

SF Railyards Working Group (RWG)



San Francisco
Planning

September 19 2023

Land Acknowledgement

We acknowledge that we are on the **unceded ancestral homeland of the Ramaytush Ohlone** who are the original inhabitants of the San Francisco Peninsula.



Meeting purpose

1. Public Participation Framework Draft (available for asynchronous review) – provide overview, gather input, and seek group agreement to move forward.
2. Context “dashboard” – gather input & seek group agreement to develop further.
3. Neighborhood mapping – gather input & interest in a site tour to confirm mapping.

AGENDA

Opening	Welcome and settling-in (5 min)
	Check-in: agenda and updates (5 min)
Content	1 Public Participation Framework Draft (10-15 min) Overview to complement asynchronous review
	2 Context Dashboard (prior plans and policies) (10 min) Overview & open discussion
	3 Neighborhood Mapping (20 min) Presentation and open discussion
Closing	Next steps (10min)
	Visioning (optional) Case Study Takanawa Gateway Station (10-15 min)



An aerial, grayscale photograph of San Francisco, California. The image shows the city's dense urban landscape, including the San Francisco skyline with prominent skyscrapers like the Transamerica Pyramid on the left. The city extends to the waterfront, where the San Francisco Bay is visible. The Bay Bridge is seen in the distance, spanning the water. In the foreground, a major thoroughfare with multiple lanes and a central transit corridor with tracks runs through the city. The overall scene is a wide-angle, high-altitude view of the city.

Community Updates

(RWG)

Community Feedback

- What have you heard since we last met?

An aerial photograph of San Francisco, showing the city's dense urban landscape, the Golden Gate Bridge in the distance, and the San Francisco Bay. The image is in grayscale, with the title text overlaid in a vibrant orange color.

Public Participation Framework (draft)

(Erika Uribe, uncommon)

Public participation process goals*

- 1) Guide planning for the Railyards Area Design and Development (development site and surrounding neighborhood)
- 2) Help balance transportation benefits with community priorities, and
- 3) Raise awareness of Railyards activities among community members and the public.

*18-month period

Public participation framework (draft)

What is it?

Alignment tool involving project stewards and partners in the development of participation strategies.

What is for? The framework supports a process to:

- (1) identify priority communities for engagement,
- (2) establish intentional strategies and feedback loops,
- (3) coordinate participation efforts with Core Team, and
- (4) map civic partnerships to support the project (long-term).

The [Public Participation Framework](#) can be periodically updated within an 18-month period to integrate new information.

PPF Overview

Document contents:

1 Introduction

2 Project Background

3 Equity and Policy Context Updates

4 Approach to Public Participation

5 Strategies ➤

Appendix 1 Community Brief (in development)

Appendix 2 Frequently Asked Questions

➤ Strategies	Participation goals
(1) Railyards Working Group	Collaborate
(2) Small group conversations	Involve > > Collaborate
(3) Public events*	Inform > > Consult
(4) Railyards Network	Inform
(5) Digital platforms	Inform

**Timeline and content to be coordinated with other engagement by Core Team Partners (Prologis & Caltrain)*

Railyards Working Group

Guiding Questions

Railyards working group

Is the purpose of the RWG well-defined (for now)?

Any suggestions or questions?

Public participation framework (draft)

Are there any critical gaps or stakeholder groups missing?

Is there group agreement to move forward with this guiding framework (for now)?

(Additional feedback welcome after this meeting)

The RWG will work to:

- Inform and shape public participation strategies.
- Review and provide feedback on project materials.
- Identify potential synergies and opportunities for public benefit.
- Share and solicit feedback from their networks and support their participation.
- Inform an assessment framework for the proposed alternatives.
- Verify RWG input summaries prepared by Railyards Project partners.

An aerial, grayscale photograph of San Francisco, California. The image shows the city's dense urban landscape, including the San Francisco Bay Bridge in the background, the city skyline with various skyscrapers, and a large highway interchange in the foreground. The title 'Context Dashboard' is overlaid in a large, bold, orange font in the center of the image.

Context Dashboard

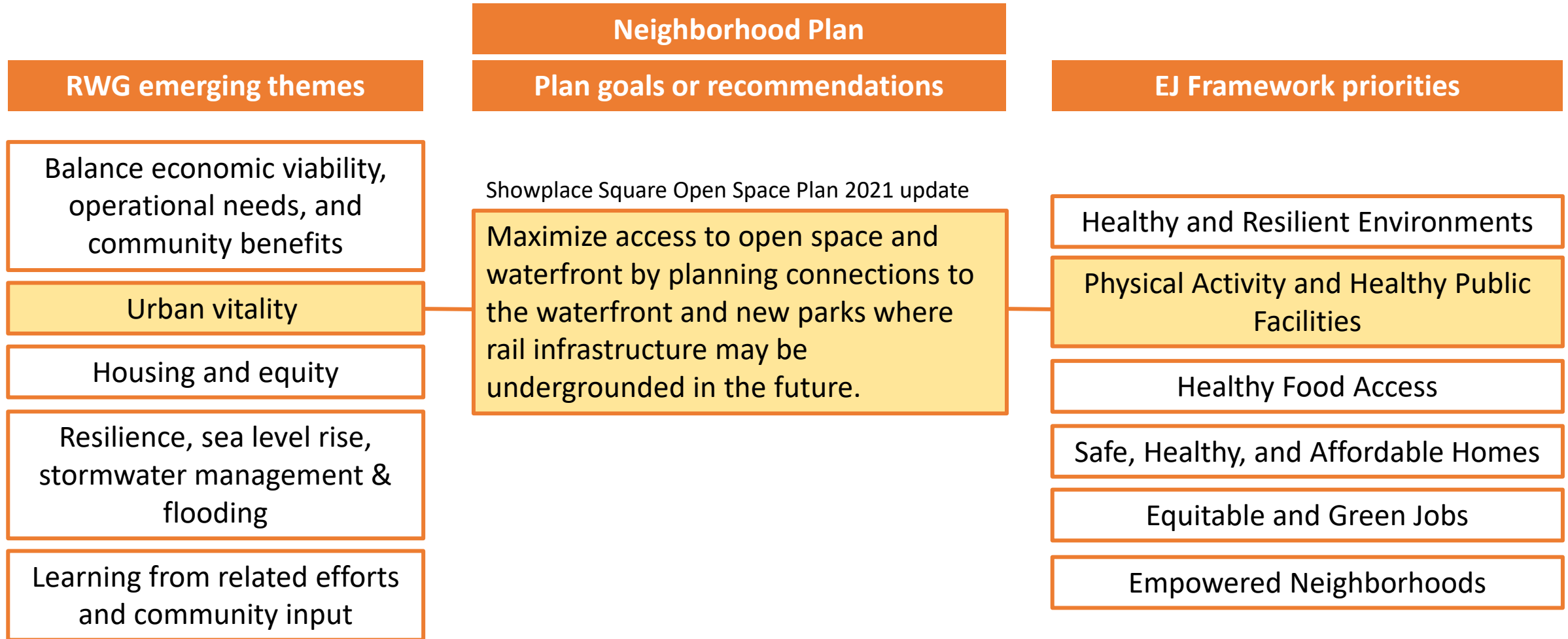
(Erika Uribe, uncommon)

Context "dashboard"

What is it?

- Interpreting RWG request to develop an *"executive summary of executive summaries"* of previous neighborhood planning efforts.
- A tool to review previous planning policy documents and community input **in relation to/ in the context of** new City policy (i.e., EJ Framework/ Housing Element), and RWG emerging themes.

