



Transbay Transit Center



# Partnerships In Transit

TRANSIT ORIENTED DEVELOPMENT  
AND JOINT DEVELOPMENT

July 31, 2008

# Transbay Transit Center

**TJPA**





# **Transbay Transit Center Program**

## **Integrated Transportation & Urban Revitalization**

**Maria Ayerdi-Kaplan**, Executive Director

# **TJPA**



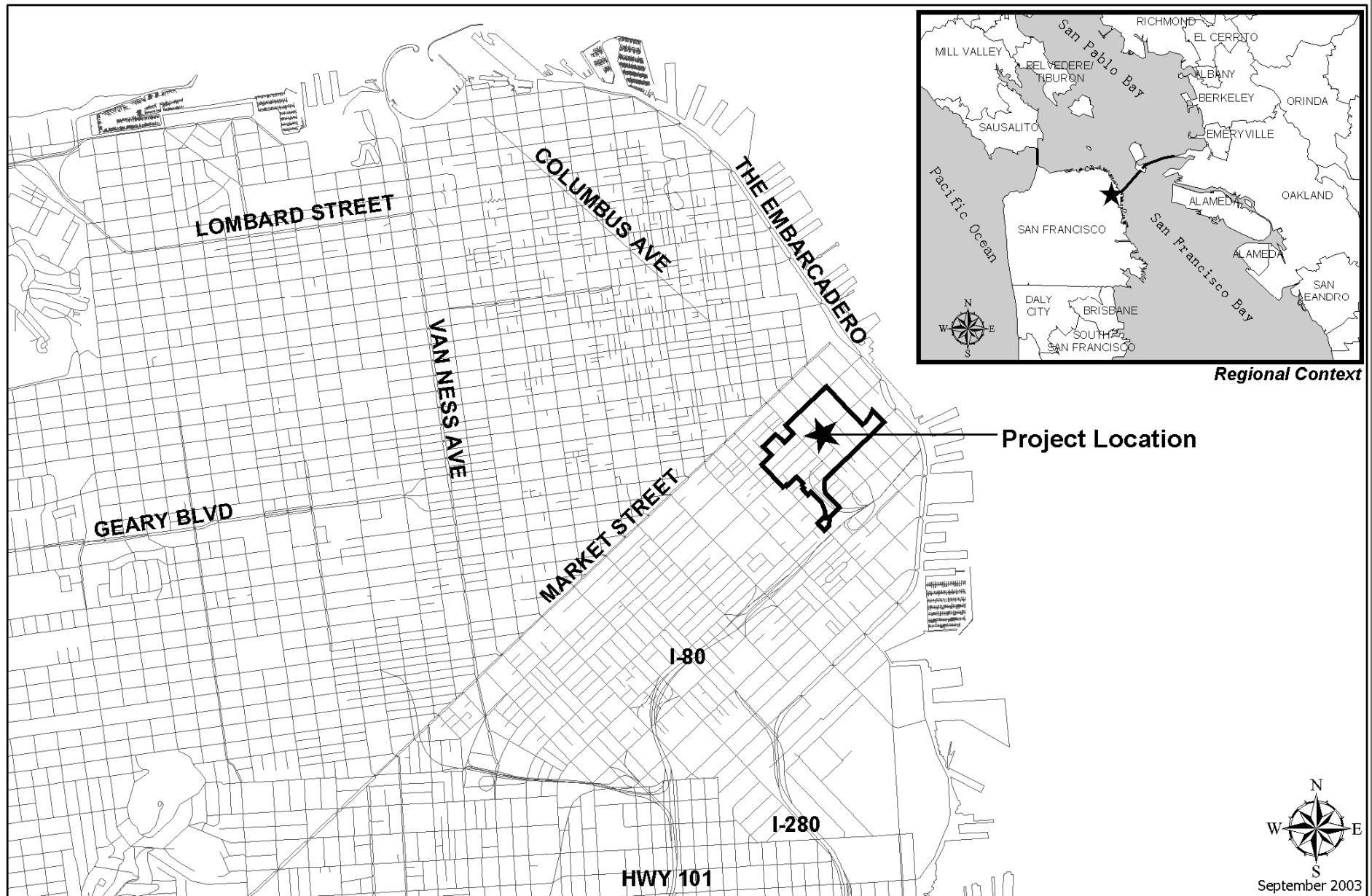
# Recent Accomplishments

- Updated ridership studies
- Developed alternatives for BART/Muni Connector
- Initiated property acquisition
- Secured CTC approval of land transfer
- Completed DTX Preliminary Engineering, Part 1
- Adopted Phase 1 & Phase 2 Baseline Budgets
- Awarded Transit Center Design Contract
- Advertised Temporary Terminal Construction



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# Transbay Location

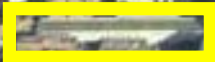
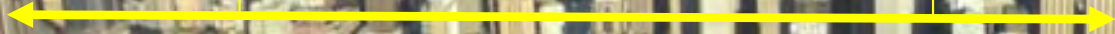






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Market Street

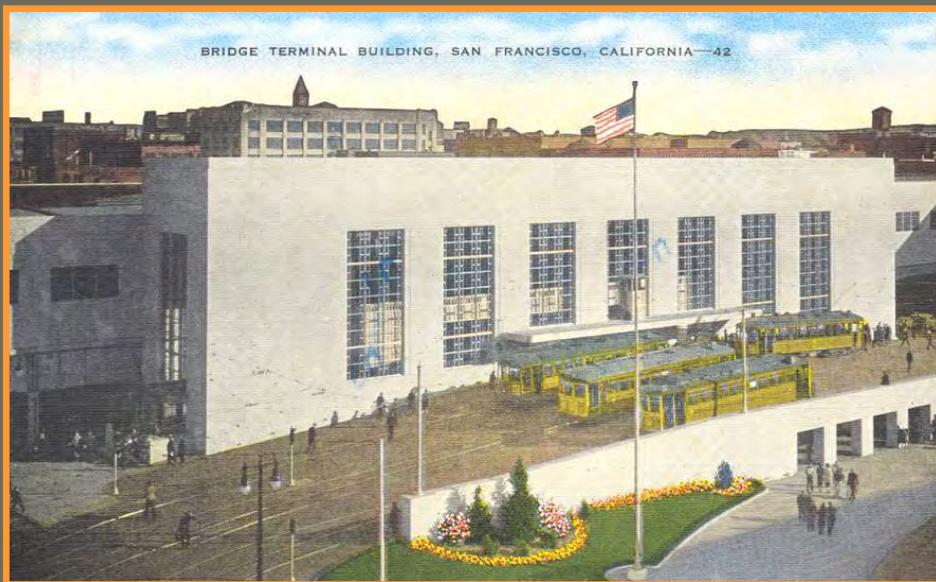






# History... Then Transbay Terminal

- Opened 1939
- Accommodated Rail from East Bay
- Usage Peaked at 26 Million Passengers
- Bus Only Since 1958





