

San Francisco Planning Department, OCII

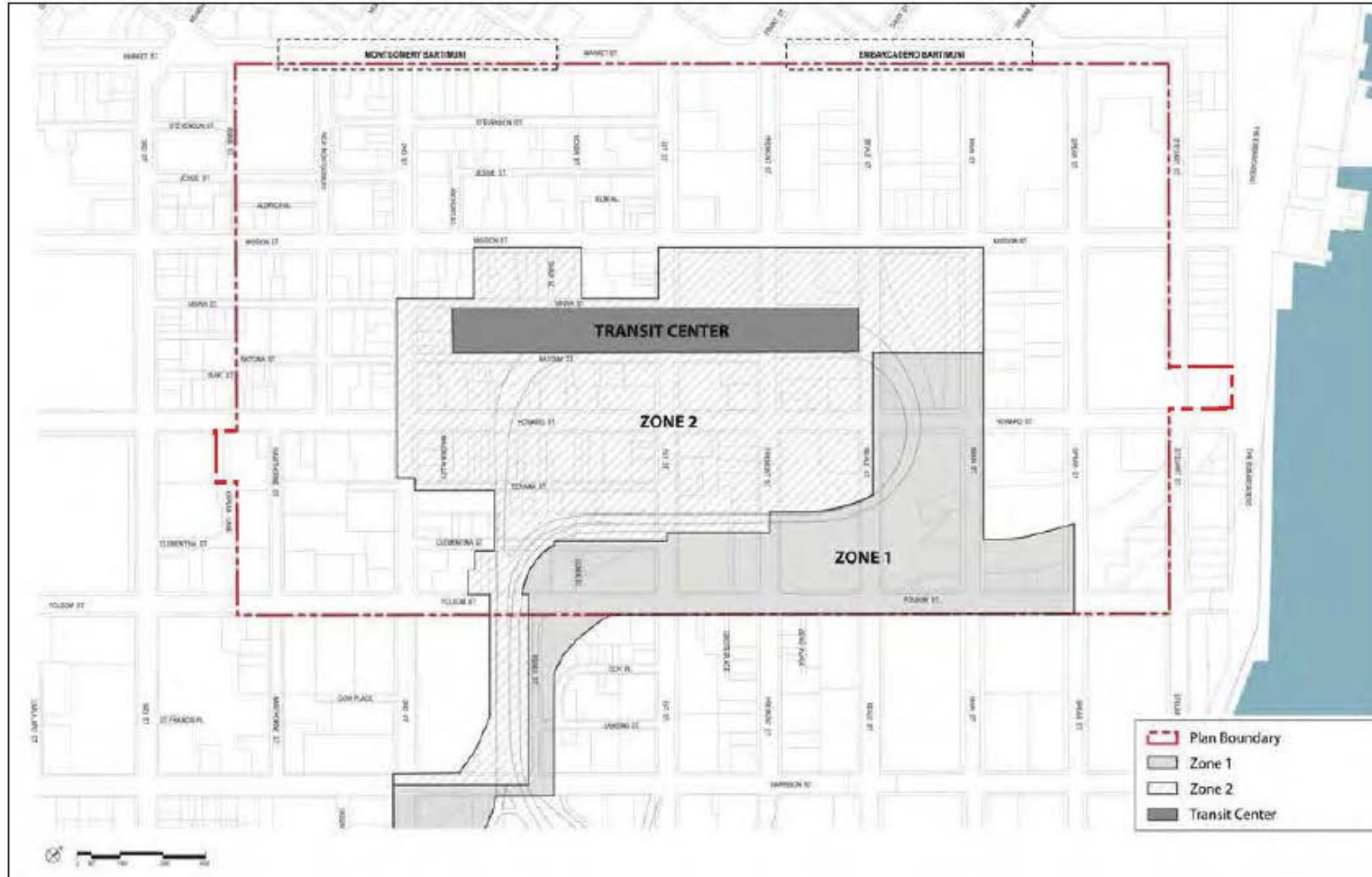
Transbay Zones 1 & 2 + Transit Center CFD Projects



