

OCII COMMISSION

Transbay Workshop

December 17, 2019



Agenda

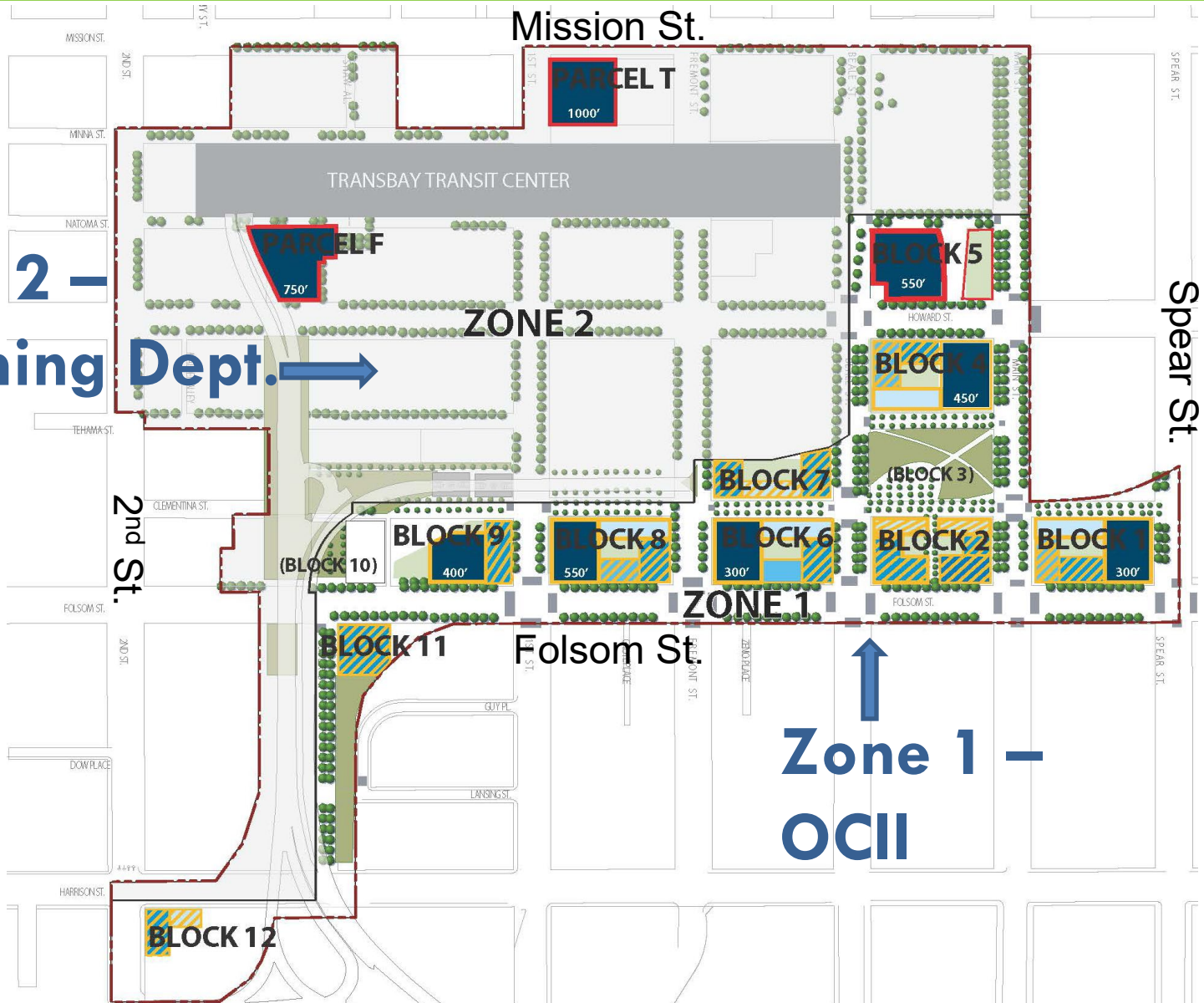
- Background
- Update on Success of Transbay
- 2020 Proposed Actions
- Next Steps

Background

- Transbay Redevelopment Plan Area created in 2005
- Purpose: Generate funding for construction of Salesforce Transit Center
- Project Area split into two zones
 - Zone 1 - OCII has land use authority
 - Zone 2 - Planning Department has land use authority
- State Law requires 35% of all new units built in Project Area be affordable

