



# **TRANSIT CENTER DISTRICT PLAN**

**Update**

**TJPA CAC**



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**10.12.2010**

**San Francisco Planning Department**

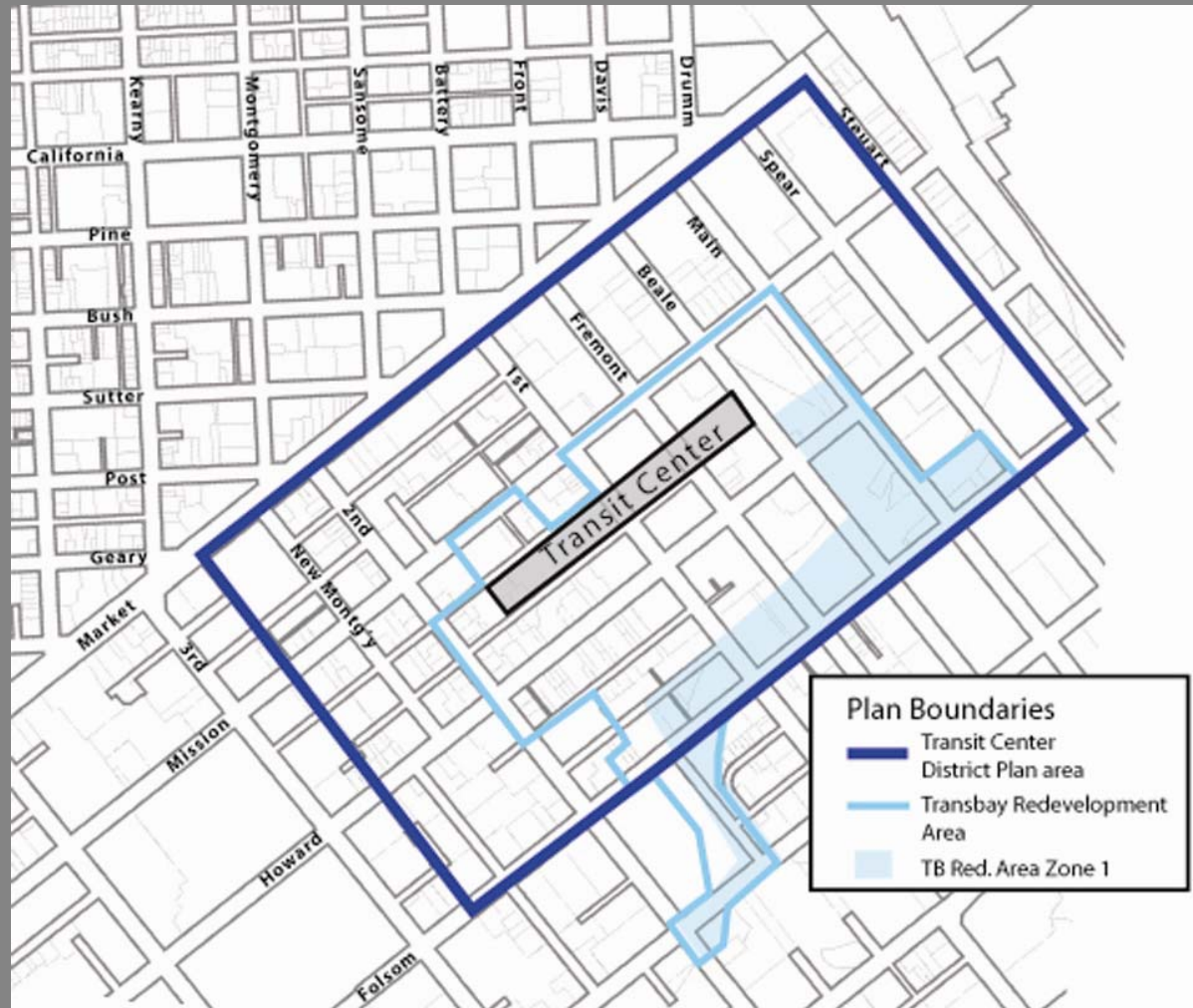
**In partnership with:**

**San Francisco Redevelopment Agency**

**Transbay Joint Powers Authority**

# Transit Center District Plan Area

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**.



