



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MARCH 17, 2016

Date: March 10, 2016
Case No.: 2006.1523DNXOFACUAVARSHDGPR
Project Address: 50 1st St/78 1st St/88 1st St/526 Mission St
"Oceanwide Center"
Zoning: C-3-O (SD) (Downtown Office – Special Development) Zoning District
550-S and 850-S-2 Height and Bulk Districts
Transit Center District and Downtown Plan Areas
Block/Lot: 3708/003, 006, 007, 009, 010, 011, 012 and 055
Staff Contact: Marcelle Boudreaux– (415) 575-9140
marcelle.boudreaux@sfgov.org
Recommendation: **None - Informational**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PURPOSE OF THIS HEARING

This item was heard before the Planning Commission on January 14, 2016 for a first informational hearing. At the request of the Commission, this item is currently scheduled for a second informational hearing to provide updates on specific components of the project and allow for an opportunity to discuss specific design elements in further detail.

PROJECT OVERVIEW

The Project proposes demolition of a surface parking lot on Mission Street and demolition of three buildings on 1st Street to construct two mixed-use towers above a four-story basement ranging from 605 feet (Mission Street tower) to 850 feet (1st Street tower) occupied height. Additionally, two existing commercial buildings on 1st Street will be retained, or partially retained, and rehabilitated. In total, the improvements include approximately: over 1 million gross square feet office use, 265 residential units, 169 hotel rooms, 12,500 square feet ground floor retail and 26,000 square feet of area dedicated to privately-owned public open space.

The project would also include shared underground vehicular parking, bicycle parking, and loading facilities, accessed primarily from Stevenson Street; additional parking access for hotel and residential use is proposed from Jessie Street. Public art, streetscape, and public-realm improvements are proposed. A majority of the 1st Street tower's ground floor will be activated as a six-story privately-owned publicly-accessible open space (POPOS). A pocket park accessible from Mission Street is proposed, as well as alley and sidewalk improvements. A Community Plan Exemption is being prepared under the Transit Center District Plan EIR.

DISCUSSION POINTS

Ground Plane and Security

The proposed street level includes privately-owned public open spaces, street vacation and re-alignment, commercial retail, lobbies for residential access and hotel, pedestrian alleys, and other public realm improvements. Attached to this memo are plans submitted by the Sponsor focused on the ground plane. A video walk-through of the rendered 3-D space will be provided at the Planning Commission hearing on the 17th of March.

Shadow (Planning Code Section 295)

On October 11, 2012, following a joint hearing of the Commissions of the Recreation and Parks Department and the Planning Department, Resolution No. 18717 was adopted to raise absolute cumulative limits (“ACLs”) for park properties under the jurisdiction of the Recreation and Parks Department that could be shadowed pursuant to development in Transit Center District Plan (TCDP). The TCDP EIR looked at eight specific sites with proposed height scenarios and nine parks. This memorandum provides a status update on those eight development sites within TCDP, and an update on the park properties under jurisdiction of the Recreation and Parks Department potentially impacted by the implementation of the Project.

The following tables reference information from the TCDP EIR, the Joint Resolution No. 18717, and information provided in project-specific shadow analyses for projects completed or in progress (“K” or “SHD” cases per the Planning Department). For background information, Joint Resolution No. 18717 including “Additional Criteria for the Consideration of New Shadows on Certain Parks”, with a discussion of qualitative and quantitative net new shadow, are attached for reference in Exhibit A. Additionally, Table 41 “Shadow on Section 295 Parks from Development Plan in the Plan Area” from TCDP EIR (case no. 2007.0558E) is attached in Exhibit A.

Table 1 includes the status of the eight development site projects, height used for the shadow model in preparation for the 2012 Joint Hearing of the Recreation and Parks and Planning Commissions and notes about approved/proposed heights. The following projects have already received approvals from Planning Commission, and Recreation and Parks Department, as applicable: 350 Mission, Transbay Tower, and 181 Fremont.

TABLE 1: Project Status - Development Sites Analyzed in TCDP EIR.			
<u>Project Name</u>	<u>Address & Block/Lot</u>	<u>Project Status</u>	<u>Approved/Proposed</u>
350 Mission*	350 Mission St. 3710 / 17	Received Planning Approvals (02/10/11)	Approved project: 424 feet (parapet 455 feet)
Transbay Tower**	101 First St 3720/009	Received Planning Approvals (10/18/12)	Approved project: 912 feet (parapet 1070 feet)
181 Fremont	177-187 Fremont St. 3719 / 10, 11	Received Planning Approvals (12/06/12)	Approved project: 700 feet (parapet 745 feet)
50 First (north)	50 - 78 First St. 3708 / 55, 6, 7	In Progress	Proposal: 850 feet (parapet 910 feet)
50 First (south)	512 - 526 Mission St. 3708 / 10, 11, 12	In Progress	Proposal: 605 feet (parapet 636 feet)
Parcel F	TJPA Parcel F 3721 / 015A	TJPA currently negotiating buyers.	
Golden Gate University Site	550 Mission St. 3708 / 98	Institutional Master Plan (IMP) filed in 2015. No major development outlined.	
Palace	2 New Montgomery 3707 / 52 (ptn.)	Environmental case no. 2005.1101E_3 on hold since 2014. No development cases are on file.	
* analyzed within the TCDP area, but prior to the 2012 Resolution No. 18717 raising ACLs ** analyzed individually during TCDP EIR			

Table 2 outlines the park properties under the jurisdiction of Recreation and Parks, the 1989 ACLs, and the ACLs for nine parks following the implementation of the 2012 Joint Resolution by the Commissions.

TABLE 2: Park Properties Analyzed in 2012 Joint Resolution No. 18717				
Park Name	Shadow Load 1989 (Prop K)	Available ACL 1989 (Prop K)	Proposed 2012 ACL Increase (TCDP/2012)	Total ACL Available after 2012 Increase (TCDP/2012)
<i>Parks Potentially Impacted by Proposed Project</i>				
Union Square	38.3%	0.080%	0.190%	0.190%
St. Mary's Square	51.9%	0.000%	0.090%	0.090%
Portsmouth Square	39.00%	0.000%	0.410%	0.410%
Justin Herman Plaza	37.6%	0.007%	0.090%	0.090%
<i>Parks Not Impacted by Proposed Project</i>				
Willie "Woo Woo" Wong Playground	52.8%	0.000%	0.030%	0.030%
Maritime Plaza	68.4%	0.000%	0.004%	0.004%
Who Hei Yuen Park	Unknown*	N/A	0.001%	N/A
Chinese Recreation Ctr	Unknown*	N/A	0.008%	N/A
Boedekker Park	37.7%	0.000%	0.003%	0.003%
*Not one of the original parks outlined in Section 295/ Proposition K				

The Project appears to be consistent with the analysis in 2012 and Department staff is close to finalizing the shadow study. If the Project is implemented, the net new shadow would impact four of the nine parks for which ACL was allocated in 2012. These parks are Union Square, Portsmouth Square, St. Mary's Square, and Justin Herman Plaza, and are discussed in detail below.

- Union Square

After approval of Joint Resolution No. 18717, total available ACL for Union Square was 0.19% for projects in the TCDP area. Transbay Tower and 181 Fremont are two projects within TCDP which have received approval by the Planning Department and have taken some of the ACL from the 2012 allocation for Union Square. Following approval of these two projects, the total available ACL for projects remaining within TCDP is **0.1785%**, as detailed in Chart 1. The Project is anticipated to use 0.035% of the ACL for Union Square, per the draft shadow analysis prepared. If the Project is implemented, as noted in the chart, the total remaining ACL on Union Square is 0.1435% for remaining projects in TCDP area.

Of the project sites analyzed to cast net new shadow on Union Square, there are only two sites remaining. These sites are: 1) Palace Hotel (addition), which has an environmental application (case no. 2005.1101E_3) on hold since 2014; and 2) Golden Gate University (site) has on file an Institutional Master Plan (IMP) since 2015, providing no indication of major development nor are there development applications on file.

Note: 706 Mission Street is a project outside of TCDP, but close to its boundaries. This project used a separate 0.06% increase in ACL allocated by Joint Commission action on 05/23/13¹.

Chart 1: Union Square

Project (Site)	New ACL from specific TCDP Project	Section 295: Approval (Planning Commission)	Date of (Planning)	Remaining ACL after approval of specific TCDP Project
Total ACL Available after 2012 Increase → 0.19%				
<i>Transbay Tower</i>	0.011%		10/18/2012	0.179%
<i>181 Fremont</i>	0.0005%		12/6/2012	0.1785%
<i>50 1st St</i>	0.035%		pending	0.1435%

- Portsmouth Square

After approval of Joint Resolution No. 18717, total available ACL for Portsmouth Square was 0.410% for projects in TCDP area. Transbay Tower is the only project within TCDP which has received approval by the Planning Department and has taken some of the ACL from the 2012 allocation for Portsmouth Square. Following approval of this Project, the total available ACL for projects remaining within TCDP is **0.1785%**, as detailed in Chart 2. The Project is anticipated to use 0.219% of the ACL for Portsmouth Square, per the draft shadow analysis prepared. If the Project is implemented, as noted in the chart, the total remaining ACL on Portsmouth Square is 0.058%.

No other sites were analyzed to cast shadow on Portsmouth Square.

Chart 2: Portsmouth Square

Project (Site)	New ACL from specific Project	Section 295: Approval (Planning Commission)	Date of (Planning)	Remaining ACL after approval of specific Project
Total ACL Available after 2012 Increase → 0.410%				
<i>Transbay Tower</i>	0.133%		10/18/2012	0.277%
<i>50 1st St</i>	0.219%		pending	0.058%

- St. Mary's Square

After approval of Resolution No. 18717, total available ACL for St. Mary's Square was 0.090%, for projects in TCDP area. Transbay Tower is the only project within TCDP which has received approval by the

¹ 0.05% allocation was from a previous reduction in shadow from a Macy's project Case No. 2008.1084K (05/23/13)

Planning Department and has taken some of the ACL from the 2012 allocation for St. Mary’s Square. Following approval of this Project, the total available ACL for projects remaining within TCDP is 0.042%, as detailed in Chart 3. The Project is anticipated to use 0.001% of the ACL for St. Mary’s Square, per the draft shadow analysis prepared. If the Project is implemented, as noted in the chart, the total remaining ACL on St. Mary’s Square is 0.041%.

Of the project sites analyzed to cast net new shadow on Union Square, there is only one site remaining. The Golden Gate University (site) has had an Institutional Master Plan (IMP) on file since 2015 that provides no indication of major development. Additionally, there are no development applications on file with Planning Department.

Note: A tower project at 350 Bush (case no. 2000.541K) was approved in conjunction with a project at 500 Pine Street (case no. 2000.539K); this latter project includes an extension to St. Mary’s Square. They have been under construction since 2014. These intervening buildings were not included in the TCDP EIR analysis for cumulative effects of net new shadow on St. Mary’s, but have been accounted for in the 50 1st St tower Project.

Chart 3: St. Mary’s Square

Project (Site)	New ACL from specific TCDP Project	Section 295: Date of Approval (Planning Commission)	Remaining ACL after approval of specific TCDP Project
Total ACL Available after 2012 Increase → 0.090%			
<i>Transbay Tower</i>	0.048%	10/18/2012	0.042%
<i>50 1st St</i>	0.001%	pending	0.041%

- Justin Herman Plaza

After approval of Resolution No. 18717, total available ACL for Justin Herman Plaza was 0.090%, for projects in TCDP area. Transbay Tower and 350 Mission St are the only projects within TCDP which have received approval by the Planning Department; only Transbay Tower has been allocated net new shadow for Justin Herman Plaza². Following approval of this project, the total available ACL for projects remaining within TCDP is 0.044%, as detailed in Chart 4. The Project is anticipated to use 0.044% of the ACL for Justin Herman Plaza, per the draft shadow analysis prepared. If the Project is implemented, as noted in the chart, the total remaining ACL on Justin Herman Plaza is 0.0%.

² Although included in the 2012 Joint Resolution, the 350 Mission St project was proposed and developed at a lower height (see Table 1). Upon review of the shadow analysis, staff determined there was no new, net potential shadow cast on Justin Herman Plaza due to intervening buildings.

No other sites were analyzed to cast shadow on Justin Herman Plaza.

Chart 4: Justin Herman Plaza

Project (Site)	New ACL from specific TCDP Project	Section 295: Date of Approval (Planning Commission)	Remaining ACL after approval of specific TCDP Project
Total ACL Available after 2012 Increase → 0.090%			
350 Mission St	0.000%	No Planning Commission action required for Sec 295	0.090%
Transbay Tower	0.046%	10/18/2012	0.044%
50 1st St	0.044%	Pending	0.0%

In the 2012 Joint Resolution, there are five other parks assigned new ACL but not impacted by the Project. These parks and the projects anticipated to shade them are all outlined in Table 41 “Shadow on Section 295 Parks from Development Plan in the Plan Area”, attached in Exhibit B. Four of these parks -- Maritime Plaza, Woh Hei Yuen Park, Chinese Recreation Park and Boedekker Park -- were allocated new ACL on October 18, 2012 for the Transbay Tower project (Case No. 2008.0789K). No other projects in TCDP were anticipated to cast new shadow on these four parks.

To date, no TCDP project (site) has been allocated new shadow for Willie “Woo Woo” Wong Playground. The park was allocated 0.030% new ACL from potential developments at the Parcel F site and Golden Gate University site. As noted in Table 1 of this memo, the filing of development permits for Parcel F is currently unknown, and the Golden Gate University (site) has had an Institutional Master Plan (IMP) on file since 2015 that provides no indication of major development. Additionally, there are no development applications on file with Planning Department.

Affordable Housing (Planning Code Section 415)

The Project is required to satisfy the applicable inclusionary housing program requirements under Section 415. The sponsor, Oceanwide, has been working with various city officials and community stakeholders to explore the details of an inclusionary housing package. This may include a combination of off-site and in-lieu fee options.

Community Benefits (various code sections)

The Project is required to satisfy additional Code-required community benefits through impact fees and other Code provisions. These benefits include roughly \$117 million in one-time development impact fees, and contribute a total of \$650 million in Mello-Roos taxes over a 30-yr period. Once in operation, Oceanwide Center projects that it will generate over \$20 million in taxes to the General Fund Revenue

annually. The Project is dedicating close to 50% of the ground floor site area as privately-owned public open space, and is required to implement streetscape surrounding the property to enhance the neighborhood environment.

Office Allocation (Planning Code Section 321)

The Office Development Annual Limit Program became effective in 1985 with the adoption of the Downtown Plan and associated amendments to the Planning Code. The Annual Limit Program governs the approval of all development projects that contain more than 25,000 gross square feet (gsf) of office space, which requires Planning Commission authorization for office space allocation (“B” or “OFA” cases).

The current availability for allocation to large office projects is 1,572,299gsf. The Project currently requests an allocation of 1,057,549gsf. If this request for office allocation to large projects is authorized, approximately 514,750gsf remains for allocation to other large office projects. Exhibit B reflects some of the most recent updates to the Office Development Annual Limitation Program, dated February 29, 2016; this and additional information is also available on sf-planning.org.

Note that on October 17th of every year, an additional 950,000gsf of office development potential becomes available for allocation. Of the total new available space, 75,000gsf is reserved for Small Allocation projects (projects with between 25,000 and 49,999gsf of office space), while the remaining 875,000gsf is available for Large Allocation projects (projects with at least 50,000gsf of office space).

FUTURE COMMISSION ACTION

Action on this item is scheduled for May 5, 2016 regular hearing of the Planning Commission. In order to proceed as proposed, the Project requires Planning Commission authorization for Sections 309, 321 and 303 of the Planning Code, and an adoption of findings pursuant to Section 295 by the Planning Commission. The Zoning Administrator must grant variances to the Planning Code pursuant to Section 305. Findings of consistency with the General Plan must be made for the street vacation and re-alignment of Jessie Street as proposed and vacation of Elim Alley as proposed.

RECOMMENDATION: None - Informational
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Exhibit A

● TABLE 41
SHADOW ON SECTION 295 PARKS FROM DEVELOPMENT IN THE PLAN AREA

Open Space	Existing Shadow ¹	Permitted Shadow ²	Shaded By: ³	Plan Shadow ⁴	Shadow w/Plan ⁵	Time/Date of Net New Shadow	Maximum Shadow ⁶
● Union Square ⁷	38.30%	0.1% (0.08%)	Pal., 50 F, TT, GGU, 181 Frmt.	0.19%	38.5%	mid-March – late September – 7:10 - 8:40 a.m.	24.5% (8:00 am, early Apr. & early Sept.)
● St. Mary's Square ⁸	51.90%	0.0%	TT, 50 F, GGU	0.09%	52.0%	mid- Sep – mid-October; late February – late March –8:10 - 9:10 a.m.	26.3% (8:45 am, mid-Mar. & late Sept.)
● Portsmouth Square	39.00%	0.0%	TT, 50 First	0.41%	39.4%	late October – mid-February – 8:00 - 9:10 a.m.	42.5% (8:30 am, mid-Jan. & late Nov.)
Justin Herman Plaza ⁹	37.60%	0.1% (0.007%)	TT, 50 F, 350 Msh.	0.09%	37.7%	early November - early February – 1:00 - 2:40 p.m.	10.1% (1:15 pm, early Jan. & early Dec.)
Willie “Woo Woo” Wong Plgrd.	52.80%	0.0%	P-F; GGU	0.03%	52.83%	early November. - early December; January – 8:00 - 8:20 a.m.	15.1% (8:15 am, mid-Jan. & late Nov.)
Maritime Plaza	68.40%	0.0%	Transit Tower	<0.01%	68.4%	early to mid-December; late December- early January – 10:40 to 11:05 a.m.	1.9% (10:45 am, late December)
● Woh Hei Yuen Park ¹⁰	n/a	n/a	Transit Tower	<0.01%	n/a	Early November and early February, approximately 7:45 a.m.	1.9% (7:44 am,* late Jan. & early Nov.)
Chinese Recreation Ctr.	n/a	0.0%	Transit Tower	<0.01%	n/a	Mid-October and mid-February, approximately 8:25 a.m.	36.5%(8:23 am,* late Feb. & mid-Oct.)
Boeddeker Park ¹¹	37.70%	0.244% (0.000%)	Transit Tower	<0.01%	37.70%	early June – early July, from 6:50 to 7:00 a.m.	2.9% (6:47 am,* late June)

¹ Existing Shadow is the existing amount of shadow cast by existing buildings, measured by the percentage of theoretical annual available sunlight (TAAS) that would be available if no existing buildings were present (based on 1989 Planning Department analysis). TAAS is computed by multiplying the area of each park by 3,721.4 (number of hours covered by Sec. 295). n/a – Not Available

² Permitted Shadow is the additional amount of **net new** shadow allowed (the Absolute Cumulative Limit) under Sec. 295 for each park. This includes any changes that have occurred since 1989. Bottom figure (in parentheses) indicates remaining budget available, if applicable.

³ Shaded By indicates Plan area buildings that would shade each park: TT – Transit Tower; Pal. – Palace Hotel tower addition; 50 F – 50 First Street; 181 Frmt. – 177 – 187 Fremont; GGU – Golden Gate University site tower; P-F – TJPA Parcel F; 350 Msh. – 350 Mission Street tower (at 700 feet, in accordance with the draft Plan height; this is taller than the 375-foot-tall approved project at this site).

⁴ Plan Shadow is the amount of net new shadow, given as an approximate percentage of the theoretical annual available sunlight, that would be cast on each park on an annual basis.

⁵ Shadow w/Plan is the percentage of theoretical annual available sunlight that would be shaded by existing building **plus** the proposed project, on an annual basis. Top number is entire Transit Tower; bottom number excludes rooftop element.

⁶ Maximum Shadow is the greatest amount of each park that would be newly shaded by Plan area buildings at any one moment. Percent of park area that would be shaded is given first; dates and time in parentheses. Asterisk (*) indicates time is first minute subject to Section 295.

⁷ The shadow budget remaining within the Absolute Cumulative Limit (ACL) for Union Square has been partially reduced since 1989. In 2004, 69,540 square foot hours was allocated to a project at 690 Market Street, which rehabilitated and expanded the historic De Young (Chronicle) Building, now the Four Seasons Residences, reducing the 0.1 percent budget by 0.02 percent.

⁸ Existing sunlight and existing shadow coverage for St. Mary's Square, as calculated by the Planning Department, assumed future expansion of this park.

⁹ The shadow budget remaining within the Absolute Cumulative Limit (ACL) for Justin Herman Plaza has been reduced since 1989, when an ACL for this park was established at 0.1 percent, by the allocation of most of the shadow budget. In 2000, the Planning Commission allocated more than nine-tenths of the available shadow under the 0.1 percent ACL to the Hotel Vitale at Spear and Mission Streets, reducing the remaining available shadow to 0.008 percent of theoretical annual available sunlight. In 2008, the Commission allocated an additional 0.001 percent of the available shadow to a proposed vertical expansion of an office building at 100 California Street (Case No. 2006.0660K), reducing the remaining available shadow to 0.007 percent of theoretical annual available sunlight. This latter project has not been constructed.

¹⁰ No Absolute Cumulative Limit has been established for Woh Hei Yuen Park.

¹¹ The Absolute Cumulative Limit (ACL) for Boeddeker Park has been adjusted three times since 1989, to accommodate the Emporium/Bloomingdales project (amendment to the Yerba Buena Center Redevelopment Project, for which the ACL was increased from 0.0%to 0.007%); the Tenderloin Neighborhood Development Center (TNDC) Curran House residential project at 145 Taylor Street (0.087%); and, most recently, in 2009, the TNDC Eddy & Jones Family Housing Project (0.244%). This latter project has not yet been constructed.

