

An aerial, isometric view of the San Francisco skyline, showing numerous skyscrapers and buildings in shades of orange and yellow, set against a solid orange background.

TRANSIT CENTER and 4TH/KING RAILYARDS DISTRICT PLANS

**Planning Commission
Informational Presentation**



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PLANNING
DEPARTMENT**

02.01.2007

San Francisco Planning Department

San Francisco Downtown Evolution

1915, 1958, 1972, 1986



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Image courtesy of Stewart Bloom (©1990)



1915



1958



1972



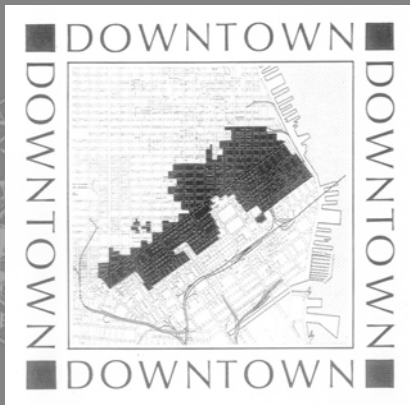
1986

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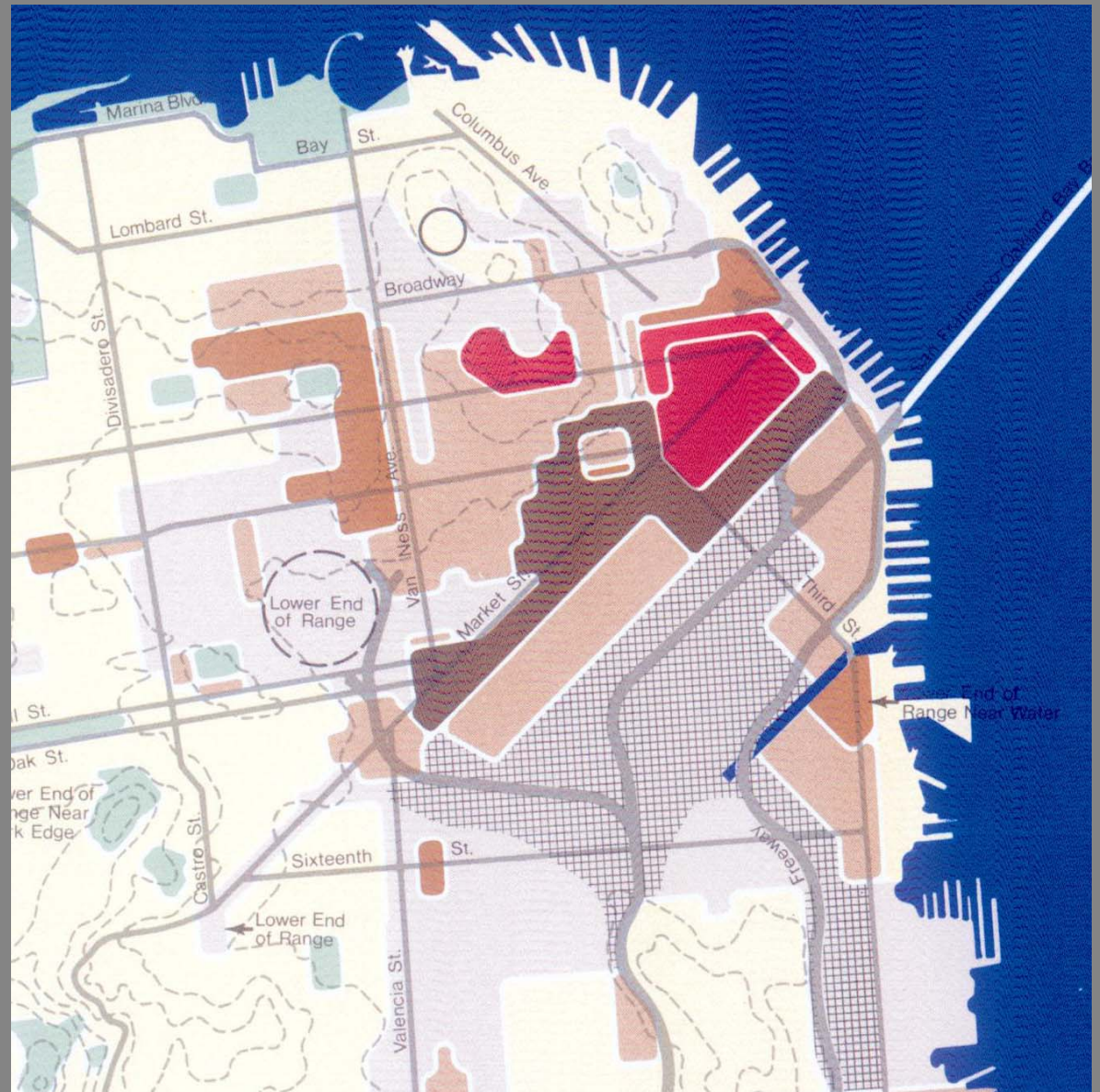
Guiding Principles

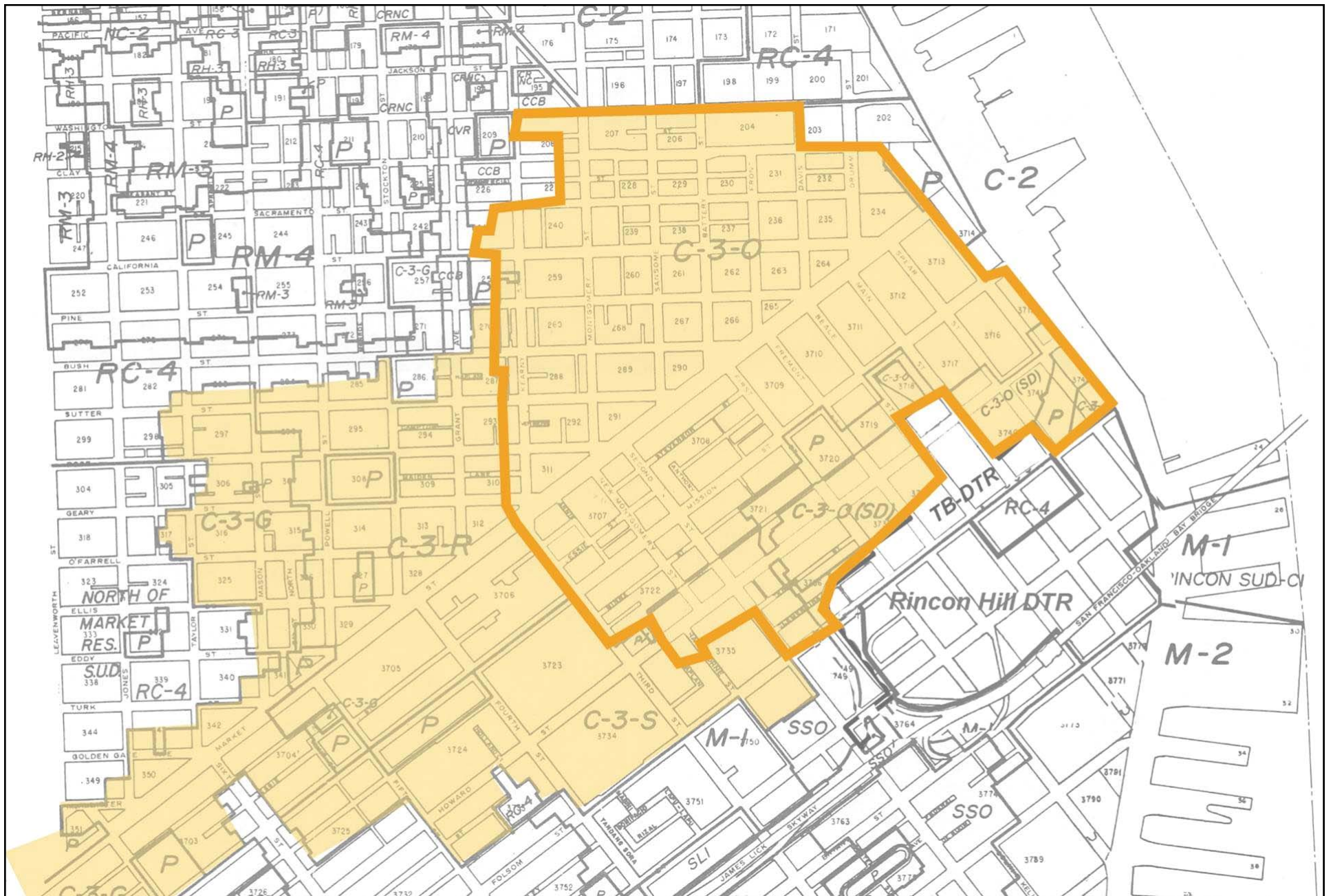


1972

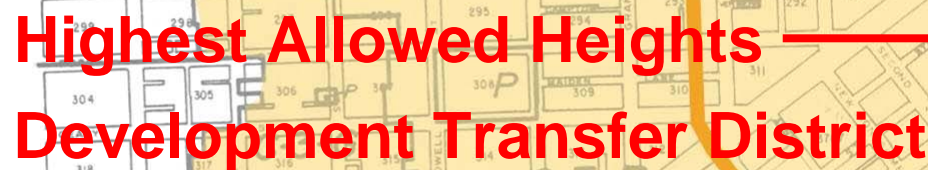


1985





Downtown Plan: Extending the Office District South of Market



Downtown Plan: Extending the Office District South of Market





View from Treasure Island | Skyline Today



View from Potrero Hill | Skyline Today

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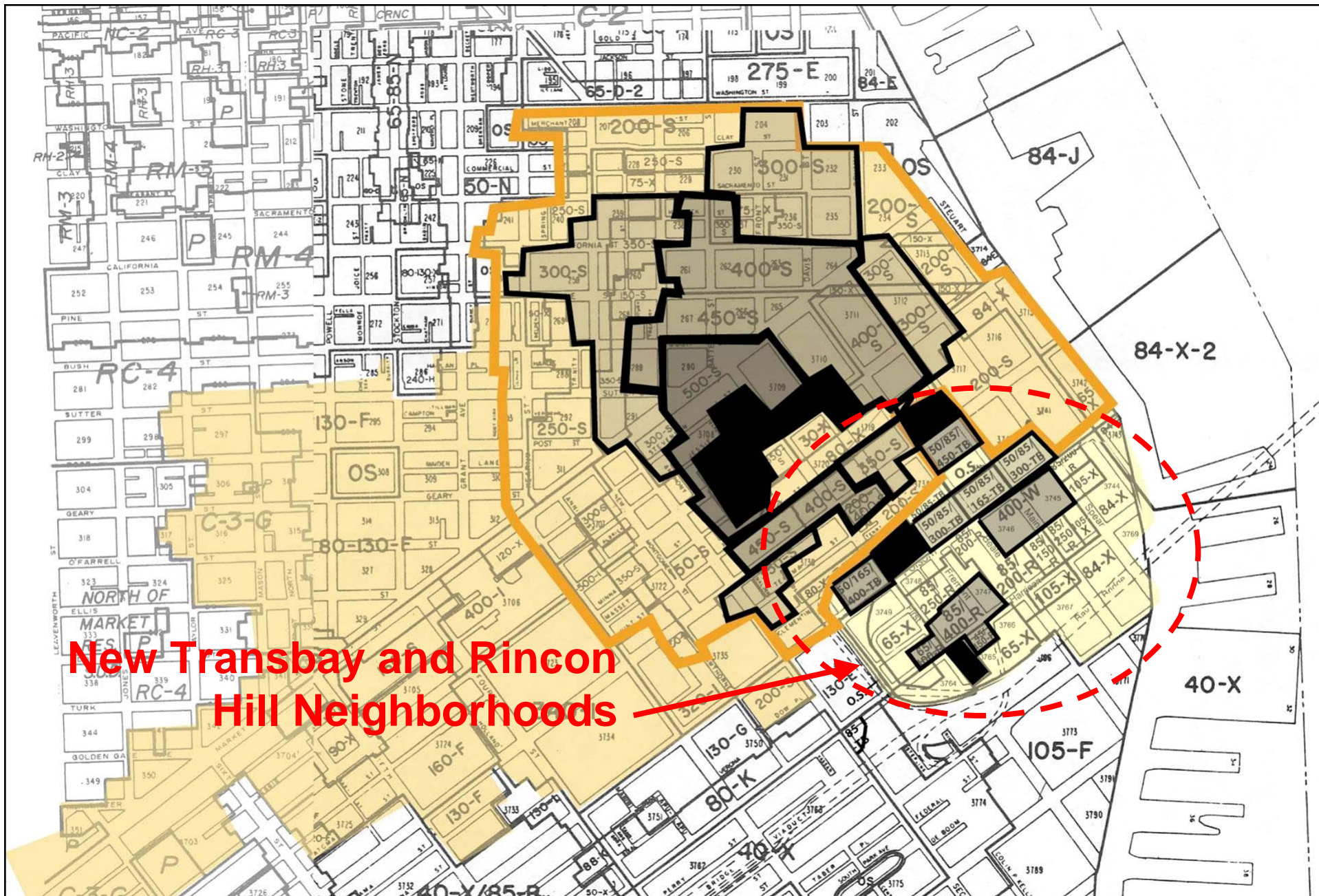
View from Dolores Park | Skyline Today







