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Transbay Under Ramp Park

Under Ramp Park Update

**TJPA Board Meeting
December 8, 2016**



Transbay and URP Background

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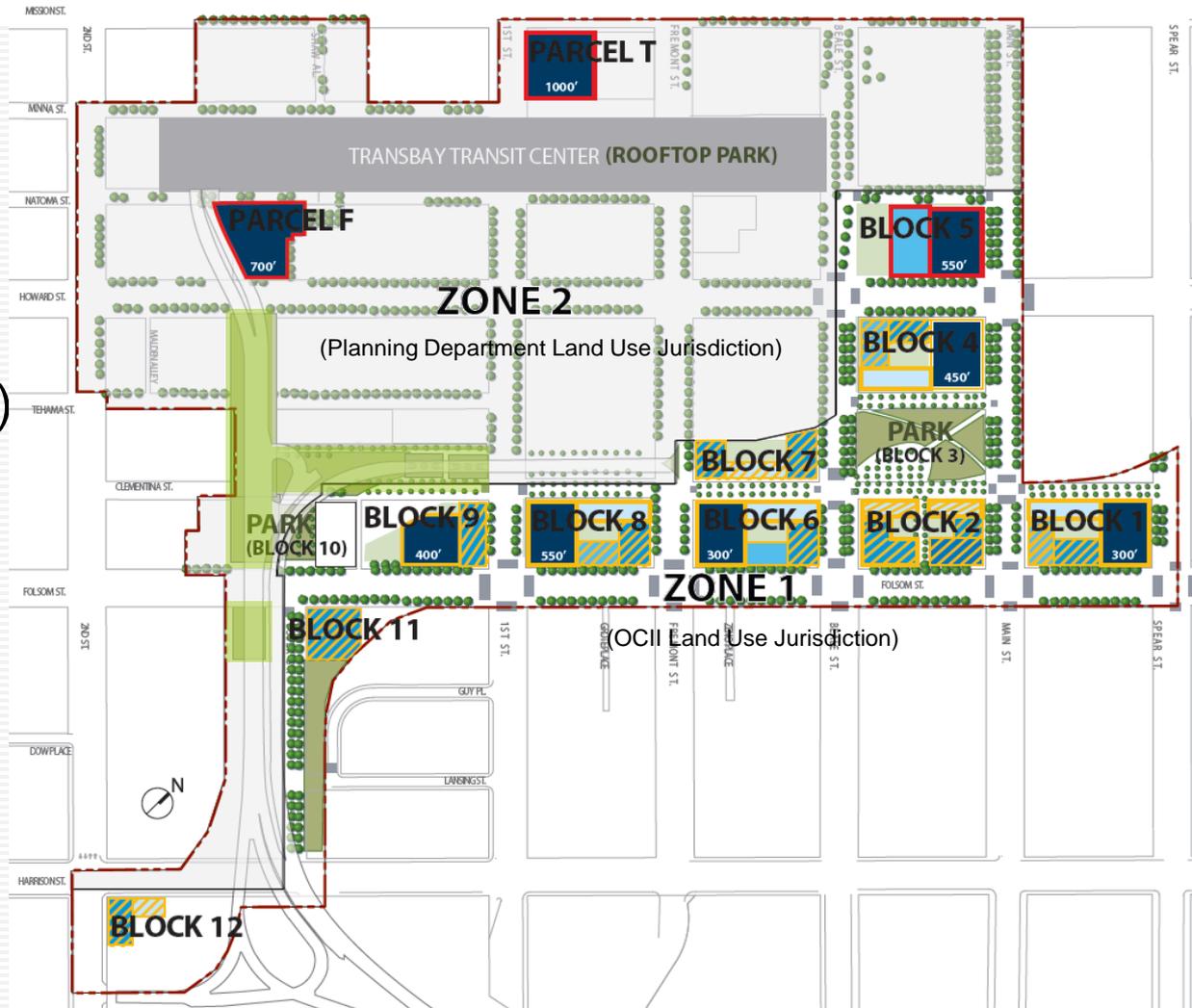
- 2003 SFRA published Transbay Design for Development
- 2005 Transbay Redevelopment Plan adopted
- 2006 Transbay Streetscape & Open Space Plan adopted (includes URP)
- 2012 Transit Center District Plan adopted
- 2013 Under Ramp Park Conceptual Designs approved

