



Transit Center District Plan

Draft for Public Review

November 2009



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DEPARTMENT

San Francisco Planning Department

In partnership with:

San Francisco Redevelopment Agency

Transbay Joint Powers Authority

Public Agencies and Consultants

Public Agencies

SF Planning Department
SF Redevelopment Agency
Transbay Joint Powers Authority
SF Municipal Transportation Agency
SF Public Utilities Commission
SF Office of Economic & Workforce Development
SF County Transportation Authority
BART
Golden Gate Transit
AC Transit

Consultants:

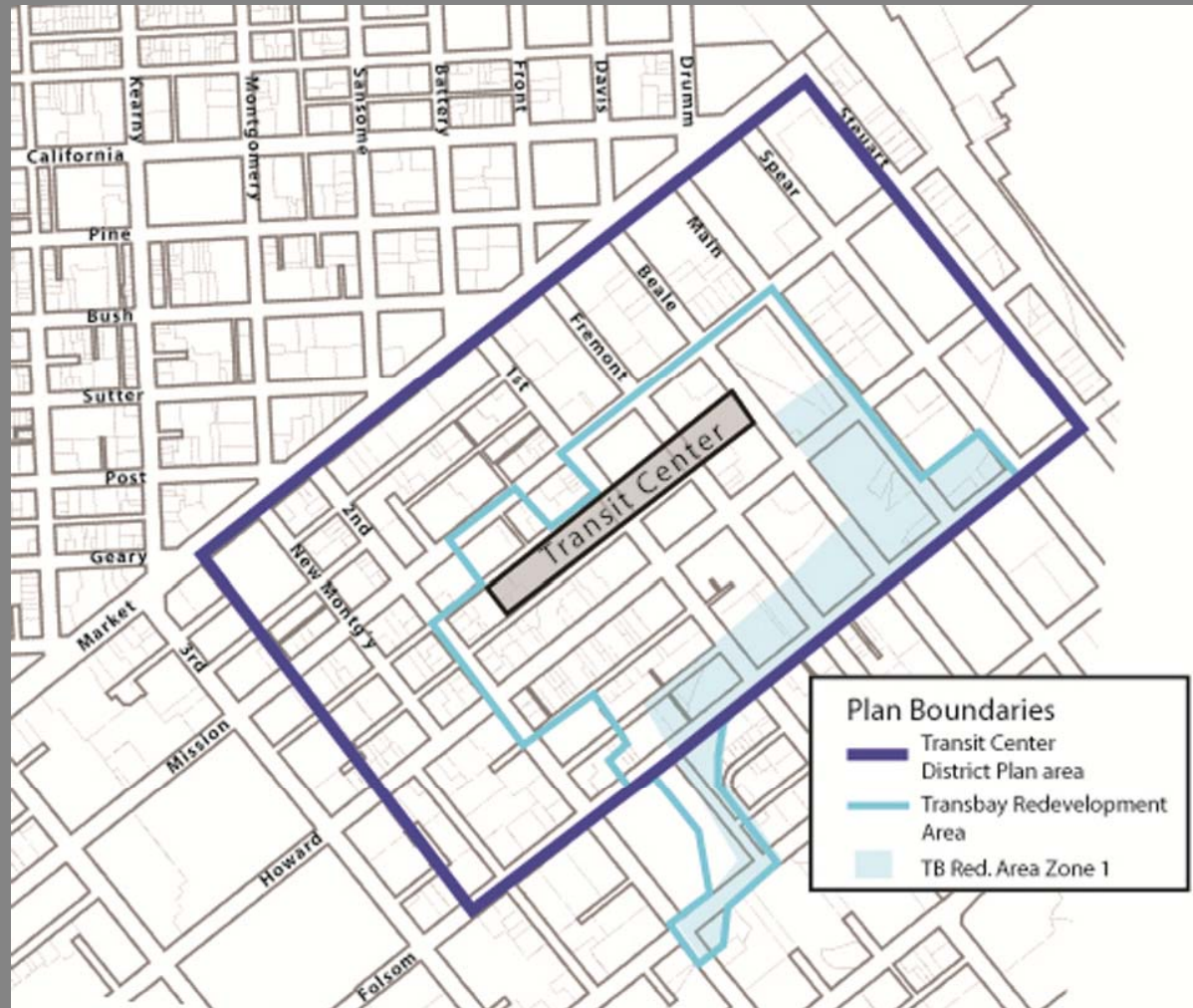
AECOM
Nelson/Nygaard
Economic & Planning Systems
Robin Chiang & Co.
Kelley & VerPlanck
ESA
Seifel Consulting
ESA
The Concord Group
Arup



