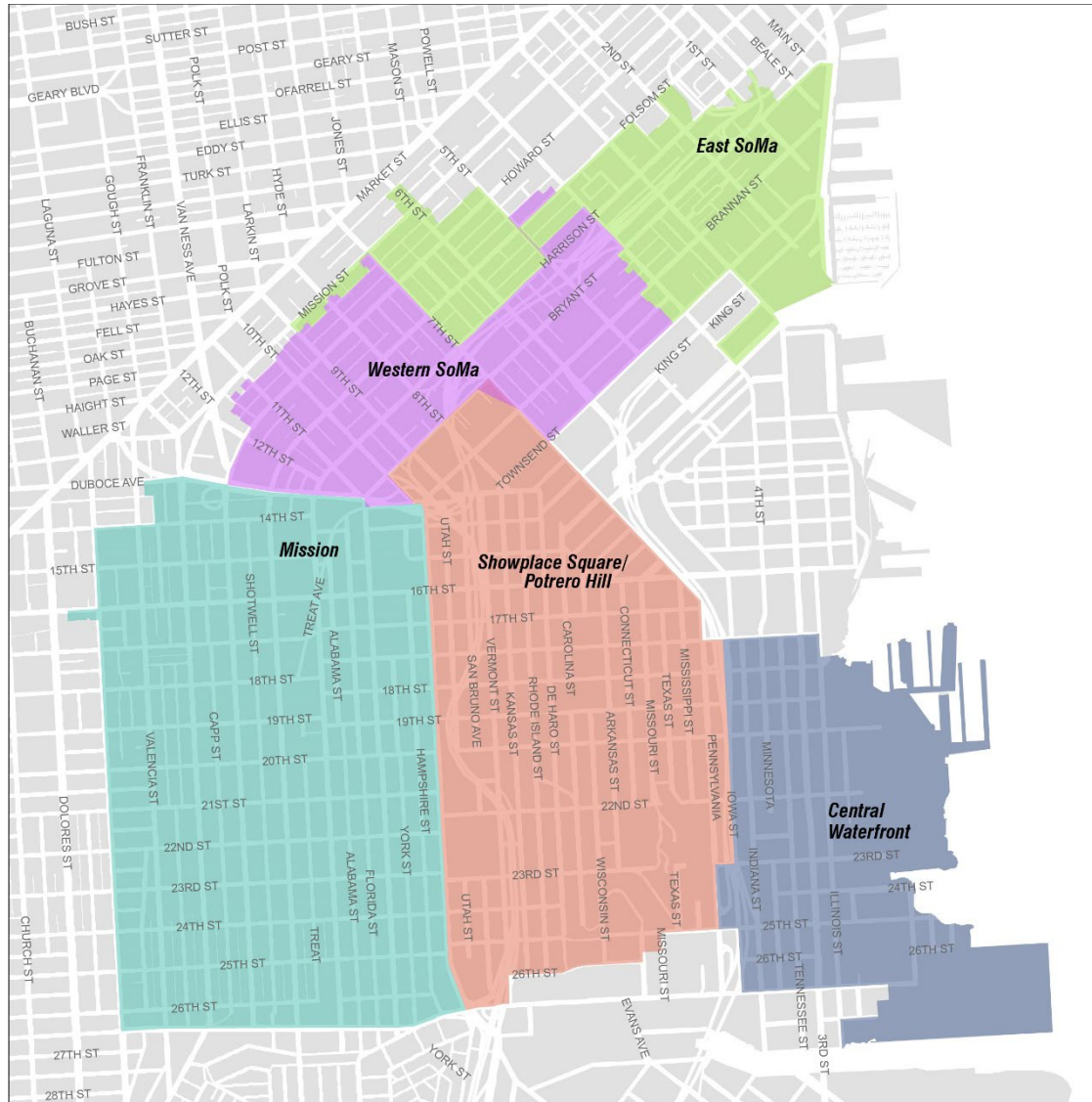
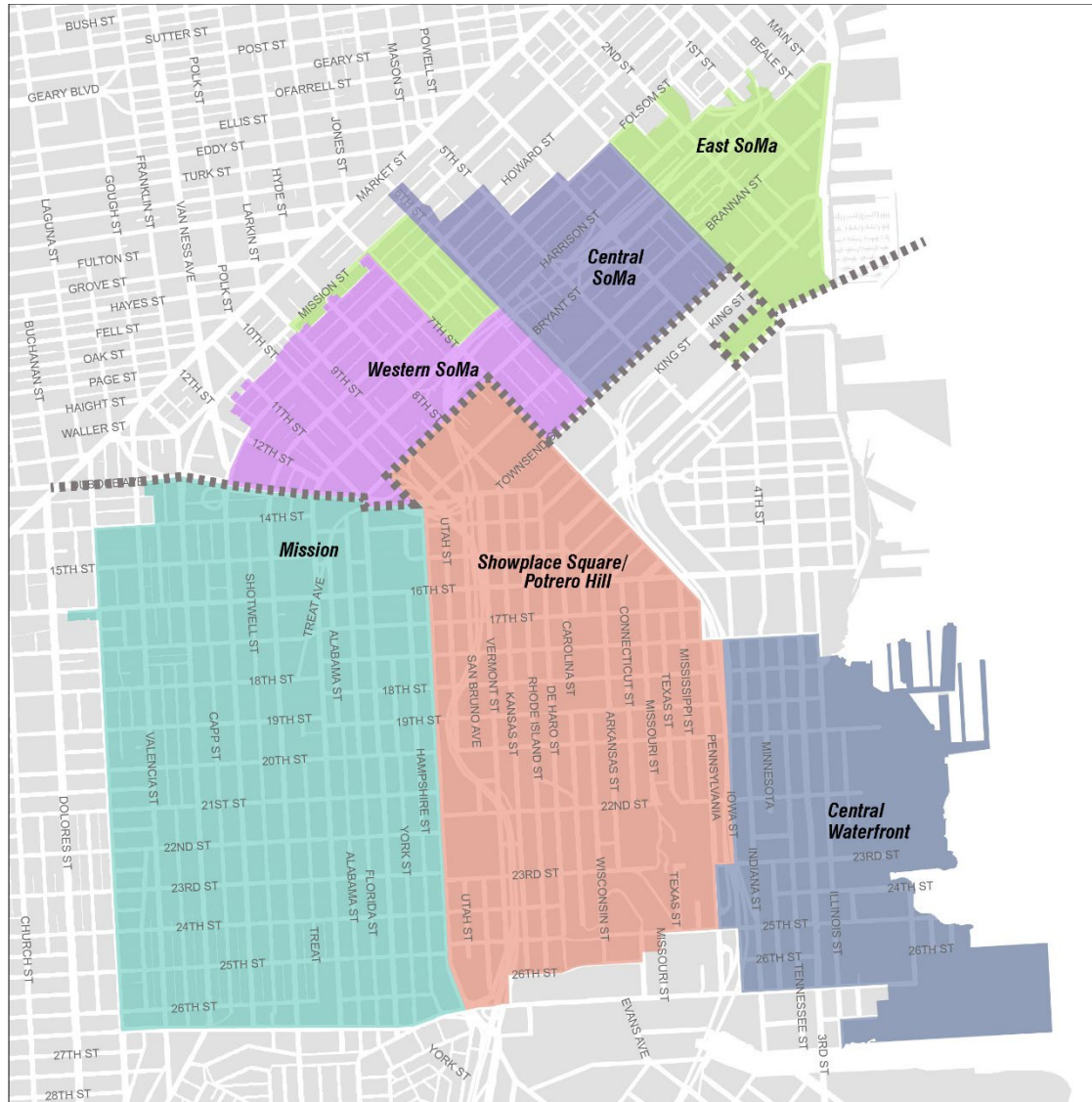


