

Transbay Block 3 Park and Streetscape Improvements Project

- 1. Schematic Design**
- 2. Amended & Restated MOU**

December 6, 2022



office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE



Requested Commission Actions

Agenda Item 5.d)

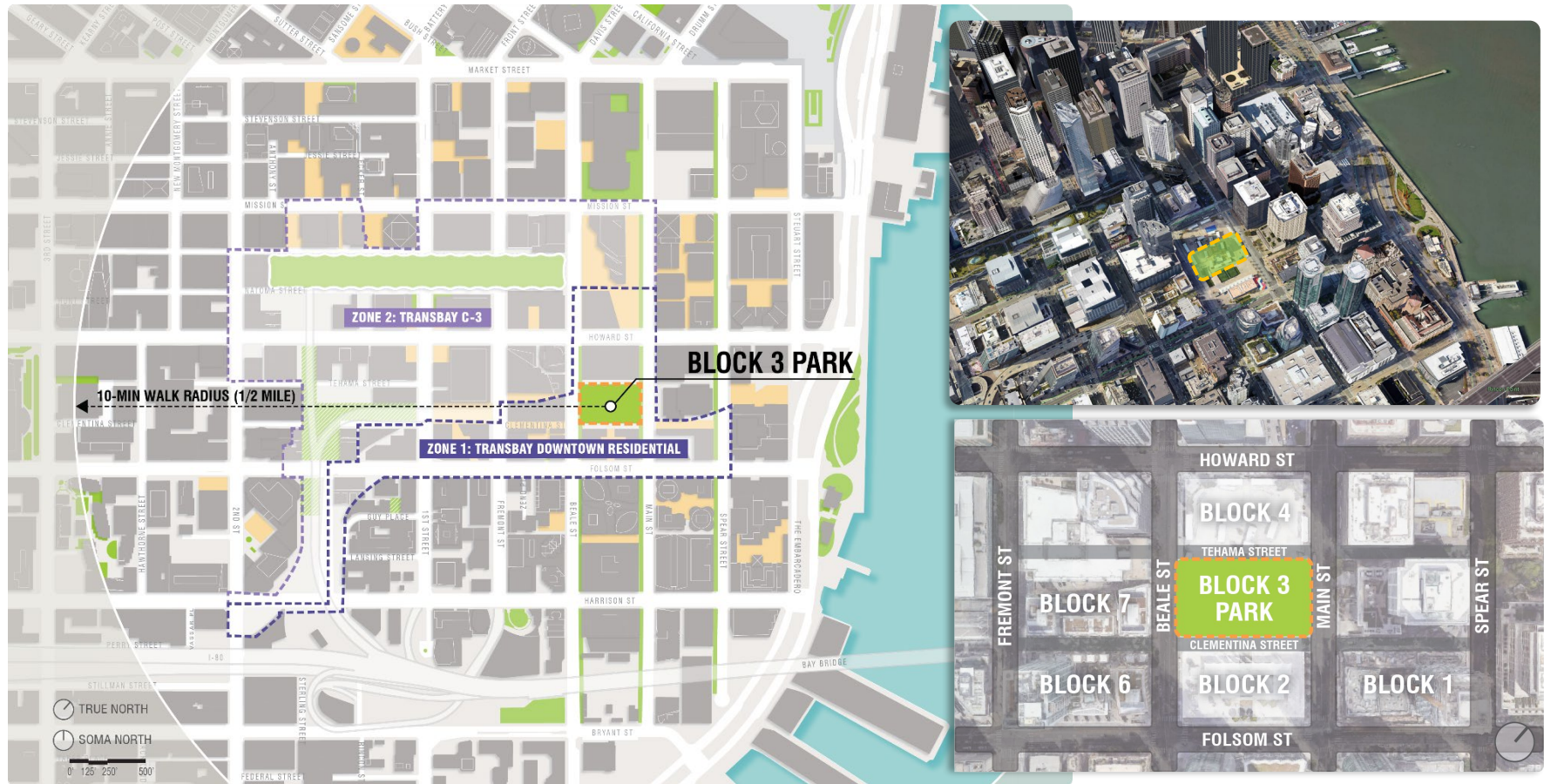
- Conditionally approving the Schematic Design for the Transbay Block 3 Park and Streetscape Improvements Project;
- Adopting environmental findings pursuant to the California Environmental Quality Act; and providing notice that this action is within the scope of the Transbay Terminal / Caltrain Downtown Extension / Redevelopment Project Final Environmental Impact Statement / Environmental Impact Report (“FEIS/EIR”), a program EIR, and is adequately described in the FEIS/EIR for purposes of the California Environmental Quality Act.

Requested Commission Actions

Agenda Item 5.e)

- Authorizing an Amended and Restated MOU with the Public Works and Recreation and Parks Department(s), to increase the value for services by \$3,765,045, for an aggregate amount not to exceed \$7,660,658, to be paid to City Agencies to complete the design, engineering of, and provide project management services from concept design through award of construction;
- Providing notice that this action is within the scope of the Transbay Terminal / Caltrain Downtown Extension / Redevelopment Project Final Environmental Impact Statement / Environmental Impact Report (“FEIS/EIR”), a program EIR, and is adequately described in the FEIS/EIR for purposes of the California Environmental Quality Act.

Transbay Redevelopment Project Area



Project Design Team

PROJECT SPONSOR: OFFICE OF COMMUNITY INVESTMENT & INFRASTRUCTURE (OCII)

Laura Shifley - Project Lead / Associate Planner

FUTURE OWNER: SAN FRANCISCO RECREATION AND PARKS (RPD)

Monica Scott - Project Manager

DESIGN TEAM: SAN FRANCISCO PUBLIC WORKS (SFPW)

Kathleen O'Day - Project Manager

Lizzy Hirsch - Project Lead

Lawrence Cuevas – Design Lead

Paul De Freitas - Architect

SAN FRANCISCO ARTS COMMISSION (SFAC)

Marcus Davies - Project Manager, Civic Art Collection and Public Art Program

EAST CUT COMMUNITY BENEFIT DISTRICT (CBD)