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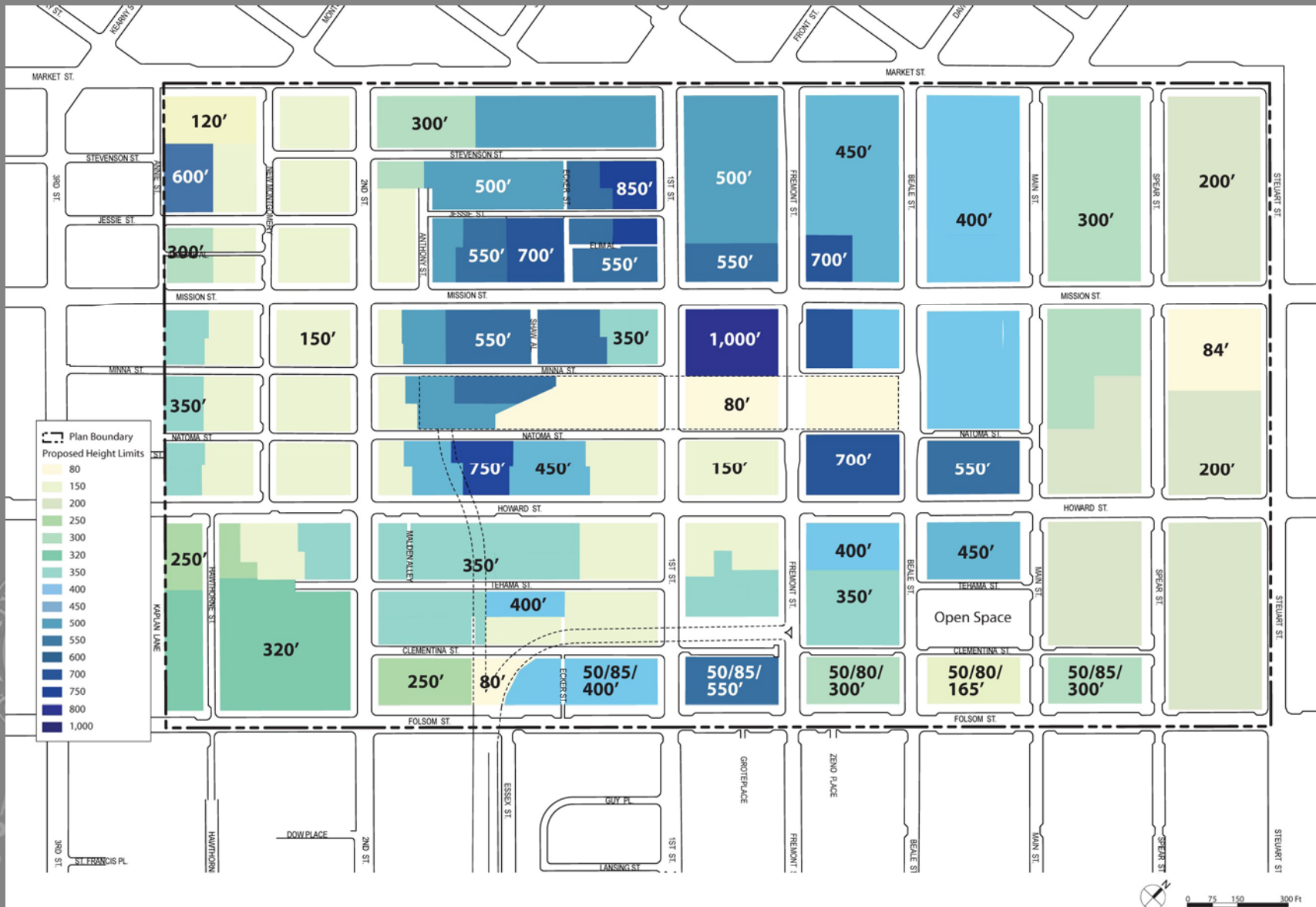
Transit Center District Plan Area