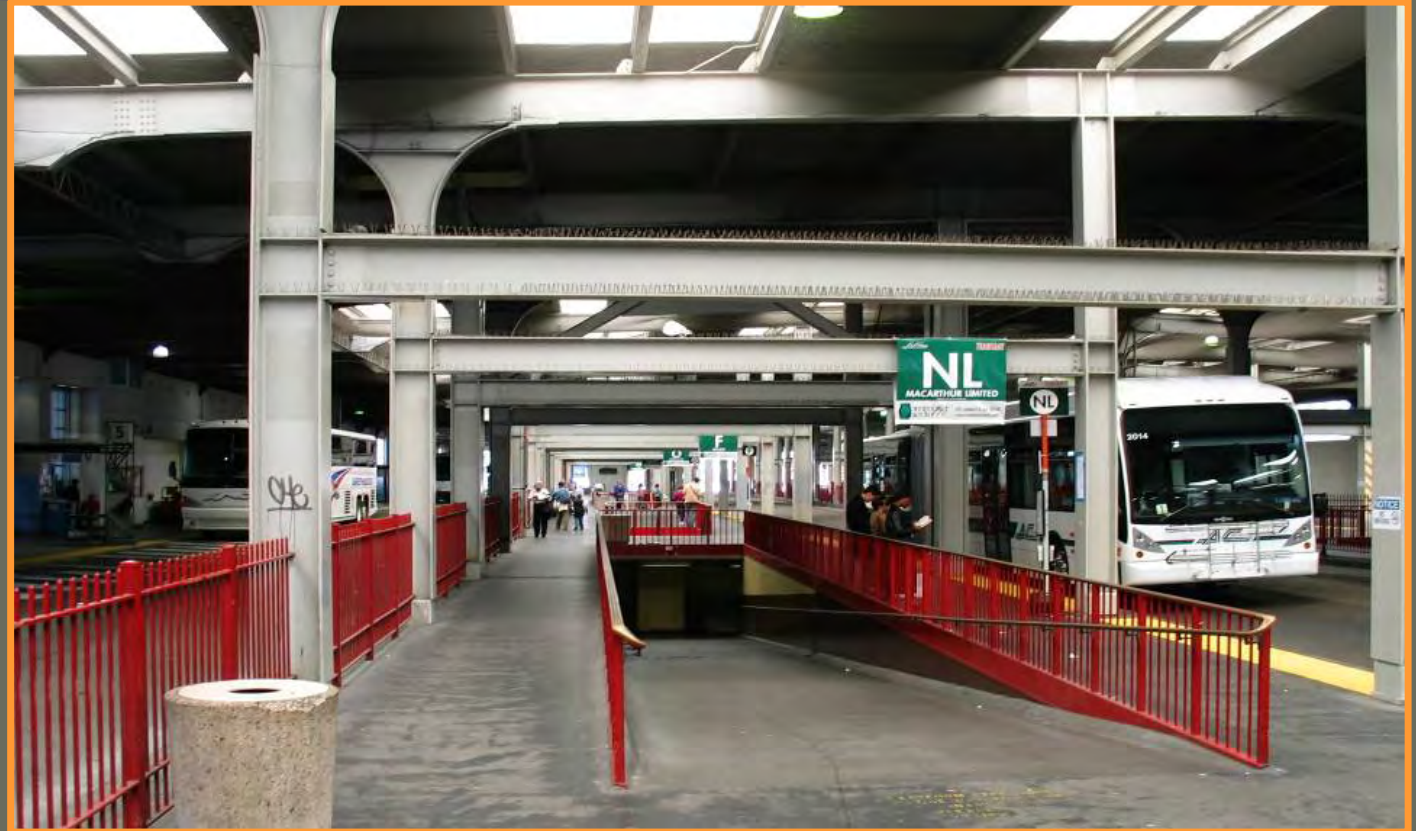




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# History... Now Transbay Terminal

- Blighted
- Dilapidated
- Outdated



*In 1999, Proposition H is overwhelmingly adopted by San Francisco voters, which makes it City law to extend Caltrain to a new or rebuilt regional transit station on the site of the Transbay Terminal, and to pursue other improvements.*





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# Caltrain DTX Northern Terminus