Transbay Redevelopment Project Area

**Zone 2 –
Planning Dept.** →



Zone 1 Status Summary

Type of Uses	Total in Zone 1	Completed	% Complete	Remaining	
Housing	3,206	1,267	40%	1,939	Units
Commercial (Office)	767,000	767,000	100%	0	SF (leasable)
Retail	73,500	38,000	52%	35,500	SF (leasable)
Open Space	3.9	0	0%	3.9	Acres
Folsom Street Improvements	5	0	50%	5	Blocks

Transbay – 2015



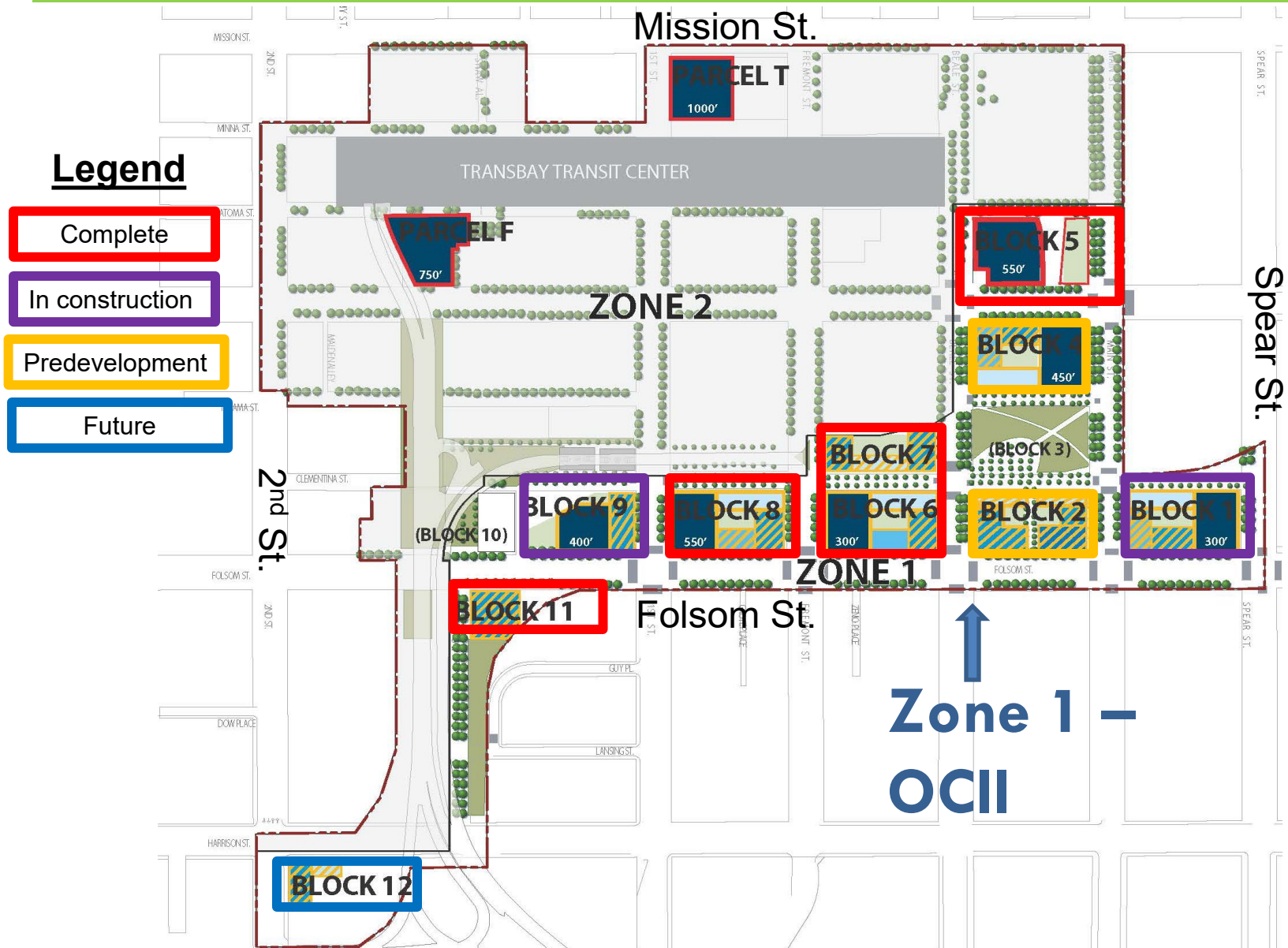
Transbay - 2024



Zone 1 Status: Housing

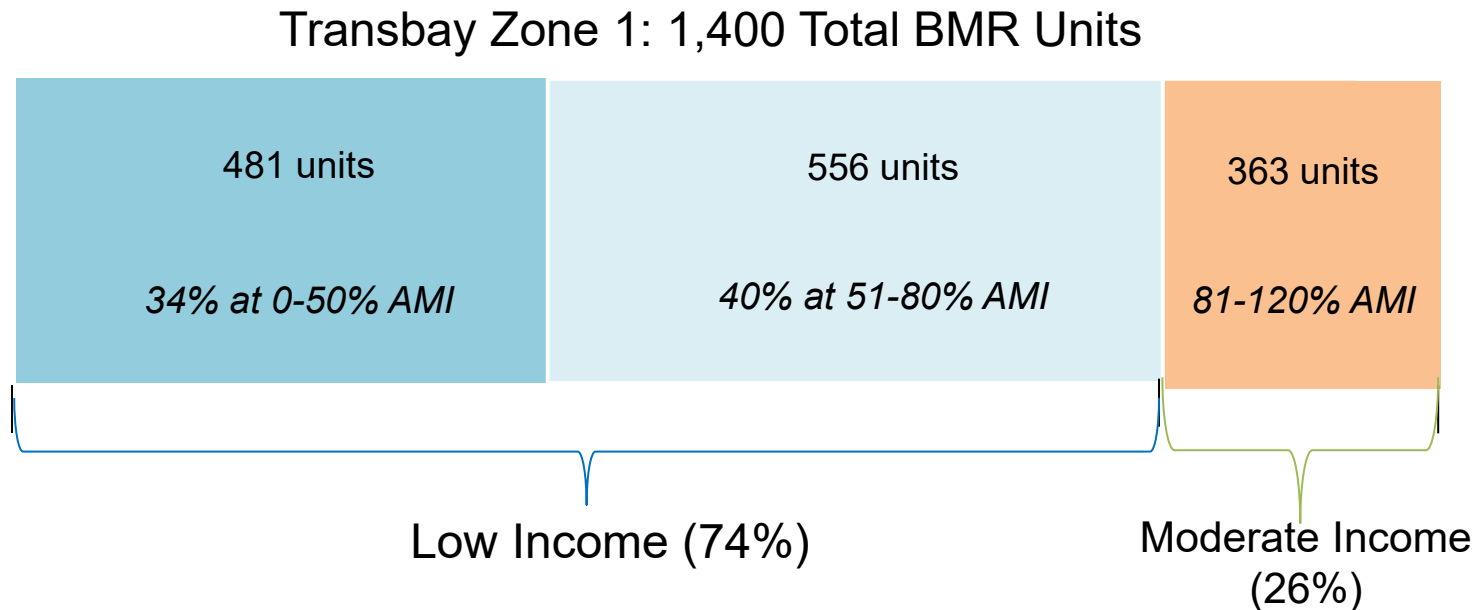
TRANSBAY ZONE 1 HOUSING TYPE	Completed	In Construction	Predevelopment	Future Sites	Total
Total Market Rate Units	807	664	347	0	1,818
Total Stand Alone Affordable Units	390	76	247	80	793
Total Inclusionary Units	70	189	336	0	595
Total Units	1,267	929	930	80	3,206
Total Affordable Units	460	265	583	80	1,388
% Affordable	36%	29%	63%	100%	43%

Zone 1 Status: Housing



Zone 1 Status: Housing

- OCII's housing program (Zone 1):
 - Approximately 3,200 total housing units; 1,400 BMRs at full build out (43%)



