

Schematic Design Approval

Transbay Under Ramp Park

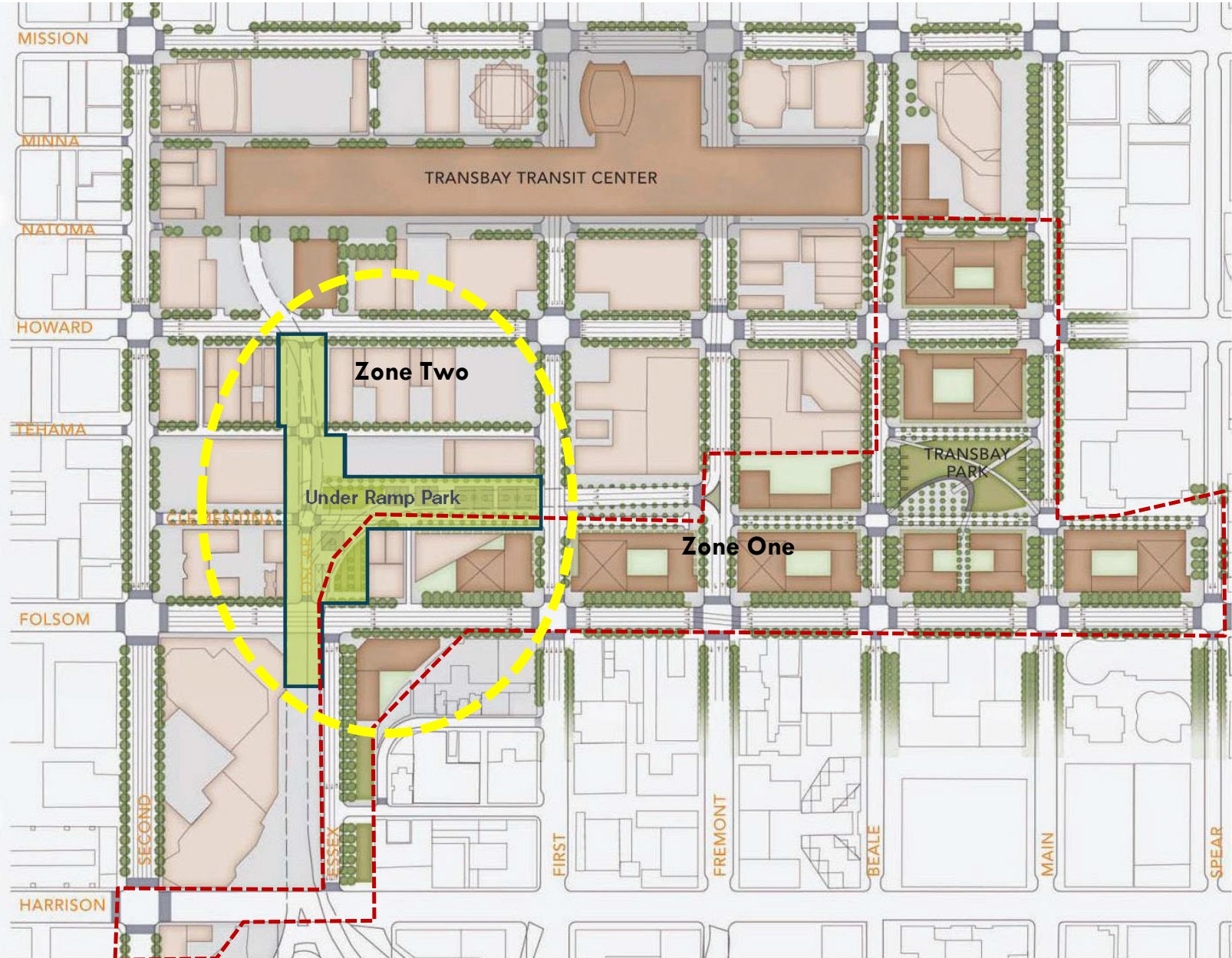
June 6, 2023



Requested Commission Action

Conditionally approving the Schematic Design for Under Ramp Park; 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; Transbay Redevelopment Project Area

Transbay Redevelopment Project Area



Inter-Agency Collaboration

TRANSBAY JOINT POWERS AUTHORITY (TJPA)

Property Co-owner

Owner of Future Park Improvements

Lessee of portions of the Park site owned by Caltrans

CALIFORNIA DEPARTMENT OF TRANSPORTATION (Caltrans)

Property Co-owner

Lessor of its land under Fremont Street off-ramp to TJPA

OFFICE OF COMMUNITY INVESTMENT & INFRASTRUCTURE (OCII)

Funder and Manager of design and construction of the Park

Inter-Agency Collaboration (Cont'd)

EAST CUT COMMUNITY BENEFIT DISTRICT (ECCBD)

Property Manager on behalf of the TJPA

Responsible for fundraising, operations and maintenance

CITY OF SAN FRANCISCO (City)

Potential construction manager through Department of Public Works (SFDPW)

History of Design Work

2011 July. San Francisco Redevelopment Agency selected CMG Landscape Architecture to lead a design team to prepare the URP Concept Design

2013 June. Former Agency Commission approved the Concept Design for Under Ramp Park.

2013 July. Solving key issues with Caltrans and TJPA park programming, maintenance and access to Caltrans right-of-way areas.

2017. OCII, TJPA and Caltrans agreed to path forward. CMG resumed Park design work, keeping most of original program from the Concept Design.

2018 August. TJPA asked OCII to pause design development of the Park due to its need to focus on repairing fissures discovered in beams of the new Transit Center. OCII paused work on the Park due to uncertainty around the timeline of repairs work.

2021 September. OCII asked CMG to explore whether a historically relevant Zig-Zag Moderne Structure, previously used as Hot Dog Stand at Transbay Block 5 site, could be incorporated into the Park program.

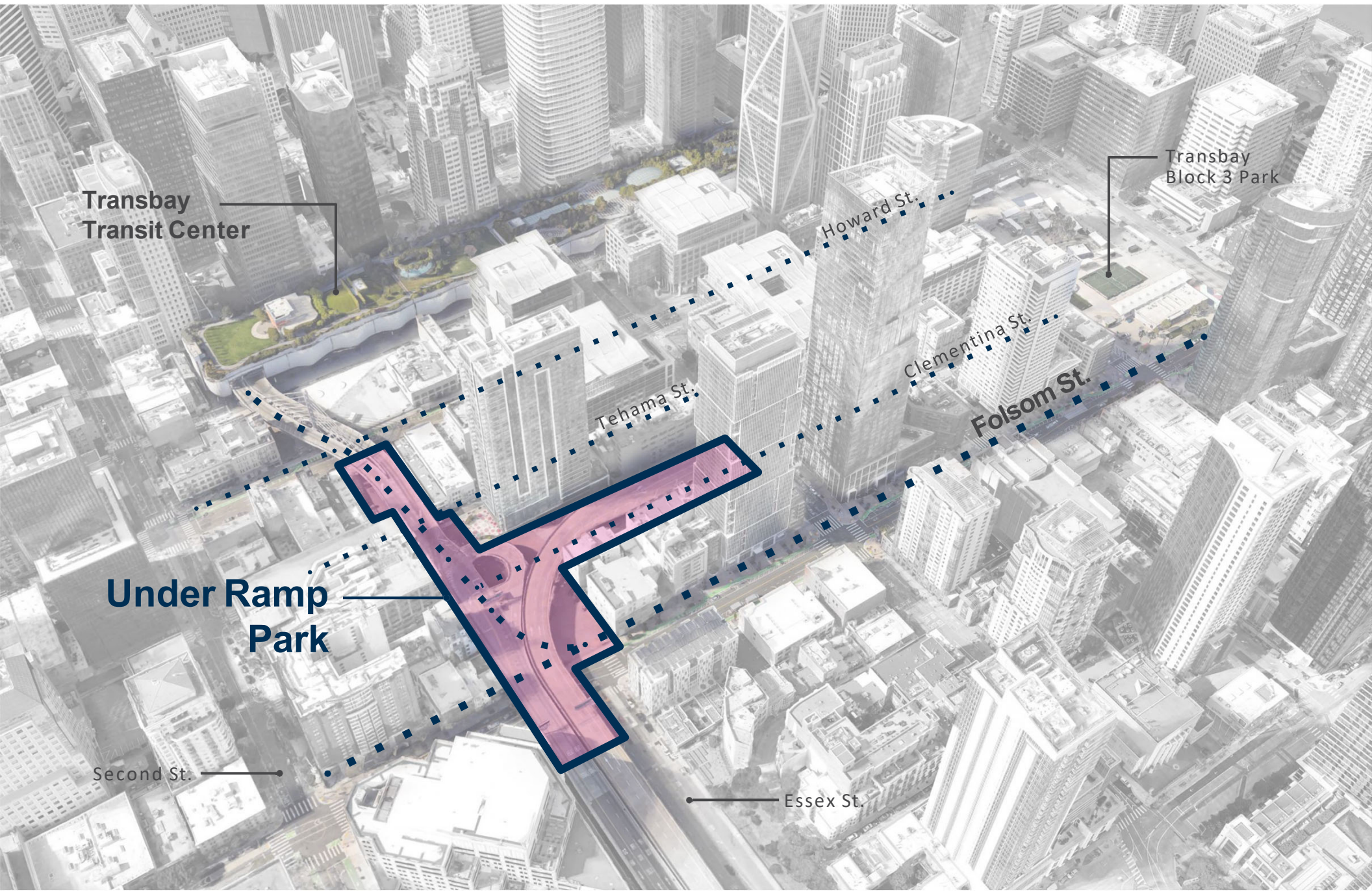
under ramp park

Commission on Community Investment and Infrastructure

SCHEMATIC DESIGN PRESENTATION

6.6.23





Transbay
Transit Center

Transbay
Block 3 Park

Howard St.

