



Transbay Transit Center

Winter 2015 Newsletter

Transbay Transit Center to Serve as International Model for Sustainability

The Transbay Transit Center will be among the most sustainable public projects on the planet once complete in late 2017.

With state-of-the-art water recycling and geothermal heating systems, the "Grand Central Station of the West" will be equipped with innovative features that are unique for large scale public infrastructure. These extensive sustainability components will allow the building to achieve a LEED Gold rating, creating an international model for sustainability.

Incorporating water and energy-conscious features was a priority for the Transit Center's design from the very beginning, according to TJPA Executive Director Maria Ayerdi-Kaplan, who said she's proud that TJPA will serve as a trendsetter for ecologically-conscious architecture of the future.

"The Transbay Transit Center stands out as a model project even in a city and state that already serve as models for sustainability," Ayerdi-Kaplan said. "The features incorporated in this building will eventually reduce demand for drinkable water by as much as 89 percent and energy use by 28 percent compared to other similar buildings of its size. We are proud of these significant savings and hope to influence other projects going forward."

A cutting-edge water capture and recycling system will help meet the building's non-potable (not drinkable) water needs. Water recycling will begin on the 5.4-acre rooftop park, where rainfall will soak into the grass and collect in large storage tanks throughout the building. This water will be used for toilet flushing. The Transit Center's built-in water recycling system will pump graywater, including from the building's sinks and showers, through a rooftop wetland filtration system before reusing it in toilets.

These recycling methods will generate 3.5 million gallons of non-potable water annually, reducing the facility's annual use of potable water by 20 percent. And once the Transit Center's dual plumbing system – with one set of piping for the City's future supply of treated recycled water – is in full operation, the building will save an astounding 89 percent of potable water over a conventional building of similar size. The City estimates that its supply of recycled water will be available in the downtown area by 2021.

"These savings are critical, especially in drought-stricken California," Ayerdi-Kaplan said. "We hope the success of our water-saving measures will influence the design of new buildings nationwide."

As for energy, the building will rely on one of the largest geothermal heating and cooling systems ever constructed to help control temperature and hot water supply. Miles of pipe are already coiled in the earth under the building's foundation, which will absorb the consistent temperature of the soil. When it's hot, water circulating through these pipes will absorb heat in the building and release it into the cool ground, lowering the building's internal air temperature. When it's cold outside, that same water circulating in the pipes will be warmed by the soil, bringing heat back into the building.

By providing passive heating and cooling, the geothermal system eliminates the need to run as many boilers as a traditional building, reducing the Transit Center's consumption of natural gas, saving energy and ultimately reducing greenhouse gas emissions. Together these systems reduce the Transit Center's energy use by 28 percent over a similar conventional building. The resulting emissions reductions are on top of the reductions from the elimination of 260,000 vehicle miles per day that will occur when the Downtown Rail Extension is complete.



Light columns bring in natural light to reduce energy usage during daylight hours.

Transbay Transit Center Issues Sponsorship Opportunity for Future “Grand Central Station of the West”

The Transbay Joint Powers Authority is soliciting proposals from corporations, philanthropic organizations, individuals and families for sponsorship of the new Transbay Transit Center. This is a unique opportunity to have an entity’s name or brand associated with a new urban destination that will redefine downtown San Francisco.

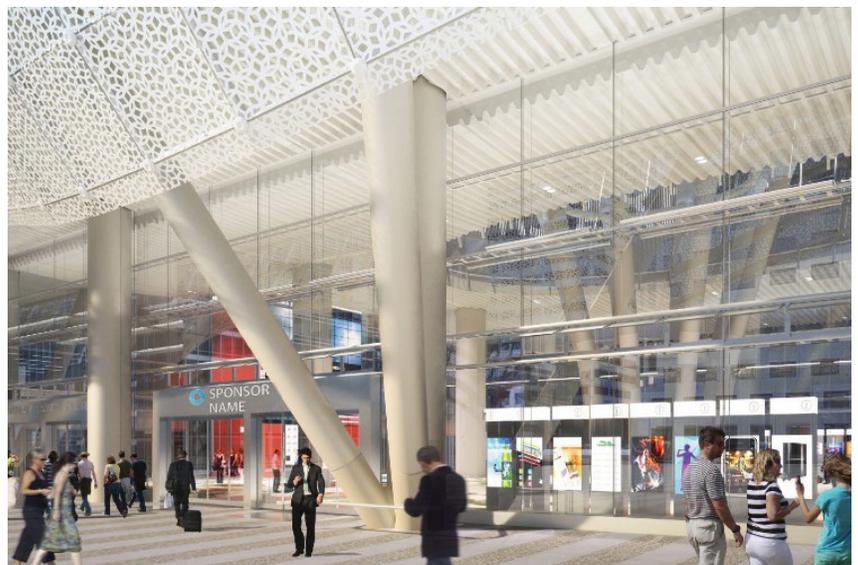
The Transit Center will undoubtedly be one of the most popular retail and open space venues in one of the most dynamic retail, office and residential markets in the United States. Sponsors will have unparalleled opportunities to reach millions of transit riders, retail and restaurant patrons, workers, residents and tourists in the new heart of downtown San Francisco.

