



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JULY 6, 2017

Date: June 26, 2017
Case No.: **2012.0257EBX**
Project Address: **415 Mission Street (Transbay Tower aka Salesforce Tower)**
Zoning: C-3-O (SD) (Downtown, Office: Special Development)
1,000-S-2 Height and Bulk District
Transit Center C-3-O (SD) Commercial Special Use District
Transbay C-3 Special Use District
Block/Lot: 3720/001
Project Sponsor: Mark Cavagnero Associates
1045 Sansome Street, Suite 200
San Francisco, CA 94111
Staff Contact: Carly Grob – (415) 575-9138
carly.grob@sfgov.org
Recommendation: **Informational Only**

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BACKGROUND

On October 18, 2012, the Planning Commission approved an Office Allocation and provided Large Downtown Project Authorization to allow construction of Transbay Tower, otherwise known as Salesforce Tower. The skyscraper, designed by Pelli, Clarke, Pelli Architects is the largest and tallest development within the Transit Center District Plan. The 61-story building reaches a roof height of approximately 912 feet, with a decorative crown reaching a maximum height of approximately 1,070 feet. The project contains approximately 1.37 million square feet of office uses, 10,600 square feet of retail space, 39,370 square feet of subterranean parking, and 28,300 square feet of publicly-accessible open space. There will be direct public access to the City Park on the rooftop of the Transit Center, both within the building and via gondola from the adjacent plaza.

Pursuant to Planning Code Section 138, the Project must provide public open space at a ratio of one square foot per 50 gross square feet of all uses, except residential uses, institutional uses and retail uses. The public open space must be located on the same site as the building or within 900 feet of the subject property within a C-3 District. The project has satisfied the majority of this open space requirement by providing a 24,085 square foot public plaza, known as Mission Square, immediately adjacent to the Tower.

At the time the project was approved, the plaza featured enhanced paving and public seating among a grove of redwood trees and accompanying grid of light poles. Pedestrians could gain access to the tower lobby from the northwest corner of the site at First and Mission Streets. A public elevator connected the lobby to the pedestrian terrace, retail, and a bridge to the City Park at the fifth floor. An inclined elevator

was also located on the northeast edge of the plaza to take visitors to the City Park on the rooftop of the Transbay Terminal.

Mission Square is adjacent to the Transbay Transit Center and Salesforce Tower, and is anticipated to be one of the most used public outdoor spaces in downtown San Francisco. Nearly 100,000 daily users will be expected at the Transit Center, and there are thousands of office workers and residents within the immediate area of the site who may frequent the plaza. The plaza will also be the location of a publicly accessible gondola which transports visitors from the plaza level to the City Park on the top of the Terminal. A sculpture designed by Tim Hawkinson would be located at the northern corner of the plaza near the intersection of Mission and Fremont Streets.

CURRENT PROPOSAL

After extensive review of the plaza design with Boston Properties, Pelli Clarke Pelli, the Transbay Joint Powers Authority, and the Planning Department, the project sponsor has presented a revised design that is better suited for the high level of anticipated pedestrian traffic. The sculpture, redwood grove, and grid of light poles have been removed from the plaza. Eliminating the redwood grove will allow much more natural light into the plaza, and enhance the movement of people from the Transbay Center. The plaza will be paved with in-ground LED light fixtures within the former tree wells, which will provide a unique experience for visitors. The gondola enclosure, which will become more prominent within the plaza, has been redesigned to respond to the curvature of the surrounding buildings with a steel and glass structure. Landscaping and seating would be provided adjacent to the gondola enclosure, and would also reflect the surrounding curved forms.

REQUIRED COMMISSION ACTION

This item is being presented by the project sponsor for informational purposes only. No formal action by the planning commission is required.

RECOMMENDATION:	Informational Only
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Attachments:

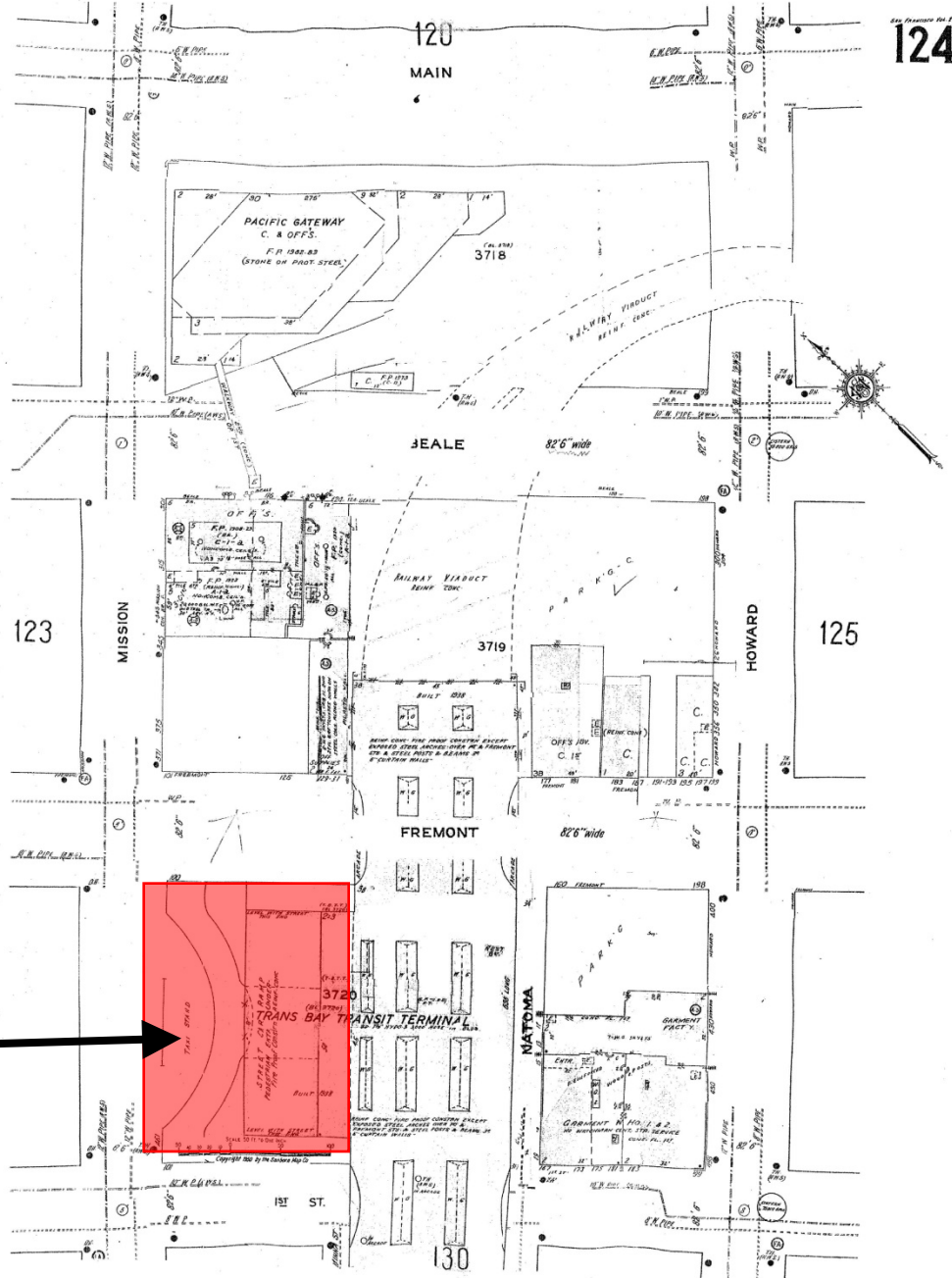
Parcel Map
Sanborn Map
Zoning Map
Aerial Map
Project Sponsor Submittal

