

530 SANSOME STREET AND FIRE STATION 13

Government Audit & Oversight Committee

October 2, 2025

**San Francisco
Planning**



Proposed Legislation

Government Audit & Oversight Committee

- 250698: Development Agreement
- 250803: Hotel and Fire Station Development Incentive Agreement

Land Use and Transportation Committee

- 250697: Planning Code Amendments; Special Use District
- 250764: General Plan Amendments
- 250802: Major Encroachment Permit
- 250804: Amended and Restated Conditional Property Exchange Agreement (CPEA)

PROJECT OVERVIEW





447 BATTERY & 530 SANSOME

Project Location

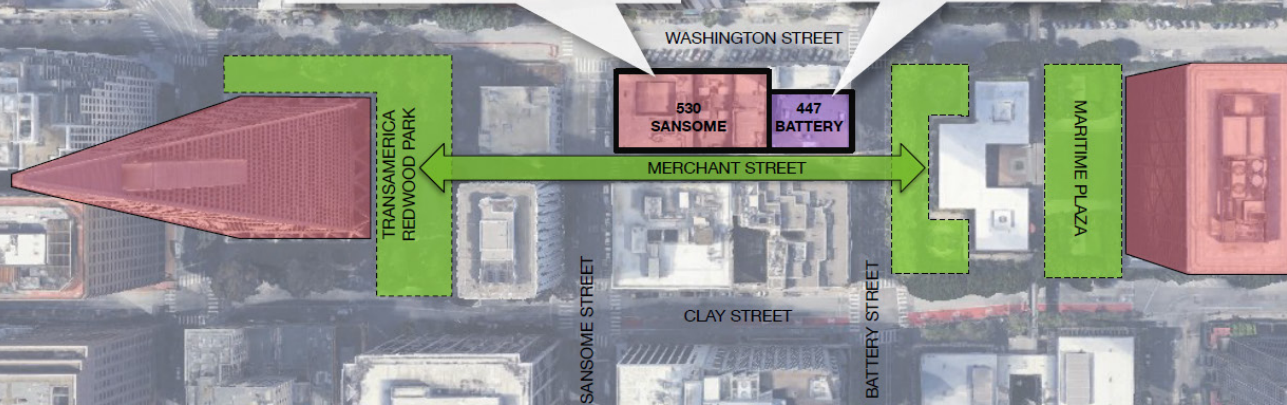
Context Diagram

530 SANSOME STREET

Mixed-Use Tower
±649,510 SF
Between ±344,840 SF and ±390,035 SF Office
Between ±127,710 SF and ±188,820 SF Hotel
(100-200 Keys)
±7,405 SF Retail & Restaurant