SAN FRANCISCO
PLANNING DEPARTMENT

Transbay Cost Review Committee
11.18.16

Transit Center District Plan



Affordability Requirements

- AB 812 and Transbay Redevelopment Plan require **35% of all units** built in Zone 1 & 2 be affordable
- Redevelopment Plan requires individual projects within Zone 1 & 2 to provide 15% affordable on-site



Transbay Development Program

Publicly-Owned Parcels

Over 3,300 new residential units (**including over 1,300 affordable units**)

Over 2.6 million s.f. of new office development

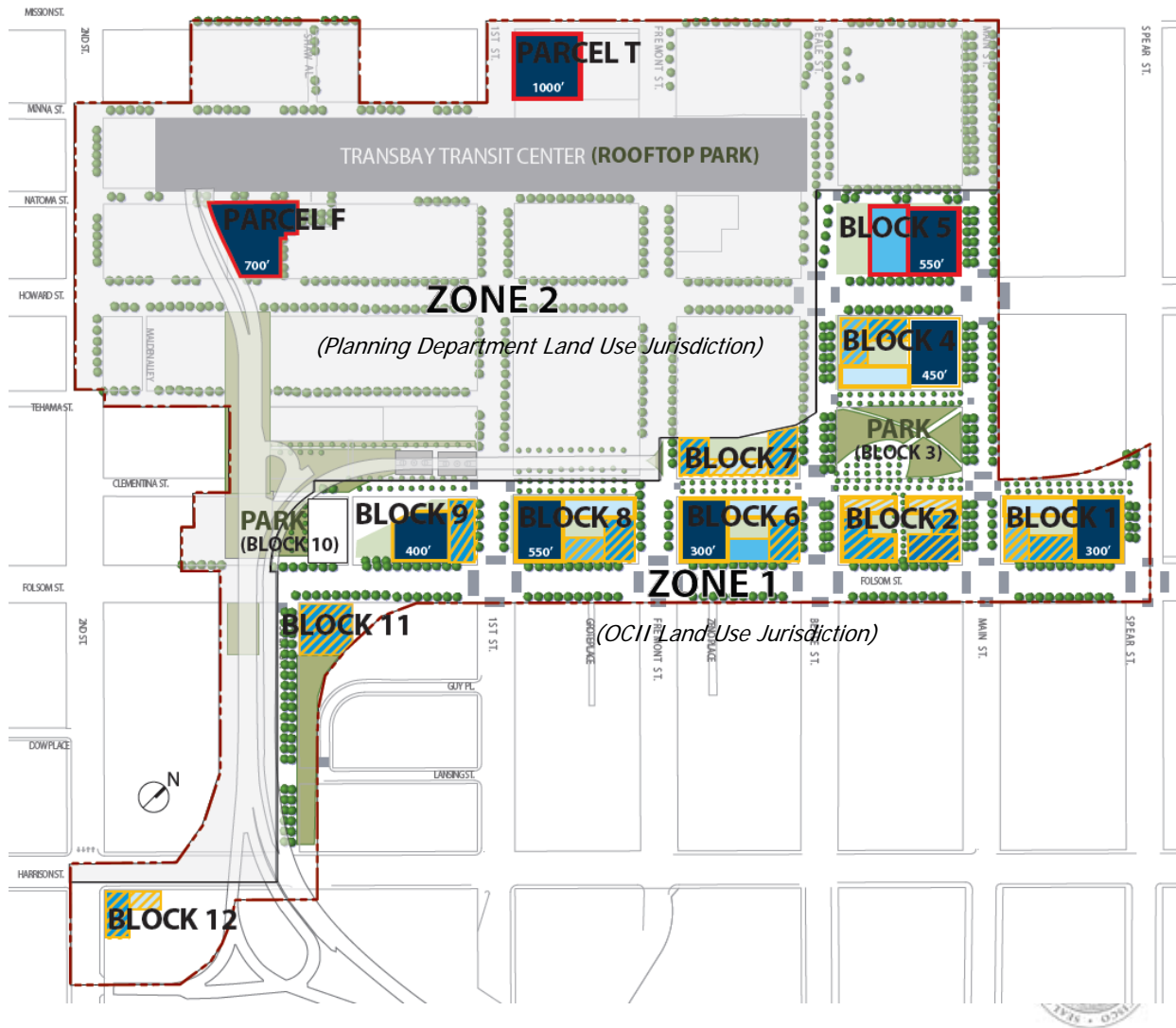
