

TRANSIT CENTER DISTRICT PLAN

**Environmental Impact Report
Pre-Bid Conference**



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DEPARTMENT**

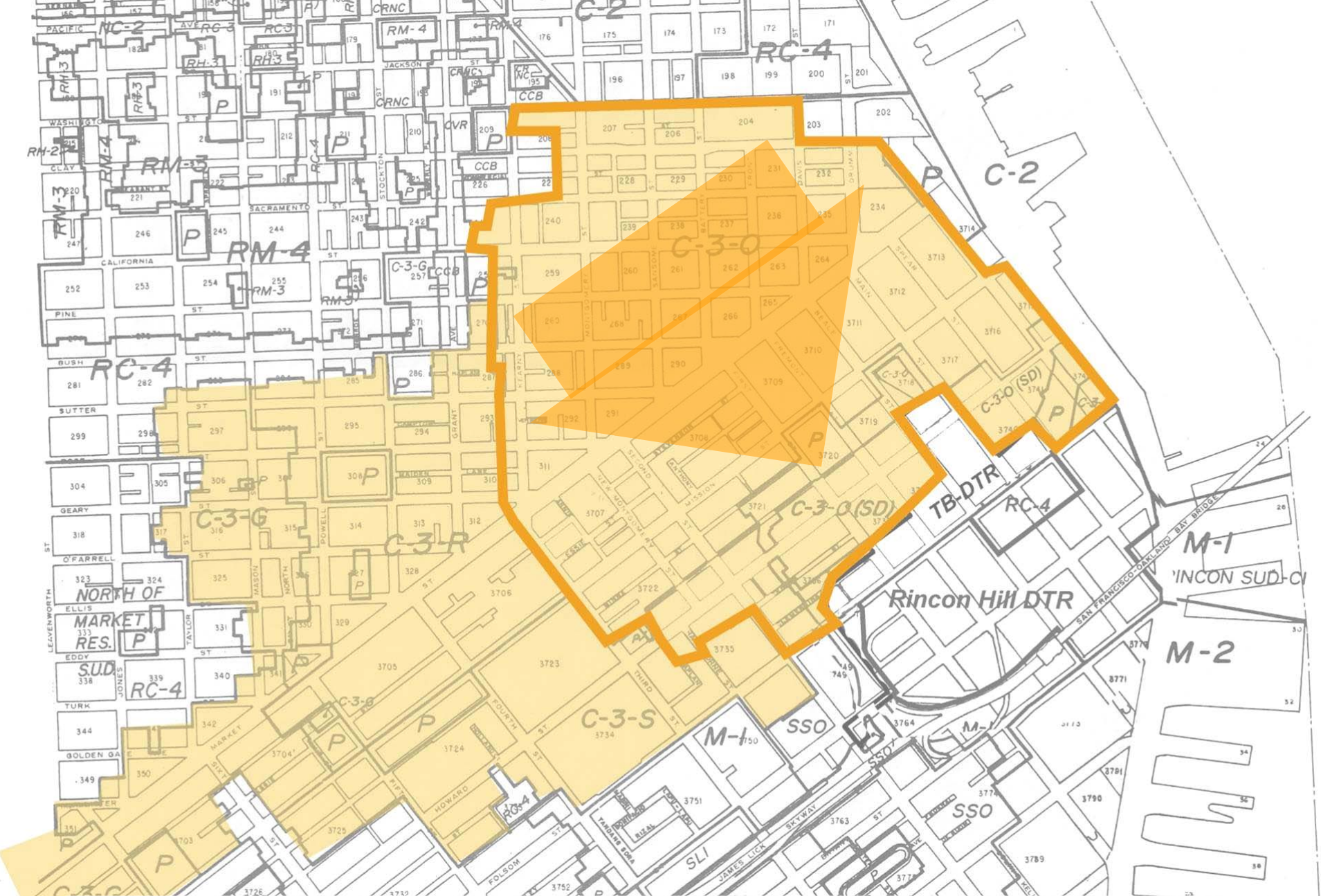
08.07.2007

San Francisco Planning Department

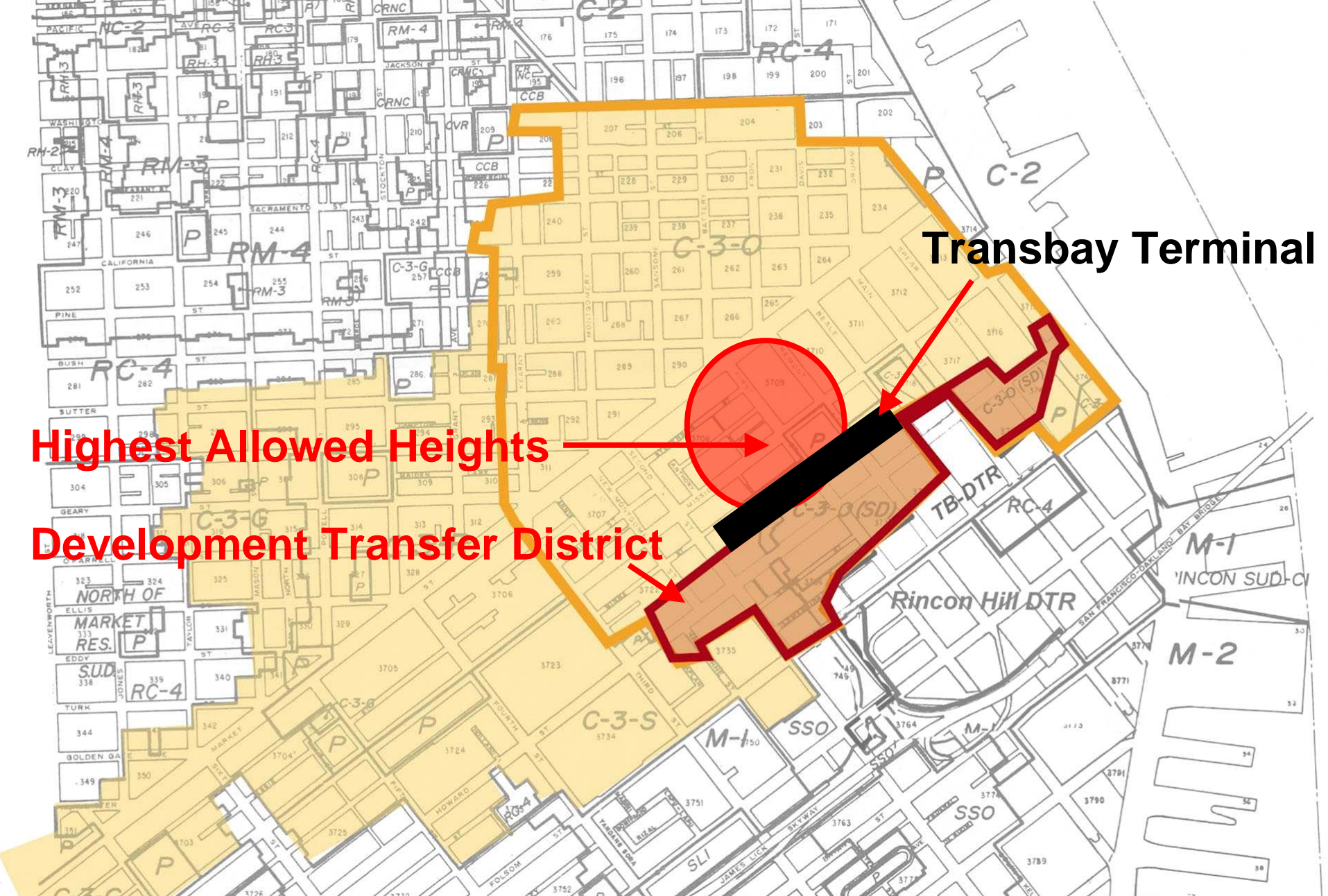
In partnership with:

San Francisco Redevelopment Agency

Transbay Joint Powers Authority



Downtown Plan: Extending the Office District South of Market



Transbay Terminal

Highest Allowed Heights

Development Transfer District

Downtown Plan: Extending the Office District South of Market





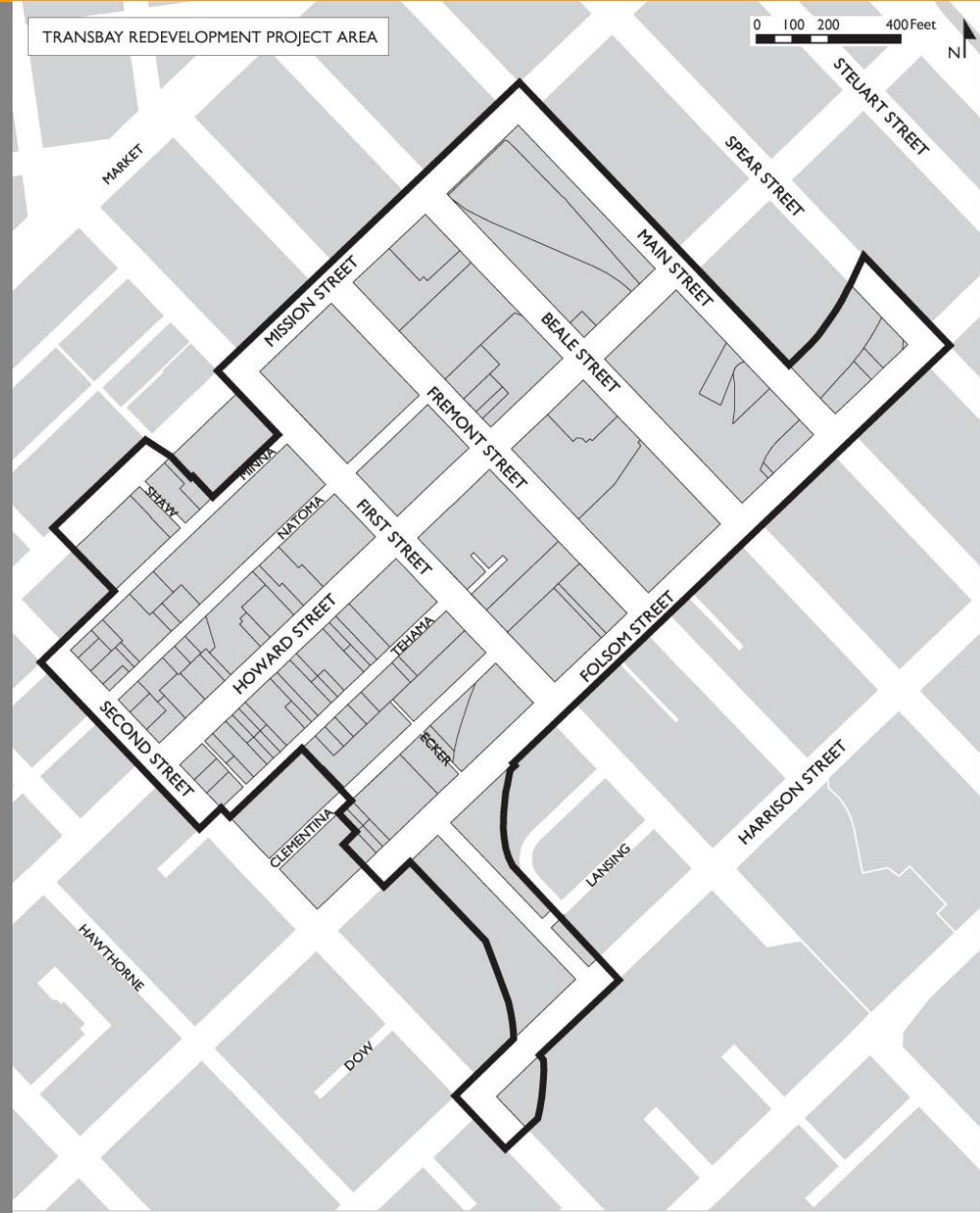


