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# Transbay Block 1 - Redevelopment Plan Amendment

**Board of Supervisors**

**April 12, 2016**



# Board of Supervisors Actions

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- Amend the General Plan by Revising Map 5 of the Downtown Area Plan
- Amend the Transbay Redevelopment Plan to increase the maximum height limit on Block 1 from 300 feet to 400 feet

# Transbay Background

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- 1994 Board of Supervisors establishes Transbay Redevelopment Survey Area
- 2002 Transbay Project Draft Environmental Impact Report published.
- 2003 SFRA published Transbay Design for Development.
- 2004 Transbay Project EIR certified.
- 2005 Transbay Redevelopment Plan adopted
- 2005 Rincon Hill Plan adopted.
- 2012 Transit Center District Plan adopted.

# Redevelopment and TCDP Areas



# Affordability Requirements

- AB 812 and Transbay Redevelopment Plan require **35% of all units** built in Zone 1 & 2 be affordable
- Redevelopment Plan requires individual projects within Zone 1 & 2 to provide 15% affordable on-site

# Transbay Development Program

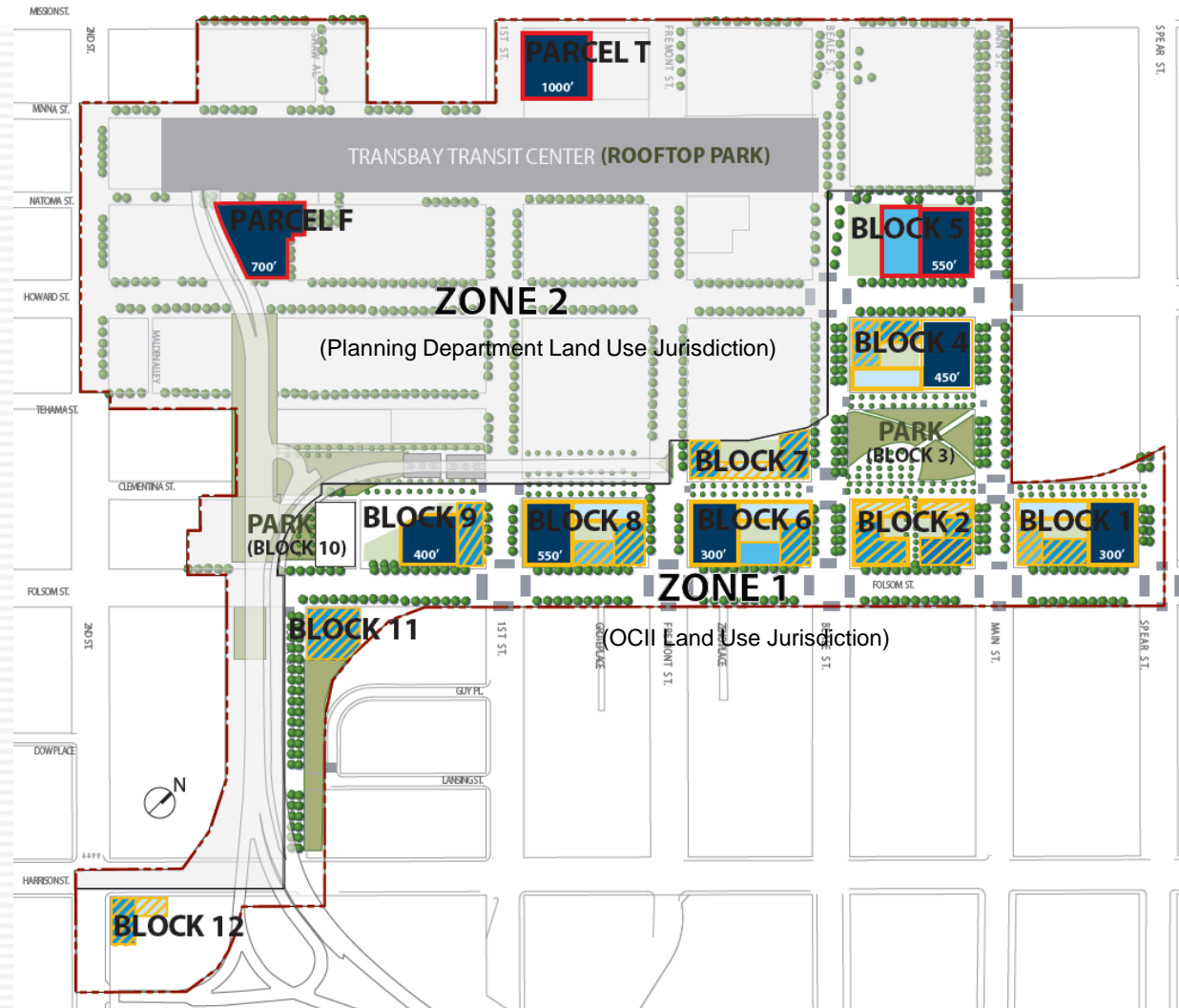
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## Publicly-Owned Parcels

- Over 3,200 new residential units (including over 1,300 affordable units)
- Over 2.6 million s.f. of new office development
- 200,000 s.f. of new retail space
- 9 acres of new parks, including 5.5-acre rooftop park on Transbay Transit Center

## Privately-Owned Parcels

- Over 900 new residential units
- Nearly 4 million s.f. of new office development



