

Reinventing Cities

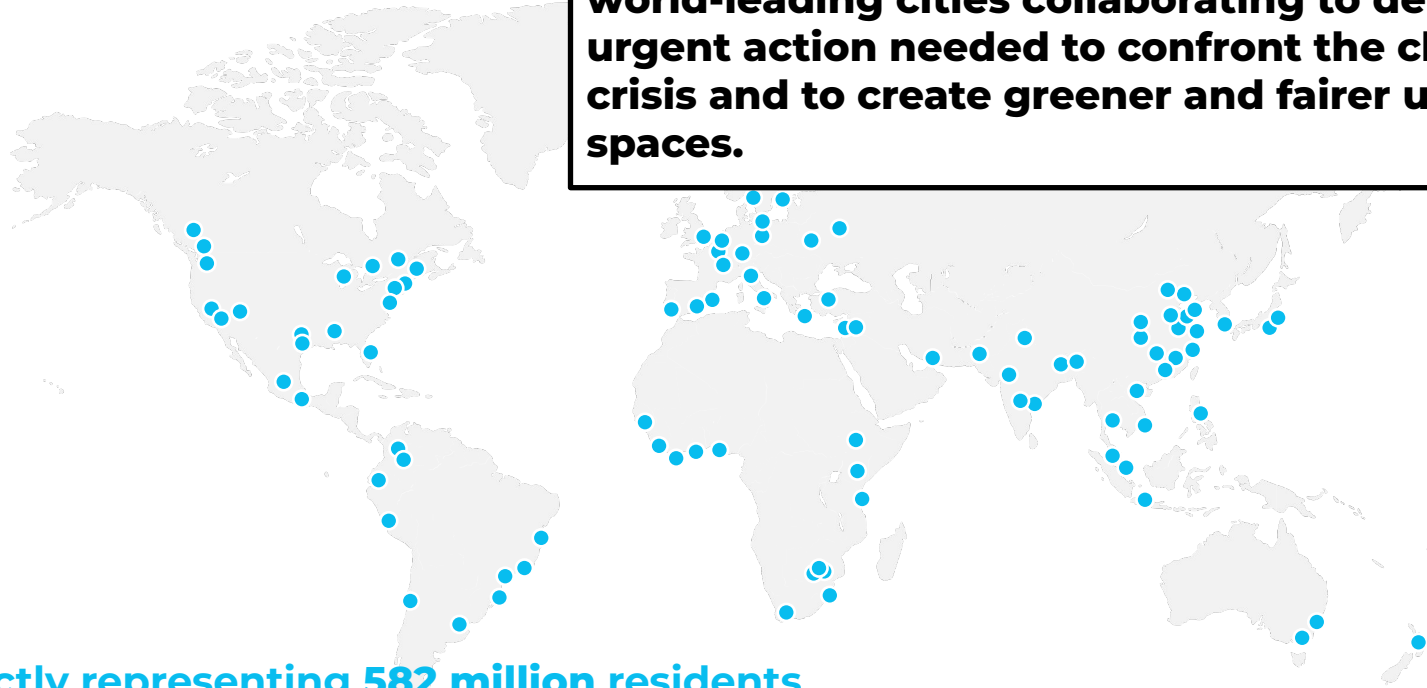
A global competition for
zero-carbon & resilient
projects

Iyad Kheirbek |
Director, C40 Cities



C40 Cities

C40 is a network of mayors of nearly 100 world-leading cities collaborating to deliver the urgent action needed to confront the climate crisis and to create greener and fairer urban spaces.



