

Schematic Design for proposed Under Ramp Park

TJPA Citizens Advisory Committee
June 6, 2023



Milestones & Approvals

1. OCII has completed Schematic Design, which is being considered for approval by OCII and TJPA (**Board Action**).
2. TJPA (as landowner) and OCII (as designer and funder) cooperate to seek all necessary entitlement approvals.
3. CBD and TJPA negotiate and enter into Operations Agreement including budget: CBD responsible for all costs of operations, security and maintenance (**Board Action**).
4. OCII secures all funds necessary for design and construction based on budgets approved by TJPA, OCII Commission, Board of Supervisors, the Oversight Board, and California Department of Finance.
5. TJPA, OCII, and San Francisco Public Works negotiate and enter a Construction Agreement (**Board Action**).
6. CBD meets funding milestone 1
 - > At least \$1.2 million in private supplementary funds.
7. OCII and San Francisco Public Works prepare construction documents and permits.
8. TJPA negotiates a lease agreement with Caltrans for the portion of Under Ramp Park planned to be located on Caltrans property (**Board Action**).
9. CBD meets funding milestone 2
 - > At least \$3 million in private supplementary funds.
10. San Francisco Public Works issues construction contracts.

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

EAST CUT COMMUNITY BENEFIT DISTRICT (ECCBD)

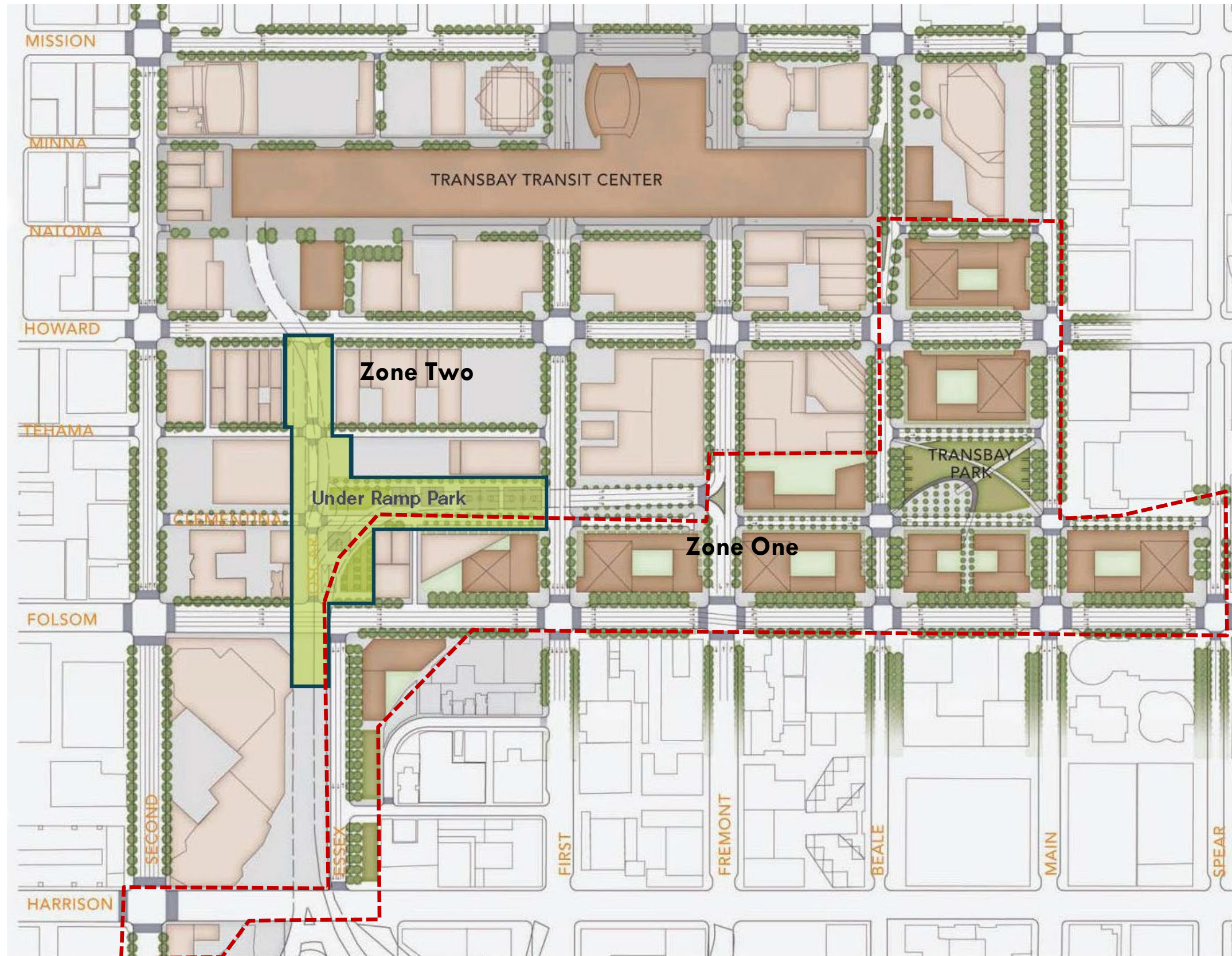
Property Manager on behalf of the TJPA

Responsible for fundraising, operations and maintenance

CITY OF SAN FRANCISCO (City)

Potential construction manager through Department of Public Works (SFDPW)

Transbay Redevelopment Project Area



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

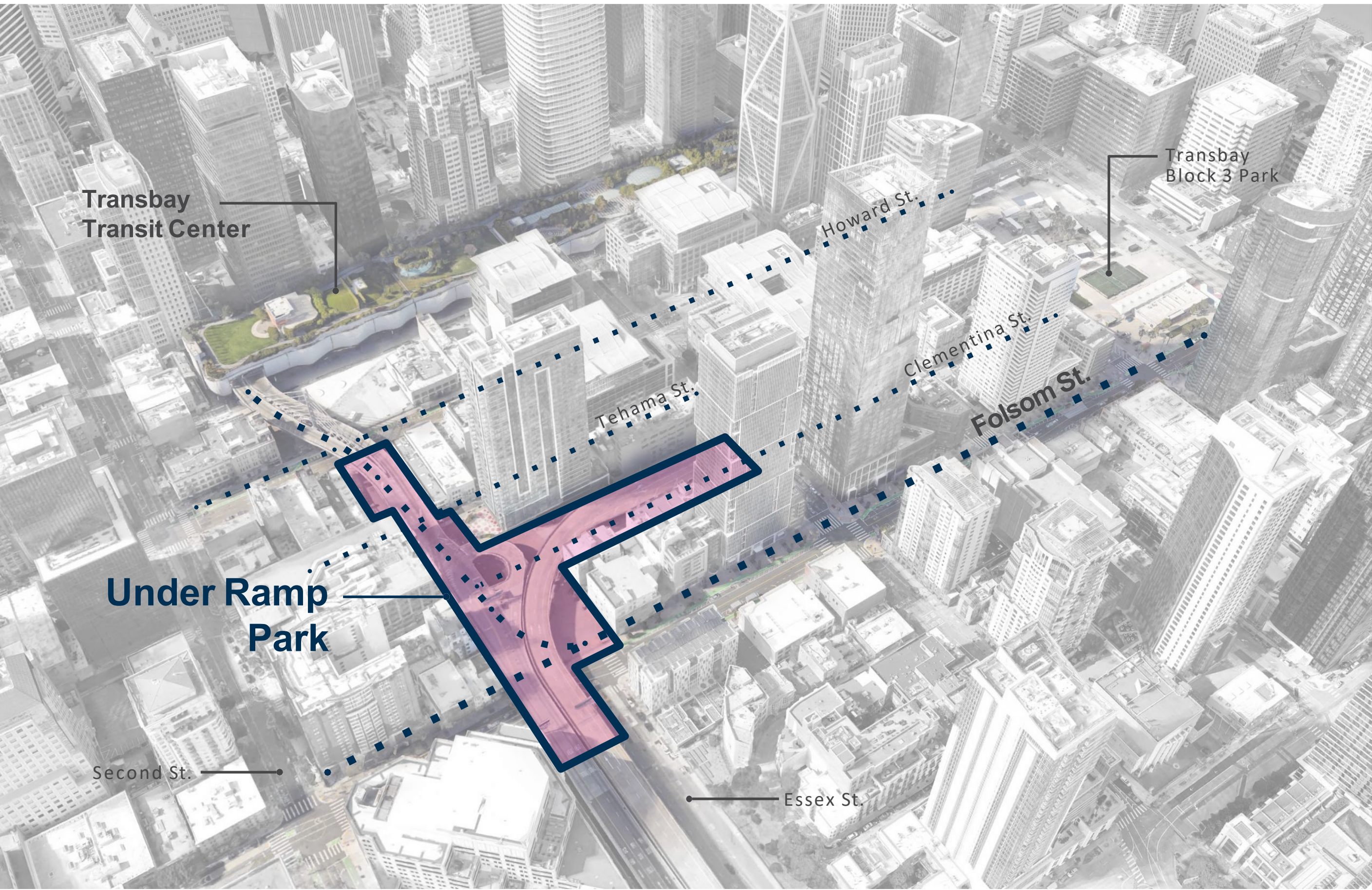
2013 June. Former Agency Commission approved the Concept Design for Under Ramp Park.

