

Transbay Block 4

Development Approach and Block 4 West Request for Proposals



TRANSBAY REDEVELOPMENT PROJECT AREA

Parcel F
 Developers: Hines/Urban Pacific/Goldman Sachs
 Total Units: 165 (est.)
 Office Sq. Ft.: 287,000
 Hotel Rooms: 250
 Construction Start: TBD
 Completion: TBD



Under-Ramp Park
 Acres: 2.4

Parcel T
 101 First St.
 Salesforce Tower
 Developers: Boston Properties/Hines
 Office Sq. Ft.: 1.4 Million
 Construction Start: 2014
 Completion: 2017



Block 5
 250 Howard St.
 Park Tower
 Developers: Golub/John Buck
 Office Sq. Ft.: 767,000
 Const. Start: 2015
 Completion: 2018

Block 4 West
 Subject of this RFP

Block 4 East
 Mixed use project
 subject of future RFP

Block 2
 200 Folsom St.
 2W Developer: CCDC
 2W (Aff. Senior); 151 Units
 Incl. 1 Mgr. Unit
 2E Developer: Mercy
 2E (Aff. Family); 184 Units
 Incl. 2 Mgr. Units
Total Aff. Units: 335
 Construction Start: 2024
 Completion: 2026



Block 9
 500 Folsom St.
 Developers: Essex/ BRIDGE
Aff. Rental Units: 109
 AMI: 50% & below
 MR Rental Units: 428
 Total Units: 537
 Construction Start: 2016
 Completion: 2020



Block 8
 450 Folsom St. & 250 Fremont St.
 Developers: Related/TNDC
Aff. Rental Units: 150
 MR Rental & Condo Units: 396
 AMI: 70 Inclusionary Units @ 50% /
 80 OCII sponsored Units @ 50%
 Total Units: 548
 Construction Start: 2016
 Completion: 2019



Essex Open Space
 Acres: .5

Block 6
 280 Beale St. / 299 Fremont St.
 Developers: Golub/Mercy
Aff. Rental Units: 70
 MR Rental Units: 409
 AMI: 50% & below
 Total Units: 479
 Construction Start: 2013
 Completion: 2016



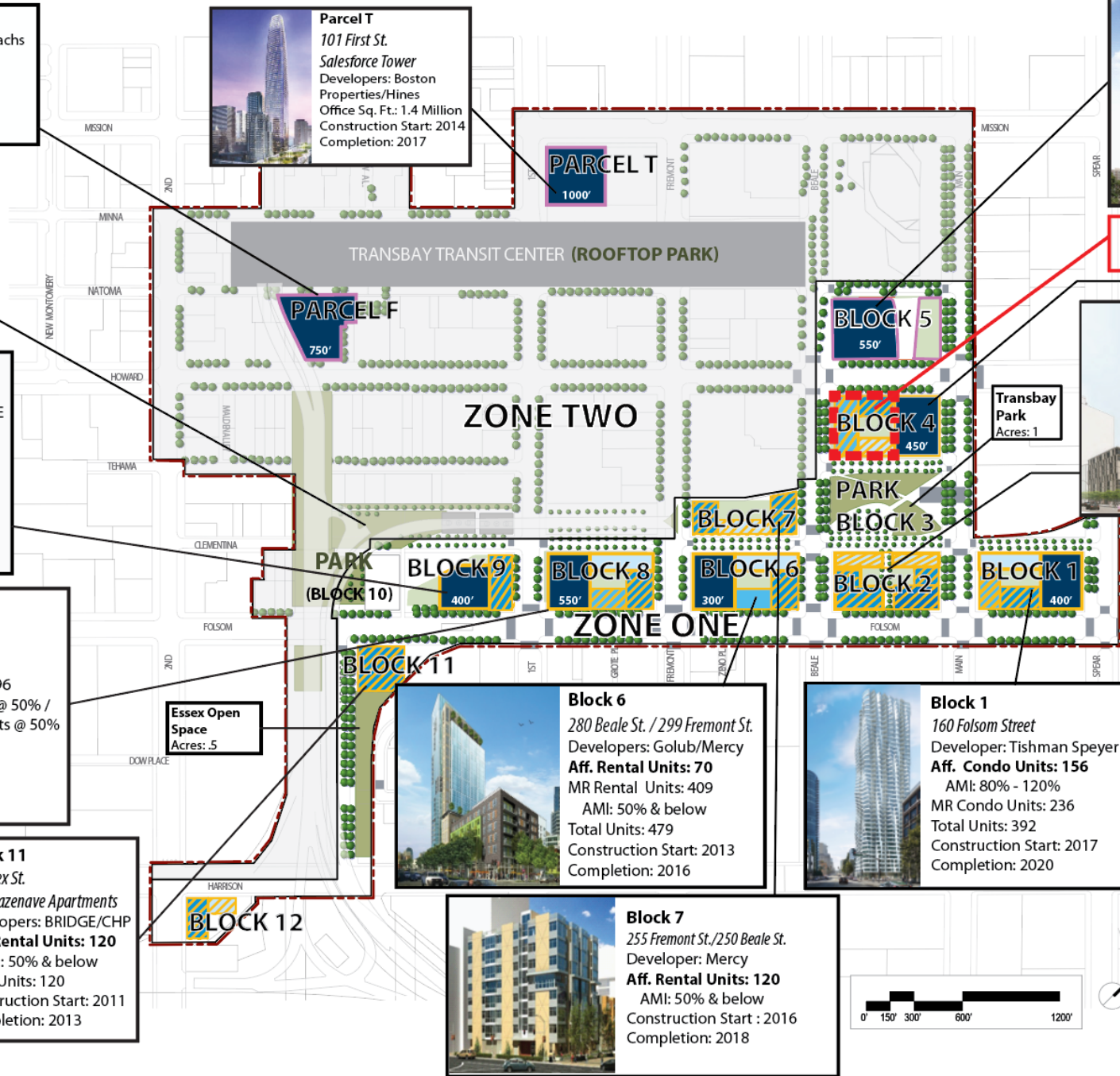
Block 1
 160 Folsom Street
 Developer: Tishman Speyer
Aff. Condo Units: 156
 AMI: 80% - 120%
 MR Condo Units: 236
 Total Units: 392
 Construction Start: 2017
 Completion: 2020