200,000 s.f. of new retail space

9 acres of new parks, including 5.4-acre rooftop park on Transbay Transit Center

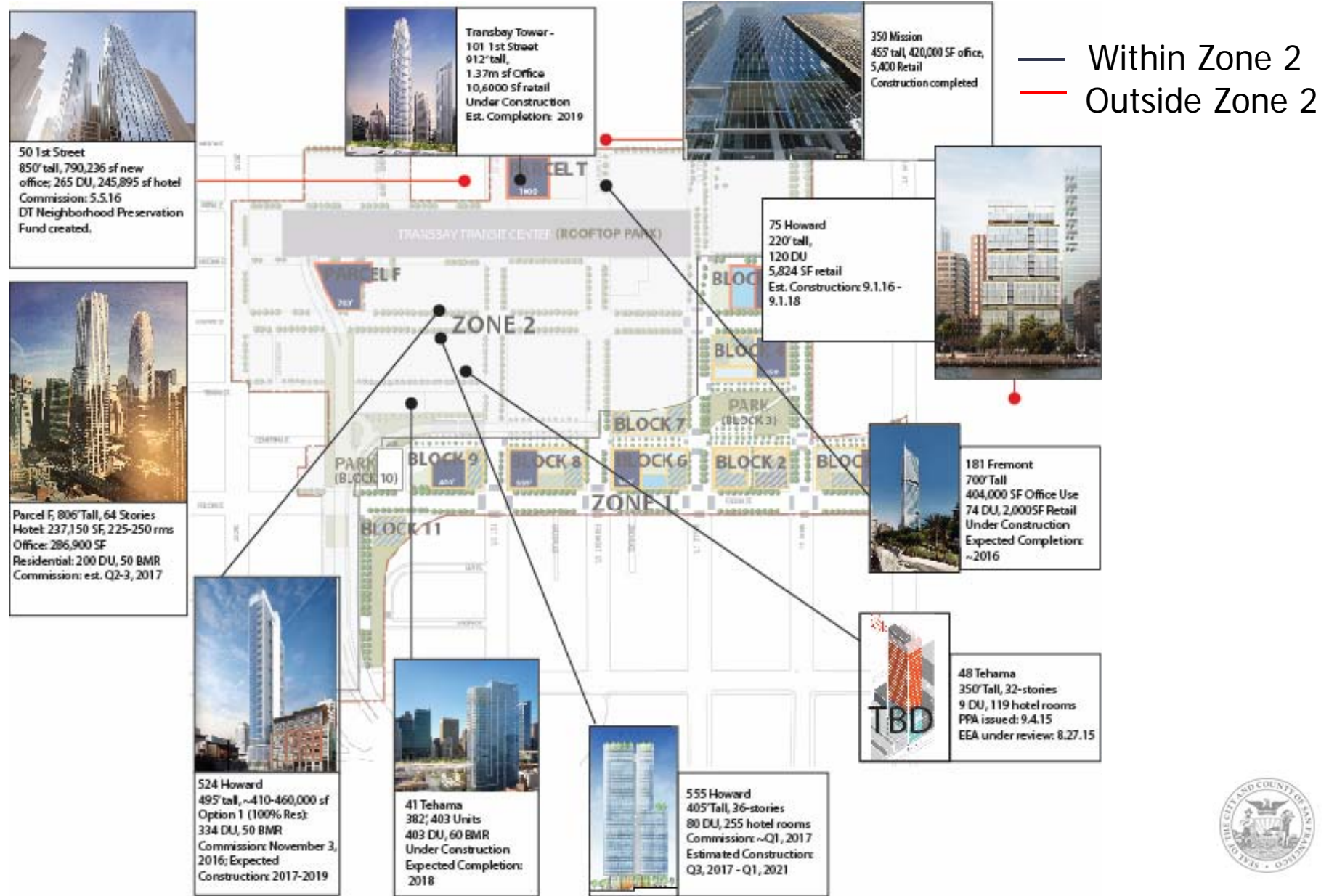
Privately-Owned Parcels

Over 900 new residential units

Nearly 4 million s.f. of new office development



Transbay Zone 2 Project Status



Transbay Zone 2 Project Status

Transit Center Tower

- Developer: Hines
- Architect: Pelli Clarke Pelli
- 920' to roof, 1070' to tower top
- Status: Under construction;
- Estimated completion: 2017- 2019



Transbay Zone 2 Project Status

