



TRANSBAY REDEVELOPMENT PROJECT AREA

Design for Development

- Concept Plan developed in 2003.
- Formed basis for the approved Development Controls and Design Guidelines.
- Received urban design and planning awards from AIA + APA.

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Project Area Zoning

Zone One – Transbay DTR

- Development Controls and Design Guidelines adopted in 2005.
- 2,600 new housing units, including 1,200 affordable, plus new office and retail.

Zone Two – Transbay C-3

- Planning Code controls development, including Transit Tower site.

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Project Area Overview

Transbay Redevelopment Project Area fully adopted by San Francisco Board of Supervisors in 2006, allowing San Francisco Redevelopment Agency to:

- Facilitate development in **Zone One** of the Project Area of more than 2,600 new housing units, including 35% affordable, plus new office and retail space, and public amenities such as new, widened sidewalks and public open spaces – regulated by the approved Transbay Development Controls and Design Guidelines and Transbay Streetscape and Open Space Plan.
- Transfer land sale proceeds and net tax increment generated by new development on State Owned Parcels to TJPA for the Transit Center – required by approved Tax Increment Allocation and Sales Proceeds Pledge Agreement.

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Design for Development – Transit Center

The Design for Development made several recommendations for the Transit Center, which were adopted as the following goals in the Transbay Redevelopment Plan:

- Ensure that the new terminal opens to the north and south and includes a highly permeable ground floor design.
- Ensure safe pedestrian access through the new terminal on First and Fremont streets and adjacent to the new Terminal on Beale Street.
- Encourage new buildings on adjacent parcels to include pedestrian connections to the new terminal.
- Encourage outward facing, street level retail in the new terminal to support pedestrian activity on adjacent streets.
- Encourage pedestrian connections to transit on Market Street from the new terminal.

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Zone One Plan

- **Approx. 350 units per acre – highest residential density in SF.**
- **Office development on Block 5.**
- **Mix of towers, podium and townhouse units.**
- **Shared open spaces and underground parking.**
- **Development controls limit tower floor plates and require ground-floor retail and townhouses.**

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Land Sale Schedule

Date of Land Sale:
 2009: Blocks 8, 11
 2010: Block 9, Parcel T
 2011: Blocks 1, 6, 7
 2012: Parcel F
 2014: Blocks 2, 4
 2017: Parcel M
 2018: Blocks 5, 12

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Folsom Street Off-Ramp

Existing Alignment

Proposed Reconfiguration

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Block 8

- RFP to be issued in October
- Approximately 600 units in four buildings.
- 550-foot tower and adjacent townhouses – market-rate with 15% inclusionary
- Stand-alone, 100% affordable project in podium buildings.
- Shared, underground parking garage.