New Downtown Residential Neighborhoods

Transbay Redevelopment Area



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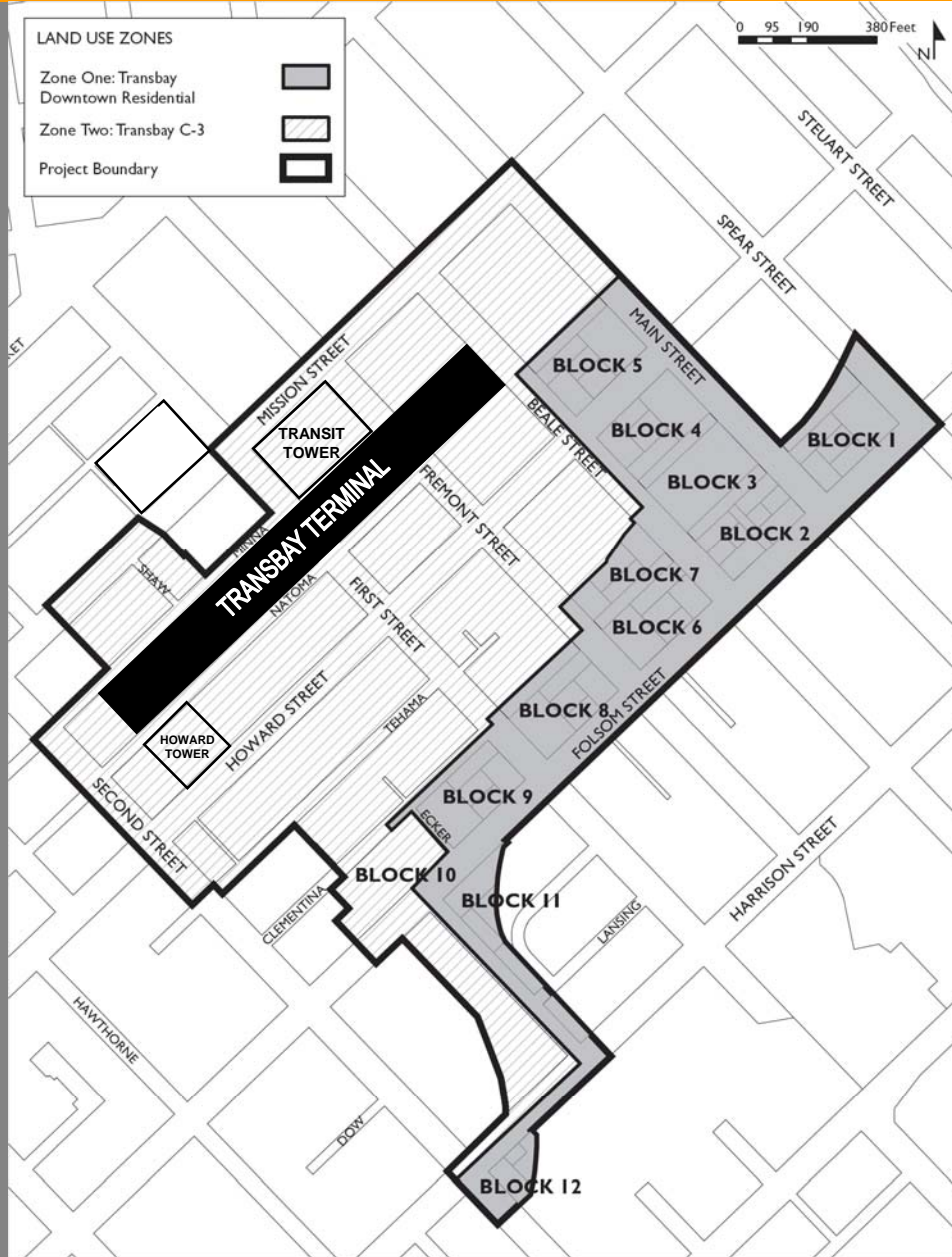


Transbay Transit Center

Transbay Redevelopment Area Zone I



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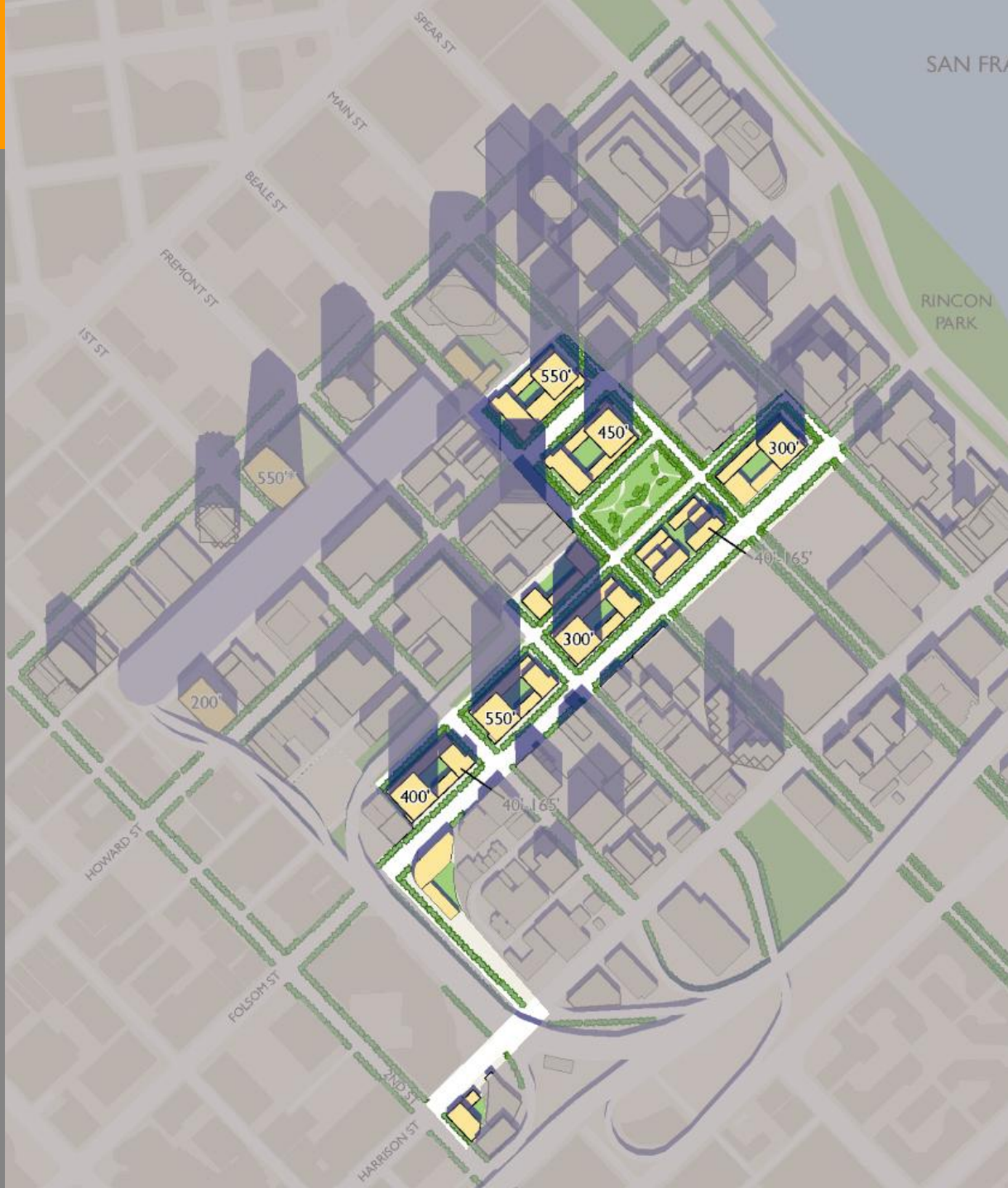
Transbay Transit Center