New High-Rise Residential Neighborhoods South of Downtown



**New Transbay and Rincon
Hill Neighborhoods**

New High-Rise Residential Neighborhoods South of Downtown

Transbay and Rincon Hill

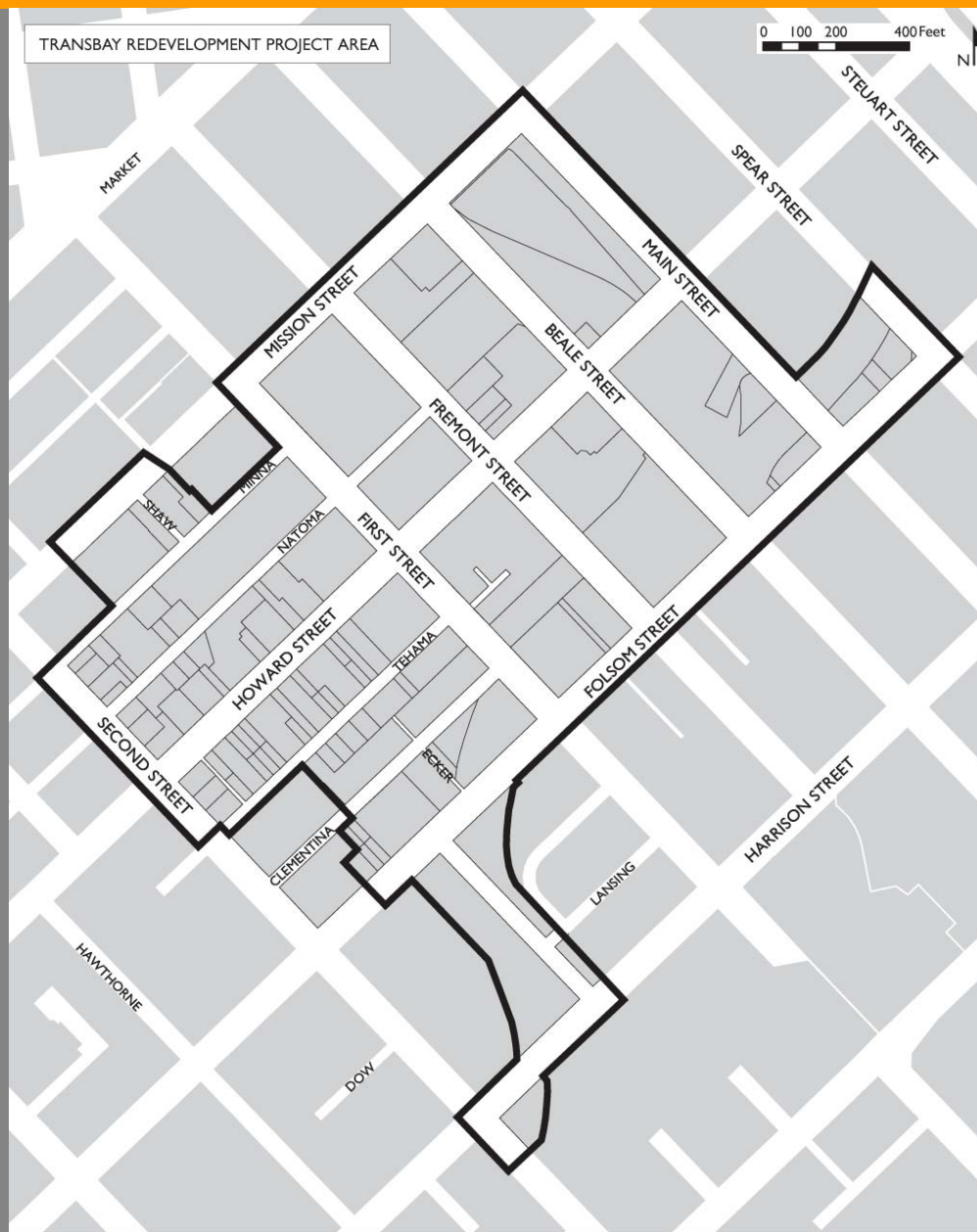


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Transbay Transit Center

Transbay Redevelopment Area



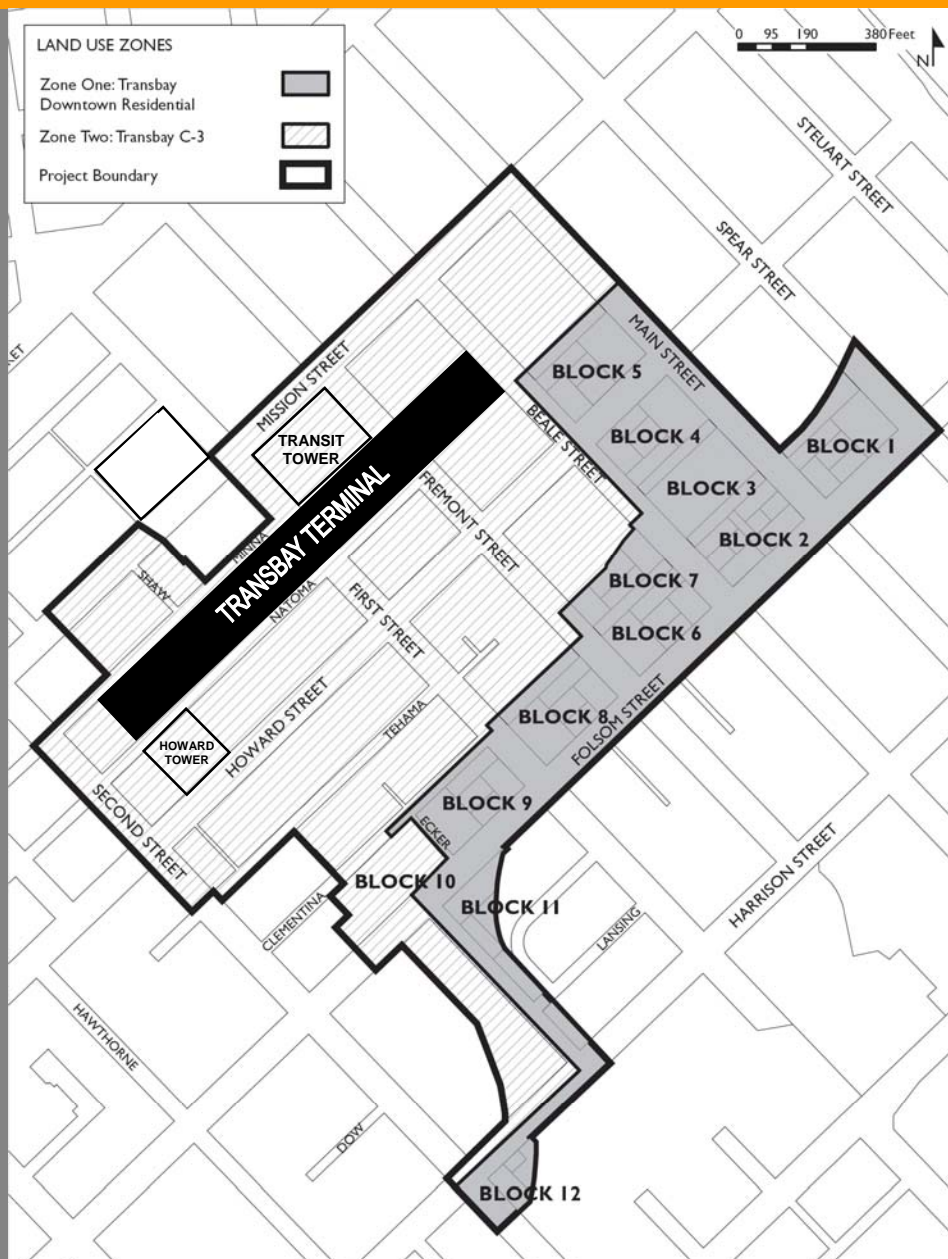
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Transbay Transit Center

Transbay Redevelopment Area Zone I

LAND USE ZONES	
Zone One: Transbay Downtown Residential	
Zone Two: Transbay C-3	
Project Boundary	



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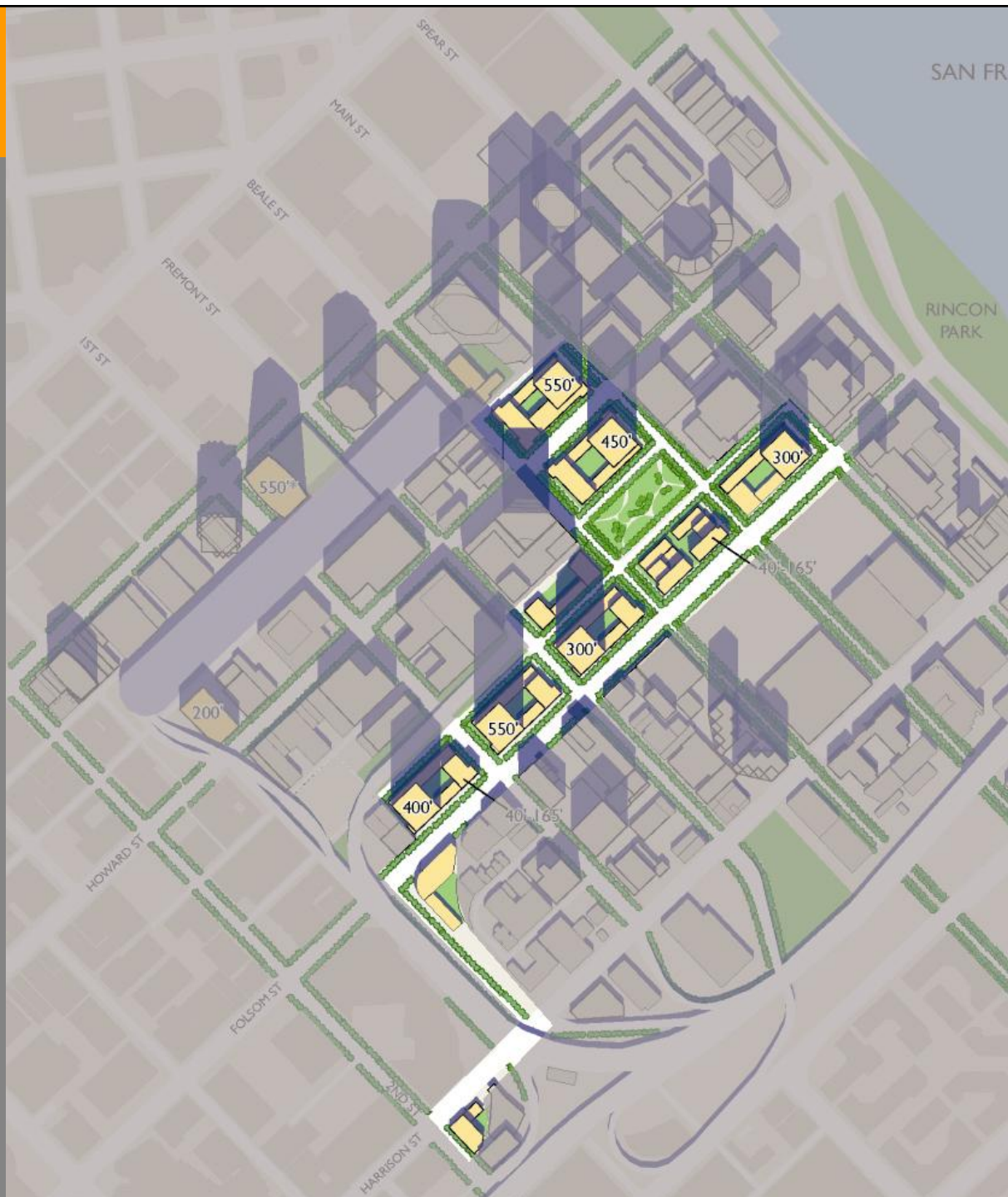
Transbay Transit Center

Transbay Redevelopment Area Zone 1

New development
controls and design
guidelines adopted
in 2005.