Original SP Terminal 3rd & Townsend St



# Transbay Transit Center Program

1. Downtown Extension for Caltrain and CAHSR
2. New Intermodal Bus and Rail Station
3. New Neighborhood













City Park

Bus Level

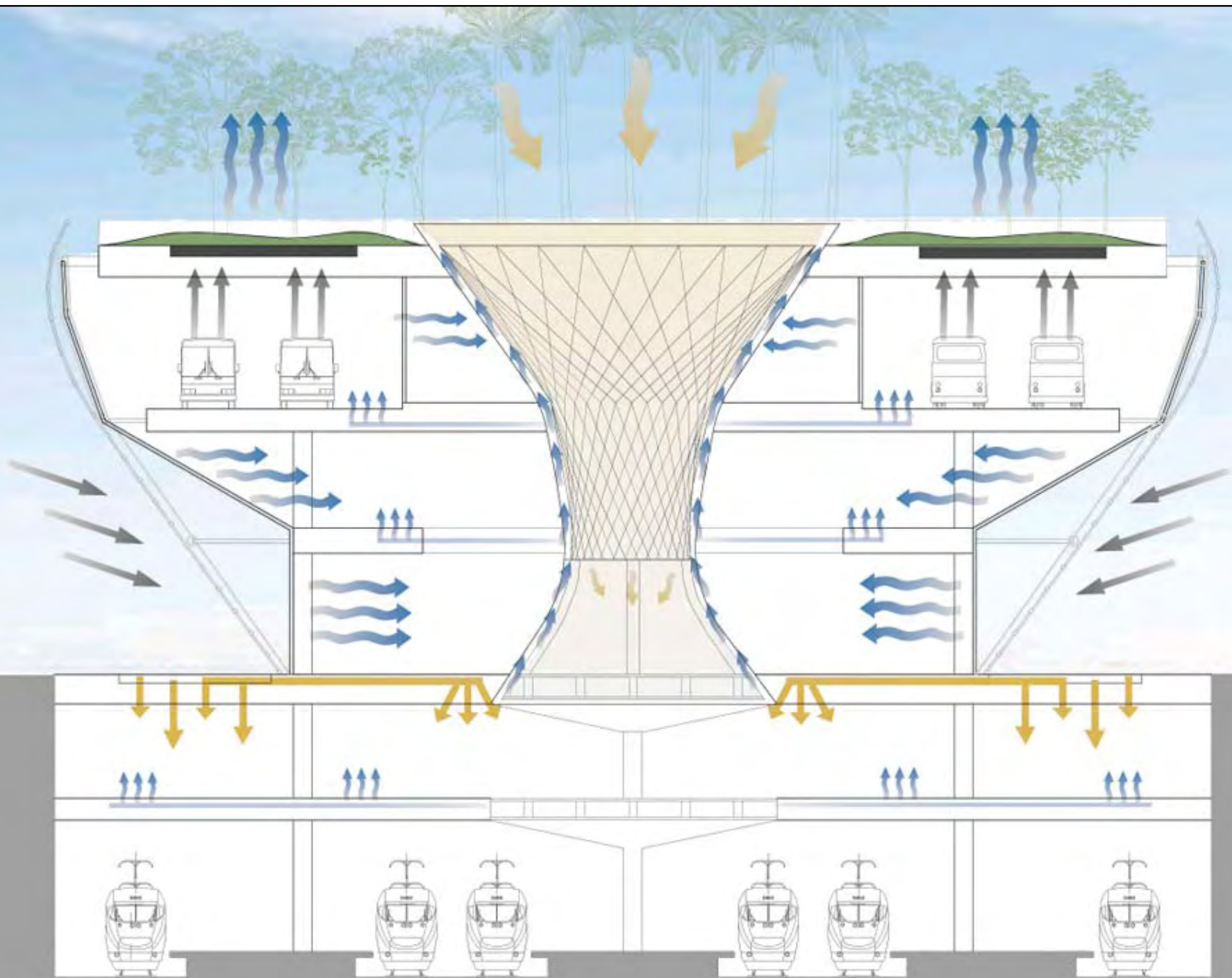
Retail / Office Mezzanine

Ground Level

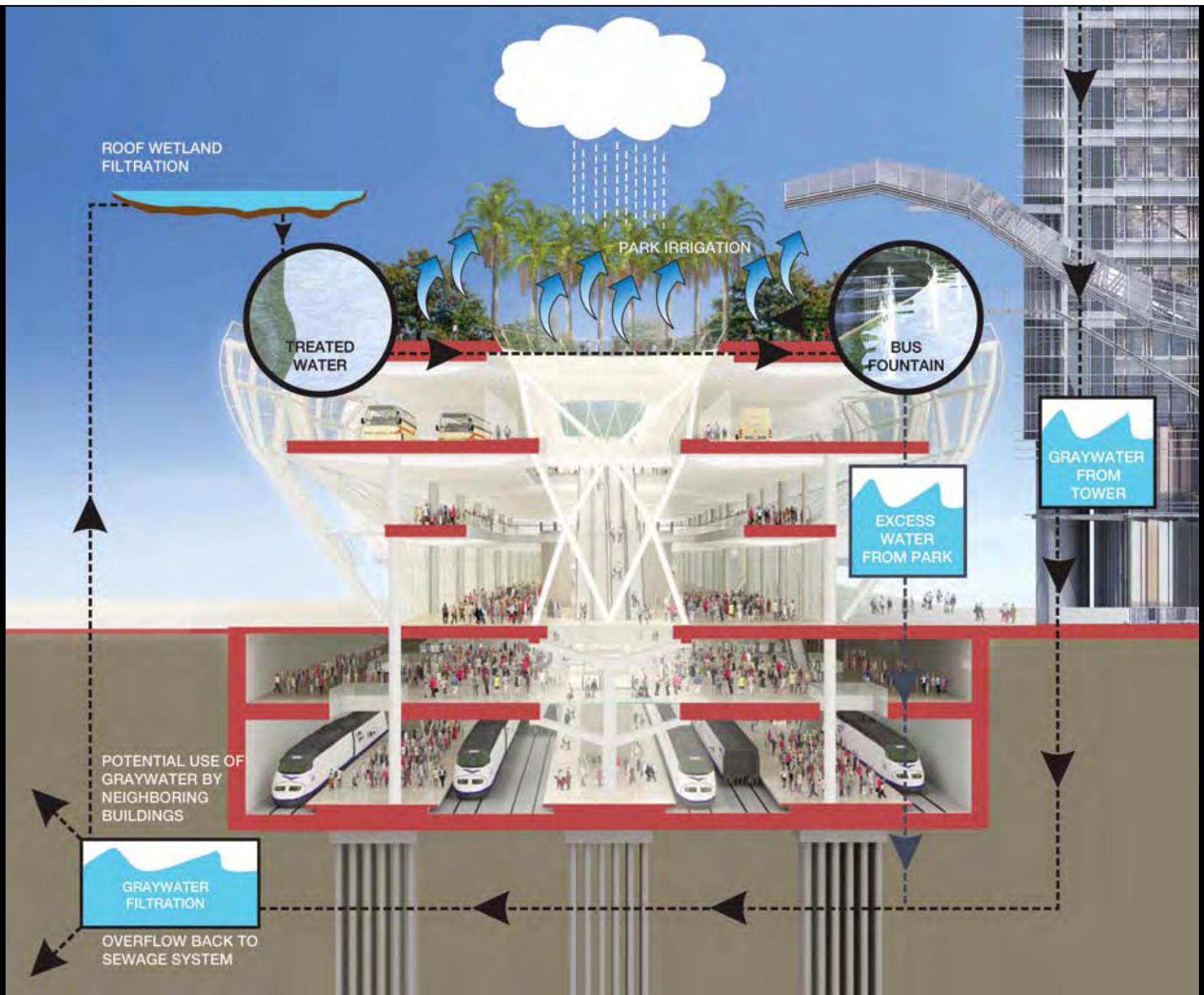
Grand Concourse

City Park

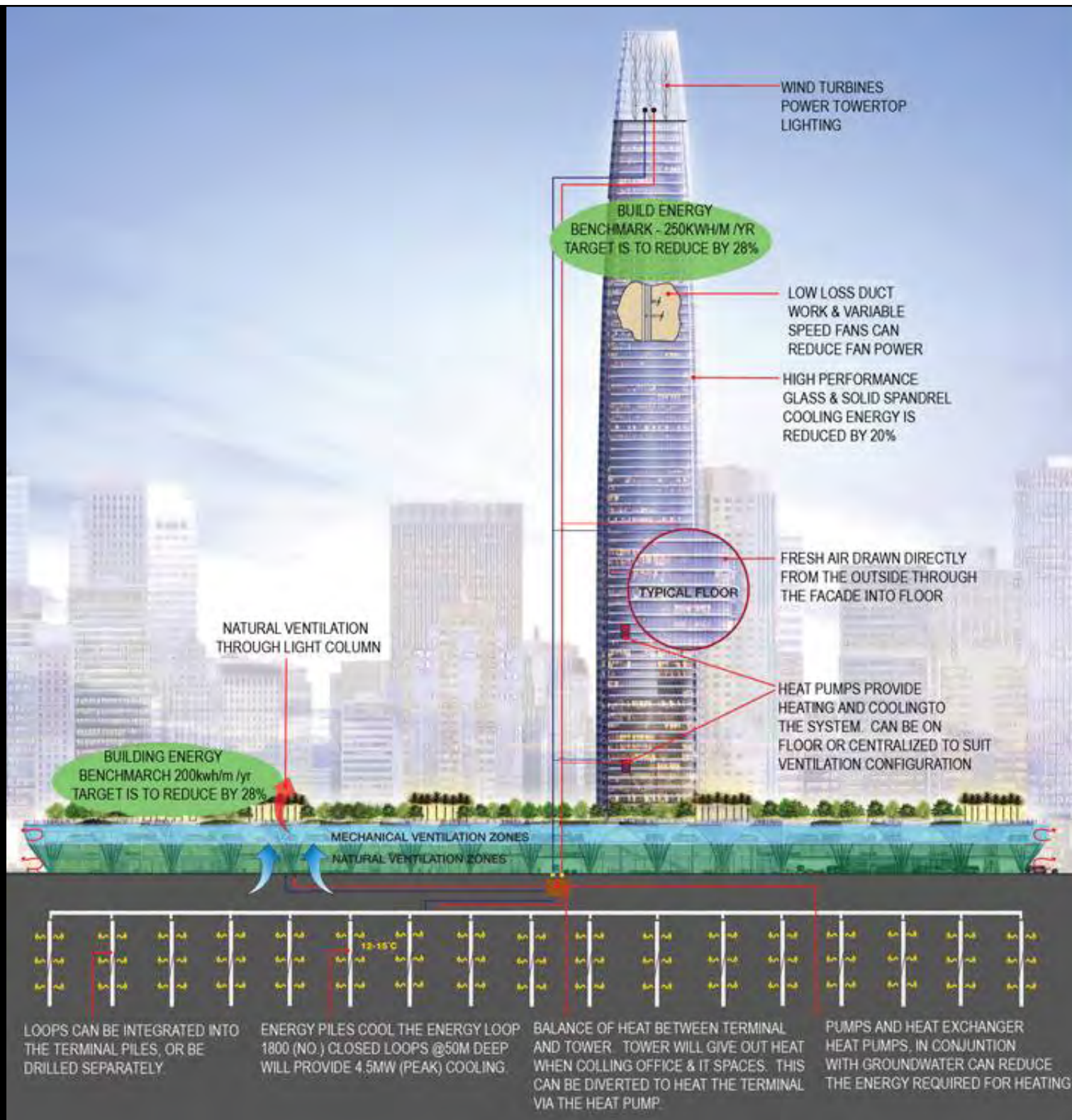






































# Phased Construction Plan

## Two Phase Program to Match Funding

Phase 1: Elevated Regional Bus Facility at  
Transit Center Building & Foundations for  
future Rail System Train Station

