



TRANSIT CENTER DISTRICT PLAN

Informational Update

Transbay Joint Powers Authority

CAC



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PLANNING
DEPARTMENT**

10.11.2011

San Francisco Planning Department

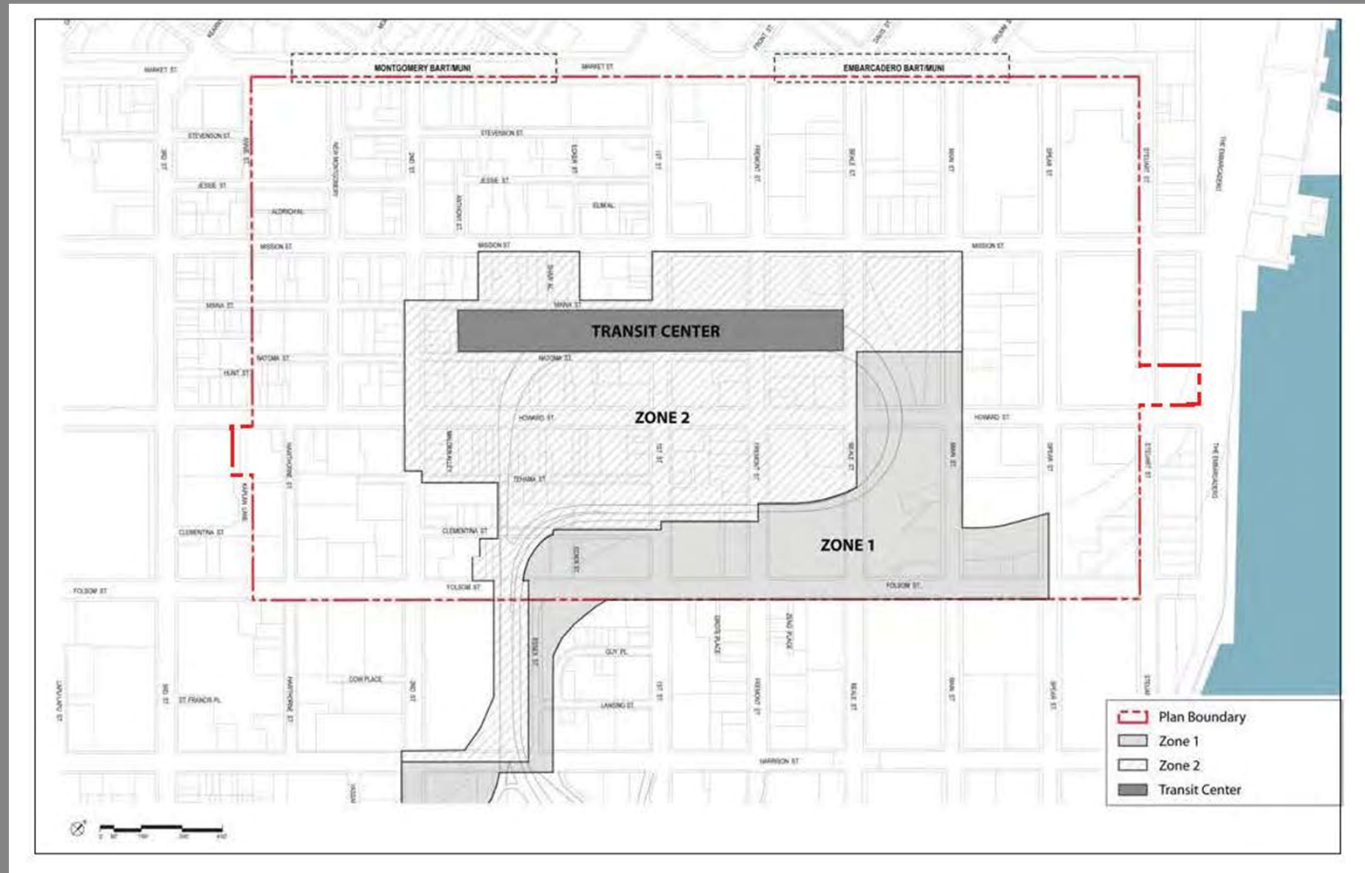
In partnership with:

