



TRANSBAY PARCEL F

BOARD OF SUPERVISORS : LAND USE AND TRANSPORTATION COMMITTEE HEARING
FEBRUARY 22, 2021



San Francisco
Planning

Project Location



TRANSBAY OVERVIEW



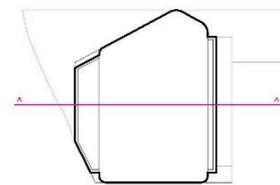
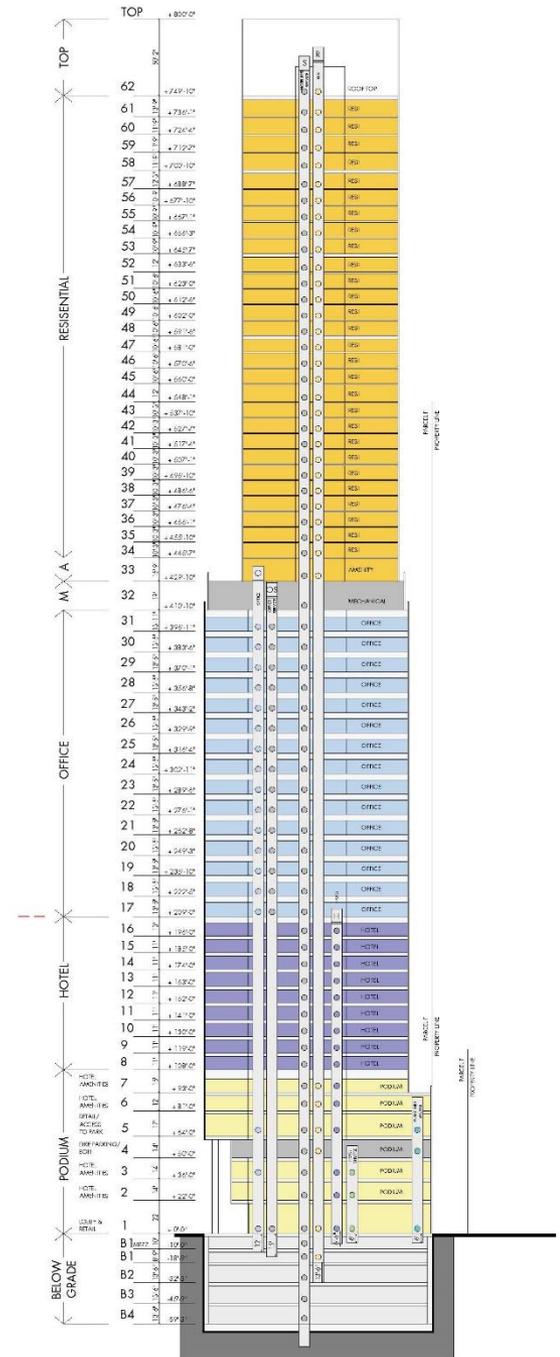
SITE CONTEXT



TOWER ELEVATION - SOUTH

Project Synopsis

- 61-story mixed-use building
- 750' tall (800' with rooftop features)
- ~957,000 gross floor area (all uses)
- 165 dwelling units
- 189 hotel rooms
- ~276,000 square feet of office use
- ~9,000 square feet of retail space
- 212 bicycle parking spaces
- 183 vehicle parking spaces
- Mid-block connection to Transit Center
- Pedestrian bridge to Transit Center Park



