



# TRANSIT CENTER DISTRICT PLAN

**Informational Update**

**Transbay Joint Powers Authority Board**



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PLANNING  
DEPARTMENT**

**09.08.2011**

**San Francisco Planning Department**

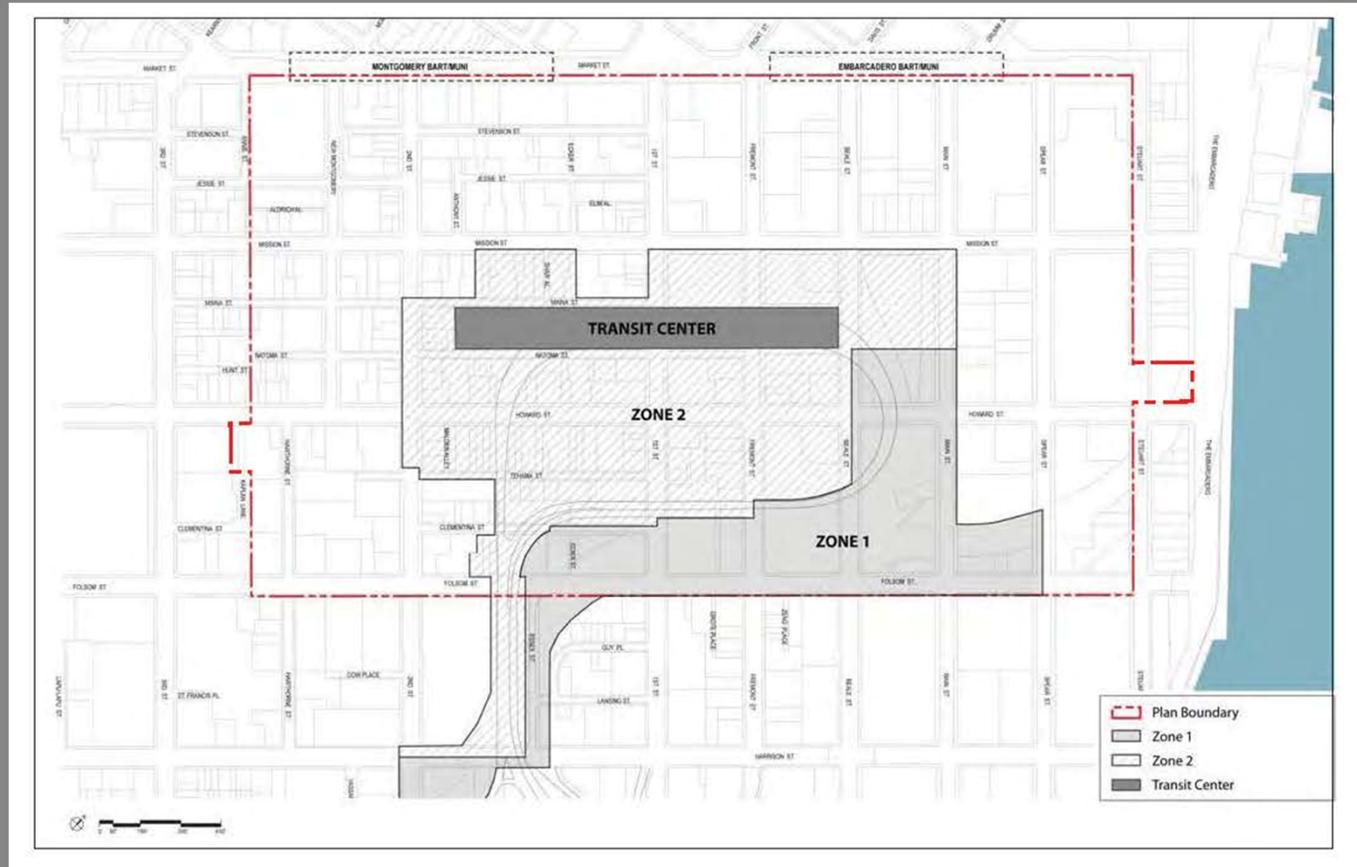
**In partnership with:**

**San Francisco Redevelopment Agency**

**Transbay Joint Powers Authority**

# Transit Center District Plan Area

Private and  
Public parcels  
around  
Transit Center,  
including  
Transbay  
Redevelopment  
Area  
Zone 2



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# Transit Center District Plan

## Objectives



- Environmentally Responsible Land Use:  
Capitalize on new major **transit investment** with appropriate **land use** response in the downtown core
- Building on the Urban Design Element and Downtown Plan, analyze:
  - Analyze the **downtown form**
  - Identify opportunities and set guidelines and standards to build a high-quality **public realm** and provide **public amenities**
- Generate more **revenue to support the complete Transbay Transit Center/Caltrain Extension** project and other **public benefits**.
- Ensure the district is an example of **comprehensive environmental sustainability**