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 28, 2011

DEIR Comment Hearing

November 3, 2011

DEIR Comment Period Ends

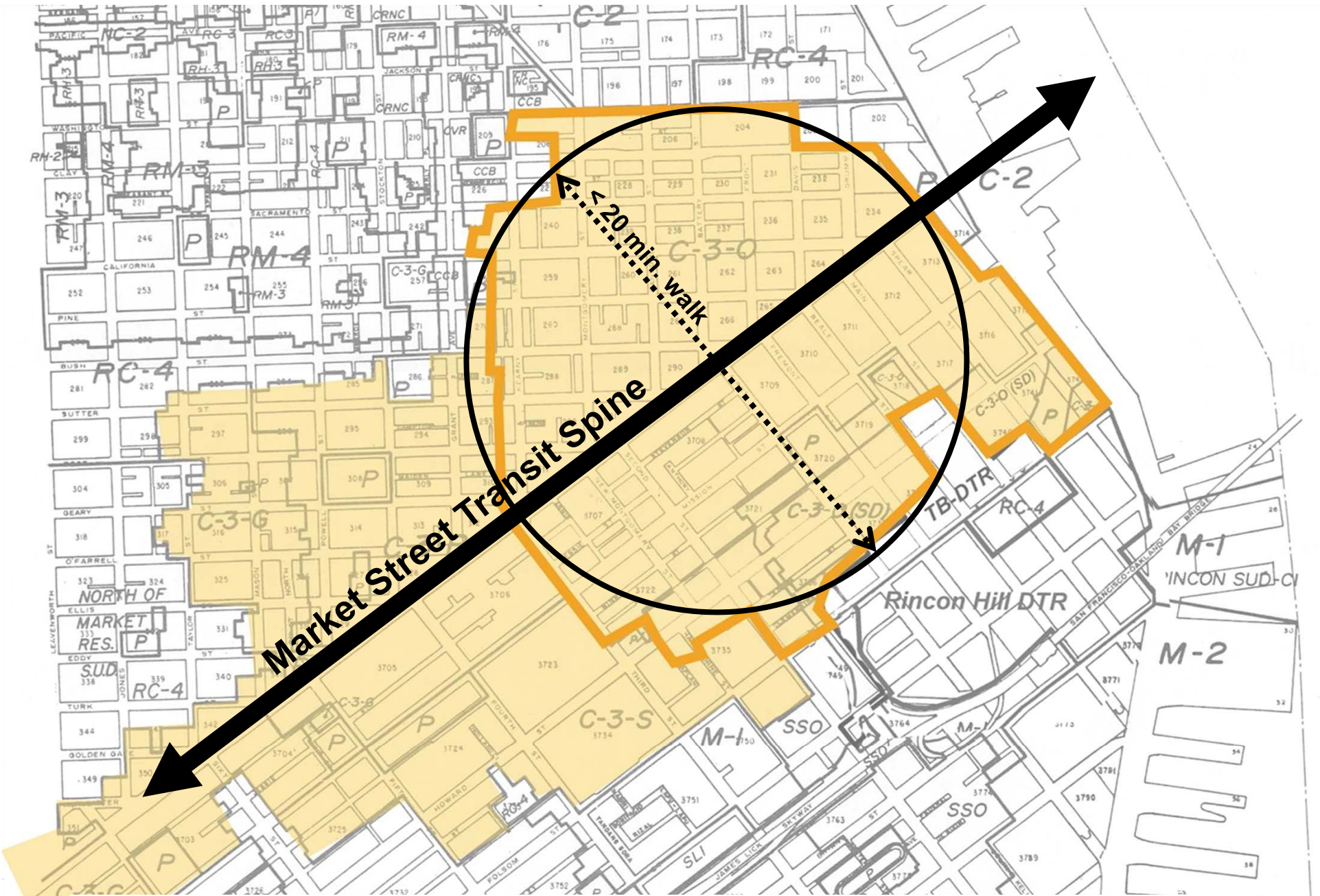
November 14, 2011

**Final EIR and
Plan Adoption Hearings**

February 2012

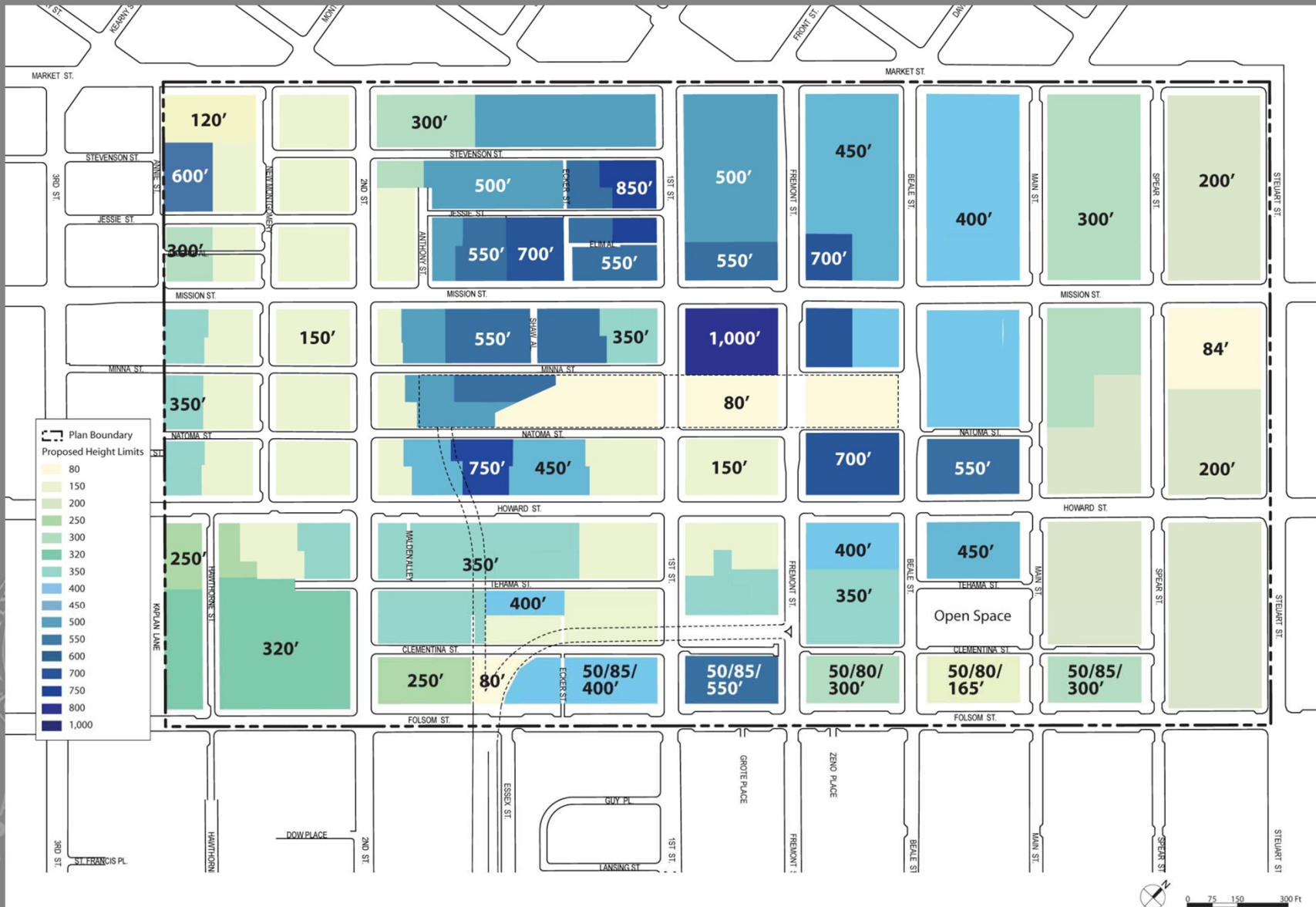


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Downtown Plan: Compact, Walkable, Transit-Oriented