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# Schedule Milestones

**Draft Plan Publication**

**Nov 19, 2009**

**Draft EIR Publication**

**March 2011**

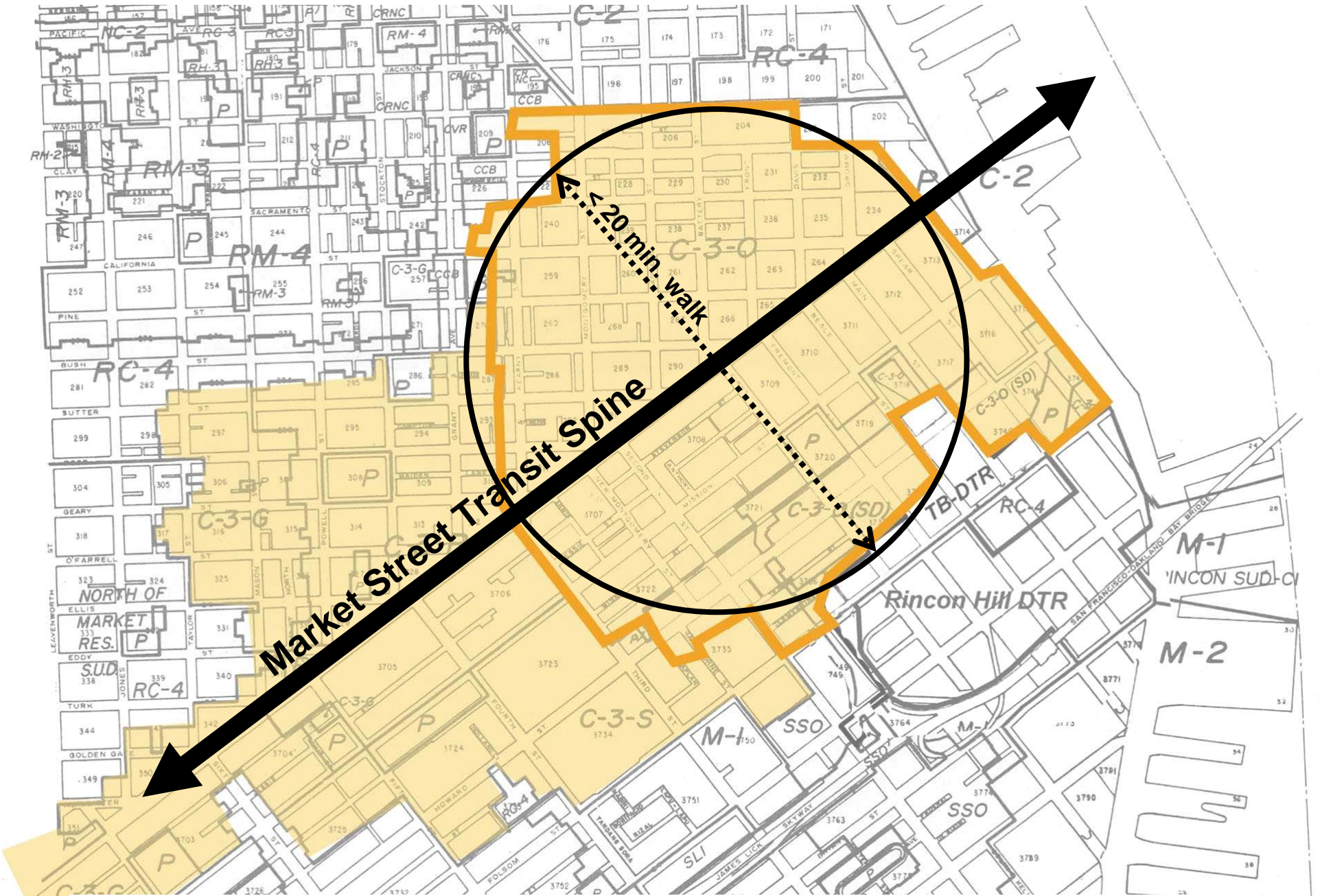
**Final EIR and  
Plan Adoption Hearings**

**Summer-Fall 2011**



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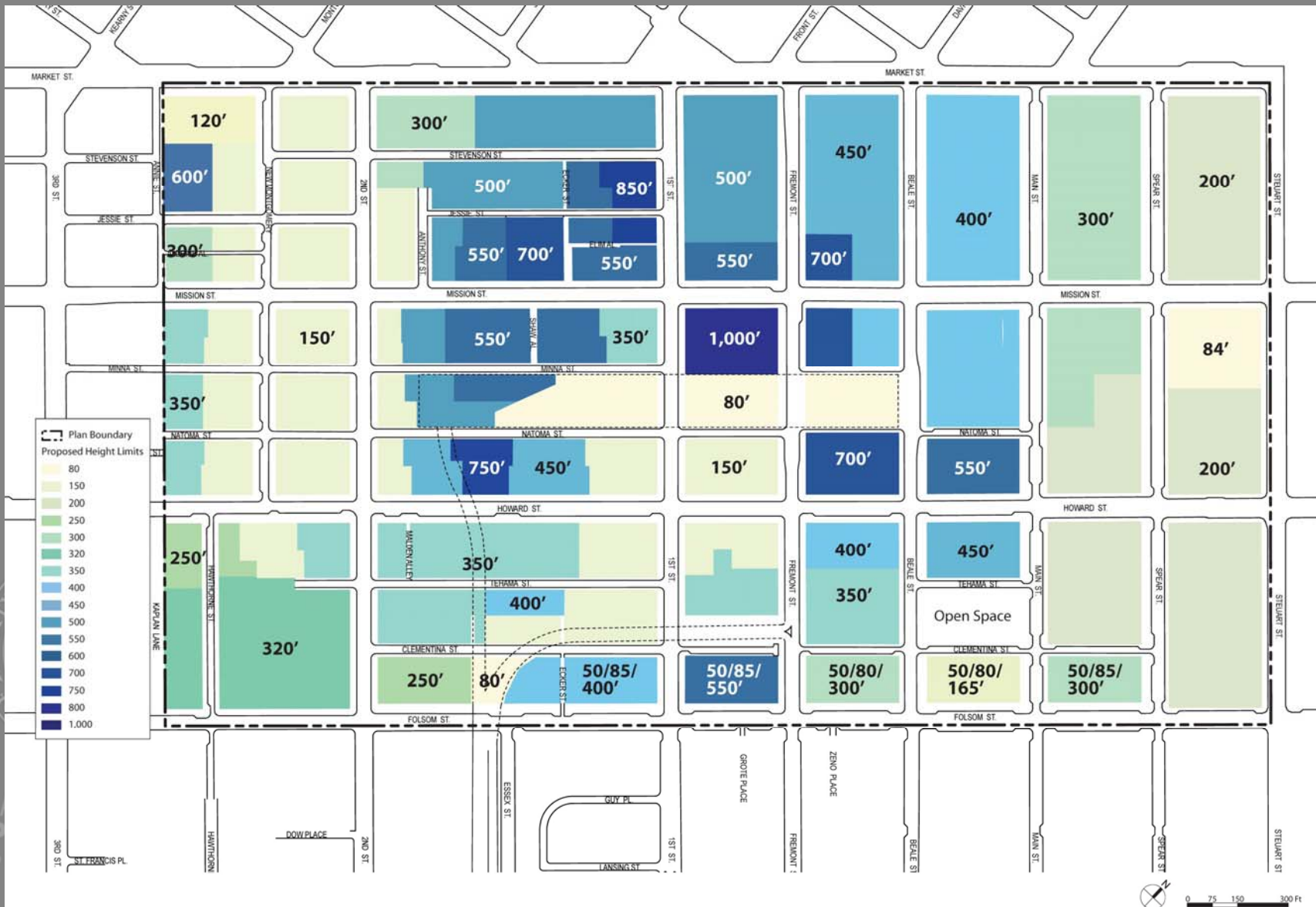