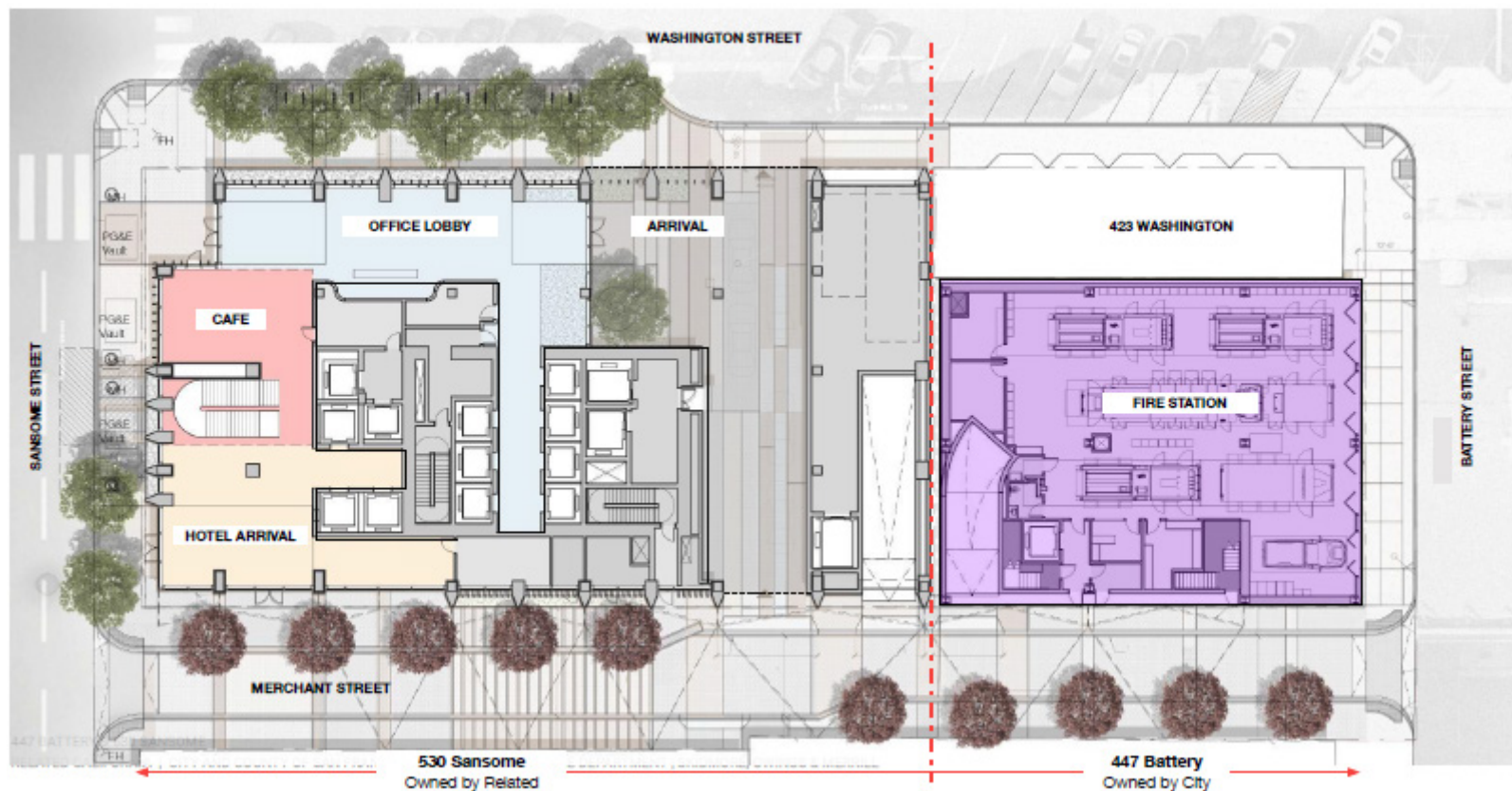
447 BATTERY STREET

New SFFD Fire Station 13
60' (4 Stories) Tall
±31,200 SF
4 Apparatus Bays



Proposed Site Plan

Public Realm Improvements





SHVO | Foster + Partners Plan for Mark Twain Alley



Proposed View of Merchant Street

Fire Station 13

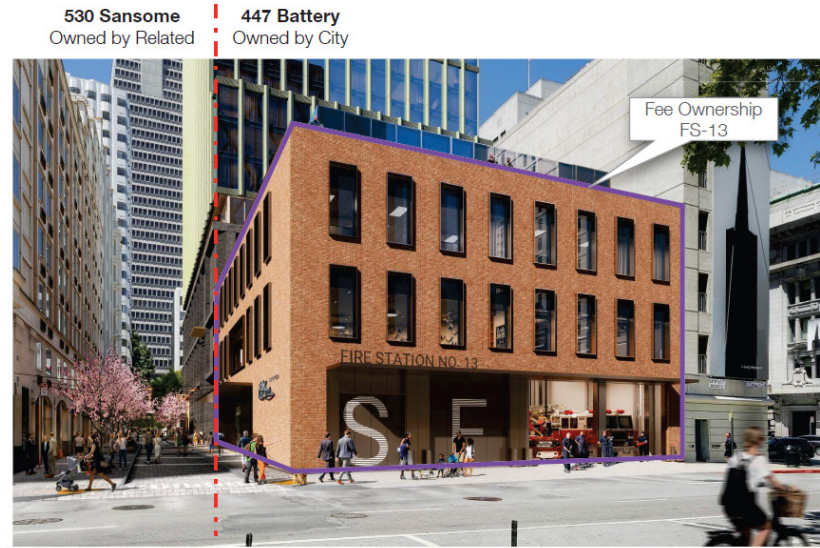
Existing and Proposed Locations



New Fire Station Concept



2020 proposed location (Washington Street)