TJPA/OCII Sponsored Projects in Transbay Redevelopment Area

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State-Owned Parcels

- \$670M of land sales to date. \$45M in process
- 3,300 new residential units (including nearly 1,400 affordable units)
- 2.6 million s.f. of new office development
- 200,000 s.f. of new retail space
- 9 acres of new parks, including URP



TJPA/OCII Sponsored Projects in Transbay

TRANSBAY REDEVELOPMENT PROJECT AREA

Parcel F
 Developers: Hines/Urban Pacific/Goldman Sachs
 Total Units: 561 (est.)
 Construction Start: 2019
 Completion: 2022

Parcel T
 101 First Street
 Salesforce Tower
 Developers: Boston Properties/Hines
 Office SF: 1.4 Million
 Construction Start: 2014
 Completion: 2017

Under-Ramp Park
 Acres: 2.5
 Construction Start: 2018

Block 9
 500 Folsom Street
 Developers: Essex/ BRIDGE
 Affordable Rental Units: 109
 AMI: 50% and below
 Market-Rate Rental Units: 436
 Total Units: 545
 Construction Start: 2016
 Completion: 2019

Block 5
 250 Howard Street
 Park Tower
 Developers: Golub/ John Buck
 Office SF: 767,000
 Construction Start: 2015
 Completion: 2018

Block 8
 250 Fremont Street / 400 Folsom Street
 Developers: Related/TNDC
 Affordable Rental Units: 150
 AMI: 70 inclusionary units @50%/
 80 OCII units @ 50%
 Market-Rate Rental/Condo Units: 398
 Total Units: 548
 Construction Start: 2016
 Completion: 2019

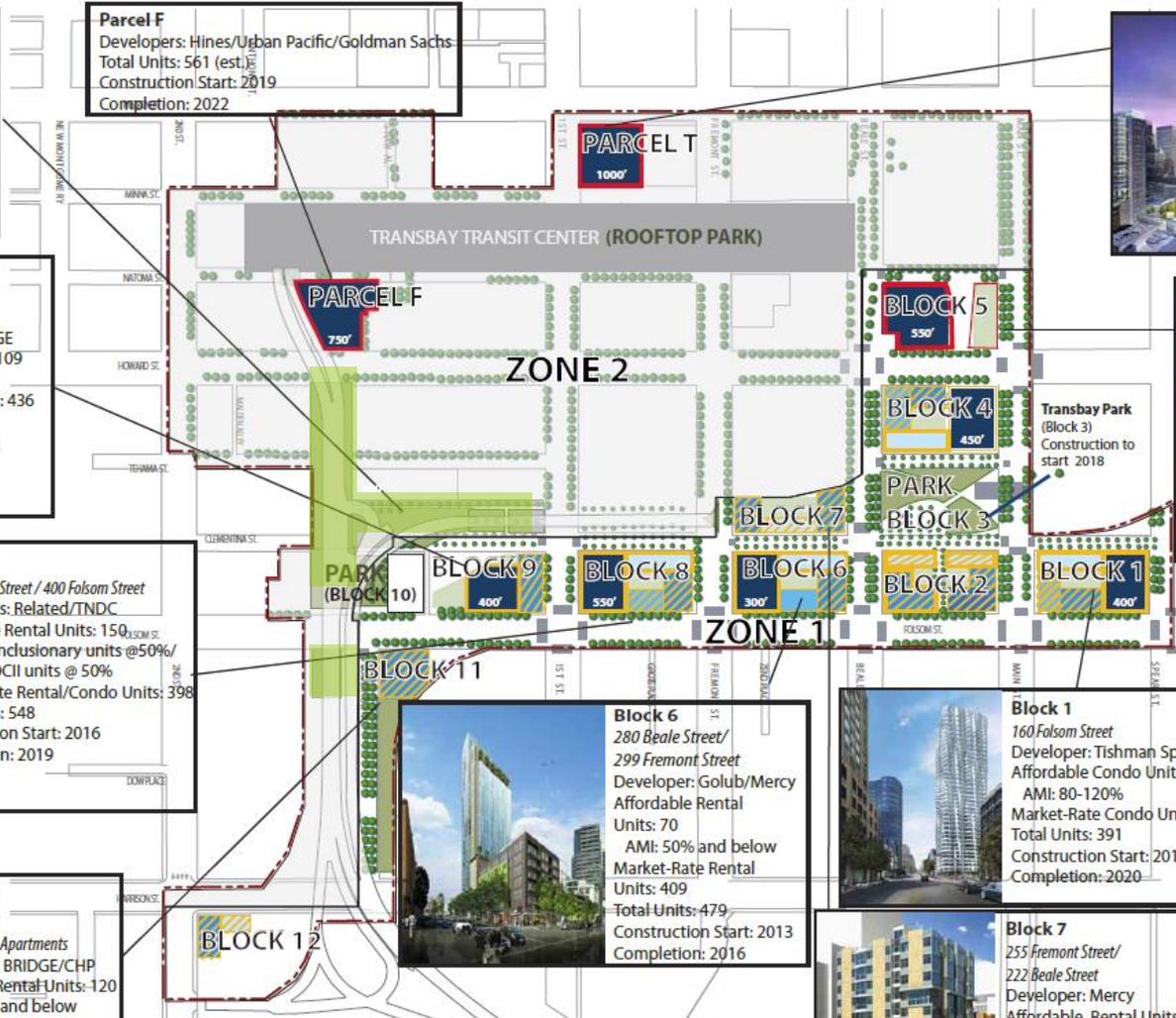
Block 6
 280 Beale Street/
 299 Fremont Street
 Developer: Golub/Mercy
 Affordable Rental Units: 70
 AMI: 50% and below
 Market-Rate Rental Units: 409
 Total Units: 479
 Construction Start: 2013
 Completion: 2016

