



London N. Breed, Mayor
Philip A. Ginsburg, General Manager

Date: March 2, 2022
To: Recreation and Park Commission
Capital Committee
Through: Philip A. Ginsburg, General Manager
Stacy Bradley, Acting Director of Capital and Planning Division
From: Monica Scott, Project Manager
Subject: Transbay Block 3 Park

Agenda Wording

Discussion and possible action to recommend that OCII Commission approve a schematic design for the Transbay Block 3 park.

Strategic Plan Reference

Strategy 1 - Inspire Place: Keep today's parks safe, clean, and fun; promote our parks' historic and cultural heritage; and build the great parks of tomorrow

Objective 1.1 - Develop more open space to address population growth in high-needs areas and emerging neighborhoods

Strategy 2 – Inspire Play: Promote active living, well-being, and community for San Francisco's diverse and growing population

Objective 2.2 – Strengthen and promote the safety, health, and well-being of San Francisco's youth and seniors

Objective 2.3 – Work with partners and neighborhood groups to activate parks through organized events, activities, and unstructured play

Strategy 3 – Inspire investment: through community engagement, advocacy, and partnerships, cultivate more financial resources to keep San Francisco's parks and programs accessible for all.

Objective 3.1 – Increase public investment to better align with infrastructure needs and service expectations

Background

The Transbay Redevelopment Project Area, adopted in 2005, spans approximately 40 acres located south of San Francisco's Financial District, roughly bounded by Mission Street to the north, Main and Spear Streets to the east, Folsom Street to the south and Second Street to the west.

The Office of Community Investment and Infrastructure (OCII), in coordination with the City, Transbay Joint Powers Authority (TJPA), State and developers is tasked with transforming the Transbay Project Area into a walkable, high-density neighborhood centered around the Salesforce Transit Center with residences, offices, retail and parks. The area's redevelopment is funded with the approximately \$1.2 billion dollars that the Project Area is expected to generate in net tax increment over the life of the Redevelopment Plan. The Project will add 4,200 new housing units, 35% of which will be affordable; 2.4 million square feet of new office space; 200,000 square feet of new retail space; and a total of 9.2 acres of new open spaces, including the future Transbay Block 3 Park.

The Redevelopment Dissolution Law requires OCII to dispose of its real estate assets under a Long Range Property Management Plan ("PMP"), which was approved in late 2015 and which expressly calls for the transfer of Transbay Block 3 Park to the City for a government use. RPD will be the likely recipient of the park once the details of a transfer have been fully negotiated by RPD and OCII staff, and approved by RPD Commission, OCII Commission and the Board of Supervisors. RPD and OCII staff are actively engaging in conversations about the timeline and process of the transfer and will return to Commission for your review of the acquisition of this property in the coming months. See Attachment A for a letter from OCII to RPD explaining OCII's commitment to fund the park's construction and transfer it to the City.

Today we are only looking at the schematic design of the park for your recommendation.

Transbay Block 3 Park

The Transbay Redevelopment Project Area includes three new open spaces: the 5.4-acre Salesforce Park, completed in 2019; the 2.4-acre future Under-Ramp Park; and the 1-acre future Transbay Block 3 Park (temporary name). The new Block 3 park will be built on land currently owned by OCII.



Bird's Eye View Looking Northeast Towards Main St.

Image: San Francisco Public Works Department

OCII, along with the Public Works (PW) design team and with support from the RPD Capital & Planning team, have hosted four community meetings focused on the future park's design between March 2020 and April 2021. OCII will fund the park's planning, design to RPD standards, and construction to completion through OCII-issued bond proceeds and Transbay Redevelopment Area park fees.

The future park is currently in the Schematic Design phase and is expected to be completed and open to the public in 2025.