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



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Urban Form: Building Height Limits



Urban Form: Existing Zoning



Illustration Only

Urban Form: Plan Proposal

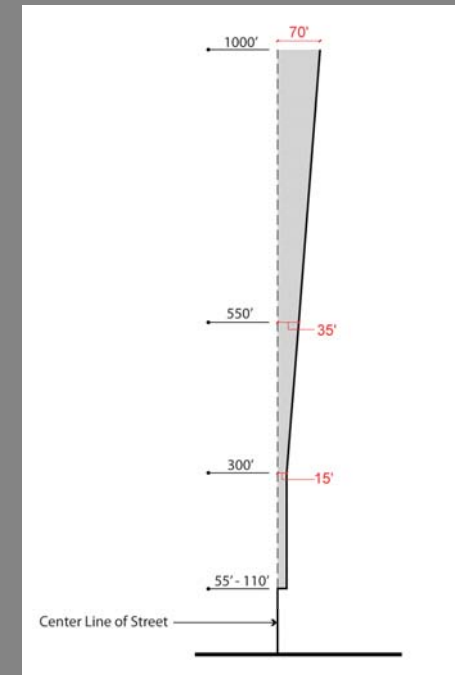
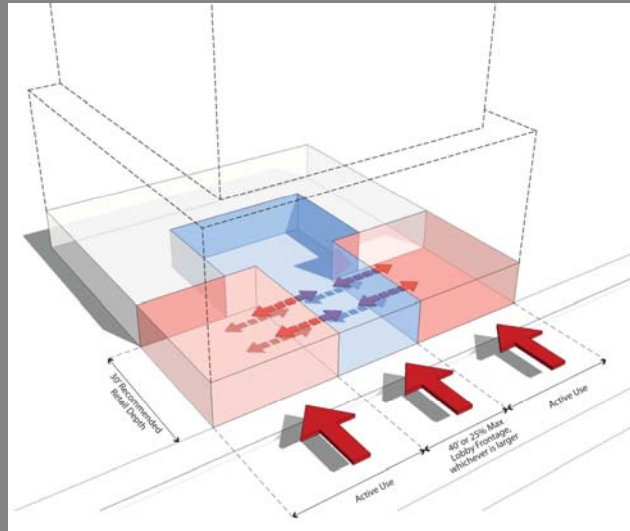
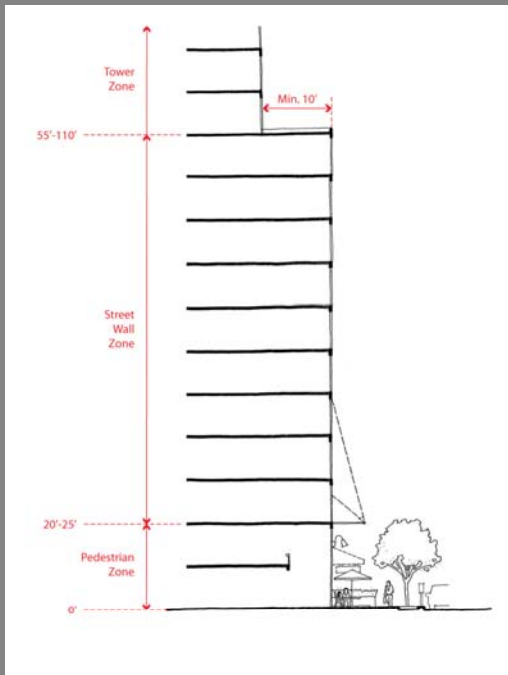


