

Transbay F/4 Financial Benefits



\$56 million

In one-time revenue from Citywide and Transit Center District Plan impact fees from Parcel F

\$288 million

In City revenue from hotel, property, sales, and parking taxes in the first 30 years from Parcel F

\$497 million

In Parcel F Mello-Roos proceeds to support the TTC in first 30 years of operation

\$45 million

Down payment/ advanced commitment for Block 4 construction (via Development Agreement)

\$177 million

In Parcel F land proceeds to complete TTC Phase 1

\$18 million+

In Parcel 4 impact fees and potential land proceeds

Transbay F/4 Total Benefit \$1.1 Billion

Transbay F/4 Programmatic Benefits

Directly facilitates the **largest affordable housing project in downtown San Francisco**

1,550 permanent jobs on Parcel F alone

4,900 construction jobs on Parcel F alone

Over 825 critically important housing units in San Francisco's most transit-oriented neighborhood

Public elevator from group to STC park level, linked with dramatic **pedestrian sky bridge**

Hotel with tremendous public amenity base

Over **20,000 SF** of open space

Critical through-block passage between Natoma and Howard, linking 'Under Ramp Park' with the STC

Completion of last major development fronting the TTC in Parcel F; and together with Block 4, **culmination of a 30-year planning effort**



Community Partners



Chinatown Community
Development Center
華協中心





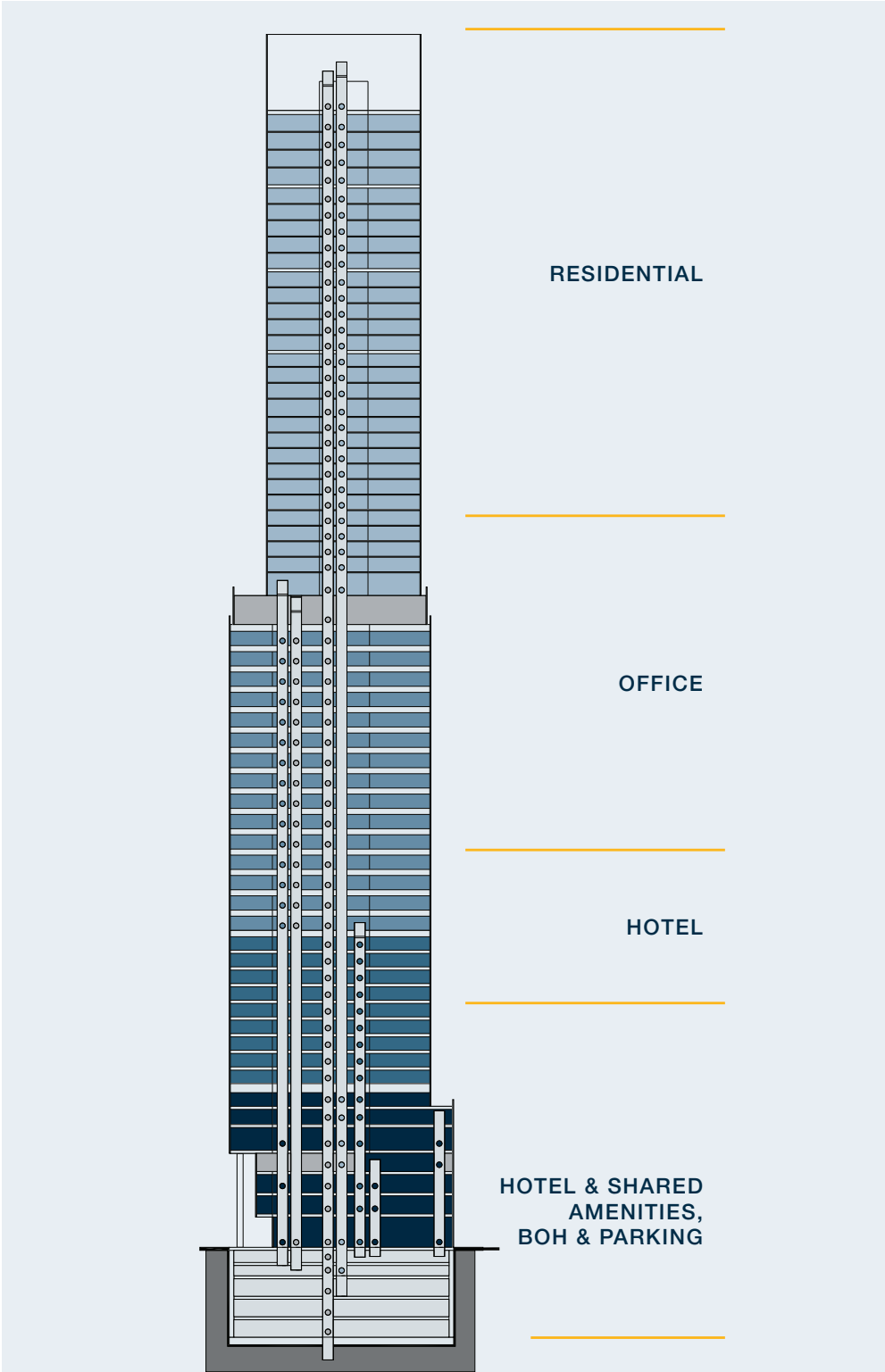
Transbay Parcel F

Parcel F Project Overview

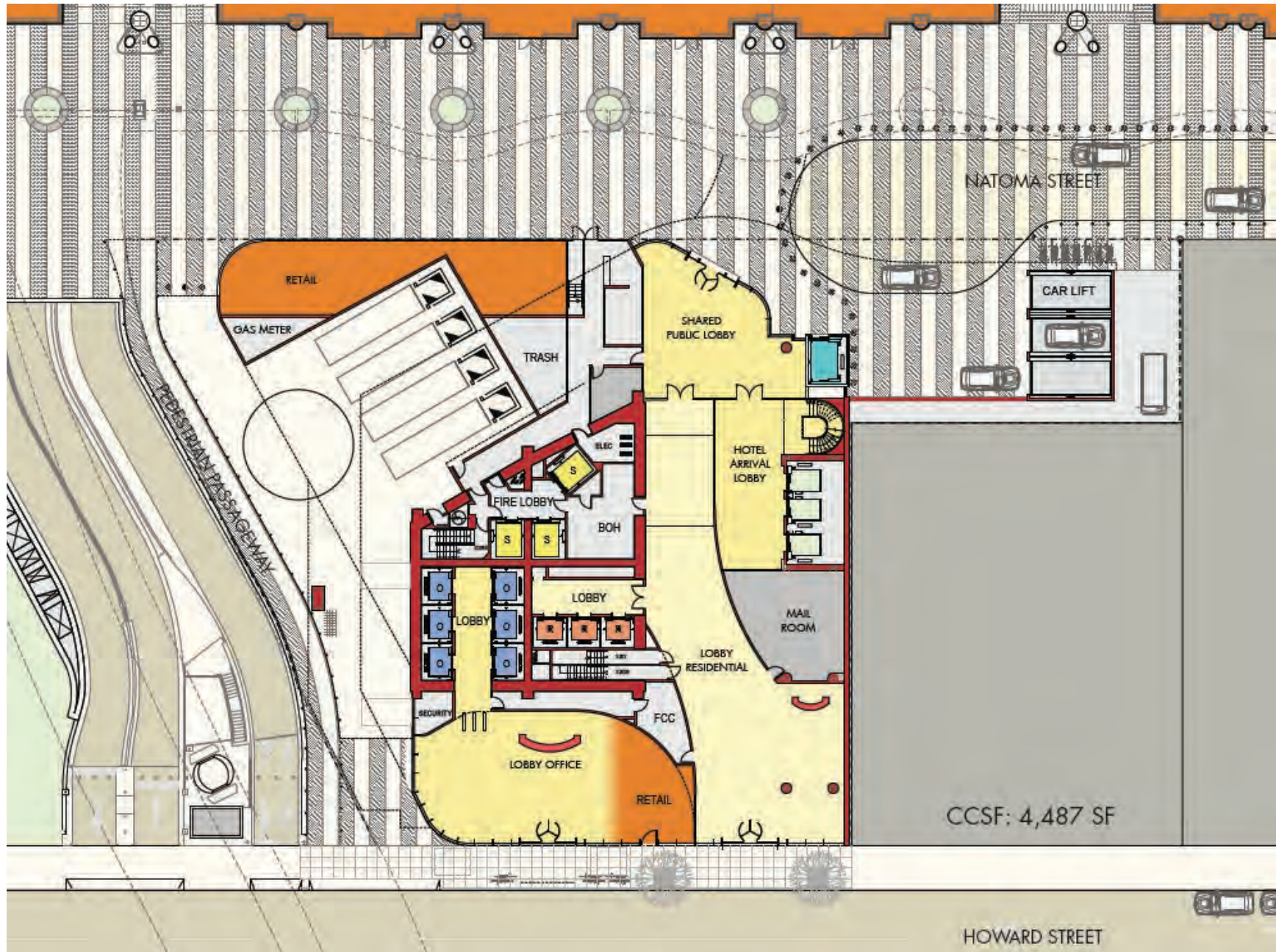
PARCEL F PROPOSED PROGRAM

	Floors	Total Floors	CCSF	Units / Keys
Hotel & Shared Amenities, & BOH	1 – 7	7	83,786	
Hotel	8 – 16	9	163,979	189
Office	17 – 32	15	275,674	
Residential	33 – 62	30	433,556	165
Total		62	956,995	

Note: 32nd floor is mechanical



Parcel F Site Plan











Block 4 Project Overview

BLOCK 4 PROPOSED PROGRAM

	Floors	Total Floors	NSF	Units/Keys
BMR Podium	2 – 16	16	143,786	192
Tower Apartments	2 – 29	29	275,778	340 (69-136 BMR)
Condos	30 – 47	18	157,018	117
Townhomes	1 – 6	6	29,700	20
Total			606,492	669 (261–328 BMR)

Note: Includes height change to Tower (450' to 512') and BMR Podium (85' to 115')

Note: 32nd floor is mechanical

