



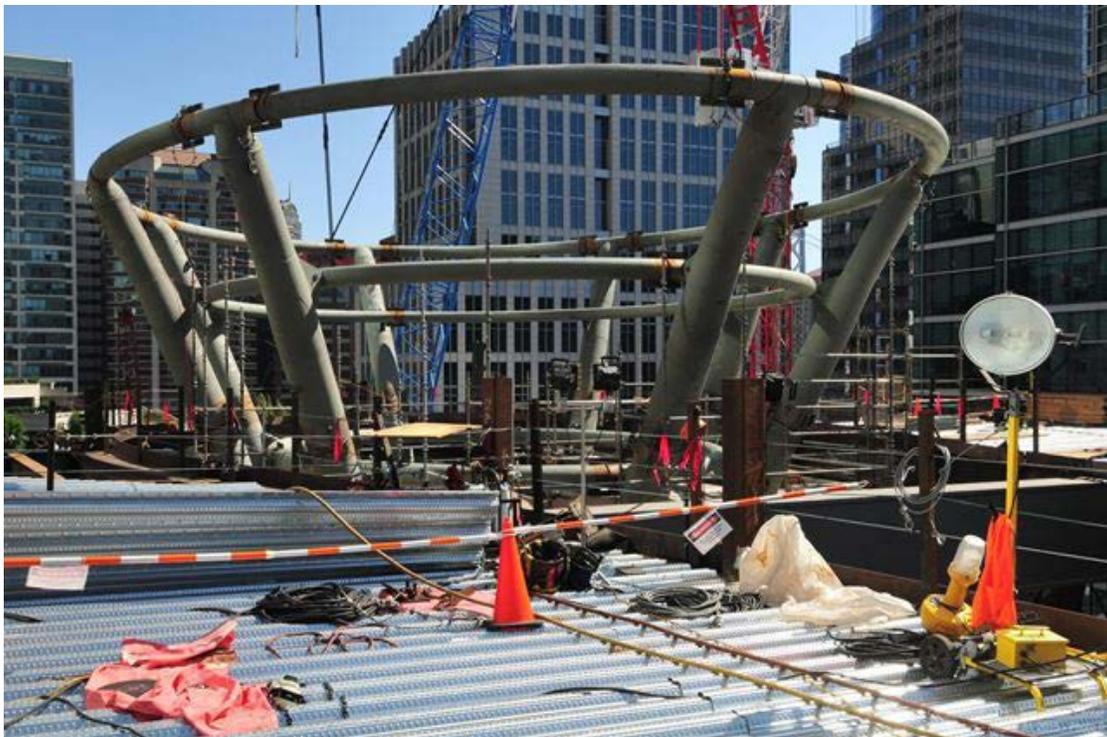
Transbay Transit Center

Summer 2015 Newsletter

Transbay Transit Center Marks Another Unique Milestone with Installation of Light Column

Steel assembly at the Transbay Transit Center has garnered the attention and interest of pedestrians, the media, and dozens of tour groups. The most recent steel assembly milestone is turning even more heads. This achievement is the installation of the Light Column, one of several sustainability components of the Transit Center design, and a significant structural element in the building's design.

The Light Column will reach almost 150 feet from the Train Box Level all the way to the Rooftop Park and is positioned between Fremont and First Streets, making it the main fixture and most recognizable element of the Grand Hall at the Mission Square Entrance.



Installation of the Transit Center Light Column took place in September.

The Light Column's circular shape at the Train Platform Level evolves into an elliptical shape as it rises through the Grand Hall and Bus Deck Levels and is crowned by an approximately 5,000 square foot skylight some 12.5 feet above the Rooftop Park Level. Additionally, the Light Column will capture and provide natural light to all five levels of the Transit Center thereby reducing electricity usage during daylight hours. It is envisioned that the Light Column will become, for various users of the Transit Center, the signature element of where to meet—much like the fabled clock in New York's Grand Central Station main hall.

The entire Light Column was preassembled before being shipped to the Transit Center where final assembly occurred this August and proved to be an interesting challenge to construction crews. Each vertical segment of the Light Column is topped off with a uniquely designed horizontal ring with the smallest ring weighing in at approximately 100,000 pounds. As the Light Column grows taller, the rings become wider and thinner, expanding the capacity for natural light to enter the building.

“Not only is the Light Column one of the signature architectural features of the Center, but it has also been one of the most fascinating sections to construct,” said Transbay Joint Powers Authority Senior Construction Manager Dennis Turchon.

Due to the Light Column's sheer size and proximity to Fremont Street, two lanes of traffic were closed in order to install it during the afternoon and evening hours. Despite the unique construction challenges, assembly of the Light Column was completed in just over a month.

Now that the Light Column installation is complete steel crews are advancing steel construction toward Fremont Street, which began in September.

Legislation to Form New Community Benefit District in Transbay Neighborhood Signed Into Law

Following unanimous approval by the San Francisco Board of Supervisors in July, Mayor Ed Lee signed the Resolution to Establish the Greater Rincon Hill Community Benefit District (CBD) into law on August 5, 2015. Mayor Lee was joined by TJPA Executive Director Maria Ayerdi-Kaplan and community leaders from the District at a signing ceremony in his office. The Resolution is the final step in the process to establish the CBD, which will provide ongoing funding for operation and maintenance of the Transbay Transit Center's 5.4 acre rooftop park and other parks in the neighborhood. The Rincon Hill CBD is a public-private partnership formed by property owners in the neighborhood, which provides sidewalk cleaning, park maintenance, security and other services to improve the quality of life and cleanliness of the District.