Tehama St.

Clementina St.

Folsom St.

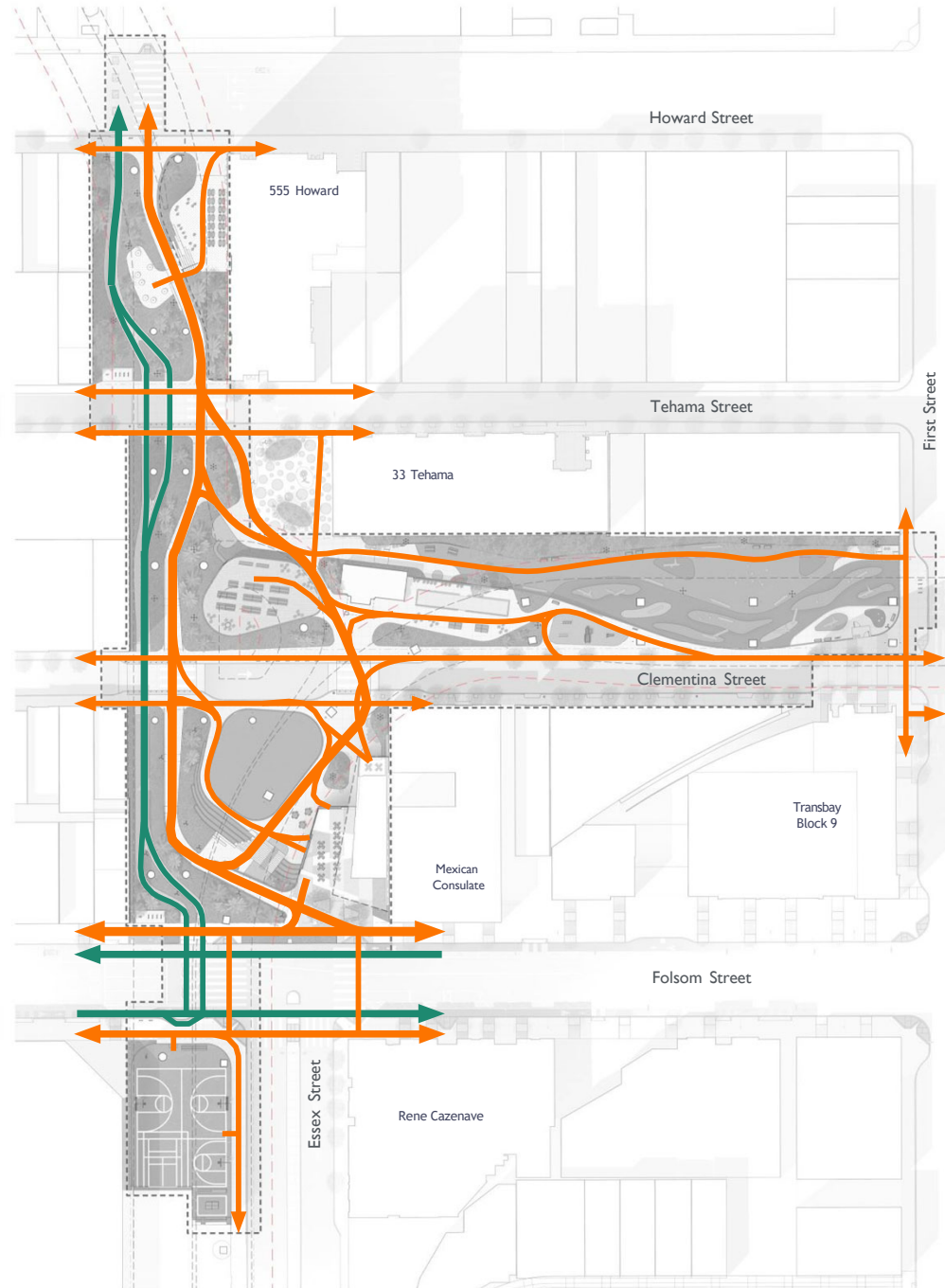
Under Ramp
Park

Second St.

Essex St.

Improve Connectivity
Foster Community
Create a Destination

Circulation Diagram

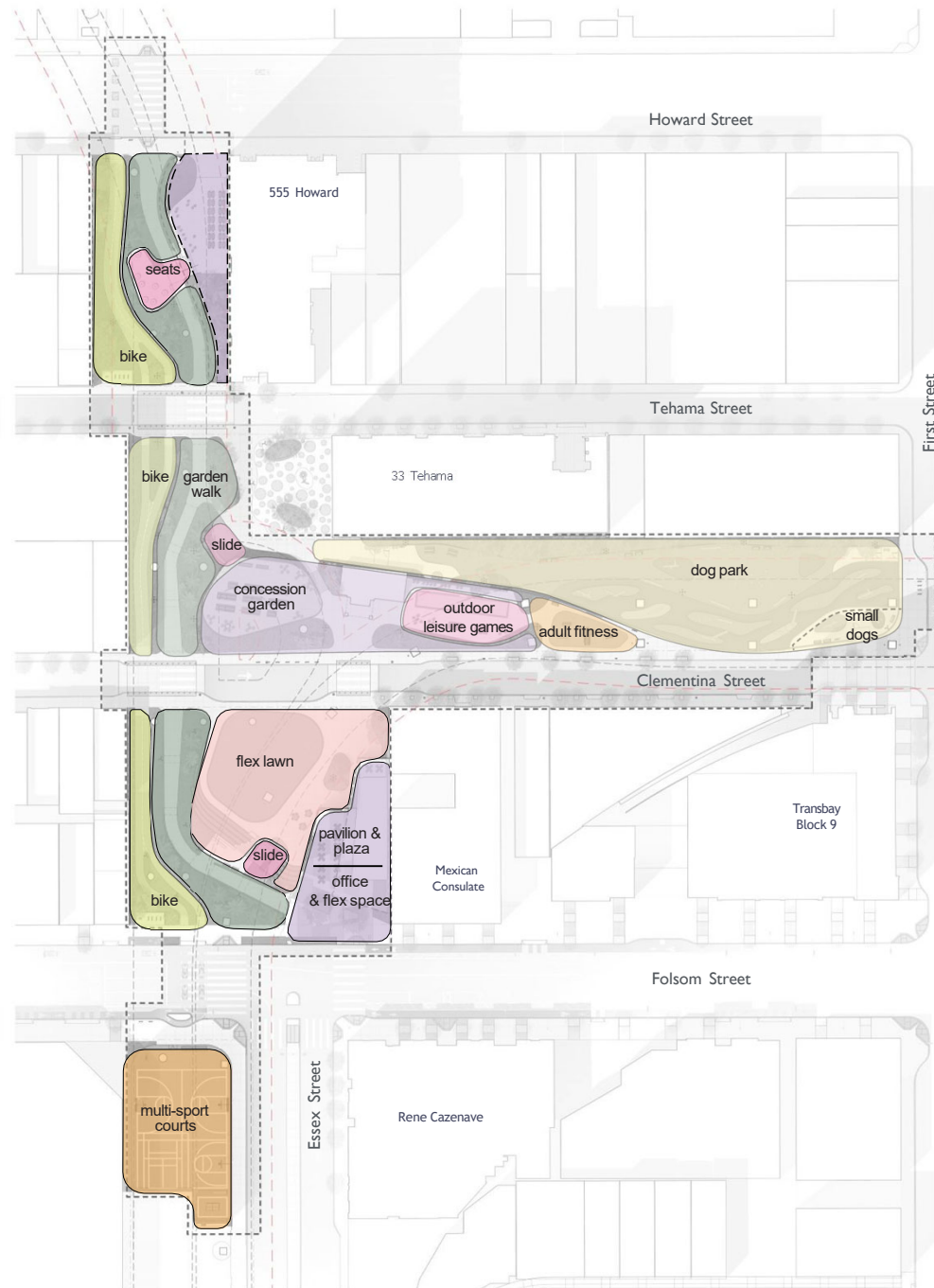


LEGEND

- ← → Pedestrian Route
- ← → Bike Lane



Program Diagram



LEGEND

- Bicycle thoroughfare (11,140 sf; bike lane: 720 lf)
- Pedestrian thoroughfare (17,610 sf; path 680 lf)
- Building, seating & gathering (14,440 sf)
- Active recreation (10,200 sf)
- Dog park (22,000 sf)
- Games & play (4,750 sf)
- Flexible lawn & hardscape (12,450 sf)