Zone 1 Status: Housing

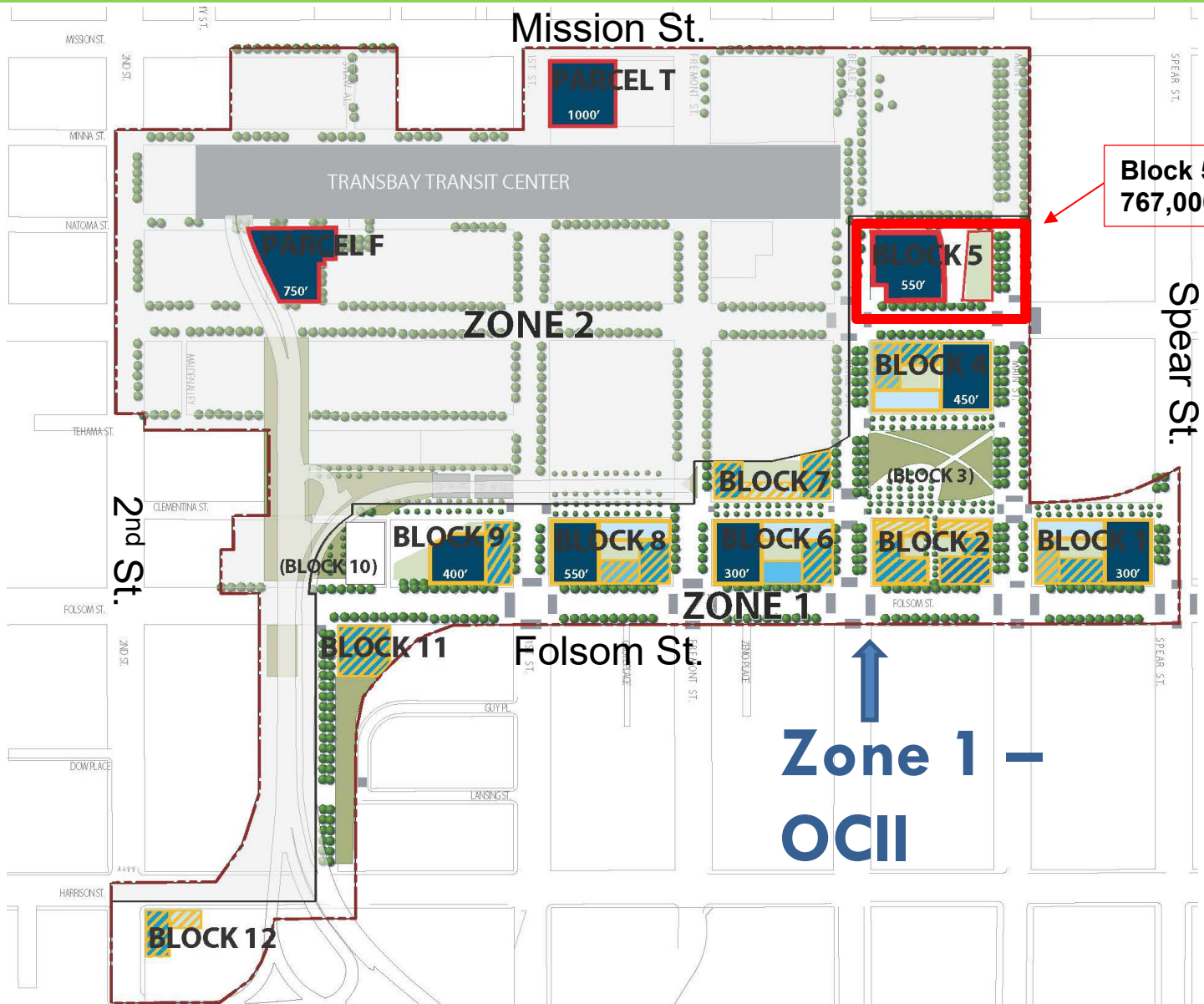
- Approximately 1,400 BMR units at full buildout
 - 916 units Family Rental (65%)
 - 135 units Seniors (10%)
 - 170 units Homeless Families, Adults, & Seniors (12%)
 - 23 units HOPESF Relocates (2%)
 - 156 units Family Homeownership (11%)

Zone 1 Status: Housing

35% of new units built in Transbay must be affordable

Zone	Market Rate	Affordable	Total	% Affordable
Zone 1 Units	1,818	1,388	3,206	43%
Zone 2 Units	918	119	1,037	11%
Total Units	2,736	1,507	4,243	36%

Zone 1 Status: Commercial



Zone 1 Status: Retail SF*

Block	Complete (sf)	In Construction (sf)	Predev/ Future (sf)	Approx (sf)	% Pre-leased/ leased	Tenants
Block 1		10,200		10,200	0%	N/A
Block 2			10,000	10,000	N/A	N/A
Block 4			8,500	8,500	N/A	N/A
Block 5	8,600			8,600	50%	Blue Bottle
Block 6	9,000			9,000	100%	Starbucks, Truform Boxing, Phil's
Block 8	17,000			17,000	100%	Restaurants, Gym
Block 9		6,800		6,800	50%	HSBC Bank
Block 11	3,400			3,400	100%	Socola Chocolate, SF Iron, DragonEats
Block 12				N/A	N/A	N/A
Total	38,000	17,000	18,500	73,500	50%	

