ADAPTIVE REUSE OF DOWNTOWN COMMERCIAL BUILDINGS
REQUEST FOR INTEREST (RFI) INFORMATION SESSION
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<th>Presentation</th>
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<td>1. Jacob Bintliff, OEWD, Welcome &amp; Introductions</td>
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<td>2. Lily Langlois, SF Planning, Commercial to Residential Adaptive Reuse Program</td>
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<td>3. Dylan Hamilton, SF Planning, RFI Adaptive Reuse of Downtown Commercial Buildings</td>
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<td>4. Q+A</td>
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San Francisco Planning is committed to creating a **safe and inclusive** environment free from disruption. Hateful speech or actions will not be tolerated. Respectful community participation is critical to a successful project.

**Recording**

Audio, video, and chat will be monitored and recorded. This presentation will be shared on the [RFI webpage](#).

**Audio and Video**

We respect all participants in this convening today and want to create a safe space for all. Please remain on mute, and leave your camera on if you are comfortable doing so.

**Q&A**

We will take questions at the end of the presentation. To ask a question please utilize the Q&A function on Zoom or you can raise your hand to ask a question.
Roadmap to Downtown’s Future

Nine strategies for Downtown

1. Ensure Downtown is **clean, safe, and inviting**
2. Attract and retain a **diverse range of industries and employers**
3. Facilitate **new uses and flexibility** in buildings
4. Make it easier to **start and grow a business**
5. Grow and prepare our **workforce**
6. Transform Downtown into a leading **arts, culture, and nightlife** destination
7. Enhance **public spaces** to showcase Downtown
8. Invest in **transportation connections**
9. Tell our story
Adaptive Reuse Project Examples

Tribune Tower, Chicago

The Foundry, Alexandria

100 Van Ness, San Francisco

Palliser One, Calgary
COMMERCIAL TO RESIDENTIAL
ADAPTIVE REUSE PROGRAM

Planning Code Section 210.5
Commercial to Residential Adaptive Reuse Program

1. Project Eligibility
2. Waivers from the Planning Code
3. Review Process
Commercial to Residential Adaptive Reuse Program

- New Planning Code Section 210.5: Commercial to Residential Adaptive Reuse Program

  Commercial to Residential Adaptive Reuse would be defined as to change the use of existing Gross Floor Area from a non-residential use, other than a hotel use, to a residential use.

- Projects which meet the eligibility criteria could receive zoning modifications (or waivers) from some Planning Code requirements.

- Application would have to be filed on or before December 31, 2028.

- DBI and Fire are creating an administrative bulletin/procedures manual that outlines Standards for Adaptive Reuse Projects.
Commercial to Residential Adaptive Reuse Program **Eligibility**

**Eligibility criteria:**

- Located in C-3 zoning district or C-2 zoning district that is east of or fronting Franklin Street/13th Street and north of Townsend Street.

- Not seek approval under Section 206.5 or 206.6 (State Density Bonus)
Commercial to Residential Adaptive Reuse Program Waivers

Project which meet the eligibility criteria, could receive zoning modifications (or waivers) from some Planning Code requirements.

Planning Code waivers could also apply to an expansion of the building (up to 33%).

- Lot coverage (Sec. 134)
- Open space (Sec. 135)
- Streetscape and pedestrian improvements (Sec. 138.1)
- Dwelling Unit Exposure (Sec. 140)
- Bike parking (Sec. 155.1)
- Dwelling unit mix (Sec. 207.7)
- Live Work and Intermediate Length Occupancy uses would be permitted.
- Transportation Demand Management (TDM) Plan Requirements (Sec. 169)
- Off-street loading (Sec. 152 and 152.1)
- Protected Pedestrian, Cycling, and Transit-Oriented Street Frontages (Sec. 155(r))
- Planning Commission Hearing (Sec. 309)
Commercial to Residential Adaptive Reuse Program Process

1. Applicant files a building permit.
2. Permit routed to Planning for review.
3. Anticipate ~ 3-month process with Planning for adaptive reuse projects (no expansion, non-historic buildings).
REQUEST FOR INTEREST (RFI)
ADAPTIVE REUSE OF DOWNTOWN COMMERCIAL BUILDINGS
**Request for Interest Goals**

Identify downtown adaptive reuse projects that could be accelerated or enhanced through regulatory modifications, financial incentives, or other types of assistance permitted under existing or future laws.

Seeking responses that address the unique challenges to adapting different building types, and different approaches that may make the reuse of Downtown buildings more practical and financially feasible.
Request for Interest Eligibility

- Located in C-3 zoning district or C-2 zoning district that is east of or fronting Franklin Street/13th Street and north of Townsend Street.

- Project may convert from commercial uses to housing and/or other uses
  - Projects that convert to residential uses may utilize Planning Section 210.5
  - Projects that convert to other uses are not eligible to utilize Planning Code Section 210.5

- Projects may be at any stage of development or pre-development
## Request for Interest Timeline

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<th>JUNE</th>
<th>JULY</th>
<th>AUGUST</th>
<th>SEPTEMBER</th>
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<td><strong>June 22, 2023:</strong></td>
<td><strong>July 12, 2023:</strong> Deadline for submission of written questions</td>
<td><strong>August 4, 2023:</strong> Responses due (rolling submissions may be accepted after this date if capacity allows)</td>
<td><strong>End of September:</strong> The City will complete its review of all responses and initiate follow-up discussions. This schedule may be adjusted depending on the number of responses received</td>
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<td><strong>July 17, 2023:</strong> Answers to written questions posted online</td>
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<td><strong>July 19, 2023:</strong> Optional online information session</td>
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### Request for Interest Potential Assistance

#### Regulatory
- Increases to allowable building volume or other zoning modifications
- Modifications to inclusionary housing requirements
- Other assistance or incentives as needed

#### Financial
- Project-specific fee modifications or adjustments to timing of fee payments
- Mills Act contracts
- Local tax reductions or other types of local tax consideration
- Tax increment financing to support public infrastructure improvements, preservation of historic structures, or affordable housing
- City support on state or federal funding applications
- Other forms of City support or assistance
Request for Interest Content of Responses

At minimum, responses should include the following information:

1. Contact information, name, email, and phone number

2. Project address, and clarification as to where the sponsor currently has site control of the property

3. Relevant experience of the project team

4. Project narrative including:
   a) motivation for the project and intended development program, including ground floor uses;
   b) description of existing building and current uses;
   c) description of proposed exterior open space and public realm improvements;
   d) historic preservation aspects of the project;
   e) whether seismic retrofitting is anticipated.

5. If the project would be eligible to utilize Planning Code 210.5

6. Anticipated project schedule

7. Feasibility and financial information that demonstrates how assistance would make the project feasible

8. If available, scaled drawings that illustrate the project concept
Request for Interest Submittal Format

- Please format **responses in a single pdf file**
  - Proprietary information should be clearly marked and can be submitted in a separate file.
  - A link to a file sharing site is acceptable in case of excessive file size.

- Submit by Friday, August 4, 2023 to AdaptiveReuseRFI@sfgov.org

- Rolling submissions may be accepted after this target date *if capacity allows.*
Q & A
THANK YOU

AdaptiveReuseRFI@sfgov.org