**Market Street Transit Spine**

20 min. walk

**Downtown Plan: Compact, Walkable, Transit-Oriented**

# Transit Center District Plan: Heights





# Urban Form: Existing Zoning



Illustration Only

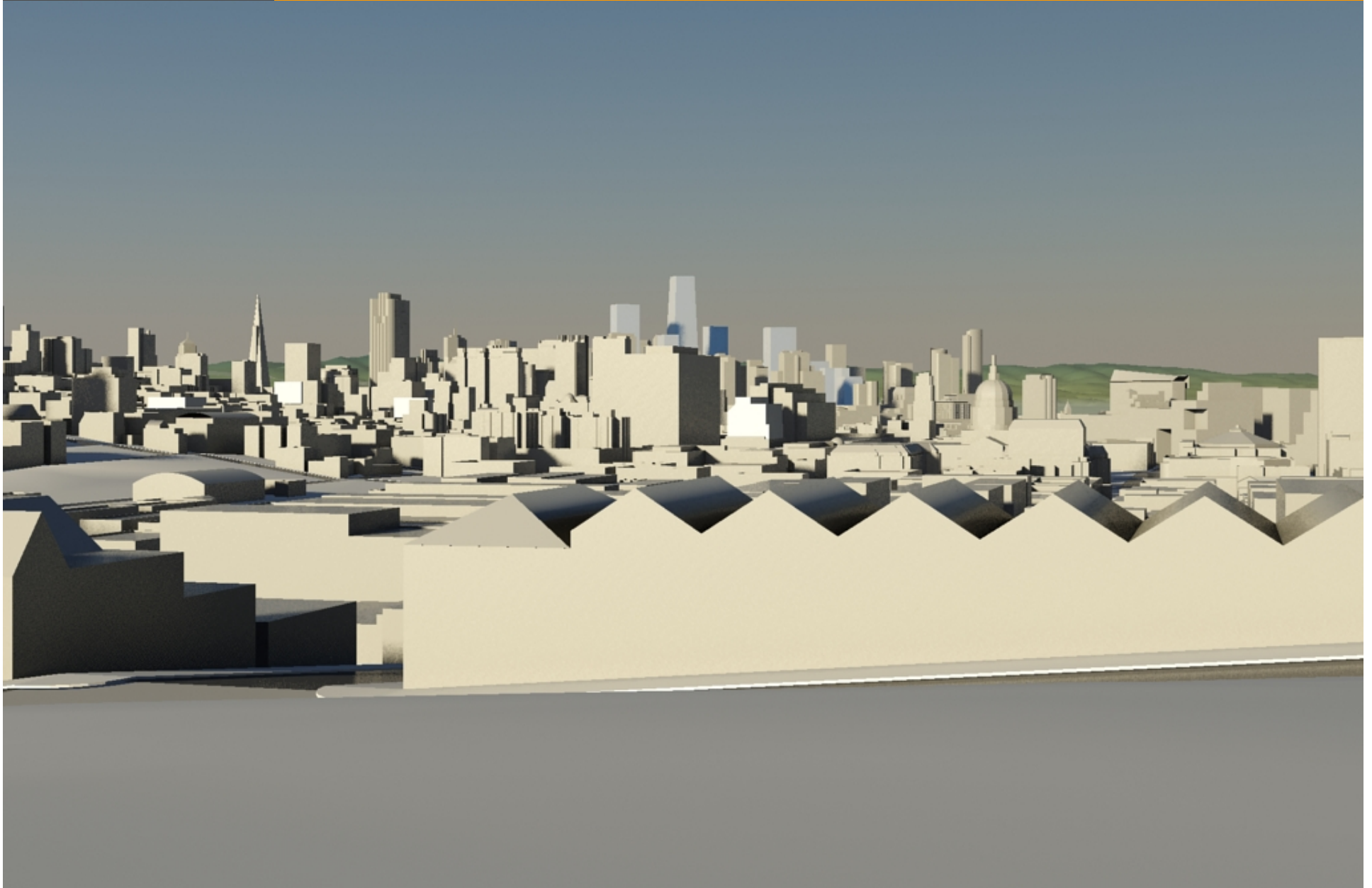


# Urban Form: Plan Proposal





# Transit Center District Plan



# Transit Center District Plan



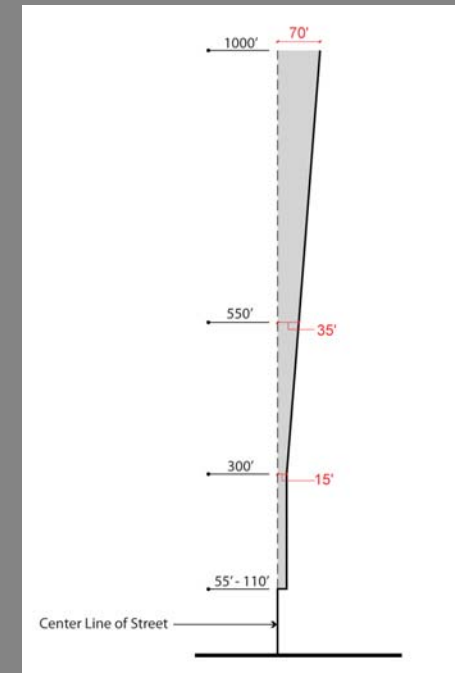
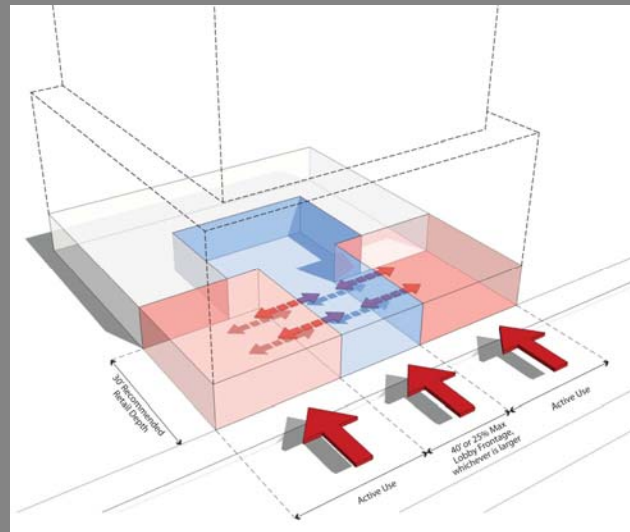
