



TRANSIT CENTER DISTRICT  
IMPLEMENTATION

October 11, 2016

## **WHY**

**Coordinate multiple actors for a cohesive public realm**

**Ensure high-quality design and materiality in Transbay and beyond**

## **WHAT**

**Who is building what where and when**

**Why are we here? What are we going to show you?**



2004 TJPA FEIS/EIR

2005 Rincon Hill Plan

2005 Transbay Redevelopment Plan

2006 Transbay Redevelopment Streetscape Open Space Concept Plan

2006 SFMTA Board Approves Rincon Circulation and Sidewalk Changes



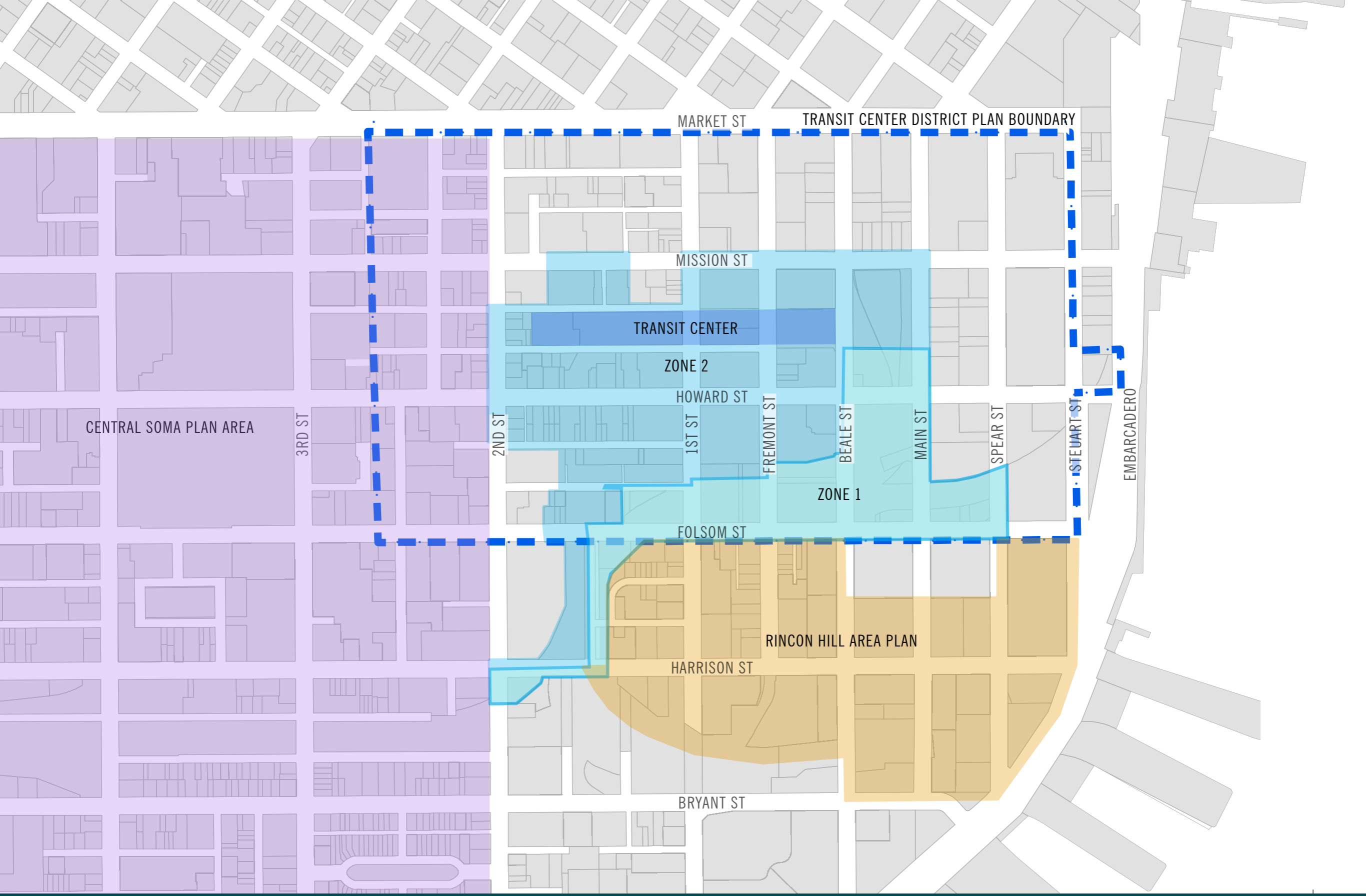
2012 Transit Center District Plan

2015 Rincon Hill Streetscape Plan Adopted by Planning Commission and Board of Supervisors

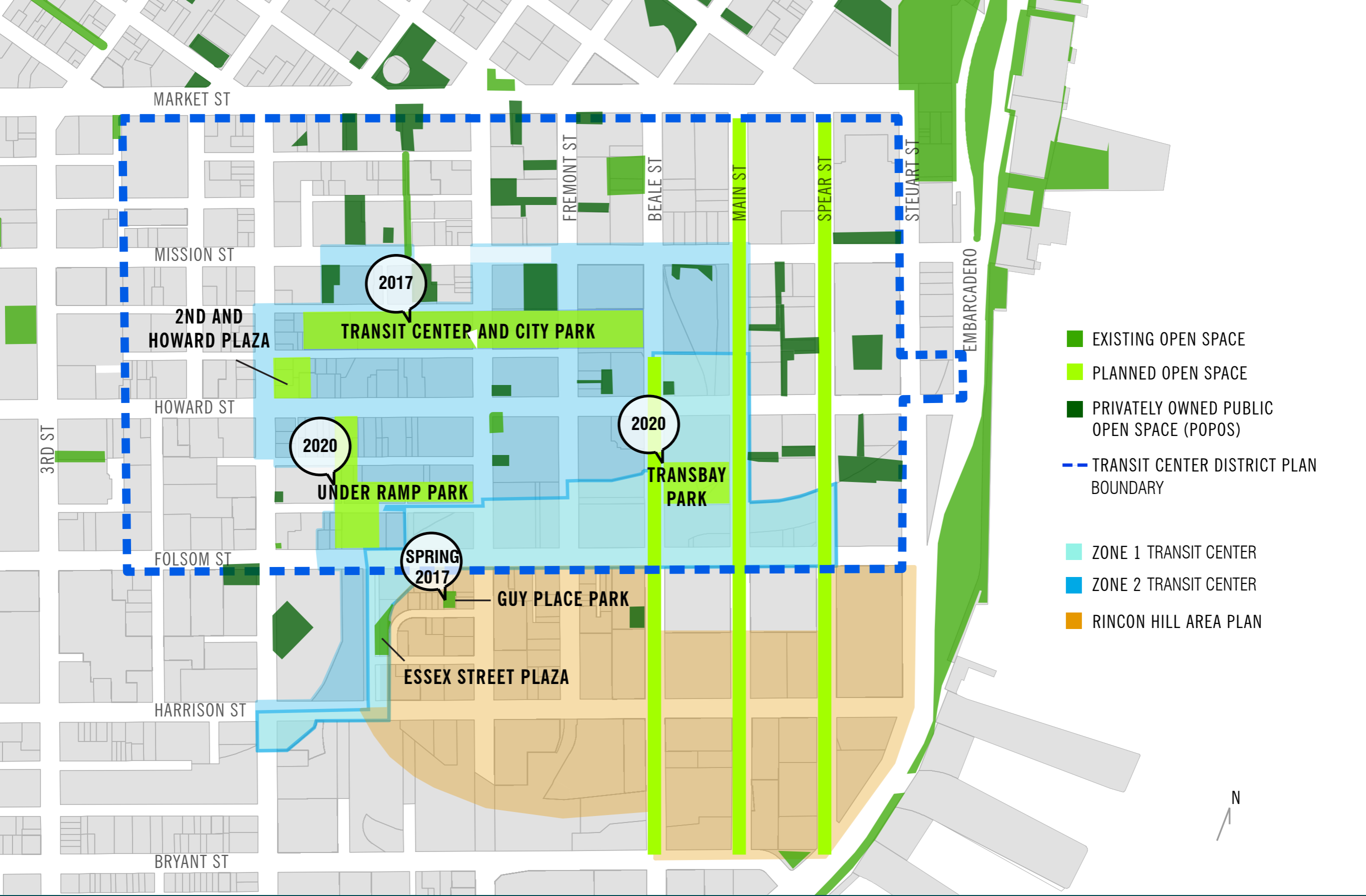


2016 Transit Center District Streetscape Plan (and Adoption?)

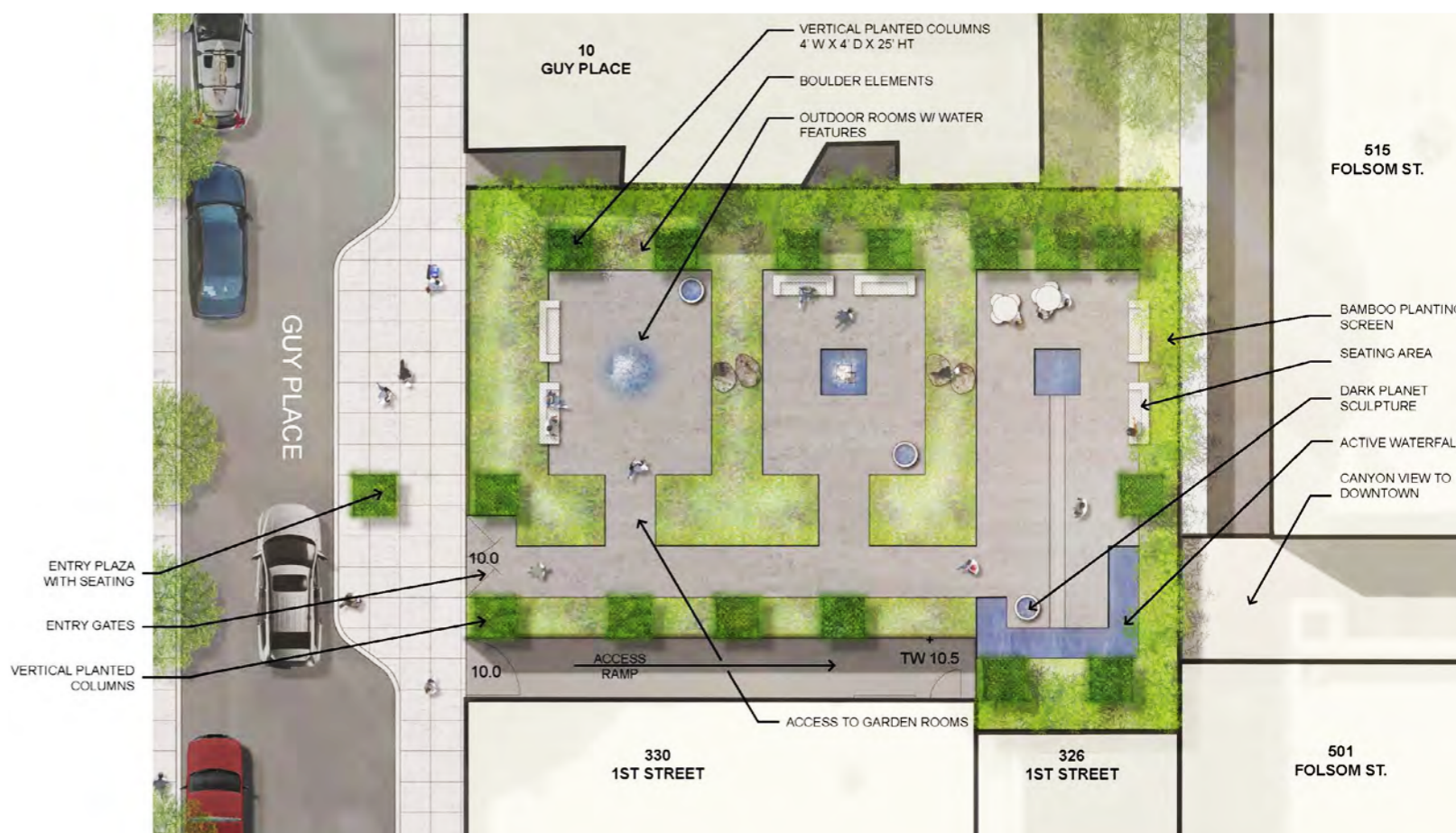




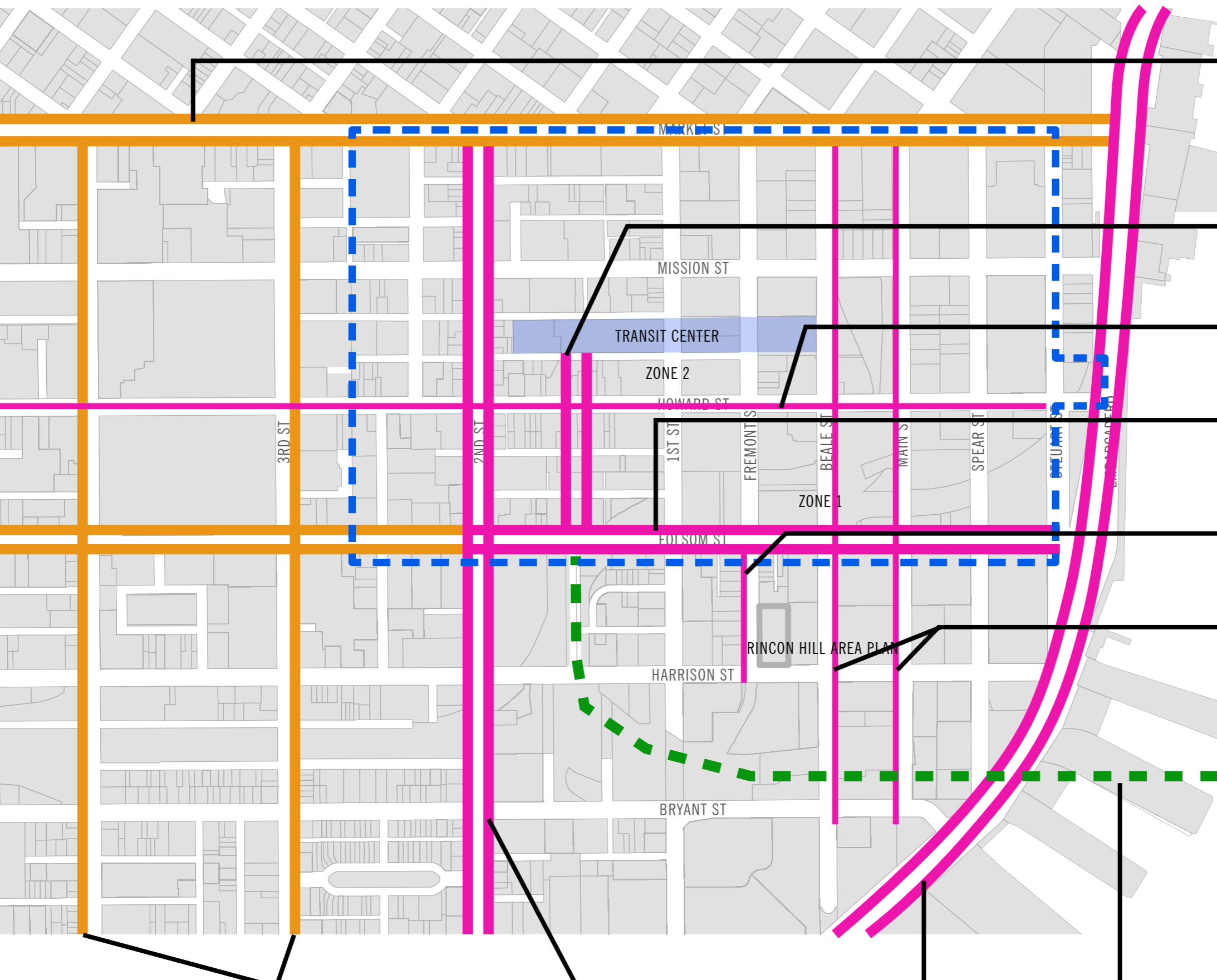
# Plan Areas



# Open Space



**Open Space - Guy Place Park (Rincon Hill), Spring 2017**



**Cycle Track by Better Market Street (May be on Mission Street)**

**Under Ramp Park Bike Path**

**Howard St Bike Lane**

**Folsom Street Cycle Track**

**Fremont Uphill Climbing Lane**

**Main/Beale 1-Way Bike Paths**

	1-way Bike Lane
	1-way Cycle Track
	2-way Bike Lane
	2-way Cycle Track
	Bay Bridge Connection
	Existing & Planned
	Under Study

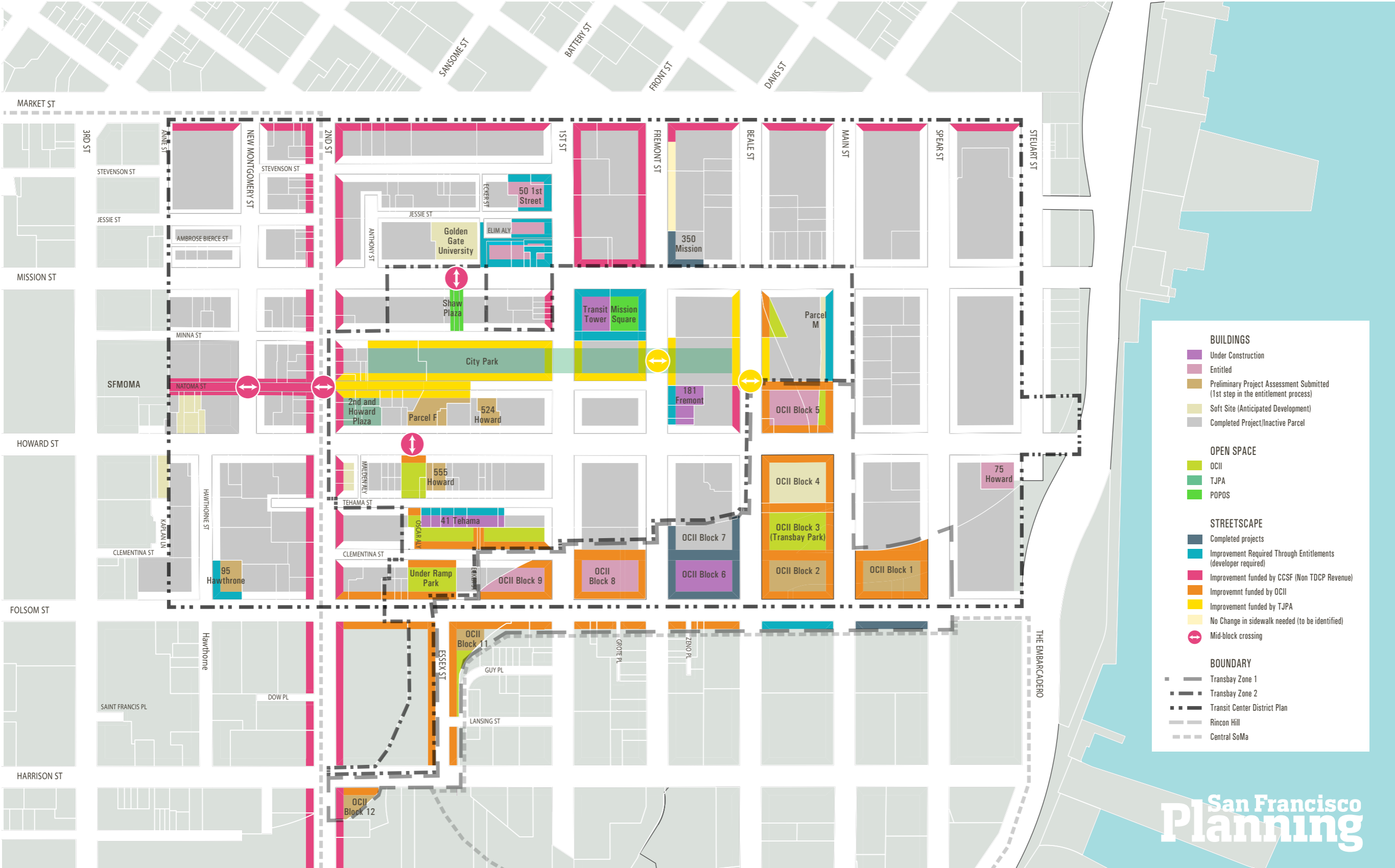
**Bike**

3rd and 4th Street 1-way cycle tracks (Central SoMa)

2nd Street Cycle Track

Embarcadero Bike Path

Future Bay Bridge Bike path

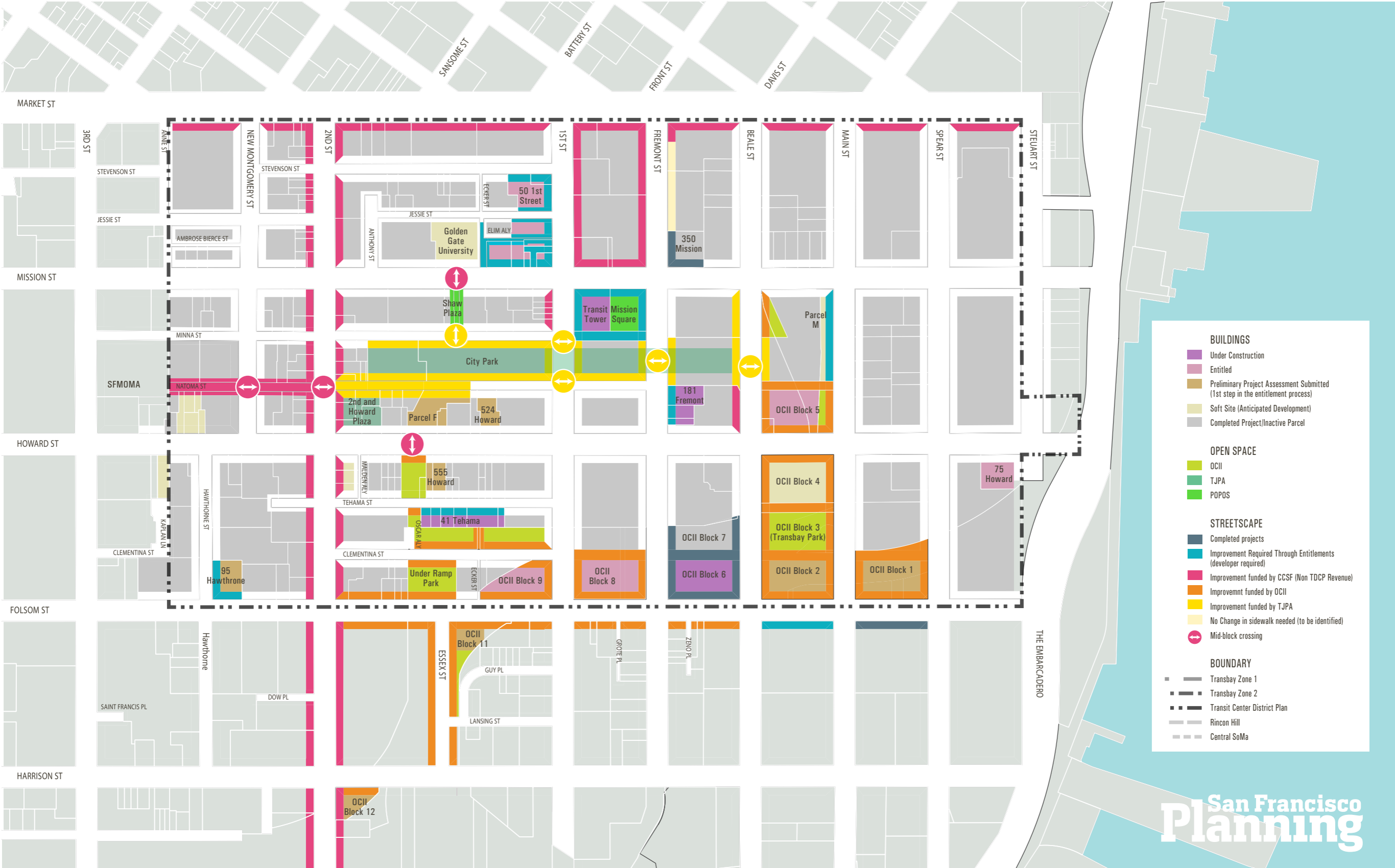


- BUILDINGS**
- Under Construction
  - Entitled
  - Preliminary Project Assessment Submitted (1st step in the entitlement process)
  - Soft Site (Anticipated Development)
  - Completed Project/Inactive Parcel
- OPEN SPACE**
- OCII
  - TJPA
  - POPOS
- STREETScape**
- Completed projects
  - Improvement Required Through Entitlements (developer required)
  - Improvement funded by CCSF (Non TDCP Revenue)
  - Improvement funded by OCII
  - Improvement funded by TJPA
  - No Change in sidewalk needed (to be identified)
  - Mid-block crossing
- BOUNDARY**
- Transbay Zone 1
  - Transbay Zone 2
  - Transit Center District Plan
  - Rincon Hill
  - Central SoMa

San Francisco  
**Planning**

# Transbay Pipeline Map





**BUILDINGS**

- Under Construction
- Entitled
- Preliminary Project Assessment Submitted (1st step in the entitlement process)
- Soft Site (Anticipated Development)
- Completed Project/Inactive Parcel

**OPEN SPACE**

- OCII
- TJPA
- POPOS

**STREETSCAPE**

- Completed projects
- Improvement Required Through Entitlements (developer required)
- Improvement funded by CCSF (Non TDCP Revenue)
- Improvement funded by OCII
- Improvement funded by TJPA
- No Change in sidewalk needed (to be identified)
- Mid-block crossing

**BOUNDARY**

- Transbay Zone 1
- Transbay Zone 2
- Transit Center District Plan
- Rincon Hill
- Central SoMa