# Transbay Zone 1 Project Status

## TRANSBAY REDEVELOPMENT PROJECT AREA



**Under-Ramp Park**  
Acres: 2.5  
Construction Start: 2018



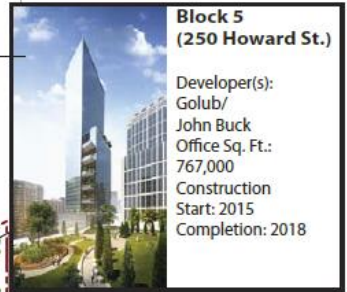
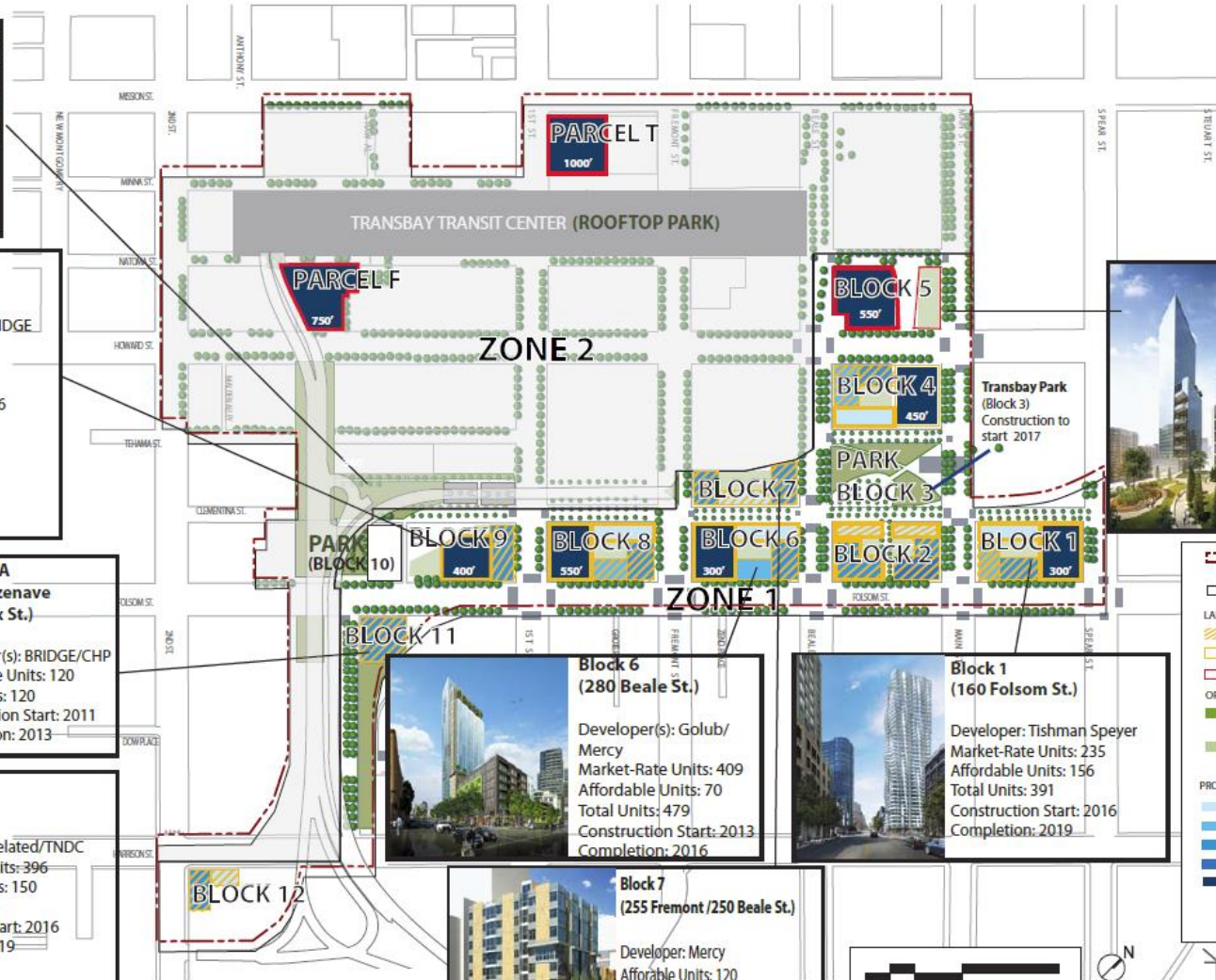
**Block 9**  
(500 Folsom St.)  
Developer(s): Essex/ BRIDGE  
Market-Rate Units: 436  
Affordable Units: 109  
Total Units: 545  
Construction Start: 2016  
Completion: 2019



**Block 11A**  
Rene Cazenave  
(25 Essex St.)  
Developer(s): BRIDGE/CHP  
Affordable Units: 120  
Total Units: 120  
Construction Start: 2011  
Completion: 2013



**Block 8**  
(245 First St.)  
Developer(s): Related/TNDC  
Market-Rate Units: 396  
Affordable Units: 150  
Total Units: 546  
Construction Start: 2016  
Completion: 2019



**Block 5**  
(250 Howard St.)  
Developer(s): Golub/ John Buck  
Office Sq. Ft.: 767,000  
Construction Start: 2015  
Completion: 2018