2013 July. OCII paused development of Park to solve 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. OCII directed CMG to resume 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.



Transbay
Transit Center

Transbay
Block 3 Park

Howard St.

Clementina St.

Folsom St.

Tehama St.

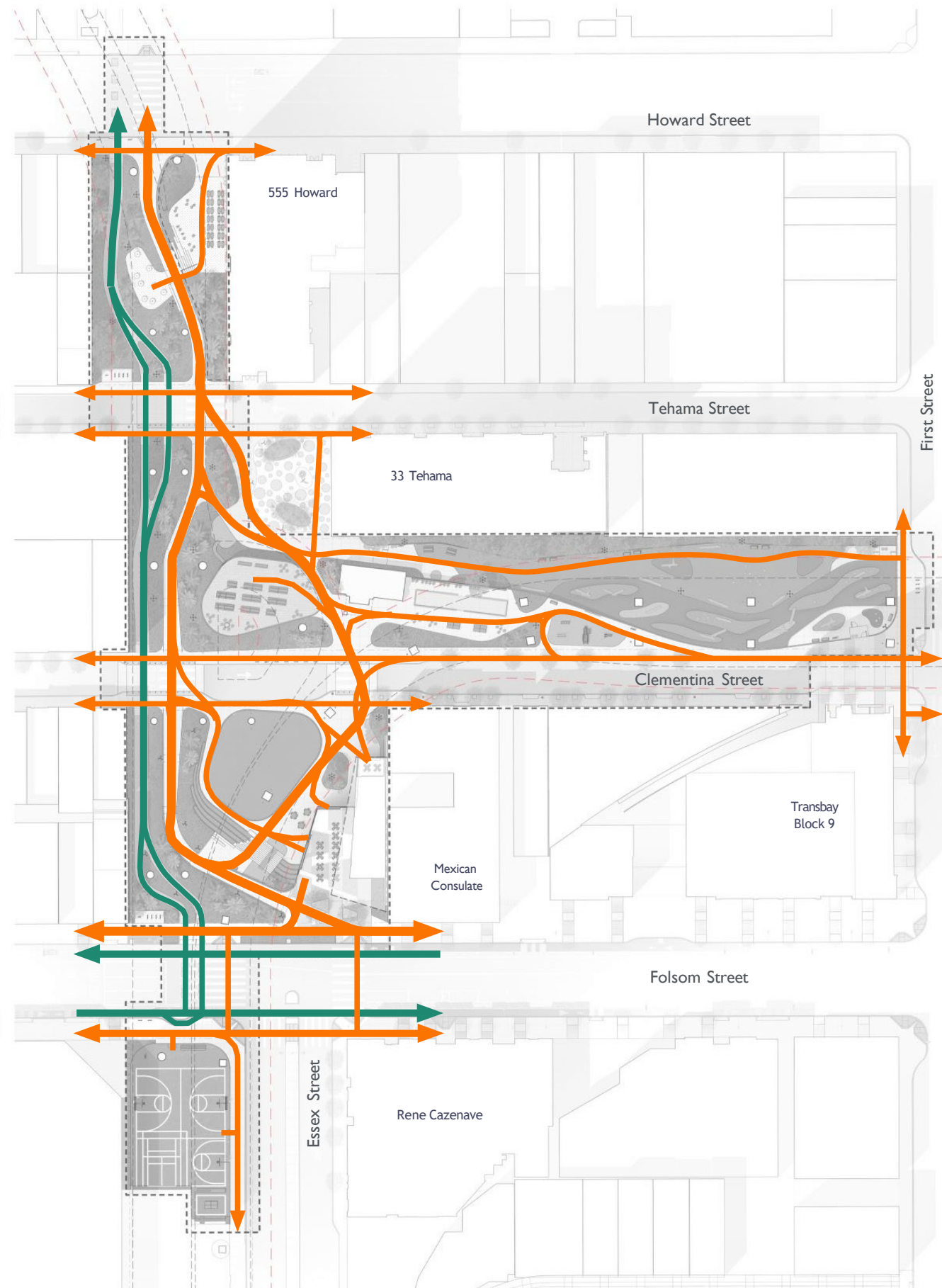
Under Ramp
Park

Second St.

Essex St.

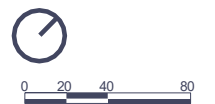
Improve Connectivity
Foster Community
Create a Destination