Transit Center District Plan: Heights



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Urban Form: Existing Zoning



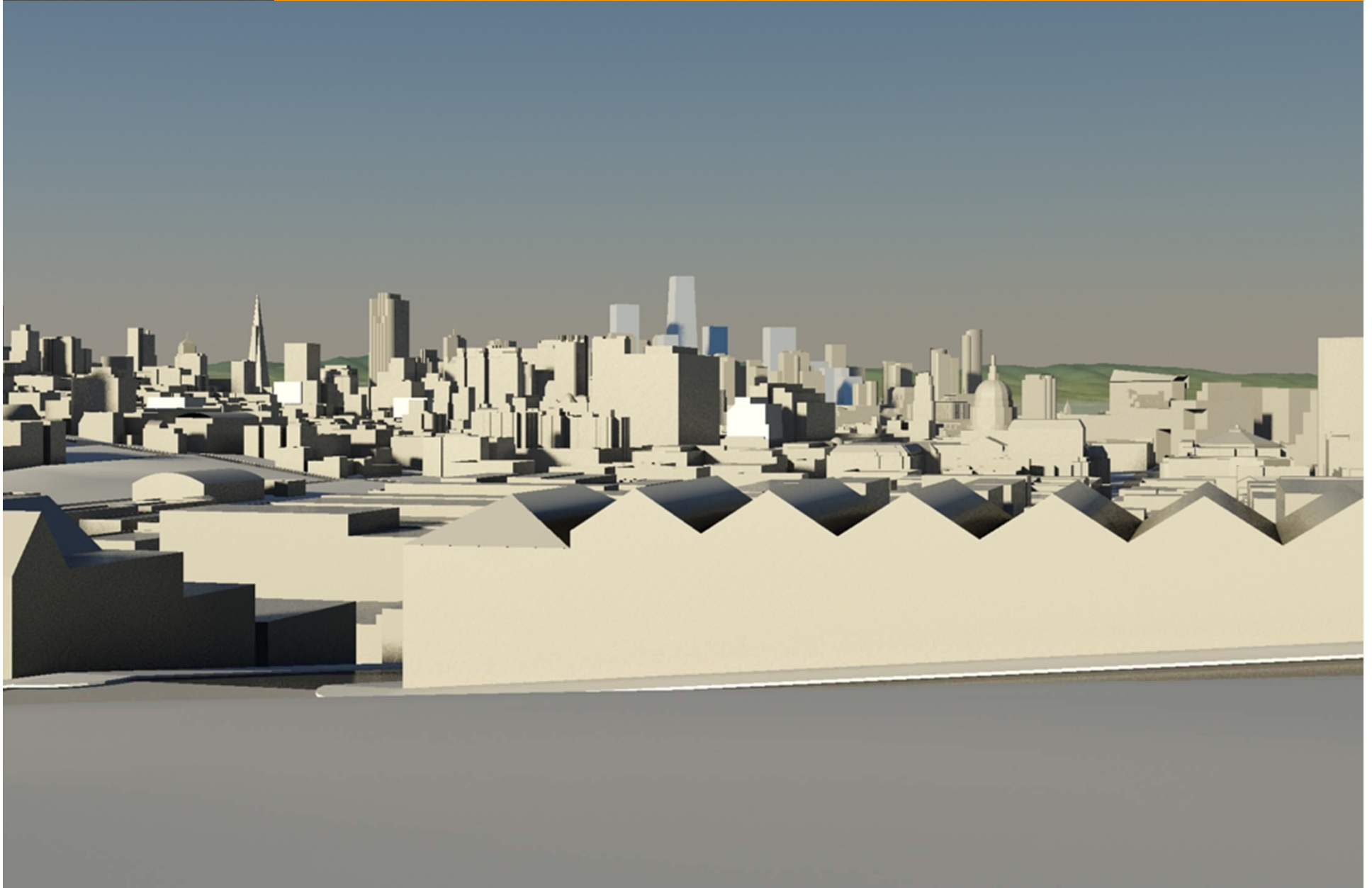