Context dashboard



Context dashboard (work in progress)

	A	B	C	D	E
1	RWG emerging themes	Plan goals or recommendations	Neighborhood Plan	Reference	EJ priority - category
2	Balance economic viability, operational n	Prioritize unused rail land for new parks and safe connections for	Showplace Square Open Space Plan 2021 upd	2020 policy updates (p18)	Healthy and Resilient Environments
3	Balance economic viability, operational n	Goal 8: Ensure that New Buildings Enhance the Character of the Neighbor	Central SoMa Plan 2018	8.5 design large developments to maximize public benefit	Physical Activity and Healthy Public Facilities
4	Balance economic viability, operational n	Goal 8: Ensure that New Buildings Enhance the Character of the Neighbor	Central SoMa Plan 2018	8.5 design large developments to maximize public benefit	Safe, Healthy, and Affordable Homes
5	Balance economic viability, operational n	Goal 8: Ensure that New Buildings Enhance the Character of the Neighbor	Central SoMa Plan 2018	8.7 establish clear rules for development	No direct/explicit correlation
6	Housing and equity	Address systemic racial and social inequities and environmental justice	Showplace Square Open Space Plan 2021 upd	2020 policy updates (p18)	Physical Activity and Healthy Public Facilities
7	Housing and equity	Expand public participation of communities of color in the planning, designing, programming, and stewardship of the public realm to ensure	Showplace Square Open Space Plan 2021 upd	2020 policy updates (p18)	Empowered Neighborhoods
8	Housing and equity	Goal 2: Maintain the Diversity of Residents	Central SoMa Plan 2018	2.3 - 33% of housing is affordable...	Safe, Healthy, and Affordable Homes
9	Housing and equity	Goal 2: Maintain the Diversity of Residents	Central SoMa Plan 2018	2.4 - address shortage of 'gap' housing	Safe, Healthy, and Affordable Homes
10	Housing and equity	Goal 2: Maintain the Diversity of Residents	Central SoMa Plan 2018	2.5 - housing for diversity of household sizes and tenures	Safe, Healthy, and Affordable Homes
11	Housing and equity	Goal 3: Facilitate an Economically Diversified and Lively Jobs Center	Central SoMa Plan 2018	3.1.3 support living wage jobs...	Equitable and Green Jobs
12	Housing and equity	Goal 3: Facilitate an Economically Diversified and Lively Jobs Center	Central SoMa Plan 2018	3.3 ..does not result in loss of PDR...	Equitable and Green Jobs
13	Housing and equity	Goal 6: Create an Environmentally Sustainable and Resilient Neighborhoc	Central SoMa Plan 2018	6.1 strategy for sustainable and resilient nhood	Empowered Neighborhoods
14	Resilience, sea level rise, stormwater ma	Goal 6: Create an Environmentally Sustainable and Resilient Neighborhoc	Central SoMa Plan 2018	6.2 minimize greenhouse gas emissions	Healthy and Resilient Environments
15	Resilience, sea level rise, stormwater ma	Goal 6: Create an Environmentally Sustainable and Resilient Neighborhoc	Central SoMa Plan 2018	6.3 minimize water waste	Healthy and Resilient Environments
16	Resilience, sea level rise, stormwater ma	Goal 6: Create an Environmentally Sustainable and Resilient Neighborhoc	Central SoMa Plan 2018	6.6 flood-resiliency	Healthy and Resilient Environments
	Resilience, sea level rise, stormwater ma	Goal 6: Create an Environmentally Sustainable and Resilient Neighborhoc	Central SoMa Plan 2018	6.7 earthquake resilience	Healthy and Resilient Environments

Context dashboard

Guiding questions

- *Is there potential for this to be a helpful tool?*
- *Is this a good approach to the groups' request to develop an "executive summary of executive summaries"?*
- *What can be done to make it better?*
- *Is there group agreement to develop this tool further?*

An aerial photograph of San Francisco, showing the city's dense urban landscape, the Golden Gate Bridge in the distance, and the San Francisco Bay. The image is overlaid with a semi-transparent orange rectangle containing the title and author information.

Neighborhood Mapping

(Hugo Errazuriz, AECOM)

Existing Conditions Analysis

Purpose

- Summarize existing conditions within and around the study area, including previously planned and proposed activities
- Help identify what is working and what should be improved
- Guide the direction of potential urban design solutions that can help improve what isn't working

What is missing? What has changed on the ground?

Would the group be interested in joining a site tour to confirm mapping?

Railyards Neighborhood Study Questions

COMMUNITY PRIORITIES	STUDY QUESTIONS
Provide open space, housing and other essential community benefits	What types of open spaces, housing and community services? Where? How much?
Integrate with and improve connections between neighborhoods	Which connections? Serving which transportation modes? How can this project complete the Public Realm network?
Address resilience and sea-level rise at this site	How will resilience planning integrate with and benefit the surrounding neighborhood?
Complement San Francisco's skyline	What is the composition and scale of buildings, heights, roof lines?
Compatibility with the Downtown Extension and Pennsylvania Avenue Extension (and existing Caltrain operations/service)	Phasing considerations? Intermediate conditions? Synergies?

Railyards Neighborhood Study Questions

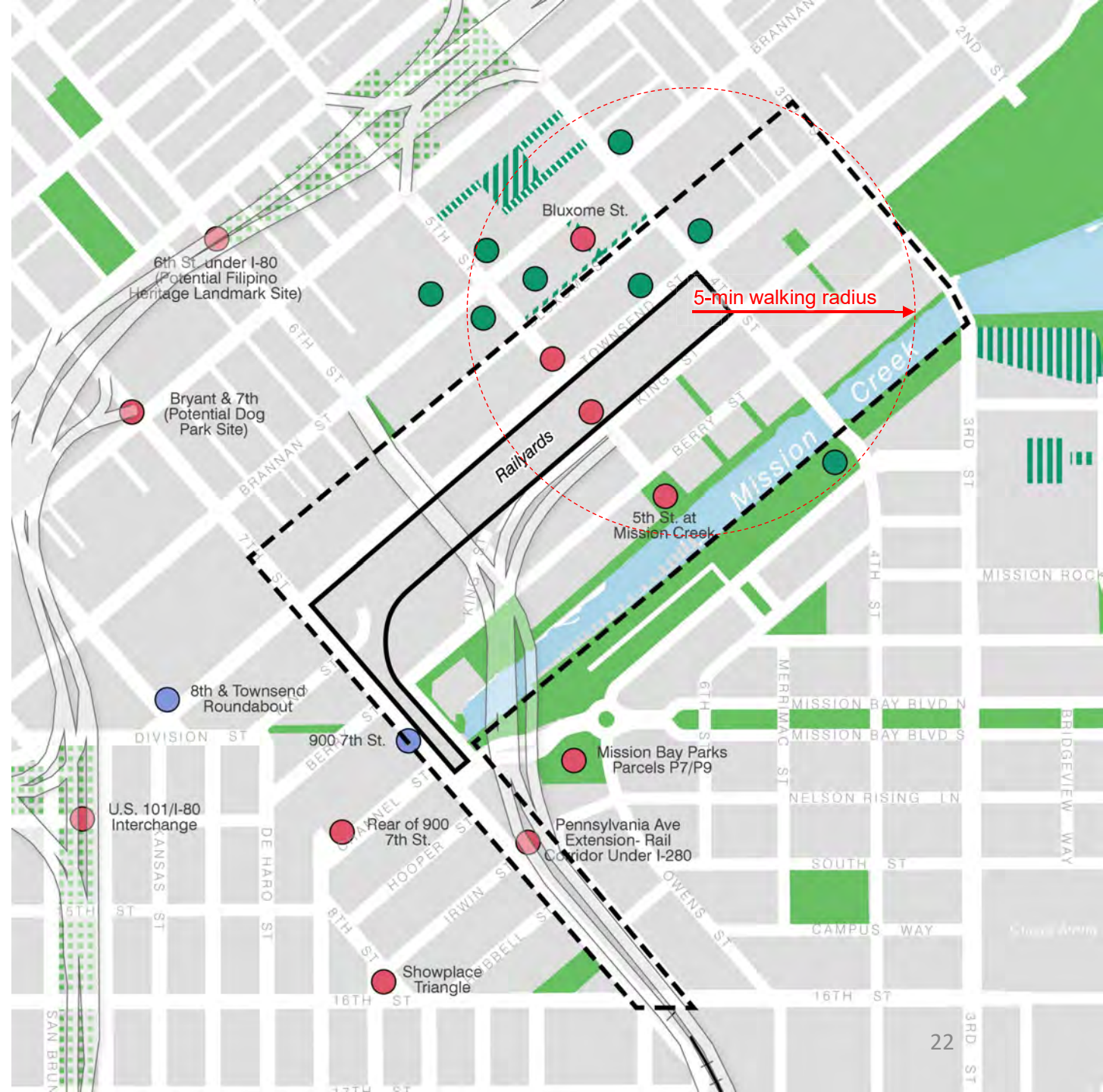
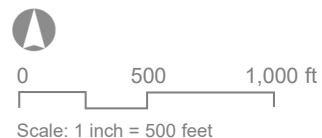
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Compatibility with the Downtown Extension and Pennsylvania Avenue Extension (and existing Caltrain operations/service)	Phasing considerations and constraints? Intermediate conditions? Synergies?