Plan Area Buildout Potential

	Net Additional Space	Increment over Existing Zoning
Office Space	5.82 million gsf	+2.54 million gsf
Housing Units	1,350	+235
Hotel Rooms	1,370	+425
Retail Space	85,000 gsf	--
Total Space	9.2 million gsf	+3.52 million gsf



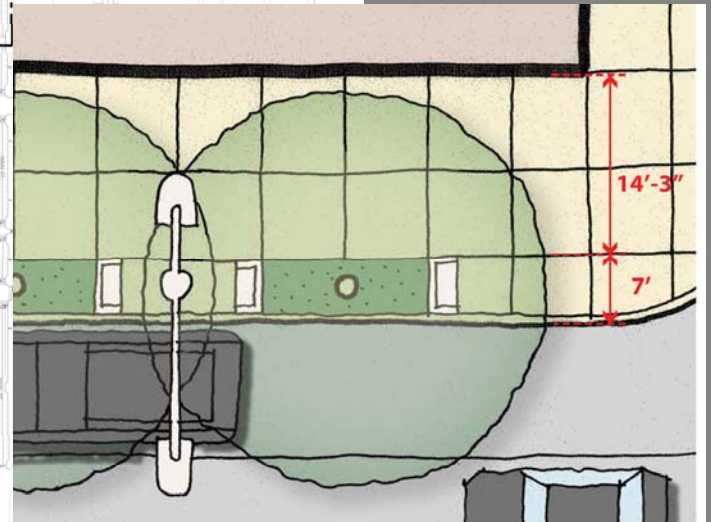
Urban Design Controls and Guidelines



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



Public Realm: Streets and Circulation

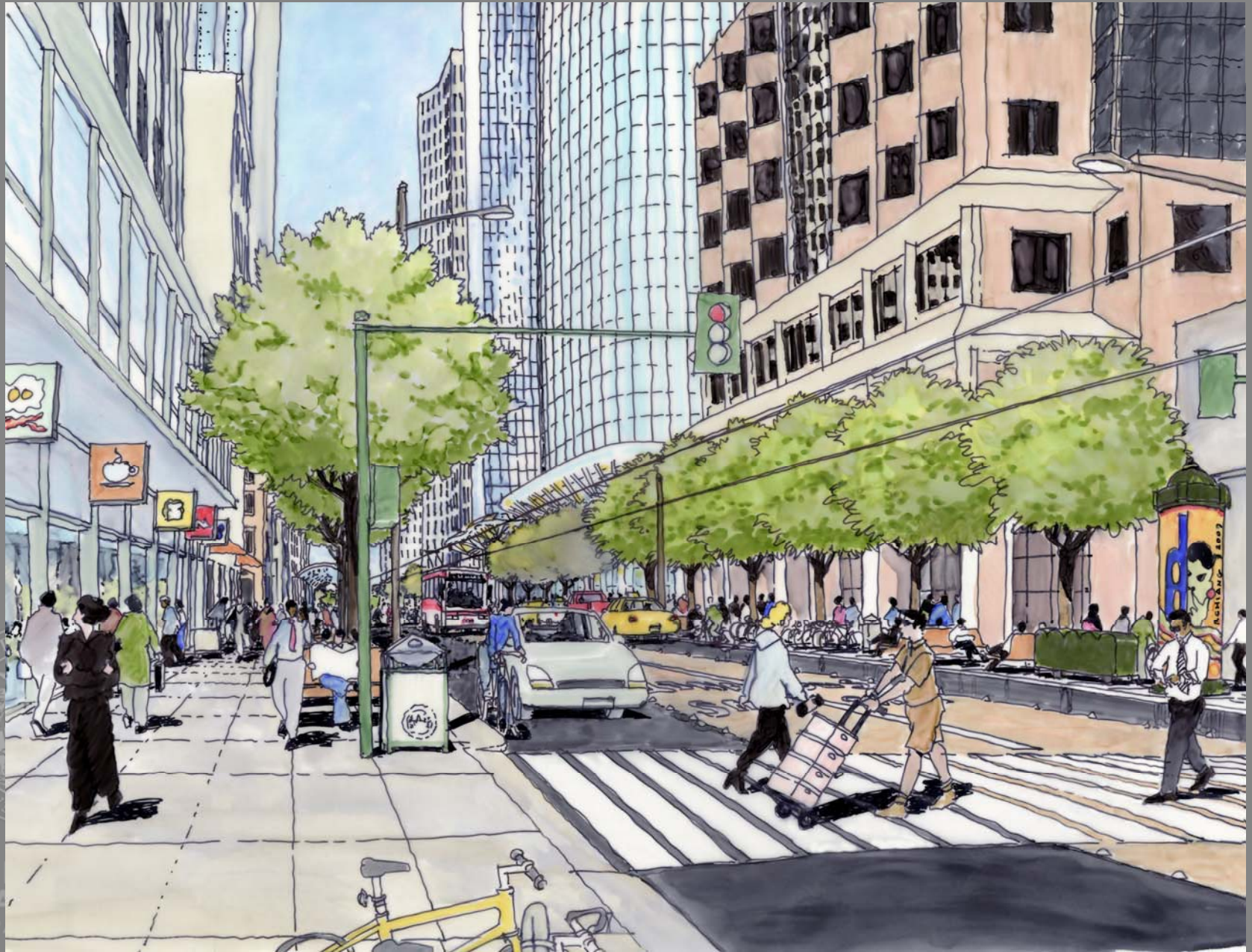