Illustration Only

Urban Form: Plan Proposal

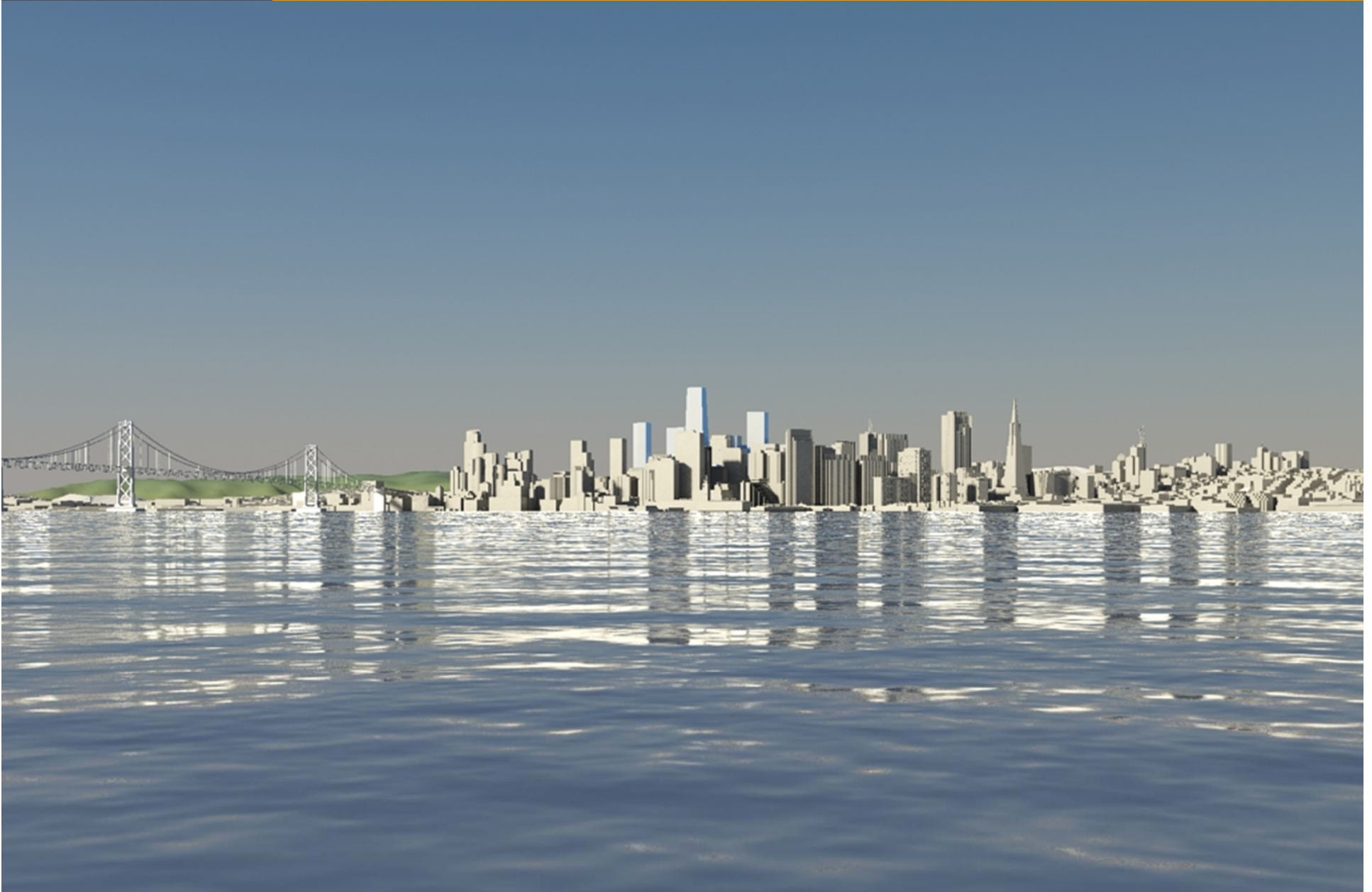


Conceptual Illustration Only

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)



