

Office of Community Investment and Infrastructure

Transbay Block 2

**Environmental Review Findings
Report to Board of Supervisors
Redevelopment Plan Amendment
Development Controls and Design Guidelines Amendment
Schematic Design – 2 East Project
Schematic Design – 2 West Project**

November 1, 2022



Transbay Plan Area Background

- Transbay Redevelopment Plan Area created in 2005
- Purpose:
 - Create a new mixed-use, mixed-income neighborhood
 - Alleviate blight caused by freeway demolition post 1989 earthquake
 - Generate funding for construction of Salesforce Transit Center
- Project Area split into two zones:
 - Zone 1: OCII has land use authority
 - Zone 2: SF Planning Department has land use authority
- Zone 1 development to date
 - 2,196 total residential units
 - 721 affordable units

Transbay Development



Block 2 Background

- June 2020: request for proposals
 - Family/senior housing – 100% affordable
 - Select deviations from DCDG (elimination of Townhouse setbacks on Main and Beale)
 - Alternative scenario with increased height
- April 2021: Commission approved Exclusive Negotiations Agreement and two separate Predevelopment Loan Agreements (2 East/West)
- Summer/Fall 2021: massing/height studies
- December 2021: final concept design (consistent with current massing)



Development Team



2 West (senior building)

Developer/operator/services provider:
Chinatown Community Development Center
Architects: Mithun (lead), Kerman Morris
Architects (associate)
Landscape architect: Plural Studio



2 East (family building)

Developer/operator: Mercy Housing
Services provider: Episcopal Community
Services (case management)
Childcare operator: Wu Yee
Architects: Kennerly Architecture & Planning
Associate (lead), YA Studio (associate)
Landscape architect: Plural Studio

Development Program

	2 West (Senior)	2 East (Family)
Total Units	151	184
Population Served	Seniors, formerly homeless seniors (30 units)	Families, formerly homeless families (40 units)
Income Levels	15% AMI – 60 units (LOSP, SOS) 25% AMI – 30 units (SOS) 30% AMI – 22 units 50% AMI – 18 units 60% AMI – 20 units	30% AMI – 32 units (LOSP) 40% AMI – 8 units (LOSP) 50% AMI – 46 units 60% AMI – 72 units 70% AMI – 25 units
Unit Mix	39 studio (26%) 111 one-bed (74%) 1 two-bed (<1%)	17 studio (9%) 76 one-bed (41%) 54 two-bed (30%) 37 three-bed (20%)
Commercial	2,945 sf retail (3 spaces)	1,959 sf retail (2 spaces) 6,447 sf childcare (45 children)
Parking	0 vehicle 12 class I bicycle	0 vehicle 92 class I bicycle

Resident Transportation

- Proximity to Transit/Amenities
 - BART, Muni rail and buses
 - Caltrain and regional buses
 - Car and bike share
 - Monthly parking at nearby garages
- Resident Assistance
 - On-site secured bicycle parking
 - Transit passes
 - Food bank
 - Resident services
 - Lack of on-site and nearby street parking clearly stated in advertising and lease-up