NOTES:
• Curb bulb-outs are encouraged, and may be removed where necessary.
• Location and size of loading pockets to be determined, dependent on
• local codes, driveway locations, etc.
• Street only view.

- Expand and Improve Transit lanes
- Widen and Improve Sidewalks
- Create Mid-block Signalized Crosswalks
- Enhance bicycle facilities



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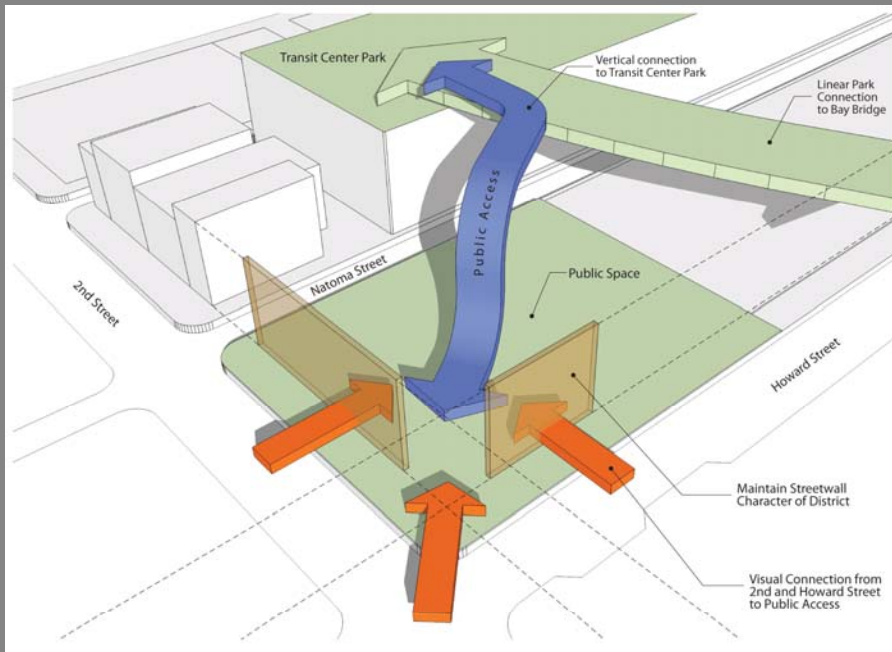
Transportation Policies