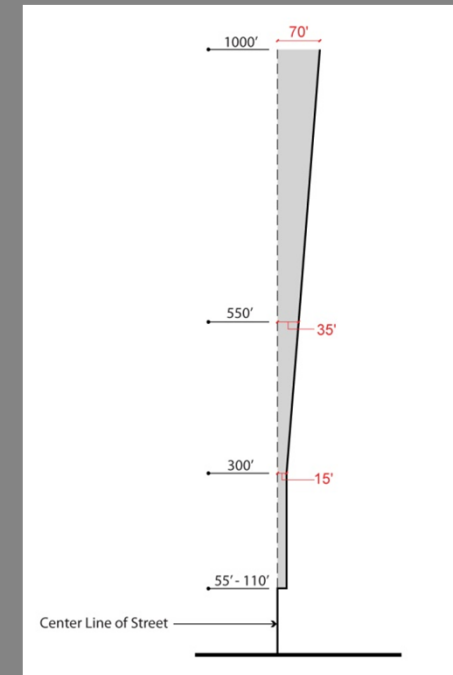
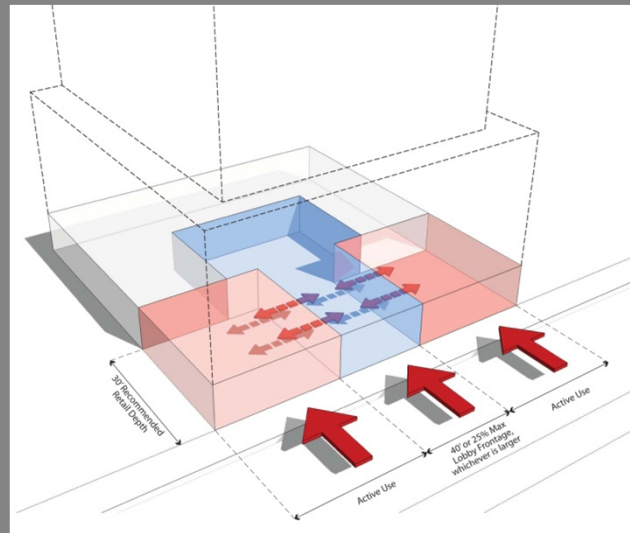
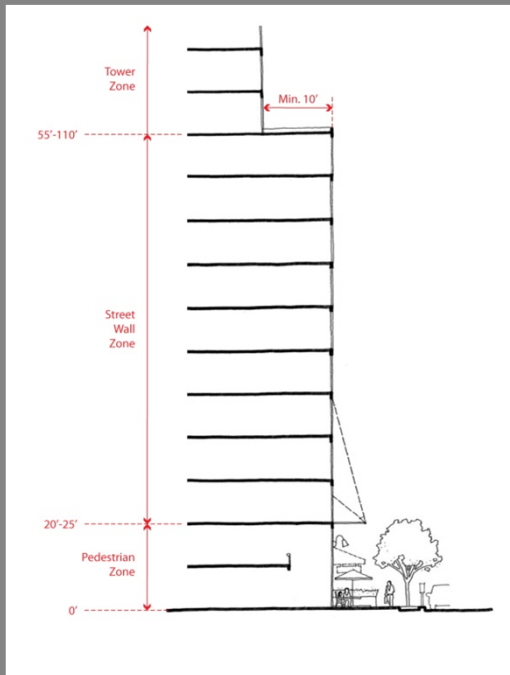
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Plan Area Buildout Potential

	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	--
Total Space	9.39 million gsf	+4.02 million gsf