181 Fremont

- Developer: 181 Fremont Street LLC, Jay Paul Company, LLC
- Architect: Heller Manus
- 700' to roof, 745' to tower top, 802' to spire
- 404,000 SF Office, 75 DU, 2000 SF Retail
- Status: Under construction;
- Estimated completion: 2016-2017



Transbay Zone 2 Project Status

524 Howard

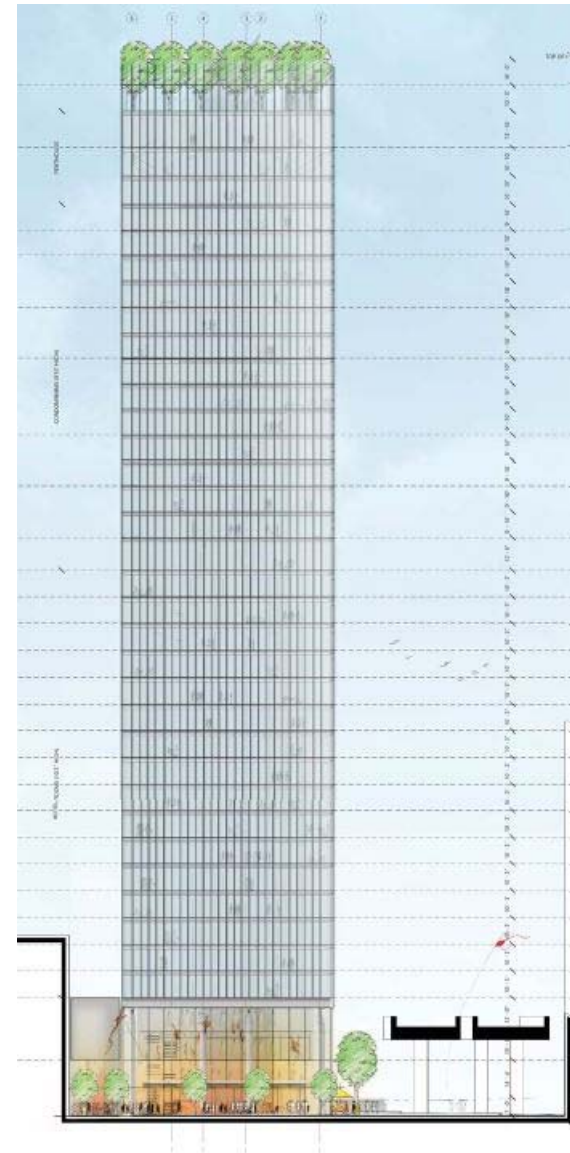
- Developer: Howard / First LLC
- Architect: Handel Architects
- 495' to roof
- 334DU (284 Market Rate 50 BMR)
- Planning Commission Hearing: Nov. 3, 2016, approved
- Estimated Construction: 2017-2019