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Transbay Transit Center

Transbay Redevelopment Area Public Parcels

3,400 housing units
(1,200 affordable)

1.2 million sq. ft. of
office/hotel space

60,000 sq. ft. of
retail (excluding
Terminal)



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Transbay Transit Center

Transit Center Project



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Rincon Hill

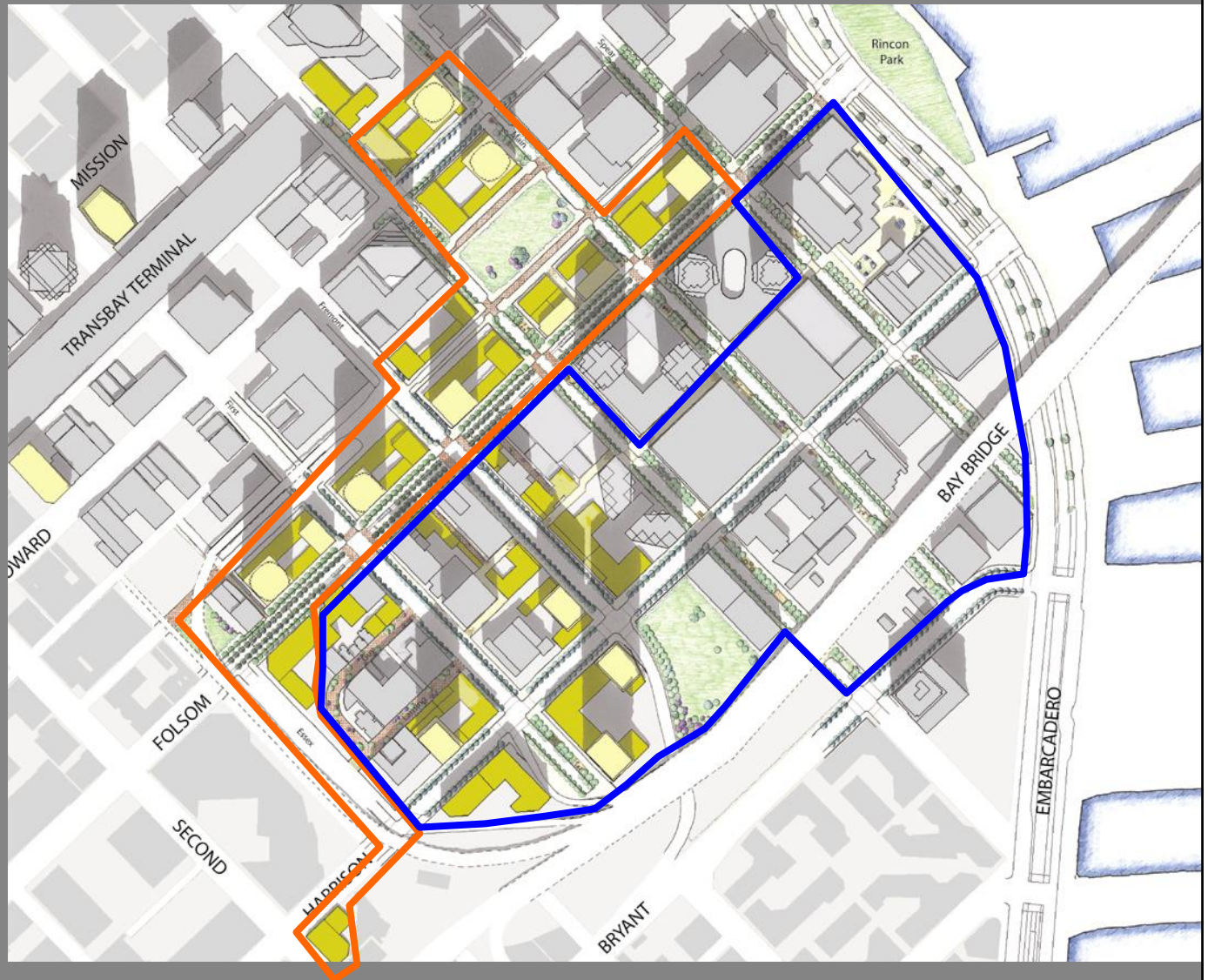
3,800 new housing units

(2,200 Rincon Hill Plan, 1,700 previously entitled)

60,000 sq. ft. of retail along Folsom Street

Streetscape and Open Space

Public Benefits



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New Downtown Neighborhoods



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View from Treasure Island | Skyline Today



View from Treasure Island | Skyline with Transbay and Rincon Hill



View from Treasure Island | Skyline with Transbay and Rincon Hill

Interagency Working Group

Spring 2006

Inter-Agency Working Group:

Transbay Joint Powers Authority

Mayor's Office of Economic and Workforce
Development

San Francisco Planning Department

Municipal Transportation Agency

San Francisco County Transportation Authority

San Francisco Redevelopment Agency

Consultant: Skidmore, Owings & Merrill, LLP



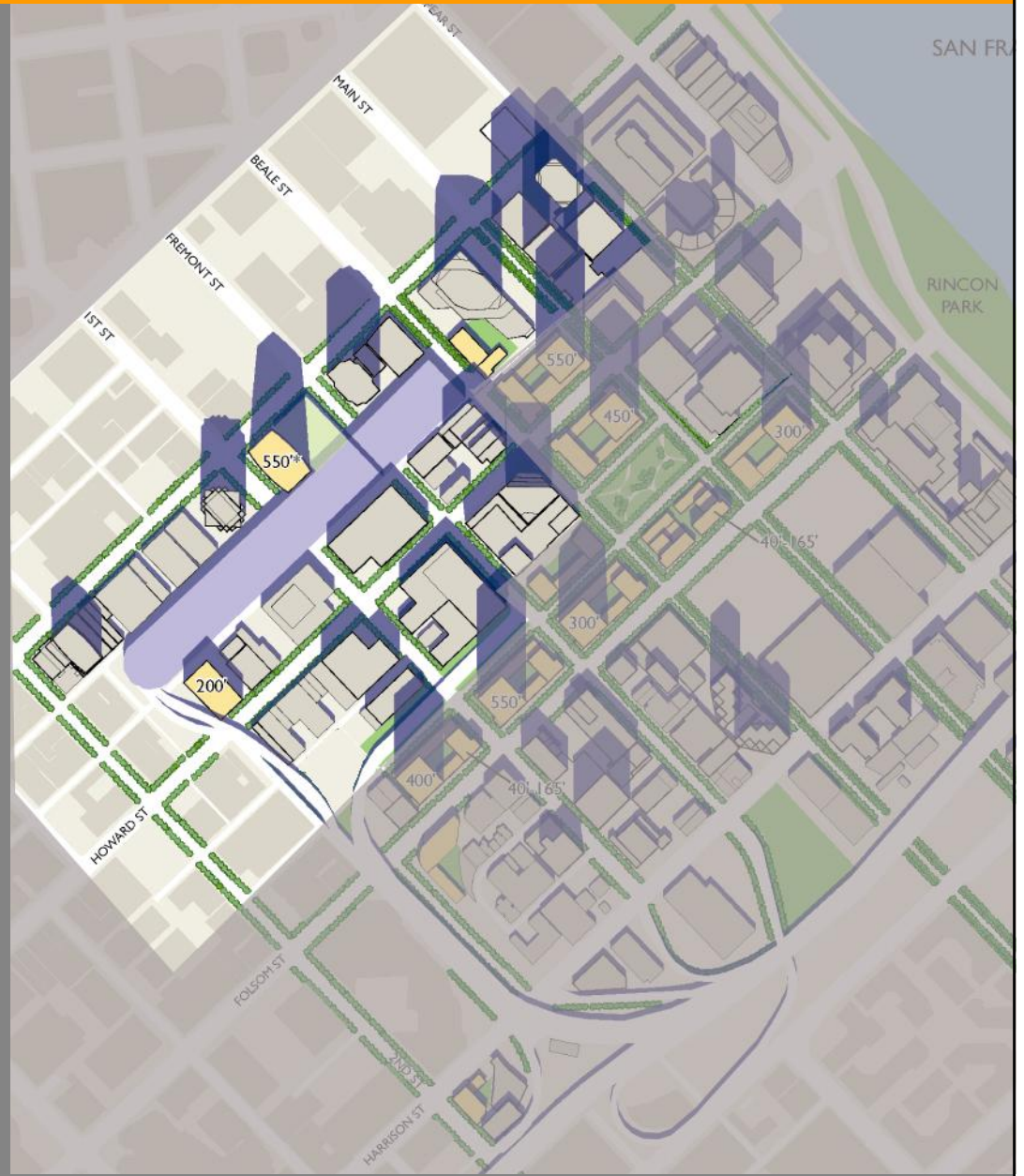
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Transit Center District Plan

Private and TJPA
parcels
Around Transit Center



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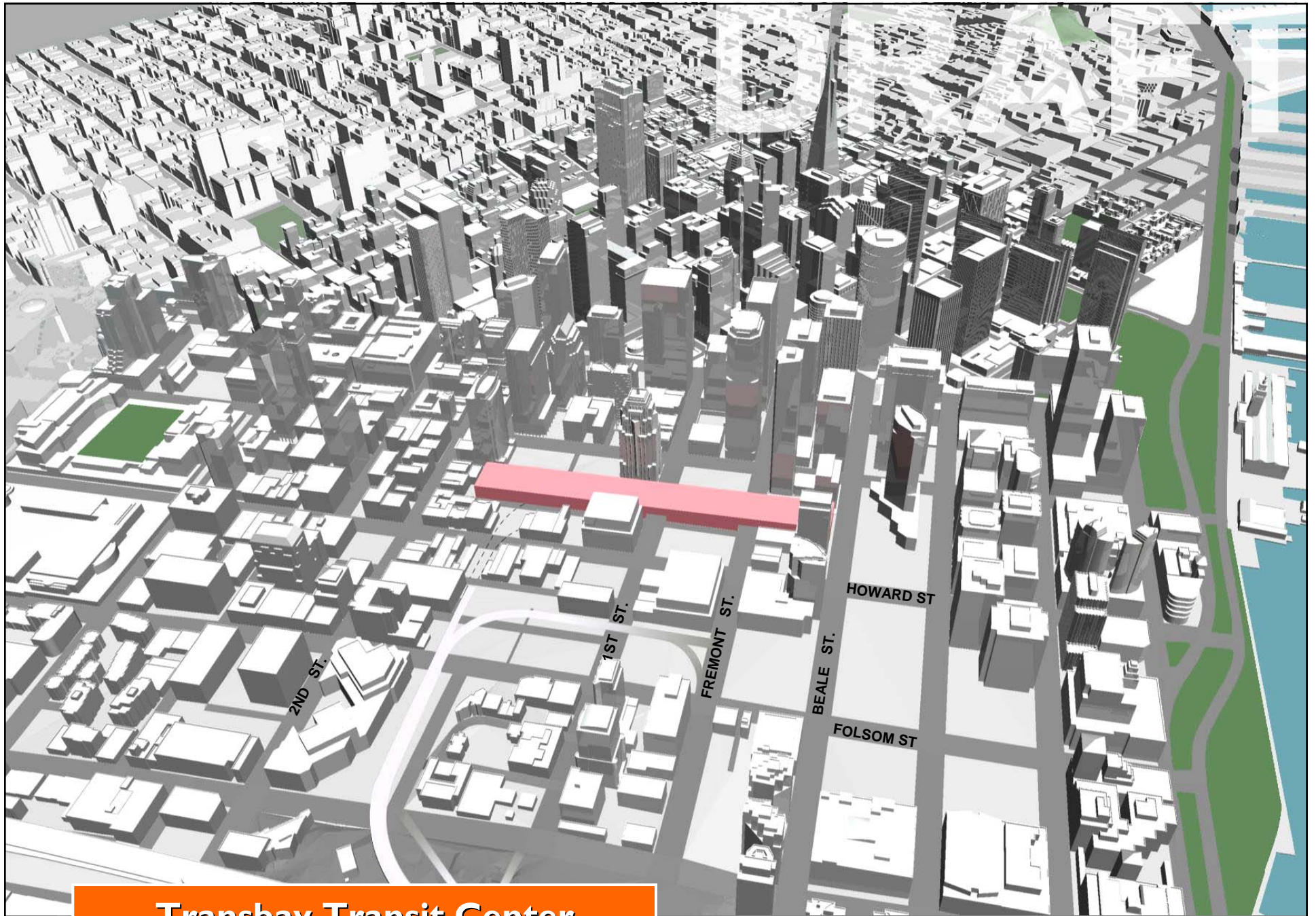
Transit Center District Plan