*Active, accessible and meaningful **public realm***
*Walkable, safe and pleasant **connections***
*People-oriented and contextual places and **urban form***

Public Realm Open Space Network

Observations:

- Existing and planned open space concentrates mostly in Mission Bay
- Lack of open space within the study area, but key areas of open space adjacent to it
- Lack of clear connections to/from adjacent open spaces



Public Realm Open Space Network



1 North side of King St. under-utilized space between industrial buildings



2 5th St. main corridor disconnected by the railyards



3 6th St. main corridor disconnected by the railyards

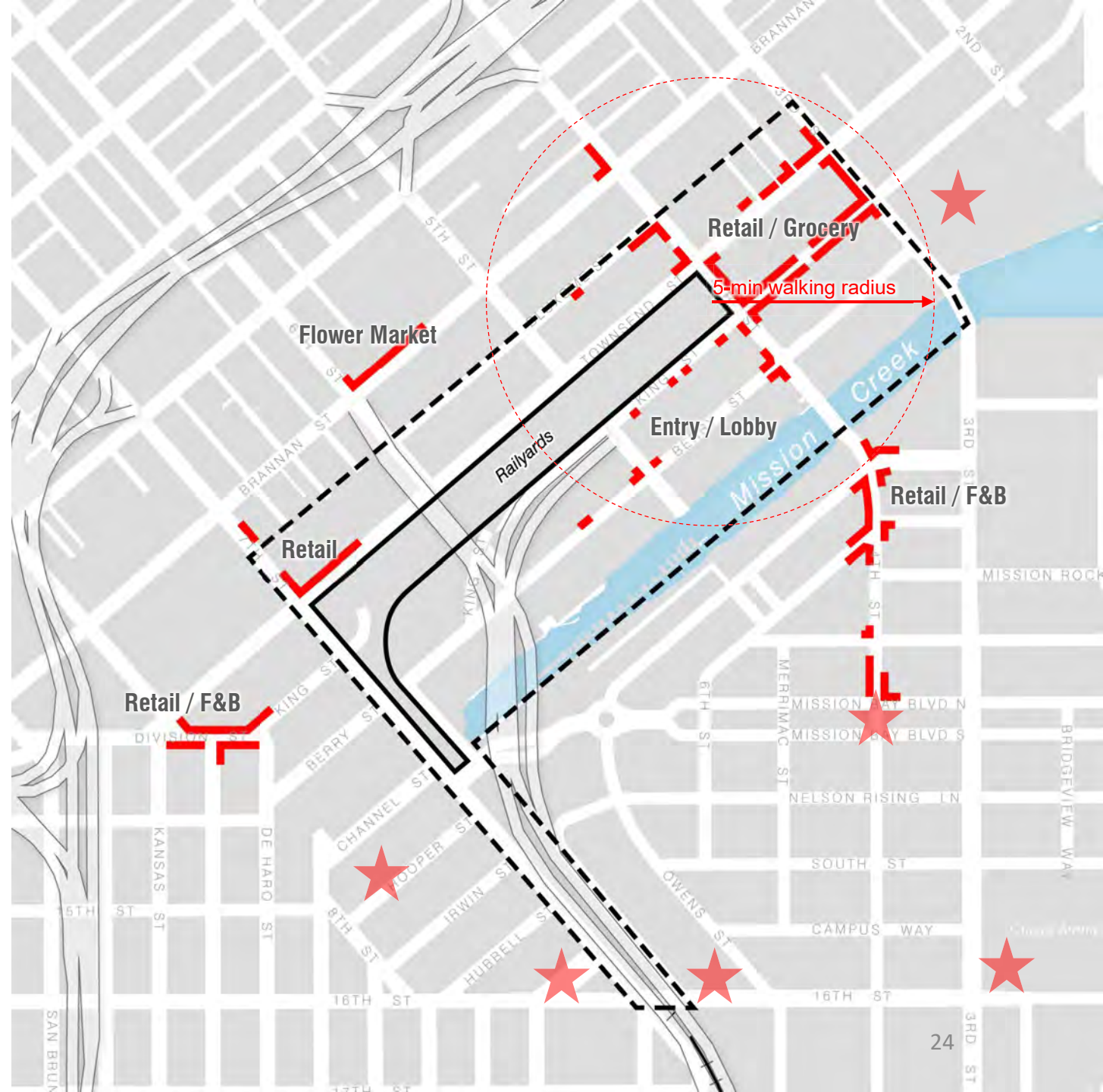
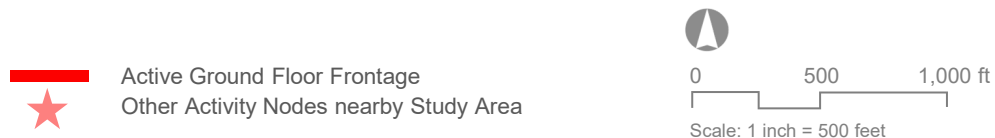


4 Programmed public open space under Hwy 280

Public Realm Active Ground Floor

Observations:

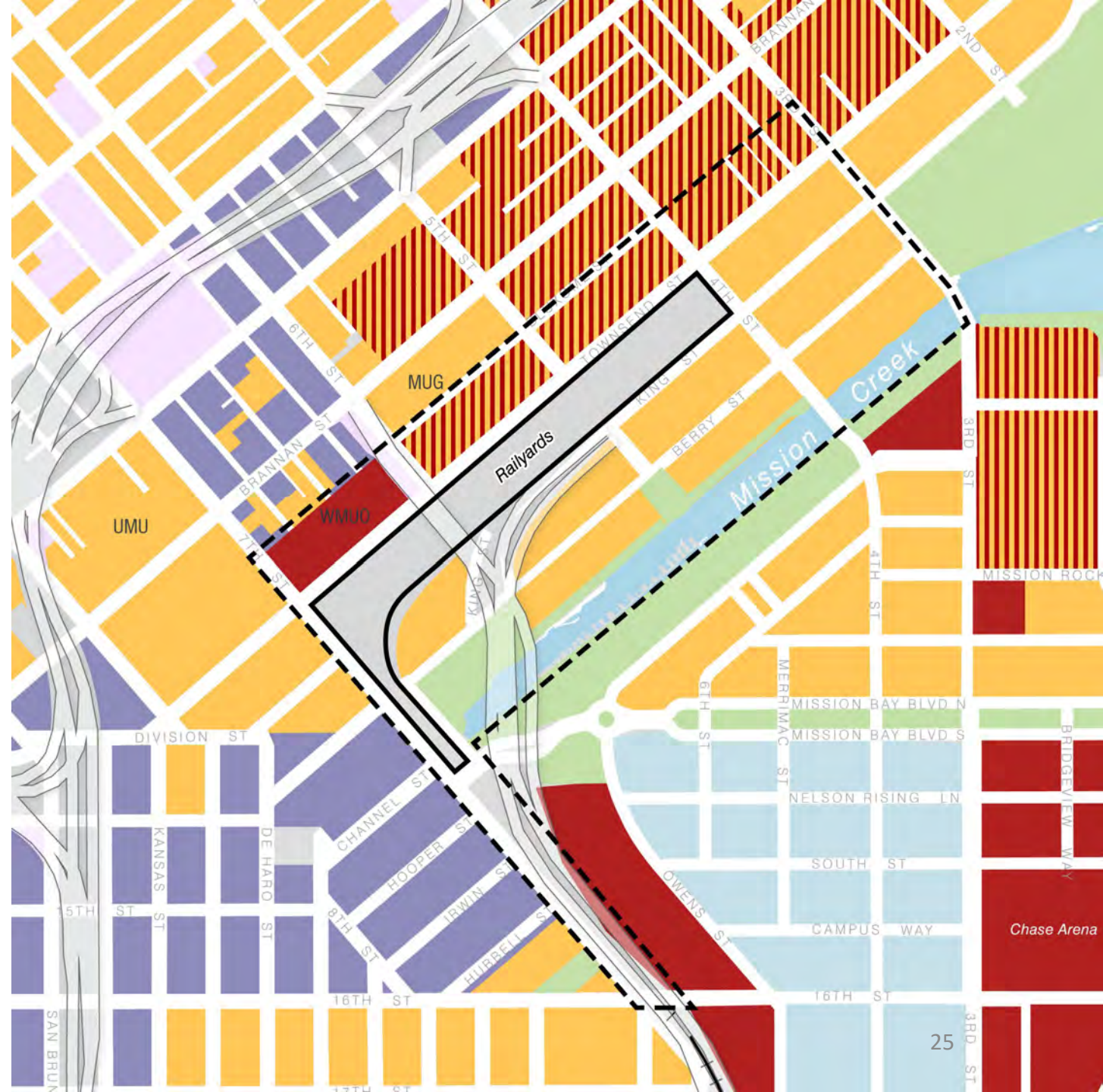
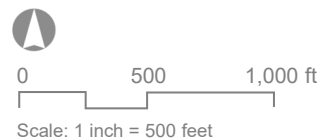
- Limited active ground floor frontage in the study area, except areas between 3rd and 4th St
- Even Mission Bay development along King St has very limited active ground floor use
- Potential to connect/strengthen isolated pockets of activity within the study area