Transbay Zone 2 Project Status

555 Howard

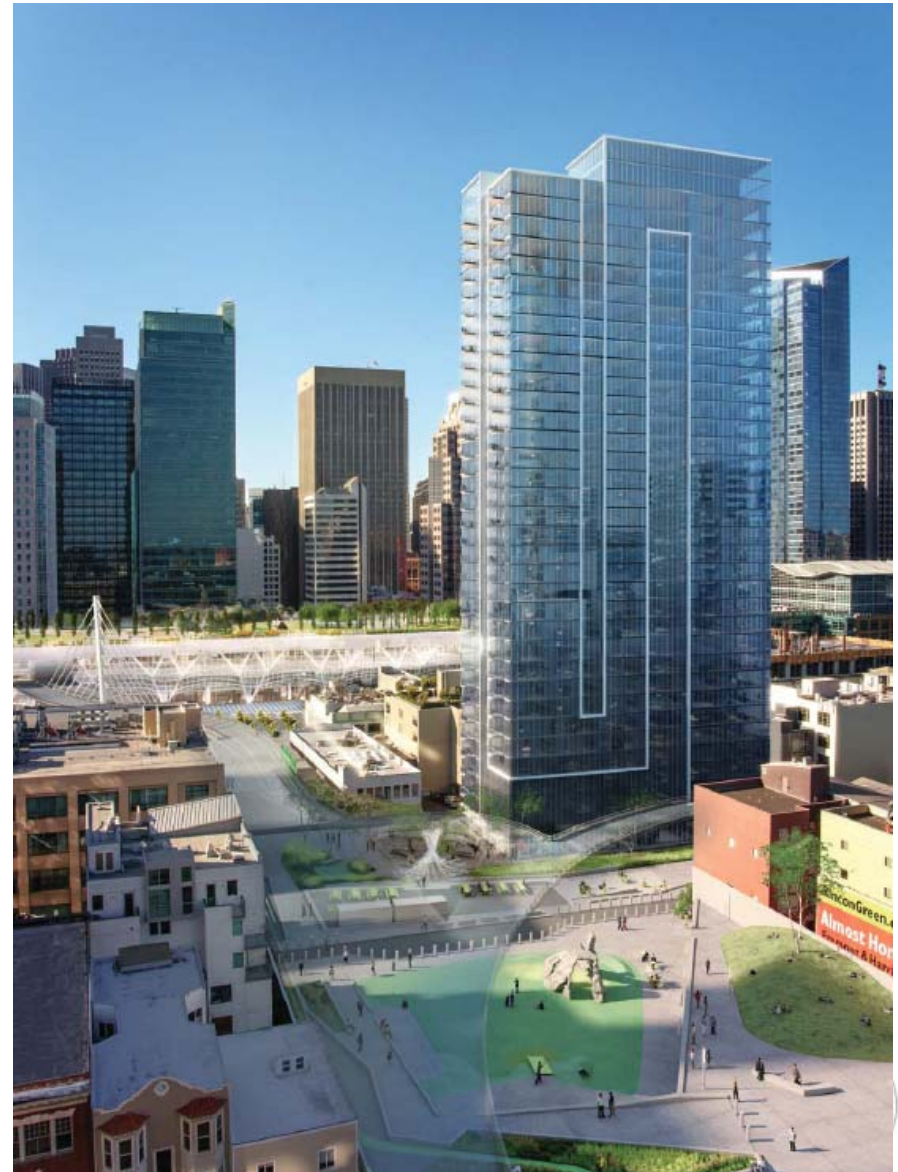
- Developer: SKS / Pacific Eagle
- Architect: Renzo Piano
- 405' to top of mechanical
- 225 Hotel Rooms, 80 Dwelling Units
- Status: Under Planning Department Review
- Estimated Planning Commission Hearing: Q1, 2017
- Estimated Construction: Q3, 2017–Q1, 2021



Transbay Zone 2 Project Status

41 Tehama

- Developer: Tehama Partners LLC, Fritz Realty
- Architect: Arquitectonica
- 342' to top of building
- 403 DU (343 Market Rate, 60 BMR)
- Status: Under Construction
- Estimated Completion: Fall 2017-2018



