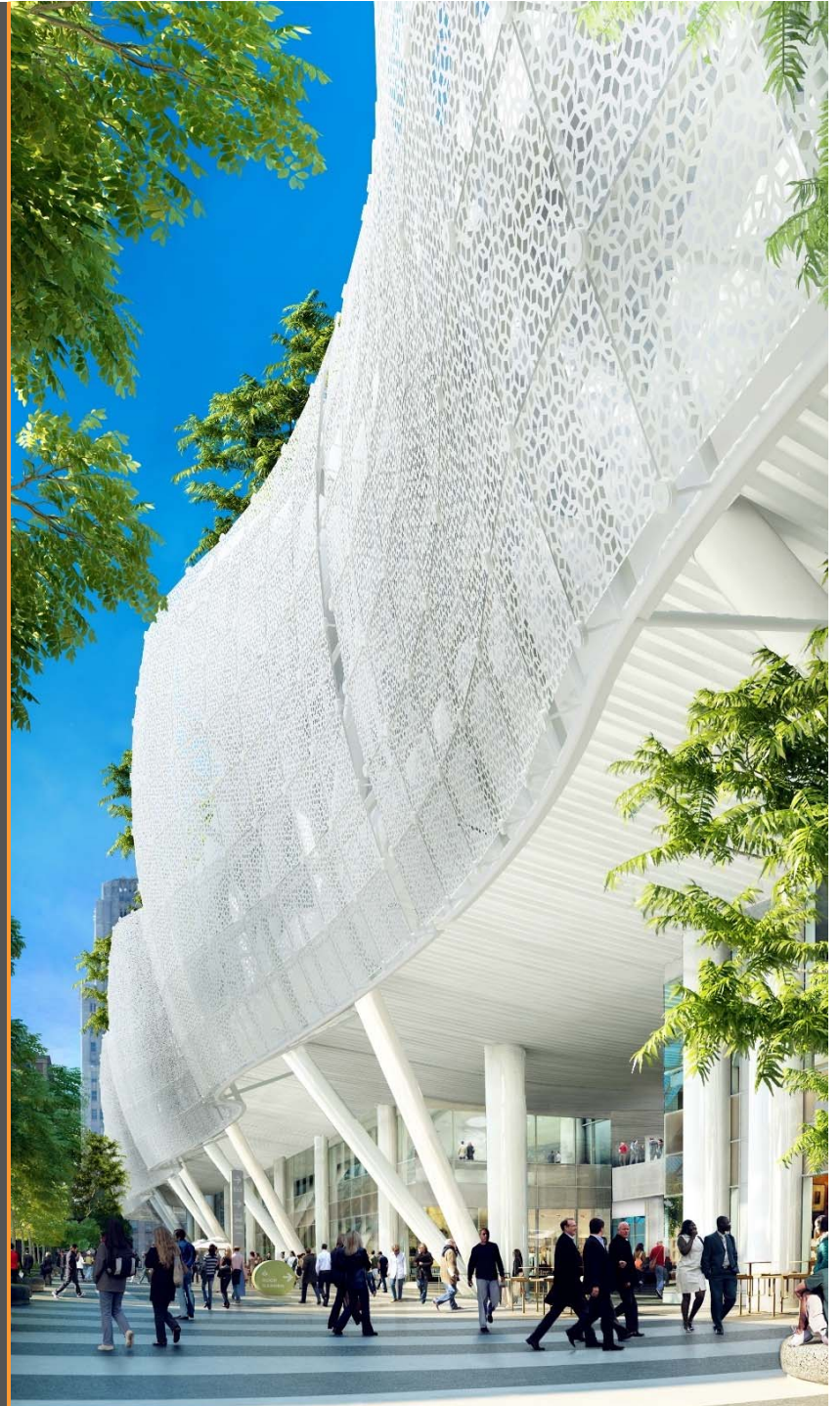


# SFMTA CAC

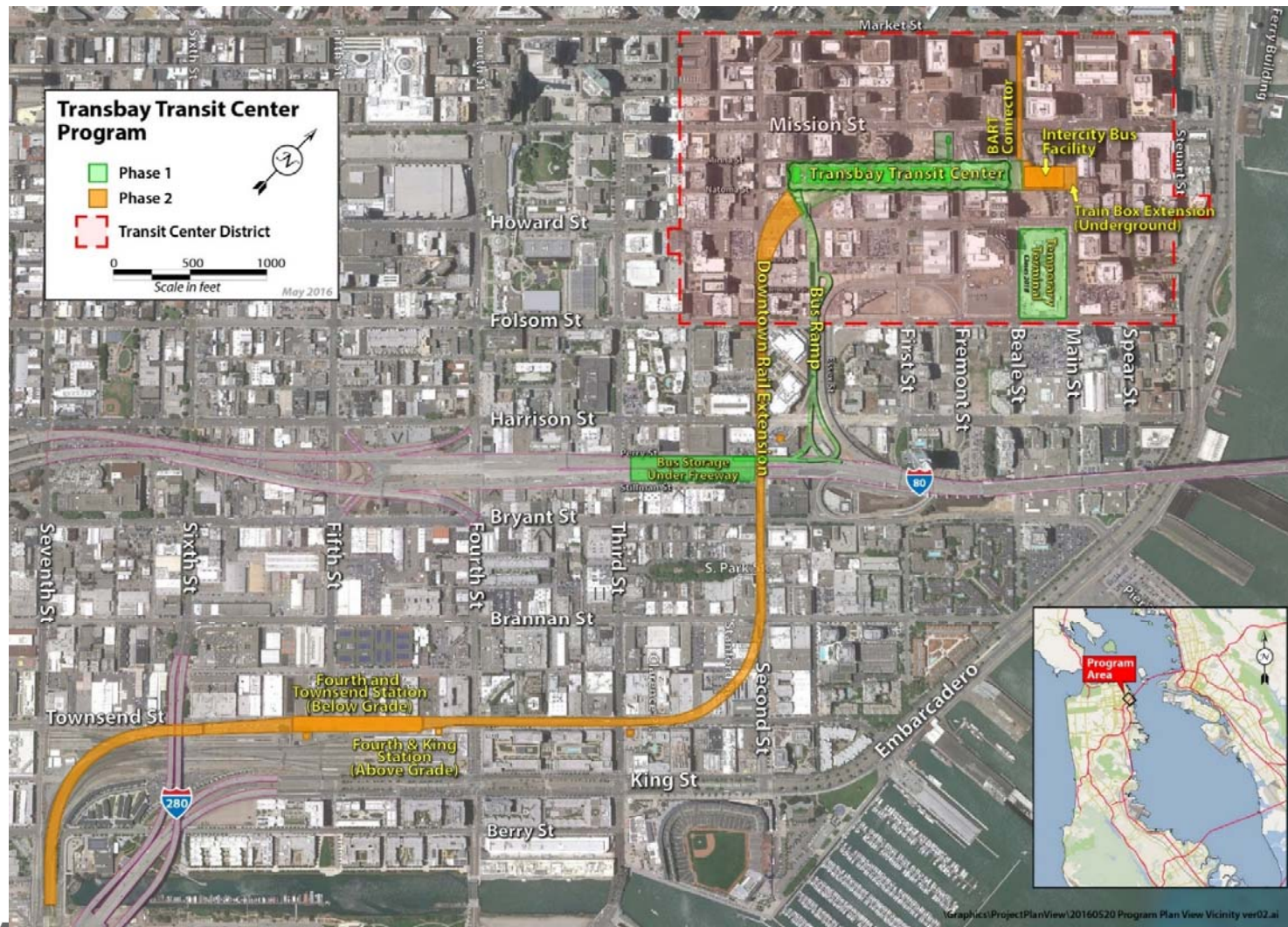
7 September 2017



# Transit Partners



# Transbay Program

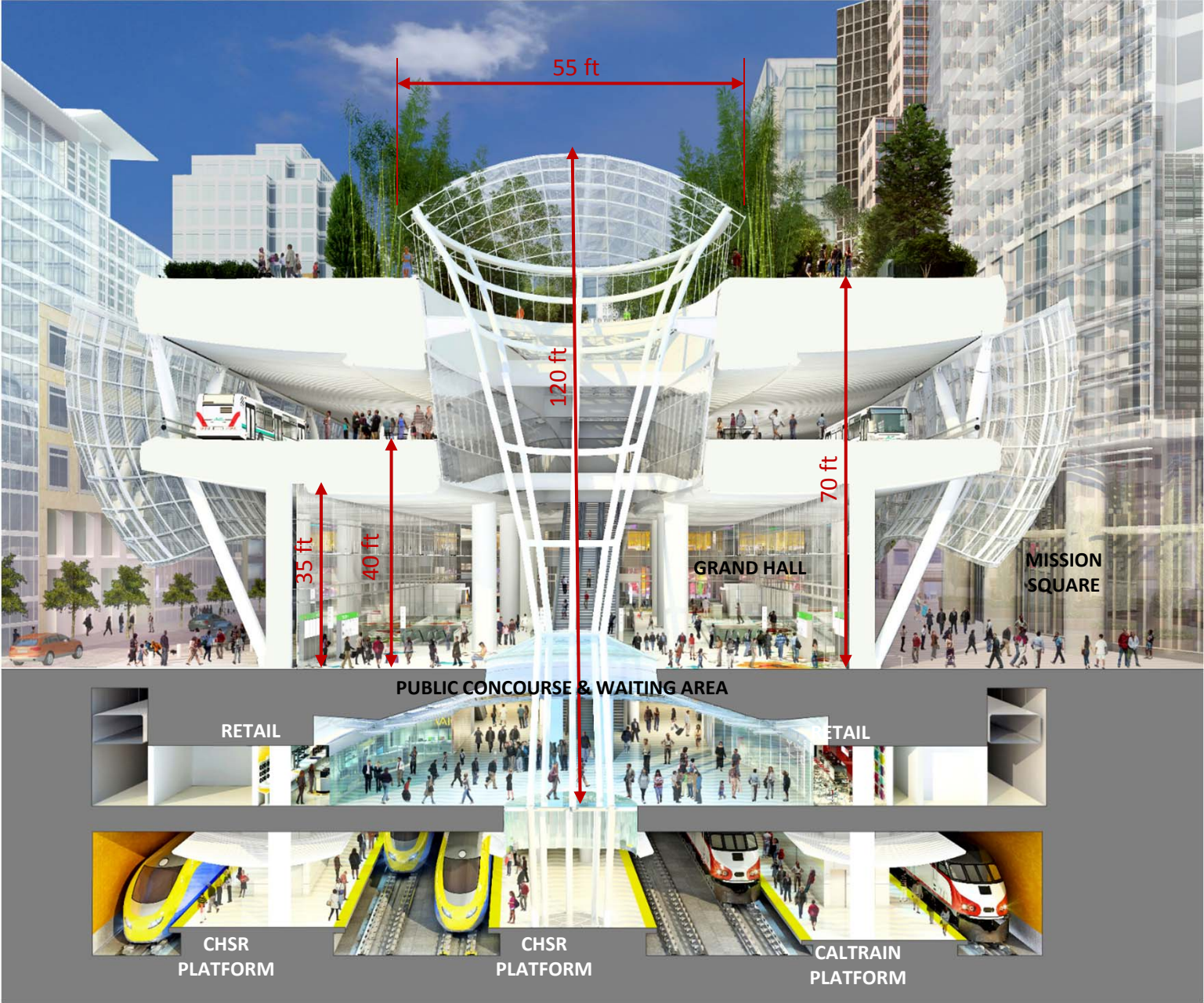


Phase 1

