



# TCDP Update

May 8, 2012

# Transbay Transit Center

**TJPA**





Transbay Transit Center

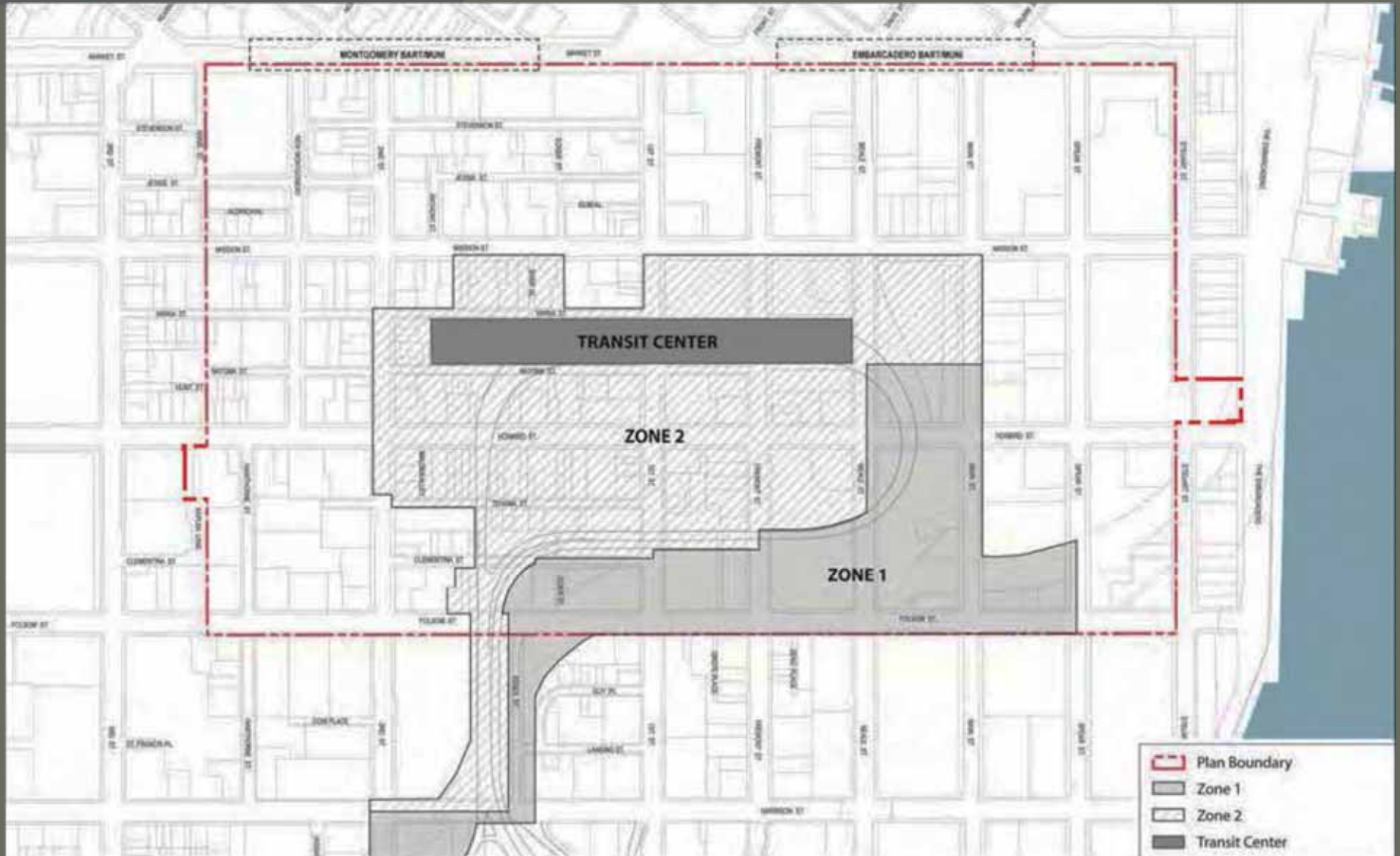
## Background of TCDP

- Conceptualized by Mayor's Working Group as a means of helping to fund the DTX
- Draft Plan Published November 2009
- Draft EIR Published September 2011
- EIR Certification and Plan Adoption Actions scheduled for Planning Commission Hearing on May 24, 2012



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# TCDP Boundaries





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# Proposed Heights







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# Development Potential

	<u>Net Additional Space</u>	<u>Increment over Existing Zoning</u>
Office Space	6.35 million gsf	+2.2 million gsf
Housing Units	1,300	+800
Hotel Rooms	975	+800
Retail Space	85,000 gsf	--
Total Space	9.39 million gsf	+4.02 million gsf



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## Schedule

- At the regular meeting of the Planning Commission this Thursday, May 3rd, the Department will hold a hearing on the TCDP formally initiating the General Plan amendments to be considered for adoption at a subsequent hearing on Thursday May 24th. If adopted at the May 24th hearing, the General Plan amendments will be forwarded to the Clerk of the Board of Supervisors to be calendared for consideration this summer.
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- The TCDP is designed to create a high-density, mixed-use, transit-oriented urban neighborhood surrounding the new Transbay Transit Center. Through development impact fees and establishing a Mello-Roos Community Facilities District the TCDP proposes to generate almost



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## Benefits of TCDP

- Rezoning increases the development potential of TJPA Parcels T & J and eventual land sales revenues
- Plan Specific Impact Fees and Mello-Roos Special Tax will:
  - Fund sidewalk widening, mid-block crossings and other public improvements not part of the Transbay Program that will integrate the Transit Center into the community
  - Generate significant funding for the DTX



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# TCDP Program Implementation Document

TRANSIT CENTER DISTRICT PLAN  
PROGRAM IMPLEMENTATION  
DOCUMENT



San Francisco Planning Department  
April 2012

- Inventory of Plan Improvements
- Summary of Revenue Measures and Projections
- Proportional Revenue Allocations
- Summary of Implementation

## Implementation:

- Plan revenues to be administered by Board of Supervisors in consideration of recommendations by Interagency Plan Implementation Committee (IPIC)
- IPIC bases recommendations based on Plan Implementation Document
- Planning Commission approves In-Kind Agreements for Impact Fees





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# TCDP Identified Public Improvements

The TCDP identified necessary and proposed district infrastructure not covered by existing fees, including:

- **Transit and Other Transportation (est. \$4.2B)**
  - Transit Center and DTX
  - BART station capacity improvements
  - Additional Traffic and Congestion Studies
- **Open Space (est. \$117m)**
  - Transit Center Park
  - Connections to Transit Center park
  - 2nd/Howard
  - Improvements to other downtown parks
- **Streets and Pedestrian Circulation (est. \$278m)**
  - Sidewalk widening and mid-block crossings
  - Streetscape improvements
  - Underground TTC-BART/Muni pedestrian connector



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# TCDP Potential Revenues

## April 2012 Funding Program (TCDP Program Implementation Document)

Revenue Mechanism		
Impact Fees	Actual	\$ 175,000,000
Mello-Roos Special Tax (0.55%)	NPV	\$ 421,000,000