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# Schedule Milestones

**Draft Plan Publication**

**Nov 19, 2009**

**Draft EIR Publication**

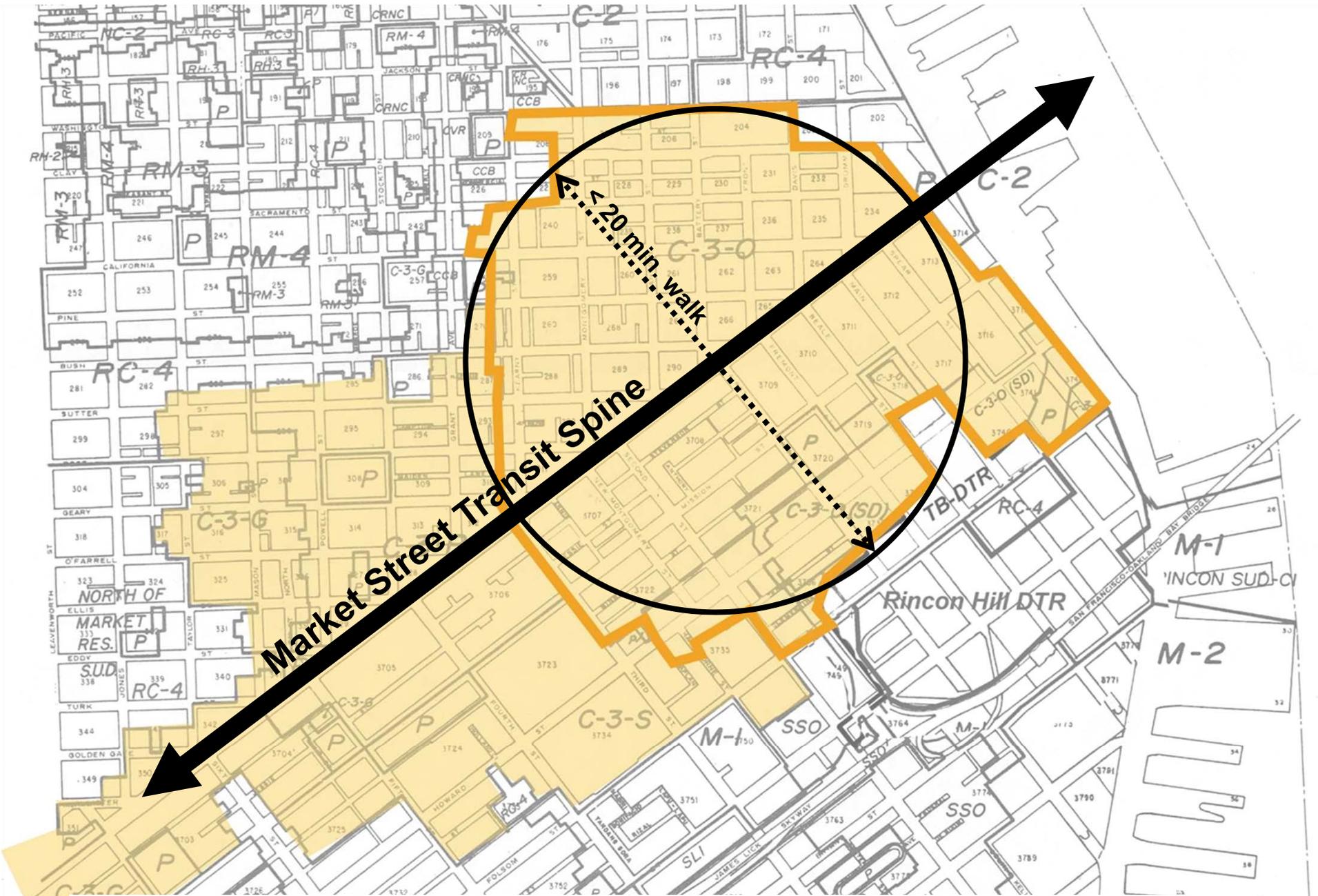
**September 2011**

**Final EIR and  
Plan Adoption Hearings**

**February 2012**

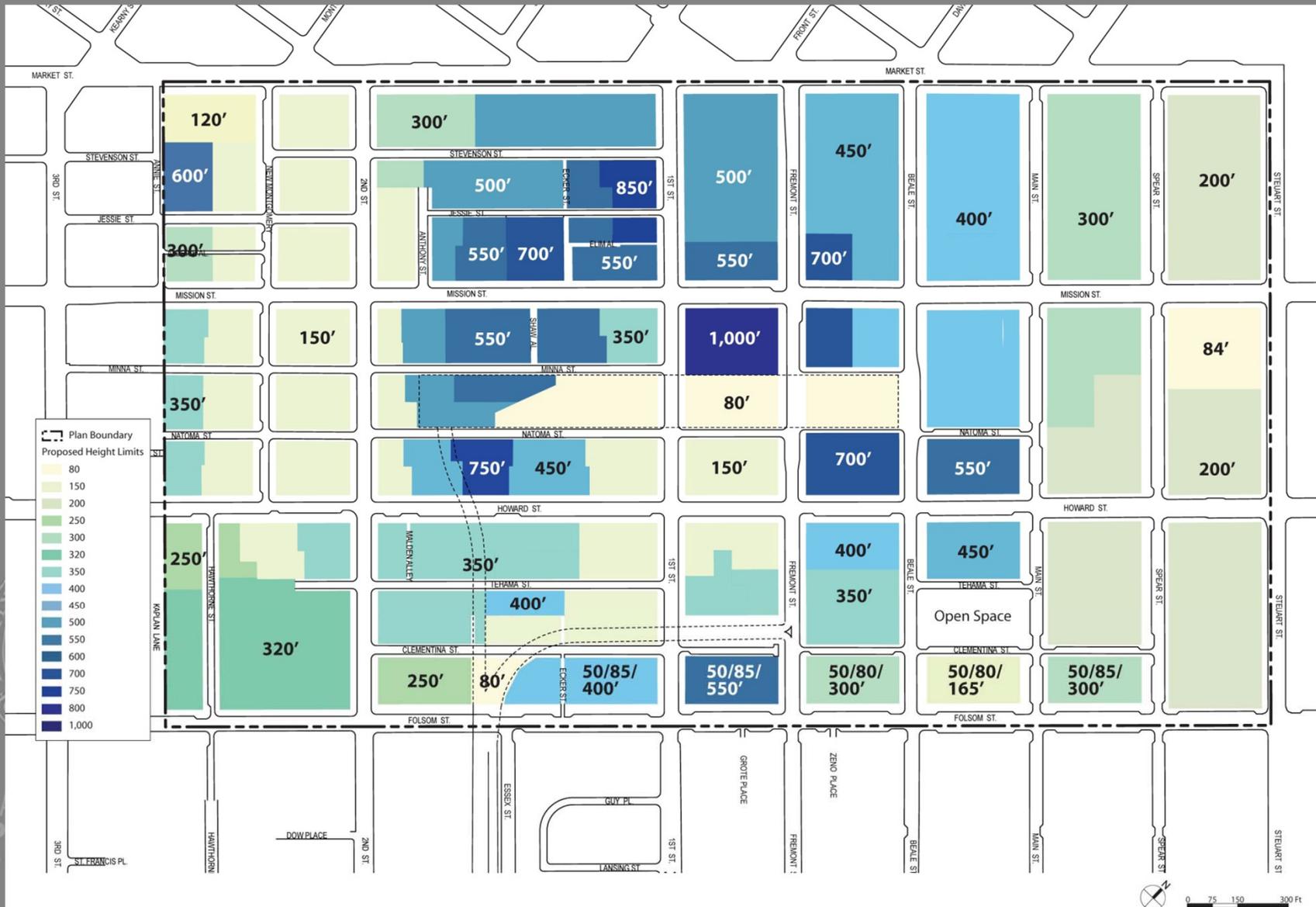


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**Downtown Plan: Compact, Walkable, Transit-Oriented**