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# Salesforce Transit Center

# Building Section



# Roof Park Amphitheater



# First Street



# West Pedestrian Passage





# Grand Hall

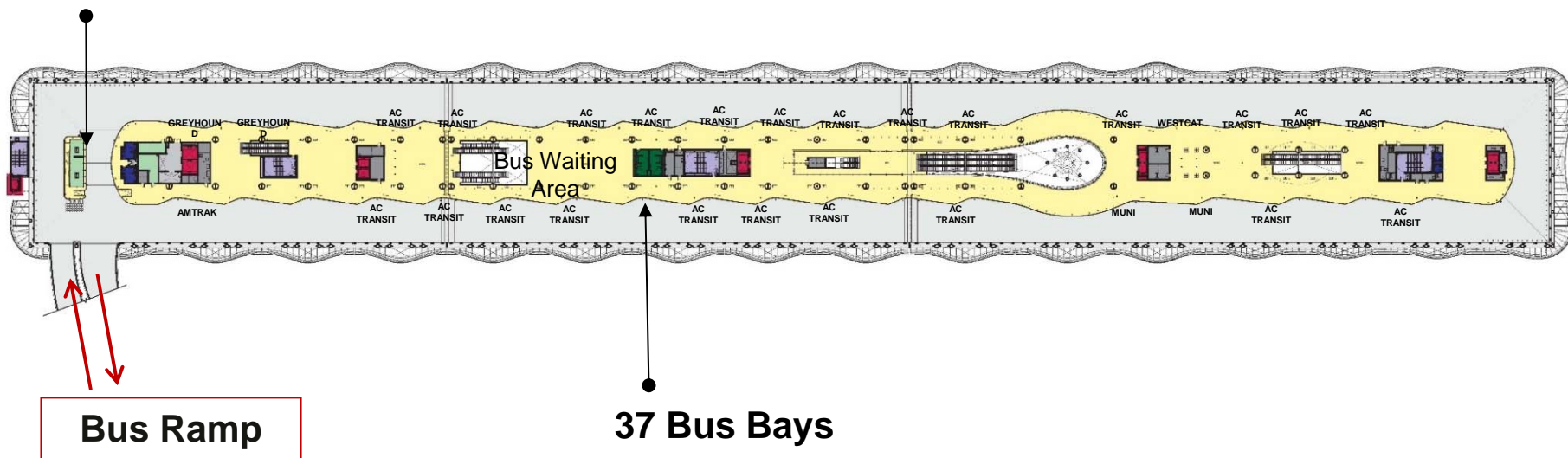