SOURCE: San Francisco Planning Department; CADP; Environmental Science Associates



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Resolution No. 18717 HEARING DATE: OCTOBER 11, 2012

Date: September 27, 2012
Case No.: 2007.0558K
Park Properties; 0308/001 (Union Square)
Block/Lot: 0258/003 (St. Mary’s Square)
0209/017 (Portsmouth Square)
0233/035 (Justin Herman Plaza)
0204/020 (Maritime Plaza)
0180/004 (Woh Hei Yuen Park)
0213/001 (Chinese Recreation Center)
0332/009 (Boedekker Park)
0225/018 (Willie “Woo Woo” Wong Playground)
Staff Contact: Kevin Guy – (415) 558-6163
kevin.guy@sfgov.org

JOINT RESOLUTION WITH THE RECREATION AND PARK COMMISSION TO AMEND THE SECTION 295 IMPLEMENTATION MEMO ADOPTED IN 1989 TO: (1) RAISE THE ABSOLUTE CUMULATIVE SHADOW LIMITS ON SEVEN PARK PROPERTIES (UNION SQUARE, ST. MARY’S SQUARE, PORTSMOUTH SQUARE, JUSTIN HERMAN PLAZA, MARITIME PLAZA, WILLIE “WOO WOO” WONG PLAYGROUND, AND BOEDDEKER PARK) THAT COULD BE SHADOWED BY DEVELOPMENT PURSUANT TO THE TRANSIT CENTER DISTRICT PLAN, AND (2) INCORPORATE ADDITIONAL QUALITATIVE CRITERIA FOR NINE PARKS (THE PREVIOUSLY LISTED SEVEN PARKS, PLUS WOH HEI YUEN PARK AND CHINESE RECREATION CENTER) THAT DESCRIBE THE QUANTITY, COVERAGE AREA, DURATION, TIMES OF DAY, AND TIMES OF YEAR OF NEW SHADOWS; AND TO ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

Under Planning Code Section 295, adopted pursuant to the voters’ approval of Proposition K in 1984, a building permit application for a project exceeding a height of 40 feet cannot be approved if there is any shadow impact on a property under the jurisdiction of the Recreation and Park Department, unless the Planning Commission, upon recommendation from the General Manager of the Recreation

and Park Department, in consultation with the Recreation and Park Commission, makes a determination that the shadow impact will not be significant or adverse.

Planning Code Section 295 states that "The City Planning Commission and the Recreation and Park Commission, after a joint meeting, shall adopt criteria for the implementation of the provisions of this Section." The Commissions initially met on January 24, 1985 to discuss implementation of Proposition K and methods to analyze properties that could be shadowed by new development. As part of that hearing, the Commissions adopted a memorandum describing an analytical approach to this exercise (the "1985 Memo").

On February 7, 1989, the Recreation and Park Commission and the Planning Commission jointly adopted criteria establishing absolute cumulative limits ("ACLs") for additional shadows on fourteen parks (Planning Commission Resolution No. 11595), as described in a staff memorandum (the "1989 Memo"). The ACL for each park is expressed as a percentage of the Theoretically Available Annual Sunlight ("TAAS") on the park (with no adjacent structures present).

On May 26, 2012, the Planning Commission held a duly noticed public hearing and recommended approval of the Transit Center District Plan ("TCDP" or "Plan"), along with implementing ordinances, to the Board of Supervisors. The result of a multi-year public and cooperative interagency planning process that began in 2007, the Plan is a comprehensive vision for shaping growth on the southern side of Downtown to respond to and support the construction of the new Transbay Transit Center project, including the Downtown Rail Extension. Implementation of the Plan would result in generation of up to \$590 million for public infrastructure, including over \$400 million for the Downtown Rail Extension. Adoption of the Plan included height reclassification of numerous parcels in the area to increase height limits, including a landmark tower site in front of the Transit Center with a height limit of 1,000 feet and several other nearby sites with height limits ranging from 600 to 850 feet.

On September 28, 2011, the Planning Department published a draft Environmental Impact Report (EIR) for the Plan for public review. The draft EIR was available for public comment until November 28, 2011. On November 3, 2011, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to solicit comments regarding the draft EIR. On May 24, 2012, the Planning Department published a Comments and Responses document, responding to comments made regarding the draft EIR prepared for the Plan.

On May 24, 2012, the Planning Commission reviewed and considered the Final EIR and found that the contents of said report and the procedures through which the Final EIR was prepared, publicized, and reviewed complied with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA"), 14 California Code of Regulations Sections 15000 et seq. ("the CEQA Guidelines"), and Chapter 31 of the San Francisco Administrative Code ("Chapter 31").

The Planning Commission also found the Final EIR was adequate, accurate and objective, reflected the independent analysis and judgment of the Planning Department and the Planning Commission, and that the summary of comments and responses contained no significant revisions to the draft EIR,

and certified the Final EIR for the Plan in compliance with CEQA, the CEQA Guidelines and Chapter 31.

Before taking action on the TCDP Ordinances and other related actions, the Planning Commission on May 24, 2012, approved Motion No. 18629, adopting environmental findings in accordance with CEQA, including the rejection of alternatives and a statement of overriding benefits. As part of this action on May 24, 2012, the Planning Commission also adopted a Mitigation Monitoring and Reporting program ("MMRP") for the Plan and made mitigation measures conditions of its approval.

The Final EIR prepared for the Plan analyzed and identified potential new shadows that could be created cumulatively by likely development sites in the Plan area on up to nine open spaces (Union Square, Saint Mary's Square, Portsmouth Square, Justin Herman Plaza, Willie "Woo Woo" Wong Playground, Maritime Plaza, Woh Hei Yuen Park, Chinese Recreation Center, and Boeddeker Park) that are under the jurisdiction of the Recreation & Park Department. Seven of these open spaces (Union Square, Saint Mary's Square, Portsmouth Square, Justin Herman Plaza, Willie "Woo Woo" Wong Playground, Maritime Plaza, and Boeddeker Park) were assigned ACLs in the 1989 Memo. Approval of these buildings would thus be subject to approval under the procedures of Planning Code Section 295 (also known as "Prop K") by the Recreation & Park and Planning Commissions.

On July 24, 2012, the Board of Supervisors held a duly noticed public hearing, affirmed certification of the Final EIR and approved the Plan, as well as the associated ordinances to implement the Plan, on first reading.

On July 31, 2012, the Board of Supervisors held a duly noticed public hearing, and approved the Plan, as well as the associated ordinances to implement the Plan, on final reading.

On August 8, 2012, Mayor Edwin Lee signed into law the ordinances approving and implementing the Plan, which subsequently became effective on September 7, 2012.

On October 11, 2012, the Planning Commission and the Recreation and Park Commission held a duly noticed joint public hearing to consider raising the absolute cumulative shadow limits for seven open spaces under the jurisdiction of the Recreation & Park Department that cumulatively could be shadowed by likely development sites in the Plan area.

The Planning Commission and Recreation and Park Commission have reviewed and considered reports, studies, plans and other documents pertaining to the Plan.

The Planning Commission and the Recreation and Park Commission have heard and considered the testimony presented at the public hearing and have further considered the written materials and oral testimony presented on behalf of the Project Sponsor, Department staff, and other interested parties.

The Planning Department, Linda Avery, is the custodian of records for this action, and such records are located at 1650 Mission Street, Fourth Floor, San Francisco, California. The custodian of records for the Recreation and Park Department and Commission is Margaret McArthur. For the Recreation

and Park Department and Commission actions, such records are located at 501 Stanyan Street, San Francisco, California.

Therefore, having reviewed the materials identified in the recitals above, and having heard all testimony and arguments, the Commissions find, conclude, and resolve as follows:

RESOLUTION

WHEREAS, Proposition K was adopted by the voters over 25 years ago in 1984, and codified as Planning Code Section 295 in 1985, with the general intent of preserving sunlight to open spaces under the jurisdiction of the Recreation and Park Department; and,

WHEREAS, Planning Code Section 295 required the Planning and Recreation and Park Commissions (“the Commissions”) to jointly develop implementation criteria to ensure that shadows that would be adverse to the use of parks would not be created by new development. The Commissions jointly adopted a memorandum in 1989 (the “1989 Memo”) that included quantitative and qualitative criteria and guidelines, including the adoption of Absolute Cumulative Shadow Limits (“ACLs”) for 14 parks within the larger downtown area. These ACLs were established based on considerations of the existing shadow load of a park, size of the park, and other factors, including patterns and locations of future development consistent with existing plans whose implementation was in the public interest. The Commissions also adopted qualitative factors to consider when determining whether an individual development project would have a significant adverse impact on use of such parks, based on the time of year, time of day, location, and duration of new shadows, and the effect of these shadows on usage patterns within parks; and,

WHEREAS, The Commissions recognized that they were vested with the administrative authority to establish criteria and guidelines governing shadow on parks as set forth in the 1989 Memo. Neither Proposition K nor Section 295 require the establishment of ACLs. They also do not mention any particular quantitative mechanism or require the adoption of such mechanism. However, the Planning and Recreation and Park Commissions decided jointly to create such limits in the 1989 Memo for certain parks in the downtown area in order to more deliberately manage the sunlight on parks in the densest part of the City, which was situated north of Market Street at the time; and,

WHEREAS, The ACLs are a creation of the joint action of the Commissions and are set forth in the 1989 Memo. The Commissions, under the authority delegated to them under Proposition K, have the ability to revise such limits from time to time in a manner they deem appropriate based on new information and experience, provided that the revisions are consistent with the mandate of Section 295 that no new shadows may be permitted which are adverse to the use of the parks; and,

WHEREAS, The Downtown Plan was adopted in 1985, after the adoption of Section 295, with the intention of shifting growth south of Market Street, particularly to the area around the Transbay Transit Center, in order to reduce development pressure north of Market Street, preserve historic buildings, and reduce the encroachment of the central business district into surrounding neighborhoods to the north and northwest; and,

WHEREAS, The Transit Center District Plan (“TCDP” or the “Plan”) is a multi-year public and cooperative interagency planning process that began in 2007 which supports and builds on the 1985

Downtown Plan's vision for the area around the Transbay Transit Center as the heart of the new downtown. Specifically, the Plan is a comprehensive vision for shaping growth on the southern side of Downtown to respond to and support the construction of the new Transbay Transit Center project, including the Downtown Rail Extension; and,

WHEREAS, The TCDP is consistent with the overarching policy objectives of the 1985 Downtown Plan, but is a comprehensive revision and update to key aspects of the Downtown Plan based on today's considerations and how best to achieve the broadest improvements to livability, economic development, and sustainability; and,

WHEREAS, Adoption of the TCDP included reclassification of numerous parcels in the area to increase height limits and facilitate greater intensity and density for individual developments in furtherance of the goals of the Plan. These reclassifications include a landmark tower site in front of the Transit Center with a height limit of 1,000 feet and several other nearby sites with height limits ranging from 600 to 850 feet; and,

WHEREAS, Each building proposed within the TCDP contributes to the Plan's overall program of public benefits, and the Plan cannot be reasonably evaluated for public interest on a building-by-building basis. The Plan's public benefit program would be obscured by a piecemeal evaluation of all the established ACLs as part of each individual building's approval process. Such an approach also would undermine the purposes of doing comprehensive planning for development, open space, and miscellaneous public benefits. As such, adjustments to the 1989 Memo should be considered holistically in light of the newly adopted TCDP; and,

WHEREAS, The 1989 Memo provides that the Planning Commission and Recreation and Park Commission may consider the public good served by development that would cast new shadows on park properties, in terms of a needed use, building design, and urban form. The adoption and implementation of the Plan is intended to shape regional growth patterns through the development of an intense, employment-focused neighborhood situated within downtown San Francisco in an area served by abundant existing and planned transportation infrastructure. As the tallest proposed building within both the City and the Plan area, the Transbay Tower, at over 1,000 feet in total height, would serve as the centerpiece of a new sculpted downtown skyline that marks the location of the Transbay Transit Center, the future nexus of local, regional, and statewide transportation infrastructure in San Francisco. The Transbay Tower will necessarily be flanked by nearby buildings of 600 to 850 feet in height in order to provide a graceful skyline and provide transitions to the Transbay Tower from the predominant existing skyline or 600 feet; and,

WHEREAS, The additional cumulative shadow that could be cast by development within the Plan area on Union Square, Portsmouth Square, Saint Mary's Square, Justin Herman Plaza, Maritime Plaza, Chinese Recreation Center, Boeddeker Park, Willie "Woo Woo" Wong Playground, and Woh Hei Yuen Park is not expected to interfere with or adversely affect the use of these parks, for the following reasons: (1) the new shadow would primarily occur in the morning hours during periods of low park usage; (2) the new shadow would generally occur for a limited amount of time on any given day, with durations ranging from five minutes to a maximum of approximately 60 minutes, depending on the specific park and the time of year; and (3) the new shadow would occur during limited discrete periods of the year, which would vary depending on the specific park, and would

range from a minimum of a couple weeks to a maximum of approximately three months, with fluctuations in the amount of new shadow that would be cast during these periods on a given park property. These considerations are consistent with the analytical criteria and guidelines in the 1989 Memo, which include qualitative criteria that recommend avoiding shadows that cover extensive areas of a park for a substantial length of time, particularly in areas and during times of intense usage; and,

WHEREAS, Development within the Plan area will generate substantial revenue for new infrastructure and improvements to the public realm, including the creation of new open spaces. Implementation of the Plan, if all major development sites are constructed, would generate up to \$590 million for public infrastructure, including over \$400 million for the Downtown Rail Extension. This contribution of funds to the Downtown Rail Extension represents the vast majority of the City 's commitment to provide \$450 million, memorialized in a regional agreement with the Metropolitan Transportation Commission to leverage \$2 billion in additional regional and federal funds to construct the rail project; and,

WHEREAS, The Plan would create or help fund the creation of over 12 acres of new public open space in the Plan Area, which currently has no publicly-owned open space. The 1989 Memo considered the importance of distributing sunny open spaces throughout the larger Downtown area. However, the Memo primarily focused on open spaces north of Market Street, and did not contemplate the creation the type of extensive new public open space proposed by the Plan; and,

WHEREAS, A portion of the projected revenues from implementation of the Plan are allocated to improvements outside of the Plan area, in recognition that increased population in the Plan area would have outward rippling effects on usage and demand for open space in nearby neighborhoods. The Funding Program for the Plan specifically provides for up to \$12.5 million from the Plan's future Open Space Fee revenue to fund open space improvements outside of the Plan area, including \$9 million for open space improvements in the Chinatown area and \$3.5 million for other downtown area open space improvements; and,

WHEREAS, The 1989 Memo did not establish an ACL for either Woh Hei Yuen Park or the Chinese Recreation Center; and,

WHEREAS, A determination by the Commissions to raise the ACLs for the seven specified parks in amounts that would accommodate the additional shadow that could be cast by development within the Plan area as reported in the Plan's FEIR does not constitute an approval of any specific project. Through future action at public hearings, the Planning Commission, and Recreation and Park Commission (if it so desires), would analyze and consider the shadow impacts of individual development projects within the Plan area, and determine whether a given project would result in an adverse shadow impact on open spaces regulated by Section 295 and allocate available shadow to that project; and,

WHEREAS, CEQA Guidelines Sections 15162 and 15163 require a lead agency to prepare a subsequent EIR or a supplement to an EIR when substantial changes to the project, substantial changes with respect to the circumstances under which the project would be undertaken, or new information of substantial importance would require major revisions of the certified EIR. There have

been no substantial changes to the TCDP, no substantial changes in circumstances, and no new information of substantial importance since the Final EIR was certified on May 24, 2012. Therefore, no subsequent or supplemental environmental review is required.

DECISION

Now, therefore be it

RESOLVED, That based upon the Record and the submissions by the staff of the Planning Department, the Planning Commission and Recreation and Park Commission hereby amend the 1989 Memo to increase the Absolute Cumulative Shadow Limits (“ACLs”) for the following specified properties under the jurisdiction of the Recreation and Park Department, as specified below:

Open Space	Current Available ACL	Cumulative Plan Shadow	Proposed ACL Increase	Total ACL after Proposed Increase
Union Square	0.080%	0.190%	0.110%	0.190%
St. Mary's Square	0%	0.090%	0.090%	0.090%
Portsmouth Square	0%	0.410%	0.410%	0.410%
Justin Herman Plaza	0.007%	0.090%	0.083%	0.090%
Willie "Woo Woo" Wong Playground	0%	0.030%	0.030%	0.030%
Maritime Plaza	0%	0.004%	0.004%	0.004%
Woh Hei Yuen Park	N/A	0.001%	N/A	N/A
Chinese Recreation Center	N/A	0.008%	N/A	N/A
Boedekker Park	0%	0.003%	0.003%	0.003%

BE IT FURTHER RESOLVED THAT, The increases in the ACLs specified by this resolution are limited to the general shadow profiles of the cumulative new shadows that could be cast by buildings within the Transit Center District Plan, as identified in the FEIR prepared for the Plan, and would not be available to buildings outside of the Plan area.

BE IT FURTHER RESOLVED THAT, The increases in the ACLs specified by this resolution are accompanied by additional qualitative and quantitative criteria for the characteristics of potential shadows within these ACLs, including the duration, time of day, time of year, and location of shadows on the particular parks, as described in the Plan Final EIR and attached to this Resolution as Exhibit A. Any future consideration of allocation of “shadow” within these newly increased ACLs for projects must be consistent with these the criteria set forth in Exhibit A.

BE IT FURTHER RESOLVED THAT, The “public benefit” of any project considered for allocation of new shadow within these revised ACLs shall be considered in the context of the public benefits of the Transit Center District Plan as a whole, provided that such project is within the Plan area.

BE IT FURTHER RESOLVED THAT, Any development project that seeks allocation of available ACL within the limits newly established herein must adequately demonstrate a good faith effort to sculpt

the massing and architectural elements of the proposed building so that it: (1) is consistent with the adopted building height limits and controls in the Plan, and (2) reduces the effect of the building's shadows on the parks protected by Section 295 in comparison to the building's shadow as analyzed in the Plan's Final EIR. This requirement shall not apply to the Transbay Tower (101 1st Street) project, however, which was analyzed at a project level in the Final EIR.

BE IT FURTHER RESOLVED THAT, The Planning Commission and Recreation and Park Commission, for purposes of this action, rely upon and incorporate by reference as though fully set forth herein, the findings set forth in Exhibit B of this Motion as approved by the Planning Commission on May 24, 2012 in Motion No. 18629 ("CEQA Findings") and the Mitigation, Monitoring, and Reporting Program, as set forth in Exhibit 1 of Motion No. 18629.

I hereby certify that the foregoing Resolution was ADOPTED by the Planning Commission at its meeting on October 11, 2012

Linda Avery
Commission Secretary

AYES: Fong, Antonini, Borden, Hillis, Wu

NAYS: Moore, Sugaya

ABSENT:

ADOPTED: October 11, 2012

EXHIBIT A

Additional Criteria for the Consideration of New Shadows on Certain Parks

The qualitative and quantitative criteria for each of the listed parks below shall supplement any evaluation criteria in the 1989 Memo. Times of day given for new shading should be considered approximate, with tolerance for consideration plus or minus 10 minutes. The “maximum coverage” criteria refers to the maximum coverage of new shading at the minute of greatest new shading.

Union Square

Existing Shadow Load:	38.3%. *
Revised ACL:	0.19%
Time/Date of Net New Shadow:	Mid-March through Late September
Maximum Duration of Net New Shadow:	60 minutes
Time of Day:	Between 7:10 – 8:40 am; On Day of Maximum extent: 7:40 – 8:40am
Maximum coverage of new shading:	24.5% of the park

Net new shadow may sweep across various parts of the park depending on the time of year, however the shadows at times of maximum extent would occur in the southern edge of the park, on the terraced steps, garage driveway, and adjacent landscaping and circulation areas. The maximum area of new shadow shall not exceed approximately 24.5% of the park at 8:00am in early April and early September. Shading on these particular days would begin at 7:40am at the southwest corner part of the park, peak at 8:00am, and depart by 8:40am.

** After the adoption of the ACL in the 1989 Memo, the Macy’s expansion project added sunlight to Union Square amounting to approximately 0.05% of the theoretically available sunlight on the park. It should be noted, however, that the ACL for Union Square was not formally increased to account for this added sunlight.*

Portsmouth Square

Existing Shadow Load:	39.0%.
Revised ACL:	0.41%
Time/Date of Net New Shadow:	Mid-October to early December, early January to late February
Maximum Duration of Net New Shadow:	60 minutes
Time of Day:	Between 8:00 – 9:10 am; On Day of Maximum Extent: 8:00 – 9:00am
Maximum coverage of new shading:	42.5% of the park

The net new shadow would sweep across various parts of the park depending on the time of year, however the shadows at times of maximum extent would occur over the southwestern half of the park, on the upper plaza and the playgrounds. The maximum area of new shadow is 42.5% of the park at 8:30am in late November and mid-January. The shading on these particular days would begin at 8:00am at the center of the park, peak at 8:30am, and depart by 9:00am.

St. Mary's Square

Existing Shadow Load:	51.9%.
Revised ACL:	0.09%
Time/Date of Net New Shadow:	Mid-September to mi-October, late February to late March
Maximum Duration of Net New Shadow:	40 minutes
Time of Day:	Between 8:10 – 9:10 am; On Day of Maximum Extent: 8:30 – 9:10am
Maximum coverage of new shading:	26.3% of the park

The net new shadow would sweep across various parts of the park depending on the time of year, however the shadows at times of maximum extent would occur over the southwestern half of the park, on the upper plaza and the playgrounds. The maximum area of new shadow is 26.3% of the park at 8:45am in late September and mid-March. The shading on these particular days would being at 8:30am at the southwest of the park, peak at 8:45am, and depart by 9:10am.

Justin Herman Plaza

Existing Shadow Load:	37.6%.
Potential TCDP Net New Shadow:	0.09%
Time/Date of Net New Shadow:	Early November - Early February
Maximum Duration of Net New Shadow:	60 minutes total (coverage from two different separate buildings at discrete times, each with a duration of approximately 30 minutes)
Time of Day:	Between 1:00 – 2:40 pm; On Day of Maximum Extent: 1:10 – 1:40pm and 2:10 – 2:40pm
Maximum coverage of new shading:	10.1% of the park

The net new shadow would sweep across various parts of the park depending on the time of day; however, the shadows at times of maximum extent would occur over the southern portion of the sunken plaza, including part of the stage, the steps along the edge of the plaza, and small portions of the landscaping and palm trees along the eastern and southern edges of the sunken plaza. No new shading would be cast on the southern portion of the park south of the Market Street extension. The maximum area of new shadow is 10.1% of the park at 1:15pm in early December and early January.

The shading on these particular days would begin at 1:10pm on the southern part of the sunken plaza in the northern part of the park, peak at 1:15pm, and depart by 1:40pm, then reappear at 2:10pm over the Market Street extension and disappear by 2:40pm. The two distinct periods are due to shading from different buildings occurring at different times.

Willie "Woo Woo" Wong Playground

Existing Shadow Load:	52.8%.
Revised ACL:	0.03%
Time/Date of Net New Shadow:	Early November - Early December; January
Maximum Duration of Net New Shadow:	20 minutes
Time of Day:	Between 8:00 – 8:20 am; On Day of Maximum Extent: 8:00 – 8:20am
Maximum coverage of new shading:	15.1% of the park

The net new shadow would sweep primarily over portions of the sport courts and the children's play area along the Sacramento Street edge between 8:00-8:20. The maximum area of new shadow is 15.1% of the park at 8:15 in late November and mid-January.