# Transit Center District Plan: Heights



THE CITY OF



# Urban Form: Existing Zoning



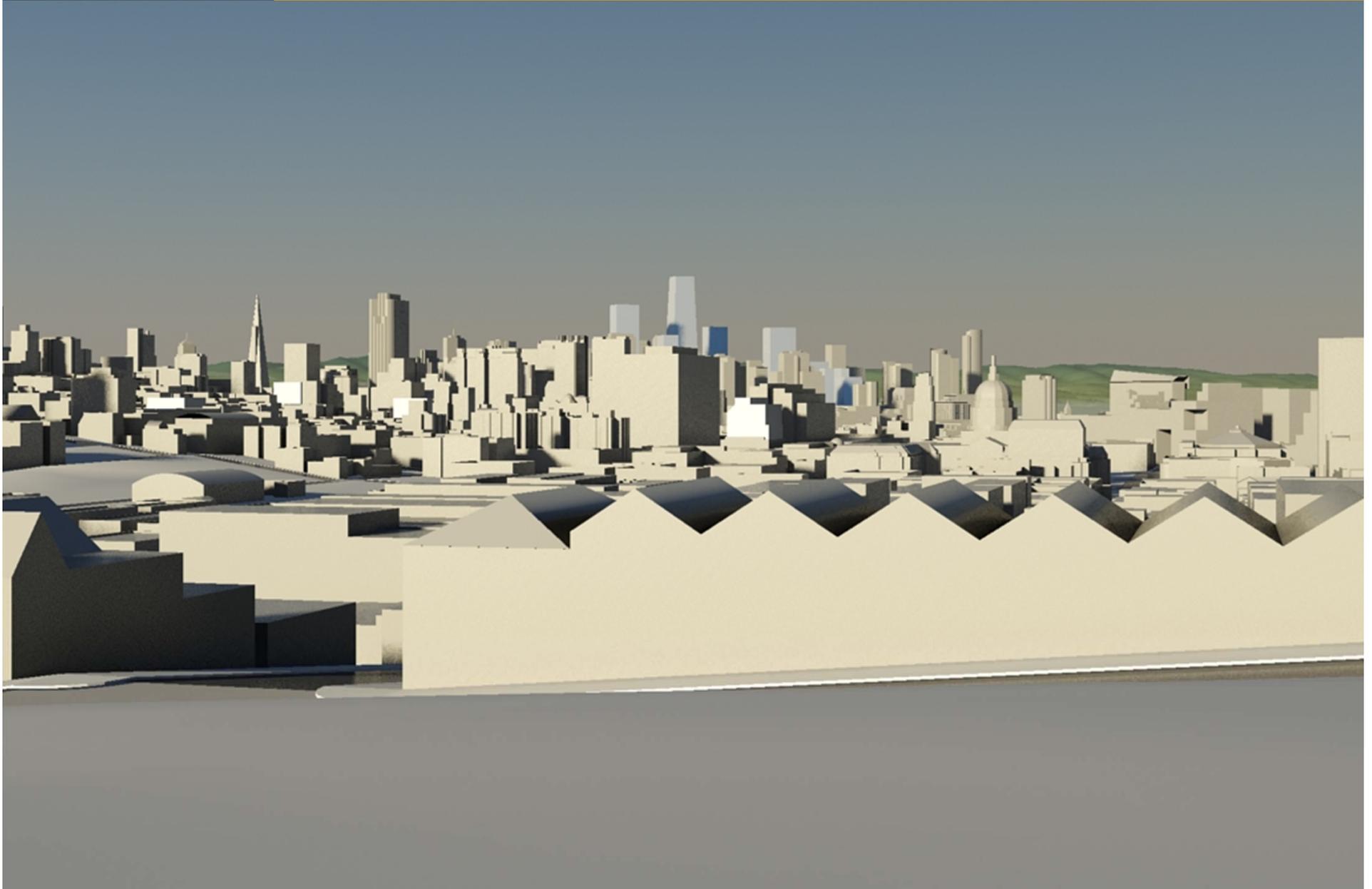
Illustration Only

# Urban Form: Plan Proposal

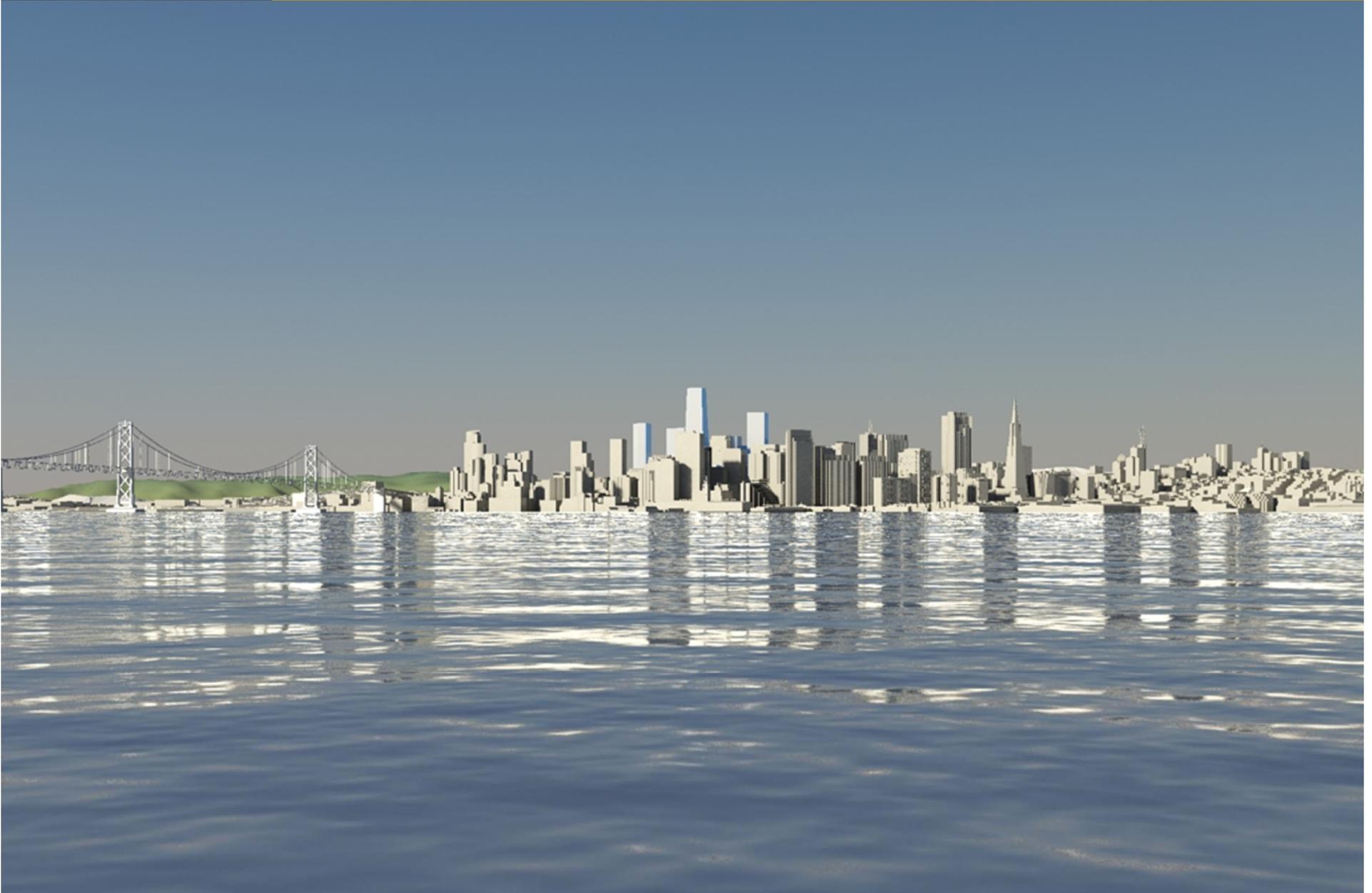


Conceptual Illustration Only

# Transit Center District Plan



# Transit Center District Plan



# Land Use



- Eliminate 18:1 FAR limit in Plan area
- Require a minimum 3:1 ratio of commercial to non-commercial space on large lots (>15,000 sf)