**Block 6**  
(280 Beale St.)  
Developer(s): Golub/ Mercy  
Market-Rate Units: 409  
Affordable Units: 70  
Total Units: 479  
Construction Start: 2013  
Completion: 2016



**Block 1**  
(160 Folsom St.)  
Developer: Tishman Speyer  
Market-Rate Units: 235  
Affordable Units: 156  
Total Units: 391  
Construction Start: 2016  
Completion: 2019



**Block 7**  
(255 Fremont /250 Beale St.)  
Developer: Mercy  
Affordable Units: 120  
Construction Start : 2016  
Completion: 2018

**TRANSBAY REDEVELOPMENT PROJECT AREA**

- TRANSBAY REDEVELOPMENT PROJECT AREA
- ZONE 1
- ZONE 2

**LAND USE (SUBJECT TO CHANGE)**

- AFFORDABLE HOUSING
- MARKET RATE HOUSING
- COMMERCIAL

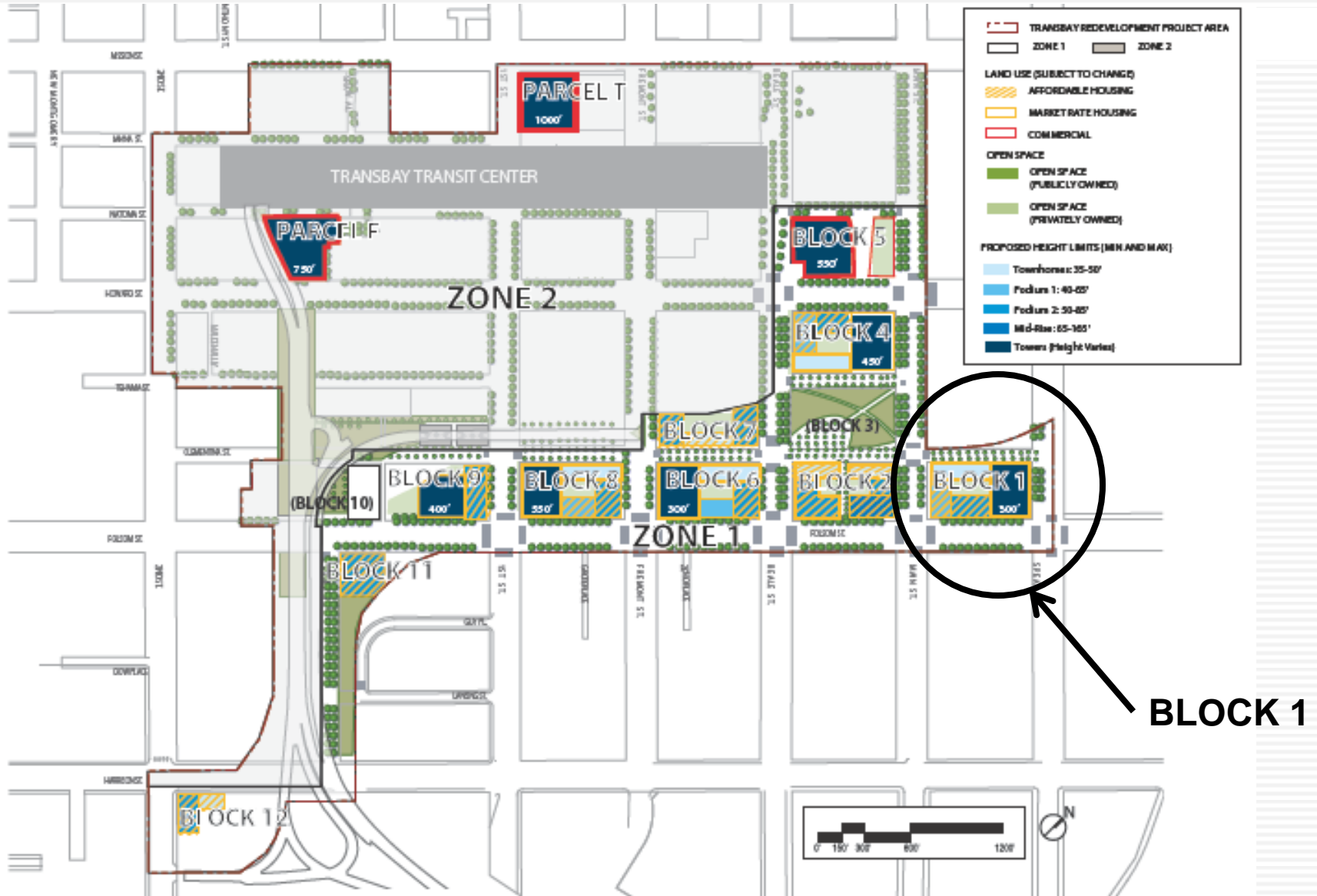
**OPEN SPACE**

- OPEN SPACE (PUBLICLY OWNED)
- OPEN SPACE (PRIVATELY OWNED)