Circulation Diagram

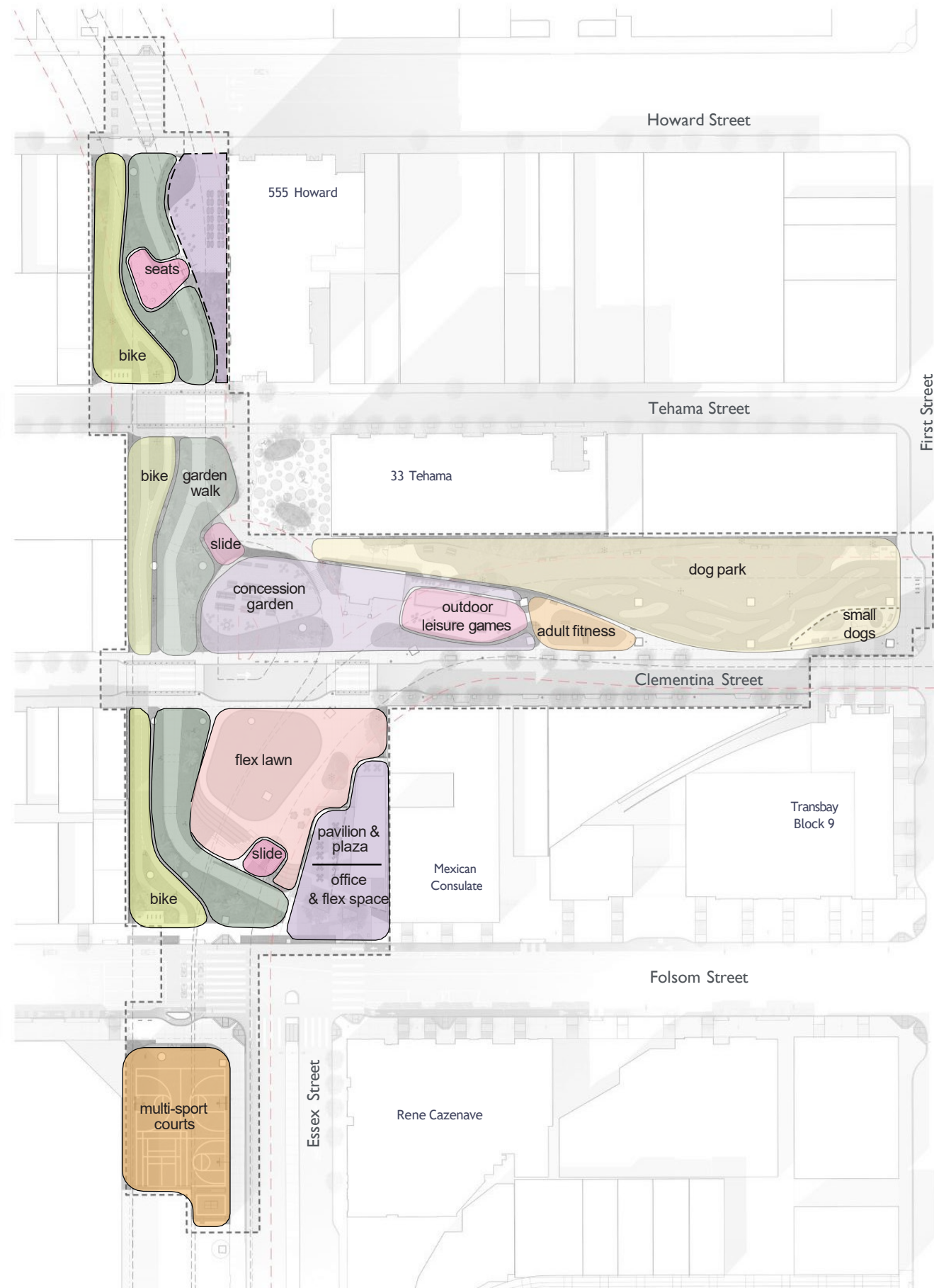


LEGEND

- 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



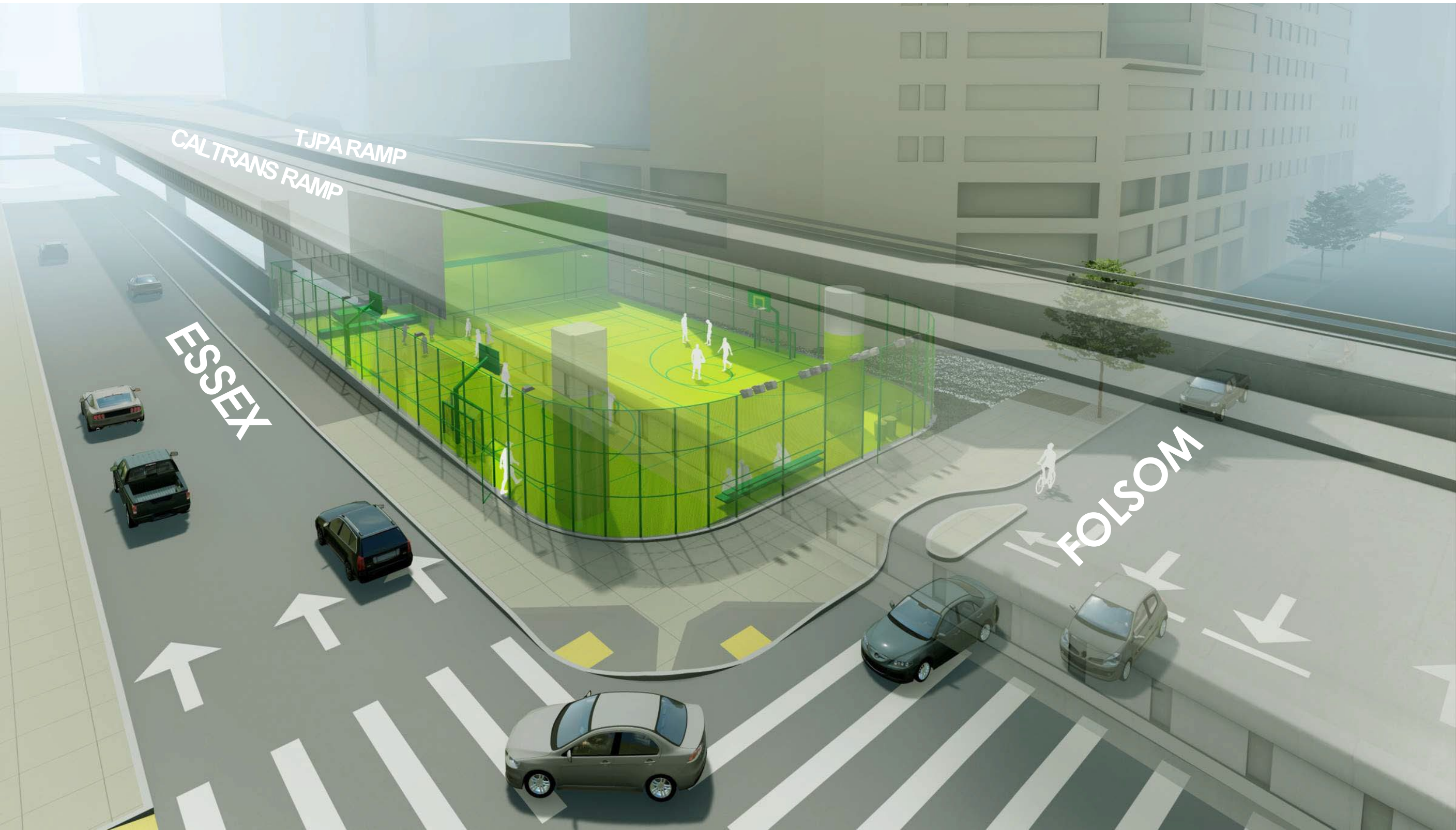
LEGEND

- 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



