



Spring 2014 Newsletter

Transbay Project is Leading Example of Transit-Oriented Development Needed to Address Climate Change

The United Nations Intergovernmental Panel on Climate Change (IPCC) recently released an updated report emphasizing the need for immediate, aggressive measures to cut greenhouse gas emissions. The IPCC report identifies use of mass transit and development of dense, walkable urban neighborhoods as important steps to reduce emissions.

The new Transit Center will connect 11 local, regional and statewide transportation systems under a single roof and provide a new, downtown terminus for Caltrain and future high speed rail. By shifting tens of thousands of riders daily to mass transit, the Transbay Project will be a leader in reducing greenhouse gas emissions. The Project will also alleviate traffic on regional highways and expand the regional labor pool, allowing both employers and workers to benefit from improved commuting conditions.

The new Transbay Transit Center will further reduce greenhouse gas emissions by developing a new pedestrian and bike-friendly neighborhood surrounding the Transit Center. Residents and workers will enjoy proximity to jobs, shopping, art, and parks, in addition to public transit.

The Transbay Project is precisely the type of vibrant, welcoming and transit-rich urban center that the IPCC endorses in its call to reduce global emissions of greenhouse gases.

Key sustainability features of the Transbay Transit Center include:

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- The Transit Center will be LEED gold certified.
- The Transit Center incorporates use of natural lighting, geothermal regulation, and greywater recycling.

- The roof of the Transit Center will not be a conventional covering that would absorb and radiate heat, but rather will feature a 5.4 acre rooftop park that will absorb carbon dioxide from bus exhaust and provide a habitat for local wildlife.
- During demolition of the former Transbay Terminal, the TJPA recycled more than 7,500 tons of steel and more than 92,000 cubic yards of concrete.
- The Downtown Rail Extension will reduce carbon dioxide emissions by tens of thousands of tons each year by moving commuters from cars to public transit.



Geothermal piping under the foundation of the Transit Center will reduce heating and cooling needs for the Transit Center, helping to achieve a LEED Gold rating.

Lower Concourse Begins to Take Shape

At the completion of Phase 2 and the start of train operations in the new Transit Center, the lower concourse level will serve train passengers with ticketing, retail, entertainment and waiting areas. During the construction of Phase 1, however, it serves an even more critical role. The lower concourse level represents the transition point between horizontal construction and vertical construction. The Transit Center's massive steel beams, columns and girders all take root in the concrete that the TJPA started placing in June on the Western end of the lower concourse level of the train box.

The TJPA will conduct a total of 36 lower concourse deck concrete pours, with completion scheduled for Summer 2015. In total, the TJPA will pour 21,126 cubic yards of concrete for the lower concourse. The completion of the lower concourse concrete will allow the contractor to remove cross lot bracing and install the train box walls, clearing the way for the start of steel erection and removal of the construction trestle.



Lower Concourse - the start of Structural Steel

Salesforce.com Unveils Salesforce Tower on Land Parcel Adjacent to Transbay Transit Center

In what is reputed to be the largest office lease ever in San Francisco, in April 2014, Salesforce.com announced that it will lease more than 700,000 square feet, or more than half of the total space, in the 61 story tower currently under construction at the corner of 1st and Mission Streets adjacent to the new Transbay Transit Center. The tower is named “Salesforce Tower” and at 1,070 feet will be the tallest building in San Francisco and one of the tallest on the West Coast. Salesforce Tower will serve as the hub of Salesforce.com’s urban campus.

The TJPA sold the 50,000 square foot tower site to Boston Properties and Hines in Spring 2013 for approximately \$192 million, which translates to nearly \$4,000 per square foot of land - likely the highest price paid per square foot of land for a large office development site in San Francisco history. Salesforce’s space in the Salesforce Tower will add to the Salesforce San Francisco urban campus, which will include offices at 50 Fremont St. and 350 Mission St. As the world’s fastest growing top ten software company, Salesforce also expects to hire more than 1,000 people in the Bay Area this year, expanding its position as San Francisco’s largest tech employer. Salesforce currently has more than 4,000 employees in the San Francisco Bay Area and more than 13,000 employees worldwide.

“We are proud that the Transbay Project has been a catalyst for such extensive development and job creation in the South of Market neighborhood,” said TJPA Executive Director Maria Ayerdi-Kaplan. “Salesforce Tower will have a direct connection to the Transit Center’s 5.4 acre rooftop park. We look forward to working with the Salesforce team as the Grand Central Station of the West takes shape in the new heart of downtown.



Salesforce Tower

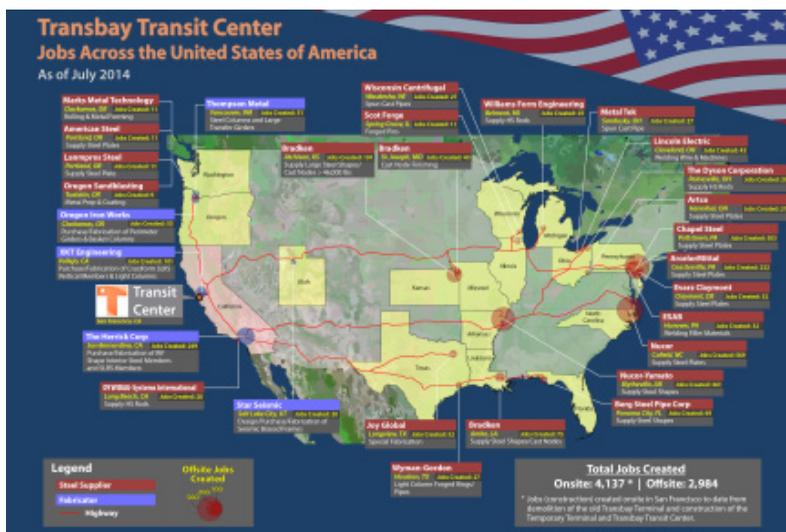
“Salesforce Tower represents an incredible milestone in our company’s history—it will be the heart of our global headquarters in San Francisco,” said Marc Benioff, chairman and CEO, Salesforce.com. “We founded Salesforce.com in San Francisco 15 years ago and this expansion of our urban campus represents our commitment to growing in the city.”

“I am proud and excited to be a part of this historic moment as we welcome Salesforce.com to the Transbay neighborhood and to their iconic future home in the Innovation Capital of the World,” said Mayor Ed Lee. “Salesforce.com is a tremendous partner to our City and our residents, bringing thousands of new jobs to San Francisco and solidifying the Transbay District as a leading destination for innovative companies. I want to thank Marc Benioff and Salesforce.com for their commitment to start here, stay here and grow here in San Francisco and I can’t wait to see Salesforce Tower added to our world famous skyline.”

Transbay Project Already Creating Jobs Across the Nation

The future “Grand Central Station of the West” may be located in San Francisco, but the economic benefits of the project are being felt across the nation. As the Transbay Transit Center job map illustrates below, men and women from 16 states, crossing the country from Florida to Washington, are contributing to the construction of the facility that will be a regional and statewide transit hub and the new heart of downtown San Francisco.

Over 1,000,000 craft hours of work have already been completed on the project, and activity associated with construction of the Transit Center has already created more than 4,000 local jobs and nearly 3,000 additional jobs across the country. From Oregon to Kansas and from concrete to cast nodes, the project relies on U.S. manufacturing facilities and labor to get the job done. As the new Transit Center continues to take shape, even more companies will join the project, providing more job opportunities in San Francisco and nationwide.



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