**PROPOSED HEIGHT LIMITS (MIN AND MAX)**

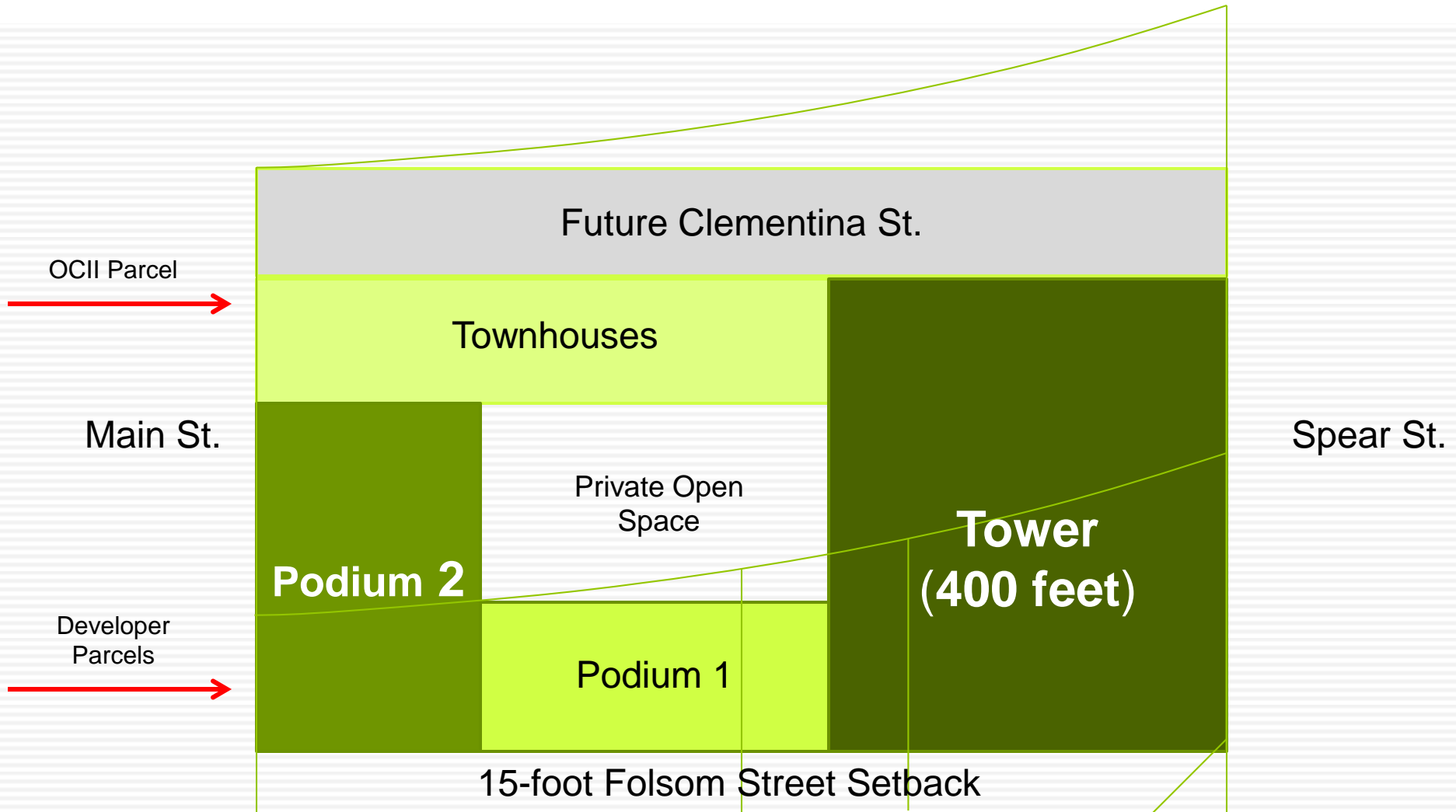
- Townhomes: 35-50'
- Podium 1: 40-65'
- Podium 2: 50-85'
- Mid-Rise: 65-165'
- Towers (Height Varies)

# Transbay Block 1





# Proposed Development Program 400 feet



# Proposed Project Summary

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- Proposed height increase from 300' to 400'
- Mixed income homeownership project - 391 Units
- Public benefits of the height increase:
  - Increases total project housing units
    - 44 more affordable units in tower
  - 40% of total project units affordable - 156 Units @ 80% to 120% AMI
- Affordable units dispersed in first 26 floors of tower and in podium building
- Separate HOA for BMR residents
- Amenities shared by all residents
- Insignificant shadow impact on parks
  - EIR addendum: Less than 0.5% additional shadow impact

# Proposed Project – Benefits

OVERALL PROJECT	ENA (with 300' Tower)	Proposed (with 400' Tower)	Benefit
Tower Height	300 feet	400 feet	100 foot increase
Stories	30	39	Additional 9 stories
Total Units	318 Units	391 Units	73 more units overall
Total BMR Units	112 BMR Units	156 BMR Units	44 more BMR Units
Overall Project Affordability	35%	40%	5% more overall affordability
Level of Affordability			
Podium	80% AMI (25 units) 90% AMI (26 units) 100% AMI (25 units)	80% AMI (25 units) 90% AMI (26 units) 100% AMI (25 units)	No change
Tower	100% AMI (36 units)	100% AMI (50 units) 120% AMI (30 units)	120% AMI tier added for 30 additional units in tower
Location of Tower BMR Units	Floors 1-3	Floors 1-26	BMR units interspersed in tower

# Breakdown of 40% Affordability

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- There are 391 total units in the Project
- 156 Units will be affordable (40%)
  - 80 units in the tower and townhomes (100-120% AMI), all funded by the Developer
  - 76 units in the podium buildings (80-100% AMI)
    - \$19.18M subsidy provided by OCII
    - Remaining costs funded by Developer