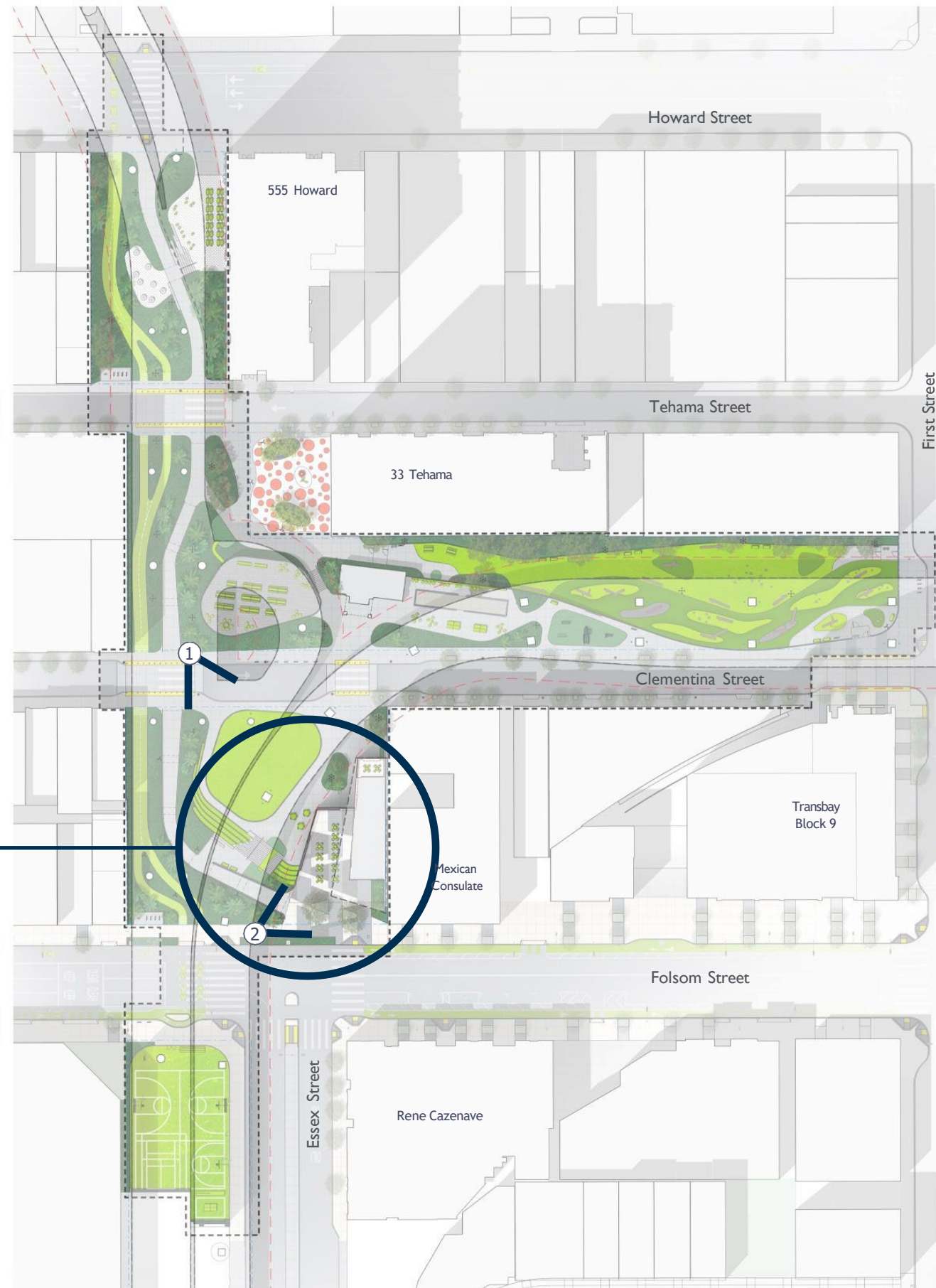


Multi-Sport Court



Multi-Sport Court

**Folsom Plaza &
Clementina Green**



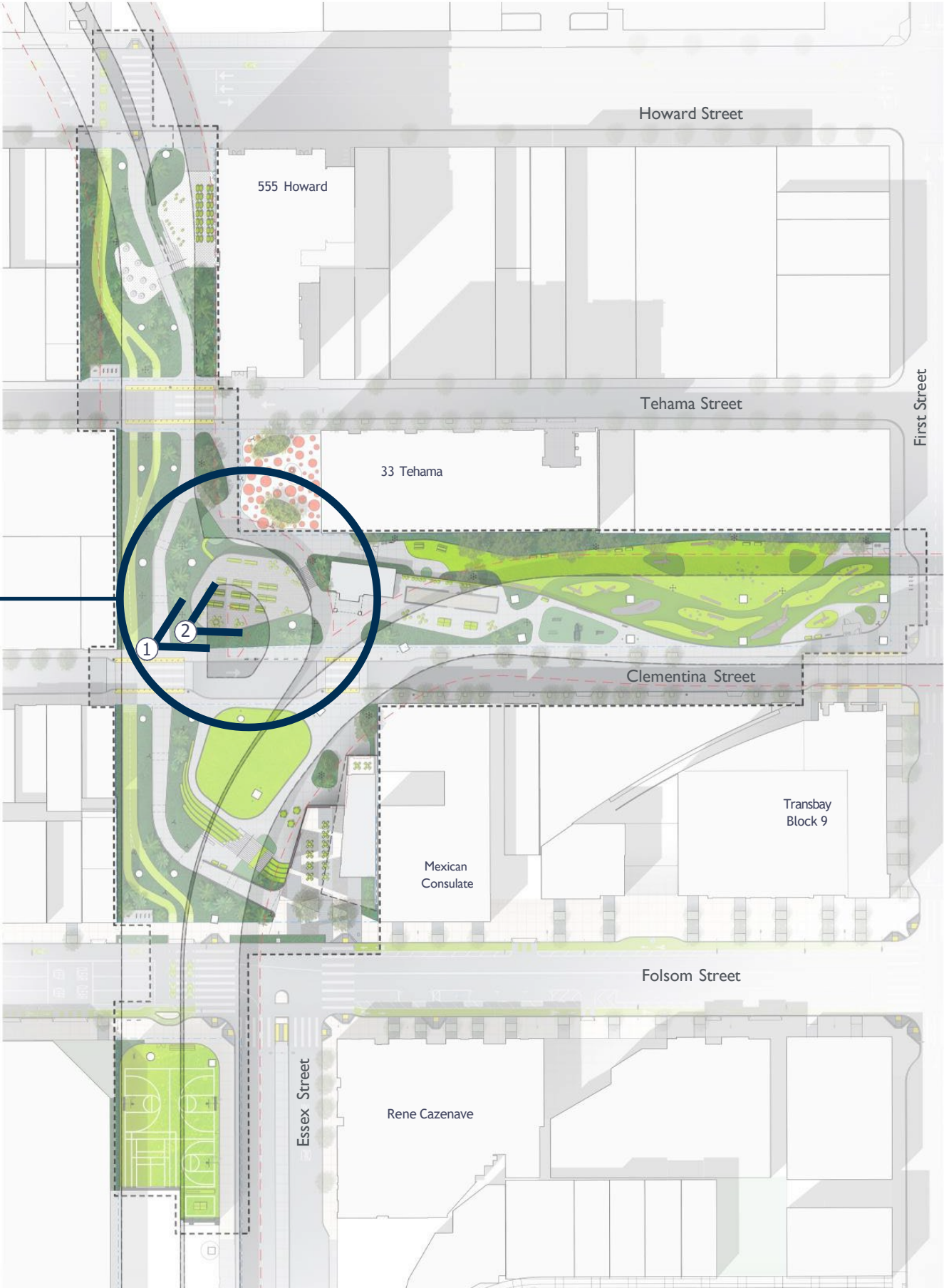


Pavilion Building from Clementina



Pavilion Building at Folsom

Concession Garden