Maritime Plaza

Existing Shadow Load:	68.4%.
Revised ACL:	0.004%
Time/Date of Net New Shadow:	Early to Mid-December; - Late December to Early January
Maximum Duration of Net New Shadow:	25 minutes
Time of Day:	Between 10:40 – 11:05 am; On Day of Maximum Extent: 10:40 – 11:05 am
Maximum coverage of new shading:	1.9% of the park

The shadow falls on the southern portion of a skinny and long north-south slice of sun that tracks across the western half of the plaza in the morning as the shading building lines up with the gap between Embarcadero Center towers. The area features circulation, landscaping, sculpture, and informal seating areas. The shadow is primarily cast by the rooftop sculptural top of the Tower. The maximum area of new shadow is 1.9% of the park at 10:45am in late December.

Chinese Recreation Center

ACL:	N/A
Time/Date of Net New Shadow:	Mid October; Mid February
Duration of Net New Shadow:	5 minutes

Time of Day: 8:25am
On Day of Maximum Extent: 8:25am
Maximum coverage of new shading: 36.5% of the park

The shadow would predominantly fall on a portion of the roof of the Recreation Center building and a northern portion of the adjacent open recreation area.

Boeddeker Park

Existing Shadow Load: 37.7%
Revised ACL: 0.003%
Time/Date of Net New Shadow: Early June – Early July
Duration of Net New Shadow: 5 minutes
Time of Day: 6:47 – 7:00 am
On Day of Maximum Extent: 6:47 – 6:52am
Maximum coverage of new shading: 2.9% of the park

The shadow would fall in two locations, both on small portions of the outer street edges of the park, one along the Jones Street edge and one on the Ellis Street edge. In both cases, the shadow would fall on service entries and raised planters, based on the proposed design for the park renovation. The shadow would not touch any of the proposed active or passive recreational areas.

Woh Hei Yuen Park

Existing Shadow Load: Unknown
ACL: N/A
Time/Date of Net New Shadow: Early November; Early February
Duration of Net New Shadow: <10 minutes
Time of Day: 7:44-7:50am
On Day of Maximum Extent: 7:44-7:50am
Maximum coverage of new shading: 1.9% of the park

The shadow falls on the John Street edge touching a small part of the plaza and part of the picnic table area beneath the arbor.

Exhibit B

Office Development Annual Limitation ("Annual Limit") Program

The Office Development Annual Limit (Annual Limit) Program became effective in 1985 with the adoption of the Downtown Plan Amendments to the Planning Code (Sections 320–325) and was subsequently amended by Propositions M (1986) and C (1987). The Program defines and regulates the allocation of any office development project that exceeds 25,000 gross square feet (gsf) in area.

A total of 950,000 gsf of office development potential becomes available for allocation in each approval period, which begins on October 17th every year. Of the total new available space, 75,000 gsf is reserved for Small Allocation projects (projects with between 25,000 and 49,999 gsf of office space), and the remaining 875,000 gsf is available for Large Allocation projects (projects with at least 50,000 gsf of office space). Any available office space not allocated in a given year is carried over to subsequent years.

This document reflects the status of the Annual Limit Program, including current availability and summaries of previously approved and pending projects.

Information in this document was last updated on **February 25, 2016**. Inquiries should be directed to Corey Teague at (415) 575-9081 or corey.teague@sfgov.org.

Summary of Key Figures

Small Allocation Projects (<50,000 gsf of office space)	Current Availability 1,081,316 gsf <i>Current total square footage available for allocation.</i>	Pending Availability 906,972 gsf <i>Currently available square footage less 174,344 gsf of pending* projects.</i>	Pipeline Availability 729,998 gsf <i>Currently available square footage less 174,344 gsf of pending* projects and 176,974 gsf of pre-application** projects.</i>
Large Allocation Projects (>50,000 gsf of office space)	Current Availability 1,572,299 gsf <i>Current total square footage available for allocation.</i>	Pending Availability -719,423 gsf <i>Currently available square footage less 2,291,722 gsf of pending* projects.</i>	Pipeline Availability -8,045,198 gsf <i>Currently available square footage less 2,291,722 gsf of pending* projects and 7,325,775 gsf of pre-application** projects.</i>

* A 'pending project' is one for which an office allocation application has been submitted but not yet acted upon.

** A 'pre-application' project is one for which an environmental review application, preliminary project assessment application, or other similar application has been submitted but for which no office allocation application has yet been submitted.

PENDING OFFICE PROJECTS*

*Projects that have submitted an application (B or OFA) pursuant to Planning Code Section 321 (Office Development Annual Limit) but on which no Commission action has yet occurred.

Small Office Cap					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2009.0065	3433 Third Street	49,229	B filed 1/27/09	Kimberly Durandet	New 5-story office building for Carpenter's Union on vacant lot. Currently on hold as of January 2016.
2012.1410	77-85 Federal Street	49,730	B filed on 6/5/14	Scott MacPherson	Demo two existing office buildings and construct a 5-story building with ground floor retail and office above.
2015-000878	300 Grant Avenue	35,880	B filed on 10/23/15	Lily Yegazu	Demo existing bldg and construct retail/office building.
2015-017998	144 Townsend Street	39,505	OFA filed on 12/18/15	Rich Sucre	Conversion of self-storage building to 100% office use.
Subtotal		174,344			

Large Office					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2012.0640	598 Brannan Street	700,456	B filed on 10/24/12	Elizabeth Purl	Demo of 2 industrial buildings; 2 new office buildings (Central SoMa Project).
2013.1593	2 Henry Adams	245,697	B filed on 2/6/14	Rich Sucre	Owner-initiated Article 10 Landmark designation and an Office Allocation. Eligible area limited by recent legislation.
2006.1523	50 First Street	1,050,000	B filed on 6/4/14	Marcelle Boudreaux	Demo and construction of a mixed-use building with two towers. Next public informational hearing scheduled 3/17/16.
2014.1063	633 Folsom Street	89,804	B filed on 12/23/14	Claudine Asbagh	Four story office addition to existing seven story building.
2014.0154	1800 Mission Street	119,599	OFA filed on 1/27/15	Rich Sucre	Conversion in the Armory.
2015-009141	875 Howard Street	86,166	B filed on 10/6/15	Claudine Asbagh	Partial conversion of two existing buildings.
Subtotal		2,291,722			

PRE-APPLICATION OFFICE PROJECTS*

*Projects that have submitted for initial Department review (e.g. environmental review (EE) or Preliminary Project Assessment [PPA]), but have not submitted an application pursuant to Planning Code Section 321 (Office Development Annual Limit).

Small Office Cap					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2014.1616	1200 Van Ness Ave	27,000	EE filed on 9/21/15.	Mary Woods	Exact office square footage TBD.
2015-010219	462 Bryant Street	49,995	PPA filed on 8/12/15.		An existing single story office building and basement will remain, and five stories of new office space will be added (approximately 49,995 gsf of new office space).
2015-010374	598 Bryant Street	49,980	EE filed on 8/10/15.	Kansai Uchida	Demo existing gas station and construct a 9-story mixed-use office building with underground parking.
2015-011529	2525 16th Street	49,999	EE filed on 9/8/15, and PPA filed on 9/18/15.	Debra Dwyer	Partial conversion of existing building, subject to issuance of Letter of Legitimization.
Subtotal		176,974			

Large Office Cap					
Case No.	Address	Sq. Ft.	Status	Staff	Comments
2005.0759	725-735 Harrison	907,300	PPA letter issued 5/16/2013. Revised EE pending. New PPA submitted on 10/8/15 and new PPA letter issued 1/6/16.	Debra Dwyer	"Harrison Gardens" (Central SoMa Project). Original proposal changed to office per 2/21/13 application amendment.
2014.0416	610-620 Brannan Street	561,065	EE filed 6/19/14	Elizabeth Purl	Demo and new 11-story mixed use bldg (Central SoMa Project).
2013.0970	Pier 70 (Forest City Only)	1,810,000	EE filed on 11/10/14	Andrea Contreras	SF Port project
2014.0858	565-585 Bryant Street	188,280	PPA issued on 7/25/14. PPA expired 1/25/16.	Jeremy Shaw	Demo four existing bldgs and construct an 11-story mixed-use bldg. 2nd PPA proposes only 46,990sf of office (Central SoMa Project).
2014.0405	330 Townsend Street	394,300	PPA issued on 5/15/14. PPA expired 11/25/15.	Steve Wertheim	Demo existing bldg and construct a 21-story office bldg. 2nd PPA proposes only 212,300sf of office (Central SoMa Project).
2013.0208	SWL 337 ("Mission Rock")	1,300,000	EE filed on 6/4/13	Josh Switzky	Large mixed-use project on Port property.
2015-004256	630-698 Brannan St	1,512,260	EE filed 7/24/15.	Lisa Chen	Flower Mart replacement project (Central SoMa Project). Two Previous PPAs. 2015-001903 analysed proposed 1,492,450gsf. 2013.0370 was under different ownership, only included Lot 5, and analysed 655,150gsf.
2014.1208	1500 Mission Street	0	EE filed on 10/23/14	Chelsea Fordham	Demo and new construction of mixed use bldg with 462,800gsf of City office space.

2015-009704	505 Brannan Street	168,820	EE filed on 11/23/15.	Steve Wertheim	"Phase II" addition (165', 11 stories) of office space onto an approved 85' "Phase I" office building approved by the Planning Commission on 12/11/14. With this newly planned addition, total building height would now be 250' and contain a total of 306,266 sf.
2015-012490	88 Bluxome Street	368,550	PPA filed on 9/15/15	Lisa Chen	Demolition of existing SF Tennis Club building. Construction of new office space, with publically-accessible fitness club, retail space and underground parking / loading.
2015-015010	552 Berry St/1 De Haro St	115,200	PPA filed on 12/11/15	Chris Townes	Demolition of existing sheds and storage structures and construction of approximately 172,000 GSF in a mixed-use building containing approximately 57,700 GSF of PDR uses and 115,200 GSF of office uses as permitted under Section 210.3C of the Planning Code.
Subtotal		7,325,775			

Oceanwide Center

San Francisco Planning Commission

Second Informal Hearing

17 March 2016

Oceanwide Center LLC

Foster + Partners

Heller Manus Architects

Gustafson Guthrie Nichol



Oceanwide Center

San Francisco Planning Commission

Second Informal Hearing

Thursday 17 March 2016

1	Public Realm Overview	Slides 5 – 9
2	Small Businesses and Alleys	Slides 11 – 15
3	Venues	Slides 17 –31
4	Environment and Operation	Slides 33 – 39
5	Landscape	Slides 41 – 67
6	Animated Walk-through	To Be Presented On The Day