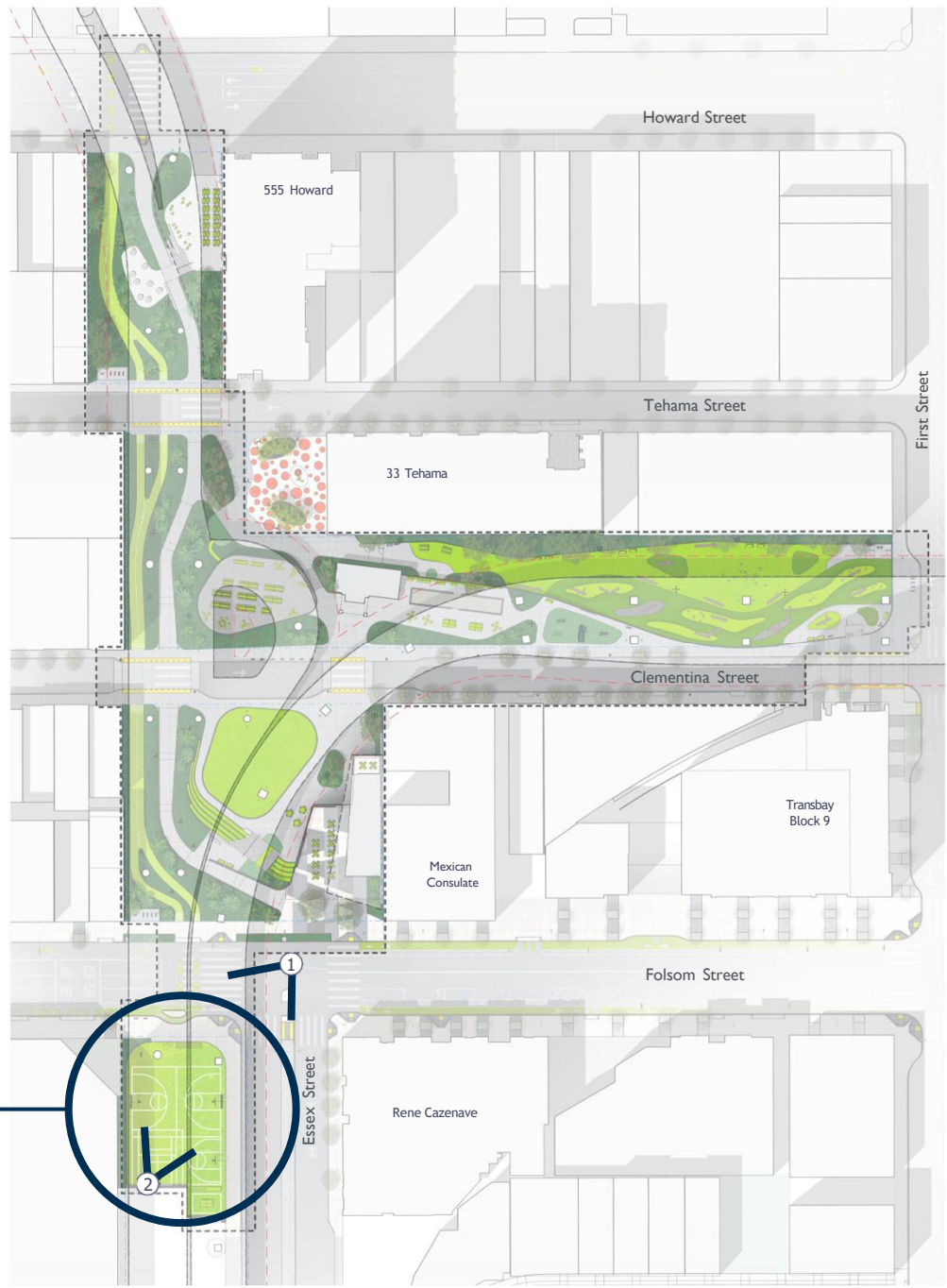
URP - Overall Site Plan



LEGEND

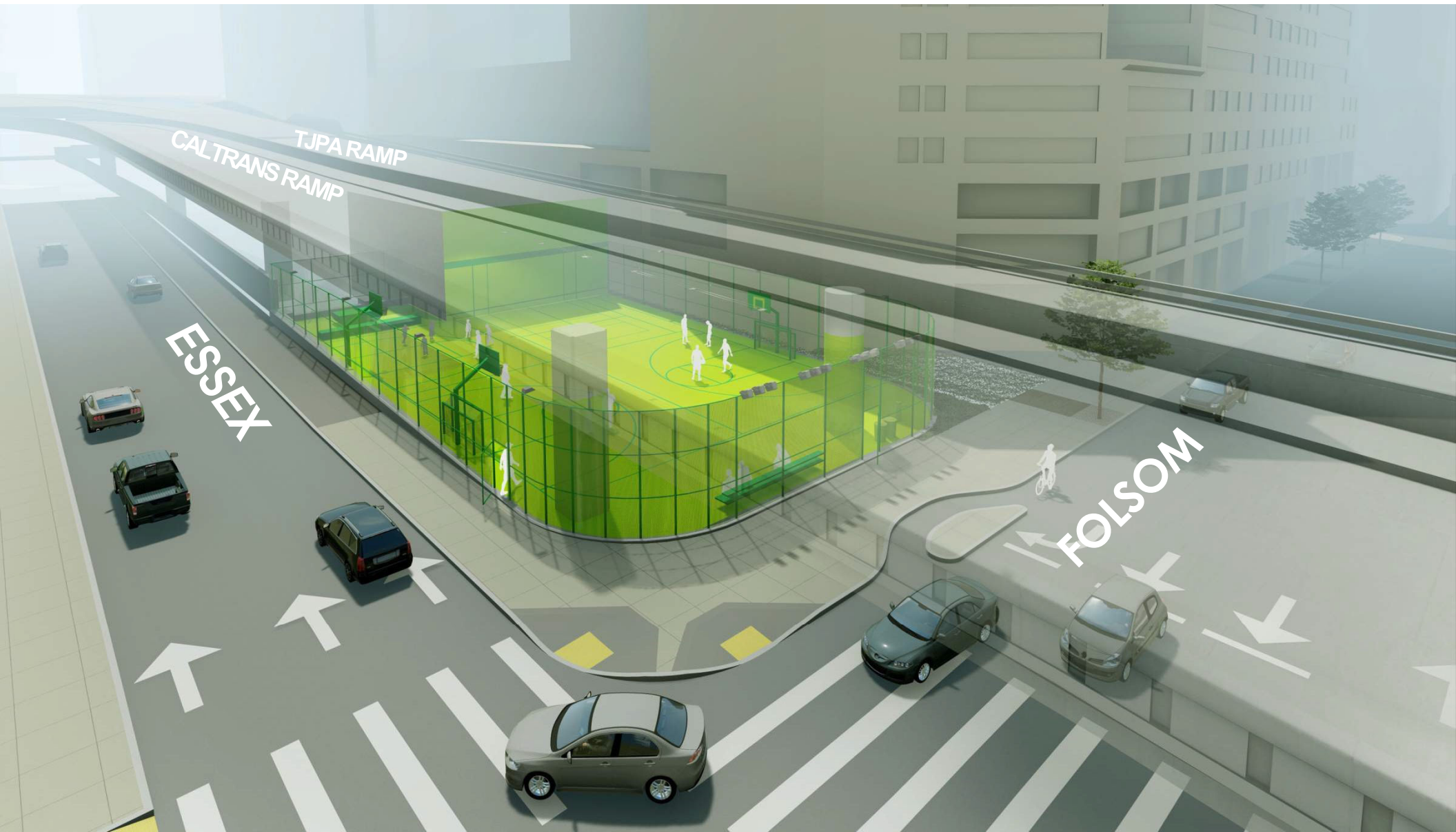
- ① Howard St. Plaza to be constructed by 555 Howard developer
- ② Sculptural Seating
- ③ 33 Tehama Plaza (existing by developer)
- ④ Concession Building & Seating
- ⑤ Outdoor Leisure Games
- ⑥ Exercise Zone
- ⑦ Dog Run With Topographic Slope
- ⑧ Separated Bike Path
- ⑨ Synthetic Flex Lawn & Terraces
- ⑩ Folsom Plaza Terrace
- ⑪ Park Pavilion Building
- ⑫ Multi-Sport Court