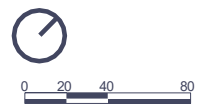




Concession Seating



Dog Park

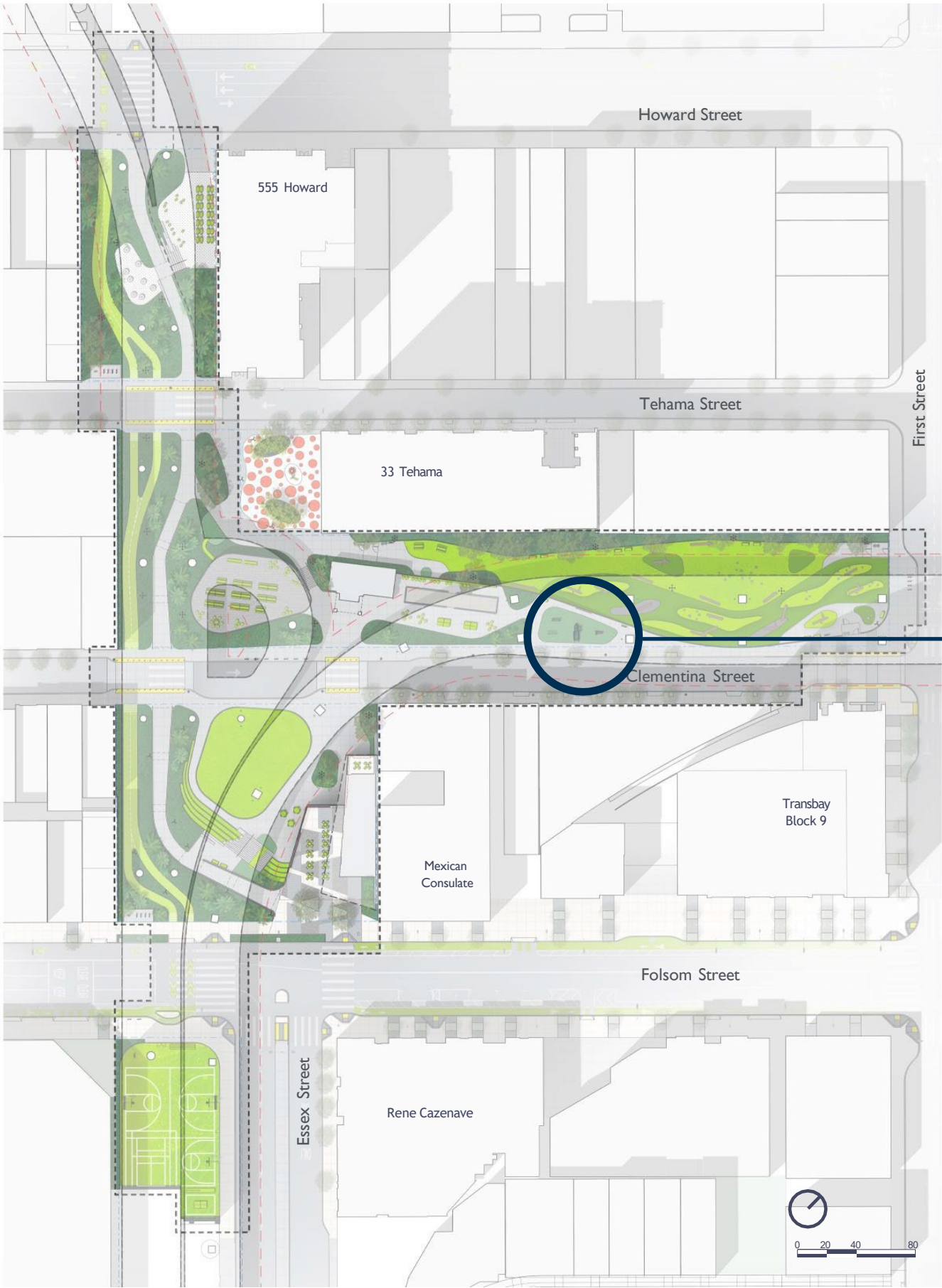




Dog Park

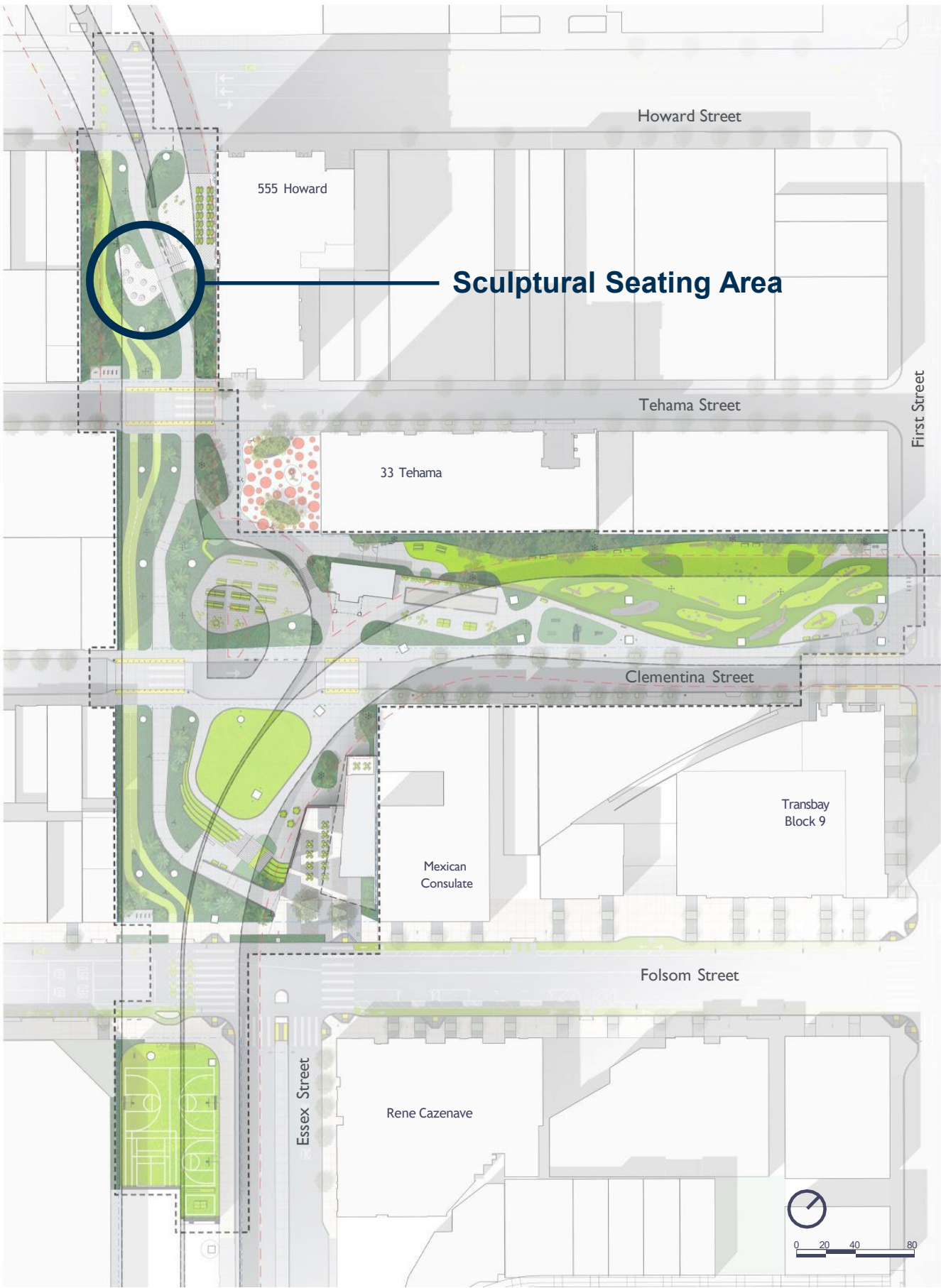


Dog Park

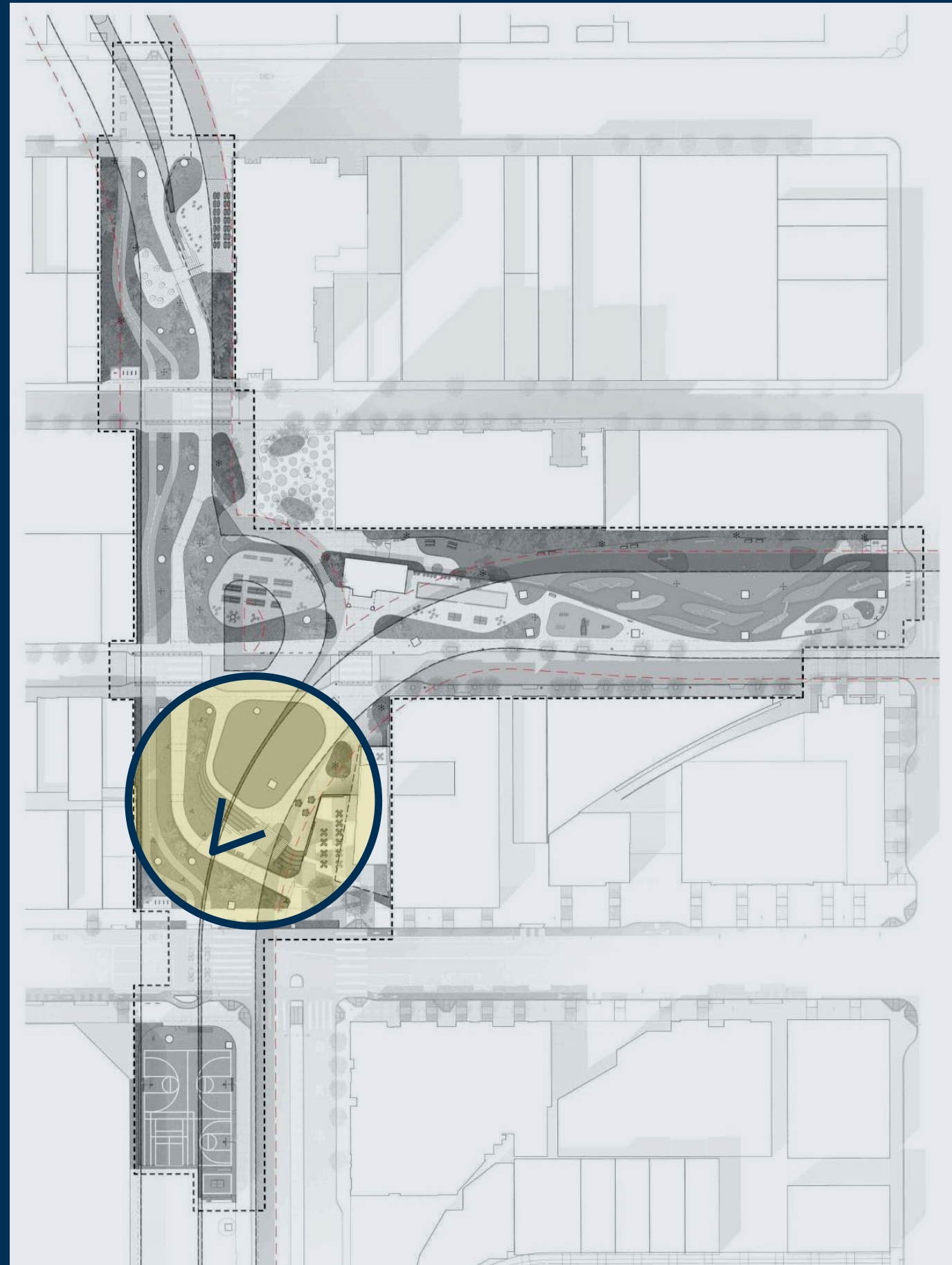


Fitness Equipment





