

CONFORMED COPY of document recorded on,

as No. 08/04/2006, 20061224836

This document has not been compared with the original

SAN FRANCISCO ASSESSOR RECORDED

---

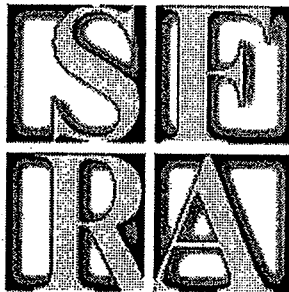
**REDEVELOPMENT PLAN  
FOR THE  
TRANSBAY REDEVELOPMENT PROJECT AREA**

---

REDEVELOPMENT PLAN APPROVED BY  
ORDINANCE NO. 124-05  
ADOPTED BY THE BOARD OF SUPERVISORS  
ON JUNE 21, 2005

AND

ORDINANCE NO. 99-06  
ADOPTED BY THE BOARD OF SUPERVISORS  
ON MAY 9, 2006



SAN FRANCISCO  
REDEVELOPMENT AGENCY

Adopted June 21, 2005



**REDEVELOPMENT PLAN  
FOR THE  
TRANSBAY REDEVELOPMENT PROJECT AREA**

Originally Adopted and Approved by  
The Board of Supervisors  
of the City and County of San Francisco,  
Ordinance No. 124-05, June 21, 2005  
And  
Ordinance No. 99-06, May 9, 2006



## TABLE OF CONTENTS

|   |               |
|---|---------------|
| <b>CHAPTER 1.0 – INTRODUCTION.....</b>                                    | <b>1</b>      |
| 1.1 Contents of the Plan .....  | 1             |
| 1.2 Conformance with the General Plan .....                               | 1             |
| 1.3 Preliminary Plan .....  | 1             |
| 1.4 Agency Powers, Duties and Obligations for Implementation of Plan..... | 1             |
| 1.5 Project Area Boundaries and Legal Description.....                    | 2             |
| 1.6 Definitions .....   | 2             |
| 1.7 Related Plan Documents.....   | 5             |
| <br><b>CHAPTER 2.0 – GOALS AND OBJECTIVES.....</b>                        | <br><b>8</b>  |
| 2.1 Redevelopment Project Objectives.....                                 | 8             |
| 2.2 Planning Goals and Objectives .....                                   | 9             |
| A. Pedestrian Environment .....   | 9             |
| B. Transportation and Parking .....                                       | 9             |
| C. Open Space and Neighborhood Amenities.....                             | 10            |
| D. Community Identity and Built Form .....                                | 11            |
| E. Housing Opportunities .....  | 11            |
| F. Office and Hotel Development .....                                     | 12            |
| G. Transbay Terminal .....  | 12            |
| <br><b>CHAPTER 3.0 – LAND USES PERMITTED IN THE PROJECT AREA.....</b>     | <br><b>13</b> |
| 3.1 General Controls and Limitations.....                                 | 13            |
| 3.2 Redevelopment Zoning Map .....  | 13            |
| 3.3 Permitted Land Uses.....  | 13            |
| 3.3.1 Transbay Downtown Residential (Zone One) .....                      | 13            |
| 3.3.2 Transbay C-3 (Zone Two).....  | 14            |
| 3.3.3 Number of Dwelling Units .....                                      | 14            |
| 3.4 Other Land Uses.....  | 14            |
| 3.4.1 Transbay Terminal .....   | 14            |
| 3.4.2 Public Rights-of-Way.....   | 15            |
| 3.4.3 Open Space, Public and Semi-Public Uses .....                       | 15            |
| 3.4.4 Interim Uses .....  | 15            |
| 3.4.5 Nonconforming Uses.....   | 15            |
| 3.4 Zone One Plan Map .....   | 16            |
| 3.5 Zone One Development Plan.....  | 16            |
| 3.5.1 Open Space and Street Layout .....                                  | 16            |
| 3.5.2 Height and Size of Buildings.....                                   | 16            |
| 3.5.3 Type and Number of Buildings .....                                  | 17            |
| 3.5.4 Development Controls and Design Guidelines.....                     | 17            |
| 3.5.5 Variations .....  | 17            |

|            |  |           |
|------------|--|-----------|
| <b>3.6</b> | <b>Administration of Development Controls.....</b> | <b>18</b> |
|------------|--|-----------|

## **CHAPTER 4.0 – PROPOSED REDEVELOPMENT ACTIVITIES ..... 19**

|            |  |           |
|------------|--|-----------|
| <b>4.1</b> | <b>Redevelopment Actions.....</b>  | <b>19</b> |
| 4.1.1      | General Redevelopment Actions .....  | 19        |
| 4.1.2      | Nondiscrimination in the Implementation of Redevelopment Actions .....                     | 20        |
| 4.1.3      | Employment and Contracting Opportunities in the Implementation of Redevelopment Actions .. | 20        |
| <b>4.2</b> | <b>Participation by Owners and Tenants .....</b>   | <b>20</b> |
| 4.2.1      | Opportunities for Owners and Business Tenants.....   | 20        |
| 4.2.2      | Rules for Participation Opportunities, Priorities and Preferences .....                    | 20        |
| 4.2.3      | Owner Participation Agreements.....  | 21        |
| 4.2.4      | Conforming Owners .....  | 21        |
| 4.2.5      | Phasing with Development.....  | 22        |
| <b>4.3</b> | <b>Cooperation with Public Bodies.....</b>   | <b>22</b> |
| <b>4.4</b> | <b>Property Acquisition .....</b>  | <b>22</b> |
| 4.4.1      | Real Property.....   | 22        |
| 4.4.2      | Personal Property .....  | 22        |
| <b>4.5</b> | <b>Relocation of Persons, Business Concerns and Others Displaced by Project .....</b>      | <b>23</b> |
| 4.5.1      | Assistance in Finding Other Locations .....  | 23        |
| <b>4.6</b> | <b>Demolition, Clearance, Public Improvements and Building and Site Preparation .....</b>  | <b>23</b> |
| 4.6.1      | Demolition and Clearance .....   | 23        |
| 4.6.2      | Public Improvements, Public Facilities and Public Utilities .....                          | 23        |
| 4.6.3      | Preparation of Building Sites .....  | 24        |
| <b>4.7</b> | <b>Property Disposition and Development .....</b>  | <b>24</b> |
| 4.7.1      | Real Property Disposition and Development .....  | 24        |
| 4.7.2      | Property Acquired Pursuant to Option Agreement.....  | 24        |
| 4.7.3      | Disposition and Development Documents .....  | 25        |
| 4.7.4      | Development by the Agency .....  | 25        |
| 4.7.5      | Development Plans.....   | 26        |
| 4.7.6      | Personal Property Disposition.....   | 26        |
| <b>4.8</b> | <b>Rehabilitation, Conservation and Moving of Structures .....</b>                         | <b>26</b> |
| 4.8.1      | Rehabilitation and Conservation .....  | 26        |
| 4.8.2      | Moving of Structures.....  | 26        |
| <b>4.9</b> | <b>Low- and Moderate- Income Housing.....</b>  | <b>27</b> |
| 4.9.1      | Replacement Housing.....   | 27        |
| 4.9.2      | Affordable Housing Production .....  | 27        |
| 4.9.3      | On-Site Affordable Housing Requirement .....   | 28        |
| 4.9.4      | Increased and Improved Housing Supply.....   | 28        |

## **CHAPTER 5.0 – METHODS OF FINANCING THE PLAN ..... 30**

|            |  |           |
|------------|--|-----------|
| <b>5.1</b> | <b>General Description of Proposed Financing Method .....</b>        | <b>30</b> |
| <b>5.2</b> | <b>Tax Increment Funds.....</b>                                      | <b>30</b> |
| <b>5.3</b> | <b>Agency Bonds.....</b>   | <b>31</b> |
| <b>5.4</b> | <b>Time Limit on Establishment of Indebtedness.....</b>              | <b>32</b> |
| <b>5.5</b> | <b>Time Limit for Receipt of Tax Increment Funds.....</b>            | <b>32</b> |
| <b>5.6</b> | <b>Other Loans, Grants and Miscellaneous Financing Sources .....</b> | <b>32</b> |

|            |  |           |
|------------|--|-----------|
| <b>5.7</b> | <b>Pledge of State Parcel Net Tax Increment to Transbay Joint Powers Authority .....</b> | <b>32</b> |
| <b>5.9</b> | <b>Exactions .....</b>   | <b>33</b> |
| 5.9.1      | Downtown Park Special Fund .....   | 33        |
| 5.9.2      | Jobs-Housing Linkage Program .....   | 33        |
| 5.9.3      | Other Exactions .....  | 33        |

**CHAPTER 6.0 – ACTIONS, ENFORCEMENT AND PROCEDURES ..... 34**

|            |  |           |
|------------|--|-----------|
| <b>6.1</b> | <b>Actions by the City and County .....</b>        | <b>34</b> |
| <b>6.2</b> | <b>Administration and Enforcement.....</b>         | <b>34</b> |
| <b>6.3</b> | <b>Duration and Effectiveness of the Plan.....</b> | <b>34</b> |
| <b>6.4</b> | <b>Procedures for Plan Amendment .....</b>         | <b>35</b> |
| <b>6.5</b> | <b>Severability .....</b>                          | <b>35</b> |

**EXHIBIT 1: REDEVELOPMENT BOUNDARY MAP..... 36**

**EXHIBIT 2: LEGAL DESCRIPTION OF PROJECT AREA BOUNDARIES..... 37**

**EXHIBIT 3: REDEVELOPMENT ZONING MAP ..... 39**

**EXHIBIT 4: ZONE ONE PLAN MAP ..... 40**

**EXHIBIT 5: PROPOSED PUBLIC IMPROVEMENTS ..... 41**

## **CHAPTER 1.0 – INTRODUCTION**

### **1.1 Contents of the Plan**

This Redevelopment Plan (the “Plan”) for the Transbay Redevelopment Project (the “Project”) in the City and County of San Francisco (the “City”) consists of text, the Redevelopment Boundary Map (attached as Exhibit No. 1), the Legal Description of Project Area Boundaries (attached as Exhibit No. 2), the Redevelopment Land Use Map (attached as Exhibit No. 3), the Zone One Plan Map (attached as Exhibit No. 4) and the Proposed Public Improvements (attached as Exhibit No. 5). All exhibits are incorporated into the Plan by reference. This Plan was prepared by the San Francisco Redevelopment Agency (the “Agency”) pursuant to the Community Redevelopment Law of the State of California (Health & Safety Code §§ 33000 *et seq.*) (the “Redevelopment Law”), the California Constitution, and all applicable local codes and ordinances. The area covered by this Plan is referred to as the Transbay Redevelopment Project Area (the “Project Area”). The Project Area includes all properties within the Project boundary shown on the Redevelopment Boundary Map.

### **1.2 Conformance with the General Plan**

The proposed redevelopment of the Project Area as described in this Plan is consistent with the General Plan of the City and County of San Francisco, and all rehabilitation and new development will comply with the Transbay Development Controls and Design Guidelines, the General Plan, the Planning Code and any other applicable ordinances as described in Chapter 3.0. The Plan is also intended to supplement but not supplant other laws and regulations applicable within the Project Area, as they may be enacted or amended from time to time.

### **1.3 Preliminary Plan**

This Plan is based upon a Preliminary Plan formulated and adopted by the Planning Commission of the City (the “Planning Commission”) at its October 10, 1996 hearing in Resolution No. 14205 and amended by the Planning Commission at its February 22, 2001 hearing in Resolution No. 16102 and at its April 22, 2004 hearing in Resolution No. 16774.

### **1.4 Agency Powers, Duties and Obligations for Implementation of Plan**

This Plan provides the Agency with powers, duties and obligations to implement and further the program described herein. This Plan provides a framework within which specific development plans will be devised, priorities for specific projects established, and specific solutions proposed.



It also describes the tools available to the Agency to develop and proceed with specific plans, projects, and solutions.

## **1.5 Project Area Boundaries and Legal Description**

The boundaries of the Project Area are shown on the Redevelopment Boundary Map (attached as Exhibit No. 1) and described in the Legal Description of Project Area Boundaries (attached as Exhibit No. 2).

## **1.6 Definitions**

The following definitions are used in this Plan unless otherwise indicated by the text:

“Agency” means the Redevelopment Agency of the City and County of San Francisco, California.

“Agency Commission” means the Redevelopment Commission of the City and County of San Francisco.

“Board” means the Board of Supervisors of the City and County of San Francisco, California.

“Caltrain Downtown Extension” means the extension of Peninsula Corridor, or “Caltrain,” commuter rail service from 4<sup>th</sup> and Townsend Streets to a terminus underneath the new Transbay Terminal.

“Citizens Advisory Committee” or “CAC” means the advisory body appointed by the Mayor of the City to advise the Agency on the preparation of the Plan and supporting documents such as the Development Controls and Design Guidelines.

“City” means the City and County of San Francisco, California.

“Community Redevelopment Law” or “CRL” means the Community Redevelopment Law of the State of California (§§ 33000 *et seq.* of the California Health & Safety Code).

“Design for Development” means a document that establishes conceptual frameworks for land use, urban form, streets and public spaces in the Project Area and that provides non-binding background guidance explaining the purpose and objectives of the Development Controls and Design Guidelines.

“Development Controls and Design Guidelines” means a document that establishes mandatory and measurable design specifications applicable to all new construction and suggestions for building features or qualities to be considered in project designs, often requiring subjective analysis, in the Project Area.

“Federal Government” means the United States or any of its agencies or instrumentalities.

“General Plan” means the General Plan for the City and County of San Francisco.

“Owner Participation Agreement” means a binding agreement between a property owner and the Agency, required as a condition to participation in redevelopment, by which the participant agrees to rehabilitate, develop, use and maintain the property in conformance with the Redevelopment Plan and to be subject to its provisions.

“Peninsula Corridor Joint Powers Board” means a joint exercise of powers agency composed of the City and County of San Francisco, San Mateo County Transit District, and Santa Clara Valley Transportation Authority.

“Plan” means the Redevelopment Plan for the Transbay Redevelopment Project.

“Plan and Method of Relocation” means a document that establishes how the Agency shall assist such persons, business concerns and others displaced from the Project Area by redevelopment activities of or assisted by the Agency in finding new locations in accordance with all applicable relocation statutes and regulations.

“Plan Documents” means documents related to the Redevelopment Plan developed by the City or the Agency in order to facilitate the implementation of the Redevelopment Plan, including Development Controls and Design Guidelines, Implementation Plans, and interagency cooperative agreements.

“Planning Code” means the Planning Code of the City and County of San Francisco.

“Planning Commission” means the Planning Commission of the City and County of San Francisco, California.

“Planning Department” means the Department of City Planning of the City and County of San Francisco.

“Project” means the Transbay Redevelopment Project.

“Project Area” means the area included within the boundaries of the Transbay Redevelopment Project.

**“Qualified Historical Building”** has the meaning set forth in Section XXXX of the State Historic Building Code (SHBC) which is any building, structure, object, or collection or grouping thereof and their associated sites and any historic landscapes, which have been designated as important to history, architecture, archaeology or culture of an area by a local, state or federal governmental jurisdiction. This definition includes 1) properties listed in or determined to be eligible for listing in the National Register of Historic Places or the California Register of Historical Resources, or both; 2) properties designated or listed as historically, architecturally or culturally significant, whether individually or as contributing to a geographical or thematic district, under any municipal or county ordinance; 3) properties identified as significant in historical resource surveys, if the survey meets the criteria listed in subdivision (g) of Section 5024.1 of the Public Resources Code; and 4) properties not included in subsections 1 through 3 above, but determined to be historical resources by a lead agency pursuant to and for the purposes of Section 21084.1 of the Public Resources Code.

**“Real Property”** means land, including land under water and waterfront property; buildings, structures, fixtures, and improvements on the land; any property appurtenant to or used in connection with the land; every estate, interest, privilege, easement, franchise, and right in land, including rights-of-way, terms for years, and liens, charges, or encumbrances by way of judgment, mortgage, or otherwise and the indebtedness secured by such liens.