Multi-Sport Court





Multi-Sport Court

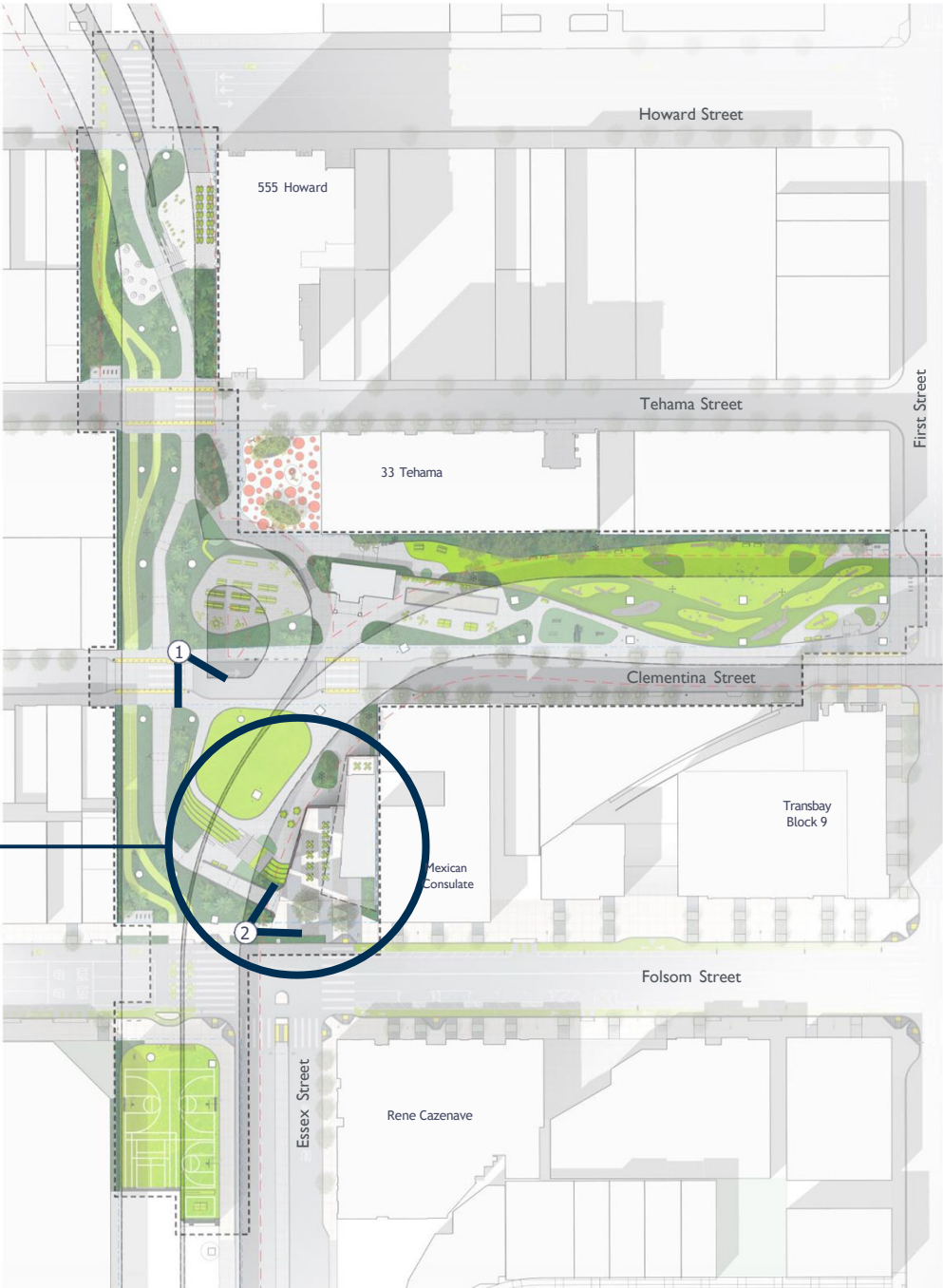


Multi-Sport Court

DD Studies:

- Court programming & alignment to add pickleball
- Court color options - lively but not too bright