* Square footage is approximate

Status: Infrastructure & Open Space

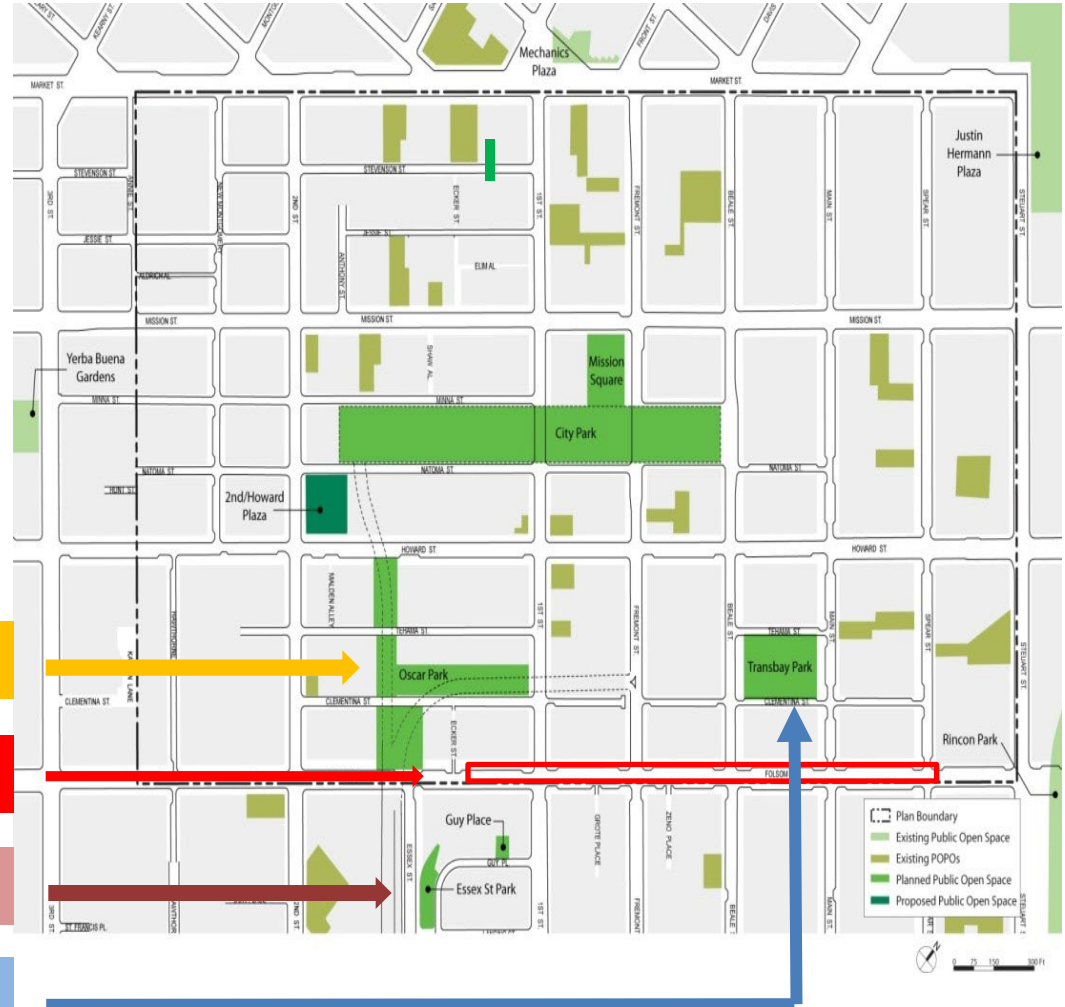
**Plan Creates and Funds
3.9+ Acres of New Open Space,
Streetscape Improvements**

Under-ramp Park (2.4 ac)

Folsom Street Improvements

Essex Street Open Space (.5 ac)