Future Park Design

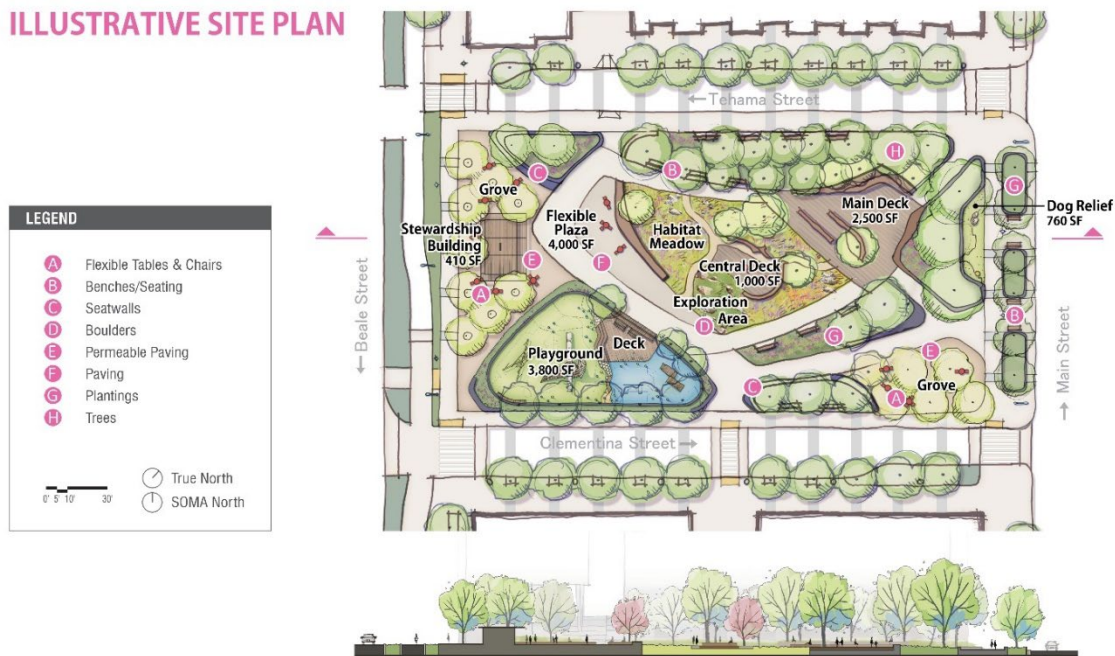
The 0.9-acre lot was previously used as a portion of the Temporary Transbay Terminal during construction of the City’s new Salesforce Transit Center, completed in 2019. The future park is imagined as the community center of the surrounding blocks, providing both active and passive recreation opportunities, as well as facilitating pedestrian movement and providing connectivity as a junction point within the East Cut neighborhood. The park’s design goals include creating a design informed by the community; serving the needs of residents, commuters, office workers and visitors; including a children’s play area; providing a mix of active recreation and passive open spaces; and incorporating sustainability measures in accordance with City policies.

Under Ramp Park, which will be located two blocks from Transbay Block 3 Park, is intended to have numerous active uses, including sport courts and a dog play area. This informed the design of Transbay Block 3 Park to have more of a focus on passive open spaces, with more of an urban square feeling, as envisioned in Transbay Redevelopment Area planning documents.

The design includes the following features and amenities:

- Children’s Play Area
- Community gathering spaces
- Meadow
- Dog relief station
- Tree groves
- Seating
- Stewardship building with a single-stall all-gender restroom and storage space for RPD and the community

ILLUSTRATIVE SITE PLAN



See Attachment B for more detailed feature descriptions.

Image: San Francisco Public Works Department

Community Outreach

The Community Outreach process for this park project has been led by San Francisco Public Works (PW), in collaboration with OCII and RPD, and in close collaboration with the East Cut Community Benefit District. Community meetings were held on March 4, 2020 (in-person with 50 attendees), September 9, 2020 (online, 77 attendees), November 18, 2020 (online, 67 attendees), and April 29, 2021 (online, 51 attendees). The selected concept plan, which incorporated feedback received at the meetings, was presented to the public at the April 29 meeting and was well received. During the course of the outreach process, 4 surveys were issued online, via mail, and/or during community meetings. Over 900 survey responses were completed by community members.

The team also attended an outdoor East Cut Easter Event to introduce folks to the project in April 2019.

Additionally, PROSAC reviewed the project and added Transbay Block 3 Park to the Acquisitions Roster in September 2021. The project also underwent Conceptual and Phase 1 Civic Design Review in September 2021.

Additional forms of outreach included flyer postings at the project site, e-mails to stakeholders, and announcements in the RPD E-Newsblasts.

RPD and PW maintain dedicated webpages on both the Rec Park website and PW website.

During the remainder of the project, the public will be informed through the project webpages, e-mails to stakeholders, via NextDoor, and announcements in the RPD E-Newsblasts.

Funding Sources

No funding is required for the park's development. OCII has funded the park's planning and design to date and will continue to fund the park's design to RPD standards, as well as its construction to completion.

It is anticipated that the park development and construction budget is in excess of \$20M.

Project Schedule

Phase	Duration	Start	Finish
Planning	10 months	Jan 2018	Oct 2018
Concept/Schematic Design	28 months	Dec 2019	March 2022
Design Development	5 months	Apr 2022	Fall 2022
Construction Documents	8 months	Fall 2022	Spring 2023
Permit/Bid/Award	4.5 months	Spring 2023	Fall 2023
Anticipated Construction	24 months	Fall 2023	Fall 2025

Environmental Review

At this time, staff is asking the Recreation and Parks Commission to make a recommendation to OCII regarding the proposed schematic design, and OCII has determined that the proposed schematic design is within the scope of project discussed and reviewed in the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project Final Environmental Impact Statement/Environmental Impact Report certified by the Planning Commission on April 22, 2004. OCII will complete any required additional environmental review before approving the schematic design.

Staff Recommendation

Staff recommends the Commission to recommend that OCII Commission approve a schematic design for the Transbay Block 3 park.

Supported By:

The East Cut Community Benefits District

PROSAC

Community Members as documented at community meetings

Opposed By:

None Known

Attachments

- A. Letter from OCII to RPD re: Transbay Block 3 Park OCII Funding Obligation
- B. Transbay Block 3 Schematic Design Presentation