Block 11
 25 Essex St.
 Rene Cazenave Apartments
 Developers: BRIDGE/CHP
Aff. Rental Units: 120
 AMI: 50% & below
 Total Units: 120
 Construction Start: 2011
 Completion: 2013



Block 7
 255 Fremont St./250 Beale St.
 Developer: Mercy
Aff. Rental Units: 120
 AMI: 50% & below
 Construction Start: 2016
 Completion: 2018



TRANSBAY REDEVELOPMENT PROJECT AREA

- TRANSBAY REDEVELOPMENT PROJECT AREA
- ZONE ONE
- ZONE TWO

LAND USE (SUBJECT TO CHANGE)

- AFFORDABLE HOUSING
- MARKET RATE HOUSING
- COMMERCIAL

OPEN SPACE

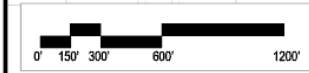
- OPEN SPACE (PUBLICLY OWNED)
- OPEN SPACE (PRIVATELY OWNED)

PROPOSED HEIGHT LIMITS (MIN AND MAX)

- Townhomes: 35-50'
- Podium 1: 40-65'
- Podium 2: 50-85'
- Mid-Rise: 65-165'
- Towers (Height Varies)

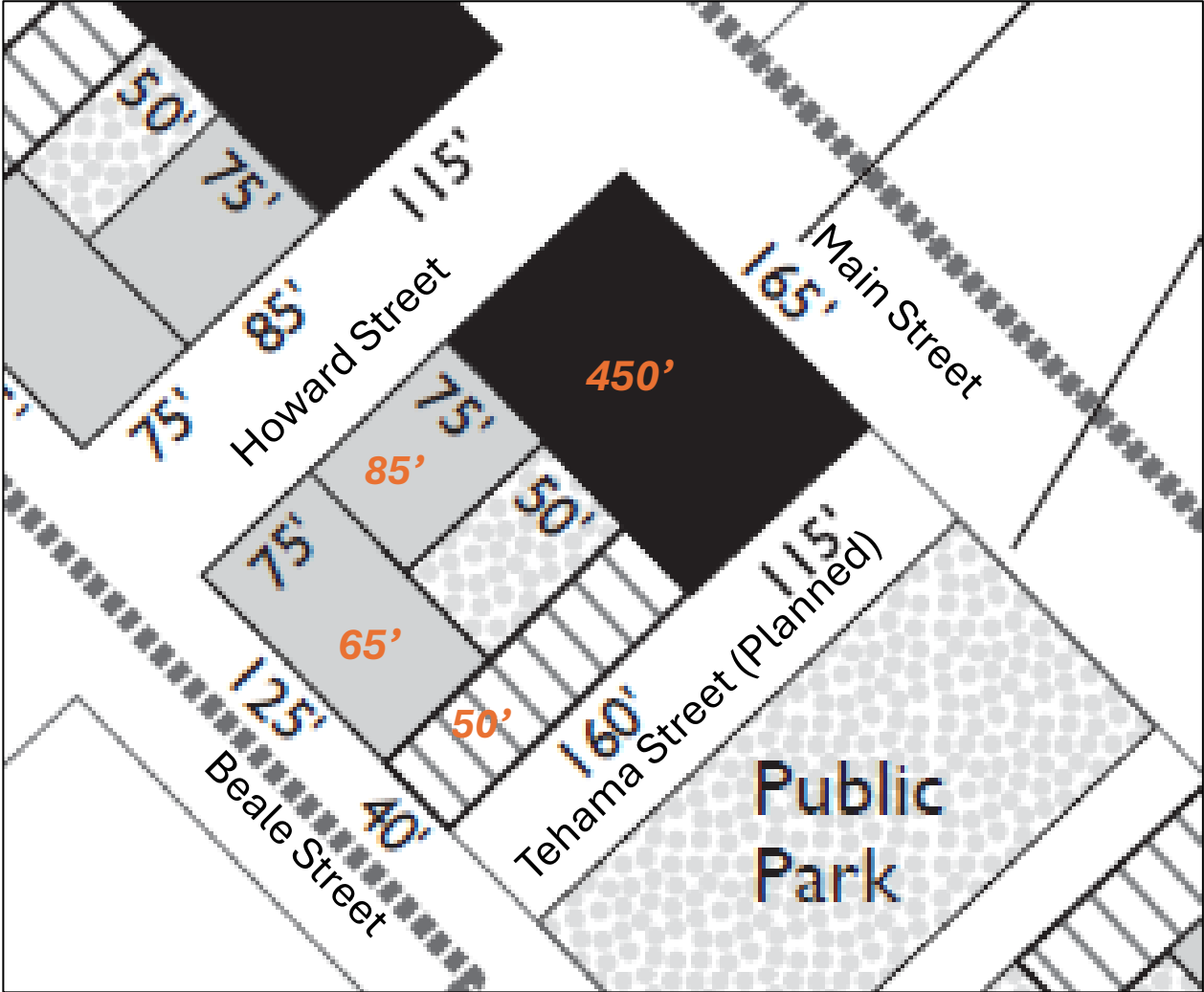
Aff. = Affordable | MR = Market-Rate
 BMR = Below Market-Rate

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Block 4 Site Plan and Zoning

Transbay Development Controls and Design Guidelines



Background

- Transbay Affordable Obligation
 - Minimum 35% affordable (zones one and two)
 - Few remaining sites in Zone One
 - Block 4: key “balancing parcel”
 - Block 12: planned for affordable housing (highly constrained)
- Option Agreement/DDA with F4 Transbay Partners
 - 2016 Block 4 sole source based on terms of Parcel F purchase
 - DDA for 681 total units, 45% affordable (306 units: 202 in 100% affordable building, 105 tower inclusionary)
 - Developer elected to terminate Option in June 2024