**“Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences to Business Occupants”** means a document that establishes how the provisions of the Plan regarding participation by property owners and the extension of reasonable preferences to business occupants will be implemented within the Project Area. These rules set forth the procedures governing such participation and preferences.

**“State”** means the State of California.

**“State Historical Building Code” (SHBC)** means the State Historical Building Code as set forth in Part 8 of Title 24 (State Building Standards Code), which applies to all qualified historic structures, districts and sites, designated under federal, state and local authority. It provides building regulations for the rehabilitation, preservation, restoration or relocation of structures designated as qualified historic buildings.

**“Streetscape and Public Open Space Plan”** means a set of standards and specifications for new public streets, alleys, rights-of-way, sidewalks, intersections, parks, plazas, playgrounds and other public improvements in the Project Area.

**“Terminal Site”** means the site of the existing Transbay Terminal operated by the State of California Department of Transportation.

**“Transbay Joint Powers Authority”** means the public entity created by the City and County of San Francisco, the Alameda-Contra Costa County Transit District and the Peninsula Corridor Joint Powers Board on April 4, 2001, to develop, design, construct, renovate, rehabilitate,

improve, operate, manage and maintain a new regional transit terminal, which shall include the removal of existing structures, which will provide expanded bus and rail service, including the design and construction of the downtown extension of Peninsula Corridor, or "Caltrain," commuter rail service from 4<sup>th</sup> and Townsend Streets to the new regional transit terminal, and direct access to transit on the Terminal Site and/or property adjacent to the Terminal Site.

## 1.7 Related Plan Documents

In order to facilitate the implementation of this Plan, the City and the Agency may develop related Plan Documents including Development Controls and Design Guidelines, Implementation Plans, and interagency cooperative agreements. In addition, the State or the City may pass legislation related to this Plan.

**Development Controls and Design Guidelines.** Concurrently with the adoption of this Plan, the Agency shall adopt a set of Development Controls and Design Guidelines that establishes height limits of buildings, land coverage, density, street systems, design criteria, parking and loading standards and other development controls and design guidelines that apply to the development of both private and public areas within the Project Area.

**Implementation Plan.** Per Section 33490 of the Community Redevelopment Law, the Agency shall adopt, after a public hearing, an implementation plan that shall contain the specific goals and objectives of the Agency for the Project Area, the specific programs, including potential projects, and estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area and implement the requirements of Sections 33334.2, 33334.4, 33334.6, and 33413 of CRL. After adoption of the first implementation plan, the parts of the implementation plan that address CRL Sections 33334.2, 33334.4, 33334.6, and 33413 shall be adopted every five years either in conjunction with the City's housing element cycle or the implementation plan cycle.

**Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences to Business Occupants.** The Agency shall adopt, after a public hearing, Rules Governing Participation by Property Owners and the Extension of Reasonable Preferences to Business Occupants. These rules are adopted pursuant to the CRL in order to implement the provisions of the Plan regarding participation by property owners and the extension of reasonable preferences to business occupants within the Project Area. These rules set forth the procedures governing such participation and preferences. The rules encourage and permit participation in the redevelopment of the Project Area by property owners and extend reasonable preferences to business occupants of real property within the boundaries of the Project Area to the maximum extent consistent with the objectives of the Redevelopment Plan.

**Plan and Method of Relocation.** The Agency shall adopt, after a public hearing, a Plan and Method of Relocation that establishes how the Agency shall assist such persons, business

concerns and others displaced from the Project Area by redevelopment activities of or assisted by the Agency in finding new locations in accordance with all applicable relocation statutes and regulations.

**Design for Development.** The Design for Development is a document that establishes conceptual frameworks for land use, urban form, streets and public spaces in the Project Area and that provides non-binding background guidance explaining the purpose and objectives of the Development Controls and Design Guidelines. The Design for Development was commissioned by the Agency from a consultant team led by Skidmore, Owings & Merrill and published in October 2003.

**Streetscape and Public Open Space Plan.** The Agency shall adopt, after a public hearing, a Streetscape and Public Open Space Plan that establishes the locations of and the standards and specifications for new public streets, alleys, rights-of-way, sidewalks, intersections, parks, plazas, playgrounds and other public improvements in the Project Area.

**California State Assembly Bill No. 812.** In July 2003, the Governor of California signed legislation approving the demolition of the Transbay Terminal, including its associated ramps, for construction of a new terminal. This legislation also set minimum affordable housing requirements for any redevelopment plan adopted to finance the demolition of the Transbay Terminal and construction of a new terminal. The bill requires that at least twenty-five (25) percent of all new or rehabilitated dwelling units developed within the Project Area shall be available at affordable housing cost to, and occupied by, persons and families whose incomes do not exceed sixty (60) percent of the area median income, and that an additional ten (10) percent of all new or rehabilitated dwelling units developed within the Project Area shall be available at affordable housing cost to, and occupied by, persons and families whose incomes do not exceed one hundred twenty (120) percent of the area median income.

**Transbay Transit Terminal Cooperative Agreement.** The "TTT Cooperative Agreement" was entered into by the City, the Transbay Joint Powers Authority, and the California Department of Transportation ("Caltrans") in July 2003. The agreement establishes a schedule by which the ownership of the Terminal Site and certain properties around the Terminal Site will be transferred from Caltrans to the City and the Transbay Joint Powers Authority. The agreement also requires that any and all land sale revenue and net tax increment (after the required 20 percent housing set-aside and statutory passthroughs) generated from the transferred properties shall be used for costs associated with the construction and design of the future Transbay Terminal and Caltrain Downtown Extension.

**Implementation Agreement.** The Agency and the Transbay Joint Powers Authority have already entered into a "Transbay Redevelopment Project Implementation Agreement," which, among other things, is intended to provide the framework for and facilitate cooperation between the Agency and the TJPA in accordance with the Transbay Redevelopment Plan and other Plan Documents, when they become effective, with respect to the development of the Transbay Terminal and the development of vacant and underutilized parcels in the Project Area.

**Option Agreement.** When the Plan becomes effective, the Agency, the City and the Transbay Joint Powers Authority will finalize an "Option Agreement," which, among other things, addresses the Agency's option to purchase certain parcels within the Project Area that will be transferred from Caltrans to the City and the Transbay Joint Powers Authority provided that, consistent with the TTT Cooperative Agreement, any and all land sale revenue and net tax increment (after the required 20 percent housing set-aside and statutory passthroughs) generated from the transferred properties shall be used for costs associated with the construction and design of the future Transbay Terminal and Caltrain Downtown Extension.

**Tax Increment Allocation and Sales Proceeds Pledge Agreement.** When the Plan becomes effective, the Agency, the City and the Transbay Joint Powers Authority will finalize a "Tax Increment Allocation and Sales Proceeds Pledge Agreement," which, among other things, addresses the provisions of the TTT Cooperative Agreement pertaining to the Agency's pledge of State Parcel Net Tax Increment (defined in the TTT Cooperative Agreement) to the Transbay Joint Powers Authority to pay costs associated with the construction and design of the Transbay Terminal, including access ramps, the temporary terminal facility, railroad extensions and related improvements and facilities.

## CHAPTER 2.0 – GOALS AND OBJECTIVES

### 2.1 Redevelopment Project Objectives

The purposes of the Community Redevelopment Law, which will be attained through, and the major objectives of, this Plan are:

- A. Eliminating blighting influences and correcting environmental deficiencies in the Project Area, including, but not limited to, abnormally high vacancies, deficient and unsafe buildings, incompatible land uses, poor economic performance of retail businesses, underutilized and vacant land, high crime rates, and inadequate or deteriorated public improvements, facilities and utilities.
- B. Facilitating the design, development and construction of a new regional transit terminal, including the removal of existing structures and the design, development and construction of access ramps, the temporary and new terminal facilities and the downtown extension of Caltrain from 4<sup>th</sup> and Townsend Streets to the new regional transit terminal, all of which will provide expanded bus and rail service to and from the Project Area.
- C. Assembling land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.
- D. Replanning, redesigning and developing undeveloped and underdeveloped areas that are improperly utilized.
- E. Providing flexibility in the development of the Project Area to respond readily and appropriately to market conditions.
- F. Providing opportunities for participation by owners in the redevelopment of their properties.
- G. Strengthening the community's supply of housing by assisting, to the extent economically feasible, in the construction and rehabilitation of affordable housing with the deepest levels of affordability, including the development of supportive housing for the homeless.
- H. Strengthening the economic base of the Project Area and the community by strengthening commercial functions in the Project Area.
- I. Providing land for a variety of publicly accessible open spaces.
- J. Facilitating improvement of safety within the Project Area.
- K. Facilitating additional public transit opportunities to and within the Project Area.
- L. Providing temporary and permanent employment and contracting opportunities to economically disadvantaged San Francisco residents and businesses pursuant to policies and practices that meet or exceed City policies.

## **2.2 Planning Goals and Objectives**

The following goals for the Plan were established in conjunction with the CAC and members of the public at large. The goals set forth objectives that will direct the revitalization of the community. Together with the Development Controls and Design Guidelines and other related Plan Documents, these goals will guide the direction of all future development within the Project Area.

### **A. Pedestrian Environment**

**Goal: Create a pedestrian-oriented urban environment that encourages walking as a primary transportation mode within the Project Area.**

#### **Objectives:**

- A1. Construct wider sidewalks throughout the Project Area as needed to facilitate easy pedestrian travel.
- A2. Beautify streetscapes in accordance with the Development Controls and Design Guidelines.
- A3. Improve street and sidewalk lighting along all streets and encourage private property owners to provide additional lighting elements to the streetscape.
- A4. Work with the Department of Parking and Traffic to improve the safety of pedestrian crossings throughout the area and add mid-block pedestrian crossings where feasible.
- A5. Increase the amount of street-level amenities such as street furniture, street trees, and public artwork to create a pleasant pedestrian experience.
- A6. Ensure that new buildings have multiple residential entrances and/or retail at the street level to contribute to sidewalk activity, according to the Development Controls and Design Guidelines.
- A7. Maintain existing alleys and walkways and create new pedestrian alleys and walkways to create a continuous network to connect streets, open spaces, and other activity centers.
- A8. Return 1-way streets to 2-way operation to slow traffic and increase convenience where feasible, especially along Folsom Street.

### **B. Transportation and Parking**

**Goal: Encourage the use of alternative modes of transportation by future area residents, workers, and visitors and support the new Transbay Terminal as a major transit hub while still providing local vehicular access.**

#### **Objectives:**

- B1. Coordinate efforts with transit agencies regionally to enhance the availability of public transportation to and from the Transbay area and to enhance the attractiveness, safety, and functionality of transit stop locations.
- B2. Facilitate the installation of bike lanes and bike facilities in coordination with the Department of Parking and Traffic according to the San Francisco Bike Plan.



- B3. Facilitate pedestrian and vehicular access into and through large blocks and extend the pattern of small, mid-block streets that exists in the area.
- B4. Discourage unnecessary private automobile use by encouraging developments that promote car sharing, shuttles, carpooling, public transit, car rental services, taxi service and other alternatives to the privately-owned automobile.
- B5. Promote short-term parking facilities for local businesses and institutions and shared parking for residents.
- B6. Encourage unbundling of parking from commercial and residential units, and encourage lower parking requirements.
- B7. Minimize the number of curb cuts in new developments and encourage common vehicular access for adjacent sites, where feasible.
- B8. Minimize interference to transit from vehicular access to buildings and truck loading zones.

### **C. Open Space and Neighborhood Amenities**

**Goal: Create a livable urban community with prime access to downtown and the waterfront, and well-designed streets, open space and retail areas.**

#### **Objectives:**

- C1. Create an open space network to serve the diverse needs of a mixed-use community including features such as plazas, playgrounds, recreation spaces, and softscaped areas.
- C2. Create a central public park to serve as a destination in the neighborhood and a focus of community and pedestrian activity in the area.
- C3. Fulfill the vision of the Downtown Area Plan of the San Francisco General Plan that almost everyone within the Project Area will be within 900 feet of a publicly accessible space, including small and privately owned spaces.
- C4. Work with other City departments and the Transbay Joint Powers Authority to find opportunities to create an additional publicly accessible open space to serve residents, workers, and visitors in the area.
- C5. Promote neighborhood serving retail establishments to provide residents and workers with immediate walking access to daily shopping needs.
- C6. Identify key public view corridors and ensure that they are preserved and enhanced according to the Development Controls and Design Guidelines.
- C7. Encourage adequate public community services such as childcare, schools, and libraries.
- C8. Promote the creation of a community facilities district to assist in funding streetscape and open space improvements and maintenance.
- C9. Encourage the creation of flex space in new developments that can be converted to ground floor retail uses when market demand is sufficient.

#### **D. Community Identity and Built Form**

**Goal: Establish the area as both a gateway to the central city and a unique transit-oriented neighborhood in San Francisco.**

**Objectives:**

- D1. Create a boulevard on Folsom Street from Second Street to the Embarcadero to serve as a pedestrian promenade while maintaining it as a vehicular route.
- D2. Develop signage to identify the area as the gateway to the city from the new Transbay Terminal and the Bay Bridge.
- D3. Encourage the installation of public art in streetscapes, open space, and commercial developments.
- D4. Ensure proper tower spacing and height and bulk controls for large-scale development, according to the Development Controls and Design Guidelines.
- D5. Ensure that high-rise buildings reflect high quality architectural and urban design standards.
- D6. Encourage preservation and rehabilitation of historic structures within the area, where feasible.

#### **E. Housing Opportunities**

**Goal: Develop a new downtown neighborhood to help address the city's and the region's housing crisis, support regional transit use, and provide financial support to the future Transbay Terminal, including access ramps and the temporary terminal facility, and Caltrain Downtown Extension.**

**Objectives:**

- E1. Create a mixture of housing types and sizes to attract a diverse residential population, including families and people of all income levels.
- E2. Develop high-density housing to capitalize on the transit-oriented opportunities within the Project Area and provide a large number of housing units close to downtown San Francisco.
- E3. Focus residential development along Folsom, Beale and Main Streets and design these streets as mixed-use residential corridors.
- E4. Maximize housing development on the former Caltrans-owned properties according to the Development Controls and Design Guidelines in order to provide financial support to the new Transbay Terminal and Caltrain Downtown Extension through tax increment and land sale revenue.

## **F. Office and Hotel Development**

**Goal: Enhance linkage between the new Transbay Terminal and the Financial District through visitor accommodations and commercial development that supports the new terminal.**

### **Objectives:**

- F1. Concentrate new office and hotel development on parcels adjacent to the new terminal.
- F2. Create well-designed, sunny plazas for office workers and residents.
- F3. Encourage retail and restaurant establishments to serve employees, residents, and visitors.
- F4. Allow a mix of uses on the upper floors of new commercial buildings.

## **G. Transbay Terminal**

**Goal: Create a state of the art multi-modal transit facility that is an integral part of the surrounding commercial and residential neighborhood.**

### **Objectives:**

- G1. Ensure that the new terminal opens to the north and south and includes a highly permeable ground floor design.
- G2. Ensure safe pedestrian access through the new terminal on First and Fremont streets and adjacent to the new terminal on Beale Street.
- G3. Encourage new buildings on adjacent parcels to include pedestrian connections to the new terminal.
- G4. Encourage outward facing, street level retail in the new terminal to support pedestrian activity on adjacent streets.
- G5. Encourage pedestrian connections to transit on Market Street from the new terminal.

## **CHAPTER 3.0 – LAND USES PERMITTED IN THE PROJECT AREA**

### **3.1 General Controls and Limitations**

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan. No real property or real property interest shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan, except in conformance with the provisions of this Plan and Development Controls and Design Guidelines adopted pursuant to this Plan.