Phase 2: DTX Extension and Below Grade  
Train Station at Transit Center Building



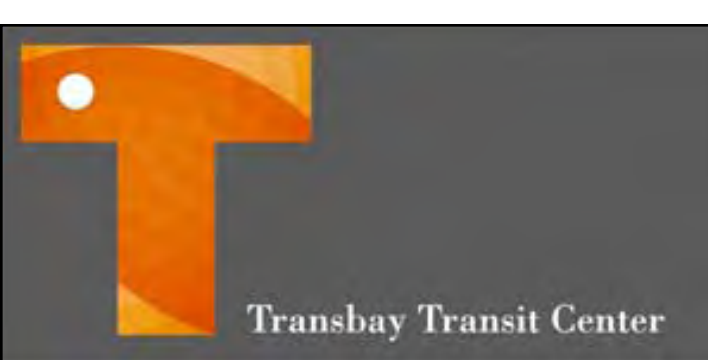
# Phasing Plan

## Phase 1 Transit Center

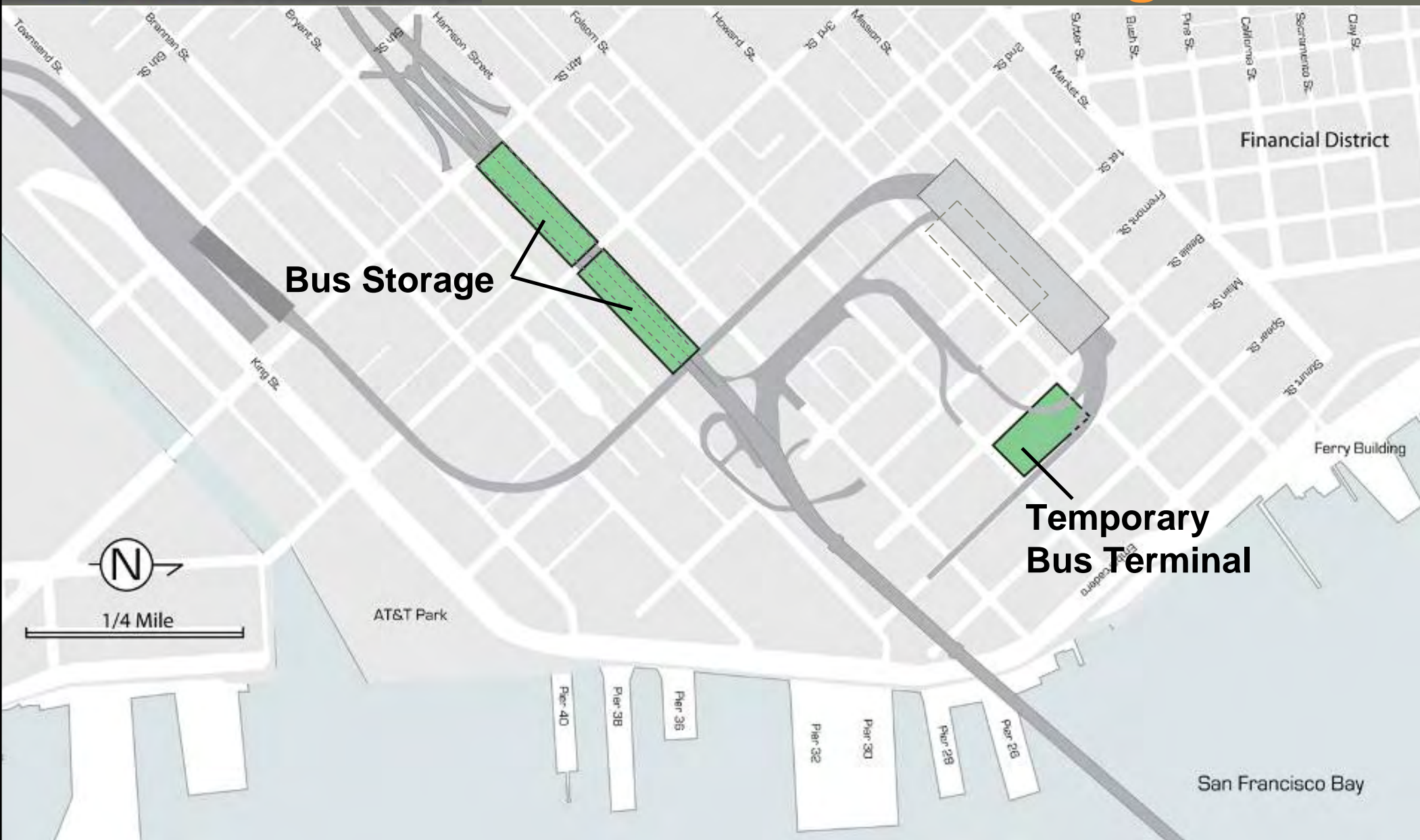
### **Build Above Ground Bus Facility**

- Phase 1 Land Acquisition
- Demolition & Utility Relocations
- Temporary Terminal
- Bus Storage Facility
- Transit Center Rail Station Foundations
- Transit Center Bus Facility
- Bus Ramps