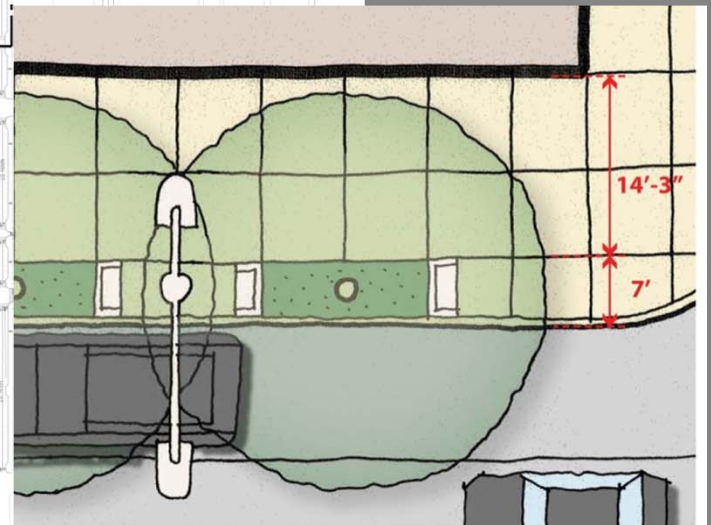
Urban Design Controls and Guidelines



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



Public Realm: Streets and Circulation

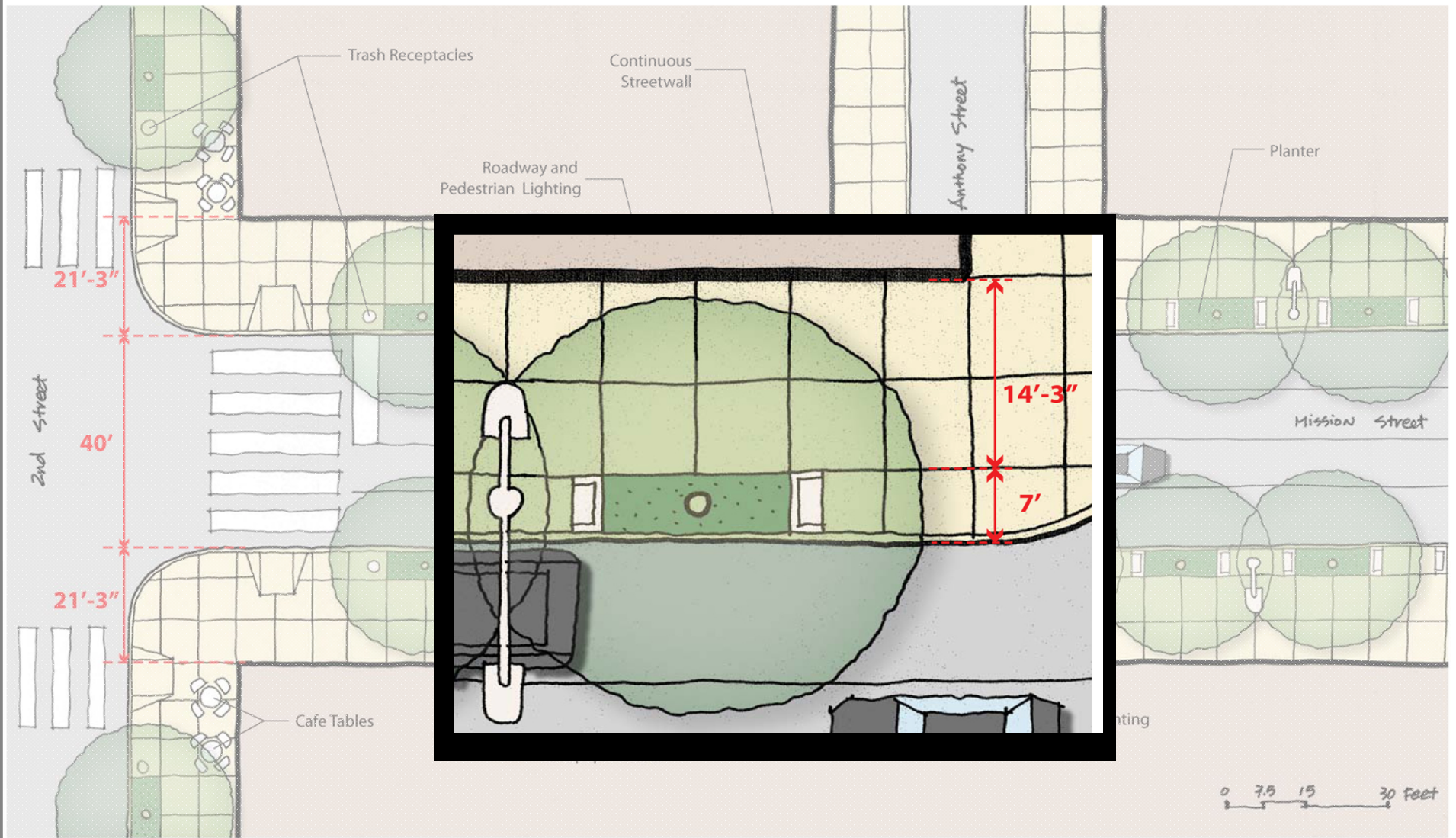


Notes

- Curb bulb outs are 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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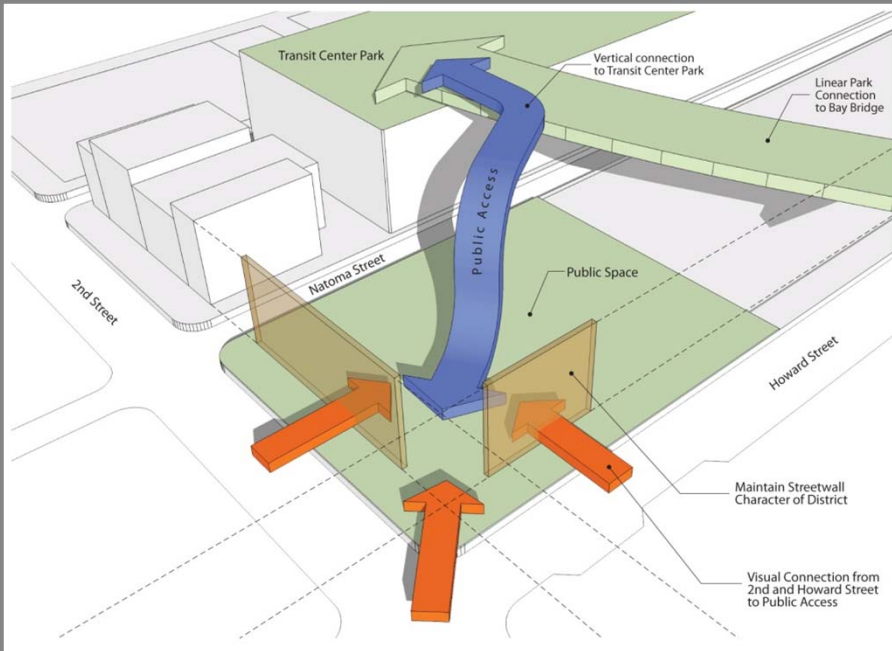
Transportation Policies