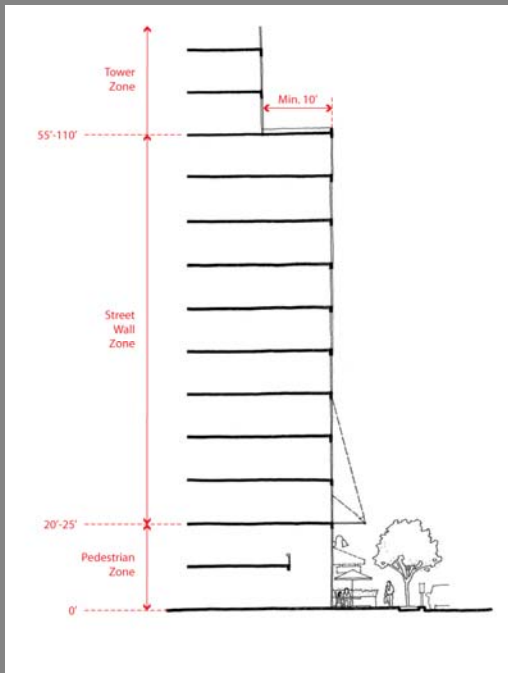


# Plan Area Buildout Potential

	Net Additional Space	Increment over Existing Zoning
Office Space	5.82 million gsf	+2.54 million gsf
Housing Units	1,350	+235
Hotel Rooms	1,370	+425
Retail Space	85,000 gsf	--
	<hr/>	<hr/>
Total Space	9.2 million gsf	+3.52 million gsf



# Urban Design Controls and Guidelines

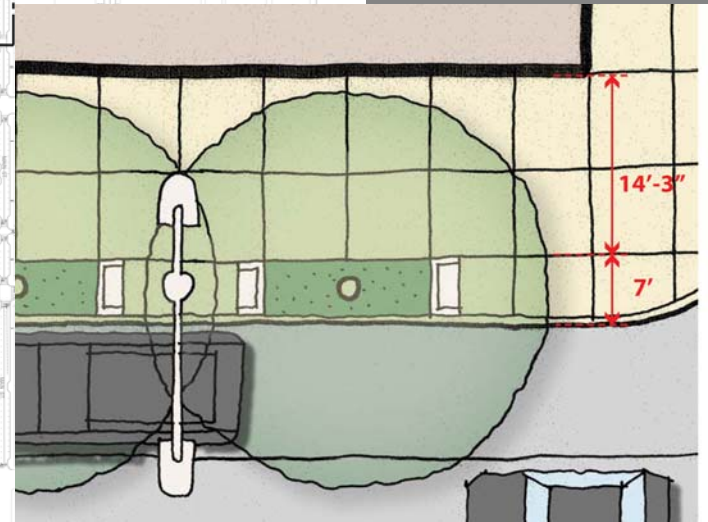
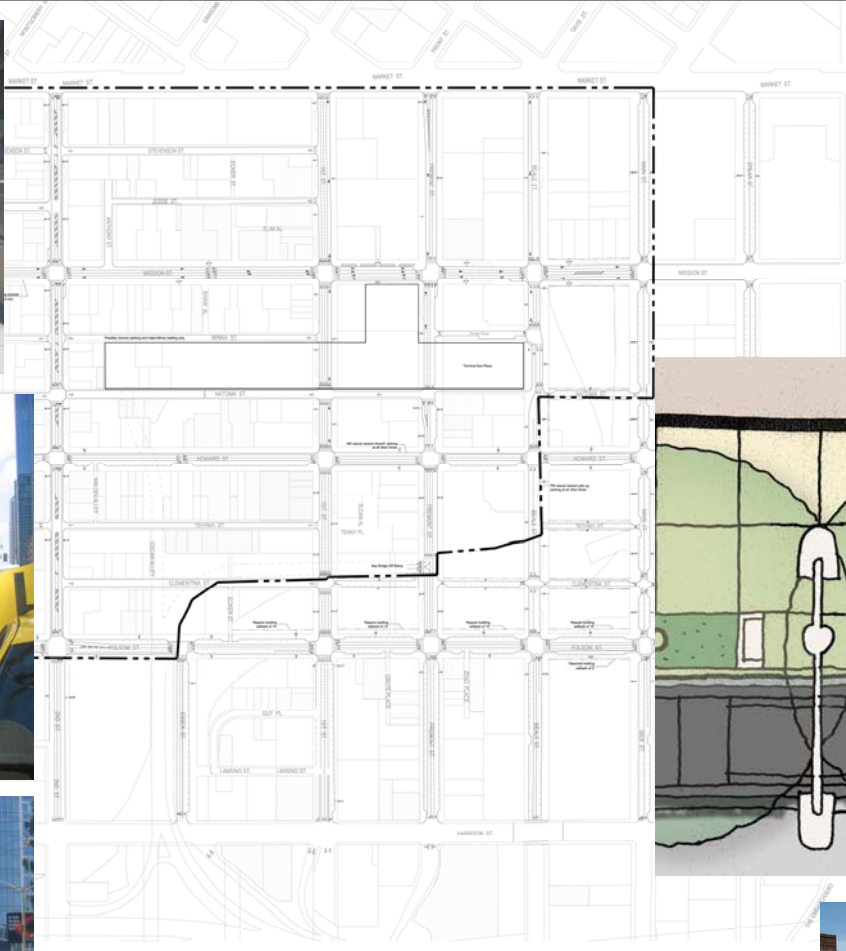