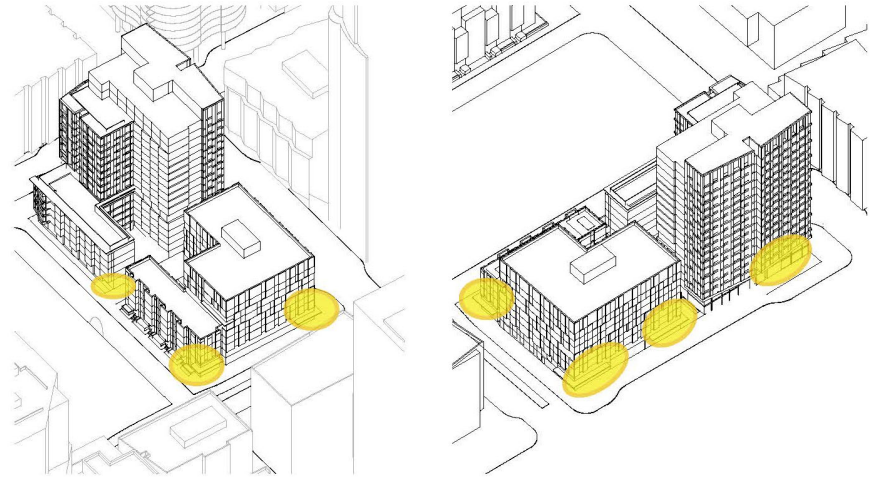


Block Design Approach

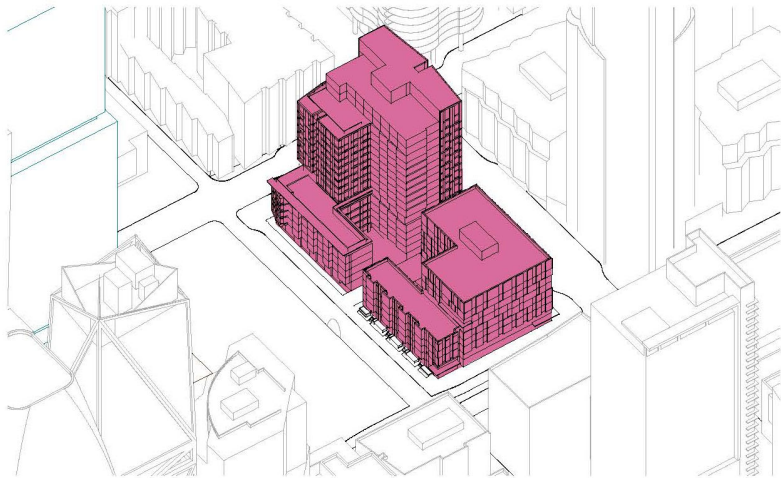
Block-wide Design Approach



BLOCK WIDE STREETSCAPE & LANDSCAPE



ANCHORING RETAIL

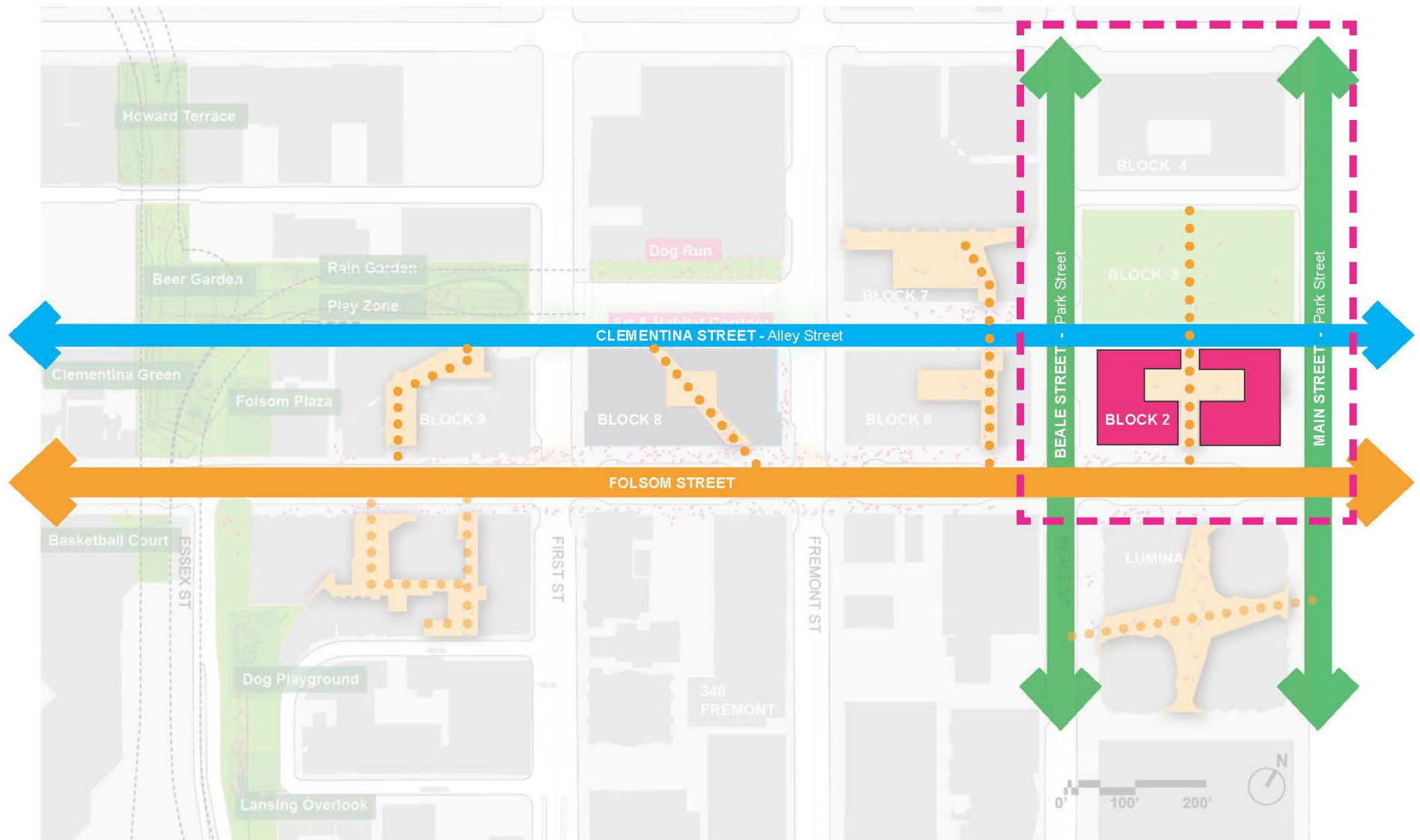


UNIFIED MATERIALITY



RHYTHM OF THE TOWNHOUSE
CONNECTING THE LANE