GOALS

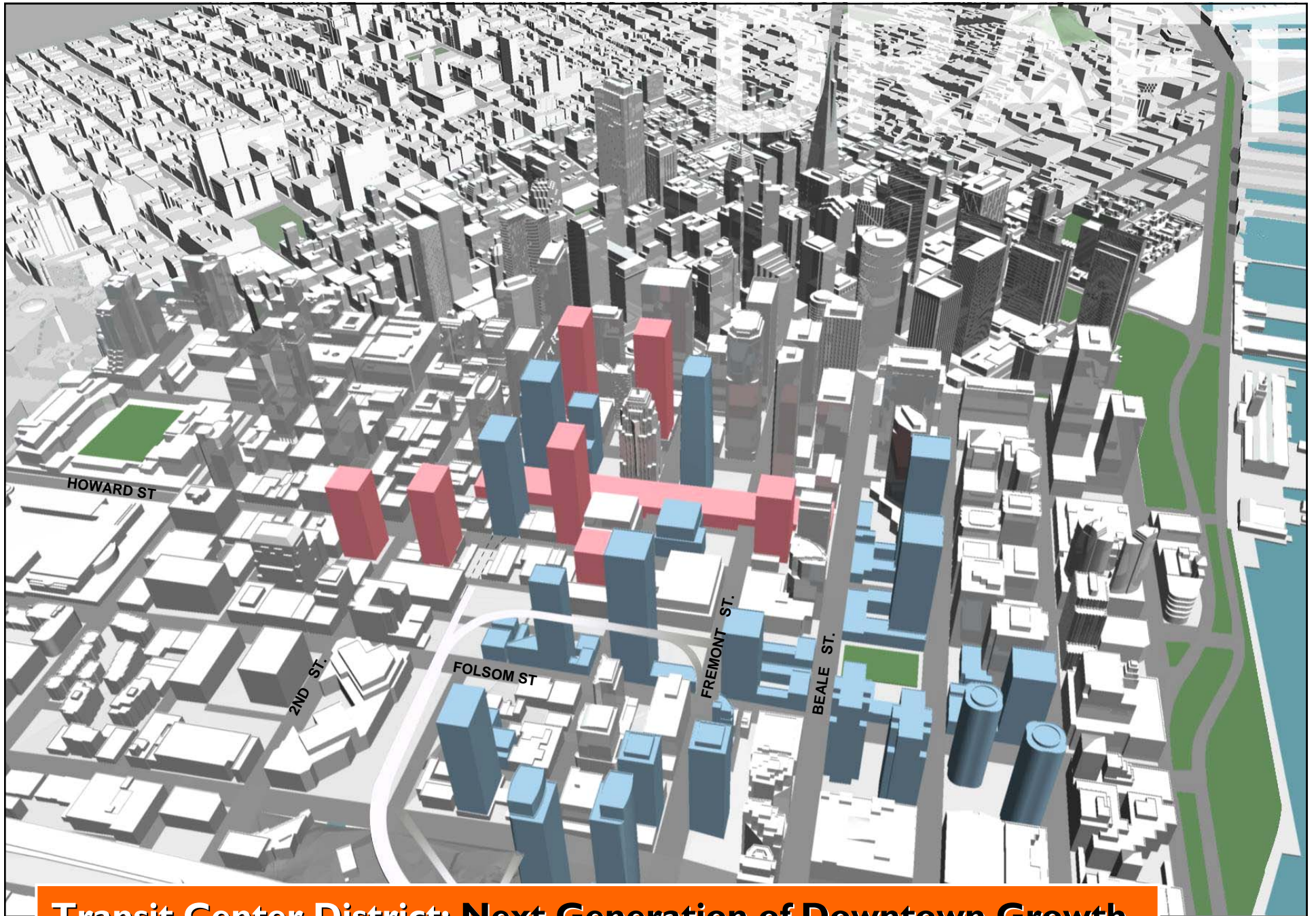
- Building on the Urban Design Element and Downtown Plan, analyze modifications to the **downtown form** based on new Transbay and Rincon Hill plans and recent development.
- Capitalize on major **transit investment** with appropriate **land use** response in the downtown core and railyards area.
- Set guidelines and standards to build a high-quality **public realm** and provide **public amenities**
- Generate more **revenue for the Transbay Transit Center** project and other **public benefits**.



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Transbay Transit Center

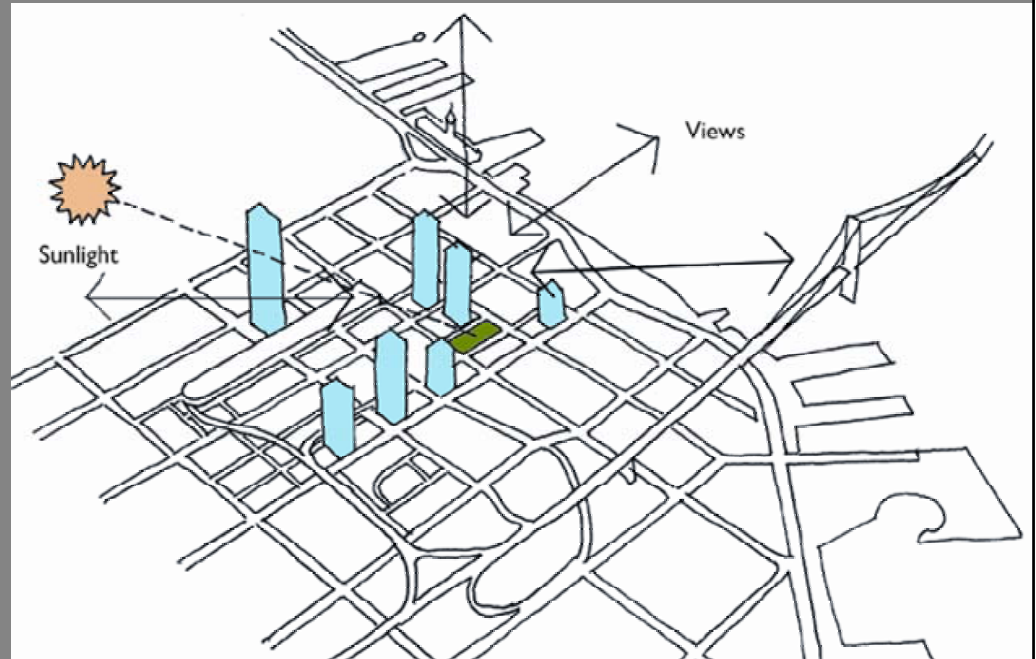
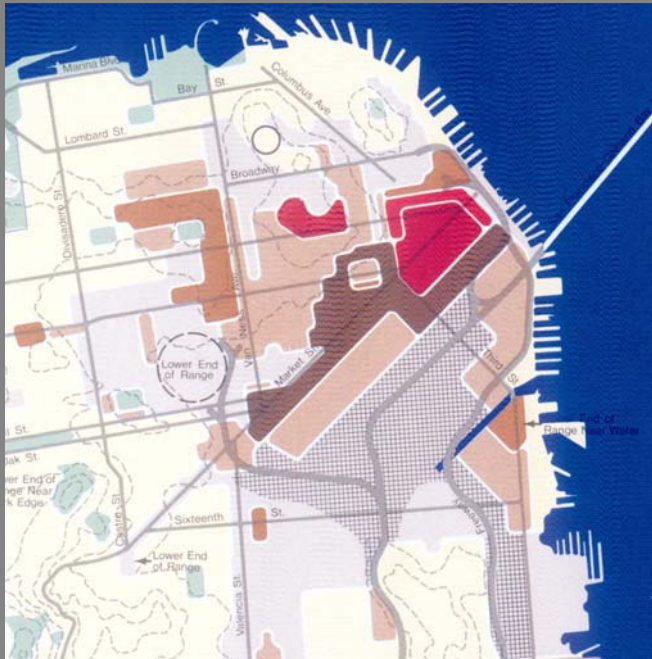


Transit Center District: Next Generation of Downtown Growth

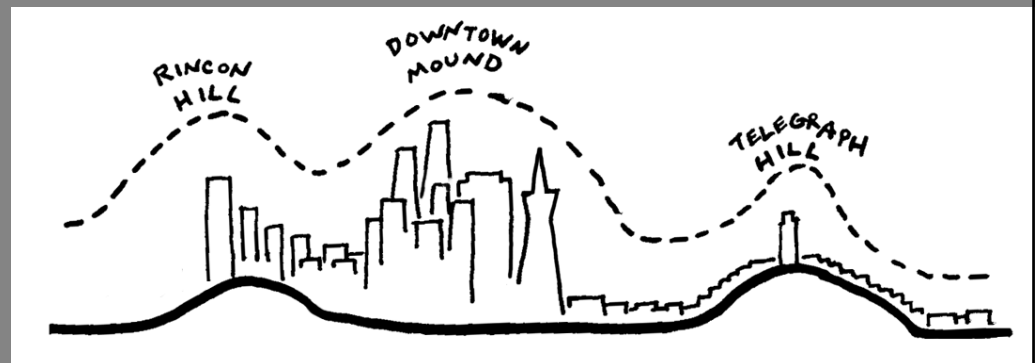


Growth must be carefully shaped to maintain core values

Guiding Principles



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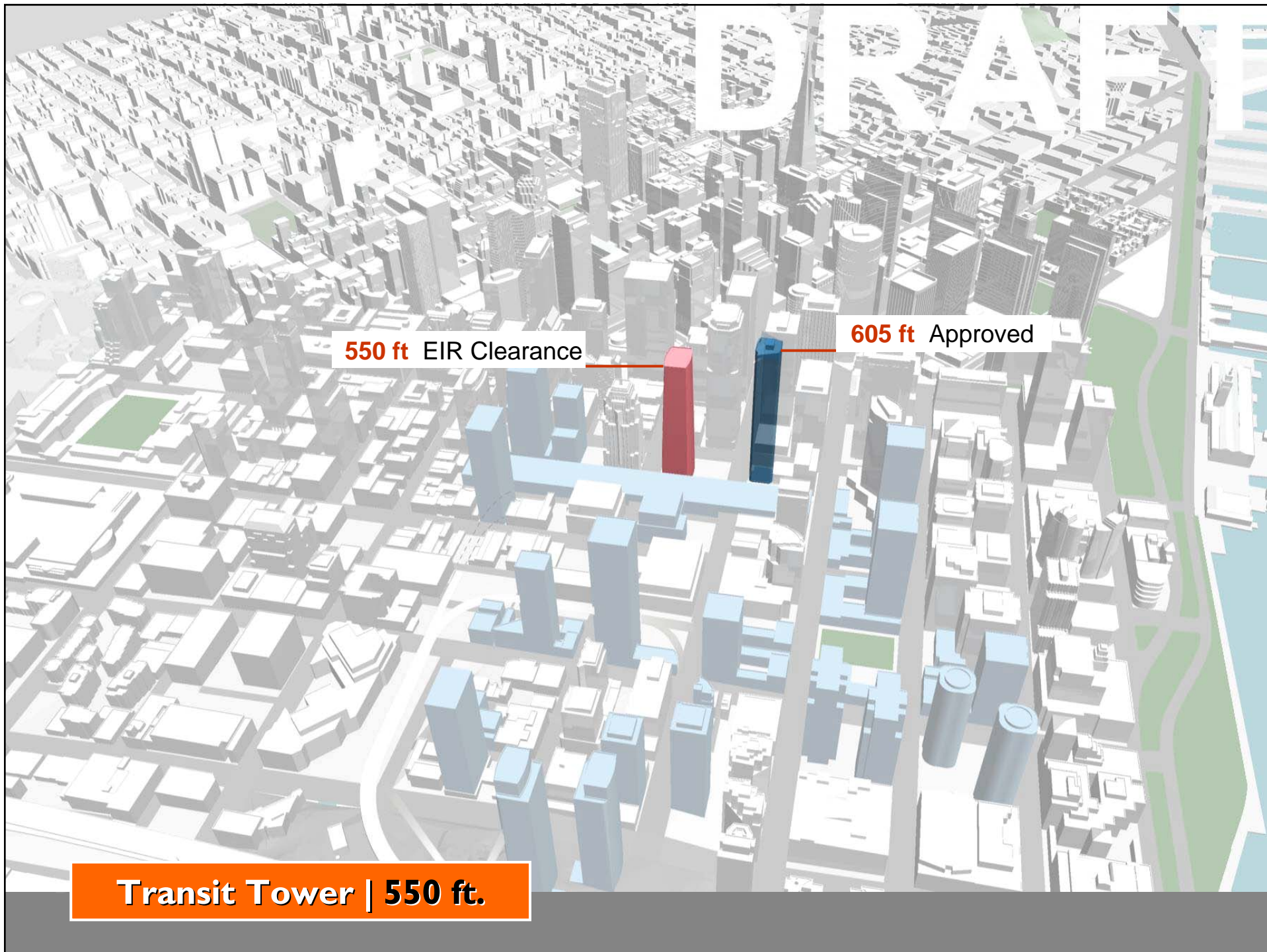


DRAFT

550 ft EIR Clearance

605 ft Approved

Transit Tower | 550 ft.



