



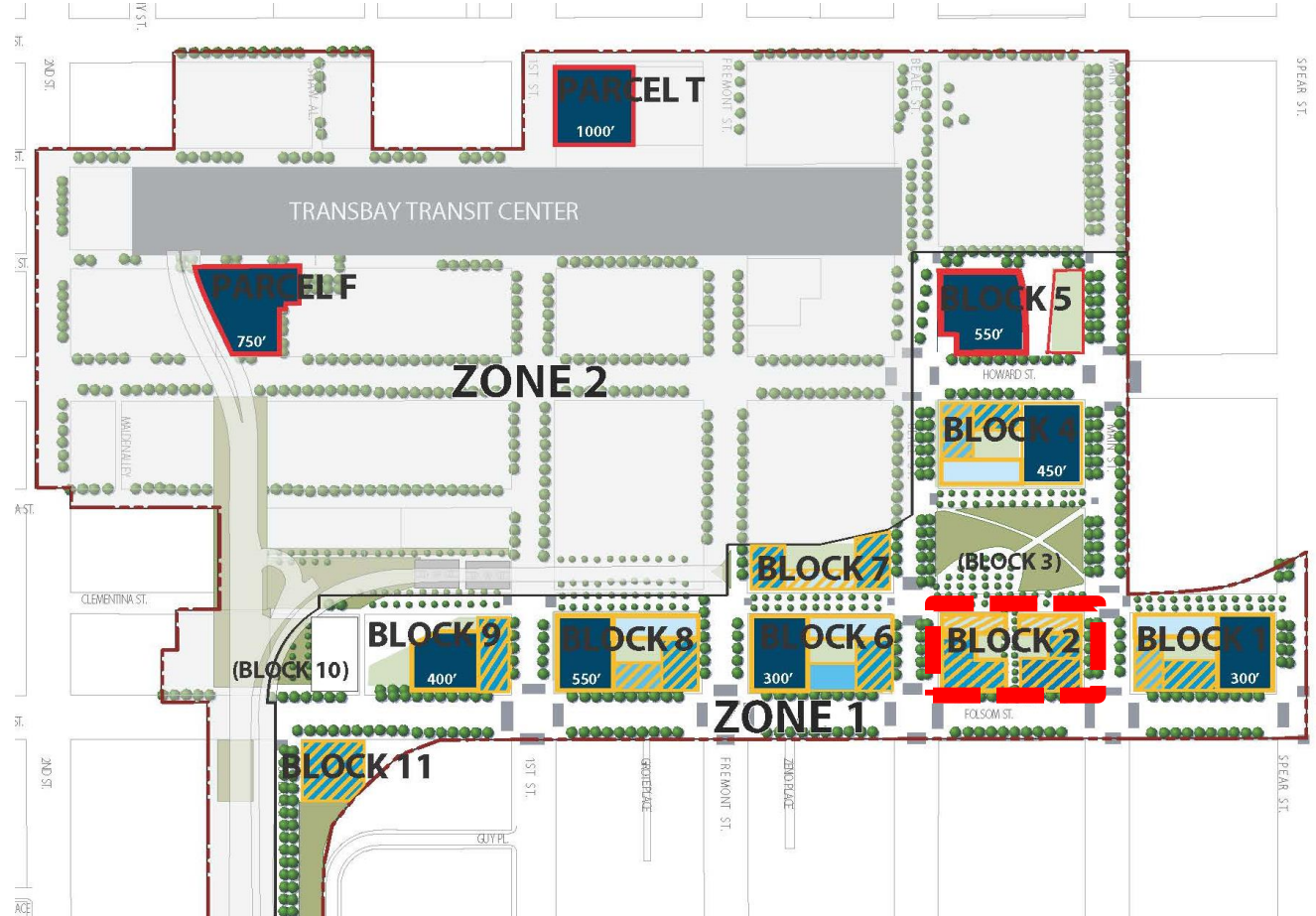
Transbay Block 2 Redevelopment Plan Amendment



Board of Supervisors
January 10, 2023

Block 2 Background

- Implement Transbay Redevelopment Plan
 - Create a new mixed-use, mixed-income neighborhood
 - Meet Transbay Affordable Housing Obligation (35% affordable)
- June 2020 OCII RFP for Block 2
- Fall 2022 approvals:
 - Transbay CAC
 - OCII Commission
 - Planning Commission