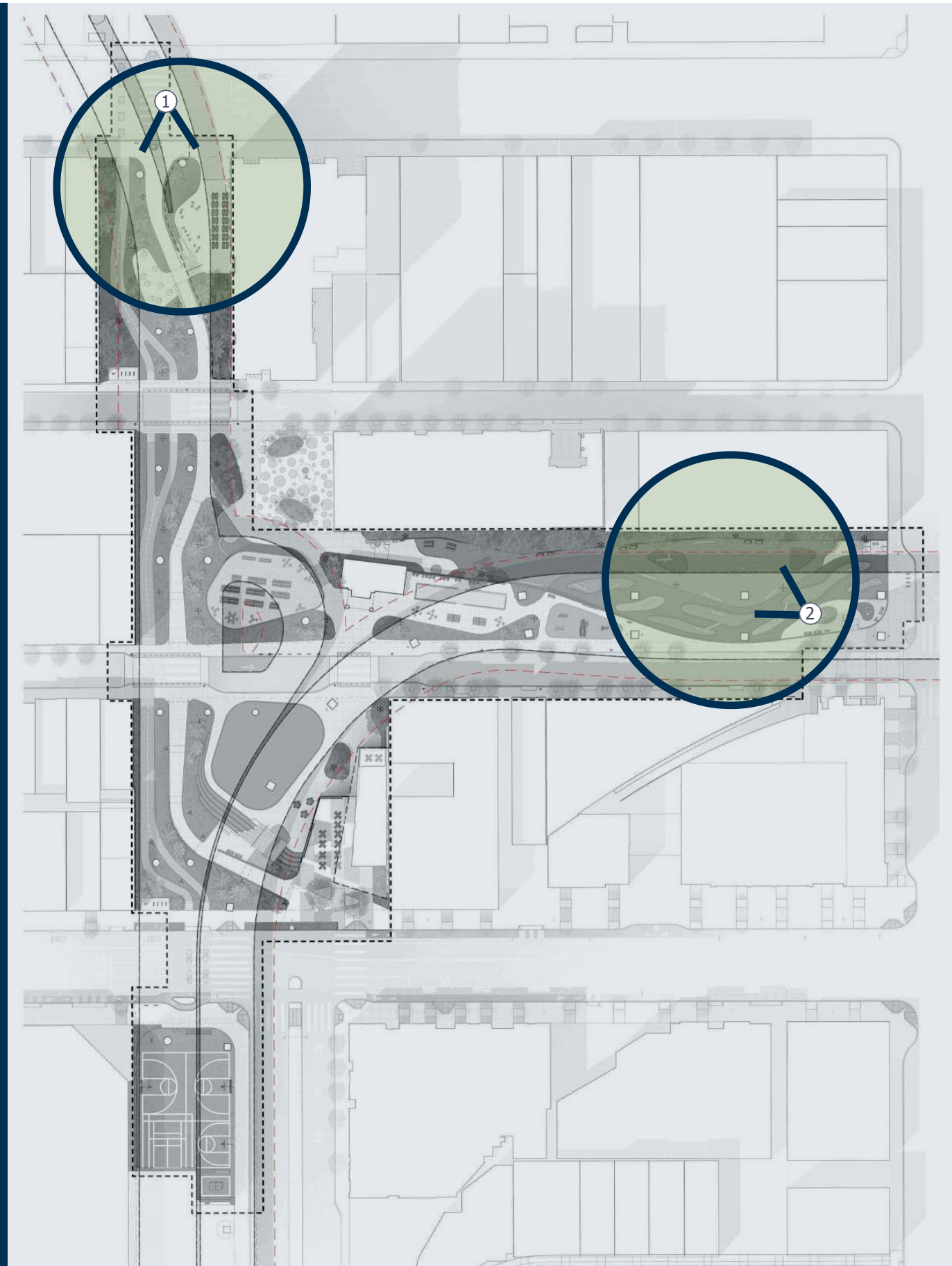
lighting





Flexible Event Lawn and Pavilion Building

planting





Planting Approach - View South From Howard

architecture

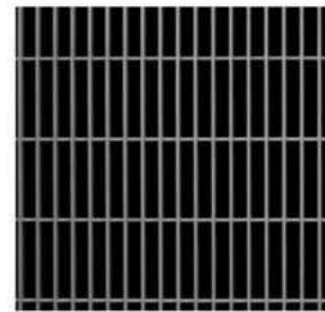
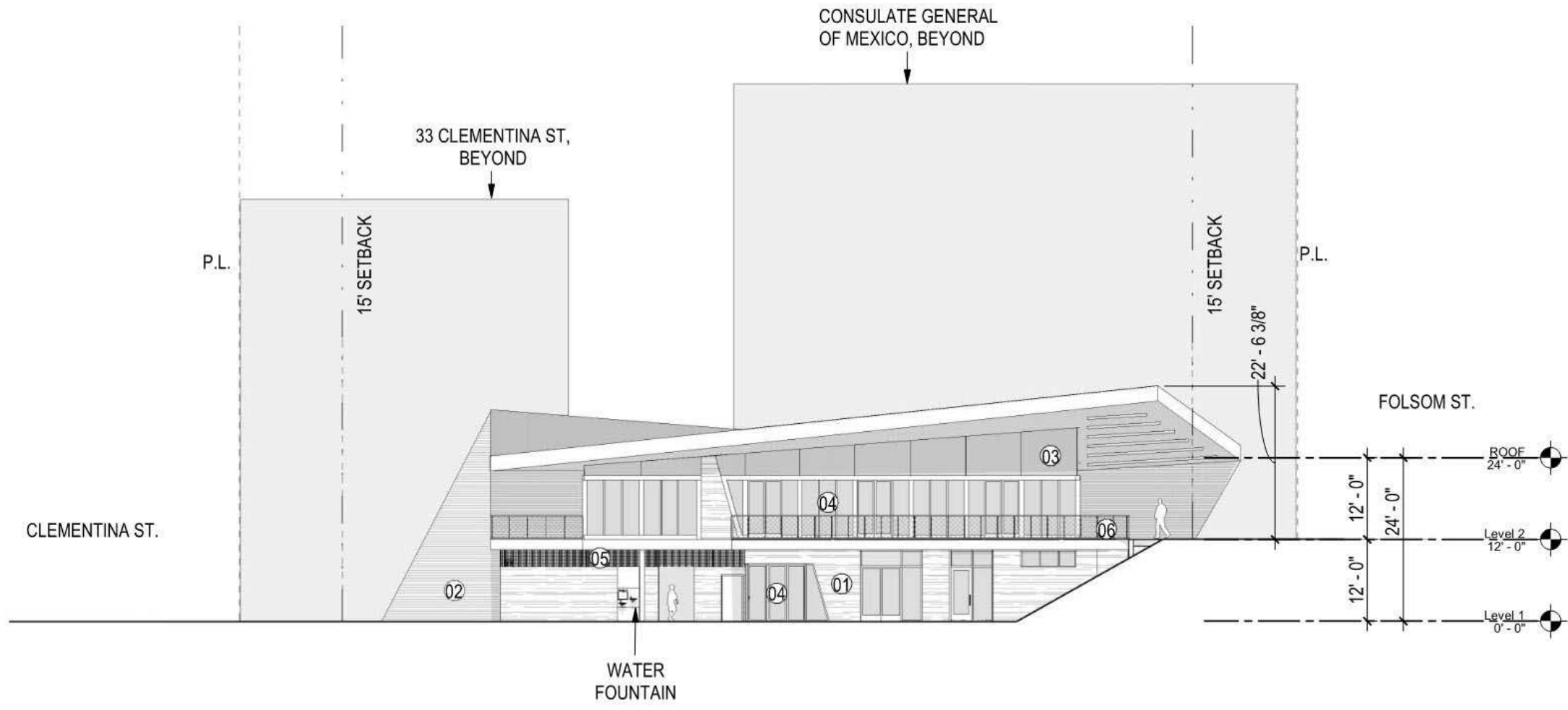
pavilion