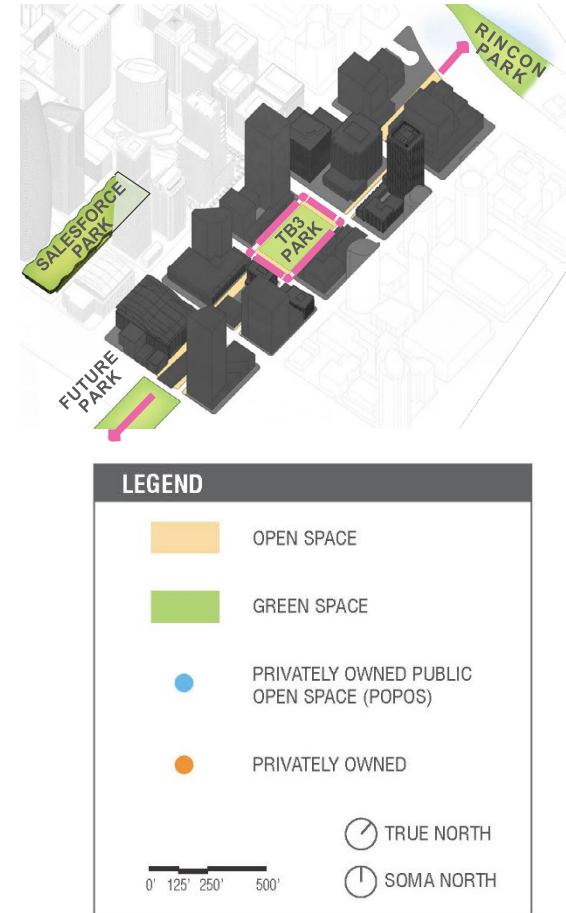
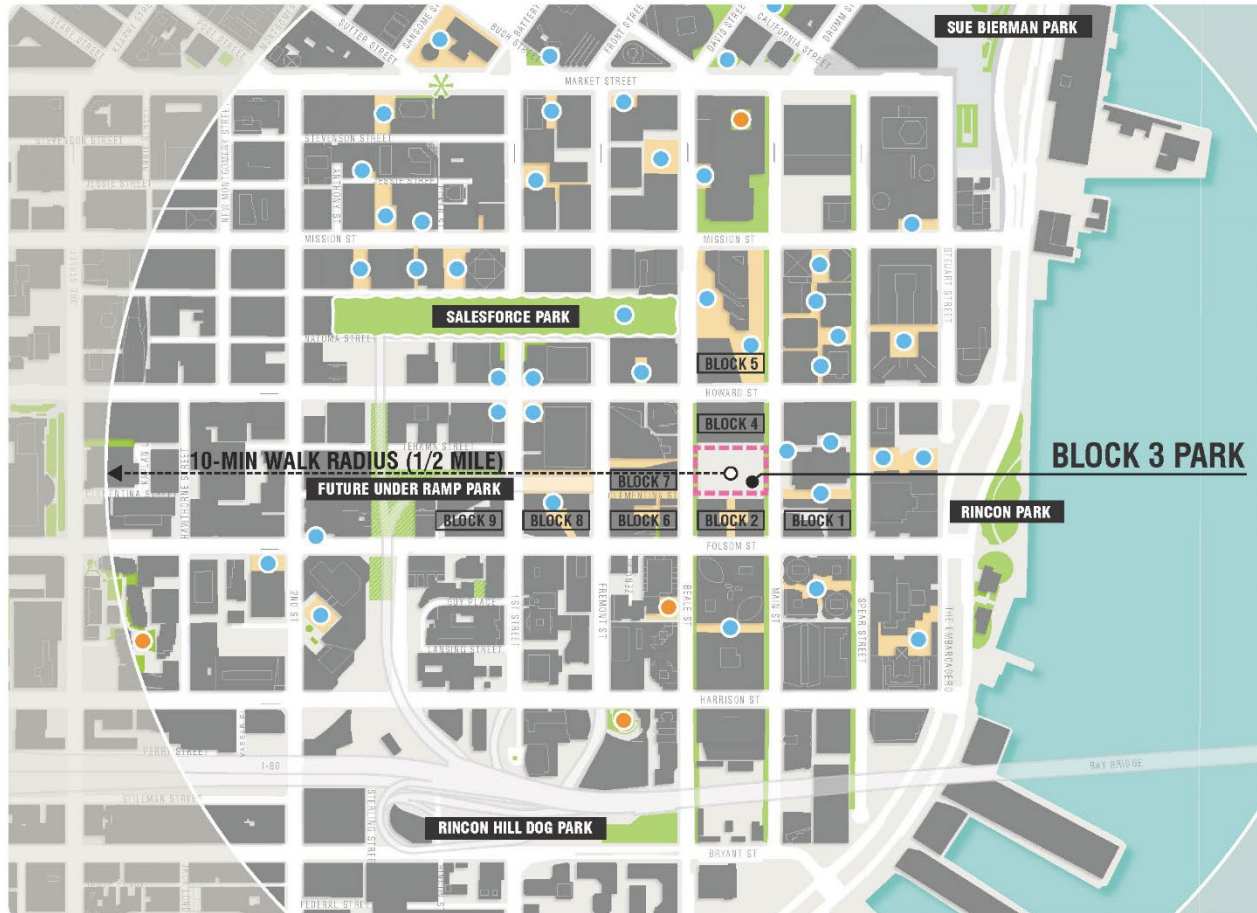
Future Park Community Ambassador

Project Schedule

PHASE	DURATION	START
INITIAL PLANNING/PROGRAMMING	10 MONTHS	2018
CONCEPT/SCHEMATIC DESIGN	28 MONTHS	2019
DESIGN DEVELOPMENT / CONSTRUCTION DOCUMENTS	13 MONTHS	2023
PERMIT/BID/AWARD	6 MONTHS	Q2 2023
ANTICIPATED CONSTRUCTION	24 MONTHS	Q4 2023

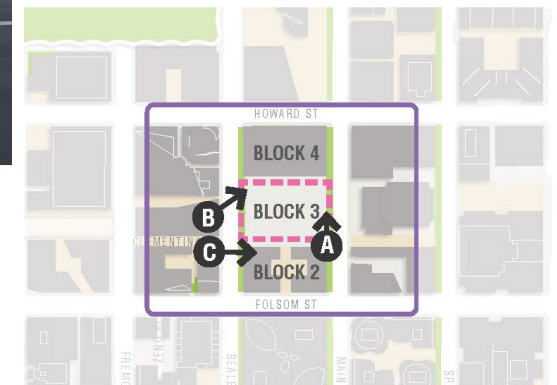
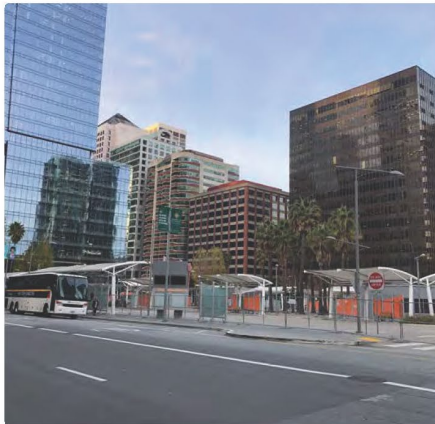
Neighborhood Context