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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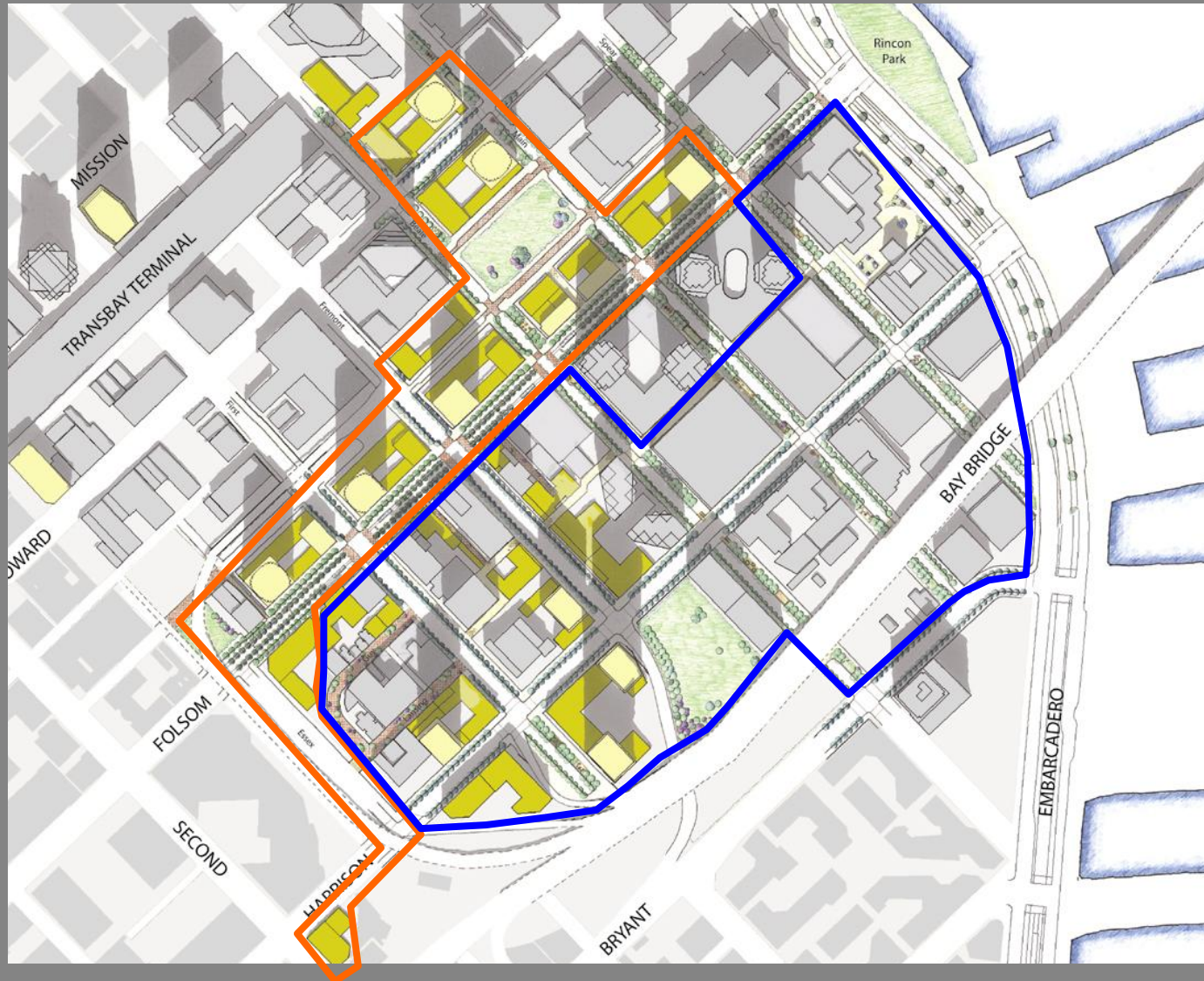
Rincon Hill

3,800 new housing units

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

Streetscape and Open Space

Public Benefits



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Streetscape and Open Space Plans