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

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

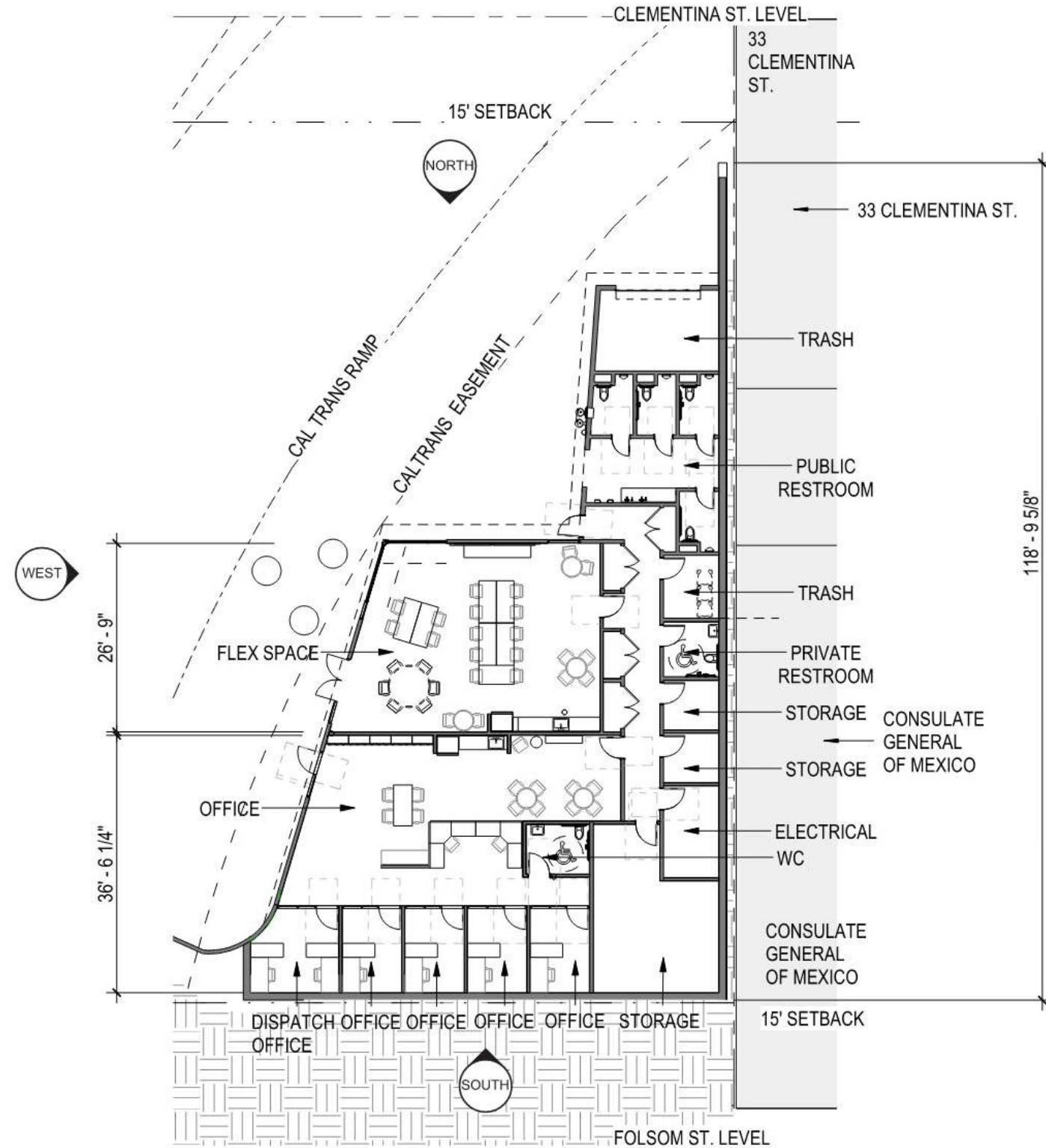
Type VB, Fully Sprinkled per NFPA 13

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"

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First Floor: A-2, Assembly 67 OCC
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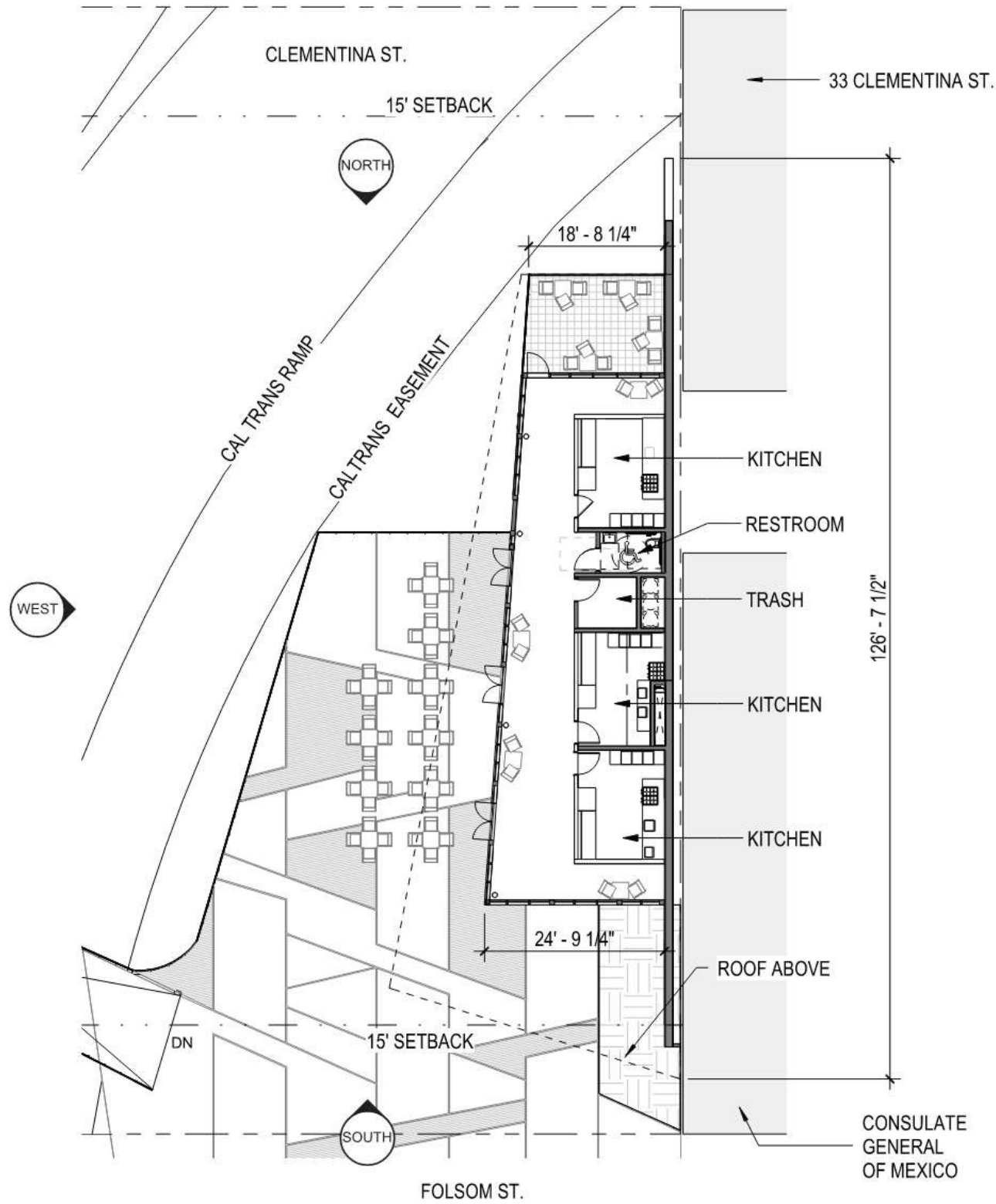
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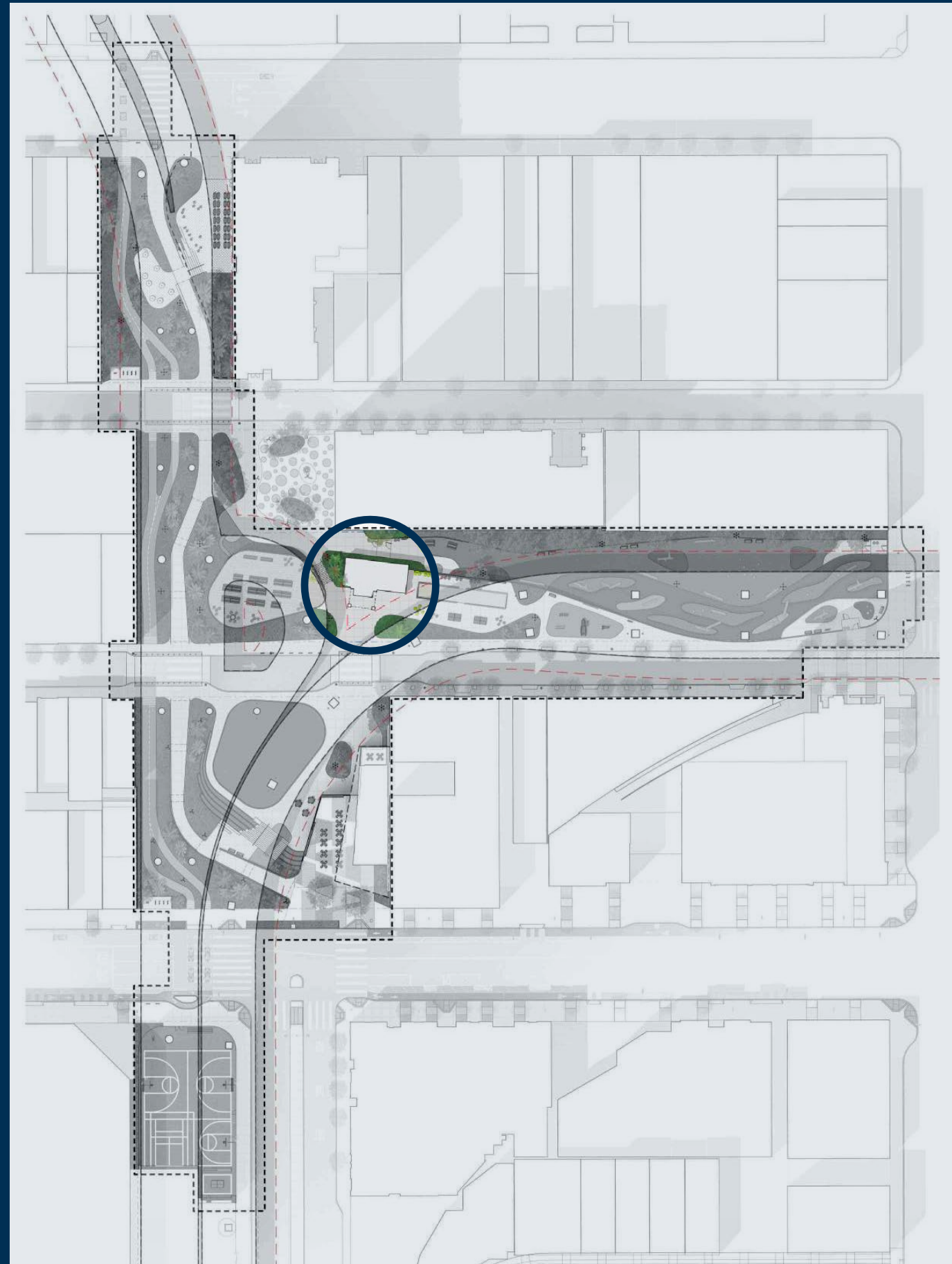
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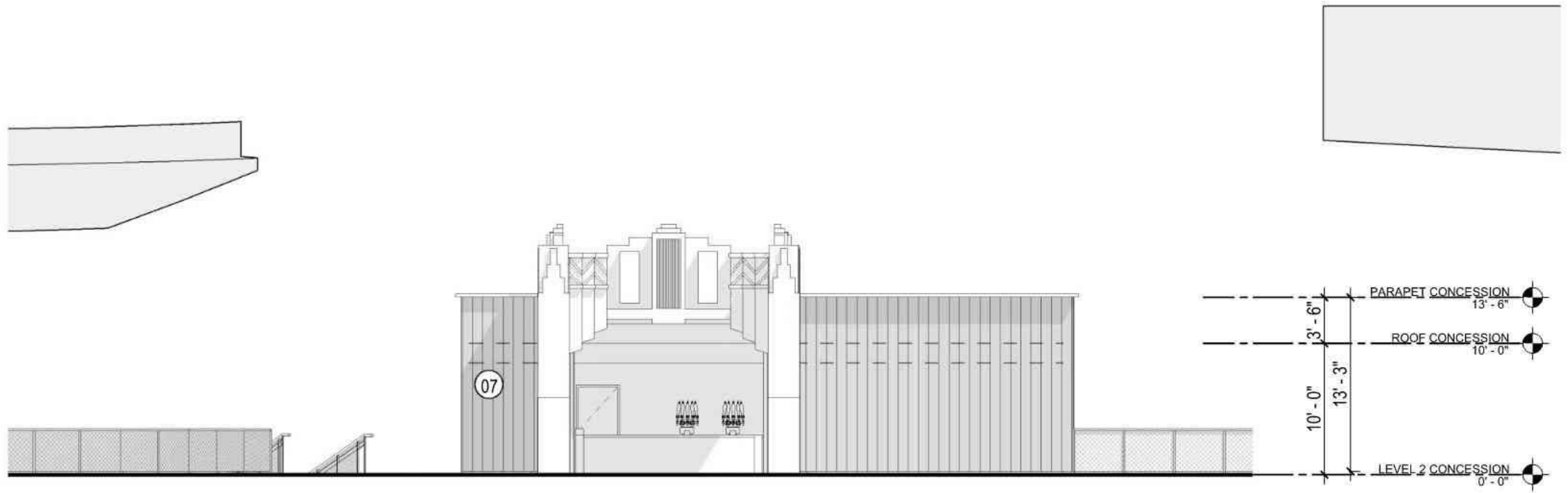
concession
building