Parcel Map



Sanborn Map*

THESE SANBORN MAPS ARE DATED TO THE MID 1990'S
USE ONLY FOR HISTORICAL CONTEXT



SUBJECT PROPERTY

*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Mission Plaza Informational Presentation
Case Number 2012.0257EBX
Salesforce Tower aka Transbay Tower
415 Mission Street

3D Aerial Photo

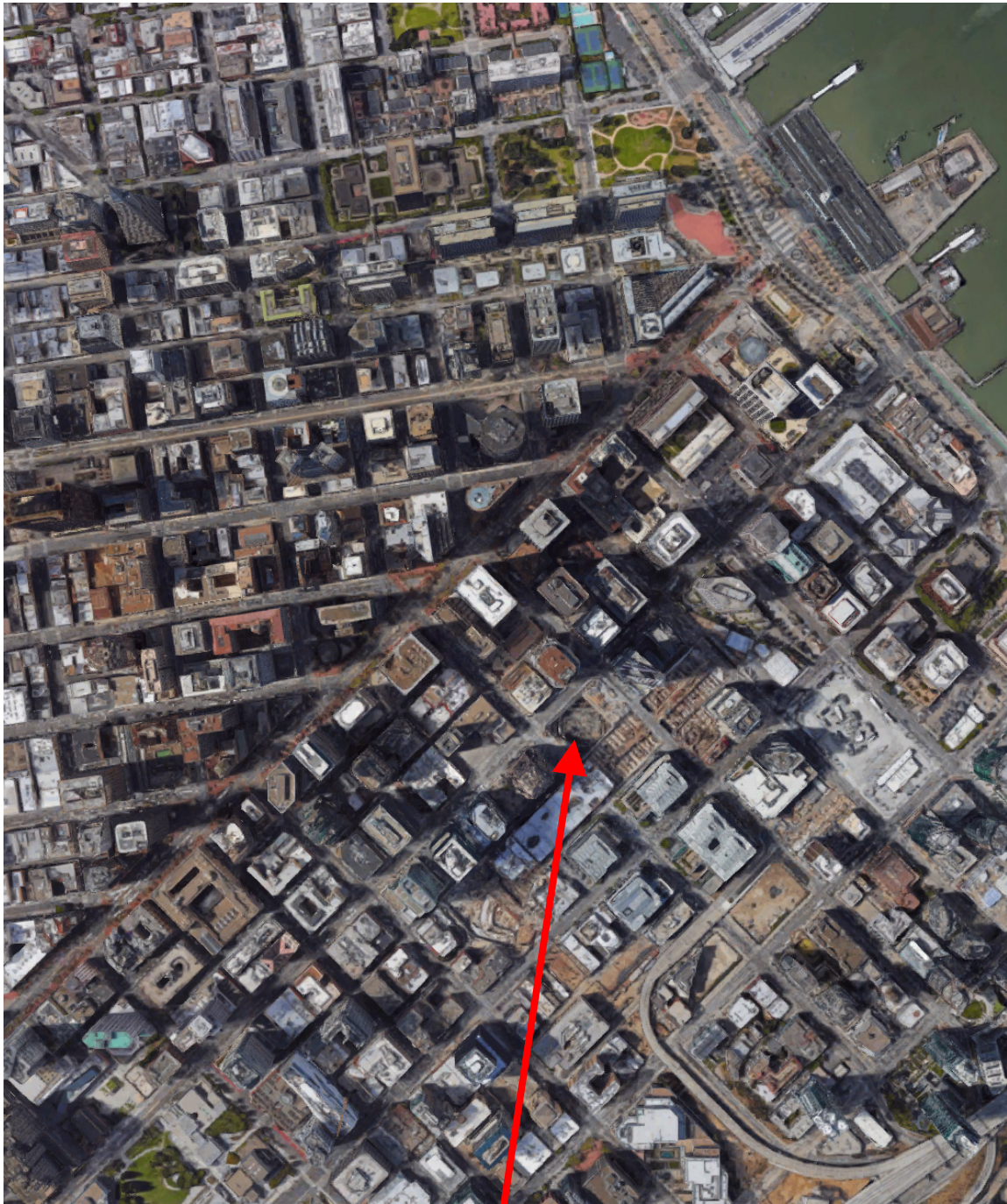


SUBJECT PROPERTY
(Pre-Construction)



Mission Plaza Informational Presentation
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Aerial Photo