Block 1
 160 Folsom Street
 Developer: Tishman Speyer
 Affordable Condo Units: 156
 AMI: 80-120%
 Market-Rate Condo Units: 235
 Total Units: 391
 Construction Start: 2017
 Completion: 2020

Block 11A
 25 Essex Street
 Rene Cazenave Apartments
 Developers: BRIDGE/CHP
 Affordable Rental Units: 120
 AMI: 50% and below
 Total Units: 120
 Construction Start: 2011
 Completion: 2013

Block 12

Block 7
 255 Fremont Street/
 222 Beale Street
 Developer: Mercy
 Affordable Rental Units: 120
 AMI: 50% and below
 Construction Start: 2016
 Completion: 2018



TRANSBAY REDEVELOPMENT PROJECT AREA

- TRANSBAY REDEVELOPMENT PROJECT AREA
- ZONE 1
- ZONE 2

LAND USE (SUBJECT TO CHANGE)

- AFFORDABLE HOUSING
- MARKET RATE HOUSING
- COMMERCIAL

OPEN SPACE

- OPEN SPACE (PUBLICLY OWNED)
- OPEN SPACE (PRIVATELY OWNED)

PROPOSED HEIGHT LIMITS (MIN AND MAX)

- Townhomes: 35'-50'
- Podium 1: 40'-65'
- Podium 2: 50'-85'
- Mid-Rise: 65'-165'
- Towers (Height Varies)