Development Approach

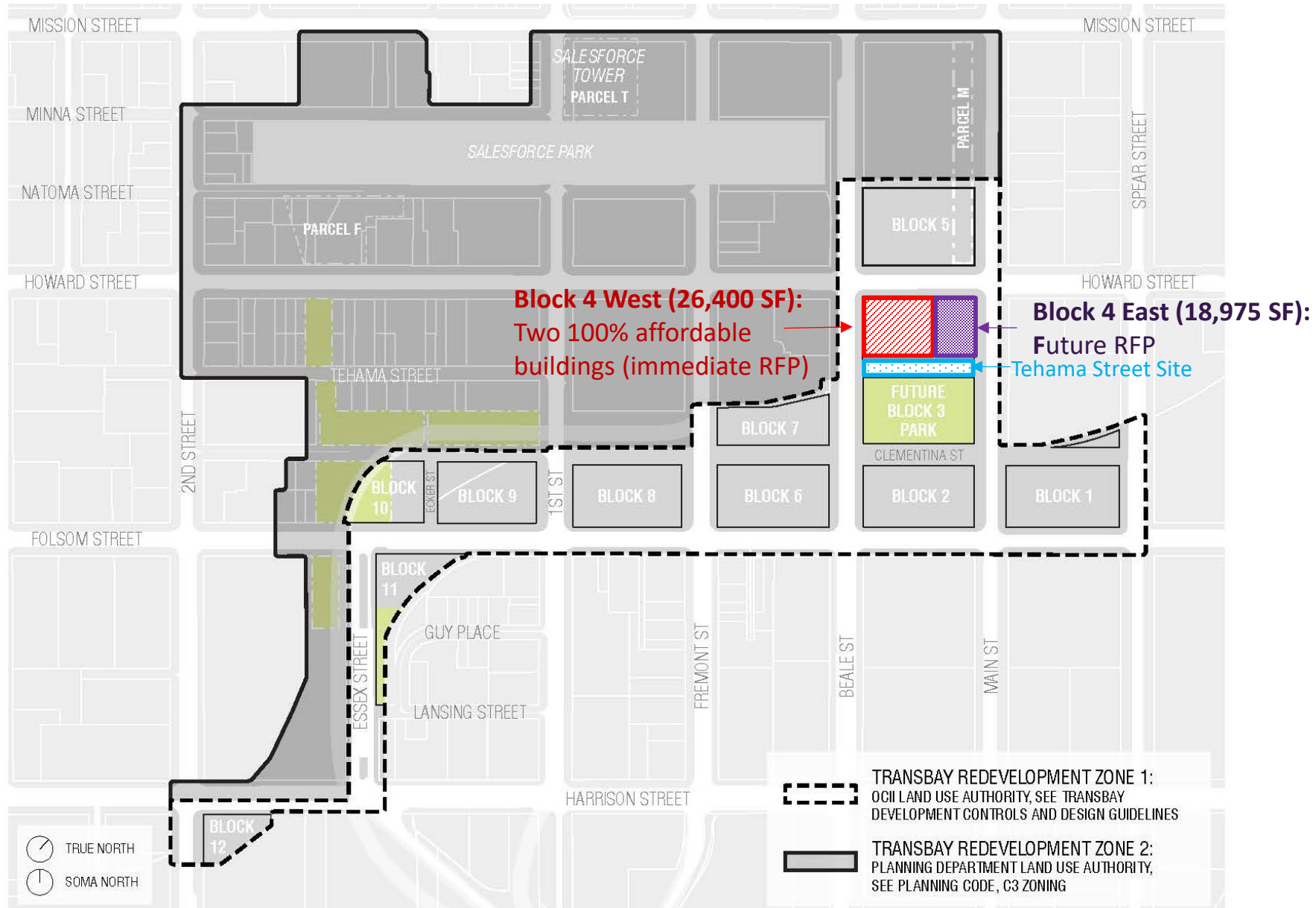
Develop three independent housing buildings on Block 4 through two offerings:

1. Block 4 West: Promptly issue an RFP seeking a team to:
 - a. Develop, own, and operate two 100% affordable housing buildings on the western portion of Block 4; and
 - b. Develop and construct, for City acceptance, the extension of Tehama Street between Beale Street and Main Street.
2. Block 4 East: Hold for the future development of a mixed-income residential tower (450'+).