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

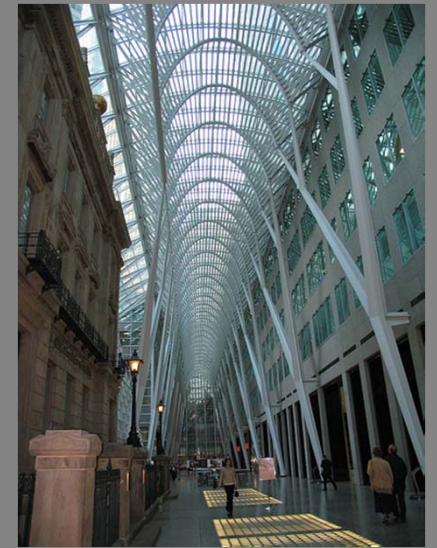


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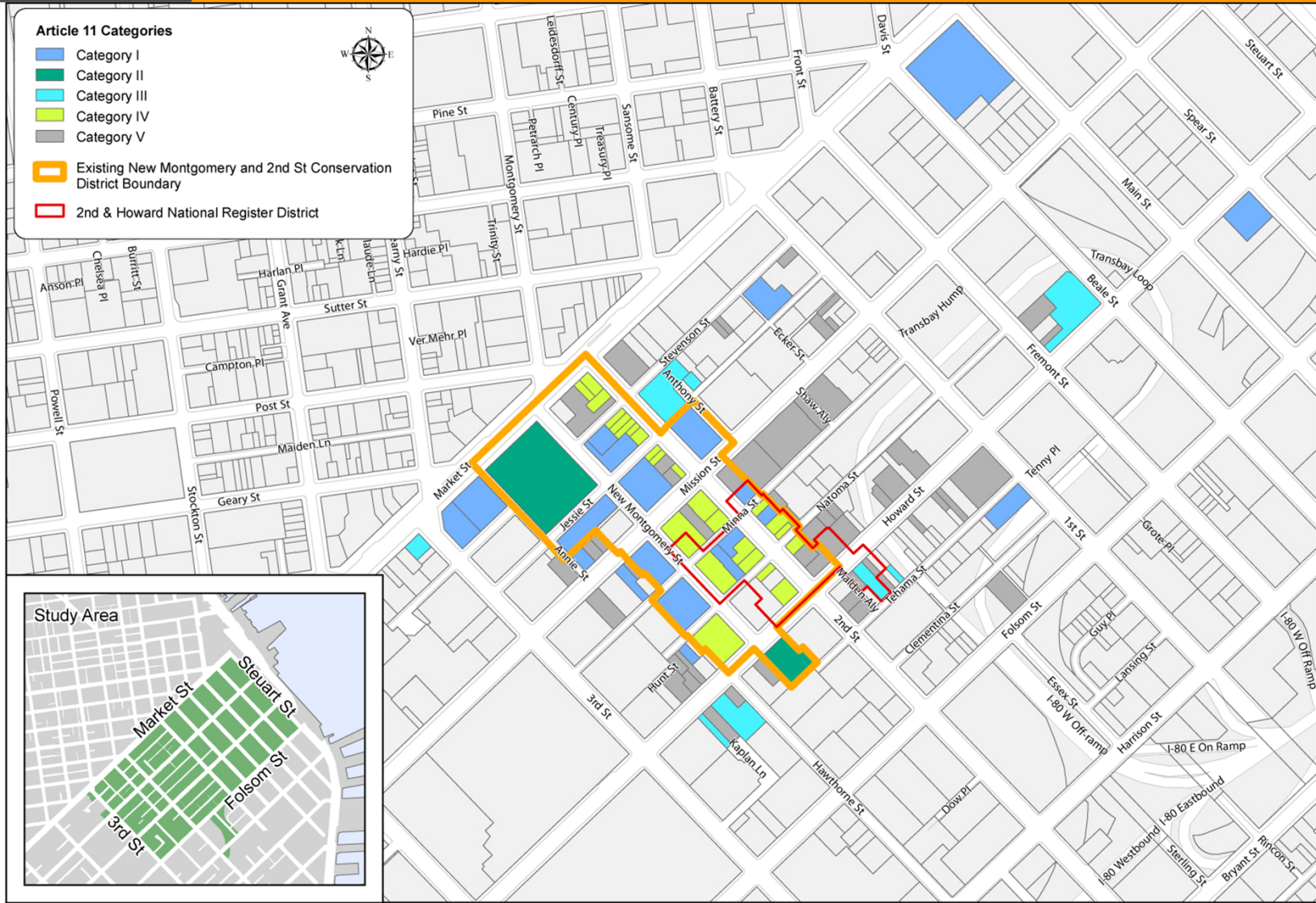
Public Realm: Open Space



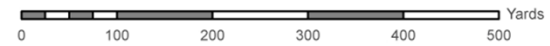
- 2nd/Howard public space
- Connections to Transit Center rooftop park
- Mid-block pedestrian ways