- Create a 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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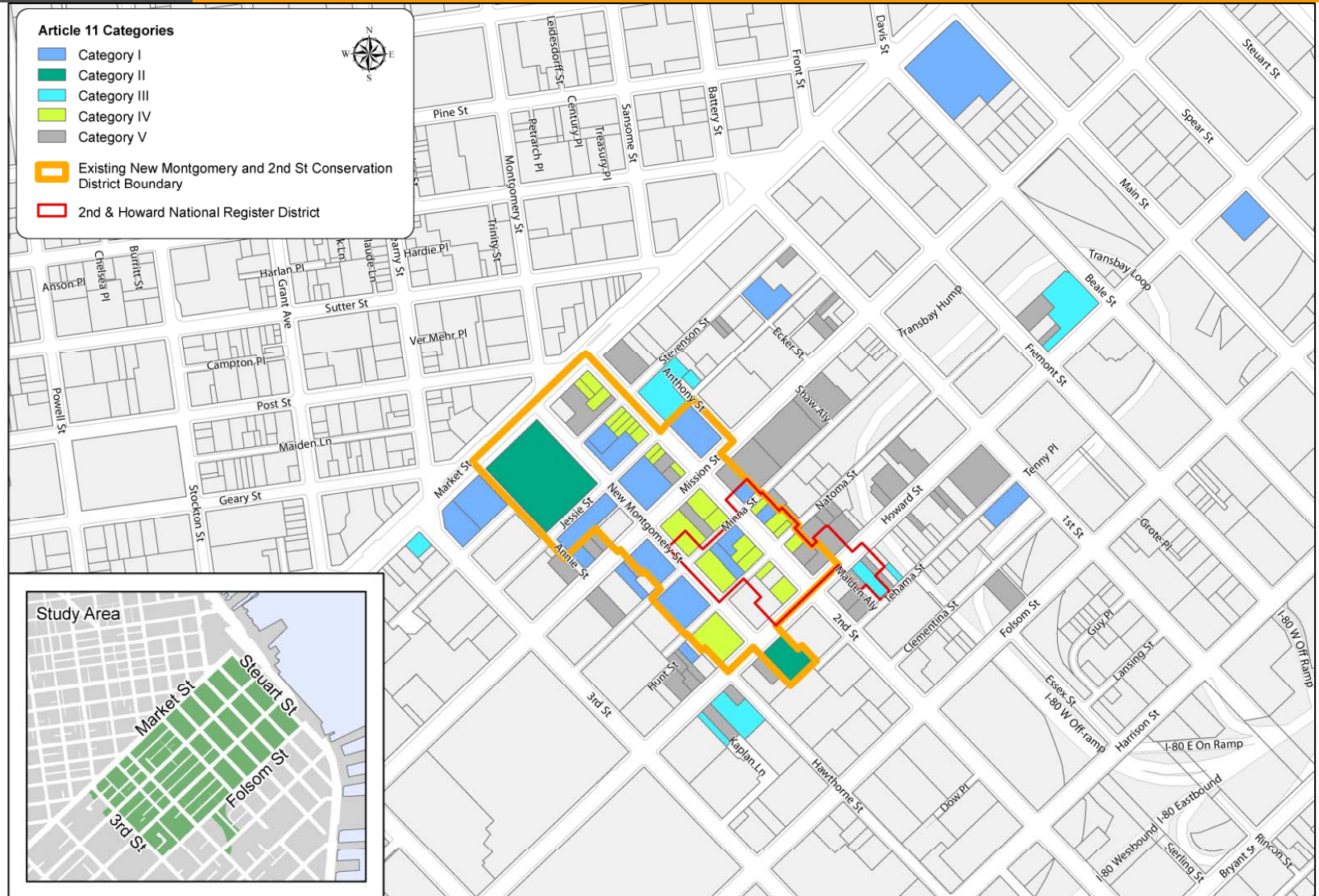
Public Realm: Open Space



