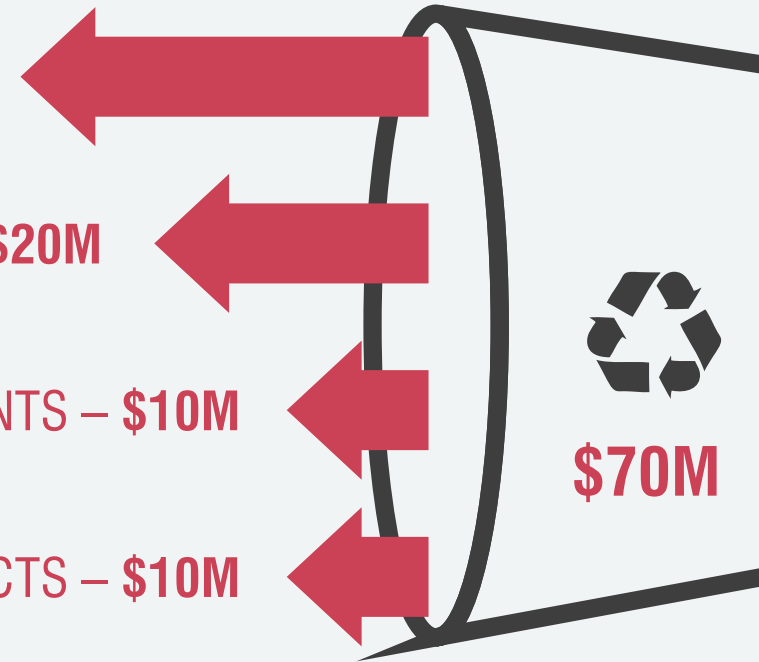
**ENVIRONMENTAL SUSTAINABILITY AND RESILIENCY – OUTCOMES**

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

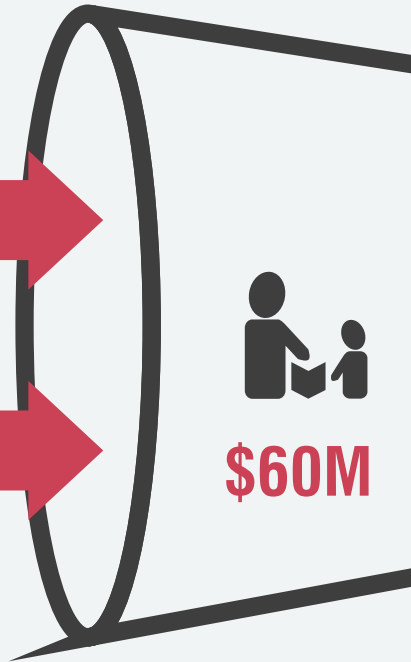


**SCHOOLS AND CHILDCARE – FUNDING**

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



**\$60M**

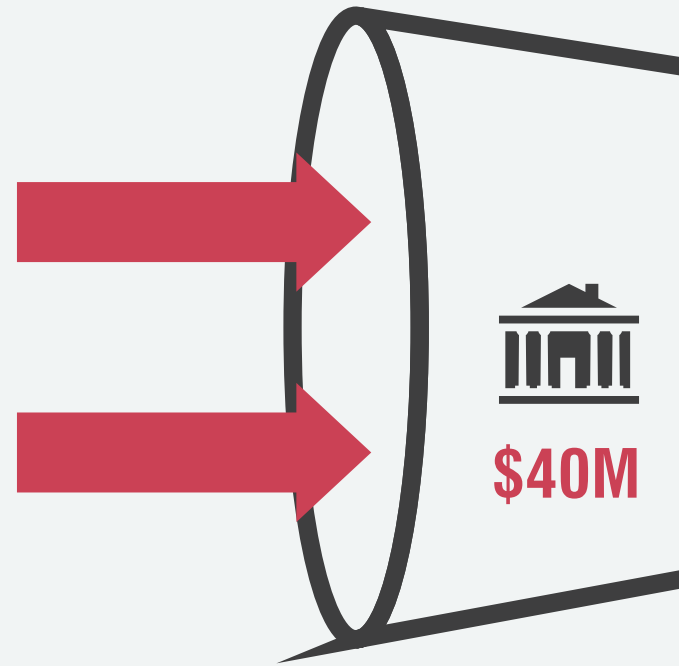
## CULTURAL PRESERVATION – NEEDS



**CULTURAL PRESERVATION – FUNDING**

MELLO-ROOS COMMUNITY FACILITIES DISTRICT – \$20M