### **3.2 Redevelopment Zoning Map**

The Redevelopment Zoning Map (attached as Exhibit No. 3) illustrates the land uses permitted in the Project Area for all publicly, semi-publicly and privately owned land. The land uses permitted in areas shown on the Redevelopment Zoning Map as Transbay Downtown Residential (Zone One) shall be those described in Section 3.3.1 of this Plan and permitted by the General Plan. The land uses permitted in areas shown on the Redevelopment Land Use Map as Transbay C-3 (Zone Two) shall be those permitted by the General Plan, the Planning Code and any other applicable ordinances. In the event the General Plan, the Planning Code or any other applicable ordinance is amended or supplemented with regard to any land use in Zone Two of the Project Area, the land use provisions of this Plan for Zone Two shall be automatically modified accordingly without the need for any formal plan amendment process unless those amendments or supplements are contrary to the provisions of this Plan.

### **3.3 Permitted Land Uses**

#### **3.3.1 Transbay Downtown Residential (Zone One)**

Areas shown on the Redevelopment Zoning Map as Transbay Downtown Residential (Zone One) shall be maintained, developed or used primarily for multiple family housing, consistent with the Agency's on-site affordable housing requirement in Subsection 4.9.3. The following land uses are permitted in Zone One:

**Residential:**

- Dwelling units
- Group housing without individual cooking facilities

**Retail Businesses and Personal Services:**

- Community serving retail and personal services excluding on-site dry cleaning operations

**Arts Activities and Spaces:**

Arts activities in commercial spaces

**Office and Hotel Uses:**

Community-serving professional and business offices offering on-site services

General office and tourist hotel uses are permitted only in the following areas of Zone

One:

- 1) North of Howard Street
- 2) North of Folsom Street and west of Ecker Street

**Other Uses:**

Physical fitness facility

Recreation facility

Outdoor activity area

Childcare facility

Home occupation

Parking as an accessory use to other permitted uses

Automated teller machines (ATMs)

Telecommunications antenna and equipment

**3.3.2 Transbay C-3 (Zone Two)**

Areas shown on the Redevelopment Land Use Map as Transbay C-3 (Zone Two) shall be maintained, developed or used for commercial uses, multiple family housing or the Transbay Terminal including access ramps, the temporary terminal facility, railroad extensions and related improvements and facilities, consistent with the General Plan as it now reads or as it may be amended from time to time in the future and as permitted by the Planning Code as it now exists or as it may be amended from time to time in the future, unless amendments to the General Plan or the Planning Code are contrary to the provisions of this Plan. Sections of the Development Controls and Design Guidelines also apply in Zone Two.

**3.3.3 Number of Dwelling Units**

The number of dwelling units in Zone One of the Project Area shall be approximately 3,200. The number of dwelling units in the entire Project Area shall be approximately 4,700.

**3.4 Other Land Uses**

**3.4.1 Transbay Terminal**

Under Section 5027.1 of the Public Resources Code, the state legislature has given the Transbay Joint Powers Authority the "primary jurisdiction with respect to all matters concerning the

financing, design, development, construction, and operation of the new terminal.” Accordingly, the design review and approval of the Transbay Terminal, including ramps to the terminal, which is surrounded by Zone Two, will be subject to a separate process that the Transbay Joint Powers Authority will administer.

#### **3.4.2 Public Rights-of-Way**

The existing street layout is illustrated on the Redevelopment Zoning Map. Streets and alleys may be widened, narrowed, altered, realigned, abandoned, depressed or closed as necessary for proper redevelopment of the Project Area, as set forth in the Streetscape and Public Open Space Plan to be adopted by the Agency. Additional public streets, alleys, rights-of-way and easements, including above and below-ground railroad easements and rights of way, may be created in the Project Area as needed for development and circulation. Such modifications as may be implemented shall conform to the General Plan and the Planning Code as they now read or as they may be amended from time to time in the future, unless amendments to the General Plan or the Planning Code are contrary to the provisions of this Plan.

#### **3.4.3 Open Space, Public and Semi-Public Uses**

In any area of the Project Area, the Agency is authorized to permit the establishment, alteration or enlargement of public, semi-public, institutional or nonprofit uses, including transportation and related facilities, parks, plazas, playgrounds, recreational and sports facilities, libraries, hospitals, educational, philanthropic, religious, or charitable institutions, and facilities of other similar organizations. All such uses shall conform, so far as possible, to the provisions of this Plan applicable to the uses in the specified area involved and the Streetscape and Public Open Space Plan to be adopted by the Agency. The Agency may impose other reasonable restrictions upon such uses as are necessary to protect the development and use of the Project Area.

#### **3.4.4 Interim Uses**

Pending the development of land by developers and participants, the Agency is authorized to use temporarily or permit the temporary use of any land in the Project Area for interim uses not in conformity with the uses permitted in this Plan.

#### **3.4.5 Nonconforming Uses**

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to this Plan, provided that such use is generally compatible with the developments and uses in the Project Area. The owner of the nonconforming property must be willing to enter into an Owner Participation Agreement and agree to the imposition of reasonable restrictions as necessary to protect the development and use of the Project Area.

The Agency may authorize additions, alterations, repairs, or other improvements or changes in use of land or buildings in the Project Area for uses that do not conform to the provisions of this Plan if the improvements are within a portion of the Project Area where, in the determination of the Agency, they would be compatible with surrounding and Project Area development and use.

### 3.4 Zone One Plan Map

The Zone One Plan Map (attached as Exhibit No. 4) illustrates the open space, street layout, and permitted heights of buildings in Zone One of the Project Area for all publicly, semi-publicly and privately owned land. The open space, street layout and development controls in Zone One of the Project Area shall be those described in Section 3.5 of this Plan and permitted by the General Plan. The open space, street layout, and development controls in Zone Two of the Project Area shall be those permitted by the General Plan, the Planning Code and any other applicable ordinances. In the event the General Plan, the Planning Code or any other applicable ordinance is amended or supplemented with regard to the open space, street layout, or development controls in Zone Two of the Project Area, the open space, street layout, and development controls of this Plan for Zone Two shall be automatically modified accordingly without the need for any formal plan amendment process unless those amendments or supplements are contrary to the provisions of this Plan.

### 3.5 Zone One Development Plan

#### 3.5.1 Open Space and Street Layout

The Zone One Plan Map illustrates the open space to be provided and street layout in Zone One. Clementina, Tehama and Natoma Streets shall be extended to create new streets in Zone One. A new public park shall be created in Zone One between Clementina, Tehama, Main and Beale Streets.

#### 3.5.2 Height and Size of Buildings

The Zone One Plan Map and the table and text below illustrate the heights and floor plate sizes permitted for buildings in Zone One.

| <i>Building Height (feet)</i> | <i>Maximum Floor Plate Size (square feet)</i> |
|-------------------------------|---|
| 85 – 250                      | 7,500   |
| 251 – 300                     | 10,000  |
| 301 – 350                     | 10,500  |
| 351 – 400                     | 11,000  |
| 401 – 450                     | 11,500  |

|           |        |
|-----------|--------|
| 451 – 500 | 12,000 |
| 501 – 550 | 13,000 |

For towers above 500 feet in total height, the average floor plate size of the portion of the tower above 350 feet must not exceed 12,000 square feet. Below 85 feet, no bulk controls will apply.

The bulk controls prescribed in this section have been carefully considered in relation to the objectives and policies for Zone One of the Project Area. The maximum average floor plate size above 350 feet for towers with heights of 501-550 feet has been written to conform to the San Francisco Downtown Area Plan. There may be some exceptional cases in which the maximum average floor plate above 350 feet for towers with heights of 501-550 feet could be permitted to be exceeded. The Agency Commission may approve exceptions to this control provided that the project sponsors demonstrate that all of the design guidelines for towers in the Development Controls and Design Guidelines are incorporated into the tower design. In no case shall tower floor plates exceed 13,000 square feet.

### **3.5.3 Type and Number of Buildings**

Zone One of the Project Area shall be developed with a mix of tower, mid-rise, podium, and townhouse buildings. Each block of Zone One shown on the Zone One Plan Map shall have no more than one tower with a height greater than 250 feet, if heights of greater than 250 feet are permitted on the block.

### **3.5.4 Development Controls and Design Guidelines**

Within the limits, restrictions and controls established in this Plan, the Agency is authorized to establish height limits of buildings, land coverage, density, street systems, design criteria, parking and loading standards, and other development controls and design guidelines that apply to the development of both private and public areas within the Project Area, in the Development Controls and Design Guidelines.

### **3.5.5 Variations**

The Agency Commission, in its sole discretion, may grant a variation from the Plan, the Development Controls and Design Guidelines, or the Planning Code where the enforcement would otherwise result in practical difficulties for development creating undue hardship for the property owner and constitute an unreasonable limitation beyond the intent of the Plan, the Design for Development or the Development Controls and Design Guidelines. Upon written request for a variation by the owner of the property, which states fully the grounds of the application and the facts pertaining thereto, and upon the Agency's own further investigation, the Agency Commission, in its sole discretion, may grant a variation from the development controls.

Variations to the Plan or the Development Controls and Design Guidelines shall only be granted because of unique physical constraints or other extraordinary circumstances applicable to the



property. The granting a variation must be in harmony with the Plan, the Design for Development and the Development Controls and Design Guidelines and shall not be materially detrimental to the public welfare or materially injurious to neighboring property or improvements in the vicinity. No variations shall be given for the maximum height and bulk regulations herein, or the maximum parking allowances in the Development Controls and Design Guidelines. In granting any variation, the Agency Commission shall specify the character and extent thereof, and shall also prescribe such conditions as are necessary to secure the goals of the Plan, the Design for Development and the Development Controls and Design Guidelines.

### **3.6 Administration of Development Controls**

The Agency may enter into an agreement with the Planning Department delegating to the Planning Department the administration of development controls within the Project Area in certain instances, particularly in areas shown on the Redevelopment Zoning Map as Zone Two (the "Delegation Agreement"). The Delegation Agreement shall specify the respective roles of the Agency and the Planning Department in reviewing development proposals and otherwise administering the development controls, with the objective of facilitating the development process and furthering the goals of the Plan. The Agency shall retain the right to terminate any Delegation Agreement with the Planning Department and administer the development controls itself. The Agency may also modify the Delegation Agreement, provided that the Planning Department agrees with any such modification.

## **CHAPTER 4.0 – PROPOSED REDEVELOPMENT ACTIVITIES**

### **4.1 Redevelopment Actions**

#### **4.1.1 General Redevelopment Actions**

The Agency proposes to achieve the goals and objectives of this Plan by:

- A. acquisition of real property;
- B. demolition or removal of certain buildings and improvements;
- C. provision for participation in redevelopment by owners presently located in the Project Area and the extension of preferences to business occupants and other tenants desiring to remain or relocate within the redeveloped Project Area;
- D. management of any property acquired by and under the ownership or control of the Agency;
- E. provision of relocation assistance to eligible occupants displaced from property in the Project Area;
- F. installation, construction, purchase or reconstruction of streets, utilities, parks, other open spaces, and other public improvements and facilities;
- G. disposition of property for uses in accordance with this Plan;
- H. redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan to promote economic development of the area;
- I. rehabilitation of structures and improvements by present owners, their successors and/or the Agency;
- J. retention of existing businesses and attraction of new businesses and the provision of assistance to the private sector, if necessary;
- K. assembly of adequate sites for the development and construction of residential or commercial facilities or facilities for the new Transbay Terminal or the temporary terminal facility;
- L. provision for very low-, low- and moderate-income housing, including supportive housing for the homeless; and
- M. financing of public improvements and public buildings, including the Transbay Terminal, its access ramps, the temporary terminal facility, railroad extensions and related improvements and facilities.

To accomplish the above activities in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers now or hereafter permitted by law.

#### **4.1.2 Nondiscrimination in the Implementation of Redevelopment Actions.**

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, color, creed, religion, sex, gender identity, sexual orientation, age, marital or domestic partner status, national origin or ancestry, or disability including HIV/AIDS status permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area. All property sold, leased, conveyed or subject to an Owner Participation Agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses.

#### **4.1.3 Employment and Contracting Opportunities in the Implementation of Redevelopment Actions.**

The Agency will adopt and implement programs, for implementation in the Project Area, that meet or exceed City policies regarding workforce development, contracting opportunities, and equal opportunity, particularly for economically-disadvantaged San Francisco residents and businesses.

### **4.2 Participation by Owners and Tenants**

#### **4.2.1 Opportunities for Owners and Business Tenants**

In accordance with this Plan, the rules for participation by owners, and the extension of preferences for business tenants adopted by the Agency pursuant to this Plan and the Community Redevelopment Law, persons who are owners of real property in the Project Area shall be given a reasonable opportunity to participate in redevelopment by: (1) retaining all or a portion of their properties and developing or improving such property for use in accordance with this Plan; (2) acquiring adjacent or other properties within the Project Area and developing or improving such property for use in accordance with this Plan; or (3) selling their properties to the Agency and purchasing other properties in the Project Area.

The Agency shall extend all reasonable preferences to persons who are engaged in business in the Project Area to participate in the redevelopment of the Project Area, or to reenter into business within the redeveloped Project Area, if they otherwise meet the requirements of this Plan.

#### **4.2.2 Rules for Participation Opportunities, Priorities and Preferences**

In order to provide opportunities to owners to participate in the redevelopment of the Project Area and to extend reasonable preferences to businesses to reenter into business within the redeveloped Project Area, the Agency has promulgated rules for participation by owners and the extension of preferences to business tenants for reentry within the redeveloped Project Area.

### **4.2.3 Owner Participation Agreements**

The Agency may require as a condition to participation in redevelopment that each participating property owner enter into a binding agreement with the Agency ("Owner Participation Agreement") by which the participant agrees to rehabilitate, develop, use and maintain the property in conformance with this Plan, to be subject to its provisions, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purpose of this Plan. In certain instances, particularly for properties in those areas shown on the Redevelopment Zoning Map Zone Two, the Agency may determine that development may occur without an Owner Participation Agreement.

Whether or not a participant enters into an Owner Participation Agreement with the Agency, all other provisions of this Plan are applicable to all public and private property in the Project Area.

In the event that a participant fails or refuses to rehabilitate, develop, use and maintain its real property pursuant to this Plan and the owner participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

Any project that has, on the date of adoption of the Plan, valid final approvals from the Planning Commission shall be governed by the Planning Commission's approvals under the Planning Code and the Agency shall not require an Owner Participation Agreement for the approved project (including any subsequent non-material amendments to the approvals) provided that such approvals remain in full force and effect. This section does not confer on any such project development rights that are not otherwise granted under existing law. For purposes of this Section, a project shall be deemed in "full force and effect" if the Planning Commission has not revoked the project's approvals and such approvals require revocation to terminate development rights.

### **4.2.4 Conforming Owners**

Subject to any owner participation agreement provisions, the Agency may determine in its sole and absolute discretion that certain real property within the Project Area meets the requirements of this Plan, and the owner of such property will be permitted to remain as a conforming owner without an owner participation agreement with the Agency, provided such owner continues to operate, use and maintain the real property within the requirements of this Plan. However, the Agency may require a conforming owner to enter into an owner participation agreement with the Agency in the event that such owner desires to: (a) construct any additional improvements (other than those improvements that were approved prior to the effective date of this Plan and that, the Agency determines in its sole and absolute discretion, are consistent with this Plan) or substantially alter or modify existing structures on any of the real property described above as conforming; or (b) acquire additional contiguous property within the Project Area.

#### **4.2.5 Phasing with Development**

Subject to the terms of owner participation agreements, owners shall be required to provide for infrastructure, affordable housing and open space in conjunction with the development of improvements in the Project Area.

### **4.3 Cooperation with Public Bodies**

The Agency is authorized to assist financially (and otherwise) any public entity in the cost of public land, buildings, facilities, structures or other improvements (within or outside of the Project Area) where such land, buildings, facilities, structures or other improvements are or would be of benefit to the Project Area, in accordance with the TTT Cooperative Agreement, the Tax Increment Allocation and Sales Proceeds Pledge Agreement and any other interagency cooperative agreements entered into by the Agency.

### **4.4 Property Acquisition**

#### **4.4.1 Real Property**

The Agency may acquire real property and interests in real property, including underground easements, located in the Project Area by any means authorized by law.