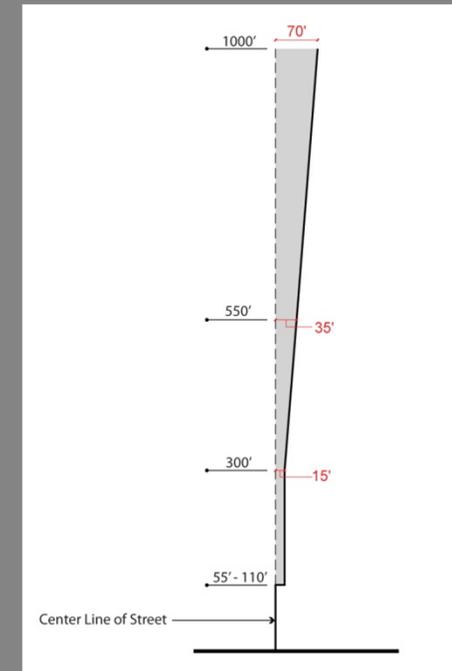
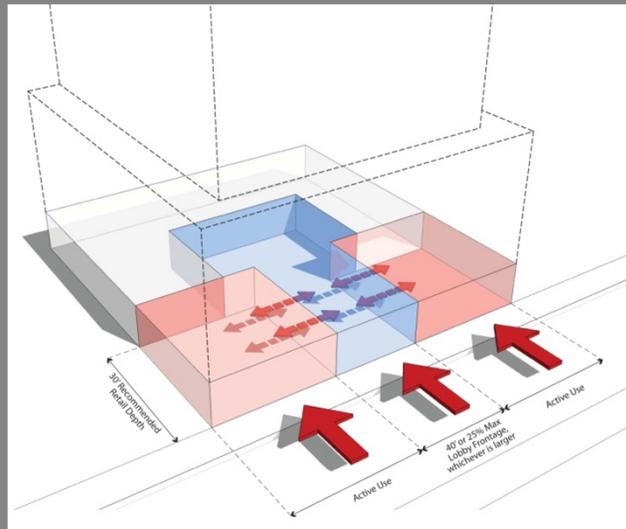
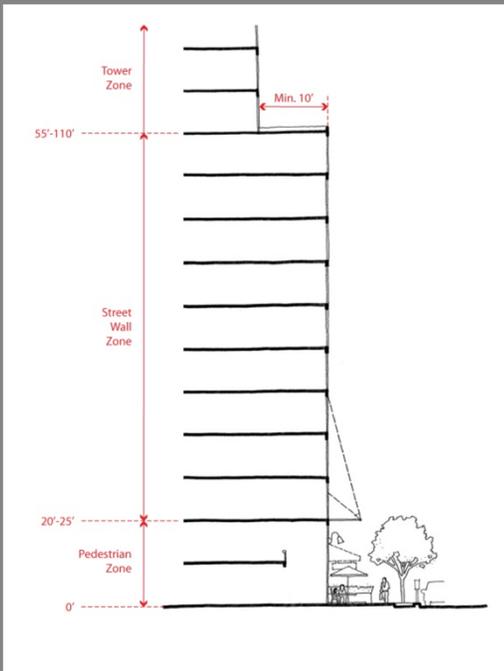
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# Plan Area Buildout Potential

	Net Additional Space	Increment over Existing Zoning
Office Space	6.35 million gsf	+2.2 million gsf
Housing Units	1,300	+800
Hotel Rooms	975	+800
Retail Space	85,000 gsf	--
<b>Total Space</b>	<b>9.39 million gsf</b>	<b>+4.02 million gsf</b>