Urban Design Diagram - District



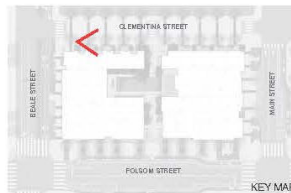
Illustrative Site Plan



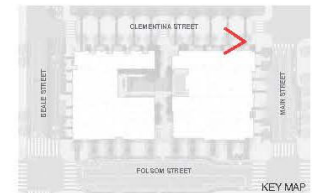
Clementina Street Renderings



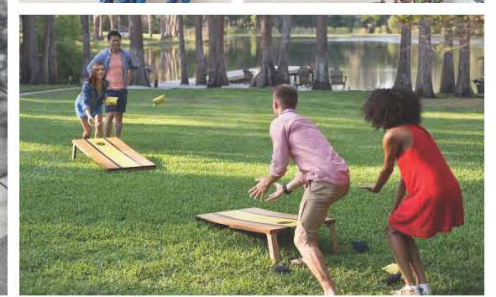
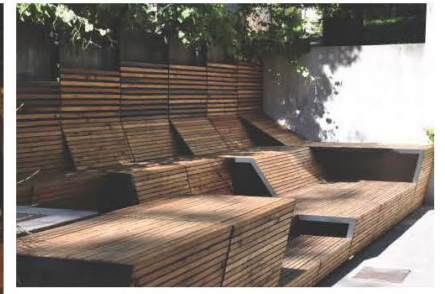
TB-2 West: Senior Building