Adjacent Open Space



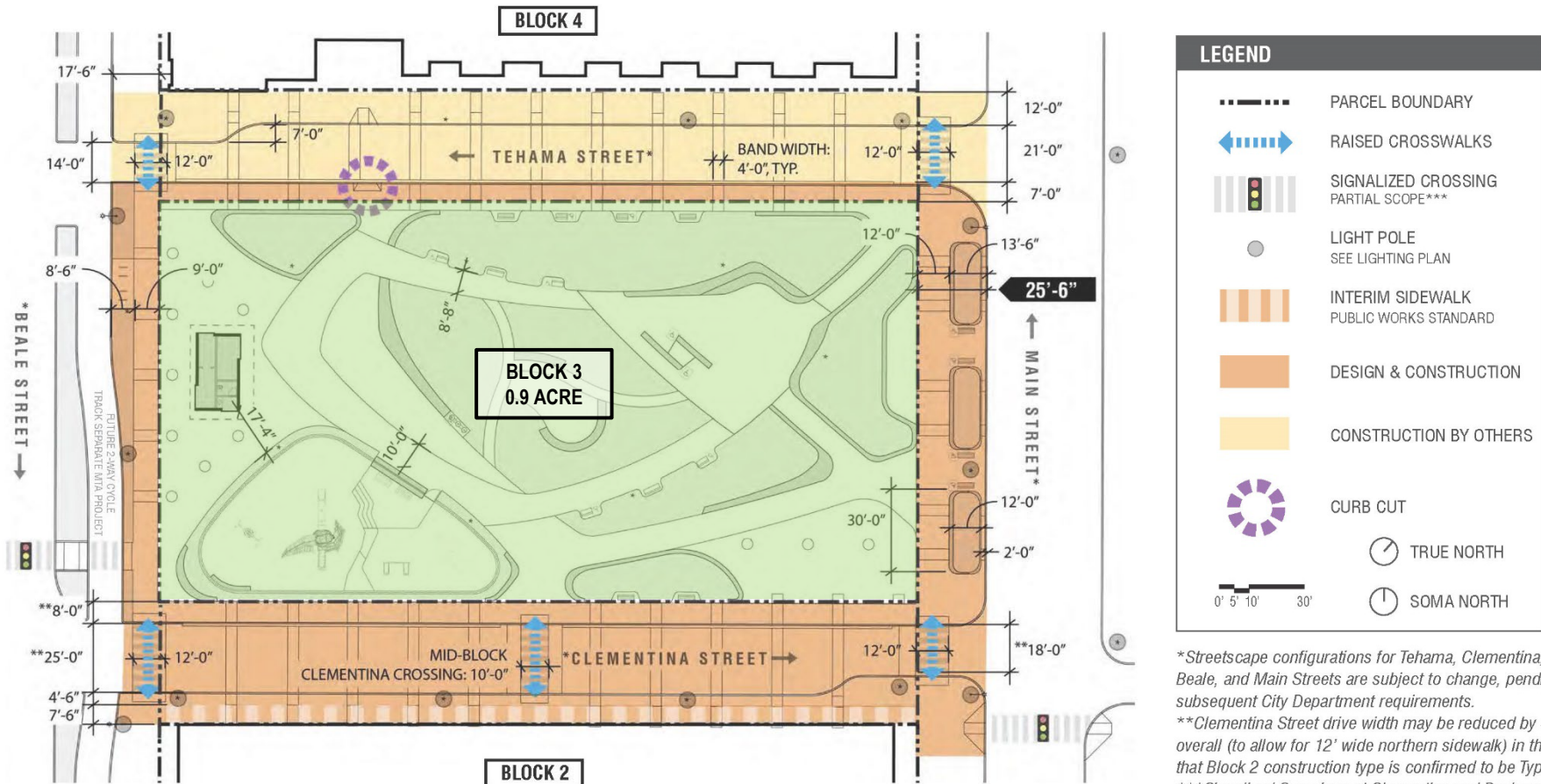
Site Context

Existing Site



Site Context

Right-of-Way Scope of Improvements



*Streetscape configurations for Tehama, Clementina, Beale, and Main Streets are subject to change, pending subsequent City Department requirements.

**Clementina Street drive width may be reduced by 4' overall (to allow for 12' wide northern sidewalk) in the event that Block 2 construction type is confirmed to be Type 1.

***Signalized Crossings at Clementina and Beale and Clementina and Main Street intersections are included in this project scope of work. In Design Development Phase, this scope of work and construction sequence will be further coordinated with MTA/PW adjacent Main and Beale projects whereby scope reductions may occur.

Planning Process + Community Engagement

COMMUNITY INPUT SCHEDULE

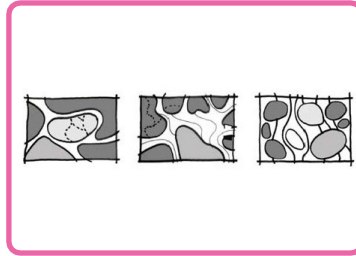
MEETING 1: MARCH 4, 2020

INITIAL DESIGN INSPIRATION



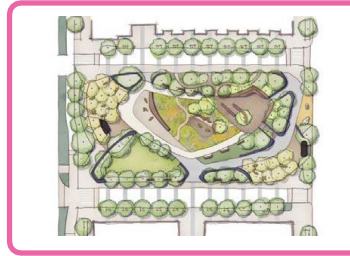
MEETING 2: SEPTEMBER 9, 2020

DESIGN ALTERNATIVES



MEETING 3: NOVEMBER 18, 2020

DESIGN SYNTHESIS



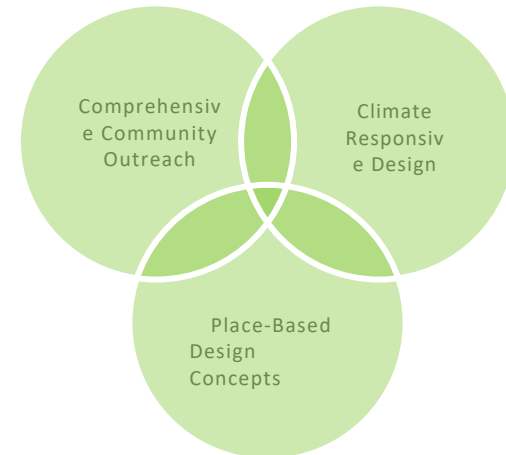
MEETING 4: APRIL 29, 2021

DESIGN UPDATE:
PLAYGROUND / BUILDING



- CIVIC DESIGN REVIEW
- CITIZEN ADVISORY COMMITTEE (CAC)
- RPD COMMISSION
- OCII COMMISSION

DESIGN CONCEPT



Community Engagement

Desired Park Program

FLEXIBLE PLAZA SPACES

4,000 SF

LARGE SCALE SPACES FOR:



Flexible Programming
Movie Night
Art Shows
Performances

GATHERING

500-2,500 SF

MEDIUM SCALE SPACES FOR:



Birthday Parties
Picnicking
Communal Seating Zone
Community Events

SEATING

50 SF

SMALL SCALE SPACES FOR:



Places To Sit By Yourself or
In Small Groups,
Surrounded by Nature

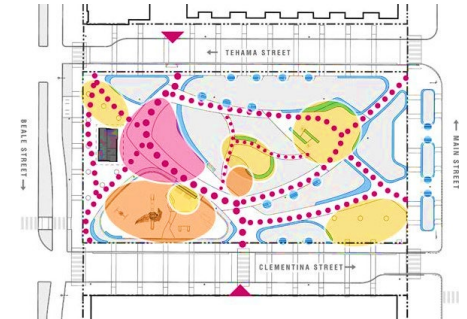
PLAY

3,800 SF

PLAY SIZE SIMILAR TO:



South Park, San Francisco
Square
Jacques De Bollardiere,
France



LEGEND

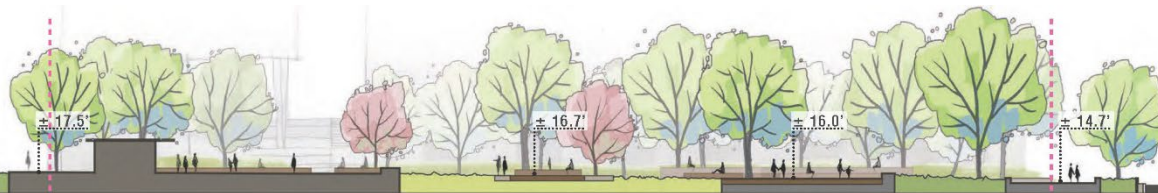
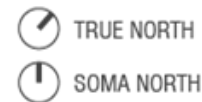
- Major
- Circulation
- Minor
- Circulation

Illustrative Site Plan



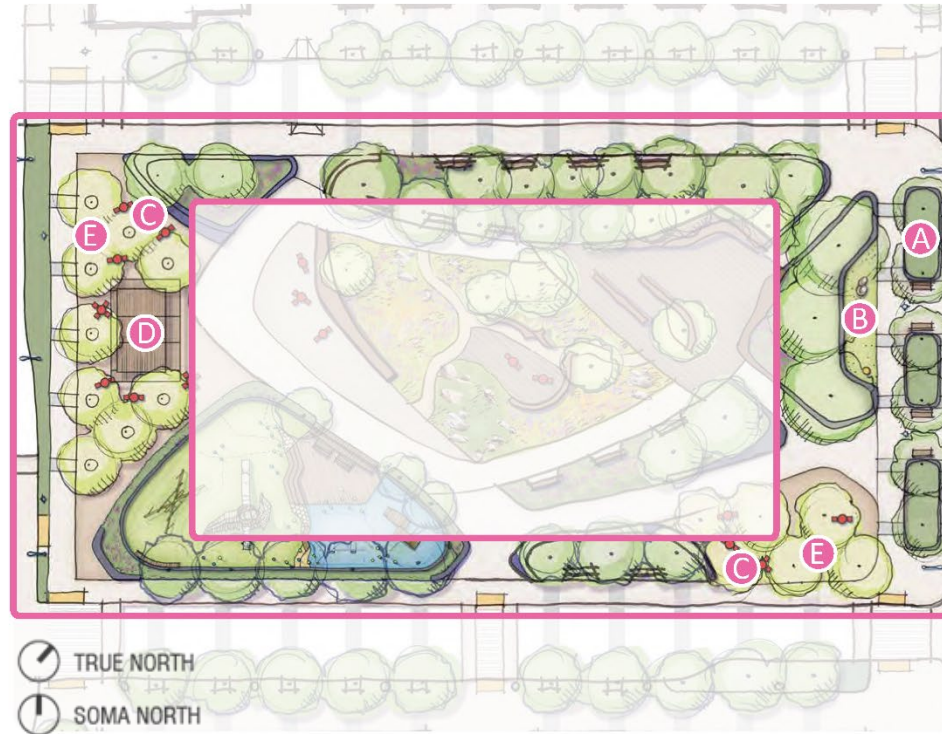
LEGEND

- A** Flexible Tables & Chairs
- B** Benches/Seating
- C** Seatwalls
- D** Boulders
- E** Permeable Paving
- F** Paving
- G** Plantings
- H** Trees