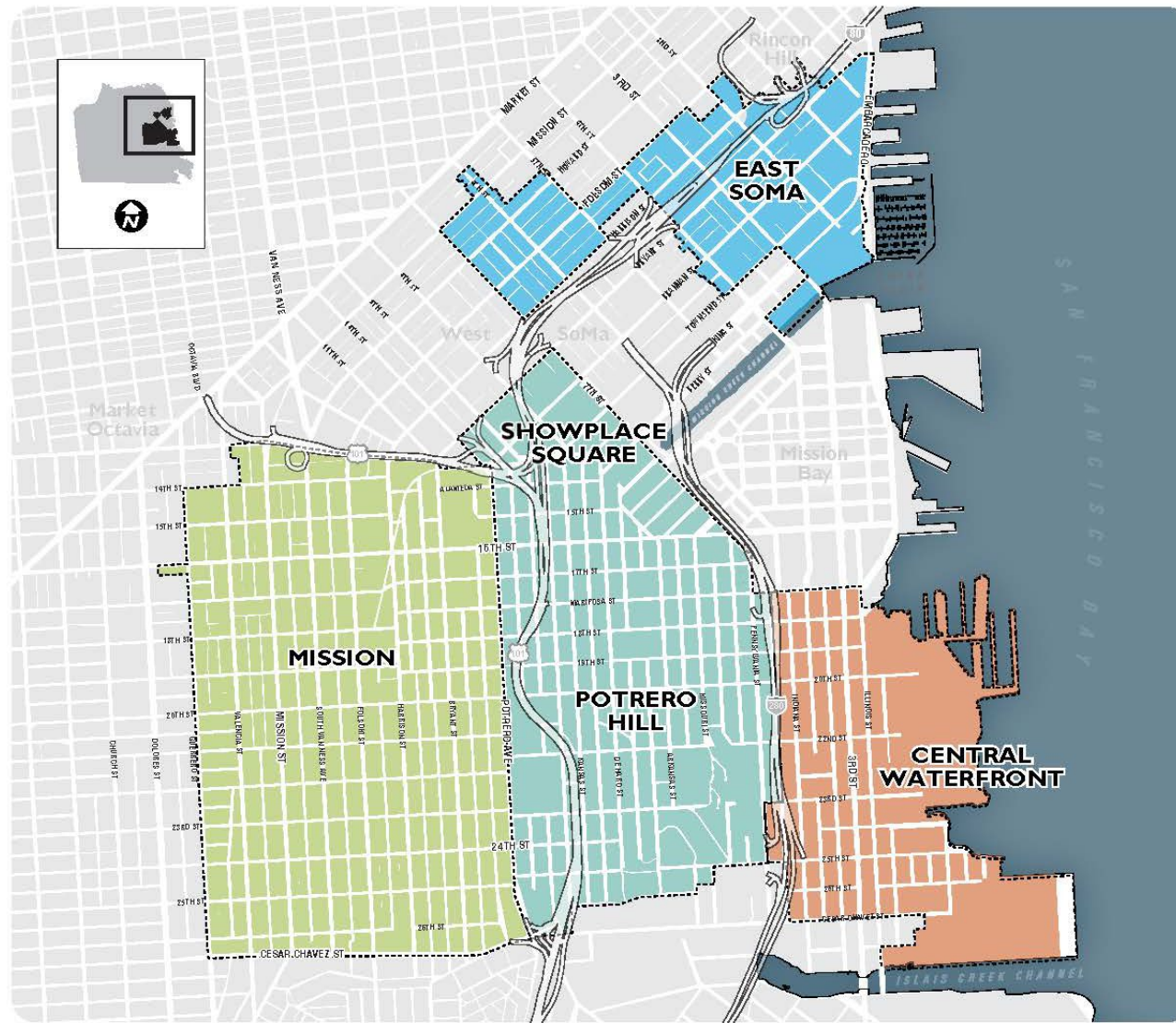
Eastern Neighborhoods CAC



SOMA CAC



EAST SOMA – Original Eastern Neighborhoods



EAST SOMA – Original Eastern Neighborhoods

Eastern Neighborhoods Streets and Open Space Concept

Adopted December 2008

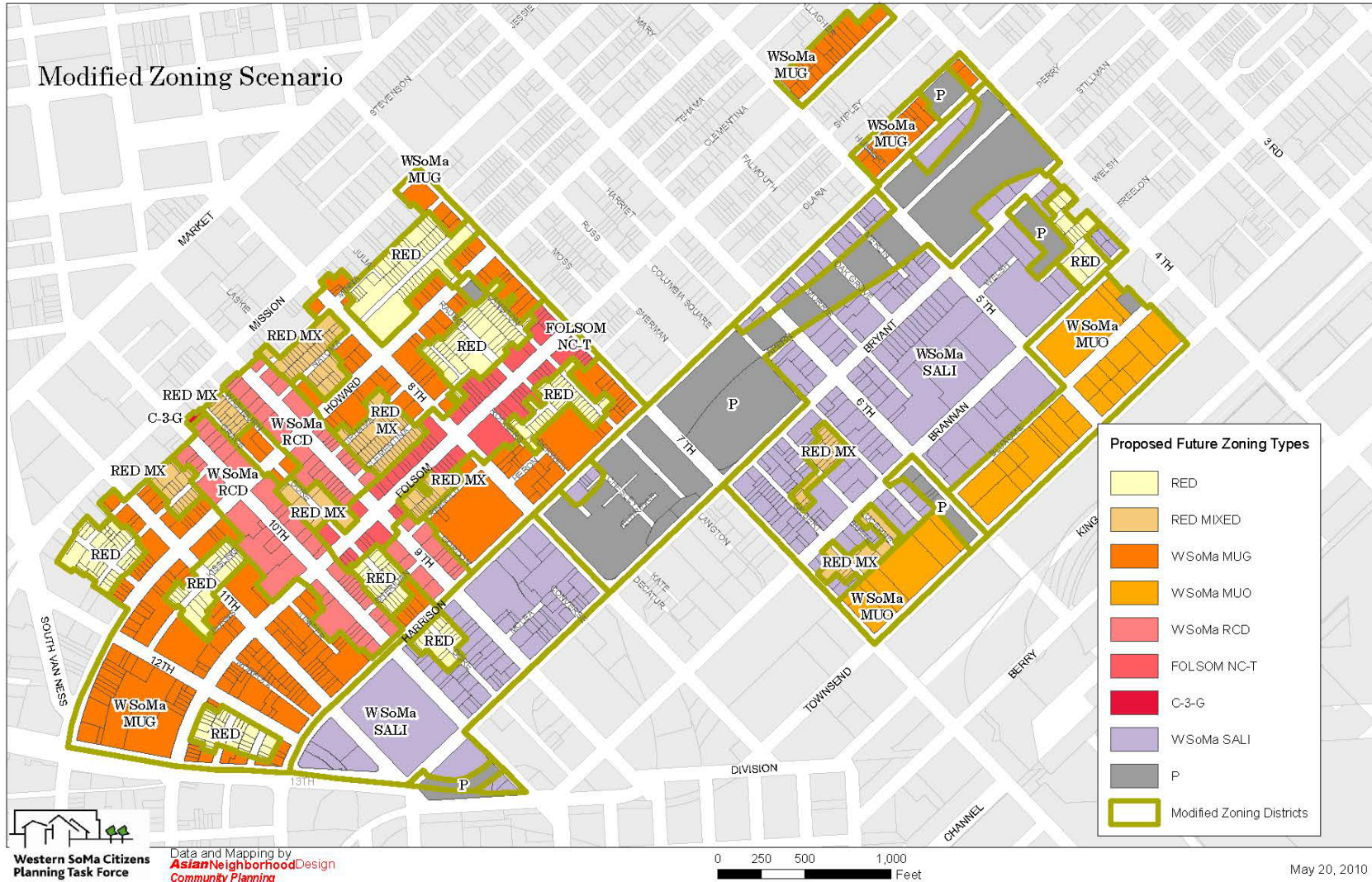


LIVING STREETS

As shown above, alleyways could be converted to "living streets," where traffic is calmed and paving and landscaping are designed to reflect what is envisioned as the pedestrian primacy of these streets. The Planning Department is currently working with the Redevelopment Agency and the Department of Public Works on three streets in the East SoMa: Minna, Natoma, and Russ Streets. These streets will set the standard for additional living streets to be designed throughout all the Plan areas.