# Phase 1: Build Temporary Terminal & Bus Storage

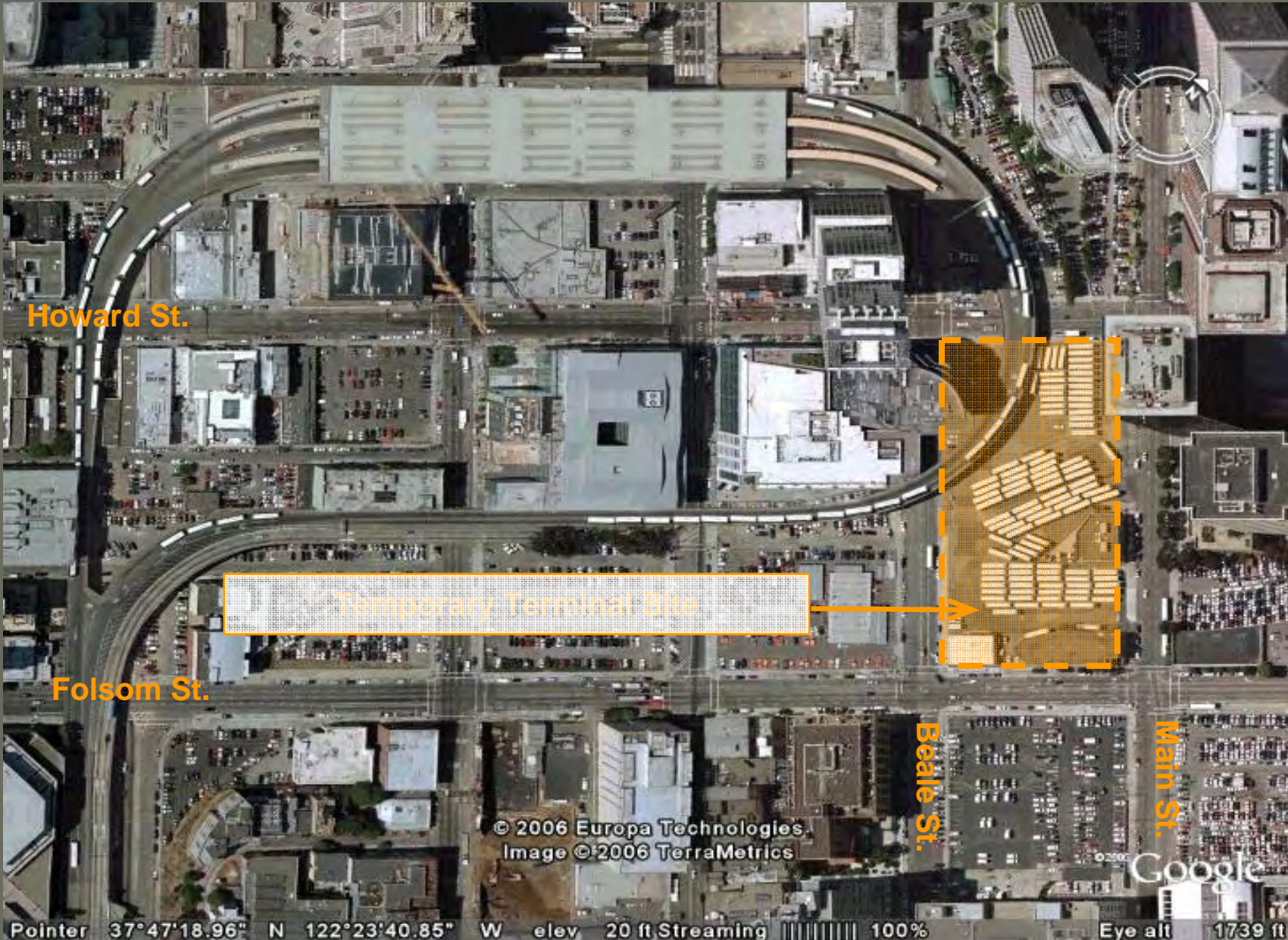






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# Temporary Terminal





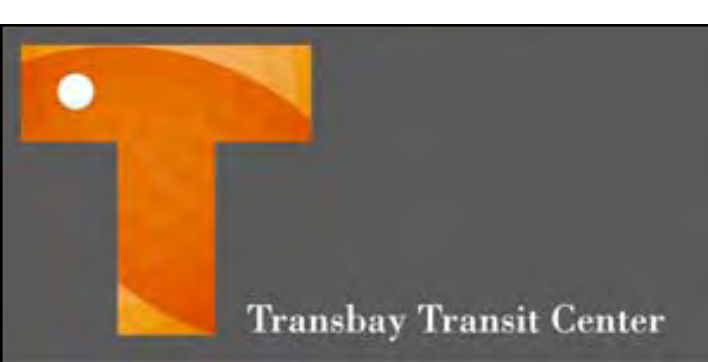


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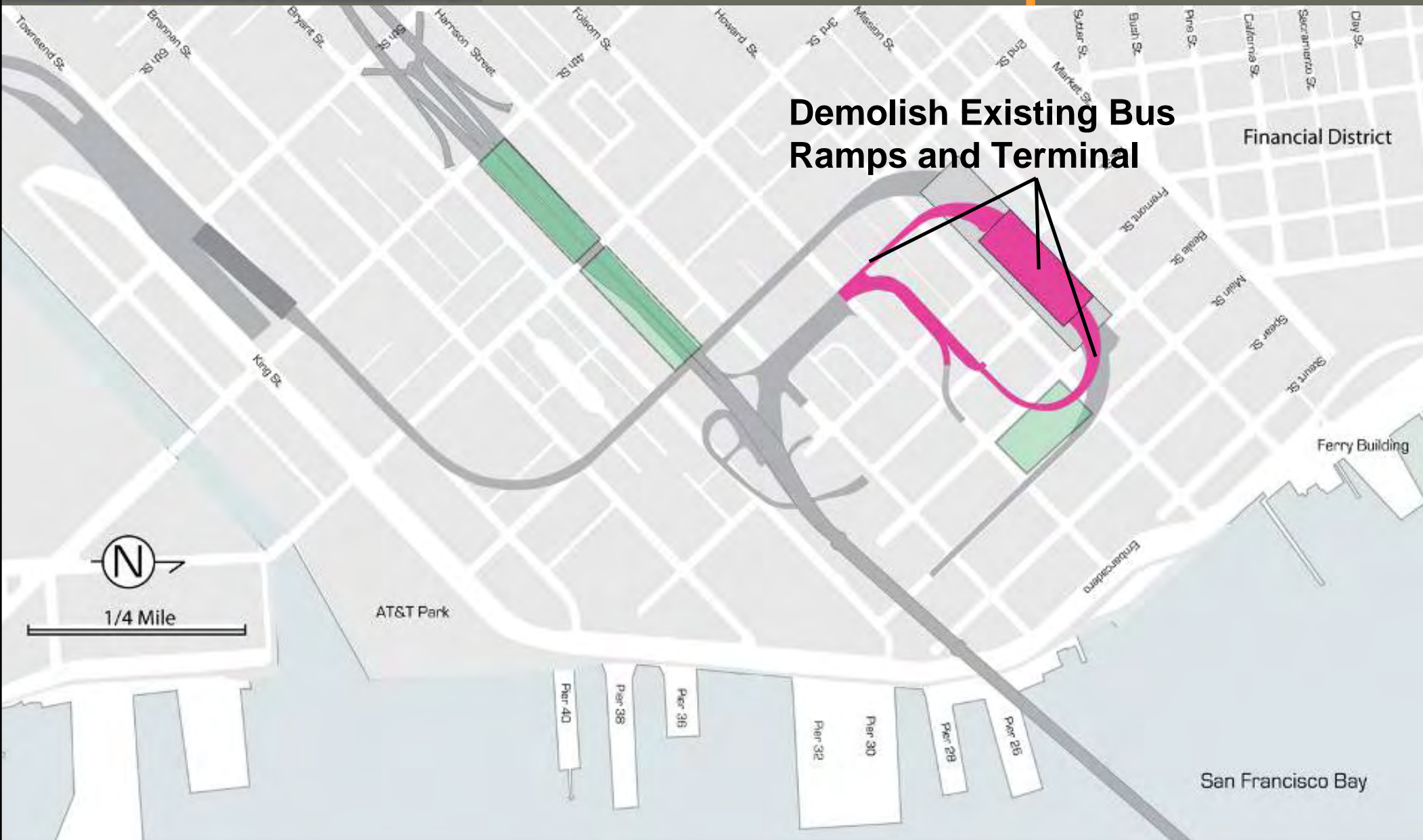
# Temporary Terminal



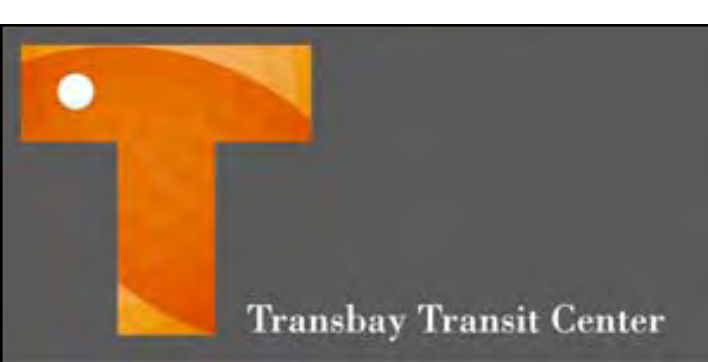




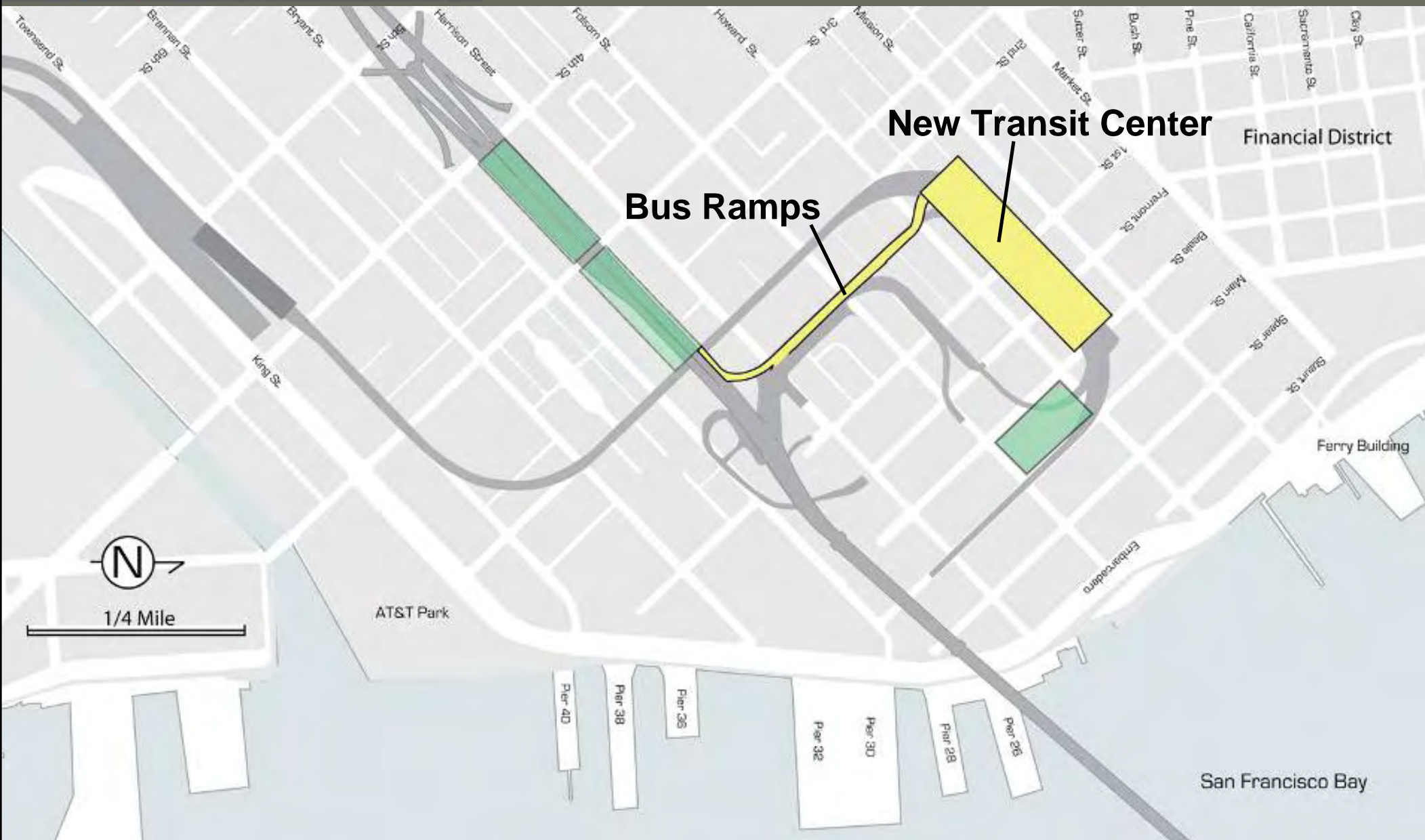
# Phase 1: Demolish Existing Terminal & Ramps

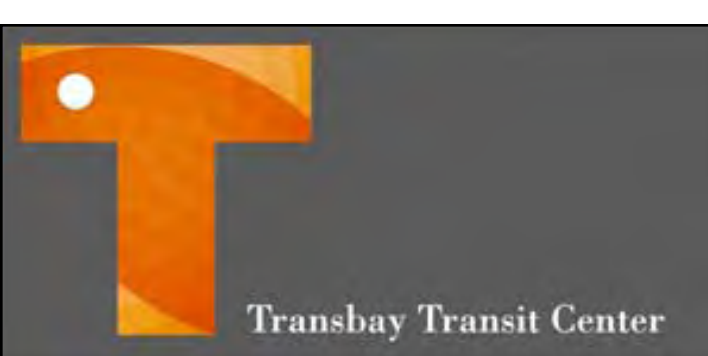






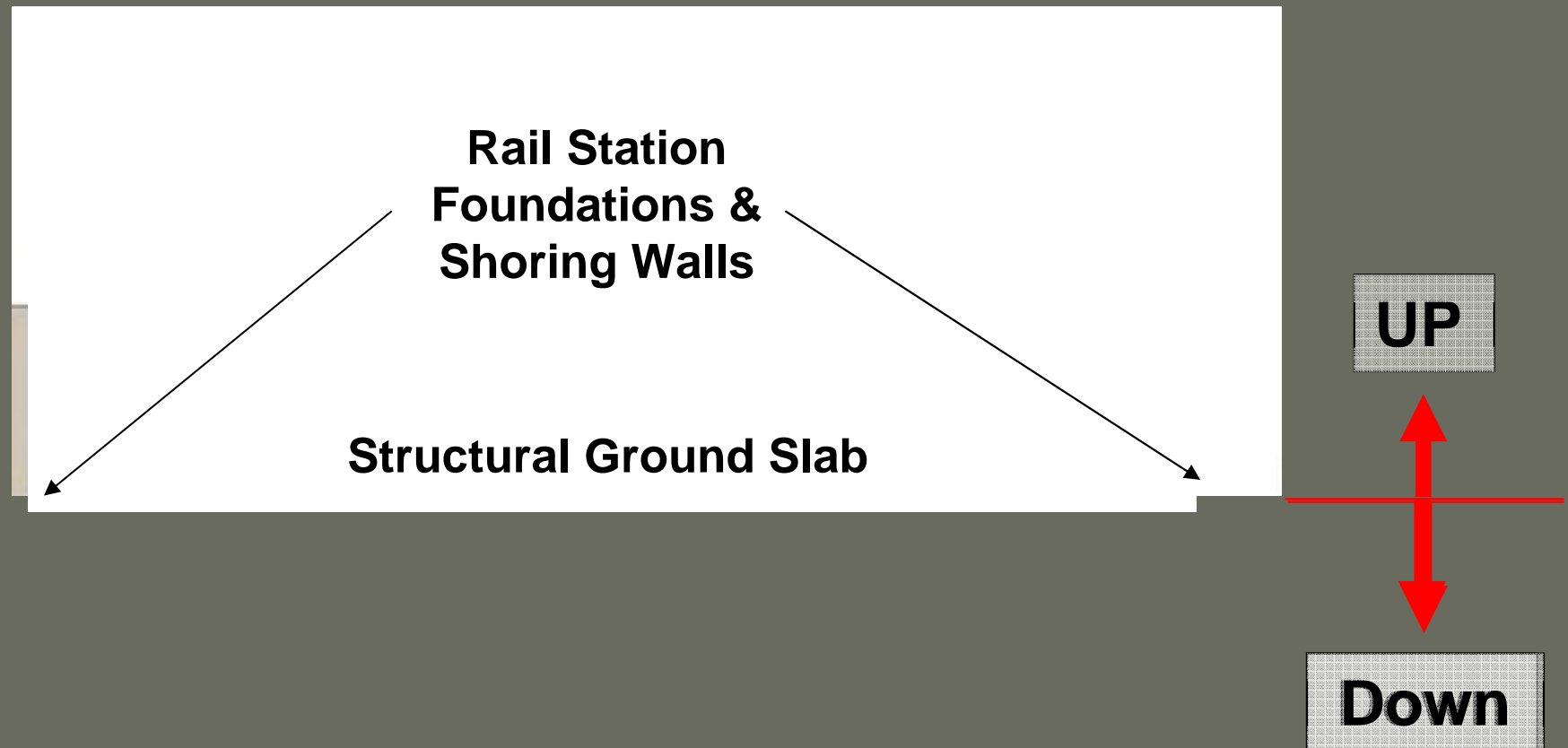
# Phase 1: Build New Transit Center & Bus Ramps





