



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

INFORMATIONAL HEARING

HEARING DATE: FEBRUARY 9, 2012

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: February 2, 2012
Case No.: **2000.1073 C**
Project Address: **201 FOLSOM STREET (aka 314 MAIN STREET)**
Zoning: RC-4 (Residential-Commercial Combined Districts, High Density)
Folsom and Main Residential/Commercial Special Use District
400-W Height and Bulk District
Block/Lot: 3746/003 (previously Lot 001)
Project Sponsor: TST Folsom, LLC
c/o Andrew Junius
Reuben & Junius, LLP
1 Bush Street, Suite 600
Staff Contact: Corey Teague – (415) 575-9081
corey.teague@sfgov.org
Recommendation: **No Action. Informational Only.**

BACKGROUND

The Planning Commission approved Case No. 2000.1073C on September 4, 2003 (Motion No. 16647). The project is the “sister” project to the Infinity on the neighboring block and was originally approved for:

- An 80 foot podium of full lot coverage;
- Up to 38,000 square feet of commercial space;
- Two residential towers with heights of 350 and 400 feet;
- Up to 725 dwelling units;
- Up to 753 off-street parking spaces for the residential and commercial uses; and
- Up to 272 additional off-street parking spaces to replace the existing parking for the adjacent United States Postal Service (USPS) Facility.

The Planning Commission also approved a performance period extension in 2009 that extended the project approval to September 3, 2012.

CURRENT DESIGN

The original approval motion recognized the potential for design of the project to change before construction and included a condition of approval that the Planning Director approve the final design after an informational hearing at the Planning Commission. The most significant change since that time is the relocation of the US Post Office sorting facility that used to be located adjacent to the project at 390 Main Street. The original design included multiple levels of above-grade parking in the podium to

accommodate up to 272 parking spaces for the Post Office. Those spaces are no longer included, allowing better use and design of the podium building.

The building at 390 Main Street was recently purchased by the Metropolitan Transportation Commission (MTC) to be used as their regional headquarters. It will also be used as the regional headquarters for the Bay Area Toll Authority (BATA) and may also eventually house the Association of Bay Area Governments (ABAG, the Bay Area Air Quality Management District (BAAQMD), and the Bay Conservation and Development Commission (BCDC), among other tenants. The Project Sponsor for 201 Folsom Street has already begun discussions with the MTC regarding the design and use of the mid-block open space along their shared property line.

Considering these changes, along with a change in project architect (from Heller Manus to Arquitectonica), the Planning Department worked with the Project Sponsor for nearly a year and half to refine the current design, which remains within the parameters of the original approval. The attached plans consist of the following sets, which provide an evolution of the design over time:

1. Approved plans from 2003
2. First plan revisions proposed in 2010
3. Current proposed plans
4. Comparison set between 2003 and current plans

The following table outlines the quantitative changes between the originally approved project and the current design.

201 Folsom Street – Project Comparison			
Features	2003	Current	Change
Dwelling Units	725	671	-54
Studio	161	12	-149
1BR	466	234	-232
2BR	98	333	+235
3BR	0	92	+92
Commercial Space	14,450 sf	14,895 sf	+445 sf
Parking Spaces	1,010	701	-309
Resident Open Space	33,440 sf	56,503 sf	+23,063 sf

It is important to note that additional project and design review will be necessary once the site permit application is filed. Significant items under that review will include ground level townhome designs, streetscape improvements, and mid-block passageway design.

Attachments:
Project Plan Sets