Benefits of Development Approach

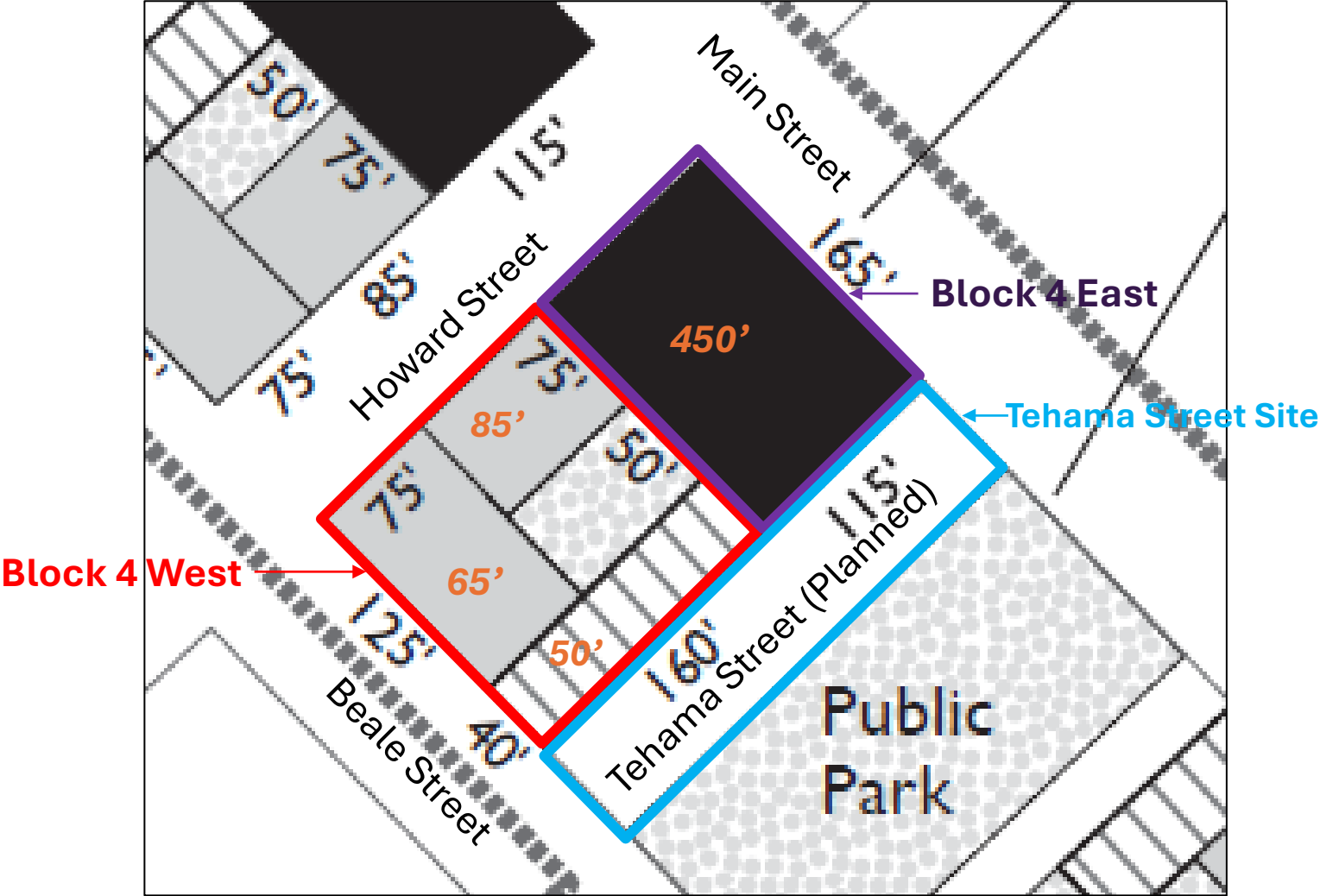
1. Initiates development on stalled site
2. Addresses key challenges to master development approach of site
 - Reduces deal complexity
 - Alleviates substantial affordability requirement on tower project
 - Removes Tehama construction obligation for tower project
3. Delivers critical affordable housing, and provides local professional and construction job opportunities
4. Short and long term activation
 - Continuation of interim use on Block 4/Tehama during predevelopment of Block 4 West
 - Brings approx. 325 new resident households to the neighborhood (with additional future units on 4 East)