# Phasing Strategy

## Use “Up/Down” Construction







## Phase 2 Caltrain Extension

- Build Below Ground Rail Station
- Build Downtown Rail Extension
  - Mined Tunnel and Cut & Cover Sections
  - 4th & Townsend Station and Caltrain Yard
  - Rail Track & Systems



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# Downtown Extension







# DTX Project Function

- Extension of Caltrain Commuter Service
- SF Terminal for CA High Speed Rail
- Accommodate possible Future Extension to East Bay





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# Cut and Cover Tunnel 4<sup>th</sup> & Townsend Station







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# Mined Tunnel NATM Drift Sequence



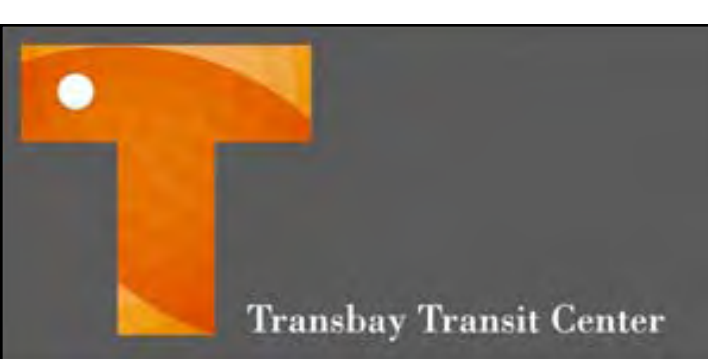


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# Cut and Cover Tunnel 2<sup>nd</sup> Street 'Throat'







# Transbay Redevelopment Project Area







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# Transbay Redevelopment Area







# Transit Oriented Development

- Transbay area will include:
  - 3,400 new homes (35% affordable)
  - 1.2 million square feet of new office, hotel, and commercial space
  - 60,000 square feet of retail
  - Plazas, parks, and widened sidewalks



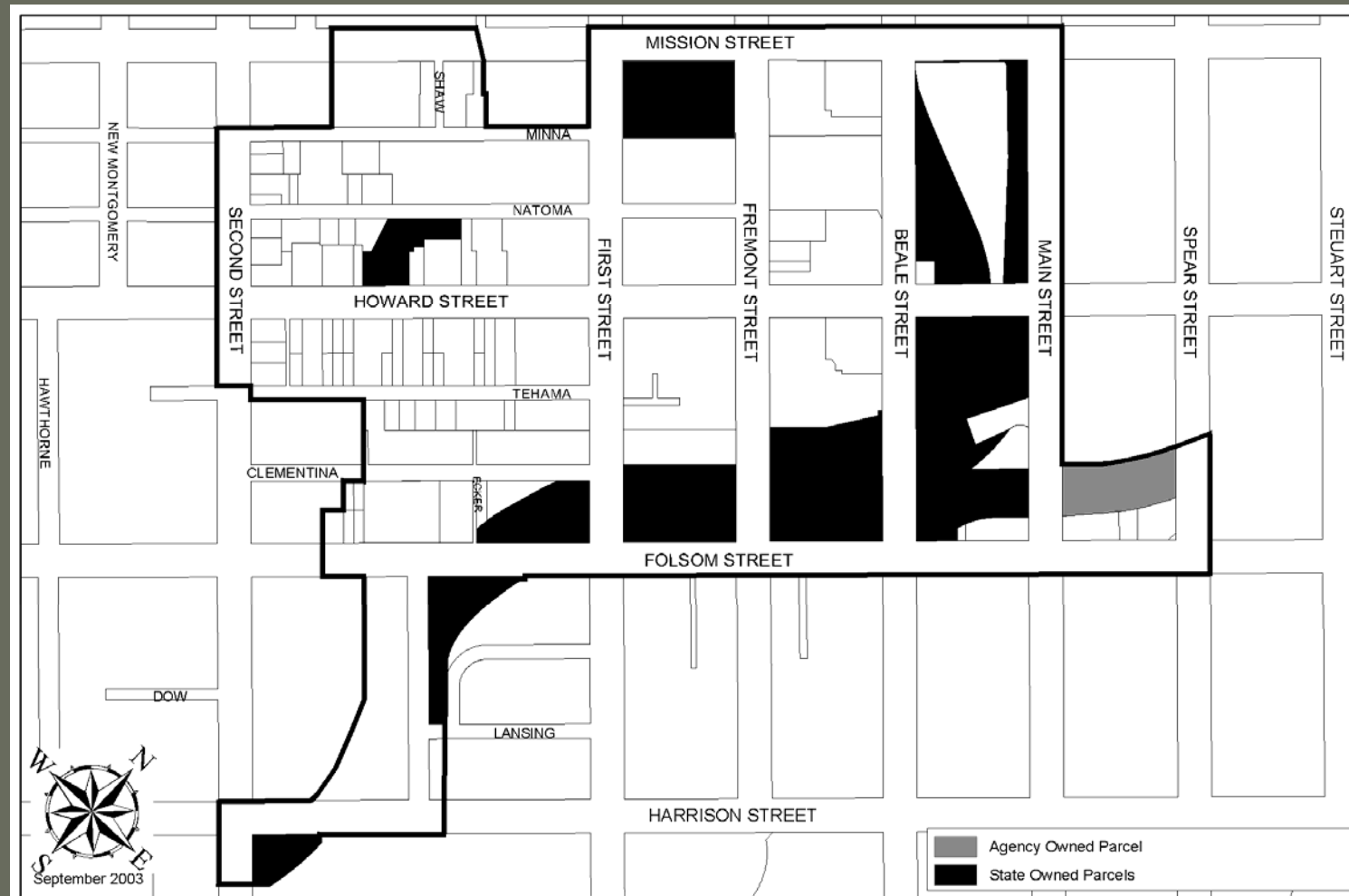


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# State Owned Parcels Approved for Development

Revenue generated by the sale and development of former State Parcels will help pay for the cost of the new Transbay Transit Center

- 100 % of land sale revenue
- 60% of tax increment revenue
  - 20% of TI for affordable housing
  - 20% of TI to other statutory pass-throughs