Folsom Plaza & Clementina Green



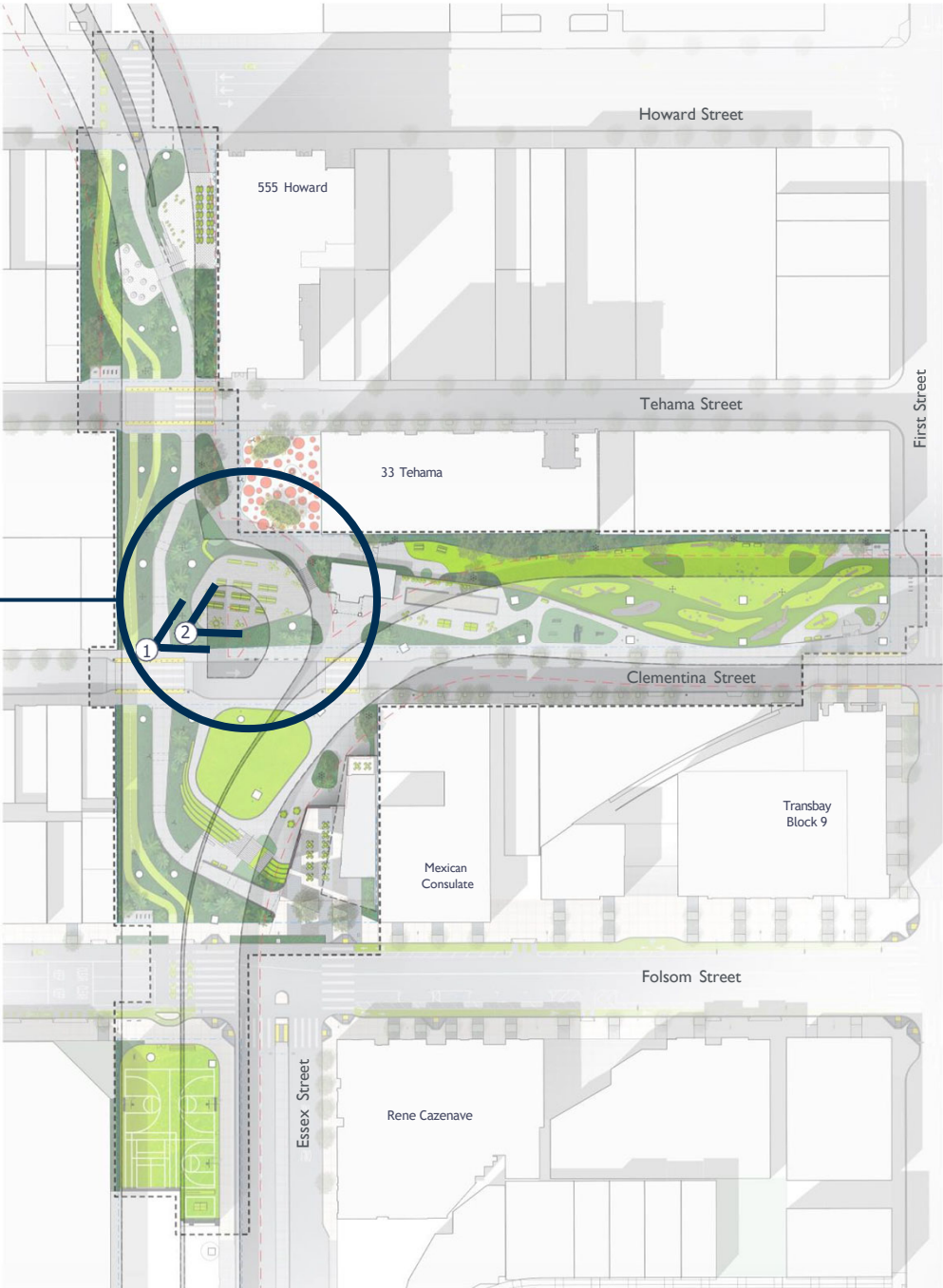


Pavilion Building from Clementina



Pavilion Building at Folsom

Concession Garden





Concession Seating



Dog Park

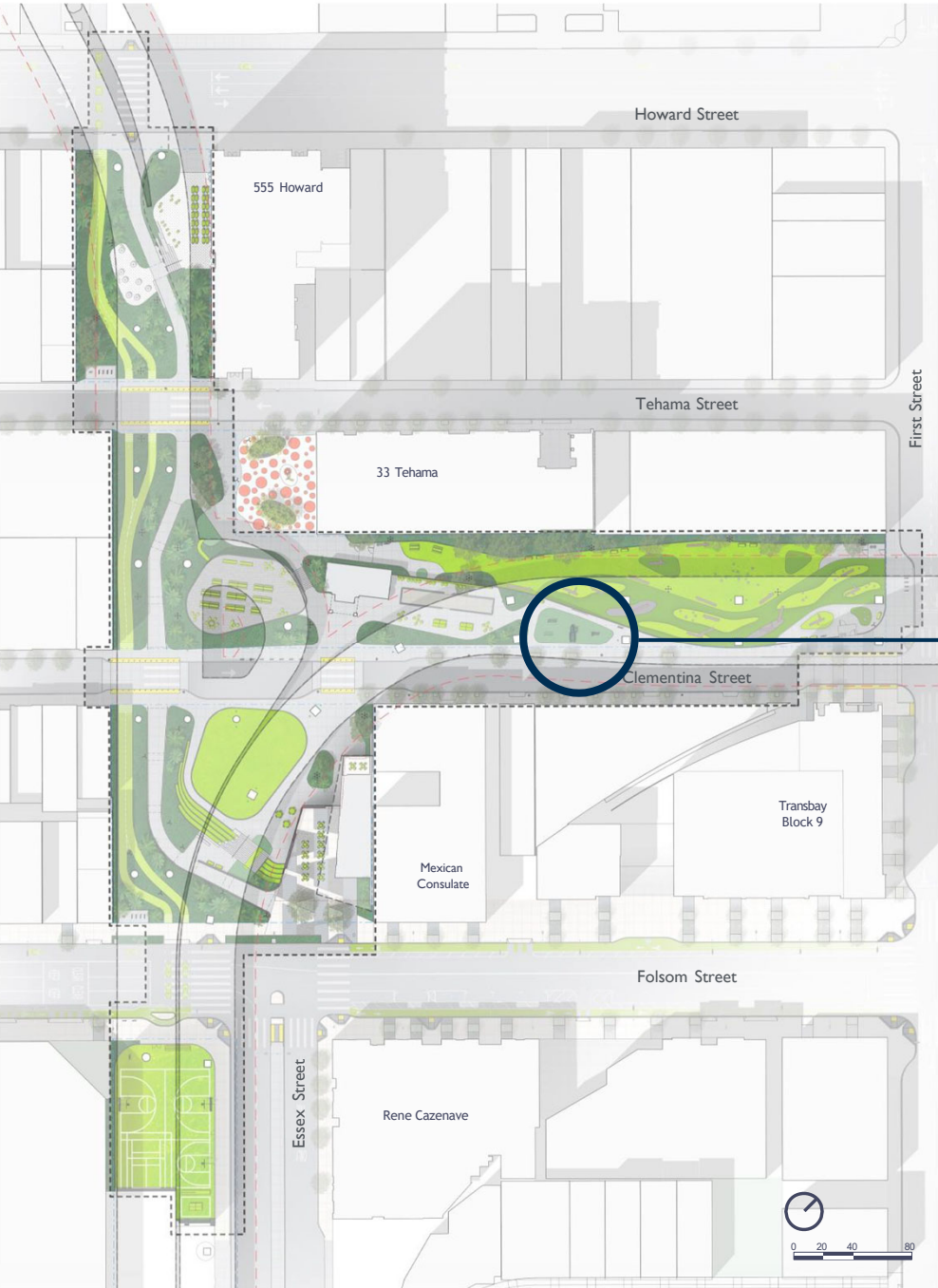




Dog Park

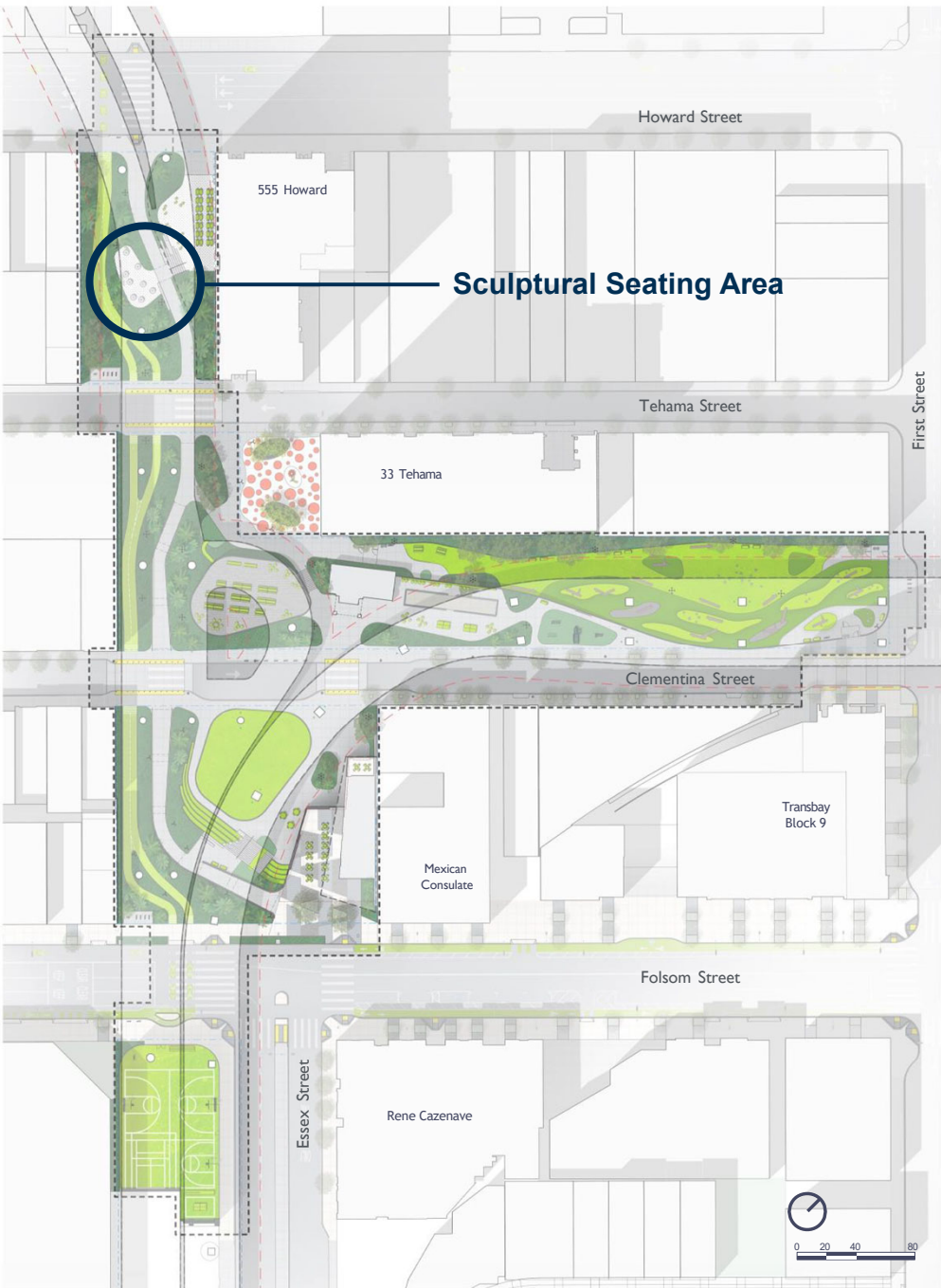


Dog Park

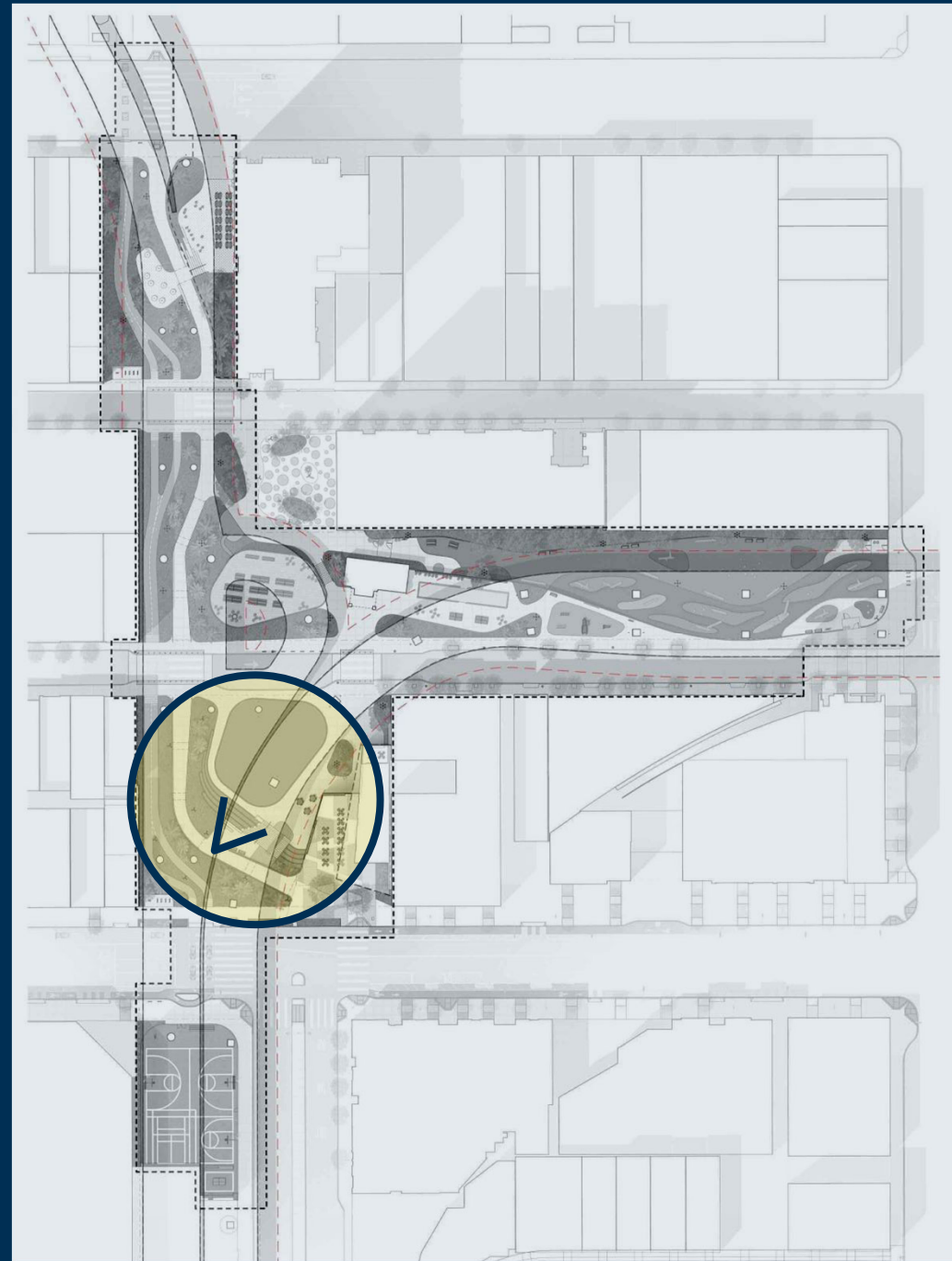


Fitness Equipment



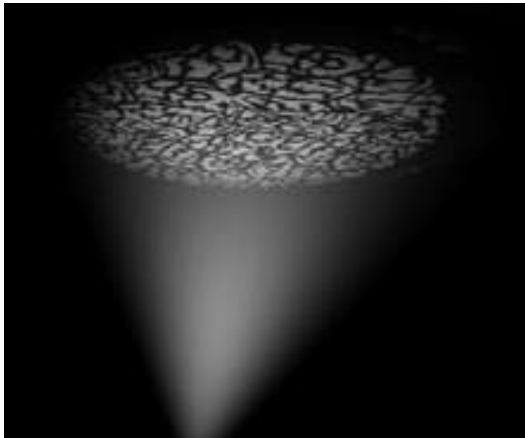
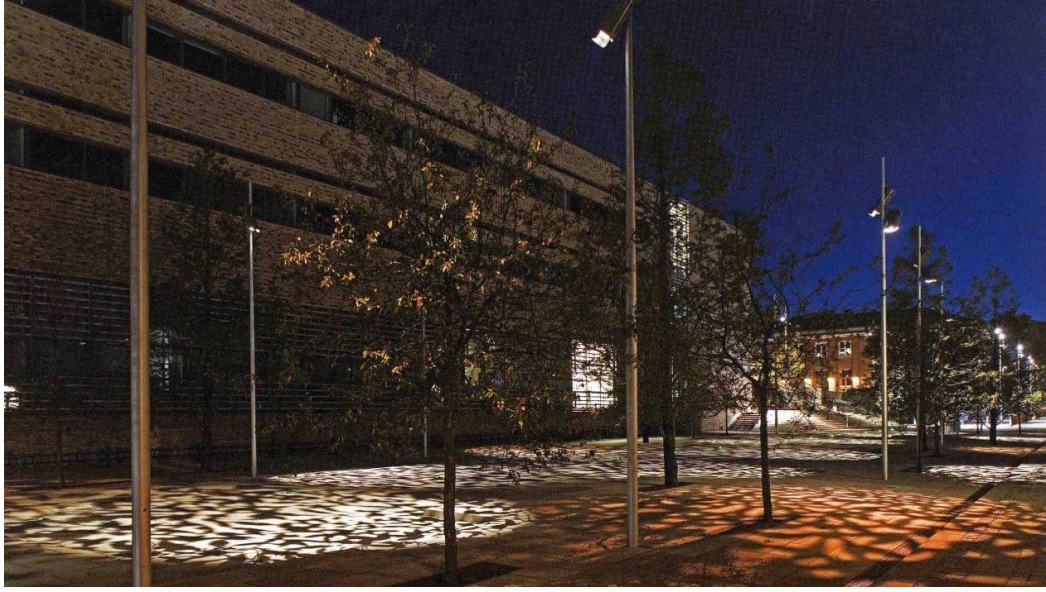