Transbay Zone 2 Project Status

Parcel F

- Developer: Hines
- Architect: Pelli Clarke Pelli
- 806' to top of building
- 200 DU; 50 BMR
- 237,150sf Hotel; 286,900 sf Office
- Status: Preliminary Project Assessment complete; no entitlement application submitted
- Estimated Planning Commission: TBD



Transbay Zone 2 Project Status

48 Tehama

- Developer: RFT, LLC
- Architect: TBD
- 342' to top of building
- 9 DU, 119 Hotel Rooms
- Status: Preliminary Project Assessment complete; no entitlement application submitted
- Estimated Planning Commission: unknown

DESIGN
TBD



Transit Center CFD Project Status

350 Mission

- Developer: Kilroy Realty Corporation
- Architect: SOM
- 455' to top of building
- 420,000 SF of office
- Construction Completed



Transit Center CFD Project Status

75 Howard

- Developer: Paramount Group
- Architect: SOM
- 220' to top of building
- 120 DU;
- Status: Site Permit Review
- Estimated Construction: 2016-2018



Transit Center CFD Project Status

50 1st Street

- Developer: Oceanwide
- Architect: Foster + Partners
- 850' to top of building
- 790,236 sf of new office, (~1m total)
- 245,895 sf of hotel
- Status: Site Permit Review
- Estimated Construction: 2016-2021



Transbay Zone 1 Project Status

Block 11 Rene Cazenave Apartments

- Developer: BRIDGE Housing & CHP
- Architect: Leddy Maytum Stacy Architects
- 120 units supportive housing
- Status: Complete and occupied



Transbay Zone 1 Project Status

Blocks 6/7

- Developer: Golub/Mercy
- Architects: Solomon Cordwell Buenz (SCB), Santos Prescott & Associates
- Market-Rate Units: 409
- Affordable Units: 190 (32%)
- Total Units: 599
- Status: B6 complete and occupied, B7 Began Const. June 2016



Transbay Zone 1 Project Status

Block 5

- *Developer: Golub/ John Buck Company*
- *Architect: Goettsch Partners & SCB*
- *Office Sq. Ft.: 767,000*
- *Status: Began Construction Dec 2015*



Transbay Zone 1 Project Status

Block 8

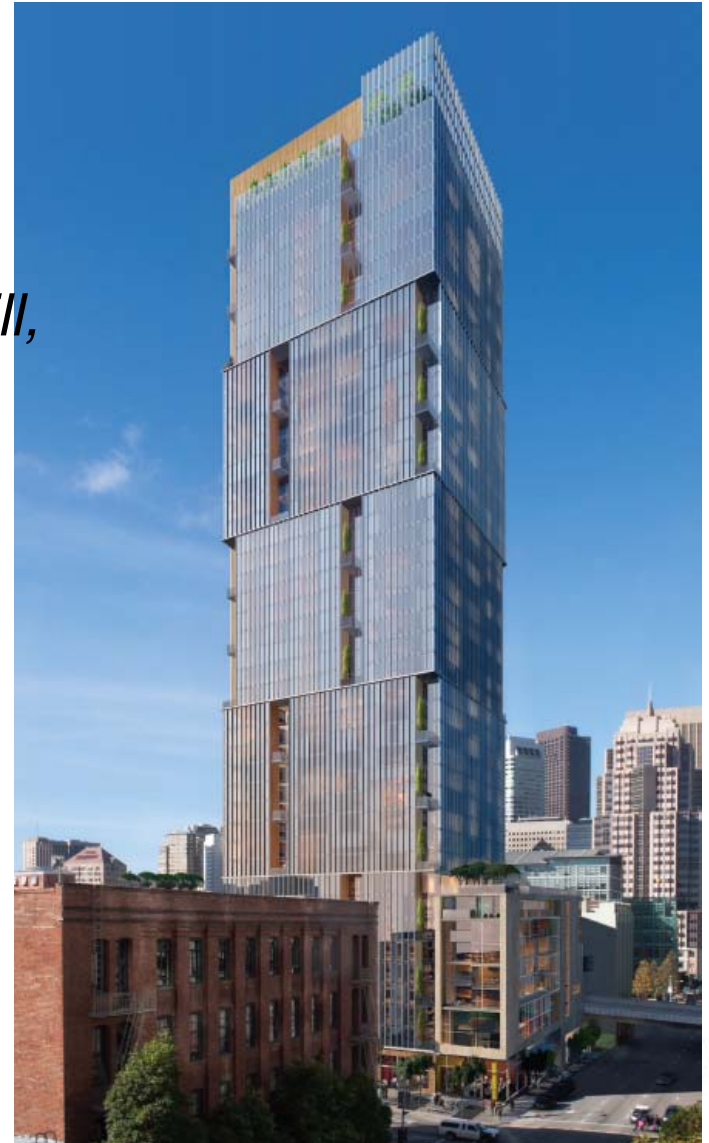
- *Developer: Related/TNDC*
- *Architect: OMA & Fougeron Architecture*
- *Market-Rate Units: 398*
- *Affordable Units: 150 (27%)*
- *Total Units: 548*
- *Status: Began construction October 2016*