The Request for Proposals (RFP) released by the TJPA in February details the benefits a sponsor could receive for contributing to the Transbay project, including the right to name the Transit Center or a number of its component elements.

“When finished, the Transit Center will be an iconic landmark, with a 5.4 acre roof-top park, thriving retail, art, performance and educational events and a gateway for local, regional and statewide transportation,” said TJPA Executive Director Maria Ayerdi-Kaplan. “This is a once in a lifetime opportunity for a historical and/or culturally significant person, family, foundation, or entity to contribute to and become part of one of the most significant civic buildings built in this century.”

Sponsorship proposals will be considered largely for their financial strength, but the RFP guidelines also allow for a potential sponsor to strengthen their bid by naming the Transit Center after a person of historical significance to San Francisco or to the field of public transit.

Interested parties can access the RFP by visiting www.TransbayCenter.org, and navigating to “Current Contract Opportunities” under the “TJPA: Doing business with the TJPA” tab.



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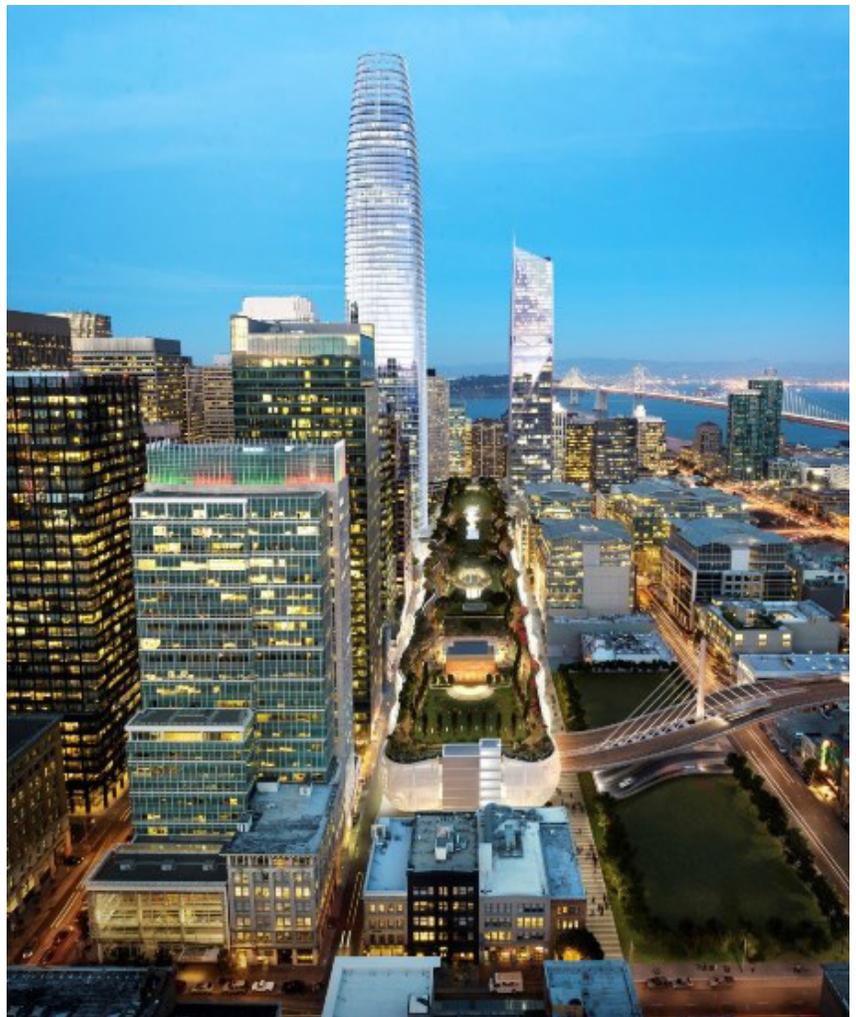
Transbay Community Facilities District Finalized, Major Funding for Transit Center and Other Infrastructure Secured