WESTERN SOMA – Western SOMA Community Task Force



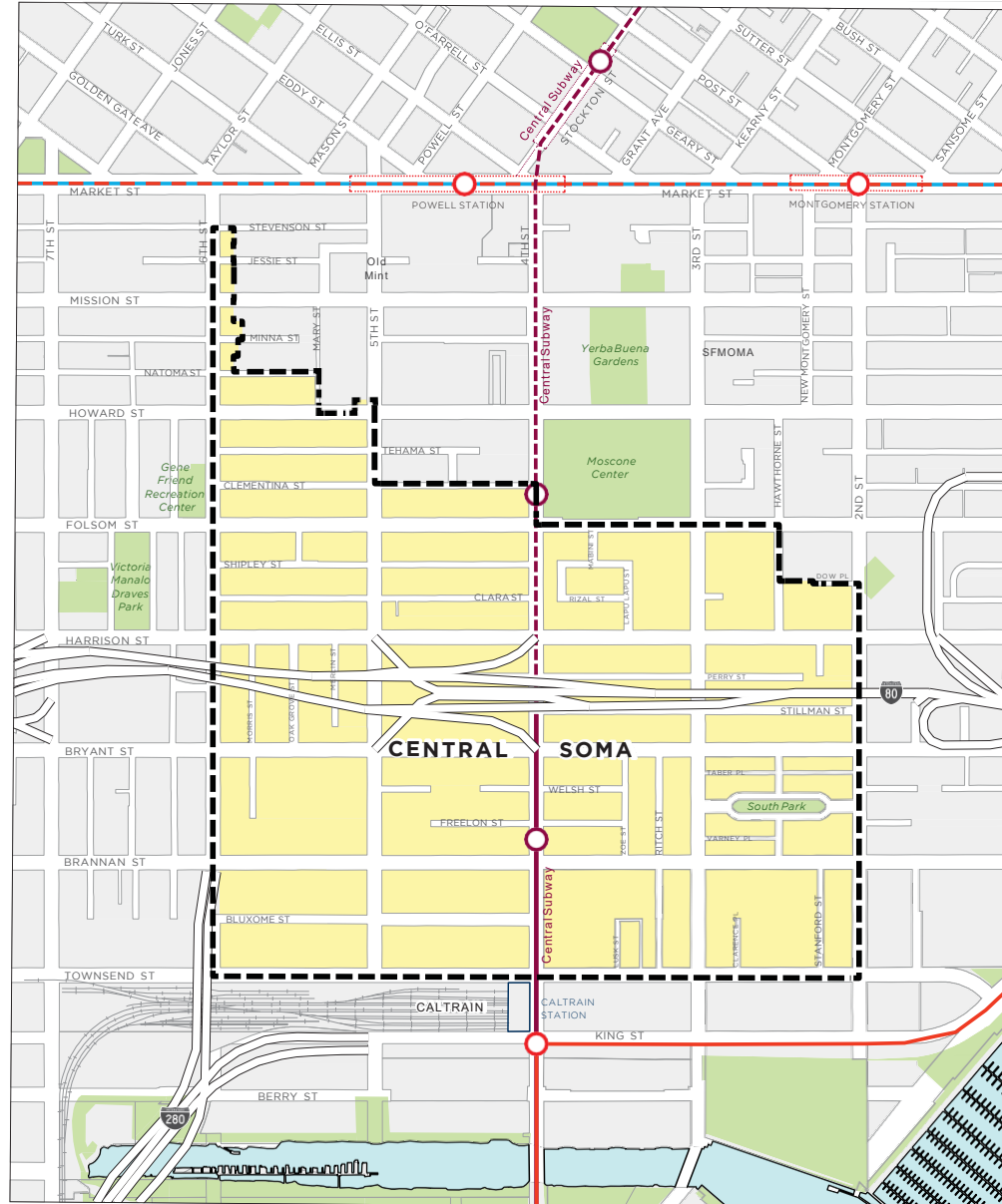
WESTERN SOMA – Western SOMA Community Task Force**Western SoMa Priority Improvement Projects**

- Additional Alley Improvements including Ringold Alley
- One New Park
- Improvements to at Least One Existing Parks
- 12th Street Greening
- Folsom Mid-Block Crossings
- Gateways at Highway Offramps

An aerial photograph of the San Francisco SOMA (South of Market) district. The image shows a dense urban environment with a mix of building heights, from low-rise commercial structures to taller office buildings. A prominent green park area is visible in the center, surrounded by streets and parking lots. The overall scene captures the complexity of the city's built environment.

CENTRAL SOMA PLAN OVERVIEW

PLAN AREA

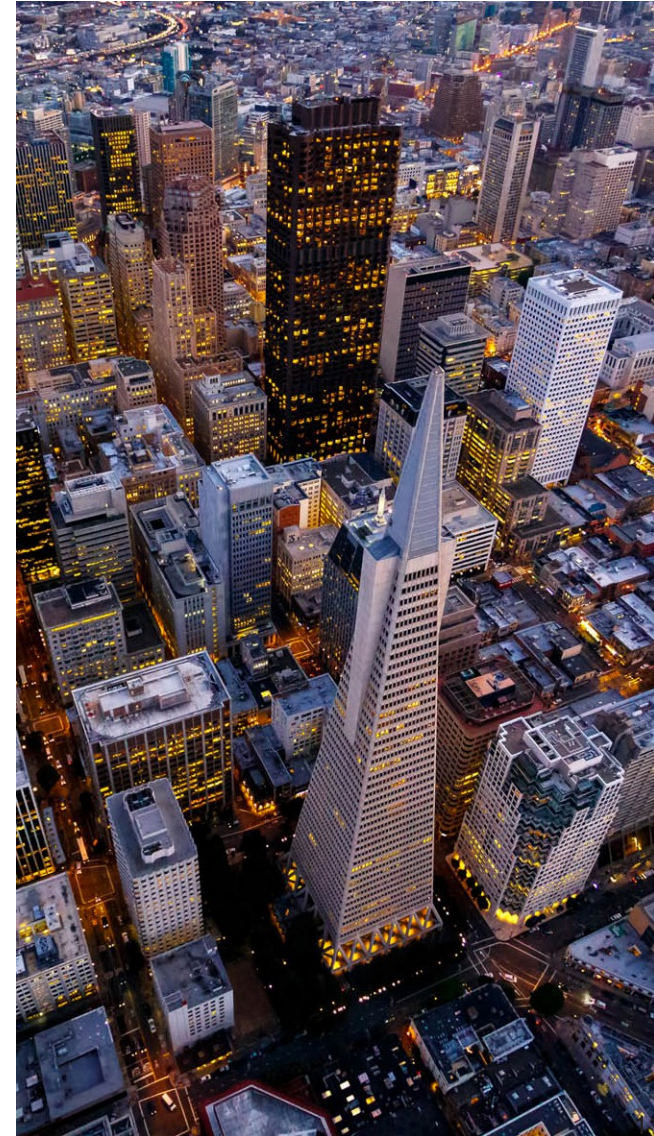


- Central Subway
- BART/Muni Metro Subway
- Muni Metro (Surface)

