Downtown Plan: Extending the Office District South of Market
Downtown Plan: Extending the Office District South of Market
Demolition of the Embarcadero Freeway
New Downtown Residential Neighborhoods

Transbay and Rincon Hill
Transbay Redevelopment Area Zone 1

New development controls and design guidelines adopted in 2005.
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)
3,800 new housing units

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

Streetscape and Open Space

Public Benefits
Streetscape and Open Space Plans
Transit Center Project

New Transbay Transit Center

Temporary Terminal

Bus Ramp

Ramp to Bus Storage

Caltrain Downtown Extension

Bus Storage

4th & Townsend Station

Portal

Begin Tunnel

Caltrain Yard Improvements

Tail Tracks
Transit Center
District Plan
Private and Public parcels around Transit Center, including Transbay Redevelopment Area Zone 2

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
Transit Tower | 550 ft.
850 ft TJPA Transbay Redevelopment Vision

+1000 ft

550 ft Previous EIR Clearance

605 ft

Transit Tower | Public Landmark
City Form | Emphasizing the Transit Core
Economic Analysis
And
Public Benefits
Potential Funding Mechanisms for Transit Center and other Public Benefits
The Public Realm
Transit Center District Plan

Final Products

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