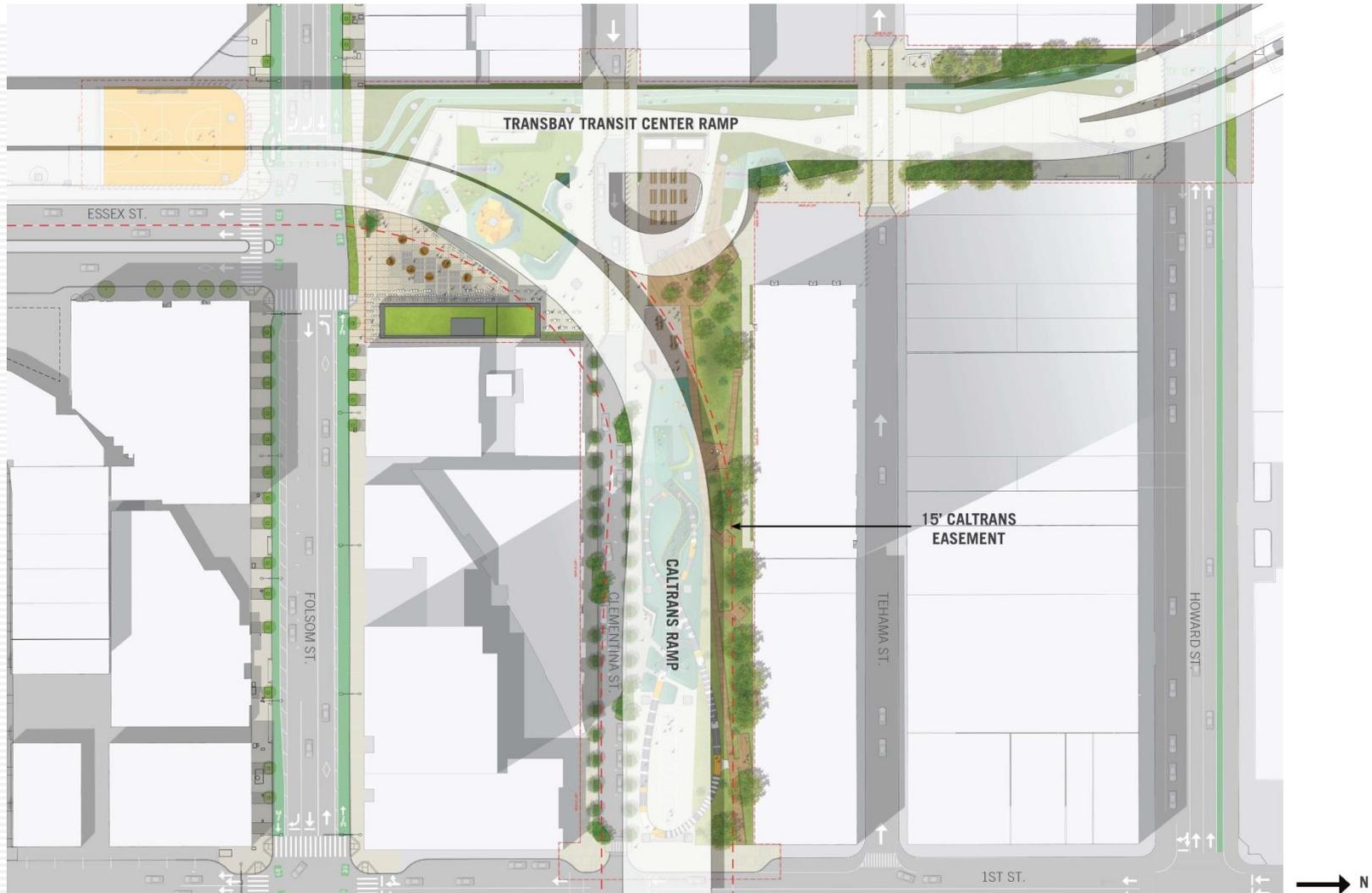
URP Community Outreach

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- Community meetings
 - Dec 8th 2011
 - July 12th 2012
 - October 11th 2012
- TJPA Board and OCII Commission Presentations
 - June 4, 2013 at OCII Commission for Concept Plan Approval
 - June 13, 2014 at TJPA Board for Schematic Design update

Under Ramp Park – Overhead Ramps

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Under Ramp Park- Concept Plan