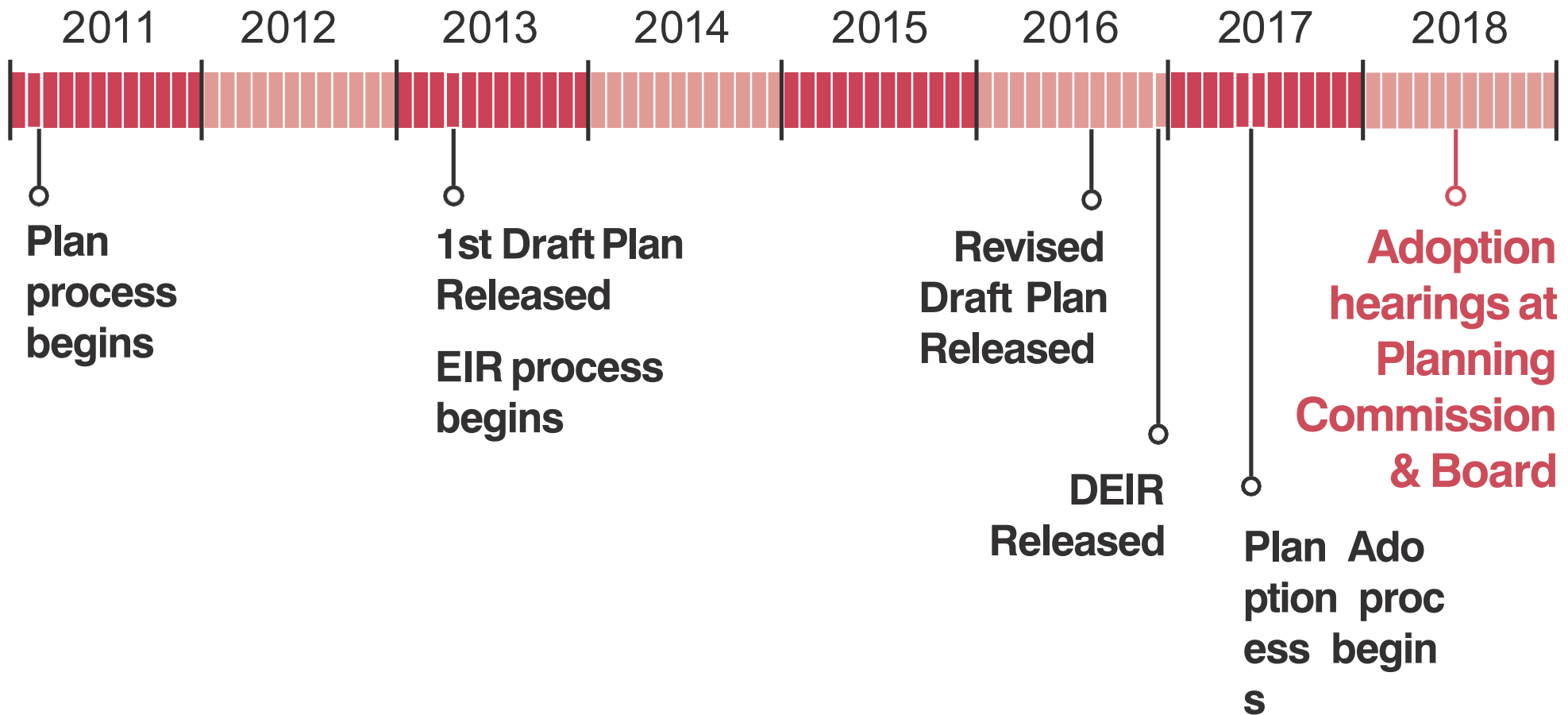
TRANSIT-ORIENTED DEVELOPMENT: Central SoMa is an ideal location for a dense neighborhood with jobs and housing

TOD = An essential environmental protection strategy

- Consistent with CA State Bill 375 (2008) & MTC's Plan Bay Area
- Less sprawl means:
 - Less congestion and air pollution
 - Better access to jobs, housing, and services
 - Improved public health & social equity



PLAN TIMELINE



OUTREACH PROCESS: 2011 - 2018



- 15 public workshops, office hours, charrettes, walking tours
- Public surveys
- 20 hearings at Planning Commission & Historic Preservation Commission
- 17 hearings at Board of Supervisors



REZONING

Figure 1.3
EXISTING ZONING



Figure 1.4
ADOPTED ZONING



REZONING - HEIGHTS

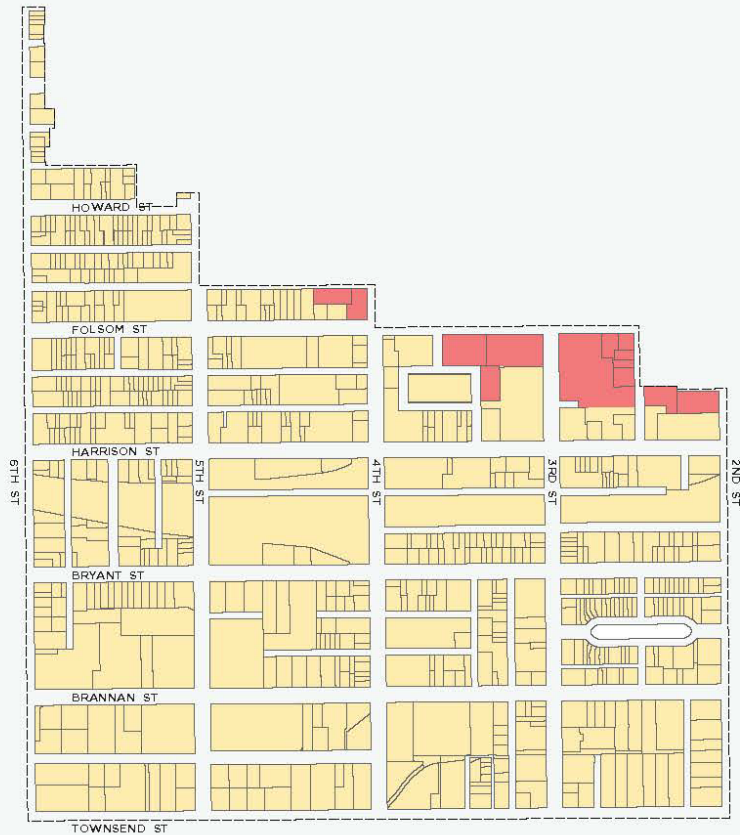


Figure 1.5
EXISTING HEIGHT LIMITS (GENERALIZED)