# Development Schedule

## Start of Construction:

2009: Blocks 1, 8, 11

2010: Block 9, Parcel T

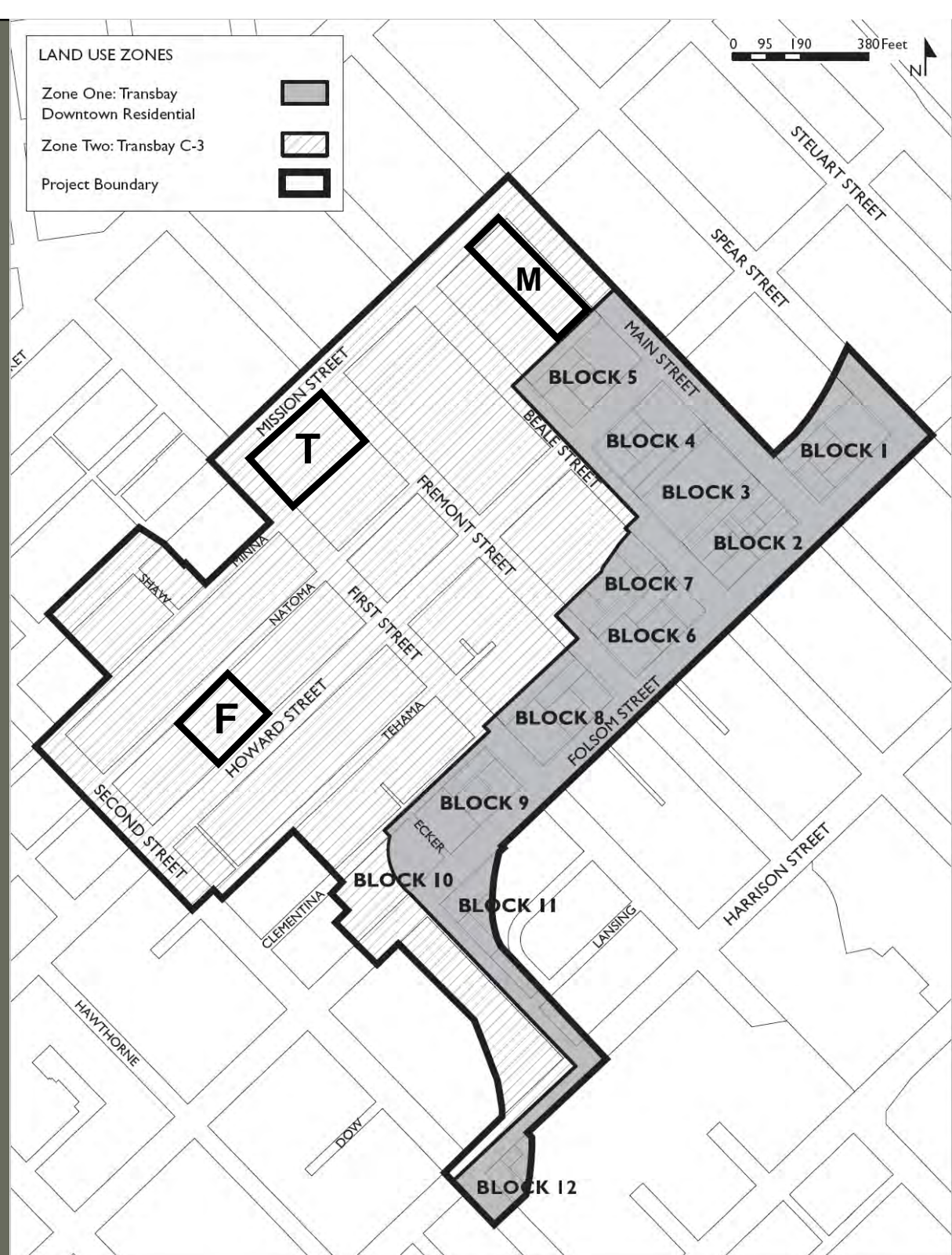
2012: Blocks 6, 7

2015: Blocks 2, 4

2017: Parcel F

2018: Parcel M

2019: Blocks 5, 12







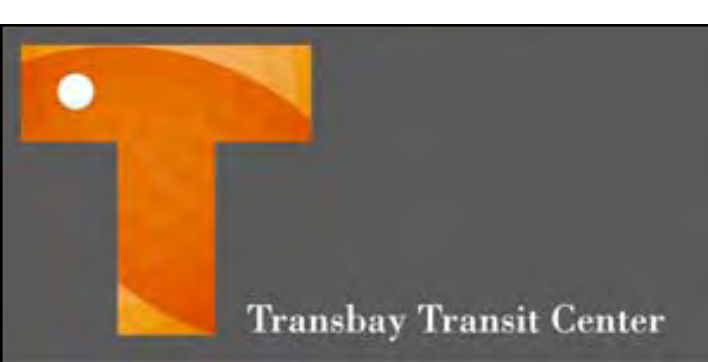
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# Transbay Neighborhood

New retail on Folsom Street







# Transbay Neighborhood

New residential alleys







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# Transbay Neighborhood

New public parks







# Transit Center Program Schedule

- June 2008
  - Advertise Temp Terminal
  - November Construction
- 2010
  - Begin Transit Center Construction
  - Begin Final Design of DTX
- 2012
  - Initiate DTX Advance Contracts

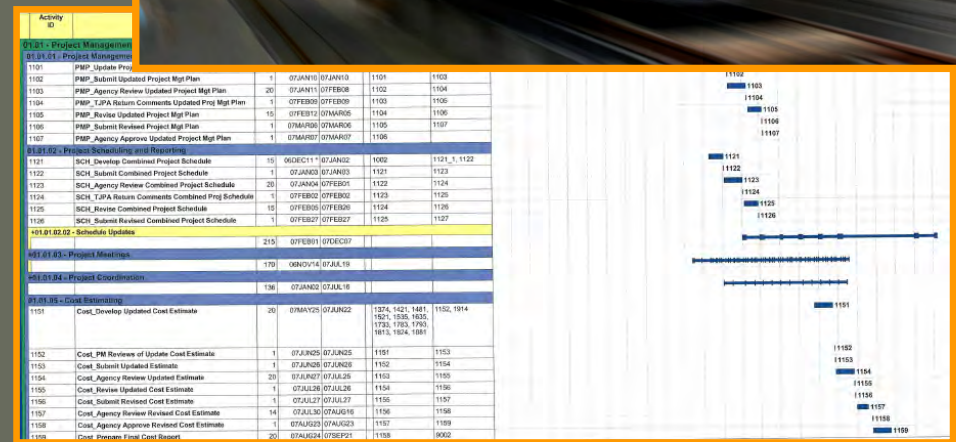


	Start	Finish	2001	2002	2003	2004	2005
TJPA Created	Apr-01						
EIR Phase	Sep-02	Feb-05					
PMPC/DTX Preliminary Engineering Consultants NTP		Feb-05					
Program Planning and Phasing Strategy Development	Dec-04	May-06					
Approval of Recommended Implementation Strategy		Jun-06					
Select A/E, Design and Construct Temporary Terminal	Jun-06	Jul-09					
Bus Operations commence in Temporary Terminal		Jul-09					
Demolish Transbay Terminal	Aug-09	Mar-10					
Selection of Developer and TC Building A/E	Jun-06	Oct-07					
Negotiations with Developer and TC Building A/E	Oct-07	Jan-08					
Award A/E and Developer Contracts		Jan-08					
TC Building Design, Bid & Award Construction	Feb-08	Sep-11					
TC Building Construction, Testing & Commissioning	Apr-10	Jan-14					
Bus Operations commence in Transit Center Building		Jan-14					
Developer Environmental Clearance & Entitlement	Jan-08	Oct-08					
Transit Tower Design	Sep-08	Aug-10					
Transit Tower Construction	Apr-10	Mar-14					
DTX Preliminary Engineering - Part 1	Feb-05	Dec-07					
Funding Plan (FP) for DTX	Oct-07	Nov-10					
DTX Preliminary Engineering - Part 2	May-10	Apr-11					
DTX Final Design	May-11	Jun-13					
DTX Construction & Testing & Commissioning	May-12	Apr-18					
Rail Operations commence in Rail Station		Apr-18					
Caltrain Yard Improvements & Storage Construction	May-18	Aug-21					



# Transit Center Program Schedule

- 2013
  - Major civil construction
  - Cut/cover & mined tunnels
- 2014
  - Open Transbay Transit Center for Bus Operations
- 2018
  - DTX Revenue Service







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# Funding Plan

## July 2008

(in Millions, YOE)	Phase 1	Phase 2
<b>Estimated Cost</b>	<b>\$1,189</b>	<b>\$2,996</b>
<b>Sources of Funds:</b>		
SF Prop K	\$98	\$50
San Mateo Sales Tax	\$7	\$22
Misc. Local	\$8	
Regional Measure 1	\$54	
Regional Measure 2	\$142	\$8
AB 1171	\$150	
RTIP	\$28	
Land Sales	\$411	\$424
Federal Earmarks	\$64	
TIFIA Loan	\$227	\$445
<b>Total Revenues</b>	<b>\$1,189 +</b>	<b>\$949 +</b>
<b>Surplus/(Deficit)</b>	<b>\$0</b>	<b>(\$2,047)</b>

# CONTACT INFORMATION

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**TJPA**