San Francisco  
**Planning**

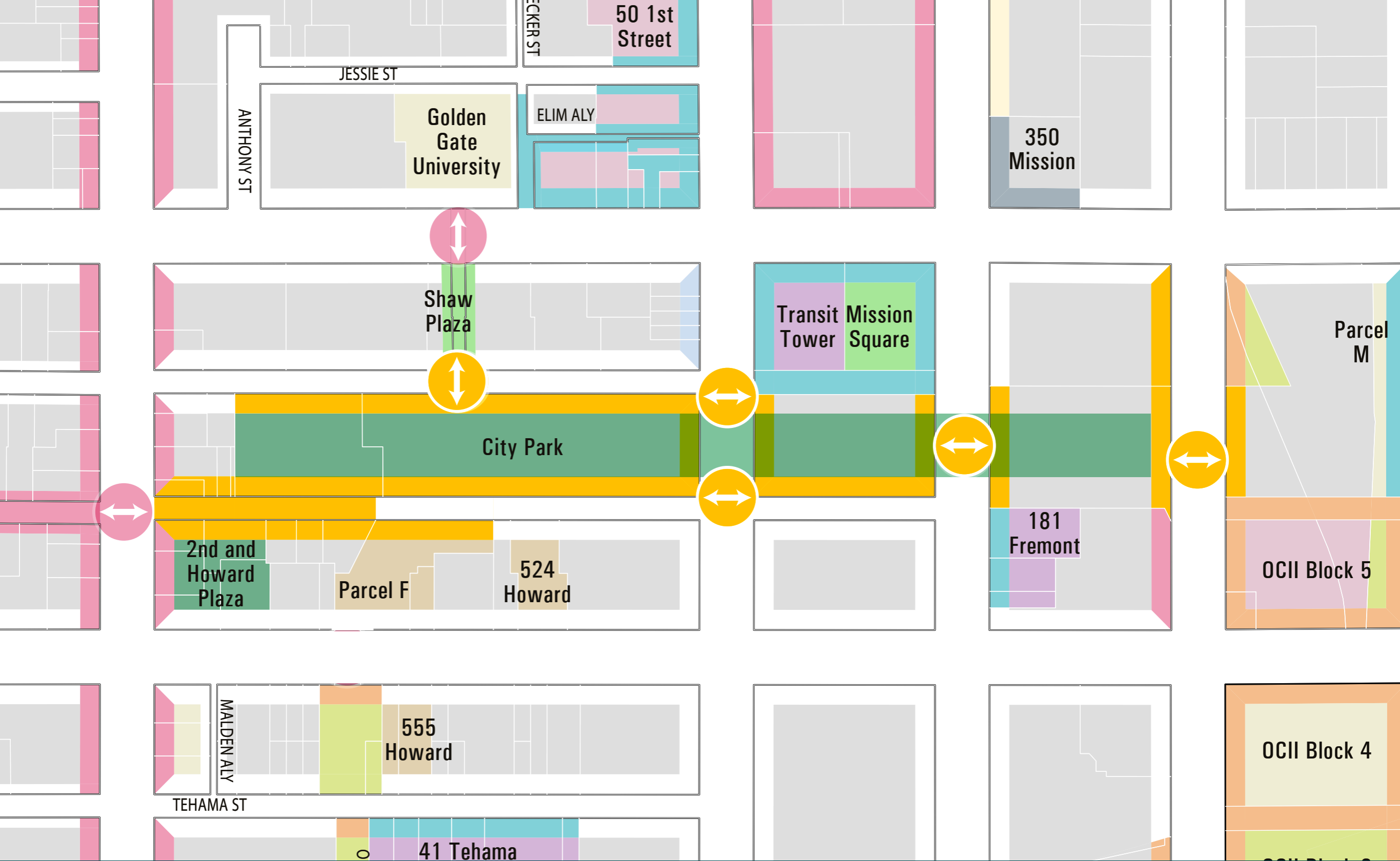
# Transbay Pipeline Map – Plan Area Boundries Removed



- BUILDINGS**
- Under Construction
  - Entitled
  - Preliminary Project Assessment Submitted (1st step in the entitlement process)
  - Soft Site (Anticipated Development)
  - Completed Project/Inactive Parcel
- OPEN SPACE**
- OCII
  - TJPA
  - POPOS
- STREETScape**
- Completed projects
  - Improvement Required Through Entitlements (developer required)
  - Improvement funded by CCSF (Non TDCP Revenue)
  - Improvement funded by OCII
  - Improvement funded by TJPA
  - No Change in sidewalk needed (to be identified)
  - Mid-block crossing
- BOUNDARY**
- Transbay Zone 1
  - Transbay Zone 2
  - Transit Center District Plan
  - Rincon Hill
  - Central SoMa

San Francisco  
**Planning**

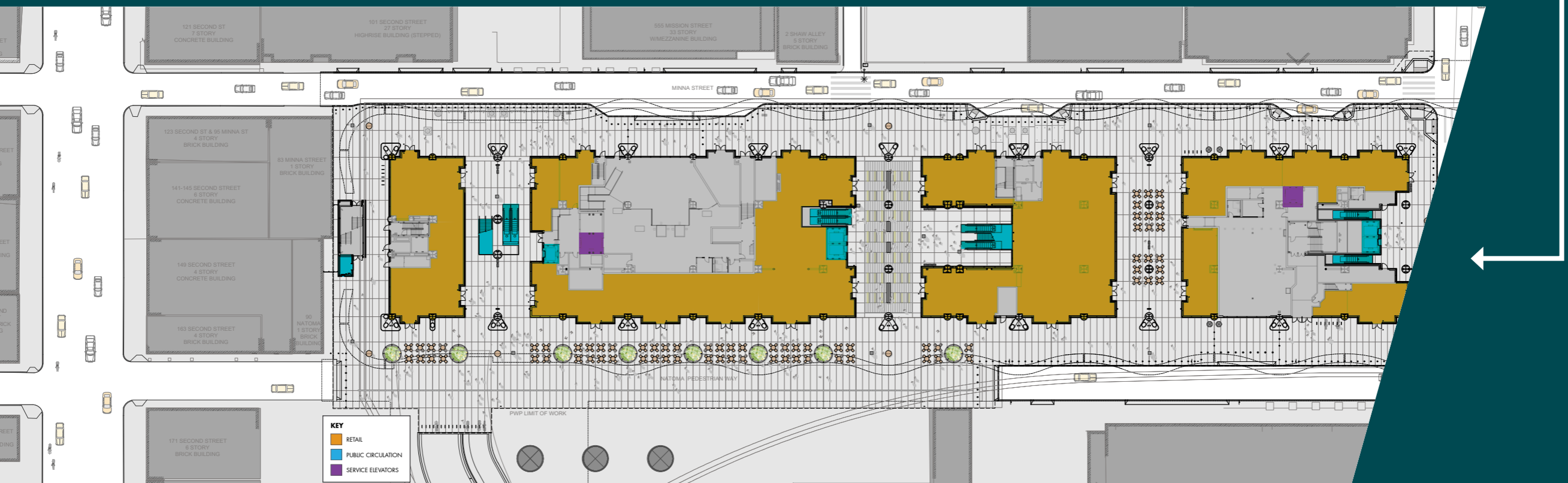
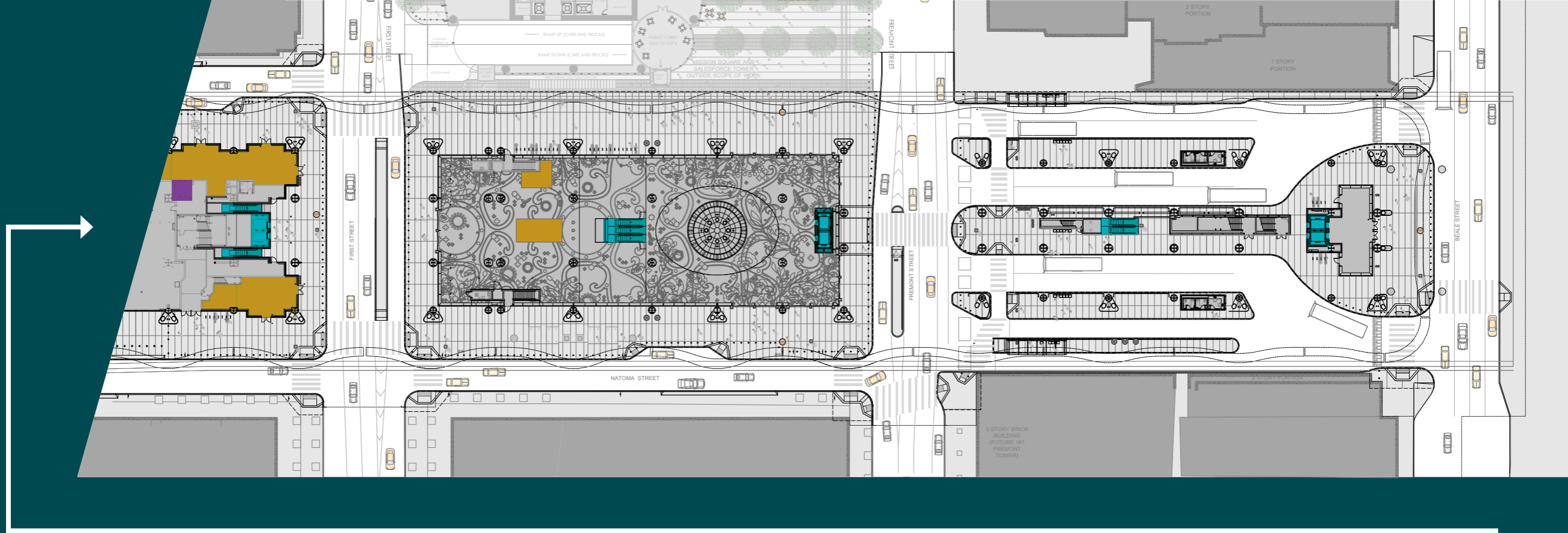
# TJPA PROJECTS