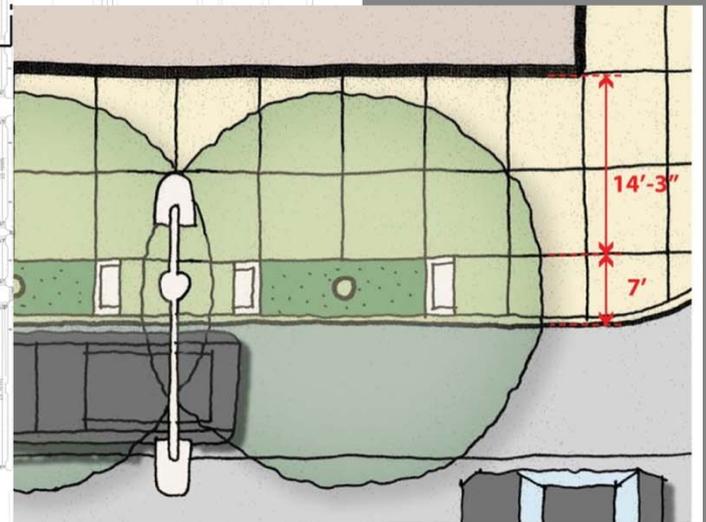
# Urban Design Controls and Guidelines



- Active ground floor uses
- Defining the streetwall
- Separation of towers



# Public Realm: Streets and Circulation

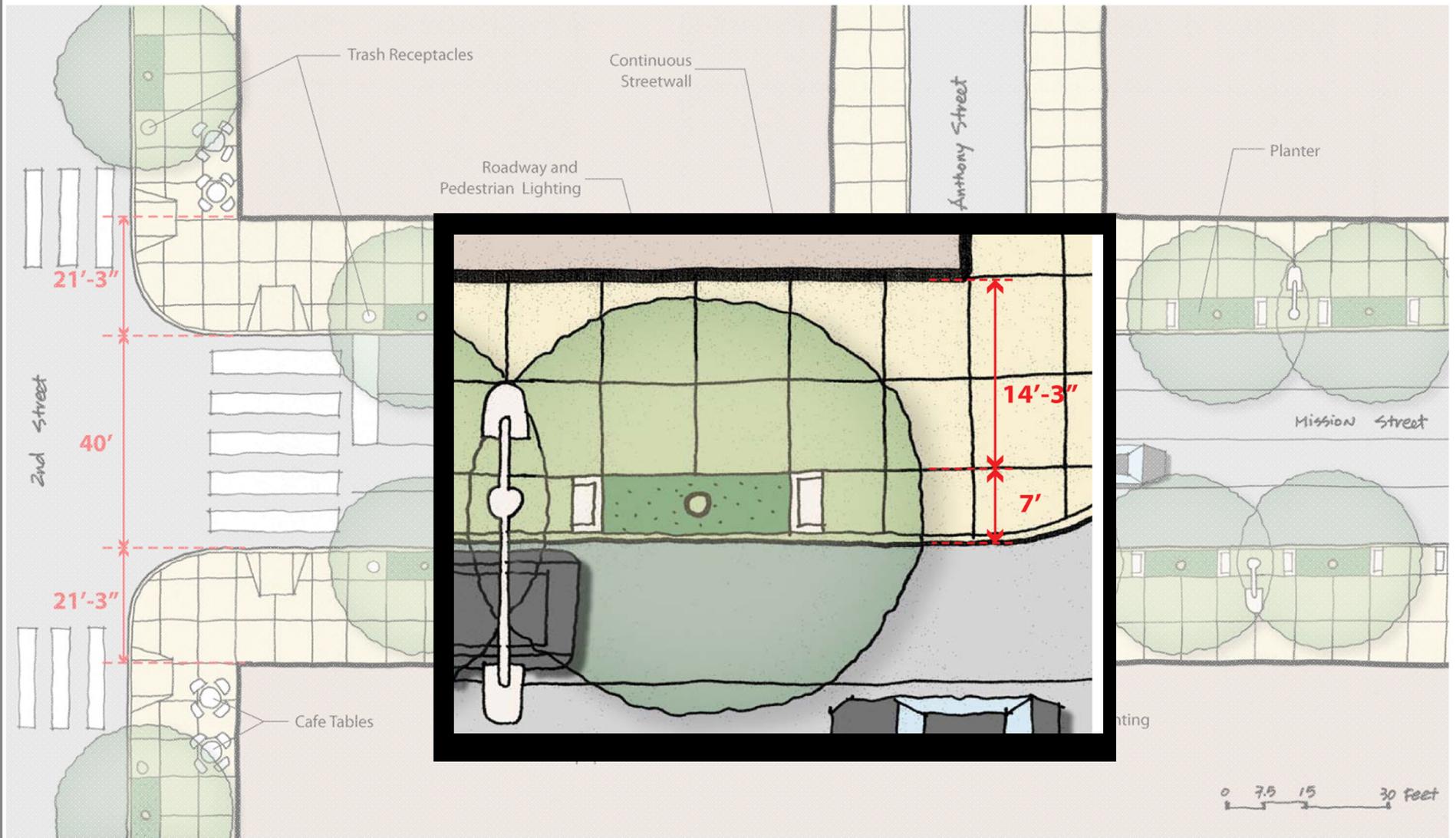


Notes

- Curb bulb-outs are conceptual, and may be removed where necessary
- Location and size of loading pockets to be determined, dependent on local laws, (various locations, etc)
- 10' transit-only lane