- Active ground floor uses
- Defining the streetwall
- Separation of towers





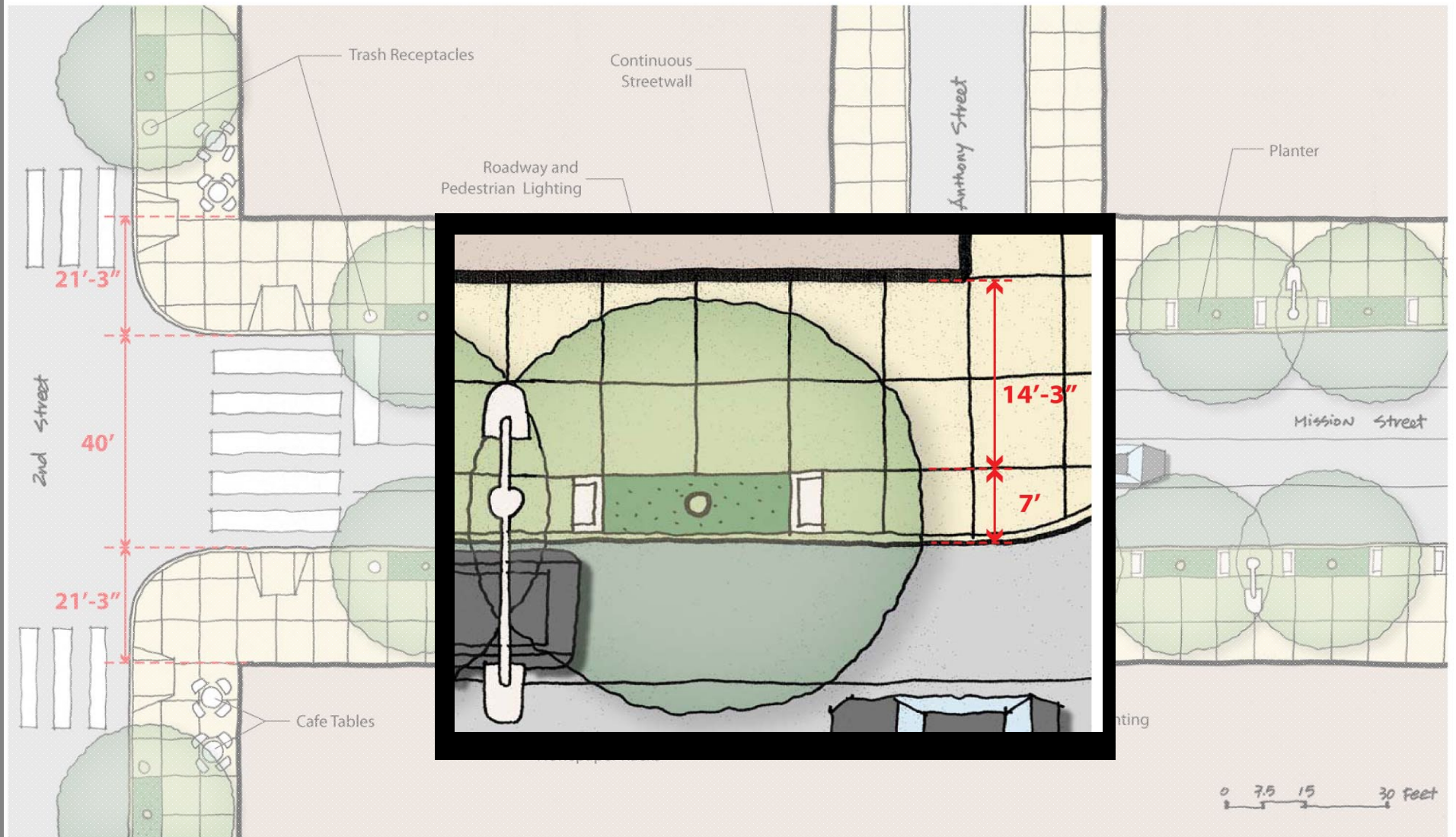
# Public Realm: Streets and Circulation



Notes: • Curb heights are consistent, and may be removed where necessary.  
• Location and size of loading pockets to be determined dependent on load cases. (Primary location, etc.)  
• 10' transit only zone.