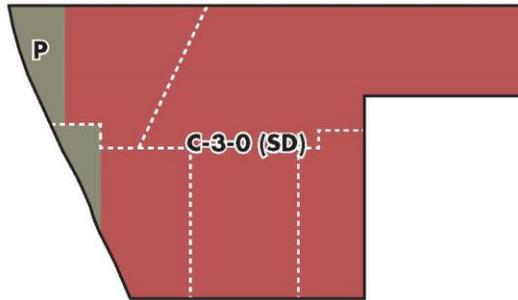
TOWER SECTION - EAST/WEST

Summary of Planning Commission / Zoning Administrator Actions

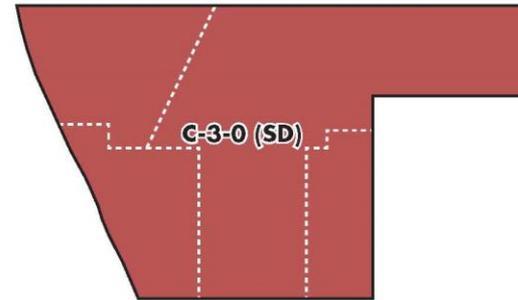
- General Plan Amendment
- Planning Code Text & Map Amendments
- Development Agreement
- Shadow Findings (with recommendation from Recreation and Park Commission)
- Downtown Project Authorization (granting requested exceptions)
- Conditional Use Authorization (for the hotel use)
- Office Allocation (up 275,764 gross square feet of office use)
- Variances related to parking/loading entrances, street frontages, and location of bicycle parking

Planning Code Text & Map Amendments (Board File No. 201385)

- Amend Zoning Map ZN-01 to rezone a portion of the Project Site from the P (Public) District to the C-3-O(SD) Downtown Office Special Development District.

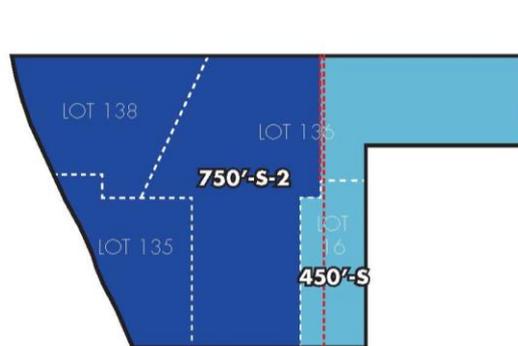


EXISTING ZONING DISTRICTS

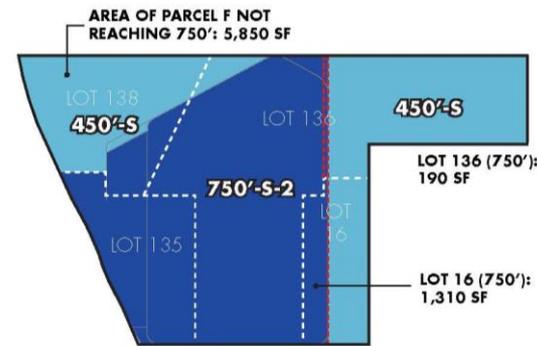


PROPOSED ZONING DISTRICT

- Amend Zoning Map HT-01 to rezone the height and bulk district designations for a portion of the Project Site (swapping 750-S-2 & 450-S).



EXISTING HEIGHT AND BULK DISTRICT



PROPOSED HEIGHT AND BULK DISTRICT

Planning Code Text & Map Amendments (Board File No. 201385)

- Permit the footprint of the portion of the Project Site dedicated to dwelling units/residential uses to exceed 15,000 square feet.
- Waive certain provisions of the Planning Code to allow the Project to satisfy affordable housing obligations through payment of an in-lieu affordable housing fee in the manner set forth in the Development Agreement.

Development Agreement (Board File No. 201386)

- Requires an in-lieu affordable housing fee at an amount equal to 150% of the inclusionary housing fee that Section 415.5 of the Planning Code would otherwise require. (Fee is estimated at \$45-47 million, an increase of approximately \$15 million over the base fee.)
- In-lieu affordable housing fee payable to Office of Community Investment and Infrastructure (“OCII”) for use within the Transbay Redevelopment Project Area.
- OCII intends use the in-lieu fee towards the development of 192 affordable units within the proposed project located Transbay Block 4.

Redevelopment Plan Variation (Board File No. 201387)

- The change to the Project's Inclusionary Housing Obligation requires a Variation from the Transbay Redevelopment Plan.
- On January 19, 2021, the Commission on Community Investment and Infrastructure ("CCII"), as the Commission to OCII, conditionally approved the Variation request.
- The Board of Supervisors, acting in its capacity as the legislative body to the Successor Agency to the former Redevelopment Agency of the City and County of San Francisco, must approve material changes to OCII's affordable housing obligations, and must therefore approve provisions of the Variation decision by CCII to modify the on-site affordable housing requirement for the Project.