Directly representing 582 million residents and 20% of the global economy

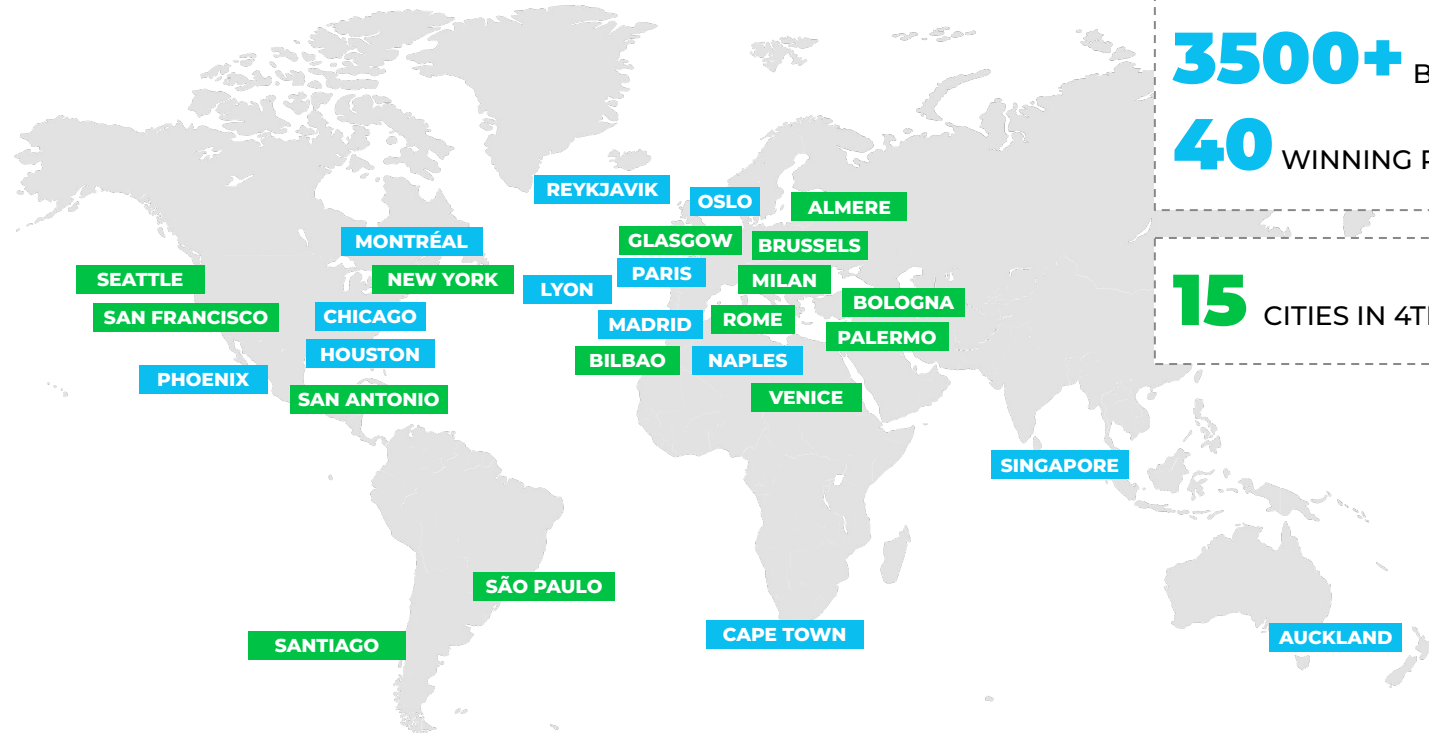
C40 Reinventing Cities

- Global competition to stimulate sustainable development and **innovative solutions to environmental and urban challenges.**
- Create a space where **cities and private sector can collaborate** for zero-carbon urban regeneration.
- Invites creative professionals including **architects, developers and environmentalists** to transform underutilized urban sites into **sustainable & community-focused projects.**

MKNO,
Paris



Participating Cities



28 CITIES ENGAGED
3500+ BUSINESSES
40 WINNING PROJECTS

15 CITIES IN 4TH EDITION

Catalyst for change

Previous winning projects have set new national standards



Assemble Chicago |
Chicago

1st zero-carbon high rise building in Chicago



Campus for Living Cities |
Madrid

Largest cross-laminated timber structure in Spain



Sunnyside Energy |
Houston

Largest urban solar Farm in the US (built on a landfill in Houston)

How it works?



Cities propose
underused sites, ready
for redevelopment



C40
organises the **global call**
for projects



Creative teams
present their best
proposals to redevelop
the site

Competition Framework

Regulations & Guidance

C4O
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Reinventing Cities

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Reinventing

A global competition for zero-urban projects

Regulation for the Expression of Interest

Reinventing Cities

Guidance to Design a Zero-Carbon, Sustainable and Resilient Project

City-specific Requirements

Reinventing Cities

170 Otis Street, San Francisco
170 Otis Street (CA 94103, USA)

The site is located at the very southern end of the City's Downtown office core and Civic Center concentration of City offices, and is surrounded by an eclectic mix of commercial and residential uses. The building located at 170 Otis Street is an approximately 170,000 square foot seven-story office building with an underground parking garage that was built in 1975. The site is adjacent to the Central Freeway and is tucked into the block and accessible to the street by a narrow alley, and is otherwise obstructed from Otis Street by a separate parcel with a 10-story building. The property backs up onto a narrow street with low to mid-rise residential buildings. The site is zoned partly for public uses and partly for commercial/residential mixed-use development. Most of the area is designated for buildings up

to 85 feet in height, with one portion zoned for up to 125 feet. Rezoning may be necessary to accommodate future development. The site was included in a recent areawide planning effort that cleared the site for a substantial increase in residential capacity, pending rezoning with city support. The City seeks to redevelop the site into a high-density residential or residential mixed-use building to advance the City's state-mandated target of adding over 80,000 new residential units by 2031, and support the City's post-pandemic economic recovery by repositioning the City workforce's office footprint to make use of historic office vacancies in the Civic Center and downtown areas, all while continuing to demonstrate San Francisco's commitment to sustainable development and a zero-carbon future.



Plot Area:
This site is made up of four separate City-owned parcels, totaling just under 45,000 square feet.

Expected Land Use:
It is the City's expectation that the highest and best use for the site will be for housing. Specifically, the City envisions transforming this site into a mid-rise tower, integrating material recovery of the existing building, zero-emission technologies and urban greening solutions. The site may also include the potential addition of sustainable mixed-use services, active ground floors and ground-level public space. The development should be in line with the site's transitional location between low-rise residential and high-rise residential and office buildings proceeding northward. Residential units may be either for-sale condominium units or

rental units. See planning rules and regulations section below for applicable affordability and other code requirements.

Site Ownership:
The site is entirely owned by the City and County of San Francisco.

Type of Property transfer Intended:
The City's intent is to sell the site outright to use the proceeds for relocation costs of City workforce and other public purposes. A joint development model may be considered if proposed by the project team. Further information will be provided in Phase 2 of the competition.

Deadline for the submission of the Expression of Interest: Thursday 5th September 2024, 11am PST

Reinventing Cities

1 South Van Ness Avenue, San Francisco
1 South Van Ness Avenue (CA 94103, USA)

The site is located at a prime location at the intersection of two of San Francisco's most prominent arterials, Van Ness/South Van Ness Avenue and Market Street in the Civic Center neighborhood at the southwestern end of the City's Downtown office core. The building located at 1 South Van Ness Avenue is an approximately 650,000 gross square foot eight-story office building with an underground parking garage that was built in 1959 and was acquired by the City from Bank of America in 2004. The area is characterized by a vibrant mix of civic, institutional, arts, commercial, and residential uses and is the seat of City government. The site is zoned for a wide range of commercial and residential uses, with

buildings permitted up to 400 feet of height. The site is surrounded by active and entitled residential and commercial high-rise development projects. The City seeks to redevelop the site into a high-density residential or residential mixed-use tower to advance the City's state-mandated target of adding over 80,000 new residential units by 2031, and support the City's post-pandemic economic recovery by repositioning the City workforce's office footprint to make use of historic office vacancies in the Civic Center and downtown areas, all while continuing to demonstrate San Francisco's commitment to sustainable development and a zero-carbon future.



