

**COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE**

**RESOLUTION NO. 23 – 2022**

*Adopted June 21, 2022*

**CONDITIONALLY APPROVING THE SCHEMATIC DESIGN OF A MIXED-USE  
RESIDENTIAL PROJECT AT BLOCK 4 OF ZONE ONE OF THE TRANSBAY  
REDEVELOPMENT PROJECT AREA; TRANSBAY REDEVELOPMENT PROJECT  
AREA**

WHEREAS, In furtherance of the objectives of the California Community Redevelopment Law (Health and Safety Code, section 33000 et seq. the “Community Redevelopment Law”), the Redevelopment Agency of the City and County of San Francisco (“Former Agency”) undertook programs for the redevelopment of blighted areas in the City and County of San Francisco (“City”), including the Transbay Redevelopment Project Area (“Project Area”); and,

WHEREAS, The Board of Supervisors of the City and County of San Francisco (“Board of Supervisors”) approved the Redevelopment Plan for the Transbay Redevelopment Project Area by Ordinance No. 124-05 (June 21, 2005) and by Ordinance No. 99-06 (May 9, 2006), as amended by Ordinance No. 84-15 (June 18, 2015) and Ordinance No. 62-16 (April 28, 2016) (“Redevelopment Plan”); and,

WHEREAS, The Redevelopment Plan establishes the land use controls for the Transbay Redevelopment Project Area (“Project Area”) and divides the Project Area into two subareas: Zone One, in which the Redevelopment Plan and the Development Controls and Design Guidelines for the Transbay Redevelopment Project (“Development Controls”) define and regulate land uses, and Zone Two, in which the Planning Code applies. Zone One is intended to be developed with predominantly residential uses. The Successor Agency solely administers and enforces land use entitlements for property and projects in Zone One and has delegated its authority over projects that do not require Successor Agency action in Zone Two to the San Francisco Planning Department pursuant to that certain Delegation Agreement between the Former Agency and the Planning Department for the Transbay Redevelopment Project Area (May 3, 2005); and,

WHEREAS, The Development Controls set forth development requirements and design guidelines that apply to development within the Project Area and implement the Redevelopment Plan’s authorization for the development of land uses within Zone One and provide additional guidance for the development of Zone One, including Transbay Block 4 (“Block 4”) and the adjacent future Tehama Street right-of-way immediately adjacent to the Site (“Tehama Parcel”), respectively Assessor’s Block 3739 Lot 010 and Lot 011. Block 4 and the Tehama Parcel (collectively, the “Site”) comprise an approximately 56,375 square-foot area generally located at 200 Main Street, bounded by Howard, Main and Beale Streets and extending approximately 205 feet southeast from Howard Street; and,

WHEREAS, By Resolution No. 20-2022 adopted concurrently with this Resolution, the Commission approved an amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area (“Redevelopment Plan”) to increase certain maximum floor plate sizes and the maximum overall height limit on Block 4 from 450 feet to 513 feet (the “Plan Amendment”); and,

WHEREAS, By Resolution No. 21-2022 adopted concurrently with this Resolution, the Commission approved an amendment to the Development Controls, consistent with the Plan Amendment, to revise certain provisions of the Development Controls applicable to Block 4, as more particularly identified in Resolution No. \_\_-2022, the "Development Control Amendment"; and,