Public Realm Housing

Observations:

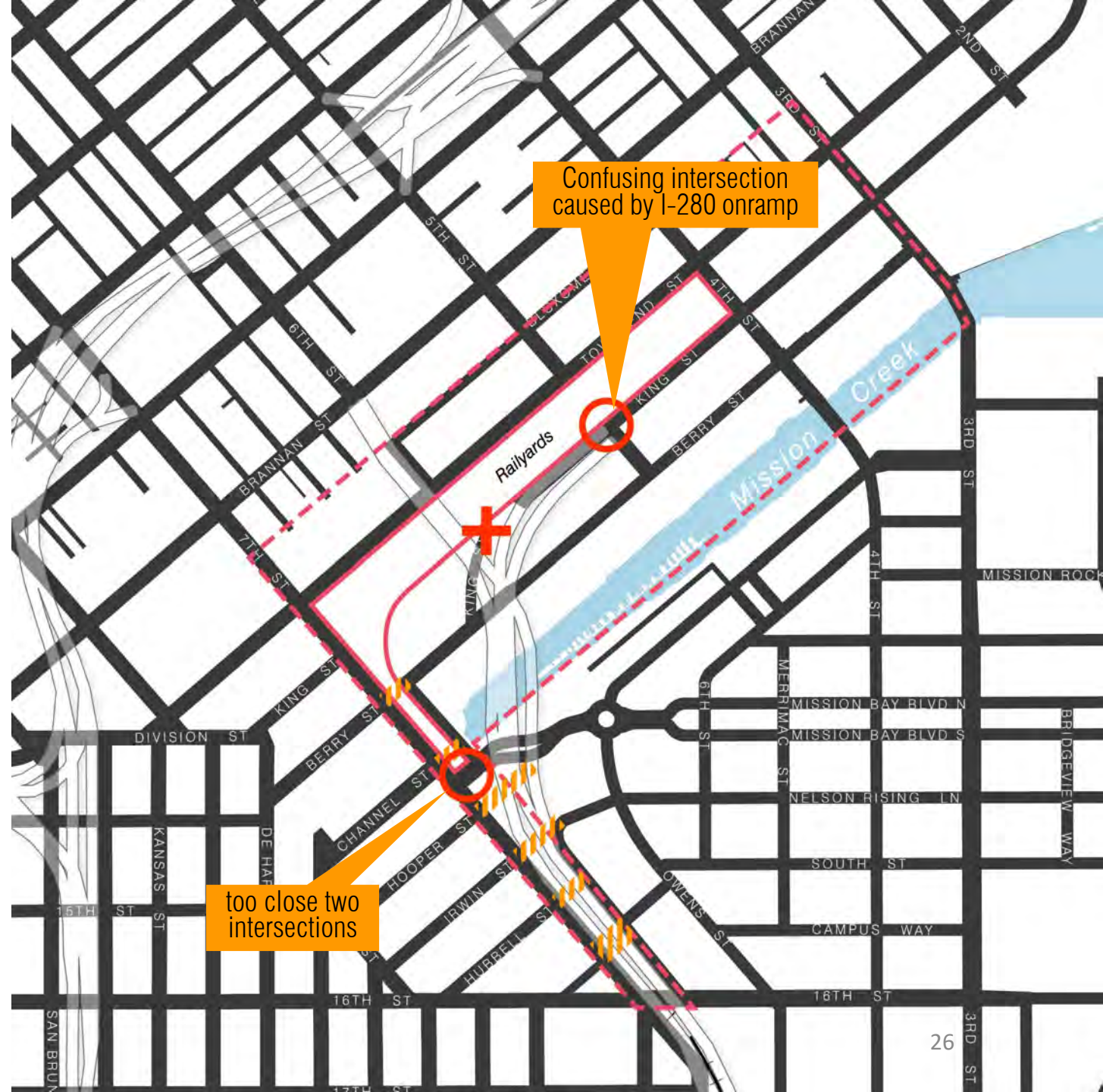
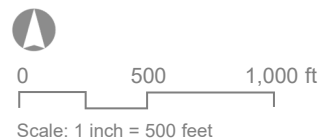
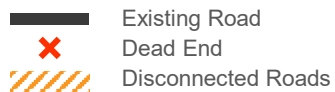
- A lot of residential and residential mixed use land use within the study area
- Limited non-residential uses in the study area
- What is the appropriate land use mix for the study area?



Connections Road Network

Observations:

- Disconnected roads caused by current railyards and Hwy 280
- Confusing intersections at King and 5th, Mission Bay Blvd and 7th

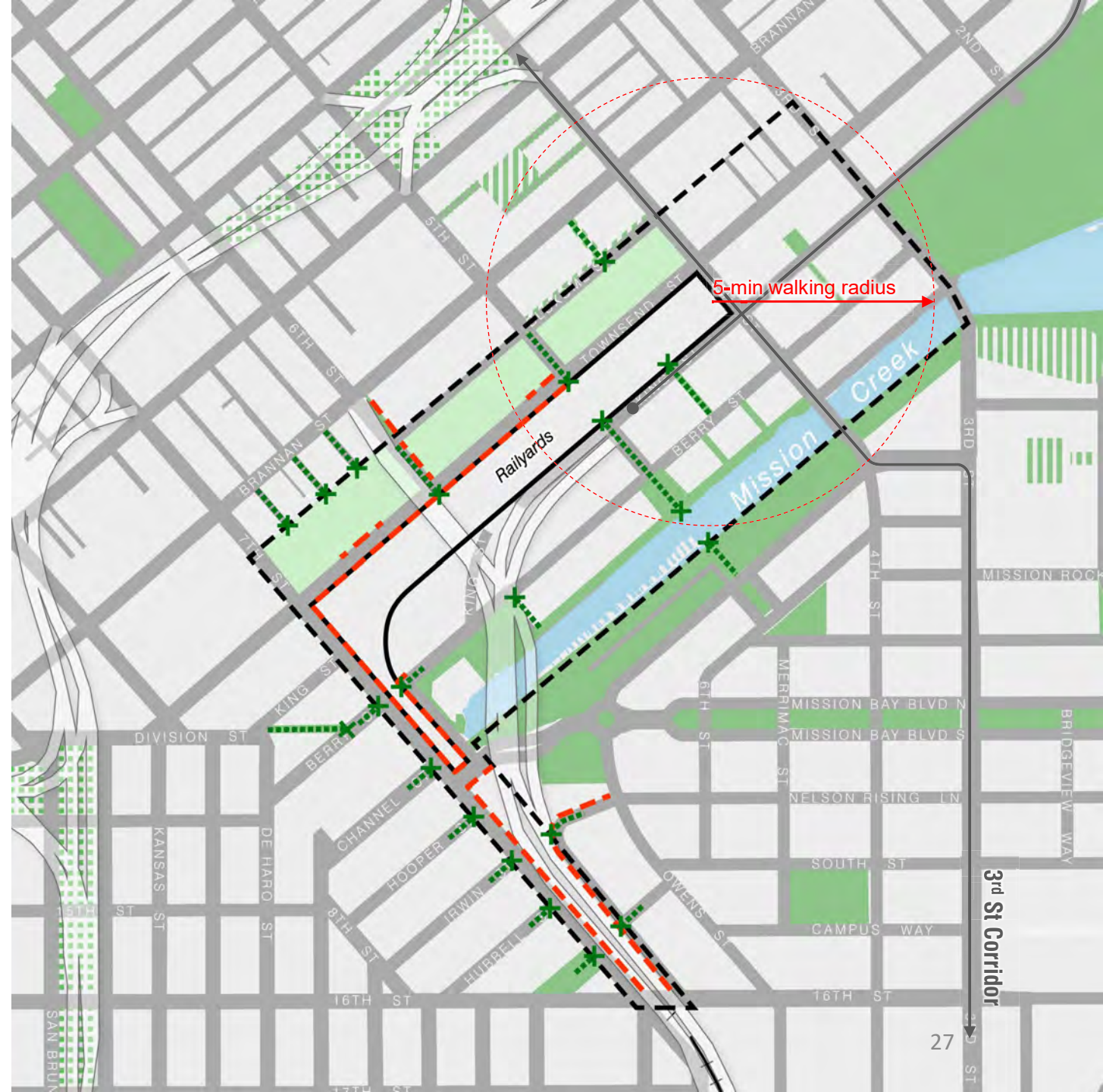
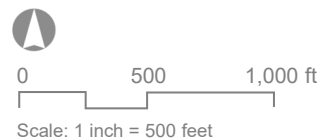


