

500 FOLSOM TRANSBAY BLOCK 9



500 Folsom is located on Transbay Block 9. The development will include a mix of studios and one- & two-bedroom rental homes. Block 9 is composed of a 43 story tower, flanked by two attached lower podium buildings, which include 109 affordable rental units available to families with incomes at or below 50% of Area Median Income (AMI), and will feature various resident amenity and open spaces. Those amenities include elevated gardens, a green house, community rooms and ground floor retail space. Transbay Block 9's 545 total units make up the second largest portion of residential units currently under construction in the City.

Project Area	Transbay	Total OCII Funding	None, Private Funding
Project Owner	Block 9 Transbay, LLC.	Project Tenure	Rental
Project Developer	Essex/TMG/BRIDGE Housing	Population Type	Families
Project Architect	Skidmore, Owings & Merrill LLP (SOM), Fougerson Architecture	Total Units	545
Project Contractor	Balfour Beatty	Total Affordable Units	109
Construction Start Date	March 2016 (foundation work only)	Affordability Levels	50% AMI and below
Completion Date	May 2019	OCII or Inclusionary	Inclusionary
Total Development Cost	\$189,838,000	Non-Housing Amenities	3,730 square feet retail
		Parking Spaces	286 (.52:1); 57 inclusionary spaces

SBE Professional Services Participation

SBE: 54.3%; SF SBE: 51.7%; MBE: 23.7%; WBE: 12.6%

SBE Construction Participation

SBE: 7%; SF SBE: 0.6%; MBE: 0.2%; WBE: 0.3%

Construction Workforce Participation

SF Residents: 11.4%; Minority 56.4%; Women: 1.3%



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