Block 2 Development Program



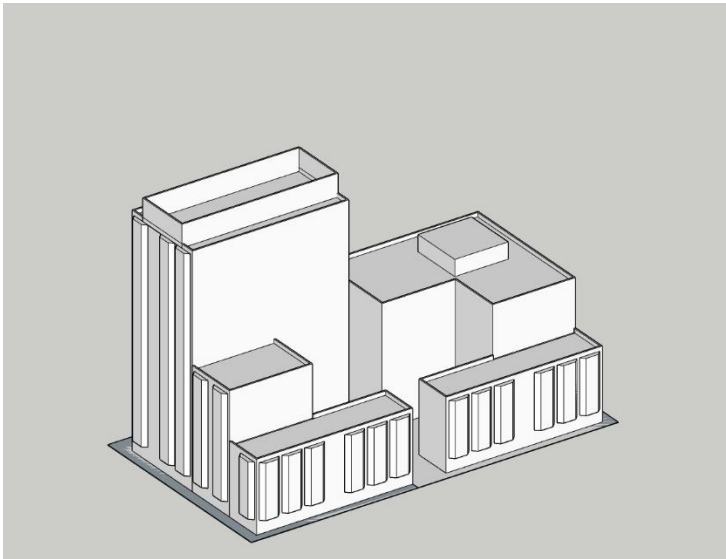
2 West

2 East

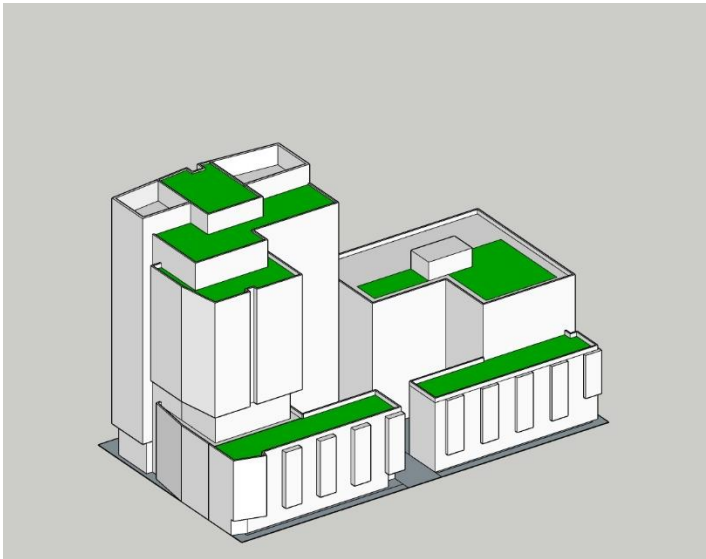
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|--------------------|--|---|
| Developer/operator | Chinatown Community Development Center | Mercy Housing |
| Total Units | 151 | 184 |
| Population Served | Seniors, formerly homeless seniors | Families, formerly homeless families |
| Income Range | 15% - 60% AMI | 30% - 70% AMI |
| Unit Mix | 39 studio 111 one-bed 1 two-bed | 17 studio 76 one-bed 54 two-bed 37 three-bed |
| Commercial | 2,945 sf retail | 1,959 sf retail, 6,447 sf childcare |

Redevelopment Plan Amendment

| Control Type | Plan Standard | Proposed Standard |
|--------------|---|--|
| Bulk | Max. floor plate 7,500 sf for floors above 85' in buildings with heights from 85' to 250' | Max. floor plate 11,100 sf for portion of the building between 85' and 144' in height, and max. floor plate of 9,200 sf for the portion of the building between 144' and 165' in height (increase of 3,600 sf between 85' and 144' and 1,700 sf between 144' and 165') |



Redevelopment Plan/DCDG Compliant Massing



Proposed Massing

Environmental Review

Addendum No. 10 to the Transbay EIS/EIR:

The Block 2 Project is covered under the Transbay EIS/EIR.

- Amount of development on Block 2 studied in the EIS/EIR exceeds development currently proposed.
- Wind: Technical memo concluded no further significant impacts.
- Shadow:
 - 0.80% net new shadow on planned Block 3 park
 - 0.13% net new shadow on Main Street Plaza
 - 0.05% net new shadow on Urban Park



Schedule

| Timeframe | Milestone |
|------------------------------|---|
| November 2022 – January 2023 | OCII Commission, Planning Commission, and Board of Supervisors Redevelopment Plan Amendment hearings |
| 2023 | <ul style="list-style-type: none">• Funding applications, design development, permitting, mapping• OCII Commission hearings on ground leases and gap loans |
| 2024 | <ul style="list-style-type: none">• Close on construction financing• Begin construction |
| 2026 | <ul style="list-style-type: none">• Construction completion• Lease-up |

Thank you!

Transbay Development



DCDG