# Land Fair Market Value

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- State law requires land to be sold for FMV
  - Draft 33433 Report included in Board file
  - 33433 Report to BOS in June 2016
- Draft 33433 Report Conclusions
  - OCII is receiving consideration of \$50.2M consisting of:
    - Land Price \$19.2M (per 2014 appraisal at ENA)
    - \$17M cost to Developer of increasing percentage of affordable units in project from 35% to 40%, and dispersal
    - \$14M cost to Developer to fund gap between cost and OCII subsidy for 76 affordable units in podiums

# Land Fair Market Value cont.

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- Comparison to Block 8
  - Block 1 Consideration to OCII
    - Total                   \$50,180,000
    - Per Unit               \$253,400
  - Block 8 Consideration to OCII
    - Total                   \$71,000,000
    - Per Unit               \$150,000

# Land Fair Market Value cont.

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- Comparison to Block 9
  - Block 1 Consideration to OCII
    - Total                   \$50,180,000
    - Per Unit               \$253,400
  - Block 9 Consideration to OCII
    - Total                   \$43,320,000
    - Per Unit               \$79,500

# Proposed Project

## View Southeast From Future Transbay Park

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# Pedestrian Experience

## Embarcadero Looking Southwest – Existing

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# Pedestrian Experience

## Embarcadero Looking Southwest – 300' Tower + Planned Projects

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# Pedestrian Experience

## Embarcadero Looking Southwest – 400' Tower + Planned Projects

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# Urban Form – Height Map



# Urban Form

## View from Bay Bridge – Existing

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# Urban Form

## View from Bay Bridge – 300' Tower + Planned Projects

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# Urban Form

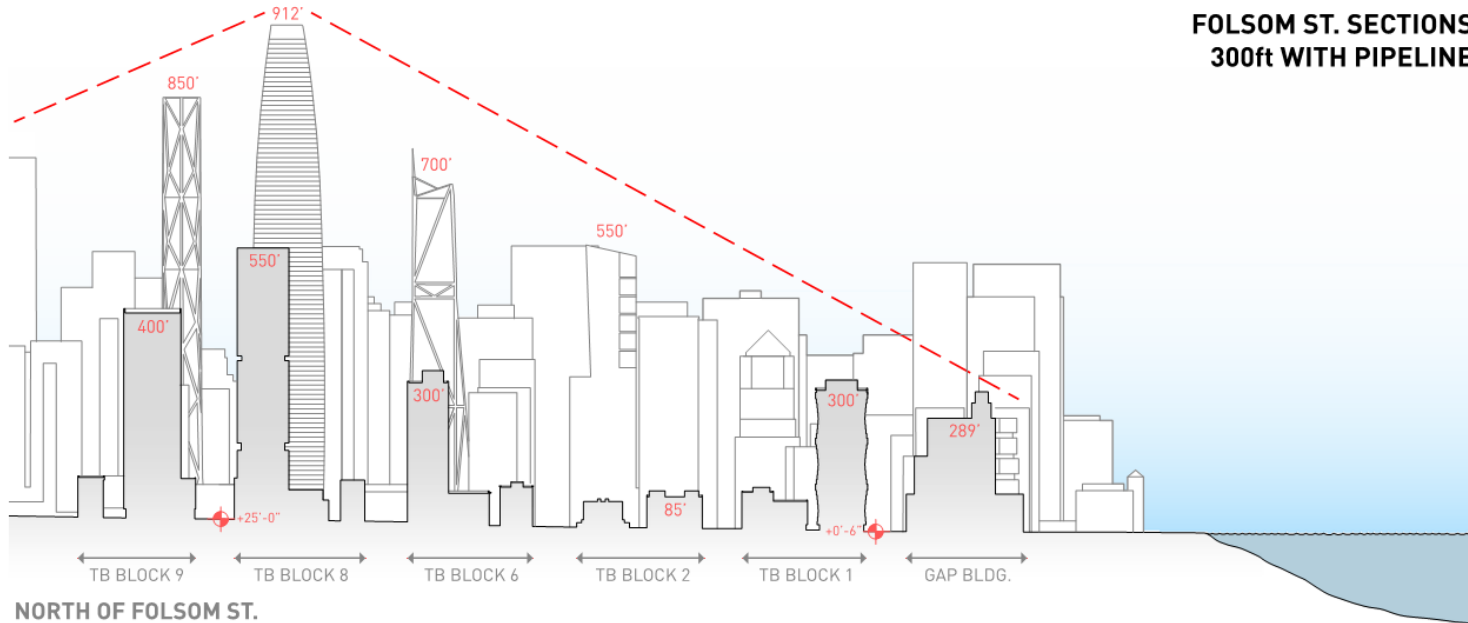
## View from Bay Bridge – 400' Tower + Planned Projects

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# Urban Form – Cross Section