# Pedestrian Space and Streetscape

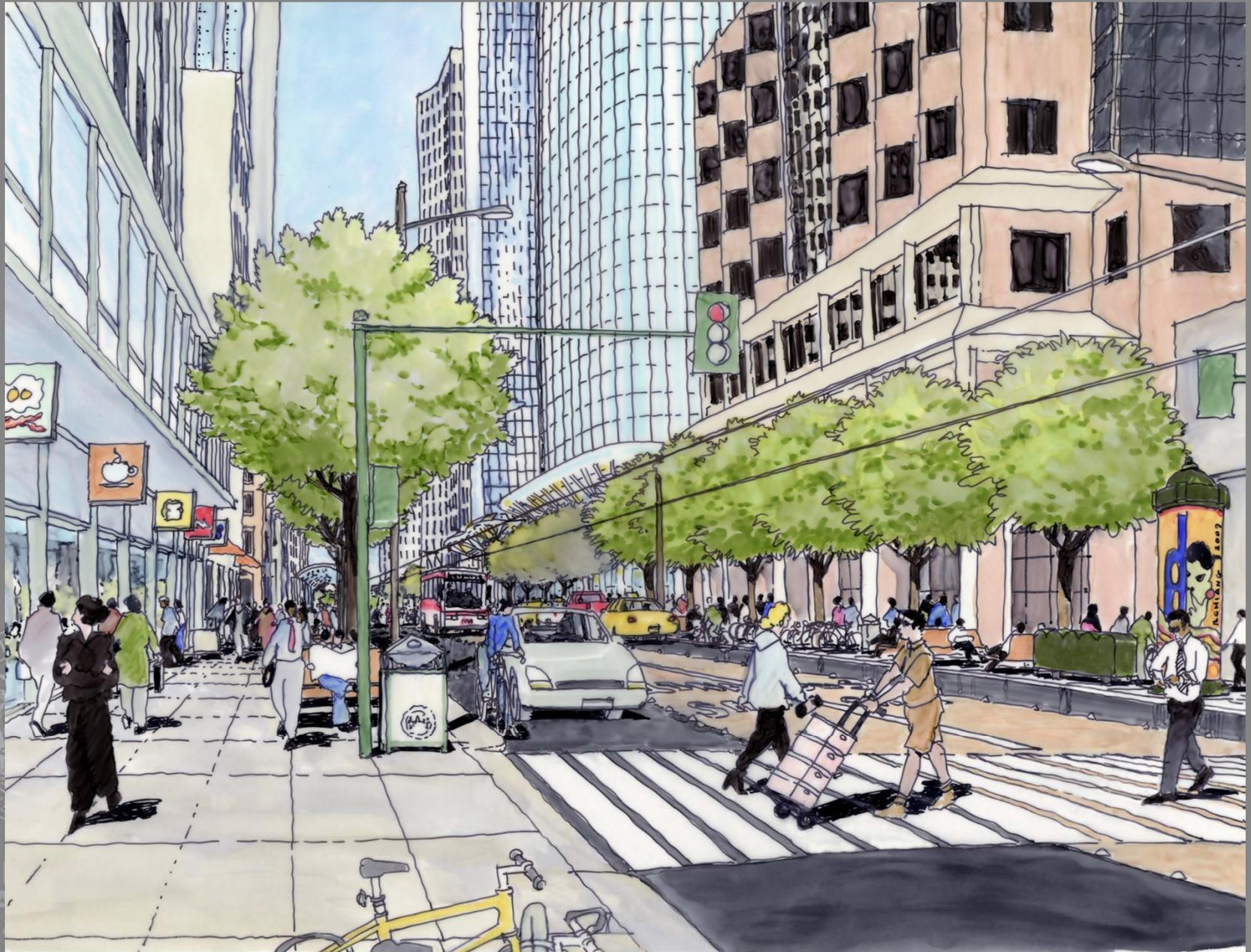


- Expand and Improve Transit lanes
- Widen and Improve Sidewalks
- Create Mid-block Signalized Crosswalks
- Augment Bicycle Network
- Convert portions of some 1-way streets to 2-way



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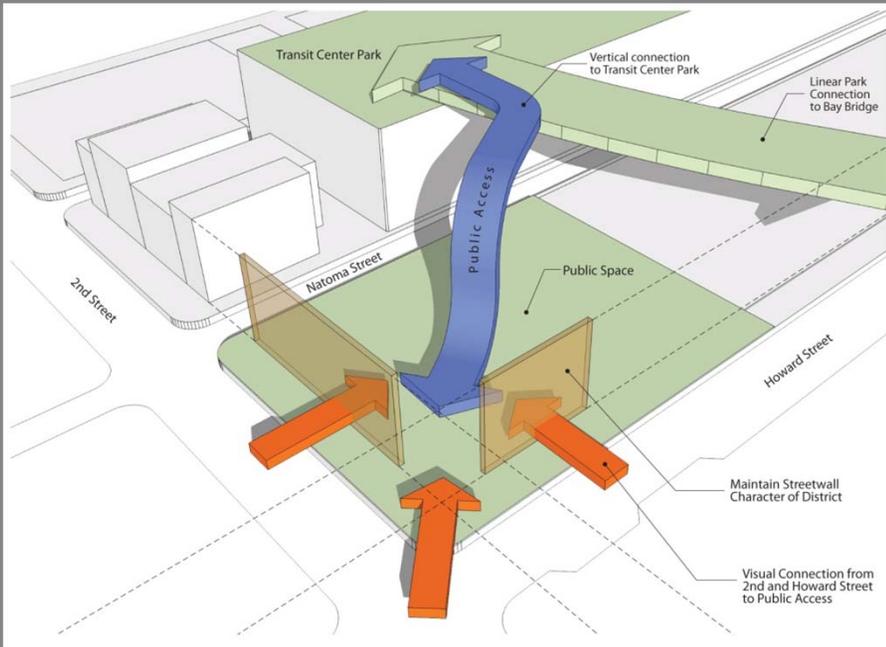
# Transportation Policies

- Create a downtown parking cap; reduce allowable non-residential parking in interim by 50%
- Pursue congestion pricing as necessary
- Update TMA and TDM requirements

