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)
Project Partners

**Land Use Approvals**
- Leigh Lutenski
  Deputy Director
  Office of Economic & Workforce Development

**Permanent Operating Easement**
- Anthony Simmons
  Major Stations Planning Lead
  Caltrain

**Property Owner**
- Banke Abioye
  Entitlements & Community Engagement
  Prologis

**Project Partners**
- Jeremy Shaw
  Principal Planner
  SF Planning Dept
- Allison Albericci
  Senior Architect / Urban Designer
  SF Planning Dept
- Navdeep Dhaliwal
  Government & Community Affairs Officer
  Caltrain
- Genevieve Cadwalader
  VP, Investment Officer
  Prologis
## Introductions

<table>
<thead>
<tr>
<th>Bruce Agid</th>
<th>Zack Deutsch-Gross</th>
<th>Christian Martin</th>
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<tbody>
<tr>
<td>Angelica Arhror</td>
<td>J.R. Eppler</td>
<td>Chris Paik</td>
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<tr>
<td>Cliff Bargar</td>
<td>Vanessa Gonzalez</td>
<td>Jessica Perla</td>
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<td>Don Cecil</td>
<td>Rob Jaques</td>
<td>Krute Singa</td>
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<td>Tammy Chan</td>
<td>Liz Kirby</td>
<td>Michael Walker</td>
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<td>Desi Danganan</td>
<td>Manoj Madhavan</td>
<td>Erica Waltemade</td>
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The Planning Department is still actively recruiting participation to represent the Bayview neighborhood. We are also working to identify an SF Transit Riders Union staff person to replace Zack Deutsch-Gross who recently left the organization.
Working Group Overview

10.26.22
PRACTICES TO GUIDE CONVERSATION

• Agendas will be shared in advance, but the conversation will remain open to other topics raised.
• We ask that you keep cameras on and microphones muted.
• To address the group, please use the raise hand feature and a facilitator will invite you to unmute.
• The facilitator(s) will:
  • Guide the conversation and ask follow-up questions to encourage a variety of ideas to emerge.
  • Keep track of comments and questions shared in the chat
  • Allow for public comments after working group member discussions
PRINCIPLES TO GUIDE CONVERSATIONS
for working group members, project partners, guests, and members of the public

• As a collaborative working space, we will treat each other with respect and dignity
• We will listen attentively and remain open to others’ perspectives
• We will make space for everyone to be heard
• All voices are important and welcome
RWG Selection Process

1. Targeted Recruiting
2. Website Notices
3. CAC and other CBO Meeting Announcements
4. Anonymous Application – Blind Review
5. Elevate the voices of Priority Groups

Priority groups align with Planning Commission Resolution No. 20738, Centering Planning on Racial and Social Equity, with a focus on groups most vulnerable to transportation infrastructure and climate change. Priority groups include (but are not limited to) the following communities and their intersecting racial and social identities and experiences: American Indian, Black, Filipino-American, and other communities of color; LGBTQ+ communities; low-income communities; communities with limited English proficiency; women, youth, and people with disabilities.
Public Engagement Processes

- **Railyards Working Group:** for working through priorities, discussing tradeoffs, connecting between communities
- **Community Conversations:** includes webinars, tours, updates; more informative than deliberative
- **Focus Groups:** soliciting input from populations that are harder to reach
- **Online / Newsletter:** Build general awareness and keep San Franciscans informed
Purpose of the Working Group

• Working through priorities
• Discussing tradeoffs
• Connecting between communities
• Identifying Opportunities
• Elevating the voices and stories of Priority Communities
Lessons learned from Rail Alignment and Benefits Study (RAB, 2018)

- Establish an adequate cadence of meetings and decisions
- Need clarity on the type of public input required at each stage
- Focus scope on Railyards Projects

- A facilitated group can help build consensus
- The RAB working group championed and advanced the project
Scope of Railyards Working Group

• Meet quarterly (if necessary) during an 18-month period.
• Establish an agenda committee or chair and vice chair
• Submit requests for staff consultation, guidance and information
• Solicit feedback from and share information through their community network
• Refine role and schedule based on project need

Scope exclusions

• The RWG is not a decision-making body. Budget, policy, and statutory timeline decisions beyond advisory input solicited by the Railyard Projects partners are excluded from the RWG scope. Formal representation of the RWG on parallel outreach and engagement efforts is also excluded.
Railyards Project Overview

10.26.22
SF Railyards Project

GOAL
Create a regional transit hub with a resilient rail station, expanded Caltrain service, and mixed-use development

PURPOSE

1. Improve operations and passenger experience to deliver Caltrain’s Long Range Service Vision
2. Leverage infrastructure investment for community, city and regional benefits
3. Maximize value to support transit infrastructure and operations
Caltrain and Prologis are engaged in a Preliminary Business Case (PBC) process to analyze multiple concepts for operational, engineering, and financial feasibility at the site.
What is a Business Case?

• A decision-making framework
• Assesses an investment’s long-term value and benefits to the public
• It can assess strategic, financial, economic and deliverability factors
• A tool to determine IF there are viable outcomes that satisfy requirements
• Importantly, it is not a commitment—it only informs decisions; it does not make decisions
What are we doing today?

Development Concept Planning
(Prologis-led)

Operations & Maintenance Analysis
(Caltrain-led)

Delivery of Preliminary Business Case
(Jointly-led)

Next Phase of Work
Typical Development Process

- Project Visioning, Concept, Initiation
- Outreach + Community Engagement
- