



Transbay Block 2 East and 2 West Mixed-Use Affordable Housing

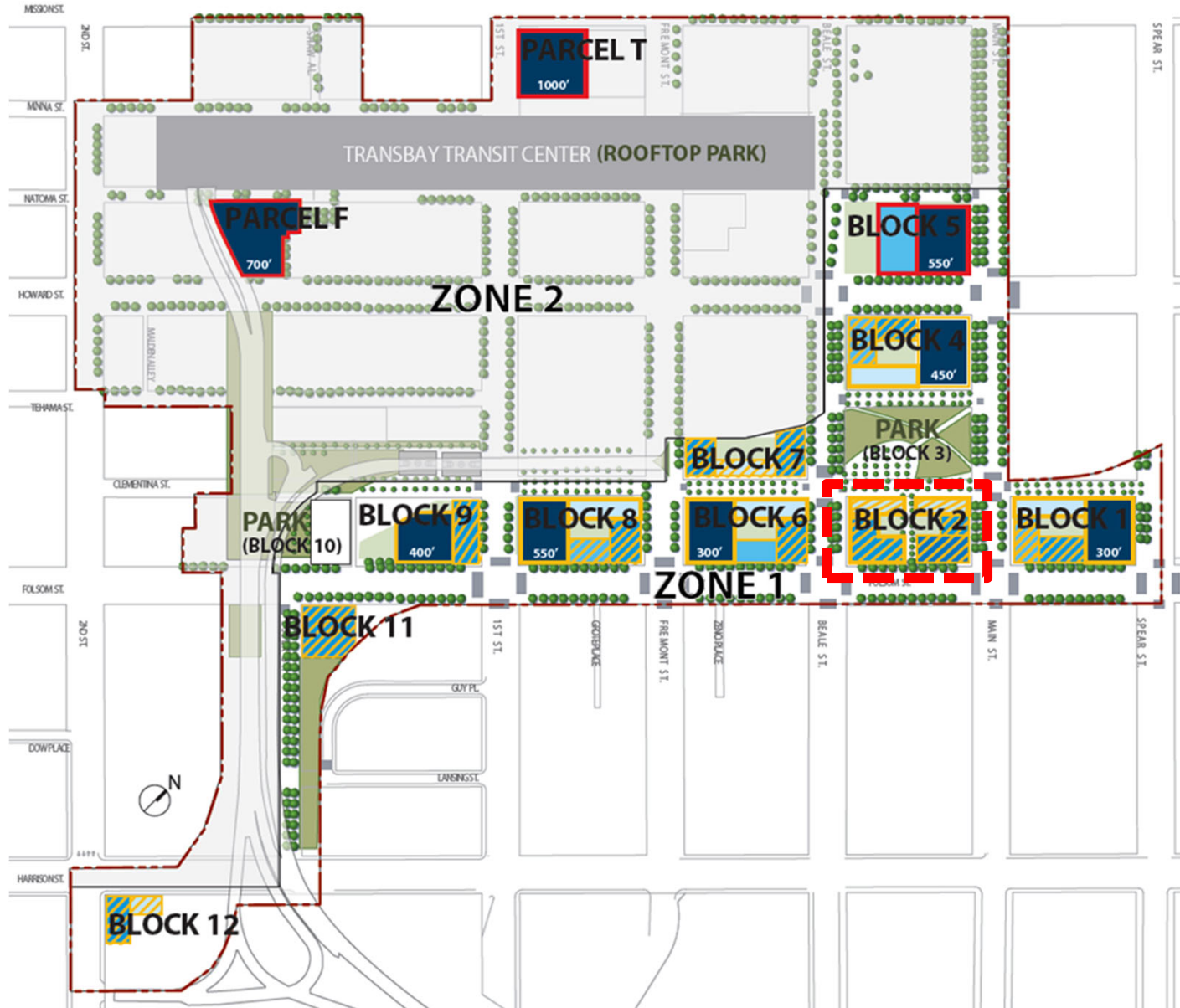
Family and Senior Rental Housing with Set-Asides for Formerly
Homeless Families and Seniors