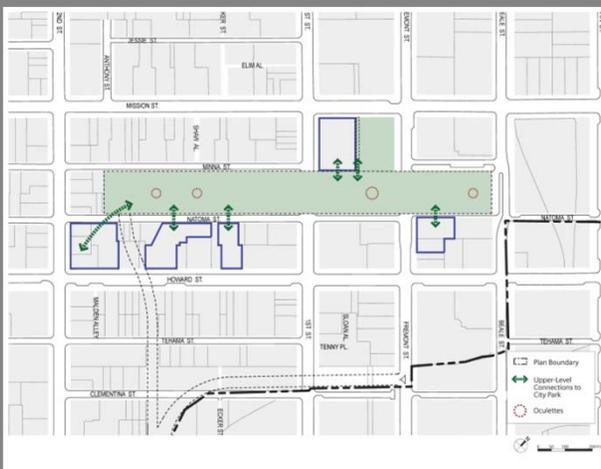


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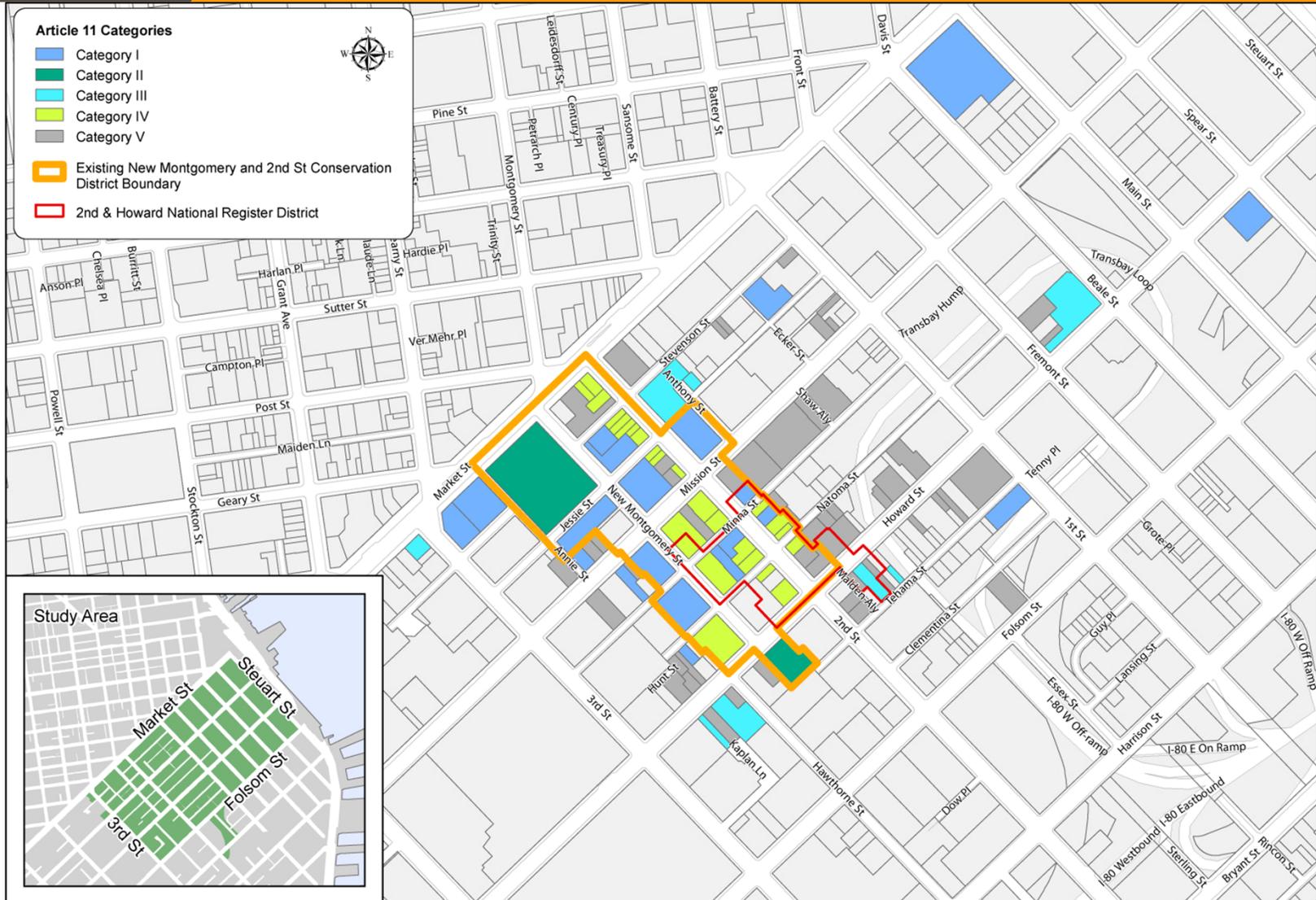
# Public Realm: Open Space



- 2<sup>nd</sup>/Howard public space
- Connections to Transit Center rooftop park
- Mid-block pedestrian ways