TB-2 East: Family Building



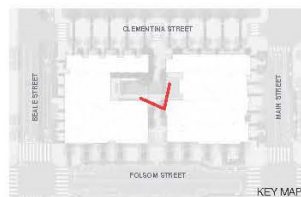
Courtyard & Mews Plan



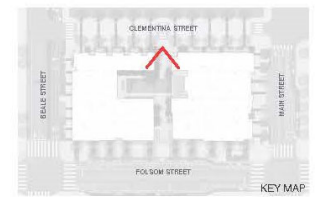
Mews and Courtyard Renderings



Mews looking north



Clementina Street looking south



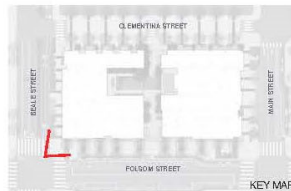
Anchoring Retail



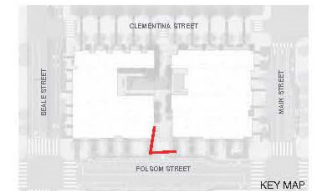
Anchoring Retail



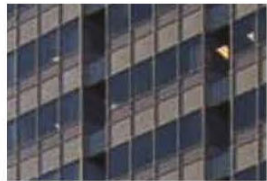
TB-2 West: Retail - 2W-B



TB-2 East Retail - 2E-B



Unified Materiality



301 Howard St



Block 5 - Park Tower



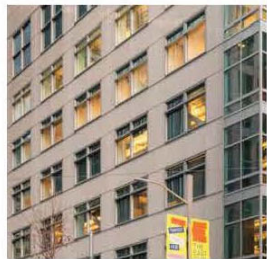
211 Main St



221 Main St



GAP



215 Fremont



Block 7 - Natalie Gubb



Block 6 - Natalie Gubb



Block 6 - Solaire



Coffin-Redington



Lumina



Infinity



Block 1 - Mira



Hills Brothers / Hills



Unified Materiality

Senior Building - Block 2W



Family Building - Block 2E



Precast Concrete Textures



Porcelain Tile



Vertical
Wood Screen



Metal & Wood
Awning



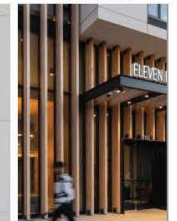
Precast Concrete
Texture and Color



Window and
integrated
louver



Wood
Accents





2 East Project (Family) Building Design

2 East Views

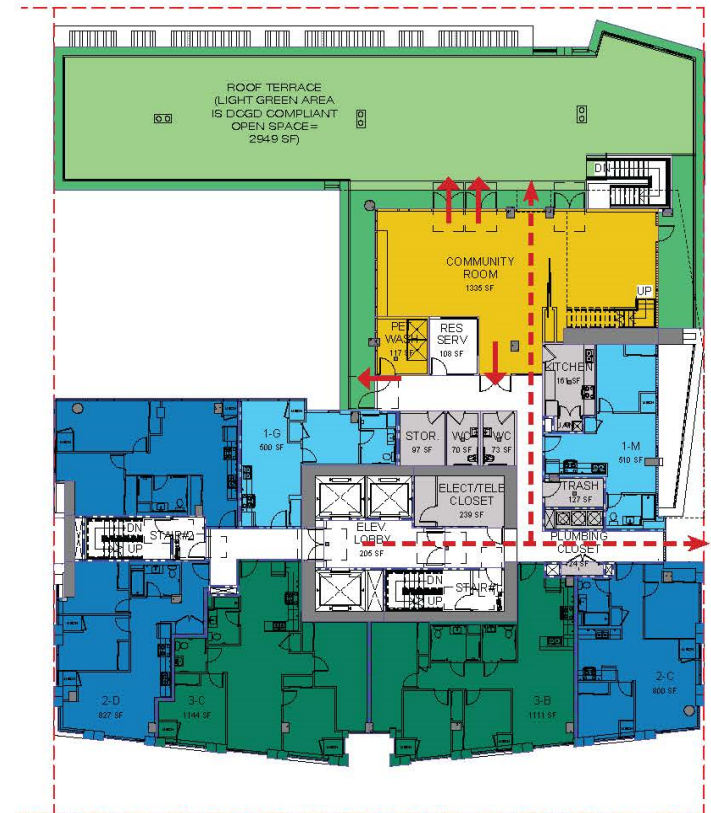


View from Folsom Street

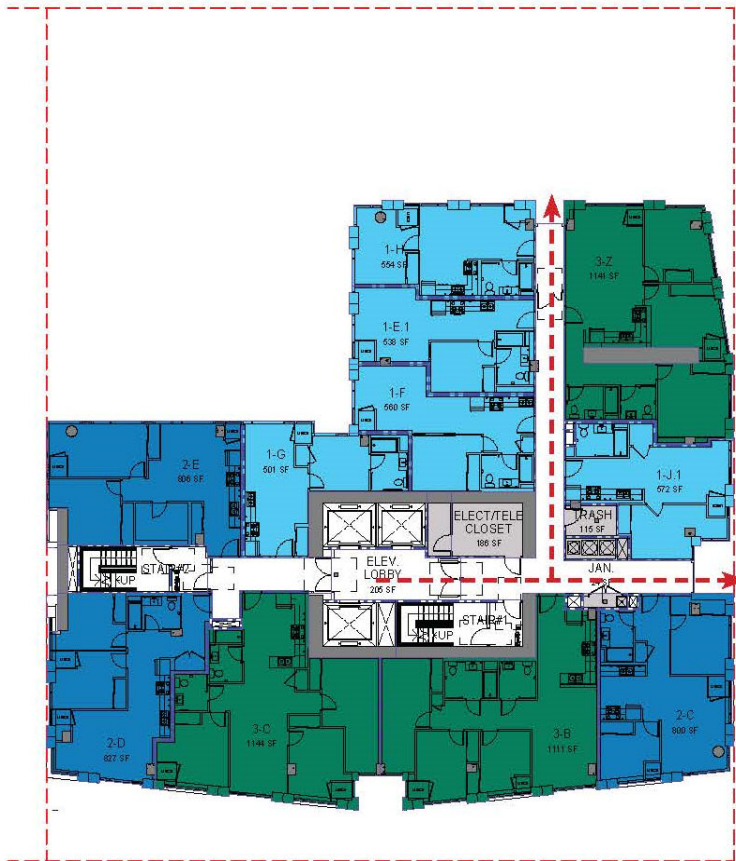


View from Main Street

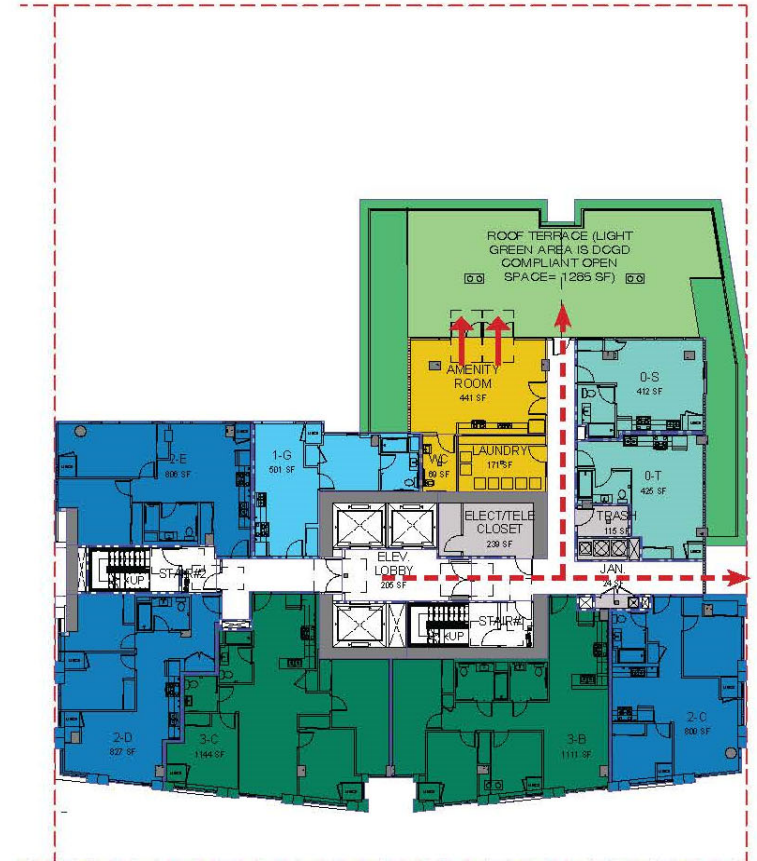
