



RAILYARDS WORKING GROUP – MEETING NOTES

MEETING DATE: October 26, 2022

Staff Contact: Jeremy Shaw – 628.652.7449
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RWG Members (Present / Absent):

Bruce Agid	P	Zack Deutsch-Gross	A	Chris Paik	P
Angelica Arhror	P	J.R. Eppler	P	Jessica Perla	P
Cliff Bargar	P	Rob Jaques	A	Krute Singa	P
Don Cecil	P	Liz Kirby	A	Michael Walker	P
Tammy Chan	P	Manoj Madhavan	P	Erica Waltemade	P
Desi Danganan	P				

Project Partners:

CCSF	Leigh Lutenski, Deputy Director OEWD; Jeremy Shaw, Principal Planner; Allison Albericci, Senior Architect / Urban Designer
Caltrain	Anthony Simmons, Major Stations Planning Lead; Navdeep Dhaliwal, Government & Community Affairs
Prologis	Banke Abioye, Entitlements & Community Engagement; Genevieve Cadwalader, VP Investment (absent)
Other	N/A

Public Attendees:

Roland Lebrun, Gerald Cauthen, Brian S.

Agenda

1. Introductions (15 min)
2. Railyards Working Group Purpose and Selection Process (5 min)
3. Railyards Project Overview (15 min)
4. Project Priorities + Discussion (15 min)
5. Next Steps / Close (5 min)

Introductions

- Project Core Team Members introduced themselves and their roles on the project.
- Railyards Working Group Members introduced themselves, their affiliations, and their interests in the Railyards Project.

Presentation and Discussion

Railyards Working Group Purpose and Selection Process

- The format of the RWG and roles are flexible and can evolve as needed. Members are encouraged to openly contribute ideas about how this body proceeds.

Railyards Project Overview

- Planning (JS) and Caltrain (ND) Presented the project overview and current status, including how the Project Team hopes to engage the public, and solicit feedback.
- Caltrain and Prologis are jointly engaged in developing a Preliminary Business Case (PBC) analysis. If the Caltrain Board determines to move forward following the PBC, the joint team will undertake the Development Agreement process.
- If the Project moves toward a Development Agreement, this will occur in multiple stages over a number of years with additional opportunities for public input.

Project Priorities + Discussion

- From prior Planning efforts, the Planning Department has synthesized the following draft Community Priorities:
 - Provide open space, housing and other essential community benefits
 - Integrate with and improve connections between neighborhoods
 - Address resilience and sea-level rise at this site
 - Complement San Francisco's skyline
 - Compatibility with the Downtown Extension and Pennsylvania Avenue Extension
- Krute – is there an objective to make this neighborhood self-containing in terms of neighborhood serving retail? Does Community Benefits focus on facilities, such a library, or does it include services.
 - Jeremy – Community Benefits in this context is inclusive of neighborhood serving uses. Input on these uses will be welcome in future public meetings.
 - Link to recent community facilities analysis:
<https://storymaps.arcgis.com/stories/8fc7a9e52f254976b8710390b8092967>
- Bruce – when we talk about community benefits, although this will be a new community over 20 acres, this project needs to integrate with Showplace Square, Western SoMa, Mission Bay. Each probably has some services missing, this project should knit the neighborhood together and fill in those needs and service gaps.
- Don - Is Caltrain concerned that the 2040 Service Vision not explicitly called out as a Community

Priority?

- Anthony, this is being handled through the PBC.
- Don – same question to Prologis; is Prologis concerned that project feasibility isn't explicitly called out as a Community Priority. Stay realistic; everything costs money. The project has to be viable.
 - Banke, it's part of the work we're engaged in.
 - Leigh, Caltrain's Service Vision and financial feasibility are built into the project goal and purpose (see Slide 14)
- Jessica – has a Sea Level Rise (SLR) study already been prepared for the Site?
 - Jeremy – Yes. Multiple studies have identified hazards and strategies for SLR around Mission Creek and related to the site. Planning will send out SLR links:
 - includes the Site and building on this site will have to address this future.
 - SF Port's "Draft Waterfront Adaptation Strategies"
 - Overview: <https://storymaps.arcgis.com/stories/1ed3561c936244f2979ad68cda6a681a> -
 - Details/Downloads: <https://sfport.com/wrp/waterfront-adaptation>
 - Upcoming meetings for Mission Creek / Mission Bay: Tuesday, December 6, 12:00-1:30 PM | [Sign Up](#)
 - 2016 SPUR Study: <https://www.spur.org/publications/research/2016-09-26/mission-creek-sea-level-rise-adaptation-study>
- What Assumptions and Dependencies are built into the Preliminary Business Case? Do we need to provide oversight or comment on the assumptions for 2040 context.
 - PBC is focused on accommodating Caltrain's 2040 Service Vision.
 - The PBC will evaluate options relative to how well they serve this 2040 Service Vision.
- Gerald – I assume eventually that the trains will be submerged by 1 level. What is the timing of this project and how will it integrate with and provide connection to the DTX?
 - Banke - The DTX and its timeline are being taken into consideration and this project will look to facilitate that project and connection to DTX facilities.

Written Comments / Questions in Chat

- Closed Captioning / subtitles are still not working. Need tech fix for next meeting.

Announcements / Community News / Events

- N/A

Next Steps

- Fix issues with closed captioning and subtitles.
- RWG Members tasked to gather and provide feedback on priorities and processes.
- Please continue to review materials and updates and reach out if you have any questions or need further information.
- Staff to schedule next quarter’s meeting

Next Meeting:

1st Quarter 2023, date/time TBD

Attachments:

N/A