2025 proposed location (Battery Street)

- Original property exchange agreement signed in July 2020 (with two subsequent amendments)
- Amended and Restated CPEA (File 250804) changes the parcel City would receive; City to own standalone building
- Removal of cost cap; Construction by developer at its sole cost to SFFD-approved design, other than any City-initiated design additions

Fire Station 13



SFFD FIRE STATION DESIGN STANDARDS

JULY 31, 2025

Prepared by
San Francisco Public Works
Bureau of Architecture
49 s Van Ness Ave -- 11th Floor
San Francisco CA 94103



Untitled 1976

Henri Marie-Rose Sculpture



Untitled
1976
48 x 60 in.

Henri Marie-Rose aka Henri Marie-Rose Dite Cetoute, French, (1922–2010)

Object Type: Sculpture

Medium and Support: Copper

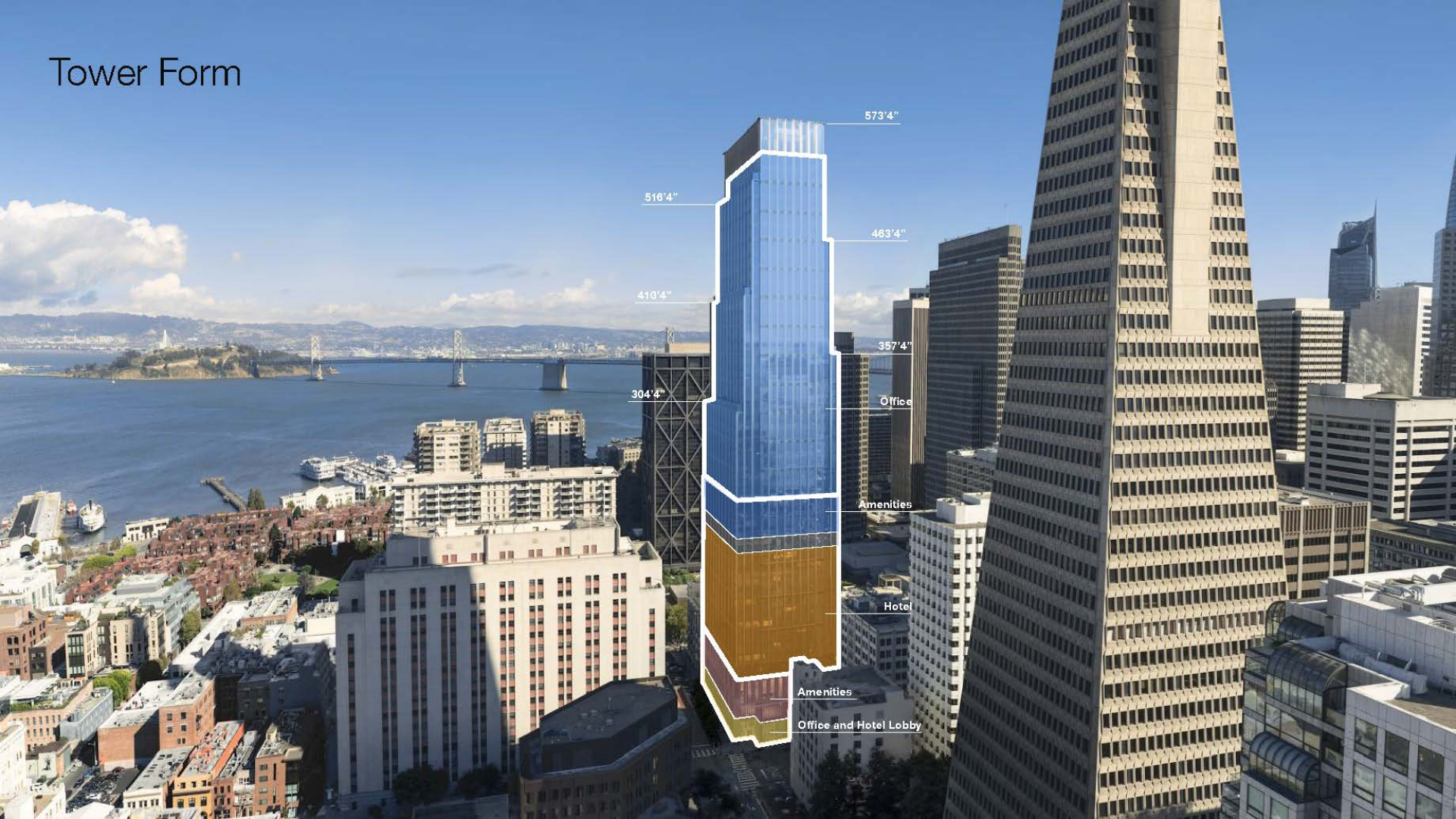
Credit Line: Collection of the City and County of San Francisco; Purchased by the San Francisco Art Commission for Firehouse #13