Oceanwide Center San Francisco

Public Realm Overview

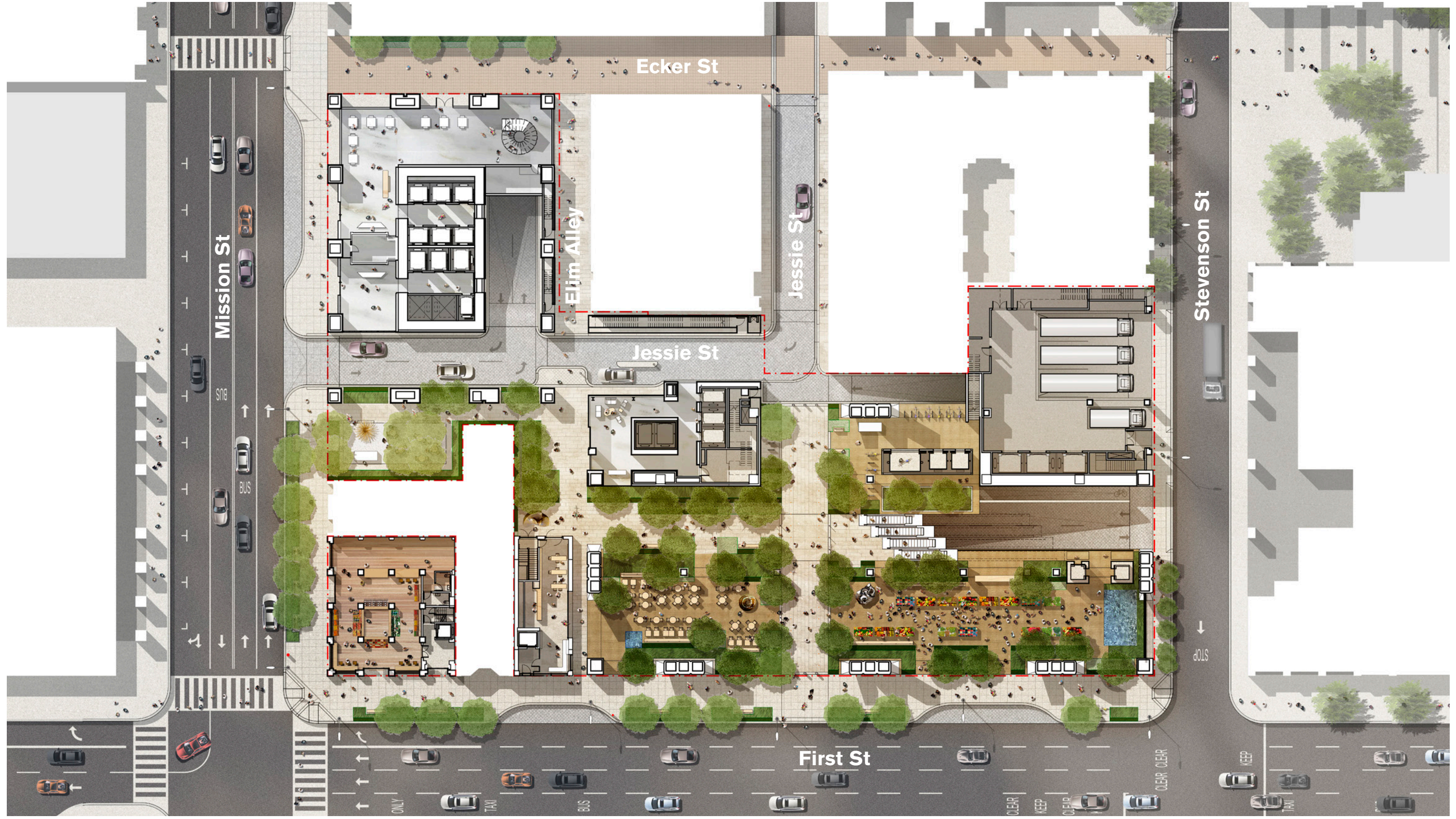
1

1 Public Realm Overview

The Urban Room from the Public Viewing Platform

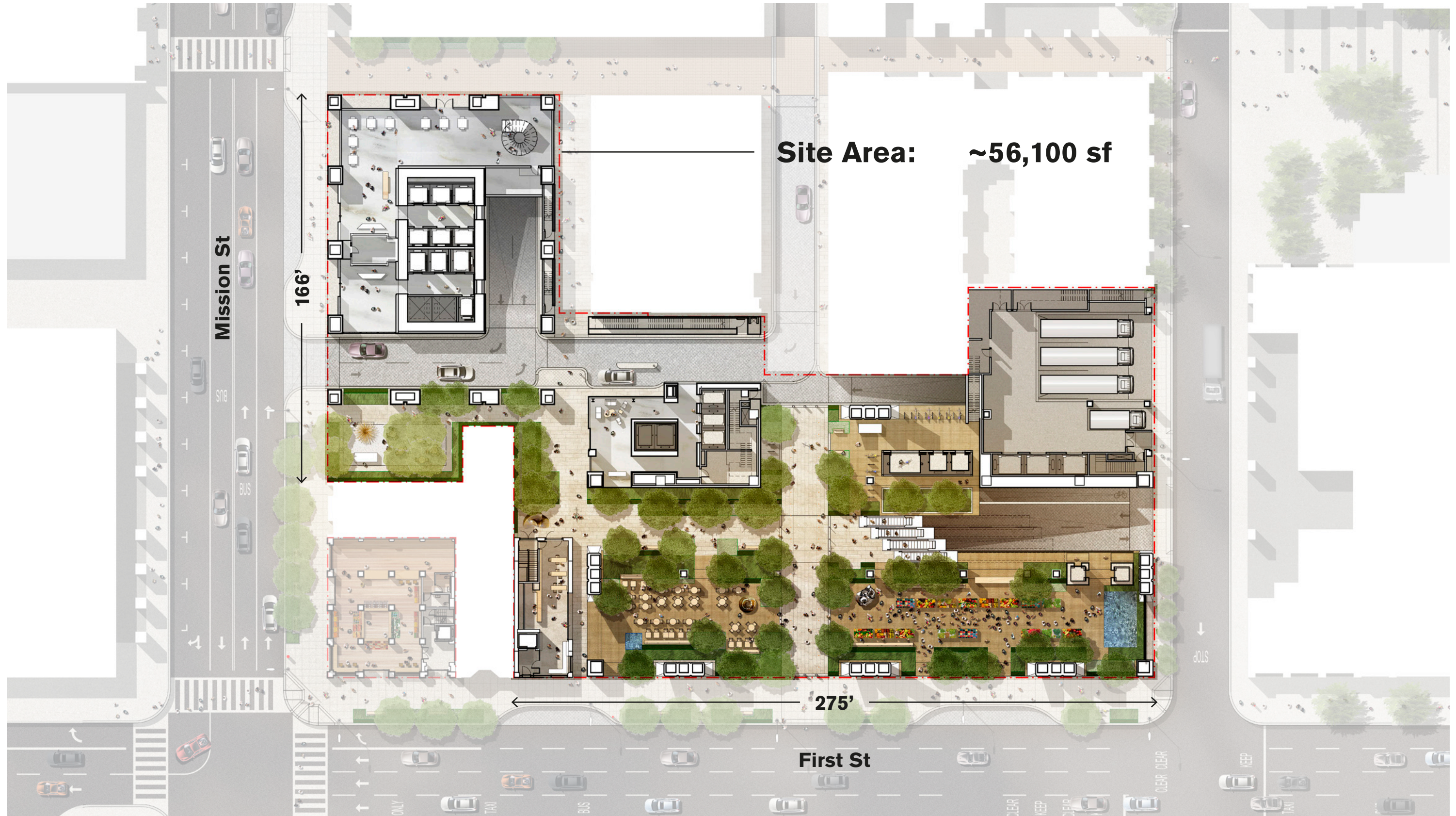


1 Public Realm Overview
Ground Floor Plan



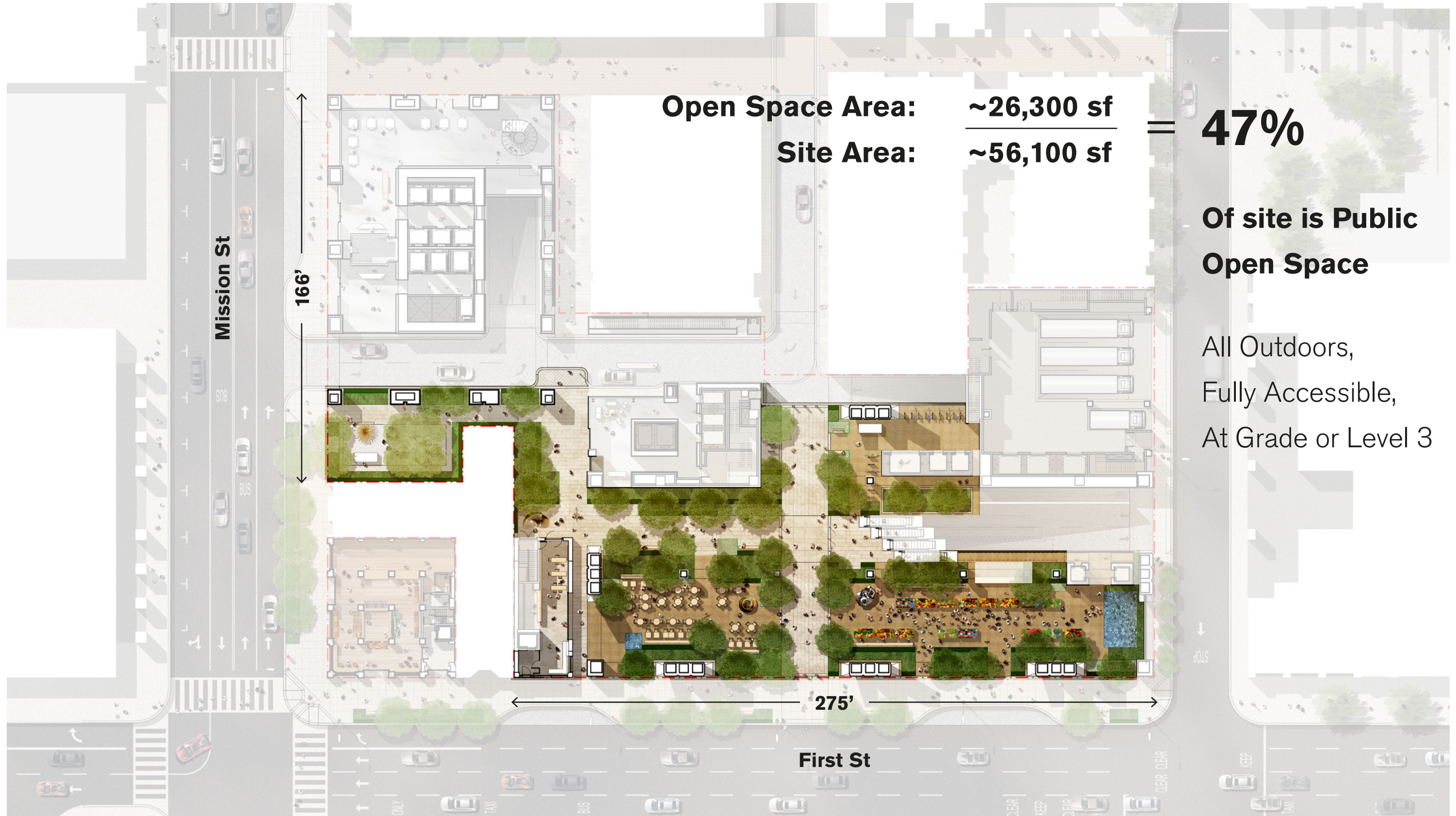
1 Public Realm Overview

Site Area



1 Public Realm Overview

Proportion of Open Space to Site Area



Oceanwide Center San Francisco

Small Businesses and Alleys

2

Small Businesses Map



Small Businesses on Ecker Street



New Tree

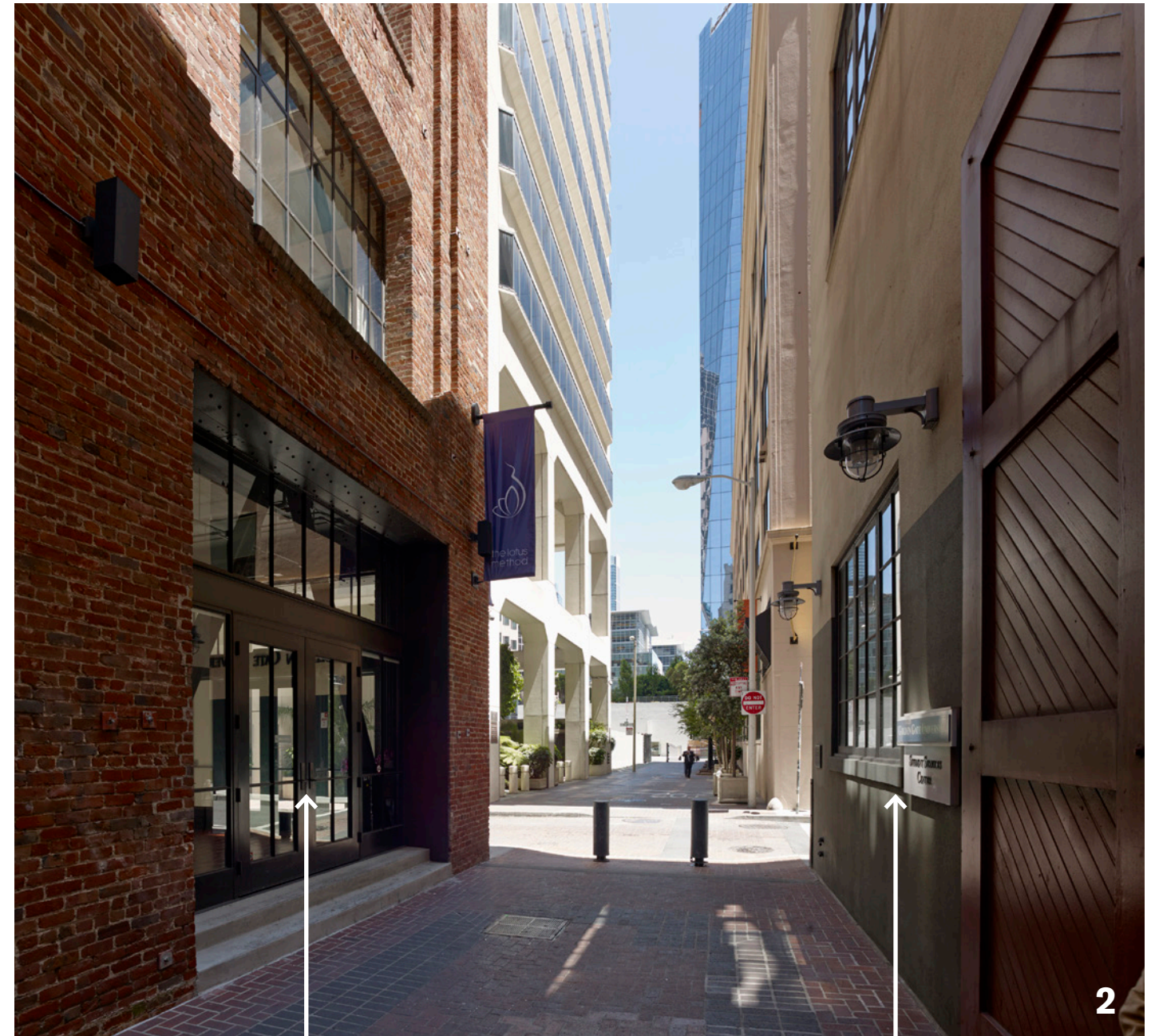
Sandwiches and Juices

Varnish

Art Gallery

Yank Sing

Dim Sum Restaurant



The Lotus Method

Prenatal and Postnatal Fitness

Golden Gate University

Student Services Center

Corner of First and Mission, Existing Small Businesses



Perilla
Restaurant

88 First Street
Retail at Gr, Offices Above

El Faro
Mexican Food

78 First Street
Small Offices

Corner of First and Mission, Proposed Condition



Perilla
Restaurant

Renovated 88 First Street
Retail at Ground, Offices Above

El Faro
Mexican Food

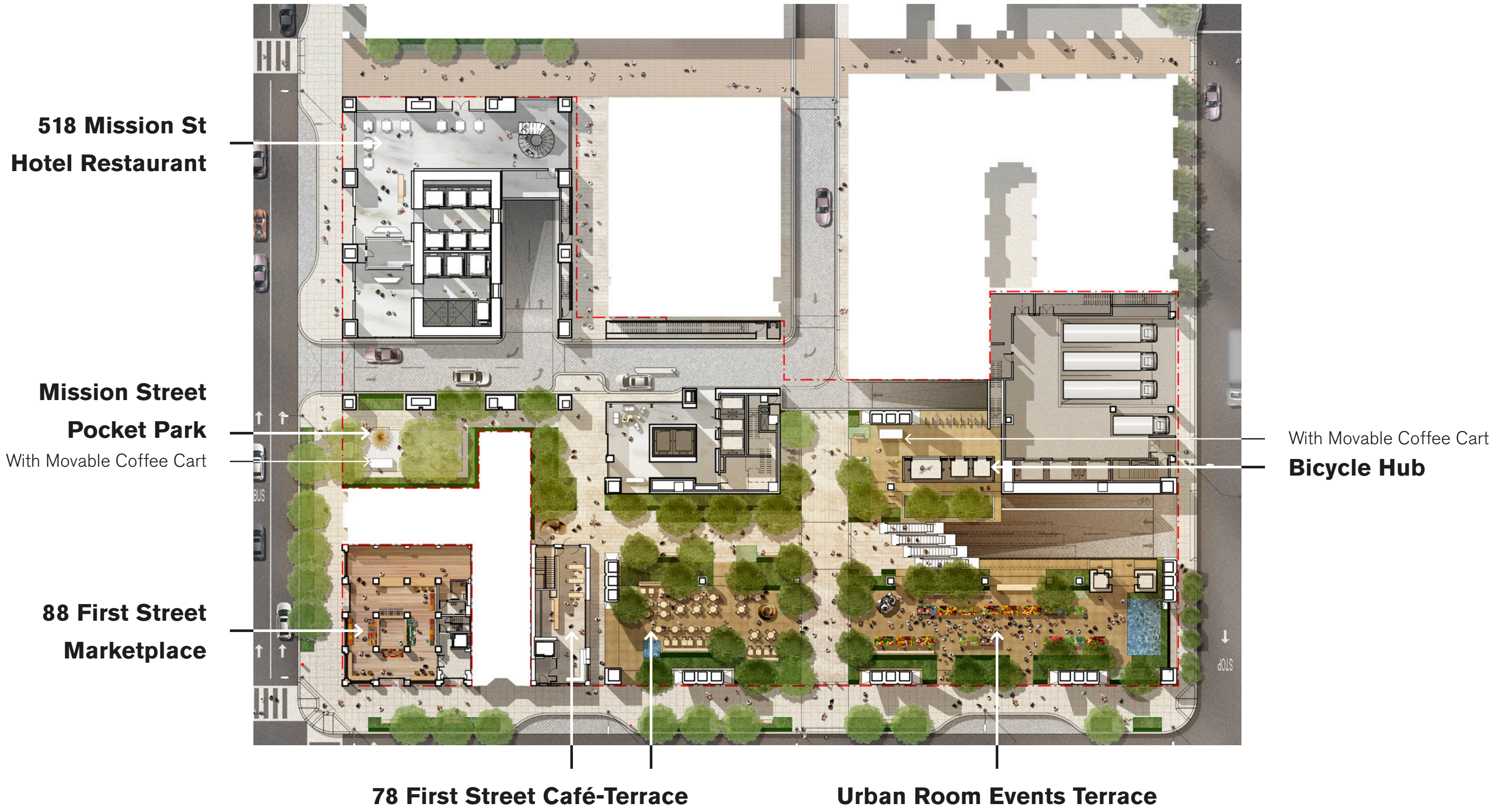
Renovated 78 First Street
Retail at Ground, Small Offices Above

Oceanwide Center San Francisco

Venues

3

3 Public Realm Venues



Mission Street Pocket Park



- A new quiet park near Golden Gate University
- Abundant sunshine around lunch time
- Refreshments sold by a movable coffee cart

Mission Street Pocket Park



88 First Street Grocery Store



- A convenient grocery store for the neighborhood
- Complements the pharmacy across the street
- Careful restoration of the building's historic shop-front

88 First Street Grocery Store



78 First Street Café-Terrace



- New retail use at ground floor and level 2
- Café with 40 seats at ground floor and level 2
- Outdoor seating in the urban room
- Kitchen at level 2

78 First Street Café-Terrace



Urban Room Events Terrace



Daily Use



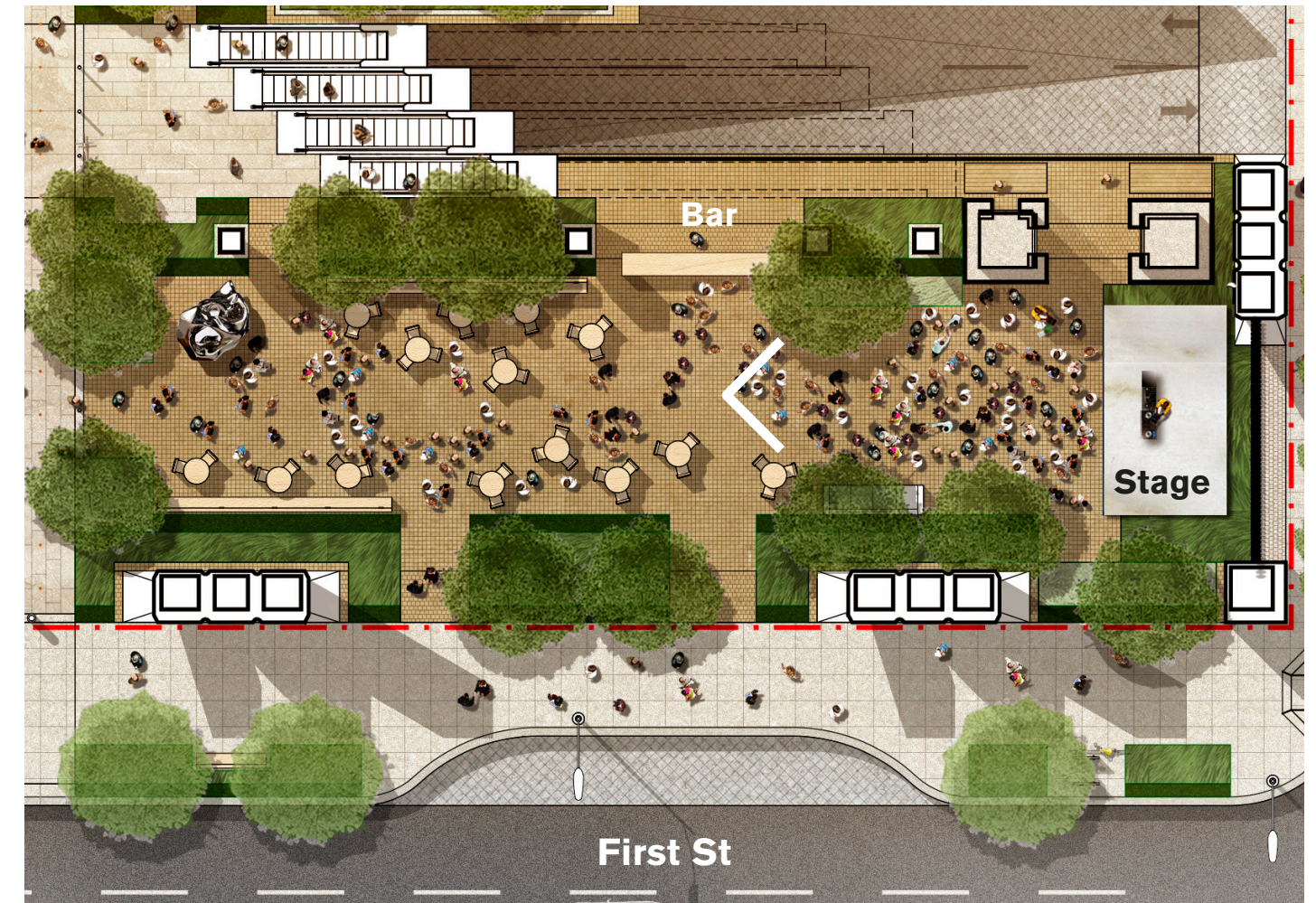
- Space for 100 people, with seats and benches
- Bar served by kitchen at B1 basement level
- Free public use, no purchase from bar necessary
- Periodic exhibits through cultural partnerships with local museum organizations

Urban Room Events Terrace



2

Live Music

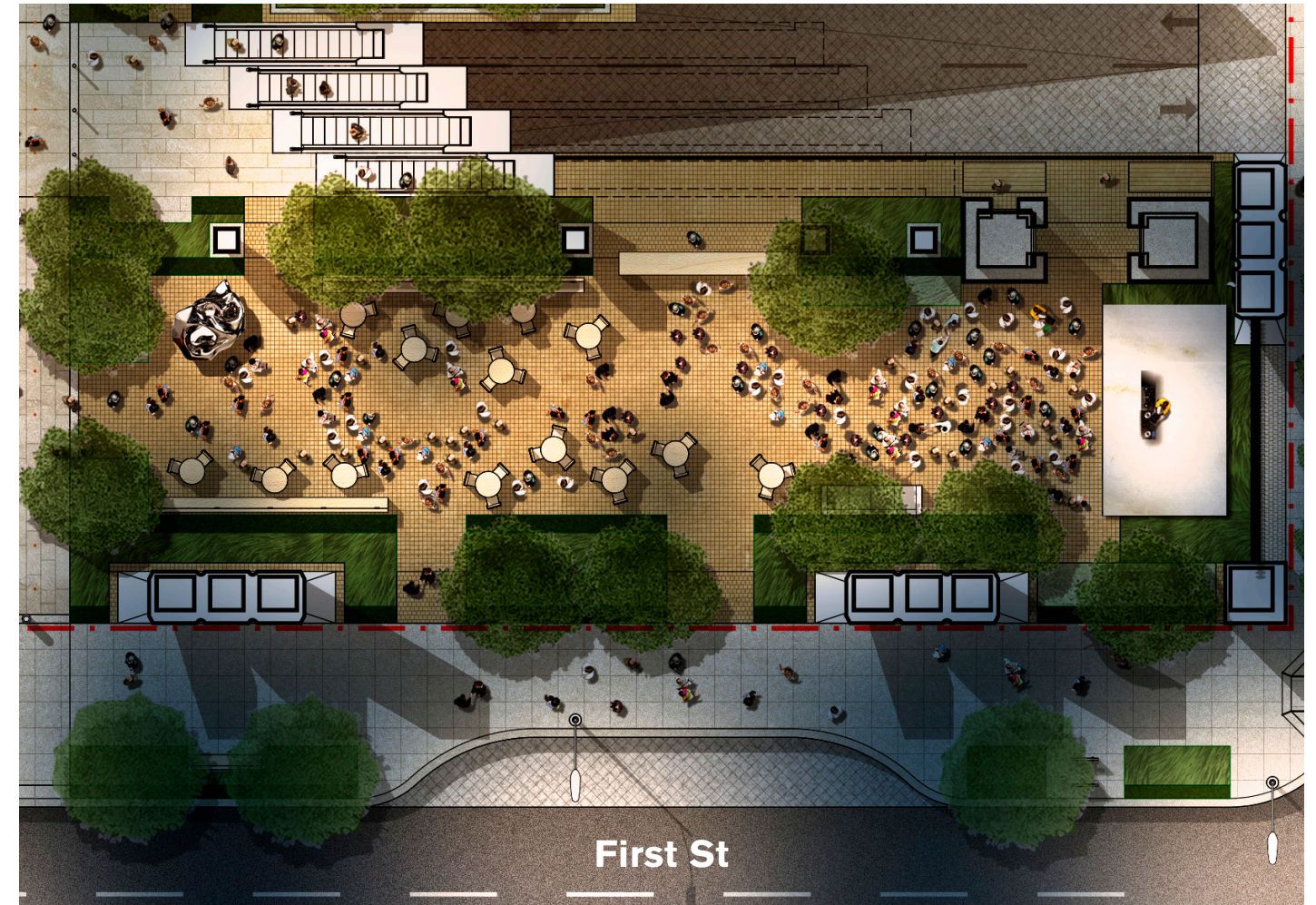


- Water feature drains and becomes a stage
- Space for a four-piece band
- Curated program of small concerts

Urban Room Events Terrace



Evening Live Music



- Live music occasionally continues into evenings
- Bar serves meals and refreshments

Urban Room Events Terrace



Farmers' Market

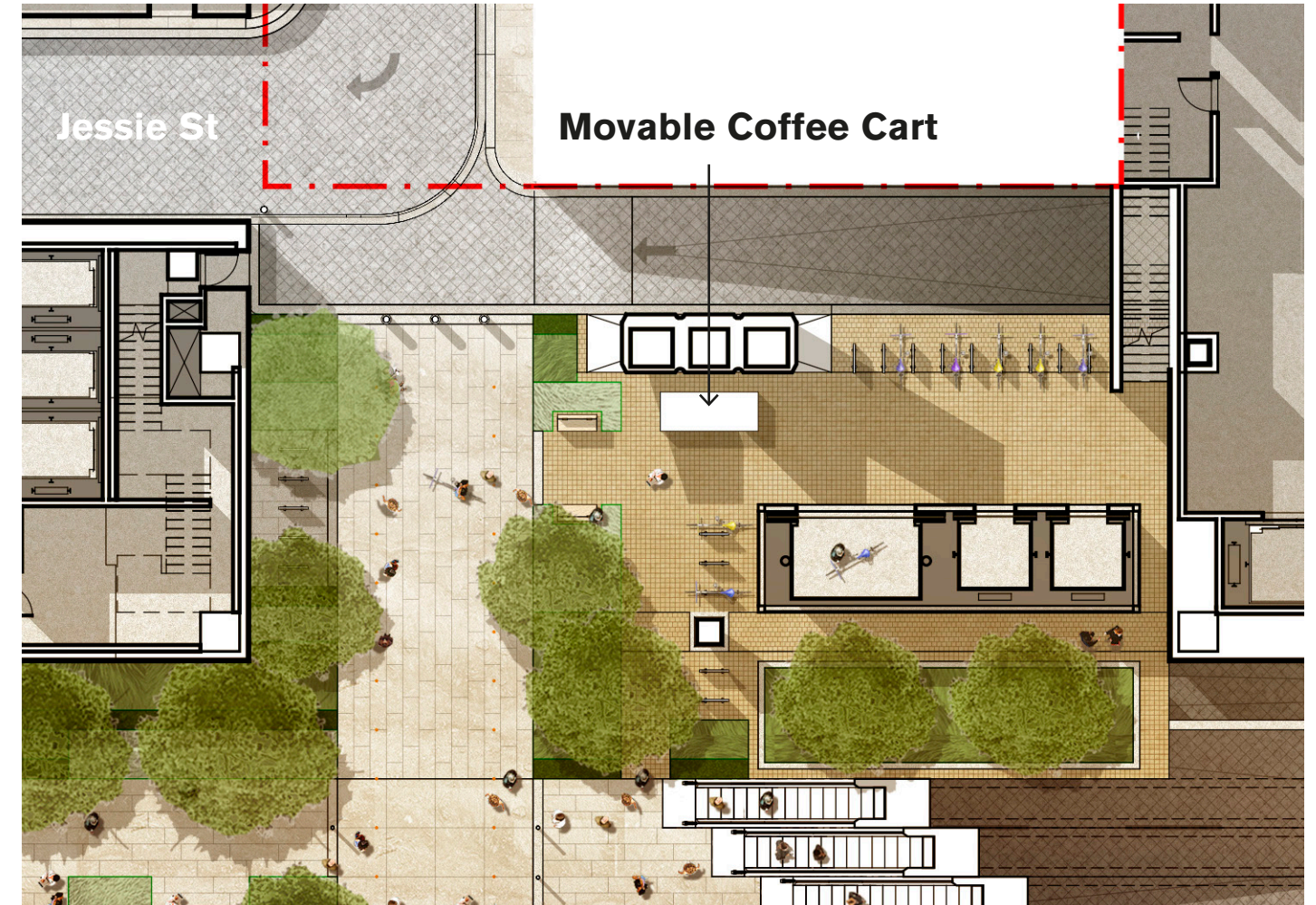


- Occasional farmers' market on week-ends
- Kiosks supplied with electricity and water
- Tables and chairs are removed during the market

Urban Room Events Terrace



Bicycle Hub



- Elevators to basement leading to the hotel staff entrance, the parking, the bicycle storage area and the public restrooms
- Refreshments sold by a movable coffee cart

Oceanwide Center San Francisco

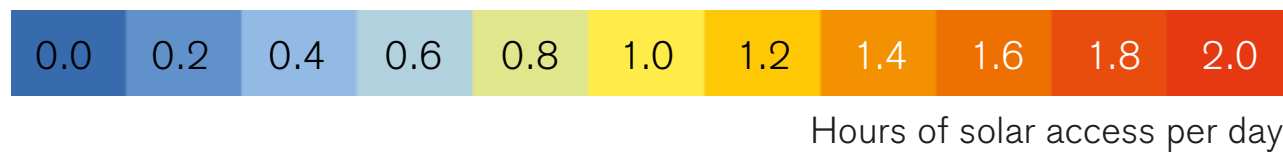
Environment and Operation

4

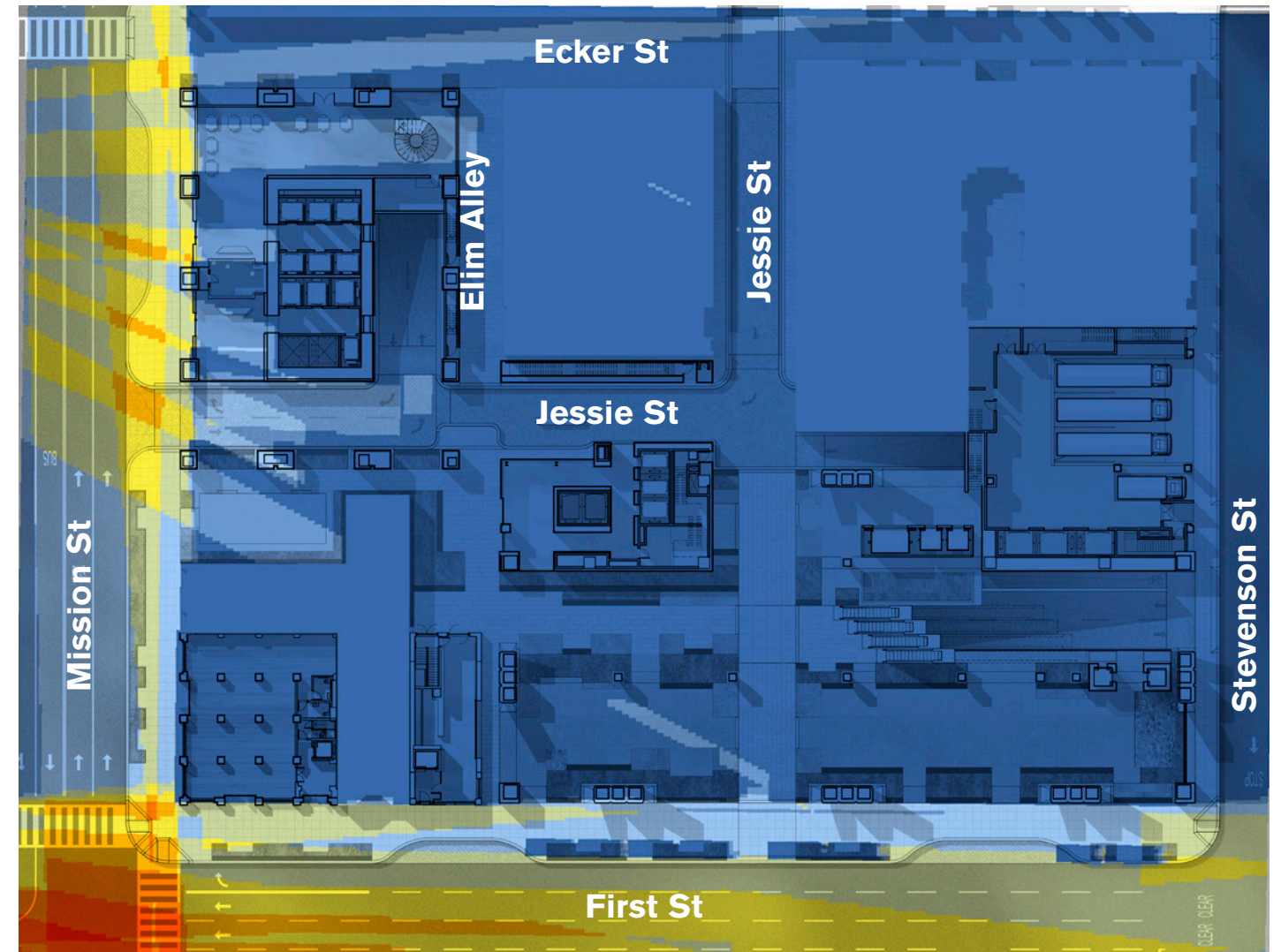
Quantity of Sunlight

Through studying the environmental context of the public realm over the course of a year, an appropriate design response can be provided to deliver attractive and functional spaces. One of the key environmental drivers will be the solar access, these environmental studies allows the design team to define activities and spaces through the seasons and throughout the day.