DRAFT

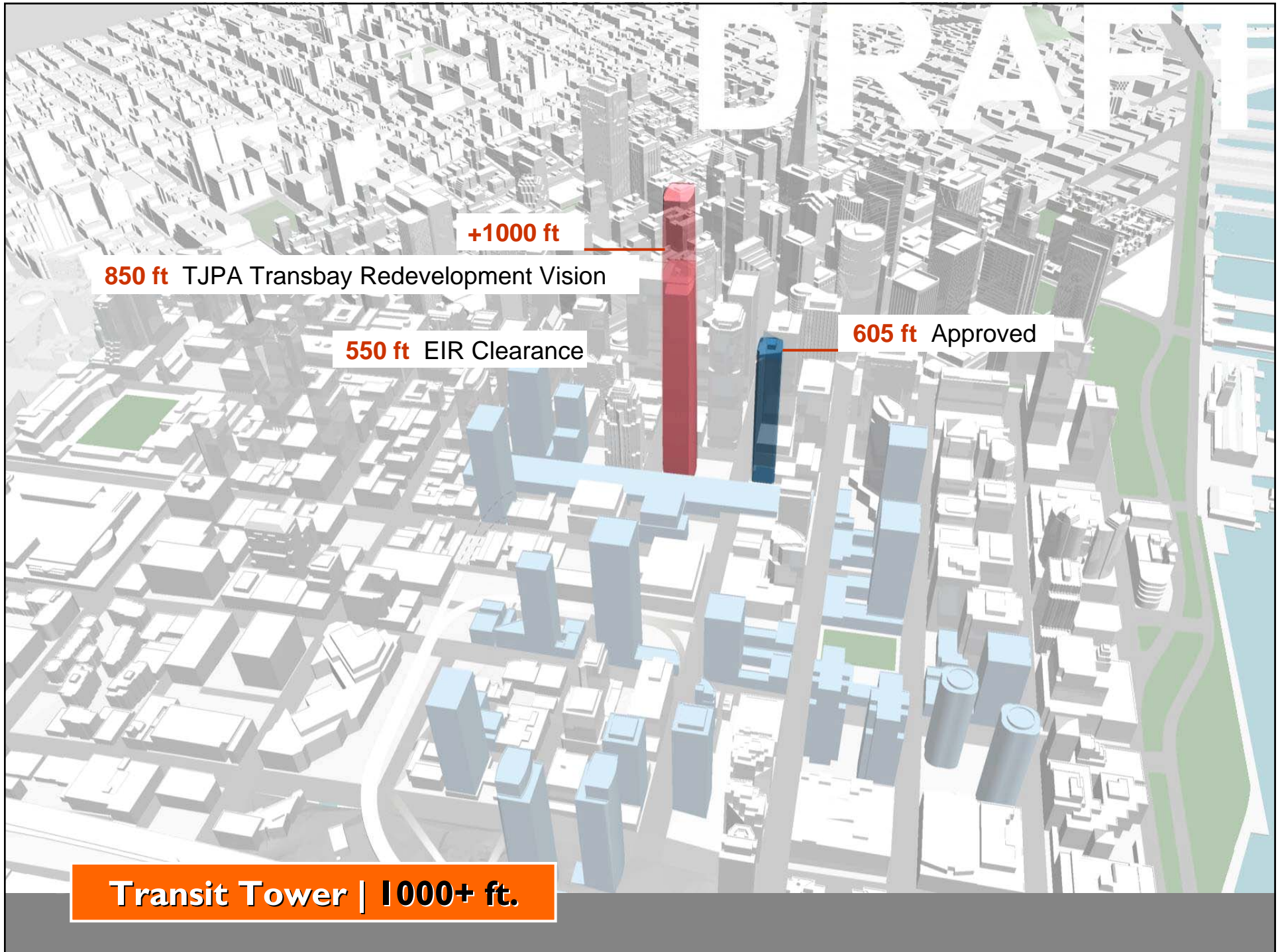
+1000 ft

850 ft TJPA Transbay Redevelopment Vision

550 ft EIR Clearance

605 ft Approved

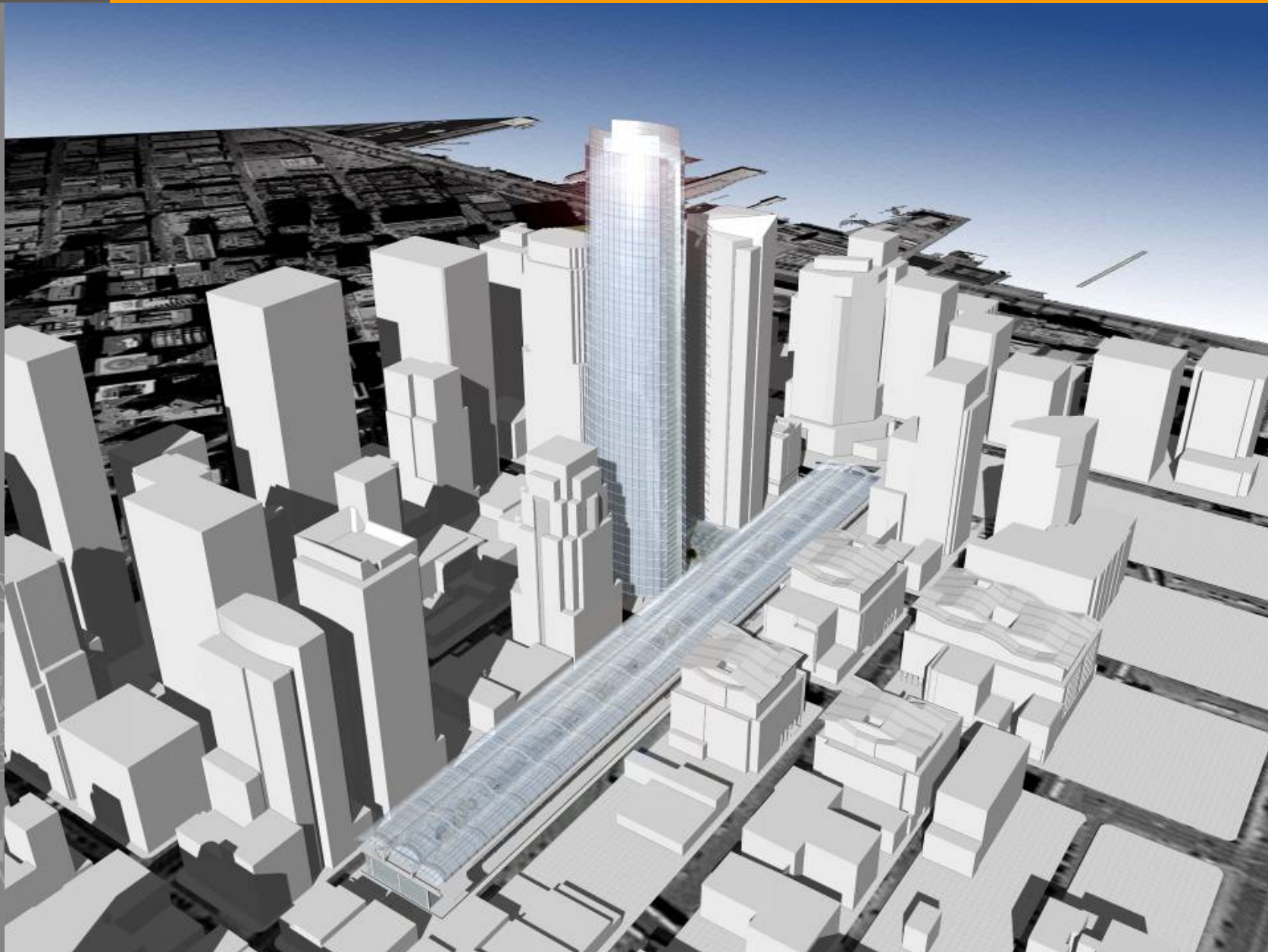
Transit Tower | 1000+ ft.