Park Program

Park Edges



A Planting on Main St



B Dog Relief



E Groves



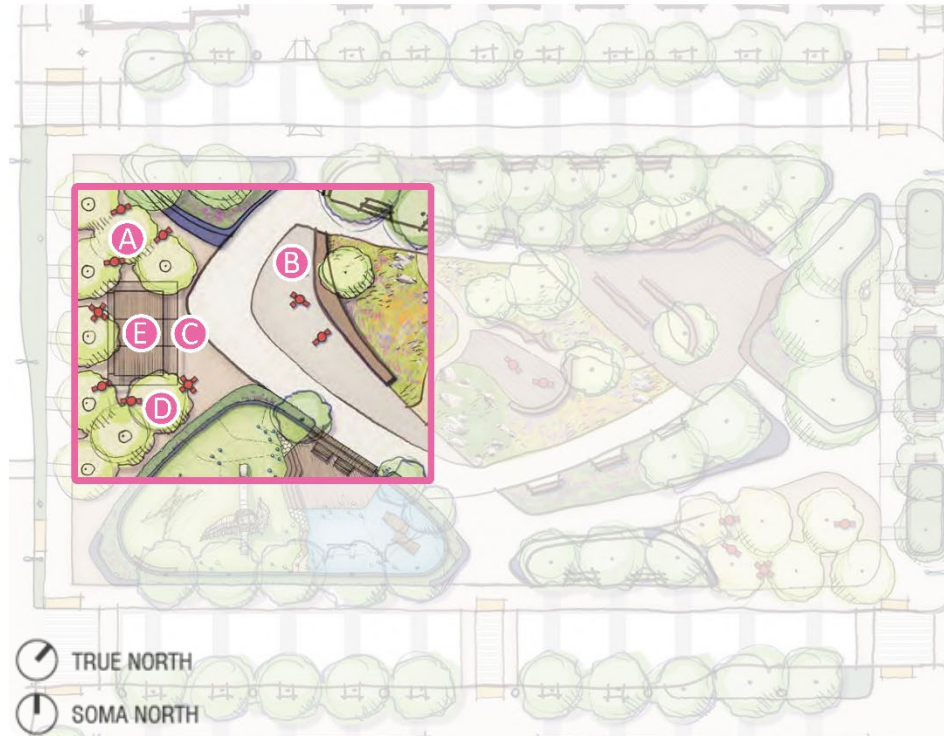
D Stewardship Building



C Flexible Tables & Chairs

Park Program

Flexible Plaza



A Grove



B Performances



E Stewardship Building



D Flexible Chairs & Tables



C Movie Night

Park Program

Habitat Meadow



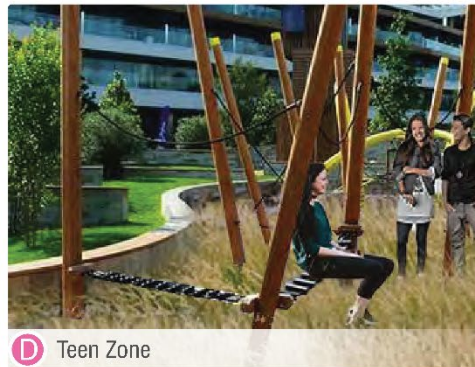
A Seasonal Trees



B Increase Biodiversity



E Habitat Meadow



D Teen Zone



C Nature Exploration Area

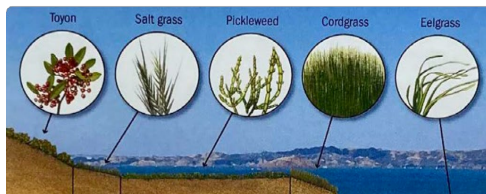
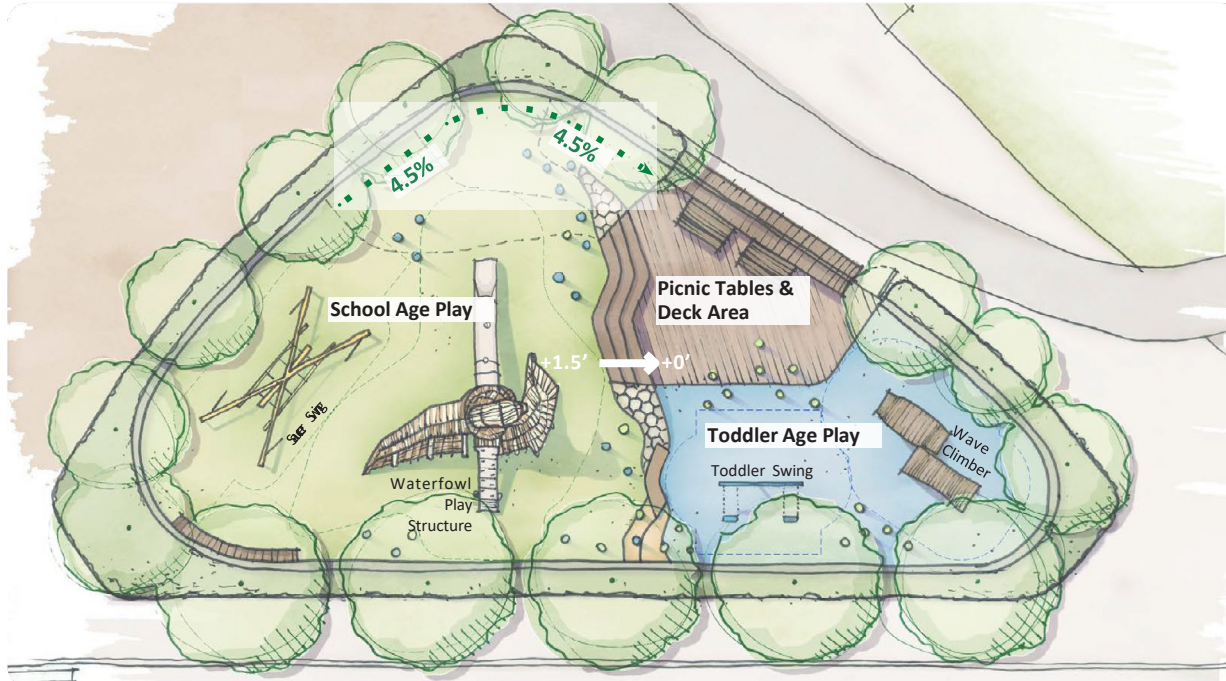
Park Program

Main Deck



Park Program

Playground



Intertidal Zone



Brown Pelican



Eelgrass



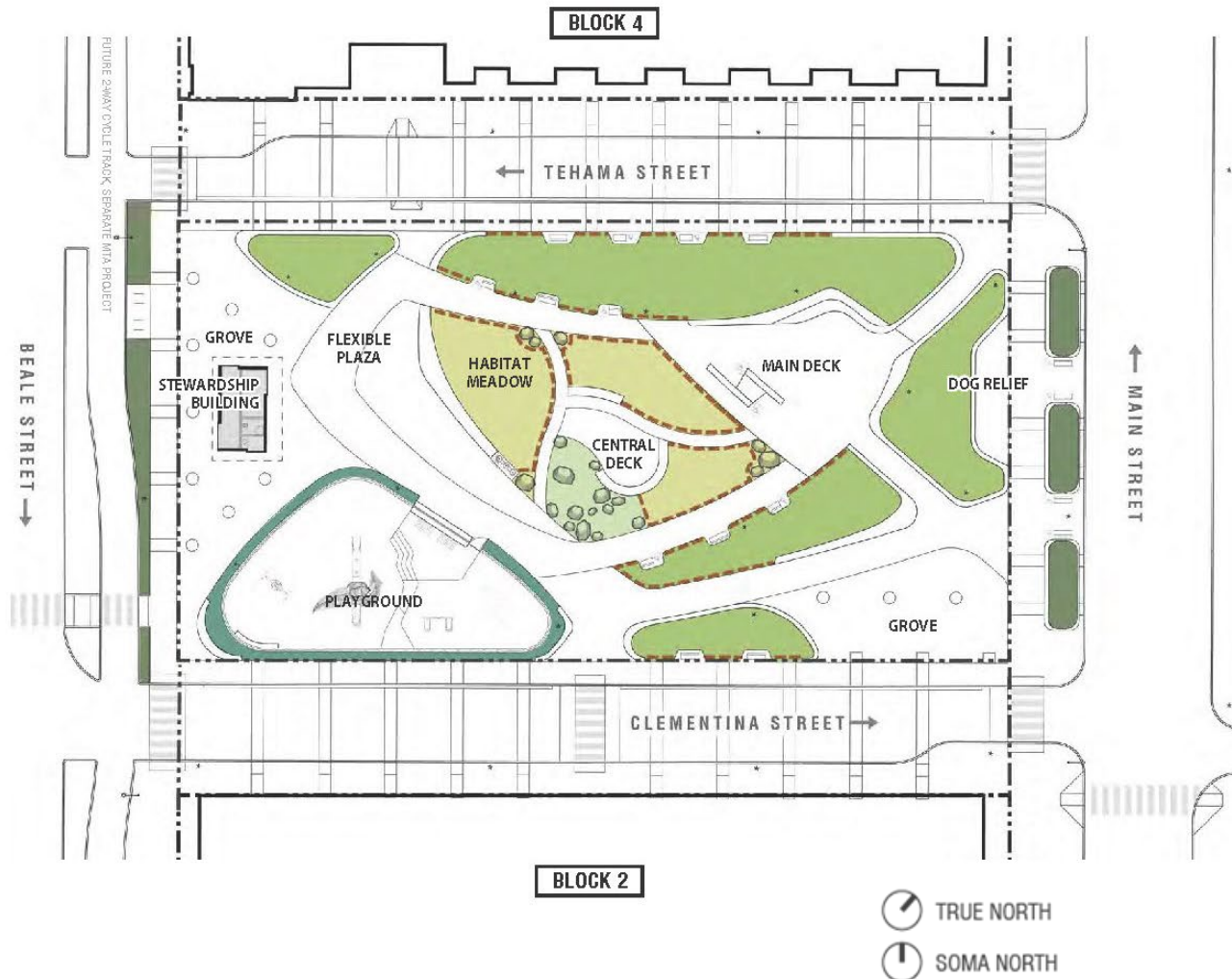
Park Program

Tree Planting



Park Program

Landscape Planting



BOULDER



UNDERSTORY

Representative Species:

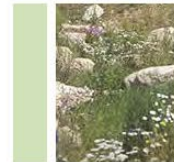
- Clinopodium douglasii*
- Garrya elliptica*
- Ribes sanguineum*



MEADOW

Representative Species:

- Baccharis pilularis*
- Ceanothus maritimus*
- Lupinus albus*



NATURE PLAY

Representative Species:

- Achillea millefolium*
- Carex pansa*
- Stipa pulchra*



PLAYGROUND

Representative Species:

- Artemisia californica*
- Eriogonum fasciculatum*
- Salvia leucophylla*



SIDEWALK

Representative Species:

- Lomandra longifolia*
- Salvia mexicana*
- Yucca filamentosa*

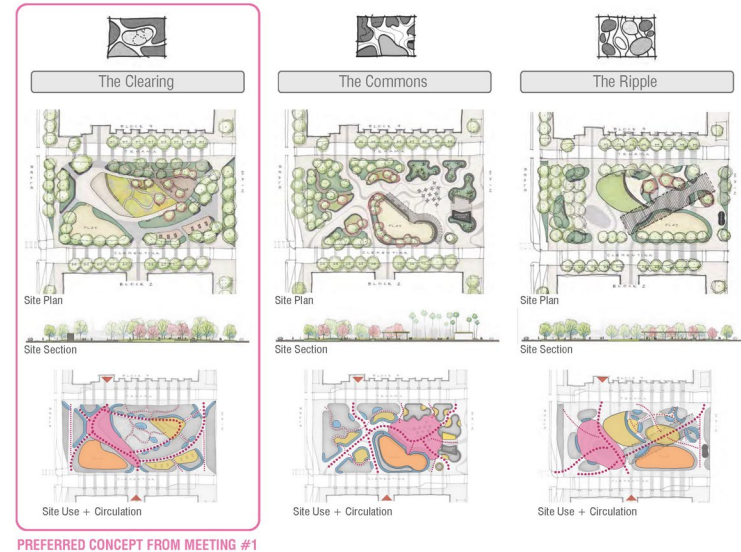
- The landscape planting palette conforms to goals established by the San Francisco Biodiversity Policy Resolution 004-17-COE.
- All Park planting beds including sidewalk plantings will have automatic irrigation.

Stewardship Building

Design Process

COMMUNITY MEETINGS #1-4 FEEDBACK:

- Include restroom and community storage
- Preference for warm materials
- Illuminate building at night to provide a welcoming glow to the park



CIVIC DESIGN REVIEW FEEDBACK:

- Simplify building form and massing
- Create a quiet, tranquil, beautifully detailed building within the park
- Treat the roof as the fifth facade, considering visibility from surrounding residential neighbors

Stewardship Building

View from Beale Street



'Transbay Park' is a placeholder name; final park name to be determined through a community process.

Stewardship Building

Nighttime View from Beale Street



'Transbay Park' is a placeholder name; final park name to be determined through a community process.

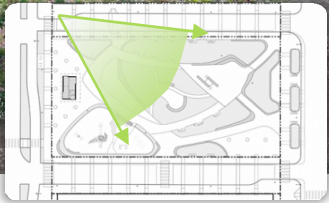
Illustrative Rendering

View from Main Deck



Illustrative Rendering

Beale/Tehama Corner Entrance Looking Southeast



Illustrative Rendering

Bird's-eye View Looking Northeast Towards Main Street



San Francisco Arts Commission

Civic Design Review and Public Art Enrichment

- The Park design is subject to the SFAC **Civic Design Review** process.
- OCII is voluntarily participating in the SFAC **Public Art Program** and will commission a permanent art piece for the park that will become part of the City's Civic Art Collection.
- In accordance with Section 3.19 of the SF Administrative Code, 2% of the final estimated construction costs will be allocated for art enrichment.
- SFAC will manage the art enrichment process for selecting and implementing public art.
- The artist selection panel includes representation from both the OCII Commission and the Transbay Citizens Advisory Committee ("CAC").



Summary Conditions of Approval

- **Design Development and Construction Documents** including Landscape Plans, Streetscape Improvement Plans, Stewardship Building Architectural Plans and design mock-ups.
- **Park Naming Process.** The final park name shall be determined through a community process to include outreach and engagement. The process will align with RPD Resolution 12470: *Policy on Naming and/or Changing the Designation of Facilities*.
- **Sustainability.** SFPW shall make every effort to achieve the Sustainable Sites Initiative SITES v2 rating system categories and points as outlined in SD.
- **Lighting and Security Plans.** Measures to ensure park safety include Park lighting, Park security cameras and staff presence.
- **Graffiti Treatment.** Materials specifications shall identify how each landscape and architectural material type will be protected from or replaced in the case of graffiti. Consider anti-graffiti coating for locations most likely to be defaced.
- **Signage.** All Park signage shall conform to RPD signage standards.
- **Noise Mitigation.** Prior to and during construction, SFPW shall prepare a noise mitigation plan and designate a single point of contact to address all construction-related concerns from OCII, the City, residents of Transbay and other stakeholders.

Transbay Block 3 Park and Streetscape Improvements Project

1. Schematic Design
- 2. Amended & Restated MOU**

December 6, 2022



office of
COMMUNITY INVESTMENT
and INFRASTRUCTURE



Commission Action

Approving an Amended and Restated MOU (2018) with the City, for:

- (1) San Francisco Public Works (SFPW) to provide and coordinate design and engineering services necessary to prepare and advertise a construction bid for Transbay Park (Block 3), surrounding streetscape improvements on Beale and Main Streets, and Tehama and Clementina Alleys, and
- (2) Recreation and Parks Department (RPD), as the Park's anticipated future owner, to oversee and approve Park design.

The proposed amendment would:

- (1) Increase the MOU Budget not-to-exceed amount by \$3,765,045, for a total maximum aggregate amount of \$7,660,658 for SFPW and RPD to complete design, engineering, contract administration and project management services.