# TJPA PROJECTS – 2017 (zoomed in)



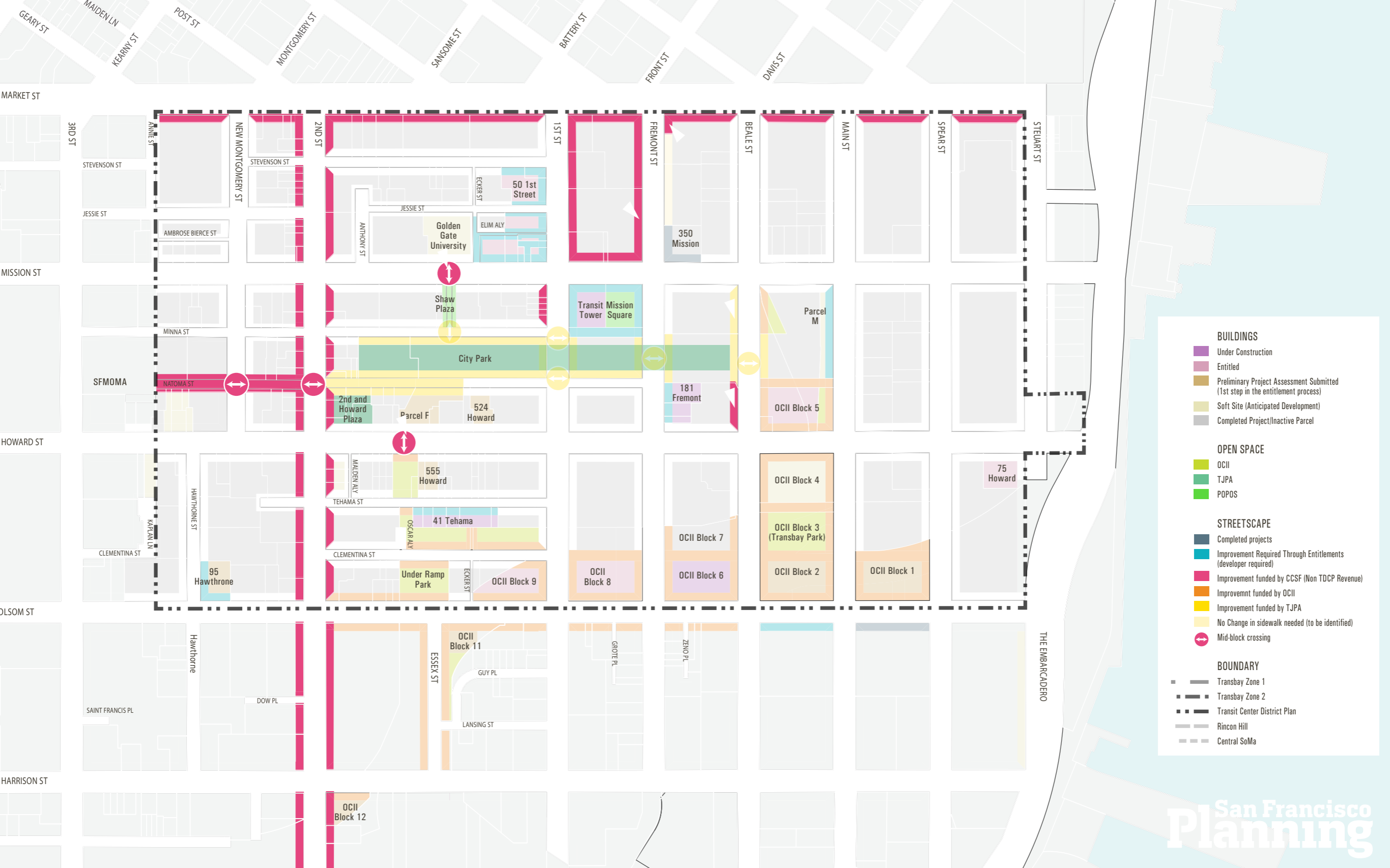
Transit Center, 2017



# Transit Center - Ground Floor Program



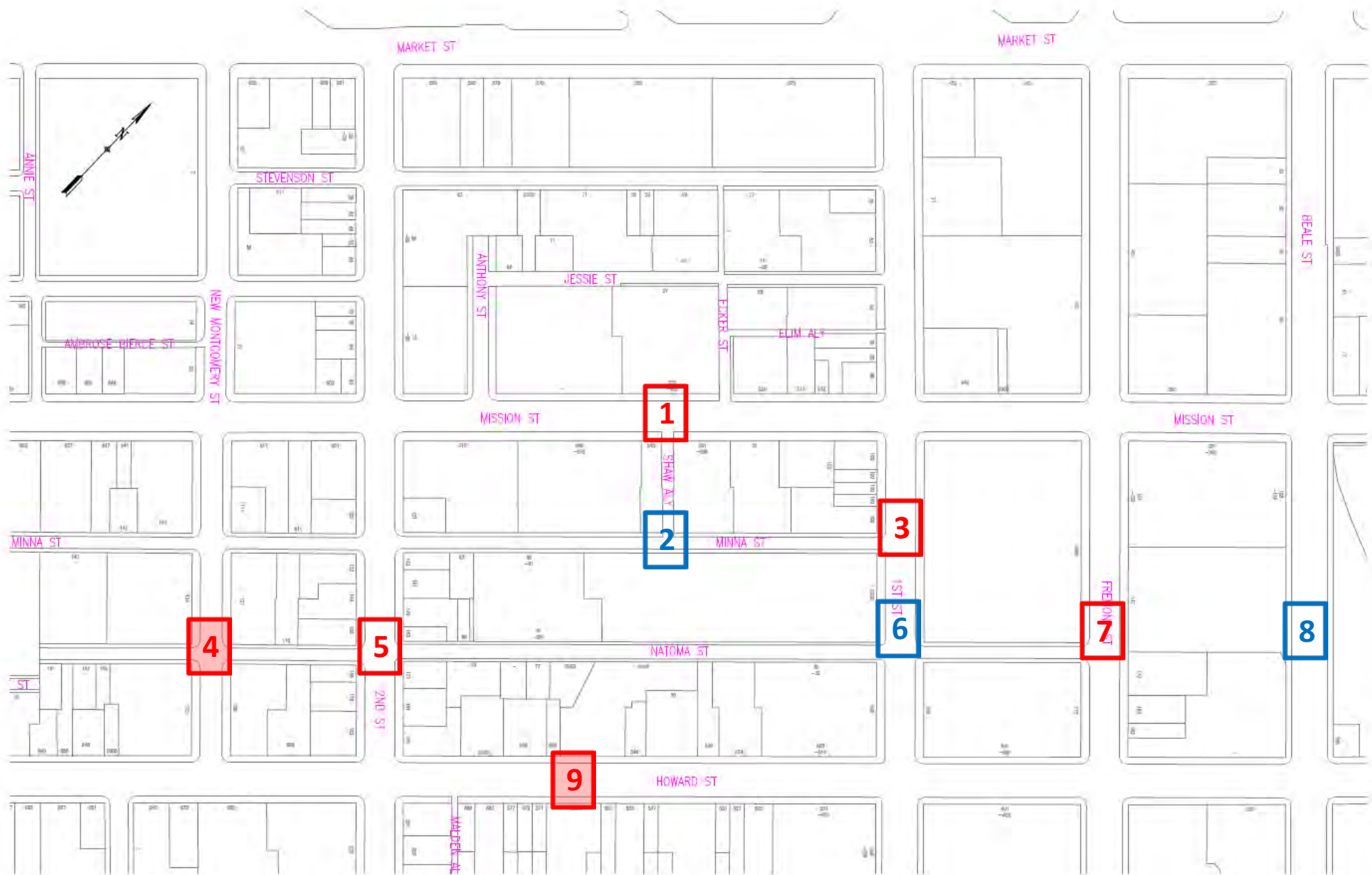
Open Space - City Park, 2017





**CCSF Projects – 2nd Street, 2018. Better Market Street, 2019**

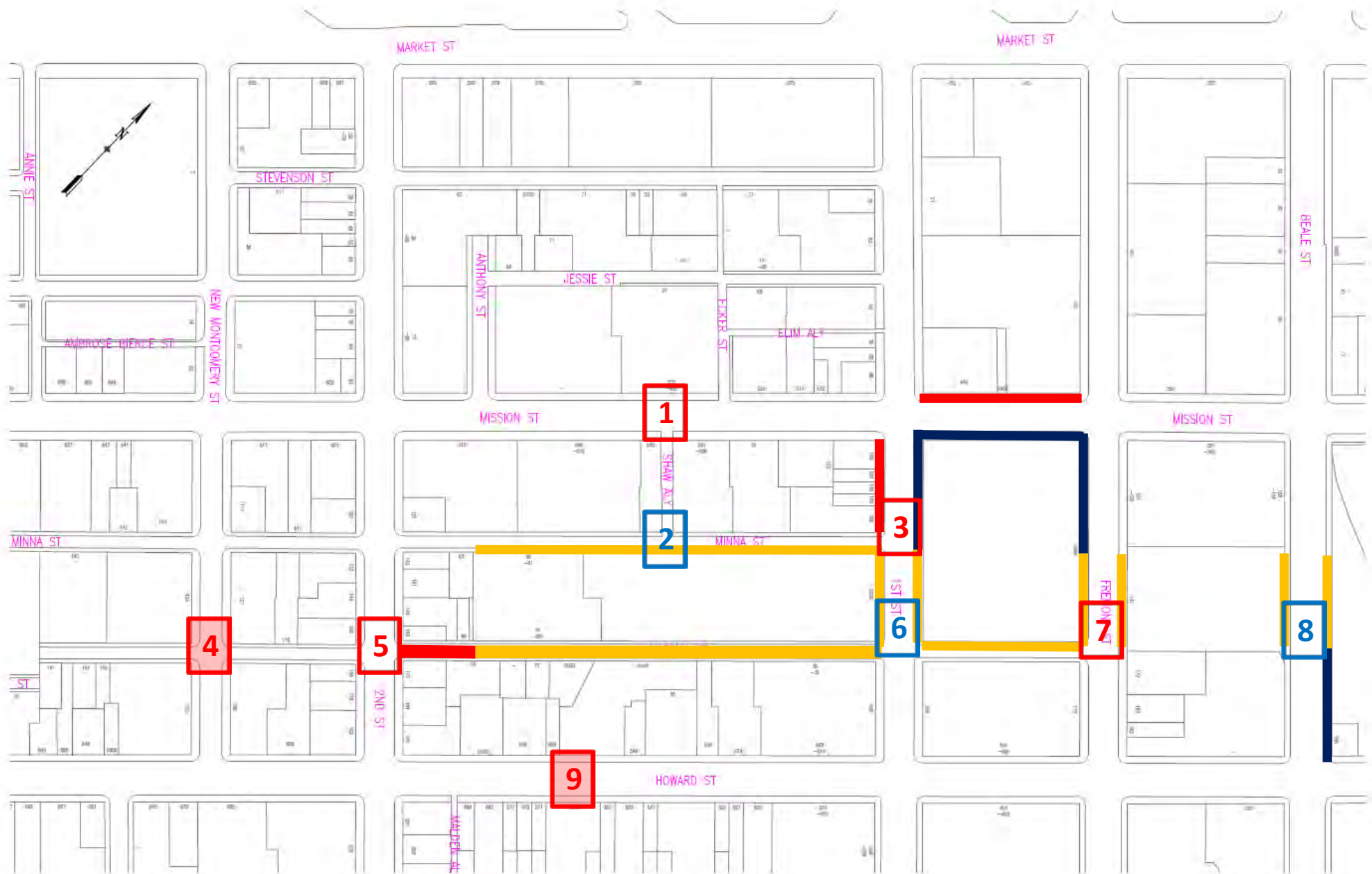




With signal  
No signal

After December 2017

New pedestrian crossings and signals



With signal  
No signal

After December 2017

New pedestrian crossings, signals, and sidewalks

# TRANSBAY REDEVELOPMENT PROJECT AREA



**Under-Ramp Park**  
Acres: 2.5  
Construction Start: 2018



**Block 9**  
500 Folsom Street  
Developers: Essex/ BRIDGE  
Affordable Rental Units: 109  
AMI: 50% and below  
Market-Rate Rental Units: 436  
Total Units: 545  
Construction Start: 2016  
Completion: 2019



**Block 8**  
250 Fremont Street / 400 Folsom Street  
Developers: Related/TNDC  
Affordable Rental Units: 150  
AMI: 70 inclusionary units @50%/  