Accession Number: 1976.93

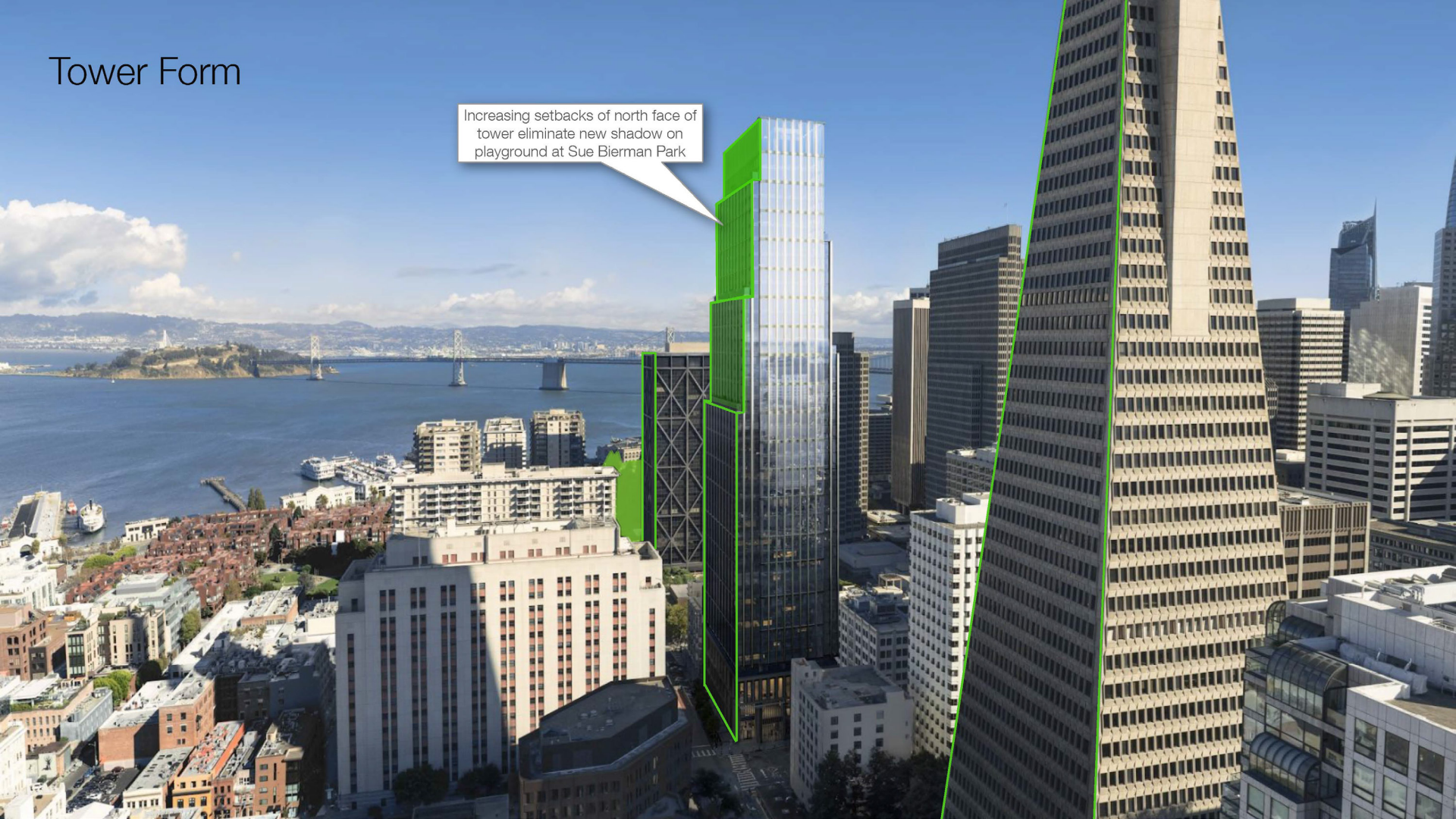
Abstract image of fireman at their task, with "SFFD" copper lettering, on the exterior facade of Fire Station #13 at Washington and Sansome Streets.