The Transit Center District Plan (TCDP) was enacted by the City of San Francisco in August 2012 in order to allow upzoning of certain land parcels in the area surrounding the new Transbay Transit Center and to generate revenues to fund infrastructure in the Transbay neighborhood. “Upzoning” refers to allowing developers to build taller buildings, which is a substantial economic benefit because taller buildings are more valuable.

In exchange for that economic benefit, and in recognition of the fact that taller buildings mean more workers and residents coming into a dense urban area, developers choosing to upzone a parcel in the TCDP area agreed to pay a special tax through participation in a Mello Roos Community Facilities District (CFD). CFD revenues fund infrastructure construction in the TCDP area, with 82.6% of those revenues designated for the Transbay Program.

In January, Mayor Ed Lee signed into law legislation that creates the required CFD. This legislation was approved unanimously by the San Francisco Board of Supervisors. The Transit Center is essential for access to the new heart of downtown San Francisco, and the CFD represents a major new funding source for both Phases of the Transbay Program.

“We are grateful to Mayor Lee and the Board of Supervisors for their unwavering support to establish this CFD,” said TJPA Executive Director Maria Ayerdi-Kaplan. “This funding is critical to the success of the Transbay Transit Center, and to the new neighborhood that is emerging around it.”



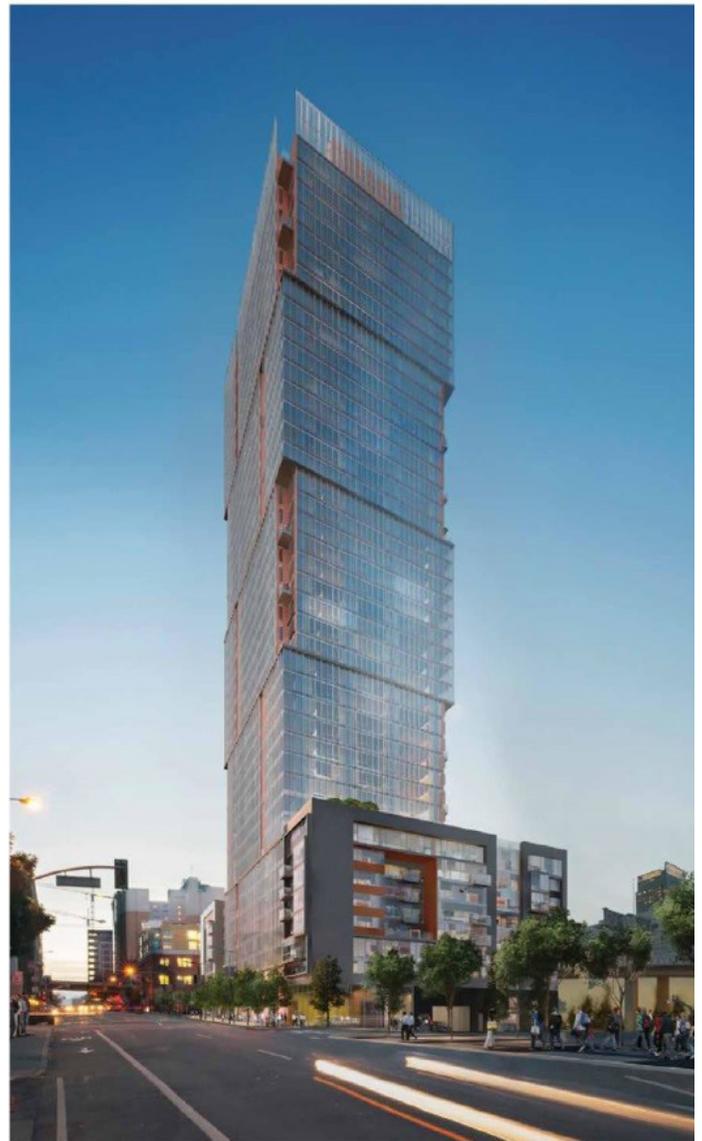
A recently enacted Community Facilities District will provide significant funding to the Transbay Transit Center and other infrastructure in the Transbay neighborhood.