lighting



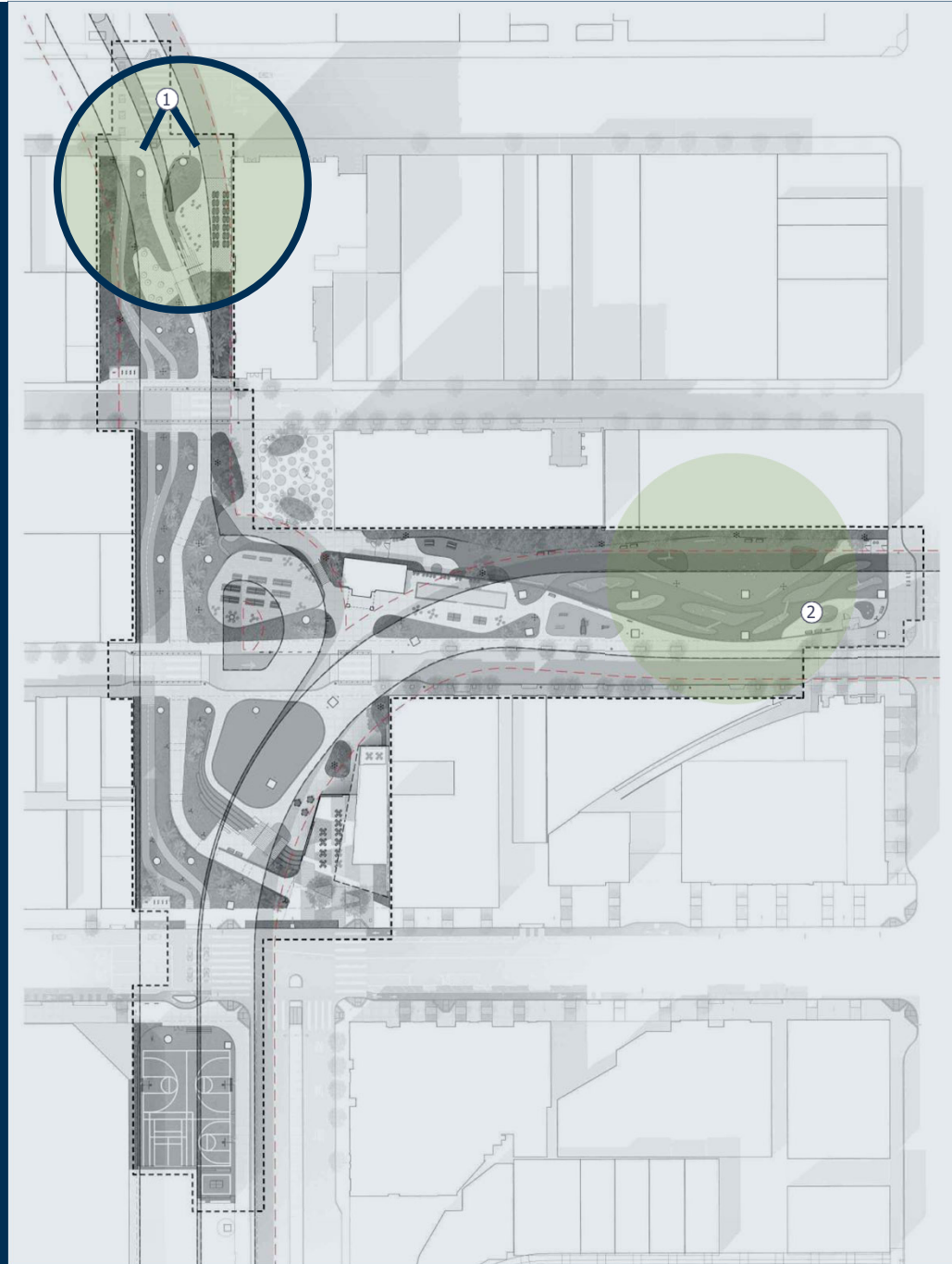


Flexible Event Lawn and Pavilion Building



Lighting - Precedent Images

planting





Planting Approach - View South From Howard

architecture

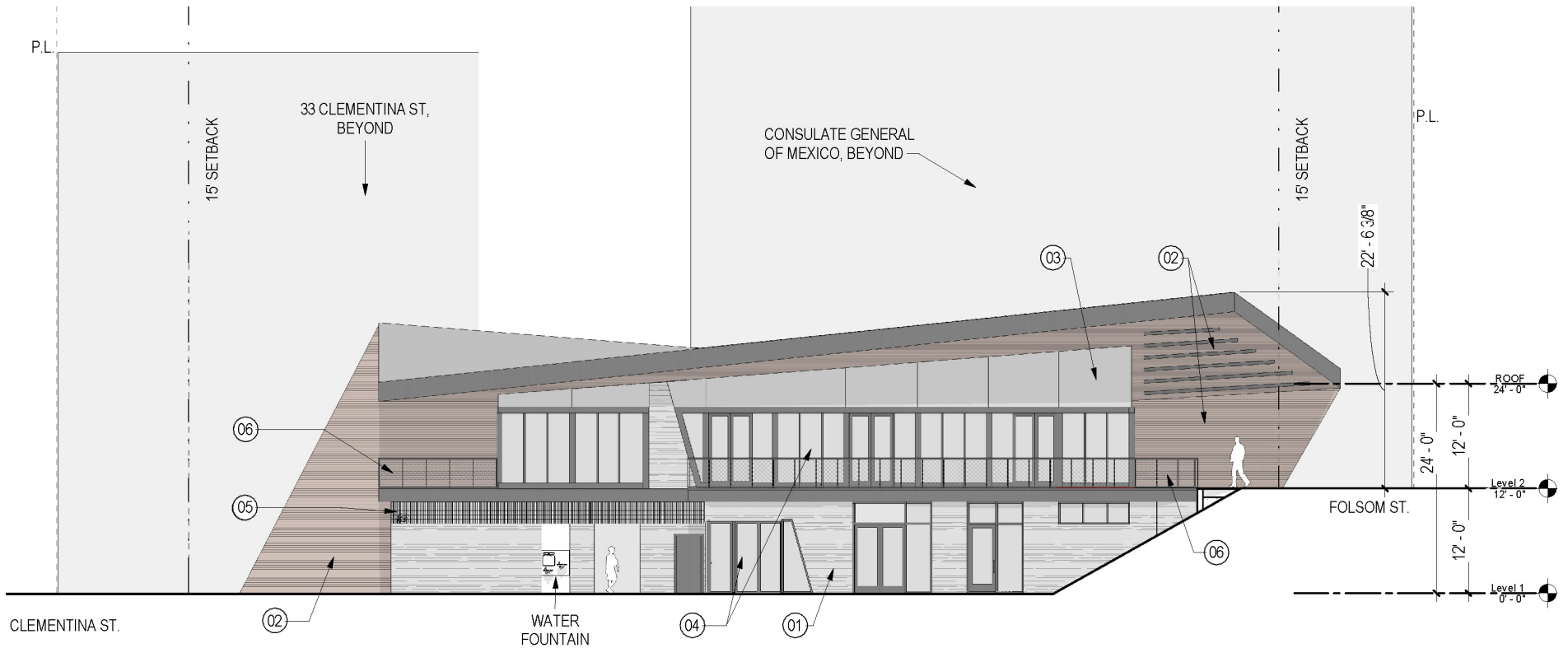
pavilion



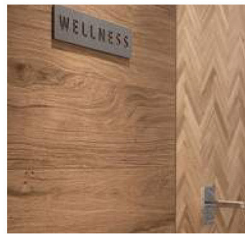








01 Board Formed Concrete



02 Wood Grain Ceramic Tile



03 Clear, Non-Reflective Butt Glazed Clerestory Glass



04 Storefront with Clear, Non-Reflective Glazing



05 Metal Grate



06 Stainless Steel Cable Mesh Gaurdrail (See Page 61)

Project Data	Occupancy	Occupants
First Floor:	A-2, Assembly	67 OCC
Flex Space:	B, Business	10 OCC
Office Space:	5-2, Low Hazard	1 OCC
Storage:		

