



RAILYARDS WORKING GROUP – MEETING NOTES

MEETING DATE: March 20, 2023

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 | A | J.R. Eppler | P | Jessica Perla | P |
| Cliff Bargar | P | Rob Jaques | A | Krute Singa | P |
| Don Cecil | P | Liz Kirby | A | Michael Walker | A |
| Tammy Chan | P | Manoj Madhavan | P | Erica Waltemade | P |
| Desi Danganan | P | | | | |

Project Partners:

| | |
|----------|---|
| CCSF | Jeremy Shaw, Principal Planner; Allison Albericci, Senior Architect / Urban Designer |
| Caltrain | DJ Baxter, Kimley Horn; Navdeep Dhaliwal, Government & Community Affairs |
| Prologis | Banke Abioye, Entitlements & Community Engagement; Genevieve Cadwalader, VP Investment (absent) |
| Other | N/A |

Public Attendees:

Agenda

1. Community Feedback (RWG, 15 min)
2. Preliminary Business Case Update (Caltrain, 5 min)
3. Urban Design and Public Engagement Work (City, 5 min)
4. Public Engagement Plan Discussion (City, 15 min)
5. RWG Structure (RWG, 10 min)
6. Next Steps / Close (All, 5 min)

Community Feedback

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

Feedback from Railyards Working Group and Other Community Members

- Erica: Presented to CBD Board Members
 - Generally in agreement w/ priorities
 - Sea Level Rise, stormwater management and recent flooding were top of mind
 - Green space always a priority in SoMa
 - Eager to have things get started soon
- Don Cecil – social committee, small businesses
 - General excitement
 - Wondering if timeline will ever happen
 - More concerns about here and now: transit fiscal cliff, downtown office, how Mission Rock plays out
- Desi Danganan –
 - How does the project address equity?
 - How does it diversify residential base? Accessible to middle income?
 - Land use strategies to stabilize local small businesses? Commercial condos for ownership?
- Bruce – SMRBNA (newsletter of 800)
 - Group has been asked community priorities over many years and planning efforts
 - Hard to get a lot of feedback outside of general feedback we give for every project; not a lot of details to react to and timeline is so far out
 - Great opportunity to transition from yard to mixed-use development
- Krute
 - Does resilience address sustainability? and Housing address affordability? I ask as I am wondering if there needs to be more specificity
 - AA: what does it mean to your community? To us, housing is housing for all. Resilience is long-term sustainability.

Preliminary Business Case Update

Update from Caltrain

- Two inter-related efforts around track layout and development concepts
- Technical analysis – to understand operational impacts, including full electrification impacts
- Set up for future development agreement process
- Needs to accommodate PAX
- Public feedback will be limited until preliminary evaluation , early 2024
- What is PBC:
- DC: If PBC is not later this year, how are we supposed to provide input? Will our quarterly input be divorced

from reality? Will you give us guidance so that we can provide meaningful feedback until PBC is done?

- Genevieve: will be multiple parallel processes to the PBC; planning the site is not necessarily sequential after PBC; timeline is still in work about site specifics
- CB: Will Link 21 be incorporated?
 - Ongoing coordination , not enough to incorporate right now, but will stay up to date

Urban Design and Public Engagement Work

Review scope of task order 1 and schedule for effort

- City is ready to begin neighborhood in parallel with PBC analysis
- All parties have agreed to contract; ready for signature; task order will begin with Existing Conditions, Public Participation Planning,
- Content:
 - analyze Existing Conditions; synthesize and update Priorities from prior efforts with current information and project opportunities
 - identify public realm opportunities around the site
 - then coordinate development scenarios for land use around the site
- BA: where is community input effort responsibility going to be placed?
 - If you're getting valuable input, you gotta get in front of the community
 - Need to have staff – **more presence alongside RWG members?**
- DC: are there quantifiable factors that lead to demise of ground floors? Tons of housing in the MB area, but why are so many businesses not able to re open. Don't need a full analysis, but on some level existing conditions
 - AA: Department is looking at Downtown Revitalization effort, can inform railyards area

Public Engagement Plan

Review Draft Public Engagement Plan in Detail

- Need to finalize scope with consultant; align with PBC schedule, then refine with community/RWG input
- Working with focus on underrepresented communities
- Variety of outreach tasks
- Stipends – amount tbd, but proposed based on best practices

Public Engagement Plan Discussion

- DC: we can spend a lot of time re-assuring people about affordable housing, community benefits. Even with statements, people are still going to ask these questions.
 - If we all agree with this, let's just say it: affordable housing will be there!
- DD: zoom or in person?
 - Ideally public meetings would be in person
 - CPC meetings are hybrid

- RWG will continue on zoom
- Dovetail with community events: SoMA SFUFF May 27th, Soma Family Resource Center April 2nd
- Send us annual event calendar
- Can't replace the value of targeted meetings, intentional sessions
 - Can SFUFF or someone do targeted workshop?
 - Artist / youth for tactile engagement?

RWG Structure

The Railyards working group discussed whether and how it would like to structure itself.

- Bruce: helpful to have a chair, co-chair or vice chair, help facilitate the group from group's perspective. How to knit together from one meeting to the next. Have offline conversation can help the glue.
- DC: agreed; what is a successful model. How to bring the balance?
 - Need resident in the area
 - And someone else from beyond?
 - Chair / Co Chair – Champion
 - Clear roles
 - Regular contact with staff
- BA: those chairs needs bandwidth
 - Resident: YES. e.g. King Street. we've been talking about King for 15 years
 - Underrepresented communities need more representation as chair
- JR: Ron – understood, listened to others, Ron fantastic job in developing consensus even where there wasn't clear question or agreement
 - RAB – was about how to get 22nd to 4th and King

Additional Written Comments / Questions in Chat

- N/A

Announcements / Community News / Events

- N/A

Next Steps

RWG Members:

- Review and share [Frequently Asked Questions](#) guide
- Attend and invite staff to community meetings
- Please continue to review materials and updates and reach out if you have any questions or need further

information.

City Family:

- Confirm date and time of 2023 Q2 Meeting
- Complete Contracting and Task Order Processes
- On-board Consultant Team and begin Urban Design and Public Engagement Work.

Next Meeting:

2nd Quarter 2023, date/time TBD

Attachments:

N/A