# Grand Hall Schedule Board

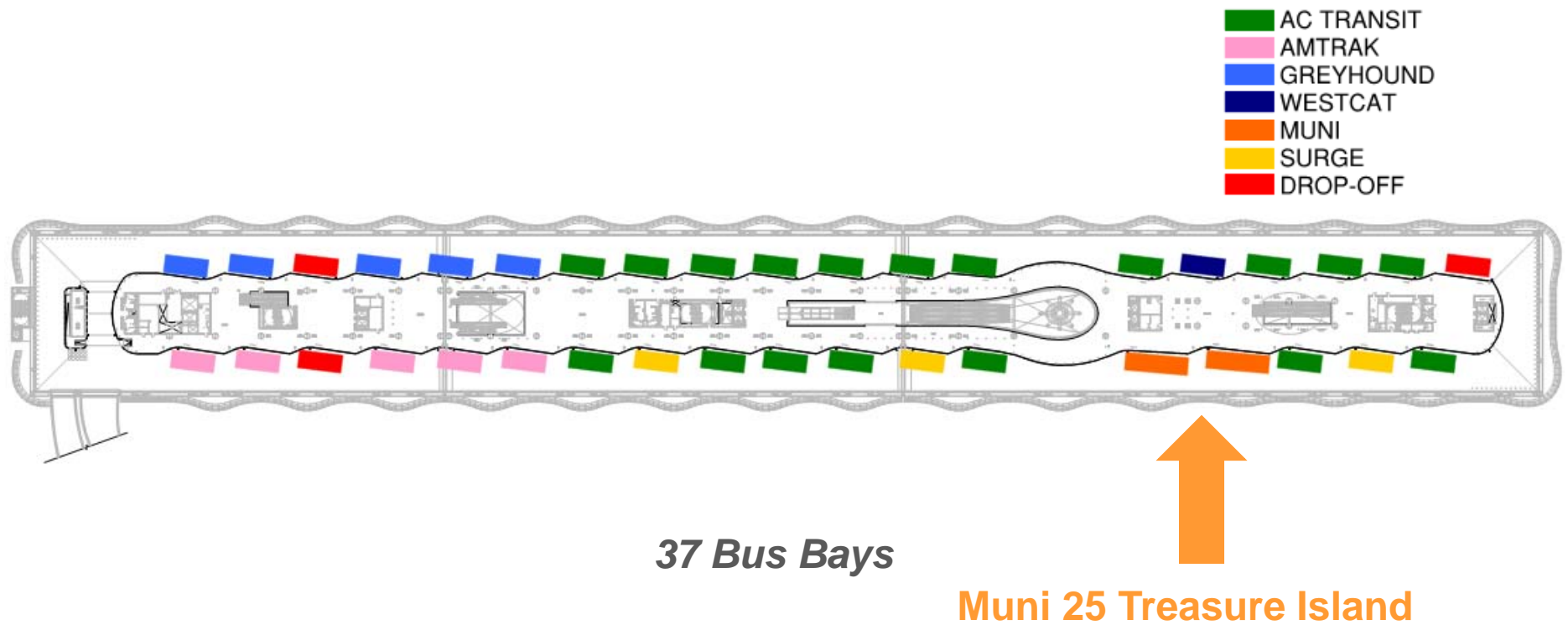


# Bus Deck Plan

## Bus Deck Superintendent Station



# Bus Deck Berth Assignments



# Bus Deck



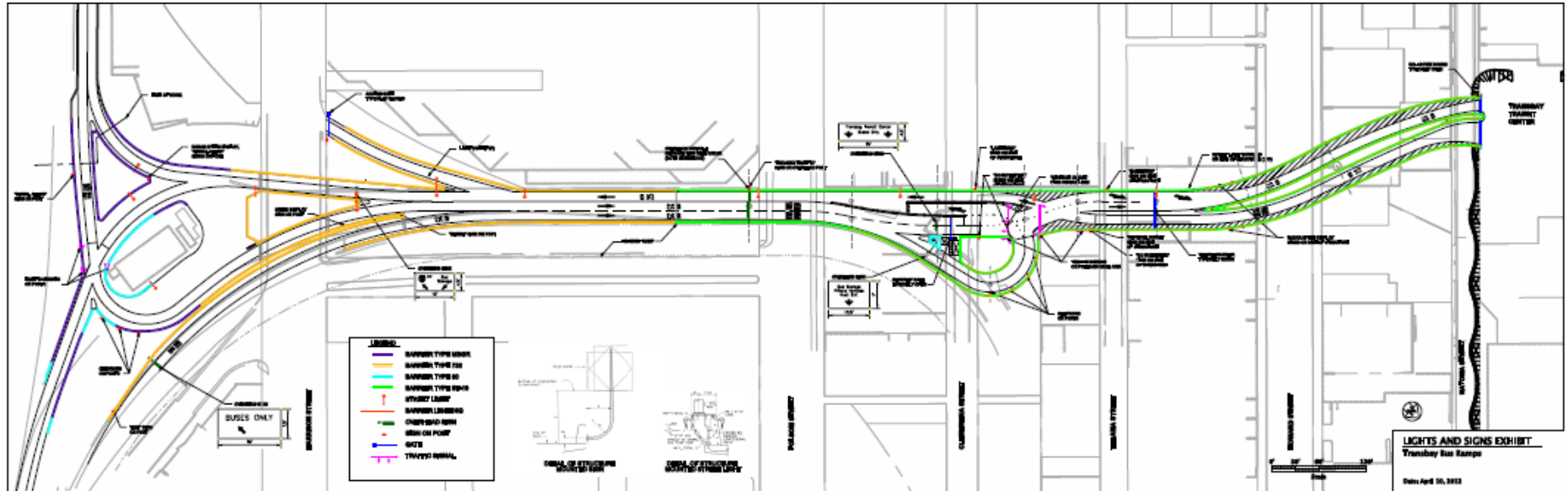