2018 MOU Parties

An agreement between OCII and SFPW for the new Transbay Block 3 Park

- **Agency Roles**

- OCII: Developer
- SFPW: Project Management, Design and Engineering, Permitting and Contract Administration services and Bid Advertisement

2018 MOU SFPW Scope of Work

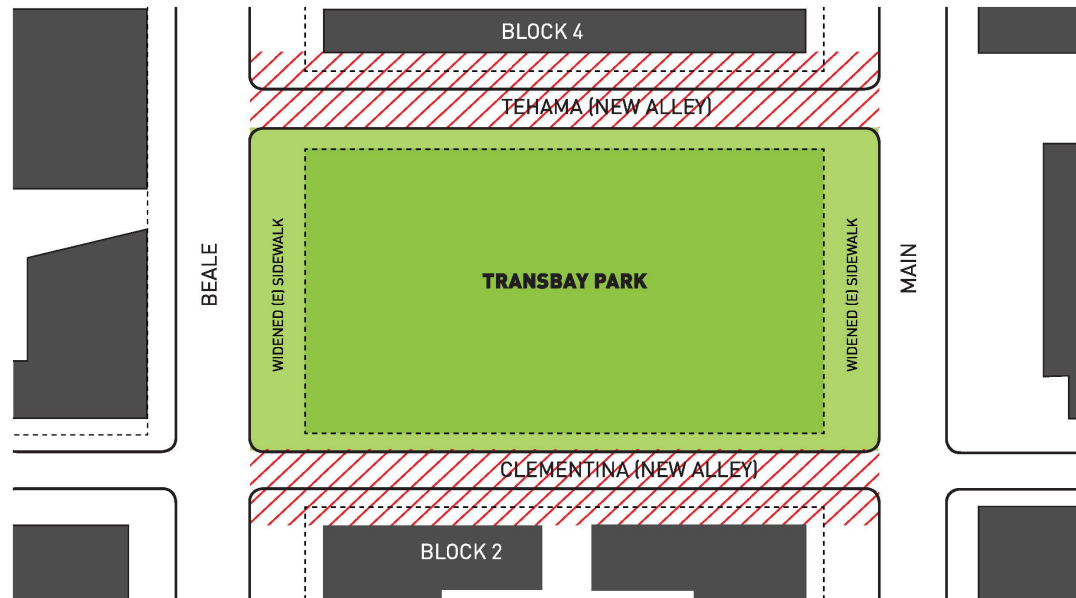
- Included all work related to develop the design of the new Park only and complete construction documents and bid advertisement.

- **Work done to date includes:**
 - Manage community process to establish a conceptual design for the Park
 - Performed Design and Engineering services for the Park Concept Design and Schematic Design
 - Project Management services (Liaise with and supervise City Agencies with jurisdiction over Park Design and adjacent properties)
 - Manage consultants (Archeological, Geotechnical, Environmental)
 - Prepare construction cost estimates
 - Ensure consistency with City requirements that apply to OCII projects (i.e. ADA, environmental)
 - Ensure contract compliance with OCII SBE policies

2018 MOU Authorization

MOU Budget :

SFPW MOU Fee	
SFPW Base Management & Service Fees	\$ 2,674,680
Allowance for As-Needed Services, fees & potential additional services required post planning phase	\$ 1,220,933
Total SFPW Management & Services Fees	\$ 3,895,613



BASE SCOPE OF WORK: NEW CONSTRUCTION

TRANSBAY PARK:
CONCEPT DESIGN THROUGH CONSTRUCTION

PUBLIC RIGHT-OF-WAY:
CONCEPT DESIGN-COORDINATE W/ADJACENT PROPERTY OWNER
FINAL DESIGN AND CONSTRUCTION-BY OTHERS

2022 MOU Amendment Revised Scope

Following the Commission's approval of the 2018 MOU, the Project was almost immediately placed on hold due to the TJPA's reopening of the Transbay Temporary Terminal. When implementation of the 2018 MOU resumed in 2019, several issues arose necessitating revised and broadened scope of work and services:

Major OCII Added Scope Items (2018 – 2021)*

1. Addition of RPD (future Park owner) to park development process for Design approval
2. Main & Beale streetscapes concept civil/landscape designs
3. Addition of Tehama Street (to Design Document level) and Clementina Street adjacent to the Park, to allow for harmonious design of the two streets and in complementary to the Park and to improve the feasibility of the two Block 2 affordable housing projects
4. Addition of signalized crosswalks at the Clementina intersections with Beale and Main Streets to promote and improve Transbay pedestrian flow and access to the Park
5. Relocation of Main Street domestic water line at Blocks 2 and 3 to support sidewalk expansions at both blocks and improve the feasibility of the two Block 2 affordable housing projects
6. Participation in the San Francisco Arts Commission ("SFAC") Art Enrichment program, which will bring a public art element to the Park

**Exhaustive list of added Project scope detail in A&R MOU*

2022 MOU Amendment Revised Scope (cont'd)

City Initiated Added Scope Items (2018 – 2022)*

1. New SFMTA bike facility projects on Beale and Main Streets that require streetscape coordination with the Transbay Blocks 3 project;
2. Two additional expansions of the overall Park scope:
 - Incorporation of the Stewardship Building stemming from the community's strong request for a restroom within the Park;
 - SFAC Civic Design Review of Park
3. SFPUC/SFPW initiation of Beale and Main Streets sewer replacement and repaving requiring additional coordination with the Block 3 Park and Streetscape Improvements Project

**Exhaustive list of added Project scope detail in A&R MOU*

2022 MOU Amendment Parties

An agreement between OCII, SFPW and adding RPD

- **Agency Roles**

- OCII: Developer
- SFPW: Block 3 Park & Streetscape Improvements Project Manager, Designer, and Engineer
- RPD: Park Design Approval*

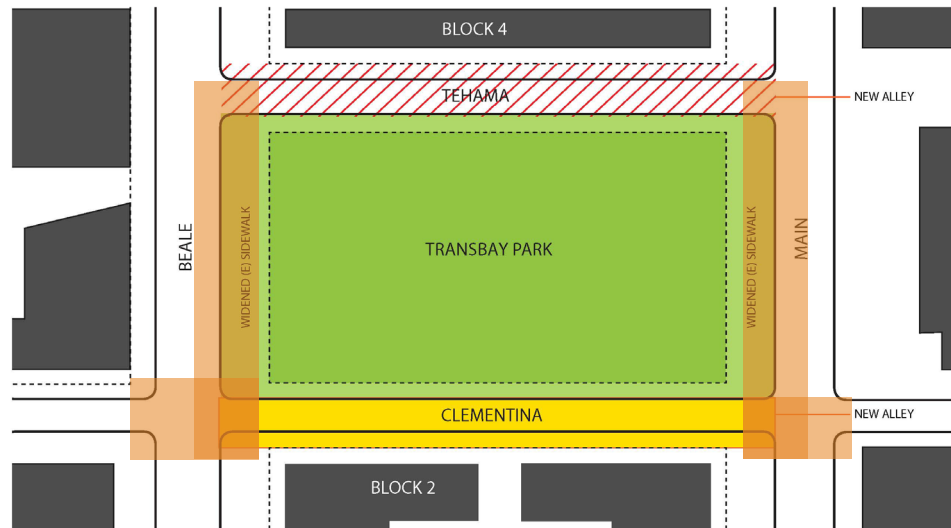
* -- OCII will still carry out its Land Use Approval functions under the Redevelopment Plan

2022 MOU Amendment Budget Request

Proposed Budget :

SFPW MOU Fee	
City Base Management & Service Fees	\$ 5,883,353
Consultants & Allowance for As-Needed Services	\$ 1,777,305
Total City Management & Services Fees	\$ 7,660,658

Represents an increase of \$3,765,045 above the 2018 MOU budget to account for additional scope of work and additional requested and required services