# Historic Resources



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# Historic Resources

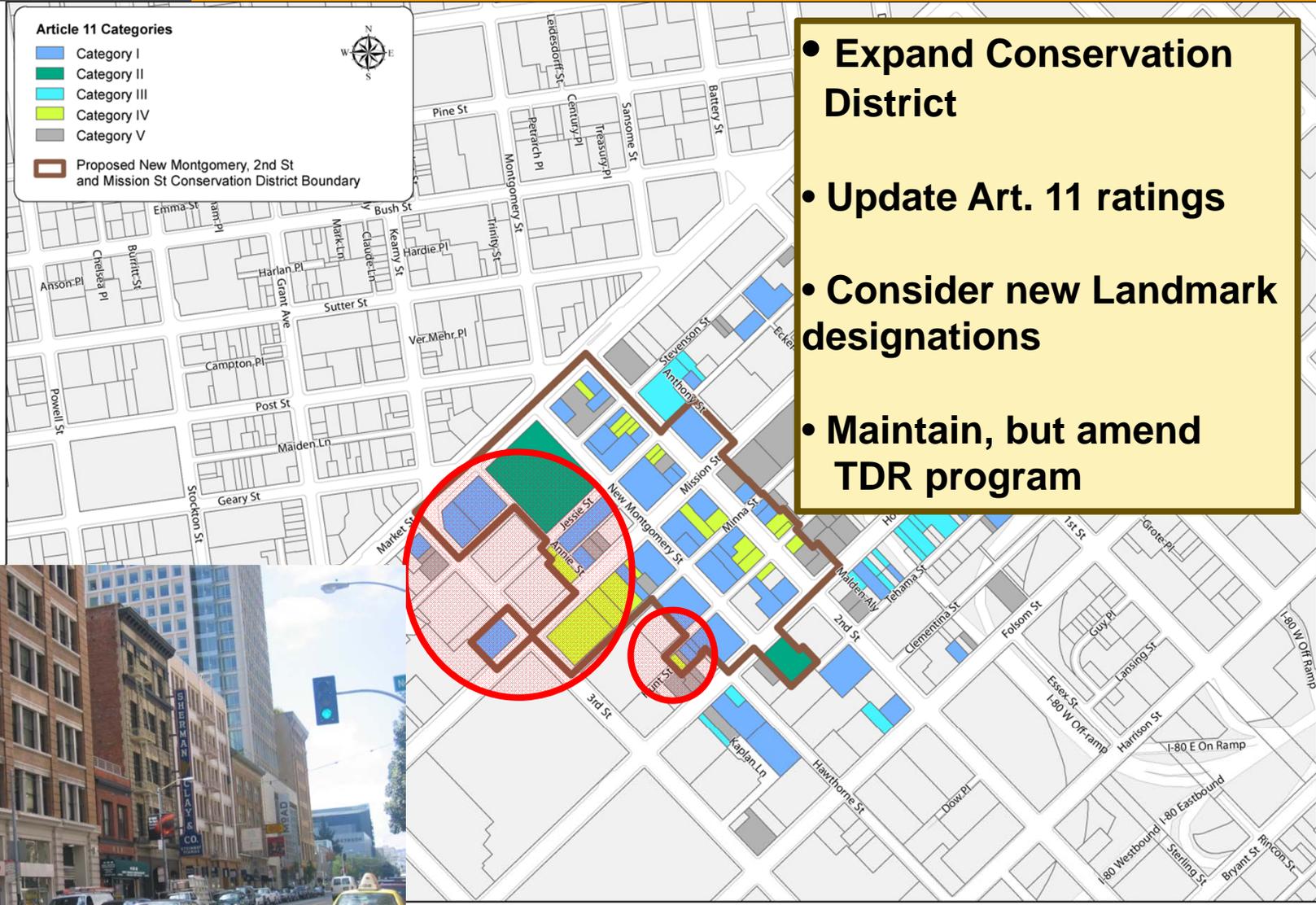
## Article 11 Categories

- Category I
- Category II
- Category III
- Category IV
- Category V

Proposed New Montgomery, 2nd St and Mission St Conservation District Boundary



- **Expand Conservation District**
- **Update Art. 11 ratings**
- **Consider new Landmark designations**
- **Maintain, but amend TDR program**



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## Potential Article 10 Landmarks

**Marine Fireman's  
Union Building**  
(240 2<sup>nd</sup> Street,  
Built 1957)



**Planters Hotel**  
(606 Folsom,  
Built 1907)



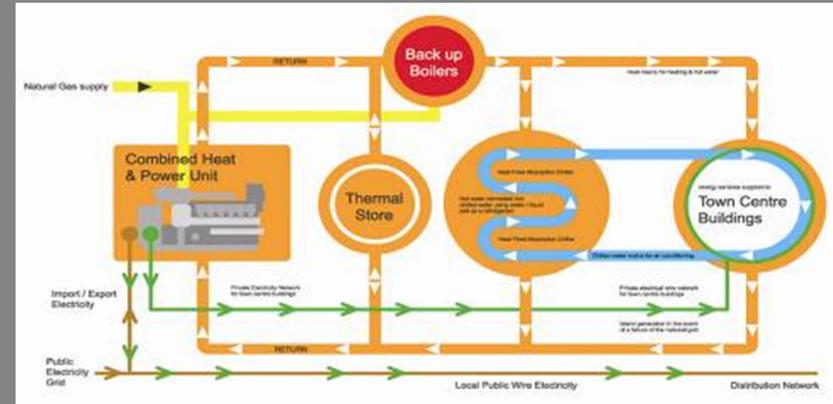
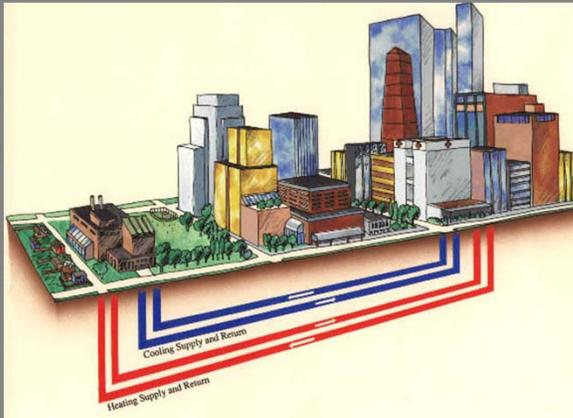
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**Phillips Building**  
(234 1<sup>st</sup> Street,  
Built 1929)



# Sustainable Resource District

- Combined Heat & Power (CHP) System



- Recycled/Non-Potable Water System



# Public Improvement Costs

Necessary and proposed district infrastructure not covered by existing fees include:

- **Streets and Pedestrian Circulation (est. \$278m)**
  - Sidewalk widening and mid-block crossings
  - Streetscape improvements
  - Underground TTC-BART Ped connector
- **Transit and Other Transportation (est. \$4.2B)**
  - Transit Center and DTX
  - BART station capacity improvements
  - Additional Traffic and Congestion Studies
- **Open Space (est. \$117m)**
  - 2<sup>nd</sup>/Howard
  - Transit Center Park
  - Connections to Transit Center park
  - Improvements to nearby downtown parks
- **Sustainable Resource District Utilities (est. \$159m)**
  - Combined Heat & Power/Combined Heating & Cooling
  - Recycled/Non-Potable Water



# Potential Revenues

Revenue Mechanism		
<b>Impact Fees*</b>	<i>NPV</i>	\$ 102,000,000
	<i>Actual</i>	\$ 235,000,000
<b>Mello-Roos Special Tax</b>	<i>NPV</i>	\$ 264,000,000
	<i>Actual</i>	\$1,555,000,000

**Total net new public revenue:**

**NPV: \$366 million**

**Actual: \$1,790 million**

\*Nexus study underway; due Fall 2011



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Thank You

<http://transitcenter.sfplanning.org>



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