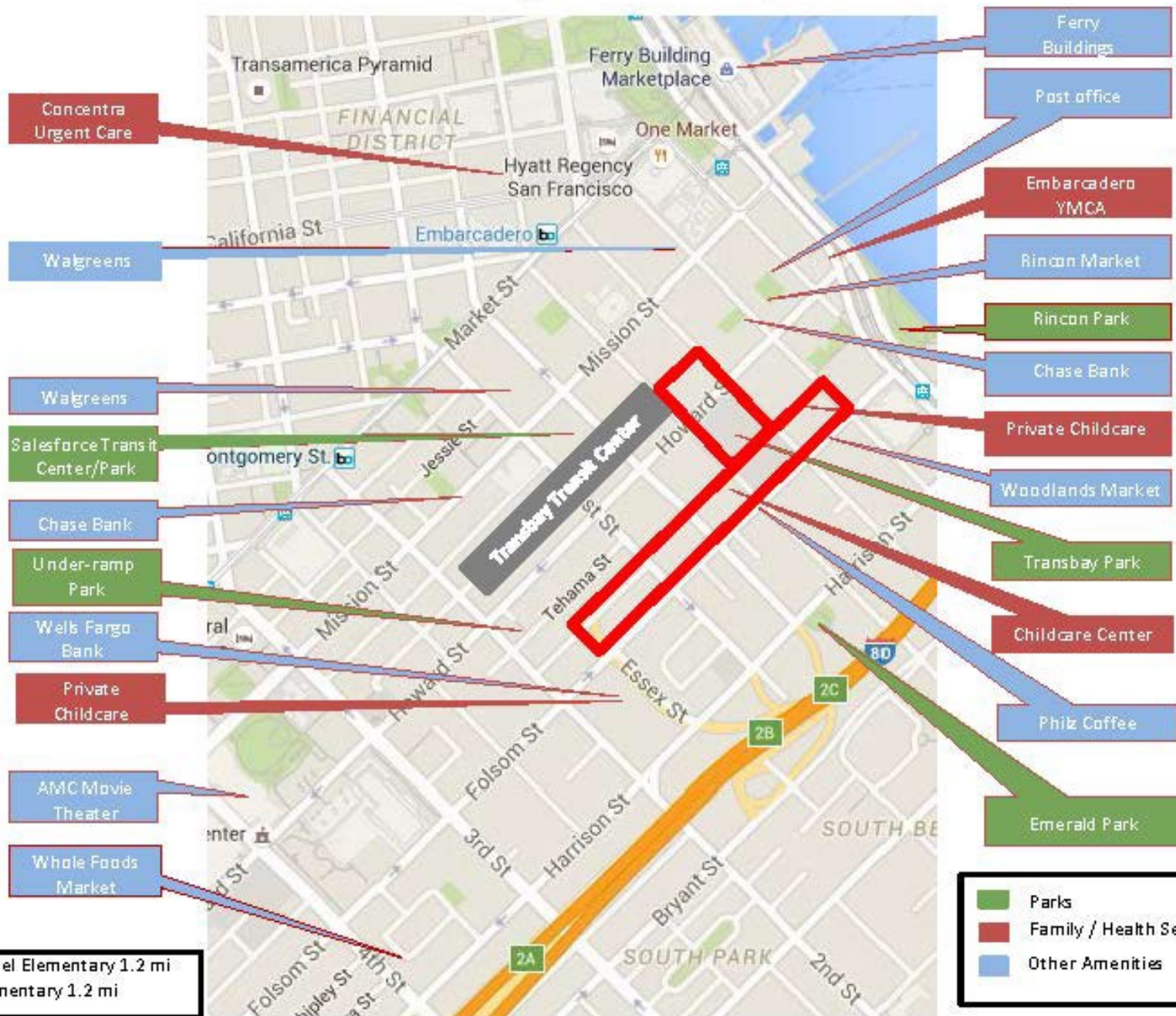
Transbay Park (1 ac)



Zone 1 Status: SBE/Workforce

- **Zone 1 results to date:**
 - \$1.3 Billion total contracts
 - SBE:
 - 23% of all contracts
 - 62% of professional services contracts are SBEs
 - 94% of professional service SBEs based in San Francisco
 - Local construction hiring:
 - 800,000 hours, \$40 million of wages

Transbay Amenities Map



Commission Next Steps

- **Block 2**
 - RFP Issuance
 - Developer Selection
 - Predevelopment Funding
- **Block 4**
 - Redevelopment Plan and DCDG Amendments to increase building heights
 - Schematic Design, DDA
 - Variation to Redevelopment Plan to offsite Parcel F BMRs to Block 4

Transbay Workshop

Questions?