BASE SCOPE OF WORK: NEW CONSTRUCTION

TRANSBAY PARK:
CONCEPT DESIGN THROUGH CONSTRUCTION

PUBLIC RIGHT OF WAY:
CONCEPT DESIGN THROUGH CONSTRUCTION

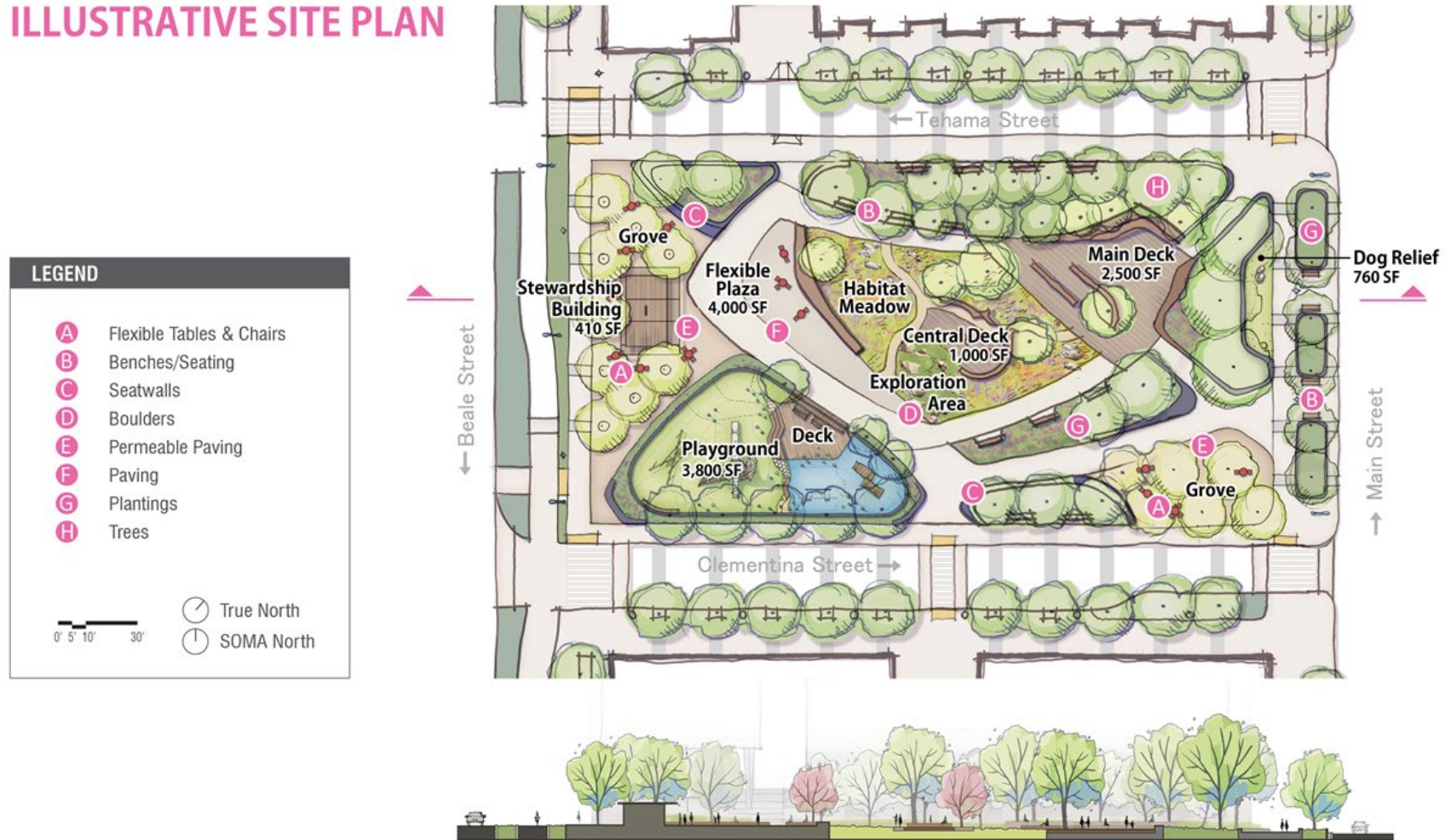
PUBLIC RIGHT-OF-WAY:
CONCEPT THRU 50% DESIGN DEVELOPMENT
(Construction Documents and Construction by others)

MAIN & BEALE OVERLAPPING PROJECTS:
CONCEPT DESIGN THROUGH CONSTRUCTION

TRANSBAY PARK:
LIMIT OF DESIGN AND
CONSTRUCTION DIAGRAM

2022 MOU Amendment Scope of Work

ILLUSTRATIVE SITE PLAN



2022 MOU Amendment Budget Details

SFPW Fees	
<i>SFPW Management Services, Site Assessment Remediation & Contract Preparation Fees</i>	
Total SFPW Management & Services Fees	\$ 1,954,915
<i>SFPW Design, Engineering, & ADA Review Fees</i>	
Total SFPW Design, Engineering, & ADA Review Fees	\$ 3,465,980
Total SFPW	\$ 5,420,895
RPD Park Design Client & Peer Review Fees	\$ 221,945
SFMTA Livable Streets, Traffic Signals & Routing Review Fees	\$ 200,263
PUC Fees	\$ 40,250
Subtotal	\$ 5,883,353
Consultant Services & Allowances for Additional Services	\$ 1,777,305
Total*	\$ 7,660,658

* Total inclusive of 15% contingency for all services and fees, as well as fiscal year increases

2022 MOU Amendment Updated Scope of Work

2022 MOU Amendment includes both 2018 MOU scope of work and the following NEW scope of work and services:

- Addition of RPD
- Project parcel delineation
- Clementina & Tehama Alley design & engineering
- Clementina signalized crossings
- Main & Beale streetscape concept designs
- New Park bathroom/stewardship bldg.
- Main Street Waterline relocation
- SFAC Civic Design Review
- SFAC Art Enrichment program
- TB5 Art Deco Pavilion incorporation feasibility study
- Public Outreach

Park Naming Process

- The process will align with RPD Resolution 12470: *Policy on Naming and/or Changing the Designation of Facilities*
- Community-led process of outreach and engagement
 - Community group leading the Park's naming process: East Cut Community Benefits District
- 5 Step Naming Process
 1. Naming ideation (Community Meeting 1 + two weeks) – *Completed*
 2. Community voting (poll open for three weeks) - *Completed*
 3. Reporting of voting results (Community Meeting 2)
 4. Community support period (One week following Community Meeting 2)
 5. Recommendation of Park name to RPD Commission
- Current Status: RPD is reaching out to the Native American tribes about a role in the naming process.

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*You are watching a Live meeting of the
Commission on Community
Investment and Infrastructure*

PUBLIC COMMENT CALL-IN:

Dial: 415-655-0001 **Access Code:** 2496 013 5740

Press #, then # again

- Press *3 to submit your request to speak
- Wait for your line to be unmuted
- You will have 3 minutes to provide a comment



Questions / Comments