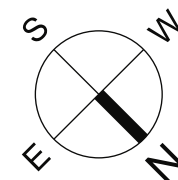
This analysis identifies the level of solar access around the development on the longest, shortest and mid-points of the year. This analysis has been generated by using a computational 3D model, direct solar access to the variety of space provided as part of the public realm.



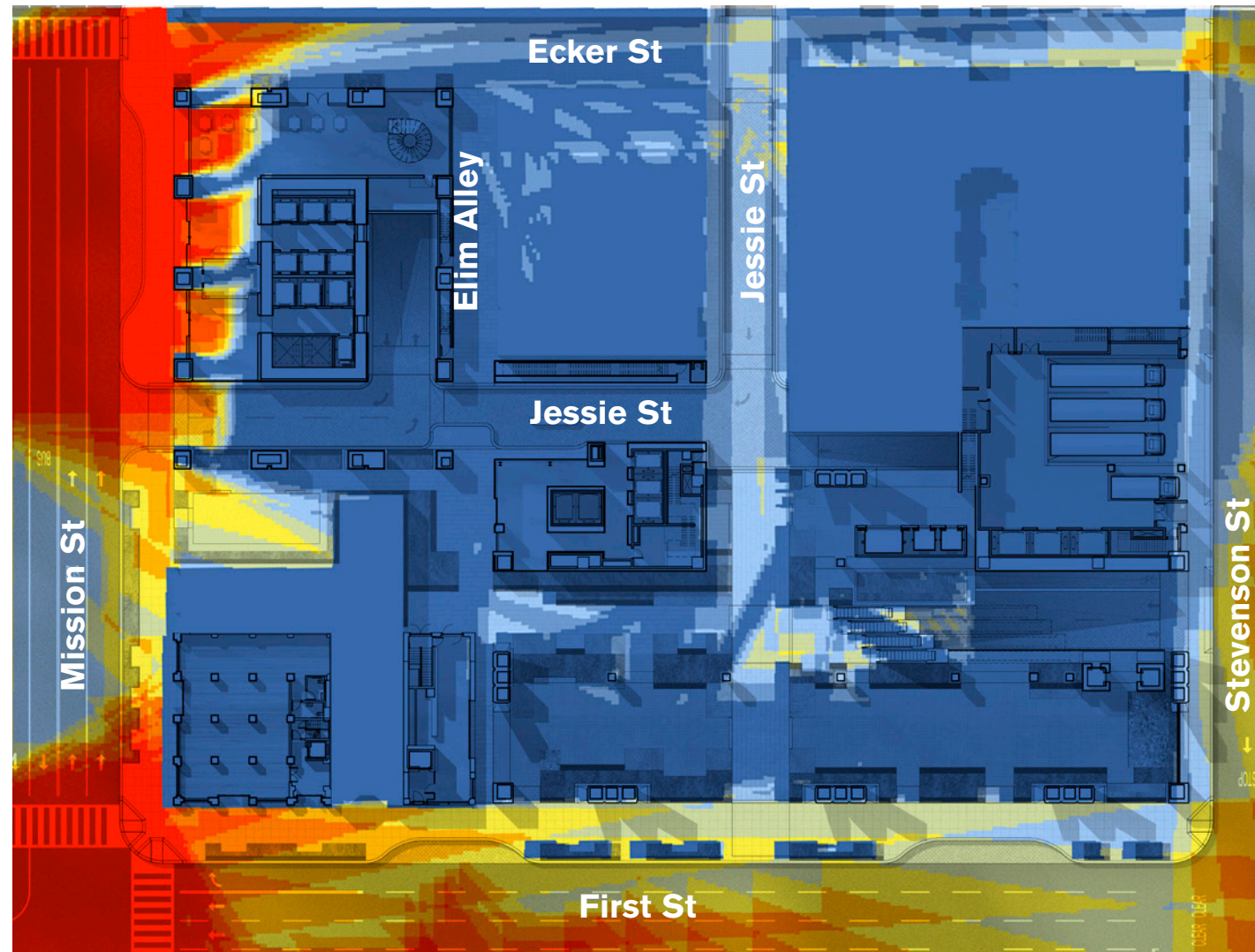
December



- During the winter, the level of solar access within the urban room is seen to be poor.
- The Pocket Park on Mission Street is seen to receive fleeting solar access.

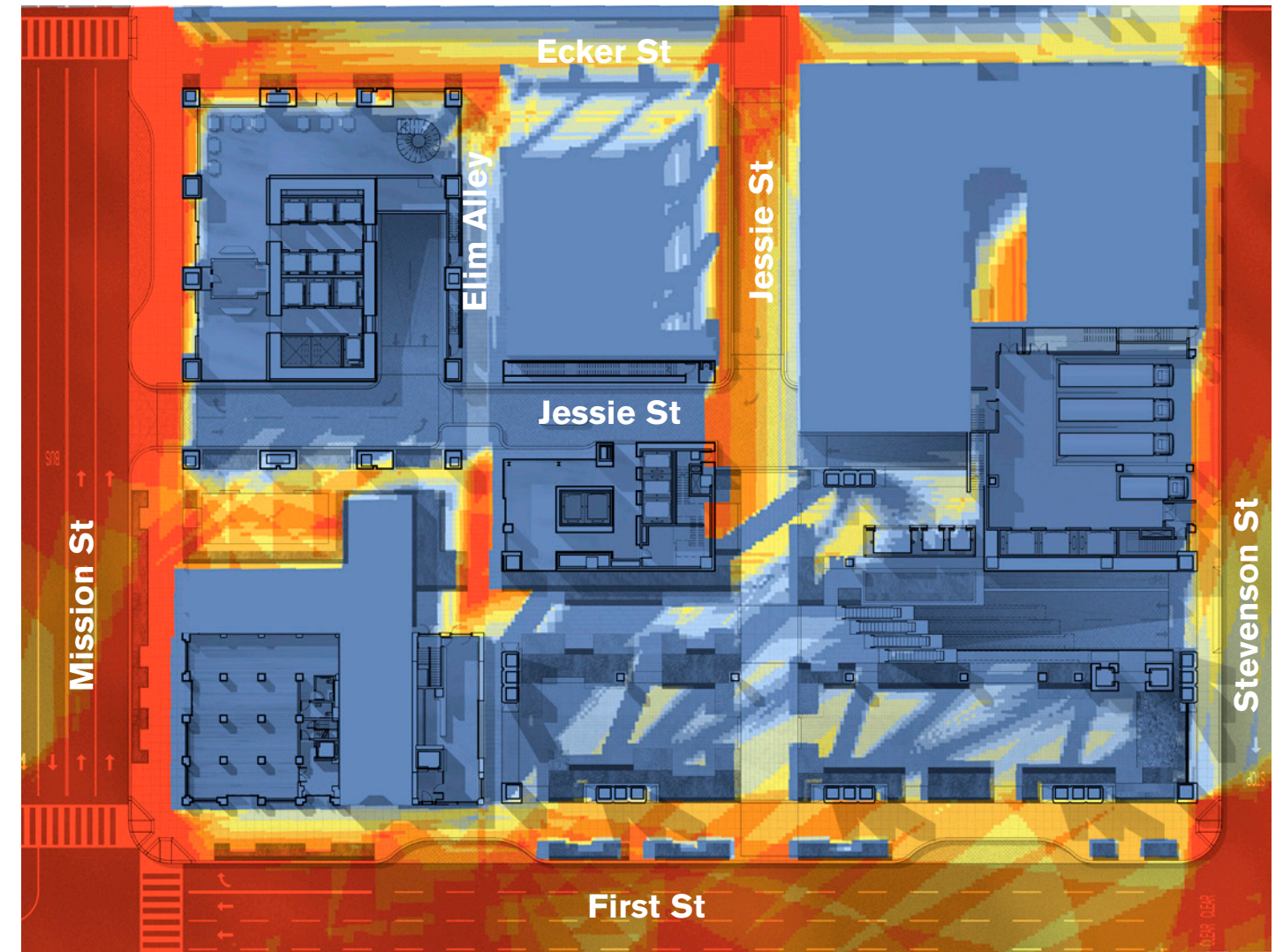


March and September



- In March and September, the urban room receives sunlight during morning, lunchtime and afternoon.
- The pocket park has good solar access at lunchtime.
- The corner of Mission and Ecker Streets also receives a good amount of sun around lunch time, a consideration for the hotel's ground floor restaurant.
- The centre to northern portion of the urban room receives little sun.

June



- The part removal of 78 First Street has created greater solar exposure into the urban room; this occurs during the morning to lunchtime period.
- Space along First Street has solar access during the mornings.
- The Jessie Street entrance receives afternoon solar access.
- The new pocket park on Mission Street has good solar access. During summer months, trees and shading devices could provide relief from the sun.

Urban Room in Daylight



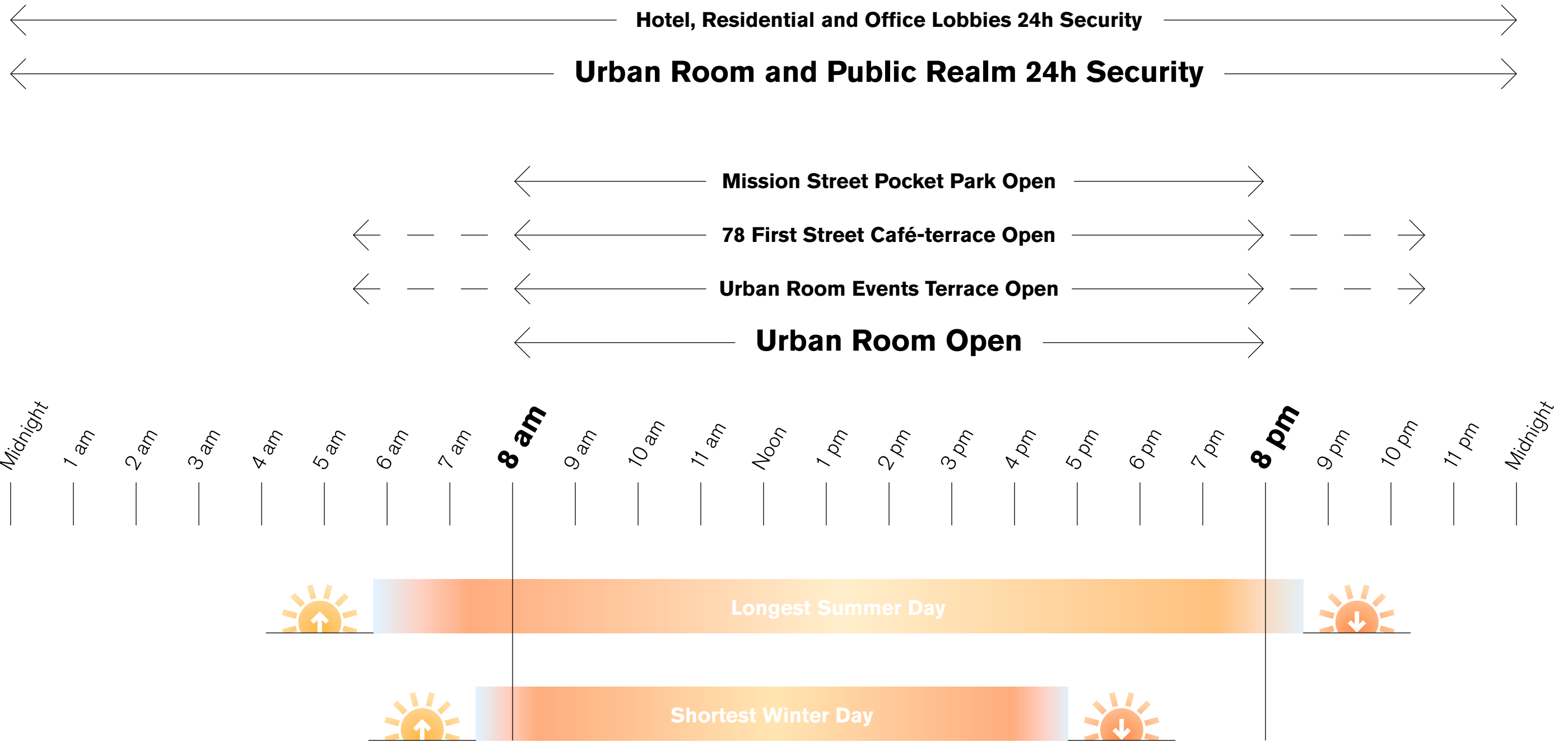
Urban Room Evening Light

Draft

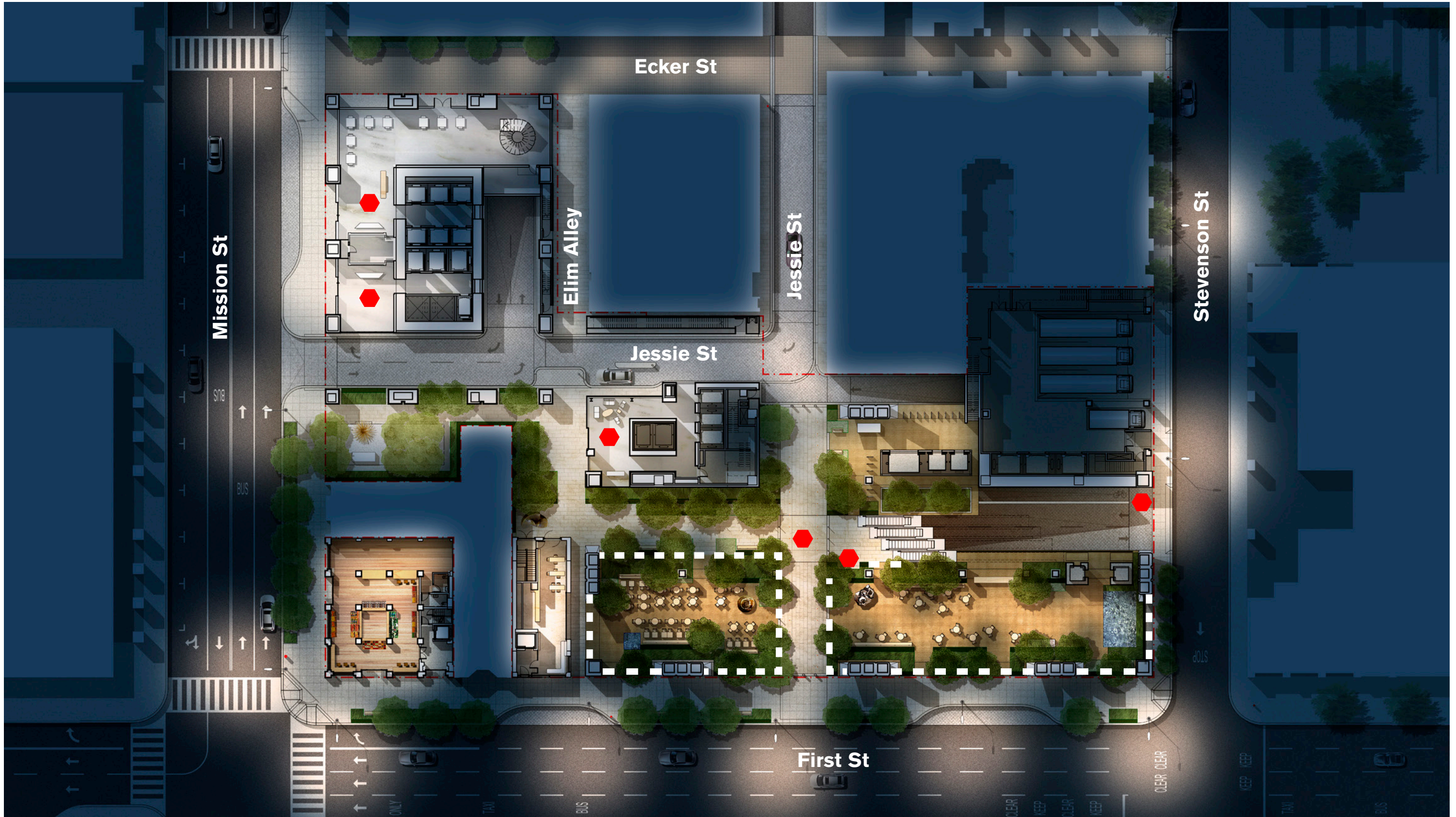


Ground Level Operation

Oceanwide Center Opening Hours



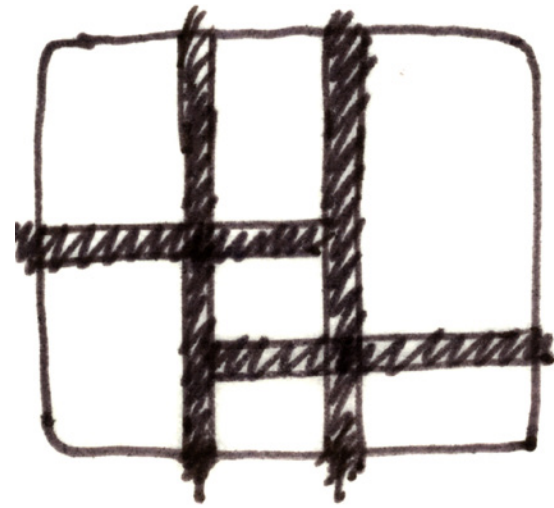
6 **Ground Level Operation**
Night Time Security