Plot Area:
This is a single 65,000 square foot parcel that is entirely occupied by a single building.

Expected Land Use:
The site is zoned for a wide variety of residential and commercial uses. It is the City's expectation that the highest and best use for the site will be for housing, with active ground floors for commercial or institutional use. Specifically, the City envisions transforming this site into a high-rise tower, integrating material recovery, zero-emission technologies and urban greening solutions. The project must consider the surrounding context, characterized by entitled and recently constructed high-rise buildings in the area. Residential units may be either for-sale condominium units or rental units. See planning rules and regulations section below

for applicable affordability and other code requirements.

Site Ownership:
The site is entirely owned by the City and County of San Francisco, with one ground floor commercial tenant in a long-term lease that would need to be negotiated as part of any future development.

Type of Property transfer Intended:
The City's intent is to sell the parcel outright to use the proceeds for relocation costs of City workforce and other public purposes. A joint development model may be considered if proposed by the project team. Further information will be provided in Phase 2 of the competition.

Deadline for the submission of the Expression of Interest: Thursday 5th September 2024, 11am PST

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Competition Framework

Reinventing Cities framework

Common objectives that urban
projects are invited to address.



High-quality
design



Green buildings
& energy



Clean
construction



Inclusion &
community



Low-carbon
mobility



Urban nature



Climate
resilience



Circular resources



Water
management



Sustainable
lifestyle

10 Climate Challenges

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Participating teams

Reinventing Cities aims to encourage **new types of collaboration** between actors to create innovative projects.

- **Multidisciplinary teams** including architects, planners, environmental experts, community groups, developers, start-ups etc.
- Include at least an **architect/ planner & environmental expert**
- Have **financial capacity** to implement the project (*not required in phase 1*)



Two-phase competition

Phase 1

Expression of Interest



Selection of 3 to 5 finalist teams

Teams are expected to present a “light” proposal:

- **Description of the team**
- **Presentation of the project & development concept for the site**