2 East Livability



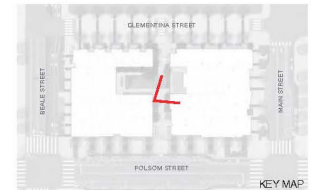
2 East Livability



Typical Floor Plan



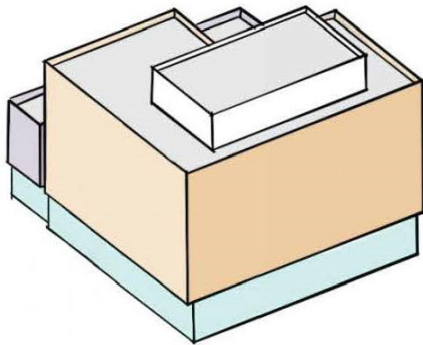
16th Floor Plan



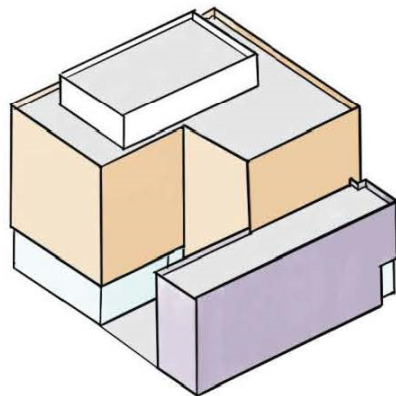


2 West Project (Senior) Building Design

2 West Design Approach



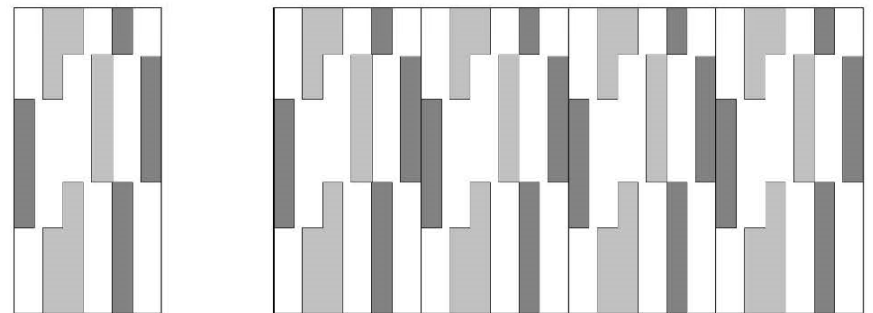
Primary volume



Townhome volume



Texture - Jewelry box



Texture - Patterned facade

2 West View from Folsom Street



2 West Livability



1st Floor Plan



6th Floor Plan

2 West View from Beale Street

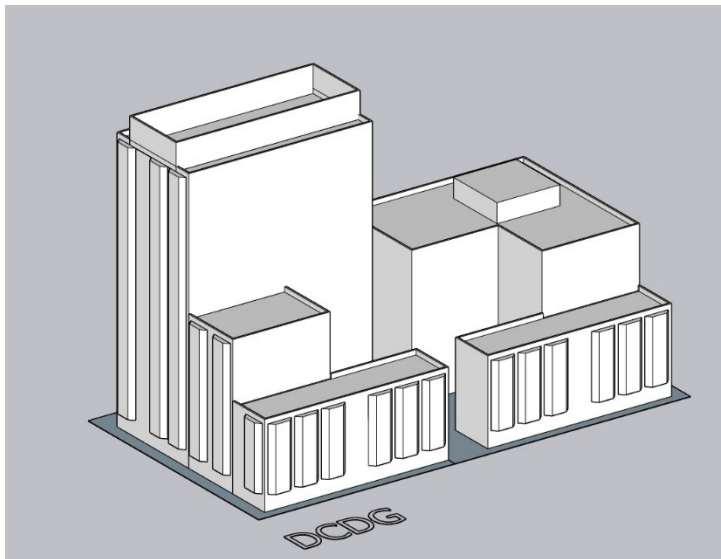




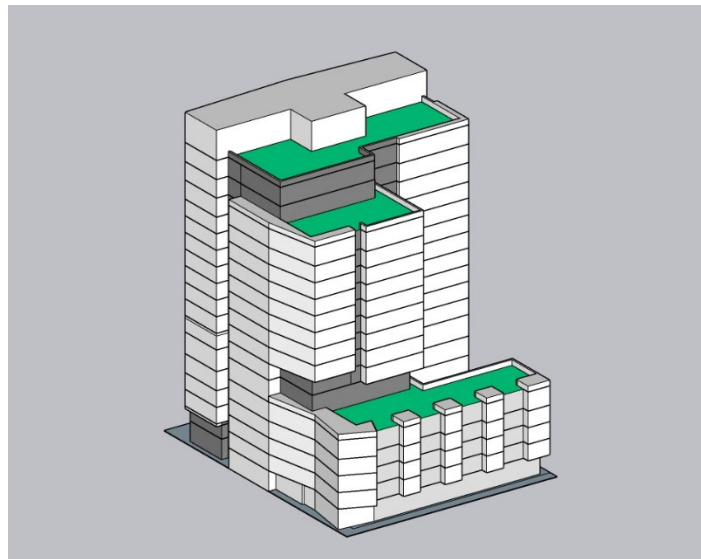
Virtual Design Model

Redevelopment Plan Amendment

Control Type	Plan Standard	Proposed Standard
Bulk	Max. floor plate 7,500 sf for floors above 85' in buildings with heights from 85' to 250'	Max. floor plate 11,100 sf for portion of the building between 85' and 144' in height, and max. floor plate of 9,200 sf for the portion of the building between 144' and 165' in height <i>(increase of 3,600 sf between 85' and 144' and 1,700 sf between 144' and 165')</i>



Redevelopment Plan/DCDG Compliant Massing



Proposed Massing for 2 East

DCDG Amendment Highlights

Control Type	DCDG Standard	Proposed Amendment
Setbacks	8' Townhouse setbacks on Main and Beale Streets	Eliminate requirement