# Pedestrian Space and Streetscape

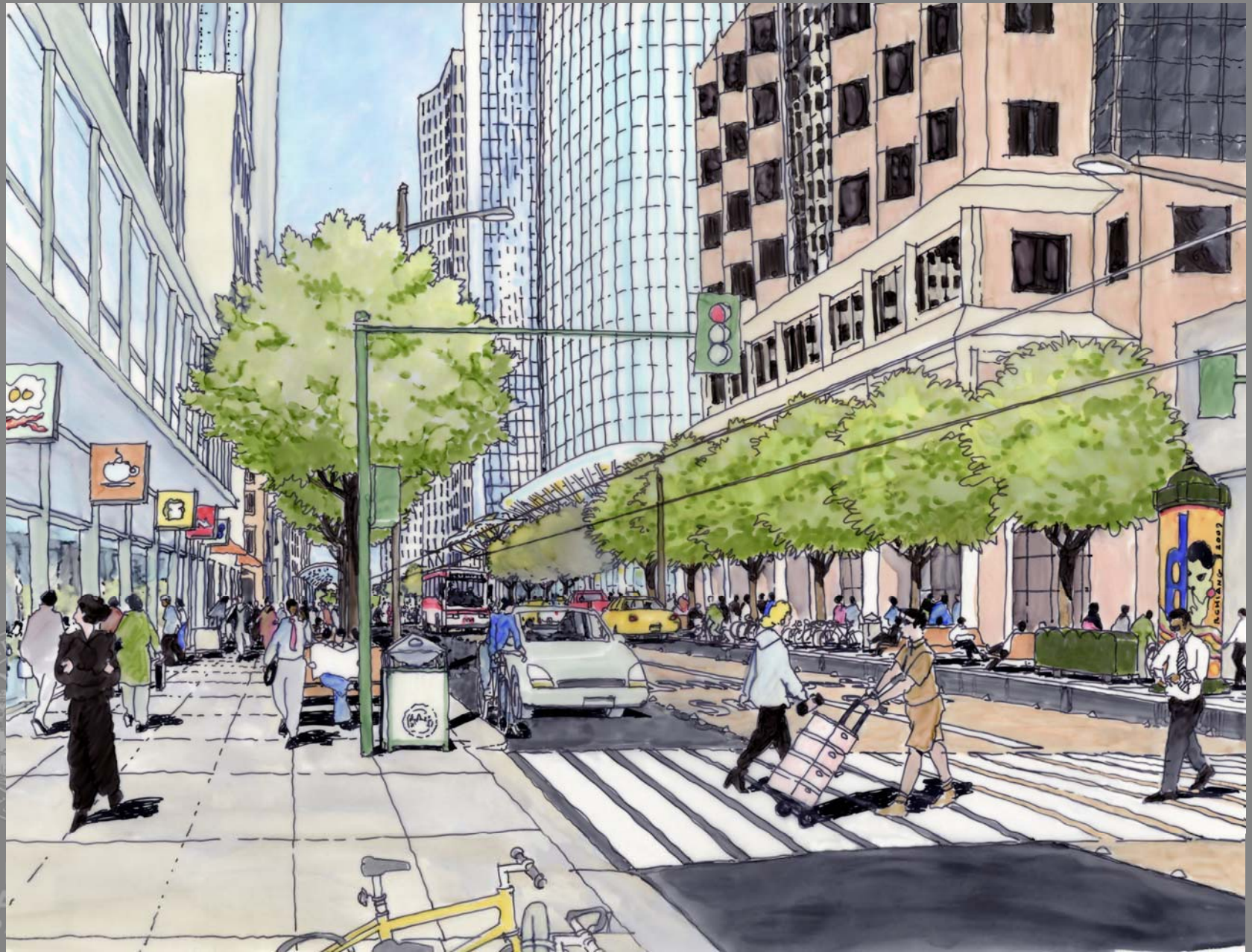




- Expand and Improve Transit lanes
- Widen and Improve Sidewalks
- Create Mid-block Signalized Crosswalks
- Enhance bicycle facilities



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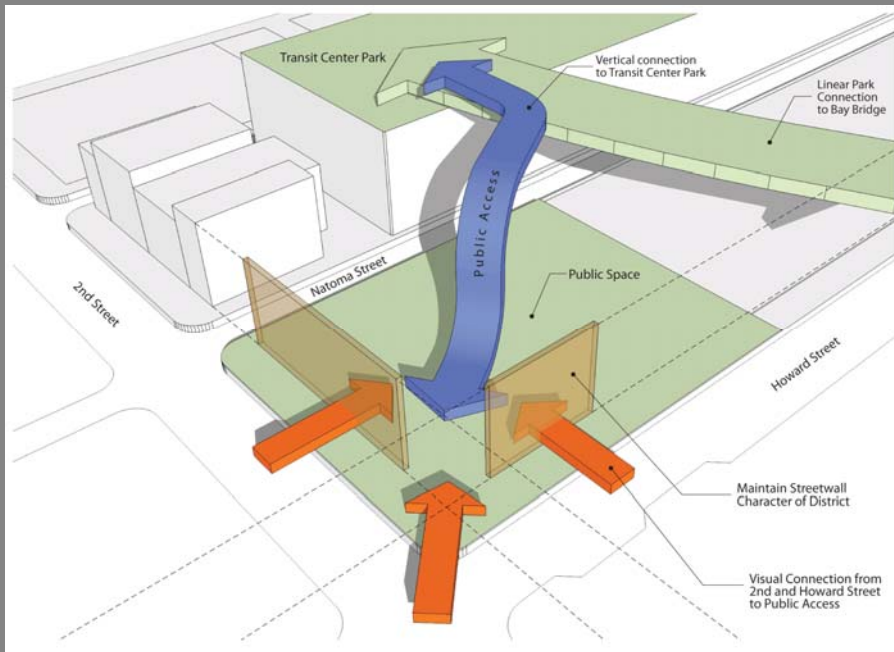
# Transportation Policies

- Create a parking cap; reduce allowable non-residential parking in interim by 50%
- Pursue congestion pricing as necessary
- Update TMA and TDM requirements