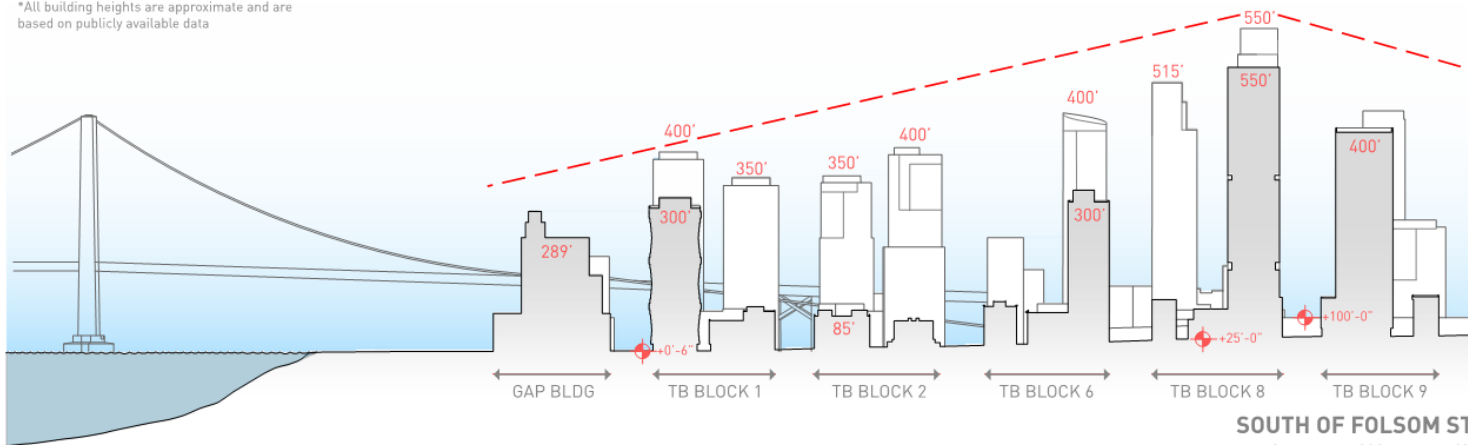
**FOLSOM ST. SECTIONS  
300ft WITH PIPELINE**