# Bus Deck



# Bus Ramp

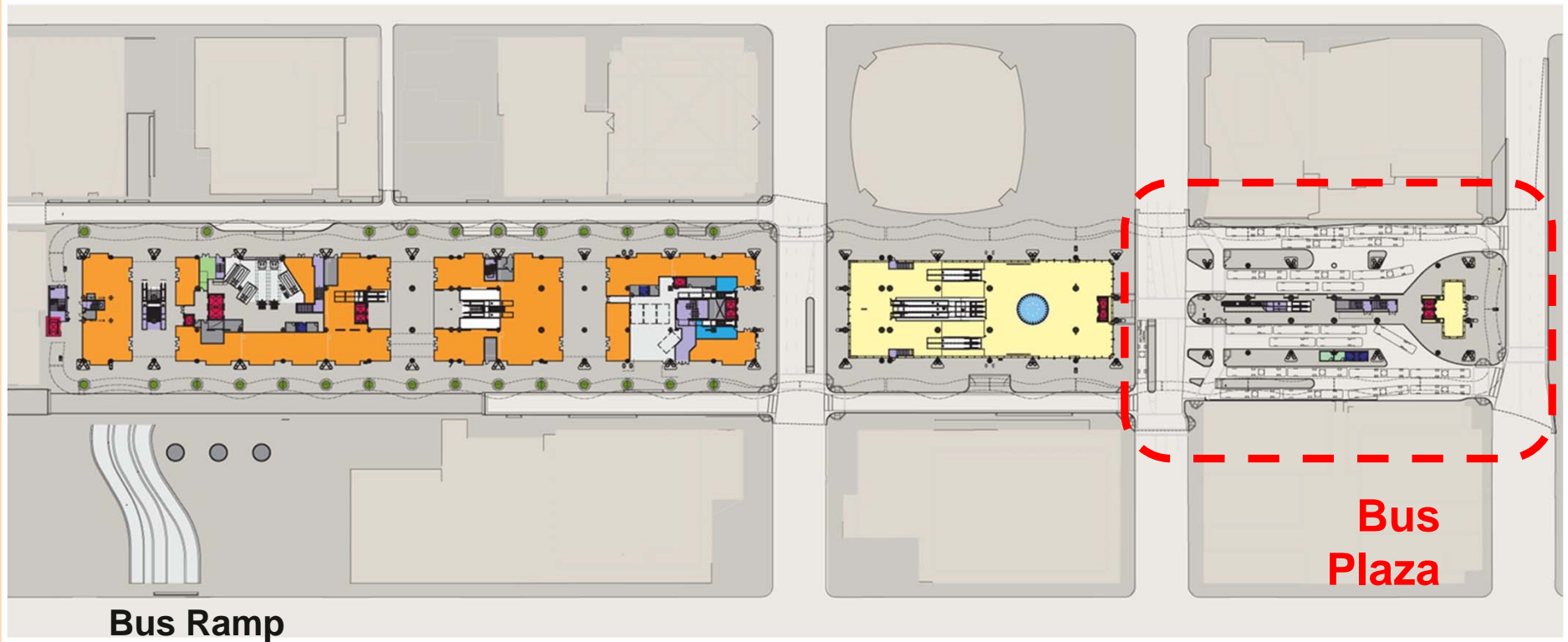


# Bus Ramp

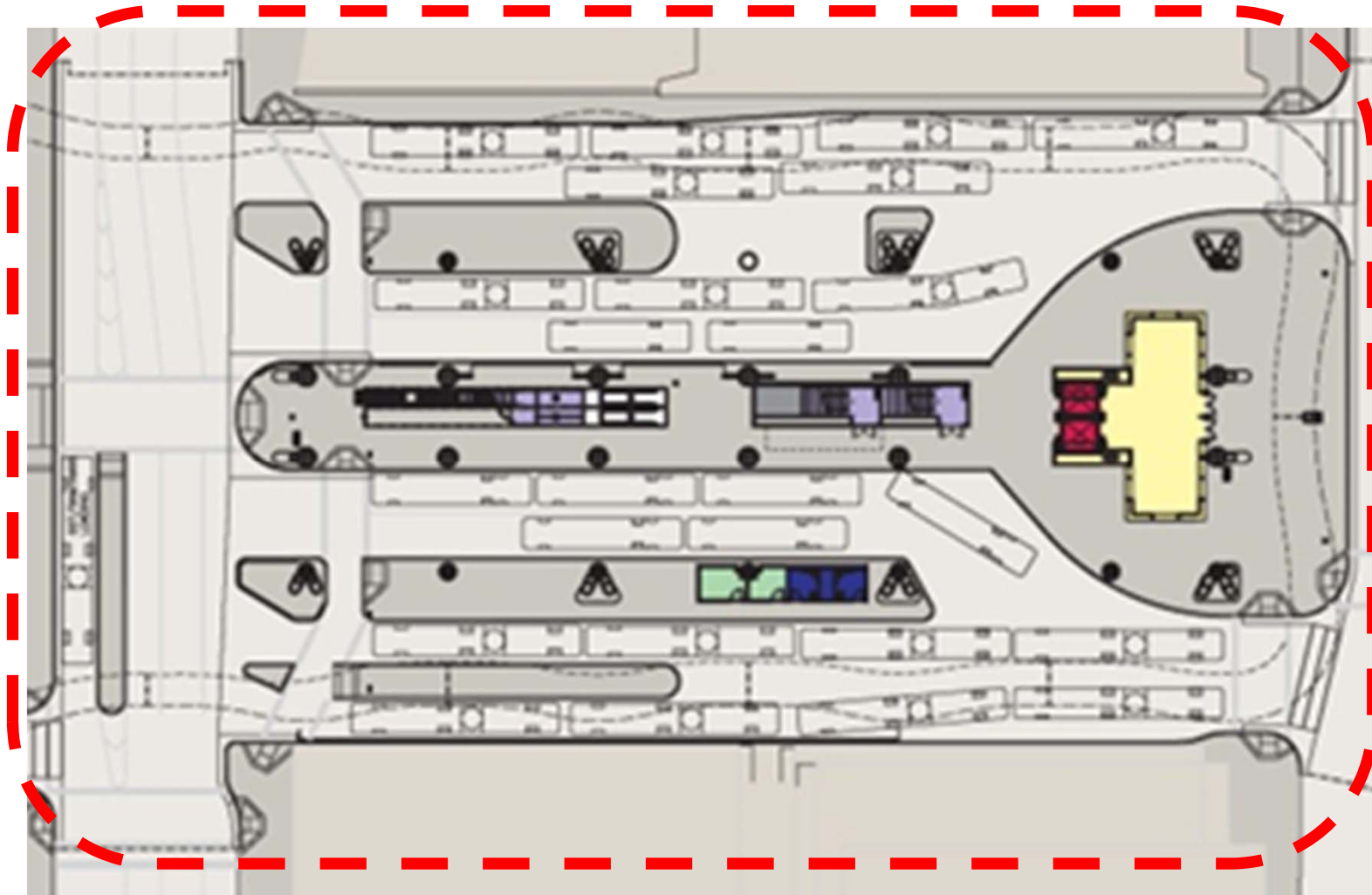




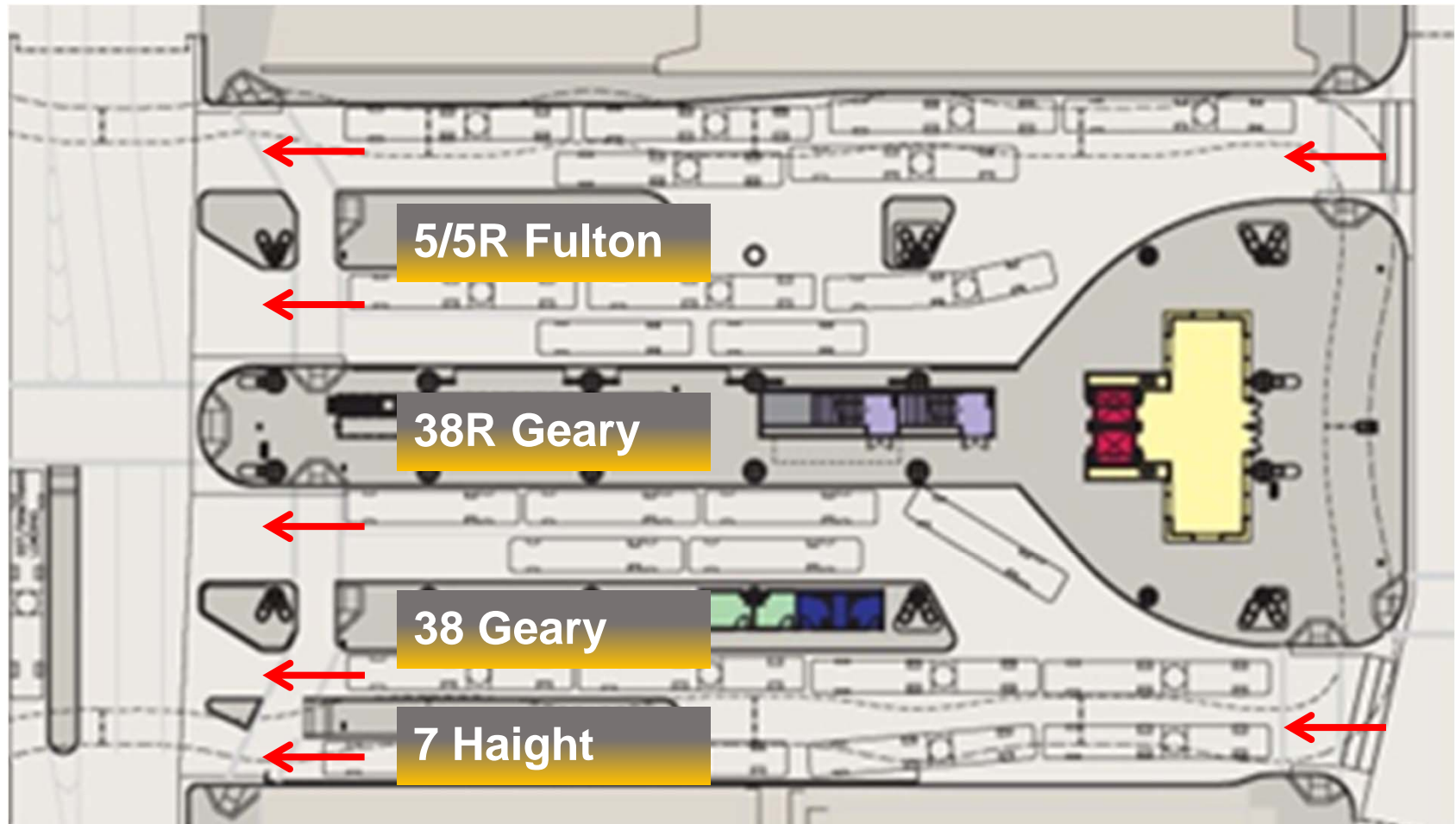
# Ground Level Plan



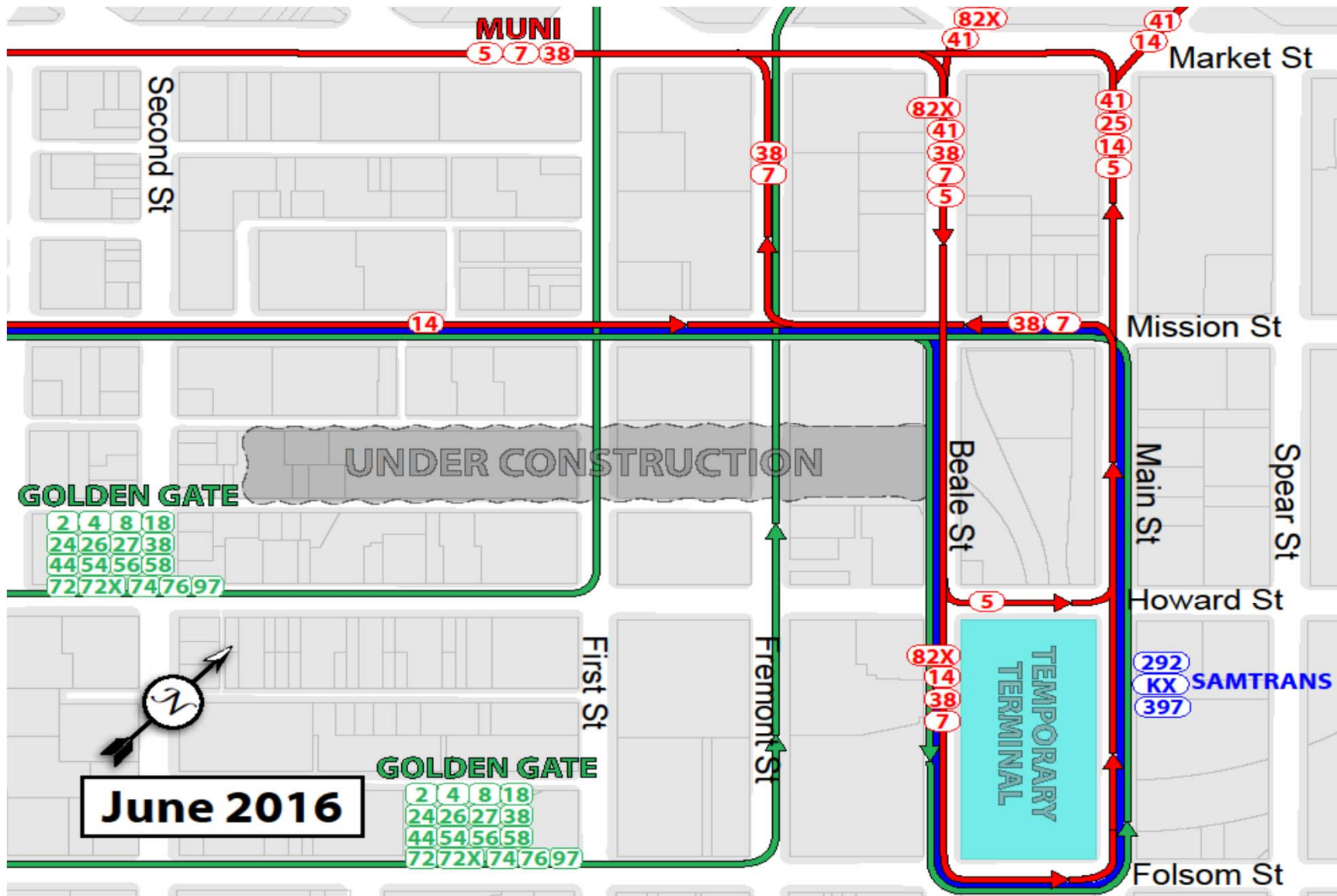