WHEREAS, By Resolution 22-2022, the Commission approved of a Disposition and Development Agreement ("DDA") with F4 Transbay Partners LLC, a Delaware limited liability company ("Developer") and Transbay Block 4 Housing Partnership, L.P., a California limited partnership, for the sale of the Block 4 and conveyance of the Tehama Parcel to Developer and construction of a mixed-use residential development project on the Site and Tehama Parcel ("Project") generally consisting of: (a) a residential tower 552 feet in height (513 feet at the roof of the last occupiable floor plus a rooftop mechanical screening/parapet element of a maximum 39 feet in height), including an attached wing up to 71 feet in height, collectively containing 155 for-sale residential condominium units, 219 market-rate rental residential units and no fewer than 105 rental units affordable to households earning from 100 to 120 percent of area median income, neighborhood retail uses, amenities spaces, open spaces and related supporting spaces; (b) an affordable residential building a maximum of 179 feet in height (163 feet at the roof of the last occupiable floor, and a rooftop mechanical screening/parapet element of a maximum 16 feet in height) containing 201 rental units affordable to households earning from 40 to 100 percent of area median income (and one managers unit), with supporting facilities, amenities, open spaces and neighborhood retail, (c) an approximately 66,496 square foot underground shared parking garage accommodating up to 275 private vehicles valet-parked and/or parked via stackers, two car share spaces and a parking for a minimum of 556 bicycles; (d) open space and streetscape improvements within and surrounding the Site and including the extension of Tehama Street on the Tehama Parcel; and,

WHEREAS, The Commission, through its approval of the DDA, adopted a Design Review and Document Approval Procedure ("DRDAP") that sets forth the procedure for design submittals of the plans and specifications for the development of the Project; and,

WHEREAS, Under the DRDAP, Project approval shall consist of three components or stages, Schematic Design Documents, Design Development Documents and Final Construction Documents; and,

WHEREAS, Schematic Design Documents shall relate to schematic design level of detail for the Project and the review of OCII shall include consideration of such items as the architectural design, site planning and landscape design; and,

WHEREAS, OCII, in consultation with the San Francisco Planning Department and other City Agencies, has reviewed and recommends approval of the Project's Schematic Design Document, which is consistent the Redevelopment Plan, as amended by Resolution No. 20-2022, and accompanying Plan Documents, including the Development Controls, as amended by Resolution No. 21-2022, and the Transbay Redevelopment Project Area Streetscape and Open Space Concept Plan ("Streetscape Plan"); and,

WHEREAS, The Project's Schematic Design Document proposes the construction of a residential development project consistent with the Project as described in the DDA; and,

- WHEREAS, A presentation of the Schematic Design for the Project, including the Project's need for a Plan Amendment and Development Controls Amendment, was reviewed and approved by the Transbay Citizens Advisory Committee ("CAC") at its May 12, 2022, meeting; and,
- WHEREAS, Under the DRDAP, the Commission shall review and approve, conditionally approve, or disapprove the application for Schematic Designs. The Developer has created an attractive development project and has responded to all OCII's and the CAC's comments and revisions to the design for the Project. However, as is typical with large development projects, a number of detailed items remain to be resolved in subsequent Project approval stages (i.e., Design Development Documents and Final Construction Documents); and,
- WHEREAS, A copy of the Project's Schematic Design Document is on file with the Commission Secretary in the OCII office and attached to this resolution as Exhibit A; and,
- WHEREAS, On June 21, 2022, the Commission adopted Resolution No. 18-2022 by which the Commission determined that the Final Environmental Impact Statement/Environmental Impact Report for the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project (the "FEIS/EIR" as defined in said resolution), together with further analysis provided in Addendum No. 9 to the FEIS/EIR (the "Addendum" as defined in said resolution), remains adequate, accurate, and objective and in compliance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq., "CEQA") and the CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq.) for purposes of evaluating the potential environmental effects of the Proposed Actions (including approval of the Project's Schematic Design Document); and,
- WHEREAS, The environmental effects of the development of the Project in accordance with the Schematic Design Document have been analyzed in the environmental documents as described in Commission Resolution No. 18-2022. Copies of the FEIS/EIR and Addendum No. 9 are on file with the Commission Secretary; and,
- WHEREAS, OCII staff has reviewed the Schematic Design Document and, in accordance with its Commission Memorandum and supporting information provided to the Commission and incorporated herein by reference, finds the Schematic Design Document to be acceptable and consistent with the goals, objectives and requirements of the Redevelopment Plan and the Development Controls (each as amended concurrently with this resolution) and the DDA, and recommends approval thereof; now therefore be it
- RESOLVED, That in Resolution No. 18-2022, the Commission adopted findings that various actions, including approval of the Schematic Design Document for the Project, were in compliance with CEQA and the CEQA Guidelines, said findings, which are on file with the Commission Secretary, being in furtherance of the actions contemplated in this Resolution and made part of this Resolution by reference herein; and, be it further
- RESOLVED, That for the purposes of compliance with CEQA and the CEQA Guidelines, the Commission hereby adopts the findings and determinations set out in Resolution No. 18-2022, adopted concurrently herewith, that the Schematic Designs for the Project are within the scope of the project analyzed by the FEIS/EIR and its Addendum No. 9; and, be it further