07

Channel Glass



06

Stainless Steel Cable Mesh Gaurdrail



SCALE 1/8" = 1'-0"

PLAZA

33 TEHAMA

Project Data	Occupancy	Occupants
Concessions:	A-2, Assembly	4 OCC. (Kitchens)

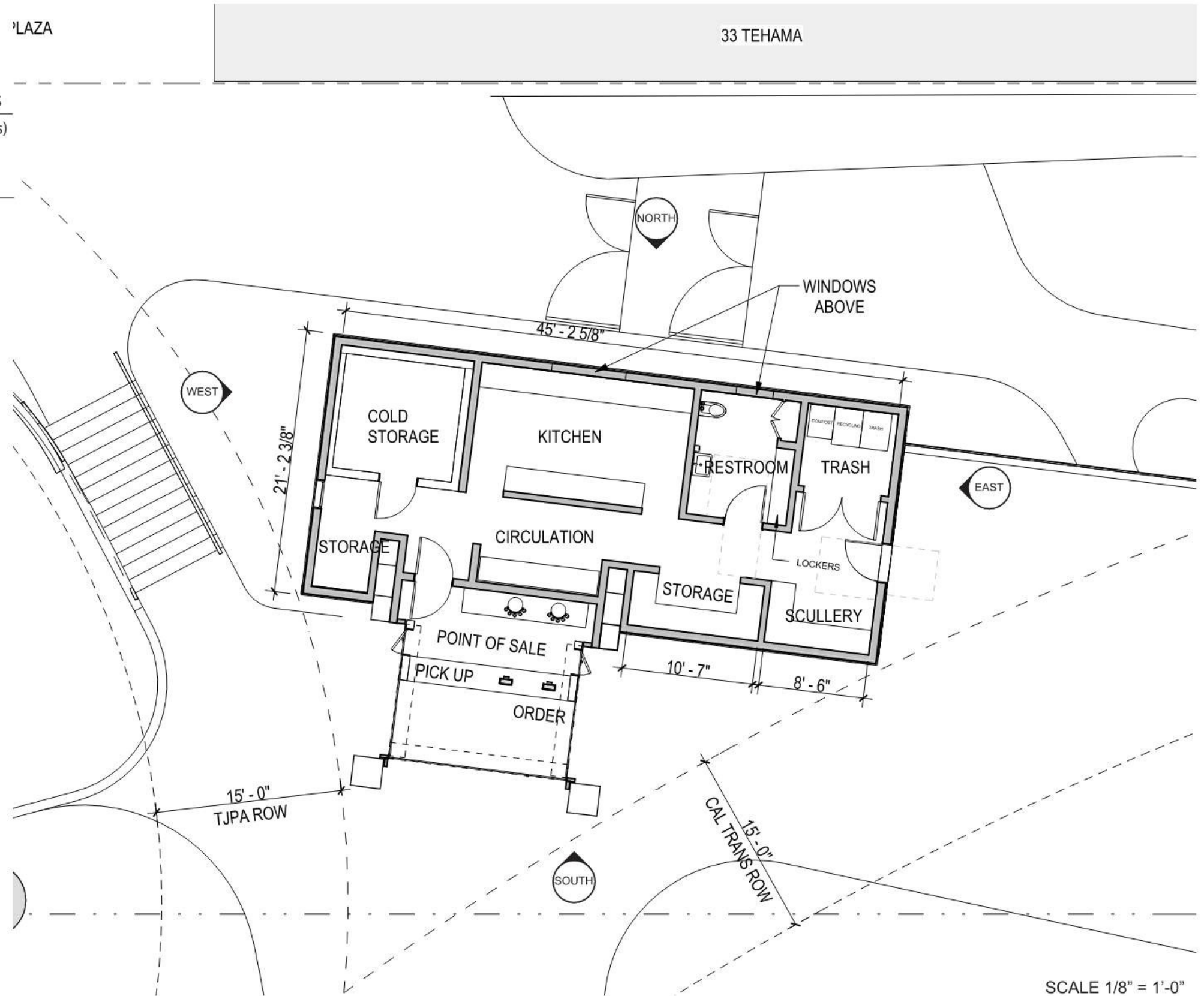
Construction Type

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"

Planned Schedule & Next Steps

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

Questions / Comments