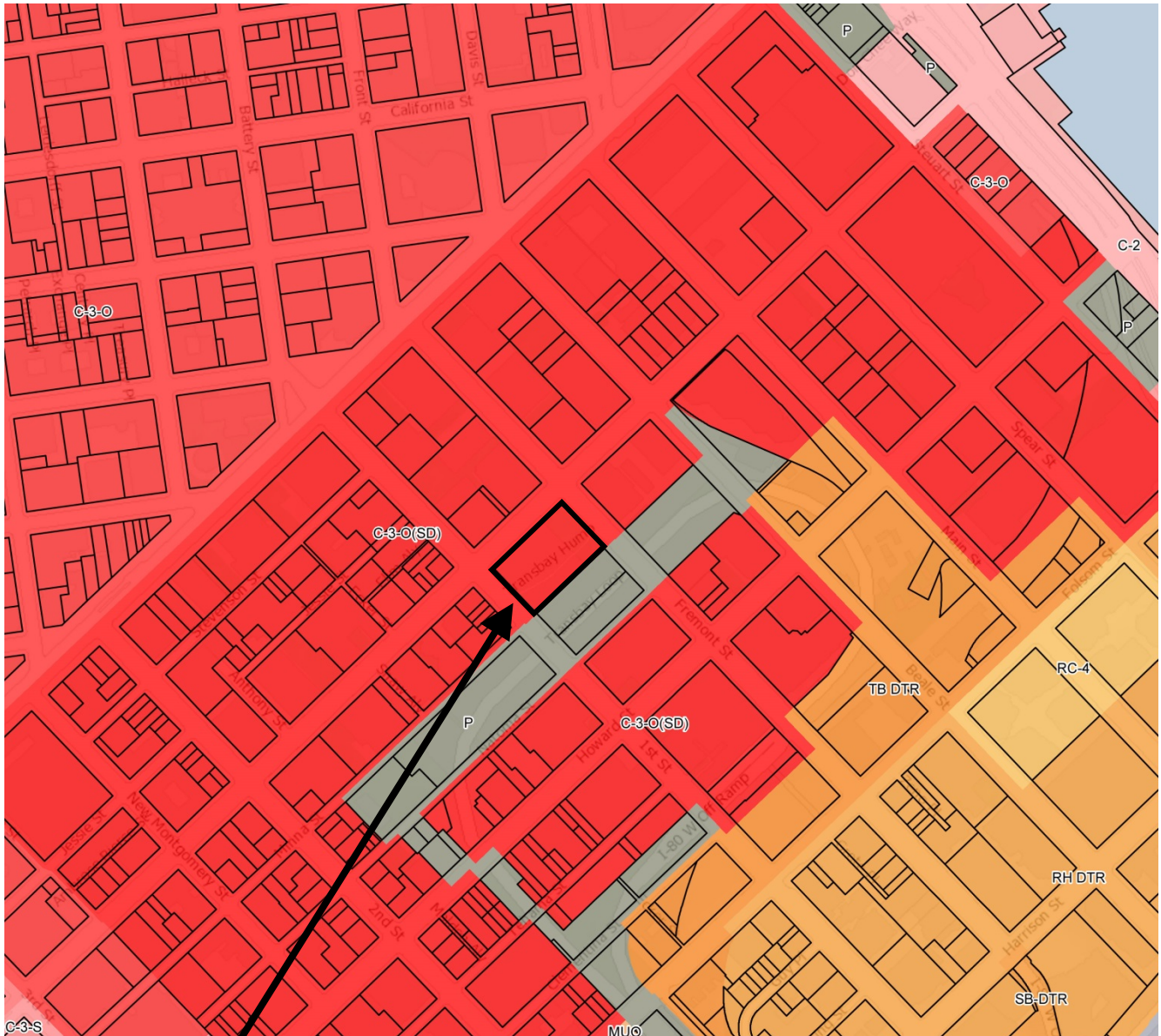


SUBJECT PROPERTY
(Pre-Construction)



Mission Plaza Informational Presentation
Case Number 2012.0257EBX
Salesforce Tower aka Transbay Tower
415 Mission Street

Zoning Map



SUBJECT PROPERTY



MISSION SQUARE

Informational Planning Review (DRAFT)

July 6, 2017

Design Narrative

PREVIOUSLY APPROVED NARRATIVE REGARDING MISSION SQUARE:

“Pedestrians will gain access to the tower lobby from the northwest corner of the site at First and Mission Streets. In addition, a pedestrian bridge on the fifth level will provide a walking connection from the Transbay Tower to the city park on top of the Transit Center. The building will also provide a public elevator via a generous public lobby from the ground floor up to the fifth floor pedestrian terrace, public retail and park bridge - as well as an inclined elevator which rises through the grove of Sequoia redwoods that fill Mission Square. The redwoods are aligned in rows helping to create a variety of public zones in the open space of the Square; from cafe seating spilling out from adjacent retail, benches for reading or relaxing, as well as generous space for pedestrian traffic in and out of the Transit Center.”

REVISED NARRATIVE OF PROPOSED DESIGN:

Due to its location directly adjacent to the Transbay Transit Center and Salesforce Tower, Mission Square will be one of the most used public outdoor spaces in downtown San Francisco. Pedestrian traffic through the Square is expected to be extremely high with nearly 100,000 daily users expected at the Transit Center (according to transbaycenter.org), as well as approximately 12,000 people working in the office buildings immediately adjacent to the site. Additionally, the plaza will be the location of the publicly accessible gondola which transports visitors to the public park five stories above street level. After extensive review of Mission Square with Boston Properties, Pelli Clarke Pelli, TJPA, and the San Francisco Planning Department, it has been determined that several aspects of the previously approved Mission Square design are not suited to the high level of pedestrian traffic and visibility throughout the site.