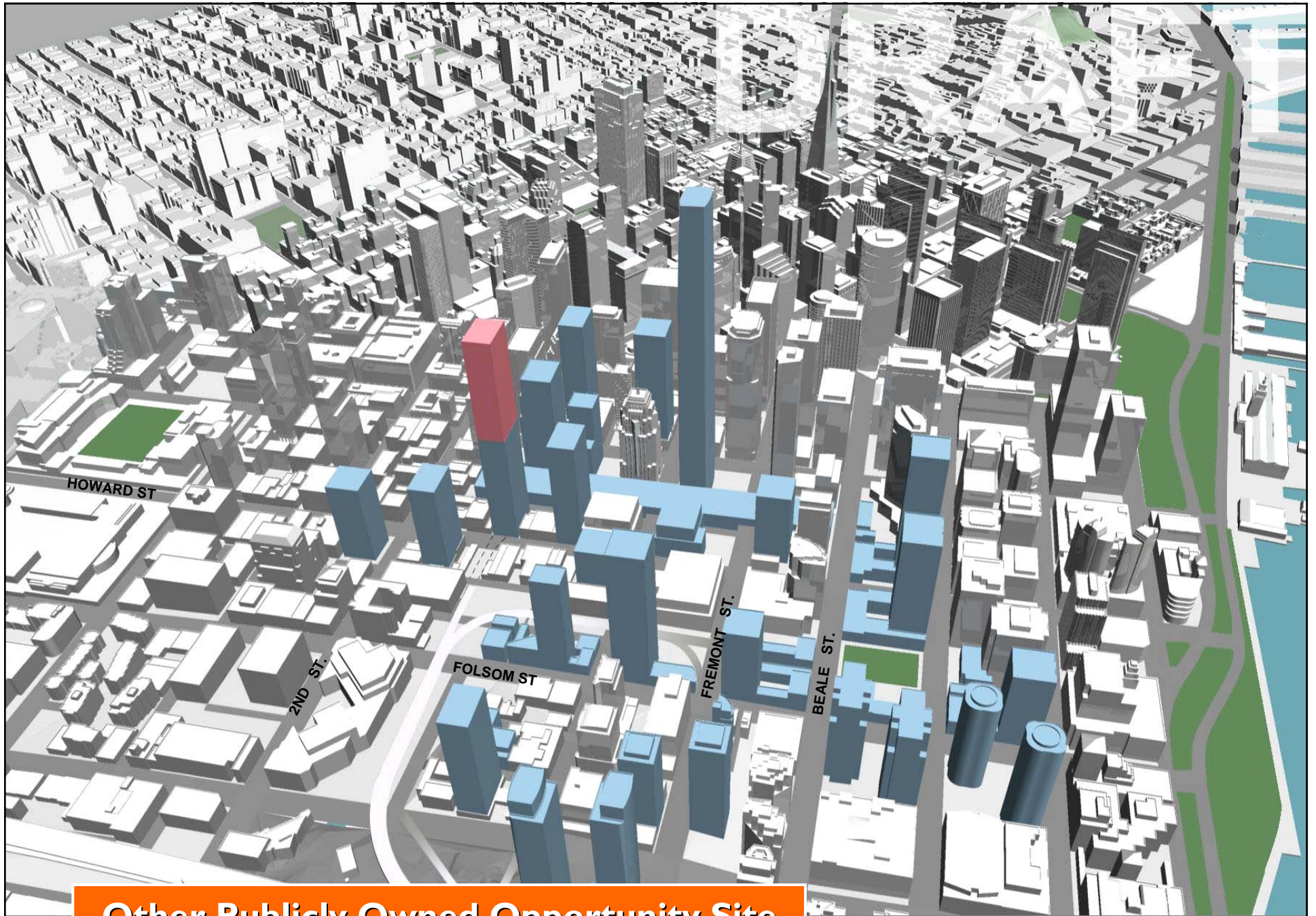


Transbay Transit Center

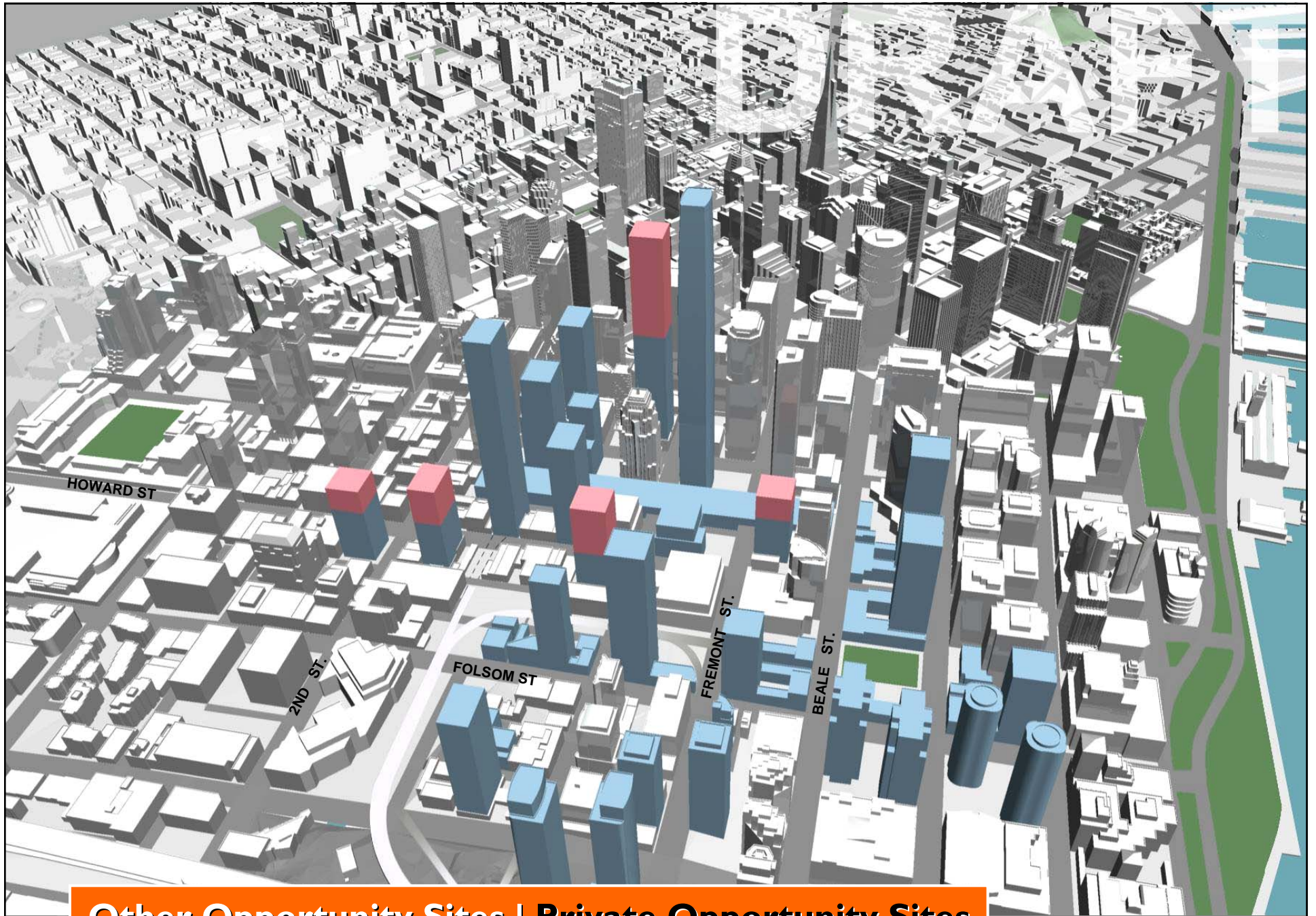
TJPA Design Competition



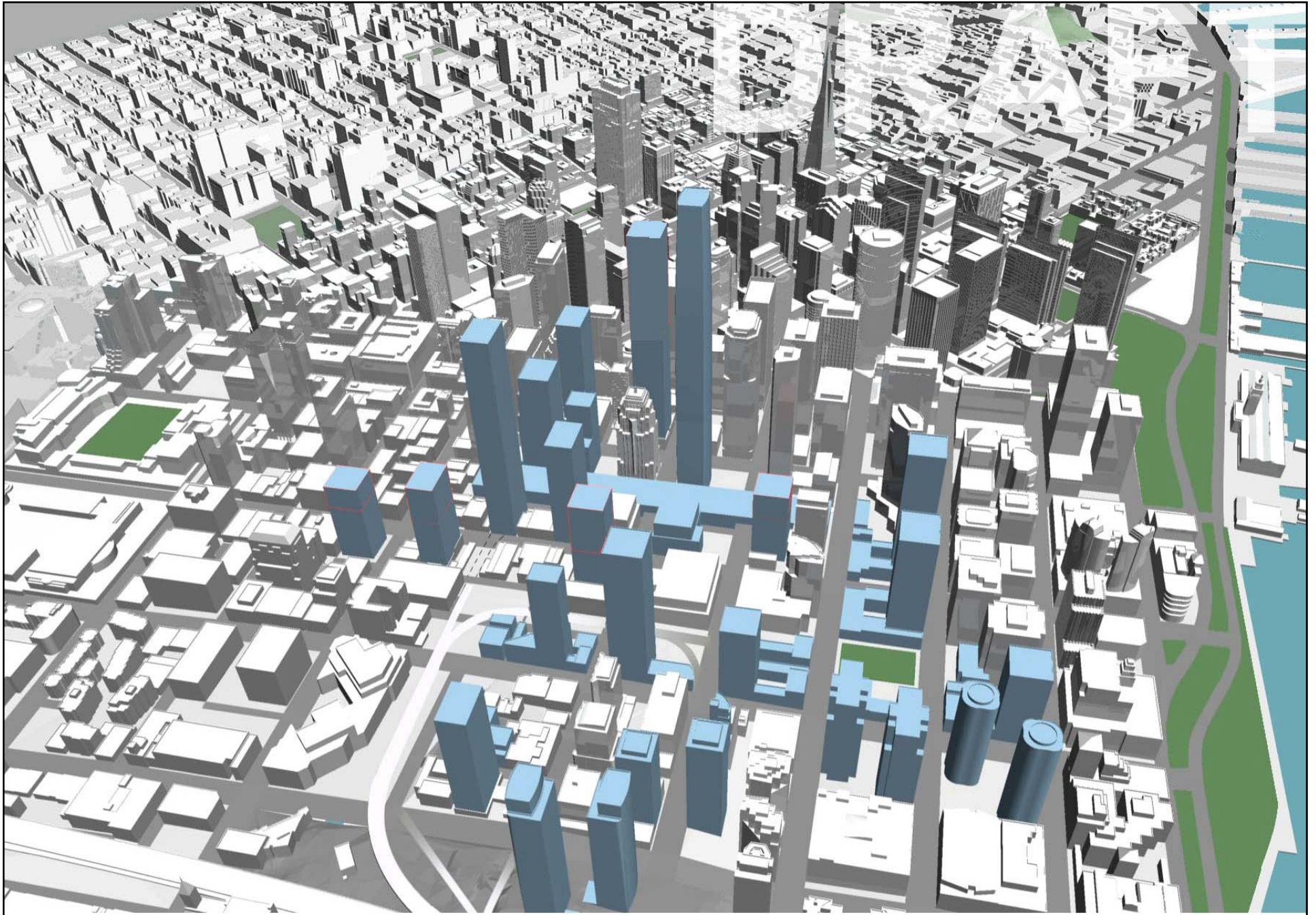
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Other Publicly Owned Opportunity Site