Podium Parcel on 2 East	Portion of 2 East (between Townhouse and Mid-Rise) designated Podium with max. height of 85'	Expand the Mid-Rise Parcel on 2 East to incorporate the Podium parcel, with heights of 144' and 165'
Max. Floor Plate	7,500 sf (bldgs 85' to 250')	Allow up to 11,100 sf for portion of the building between 85' and 144', up to 9,200 sf for portion between 144' and 165'
Projections	Planning code compliance	2 East Mid-Rise projection over Folsom Street setback (5'-8.5')
Open Space Parcel	No building on open space parcel	Allow ground floor to encroach into Open Space parcel on Block 2E
Overall Building Design Control	Ground floor commercial spaces required along Block 2 mews	Allow a mix of retail, childcare, and resident amenity spaces along mews
Number of Floors	Townhouse: 4 floors Podium: 8 floors	Townhouse: 5 floors Podium: 9 floors
Commercial Floor-to-Floor Height	15' floor-to-floor height minimum	Maintain 15' floor-to-floor height min. at the street-facing portion of retail spaces, but allow back of house retail floor-to-floor heights may be lower; allow 11' floor-to-floor heights at childcare

Environmental Review

Addendum No. 10 to the Transbay EIS/EIR

No new significant environmental effects will result from the Project:

- Amount of development on Block 2 studied in the EIS/EIR exceeds development currently proposed.
- Wind: Technical memo studied proposed conditions against those studied in the FEIS/EIR as well as the subsequent wind tunnel test prepared for Block 4 and established there are no further significant impacts.
- Shadow:
 - 0.80% net new shadow on Block 3 park from added massing
 - 0.13% net new shadow on Main Street Plaza (privately-owned public space) from added massing
 - 0.05% net new shadow on Urban Park (privately-owned public space) from added massing

Schedule

Timeframe	Milestone
November 2022 – January 2023	Planning Commission/Board of Supervisors Redevelopment Plan Amendment hearings
2023	• Funding applications, design development, permitting, mapping • Commission hearings on ground leases and gap loans
2024	• Close on construction financing • Begin construction
2026	• Construction completion • Lease-up

Questions & Comments

*You are watching a Live meeting of the
Commission on Community
Investment and Infrastructure*

PUBLIC COMMENT CALL-IN:

Dial: 1(415) 655-0001 **Access Code:** 2484 827 0132

Press #, then press # again

- Press *3 to submit your request to speak
- Wait for your line to be unmuted
- You will have 3 minutes to provide a comment