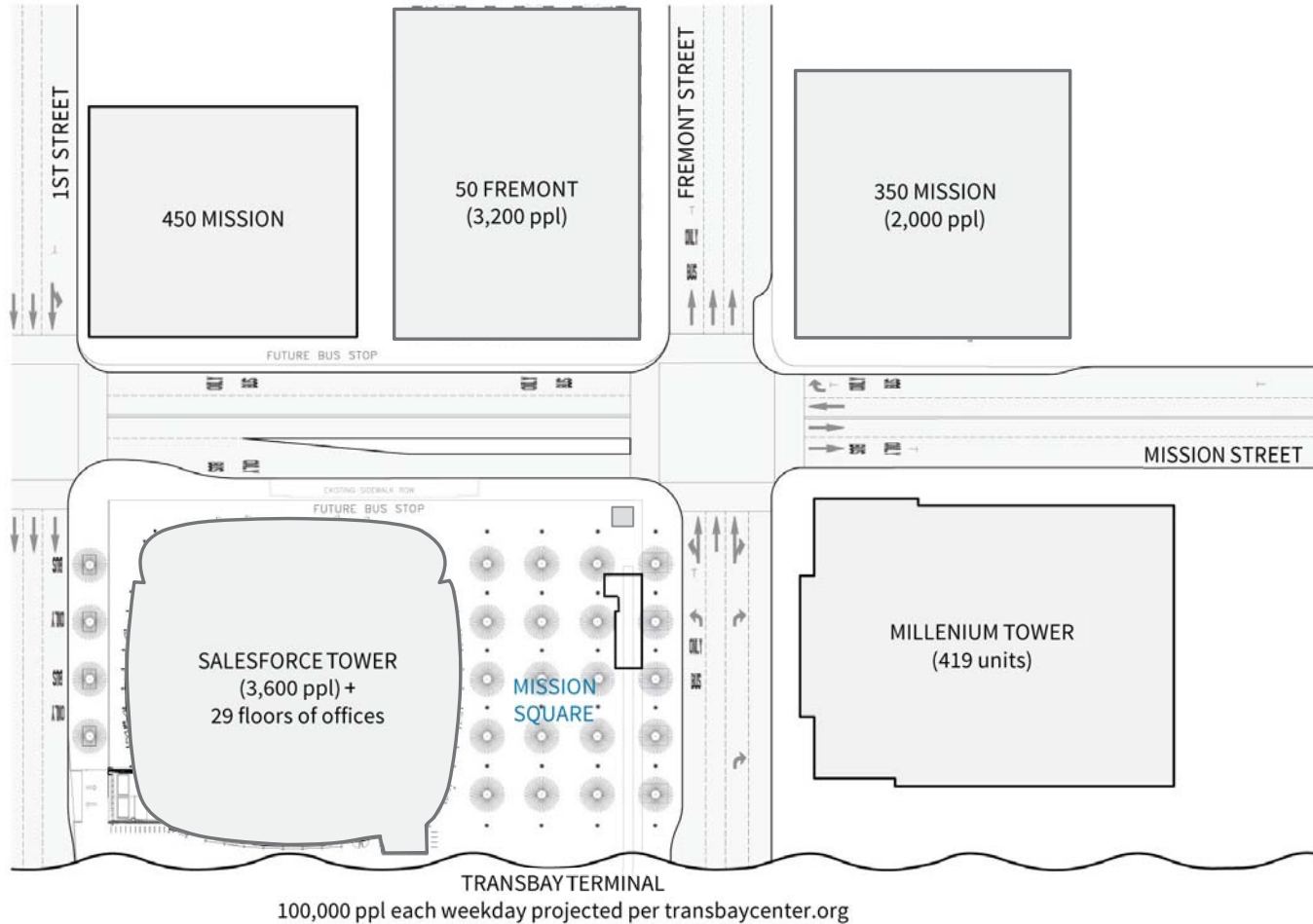
Three main design objectives have been agreed upon:

- Create a new civic space that is open, friendly, and distinctly San Francisco.
- Create a formal procession to the Transbay Terminal.
- Create an outdoor living room for the community.

In order to allow unimpeded pedestrian movement throughout the site and provide a maximum amount of flexibility for special events, the sculpture, the grove of redwood trees and the grid of light poles have been removed. The elimination of the redwood grove greatly improves the amount of natural light in Mission Square. In place of the trees, custom designed in-ground LED light fixtures will engage visitors and provide a unique, inviting experience. With the removal of the redwood trees and sculpture, the gondola enclosure will become more prominent; the previous all-glass enclosure will be replaced by a transparent, gracefully refined steel and glass structure whose form speaks to the curvature of the surrounding buildings. The enclosure sits within a softly curving landscape island and bench which provides the plaza with a buffer from the traffic on Fremont Street.

