



ADAPTIVE REUSE OF DOWNTOWN COMMERCIAL BUILDINGS

REQUEST FOR INTEREST (RFI) INFORMATION SESSION



San Francisco
Planning



Information Session
July 19, 2023

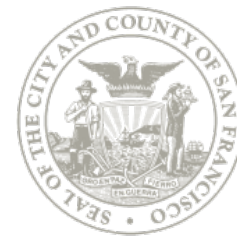
Agenda

Presentation Overview

1. **Jacob Bintliff, OEWD, Welcome & Introductions**
2. **Lily Langlois, SF Planning, Commercial to Residential Adaptive Reuse Program**
3. **Dylan Hamilton, SF Planning, RFI Adaptive Reuse of Downtown Commercial Buildings**
4. **Q+A**



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


SF.GOV Services Departments Search

Roadmap to Downtown San Francisco's Future

Responding to the economic changes brought on by the pandemic, in February 2023 Mayor Breed laid out her vision for the future of Downtown.


In the first three months since launching this roadmap, the City has already made significant progress in fulfilling this vision.

[See our May 2023 progress here](#)



"Downtown SF Blue Hour" by Bartosz Oler

Our strategies

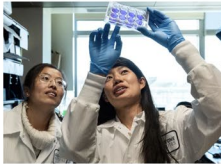


"Pier 7 on the northern waterfront" by haveseen

Ensure Downtown is clean, safe, and inviting

Investing in a clean and safe downtown is essential to attracting new businesses as well as workforce, visitors, and residents.

[Learn more](#)




"Life science research in Mission Bay" by Michael Short/Gladstone Institutes

Attract and retain a diverse range of industries and employers

Supporting long-standing sectors maintains the strength of San Francisco's economic core, while attracting new businesses and industries increases our economic resilience.

[Learn more](#)



"American Tulip Day in Union Square" by Elower Bulb Day

Facilitate new uses and flexibility in buildings

Maximizing the variety of uses and flexibility in our buildings creates the spaces and services that a diverse industry base needs to succeed and will help San Francisco's Downtown recover faster.

[Learn more](#)

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





Planning Code Section 210.5

COMMERCIAL TO RESIDENTIAL ADAPTIVE REUSE PROGRAM

Commercial to Residential Adaptive Reuse Program

FILE NO. 230371 ORDINANCE NO.

1 [Planning and Building Codes - Commercial to Resic
2 Economic Revitalization]

3 **Ordinance amending the Planning Code to 1) fac**
4 **by authorizing the conversion of non-residential**
5 **(Commercial) zoning districts, and exempting su**
6 **for rear yard, open space, streetscape improvem**
7 **bike parking, dwelling unit mix, and Intermediate**
8 **streamlining administrative approvals for project**
9 **modifying the dimensional limits on exemptions**
10 **mechanical equipment, elevator, stair, and mech**
11 **economically revitalize Downtown by adding Fle:**
12 **use, authorizing large scale retail uses in the C-3**
13 **displays in the C-3 zoning district, allowing Flexi**
14 **ground floor commercial use along certain stree**
15 **districts, allowing accessory storage in any C zo**
16 **temporary installation for 60 days of certain sign**
17 **temporary non-residential uses in vacant spaces**
18 **density limits for Residential Dwelling Units and**
19 **districts east of or fronting Van Ness/South Van**
20 **Harrison Street, principally permitting Laborator**
21 **Beverage Processing, and Animal Hospitals in C**
22 **permitting Senior Housing, Residential Care Faci**
23 **Open Recreation Areas, Animal Hospitals, and TI**
24 **district, allowing formula retail as a ground floor**
25 **permitting office and design professional uses o**

Mayor Breed, Supervisor Peskin
BOARD OF SUPERVISORS

FILE NO. 230732 AMENDED IN COMMITTEE ORDINANCE NO.
6/12/2023

1 [Planning and Building Codes - Commercial to Residential Adaptive Reuse and Downtown
2 Economic Revitalization]