# Bus Plaza



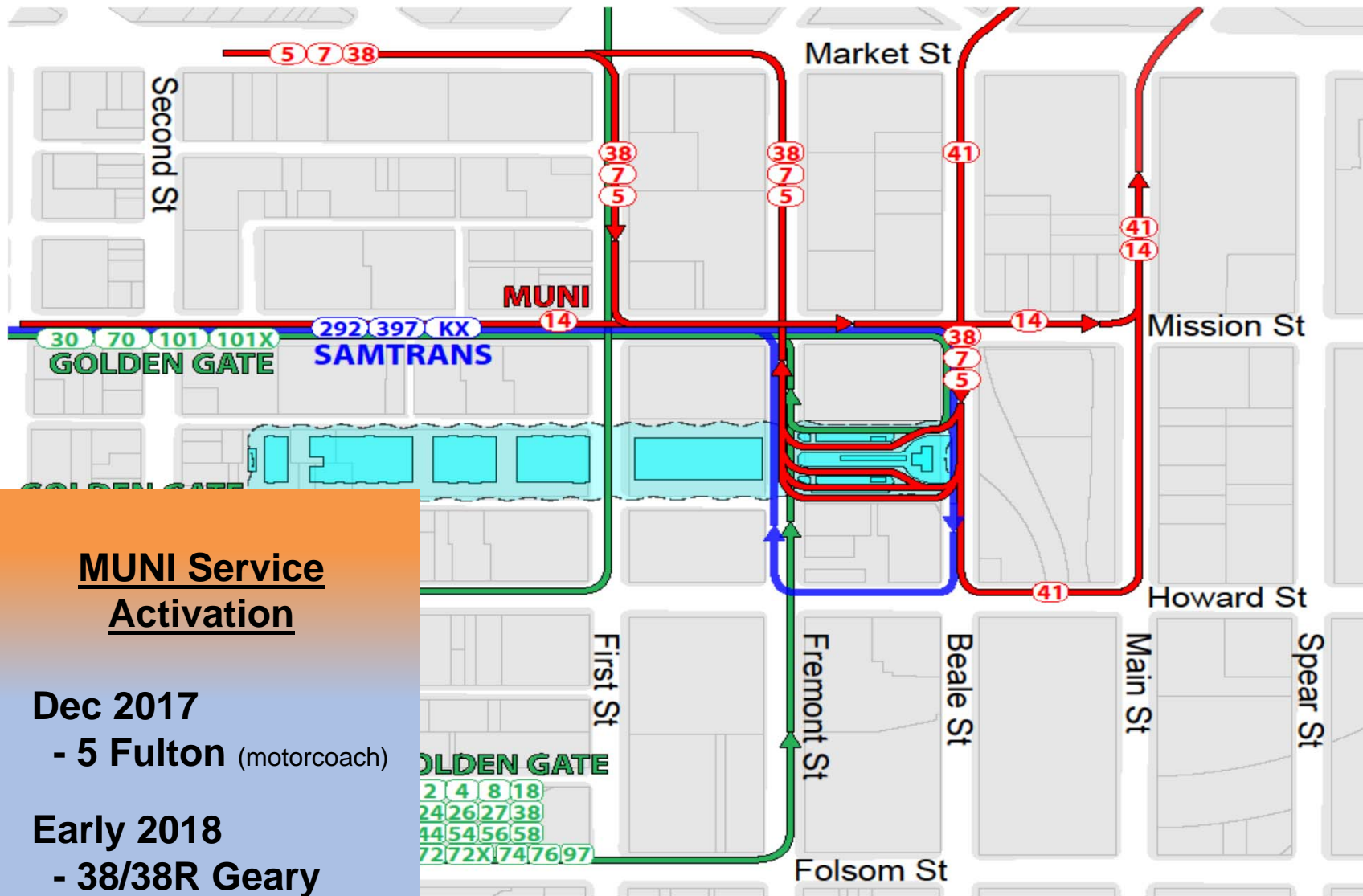
# Bus Plaza



# Bus Routing Temporary Terminal (2010-2017)



# Bus Routing Transit Center



## MUNI Service Activation

Dec 2017

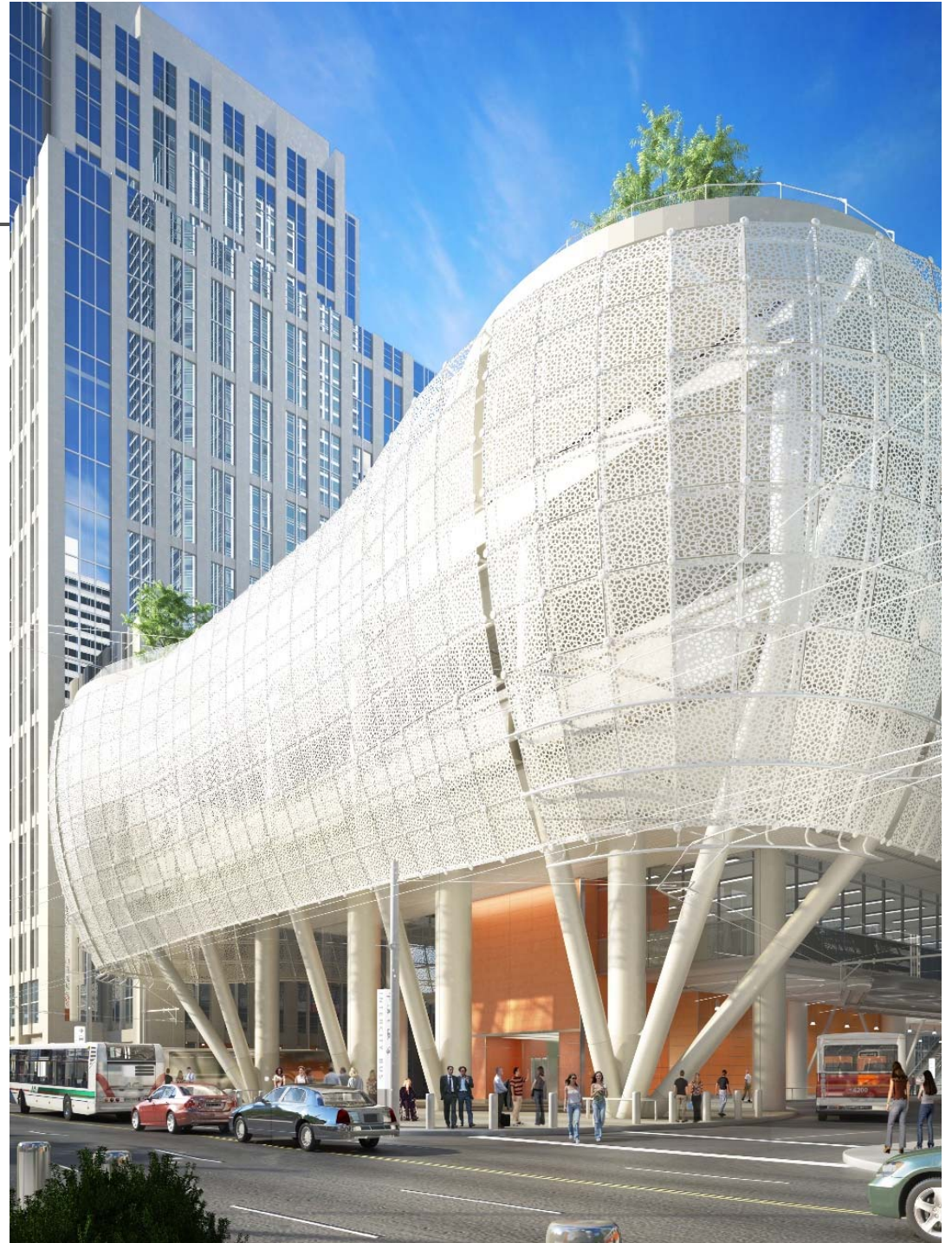
- 5 Fulton (motorcoach)