80 OCII units @ 50%  
Market-Rate Rental/Condo Units: 396  
Total Units: 546  
Construction Start: 2016  
Completion: 2019



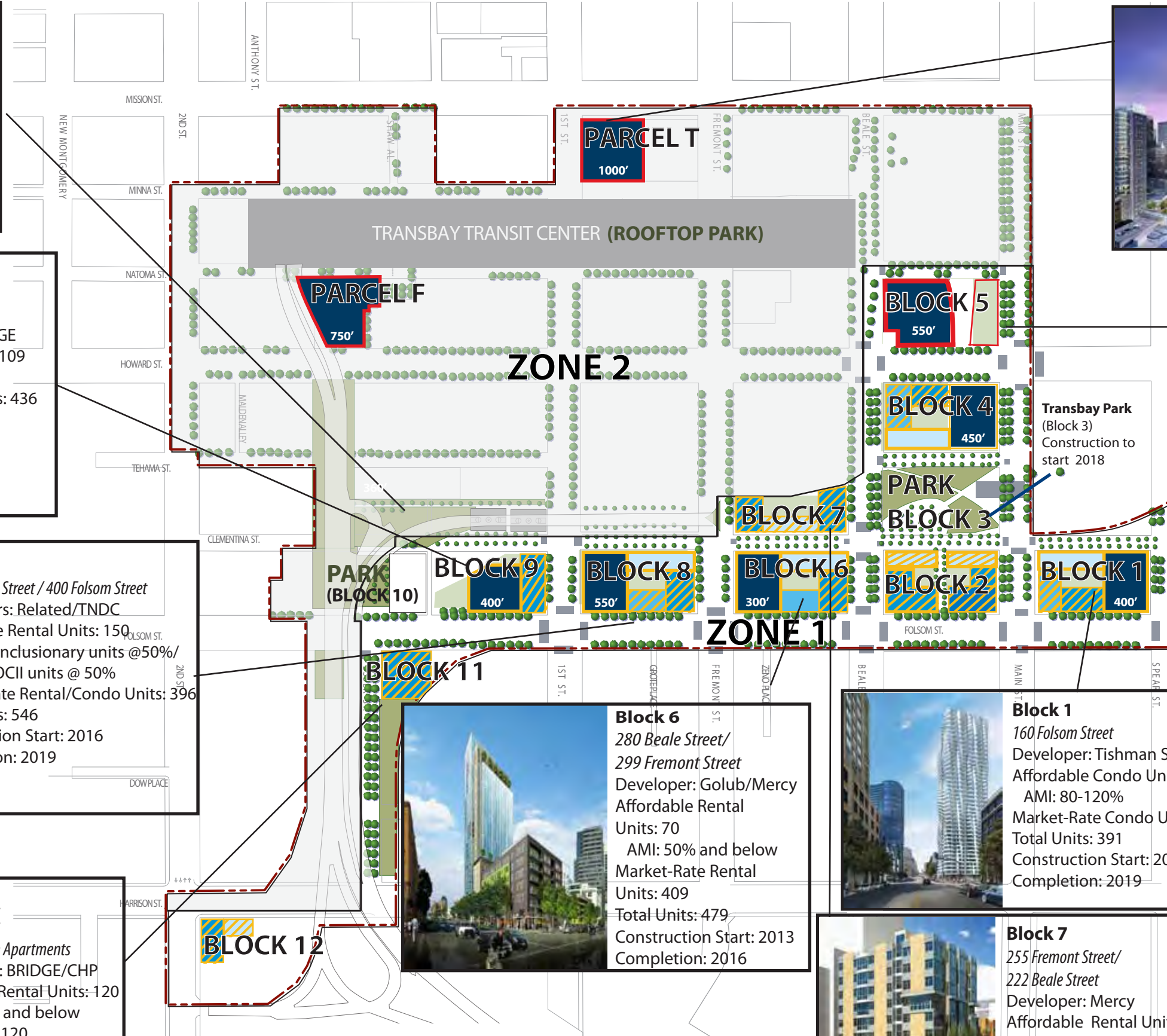
**Block 11A**  
25 Essex Street  
Rene Cazenave Apartments  
Developers: BRIDGE/CHP  
Affordable Rental Units: 120  
AMI: 50% and below  
Total Units: 120  
Construction Start: 2011  
Completion: 2013



**Parcel T**  
101 First Street  
Salesforce Tower  
Developers: Boston Properties/Hines  
Office SF: 1.4 Million  
Construction Start: 2014  
Completion: 2017



**Block 5**  
250 Howard Street  
Park Tower  
Developers: Golub/ John Buck  
Office SF: 767,000  
Construction Start: 2015  
Completion: 2018



**TRANSBAY REDEVELOPMENT PROJECT AREA**

- TRANSBAY REDEVELOPMENT PROJECT AREA
- ZONE 1
- ZONE 2

**LAND USE (SUBJECT TO CHANGE)**

- AFFORDABLE HOUSING
- MARKET RATE HOUSING
- COMMERCIAL

**OPEN SPACE**

- OPEN SPACE (PUBLICLY OWNED)
- OPEN SPACE (PRIVATELY OWNED)

