INFORMATIONAL MEMORANDUM

TO:        Agency Commissioners

FROM:    Fred Blackwell, Executive Director

SUBJECT: Transmittal of 2004 Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project Final Environmental Impact Statement/Environmental Impact Report in reference to proposed development of Block 11A; Transbay Redevelopment Project Area

On June 15, 2010, Agency staff intends to present for the Commission’s consideration a schematic design for a supportive housing development on Block 11A in the Transbay Redevelopment Project Area (“Project Area”), the first of many vertical developments that will happen in the new few years in the Project Area, along with a proposed Disposition and Development Agreement and Ground Lease with Folsom Essex LLC (the “Developer”) for the proposed Block 11A development. On August 4, 2009, the Commission authorized an exclusive negotiations agreement and a tax increment loan agreement with Bridge Housing Corporation and Community Housing Partnership through the Developer for the development of approximately 120 units of very-low income supportive housing on Block 11A. Since that time, Agency staff has been working with the Developer to complete the schematic design for the project. The Transbay Citizens Advisory Committee approved the schematic design on April 29, 2010.

The Final Environmental Impact Statement/Environmental Impact Report (“Final EIS/EIR”) for the Project Area, which was certified by the Commission on April 20, 2004 (Resolution No. 45-2004), provides environmental clearance for the proposed development on Block 11A, as well as most of the other vertical development anticipated on publicly-owned parcels in the Project Area. Because the Final EIS/EIR was certified in 2004, a complete copy of the Final EIS/EIR is being provided along with this memorandum to each Commissioner.

The Final EIS/EIR analyzed the environmental impacts of a 234,000-square-foot, 195-unit residential development on Block 11A pursuant to the California Environmental Quality Act (“CEQA”). Because the project proposed by the Developer is smaller than what was analyzed in the Final EIS/EIR, the current proposal is fully covered by that analysis and no additional CEQA analysis is required. A description of the project analyzed in the Final EIS/EIR can be found in Chapter 2.2.4 of the Final EIS/EIR. The Final EIS/EIR also contains a transportation analysis in Chapter 3, a description of the affected environment in Chapter 4, and an analysis of the environmental consequences and mitigation measures in Chapter 5.

(Originated by Michael J. Grisso, Senior Project Manager)

Fred Blackwell
Executive Director