<https://kiosk.sfgartcommission.org/objects-1/info/2496?records=60&sort=0&objectName=Untitled>

Tower Form



Tower Form



Increasing setbacks of north face of tower eliminate new shadow on playground at Sue Bierman Park

Proposed Building is south of
Washington St, within the existing
downtown high-rise Financial District

Washington Street



DEVELOPMENT AGREEMENT KEY TERMS



Development Agreement

Community Benefits and Key Terms



- Contract between City and project sponsor, with 8-year term
- Vests permitted uses, zoning controls, impact fees
- Project subject to updates of building codes, fire code, public works code
- Integrates with other proposed ordinances, including property exchange agreement

Development Agreement

Fire Station 13

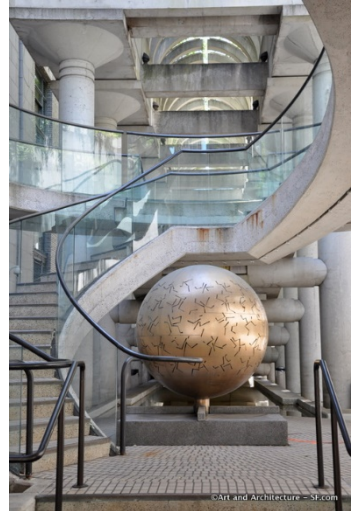
- Delivery of new state-of-the-art facility built to current operational, seismic (Risk Category IV), accessibility, and green building (LEED Gold) standards
- Standalone property to be transferred to City, in amended property exchange agreement
- Maximum 30-month fire station construction duration, with completion required before completion of tower



Development Agreement

Downtown Investment and Activation

- Significant new investment in the future of downtown, with a mix of uses that will generate daytime and nighttime activity
- Merchant Street pedestrian streetscape improvements, with ongoing private maintenance obligation
- Participation in “1% for Art” program (and relocation of existing *Untitled* sculpture to new Fire Station)
- Collection of approx. \$600,000 per year from hotel taxes to support Grants for the Arts, the Arts Commission, and Cultural Districts
- Payment of approx. \$1 million into Downtown Park Fund



Development Agreement Funding for 100% Affordable Housing; Impact Fees



- Affordable housing payments totaling nearly \$15 million
 - \$2.16 million paid to City six months after entitlements are effective
 - Prioritization of funds for senior housing at 772 Pacific Avenue in Chinatown, with second priority to other 100% affordable housing in District 3
- Other impact fees, including approximately \$7.6M in transportation funding

Development Agreement

Workforce Agreement

- **Prevailing wages** for tower and fire station construction
- **First Source Hiring** for Construction and Operations for tower
- **Local Hiring** for fire station construction
- **Local Business Enterprise** obligations, including Micro-LBE goal

Economic & Fiscal Impact

- **Construction period jobs:** 390 annually
- **Permanent jobs:** 1,600 on-site (full and part time)
- Ongoing **direct economic impact:** \$816M annually in San Francisco
- \$9.5 million annually (after expenditures) in net new **General Fund, SFMTA, and arts revenue**