Early 2018

- 38/38R Geary
- 7 Haight

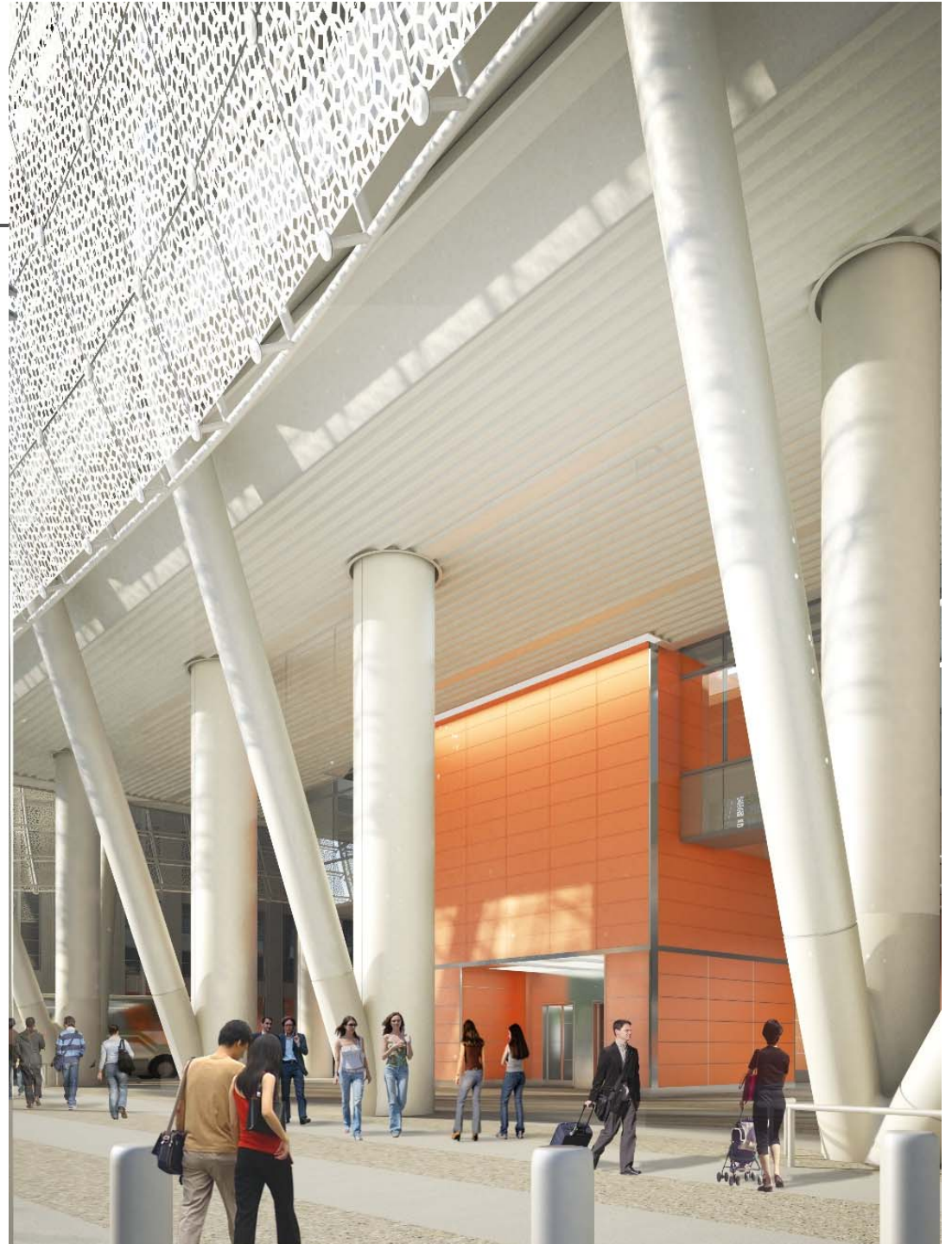
# Beale Street

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# Beale Street

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Phase 1

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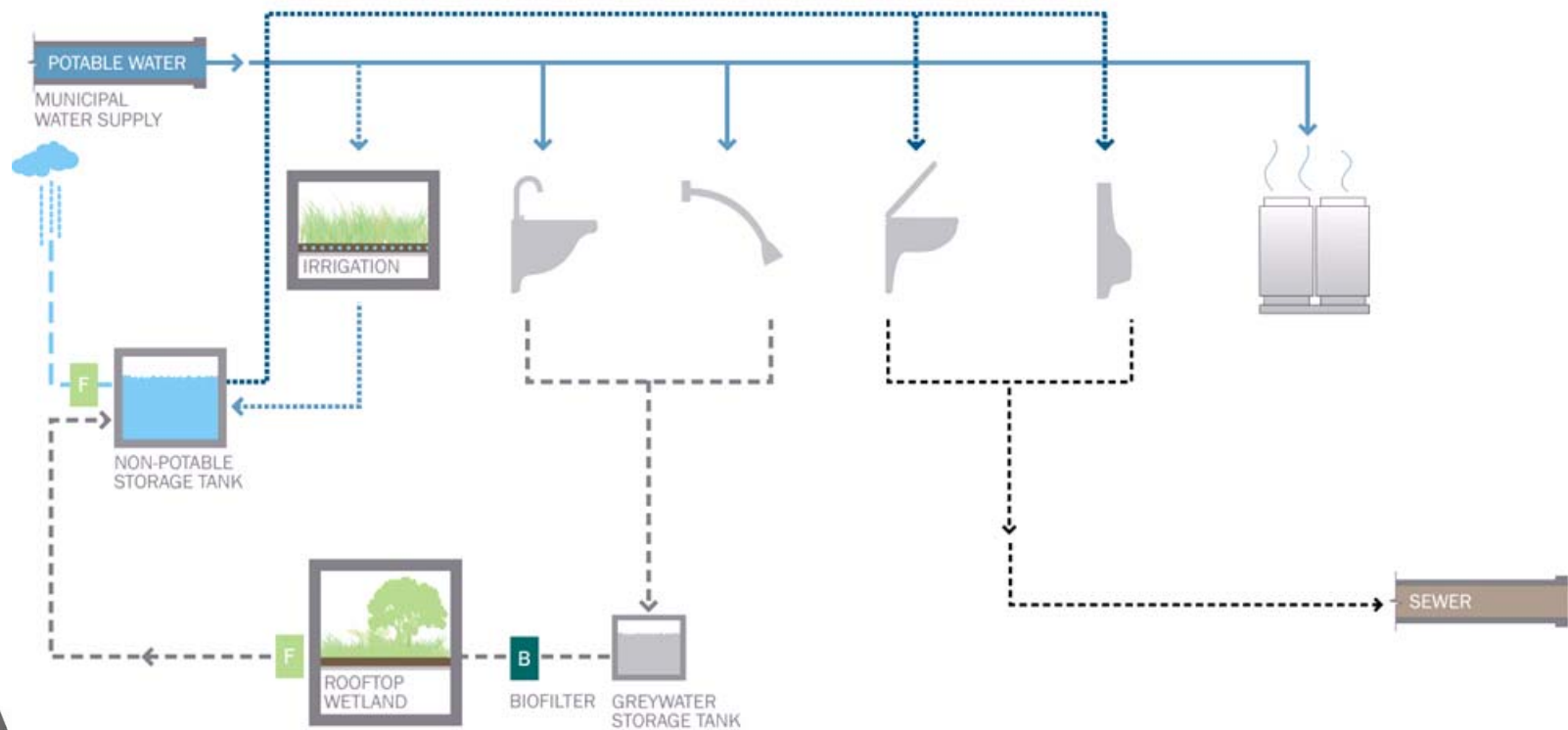
**Sustainability**