3 **Ordinance amending the Planning Code to 1) facilitate residential uses Downtown**
4 **by authorizing the conversion of non-residential uses to residential use in C**
5 **(Commercial) zoning districts, and exempting such projects from requirements**
6 **for rear yard, open space, streetscape improvements, dwelling unit exposure, off-**
7 **street freight loading, curb cuts for vehicular access, bike parking, transportation**
8 **demand management, dwelling unit mix, and Intermediate Length Occupancy**
9 **controls, permitting live work units in such project, streamlining administrative**
10 **approvals for projects in the C-3 zoning district, and modifying the dimensional**
11 **limits on exemptions to height restrictions for mechanical equipment, elevator,**
12 **stair, and mechanical penthouses; 2) economically revitalize Downtown by**
13 **adding Flexible Workspace as a defined use, authorizing large scale retail uses in**
14 **the C-3 zoning district, allowing window displays in the C-3 zoning district,**
15 **allowing Flexible Workspace as an active ground floor commercial use along**
16 **certain street frontages in C-3 zoning districts, allowing accessory storage in any**
17 **C zoning district, allowing the temporary installation for 60 days of certain signs**
18 **in the C-3-R district, allowing temporary non-residential uses in vacant spaces for**
19 **up to one year, including formula retail, reducing density limits for Residential**
20 **Dwelling Units and Senior Housing in the C-2 zoning districts east of or fronting**
21 **Van Ness/South Van Ness Avenue Franklin Street/13th Street and north of**
22 **Townsend Street, principally permitting Laboratory, Life Science, Agricultural and**
23 **Beverage Processing, and Animal Hospitals in C-2 zoning districts, principally**
24 **permitting Senior Housing, Residential Care Facilities, Outdoor Entertainment,**
25 **Open Recreation Areas, Animal Hospitals, and Trade Schools in the C-3 zoning**

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1. Project Eligibility
2. Waivers from the Planning Code
3. Review Process