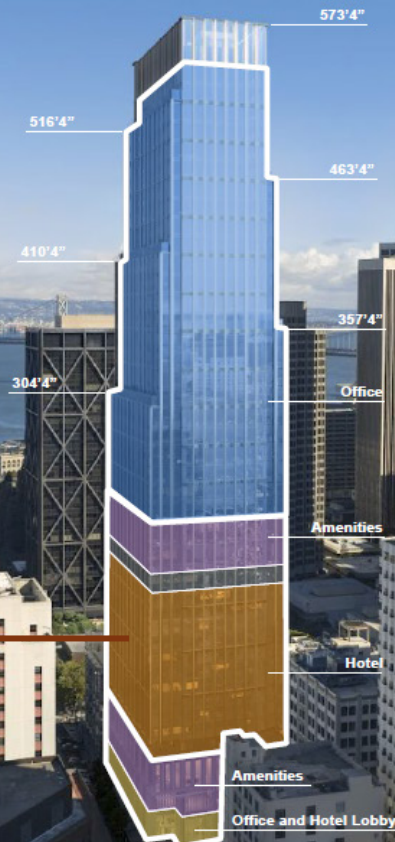
HOTEL AND FIRE STATION DEVELOPMENT INCENTIVE AGREEMENT



Fiscal Impact Analysis

Estimated net new GF revenue, annual (gross, in 2025\$)

- Gross Receipts Tax \$6.24m
- Transient Occupancy Tax (TOT) **\$5.08m**
- Property Tax \$4.04m
- Property Transfer Tax \$1.88m
- Other \$1.32m
- **Subtotal GF Revenue (net new) \$18.55m**



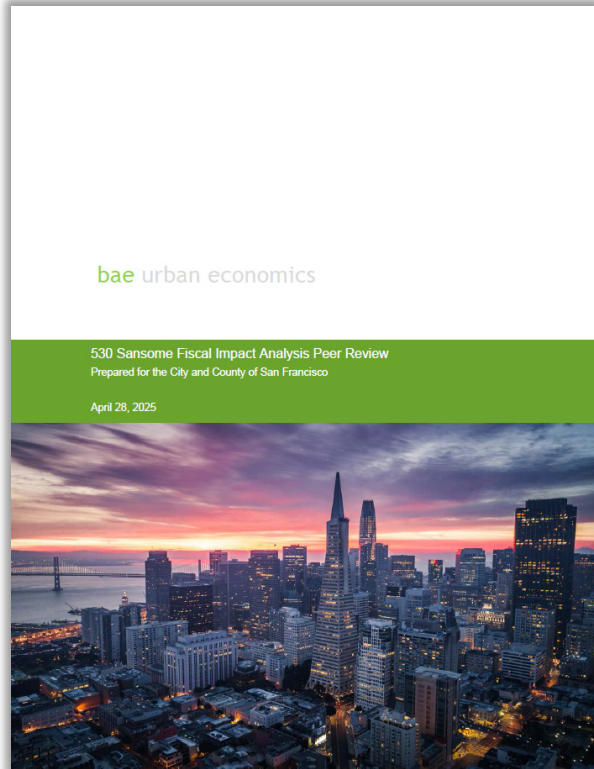
Hotel and Fire Station Development Incentive Agreement



- Incentive payments calculated based on a percentage of actual new hotel tax (TOT) generated by project, for up to 25-year period after hotel occupancy
- Offsets construction costs of fire station, with no upfront City capital dollars
- Supports feasibility of a new construction hotel
- Retains full 10.7% of TOT revenue that is dedicated to arts and culture (Prop E, 2018)
- Developer bears risk of fire station construction cost increases, hotel underperformance