**NORTH OF FOLSOM ST.**



\*All building heights are approximate and are based on publicly available data

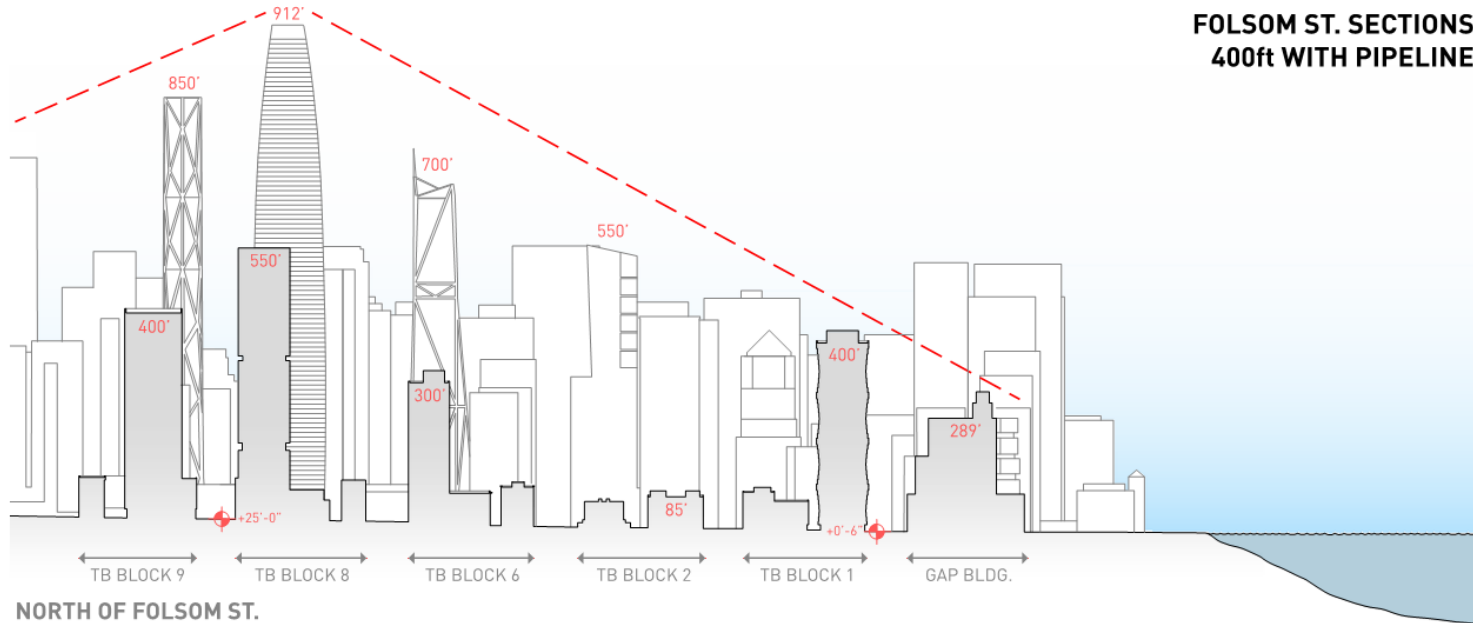


**SOUTH OF FOLSOM ST.**





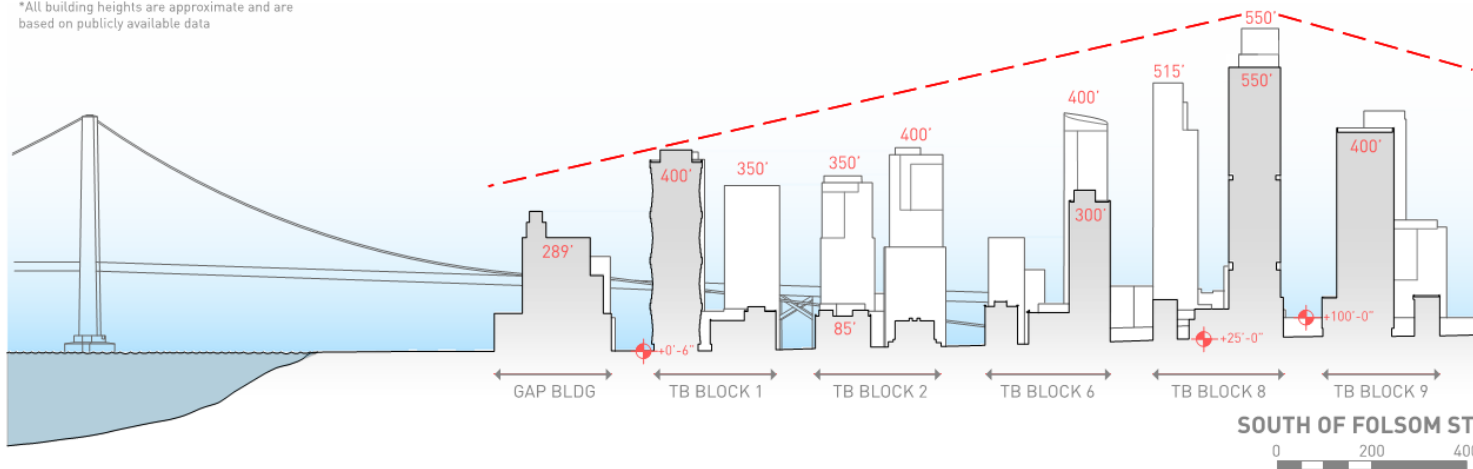
# Urban Form – Cross Section



**NORTH OF FOLSOM ST.**



\*All building heights are approximate and are based on publicly available data



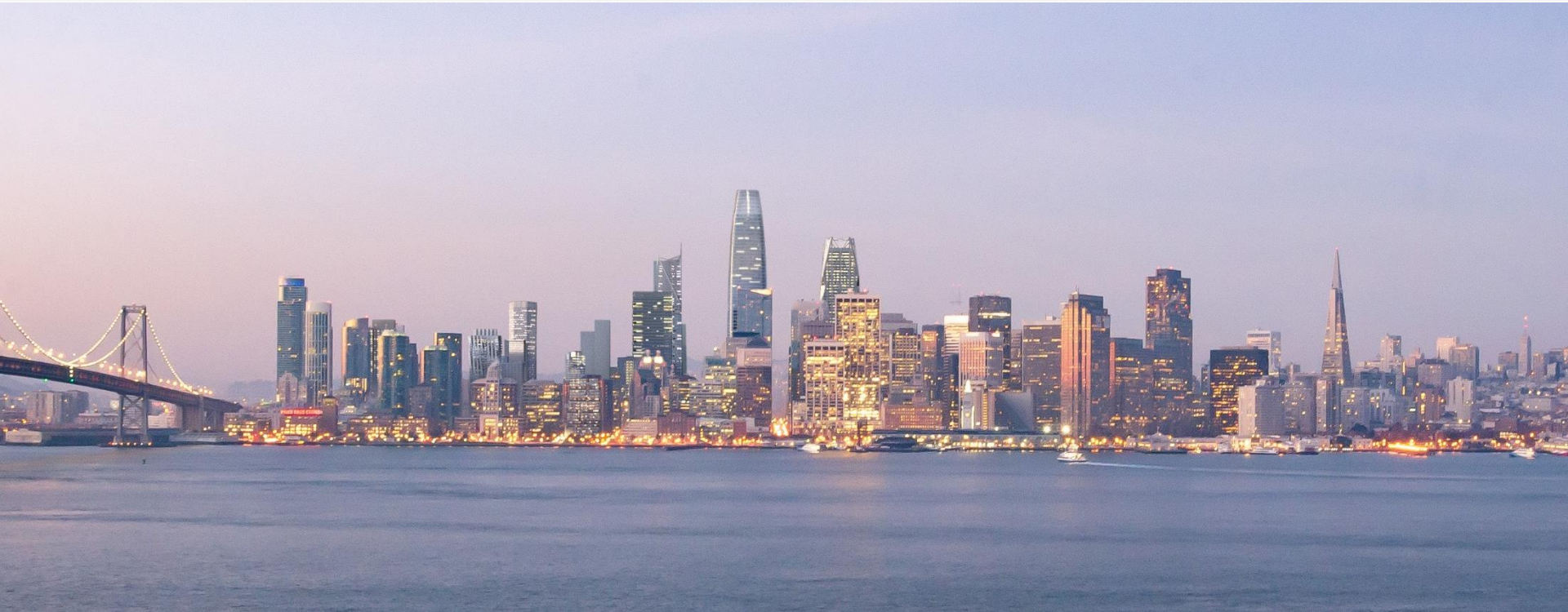
**SOUTH OF FOLSOM ST.**



# Urban Form

## View from Yerba Buena Island – 400' Tower + Planned Projects

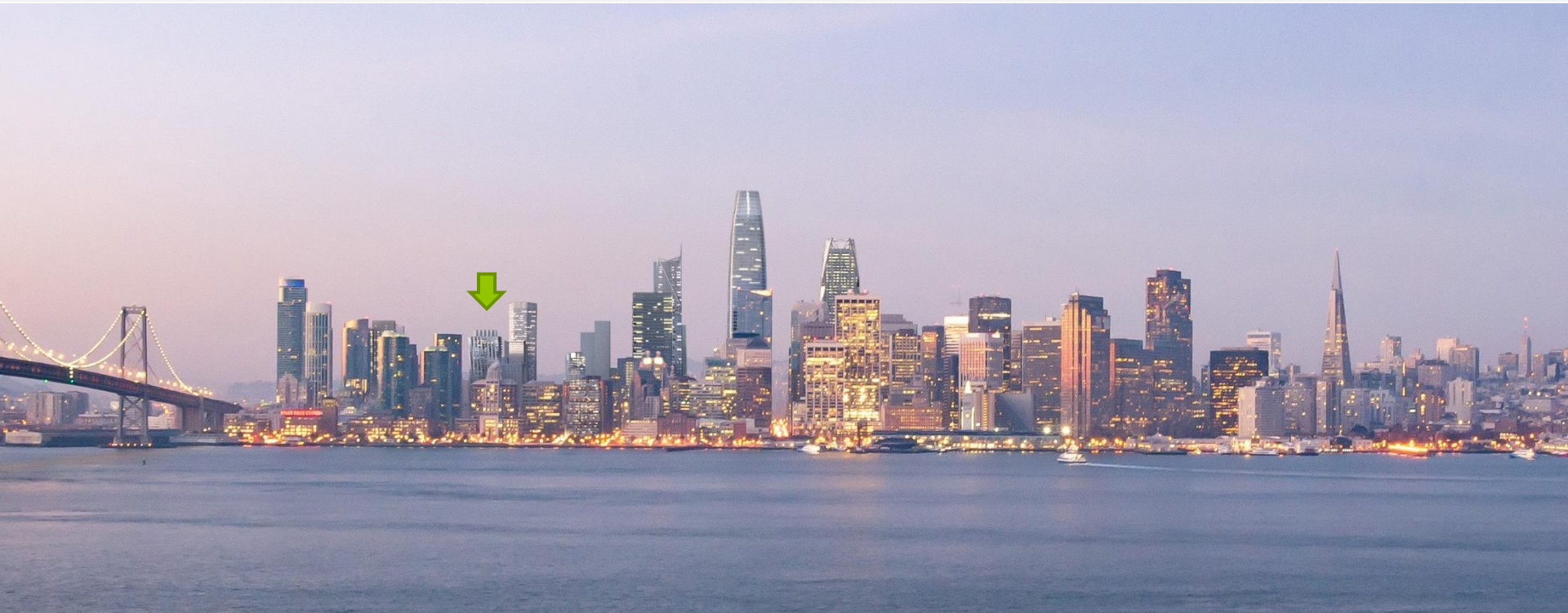
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# Urban Form

## View from Yerba Buena Island – 400' Tower + Planned Projects

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# Urban Form Summary

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- Current Block 1 height approved 11 years ago
- Since then, the Transit Center District Plan was approved
  - Increased heights to 1,000'
  - Prior to TCDP, maximum height was 550'
- Increasing height of Block 1 to 400' consistent with urban form

# Environmental Review

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- The Transbay Redevelopment Plan EIR analyzed **a much larger Block 1 project**
- EIR addendum for height increase on Block 1 analyzed shadow and wind
  - No significant wind impacts
  - Shadow impacts on parks not significant
- All other features consistent with Transbay EIR