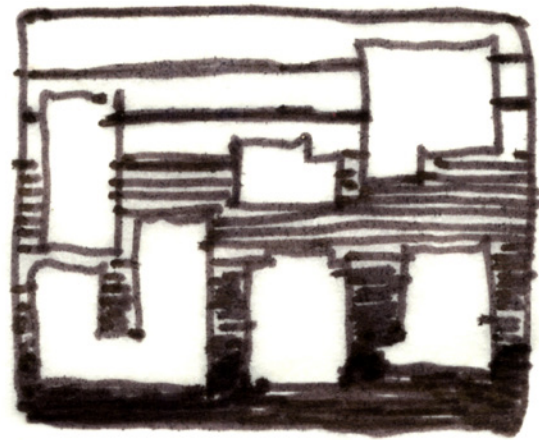
Oceanwide Center San Francisco

Landscape

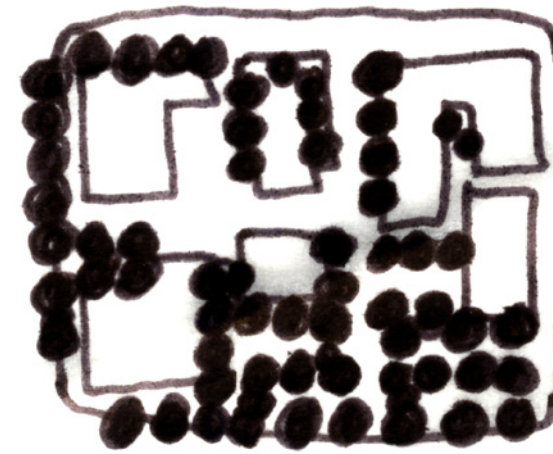
5



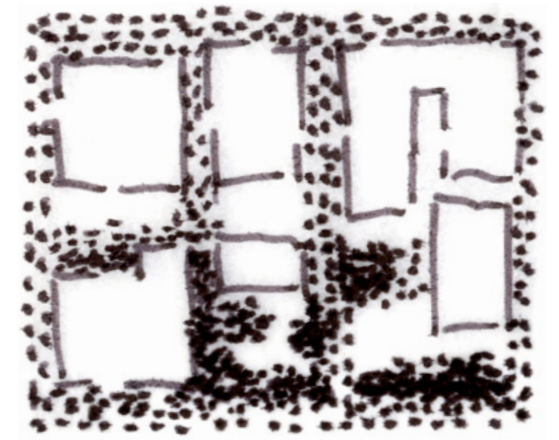
Breaking Down the Superblock



First Street as Original Shoreline



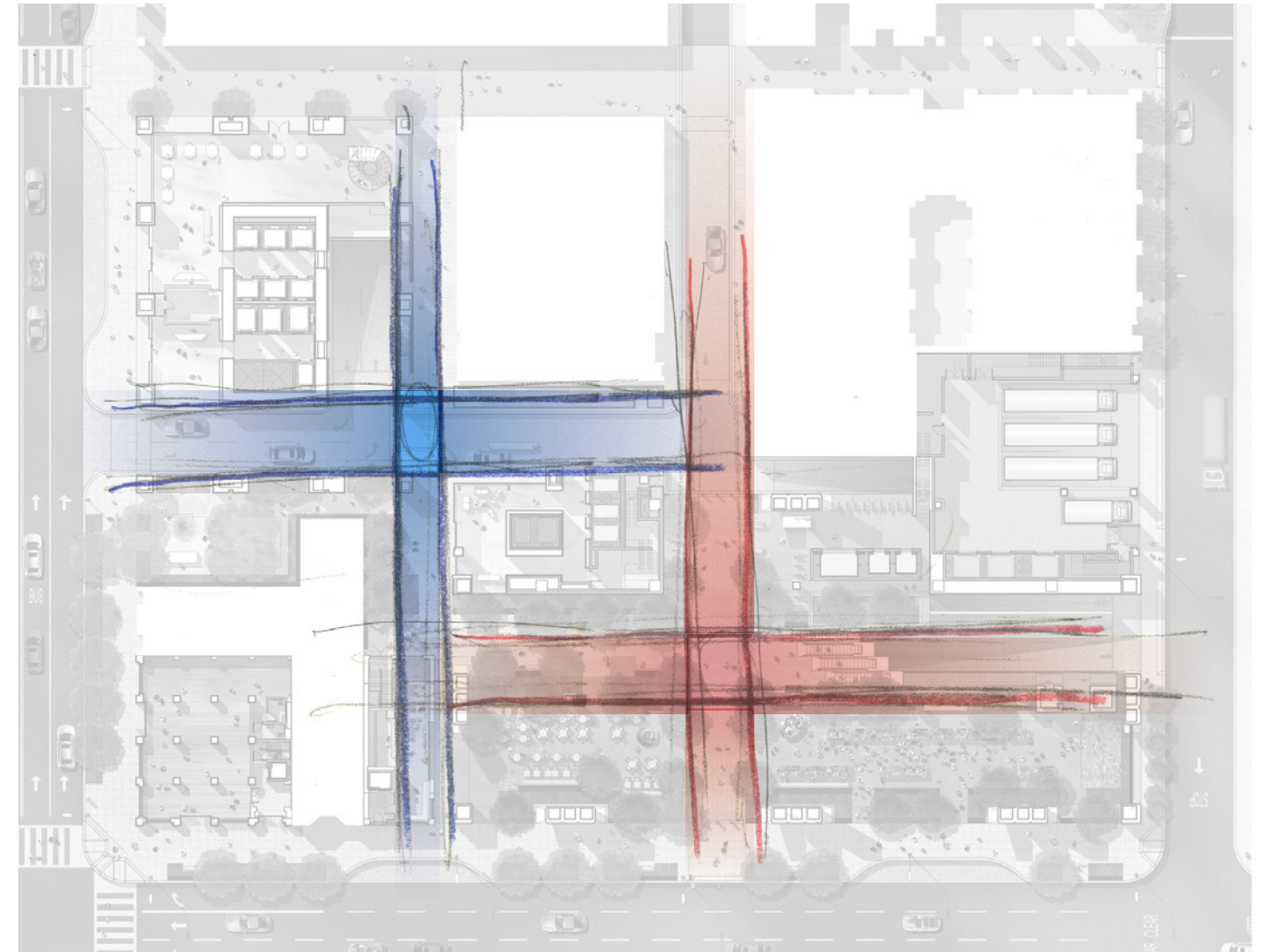
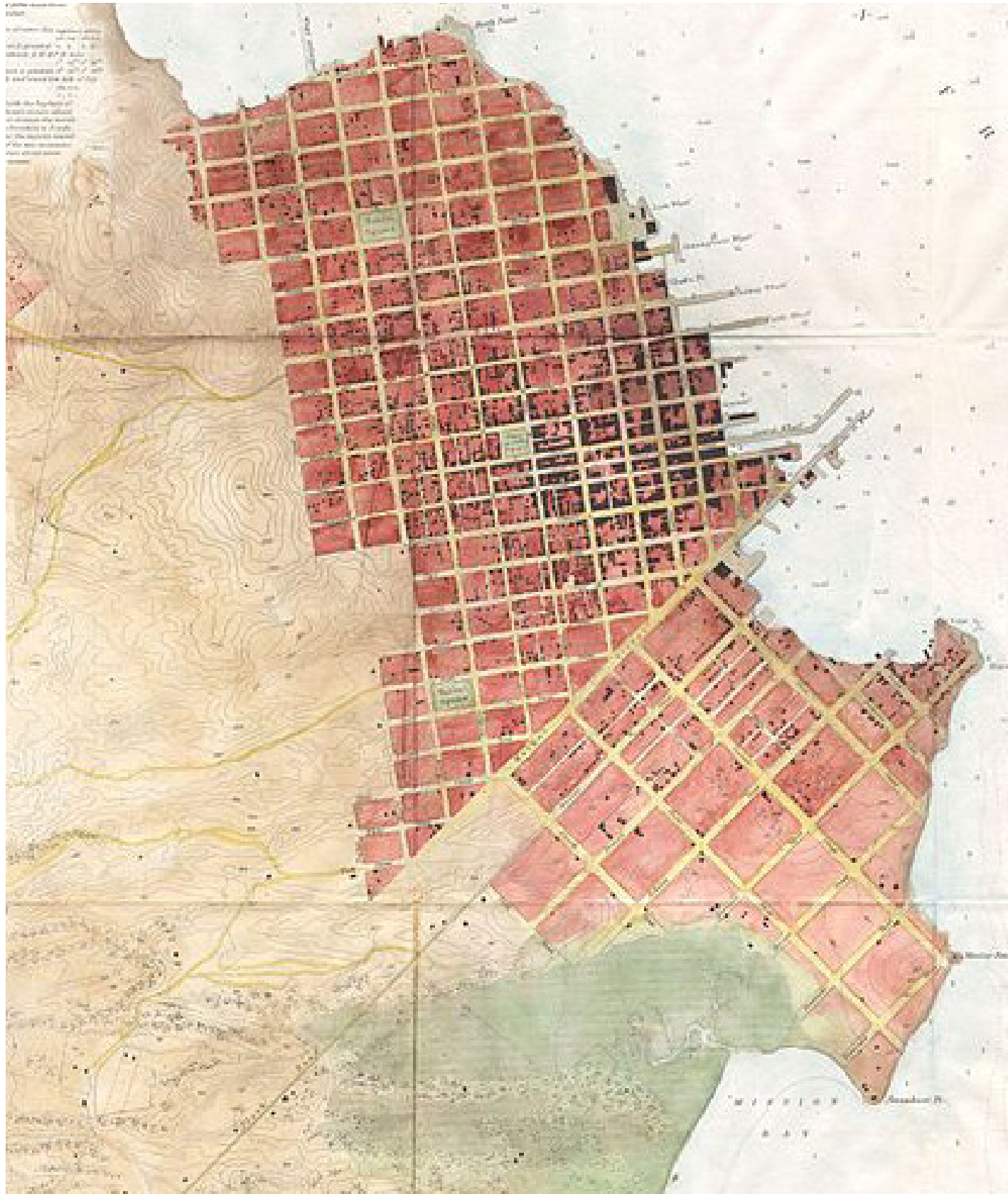
Landscape in the City



Materials and Light

5 Landscape

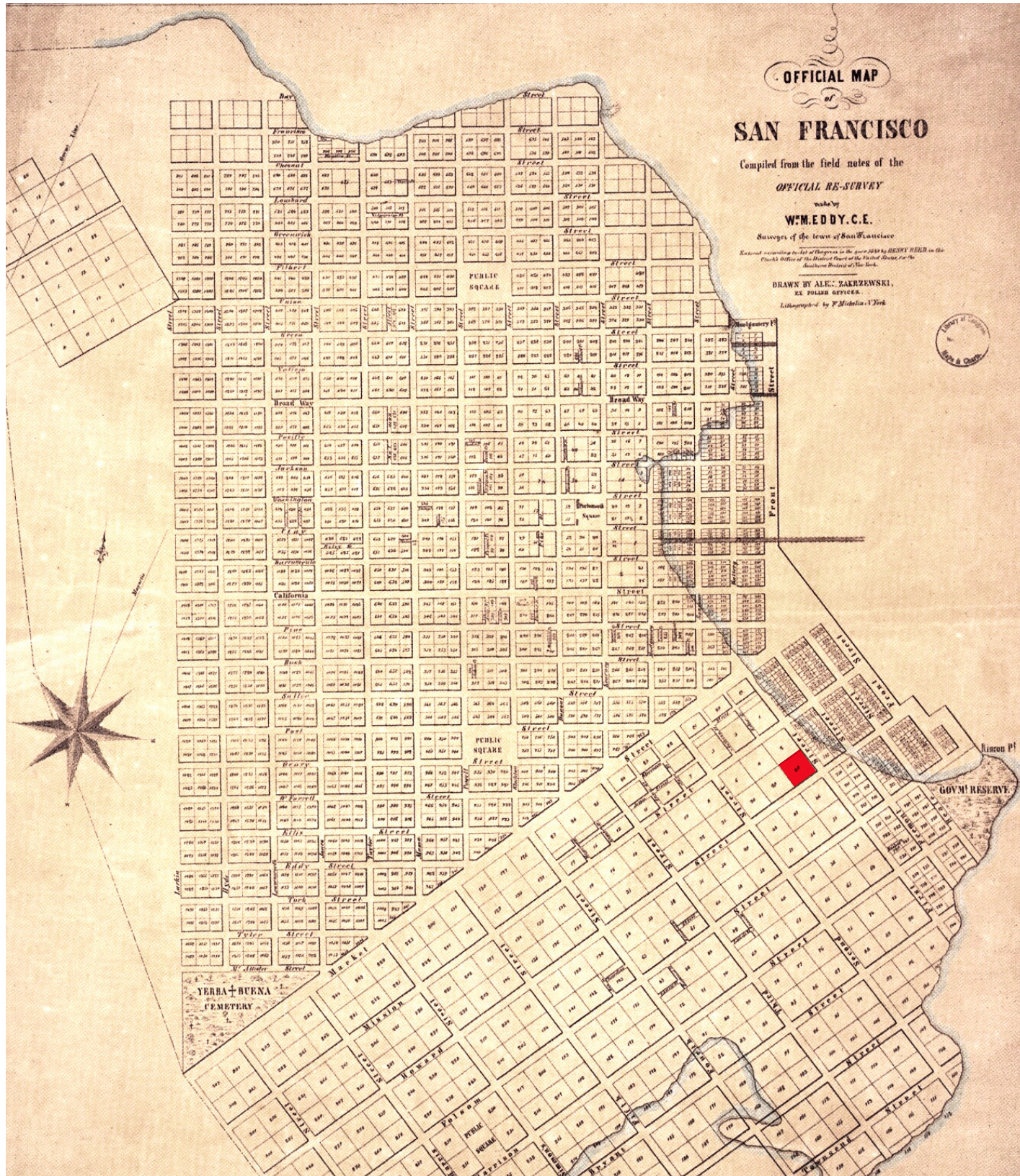
Breaking Down the Superblock



Project Site

5 Landscape

First Street as Original Shoreline



Shoreline and Project Site



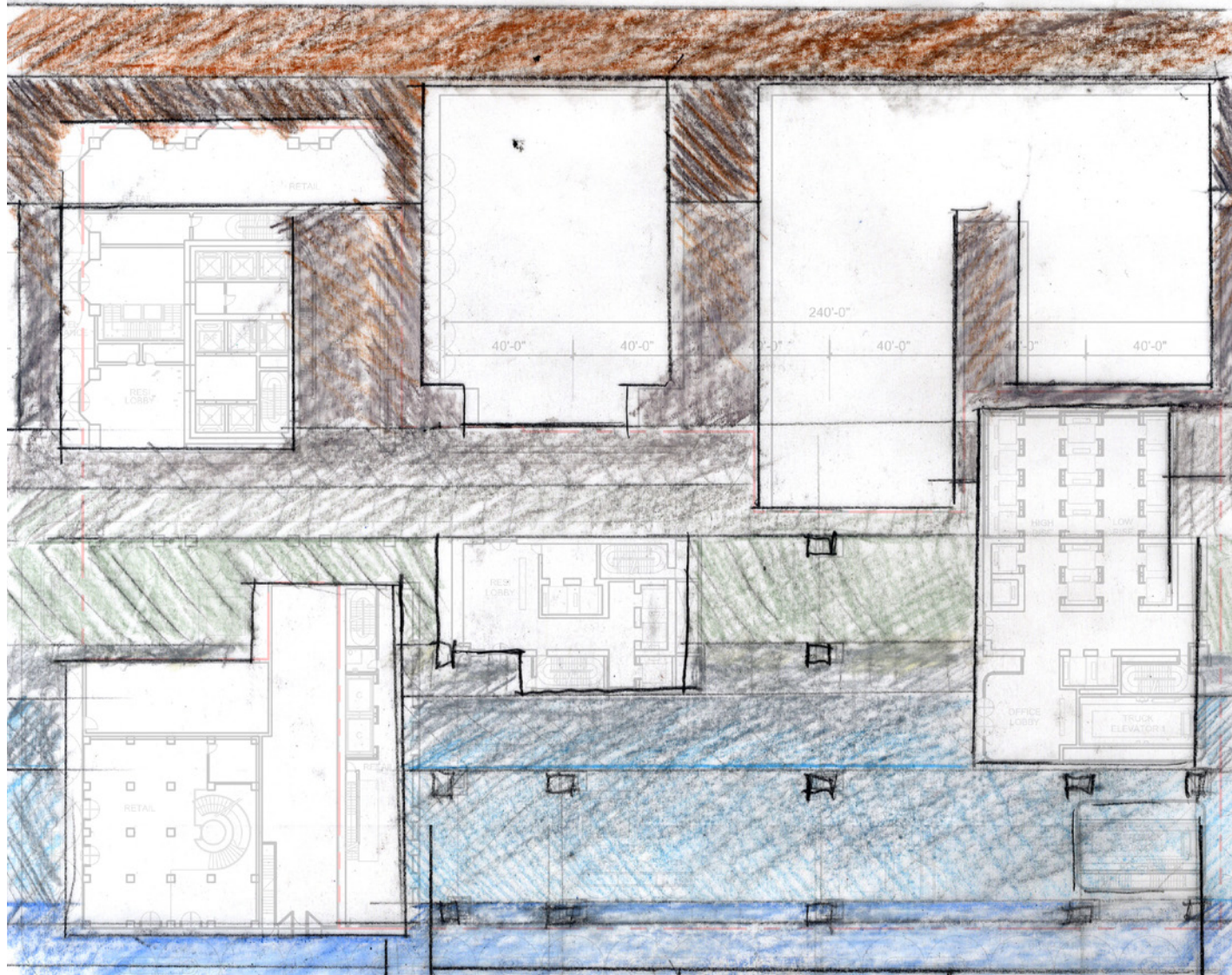
Shoreline of Yerba Buena Cove



Mission Plank Road

5 Landscape

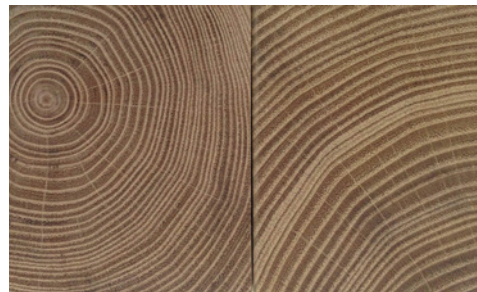
First Street as Original Shoreline



WATER / WOOD

SAND / STONE

CLAY / BRICK



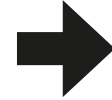
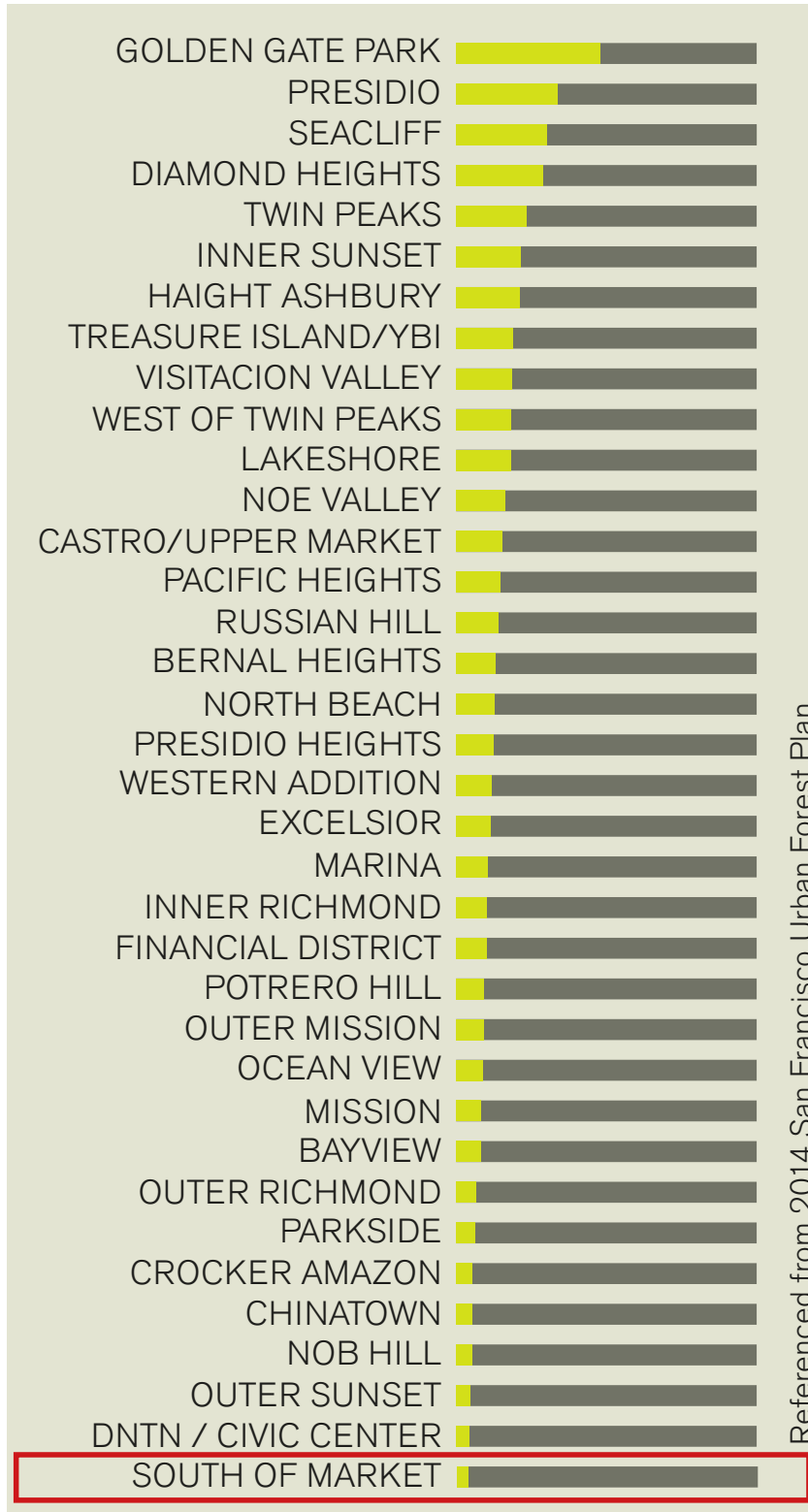
5 Landscape