Connections Pedestrian Network

Observations:

- Disconnected pedestrian path caused by the railyards and Hwy 280
- Disconnected pedestrian path at Mission Creek
- Poor sidewalk conditions along Townsend St, 7th St and 6th St
- Lack of midblock crossing between Bluxome and Townsend St

- Poor Ped. Condition
- No Ped. Crossing/ Connection
- Long Block with no Midblock Crossing



Connections

Pedestrian & Bike Network



1 N side of Townsend raised sidewalk



2 Pedestrian connection along 6th St
between Bluxome and Brannan

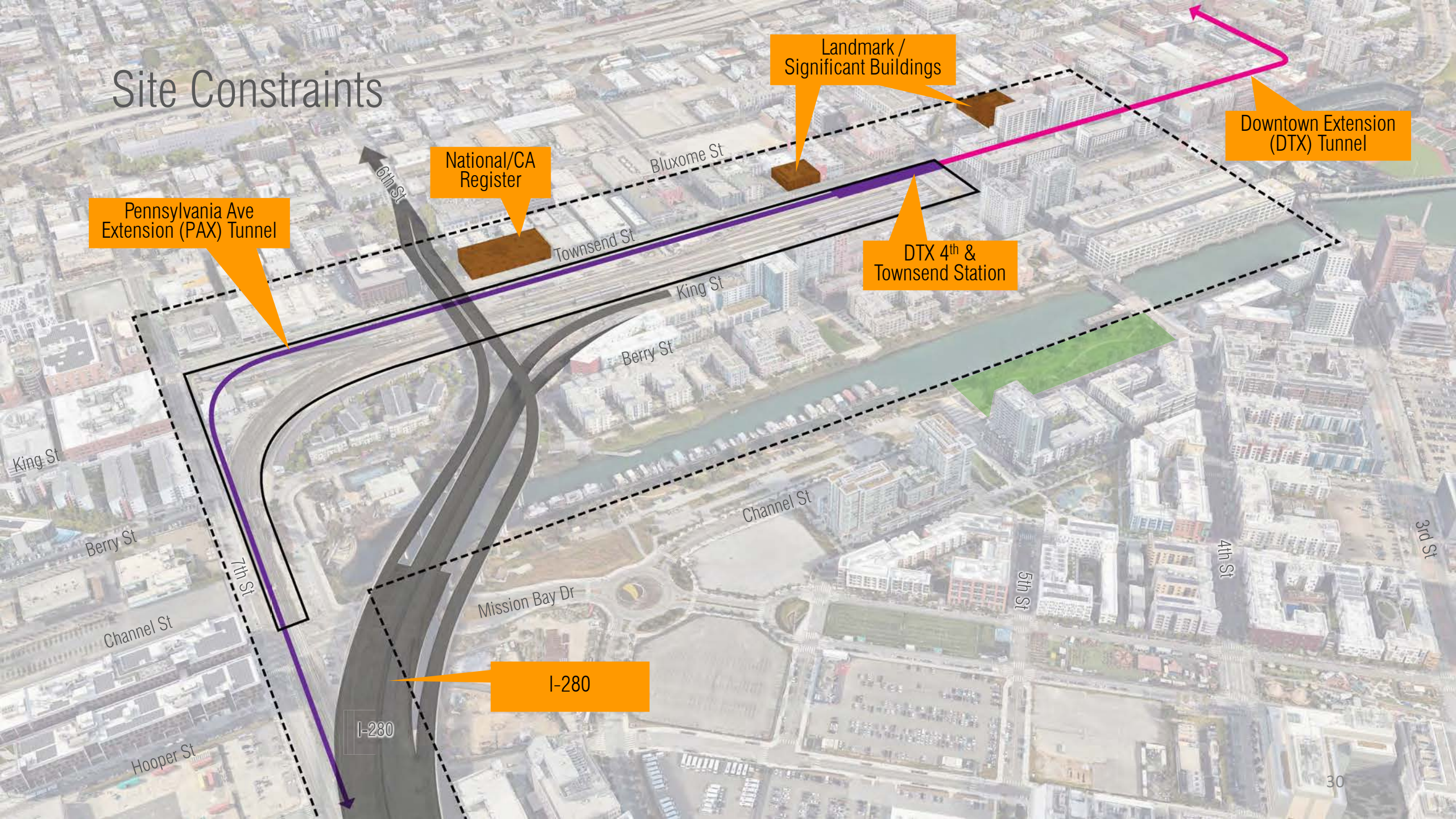


3 S side of Townsend sidewalk shared
with bike lane



4 Narrow sidewalk along 6th St