New Downtown Neighborhoods

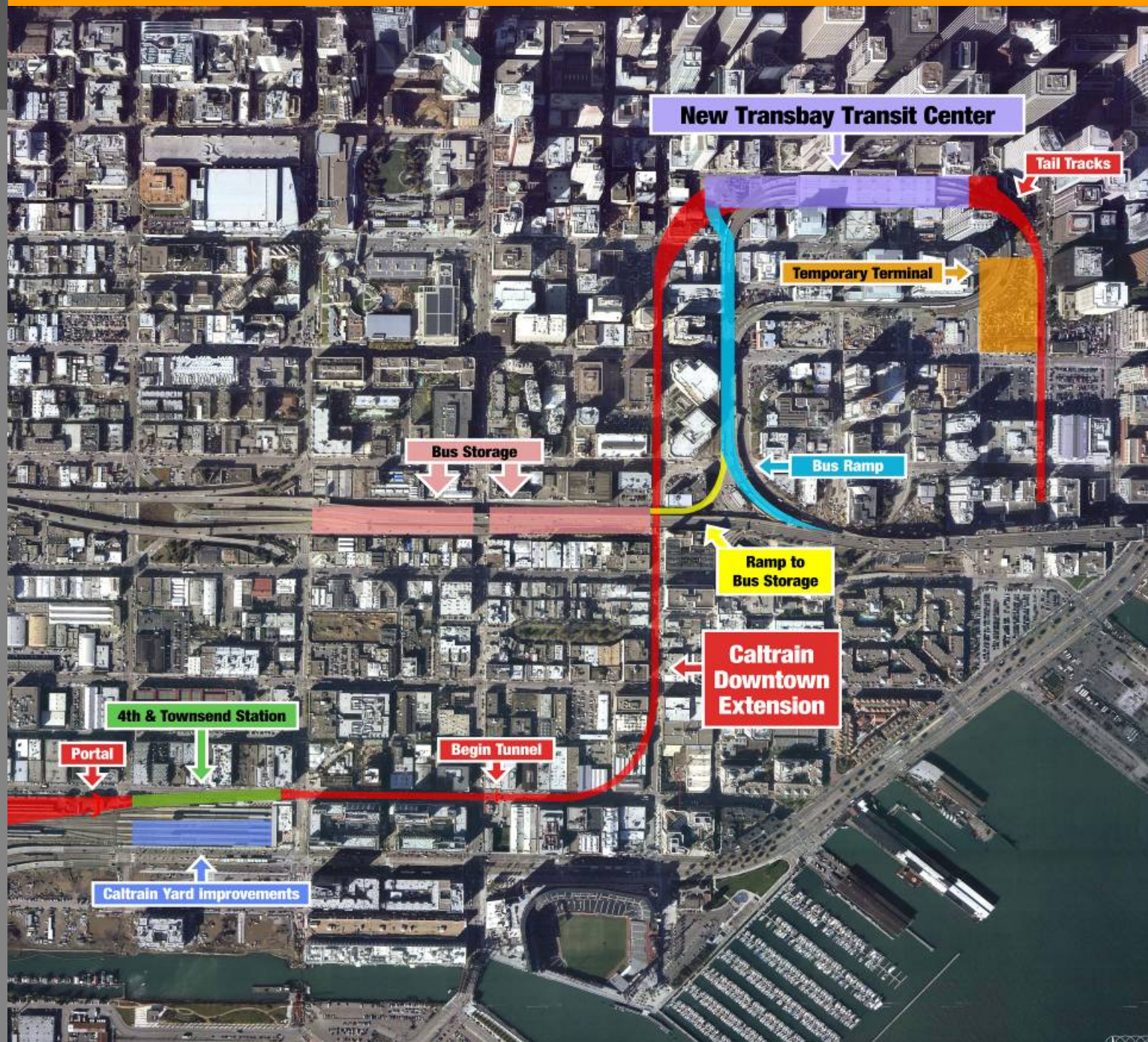


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Transit Center Project



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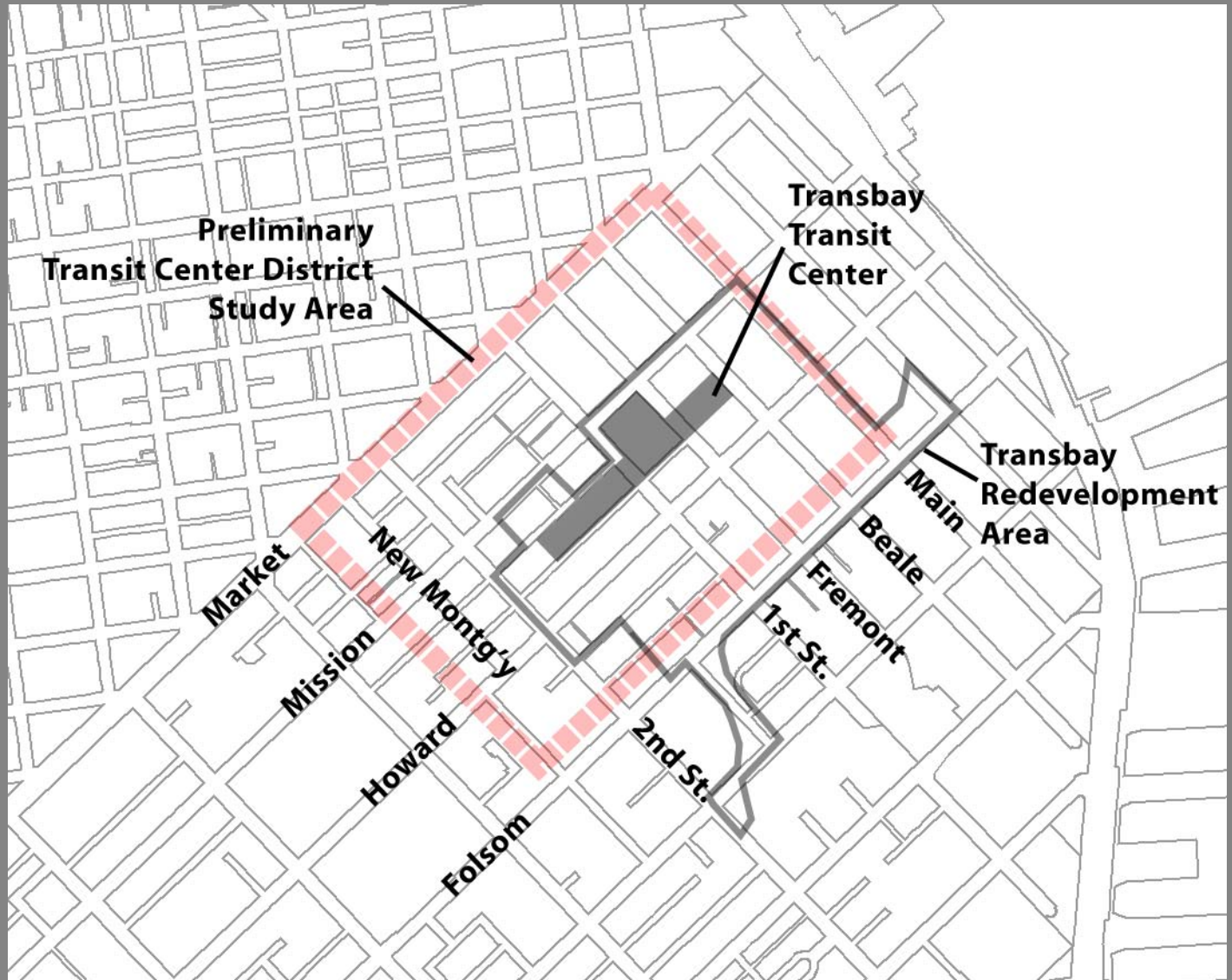
Transit Center District Plan