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# Public Realm: Open Space

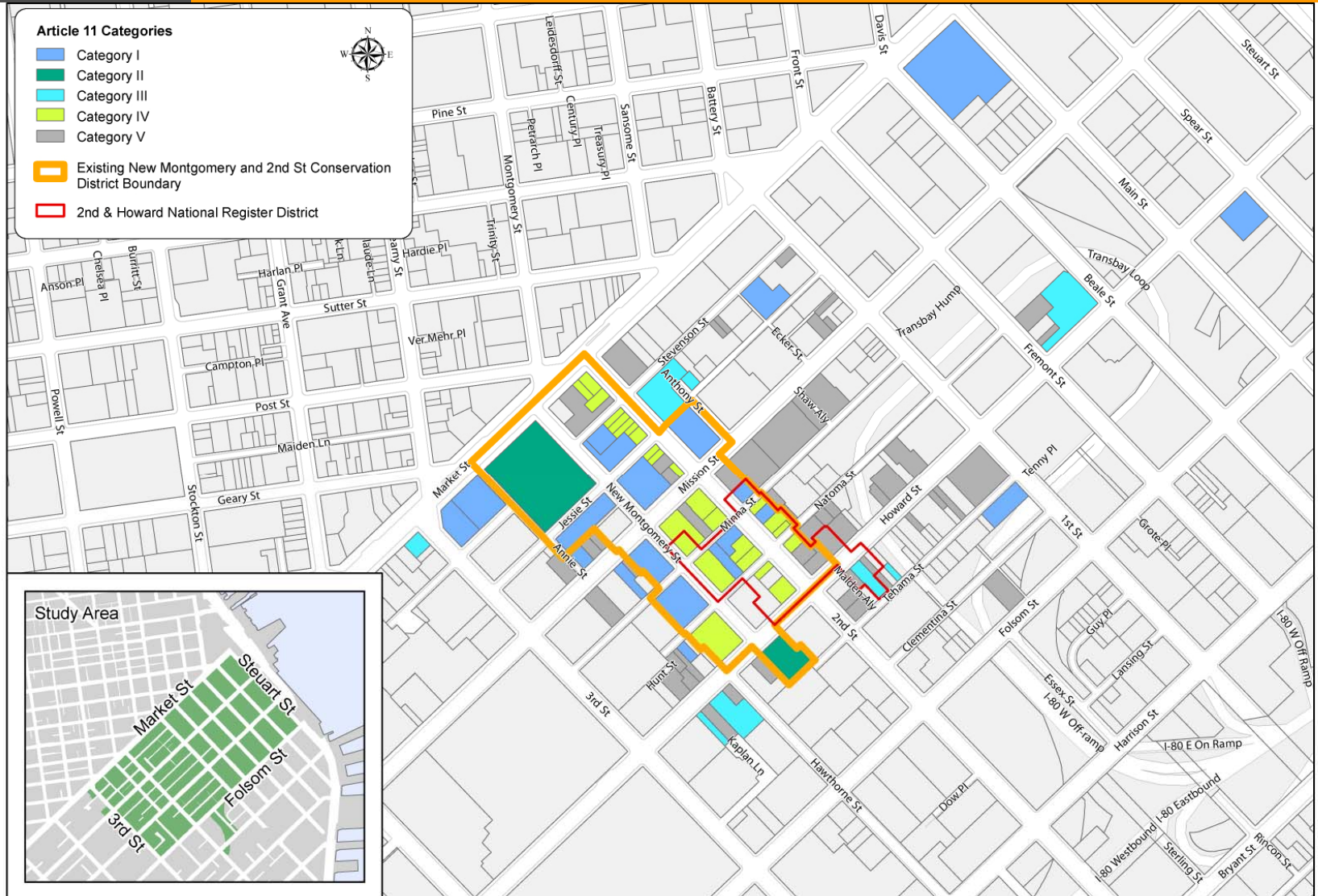


- 2<sup>nd</sup>/Howard public space
- Connections to Transit Center rooftop park
- Mid-block pedestrian ways