Other Opportunity Sites | Private Opportunity Sites

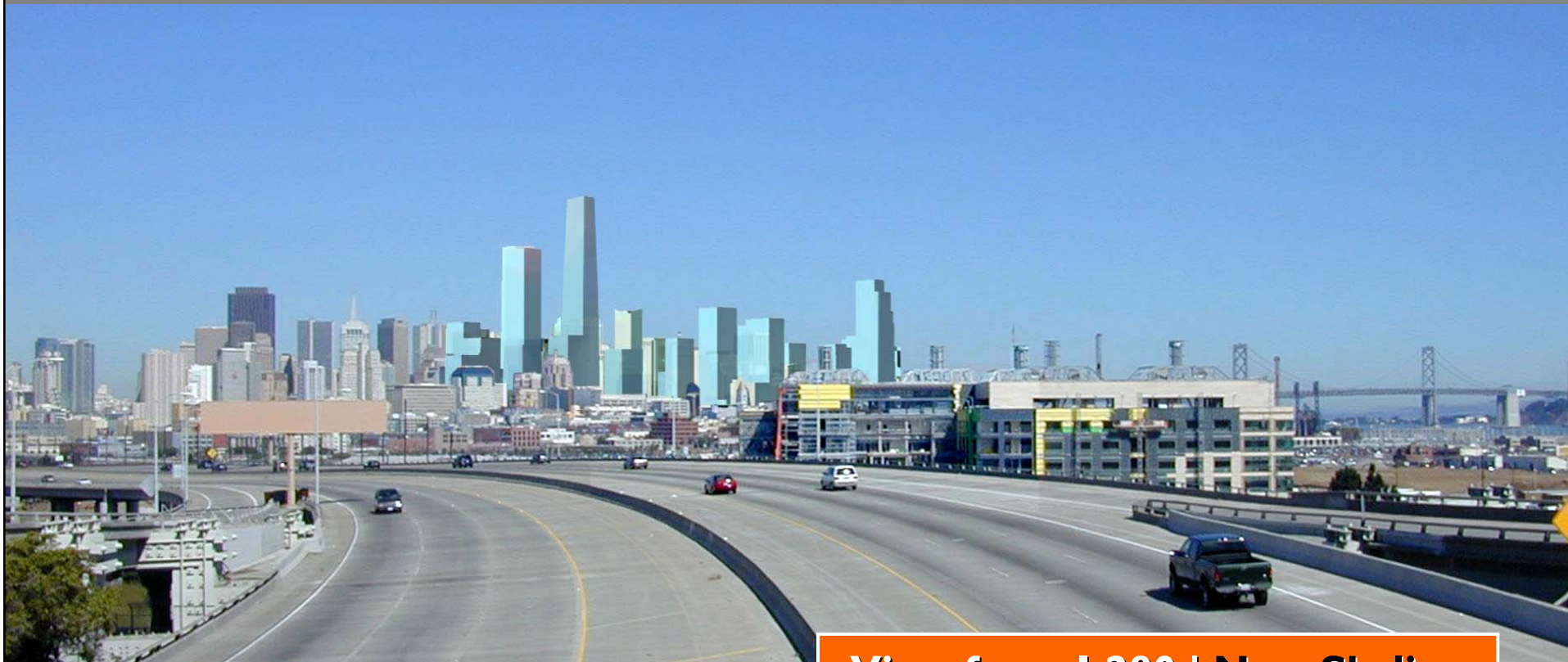




View from Treasure Island | Skyline with Transbay and Rincon Hill



View from Treasure Island | New Skyline



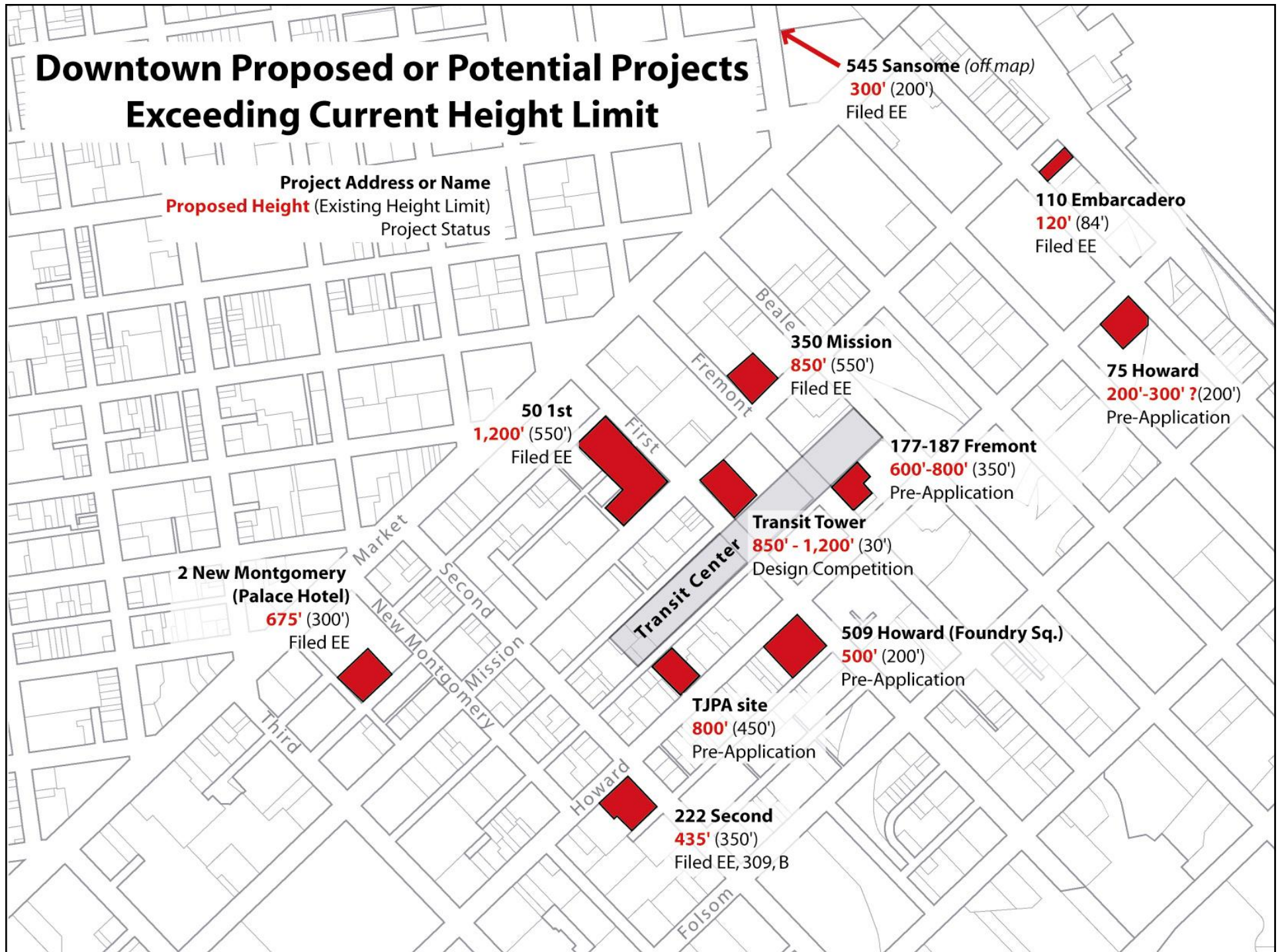
View from I-280 | New Skyline



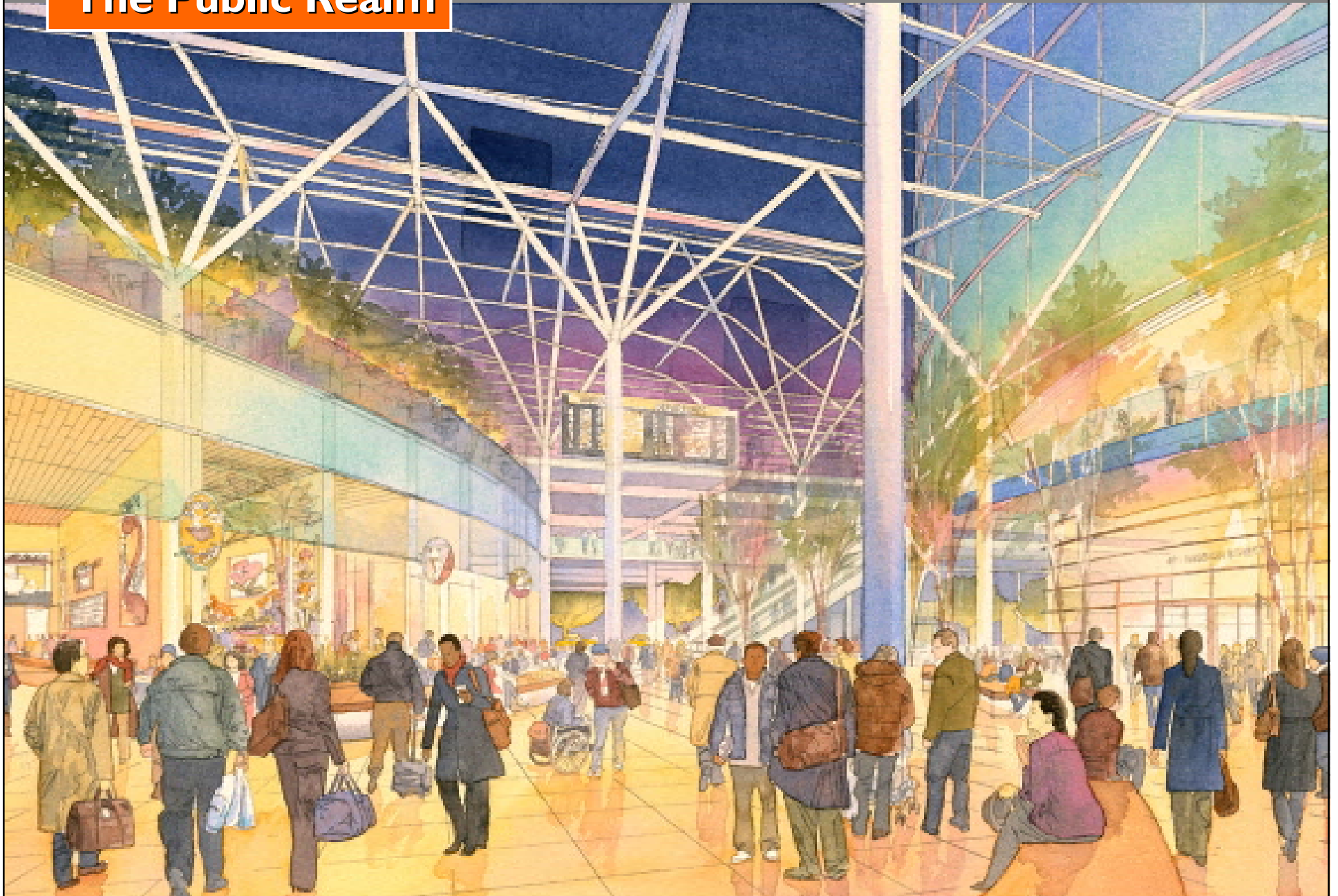
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Downtown Proposed or Potential Projects Exceeding Current Height Limit

Project Address or Name
Proposed Height (Existing Height Limit)
Project Status



The Public Realm



The Public Realm



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4th & King Railyards



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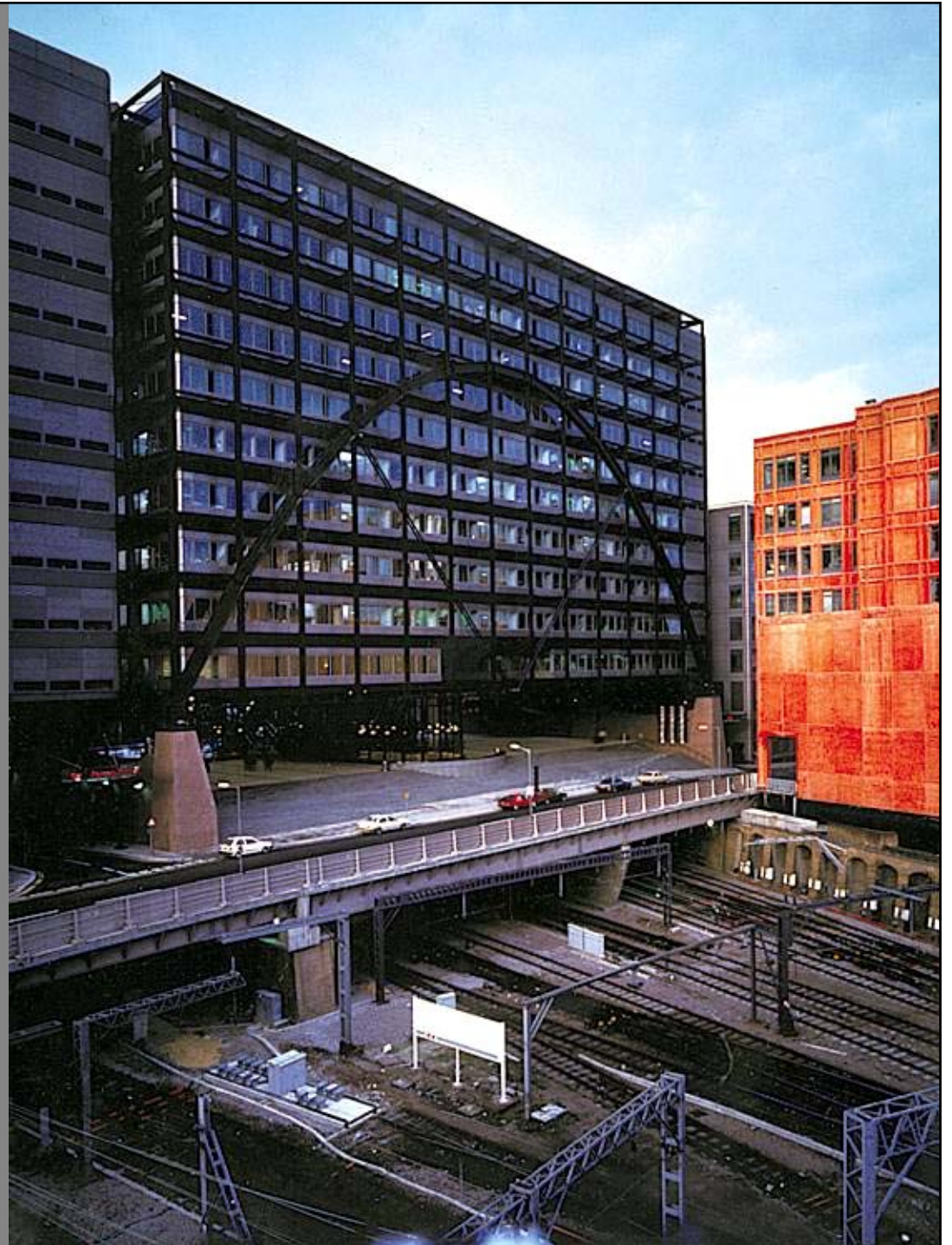
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Air Rights Development