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Transit Center District Plan

Private and
Public parcels
around
Transit Center,
including
Transbay
Redevelopment
Area
Zone 2



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Transit Center District Plan

Objectives

- Environmentally Responsible Land Use:
Capitalize on new major **transit investment** with appropriate **land use** response in the downtown core
- Building on the Urban Design Element and Downtown Plan, analyze:
 - Analyze the **downtown form**
 - Identify opportunities and set guidelines and standards to build a high-quality **public realm** and provide **public amenities**
- Generate more **revenue to support the complete Transbay Transit Center/Caltrain Extension** project and other **public benefits**.





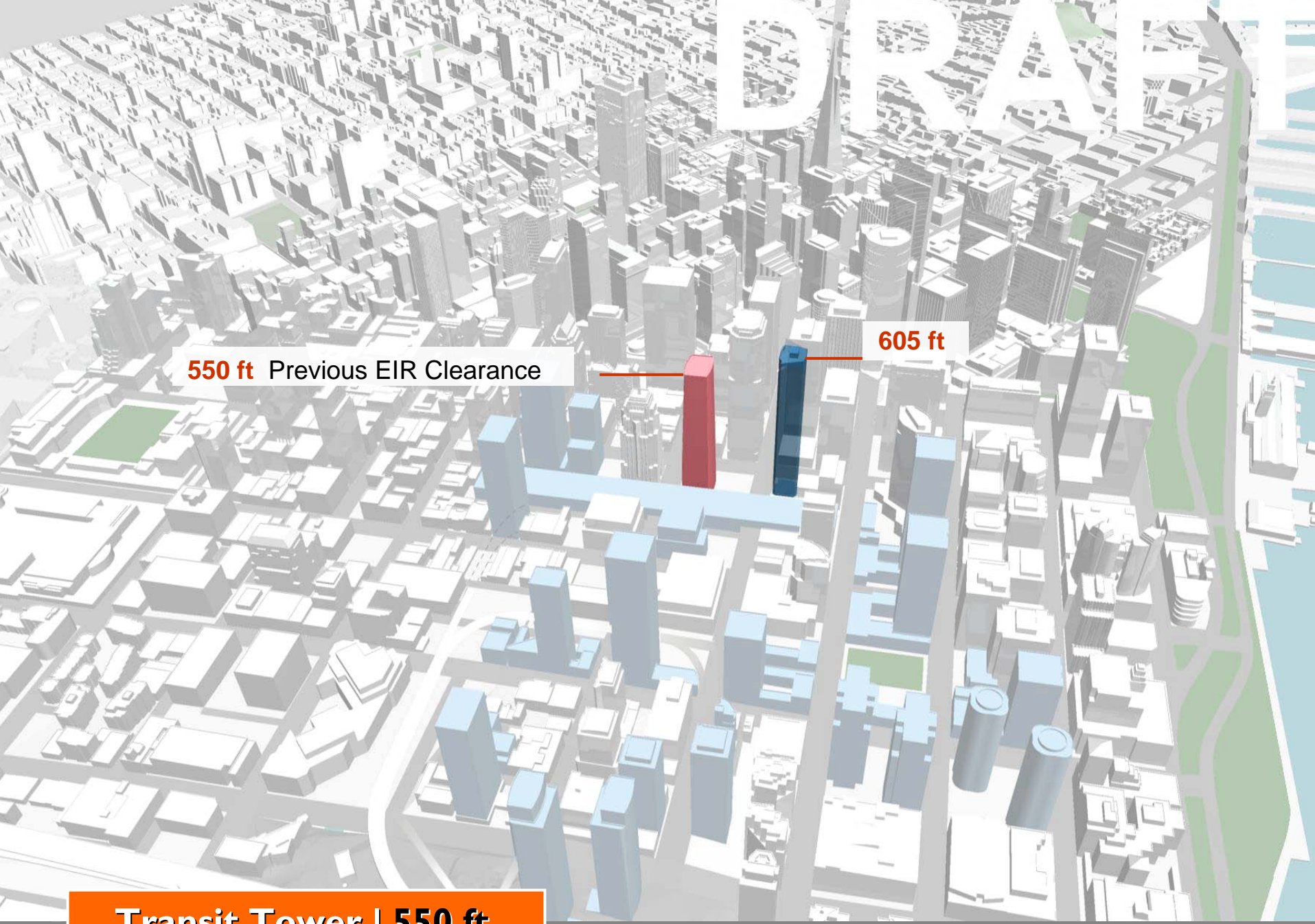
Transit Center District: Next Generation of Downtown Growth

DRAFT

550 ft Previous EIR Clearance

605 ft

Transit Tower | 550 ft.