Site and Tehama Site

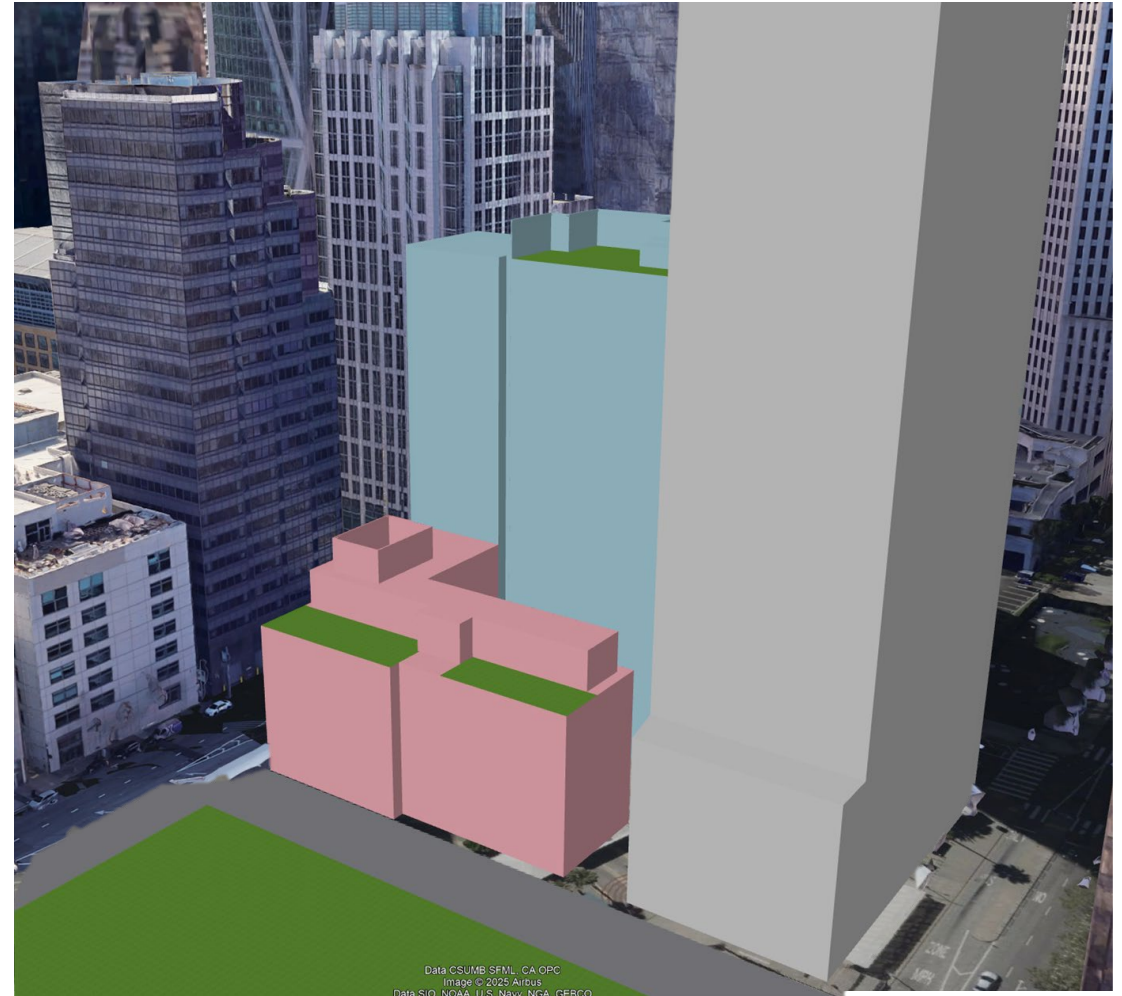
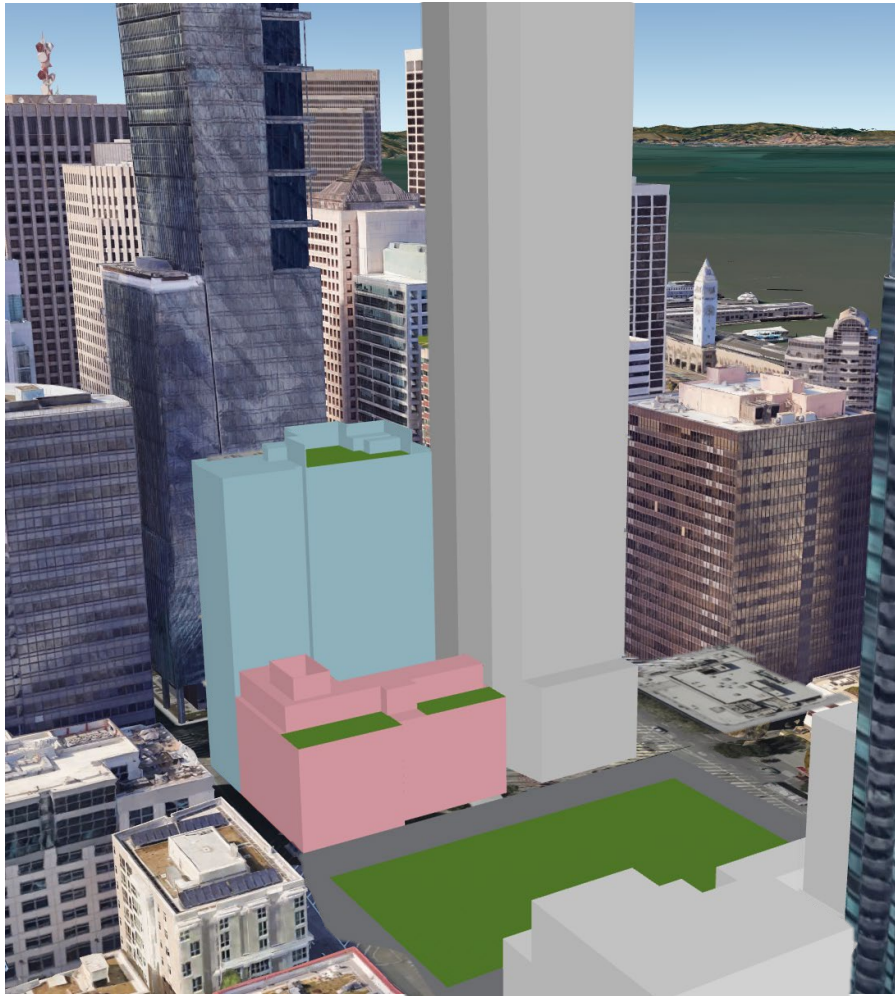