To the extent consistent with Section 33391 of the Health and Safety Code and other provisions of the Community Redevelopment Law, the Agency may exercise the power of eminent domain to acquire real property that cannot be acquired by gift, devise, exchange, purchase, or other lawful method for the purposes of eliminating the conditions requiring redevelopment and implementing this plan. Eminent domain proceedings, if used, must be commenced within twelve (12) years from the date the ordinance adopting this plan becomes effective. Such time limitations may be extended only by amendment of this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee, including underground easements.

#### **4.4.2 Personal Property**

Where necessary to implement this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

## **4.5 Relocation of Persons, Business Concerns and Others Displaced by Project**

### **4.5.1 Assistance in Finding Other Locations**

The Agency shall, pursuant to a Plan and Method of Relocation, assist or cause to be assisted all eligible persons (including individuals and families), business concerns and others, if any, displaced from the Project Area by redevelopment activities undertaken or assisted by the Agency in finding other locations and facilities, and, where possible, shall relocate businesses to a location of similar size within the Project Area. In order to implement this Plan with a minimum of hardship to eligible persons, business concerns and others, if any, displaced by the implementation of this Plan, the Agency shall assist such persons, business concerns and others in finding new locations in accordance with the Community Redevelopment Law, Health and Safety Code §§ 33410 *et seq.*, the California Relocation Assistance Law, Government Code §§ 7260 *et seq.* and other applicable law.

### **4.5.2 Relocation Payments**

The Agency shall make or cause to be made relocation payments to persons (including individuals and families), business concerns and others displaced by implementation of this Plan as may be required by law. The Agency shall make such relocation payments pursuant to the California Relocation Assistance Law, Government Code Section 7260 *et seq.*, Agency rules and regulations adopted pursuant thereto, and, as may be applicable in the event that the Agency uses federal funding to implement this Plan, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The Agency may make such other payments as it determines to be appropriate and for which funds are available.

## **4.6 Demolition, Clearance, Public Improvements and Building and Site Preparation**

### **4.6.1 Demolition and Clearance**

The Agency is authorized to demolish and clear buildings, structures and other improvements from any real property in the Project Area owned or leased by the Agency or other public entity as necessary to carry out the purposes of this Plan.

### **4.6.2 Public Improvements, Public Facilities and Public Utilities**

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, public facilities and public utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements and facilities include streets, curbs, gutters, sidewalks, streetlights, water distribution systems, sewers, storm drains, traffic signals,

electrical distribution systems, parks, plazas, playgrounds, parking facilities, landscaped areas, street furnishings, and transportation facilities as set forth in the attached Exhibit No. 4, Proposed Public Improvements.

#### **4.6.3 Preparation of Building Sites**

The Agency is authorized to prepare, or cause to be prepared, as building sites, any real property in the Project Area owned or leased by the Agency or any other public entity. In connection therewith, the Agency may cause, provide for, or undertake the installation or construction of streets, utilities, parks, playgrounds and other public improvements necessary to carry out this Plan. The Agency is authorized to construct foundations, platforms and other structural forms necessary for the provision or utilization of underground easements or air rights sites for buildings to be used for residential, commercial, public or other uses provided in this Plan.

### **4.7 Property Disposition and Development**

#### **4.7.1 Real Property Disposition and Development**

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust or otherwise dispose of any interest in real property. To the extent permitted by law, the Agency is authorized to dispose of or acquire real property by negotiated lease, sale or transfer without public bidding. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one (1) year after completion of rehabilitation, or an annual report concerning such property shall be published by the Agency as required by law.

The Agency may convey real property that it has acquired to the City or to the Transbay Joint Powers Authority without charge to the City and, where beneficial to the Project Area, without charge to any other public body. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development of the uses permitted in this Plan, or may be developed by the Agency for uses consistent with the Community Redevelopment Law.

The Agency shall obligate all purchasers or lessees of property acquired from the Agency to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

#### **4.7.2 Property Acquired Pursuant to Option Agreement**

Before any property acquired by the Agency pursuant to the Option Agreement (once finalized) is sold or leased for development pursuant to the redevelopment plan, the Board of Supervisors, by resolution after public hearing, shall approve the sale or lease in a manner consistent with the

standards and procedures that govern the Agency's disposition of property acquired with tax increment moneys and that appear in Section 33433 of the Community Redevelopment Law.

#### **4.7.3 Disposition and Development Documents**

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased or conveyed by the Agency, as well as all property subject to owner participation agreements, is subject to the provisions of this Plan.

The Agency shall reserve powers and controls in the disposition and development documents as necessary to prevent transfer, retention or use of property for speculative purposes and to ensure that development is carried out pursuant to this Plan.

Leases, deeds, contracts, agreements and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes or any other provisions necessary to carry out this Plan. Where appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the County Recorder.

#### **4.7.4 Development by the Agency**

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop or construct any publicly-owned building, facility, structure or other improvement either within or outside of the Project Area, for itself or for any public body or entity, which buildings, facilities, structures or other improvements are or would be of benefit to the Project Area. Specifically, the Agency may pay for, install or construct the buildings, facilities, structures or other improvements, and may acquire or pay for the land and associated site preparation.

In addition to the public improvements authorized under this Section 4.7 the Agency is authorized to install and construct, or to cause to be installed and constructed, within or outside of the Project Area, for itself or for any public body or entity for the benefit of the Project Area, public improvements and public utilities, including those described in the attached Exhibit No. 4.

The Agency is authorized to install and construct or cause to be installed and constructed temporary public improvements necessary to carry out this Plan. Temporary public improvements may include, but are not limited to, parks, streets, utilities and transportation facilities, including the temporary terminal facility. Temporary utilities may be installed above ground only with the written approval of the Agency.

The Agency may enter into contracts, leases and agreements with the City, the Transbay Joint Powers Authority or any other public body or entity pursuant to this Subsection 4.7.4, and the obligation of the Agency under such contract, lease or agreement shall constitute an indebtedness of the Agency which may be made payable out of the taxes levied in the Project Area and



allocated to the Agency under subdivision (b) Section 33670 of the Community Redevelopment Law, Section 5.2 of this Plan or out of any other funds available.

#### **4.7.5 Development Plans**

All private development plans shall be submitted to the Agency for approval and architectural review consistent with the Plan and other applicable Plan Documents, except in instances where the Agency determines that Agency approval and review is not appropriate because of the Planning Department's administration of development controls pursuant to a cooperative agreement entered into with the Planning Department pursuant to Section 3.6. All public development plans shall be in accordance with the Plan and any applicable Plan Documents.

#### **4.7.6 Personal Property Disposition**

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property acquired by the Agency.

### **4.8 Rehabilitation, Conservation and Moving of Structures**

#### **4.8.1 Rehabilitation and Conservation**

The Agency is authorized to rehabilitate and conserve or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Agency. The Agency is also authorized and directed to advise, encourage and assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve Qualified Historical Buildings in the Project Area.

It shall be the purpose of this Plan to encourage the retention of existing businesses that are generally compatible with the proposed developments in the Project Area and in conformity with the uses permitted in this Plan, and to add to the economic viability of such businesses by programs that encourage voluntary participation in conservation and rehabilitation. The Agency is authorized to conduct a program of assistance and incentives to encourage owners of property within the Project Area to upgrade and maintain their property in a manner consistent with the Plan and with other standards that may be established by the Agency for the Project Area.

#### **4.8.2 Moving of Structures**

As necessary in carrying out this Plan, the Agency is authorized to move, or to cause to be moved, any structure or building that can be rehabilitated to a location within or outside the Project Area.

## **4.9 Low- and Moderate- Income Housing**

### **4.9.1 Replacement Housing**

In accordance with Section 33334.5 of the Community Redevelopment Law, whenever dwelling units housing persons of low or moderate income are destroyed or removed from the low- and moderate-income housing market, as part of the implementation of this Plan, the Agency shall, within four (4) years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low- or moderate-income an equal number of replacement dwelling units at affordable rents within the Project Area or within the territorial jurisdiction of the City in accordance with the provisions of Sections 33413 and 33413.5 of the Community Redevelopment Law.

### **4.9.2 Affordable Housing Production**

In accordance with subdivision (b) of Section 33413 of the Community Redevelopment Law, at least fifteen (15) percent of all new and substantially rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Agency, shall be available at affordable housing cost to, and occupied by, persons and families of very low-, low- or moderate-income, as defined by the California Health and Safety Code. Not less than forty (40) percent of the dwelling units required to be available at affordable housing cost to, and occupied by, persons and families of very low-, low- or moderate-income shall be available at affordable housing cost to, and occupied by, very low-income households.

In accordance with subdivision (b) of Section 33413 of the Community Redevelopment Law, at least thirty (30) percent of all new and substantially rehabilitated dwelling units developed by the Agency shall be available at affordable housing cost, and occupied by, to persons and families of very low, low or moderate income. Not less than fifty (50) percent of the dwelling units required to be available at affordable housing cost to, and occupied by, persons and families of very low, low or moderate income shall be available at affordable housing cost to, and occupied by, very low-income households.

Section 5027.1 of the California Public Resources Code sets minimum affordable housing requirements for any redevelopment plan adopted to finance the demolition of the Transbay Terminal and construction of a new terminal. This state law requires that at least twenty-five (25) percent of all dwelling units developed within the Project Area shall be available at affordable housing cost to, and occupied by, persons and families whose incomes do not exceed sixty (60) percent of the area median income, and that an additional ten (10) percent of all dwelling units developed within the Project Area shall be available at affordable housing cost to, and occupied by, persons and families whose incomes do not exceed one hundred twenty (120) percent of the area median income. In implementing these requirements, the Agency's policy will be to strive to provide decent, safe and sanitary housing with the deepest levels of affordability feasible under the circumstances, including providing supportive housing for the homeless. In addition, to ensure consistency with Agency and City policies, the maximum

income eligibility for owner-occupied units will be one hundred (100) percent of the area median income.

#### **4.9.3 On-Site Affordable Housing Requirement**

All new housing developments, including live/work units, within the Project Area containing more than 10 units must include a minimum of fifteen (15) percent of all units constructed on the project site that are affordable to, and occupied by, qualifying persons and families. If the total number of required affordable units is not a whole number, the project applicant shall round up to the nearest whole number for any portion of .5 or above.

In rental housing, qualifying persons and families are those whose incomes do not exceed sixty (60) percent of the area median income, as defined in the California Health and Safety Code. In for-sale housing, qualifying persons and families are those whose incomes do not exceed one hundred (100) percent of the area median income. In implementing this requirement, the Agency's policy will be to strive to provide decent, safe and sanitary housing with the deepest levels of affordability feasible under the circumstances.

#### **4.9.4 Increased and Improved Housing Supply**

Over the term of the redevelopment plan, the Agency shall use no less than fifty percent (50%) of the total tax increment funds that the Mayor and Board of Supervisors allocate to the Agency for its redevelopment activities for the purposes of increasing, improving, and preserving the City's supply of housing for persons and families of extremely low, very low, low or moderate income. (For purposes of this Section, "redevelopment activities" mean the Agency's work program as described in its annual budget, but does not include any statutory pass-through obligations or support for the construction and design of the Transbay Terminal.)

In a given year, the Agency shall use no less than the amount required under Section 33334.2 of the Community Redevelopment Law, which mandates that not less than 20 percent (20%) of all taxes allocated to the Agency pursuant to subdivision (b) of Section 33670 of the Community Redevelopment Law and Section 5.2 of this Plan shall be used by the Agency for the purposes of increasing, improving and preserving the City's supply of housing for persons and families of very low, low or moderate income unless certain findings are made as required by that section to lessen or exempt such requirement. In carrying out this purpose, the Agency may exercise all of its powers, including the following:

- A. acquire land or building sites;
- B. improve land or building sites with on-site or off-site improvements;
- C. donate land to private or public persons or entities;
- D. finance insurance premiums pursuant to Section 33136 of the Community Redevelopment Law;
- E. construct buildings or structures;

- F. provide subsidies to or for the benefit of persons or families of very low, low or moderate income;
- G. develop plans, pay principal and interest on bonds, loans, advances or other indebtedness or pay financing or carrying charges;
- H. preserve the availability of affordable housing units assisted or subsidized by public entities, which are threatened with conversion to market rates;
- I. require the integration of affordable housing sites with sites developed for market rate housing; and
- J. assist the development of affordable and supportive housing by developers.

The Agency may use the funds specified in Section 33334.2 to meet, in whole or in part, the replacement housing provisions in Section 4.9.1 or the affordable housing production provisions in Section 4.9.2 above. These funds may be used inside the Project Area, or outside the Project Area only if findings of benefit to the Project Area are made as required by Section 33334.2 of the Community Redevelopment Law.

## **CHAPTER 5.0 – METHODS OF FINANCING THE PLAN**

### **5.1 General Description of Proposed Financing Method**

The Agency is authorized to finance the implementation of this Plan with financial assistance from the City, the State or the federal government, tax increment funds, interest income, Agency bonds, donations, loans from private institutions, assessments, the lease or sale of Agency-owned property or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, or indebtedness may be paid from tax increment or any other funds available to the Agency.

The City or any other public agency may expend money to assist the Agency in carrying out this Plan. As available, gas tax funds from the state and county may be used for street improvements and public transit facilities.

### **5.2 Tax Increment Funds**

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the City, any district or any other public corporation (sometimes called "Taxing Agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

- A. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the Taxing Agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such Taxing Agencies, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective Taxing Agencies as taxes by or for the Taxing Agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which does not include the territory of the Project Area as of the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of San Francisco last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on the effective date); and
- B. Except as provided in subdivision (e) of Section 33670 or in Section 33492.15 of the Community Redevelopment Law, that portion of levied taxes each year in

excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, monies advanced to or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the redevelopment project. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of taxable property in the Project Area as shown by the last equalized assessment roll referred to in subdivision A hereof, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective Taxing Agencies. When the loans, advances or indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project Area shall be paid into the funds of the respective Taxing Agencies as taxes on all other property are paid.

The Agency irrevocably pledges the portion of taxes mentioned in Section 5.2 B above and hereby for the payment of the principal and interest on the advance of monies, or making of loans or the incurring of an indebtedness (whether funded, refunded, assumed or otherwise), to finance or refinance the implementation of this Plan in whole or in part, including but not limited to direct and indirect expenses. In addition to the pledge of tax increment made under the Tax Increment Allocation and Sales Proceeds Pledge Agreement, the Agency is authorized to make additional pledges as to specific advances, loans and indebtedness as appropriate in carrying out this Plan.

### **5.3 Agency Bonds**

The Agency is authorized to issue bonds from time to time, if it deems it appropriate to do so, in order to finance all or any part of the implementation of this Plan. Neither the members of the Agency Commission nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The amount of bonded indebtedness of the Agency to be repaid from the allocation of taxes to the Agency pursuant to Section 33670 of the Community Redevelopment Law, outstanding at any time shall not exceed \$800 million, unless this Plan is amended to provide for a higher debt limitation.

The bonds and other obligations of the Agency are not a debt of the City or the State, nor are any of their political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency, and such bonds and other obligations shall so state on their face. The bonds do not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

#### **5.4 Time Limit on Establishment of Indebtedness**

Subject to Section 6.3, the Agency shall not establish or incur loans, advances or indebtedness to finance in whole or in part the Project beyond twenty (20) years from the effective date of the ordinance adopting this Plan unless amended following applicable provisions of the Community Redevelopment Law, except that the Agency may incur loans, advances or indebtedness beyond twenty (20) years from the effective date of the ordinance adopting this Plan to be paid from the Low and Moderate Income Housing Fund as defined by the Community Redevelopment Law. This limit shall not prevent the Agency from refinancing, refunding or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit to repay indebtedness required by Section 33333.2 of the Community Redevelopment Law.

#### **5.5 Time Limit for Receipt of Tax Increment Funds**

The Agency shall not pay indebtedness or receive property taxes pursuant to Section 33670 from the Project Area after forty-five (45) years from the effective date of the ordinance adopting this Plan.