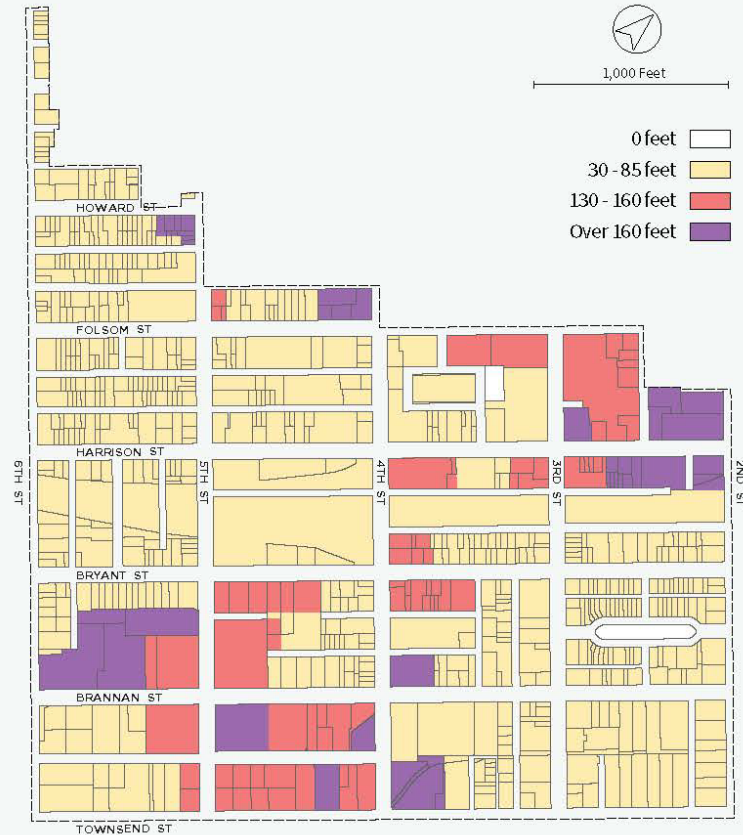


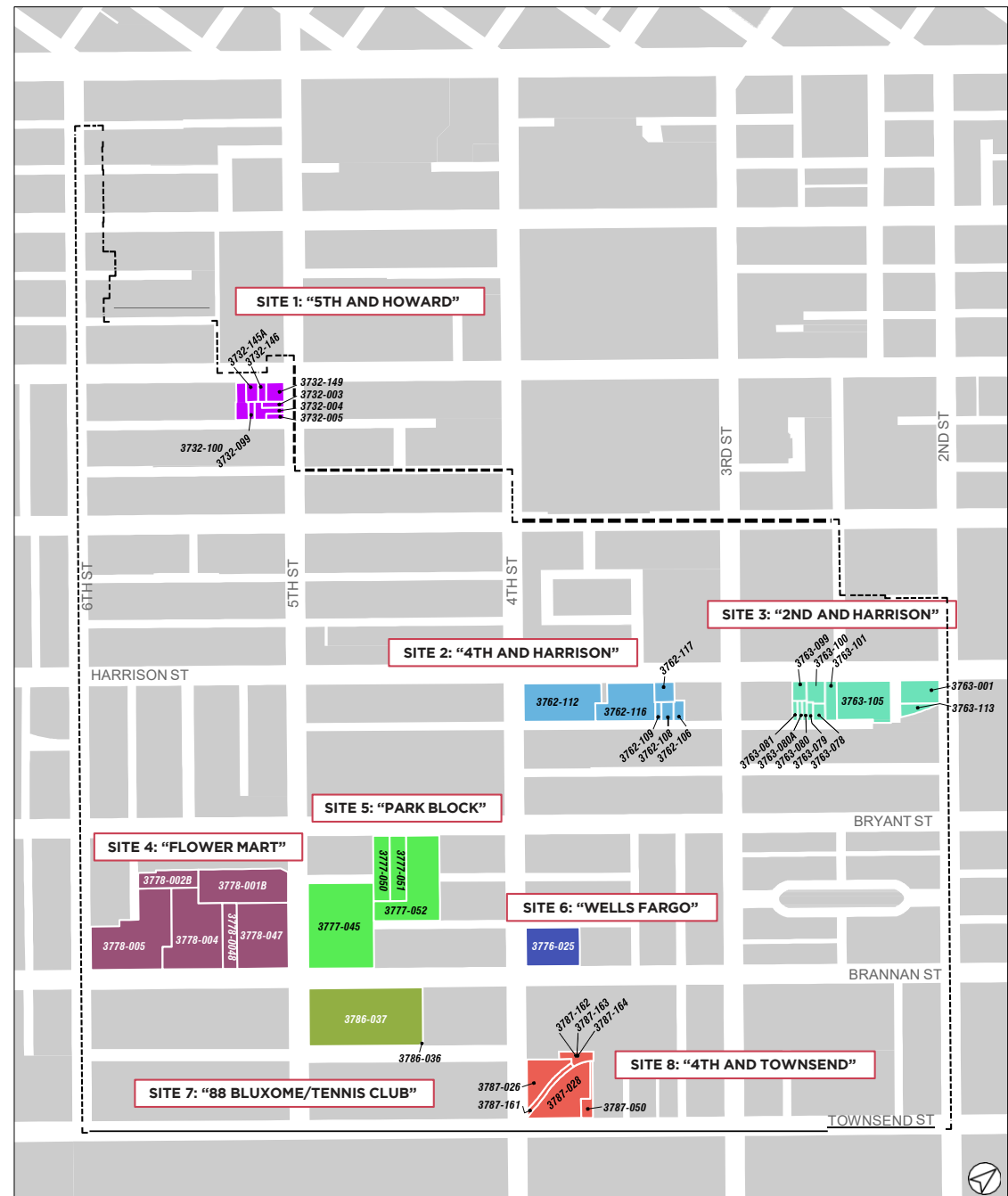
Figure 1.6
ADOPTED HEIGHT LIMITS (GENERALIZED)

KEY DEVELOPMENT SITES

PURPOSE

Large sites (~40% of Plan development) with more flexible / site-specific zoning to enable a high level of public benefits, including:

- affordable housing
- parks & recreational facilities
- community facilities
- low-rent / extra PDR
- bike & ped improvements



VISUALIZATION - EXISTING DEVELOPMENT



3-D Model of Existing Buildings (2016)

Digital Model by Skidmore, Owings, & Merrill

VISUALIZATION - POTENTIAL DEVELOPMENT

- 32,000 jobs
- 8,800 housing units (+25% from draft Plan)

- Central SoMa Development Potential
- Anticipated Projects Outside of Central SoMa



3-D Model of Potential Development

Digital Model by Skidmore, Owings, & Merrill

TRANSPORTATION: Central SoMa advances a sustainable and efficient transportation system

- Leverages new Central Subway line, Caltrain Electrification, and Transbay Transit Center
- Adds **\$500 million** in funding for local and regional transit
- Adds **\$110 million** to build Complete Streets on all major roads in the Plan



COMMUNITY DEVELOPMENT: Central SoMa addresses affordable housing and cultural preservation goals

\$1.3 Billion (60% of total) goes to housing, social services, cultural preservation, PDR preservation, & small business development

The Plan achieves 33% affordable units:

- New BMR units & stabilization of existing rent-controlled units
- Housing Sustainability District (HSD) will incentivize on-site BMR units & prevailing wage labor (allows 120-day ministerial review)



ENVIRONMENTAL SUSTAINABILITY & RESILIENCE: Central SoMa will create an environmentally sustainable and resilient neighborhood.

The Plan will invest \$65 million in:

- Enhanced stormwater management
- Greening and air quality improvements

In addition, the Plan has stricter green building requirements (e.g. 100% GHG-free electricity and enhanced Better Roofs)



RECREATION AND OPEN SPACE: Central SoMa will offer an additional new parks and recreational opportunities

The Plan will invest \$185 million in:

- Renovated & new parks and rec centers (~ 4 acres total)
- Victoria Manalo Draves Park programming
- New under-freeway public recreation areas
- Privately-Owned Public Open Spaces (POPOS)



PUBLIC BENEFITS (25 YEARS; 2017 DOLLARS)

	PUBLIC BENEFIT	TOTAL
	Affordable Housing	\$940 million
	Transit	\$500 million
	Parks & Recreation	\$185 million
	Production, Distribution, & Repair (including Arts)	\$180 million
	Complete Streets	\$110 million
	Cultural Preservation & Community Services	\$114 million
	Environmental Sustainability	\$65 million
	Schools & Childcare	\$64 million
	TOTAL	\$2.16 billion

NOTE: Public benefits package represents 25 years of revenues (the estimated time to Plan build out).

CENTRAL SOMA – NEW REVENUE SOURCES

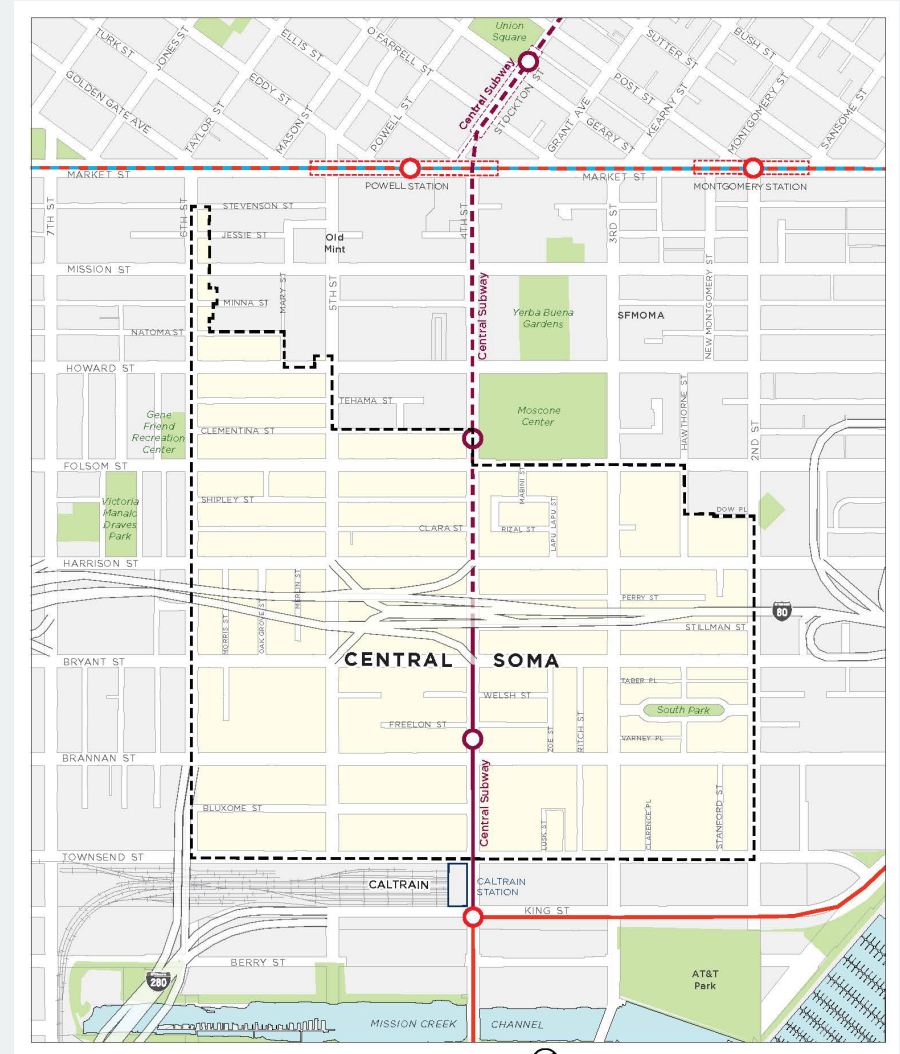
NEW CENTRAL SOMA FUNDING (IN ADDITION TO EXISTING FEES)