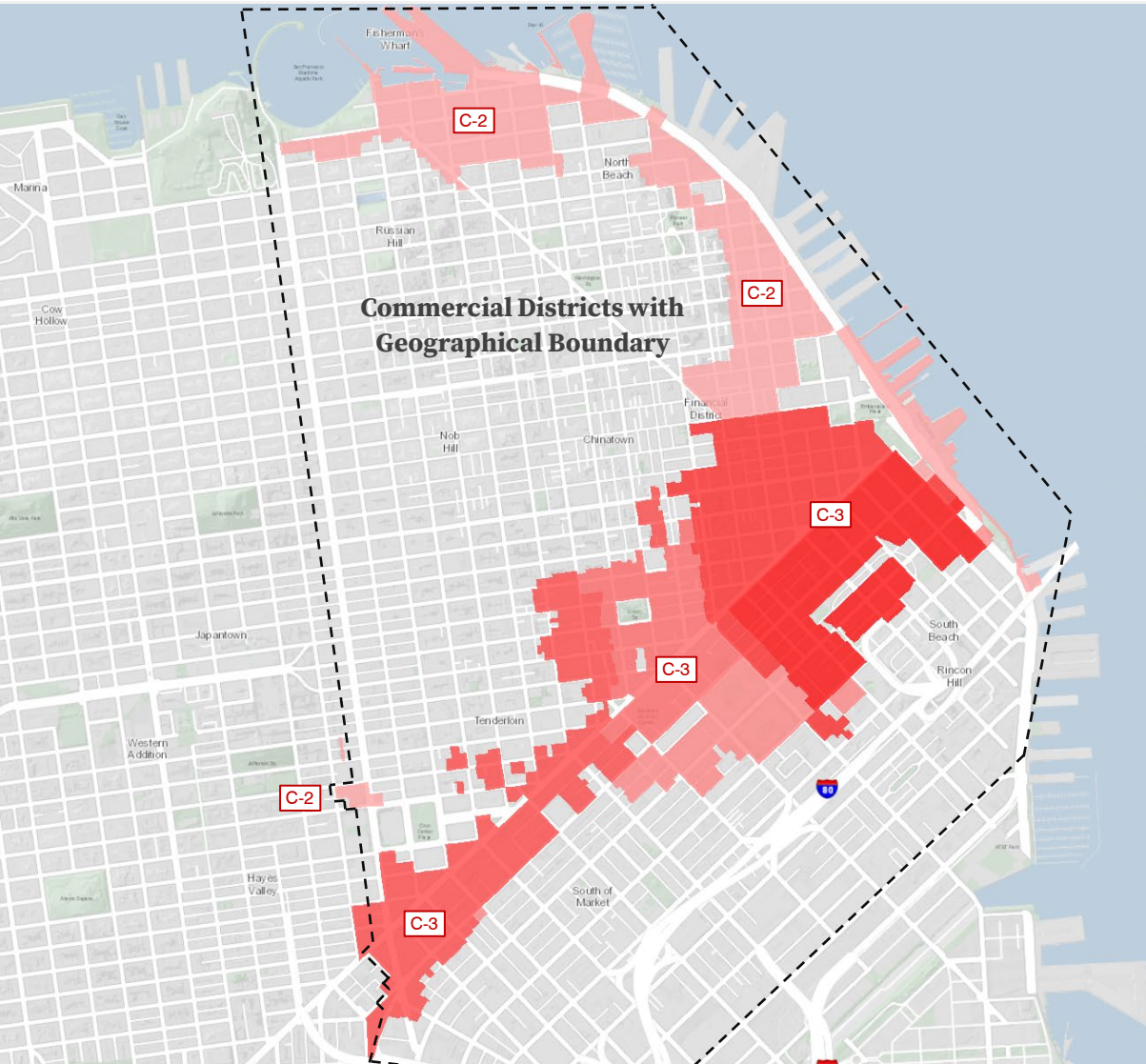
Commercial to Residential Adaptive Reuse Program

- 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**



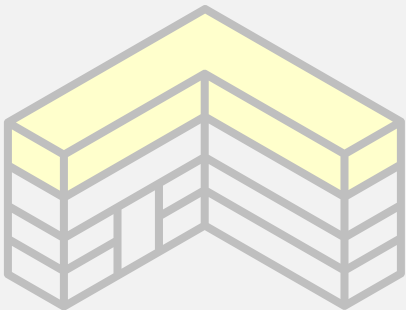
Eligibility criteria:

- 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**



**Applicant files
a building permit.**



**Permit routed to
Planning for review**



**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**

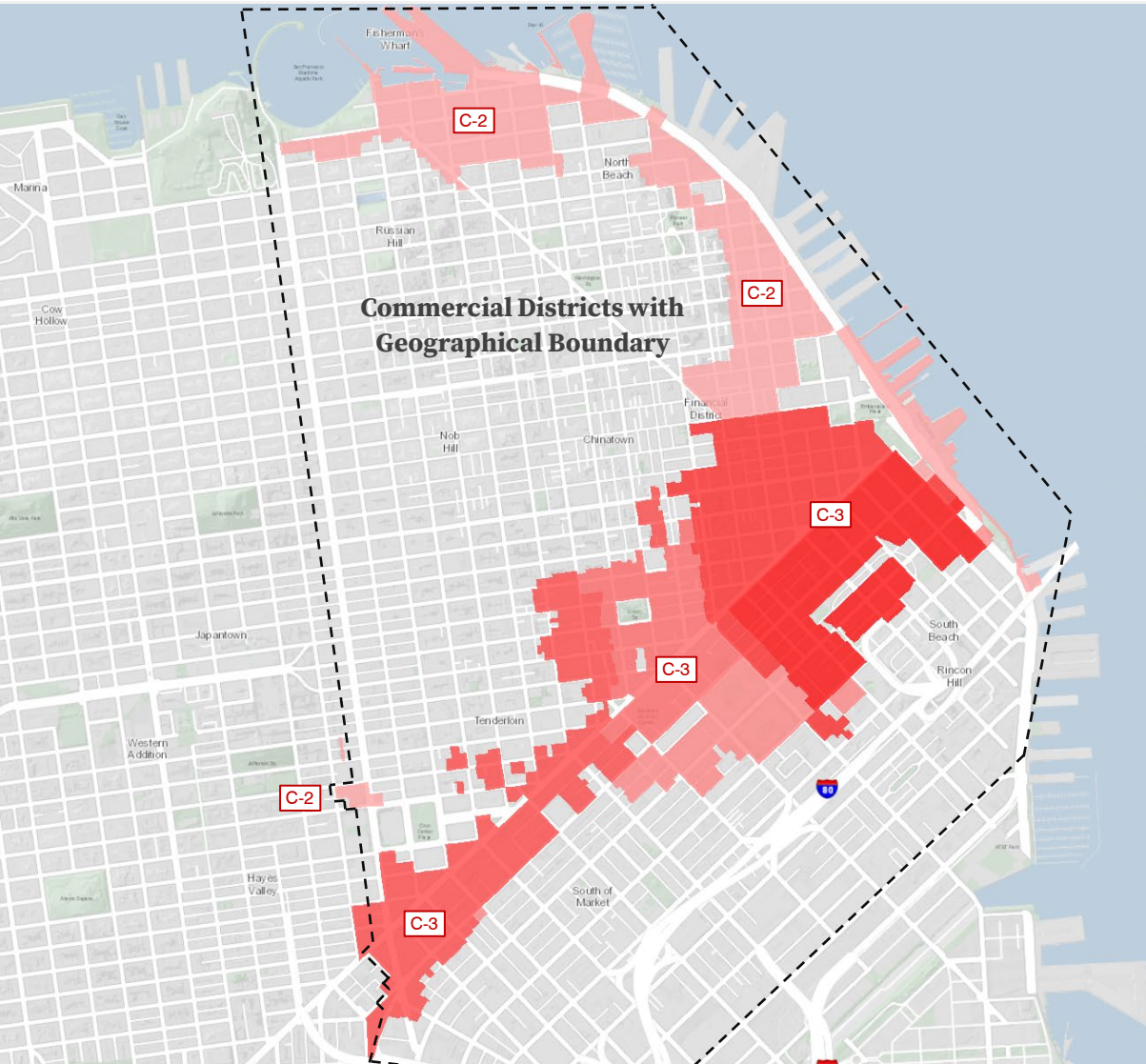


Identify downtown adaptive reuse projects that could be accelerated or enhanced through regulatory modifications, financial incentives, or other types of assistance permitted under existing or future laws.



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



RFI 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.
- 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**

JUNE	JULY	AUGUST	SEPTEMBER
<p>June 22, 2023: RFI is issued by the City</p>	<p>July 12, 2023: Deadline for submission of written questions</p> <p>July 17, 2023: Answers to written questions posted online</p> <p>July 19, 2023: Optional online information session</p>	<p>August 4, 2023: Responses due (rolling submissions may be accepted after this <i>date if capacity allows</i>)</p>	<p>End of September: 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</p>

Request for Interest **Potential Assistance**

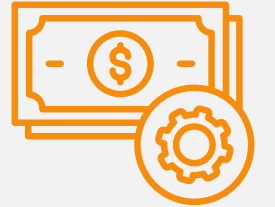
Regulatory

- 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**

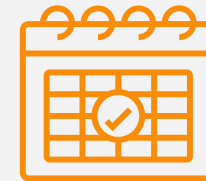
At minimum, responses should include the following information:

- 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



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