Request for Proposals

Transbay Citizens Advisory Committee

June 11, 2020

Site Location



Existing Site Condition



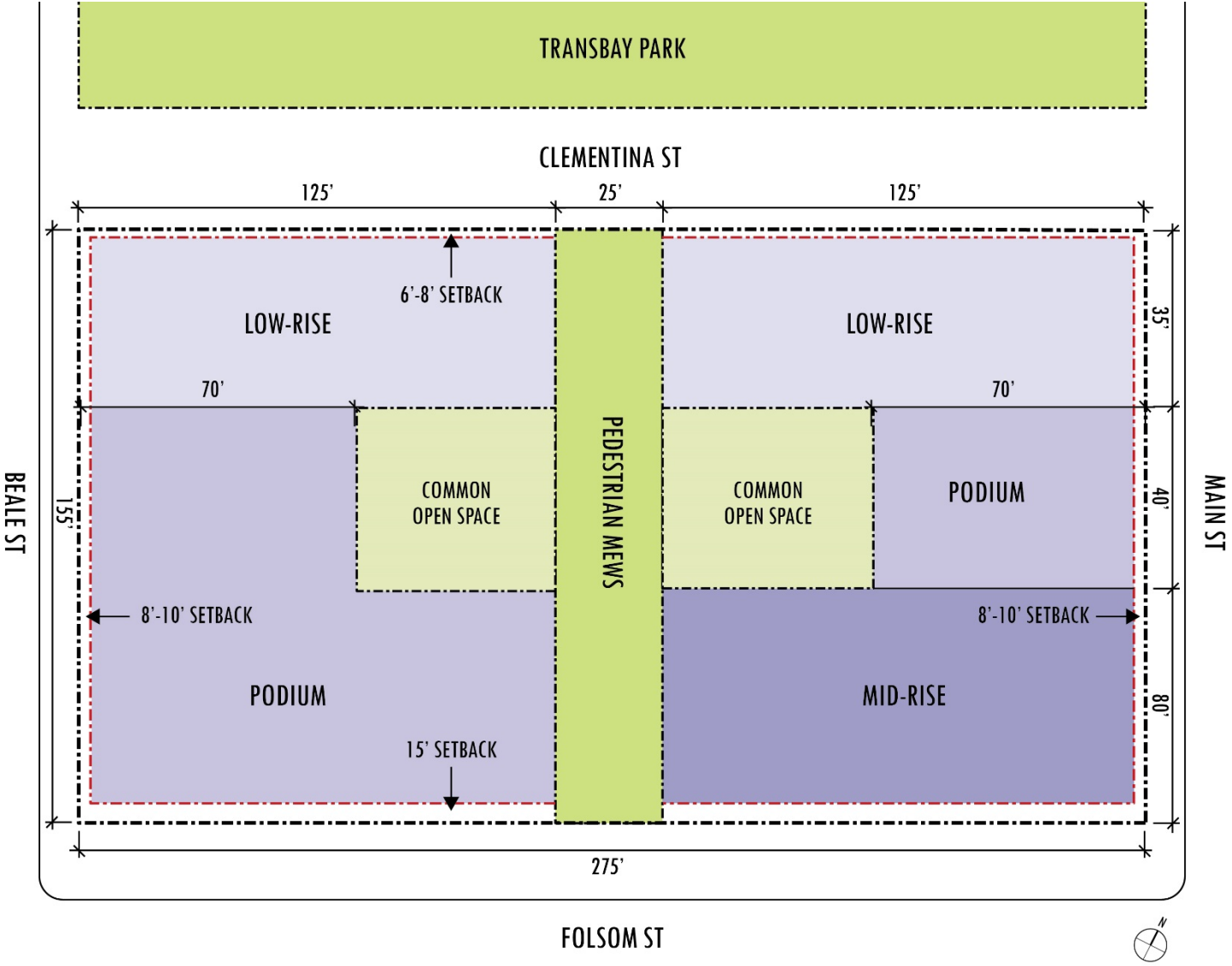
Program: Residential

Number of units	Approximately 250
Unit Types	Family units (minimum of 80): 1-, 2-, and 3- bedroom Senior units: studio and 1-bedroom
Populations	Families: low-income families; approx. 20% of family units designated for formerly homeless families Seniors: low-income seniors age 62+; approx. 20% of senior units designated for formerly homeless senior households
Income restrictions	Tiered income levels up to 80% Area Median Income, averaging at or below 60% Area Median Income
Resident serving spaces	<ul style="list-style-type: none">- Interior community spaces- Outdoor community spaces- Property management and services offices- Laundry rooms- Secured bicycle parking

Program: Public/Commercial

Pedestrian Mews	25' wide mews through the site, connecting Folsom Street to Clementina Street (and Block 3 Park)
Streetscape Improvements	<ul style="list-style-type: none">- Clementina Street and Beale Street sidewalks- Main Street linear park (30' with sidewalk, landscape, furnishings)- Folsom Street sidewalks (25')
Retail	<ul style="list-style-type: none">- Neighborhood serving, target locally owned businesses- Ground floor along Folsom Street, wrapping onto mews- Consider limited retail on Clementina Street- Infrastructure to facilitate food-related uses
Childcare Space	Ground floor indoor and outdoor facility serving a minimum of 45 children

Design Regulations



Potential Increased Unit Count/Height

- RFP seeks DCDG compliant proposals
- Affordable housing under-supply, exploring possibility of additional units through added height
- RFP also seeks brief narrative describing possible approach if height increased to one or both components of TB 2
- Heights considered should not exceed 240'
- Consider impacts to:
 - Unit count
 - Operational and financial feasibility
 - Constructability/building efficiency
 - Urban design
 - Shadow on Block 3 park
- Any future deviation from the DCDG subject to studies, community outreach, approval by OCII Commission, and other applicable approvals

RFP Schedule

Timeframe	Milestone
June 11	Transbay CAC – RFP informational update
June 16	OCII Commission – RFP informational memo
June 22	RFP Release
September 17	Proposals due
September/ October	Proposal review and evaluation, developer team interviews (Transbay CAC member on interview/scoring panel)
November 12	Transbay CAC - developer team selection
December 1	OCII Commission – developer team selection
February 2021	OCII Commission – predevelopment loan and exclusive negotiations agreement

** In consideration of COVID-19, RFP will be posted and circulated electronically only, proposal submittal time has been extended, proposals will be submitted electronically, and interviews, CAC meetings, and Commission meetings may be held online*

THANK YOU