#### **5.6 Other Loans, Grants and Miscellaneous Financing Sources**

Any other loans, grants, guarantees or financial assistance from the federal government, the State, the City or any other public or private source will be used if available.

#### **5.7 Pledge of State Parcel Net Tax Increment to Transbay Joint Powers Authority**

When the Plan becomes effective and the Tax Allocation and Sales Proceeds Pledge Agreement is finalized, the Agency shall allocate and pay to or on behalf of the Transbay Joint Powers Authority, all State Parcel Net Tax Increment as provided in this Section 5.7 and in the Tax Increment Allocation and Sales Proceeds Pledge Agreement. The State Parcel Net Tax Increment shall be provided to or on behalf of the Transbay Joint Powers Authority to pay costs associated with the construction and design of the Transbay Terminal pursuant to Sections 33445 and 33679 of the Community Redevelopment Law, including access ramps, the temporary terminal facility, railroad extensions and related improvements and facilities. However, in the event that the Transbay Terminal Project is terminated, all State Parcel Net Tax Increment will revert to the City's General Fund for distribution in accordance with the Community Redevelopment Law and this Plan. As used in this Plan and in the Tax Increment Allocation and Sales Proceeds Pledge Agreement, the term "State Parcel Net Tax Increment" means all property tax increment revenues attributable to those parcels acquired by the City and County of San

Francisco and/or the Transbay Joint Powers Authority from the State of California pursuant to the TTT Cooperative Agreement (defined under the TTT Cooperative Agreement as the "State-owned Parcels"), allocated to and received by Agency, but specifically excluding the following: (i) charges for County administrative charges, fees, or costs; (ii) the portion of the tax increment revenues that Agency is required by law to set-aside in the Agency's affordable housing fund, pursuant to the Community Redevelopment Law; (iii) a portion of the tax increment revenues equal to the percentage of such revenue that Agency is required to pay to all governmental entities as required by the Community Redevelopment Law; and (iv) the portion of the tax increment revenues equal to the percentage of such revenues that the State may mandate Agency to pay from time to time in the future, including, for example, any payments which Agency may be required to pay to the Education Revenue Augmentation Fund pursuant to Section 33681 *et seq.* of the Community Redevelopment Law.

## **5.8 Limitation on Use of Tax Increment from Parcels other than State-owned Parcels.**

Except as required under Section 5.7 and the Tax Increment Allocation and Sales Proceeds Pledge Agreement (once finalized), the Agency is not authorized to use tax increment for the costs associated with the construction and design of the Transbay Terminal.

## **5.9 Exactions**

### **5.9.1 Downtown Park Special Fund**

Office development projects within the Project Area shall be subject to the standards set forth in Section 139 of the Planning Code, except that funds generated by the payment of the Downtown Park fees shall be administered by the San Francisco Redevelopment Agency for the development of open spaces in accordance with the Streetscape and Public Open Space Plan.

### **5.9.2 Jobs-Housing Linkage Program**

Large-scale entertainment, hotel, office, research and development, and retail developments within the Project Area shall be subject to the standards set forth in Section 313 of the Planning Code, except that owners must make payments or contribute land for the development of affordable housing within the Project Area or pay an in-lieu fee to the Agency.

### **5.9.3 Other Exactions**

Development within the Project Area shall be subject to other exactions added to the Planning Code subsequent to the adoption of this Plan, except that the exactions must provide direct benefits to the Project Area.



## **CHAPTER 6.0 – ACTIONS, ENFORCEMENT AND PROCEDURES**

### **6.1 Actions by the City and County**

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and the other applicable Plan Documents, including preventing the recurrence or spread of conditions causing blight in the Project Area. The City shall comply with the provisions of the Community Redevelopment Law that generally entitle the Agency to all of the property tax revenues realized from growth in property values since the inception of this Plan.

### **6.2 Administration and Enforcement**

Except as otherwise specified in Section 6.1 above, the administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by legal action instituted by the Agency to seek appropriate remedy, except as may be limited by owner participation agreements. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions, expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

### **6.3 Duration and Effectiveness of the Plan**

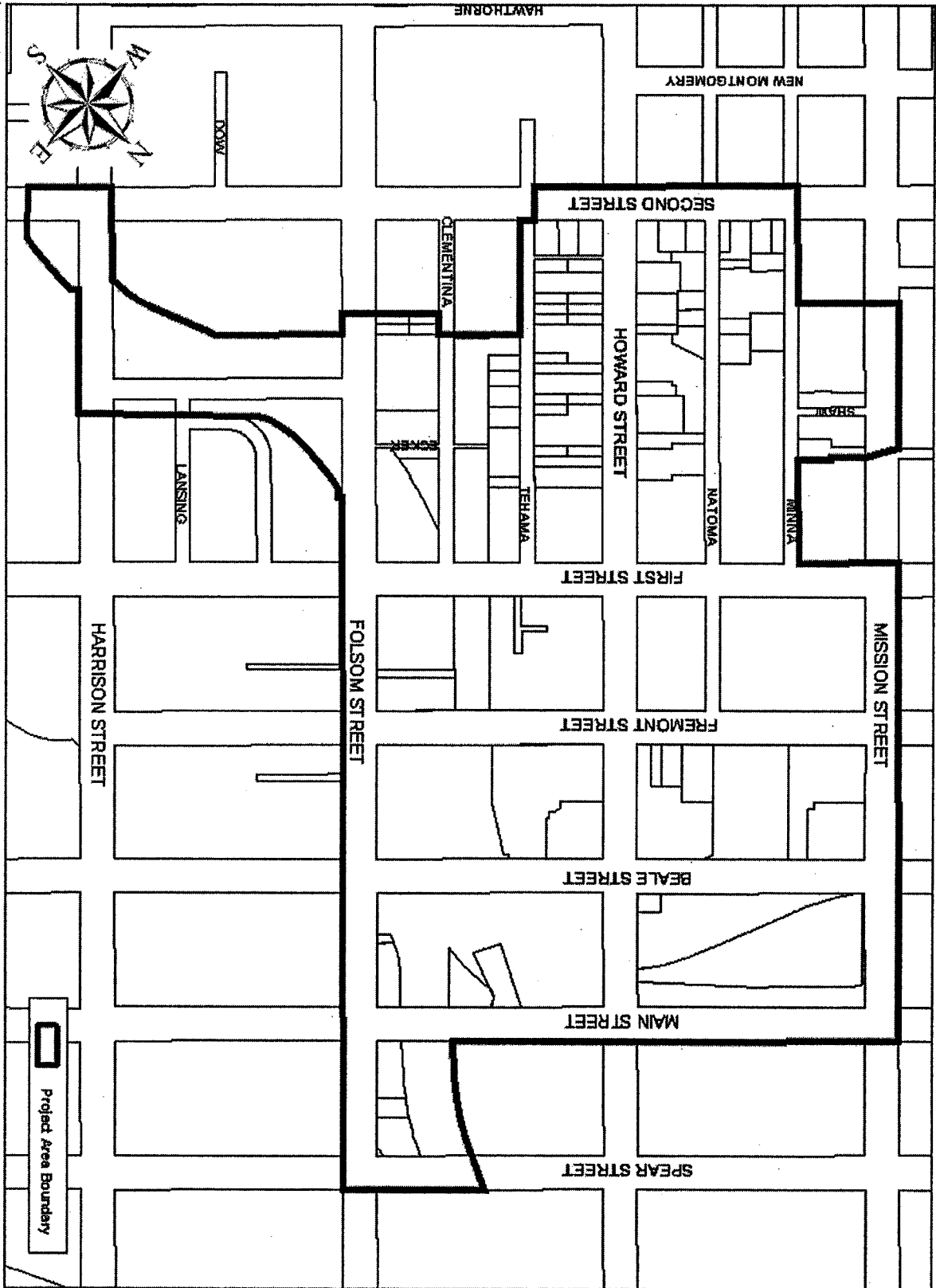
The provisions of this Plan shall be effective for thirty (30) years from the effective date of the ordinance adopting this Plan by the Board of Supervisors, except that the nondiscrimination and nonsegregation provisions shall run in perpetuity. After this time limit on the duration and effectiveness of the Plan, the Agency shall have no authority to act pursuant to this Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts, and, except that, if the Agency has not completed its housing obligations pursuant to Section 33413 of the Community Redevelopment Law, it shall retain its authority to implement its requirements under Section 33413, including its ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as reasonably possible.

#### **6.4 Procedures for Plan Amendment**

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law or by any other procedure hereafter established by law.

#### **6.5 Severability**

If any provision, section, subsection, subdivision, sentence, clause or phrase of this Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of the Plan.



