



TRANSBAY JOINT POWERS AUTHORITY

LIVE AUCTION FOR TRANSBAY PARCEL F

No. 15-03

QUESTIONS & ANSWERS: Set No. 4

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.

15. *Q: The response to Question 7 in Q&A Set No. 2 stated a required bus ramp easement of “15-foot-wide surface and airspace easement along the western boundary of the Transbay Parcel F Property”. Does this easement extend vertically a specific distance above the bus ramp surface or does it extend unlimited to the sky? Can the triangular-shaped site area under this easement be used for underground parking?*

A: The terms regarding the bus ramp easement will be described in the Bus Ramp Easement, which will be Exhibit E to the Purchase and Sale Agreement, and will be posted soon to the TJPA website for bidder/public review. Note that the easement runs along the western boundary of the Parcel F site, approximately parallel to the TJPA’s bus ramp located on the TJPA property adjacent to Parcel F; it is not a triangular-shaped area.

16. *Q: The response to Question 10 in Q&A Set No. 2 discusses the potential for limited access for service and delivery vehicles on the pedestrianized portion of Natoma Street. This seems to preclude vehicular access for building occupants to underground parking. If so, will a curb cut and vehicular access be allowed along the parcel frontage of Howard Street in order to provide access for on-site parking for building occupants?*

A: The San Francisco Planning Department, the San Francisco Municipal Transportation Agency (SFMTA), and TJPA are prepared to work with the future owner/developer of Parcel F to assess appropriate building access options on both Howard and Natoma Streets to minimize vehicular conflicts with both the planned pedestrianized Natoma area and the bicycle and pedestrian activity expected on Howard Street.

17. *Q: Can you clarify the purpose for the 18' wide ingress / egress easement connecting Natoma Street with 540 Howard? Is it for both vehicular and pedestrian access to the existing building occurring at the ground level only? What is the vertical clearance required for this easement? Why is this easement location not identified on your Diagram 1?*
- A: The referenced easement is described in the preliminary title report for Block 3721 Lot 015A as "Recorded: September 4, 1937, Book 3192, Page 151; Reserved by: L&E Emanuel, Incorporated; Purpose: Ingress and egress, access, transmission and enjoyment of light and air." The referenced easement and related materials are available for bidders to review on the TJPA website (www.TransbayCenter.org > TJPA > Doing Business with the TJPA > Current Contract Opportunities > Parcel F Auction) in the section labeled "Title Documents > Schedule B Items." Diagram 1 is illustrative of the general area of the Parcel F property and does not represent a full or precise description of the area or any encumbrances.
18. *Q: On your Diagram 1, it states a developable floor area potential for 750,000 GSF. How did you arrive at this area? Was an internal detailed feasibility study done to arrive at this square footage?*
- A: Diagram 1's description of the potential developable floor area is an estimate prepared by the TJPA and its consultants based on certain assumptions, including floor heights and floor plates. It is intended for illustration only; it is not prescriptive, mandatory, or limiting on the future developer's designs for a tower on Parcel F. Bidders should conduct their own due diligence about the development potential for the site.
19. *Q: The block 3721 / lot 016 parcel where 546 Howard used to be is currently in the 450-S height and bulk district. Will this parcel continue to be zoned 450-S or will it be changed to 750 S-2 to match the western site portion zoning?*
- A: Block 3721 Lot 16 is currently zoned 450 feet. The San Francisco Planning Department will work with a future project sponsor to consider changing this parcel to a 750 foot height limit, and, if warranted, pursue necessary reviews and processes for rezoning the parcel as part of a proposed tower for Parcel F. This would include assessing the need for additional environmental review and seeking approval of the required legislative zoning changes by the Planning Commission and Board of Supervisors.
20. *Q: Will it be required for the development to connect to the rooftop park of the Transit Center by a pedestrian bridge? If so, is there a preferred connection location planned for the rooftop park design yet?*
- A: Yes, the highest bidder/buyer/developer will be required to connect the tower development on Parcel F to the rooftop park via pedestrian bridge. The terms regarding the pedestrian bridge will be described in the Pedestrian Bridge Easement,

which will be Exhibit D to the Purchase and Sale Agreement, and will be posted soon to the TJPA website for bidder/public review. The terms are similar to the pedestrian bridge easement governing the Salesforce Tower at 101 First and the tower at 181 Fremont.

21. *Q: Will the bid walk attendee list be made public?*

A: No.

22. *Q: As a follow up to the answer to Question 11 in Q&A Set No. 2, if the project proposed for Parcel F were an office building, would the office project be subject to Proposition M?*

A: Yes.