Second Floor:		
Kitchen:	A-2, Assembly	3 OCC
Dining:	A-2, Assembly	58 OCC

Construction Type

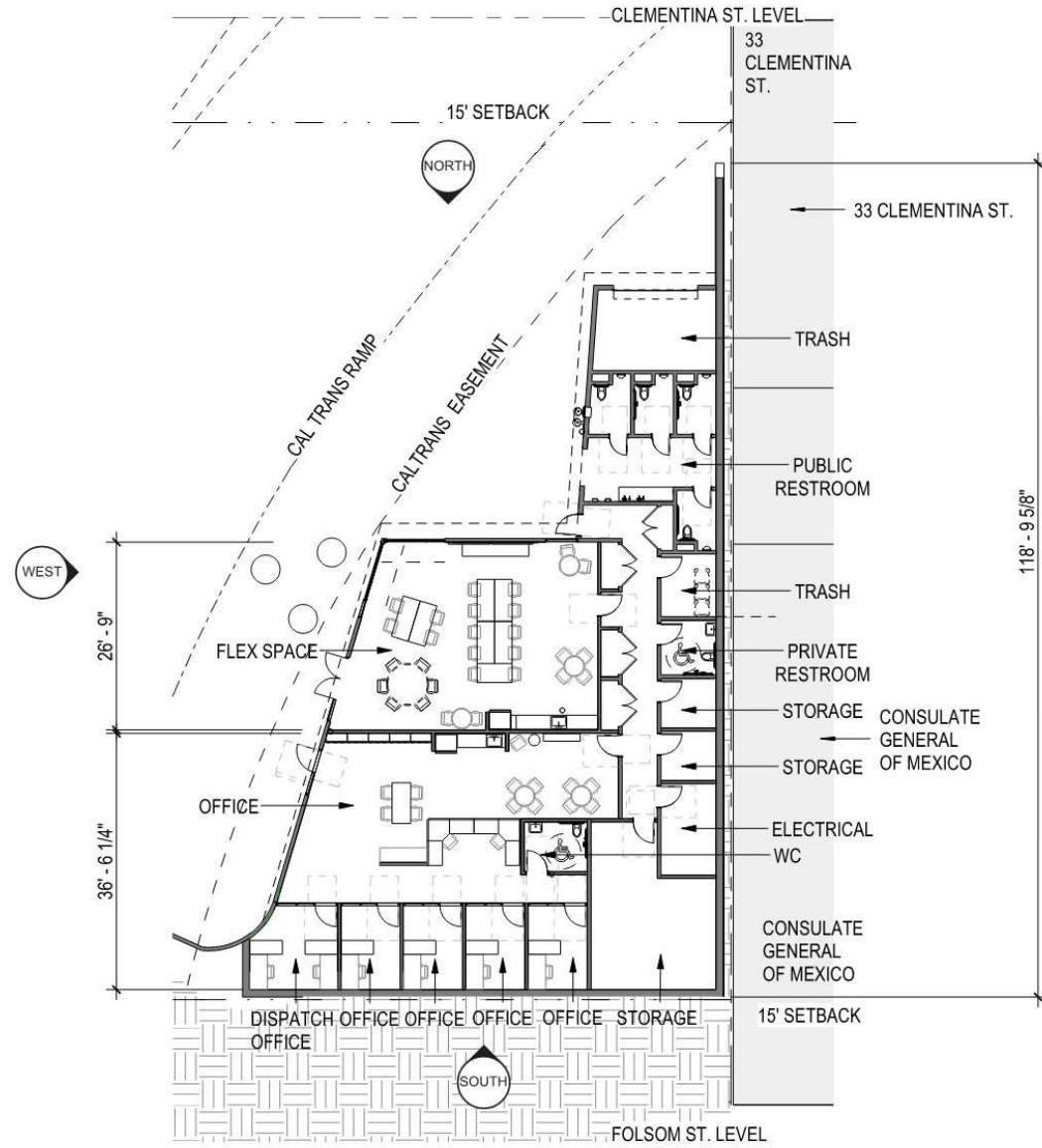
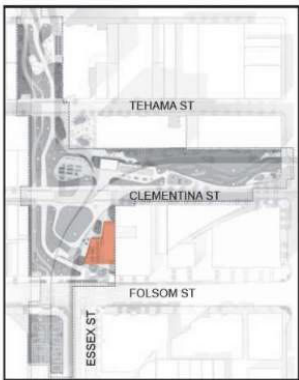
Type VB, Fully Sprinkled per NFPA 13

Allowable Height: 60'-0"
Proposed Height: 31'-0"

of Stories Allowed: 2 (A-2)
of Stories Proposed: 2

Area Allowed: 18,000 SF
Area Proposed: <5,000 SF

Accessible Restroom



SCALE 1/16" = 1'-0"

Project Data	Occupancy	Occupants
First Floor:	A-2, Assembly	67 OCC
Flex Space:	B, Business	10 OCC
Office Space:	S-2, Low Hazard	1 OCC
Storage:		
Second Floor:		
Kitchen:	A-2, Assembly	3 OCC
Dining:	A-2, Assembly	58 OCC

Construction Type

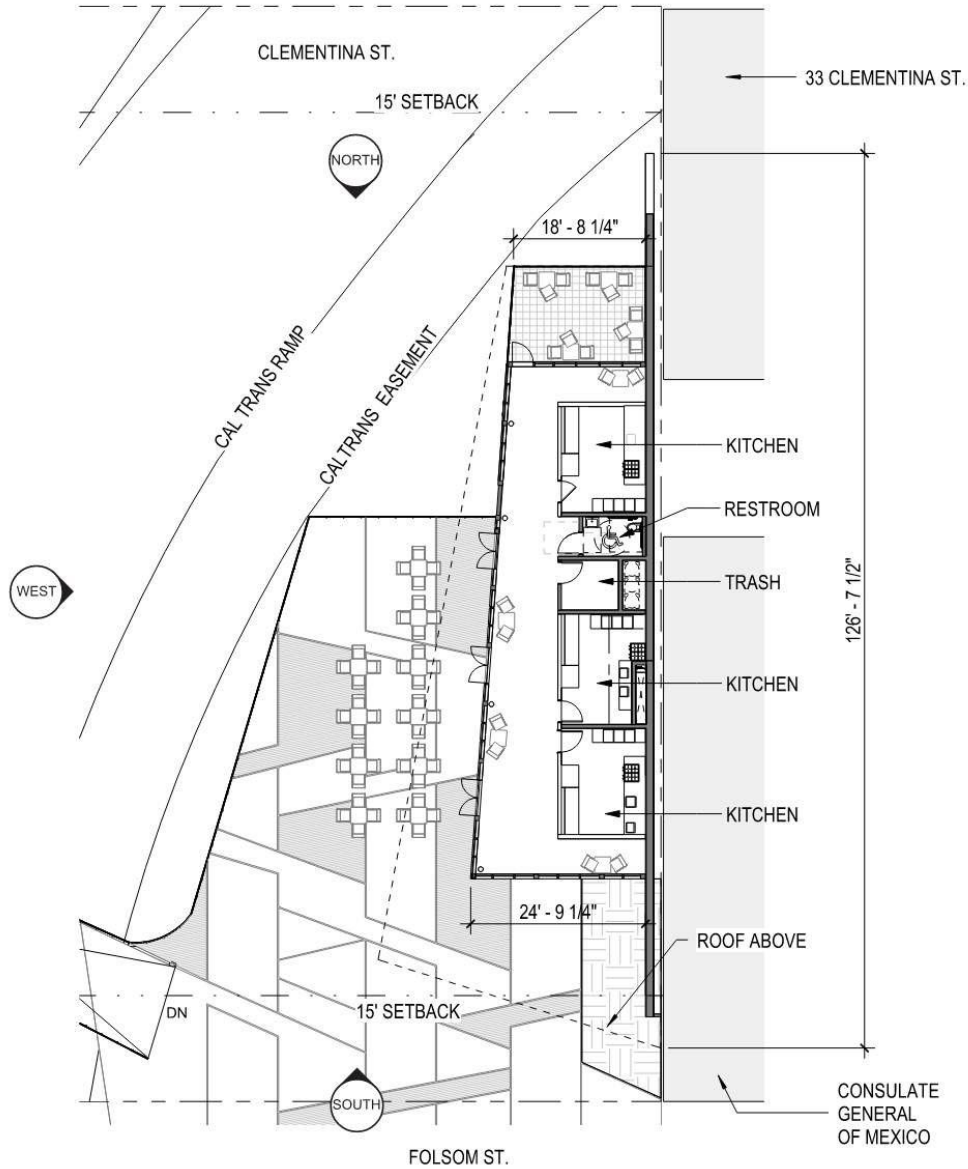
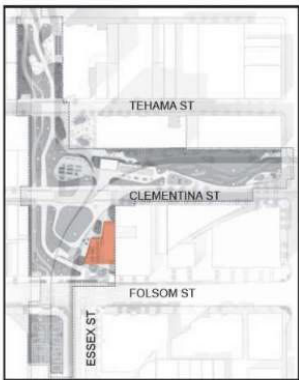
Type VB, Fully Sprinkled per NFPA 13

Allowable Height: 60'-0"
Proposed Height: 31'-0"

of Stories Allowed: 2 (A-2)
of Stories Proposed: 2

Area Allowed: 18,000 SF
Area Proposed: <5,000 SF

 Accessible Restroom



SCALE 1/16" = 1'-0"