Phase 2

Final Proposal



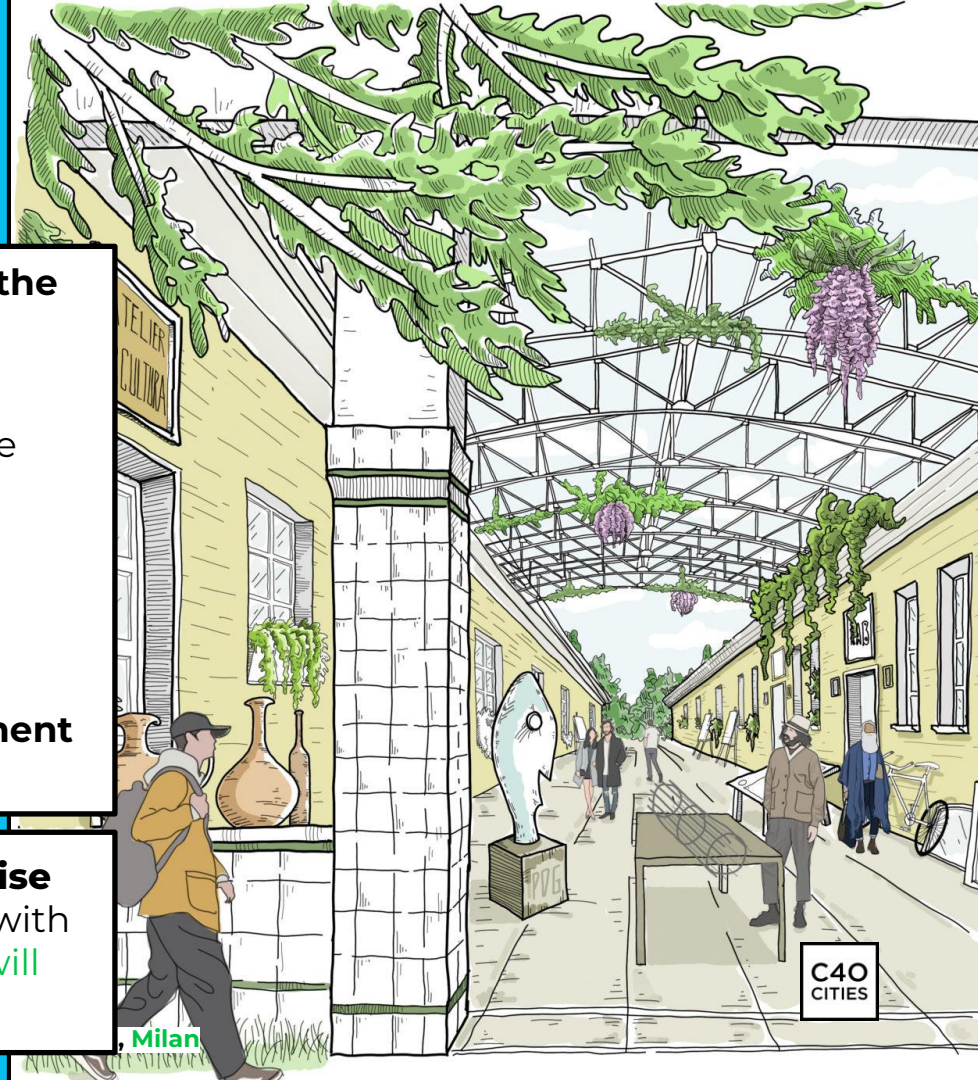
Selection of 1 winning team per site

- **Detailed project** (including design, uses, environmental performance etc.)
- **Financial offer** to buy/lease the site & project **business plan**
- **Monitoring protocol**

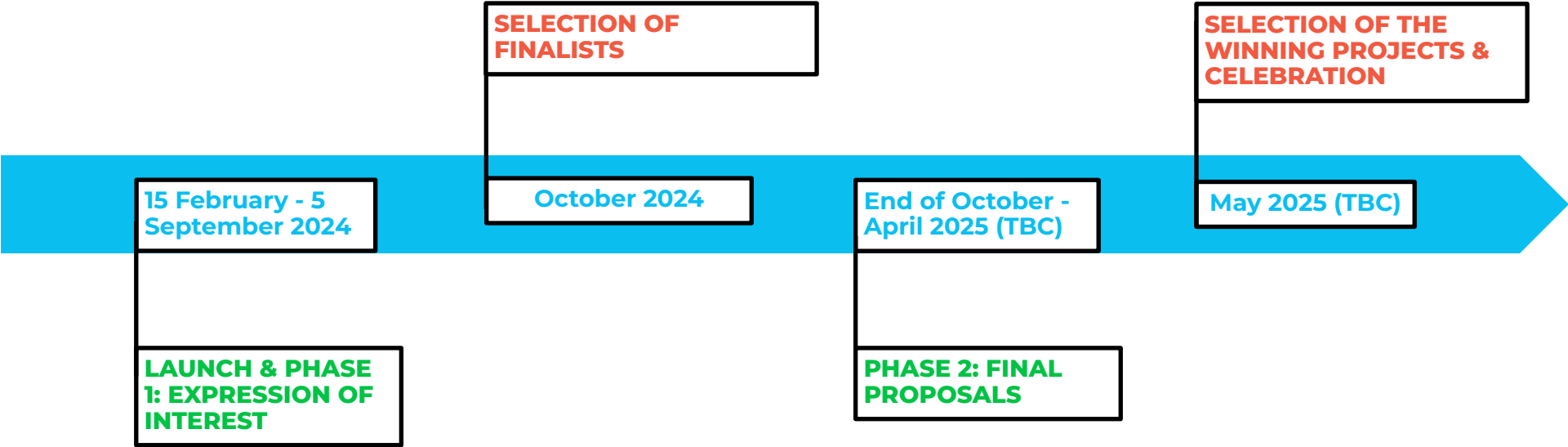
Evaluation & Implementation

- Relevance of the project to the **specifics of the site**
- **Strategy to minimise carbon emissions** & proposed solutions to address the 10 Climate Challenges
- **Suitability of the team** to successfully implement the proposal
- Soundness of the **business model** and the relevance of the **legal and financial agreement** *(Phase 2)*