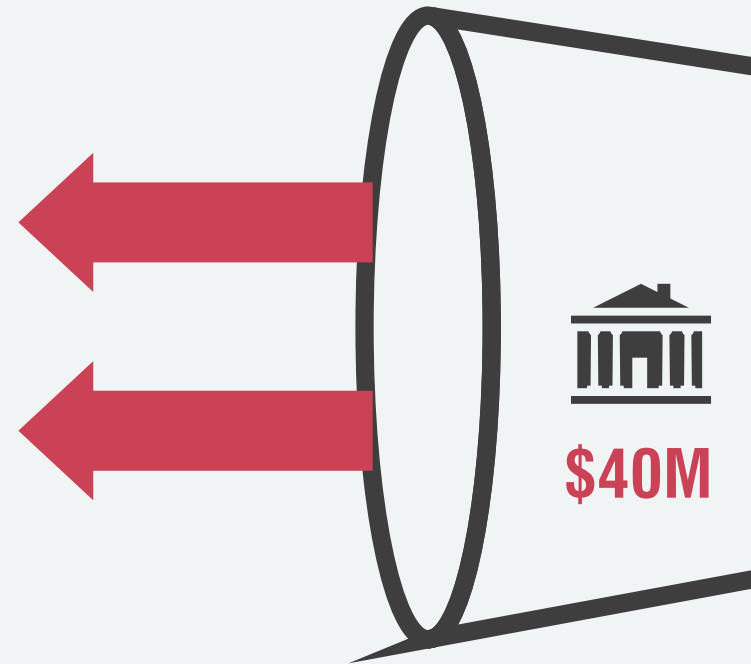
TRANSFERABLE DEVELOPMENT RIGHTS – \$20M



**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**

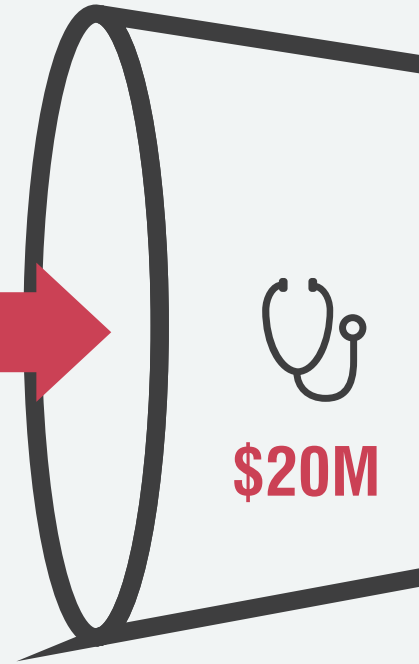


# COMMUNITY SERVICES – NEEDS



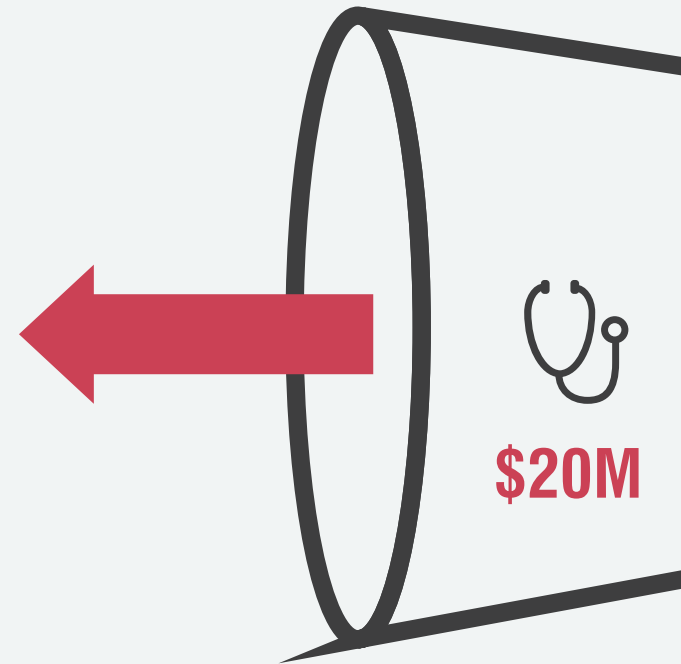
**COMMUNITY SERVICES – FUNDING**

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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