Block 4 Site Plan and Zoning

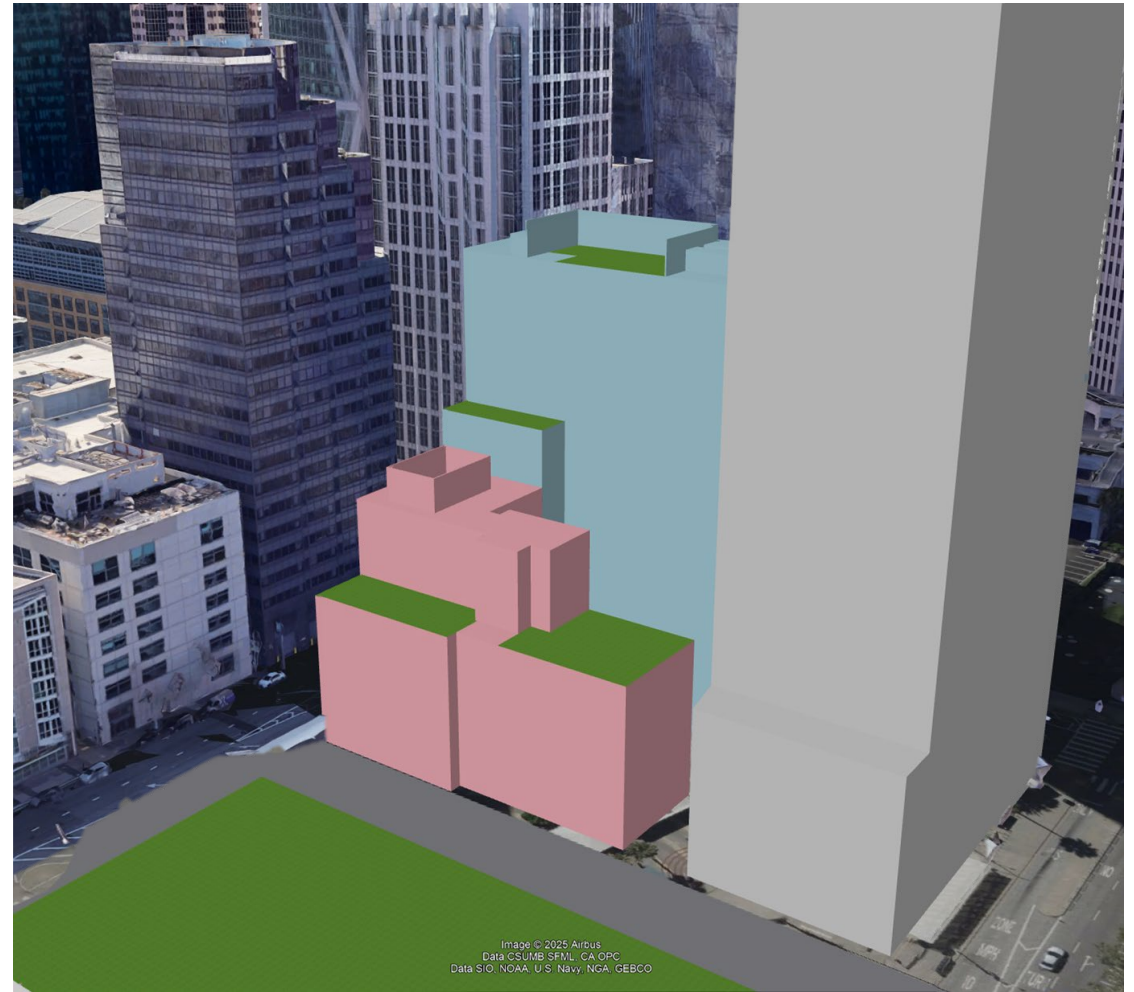