**RA** **Exhibit 1:**  
**Redevelopment Boundary Map**

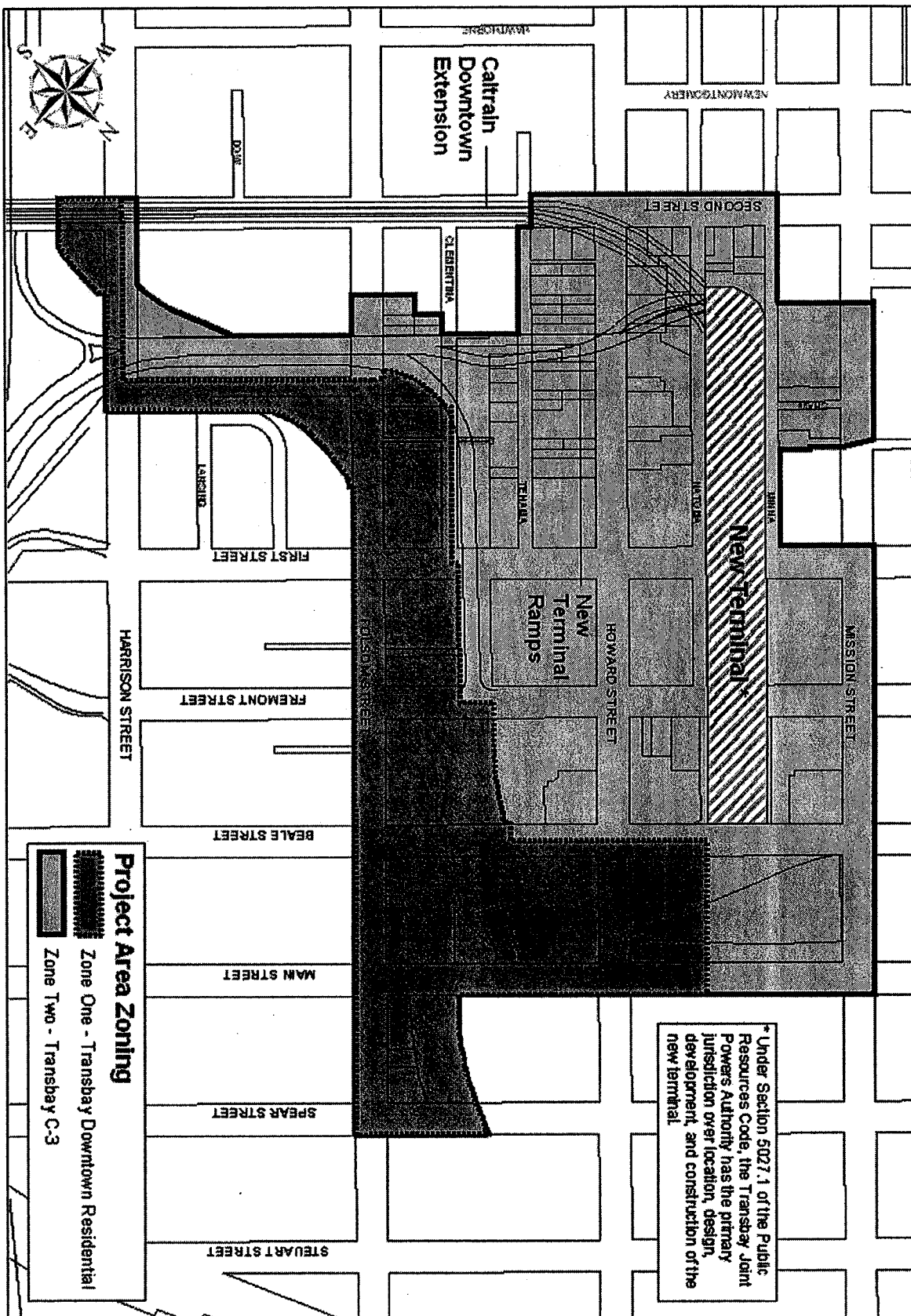
Transbay Redevelopment Project Area

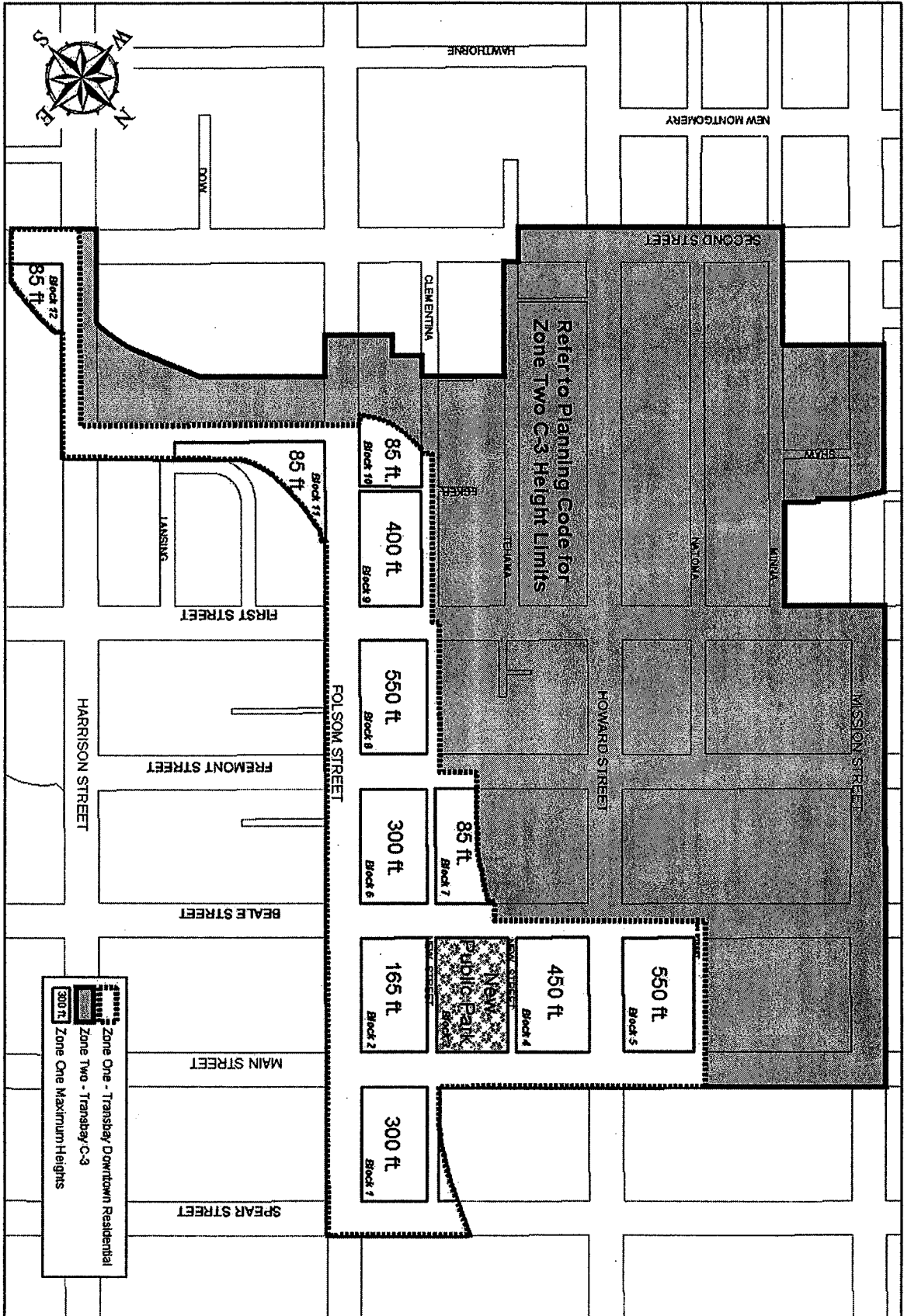
## **EXHIBIT 2: LEGAL DESCRIPTION OF PROJECT AREA BOUNDARIES**

BEGINNING at the point of intersection of the northwesterly line of Mission Street with the northeasterly line of Main Street, said point being the most southerly corner of Assessor's Block 3712; running thence southeasterly along said northeasterly line of Main Street and its southeasterly prolongation to a point in a line that is parallel with and distant thereon 183.33 feet northwesterly from the northwesterly line of Folsom Street, last said point being in the southwesterly line of Assessor's Block 3740; thence northeasterly along said parallel line a distance of 84.48 feet, more or less, to the beginning of a tangent curve to the left; thence northeasterly and northerly along said curve to the left, having a radius of 958 feet, an arc length of 284.16 feet, more or less, to a point in the northeasterly line of Spear Street, distant thereon 292.278 feet southeasterly from the southeasterly line of Howard Street, last said point being in the southwesterly line of Assessor's Block 3741; thence southeasterly along last said line of Spear Street to a point in the southeasterly line of Folsom Street, last said point being the most northwesterly corner of Assessor's Block 3744; thence southwesterly along last said line of Folsom Street and its southwesterly prolongations to a point thereon, distant 160 feet southwesterly from the southwesterly line of First Street, last said point also being in the northwesterly line of Assessor's Block 3749; thence southeasterly at right angles to last described course a distance of 8 feet to a point; thence southwesterly at right angles a distance of 17.55 feet to the point of beginning of a non-tangent curve to the left; thence southerly along said curve to the left, through an arc length of 196.27 feet to a point of compound curve to the left; thence southerly and southeasterly along said compound curve, through an arc length of 95.58 feet to a point of tangency; thence southeasterly, along a line that is tangent to last said curve at last mentioned point, a distance of 49.54 feet, more or less, to a point in the southwesterly line of Guy Place (35 feet in width); thence southeasterly along last said line of Guy Place and its southeasterly prolongation, a distance of 125 feet, more or less, to a point in the southeasterly line of Lansing Street (35 feet wide); thence northeasterly along last said line of Lansing Street, a distance 0.22 feet, more or less, to a point in a line that is parallel with and distant 57.72 feet northeasterly, measured at right angles, from the northeasterly line of Essex Street (50 feet wide); thence southeasterly along last said parallel line a distance of 232 feet 6 inches, more or less, to a point in the southeasterly line of Harrison Street, distant thereon 354.78 feet, more or less, southwesterly from the southwesterly line of First Street, last said point being in the northwesterly line of Assessor's Block 3764; thence southwesterly along said southeasterly line of Harrison Street to a point in a line that is parallel with and distant thereon 164.50 feet northeasterly, from the northeasterly line of Second Street; thence southeasterly along last said parallel line a distance of 17.96 feet to the point of beginning of a non-tangent curve to the right; thence southerly along last said curve, through an arc length of 163.333 feet, to a point in a line that is parallel with and distant 123 feet southeasterly, measured at right angles, from said southeasterly line of Harrison Street; thence southwesterly along last said parallel line a distance of 123 feet 5 inches to a point in the southwesterly line of Second Street (82 feet 6 inches wide), last said point being in the northeasterly line of Assessor's Block 3763; thence northwesterly along said southwesterly line of Second Street and its northwesterly prolongations to the point of intersection with the northwesterly line of Harrison Street, last said point being in Assessor's Block 3750; thence northeasterly along said northwesterly line of Harrison Street and its

northeasterly prolongation to the beginning point of a non-tangent curve, last said point being in the southeasterly line of Assessor's Block 3749; thence northerly and northwesterly along said non-tangent curve to the left, through an arc length of 146.79 feet, to a point of tangency; thence northwesterly, along a line that is tangent to last said curve at last mentioned point, a distance of 82.19 feet to an angle point therein; thence proceeding northwesterly along a continuous line a distance of 57.07 feet, more or less, to the point of intersection with a line that is parallel with and distant 87.50 feet southwesterly, measured at right angles, from the southwesterly line of Essex Street, as said street is located within said Assessor's Block 3749; thence northwesterly along last said parallel line a distance of 298.38 feet, more or less, to a point in the southeasterly line of Folsom Street; thence southwesterly along last said line of Folsom Street to a point thereon distant 175 feet from the northeasterly line of Second Street; thence northwesterly at a right angle to last said line of Folsom Street a distance of 162.5 feet to a point in Assessor's Block 3736; thence northeasterly at a right angle 50 feet; thence northwesterly at a right angle a distance of 75 feet, more or less, to a point in the southerly line of Clementina Street; thence northeasterly along last said line a distance of 50 feet to a point; thence northwesterly at a right angle, across Clementina Street and along the southwesterly line of Oscar Alley and its northwesterly prolongation, a distance 155 feet, more or less, to a point in the southerly line of Tehama Street; thence southwesterly along last said line a distance of 275 feet, more or less, to the point of intersection with the northeasterly line of Second Street; thence northwesterly along said northeasterly line of Second Street to a point thereon distant 165 feet southeasterly from the southeasterly line of Howard Street, last said point being in the northwesterly line of Tehama Street, in said Assessor's Block 3736; thence southwesterly, along the southwesterly prolongation of said line of Tehama Street, to a point in the southwesterly line of Second Street, last said point being in the northeasterly line of Assessor's Block 3735; thence northwesterly along last said line of Second Street to a point in the northwesterly line of Minna Street (35 feet wide), last said point being in the northeasterly line of Assessor's Block 3722; thence northeasterly along said northwesterly line of Minna Street and its northeasterly prolongation to a point thereon distant 200 feet northeasterly from the northeasterly line of Second Street, last said point being in Assessor's Block 3721; thence northwesterly, along a line that is at a right angle to last described course, to a point in the northwesterly line of Mission Street, last said point being in the southeasterly line of Assessor's Block 3708; thence northeasterly along last said line of Mission Street to the point of intersection with the southeasterly line of Ecker Street; thence southeasterly, at an angle, to a point in the southeasterly line of Mission Street, being also the northwesterly line of Assessor's Block 3721, last said point being 256.25 feet, more or less, measured along last said line of Mission Street, from the southwesterly line of First Street; thence southeasterly, at a right angle to last said line of Mission Street, a distance of 80 feet to a point; thence northeasterly at a right angle a distance of 6.417 feet to a point; thence southeasterly at a right angle a distance of 80 feet to a point in said northwesterly line of Minna Street in Assessor's Block 3721; thence northeasterly along last said line of Minna Street to a point in the southwesterly line of First Street, last said point being in the northeasterly line of Assessor's Block 3721; thence northwesterly along said southeasterly line of First Street a distance of 242 feet 6 inches, more or less, to a point in said northwesterly line of Mission Street (82 feet 6 inches wide), last said point being the most southeasterly corner of Assessor's Block 3708; thence northeasterly along said northwesterly line of Mission Street and its northeasterly prolongations to a point in the northeasterly line of Main Street and the Point of Beginning.

**SJA Exhibit 3:**  
**RAV Redevelopment Zoning Map**





**SLA Exhibit 4 :**  
**IRRA Zone One Plan Map**

Transbay Redevelopment Project Area

## **EXHIBIT 5: PROPOSED PUBLIC IMPROVEMENTS**

Transbay Terminal and Caltrain Downtown Extension including access ramps, bus storage, underground structures and temporary facilities  
Public open spaces, including parks, plazas, and playgrounds  
Public roadways and other walkways, roadways, lanes and connections  
Medians, curbs, gutters and sidewalks  
Street lighting  
Traffic signals, street signage and pavement striping  
Landscaping (including street right-of-way landscaping)  
Functional and decorative facilities in parks and plazas such as fountains, bathrooms, benches, tables, trash receptacles, signage and landscaping  
Potable water distribution and fire suppression facilities (low pressure and high pressure water)  
Reclaimed and/or recycled water facilities  
Combined and/or separated sanitary and storm sewer facilities (including pumping and treatment facilities)  
Storm drains, pump station facilities, treatment facilities and flood control facilities  
Natural gas, electric telephone and telecommunications facilities  
Utilities and utility relocations  
MUNI light rail/bus/transit facilities and related improvements  
Additional temporary, interim and/or permanent facilities and improvements related to the foregoing





Free Recording Requested Pursuant to Government  
Code Section 27383 at the Request of the  
Redevelopment Agency of the City and County  
of San Francisco

WHEN RECORDED, MAIL TO:

Redevelopment Agency of the  
City and County of San Francisco  
1 South Van Ness Avenue, Fifth Floor  
San Francisco, CA 94103

Attention: Real Estate & Development Services

CONFORMED COPY of document recorded on,

08/04/2006, 20061224839  
as No.

This document has not been compared with the original  
SAN FRANCISCO ASSESSOR RECORDER

(Space Above This Line Reserved for Recorder's Use)

DUPLICATE

## TRANSBAY REDEVELOPMENT PROJECT AREA

### DECLARATION OF RESTRICTIONS

**DECLARATION OF RESTRICTIONS  
TRANSBAY REDEVELOPMENT PROJECT AREA**

Covenants, Conditions and Restrictions affecting property within the Transbay  
Redevelopment Project Area in the City and County of San Francisco, State of California.

THIS DECLARATION, made this 28 day of July, 2006 by the undersigned.

**WITNESSETH:**

WHEREAS, the Board of Supervisors of the City and County of San Francisco adopted a redevelopment plan covering the Transbay Redevelopment Project Area on June 21, 2005 by Ordinance No. 124-05, for the purpose of establishing a base year for tax increment financing in accordance with the California Superior Court's order in Myers Natoma Venture, LLC v. City and County of San Francisco, et al (No. CPF 04-504-363, May 26, 2005), which had stayed implementation of the Redevelopment Plan;

WHEREAS, on November 10, 2005, the California Court of Appeal, in City and County of San Francisco, et al v. The Superior Court of San Francisco County, No. A110296, reversed and vacated the above-referenced Superior Court's judgement;

WHEREAS, on May 9, 2006, the Board of Supervisors of the City and County of San Francisco adopted Ordinance No. 99-06, which authorized the full implementation of the Redevelopment Plan; WHEREAS, the Community Redevelopment Law requires that adequate safeguards be imposed so that the work of redevelopment will be carried out pursuant to the Redevelopment Plan and provides for the retention of controls and the establishment of restrictions and covenants running with the land;

WHEREAS, for the purpose of providing adequate safeguards that the work of redevelopment will be carried out pursuant to the Redevelopment Plan and the Community Redevelopment Law, notice is hereby given that the real property hereinafter described is subject to the restrictions, reservations and covenants hereinafter set forth, each and all of which is and

are for the benefit of said property and for each owner thereof and shall inure to the benefit of said property and for each owner thereof and pass with said property and each and every parcel thereof and shall apply to and bind the successors in interest of any owner thereof.

NOW, THEREFORE, the undersigned hereby declares that the real property hereinafter described and referred to in Section 1 hereof, is and shall be held, transferred, sold and conveyed, subject to the conditions, restrictions, reservations and covenants hereinafter set forth:

1. Property Subject to this Declaration

The real property which is subject to this Declaration is located in the City and County of San Francisco, State of California, and is more particularly described in Exhibits 1 and 2 of the Redevelopment Plan for the Transbay Redevelopment Project, filed in the office of the Recorder of the City and County of San Francisco, on August 4, 2006 as Document No. 06-I224836-00.

2. Incorporation of Redevelopment Plan by Reference

The Redevelopment Plan for the Transbay Redevelopment Project has been filed as Document No. 06-I224836-00 on August 4, 2006 in the Office of the County Recorder of the City and County of San Francisco. Each and every term, condition and provision set forth in said Redevelopment Plan is hereby incorporated by reference in and made part of this Declaration of Restrictions with the same force and effect as though set forth in full herein.

3. Non-discrimination Provisions

As to any real property within the Project Area subject to the Redevelopment Plan, there shall be no discrimination or segregation based on race, color, creed, religion, gender identity, sexual orientation, age, marital or domestic partner status, national origin or ancestry, or disability, including HIV/AIDS status, permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All deeds, leases, subleases or

contracts shall contain the non-discrimination and non-segregation clauses specified in Section 33436 of the California Health and Safety Code.

4. Duration of Covenants

These covenants are to run with the land and shall be binding on all parties claiming under them for a period of thirty (30) years from the date of adoption of the Redevelopment Plan, except that the covenant contained in Section 3 hereof shall run in perpetuity.

5. Foreclosure and Enforcement of Liens

The provisions of this Declaration do not limit the right of obligees to foreclose or otherwise enforce any mortgage, deed of trust, or other encumbrance upon the property or the right of such obligee to pursue any remedies for the enforcement of any pledge or lien upon the property, provided, however, that in the event of a foreclosure sale under any such mortgage, deed of trust or other lien or encumbrance, or a sale pursuant to any power of sale contained in any such mortgage or deed of trust, the purchaser or purchasers and their successors and assigns, and the property, shall continue to be subject to all of the conditions, restrictions and covenants herein provided for.

6. Amendments

If at any time the Redevelopment Plan is amended in any manner as is now or hereafter permitted by said Redevelopment Plan and by law, this Declaration shall automatically be amended accordingly.

7. Dissolution

In the event that the Agency shall be dissolved or its designation changed by or pursuant to law prior to carrying out the Redevelopment Plan, its powers, duties, rights, and functions

under this Declaration shall be transferred by or pursuant to any applicable provisions of such law.

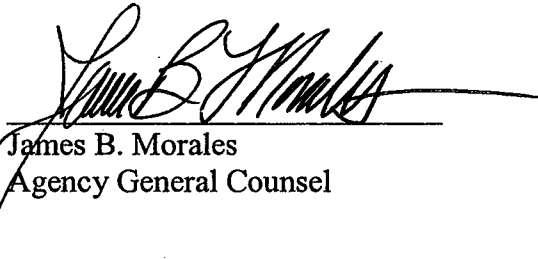
8. Severability of Provisions

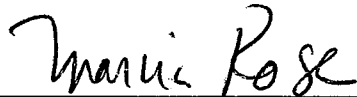
If any of the provisions of this Declaration of Restrictions or the application of such provision to any owner or owners or parcel of land shall be held invalid, the validity of the remainder of this Declaration of Restrictions and applicability of such provision to any other owner or owners or parcel of land shall not be affected thereby.

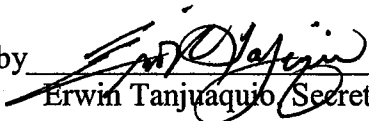
IN WITNESS THEREOF, the undersigned has caused this instrument to be executed as of the day and year first above written.

APPROVED AS TO FORM

REDEVELOPMENT AGENCY OF THE  
CITY AND COUNTY OF SAN FRANCISCO

  
James B. Morales  
Agency General Counsel

by   
Marcia Rosen, Executive Director

by   
Erwin Tanjuaquio, Secretary

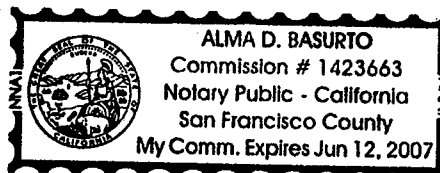
STATE OF CALIFORNIA        }  
  } ss.  
COUNTY OF SAN FRANCISCO}

On July 28, 2006 before me, Alma D. Basurto, Notary Public, personally appeared Marcia Rosen and Erwin Tanjuaquio, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~are subscribed to the within instrument and acknowledged to me that ~~he~~~~she~~they executed the same in ~~his~~~~her~~their authorized capacity(ies), and that by ~~his~~~~her~~their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature

*Alma D. Basurto*



---

**OPTIONAL**

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signer is Representing:

\_\_\_\_\_  
\_\_\_\_\_

Signer's Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signer is Representing:

\_\_\_\_\_  
\_\_\_\_\_





FILE NO. 050184

ORDINANCE NO.