DRAFT

+1000 ft

850 ft TJPA Transbay Redevelopment Vision

550 ft Previous EIR Clearance

605 ft

Transit Tower | Public Landmark

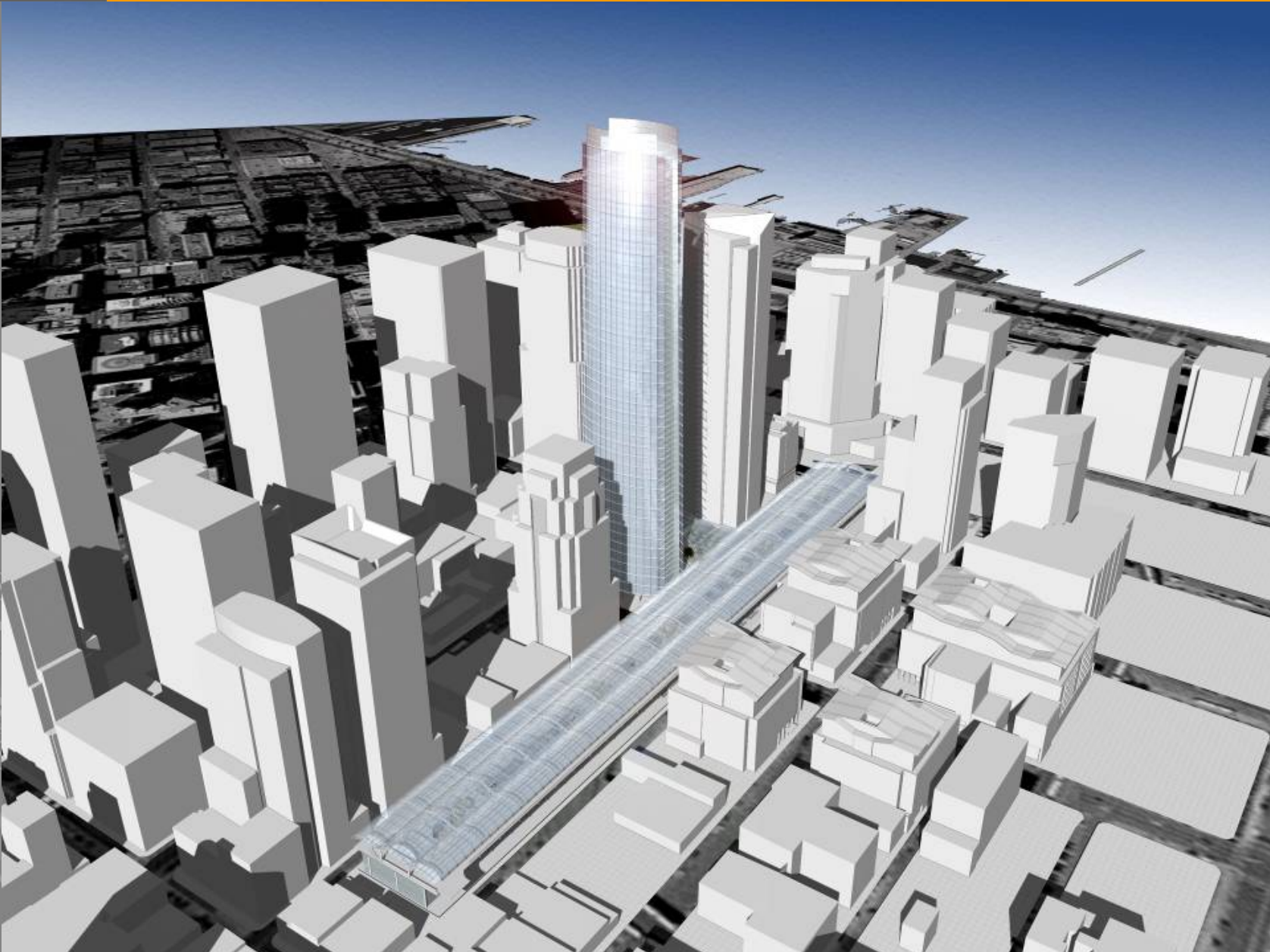


City Form | Emphasizing the Transit Core



Transbay Transit Center

TJPA Design Competition



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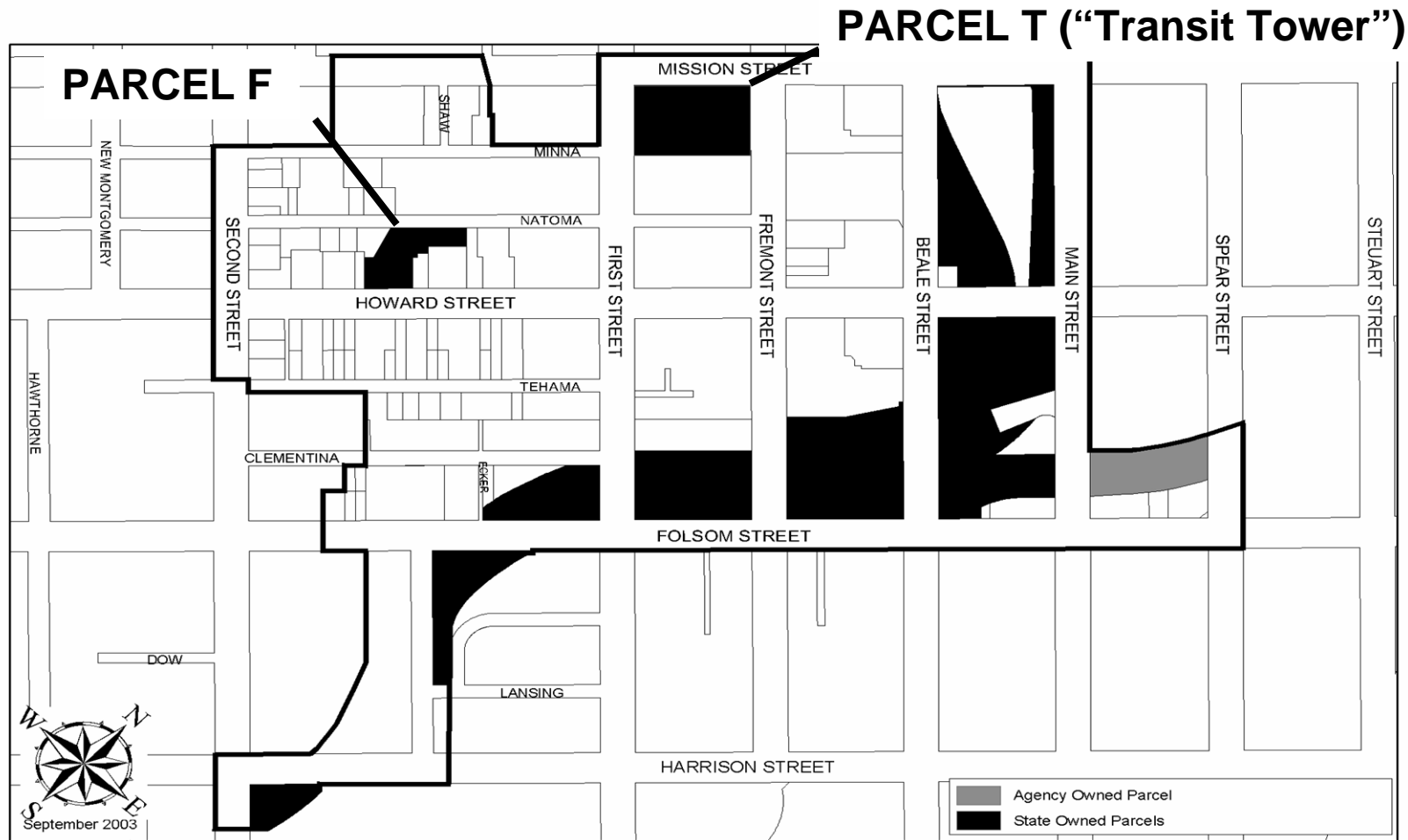
Other Opportunity Sites

Economic Analysis And Public Benefits



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TJPA Parcels



Attachment 4

Publicly Owned Parcels Currently Proposed for Development

Proposed Transbay Redevelopment Project Area

Source: San Francisco Redevelopment Agency.