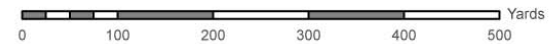




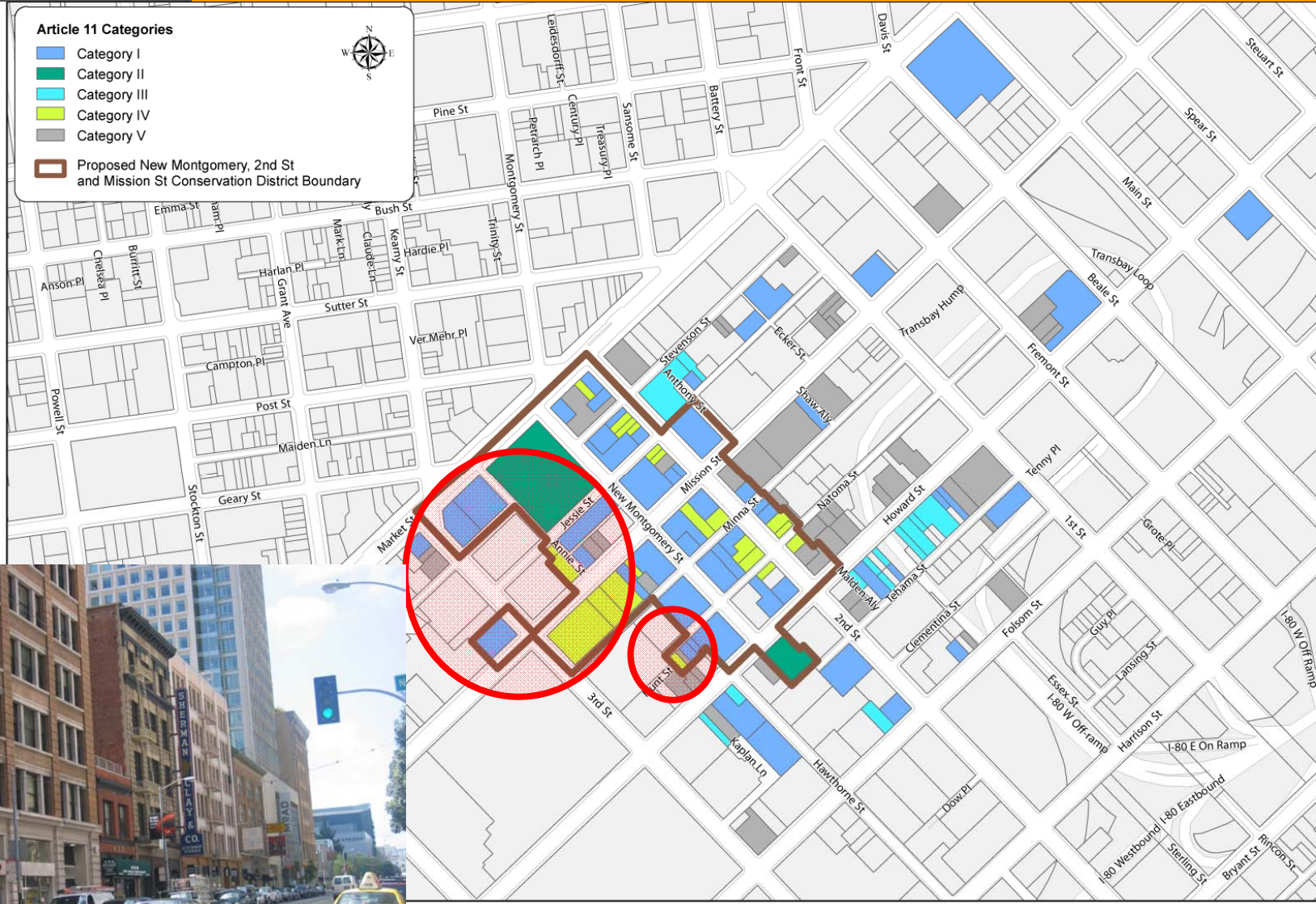
# Historic Resources



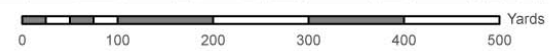
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# Historic Resources



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## Potential Article 10 Landmarks

**Marine Fireman's  
Union Building**  
(240 2<sup>nd</sup> Street,  
Built 1957)



**Planters Hotel**  
(606 Folsom,  
Built 1907)



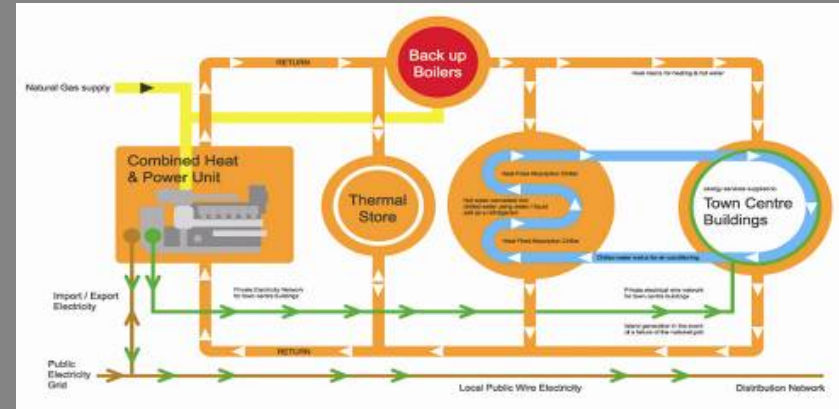
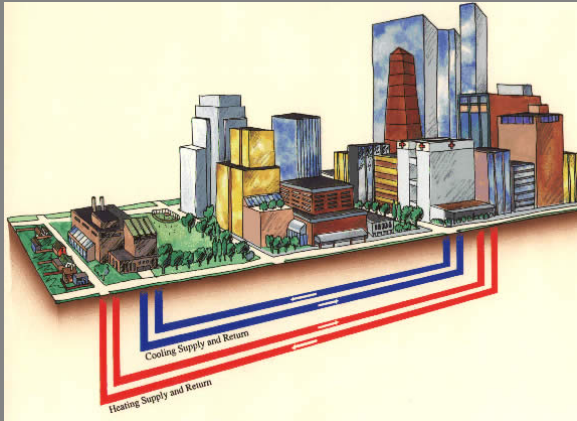
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**Phillips Building**  
(234 1<sup>st</sup> Street,  
Built 1929)



# Sustainable Resource District

- Combined Heat & Power (CHP) System



- Recycled/Non-Potable Water System





# Public Improvement Costs

Necessary and proposed district infrastructure not covered by existing fees include:

- **Streets and Pedestrian Circulation (est. \$278m)**
  - Sidewalk widening and mid-block crossings
  - Streetscape improvements
  - Underground TTC-BART Ped connector
- **Transit and Other Transportation (est. \$4.2B)**
  - Transit Center and DTX
  - BART station capacity improvements
  - Additional Traffic and Congestion Studies
- **Open Space (est. \$117m)**
  - 2<sup>nd</sup>/Howard
  - Transit Center Park
  - Connections to Transit Center park
  - Improvements to nearby downtown parks
- **Sustainable Resource District Utilities (est. \$159m)**
  - Combined Heat & Power/Combined Heating & Cooling
  - Recycled/Non-Potable Water



# Potential Revenues

Revenue Mechanism		15-Year Buildout	20-year Buildout
Impact Fee	<i>NPV</i>	\$ 125,000,000	\$ 102,000,000
	<i>Actual</i>	\$ 235,000,000	\$ 235,000,000
Mello-Roos Special Tax	<i>NPV</i>	\$ 305,000,000	\$ 264,000,000
	<i>Actual</i>	\$ 1,466,000,000	\$ 1,555,000,000
Benefit Covenant	<i>NPV</i>	\$ 99,000,000	\$ 88,000,000
	<i>Actual</i>	\$ 544,000,000	\$ 592,000,000

**Total net new public revenue:**

**NPV: \$454 - \$529 million**

**Actual: \$2,245 - \$2,382 million**



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## Contact

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