# Shadow Analysis

## Six Open Spaces Studied – Within Block 1 Shadow Fan

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Proposed Project @ 160 Folsom / Transbay Block 1

### Affected Open Spaces

- ① Rincon Park
- ② Transbay Park
- ③ Spear Street Terrace
- ④ Howard/Fremont Plaza
- ⑤ Main Street Plaza
- ⑥ Transbay Terminal Park

# Shadow Analysis – Less than 0.5% Shadow Impact

	Rincon Park	Transbay Park (Future)	Spear Street Terrace	Howard/ Fremont Plaza	Main Street Plaza	Transbay Terminal Park (Future)
<b>Size of Open Space (acres)</b>	3.23	1.31	0.73	0.2	0.11	3.9
<b>Additional Days Per Year Shadow Would Be Caused By 400 Foot Tower Compared to 300 Foot Tower</b>	28	None	28	43	None	70
<b>Day(s) of Maximum Shadow</b>	Feb 23 & Oct 18	June 21	Feb 23 & Oct 18	May 10 & Aug 2	May 10 & Aug 2	Apr 5 & Sep 6
<b>Additional Duration of Shadow on Day of Maximum Shadow</b>	45 mins	18 mins	18 mins	18 mins	44 mins	18 mins
<b>Additional Annual Shading on Park/Open Space</b>	0.34%	0.03%	0.49%	0.12%	0.19%	0.023%

# Community Outreach/Public Meetings

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2014 – Present	10 community outreach/public meetings
January 2016	Transbay CAC and OCII Commission approved Plan Amendment
February 2016	Planning Commission General Plan consistency findings and recommendation to BOS
April 2016	BOS considers Plan Amendment
Spring 2016	OCII Commission considers Schematic Design and Disposition and Development Agreement
Summer 2016	BOS considers OCII property transfer



# THANK YOU

