

TRANSBAY BLOCK 1 (160 FOLSOM STREET)



Transbay Block 1, at 160 Folsom Street, is a thirty-nine story, 393-unit, OCII-sponsored affordable housing project featuring 237 market rate condominiums and 156 condominiums affordable to families earning 80% to 120% of area median income (AMI). The site will also contain 6-story and 8-story podiums (pictured above, left). This affordable development is another step toward reaching *Mayor Lee's goal to provide 10,000 affordable housing units by 2020*. The project includes three rooftop decks and a central courtyard for use by all tenants. The building is currently targeting LEED Gold status as it seeks to reach exceptional sustainability marks. 160 Folsom Street is one of the centerpieces of the Transbay Redevelopment Project Area — a high density, pedestrian-oriented, mixed-use community in the heart of the new Transbay neighborhood, as it sits directly adjacent to the San Francisco Bay. Studio Gang Architects has created an architectural design that takes elements of the bay window and incorporates them into the tower's structure. The developer Tishman Speyer has prioritized affordable housing within TB 1 providing 40% of the units designated below market rate (BMR).

Project Area	Transbay	Project Tenure	For Sale
Project Owner	Block One Property Holder, L.P.	Population Type	Families
Project Developer	Tishman Speyer	Total Units	393
Project Architect	Studio Gang Architects and Interstice Architects	Total Affordable Units	156
Project Contractor	Lendlease	Affordability Levels	80% - 120% AMI
Construction Start Date	May 2017	OCII or Inclusionary	OCII - 76 units Inclusionary - 80 units
Completion Date	2020	Non-Housing Amenities	6,500 sf open space on 3 rooftop decks, central courtyard, northern edge park. 9,332 sf retail
Total OCII Funding	\$19,200,000	Parking Spaces	334 car spaces; 150 bike spaces

SBE Professional Services Participation

SBE: 89.2%; SF SBE: 45.7%; MBE: 20.5%; WBE: 4.9%

SBE Construction Participation

Data Pending

Construction Workforce Participation

Data Pending



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