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



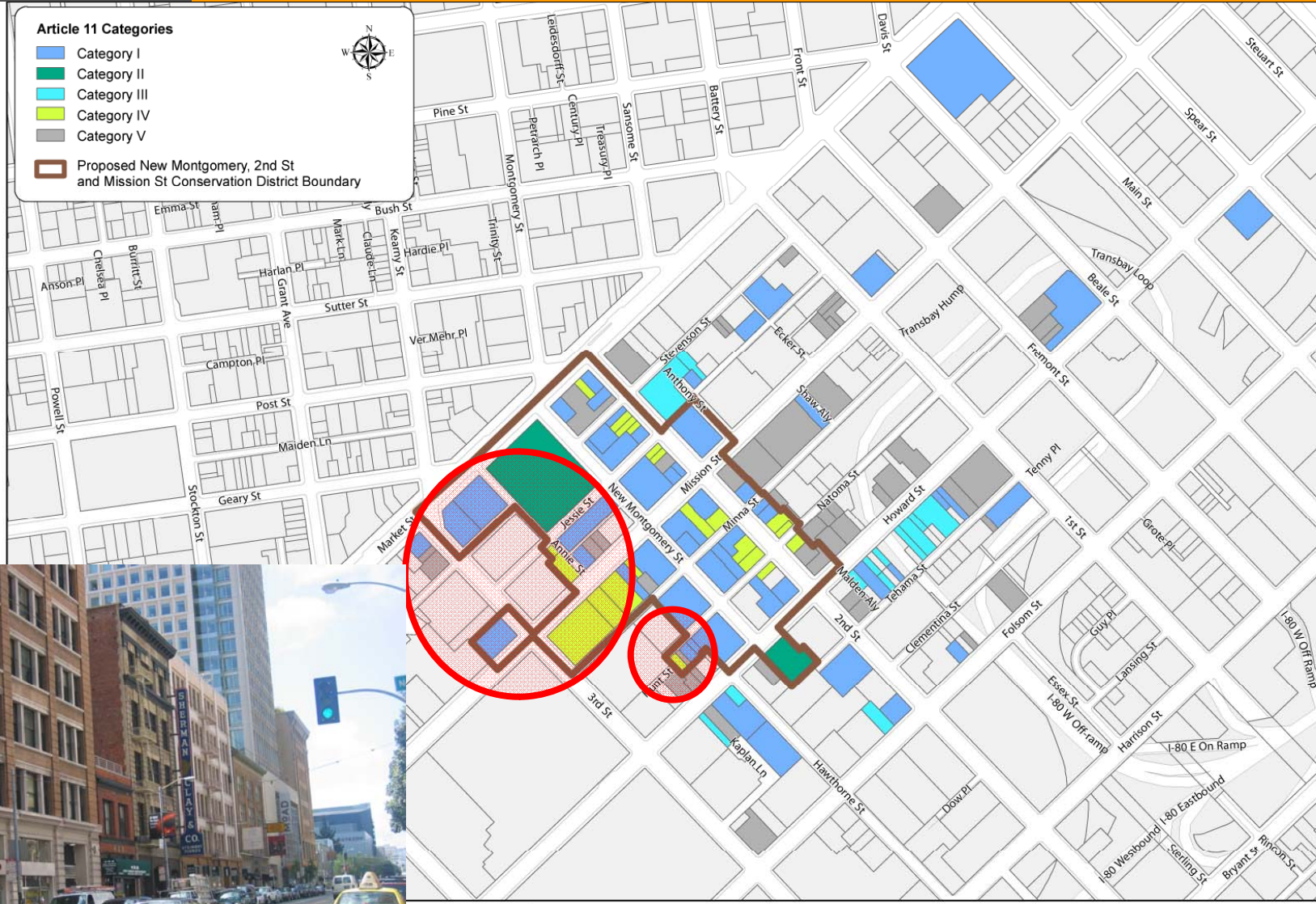
Historic Resources



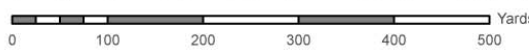
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Historic Resources

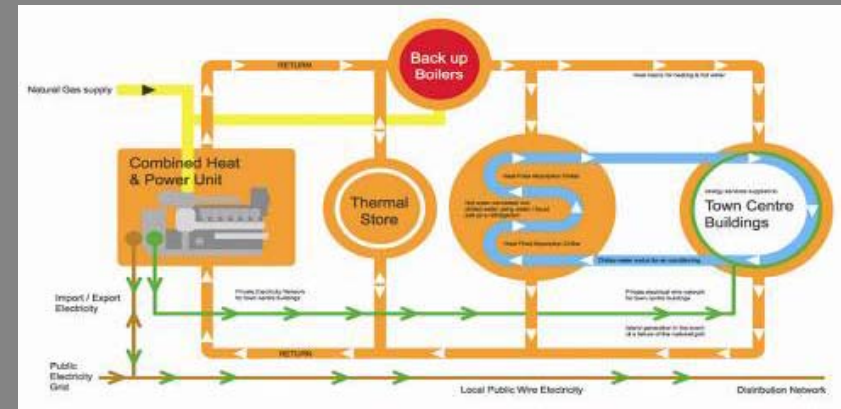
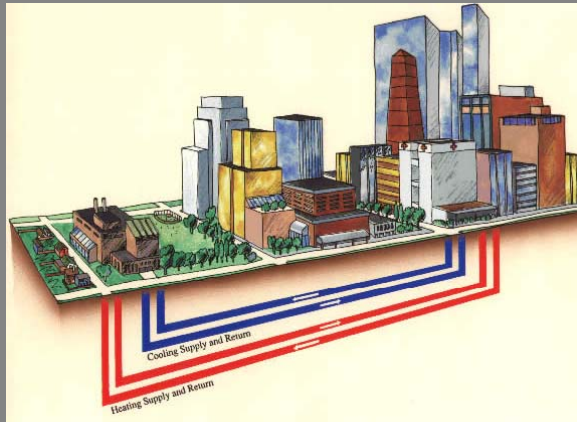


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Sustainable Resource District

- Combined Heat & Power (CHP) System



- Recycled/Non-Potable Water System



Existing Impact Fees

- Transit (Muni only)
- Affordable Housing
- Childcare
- Open Space (office only; small fee)



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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)**
 - 2nd/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



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Potential Revenues

Revenue Mechanism		15-Year Buildout	20-year Buildout
Impact Fee	<i>NPV</i>	\$ 125,000,000	\$ 102,000,000
	<i>Actual</i>	\$ 235,000,000	\$ 235,000,000
Mello-Roos Special Tax	<i>NPV</i>	\$ 305,000,000	\$ 264,000,000
	<i>Actual</i>	\$ 1,466,000,000	\$ 1,555,000,000
Benefit Covenant	<i>NPV</i>	\$ 99,000,000	\$ 88,000,000
	<i>Actual</i>	\$ 544,000,000	\$ 592,000,000

Total net new public revenue:

NPV: \$454 - \$529 million

Actual: \$2,245 - \$2,382 million



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Schedule Milestones

Draft Plan Publication

Nov 19, 2009

Draft EIR Publication

Fall 2010

**Final EIR and
Plan Adoption Hearings**

Early 2011



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