



Transbay Transit Center

Transbay Newsletter - Fall 2012

TJPA Approves Final Sales Agreement for Transbay Transit Tower Parcel

On November 19th, the TJPA Board of Directors finalized the agreement to sell a 50,000 square foot parcel at 101 First Street to a joint venture of Hines Corporation and Boston Properties for construction of the Transit Tower. The Tower will contain 1.4 million square feet of office space and 10,600 square feet of retail. The developer will also construct and maintain Mission Square, the primary entrance to the Transit Center; elevators linking Mission Square with the rooftop park on the Transit Center; and a pedestrian bridge at the fifth floor of the Tower, also linking to the rooftop park.

The sale price for the Tower site, located directly north of the Transit Center fronting on Mission Street between First and Fremont Streets, is approximately \$190 million -- on a per square foot basis, the highest price paid for a large development property in San Francisco history. The proceeds from the sale of the Tower parcel will help fund construction of the Transit Center.

This agreement marks another major milestone in the development of the new Transbay Transit Center," said Executive Director of the TJPA, Maria Ayerdi-Kaplan. "The proceeds from the sale of the Tower site and other Transbay parcels will be invested directly into the Transbay Transit Center Program. This historic project is creating jobs, stimulating economic growth in our City and region, giving back to the community, creating housing, and helping the environment."



At 1,070 feet, the Transbay Transit Tower is slated to be the tallest building on the West Coast

The Transbay Tower and the Transit Center are both designed by Pelli Clarke Pelli, the architecture firm chosen in a 2007 design and development competition. At 1,070 feet, the Tower is slated to be the tallest building on the West Coast and will transform the skyline of downtown San Francisco.

“The Transit Center and Tower are two projects that are transforming transportation in our City as well as transforming the South of Market neighborhood,” said Mayor Ed Lee. “The TJPA’s newest transaction to advance these two projects is critical to the investment in the future of San Francisco.”

A ground break date for the Transbay Transit Tower has not yet been determined.

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The Columbian Mammoth tooth recently discovered on the Transbay Transit Center construction site is now on display at the California Academy of Sciences, where it will be shown for the next several months in the Academy’s Naturalist Center.



The Mammoth tooth discovered on the Transbay site (pictured on right) is now on display at the California Academy of Sciences

The fossil tooth was discovered by crane operator, Brandon Valasik, on the Transbay Transit Center jobsite in downtown San Francisco on September 10, 2012. It was found 110 feet below street level (100 feet below sea level) and was immediately recognized by Valasik as something unique. The TJPA donated the tooth to the California Academy of Sciences on September 20, where it was cleaned, preserved, and added to the research fossil collection.

“Finding the mammoth tooth on our construction site was one of the most exciting and memorable historical events of our project. We are simultaneously preserving our history while building for the future.” said TJPA Executive Director Maria Ayerdi-Kaplan. “We applaud the California Academy of Sciences for placing the mammoth tooth on display for the public to view and learn about downtown San Francisco’s natural history.”

The tooth is an upper left molar of a Columbian mammoth (*Mammuthus columbi*) and was discovered in two pieces; the front third of the tooth is still missing. The tooth belonged to a mammoth species that lived between 8,000 and 150,000 years ago and was approximately 12-14 feet tall, weighing between five and 10 tons.

“We would like to thank the Transbay Joint Powers Authority for their donation of the specimen to ensure its preservation and its availability to the public and scientists through the California Academy of Sciences,” said Alison Brown, the Academy’s Chief of Staff.

The Columbian mammoth had mostly smooth skin, like its closest living relative, the modern Asian elephant. Well-preserved Columbian mammoths have been found in the La Brea Tar Pits in Los Angeles. During the time of the Columbian mammoth, the area around what is now San Francisco was dominated by woodlands that were drained by several large rivers and many creeks. A rich fauna, including saber-toothed cats, horses, wolves, camels, bison and mastodons, as well as mammoths, lived here.

Future Engineers Visit Transbay Site

In October, 70 students from colleges and universities throughout California (Chico, Davis, Cal Poly San Luis Obispo, U.C. Berkeley, Stanford University and San Jose State) visited the Transbay construction site as part of the Beavers Organization’s Student Day. The students were hosted by Webcor/Obayashi, the Construction Manager/General Contractor (CM/GC) for the Transit Center. They arrived early at the start of the construction workday and were given a detailed presentation on the project, its current status and future. This was followed by a comprehensive site tour where students were broken up into small groups to allow for more questions and direct interaction with the experienced team that has kept the project on schedule through over 550,000 craft hours.

The Beavers organization is a heavy engineering construction association that represents engineering students and the heavy civil construction industry. The purpose of the Beavers is to promote goodwill, friendliness and consideration within the heavy engineering construction industry; to give recognition to those men and women who have demonstrated particular skill, responsibility and integrity; and to encourage and support entry of promising young individuals into heavy engineering construction. The organization also provides scholarships and education grants to support engineering programs.



Future engineers from colleges and universities throughout California tour the Transbay site as part of the Beavers Organization’s Student Day

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Transbay Archaeology Exhibit

The Transbay Archaeology Exhibit continues to rotate throughout the Bay Area. The exhibit has moved to Caltrans District 4 headquarters, located at 111 Grand Avenue in Oakland. The exhibit will be on display at Caltrans during business hours through March 2013. This is the exhibit's fourth location since opening in December 2011. It will continue to rotate throughout the Bay Area until being permanently housed in the new Transbay Transit Center.



Visitors at the Caltrans District 4 Headquarters learn about archaeological findings during construction of the Transbay Transit Center

Best Regards,

The Transbay Joint Powers Authority