Transbay Zone 1 Project Status

Block 9

- *Developer: Essex/BRIDGE*
- *Architects: Skidmore Owings & Merrill, Fougeron Architecture*
- *Market-rate Units: 436*
- *Affordable Units: 109 (20%)*
- *Total Units: 545*
- *Status: Began Construction March 2016*



Transbay Zone 1 Project Status

Block 1

- *Developer: Tishman/Speyer*
- *Architect: Studio Gang, Perry Architects, Barcelon Jang*
- *Market-rate Units: 235*
- *Affordable Units: 156 (40%)*
- *Total Units: 391*
- *Status: Begin Construction March 2017*



**Transbay Transit Center Community Facilities District
Status of Development
November 2016 Update**

Property/ Address	Owner	Use	Units or Office SF	Estimated Completion	Current Status
Block 6	Golub	Residential	479	2016	Complete; TCO issued prior to 6/30/16
350 Mission	KR 350 Mission	Office	420,000 SF	2016	Construction Completed 2015
41 Tehama	Hines	Residential	403 DU	2016	Under construction; completion estimated 2016
Block 1	Tishman Speyer	Residential	391	2020	Approved, begin construction 1Q 2017, Complete 2020
Block 5	Golub/John Buck Co	Office	767,000 SF	2019	Under construction; completion estimated 2019
Block 9	TMG/Essex/Bridge	Residential	545	2019	Under construction; completion estimated 2019
181 Fremont	Jay Paul Co	Ofc/Res	Ofc: 404,000 SF Res: 74 DU	2017	Under construction; completion estimated 2017
Salesforce Tower	Boston Properties/Hines	Office	420,000 SF	2017	Under construction; completion estimated 2017
Block 8	Related Co/TNDC	Residential	548	2020	Under construction; completion estimated 2020
Parcel F	F4 Partners	Ofc/Res/Hotel	Ofc: 286,900 SF Res: 200 DU Hotel: 225-250 Rms; 237,150 SF	2023	TJPA contractor use reserved until Dec. 2016
Block 4	Option for F4 to buy	Residential	Est. 500	2022	Northern portion of Temporary Terminal. Entitlement process underway
75 Howard	Paramount	Residential	122	2019	Site permit review
524 Howard	Crescent Heights	Residential	334	2019	Planning Commission: Nov. 3, 2016
555 Howard	SKS, Pacific Eagle	Res / Hotel	Res: 80 DU Hotel: 255 Rms; 213,000 SF;	2021	Environmental Review; Estimated Planning Commission Feb 2017
50 1 st Street	Oceanwide	Ofc/Res/Hotel	Ofc: 790,236 sf Res: 265 DU Hotel: 245,895 sf	2021	Site permit review; demolition has commenced