between Townsend and Bluxome

Site Constraints



Landmark /
Significant Buildings

Downtown Extension
(DTX) Tunnel

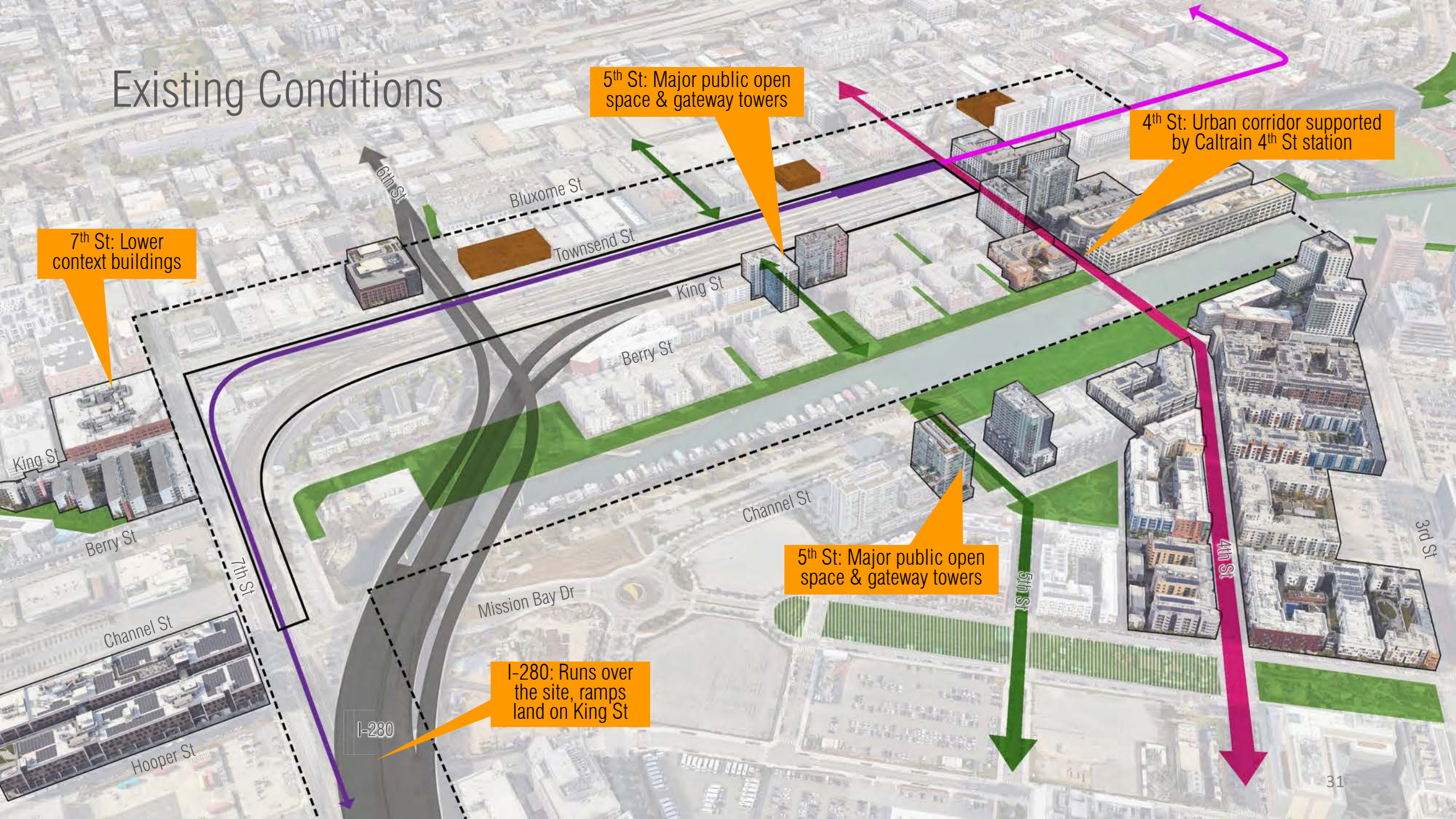
Pennsylvania Ave
Extension (PAX) Tunnel

National/CA
Register

DTX 4th &
Townsend Station

I-280

Existing Conditions



5th St: Major public open space & gateway towers

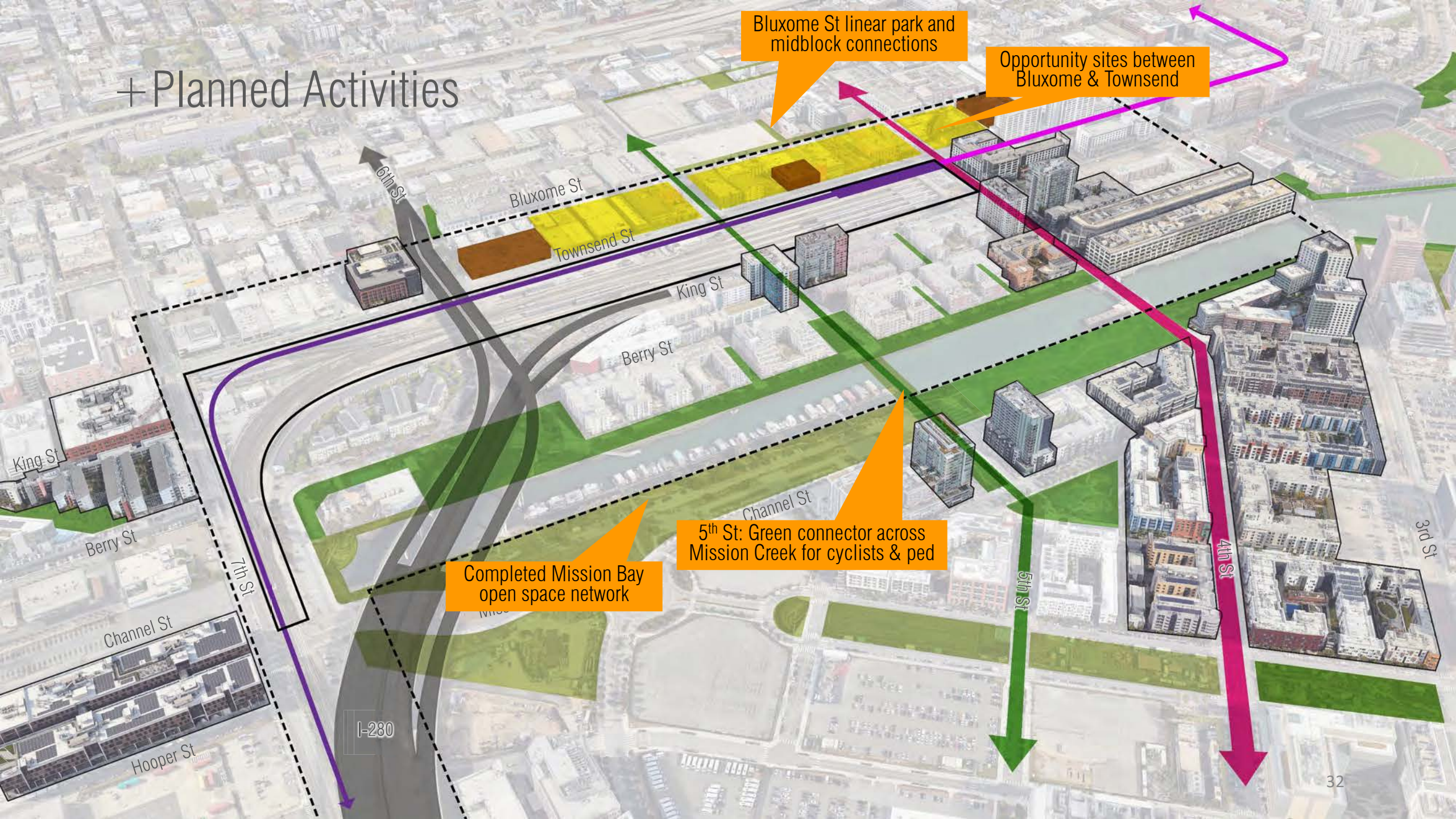
4th St: Urban corridor supported by Caltrain 4th St station

7th St: Lower context buildings

5th St: Major public open space & gateway towers

I-280: Runs over the site, ramps land on King St

+ Planned Activities



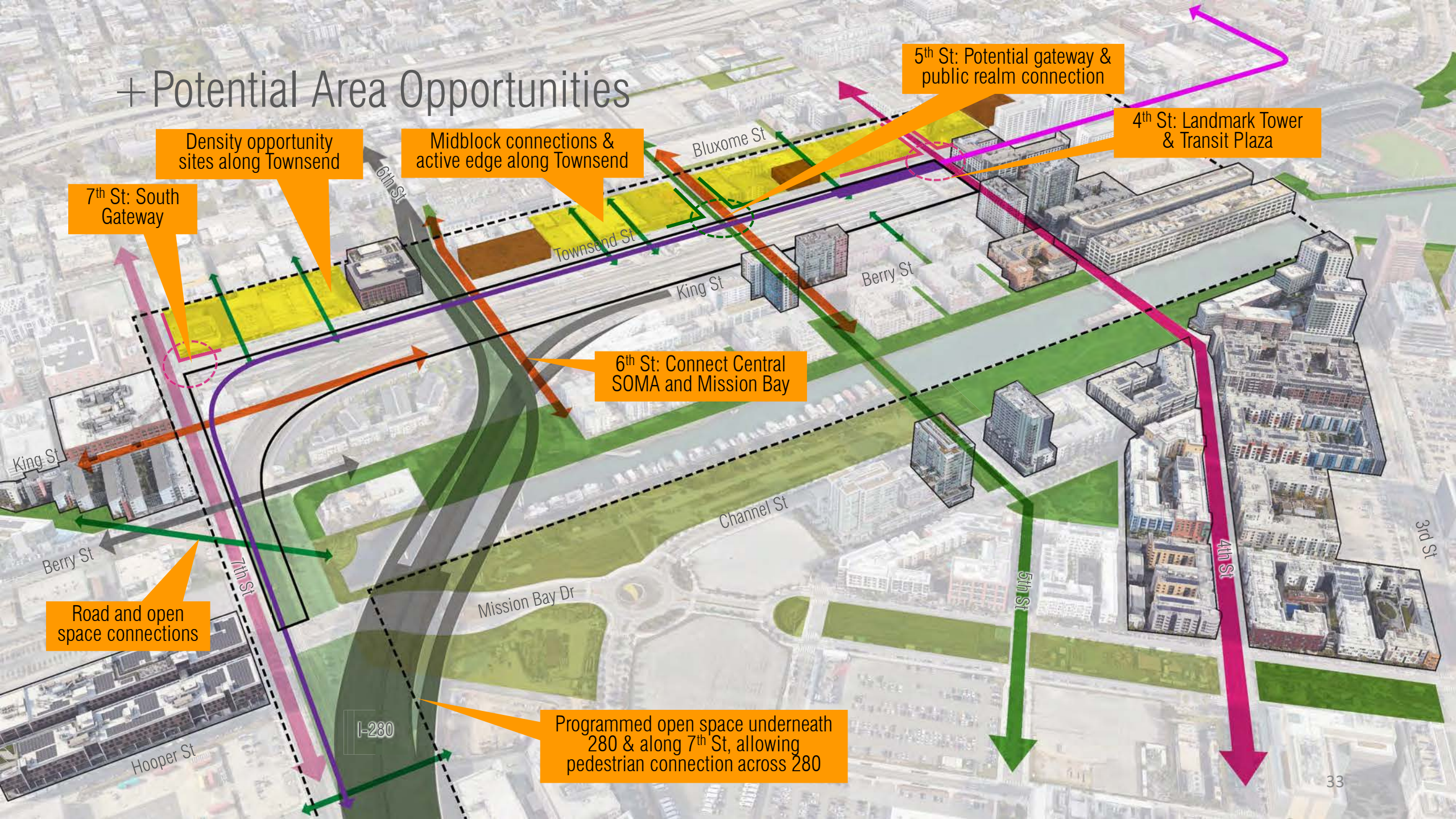
Bluxome St linear park and midblock connections