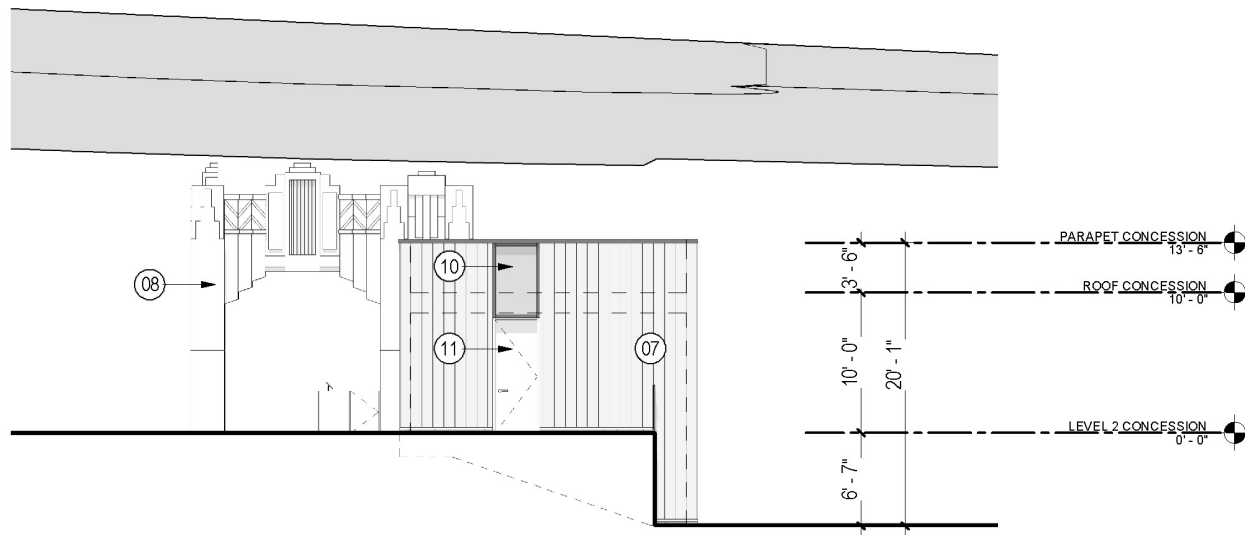
concession
building









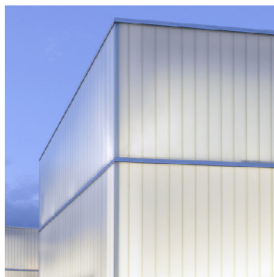


Note: Patterns, colors, finish treatments shall be developed in Design Development and in consultation with a tenant as part of the t.i.scope.



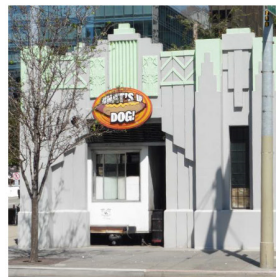
06

Stainless Steel Cable Mesh
Guardrail (See Page 61)



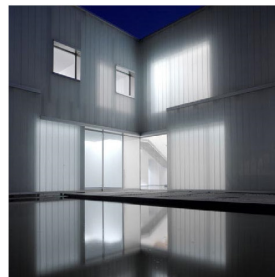
07

Channel Glass



08

Transbay Block Five (TB5)
Pavilion



09

Opening Beyond



10

Glazing & Spandrel Panel



11

Commercial steel door



13

Perforated Shutters
75% Transparent Min.

PLAZA

33 TEHAMA

Project Data **Occupancy** **Occupants**

Concessions: A-2, Assembly 4 OCC. (Kitchens)

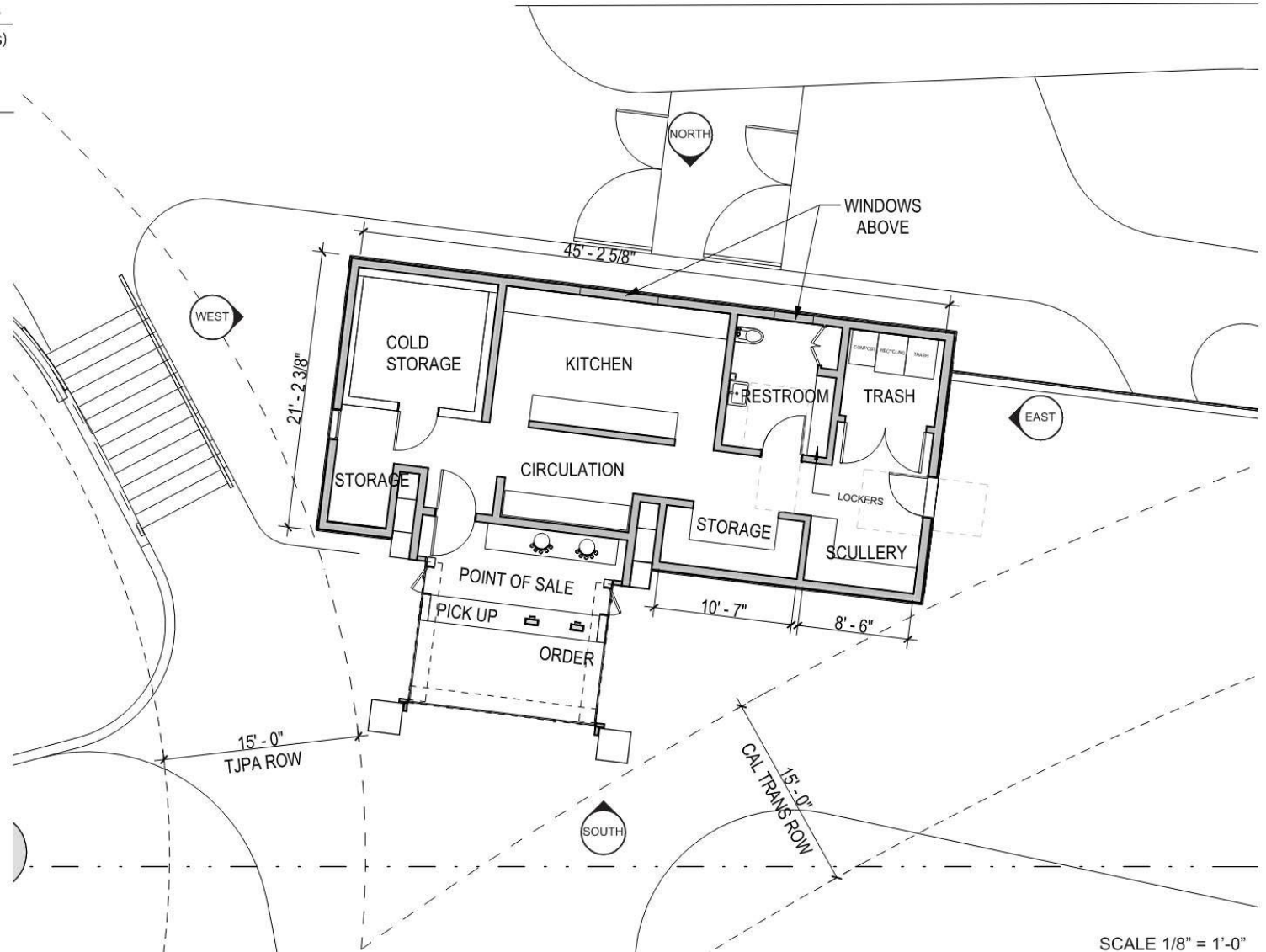
Construction Type

Type VB, Fully Sprinkled per NFPA 13

Allowable Height: 60'-0"
Proposed Height: 31'-0"

of Stories Allowed: 2 (A-2)
of Stories Proposed: 1

Area Allowed: 18,000 SF
Area Proposed: <1,000 SF



SCALE 1/8" = 1'-0"

video

Park Schedule

SCHEDULE	MILESTONE
Winter 2024	Completion of Design and Construction Documents
Late 2024/Early 2025	OCII Bond Issuance to Fund Park's Construction
Summer 2025 - Summer 2027	Park Construction
Summer 2027	Park Opens to Public under ECCBD Management

Conditions of Approval Highlights

Park Plans. Refine Park design with more seating opportunities, detailed landscape and lighting plans, streetscape improvement plans, and architectural design and mock-up plans.

Bicycle Facilities Interface. Refine the Park's bicycle and signal layout with existing and planned bicycle facilities on Folsom Street, Transit Center bicycle ramp, and future Howard Street bicycle lanes.

TJPA & Caltrans Reviews. Continue to refine Park design and construction details to secure TJPA and Caltrans approvals on innovative seating, fence design, footing details, bollards, dynamic structural analysis, camera security system, park lighting and moveable furniture.

Buildings. Continue to refine materials palette, color and lighting. Better architectural integration between Zig-Zag Moderne Structure and Concession Building. Refine trash room layout in Pavilion Building with Recology and ECCBD for type and size of bins.

Conditions of Approval Highlights (Cont'd)

Sustainability & Biodiversity. Continue to refine planting palette per Biodiversity Guidelines from SF Department of Environment and SF Plant Finder website for native plant selections.

Signage. Develop a comprehensive Signage Plan, including park rules, in consultation with ECCBD's Wayfinding Concept as described in The East Cut Street Life Plan.

Phasing. Refine the Phasing Plan with TJPA and OCII staff, to include TJPA's future needs for providing staging area for DTX project, in an interim plan, if applicable.

Small Business Enterprise Opportunities. The Park's property manager and operator will perform robust outreach to the City's small business community and make good faith efforts to lease the URP's commercial and/or retail spaces to such businesses.

Noise Mitigation. Prior to the start of construction, general contractor shall meet with OCII and TJPA staff to discuss noise regulations and hours of construction operation. During construction, contractor shall designate a single point of contact to address all construction-related concerns from OCII, TJPA, ECCBD the City, residents of Transbay and other stakeholders.

Next Approvals and Steps

TJPA CAC Approval. The design team will present the Schematic Design to the TJPA CAC at an informational meeting tonight, June 6, 2023.

TJPA Board Approval. The final step in the Schematic Design approval process is the presentation of the park to the TJPA Board on June 8, 2023.

Construction plans. Following the TJPA Board approval of Schematic Design, the design team will transition into the Design Development and subsequent Construction Design phases.

Questions / Comments



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

PUBLIC COMMENT CALL-IN:

Dial: 1(415) 655-0001 **Access Code:** 2591 160 8939

Press #, press # 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