TRANSLIT CENTER and 4TH/KING RAILYARDS DISTRICT PLANS

Planning Commission
Informational Presentation

02.01.2007
San Francisco Planning Department
San Francisco Downtown Evolution

1915, 1958, 1972, 1986

Image courtesy of Stewart Bloom (©1990)
Downtown Plan: Extending the Office District South of Market
Downtown Plan: Extending the Office District South of Market
View from Potrero Hill | Skyline Today
Demolition of the Embarcadero Freeway
Demolition of the Embarcadero Freeway
New Transbay and Rincon Hill Neighborhoods

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
Transbay Redevelopment Area Zone 1
Transbay Redevelopment Area Zone 1

New development controls and design guidelines adopted in 2005.
3,400 housing units (1,200 affordable)

1.2 million sq. ft. of office/hotel space

60,000 sq. ft. of retail (excluding Terminal)
Transit Center Project
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
New Downtown Neighborhoods
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
Private and TJPA parcels Around Transit Center
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.
Transit Center District: Next Generation of Downtown Growth
Growth must be carefully shaped to maintain core values
Guiding Principles
The Public Realm
The Public Realm
Transbay Redevelopment Area
Streetscape and Open Space Plan
4th & King Railyards
Air Rights Development
Economic Analysis And Public Benefits
Market, Absorption, and Feasibility
Potential Funding Mechanisms for Transit Center and other Public Benefits

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
# Current Plan vs. Revised Concept

## Revenue Comparison (NPV)

<table>
<thead>
<tr>
<th>Revenue for TTC:</th>
<th>Current Plan:</th>
<th>Revised Concept¹:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Sales</strong></td>
<td>$70 million</td>
<td>$100-$130 million</td>
</tr>
<tr>
<td>(from 2 Caltrans parcels next to TTC)</td>
<td></td>
<td></td>
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<tr>
<td><strong>Net Tax Increment</strong></td>
<td>$80 million</td>
<td>$120-160 million</td>
</tr>
<tr>
<td>(from 2 Caltrans parcels next to TTC)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Mello-Roos District</strong></td>
<td>$0</td>
<td>$90-120 million²</td>
</tr>
<tr>
<td>(surrounding TTC)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$150 million</td>
<td>$310-$410 million</td>
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</tbody>
</table>

### 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.
<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
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<tbody>
<tr>
<td>Release RFP</td>
<td>December 2006</td>
</tr>
<tr>
<td>RFP Submissions Due</td>
<td>January 26, 2007</td>
</tr>
<tr>
<td>Consultant Selection</td>
<td>February 2007</td>
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<tr>
<td>and contract negotiation</td>
<td></td>
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<tr>
<td>Project Start</td>
<td>March 2007</td>
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<tr>
<td>First Public Workshop</td>
<td>April 2007</td>
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<tr>
<td>Draft Recommendations</td>
<td>End Summer 2007</td>
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</tbody>
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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
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
<table>
<thead>
<tr>
<th><strong>Funding</strong></th>
<th></th>
</tr>
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<tbody>
<tr>
<td><strong>Total (Prop K)</strong></td>
<td>$730,000</td>
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<tr>
<td><strong>Planning</strong></td>
<td>$480,000</td>
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<tr>
<td>Consultant</td>
<td>$430,000</td>
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<td>Staff and misc.</td>
<td>$ 50,000</td>
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<tr>
<td><strong>Environmental Review</strong></td>
<td>$250,000</td>
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Thank You