Source	Use
Central SoMa Community Infrastructure Fee	Funds transit infrastructure
Central SoMa Community Facilities Fee	Funds capital facilities (e.g. new or renovated facilities) for non-profit/public social service organizations
Central SoMa Mello-Roos Special Tax <i>(a.k.a Community Facilities District, or CFD)</i>	Funds a variety of capital facilities and services (including programs and maintenance) A portion of CFD revenues would accrue to the SoMa Stabilization Fund

The Plan also requires public benefits provided directly on-site by development, like POPOS and PDR (e.g. no \$ accrues to the City)

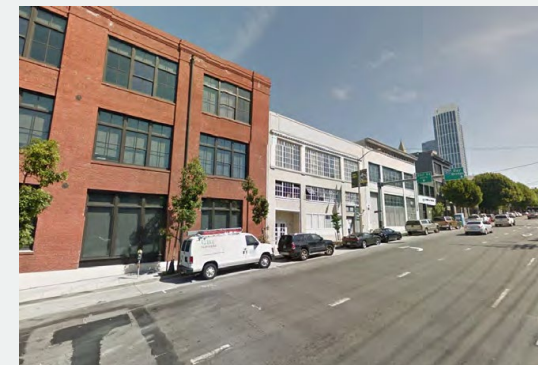
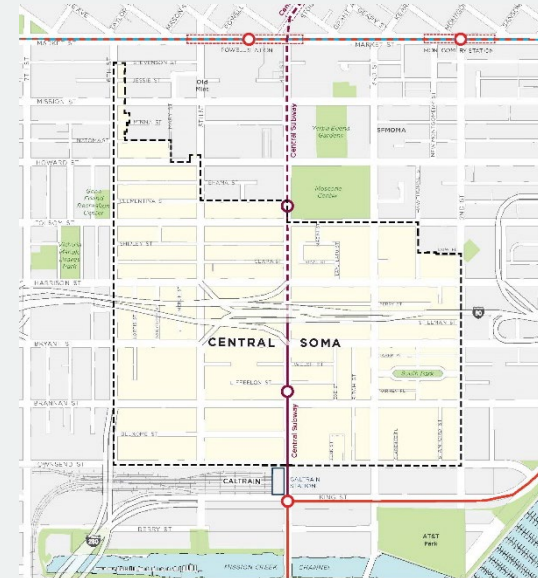
CENTRAL SOMA CLEAN-UP LEGISLATION

1. Address Inadvertent Errors
2. Clarify Intent
3. Substantive Amendments



CENTRAL SOMA CLEAN-UP LEGISLATION

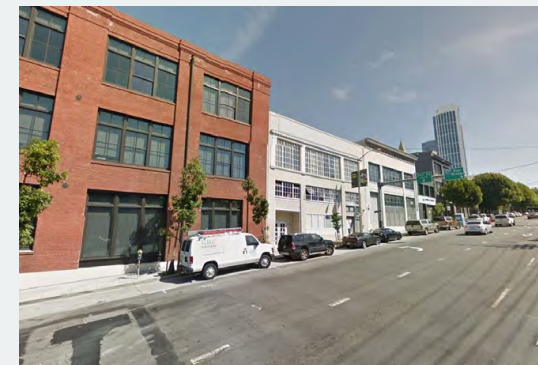
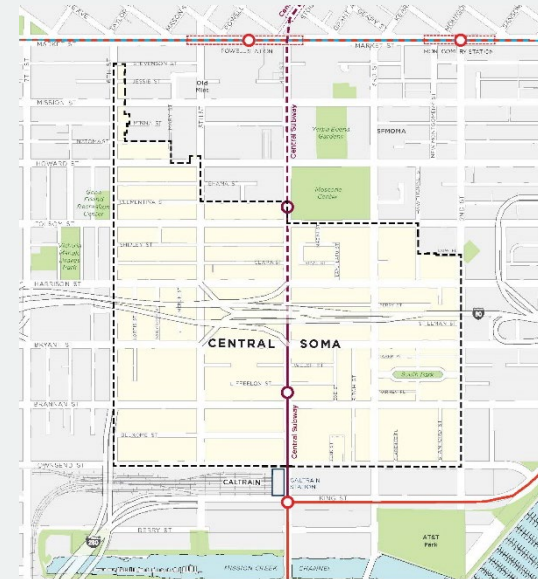
- **Clarifying Intent**
 1. Operation Strategy for POPOS
 2. Lot Coverage Limitations
 3. Location of Solar Plane and Sky Plane Requirements
 4. Exceptions for Open Space Requirements



CENTRAL SOMA CLEAN-UP LEGISLATION

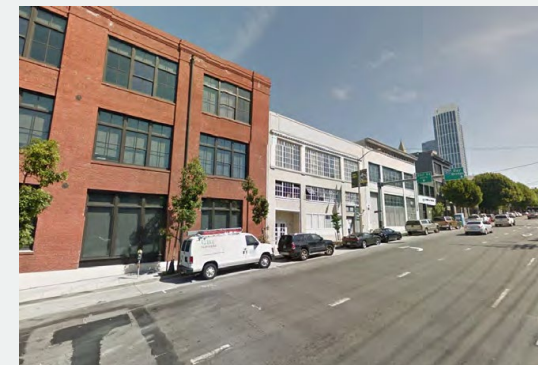
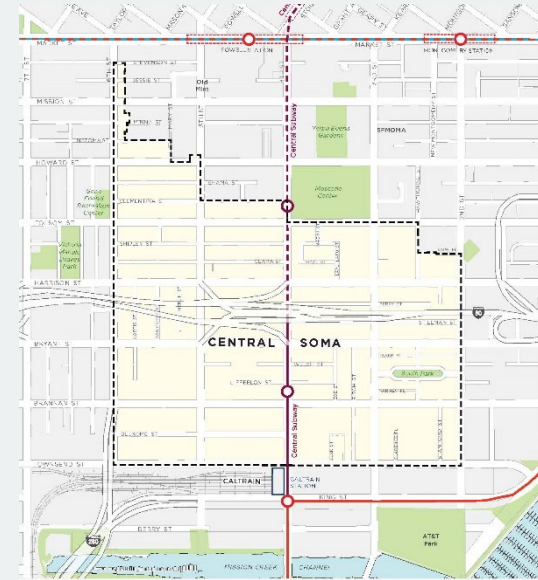
- **Clarifying Intent**

1. Operation Strategy for POPOS
2. Lot Coverage Limitations
3. Location of Solar Plane and Sky Plane Requirements
4. Exceptions for Open Space Requirements
5. Expand Area in which CS Community Facilities fee can be spent
6. Expand Infrastructure Type for which CS Infrastructure fee can be spent
7. Expand Types of Projects Subject to the Infrastructure fee