Hotel and Fire Station Development Incentive Agreement

Fiscal Impact Analysis

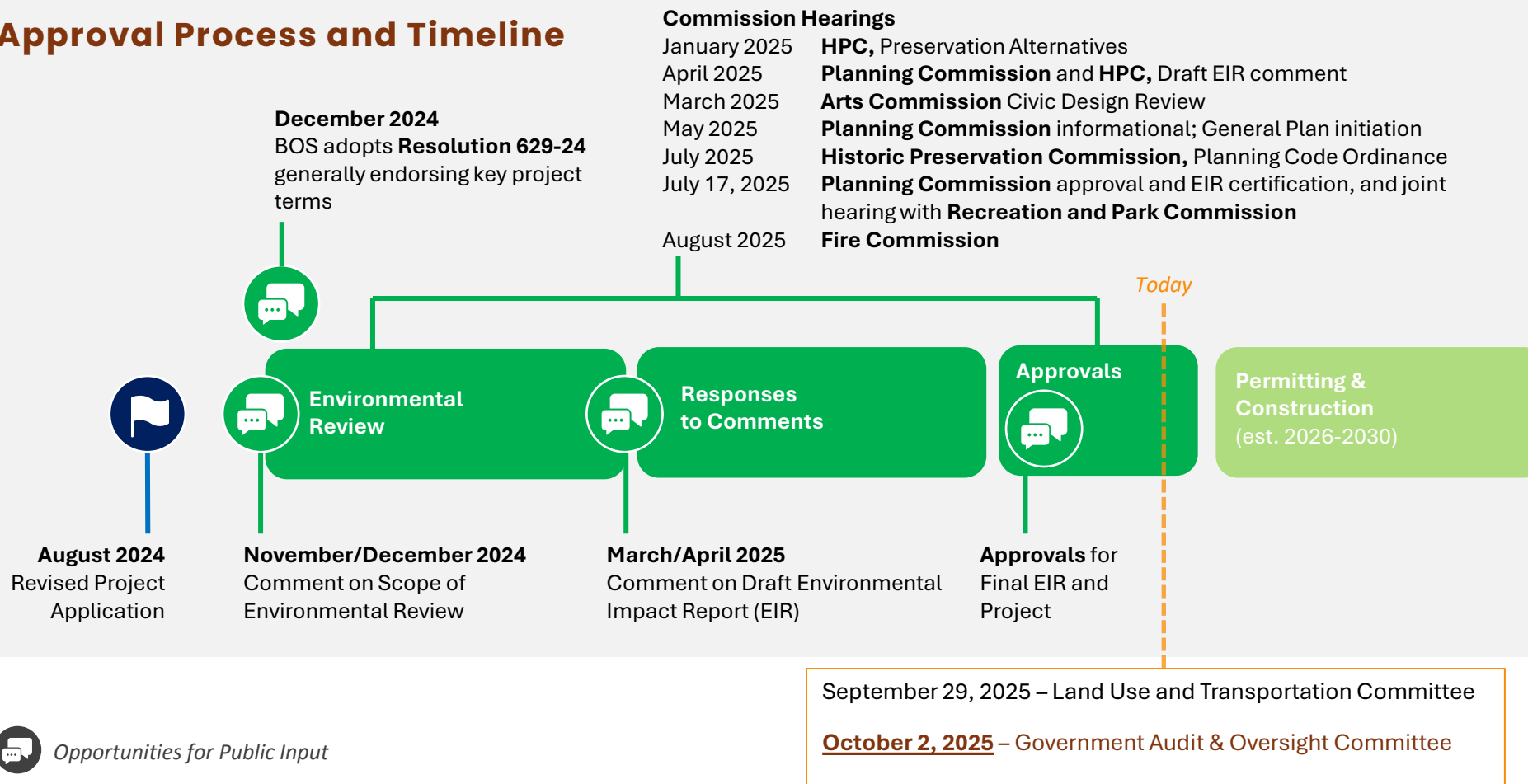


Net Revenues, annual (in 2025\$)

Annual General Fund Revenues (excluding TOT)	\$13,468,000
<u>(Less) General Fund Baseline Requirements</u>	<u>(\$3,861,000)</u>
Annual GF Revenues After Baseline Funding	\$9,606,000
<u>(Less) Annual General Fund Expenditures</u>	<u>(\$1,606,000)</u>
Net Impact on General Fund	\$8,001,000
<u>Plus Net Impact on SFMTA Fund</u>	<u>\$881,000</u>
<u>Plus TOT Arts and Culture Funding</u>	<u>\$610,000</u>
Net Impact, including SFMTA and Arts	\$9,492,000

- Peer review of pro forma, project feasibility gap, and fiscal impact by City's financial consultant
- Confirms net fiscal benefit

Approval Process and Timeline





San Francisco
Planning