Neighborhood Plan

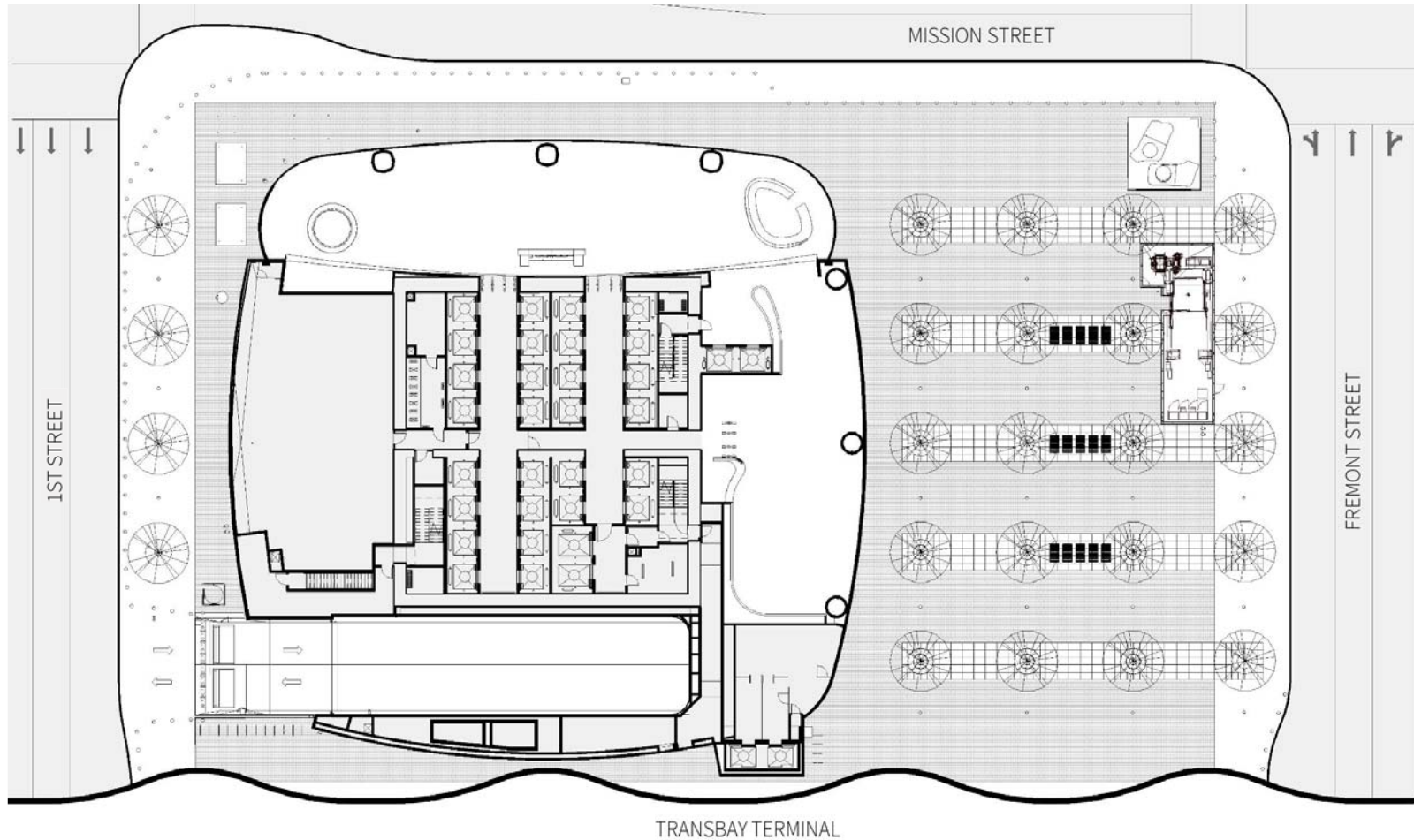
(Previously Approved Design)



(Submitted to Planning on 10/04/2014)



Previously Approved Design



Previously Approved Design

(Submitted to Planning on 10/04/2014)



VIEW LOOKING TOWARDS TRANSIT CENTER ENTRY



SECTION THROUGH MISSION SQUARE

Previously Approved Design

(Submitted to Planning on 10/04/2014)