Landscape in the City

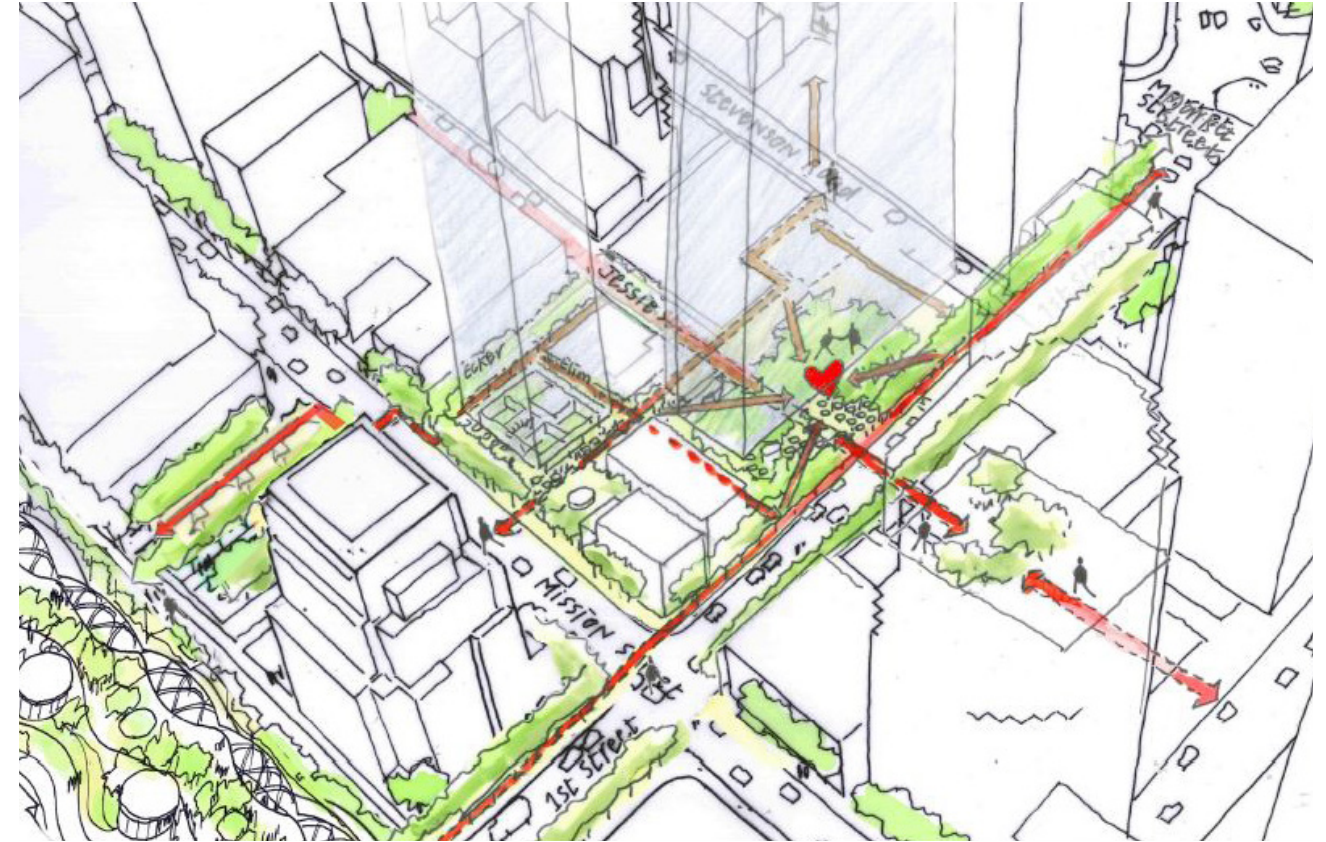
1849 Happy Valley



2014 SOMA = Worst Tree Coverage (4.1%)

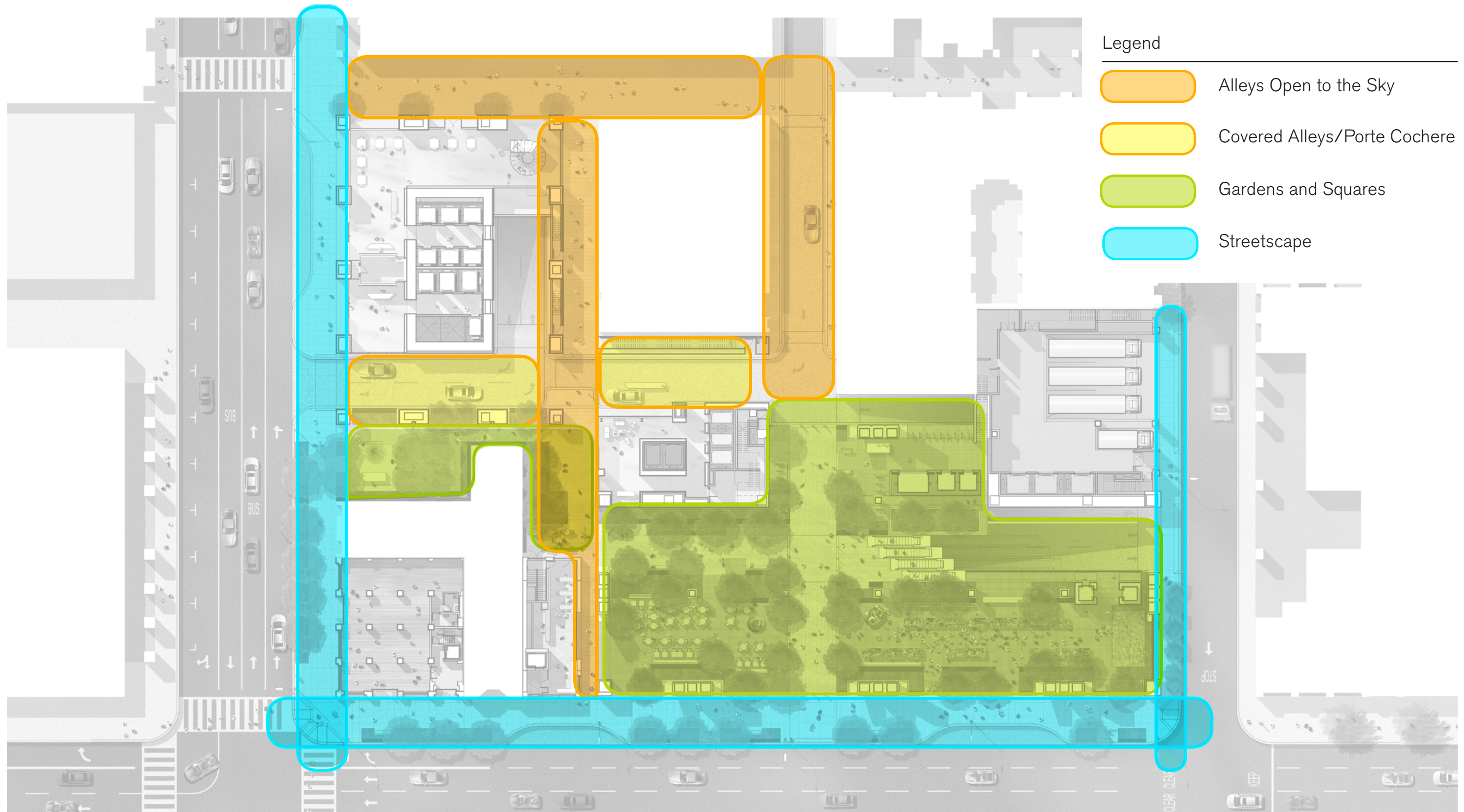


2016 Oceanwide Center: A Garden in the City



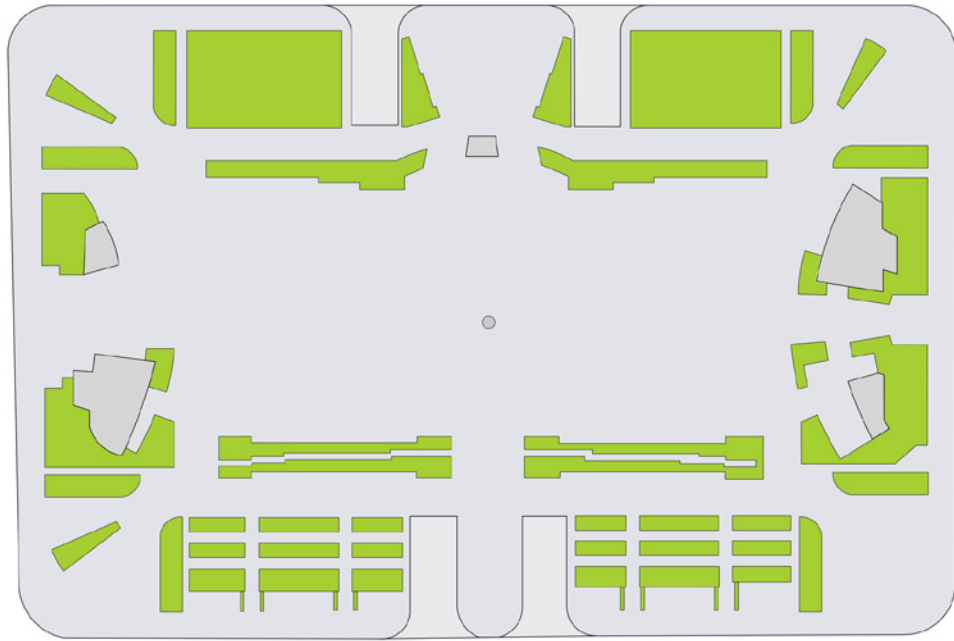
Landscape

Creating a Piece of the City with Urban Experience



5 Landscape

Typical Ratio of Hardscape to Softscape in Successful Parks



Union Square, San Francisco



80% Hardscape 20% Softscape



Madison Square Park, New York



49% Hardscape 51% Softscape



Oceanwide Center Urban Room

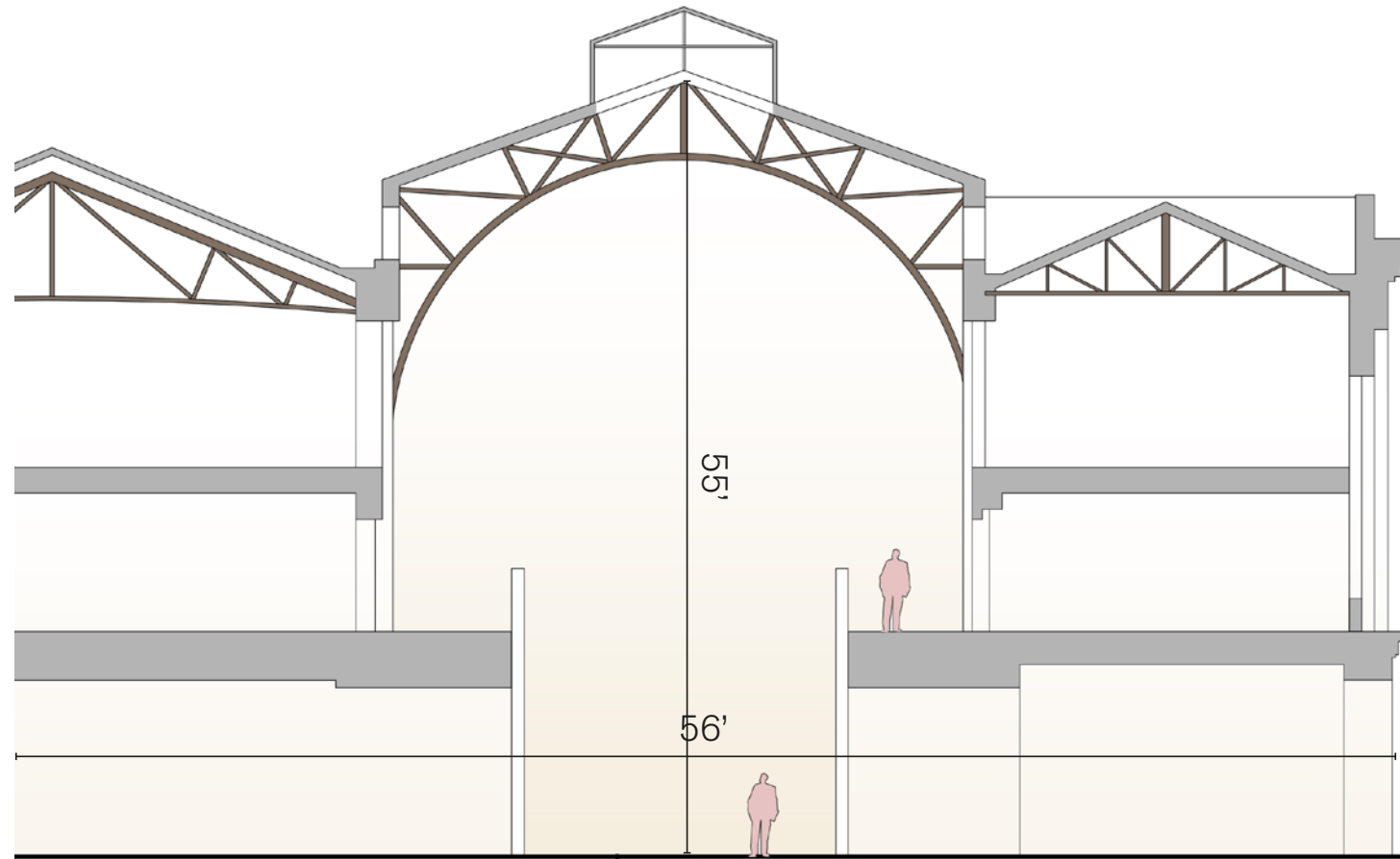


54% Hardscape 46% Softscape

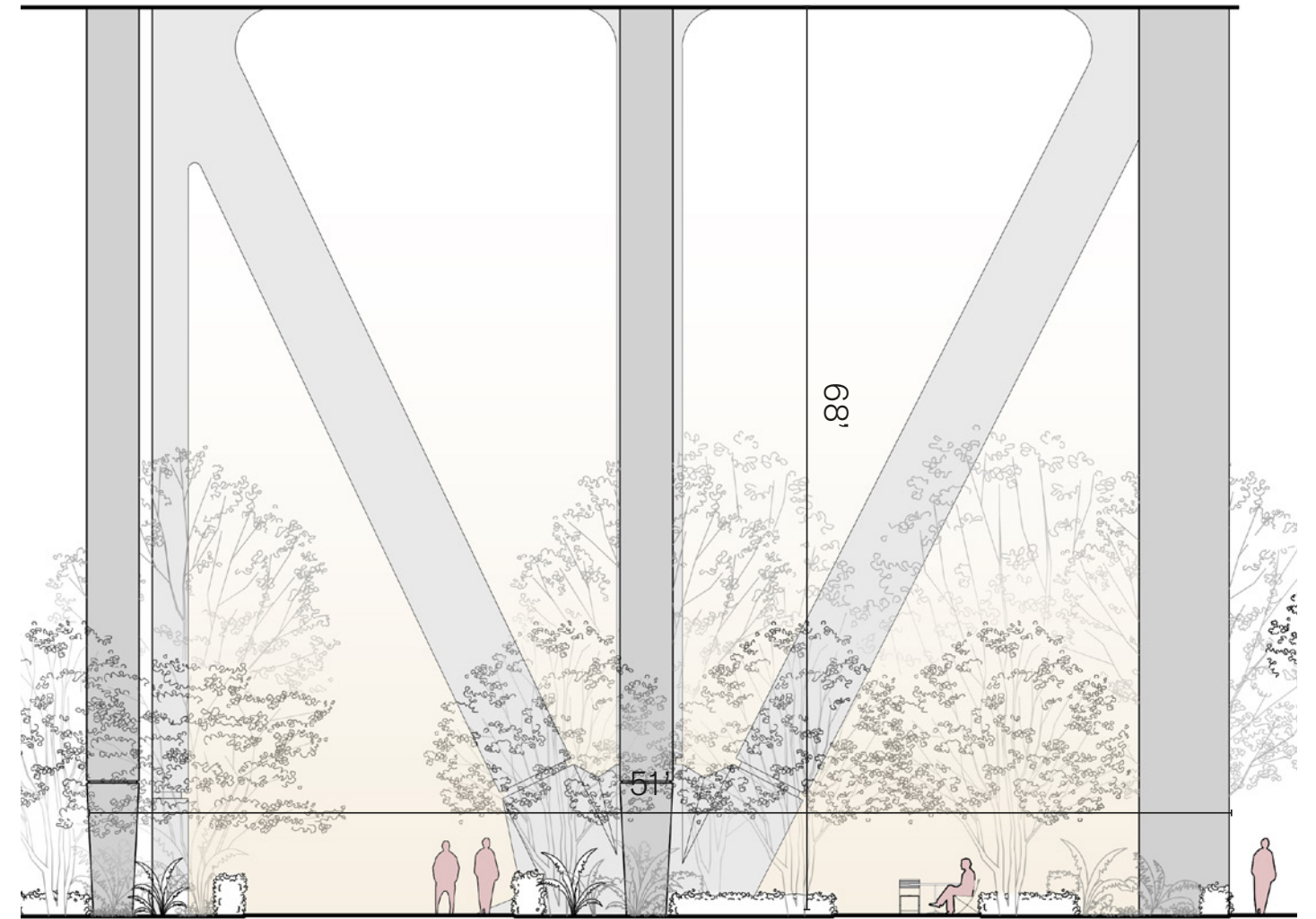


5 Landscape

Urban Room Scale Comparison



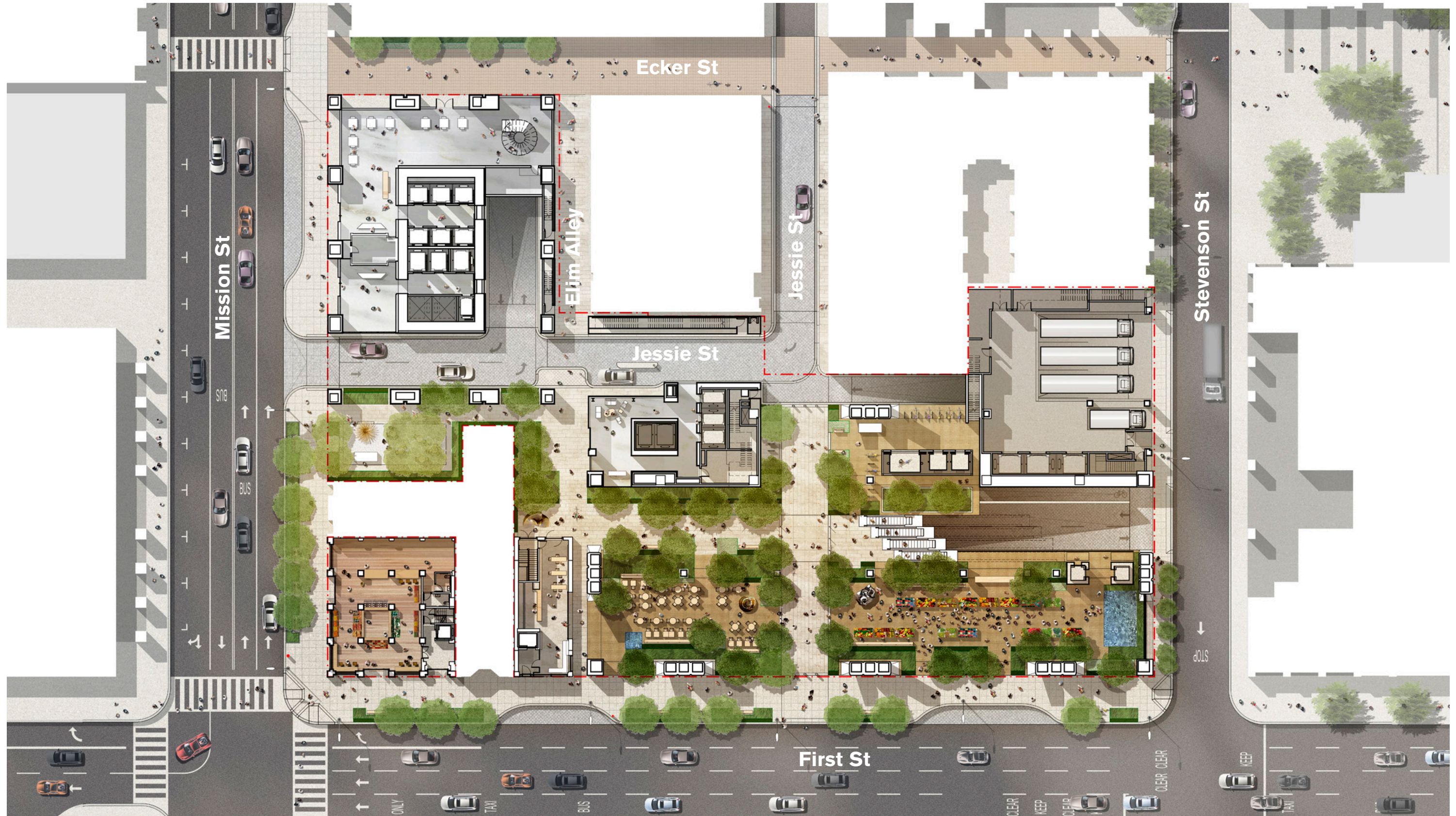
San Francisco's Ferry Building, Cross-Section



Oceanwide Center Urban Room, Cross-Section

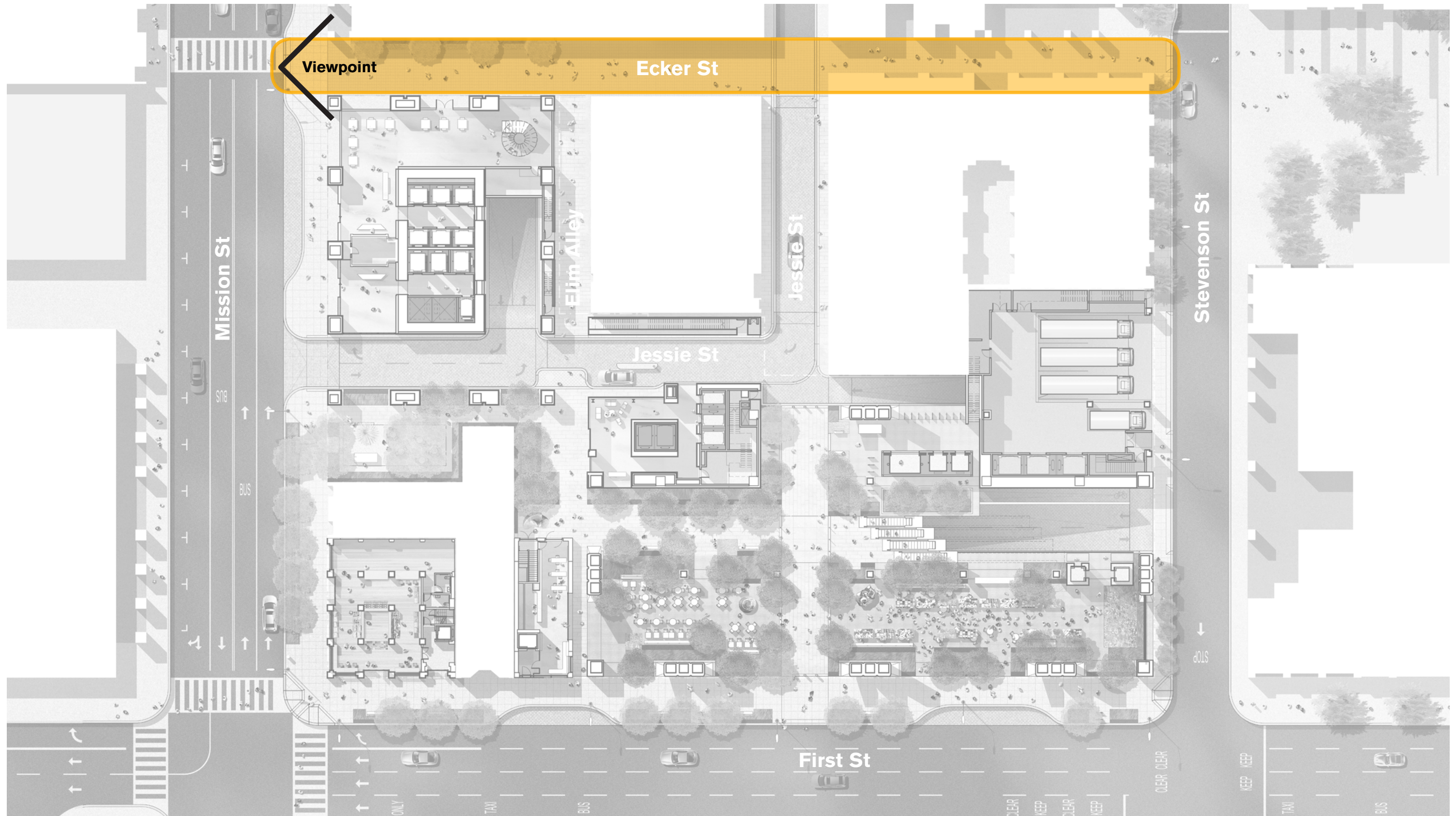


5 Landscape
Site Plan



5 Landscape

Ecker Street along Golden Gate University



5 Landscape

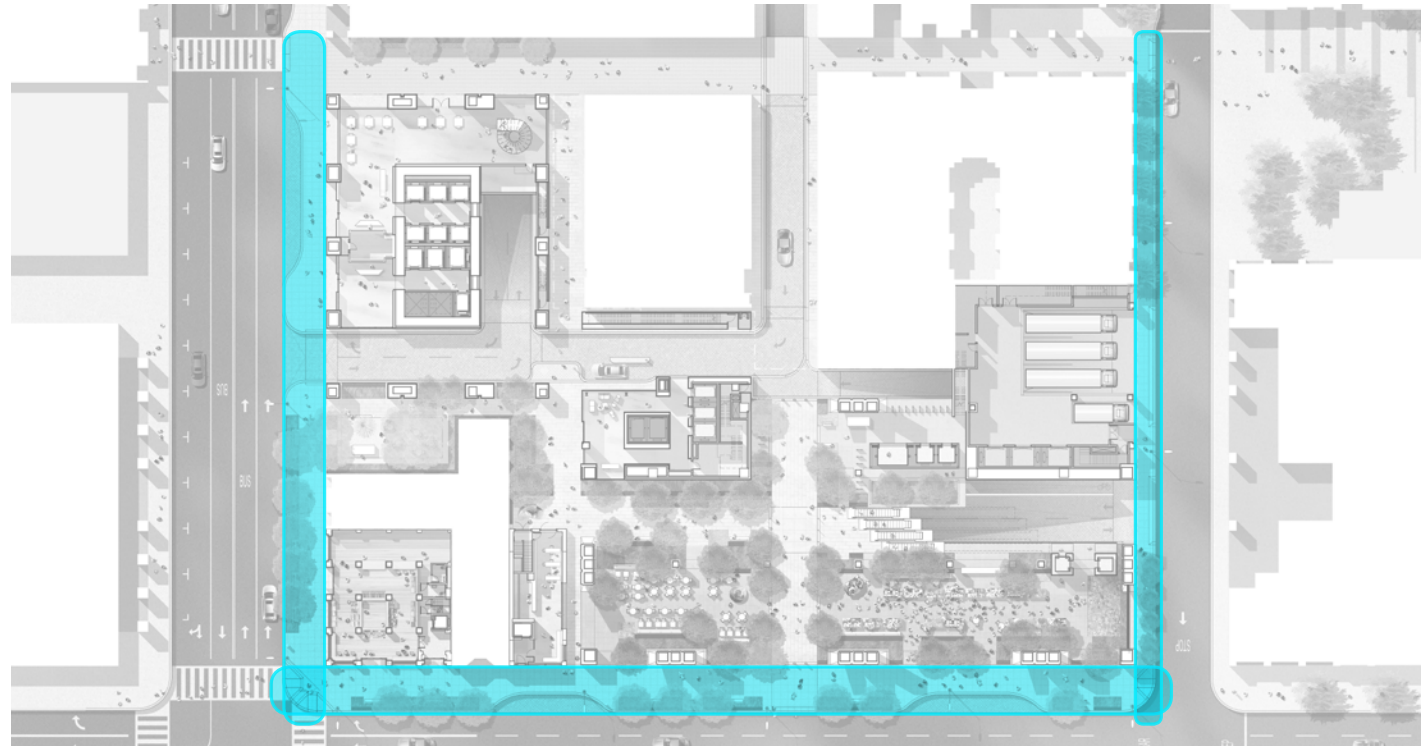
Ecker Street along Golden Gate University



5 Landscape
Streetscapes



5 Landscape
Streetscapes



All planting is selected in accordance with the San Francisco Urban Forest Plan



CityCenter D.C., Washington D.C.