The Public Realm



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Transit Center District Plan

Final Products

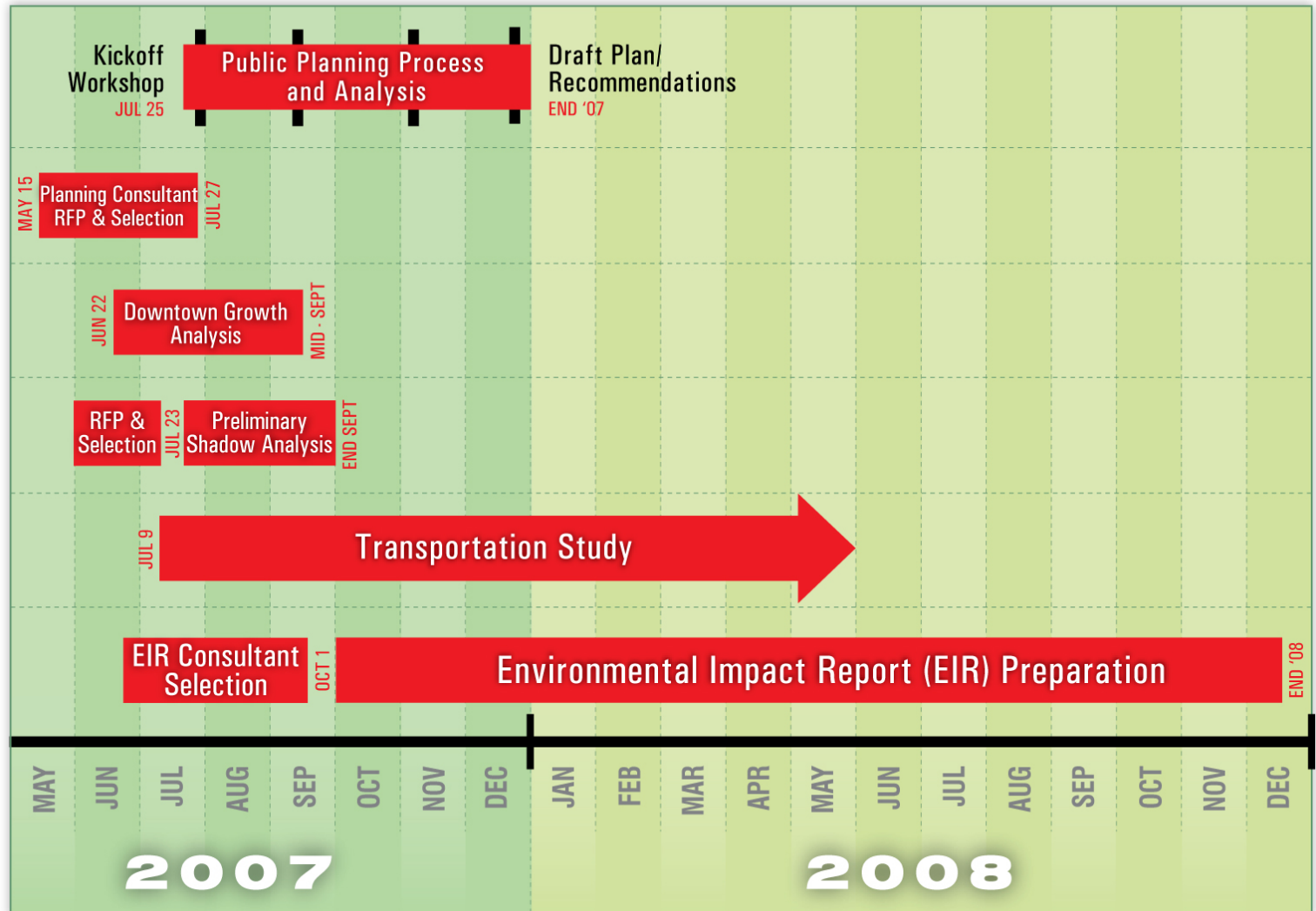
- Policy Plan for incorporation into General Plan
- Planning Code and Zoning Map Amendments
- Implementation/Funding Program



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Transit Center District Plan

TRANSIT CENTER DISTRICT PLAN PROJECT SCHEDULE



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Downtown Growth and Capacity Analysis

What are the forecasts for downtown growth in the next 25 years?

What is the capacity of the existing zoning? What is the universe of remaining opportunity sites?

What role does the Transit Center District have in absorbing future growth?

What are alternative scenarios of land use balance?

What will be the characteristics of future jobs and housing ?



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Downtown Growth and Capacity Analysis

Seifel Consulting Scope:

- Baseline: ABAG 2007 Projections and 2030 UrbanSim Model
- Existing and Future Supply (including Pipeline and Opportunity Sites)
- Review and Comparison of historical projections, trends and actual buildout
- Key Economic Factors Affecting Future Demand
- Demand Forecast and Growth Scenarios



Scope: Key Issues to Address

Land Use

- Growth
- Downtown Jobs, Population

Built Environment:

- Skyline/City Form
- Tower Prototypes/ Bulk Controls
- Tower Spacing
- Shadows
- Wind
- Ground plane/fabric
- Historic Resources

Sustainability

Transportation

- Transit Capacity
- Circulation



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Scope: Key Issues to Address

Public Realm: ■ Great Public Spaces and Streets

Economics/Public Benefits:

- Value capture mechanism
- Funding for Transit Center
- Infrastructure and services
- Other public improvements and amenities



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Thank You



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