# Alternate Water System

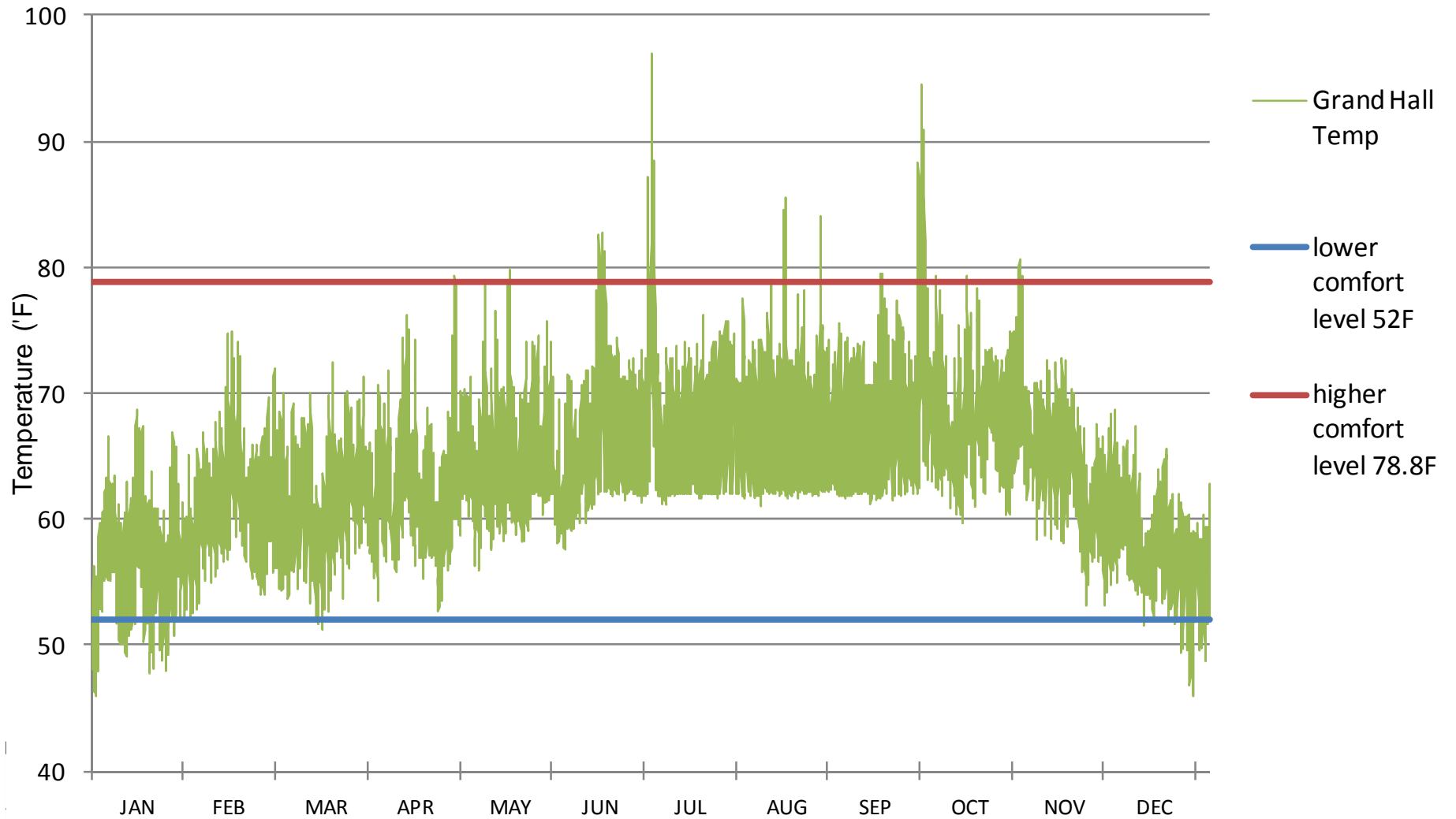


## Final Water Cycle

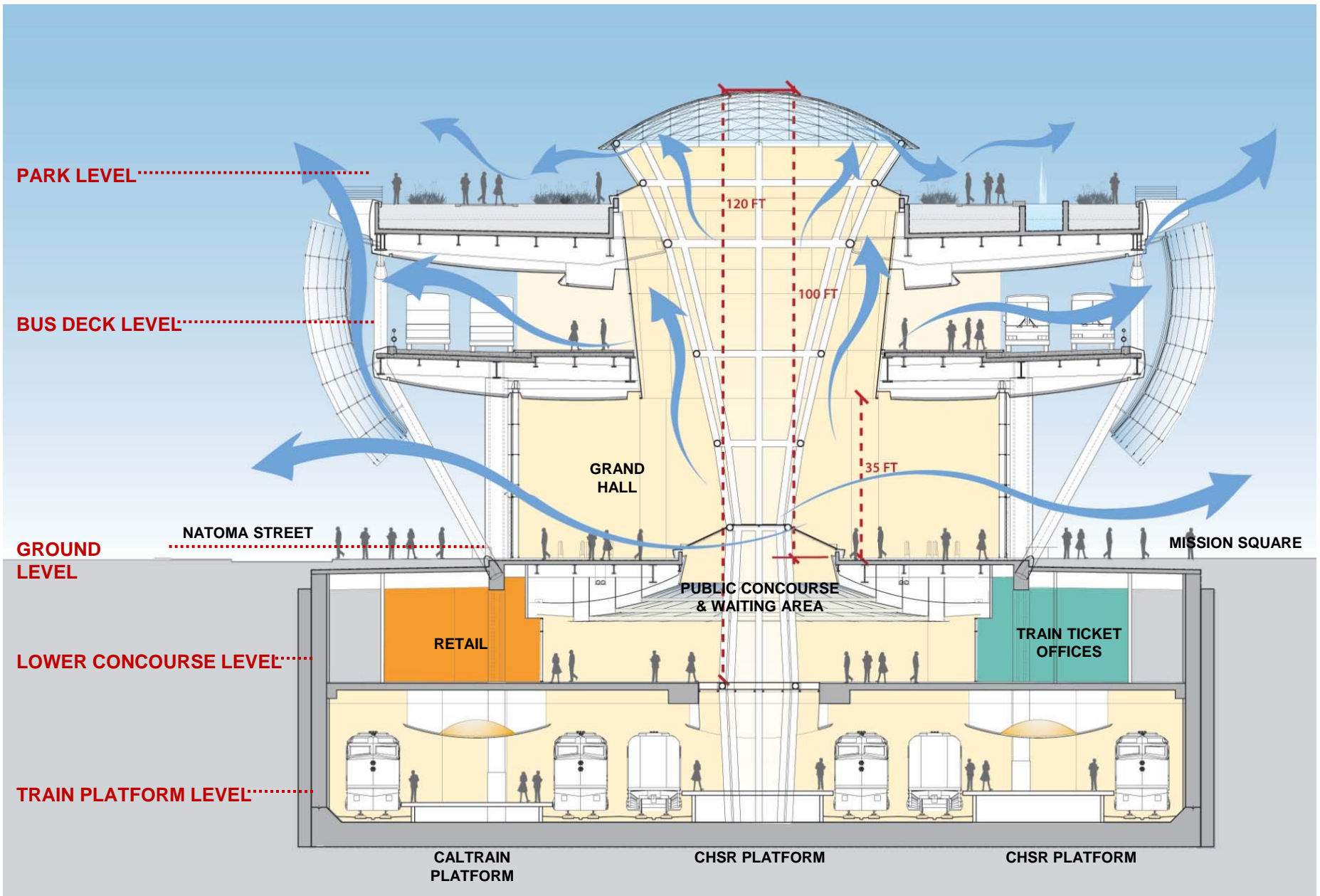


# Temperature Comfort Levels

## Transbay Grand Hall Annual Temperatures



# Ventilation Strategy



Phase 1

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# Transbay Redevelopment

# Transbay Redevelopment Project Area

## TRANSBAY REDEVELOPMENT PROJECT AREA

Upcoming RFP's  
Block 2 - 2016  
Block 4 - 2016  
Block 12 - 2020



**Under-Ramp Park**  
Acres: 2.5  
Construction Start: 2017



**Block 9**  
Developer(s): Essex/ BRIDGE  
Market-Rate Units: 436  
Affordable Units: 109  
Total Units: 545  
Construction Start: 2016  
Completion: 2019



**Rene Cazenave/  
Block 11A**  
Developer(s): BRIDGE/  
CHP  
Affordable Units: 120  
Total Units: 120  
Construction Start: 2011  
Completion: 2013



**Block 8**  
Developer(s): Related/TNDC  
Market-Rate Units: 396  
Affordable Units: 150  
Total Units: 546  
Construction Start: 2015  
Completion: 2019



**Block 6**  
Developer(s): Golub/  
Mercy  
Market-Rate Units: 409  
Affordable Units: 70  
Total Units: 479  
Construction Start: 2013  
Completion: 2016



**Block 7**  
Developer: Mercy  
Affordable Units: 120  
Construction Start : 2016  
Completion: 2018



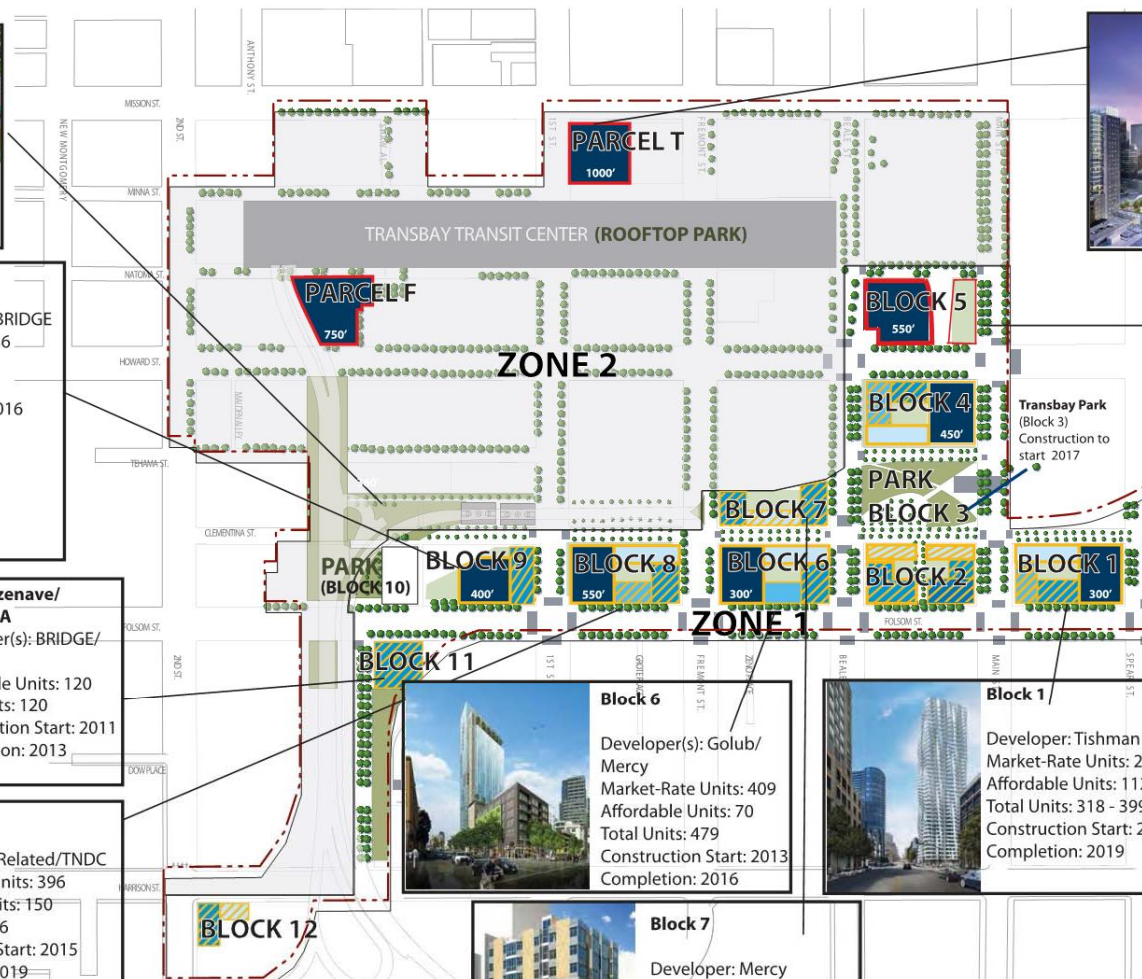
**Block 1**  
Developer: Tishman Speyer  
Market-Rate Units: 206 - 258  
Affordable Units: 112 - 141  
Total Units: 318 - 399  
Construction Start: 2016  
Completion: 2019



**Parcel T**  
Developer(s): Boston Properties/Hines  
Office Sq. Ft.: 1.4 Million  
Construction Start: 2014  
Completion: 2017



**Block 5**  
Developer(s): Golub/  
John Buck  
Office Sq. Ft.: 767,000  
Construction Start: 2015  
Completion: 2018



**TRANSBAY REDEVELOPMENT PROJECT AREA**

- TRANSBAY REDEVELOPMENT PROJECT AREA
- ZONE 1
- ZONE 2

**LAND USE (SUBJECT TO CHANGE)**

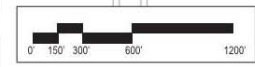
- AFFORDABLE HOUSING
- MARKET RATE HOUSING
- COMMERCIAL

**OPEN SPACE**

- OPEN SPACE (PUBLICLY OWNED)
- OPEN SPACE (PRIVATELY OWNED)

**PROPOSED HEIGHT LIMITS (MIN AND MAX)**

- Townhomes: 35-50'
- Podium 1: 40-65'
- Podium 2: 50-85'
- Mid-Rise: 65-165'
- Towers (Height Varies)