Ginkgo Biloba - First Street tree



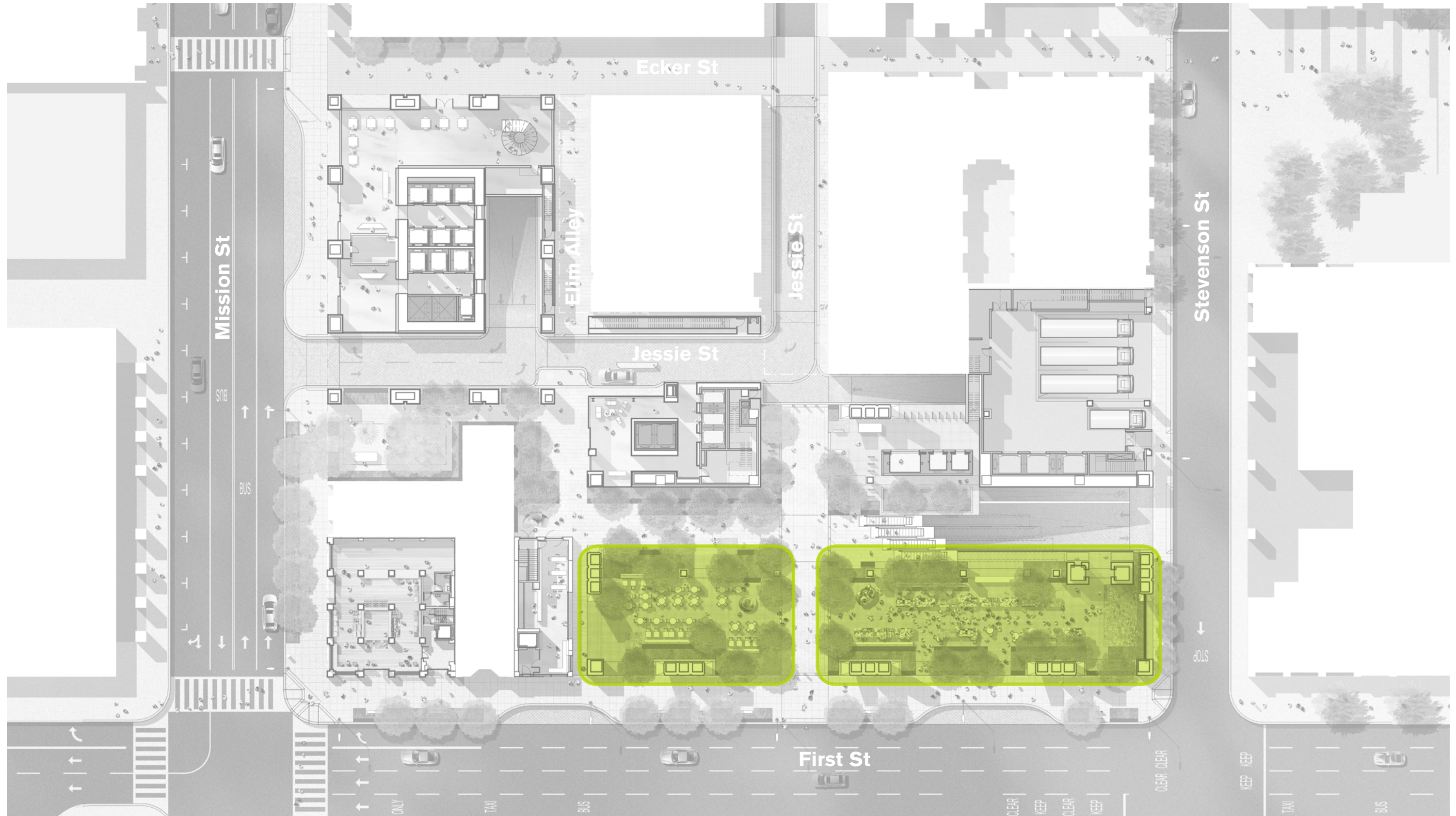
Brisbane Box - Mission Street tree



Benches integrated with L.I.D. planters to treat stormwater

5 Landscape

Urban Room: 78 First Café Terrace and Events Terrace



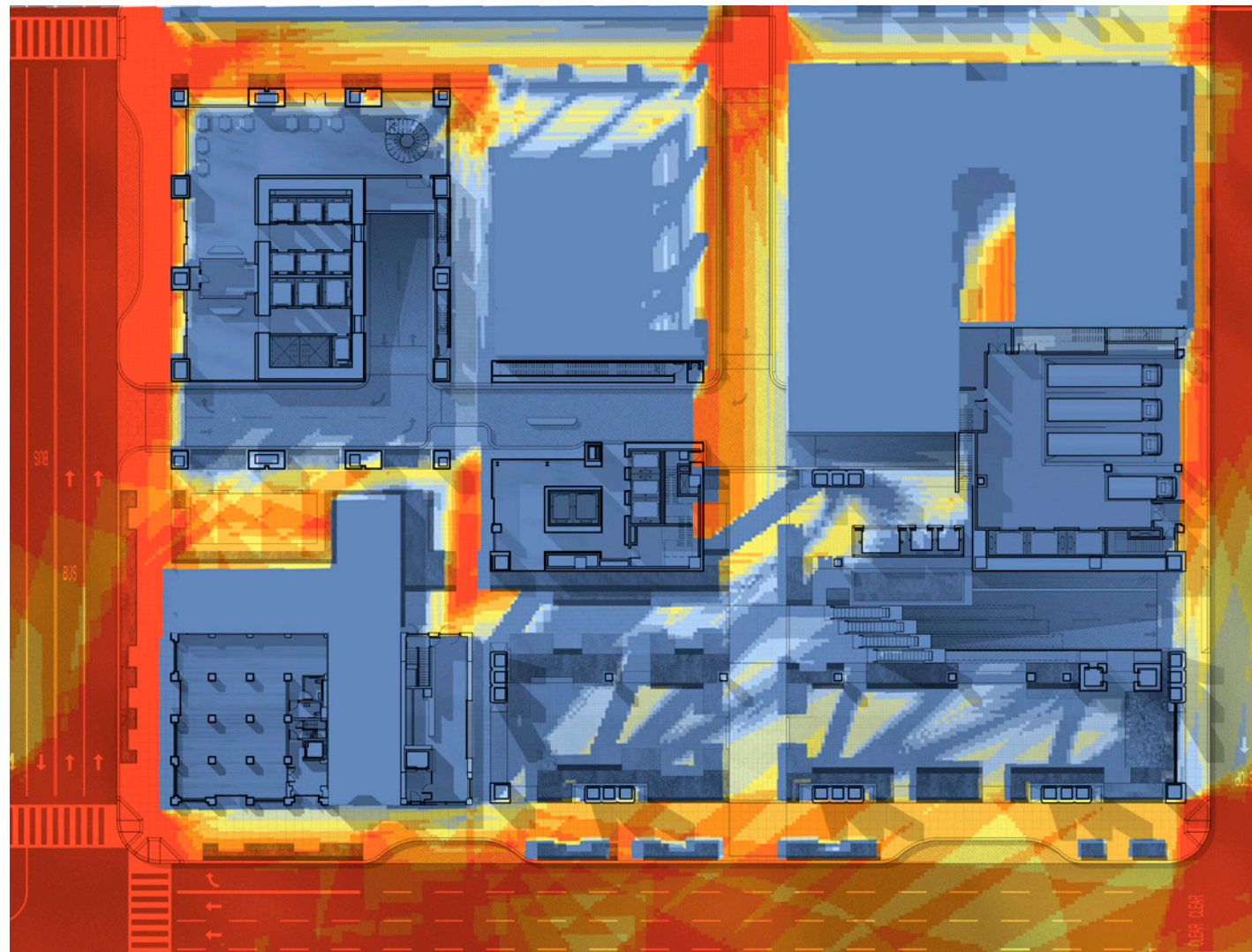




National Portrait Gallery, Kogod Courtyard, Washington D.C.

5 Landscape

Water and Reflected Sunlight Urban Room



Cumulative sunlight on June 21, summer solstice



560 Mission Street



Hours of solar access per day

5 Landscape

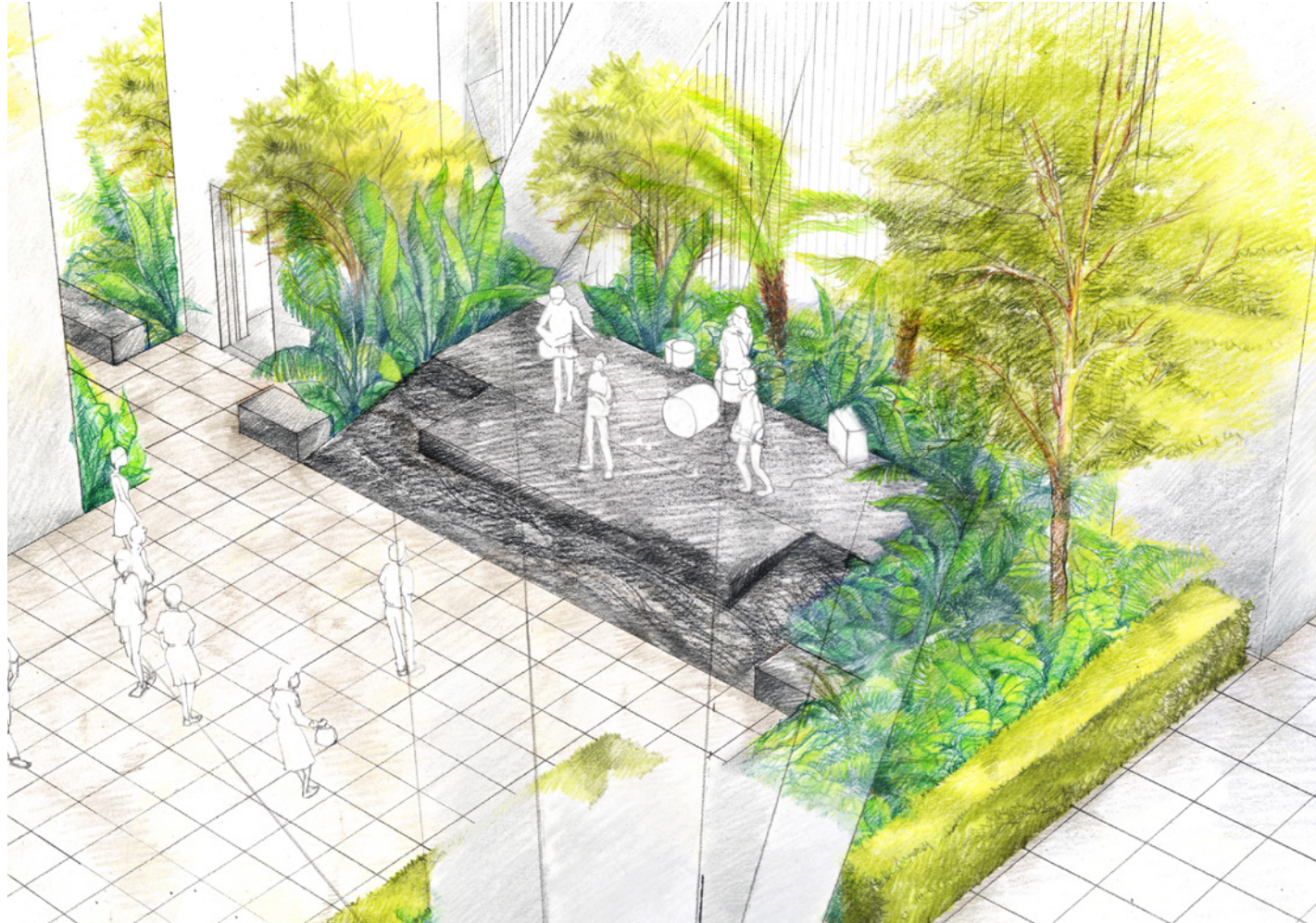
Water Feature Precedent Images - Urban Room



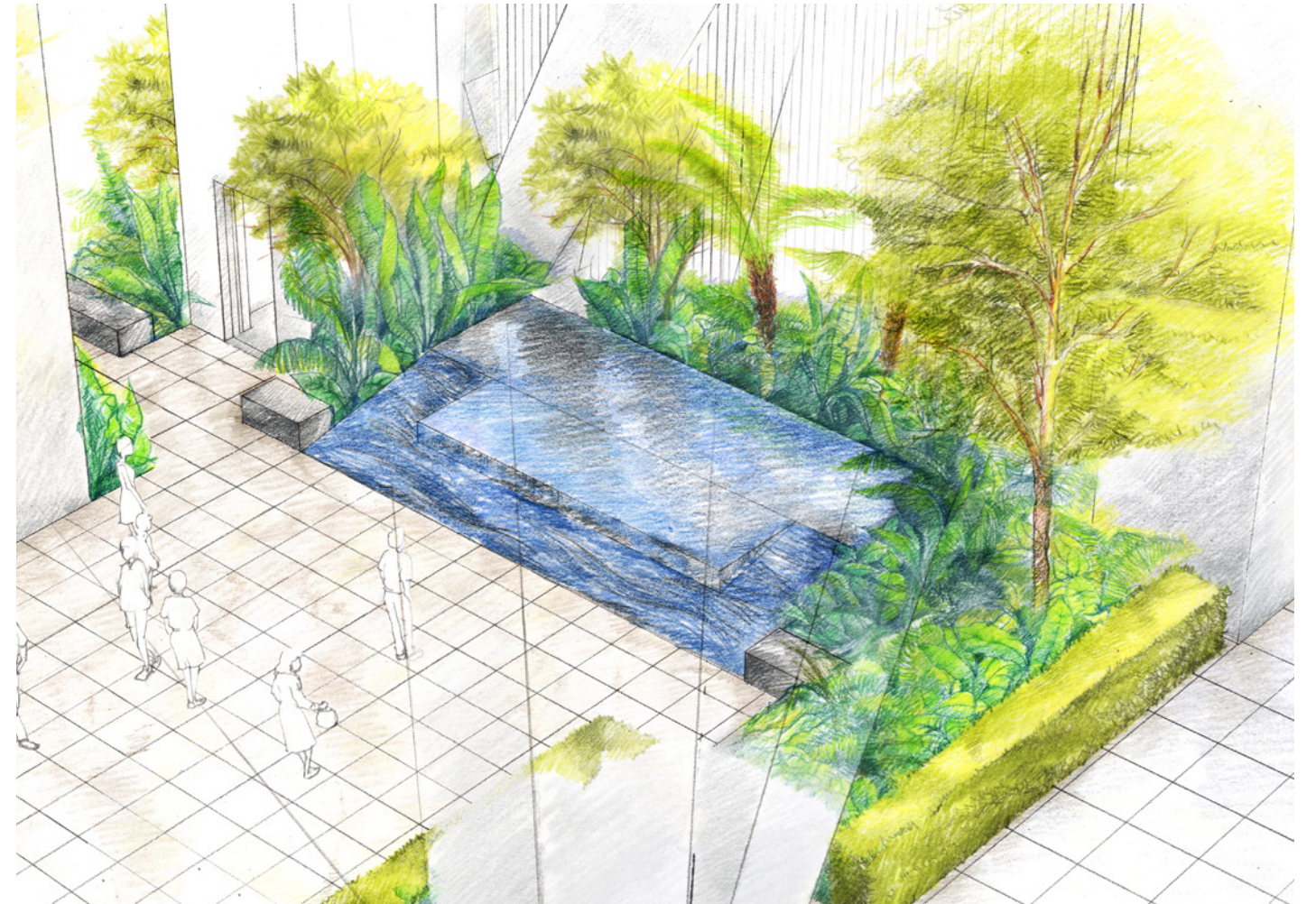


5 Landscape

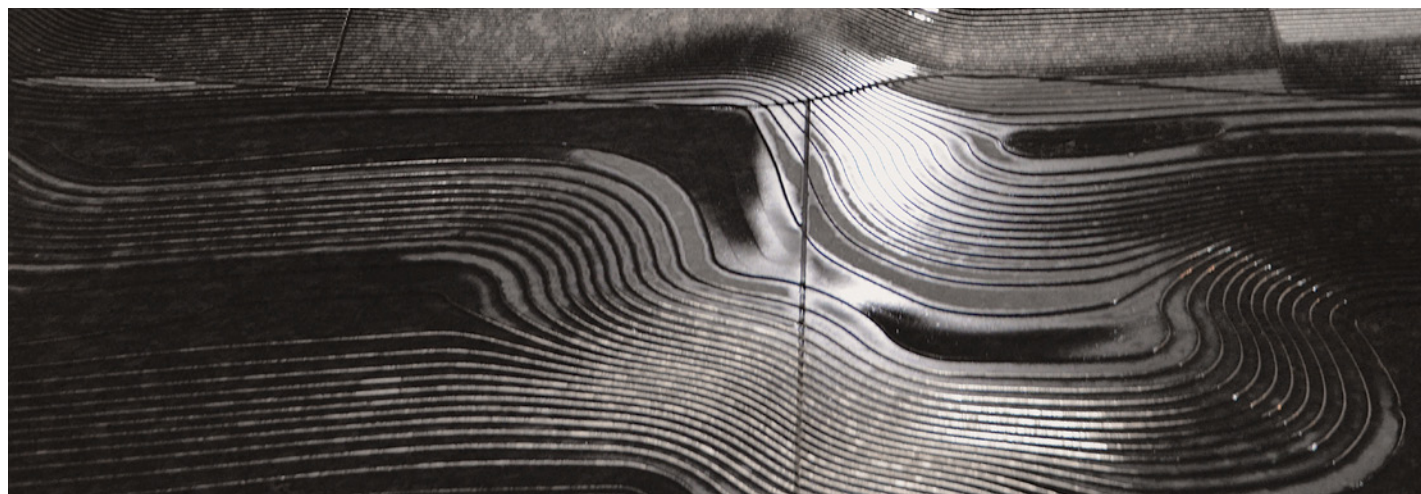
Urban Room Events Terrace Stage/Water Feature



Stage - water turned off



Water feature - textured water along plaza level, mirrored water at performance surface



5 Landscape

Planting - Urban Room and Café



Shaded planting at neighboring site



Shaded planting at neighboring site

5 Landscape

Planting - Urban Room and Café



Ficus - Tree at urban room and café



Enlarged plan with cross-section above

5

Landscape

Planting - Urban Room



Brunfelsia pauciflora



Monstera deliciosa



Polygala 'alta mariposa'



Clivia miniata



Rhododendron indica



Asplenium nidus



Mahonia nervosa



Polystichum munitum



Dryopteris sieboldii



Taro spp.



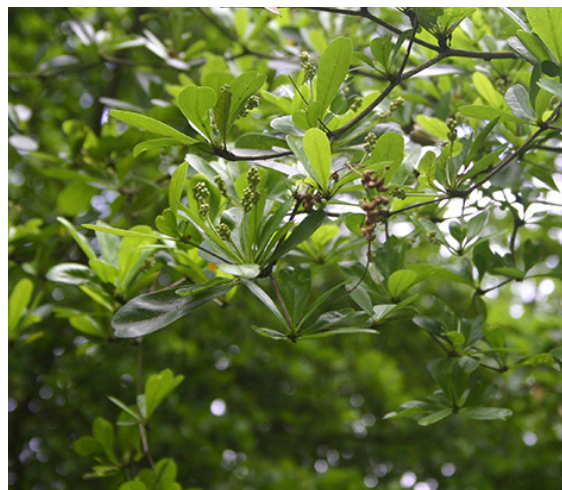
Strelitzia nicolai



Dicksonia antarctica



Schefflera actinophylla



Bucida buceras



Magnolia grandiflora



Oceanwide Center San Francisco

Animated Walk-through

6