**Total Net New Public Revenue:**  
**Approx. \$596 million**

**TJPA Revenue :**  
**\$424 M for DTX, City Park, and Natoma Plaza**  
*(\$348M from Mello-Roos, \$76M from Fees)*

## TRANSIT CENTER DISTRICT PLAN FUNDING PROGRAM

		PLAN REVENUES			OTHER SOURCES				
CONTRIBUTIONS BY SOURCE >		Plan Open Space Fee	Plan Transportation Fee	Metrolink TOD	Development Open Space Requirements (Sec. 13B)	Development Streetscape Requirements (Sec. 13C.1)	Redevelopment Plan Fee Increment Funding	Downtown Open Space Fee (Sec. 412) - Redevelopment Area Only	TDM Funding
PUBLIC IMPROVEMENT	COST								
<b>STREETSCAPE AND PEDESTRIAN</b>									
ROW Improvements (sidewalks, transit lanes, landscaping, etc)									
<i>Living Streets (Spear, Main, Beale)</i>	\$15,000,000		\$5,000,000	\$5,000,000			\$5,000,000		
<i>Primary Streets (Mission, Howard, Fremont, 1st, 2nd, New Montgomery)</i>	\$90,000,000		\$34,000,000	\$47,000,000		\$2,400,000	\$6,600,000		
Alleys	\$21,000,000		\$5,000,000	\$11,500,000		\$3,000,000	\$1,500,000		
Zone 1 Streets	\$32,875,000						\$32,875,000		
<i>Fremont/Folsom Off-ramp realignment</i>	\$2,500,000						\$2,500,000		
Mid-Block Crossings	\$3,000,000		\$2,700,000						
Signalization	\$8,750,000		\$1,500,000	\$7,250,000			\$300,000		
Casual Carpool	\$250,000		\$27,000						
Natoma	\$13,300,000		\$13,300,000				\$223,000		
Shaw Plaza	\$1,700,000		\$1,530,000						
Underground Pedestrian Connector	\$125,000,000						\$170,000		\$125,000,000
<b>TRANSIT AND OTHER TRANSPORTATION</b>									
Transit Delay Mitigation	\$3,000,000		\$3,000,000						
BART Station Capacity	\$10,000,000		\$9,000,000	\$1,000,000					
TMA Guidelines	\$250,000		\$80,000	\$170,000					
Traffic Studies	\$2,500,000		\$1,900,000	\$600,000					
Congestion Charging Studies and Pilot	\$1,000,000		\$400,000	\$600,000					
<b>DOWNTOWN RAIL EXTENSION</b>	<b>\$2,596,000,000</b>		<b>\$45,300,000</b>	<b>\$345,980,000</b>					<b>\$2,207,520,000</b>
<b>OPEN SPACE</b>									
City Park	\$50,000,000	\$18,200,000		\$1,900,000				\$1,600,000	\$32,000,000
City Park connections	\$18,500,000	\$9,300,000			\$9,200,000				
2nd/Howard	\$15,000,000	\$10,000,000						\$5,000,000	
Transbay Park	\$10,100,000						\$10,100,000		
Improvements to Downtown Parks outside Plan Area	\$10,000,000	\$10,000,000							
Mission Square	\$5,000,000				\$5,000,000				
Bus Ramps/Oscar Park	\$18,300,000						\$18,300,000		
	<b>Total by Source</b>	<b>\$47,500,000<sup>1</sup></b>	<b>\$122,737,000<sup>1</sup></b>	<b>\$421,000,000</b>	<b>\$14,200,000</b>	<b>\$5,400,000</b>	<b>\$77,568,000</b>	<b>\$6,600,000</b>	<b>\$2,364,520,000</b>
	<b>SUBTOTALS</b>		<b>\$591,237,000</b>			<b>\$103,768,000</b>			

<sup>1</sup>Totals for Plan Impact Fee expenditures do not include fee administration costs, allowed up to 5% of impact fee revenues per the enabling ordinances.



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## TCDP: Next Steps

- |                                  |   |
|----------------------------------|---|
| May 24 <sup>th</sup><br>10:00 AM | Planning Commission Considers EIR Certification and Plan Adoption actions <ul style="list-style-type: none"><li>» General Plan Amendment</li><li>» Planning Code Amendment</li><li>» Zoning Plan Amendment</li><li>» Administrative Code Amendments and Program Implementation Document considered separately</li></ul> |
| June/July                        | Board of Supervisors' Land Use Committee considers EIR & Plan Amendments  |
| July/Aug                         | Board of Supervisors considers EIR & Plan Amendments  |