**PROPOSED HEIGHT LIMITS (MIN AND MAX)**

- Townhomes: 35-50'
- Podium 1: 40-65'
- Podium 2: 50-85'
- Mid-Rise: 65-165'
- Towers (Height Varies)



**Block 6**  
280 Beale Street/  
299 Fremont Street  
Developer: Golub/Mercy  
Affordable Rental Units: 70  
AMI: 50% and below  
Market-Rate Rental Units: 409  
Total Units: 479  
Construction Start: 2013  
Completion: 2016



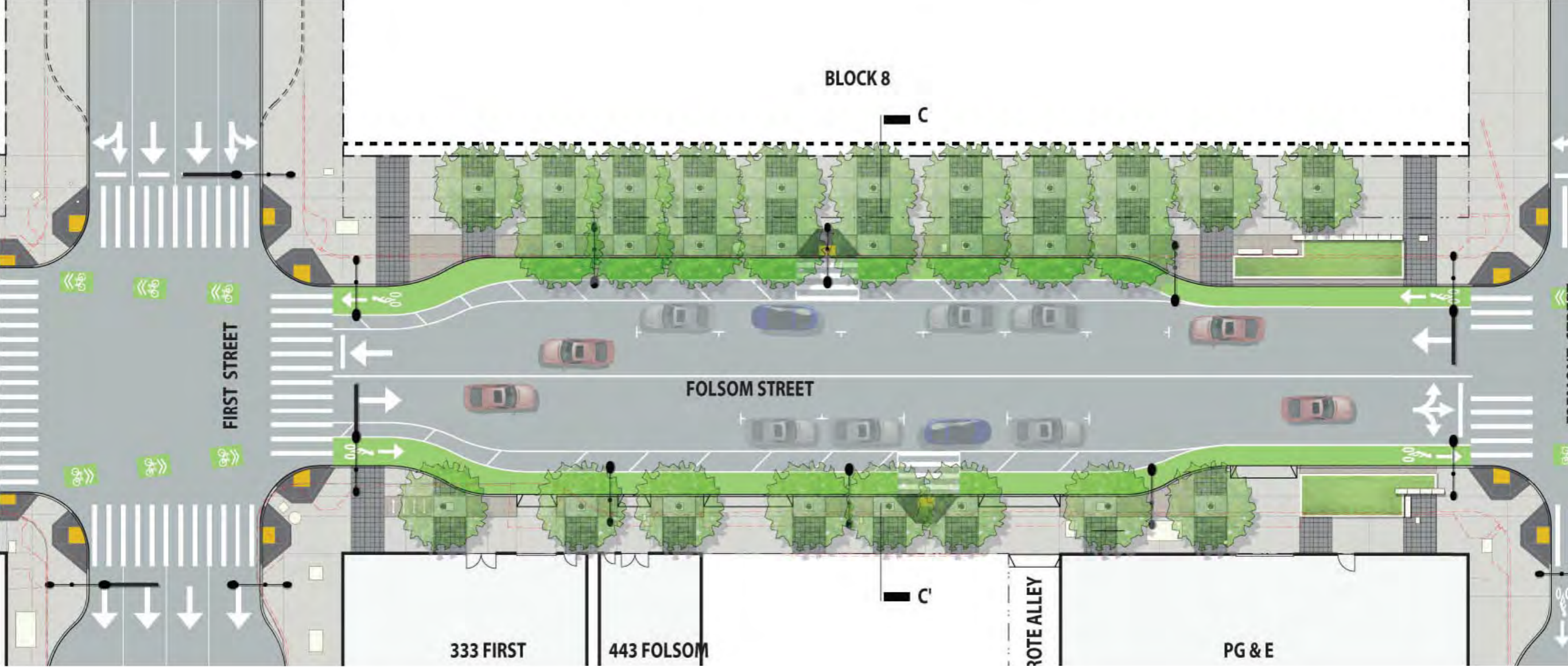
**Block 1**  
160 Folsom Street  
Developer: Tishman Speyer  
Affordable Condo Units: 156  
AMI: 80-120%  
Market-Rate Condo Units: 235  
Total Units: 391  
Construction Start: 2016  
Completion: 2019



**Block 7**  
255 Fremont Street/  
222 Beale Street  
Developer: Mercy  
Affordable Rental Units: 120  
AMI: 50% and below  
Construction Start: 2016  
Completion: 2018