Historic Resources



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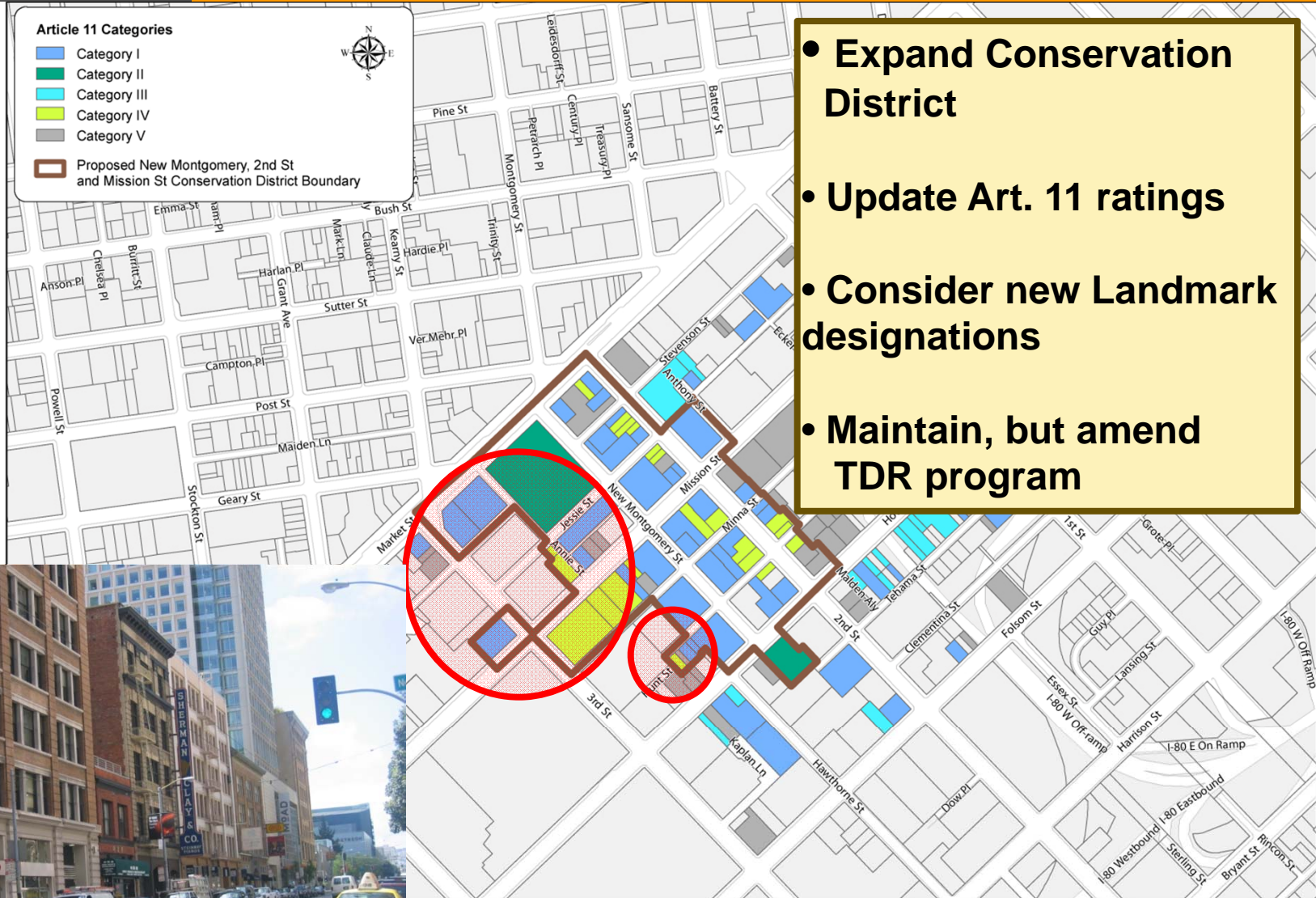


Historic Resources

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 2nd Street,
Built 1957)



Planters Hotel
(606 Folsom,
Built 1907)



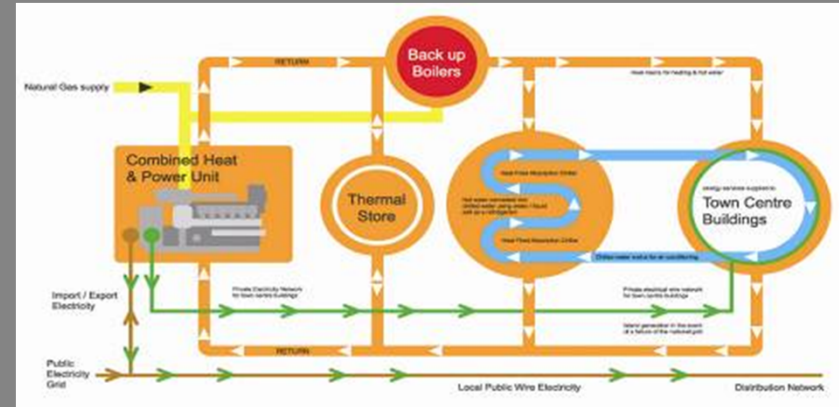
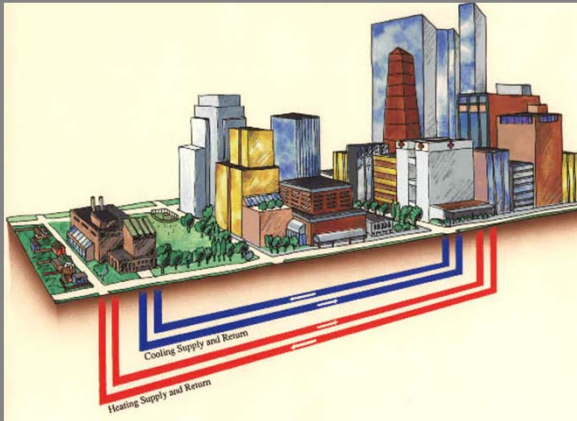
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Phillips Building
(234 1st Street,
Built 1929)



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)**
 - 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



Potential Revenues

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