124-05

[Adopting the Redevelopment Plan for the Transbay Redevelopment Project.]

**Ordinance approving and adopting the Redevelopment Plan for the Transbay Redevelopment Project area; adopting findings pursuant to the California Environmental Quality Act; adopting findings that the Redevelopment Plan and related documents and agreements (including a Tax Increment Allocation and Sales Proceeds Pledge Agreement and an Option Agreement with the Redevelopment Agency of the City and County of San Francisco and the Transbay Joint Powers Authority) are is consistent with the City's General Plan and Eight Priority Policies of City Planning Code Section 101.1; adopting other findings pursuant to the California Community Redevelopment Law, including findings pursuant to Sections 33445 and 33679; authorizing official acts (including the execution of agreements) in furtherance of this ordinance.**

Be it ordained by the People of the City and County of San Francisco:

Section 1. FINDINGS. The Board of Supervisors of the City and County of San Francisco hereby finds, determines and declares, based on the record before it, including but not limited to information contained in the Report on the Redevelopment Plan, that:

A. The Redevelopment Agency of the City and County of San Francisco (the "Agency") has prepared a proposed Redevelopment Plan for the Transbay Redevelopment Project (the "Redevelopment Plan").

B. The proposed Redevelopment Plan would establish a redevelopment project area for an approximately 40-acre area generally bounded by Mission Street in the north, Main Street in the east, Folsom Street in the south, and Second Street in the west (the "Project Area"). The Redevelopment Plan is being proposed to: 1) redevelop over 12 acres of

Mayor, Supervisor Daly  
BOARD OF SUPERVISORS

1 vacant land as high-density, transit-oriented residential projects; 2) construct approximately  
2 3,400 housing units of which approximately 1,200 would be affordable to very low- to  
3 moderate-income households; 3) enforce Development Controls and Design Guidelines to  
4 ensure new development provides a high-quality, livable community; 4) create streetscape  
5 and public open space improvements throughout the new project area; and 5) provide funding  
6 toward the construction of a new Transbay Terminal and Caltrain Downtown Extension (the  
7 "Transbay Terminal Project").

8 C. Pursuant to Section 33352 of the California Community Redevelopment Law  
9 (Health and Safety Code Sections 33000 et seq., the "Community Redevelopment Law"), the  
10 Agency has prepared a Report on the Redevelopment Plan (the "Report on the  
11 Redevelopment Plan"). The Report on the Redevelopment Plan has been made available to  
12 the public before the date of the hearing on this Ordinance approving the Redevelopment  
13 Plan.

14 D. The Redevelopment Agency has transmitted to this Board of Supervisors  
15 certified copies of its (i) Resolution No. 19-2005, adopted following a duly noticed public  
16 hearing held on January 25, 2005, attaching its report to the Board of Supervisors and  
17 recommending the adoption of the Redevelopment Plan for the Transbay Redevelopment  
18 Project Area, and (ii) Resolution No. 95-2005, adopted following a duly noticed public hearing  
19 held on June 7, 2005, making certain changes to the Redevelopment Plan proposed by this  
20 Board of Supervisors. Copies of the Redevelopment Plan (as originally adopted by Agency  
21 Resolution No. 19-2005 and subsequently modified by Agency Resolution 95-2005), the  
22 Agency's Resolution Nos. 19-2005 and 95-2005, and of the Agency's Report on the  
23 Redevelopment Plan are on file with the Clerk of the Board of Supervisors in File  
24 No. 050184, and are incorporated herein by reference as though fully set forth.

25  
BOARD OF SUPERVISORS

1 E. Pursuant to Sections 33220, 33343, 33344 and 33370 of the California Health  
2 and Safety Code, and in order to promote development in accordance with objectives and  
3 purposes of the Redevelopment Plan and documents relating to the Redevelopment Plan, the  
4 City intends to aid and cooperate with the Agency to undertake and complete proceedings  
5 and actions necessary to be carried out by the City under the provisions of the  
6 Redevelopment Plan and provide for the expenditure of monies by the community in carrying  
7 out the Redevelopment Plan.

8 F. On December 9, 2004, at a duly noticed public hearing, the Planning  
9 Commission, adopted Resolution No. 16906 and Motion No. 16907, which found that the  
10 Redevelopment Plan was consistent with the General Plan as proposed for amendment and  
11 in conformity with the Priority Policies of Section 101.1 of the Planning Code and  
12 recommended the adoption of the Redevelopment Plan to this Board of Supervisors. On  
13 June 2, 2005, at a duly noticed public hearing, the Planning Commission adopted Resolution  
14 No. 17028, which found the Redevelopment Plan amendments adopted by Agency Resolution  
15 No. 95-2005 were consistent with the General Plan as proposed for amendment and in  
16 conformity with the priority policies of Planning Code Section 101.1. A copy of the Planning  
17 Commission Resolutions and Motion are on file with the Clerk of the Board of Supervisors in  
18 File No. 050184 and are incorporated herein by reference as though fully set forth. This  
19 Board, for the reasons specified in the aforementioned Resolution and Motion, adopts as its  
20 own the findings of the Planning Commission that the Redevelopment Plan is consistent with  
21 the General Plan and in conformity with Planning Code Section 101.1.

22 G. On September 28, 2004, this Board, in Resolution No. 612-04 adopted findings  
23 that various actions related to the Transbay Terminal Project were in compliance with the  
24 California Environmental Quality Act (California Public Resources Code Sections 21000 et  
25

1 seq.). Said findings, including all documents related thereto, are on file with the Clerk of the  
2 Board of Supervisors in File No. 041079 and are incorporated herein by reference. Said  
3 ~~findings remain valid for the actions contemplated in this Ordinance and are made part of this~~  
4 ~~Ordinance by reference herein.~~ Said findings also are supplemented by the environmental  
5 findings that the Planning Commission adopted on December 9, 2004, in Motion No. 16905  
6 regarding the Redevelopment Plan. The Planning Commission Motion is on file with the Clerk  
7 of the Board in File No. 050184 and is incorporated herein by reference as though fully set  
8 forth herein.

9 H. In accordance with California Public Resources Code section 21168.9(b) and  
10 the California Superior Court order in Myers Natoma Venture v. City and County of San  
11 Francisco, et al (Case No. CPF 04-504363), the Board is proceeding with the actions  
12 contemplated in this Ordinance solely for the purposes of establishing a base year for tax  
13 increment financing for the Transbay Redevelopment Plan. A copy of said order is on file with  
14 the Clerk of the Board in File No. \_\_\_\_\_ and is incorporated herein by reference. In  
15 furtherance of these actions only, the Board, to the extent compliance with the California  
16 Environmental Quality Act is necessary, is relying on the environmental findings and related  
17 documents and materials as described above in subsection (G). The Board further  
18 determines that said findings remain valid for the actions contemplated in this Ordinance.

19 I. On \_\_\_\_\_, 2005, the Board of Supervisors held a duly noticed public  
20 hearing on the Redevelopment Plan. The hearing was continued to June 14, 2005, and has  
21 been closed. Notice of such hearing was published in accordance with Section 33361 of the  
22 California Health and Safety Code, in the San Francisco-Independent Chronicle, a newspaper  
23 of general circulation, printed, published and distributed in the City and County of  
24 San Francisco describing the boundaries of the proposed Project Area and stating the day,  
25

BOARD OF SUPERVISORS

1 hour and place when and where any interested persons may appear before the Board of  
2 Supervisors to object to the Redevelopment Plan. At such hearing and on June 14, 2005, the  
3 date to which to the hearing was continued, the Board considered the report and  
4 recommendations of the Agency and the Planning Commission, the Final Environmental  
5 Impact Report for the Redevelopment Plan, and all evidence and testimony for and against  
6 the proposed Redevelopment Plan. The Board hereby adopts written findings to the extent  
7 required by the Community Redevelopment Law as set forth in this Ordinance.

8 IJ. Pursuant to Sections 33205 and 33128 of the Community Redevelopment Law,  
9 the Agency may delegate to the City's Planning Department certain administration of the  
10 development controls over the Project Area set forth in the Redevelopment Plan. Consistent  
11 with this authority, on January 25, 2005, the Agency's Commission, pursuant to Resolution  
12 No. 16-2005, approved a Project Delegation Agreement with the City's Planning Department,  
13 and on January 27, 2005, the City's Planning Department's Commission, pursuant to  
14 Resolution No. 16934, approved the Delegation Agreement.

15 ~~J.~~ Pursuant to a Cooperative Agreement dated ~~\_\_\_\_\_~~, 2002 (the  
16 "Cooperative Agreement"), amongst the State of California acting by and through its  
17 Department of Transportation (the "State"), the City, and the Transbay Joint Powers Authority  
18 (the "TJPA"), the State is assisting local and regional authorities in their efforts to construct  
19 the Transbay Terminal Project by transferring specified State-Owned Parcels to the City and  
20 the TJPA. The Cooperative Agreement requires, among other things, that all gross sales  
21 proceeds and a portion of tax increment from the State-Owned Parcels be paid to the TJPA  
22 for the construction of the Transbay Terminal Project. In order to facilitate the sale and  
23 development of those State-Owned Parcels that are not needed for the Transbay Terminal  
24 Project, the City and the TJPA propose to enter into an Option Agreement (the "Option  
25

BOARD OF SUPERVISORS

1 Agreement") with the Agency to allow the Agency to acquire such State-Owned Parcels for  
2 disposition and development in accordance with the Redevelopment Plan. In order to comply  
3 with the requirement that all gross sales proceeds and a portion of tax increments from such  
4 State-Owned Parcels are paid to the TJPA for the construction of the Transbay Terminal, the  
5 City and the TJPA propose to enter into a Tax Increment Allocation and Sales Proceeds  
6 Pledge Agreement (the "Pledge Agreement"). A copy of the Cooperative Agreement, the form  
7 of the Option Agreement, and the form of the Pledge Agreement are on file with the Clerk of  
8 the Board of Supervisors in File No. \_\_\_\_\_, and each agreement is incorporated herein  
9 by reference as if fully set forth.

10 K. On February \_\_\_, 2005, the Planning Department issued a letter finding that the  
11 real property transactions contemplated in the aforementioned Option Agreement are  
12 consistent with the General Plan as proposed for amendment and in conformity with the  
13 Priority Policies of Section 101.1 of the Planning Code. A copy of the Planning Department  
14 letter is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is  
15 incorporated herein by reference as though fully set forth. This Board, for the reasons  
16 specified in the aforementioned letter, adopts as its own the findings of the Planning  
17 Department that said transactions are consistent with the General Plan and in conformity with  
18 Planning Code Section 101.1.

19 Section 2. PURPOSES AND INTENT. The purposes and intent of the Board of  
20 Supervisors with respect to this Ordinance are to adopt the Redevelopment Plan, as  
21 amended, in accordance with the Community Redevelopment Law and to achieve the  
22 objectives for redevelopment of the Project Area specified in the Redevelopment Plan.

23 Section 3. By this reference, the Redevelopment Plan, as amended, a copy of which  
24 is on file with the Clerk of the Board of Supervisors under File No. 050184, is  
25

1 incorporated in and made a part of this Ordinance with the same force and effect as though  
2 set forth fully herein.

3 Section 4. FURTHER FINDINGS AND DETERMINATIONS UNDER THE  
4 COMMUNITY REDEVELOPMENT LAW. The Board of Supervisors hereby further finds,  
5 determines and declares, based on the record before it, including but not limited to information  
6 contained in the Report on the Redevelopment Plan, that:

7 A. The Project Area, which is the subject of the Redevelopment Plan, is a blighted  
8 area (as described in the Report on the Plan), the redevelopment of which is necessary to  
9 effectuate the public purposes declared in the Community Redevelopment Law.

10 B. The Redevelopment Plan will redevelop the Project Area as set forth in the  
11 Report on the Redevelopment Plan in conformity with the Community Redevelopment Law  
12 and is in the interests of the public peace, health, safety, and welfare.

13 C. The adoption and carrying out of the Redevelopment Plan is economically  
14 sound and feasible as described in the Report on the Redevelopment Plan.

15 D. For the reasons set forth in Section 1F of this Ordinance, the Redevelopment  
16 Plan, once effective, will be consistent with the General Plan of the City and County of  
17 San Francisco, as amended, including, but not limited to, the housing element of the General  
18 Plan, which substantially complies with the requirements of Article 10.6 (commencing with  
19 Section 65580) of Chapter 3 of Division 1 of Title 7 of the California Government Code and  
20 other applicable requirements of law, and is consistent with the eight Priority Policies in City  
21 Planning Code Section 101.1.

22 E. The carrying out of the Redevelopment Plan will promote the public peace,  
23 health, safety and welfare of the community and effectuate the purposes and policies of the  
24  
25

1 Community Redevelopment Law as generally described in the Report on the Redevelopment  
2 Plan.

3 F. The condemnation of real property, to the extent provided for in the  
4 Redevelopment Plan may be necessary for the execution of the Redevelopment Plan. Some  
5 residential property may be the subject of eminent domain actions, but a substantial number  
6 of low- or moderate-income persons do not reside in the Project Area. Adequate provisions  
7 have been made for payment for property to be so acquired as provided by law.

8 G. There are no public projects identified in the Redevelopment Plan that will  
9 displace a substantial number of low- or moderate-income persons. The Agency has a  
10 feasible method or plan for the relocation of families and persons displaced from the Project  
11 Area, if the Redevelopment Plan results in the temporary or permanent displacement of any  
12 occupants of housing facilities in the Project Area.

13 H. There are, or shall be provided, in the Project Area or in other areas not  
14 generally less desirable in regard to public utilities and public and commercial facilities and at  
15 rents or prices within the financial means of the families and persons displaced from the  
16 Project Area, decent, safe, and sanitary dwellings equal in number to the number of and  
17 available to the displaced families and persons and reasonably accessible to their places of  
18 employment.

19 I. Families and persons shall not be displaced prior to the adoption of a relocation  
20 plan pursuant to Sections 33411 and 33411.1 of the California Health and Safety Code.  
21 Dwelling units housing persons and families of low or moderate income shall not be removed  
22 or destroyed prior to the adoption of a replacement housing plan pursuant to  
23 Sections 33334.5, 33413, and 33413.5 of the California Health and Safety Code.

24 J. There are no non-contiguous areas in the Project Area.  
25



1 k. The Project Area includes lands, buildings and improvements which are not  
2 individually detrimental to the public health, safety or welfare but which are necessary for the  
3 effective redevelopment of the Project Area. All areas included in the Project Area are  
4 necessary for effective redevelopment of the Project Area, and no areas in the Project Area  
5 are included solely for the purpose of obtaining an allocation of tax increment revenues from  
6 the Project Area pursuant Section 33670 of the California Health and Safety Code without  
7 other substantial justification for its inclusion.

8 L. The elimination of blight and the redevelopment of the Project Area could not  
9 reasonably be expected to be accomplished by private enterprise acting alone without the aid  
10 and assistance of the Agency.

11 M. The Project Area is predominantly urbanized, as defined by California Health  
12 and Safety Code Section 33320.1(b).

13 N. The time limitation and the limitation on the number of dollars to be allocated to  
14 the Agency that are contained in the Redevelopment Plan are reasonably related to the  
15 proposed projects to be implemented in the Project Area and to the ability of the Agency to  
16 eliminate blight within the Project Area.

17 O. This Board of Supervisors is satisfied that permanent housing facilities will be  
18 available within three (3) years from the time occupants of the Project Area are displaced and  
19 that, pending the development of the facilities, there will be available to the displaced  
20 occupants adequate temporary housing facilities at rents comparable to those in the  
21 community at the time of their displacement.