RESOLVED, The Commission hereby approves the Schematic Design Document for the Project, conditioned upon the effectiveness of the Plan Amendment and the DDA and subject to the following conditions, which require further review and approval by the Executive Director, or his designee:

**CONDITIONS OF APPROVAL:**

1. **Subject to the Terms and Conditions of the Disposition Development and Agreement (“DDA”); Subsequent Approvals Consistent with Schematic Design.** This Schematic Design of Transbay Block 4 (“Schematic Design”) is subject to the terms and conditions of the Transbay Block 4 DDA adopted by the Commission on Community Investment and Infrastructure (“CCII”) on June 21, 2022, by Resolution No. 22-2022. If OCII staff proposes to disapprove any item below that requires its review and/or approval, OCII staff shall provide a detailed written explanation for its disapproval, including the reason(s) why Developer’s proposal is not consistent with the approved Schematic Design.

**During Design Development (“DD”), the Developer shall:**

2. **Building Colors, Materials and Planting Palette.** In coordination with OCII staff, continue to develop and refine building colors, materials, and the planting palette, to enhance and build on the objectives of the Schematic Design document.
  - a. **Selection of high-quality materials.** Ensure all materials, including wall systems, glazing, canopies, ground floor storefronts, panels, pavers and plantings are durable, easily repaired or replaceable, of high quality, match the aesthetic objectives and performance standards described in the Schematic Design, and comply with the Development Controls and Design Guidelines for the Transbay Redevelopment Project (“Development Controls”).
  - b. **Material and color change.** Any changes to the materials and colors covered by the Schematic Design approval, or introduction of new materials and colors, must be submitted to OCII staff for review and approval. Substitution of materials shall be like-for-like to the materials in the approved Schematic Design. Provide material samples and specifications to OCII staff for review and approval.
  - c. **Material representation.** Provide plans and elevations that accurately show the pattern and orientation of materials with accurately depicted joints and seams, especially at the ground floor and courtyard, up to sixth level.
  - d. **Townhouse residential doors.** Further study the design of and finishes around the entrance doors at the ground floor residential units along Tehama Street, with glazing incorporated into the doors to enhance the entrance areas and provide “eyes on the street” covering the residential front stoops, the street and the park beyond. The doors and entry way shall provide a cohesive pedestrian façade experience along Tehama Street but also include identifiable differences to diversify the character of the units.