Opportunity sites between Bluxome & Townsend

Completed Mission Bay open space network

5th St: Green connector across Mission Creek for cyclists & ped

+ Potential Area Opportunities



Density opportunity sites along Townsend

Midblock connections & active edge along Townsend

7th St: South Gateway

5th St: Potential gateway & public realm connection

4th St: Landmark Tower & Transit Plaza

6th St: Connect Central SOMA and Mission Bay

Road and open space connections

Programmed open space underneath 280 & along 7th St, allowing pedestrian connection across 280

Potential Site Opportunities

Open Space Opportunities:

- Linear open space connections to Mission Creek across the railyards (5th & 6th St)
- Public parks/plazas within the study area, and connections between them
- Programmed open space under Hwy280, and along 7th St
- Open space with recreational programs

Connection Opportunities:

- New King St, Berry St, 6th St connections
- 5th St connection?
- New bike path along 5th St, Mission Creek N bank, and Mission Bay Blvd
- Pedestrian connections along Hooper, Irwin, Hubbell, and Daggett

Active Ground Floor Opportunities:

- Both sides along Townsend, north sides of King
- Both sides along 4th and 5th St

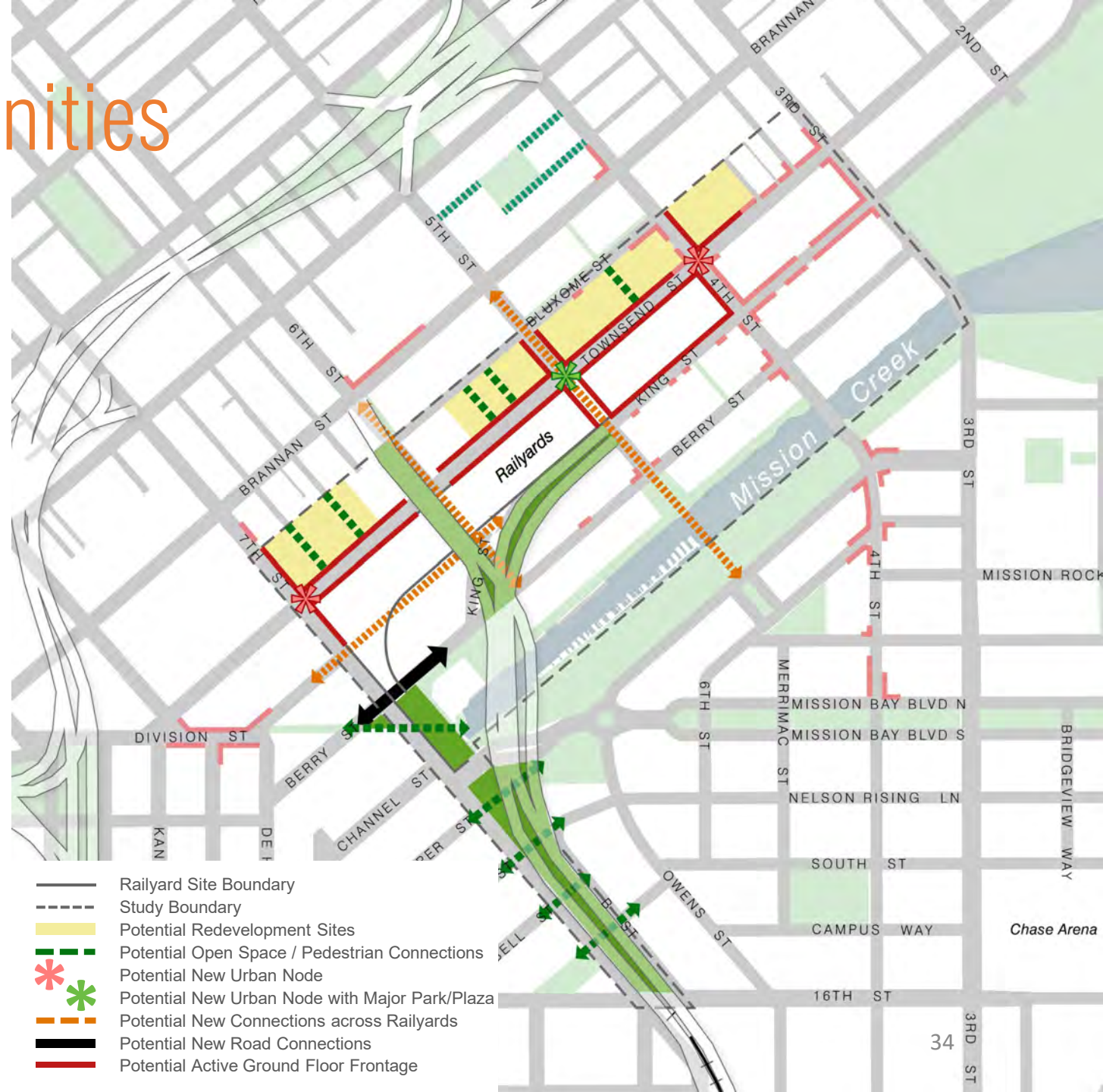
Landmark Tower Opportunities:

- Along 4th and 5th St



0 500 1,000 ft

Scale: 1 inch = 500 feet



Open Discussion

- Would the group be interested in joining a site tour to confirm mapping?
- *Are these the right topics that can help inform a comprehensive neighborhood plan?*
- *What is missing? What has changed on the ground?*
- *What else is working well or not working well in the neighborhood?*
- *Are there any cases or benchmarks from which to draw lessons learned to be applied here?*

An aerial, grayscale photograph of San Francisco, California. The image shows the city's dense urban landscape, including the San Francisco skyline with prominent skyscrapers like the Transamerica Pyramid on the left. The city extends to the waterfront, where the San Francisco Bay is visible. The Golden Gate Bridge is seen in the distance, spanning the water. In the foreground, a major thoroughfare with multiple lanes and a central transit corridor with tracks runs through the city. The text "Next Steps" is overlaid in a large, orange, sans-serif font, and "(All)" is overlaid in a smaller, black, sans-serif font below it.

Next Steps

(All)

Next Steps

- Planning Department to coordinate Site Tour for RWG members
- RWG Coordinators support.
- RWG should review the Community Brief and Context Dashboard
 - Documents will be posted to the collaboration space
 - Please review and Comment
- Q4 RWG Meeting scheduled for Tuesday, December 19th 2023

An aerial photograph of a city, likely San Francisco, showing a dense urban landscape with various buildings, a large body of water (the bay), and a bridge (the Golden Gate Bridge) in the distance. The image is in grayscale, with the text overlaid in orange and gray.

Case Study: Takanawa Gateway

(Planning Department)

Takanawa Gateway City, Tokyo



Takanawa Gateway

- ~32 Acres
- ~5,000 ft long
- Adjacent to railyard



SF Railyards

- ~20 Acres
- ~3,000 ft long
- Co-located with Railyard



Considerations

- Density of development
- Hyper-diverse program and vertical mixed-use
- Layered circulation in a long narrow site
- Interconnected public realm



East and west-facing tower facades should be subdivided into at least two or more vertical expressions to break down the building scale and enhance visual interest



The massing and composition of buildings should include a major orientation towards the corners of each block

The Promenade plays an important role in the integration of programs, activities, and uses