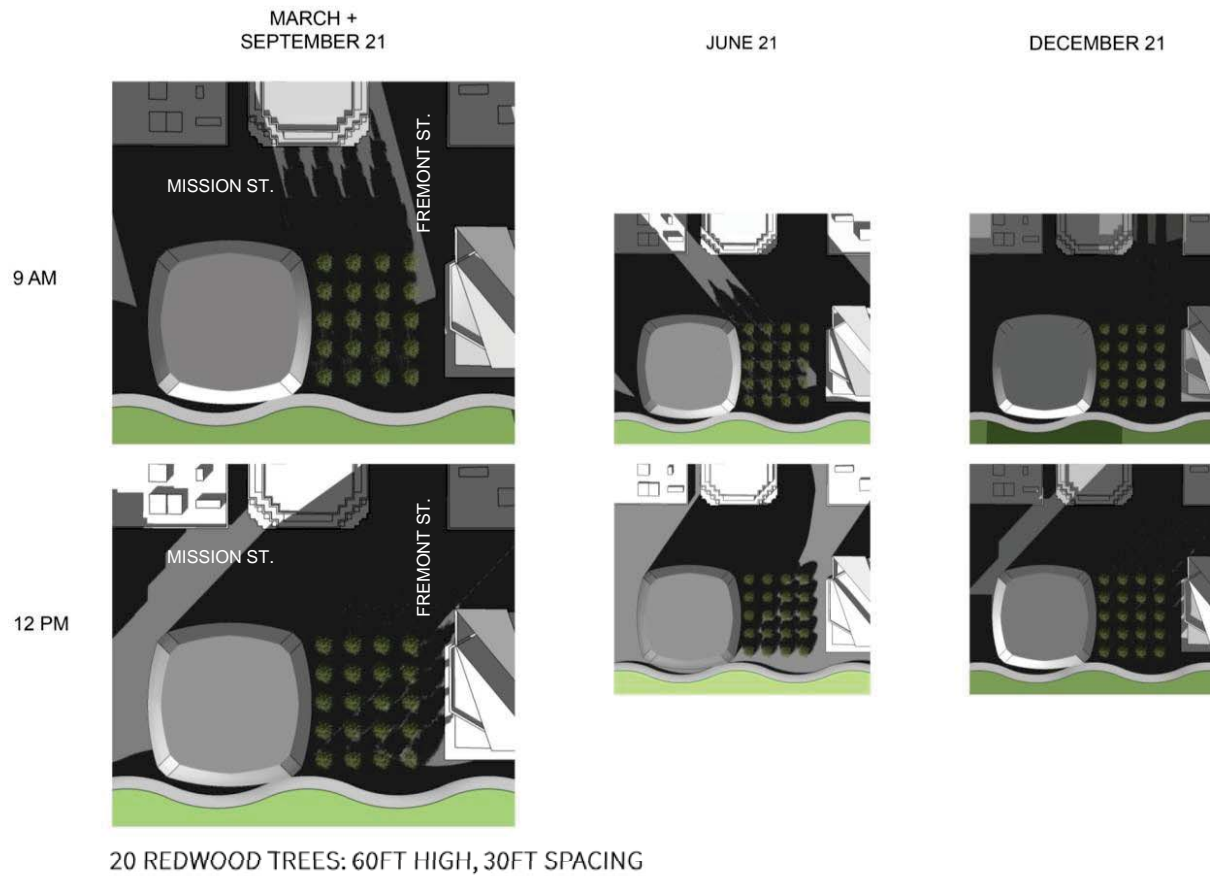
VIEW FROM FREMONT + MISSION
20 REDWOODS @ 45FT HIGH, 30FT SPACING

Previously Approved Design – Mature Condition



VIEW FROM FREMONT + MISSION
20 REDWOODS @ 60FT HIGH, 30FT SPACING

Existing Design - Shadow Analysis



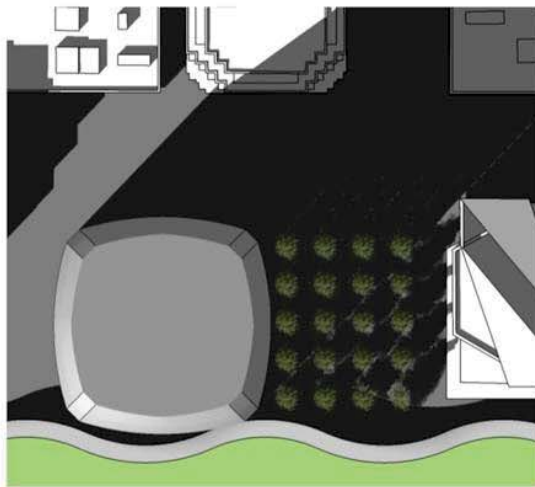
Removal of Redwoods - Shadow Analysis



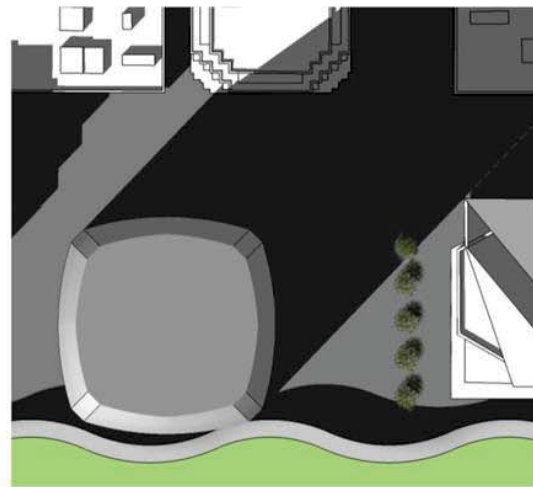
Shadow Analysis Comparison

MARCH +
SEPTEMBER 21

12 PM



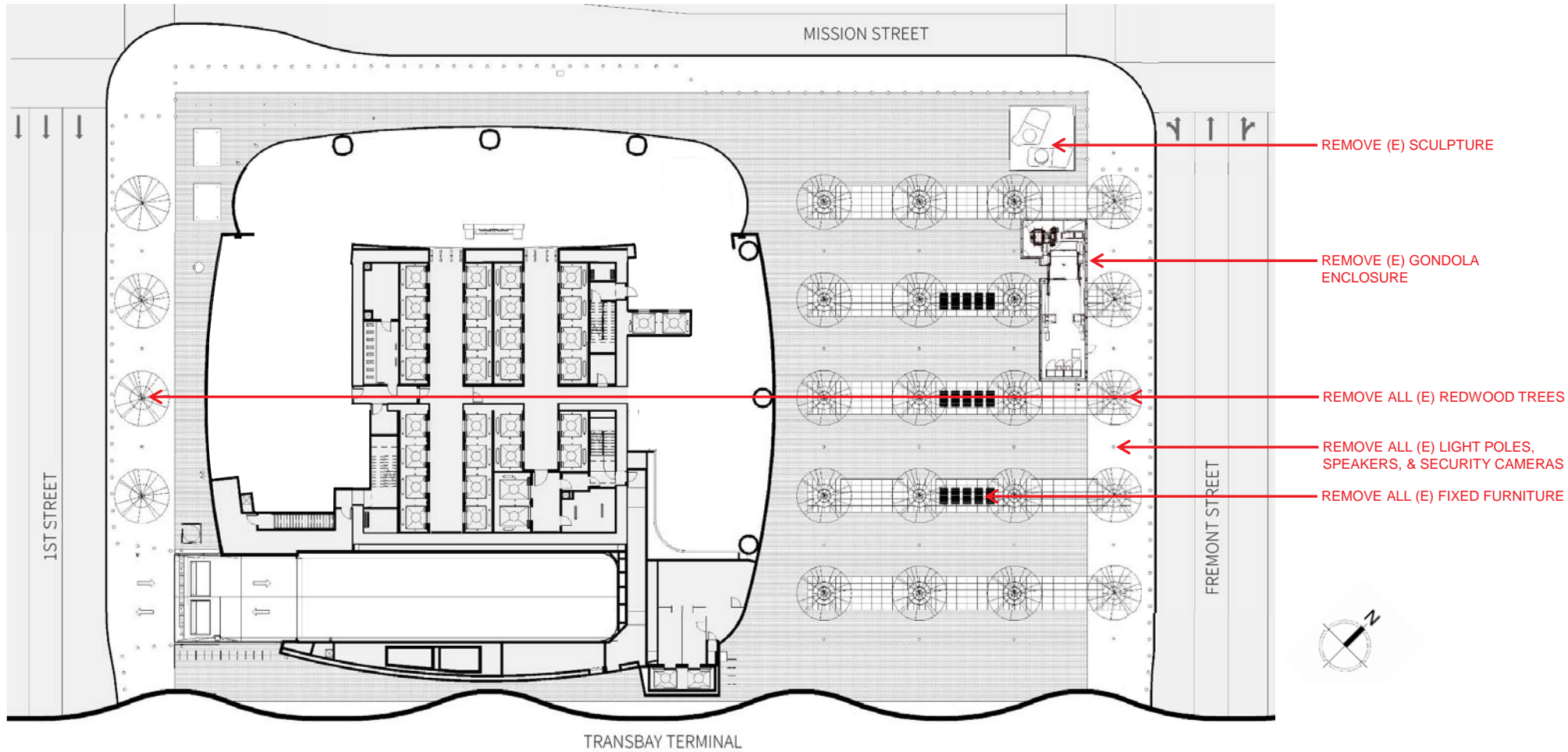
20 REDWOOD TREES, 60FT HIGH



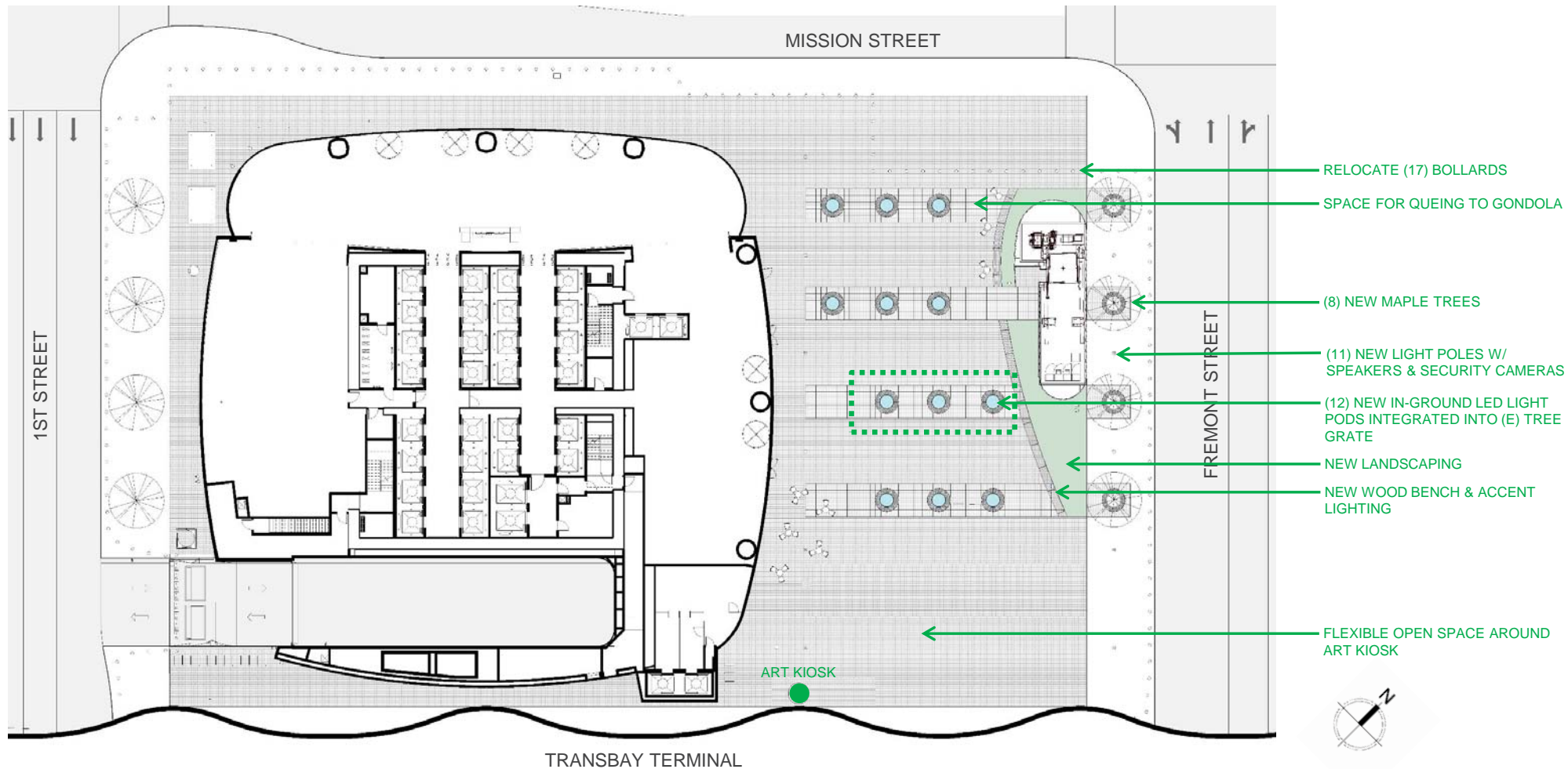
5 MAPLE TREES, 25FT HIGH



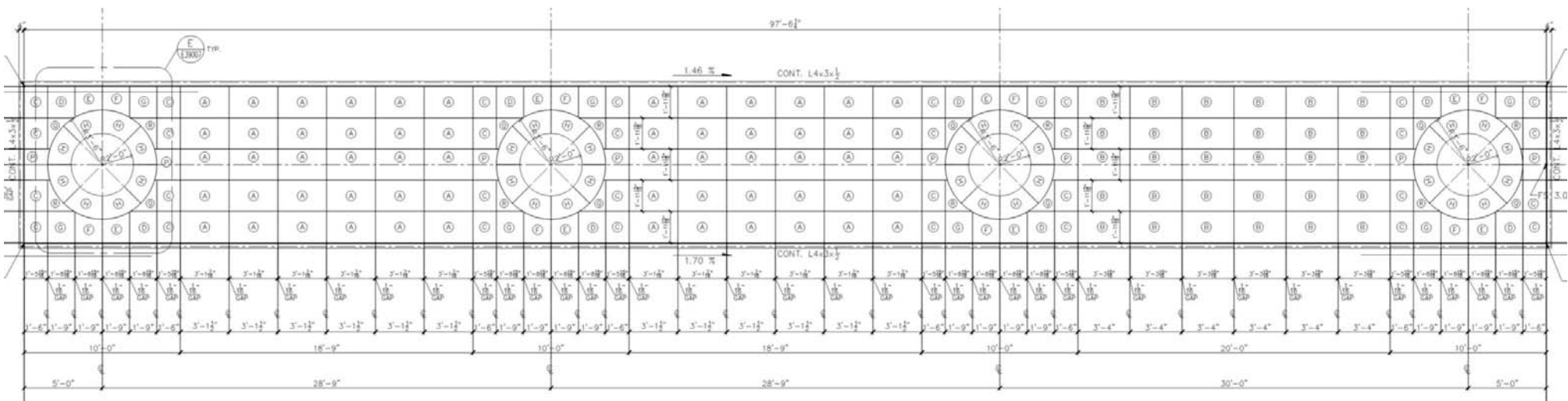