# New Neighborhood



## **Block 5**

Sold in Sep 2015 to Golub/John Buck: **\$172 Million**

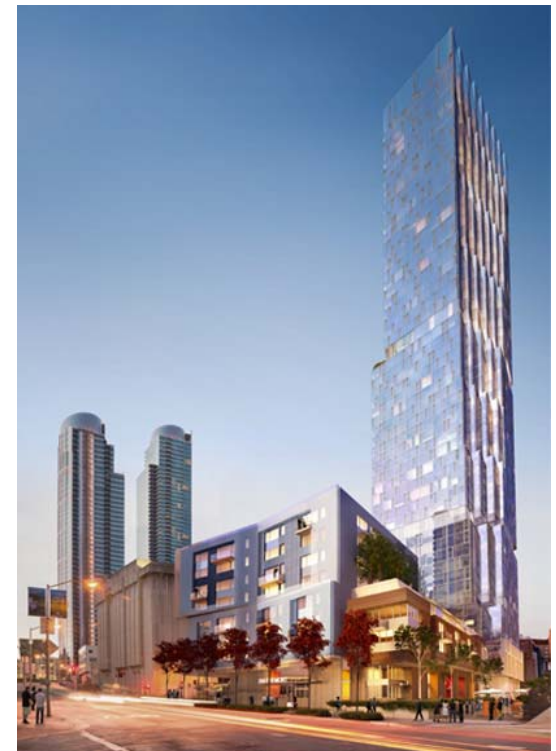
751,500 sf office  
10,000 sf retail



## **Blocks 6/7**

Agreement signed in April 2013 with Golub Corporation: **\$30 Million**

409 market-rate units  
147 affordable units  
10,000 sf retail



## **Block 8**

Sold in Dec 2013 with Related California, TNCD: **\$72 Million**

565 market-rate units  
174 affordable units  
10,000 sf retail

# New Neighborhood

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## Parcel T

Sold in March 2013 to Hines/  
Boston Properties: **\$191 Million**

1.4 million sf office  
10,000 sf retail



## Block 9

Winning proposal by Avant Housing  
selected in July 2013: **\$43 Million**

545 market-rate units 109 affordable units  
7,000 sf retail

# New Neighborhood



**41 Tehama**



**181 Fremont**



**Lumina**



**Oceanwide**



# Phase 1 Funding Plan

	<b>Total</b>
<b>TIFIA</b>	\$171,000
<b>Bridge Financing/Parcel F</b>	\$153,795
<b>SF Prop K Sales Tax</b>	\$139,344
<b>San Mateo Sales Tax</b>	\$4,497
<b>AC Transit Capital Contribution</b>	\$39,610
<b>Lease &amp; Interest Income</b>	\$9,800
<b>Transferrable Development Rights</b>	\$4,040
<b>Other Local</b>	\$6,900
<b>Regional Measure 1</b>	\$54,400
<b>Regional Measure 2</b>	\$143,016
<b>AB 1171 (Other Bridge Tolls)</b>	\$150,000
<b>RTIP</b>	\$10,153
<b>Land Sales</b>	\$515,900
<b>FTA Section 1601</b>	\$8,795
<b>High Priority Bus (#403 &amp; 459)</b>	\$29,136
<b>PNRS</b>	\$24,459
<b>ARRA</b>	\$400,000
<b>FEMA Transit Security Grant Program</b>	\$100
<b>FRA Rail Relocation</b>	\$2,650
<b>OBAG</b>	\$6,000
<b>City Financing</b>	\$243,500
<b>Mello Roos CFD</b>	\$129,305
<b>CFD Impact Fees</b>	\$13,000
<b>Total Funding (\$1,000s)</b>	<b>\$2,259,400</b>

# View from Treasure Island Previous Skyline



# View from Treasure Island Future Skyline



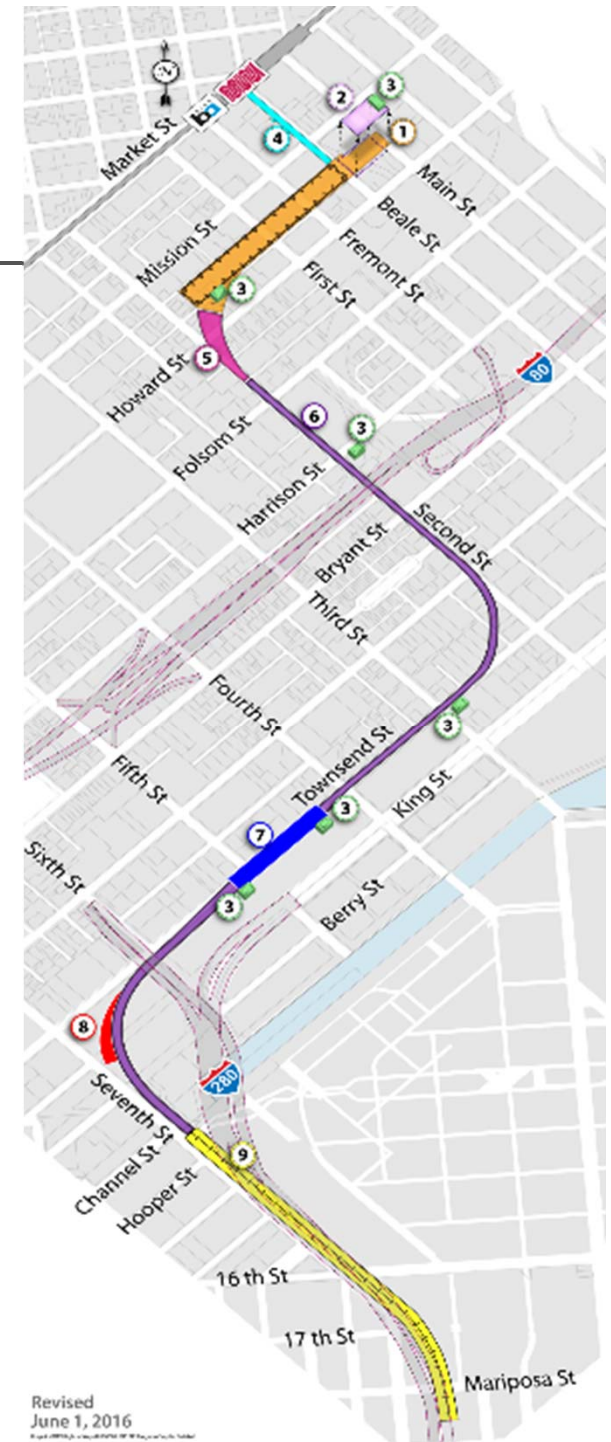
Phase 2

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**DTX**

# Phase 2 Components

1. Train box Extension/Train box Fit-out
2. Intercity Bus Facility
3. Ventilation Structures
4. BART/Muni Pedestrian Connector
5. Cut-and-cover Throat Structure
6. Sequential Excavation Method (SEM) Mined Tunnel/Cut-and-cover & U-wall on Townsend
7. Fourth and Townsend Underground Station
8. Tunnel Stub for Future Grade Separation
9. Turnback & Maintenance-of-Way (MOW) tracks



# Phase 2 Train Platform



# Phase 2 Lower Concourse



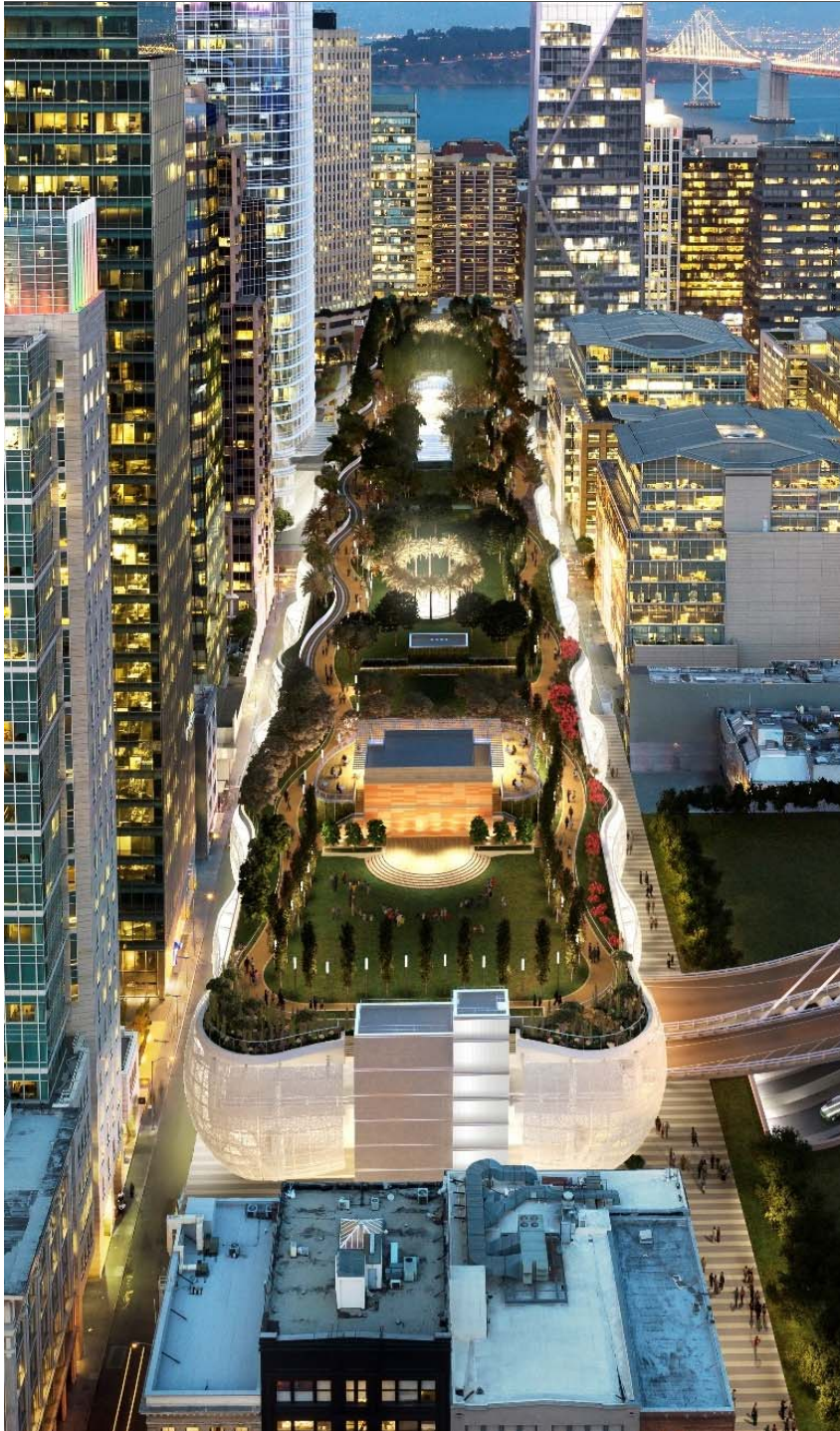
# Transbay Project Area





# Transbay Project Area





# Questions?

**TJPA**  
TRANSBAY JOINT POWERS AUTHORITY

201 Mission Street, Suite 2100 San Francisco, CA 94105 • 415.597.4620 • [www.transbaycenter.org](http://www.transbaycenter.org)