**Open Space - Under Ramp Park, 2020**



**Folsom Street – 2020**



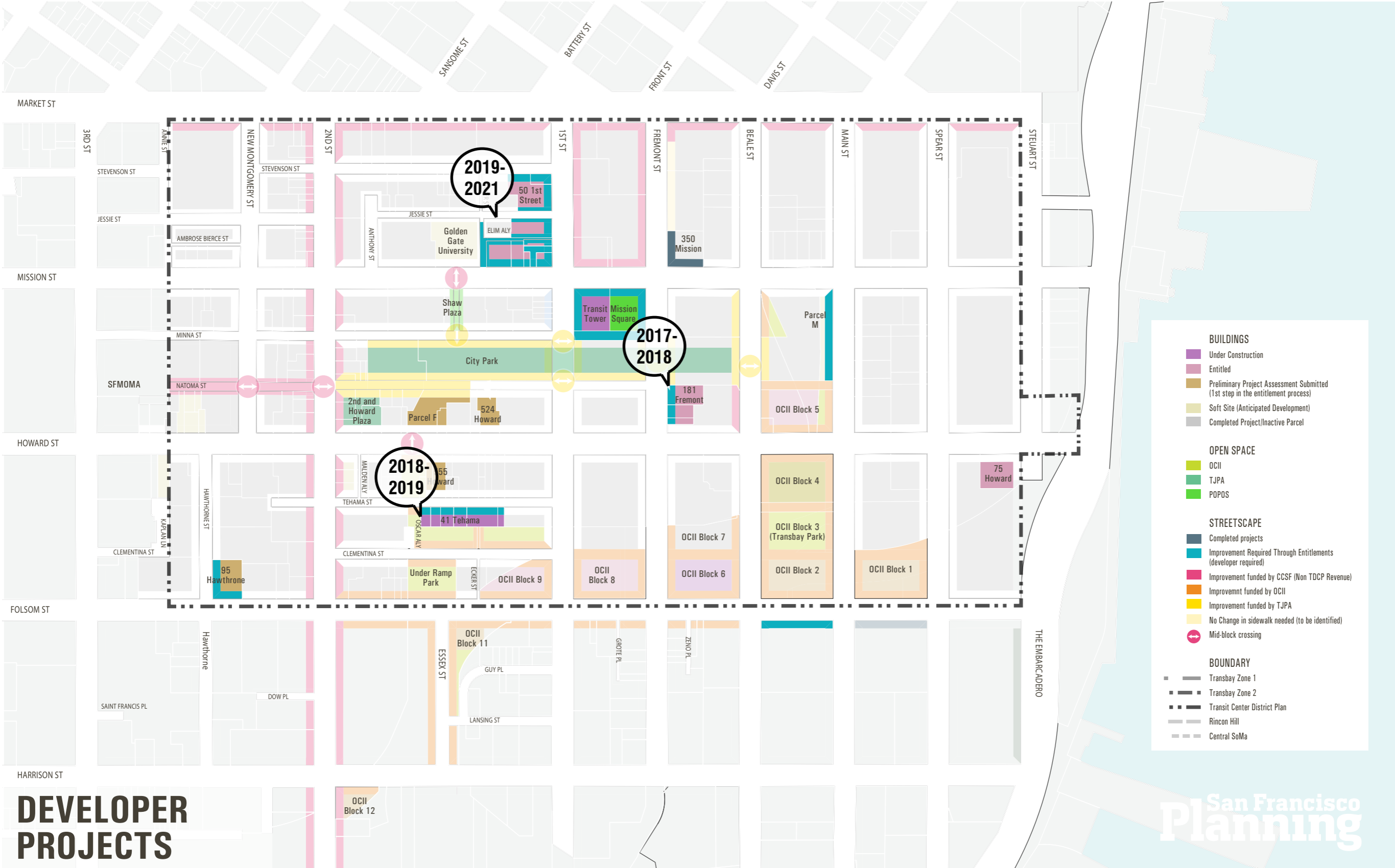


Transbay Park – 2020





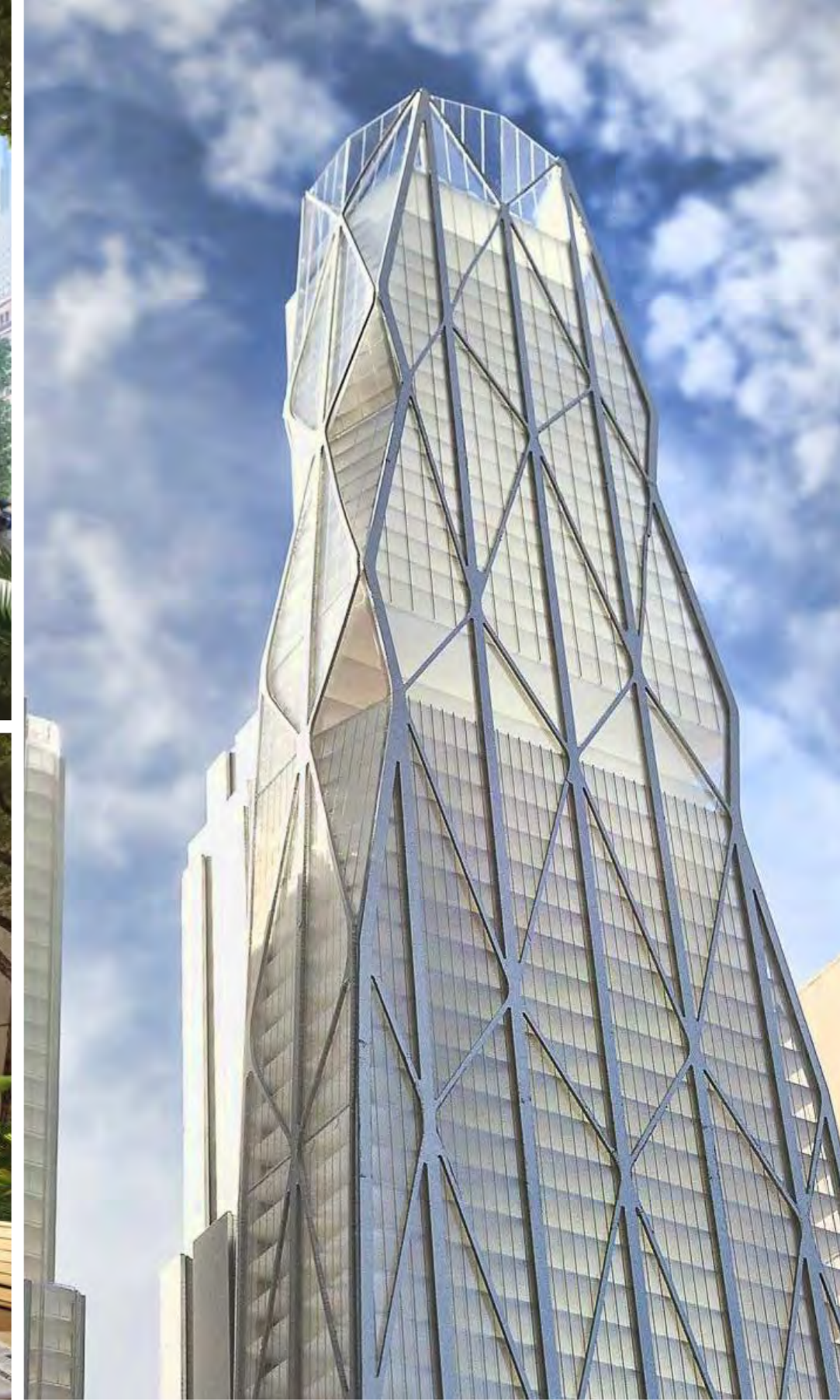
# OCl Developments



- BUILDINGS**
- Under Construction
  - Entitled
  - Preliminary Project Assessment Submitted (1st step in the entitlement process)
  - Soft Site (Anticipated Development)
  - Completed Project/Inactive Parcel
- OPEN SPACE**
- OCII
  - TJPA
  - POPOS
- STREETSCAPE**
- Completed projects
  - Improvement Required Through Entitlements (developer required)
  - Improvement funded by CCSF (Non TDCP Revenue)
  - Improvement funded by OCII
  - Improvement funded by TJPA
  - No Change in sidewalk needed (to be identified)
  - Mid-block crossing
- BOUNDARY**
- Transbay Zone 1
  - Transbay Zone 2
  - Transit Center District Plan
  - Rincon Hill
  - Central SoMa

# Developer Projects





**Developer Projects – 50 1st Street/Oceanwide (Under Review)**



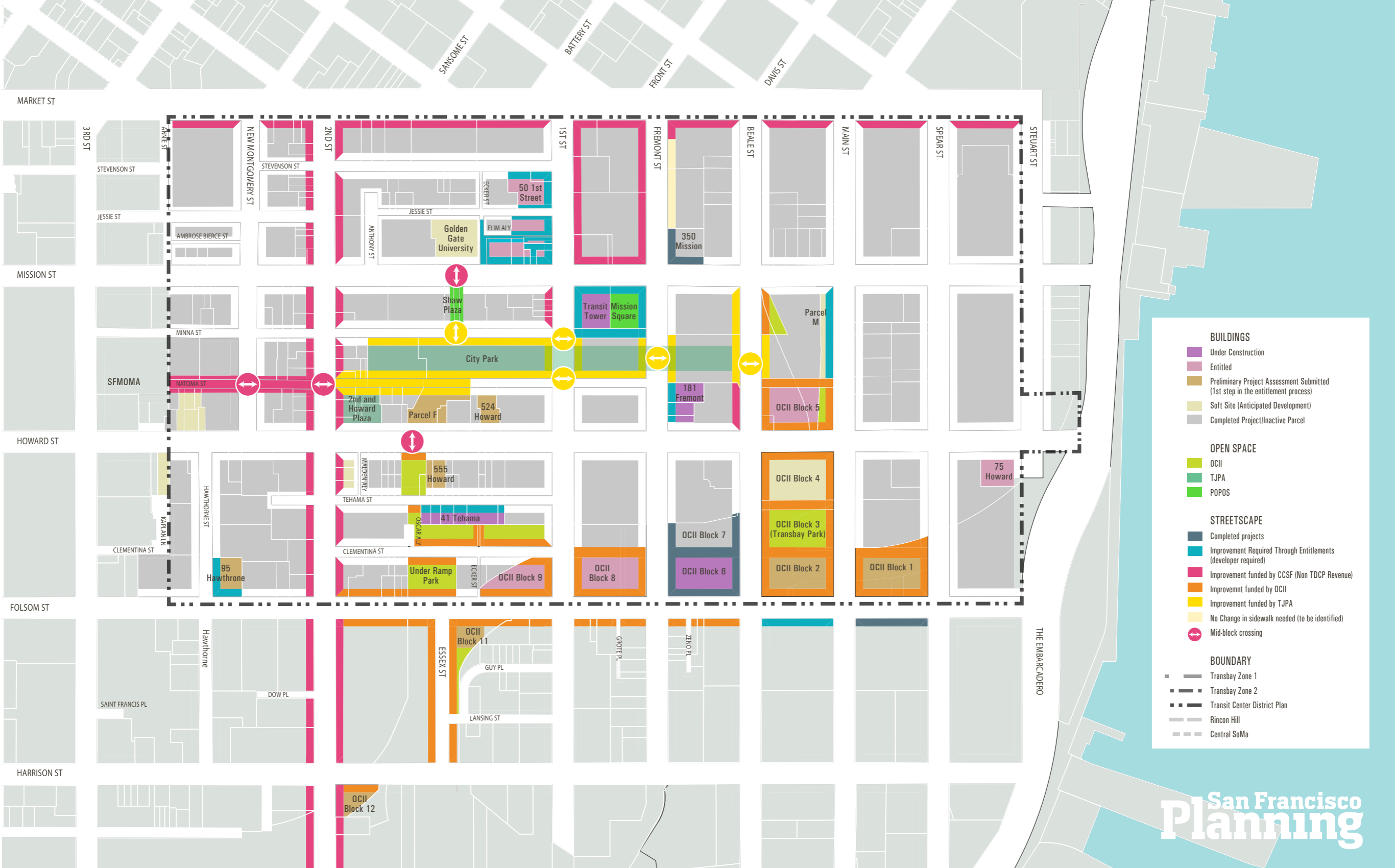
**181 Fremont**  
**Est. Built 2017-18**

**41 Tehama**  
**Est. Built 2017-18**

**524 Howard**  
**PC Fall 2016**  
**Est. Built 2019**

**555 Howard Street**  
**PC Fall 2017**  
**Est. Built 2019**

**Developer Projects**



- BUILDINGS**
- Under Construction
  - Entitled
  - Preliminary Project Assessment Submitted (1st step in the entitlement process)
  - Soft Site (Anticipated Development)
  - Completed Project/Inactive Parcel
- OPEN SPACE**
- OCII
  - TJPA
  - POPOS
- STREETScape**
- Completed projects
  - Improvement Required Through Entitlements (developer required)
  - Improvement funded by CCSF (Non TDCP Revenue)
  - Improvement funded by OCII
  - Improvement funded by TJPA
  - No Change in sidewalk needed (to be identified)
  - Mid-block crossing
- BOUNDARY**
- Transbay Zone 1
  - Transbay Zone 2
  - Transit Center District Plan
  - Rincon Hill
  - Central SoMa

San Francisco  
**Planning**

# Questions / Discussion