Mayor Lee is joined by TJPA Executive Director Maria Ayerdi-Kaplan and community leaders at the signing ceremony for legislation to form a new Community Benefit District in the Transbay neighborhood.

“Approval of the CBD is a significant milestone for the Transit Center’s 5.4 acre rooftop park, which will significantly increase the amount of open space in the South of Market neighborhood,” said TJPA Executive Director Maria Ayerdi-Kaplan. “Providing clean and welcoming amenities for the new Transbay neighborhood is a top priority for our project, and we look forward to working with the new CBD to achieve this goal.”

The CBD encompasses all or part of 57 blocks from the east side of Second Street to the west side of the Embarcadero and from the north side of Mission Street to the north side of Harrison Street. Once an area has voted to establish a CBD, local property owners are levied a special assessment to fund supplemental maintenance of public spaces (such as parks, parklets, and streets), security, and improvements in their neighborhood. The funds are administered by a non-profit property owners’ association established by members of the CBD.

Formation of the CBD required approval from property owners, both commercial and residential, in the proposed District. At least 50% of the ballots cast needed to be in favor of formation. Ballots are weighted based on the amount of assessments each property owner would pay. The final vote tally was 75.07% in favor. For each park in the District, the CBD will pay for operation and maintenance in proportion to the amount of “special benefit” that parcels in the District will receive according to the Management Plan and Engineer’s Report for the CBD. The remaining “general benefit” to visitors from outside the District will be covered by other sources. Regarding the Transit Center’s rooftop park, 79.18% of annual operation and maintenance costs are eligible to be paid from CBD special assessments. The CBD lasts for the next 15 years before it will need to be voted on again.

Maria Ayerdi-Kaplan Honored by Golden Gate Business Association

On July 14th, TJPA Executive Director Maria Ayerdi-Kaplan was presented with an award by the Golden Gate Business Association for her vision, leadership and commitment to the LGBT business community. The Golden Gate Business Association, which was founded in 1974 as the nation's first LGBT Chamber of Commerce, promotes opportunity, development, and advocacy for the LGBT business community, a cause Maria is passionate about.

"I am honored to be recognized by this exceptional organization," said Executive Director Ayerdi-Kaplan. "The TJPA is proud of our efforts to develop an inclusive culture and our collaboration with the LGBT business community."

The TJPA hosted the first-ever LGBT-focused small business partnership event conducted by a major public works project in September 2013. The event included representatives from the U.S. Small Business Administration, the National Gay and Lesbian Chamber of Commerce, the California Small Business Association, the San Francisco Chamber of Commerce, the Golden Gate Business Association, and small business owners interested in working with the TJPA. This successful effort served as inspiration for California State Assembly Bill 1678, which requires that public utilities extend existing SBE and DBE considerations to LGBT business enterprises.

This success stems from an inclusive outreach approach. Since 2010, more than 140 small and disadvantaged businesses have been contracted to work on the Transbay Transit Center Project. Working with 72 Chambers of Commerce throughout the San Francisco Bay Area, the TJPA has created a strong contracting network that allows opportunities to be shared effectively with a diverse range of business communities. As a result, these certified business enterprises account for more than 17% of construction work for the Project. By striving to embrace all businesses in the bidding process, the project has access to the best contractors possible and provides opportunities to every type of business culture.



TJPA Executive Director Maria Ayerdi-Kaplan accepts her award from GGBA President Robb Fleischer.

2015 Summer Interns Enjoy a Summer Full of Engagement and Education at TJPA



TJPA Executive Director Maria Ayerdi-Kaplan on-site with the 2015 Summer Interns.

Another successful year of the TJPA Summer Internship program has come to a close, with nine students spending the summer with TJPA and its contractors. In its seventh year, the program hosted students ranging from high school seniors to juniors in college attending schools including John O’Connell High School, UCLA and Oregon State University. The program offers students a valuable opportunity to gain hands-on training and further their education goals.

Each student had the opportunity to work on different portions of the project throughout the summer. Interns were able to analyze documents and apply them to work occurring in the field, prepare spreadsheets, and attend meetings, including a session of the TJPA Board. These students were also able to focus on aspects of the project that related to their future career goals. Suraj Patel, who is interested in civil engineering, was able to intern with Turner Construction in a hands-on environment that expanded his skill set.

When asked what he learned this summer, Patel said the most valuable lesson learned was “... looking at a contract drawing and being able to visualize what you see on paper out in the field. That’s something that you can’t get in class because in class you only get that textbook material stuff that you can’t really visualize.”

Rizza Gordon, who spent her internship with the TJPA, had the opportunity to film and edit a video of each student detailing their time with the internship. Her interview questions ranged from how the program helped to shape their career interests to what advice they would give future interns. The video was created for the Faces of Transbay page on the TJPA website and can be found at <http://transbaycenter.org/tjpa/faces-of-transbay/tjpa-summer-interns/2015-2>.

At the end of the program the interns gave presentations on their experiences over the summer, detailing the new skills they will take with them and sharing their highlights.

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