- e. **Townhouse residential stoop planters.** Further study the materiality of the planters around the Townhouse stoops along Tehama Street to indicate a natural, warm, and articulated planter façade that is residential in nature, and most importantly, complements the materials used for the Tehama Street right of way and the Transbay Block 3 Park, and, if feasible, relate to the Townhouse stoops and planters at Transbay Block 2 framing the south side of Transbay Block 3 Park. The paving at the stoop landings at the ground level shall match the paving of the sidewalk to convey a homogenous pedestrian experience.
  - f. **Townhouse residential stoop wall heights.** Study the heights and placement of ground-level Townhouse stoop walls to avoid steps in the walls lower than two-feet near the property line. These solid walls may extend up to 4'-6" in height if their average height along the Tehama Street frontage does not exceed three feet.
  - g. **Townhouse residential stoop railing.** Provide detailed plans and elevations showing the pattern and transparency of selected ground floor railings, and that include the thickness of the frame and attachments to the stoop floor below and the handrail above.
  - h. **Townhouse upper-level terraces.** Prepare detailed landscape plans for any proposed greening of the upper-level terraces or balconies facing Tehama Street.
  - i. **Raised courtyard.** Provide detailed plans and cross-sections showing the paving patterns; heights of raised planters sufficient to sustain trees, seating, and other planting in the raised courtyard that shall build on the relationship between the adjacent buildings and connections to the streets. The courtyard shall present a safe and inviting draw to the people on the street and the park beyond with interesting planting and paving on the stepped landings and stairways connecting to the streets.
  - j. **Metallic material durability.** Coordinate with OCII staff to determine the appropriate thickness (gauge) of metallic panels, doors, etc. used at the ground floor up to the third floor. Materials shall be durable to withstand warping from elements, and denting caused by activities such as bicycles, skateboards, scooters, and tree-trimming and utility equipment.
  - k. **Sustainability.** To the extent feasible, proposed construction materials shall be sustainable and locally sourced.
3. **Livability of Units.** Coordinate with OCII staff to further study the unit layout, floor to ceiling heights, calculation of net square footage, and other residential elements that may impact the livability and marketability of the units. This includes, but is not limited to:
- a. **Living spaces.** Review the impact of multi-faceted exterior wall turns and the location of structural columns in the living spaces of the units. Develop methods to minimize or mitigate undesirable column protrusions or the creation of "dead spaces" or otherwise unusable square footage.
  - b. **Floor to ceiling heights.** Carefully coordinate placement of structural, mechanical, electrical, and plumbing elements in the units to maximize ceiling heights in residential units. In the Midrise building, ensure that all residential units maintain a minimum of 8'-3" clear finish ceiling at exposed concrete in the living areas and bedrooms; and a minimum of 7'-6" clear finish ceiling at furred soffits in the hallways.

- c. **Heating and Cooling.** Conduct a comfort study for residential units in the Mid-Rise Affordable Project and incorporate into plans elements as recommended in the study to ensure that units are safe and pleasant year-round. Study feasible, available heating/cooling systems that do not impact the interior useable floor area of the units as depicted in the approved Schematic Design.
4. **Streetscapes.** Coordinate with various City Departments to complete the design of enhanced streetscapes for Beale, Main, Howard Streets, and for the new Tehama Street, adjacent to Transbay Block 4, pursuant to the standards and programs of those City Departments with jurisdiction over the rights of way, to ensure their acceptance by the City.
  - a. **Linear greening along Main and Beale Streets:** Continue to refine the character of paving, planting and lighting with the intent to provide linear greening or open spaces at the expanded sidewalks of Main and Beale Streets. Along the Main and Beale Streets streetscapes, consider providing areas for public gathering, where feasible, as well as stormwater treatment, with landscape elements that provide a continuation of the existing character south of Folsom Street. Prepare detailed landscape and lighting plans, and cross sections showing how these streetscapes shall be easily accessible for pedestrians and inviting to the public.
5. **Green Building/LEED Certification.** At all phases of the design of the project, meet or exceed the sustainability standards as specified in the San Francisco Green Building Code and the City of San Francisco Department of Building Inspection Administrative Bulletin No. AB-093 as amended from time to time. Building designs shall be reviewed by a LEED certified professional.
6. **Screening.** Further develop the materiality and architectural treatment of the screening, in coordination with OCII Staff, so that:
  - a. **Ground level screening.** Any mechanical equipment and/or utility facilities, including connections and meters on the ground floor and in the setbacks shall be screened from pedestrian view.
  - b. **Rooftop screening.** Any mechanical equipment and/or utility facilities on the rooftop shall be appropriately screened from view from the adjacent residential units.
7. **Height of Glass Railing.** On Tower Building A, consider the effects of wind to evaluate and determine the minimum height of glass railings at the terraces on the 12<sup>th</sup> and 35<sup>th</sup> levels.
8. **Howard Terrace Open Space Area.** Expand the open space area on the roof top of the Midrise Building at the 12<sup>th</sup> level to the maximum extent feasible, potentially covering the entire roof, unless the Developer can demonstrate that doing so will result in a meaningful negative impact in financial feasibility (i.e. negative impact to competitive scoring for financing applications). Tehama Terrace shall be landscaped to present a pleasant “fifth façade” when viewed from the units higher up in the Tower and Midrise Buildings.
9. **Lighting Plan:** Develop a detailed lighting plan. Lighting for stoops, courtyard and roof amenities shall be subtle, facing downwards and reinforce the overall building design, avoiding glare and light trespass on neighboring properties.