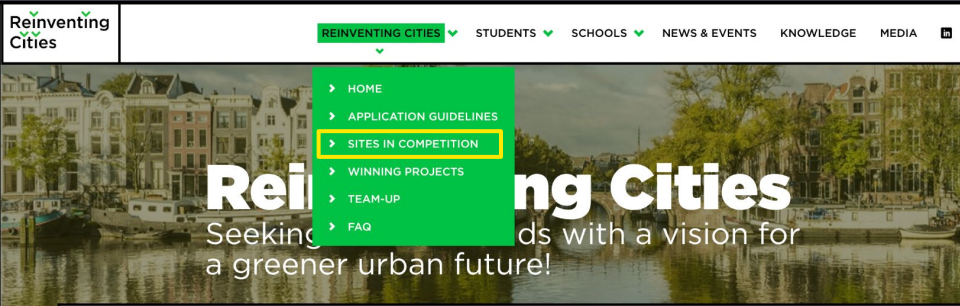
After the competition process, the city will **finalise the agreement** with the winning team, in line with local laws and regulations. **The winning team will then implement the project.**



Provisional Timeline



How can I apply?

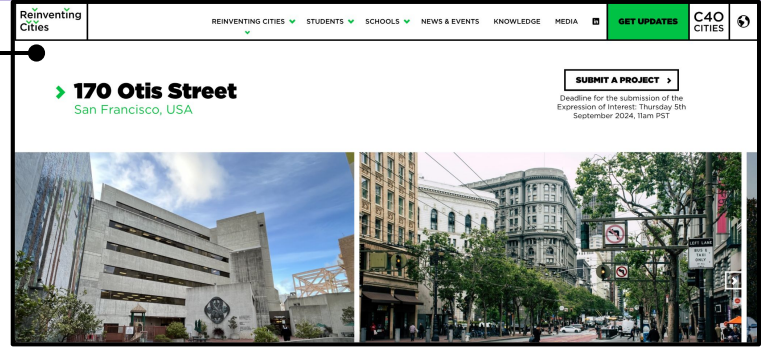


A global competition for innovative, zero-carbon and resilient

Reinventing Cities is a global competition to accelerate the development of decarbonised, resilient urban regeneration across the globe.

Through this competition, cities identify under-utilised sites that are released and transformed and invite creative multi-disciplinary teams of architects, planners, developers, investors, environmentalists, creatives, start-ups, academics and community associations - to submit proposals.

c40reinventingcities.org/en/professionals/



Documentation

[EN] REINVENTING CITIES REGULATIONS (EXPRESSION OF INTEREST)

[EN] GUIDANCE TO DESIGN A ZERO CARBON, SUSTAINABLE AND RESILIENT PROJECT

SITE REQUIREMENTS_170 OTIS STREET_SAN FRANCISCO

Dataroom Access

Download specific documents for this site

OPEN DATAROOM

Questions?

If you have a question or would like more details on the Reinventing Cities competition, please use the form below. You will receive a response via email.

First name *

Last name *

E-mail *

Company

Message *

I agree to receive updates about the Reinventing Cities program and that my information may be used in accordance with C40's [Privacy policy](#). You can withdraw this consent at any time.



'The Reinventing Cities competition has inspired exactly the inventive collaboration we need to combat the climate crisis .

It is more than an innovative competition - it is providing vital solutions to build the urban future we want.'

Mark Watts, C40 Executive Director

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c40reinventingcities.org