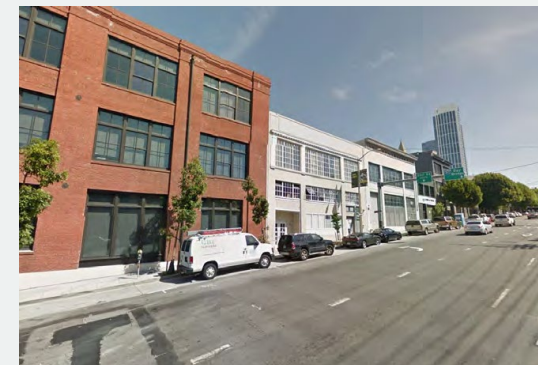
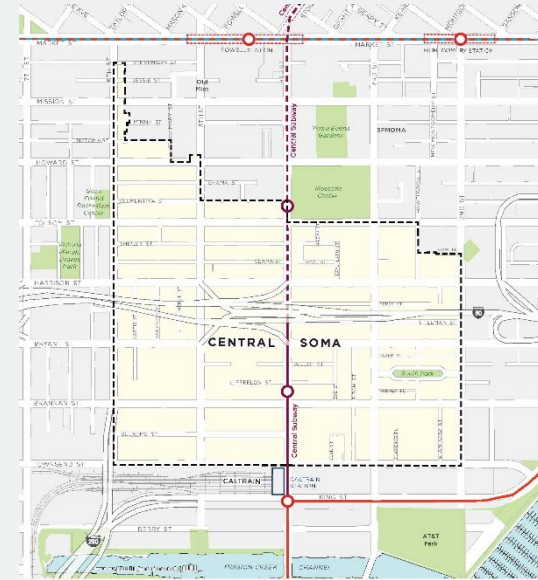
CENTRAL SOMA CLEAN-UP LEGISLATION

- **Substantive Amendments**
 1. Enable Off-Site Open Space to be Met at Greater Distance from Principal Project



CENTRAL SOMA CLEAN-UP LEGISLATION

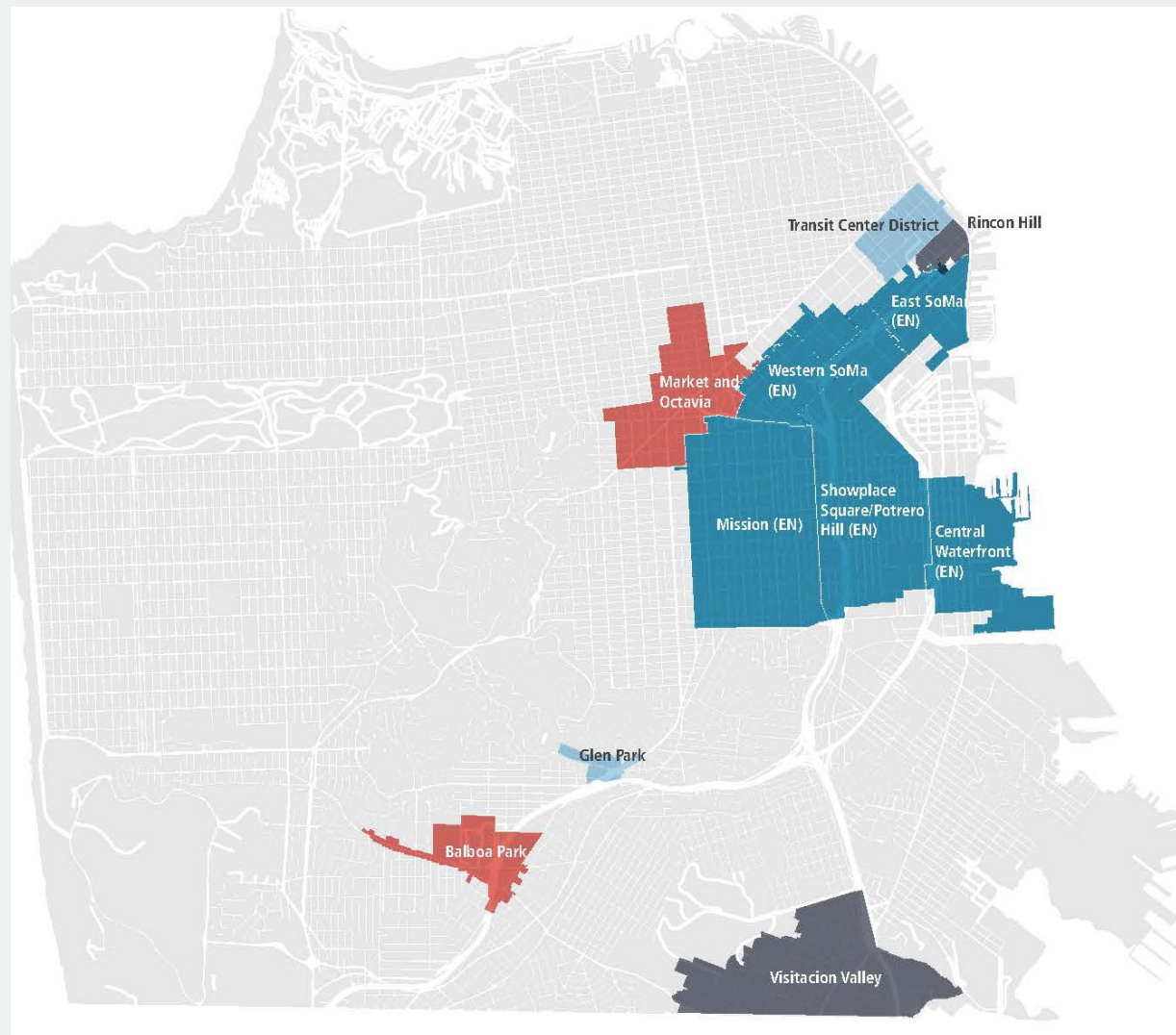
- **Substantive Amendments**
 1. Enable Off-Site Open Space to Met at Greater Distance from Principal Project
 2. Allow Conversion of PDR to Neighborhood-Serving Retail on One Key Site



CENTRAL SOMA CLEAN-UP LEGISLATION

- **Planning Commission Initiation – July 30, 2020**
- **Planning Commission Approval – September 3, 2020**
- **Board of Supervisors Land Use Committee**
- **Full Board of Supervisors**
- **Mayoral Approval**

INTERAGENCY PLAN IMPLEMENTATION COMMITTEE (IPIC)



INTERAGENCY PLAN IMPLEMENTATION COMMITTEE (IPIC)

• IPIC

1. Chaired by Planning
2. Implementing Agencies
 - Rec and Park
 - SFMTA
 - Public Works
 - Office of Early Care and Education
3. Administrative Agencies
 - Office of Resilience and Capital Planning
 - Office of Public Finance
 - Mayor's Budget Office

INTERAGENCY PLAN IMPLEMENTATION COMMITTEE

ANNUAL REPORT JANUARY 2020



San Francisco Planning Department
Citywide Policy Planning

San Francisco
Planning

INTERAGENCY PLAN IMPLEMENTATION COMMITTEE (IPIC)

