



TRANSBAY JOINT POWERS AUTHORITY

LIVE AUCTION FOR TRANSBAY PARCEL F

No. 15-03

QUESTIONS & ANSWERS: Set No. 7

TJPA is releasing the following questions and answers related to the above-referenced opportunity. Numbering picks up where the previously released set ended. Additional questions and answers will be posted on a continuous basis as available.

42. *Q: Is the Rooftop Park included in Phase 1 of the Transbay Project?*

A: Yes.

43. *Q: Is it possible to extend the Bidder Pre-qualification deadline by a few additional days?*

A: Yes, due to the significant interest in the Parcel F opportunity and to provide all Bidders adequate time to prepare pre-qualification applications, the deadline to submit pre-qualification applications has been extended from July 16 to July 23, 2015 at 4:00 pm Pacific Time.

44. *Q: Are the three vent shafts used for air intake or exhaust and are they to be used for daily normal or emergency operations? If they are used for exhaust, what types of gases are anticipated to be emitted?*

A: The westernmost Transbay Venting Facility is planned to be used in normal operation for exhaust from cooling towers and vehicles in the parking area on the B1 Level of the Transit Center, and, in an emergency, for smoke in the event of a fire in the room enclosing the cooling towers. The exhaust from the vehicles in the parking area would be product conveying under the California Mechanical Code.

The two easternmost Transbay Venting Facilities are planned to be used for intake or exhaust in both normal and emergency operation after completion of Phase 2 of the Transit Center. In normal operation, whether the two easternmost Transbay Venting Facilities are used for intake or exhaust is expected to depend on the ventilation and temperature needs of the train platform level. The exhaust during normal operations

would be considered environmental exhaust under the California Mechanical Code. In the event of a fire emergency in the train platform level, the two easternmost Transbay Venting Facilities are expected to be used as exhaust for smoke which would be considered product conveying Class Four under the California Mechanical Code.

45. *Q: Is there a restriction for the size of each floor plate? What is the estimated size of floor plate for the tower?*

A: The height-bulk district for Parcel F is primarily 750-S-2. The bulk limits for buildings taller than 650 feet in the S-2 bulk district are spelled out in Planning Code Section 270(d)(4). There are no bulk controls for the lower tower except as required by Section 132.1, and the dimensions of the upper tower are limited to a proportion of the lower tower as spelled out in that subsection. Note also that Section 132.1 contains other applicable bulk restrictions and setback requirements, including requirements for tower spacing, streetwall articulation, and ground level pedestrian circulation.

46. *Q: How many floors deep can developer dig for a garage?*

A: The TJPA is not prescribing any particular depth restrictions on the Parcel F developer's excavation for a garage. As noted in response to Questions #31, the Train Box Easement Agreement, which is an exhibit to the Purchase and Sale Agreement and will be posted for Bidder review, describes the criteria applicable to the Parcel F developer's construction in the subsurface area near TJPA's train box. The developer will be permitted to construct its subsurface facilities adjacent to the shoring wall of TJPA's train box, provided that the developer complies with the protections for the train box required by the Train Box Easement Agreement. Please note that while there are no minimum parking requirements, Planning Code Section 151.1 specifies maximum limits for provision of parking for both non-residential and residential uses.

47. *Q: Do you have a CAD drawing of the site?*

A: As noted in response to Question #33 and #34, AutoCAD drawings have been made available for bidder review on the TJPA website (www.TransbayCenter.org > TJPA > Doing Business with the TJPA > Current Contract Opportunities > Parcel F Auction) in the section labeled "Structures Documents > AutoCAD Drawings". If Bidders are interested in reviewing any other drawings or related information, Bidders should submit a question identifying the particular drawing.

48. *Q: What kind of development will Parcel F be from a property type basis?*

A: The auction property is made up of all or portions of Transbay Parcel F, 75 Natoma, 546 Howard, 564 Howard, 568 Howard, and 77-79 Natoma (collectively, "Parcel F"). Parcel F contains approximately 29,000 square feet of net developable area. It is located mid-block between First, Second, Howard, and Natoma Streets, adjacent to the new Transbay Transit Center.

The height limit is generally 750 feet. The site is zoned C-3-O(SD) and is located in the Transit Center C-3-O(SD) Commercial Special Use District (Planning Code Section 248). The Special Use District controls require that new development on lots larger than 15,000 square feet be primarily commercial, such that they include not less than 2 square feet of commercial uses for every 1 square foot of residential uses (if residential uses are proposed). Note that hotels are included in the definition of “commercial” use for the purpose of this requirement. Because Parcel F is larger than 15,000 square feet, development on this site will be subject to these requirements. A change in the use permitted on the site would require an amendment to the San Francisco Planning Code and possibly the City’s General Plan.

The TJPA is not, however, prescribing any particular uses or development type for the site.

49. *Q: What will be the size for square footage if its office or number of units if its residential?*

A: The TJPA is not prescribing a maximum development area for development of the site. Bidders should conduct their own due diligence about the development potential for the site.

The TJPA has, however, prepared a description of the potential developable floor area based on certain assumptions, including building height, setbacks, floor heights, and floor plates. Based on that projection, the TJPA believes the net developable area of a tower would be about 750,000 square feet. This figure is only an estimate based on the TJPA’s analysis, however, and is neither a minimum nor maximum development – it is not prescriptive, mandatory, or limiting on the future developer’s designs for a tower on Parcel F.

50. *Q: Is this parcel already fully entitled?*

A: Development of Parcel F was included in the City and County of San Francisco’s Transit Center District Plan and environmental review associated therewith. Although additional environmental review may be necessary once a specific proposal is submitted, projects consistent with the zoning and the Transit Center District Plan Environmental Impact Report are eligible for a Community Plan Exemption. The developer of Parcel F would be responsible for obtaining all entitlements for the its proposed development on the site, which would include a permit under Section 309 of the Planning Code.

51. *Q: Has the Transbay Joint Powers Authority heard from any bidders yet?*

A: The TJPA has received a number of questions from multiple bidders. The Q&A can be found here: <http://transbaycenter.org/rfp/parcel-f>.

52. *Q: Is one of the bidders Greenland, a developer based in Shanghai?*

A: Due to the nature of the process, the TJPA is not prepared to release the names of any bidders until the auction.

53. *Q: Is the minimum bid for Parcel F \$160 million or is it more than that?*

A: The minimum qualifying bid is \$160 million. Qualified bidders will submit written bids that meet or exceed this amount on August 26th. The highest written bid will become the opening bid at the live auction on September 2.

54. *Q: What is the timing on the bidding process?*

A: The TJPA's Parcel F auction website contains the schedule for the auction; it should be consulted for the full detailed auction schedule and any updates to the schedule. In summary, however:

- Pre-qualifications are due on July 23, 2015 at 4:00 p.m. Pacific Time.
- Written bids from pre-qualified bidders are due on August 26, 2015 at 4:00 p.m. Pacific Time.
- The auction will culminate in a live auction on September 2, 2015 at 10:00 a.m. Pacific Time at San Francisco City Hall in the South Light Court.

55. *Q: Any idea what would be the projected total development cost of Parcel F?*

A: We do not. The TJPA is not prescribing any particular uses or development type for the site.