Proposed Changes to Existing Design



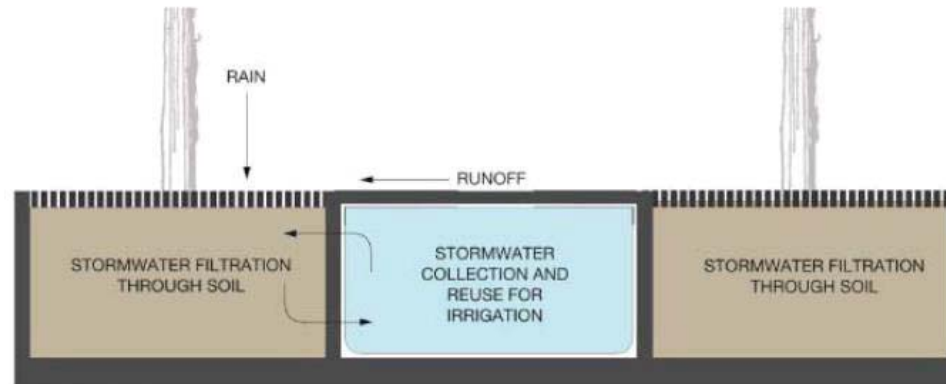
Proposed Changes to Existing Design



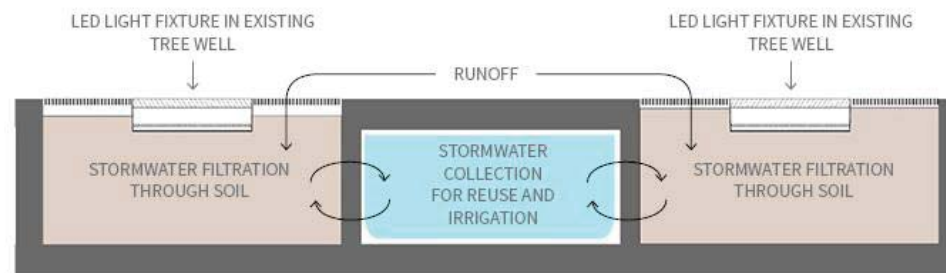
Existing Modular Tree Well Grating



LED / Landscape Concept



PREVIOUSLY APPROVED:
GREEN INFRASTRUCTURE CONCEPT / PLAZA SECTION



PROPOSED:
LIGHT FIXTURE IN EXISTING TREE WELLS

LED Lighting Inspiration



<http://jenlewinstudio.com/>

swa

MARK CAVAGNERO ASSOCIATES ARCHITECTS

Proposed Design



Proposed Design



PREVIOUSLY APPROVED: PERSPECTIVE FROM FREMONT AND MISSION



PROPOSED: PERSPECTIVE FROM FREMONT AND MISSION

Proposed Design