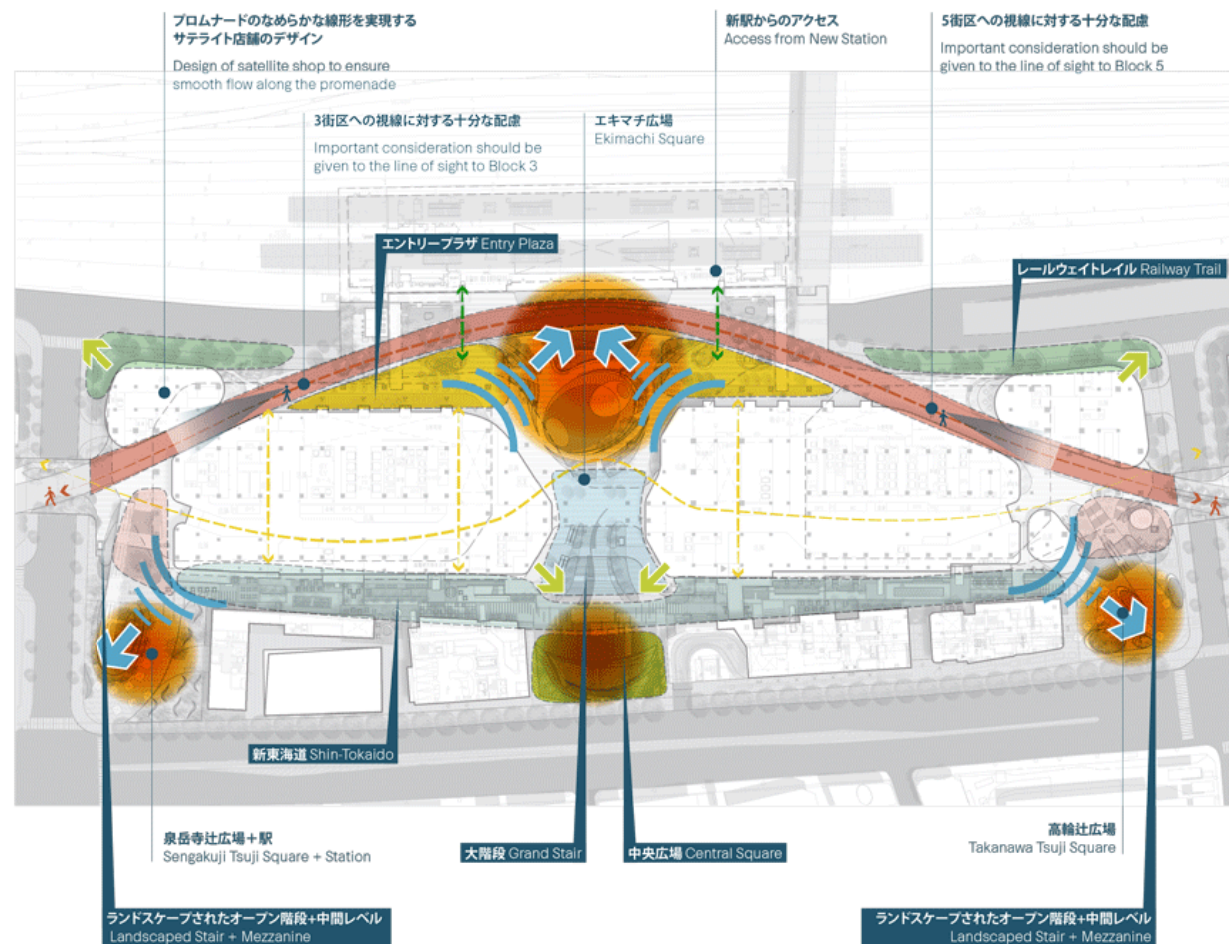
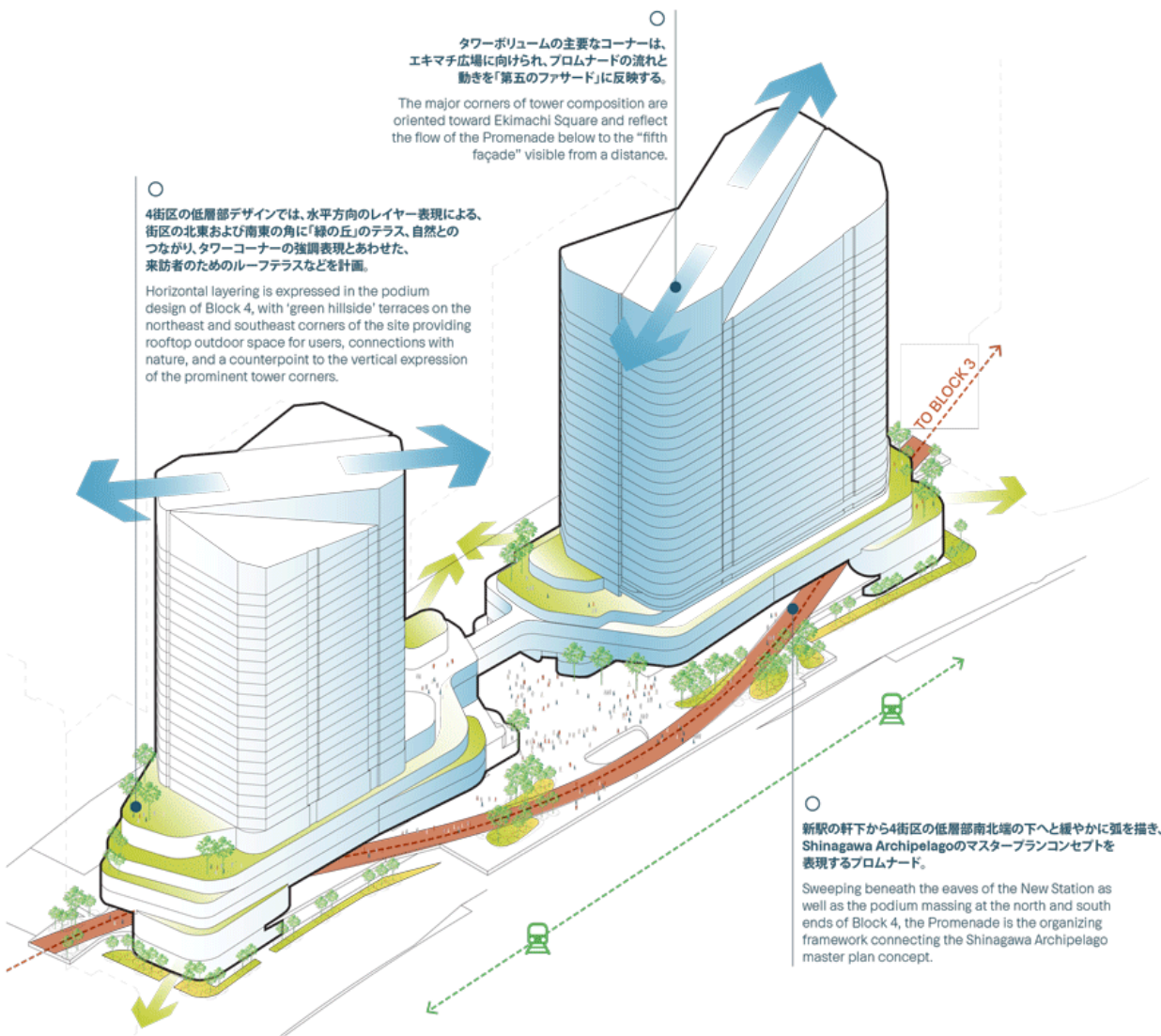
The shaping of the tower skyline should reflect the dynamic movement of the Master Plan and create a dialogue between buildings

The Promenade is the organizing framework of the plan, creating a diversity of public realm spaces

To create a continuous green network within master plan of the Shinagawa Archipelago, buildings should embody a strategy for landscape integration within podium design that is apparent from a distant view.

Pickard Chilton strives to create built environments that fully satisfy our clients' ambitions while exceeding the expectations of those who will live, visit and work in and around our projects. Each project tries to create within the greater urban context community-oriented public spaces that are human-scaled and teem with new vitality. We believe that buildings are not static and that they exist in dynamic environments inhabited by people.

One of the lessons of building such projects is that the innovative ideas that emerge from the community can often give a building a flexible or defining feature that makes it both respond to and influence development -- resulting in a project that truly belongs to its community and city.







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Next Steps



- **RWG Members:**
 - Check access to Collaboration Space
 - Review and comment on Community Brief and Context Dashboard
 - Continue conversation and provide input on emerging themes
 - Attend and invite staff to community meetings



- **City Family:**
 - 2023 Q4 Meeting is scheduled for December 19th from 5:30pm to 6:30pm
 - City Family Consultants complete Existing Conditions Analysis, being Public Realm



- Review materials and sign up for updates at [*sfplanning.org/railyards*](https://sfplanning.org/railyards)



Thank You

sfplanning.org/railyards

Allison Albericci

SF Planning Department
Allison.Albericci@sfgov.org

Banke Abioye

Prologis
aabioye@prologis.com

Jeremy Shaw

SF Planning Department
Jeremy.Shaw@sfgov.org

Leigh Lutenski

SF Office of Economic & Workforce Development
Leigh.lutenski@sfgov.org

Navdeep Dhaliwal

Caltrain
DhaliwalN@samtrans.com