IPIC PROCESS

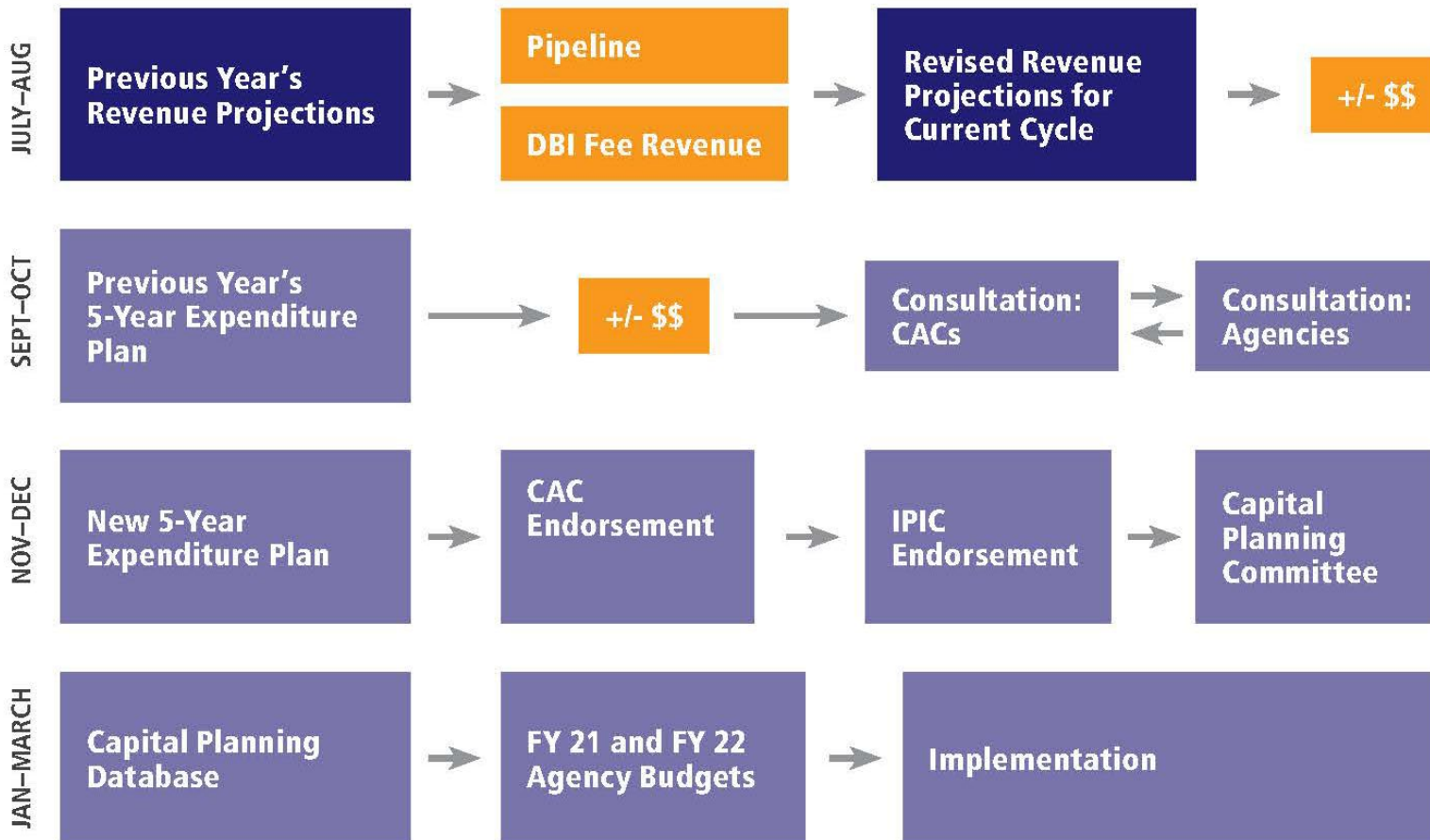


Table 1

CENTRAL SOMA PUBLIC BENEFITS PACKAGE: SUMMARY (IN 2017 DOLLARS)

BENEFIT	TOTAL REVENUES	CATEGORY ALLOCATION (%)
Affordable Housing	\$940,000,000	44%
To meet the target of 33% Below-Market Rate (BMR) units	\$940,000,000	44%
Transit	\$495-500,000,000	23%
Local transit improvements to enhance convenience and safety	\$340,000,000	16%
Regional transit capacity enhancement and expansion*	\$155-160,000,000	7%
Parks & Recreation	\$185,000,000	9%
Gene Friend Recreation Center Reconstruction/Expansion	\$25,000,000	1%
Victoria Manalo Draves Park Programming	\$5,000,000	0%
New 1-acre park in Southwest portion of Plan Area	\$35,000,000	2%
New public recreation center**	\$10,000,000	0%
Park and greenery maintenance and activation	\$15,000,000	1%
New large (2+ acre) SoMa park (initial site identification)**	\$5,000,000	0%
New Bluxome linear park**	\$5,000,000	0%
New under-freeway public recreation area	\$5,000,000	0%
Privately-Owned Public Open Spaces (POPOS)	\$80,000,000	4%
(Alternative project: 7th & Mission Park)	(\$20,000,000)	(1%)
Production, Distribution, & Repair	\$180,000,000	8%
Preservation and creation of PDR space to ensure no net loss due to the Plan	\$180,000,000	8%
Complete Streets	\$110,000,000	5%
Redesign of all major streets in the Plan Area to be safe and comfortable for people walking, biking, and on transit.	\$110,000,000	5%
Cultural Preservation & Community Services	\$114-119,000,000	5%
Restoration of the US Mint Building*	\$15-20,000,000	1%
Preservation and maintenance of historic buildings	\$20,000,000	1%
New community facilities (e.g. health care clinics and job training centers)	\$20,000,000	1%
Social and cultural programming	\$25,000,000	1%
Capital for cultural amenities (e.g. Yerba Buena Gardens)	\$15,000,000	1%
PDR Relocation Assistance Fund	\$10,000,000	0%
Neighborhood cleaning	\$9,000,000	0%
Environmental Sustainability & Resilience	\$65,000,000	3%
Enhanced stormwater management in complete street projects	\$28,000,000	1%
Freeway corridor air quality and greening improvements	\$22,000,000	1%
Living Roofs enhanced requirements	\$6,000,000	0%
Other energy and water efficiency projects	\$9,000,000	0%
Schools & Childcare	\$64,000,000	3%
New childcare centers	\$26,000,000	1%
Capital investments in schools serving K-12 population	\$32,000,000	1%
Bessie Carmichael supplemental services	\$6,000,000	0%
TOTAL	\$2,160,000,000	100%

* The funding for these projects shall be allocated pursuant to Planning Code Section 434(e).

** If funds for these Parks & Recreation projects are provided by other sources (such as contributions from new development) or if revenues exceed the projected amounts, funding could be allocated to the "Alternative" project listed here.

NOTE: Over the course of Plan build out (roughly 25 years), the City expects to allocate funds among the public benefit categories in the amounts listed (or proportionally according to the category allocation percentages listed, should the final amount of revenues differ from what is shown here). However, the sequence of fund disbursement will be determined based on a variety of factors, including project readiness, community priorities, completion of any additional required environmental review, and other funding opportunities. The list of specific projects is subject to change and is not legally binding.

PUBLIC BENEFITS PROGRAM

Table 2

CENTRAL SOMA PUBLIC BENEFITS PACKAGE: DETAILED FUNDING SOURCES & USES (IN 2017 DOLLARS)

PUBLIC BENEFIT	DIRECT PROVISION BY NEW DEVELOPMENT	CENTRAL SOMA COMMUNITY FACILITIES DISTRICT (CFD; §434)	EASTERN NEIGHBORHOODS INFRASTRUCTURE FEE (\$423)	TRANSPORTATION SUSTAINABILITY FEE (\$41A)	JOBS-HOUSING LINKAGE FEE (\$413)	AFFORDABLE HOUSING FEE (\$415)	CENTRAL SOMA INFRASTRUCTURE FEE (\$428.2)	SCHOOL IMPACT FEE (CA ED. CODE §17620)	CHILD CARE FEE (§414 AND 414(A))	CENTRAL SOMA COMMUNITY FACILITIES FEE (\$428.1)	TOTAL (BY CATEGORY)	% SHARE
AFFORDABLE HOUSING	\$550,000,000				\$210,000,000	\$180,000,000					\$940,000,000	44%
TRANSIT		\$155- 160,000,000*	\$90,000,000	\$210,000,000			\$35,000,000				\$495- 500,000,000	23%
PARKS & RECREATION	\$80,000,000	\$45,000,000	\$60,000,000				\$5,000,000**				\$185,000,000	9%
PRODUCTION, DISTRIBUTION, & REPAIR (PDR)	\$180,000,000										\$180,000,000	8%
COMPLETE STREETS		\$10,000,000	\$90,000,000	\$10,000,000							\$110,000,000	5%
CULTURAL PRESERVATION & COMMUNITY SERVICES	\$20,000,000	\$74- 79,000,000*								\$20,000,000	\$114- 119,000,000	5%
ENVIRONMENTAL SUSTAINABILITY	\$6,000,000	\$59,000,000									\$65,000,000	3%
SCHOOLS & CHILDCARE		\$6,000,000						\$26,000,000	\$32,000,000		\$64,000,000	3%
TOTAL (BY SOURCE)	\$836,000,000	\$354,000,000	\$240,000,000	\$220,000,000	\$210,000,000	\$180,000,000	\$40,000,000	\$26,000,000	\$32,000,000	\$20,000,000	\$2,160,000,000	100%

* The funding for these projects shall be allocated pursuant to Planning Code Section 434(e).

** Pending a trailing Planning Code amendment.

NOTE: Over the course of Plan build out (roughly 25 years), the City expects to allocate funds among the public benefit categories in the amounts listed (or proportionally according to the category allocation percentages listed, should the final amount of revenues differ from what is shown here). However, the sequence of fund disbursement will be determined based on a variety of factors, including project readiness, community priorities, completion of any additional required environmental review, and other funding opportunities. The list of specific projects is subject to change and is not legally binding.