10. **Signage:** Submit all building signage proposals to OCII staff review and approval. A signage master plan that is compliant with the standards and guidelines of the Development Controls shall be submitted prior to or concurrent with the Construction Documents submittal.

**In advance of Construction Documents submittal, the Developer shall:**

11. **Additional Valet Parking:** Prior to Construction Documents and Architecture Addendum building permit application submittals, provide a revised parking layout with updated valet parking counts for OCII documentation. (Final valet parking counts will be required in advance of OCII's issuance of the DDA Notice of Termination).
12. **Architectural Material/Color Design Review Scope.** Prior to Construction Documents submittal and in advance of building materials ordering and purchasing, provide scope and detailed description of material/color design review submittal for each of the building types: Tower, Midrise and Townhomes. The design review submittal scope shall include a proposed plan to provide material samples or architectural renderings that display the proposed materials, colors, and textures of exterior facades per the Construction Documents and shall include wall finishes and cladding materials; visible structural elements; other finishing details such as but not limited to joints, sealants, grouts and coves; storefront and window systems (including mullions and glazing materials showing approved levels of transparency and low reflectivity, louvers, doors, fixtures, soffits and all visible elements) of the buildings comprising the proposed development for review and approval by OCII staff, prior to procurement of materials. The proposed material samples shall be of sufficient size to allow for meaningful on-site observation by OCII staff during different times of day. Storefronts and other glazing assembly samples shall be minimum of 3 feet wide by 7 feet tall; metal canopy, screens, and railings, in addition to cladding, masonry and louvered façade samples shall be minimum of 4 feet wide by 3 feet tall.
13. **Mitigation Monitoring and Reporting.** Prior to Construction Documents submittal, submit for OCII staff review a mitigation plan, as described in Section 9.02 of the DDA, that demonstrates that the construction of the project shall be in accordance with all applicable mitigation measures set forth in the Mitigation Monitoring and Reporting Program. An approved version of this mitigation plan shall be submitted with the Construction Documents.

**During Construction Document ("CD"), the Developer shall:**

14. **Construction and Material Application Details.** Provide final finishing details, as described under item 12 "Architectural Material/Color Design Review Scope" above, to be observed under item 16 "Mock-Up" below, for OCII staff review and approval.

**Prior to Procurement of Materials, the Developer shall:**

15. **Materials/Color Design Review Submittal.** Provide a material/color design review submittal per approved scope to be observed, where appropriate, on the construction site for OCII staff review and approval to ensure high quality in design, construction methods and consistency with the proposed Schematic Design and any subsequent new materials approved by OCII staff.

**Prior to Construction of Above-Grade Improvements, the Developer shall:**

16. **Mock-Up.** Provide a physical outdoor mock-up, or series of mock-ups, for OCII staff to observe and provide comments on the application of materials approved for the project. The mock-up shall include key materials and their applications, in accordance with approved Construction Documents, on the exterior of each of the building types: Tower, Mid-Rise, and Townhouse, and must include the retail and lobby storefront glass purchased for the project. The mock-up can be performed on the Block 4 site or in any local outdoor area with similar shade and sunlight as will be expected to be similar to the conditions on the Block 4 site. The mock-up shall adequately demonstrate application techniques and the quality of craftsmanship expected during construction to ensure consistency with the Schematic Design or with any subsequent approvals authorized by OCII staff.

I hereby certify that the foregoing resolution was adopted by the Successor Agency Commission at its meeting of June 21, 2022.



Commission Secretary

EXHIBIT A: [Schematic Design Document for the Transbay Block 4 Project – Part I](#)  
[Schematic Design Document for the Transbay Block 4 Project – Part II](#)