

LEGISLATIVE DIGEST

[Redevelopment Plan Amendment - Transbay Redevelopment Project Area - Zone One, Block 4]

Ordinance approving an amendment to the Transbay Redevelopment Plan to increase height and bulk limits on Block 4 of Zone One of the Transbay Redevelopment Project Area (Assessor's Parcel Block No. 3739, Lot No. 010, located on the south side of Howard Street between Beale and Main Streets), by increasing the maximum height limit for tower buildings from 450 feet to 513 feet, and increasing certain maximum floor plate sizes; making findings under the California Environmental Quality Act; making findings under the California Community Redevelopment Law; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

The Board of Supervisors approved the Redevelopment Plan for the Transbay Redevelopment Project Area ("Redevelopment Plan") in 2005, and approved amendments to the Redevelopment Plan in 2015 and 2016. The Redevelopment Plan establishes, among other things, the land use controls for the Transbay Redevelopment Plan Area (the "Plan Area"), including the height and bulk limits for development within the Plan Area.

Amendments to Current Law

The ordinance would amend the Redevelopment Plan to increase the height limit and certain bulk limits for the Transbay Block 4 site (Assessor's Block 3739, Lot 010), to facilitate construction of a mixed-use development ("Transbay Block 4 Redevelopment Project"). Specifically, the ordinance would amend the Redevelopment Plan to increase the maximum height limit from 450 feet to 513 feet, and would increase the maximum floor plate for buildings between 85 feet and 250 feet in height to 13,500 square feet, and for buildings between 501 feet and 550, would increase the maximum floor plate to 15,200 square feet for that portion of the building between 85 feet and 122 feet ("Plan Amendments").

Background Information

The Plan Amendments would facilitate development of the Transbay Block 4 Redevelopment Project, a mixed used development project containing a 47-story tower with six-story townhome adjunct, a 16-story mid-rise building, and one-story podium with underground facilities, with 681 total residential units, including 155 market-rate condominium units in the upper portion of the tower and townhome adjunct, 324 rental units in the lower portion of the tower (including 105 below market rate units affordable to moderate income households), and 202 rental units in the mid-rise building (including 201 units affordable to low- to moderate-income households), underground parking, ground floor retail, and open space and

streetscape improvements. The Commission on Community Investment and Infrastructure, as the Successor Agency to the former San Francisco Redevelopment Agency, recommended approval of the Plan Amendments and took various approval actions related to the Transbay Block 4 Redevelopment Project in Resolution Nos. 18-2020, 19-2020, and 20-2020, which it adopted on June 21, 2022.

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