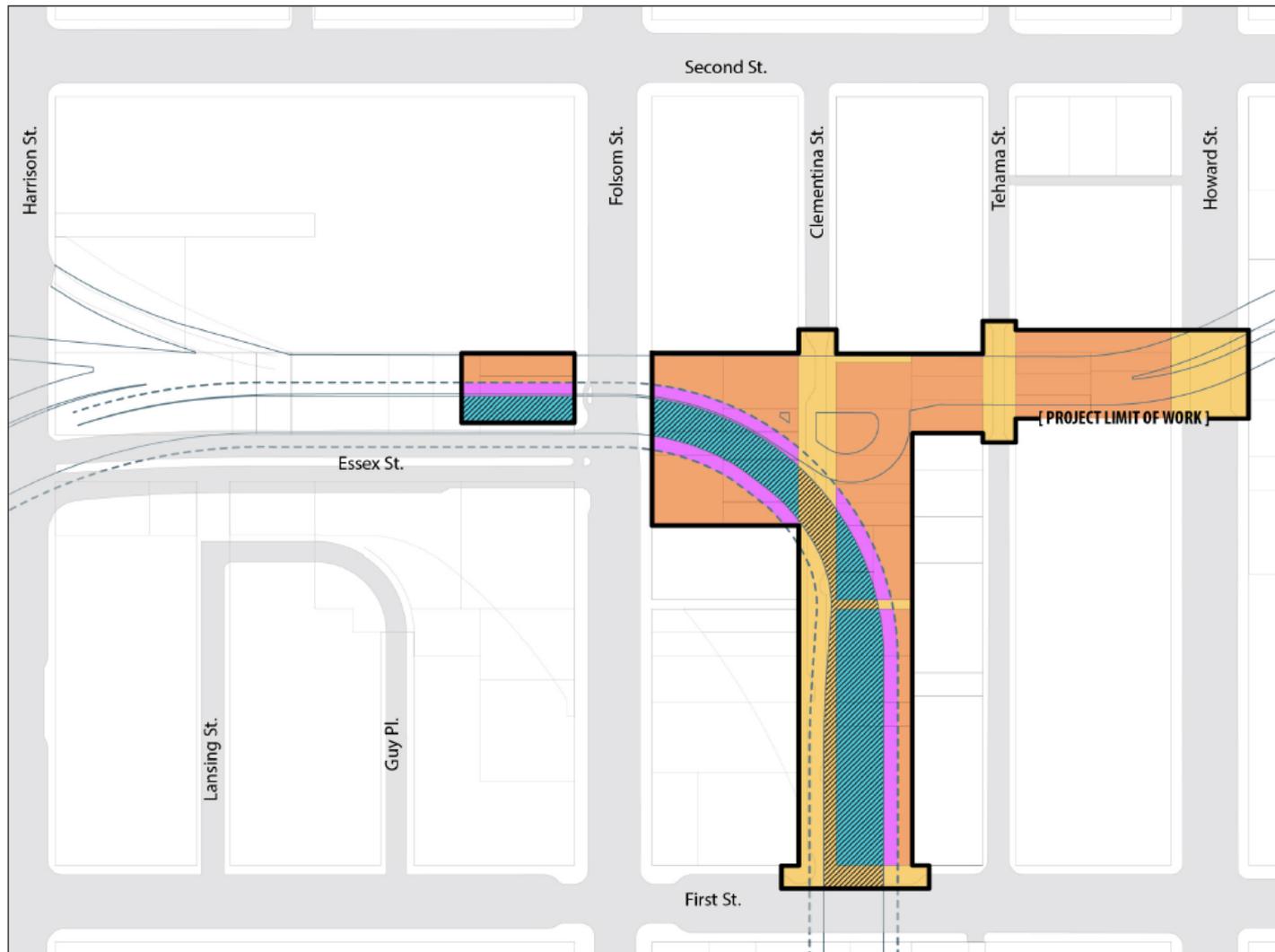
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Ownership diagram

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Under Ramp Park OWNERSHIP DIAGRAM



- TJPA owns 61% of URP land excluding R.O.W (orange)

LEGEND	
	Under Ramp Park Limit of Work 143,195 sq.ft.
	Caltrans R.O.W. within Limit of Work 26,735 sq.ft.
	Caltrans Easement within Limit of Work 13,027 sq.ft.
	TJPA R.O.W. within Limit of Work 62,640 sq.ft.
	City of SF R.O.W. within Limit of Work 40,747 sq.ft.
	Caltrans Ramp in Air Space Over Limit of Work

URP User Groups

Under Ramp Park will serve:

- 1) Burgeoning Mixed Income Neighborhood
- 2) Transit Center Visitors
- 3) San Francisco Residents and Workers

URP Rendering- Sport Courts/Walking Path

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URP Rendering – Beer Garden

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Principles for Design, Construction and O&M

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OCII, in partnership with TJPA, will provide a sustainable plan for operation and maintenance based on the following principles:

Design

- Future approval of Schematic Design by TJPA Board and OCII Commission

Construction

- OCII funds and manages construction

Operations and Maintenance

- No cost lease for Caltrans land
- GRHCBD responsible for maintaining park
- Economies of scale for management with Rooftop Park
- Secure revenue source in place to ensure no O&M funding by TJPA

Operations & Maintenance Funding Sources

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Funding sources for operations and maintenance include:

- 1) Greater Rincon Hill Community Benefits District
- 2) Other potential sources
 - a) Retail uses ancillary to park use
 - b) Special Events

Under Ramp Park Summary

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Schedule:	Construction to start upon completion of TJPA bus ramp (2018)
Construction Budget and Source of Funds:	\$25-28M in OCII-issued tax exempt bonds
Ownership:	TJPA (TJPA proposed lease of land under Caltrans off-ramp)
Lease Status:	In discussions with Caltrans
Maintenance:	Greater Rincon Hill Community Benefit District

Next Steps

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2017

- Finalize Caltrans lease
- TJPA Board & OCII Commission approve Schematic Designs
- TJPA Board & OCII Commission approve operating budget

2018

- Bid and commence construction

2020

- Park open

THANK YOU