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Planning Areas

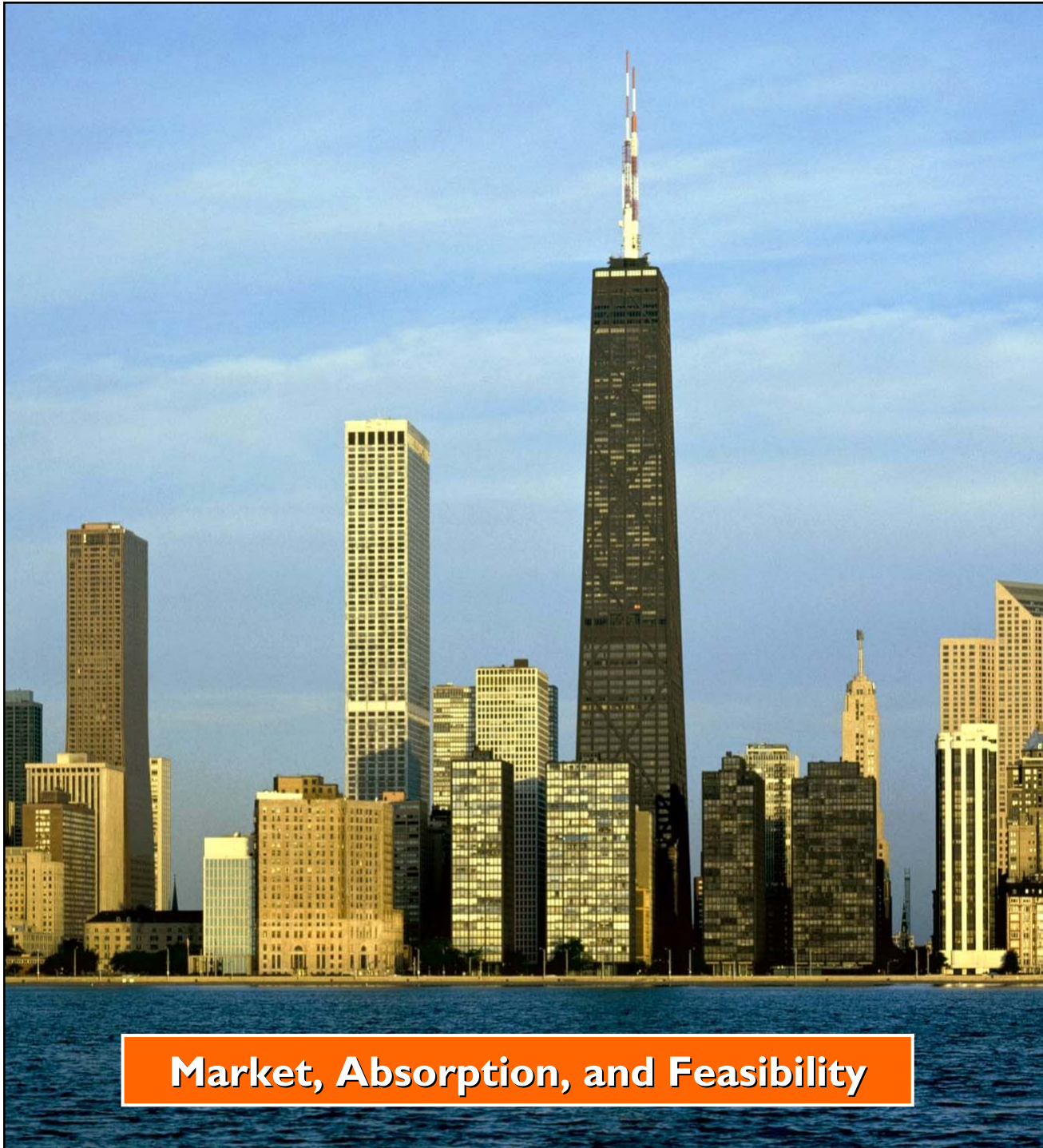


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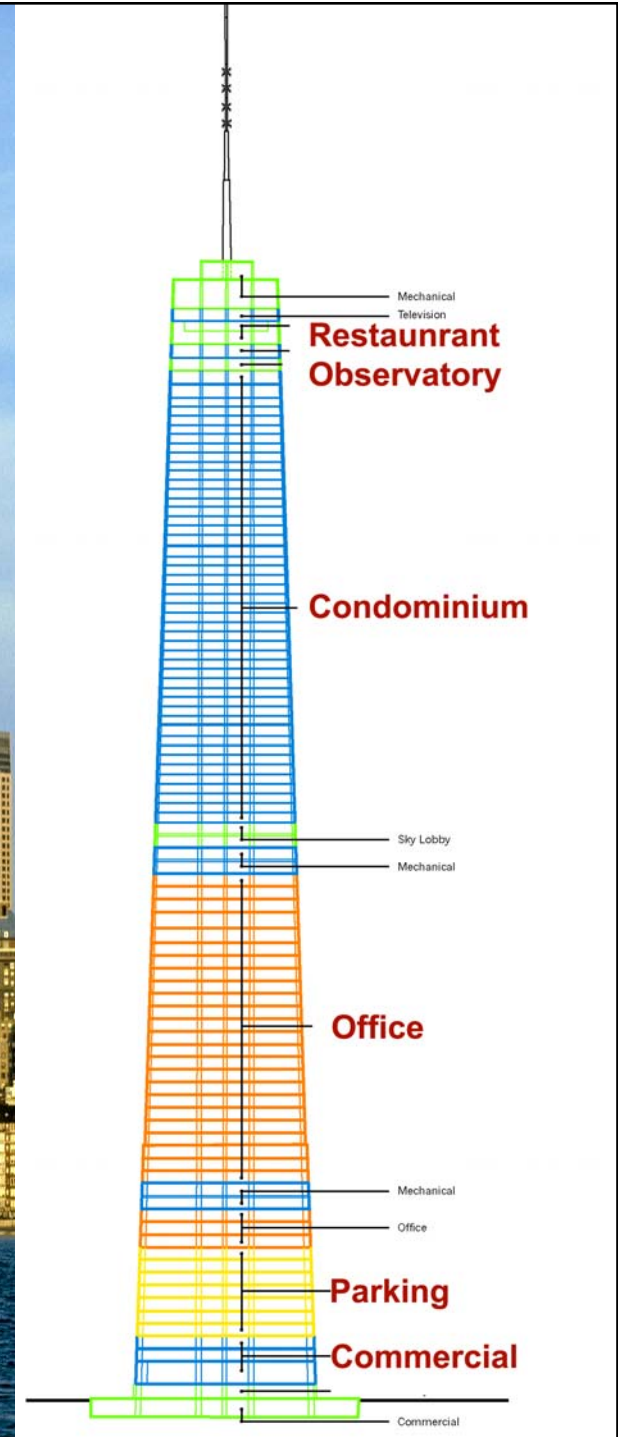
Economic Analysis And Public Benefits

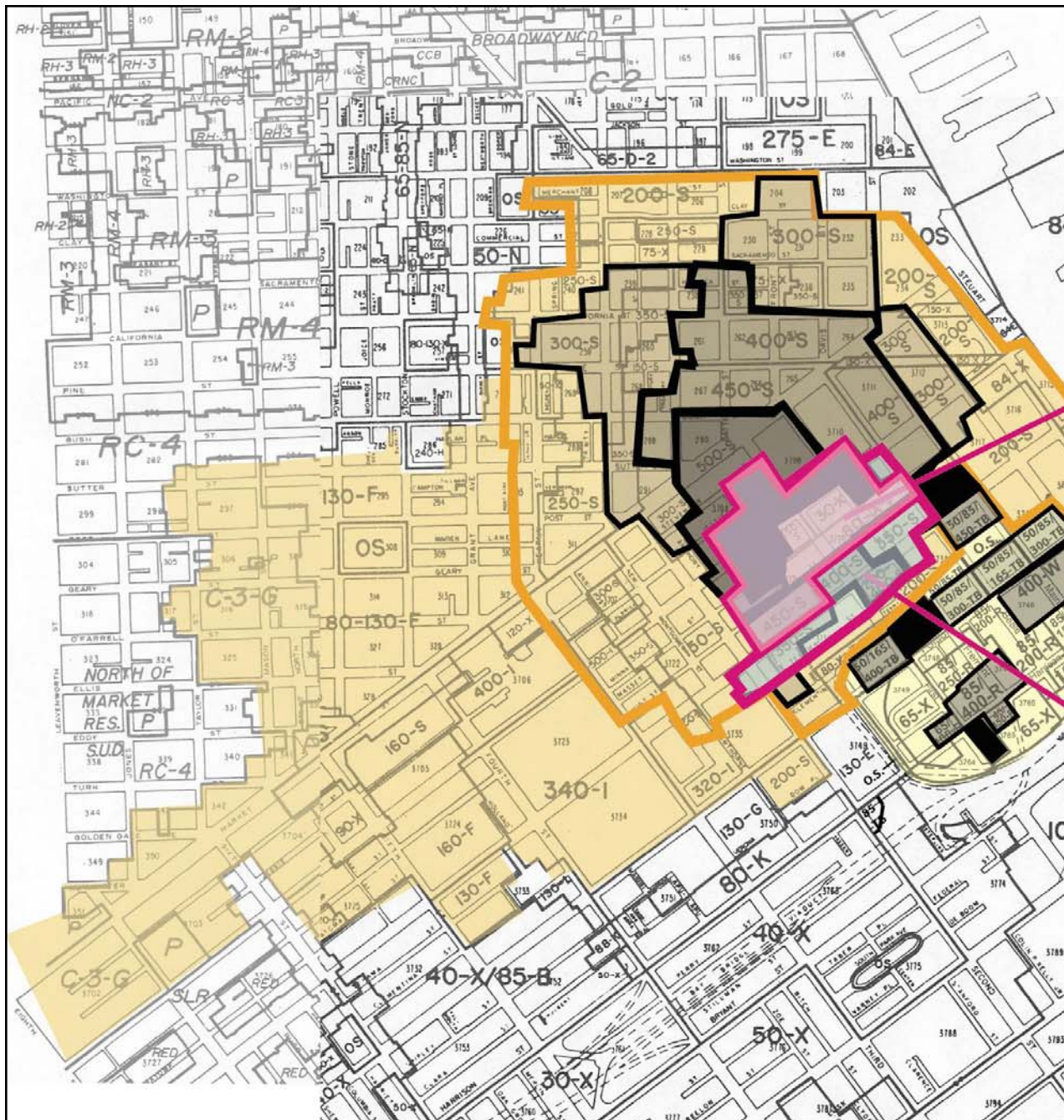


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Market, Absorption, and Feasibility





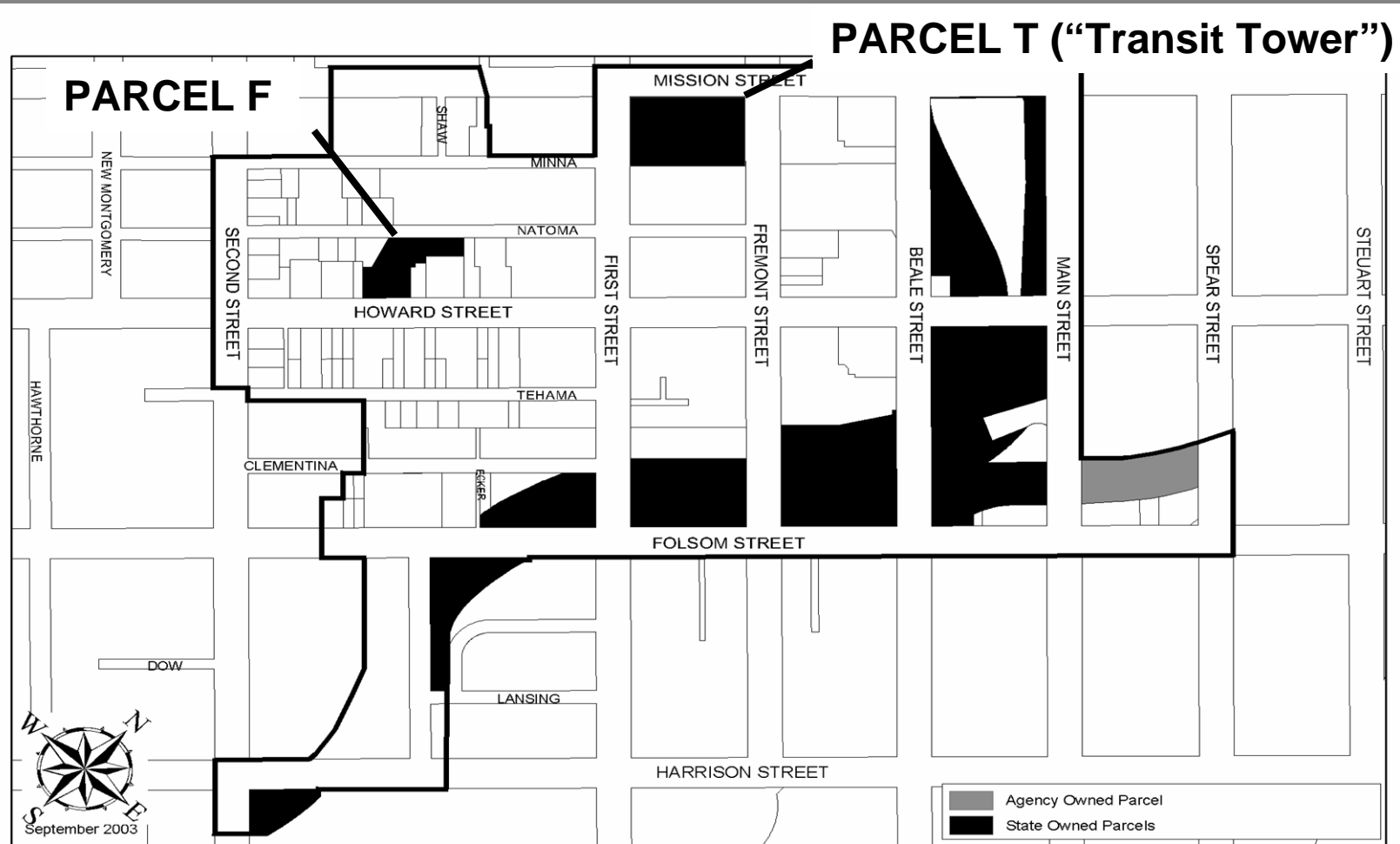
Emphasize new core with additional height and density around Transit Center

Special Zone 1:
Unrestricted FAR, height
 -- Height subject to Planning Commission discretion based on skyline, shadows, design
 -- Min. tower spacing >200' for towers taller than 600'

Special Zone 2:
Unrestricted FAR, limited additional height
 -- Tighten bulk exceptions

Potential Funding Mechanisms for Transit Center and other Public Benefits

TJPA Parcels



Attachment 4

Publicly Owned Parcels Currently Proposed for Development

Proposed Transbay Redevelopment Project Area

Source: San Francisco Redevelopment Agency.

Current Plan vs. Revised Concept

Revenue Comparison (NPV)

Revenue for TTC:	Current Plan:	Revised Concept ¹ :
Land Sales (from 2 Caltrans parcels next to TTC)	\$70 million	\$100-\$130 million
Net Tax Increment (from 2 Caltrans parcels next to TTC)	\$80 million	\$120-160 million
Mello-Roos District (surrounding TTC)	\$0	\$90-120 million ²
Total	\$150 million	\$310-\$410 million



Notes:

1. Range depending on height/FAR of new development.
2. Revenue from a 0.4% special tax rate, net of cost of funds and land discount on Caltrans parcels.

Transit Center District Plan

Schedule

Release RFP	December 2006
RFP Submissions Due	January 26, 2007
Consultant Selection and contract negotiation	February 2007
Project Start	March 2007
First Public Workshop	April 2007
Draft Recommendations	End Summer 2007



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Transit Center District Plan

Consultant Scope

- Land Use:**
- Downtown development capacity
 - Growth forecasts and constraints
 - Absorption

- Urban Form:**
- 3-D Digital Model
 - Skyline/City Form
 - Bulk Controls
 - Tower Spacing
 - Shadows
 - Wind
 - Ground plane/fabric
 - Design Guidelines

Sustainability



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Transit Center District Plan

Consultant Scope

Public Realm: ■ Great Public Spaces

Financial/Economic Analysis

- Value capture mechanism/Mello-Roos analysis
- Funding for Transit Center and other public improvements and benefits
- Market Analysis/Updated Valuation

Public Workshops

- Logistics, presentations with City staff, graphic illustrations



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Transit Center District Plan

Funding

Total (Prop K)	\$730,000
Planning	\$480,000
Consultant	\$430,000
Staff and misc.	\$ 50,000
Environmental Review	\$250,000



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Thank You



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