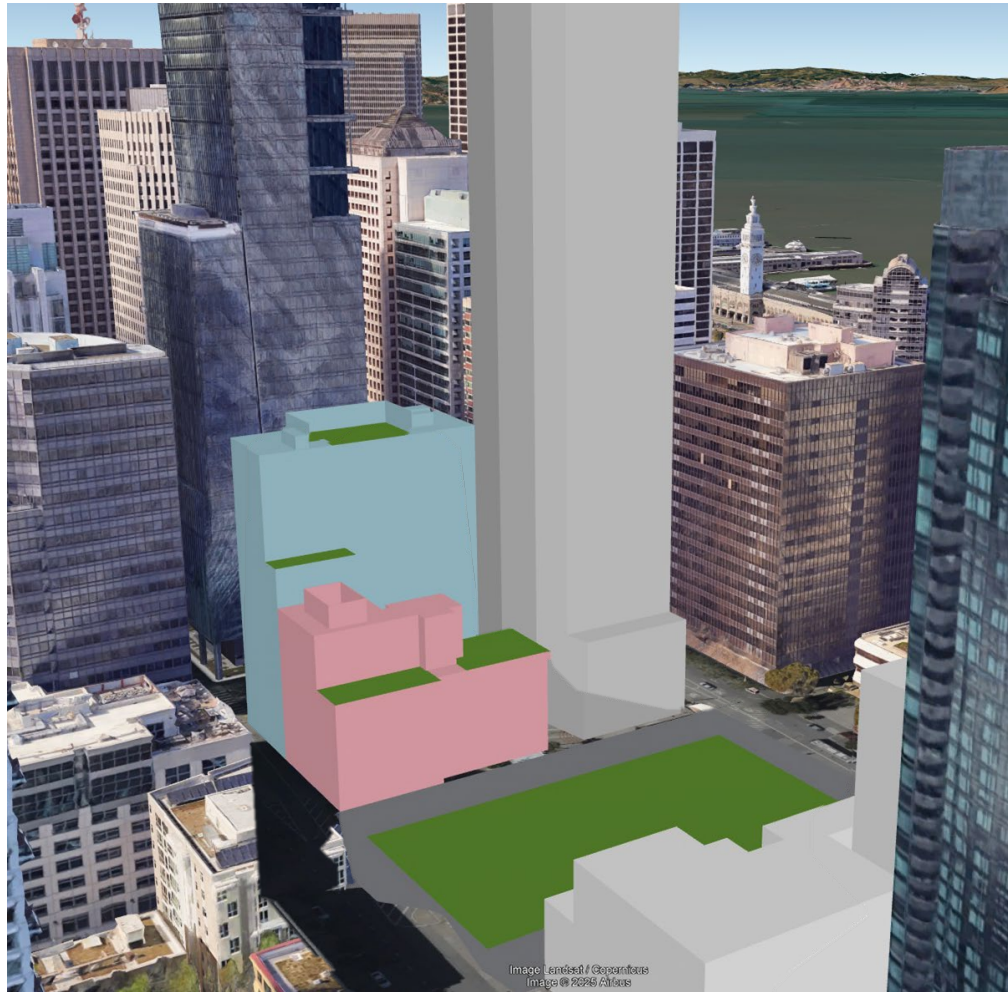
Transbay Development Controls and Design Guidelines