PERSPECTIVE FROM FREMONT AND MISSION INTERSECTION

Proposed Design



DAYTIME AERIAL PERSPECTIVE FROM MISSION STREET

Proposed Design



NIGHTTIME AERIAL PERSPECTIVE FROM MISSION STREET

Proposed Design



DAYTIME PERSPECTIVE FROM MISSION STREET

Proposed Design



NIGHTTIME PERSPECTIVE FROM MISSION STREET

Proposed Design



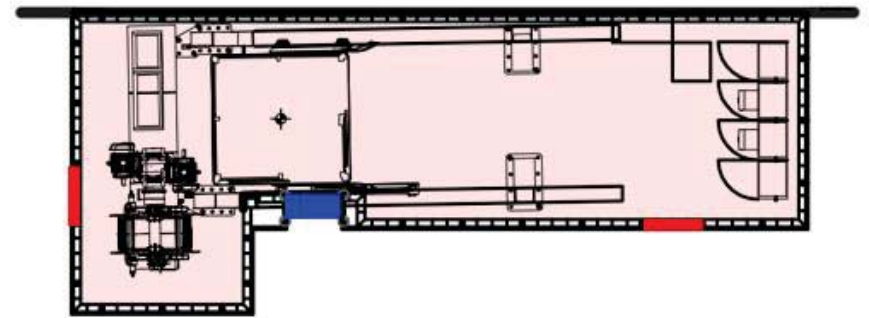
DAYTIME PERSPECTIVE FROM PUBLIC ELEVATORS

Proposed Design

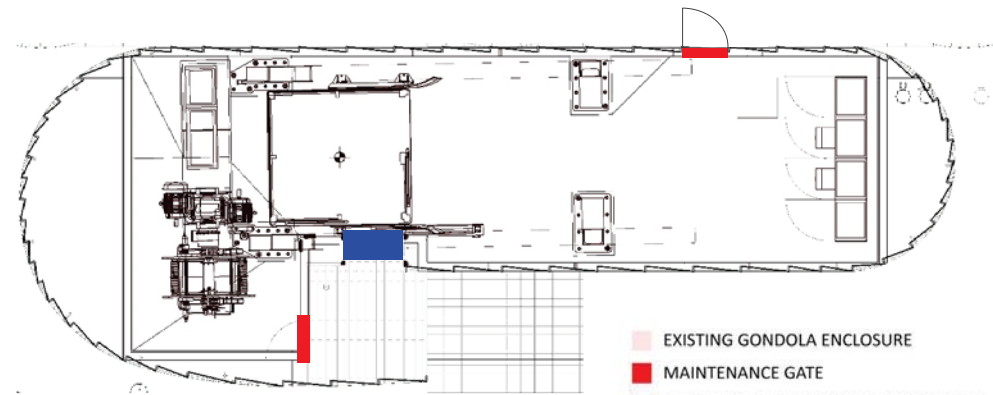


NIGHTTIME PERSPECTIVE FROM PUBLIC ELEVATORS

Gondola Enclosure Modification



EXISTING



PROPOSED

Proposed Gondola Enclosure



Thank You