22 ~~P. Pursuant to Sections 33445 and 33679 of the California Health and Safety~~  
23 ~~Code, and as further detailed in the Report on the Redevelopment Plan: (1) the estimated~~  
24 ~~Agency obligation for the tax increment revenue dedicated to the Transbay Terminal Project is~~  
25

1 ~~\$178.2 million (in constant FY 2004/05 dollars); (2) the Transbay Terminal Project is of benefit~~  
2 ~~to the Project Area; (3) no other reasonable means of financing the construction of the~~  
3 ~~Transbay Terminal Project is available; and (4) the use of Agency funds to construct the~~  
4 ~~Transbay Terminal Project will assist in the elimination of blighting conditions in the Project~~  
5 ~~Area, specifically, the elimination of a dilapidated terminal building which will be replaced by~~  
6 ~~the Transbay Terminal Project. The Transbay Terminal Project will help to revitalize the~~  
7 ~~Project Area and stimulate private investment. The Transbay Terminal Project is a public~~  
8 ~~benefit and a central part of the Redevelopment Plan.~~

9       Section 5. Pursuant to Section 33365 of the California Health and Safety Code, the  
10 Board of Supervisors hereby approves and adopts the Redevelopment Plan, as amended, as  
11 the official Redevelopment Plan for the Project Area.

12       Section 6. The Clerk of the Board of Supervisors shall without delay (1) transmit a  
13 copy of this Ordinance to the Agency pursuant to California Health and Safety Code  
14 Section 33372, ~~whereupon the Agency shall be vested with the responsibility for carrying out~~  
15 ~~the Redevelopment Plan~~, (2) record or ensure that the Agency records a description of the  
16 Project Area and a certified copy of this Ordinance pursuant to California Health and Safety  
17 Sections 33373, and (3) transmit, by certified mail, return receipt requested, a copy of this  
18 Ordinance, together with a copy of the Redevelopment Plan, which contains a legal  
19 description of the Project Area and a map indicating the boundaries of the Project Area, to the  
20 Controller, the Tax Assessor, the State Board of Equalization and the governing body of all  
21 taxing agencies in the Project Area pursuant to California Health and Safety Code  
22 Sections 33375 and 33670.

23       Section 7. In accordance with Sections 33220, 33343, 33344 and 33370 of the  
24 Community Redevelopment Law, the Board of Supervisors declares its intent to undertake  
25

1 and complete actions and proceedings necessary to be carried out by the City under the  
2 Redevelopment Plan and related Plan Documents (as defined in the Redevelopment Plan)  
3 ~~and authorizes and urges the Mayor and other applicable officers, commissions and~~  
4 ~~employees of the City to take any and all steps as they or any of them deem necessary or~~  
5 ~~appropriate, in consultation with the City Attorney, to cooperate with the Agency in the~~  
6 ~~implementation of the Redevelopment Plan and to effectuate the purposes and intent of this~~  
7 ~~Ordinance, such determination to be conclusively evidenced by the execution and delivery by~~  
8 ~~such person or persons of any such documents. Such steps shall include, but not be limited~~  
9 ~~to (i) the execution and delivery of any and all agreements, notices, consents and other~~  
10 ~~instruments or documents (including, without limitation, execution by the Mayor, or the~~  
11 ~~Mayor's designee, of any agreements to extend any applicable statutes of limitation) and~~  
12 ~~(ii) the institution and completion of proceedings for the closing, vacating, opening,~~  
13 ~~acceptance of dedication and other necessary modifications of public streets, sidewalks,~~  
14 ~~street layout and other rights of way in the Project Area.~~

15 Section 8. ~~The Board of Supervisors hereby approves and the Mayor and the~~  
16 ~~Controller are hereby authorized and urged to execute the Pledge Agreement.~~

17 ~~Section 9. The Board of Supervisors hereby approves and the Director of Property is~~  
18 ~~hereby authorized and urged to execute the Option Agreement.~~

19 ~~Section 10. The Board of Supervisors authorizes and urges the Mayor, the Controller,~~  
20 ~~the Director of Property, and any other officers, agents and employees of the City to take any~~  
21 ~~and all steps (including, but not limited to, the execution and delivery of any and all~~  
22 ~~agreements, notices, consents and other instruments or documents, including, without~~  
23 ~~limitation, any agreements to extend any applicable statutes of limitation) as they or any of~~  
24 ~~them deem necessary or appropriate, in consultation with the City Attorney, in order to~~  
25

BOARD OF SUPERVISORS

1 ~~consummate the Pledge Agreement and/or the Option Agreement in accordance with this~~  
2 ~~Ordinance, or to otherwise effectuate the purpose and intent of this Ordinance, such~~  
3 ~~determination to be conclusively evidenced by the execution and delivery by such person or~~  
4 ~~persons of any such documents.~~

5 ~~Section 11.~~ The approval under this Ordinance shall take effect upon the effective  
6 date of the amendments to the General Plan approved under Board of Supervisors Ordinance  
7 No. \_\_\_\_\_, a copy of which is on file with the Clerk of the Board of Supervisors in  
8 File No. 050181 and is incorporated herein by reference as if fully set forth.

9 APPROVED AS TO FORM:  
10 DENNIS J. HERRERA, City Attorney

11 By:

  
12 DONNELL W. CHOY  
13 Deputy City Attorney  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25



# City and County of San Francisco

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

## Tails

## Ordinance

**File Number:** 050184

**Date Passed:**

Ordinance approving and adopting the Redevelopment Plan for the Transbay Redevelopment Project area; adopting findings pursuant to the California Environmental Quality Act; adopting findings that the Redevelopment Plan is consistent with the City's General Plan and Eight Priority Policies of City Planning Code Section 101.1; adopting other findings pursuant to the California Community Redevelopment Law; authorizing official acts in furtherance of this ordinance.

March 29, 2005 Board of Supervisors — CONTINUED

Ayes: 9 - Alioto-Pier, Ammiano, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin

Excused: 2 - Daly, Sandoval

April 5, 2005 Board of Supervisors — CONTINUED

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

May 10, 2005 Board of Supervisors — CONTINUED

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

June 14, 2005 Board of Supervisors — AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

June 14, 2005 Board of Supervisors — PASSED ON FIRST READING AS AMENDED

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Ma, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

June 21, 2005 Board of Supervisors — FINALLY PASSED

Ayes: 7 - Alioto-Pier, Ammiano, Dufty, Elsbernd, Mirkarimi, Peskin, Sandoval

Absent: 3 - Daly, Ma, McGoldrick

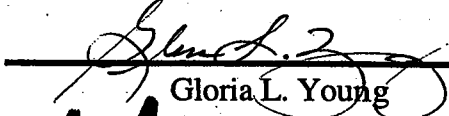
Excused: 1 - Maxwell

File No. 050184

I hereby certify that the foregoing Ordinance  
was **FINALLY PASSED** on June 21, 2005 by  
the Board of Supervisors of the City and  
County of San Francisco.

JUN 23 2005

\_\_\_\_\_  
Date Approved

  
\_\_\_\_\_  
Gloria L. Young  
Clerk of the Board

  
\_\_\_\_\_  
Mayor Gavin Newsom

The foregoing document is certified  
to be a full, true, and correct copy of  
the original on file.

Gloria L. Young, Clerk  
Board of Supervisors  
City and County of San Francisco

By:   
JUN 13 0 2005

Date: \_\_\_\_\_

(Seal)

FILE NO. 060347ORDINANCE NO. 99-06

[Transbay Redevelopment Project - Tax Increment Allocation and Sales Proceeds Pledge Agreement and an Option Agreement.]

**Ordinance approving a Tax Increment Allocation and Sales Proceeds Pledge Agreement and an Option Agreement for the Transbay Redevelopment Project Area between the City and County of San Francisco, the Transbay Joint Powers Authority and the Redevelopment Agency of the City and County of San Francisco; making environmental findings and findings of consistency with the City's General Plan and the Eight Priority Policies of City Planning Code Section 101.1; authorizing other steps to implement the Transbay Redevelopment Plan; and adopting other findings pursuant to the California Community Redevelopment Law, including findings pursuant to Sections 33445 and 33679.**

Note: Additions are single-underline italics Times New Roman;  
deletions are ~~striketrough italics Times New Roman~~.  
Board amendment additions are double underlined.  
Board amendment deletions are ~~striketrough normal~~.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

(a) On June 21, 2005, this Board, in Ordinance No. 124-05 (the "Plan Ordinance"), adopted the Redevelopment Plan for the Transbay Redevelopment Project Area (the "Redevelopment Plan") solely for the purpose of establishing a base year for tax increment financing, but did not otherwise authorize the implementation of the Redevelopment Plan in accordance with the California Superior Court's order in Myers Natoma Venture, LLC v. City and County of San Francisco, et al (No. CPF 04-504-363, May 26, 2005), which had stayed implementation of the Redevelopment Plan. Said Ordinance is on file with the Clerk of the Board of Supervisors in File No. 050184 and incorporated herein by reference.

1 (g) The City intends to aid and cooperate with the Redevelopment Agency of the City  
2 and County of San Francisco (the "Agency") to undertake and complete proceedings and  
3 actions necessary to be carried out by the City under the provisions of the Redevelopment  
4 Plan pursuant to California Health and Safety Code Sections 33220, 33343, 33344 and  
5 33370, part of the California Community Redevelopment Law.

6 (h) On July 8, 2003, this Board adopted Resolution No. 441-03, a copy of which is on  
7 file with the Clerk of the Board of Supervisors in File No. 030997 and is incorporated herein by  
8 reference, and authorized the Mayor and officers of the City to execute a Cooperative  
9 Agreement dated July 11, 2003 (the "Cooperative Agreement"), amongst the State of  
10 California acting by and through its Department of Transportation (the "State"), the City, and  
11 the Transbay Joint Powers Authority (the "TJPA").

12 (i) The Cooperative Agreement assists the local and regional authorities that are  
13 members of the TJPA in their efforts to construct the Project by transferring specified parcels  
14 owned by the State (the "State-Owned Parcels") to the City and the TJPA and also requires,  
15 among other things, that all gross sales proceeds and a portion of tax increment revenues  
16 from the State-Owned Parcels (the "Net Tax Increment" as defined in the Cooperative  
17 Agreement) are to be paid to the TJPA for the construction of the Project.

18 (j) To implement the covenants in the City's Cooperative Agreement to provide all  
19 Gross Sales Proceeds (as defined in the Cooperative Agreement) and Net Tax Increment  
20 associated with the sale and development of the State-Owned Parcels to the TJPA for the  
21 construction costs of the Project, the City, the Agency, and the TJPA propose to enter into a  
22 Tax Increment Allocation and Sales Proceeds Pledge Agreement that pledges the payment of  
23 Net Tax Increment and Gross Sales Proceeds from the sale of the State-Owned Parcels (the  
24 "Pledge Agreement"). The Pledge Agreement is on file with the Clerk of the Board of  
25 Supervisors in File No. 050184 and is incorporated herein by reference.



1 The Board of Supervisors adopts, as its own, the findings in Planning Commission  
2 Motion No. 16907 that the real estate transactions authorized on the terms and conditions in  
3 the Option Agreement are (i) consistent with the General Plan and (ii) in conformity with the  
4 Priority Policies of Section 101.1 of the Planning Code.

5 Section 3. Environmental Findings.

6 (a) On September 28, 2004, this Board, in Resolution No. 612-04, adopted findings  
7 that various actions related to the Project complied with the California Environmental Quality  
8 Act (California Public Resources Code sections 21000 et seq.). Said findings and all  
9 documents and materials related to said findings are on file with the Clerk of the Board of  
10 Supervisors in File No. 041079 and are incorporated herein by reference. Said findings  
11 remain valid for the actions contemplated in this Ordinance and are made part of this  
12 Ordinance by reference herein. Said findings also are supplemented by the environmental  
13 findings that the Planning Commission, in Motion No. 16905, adopted on December 9, 2004.  
14 Said Motion is on file with the Clerk of the Board in  
15 File No. 050184 and is incorporated herein by reference.

16 (b) The Board of Supervisors finds, on the basis of substantial evidence, in light of  
17 the whole record, including the California Court of Appeal decision in Case No. A110296  
18 cited above, that (1) no substantial changes to the Transbay Redevelopment Plan and its  
19 implementation have occurred that require important revisions to the previously certified Final  
20 Environmental Impact Statement/Final Environmental Impact Report (FEIS/FEIR) due to the  
21 involvement of new significant environmental effects or a substantial increase in the severity  
22 of significant environmental effects discussed in the FEIS/FEIR; (2) no substantial changes  
23 have occurred with respect to the circumstances under which the Transbay Redevelopment  
24 Plan is to be undertaken which would require major revisions to the previously certified  
25 FEIS/FEIR, and (3) no new information of substantial importance has become available since

1 related Plan Documents (as defined in the Redevelopment Plan), including but not limited to  
2 ensuring that the Department of Building Inspection advises all applicants for building permits  
3 in the Project Area, for a period of two years after adoption of the Redevelopment Plan, that  
4 the site for which a building permit is sought is within a redevelopment project area.

5 (b) The Board hereby adopts and approves the Tax Increment and Sales Proceeds  
6 Pledge Agreement and authorizes the Mayor and the Controller to execute said Agreement.

7 (c) The Board hereby adopts and approves the Option Agreement and authorizes the  
8 Director of Property to execute said Option Agreement.

9 (d) The Board of Supervisors also authorizes and urges the Mayor and other  
10 applicable officers, commissions, and employees of the City to take any and all steps as they  
11 or any of them deem necessary or appropriate, in consultation with the City Attorney, in order  
12 to cooperate with the Agency in the implementation of the Redevelopment Plan and to  
13 effectuate the purposes and intent of the Redevelopment Plan and this Ordinance, including,  
14 but not limited to (i) the execution and delivery of any and all agreements, notices, consents  
15 and other instruments or documents (including execution by the Mayor, or the Mayor's  
16 designee, of any agreements to extend any applicable statutes of limitation) and (ii) the  
17 institution and completion of proceedings for the closing, vacating, opening, acceptance of  
18 dedication and other necessary modifications of public streets, sidewalks, street layout and  
19 other rights-of-way in the Transbay Redevelopment Project Area.

20 (e) The Board directs the Clerk to transmit a copy of this Ordinance to the Agency,  
21 which is vested with the responsibility for carrying out the Redevelopment Plan.

22 APPROVED AS TO FORM:

23 DENNIS J. HERRERA, City Attorney

24 By:

25   
DONNELL W. CHOY  
Deputy City Attorney

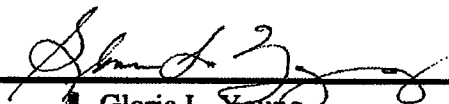
MAYOR NEWSOM, SUPERVISOR DALY  
BOARD OF SUPERVISORS

File No. 060347

I hereby certify that the foregoing Ordinance  
was **FINALLY PASSED** on May 9, 2006 by  
the Board of Supervisors of the City and  
County of San Francisco.

5/19/06

Date Approved

  
Gloria L. Young  
Clerk of the Board

  
Mayor Gavin Newsom

The foregoing document is certified  
to be a full, true, and correct copy of  
the original on file.

Gloria L. Young, Clerk  
Board of Supervisors  
City and County of San Francisco

By: Hail Johnson

Date: 7/20/06

(Seal)

REC'T # 0003047487  
August 04, 2006 — 15:38:17

San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder

Document # 06-I224839-00  
REEL J197 IMAGE 0578  
Account Number 26  
SFCC Redevelopment Agency  
Free Issue

|                    |        |
|--------------------|--------|
| Total fee .....    | \$0.00 |
| Amount Tendered... | \$0.00 |

|              |        |
|--------------|--------|
| Change ..... | \$0.00 |
| ced,FT/6     |        |

REC'T # 0003047480  
August 04, 2006 — 15:21:57

San Francisco Assessor-Recorder  
Phil Ting, Assessor-Recorder

Document # 06-I224836-00  
REEL J197 IMAGE 0575  
Account Number 26  
SFCC Redevelopment Agency  
Free Issue

|                    |        |
|--------------------|--------|
| Total fee .....    | \$0.00 |
| Amount Tendered... | \$0.00 |

|              |        |
|--------------|--------|
| Change ..... | \$0.00 |
| ced,ER/68    |        |