TJPA Closes Transbay Block 9 Deal for \$43.6 Million

The Transbay Joint Powers Authority, in partnership with the Successor Agency to the San Francisco Redevelopment Agency, celebrated a funding milestone in February after successfully closing a \$43.6 million deal to sell Transbay Development Block 9 to Essex Property Trust. Proceeds from the sale of Block 9 will help fund the construction of the Transbay Transit Center.

“We are thrilled to close on Block 9,” said TJPA Executive Director Maria Ayerdi-Kaplan. “This funding brings us another step closer to completing the Transit Center and providing the Bay Area and the State with a safe, convenient and sustainable transportation network.”

In the hands of Essex Property Trust, Transbay Block 9 will become a 42-story residential building with approximately 545 units, of which 109 will be below market rate. The project will also include ground floor retail and at least 2,400 square feet of public open space. A groundbreaking date for the new residential building has not yet been determined.



EssexProperty Trust intends to build a 42-story residential building on Transby Block 9, as pictured in this project rendering.

TJPA’s Pathbreaking SBE/DBE Outreach on Display During Visit from SBA Administrator Maria Contreras-Sweet

The TJPA was honored to host Small Business Administration chief Maria Contreras-Sweet this March. During the Administrator’s visit, TJPA Executive Director Maria Ayerdi-Kaplan and staff had an opportunity to demonstrate the success of the Transbay Project’s small, local, disadvantaged and veterans business outreach program.

Since 2010 over 140 of these businesses have been contracted to work on the Transbay Transit Center, and they constitute 17 percent of the construction work performed on the Transbay site. The TJPA works with 72 regional and national Chambers of Commerce to reach potential SBE/DBE partners and has developed a number of support tools to help potential partners demonstrate their qualifications to project contractors.

Not content to stop there, the TJPA hosted the first LGBT-focused small business outreach event ever conducted by a public project in September 2013. Convened by the TJPA, the event also featured California Lt. Governor Gavin Newsom, San Francisco Supervisor Scott Weiner and Deputy Administrator of the United States Small Business Administration Eugene Cornelius. They were joined by representatives from the Golden Gate Business Association (the nation's first LGBT Chamber of Commerce, headquartered in San Francisco), the National Gay & Lesbian Chamber of Commerce, the California Small Business Association, the San Francisco African American Chamber of Commerce and other business community members.

This successful effort has since served as the inspiration for the recent enactment of California State Assembly Bill 1678, which requires that California-based public utilities extend existing SBE and DBE consideration to LGBT business enterprises. AB 1678 was signed into law by Governor Brown in September 2014. In addition, the City of San Francisco now makes it possible for businesses to self-identify as LGBT in the Local Business Enterprise (LBE) certification program.

"Ms. Ayerdi-Kaplan shares my passion for creating a project that would improve mobility for Californians, create jobs for small businesses and underserved communities during its construction, and ultimately become the 'Grand Central Station of the West,'" said Administrator Contreras-Sweet.



Executive Director Maria Ayerdi-Kaplan with Small Business Administrator Maria Contreras-Sweet during the Administrator's visit.

During her visit, the Administrator had the opportunity to meet with a number of the TJPA's small business partners, who expressed gratitude for the support provided by the TJPA.

"The TJPA has been an excellent partner," said veteran and small business owner HT Tran. "They have ensured that entrepreneurs from every community have a chance to compete and benefit from this project."

Follow Transbay on Social Media!

As we continue to make progress on the Transbay Transit Center, we are also working to keep the public informed about the latest project developments. We are constantly enlarging our social media presence to share facts, photos and other information about the impressive work being done every day at the Transbay site.

Please consider following our progress across our social media platforms by taking a moment to "like" and "follow" Transbay on Instagram, Facebook, and Twitter. You can find us:

- On Twitter at @TransbayCenter
- On Facebook at Transbay Transit Center Project
- On Instagram at @thetransbayproject

Or simply click on the icons below:



We urge you to explore opportunities to participate in the shaping of this project through our Transbay Joint Powers Authority Board meetings, Citizens Advisory Committee meetings, monthly public progress briefings or one of many presentations we make throughout the community. For regular updates, including a weekly 10-day construction outlook, please visit our website at <http://www.transbaycenter.org>.

Thank you for your support of this innovative model for transit-oriented development.

Sincerely,

Maria Ayerdi-Kaplan
Executive Director