Massing Scenarios (Test Fits)



Massing Scenarios (Test Fits)



Block 4W RFP Program Summary

Program Element	Description
Number of Buildings	Two (financed/constructed in two phases)
Number of Units	A maximum number of high-quality units, target of 325
Populations	Family: low-income families, approx. 20% for families experiencing homelessness Senior: low-income seniors age 62+, approx. 20% for seniors experiencing homelessness
Unit Types	Family: 1-, 2-, and 3-bedroom units Senior: studio and 1-bedroom units
AMI Levels	Tiered income levels at up to 60% MOHCD AMI
Commercial	Ground floor public benefit/community-serving retail space at Howard and Beale
Parking	No residential parking; Class I bike parking (1:1 for family, 1:5 for senior)
Tehama Improvements	Construct Tehama Street improvements (including roadway and sidewalks from Beale Street to Main Street) for City acceptance

Block 4W Schedule

Milestone	Timeframe
OCII Commission (RFP info memo)	March 18, 2025
Issue RFP	March 20, 2025
Proposals Due	June 2025
Evaluation Panel Interviews/Scoring	July 2025
Developer Selection	August 2025
Exclusive Negotiations Agreement/ Predev Loan Agreement(s) to Loan Committee/OCII Commission	October/November 2025
Schematic Design Approval (including DCDG amendments)	Fall 2026
Financing Applications	2027/2028
Closing/Construction Starts	2028/2029
Construction Completions	2030/2031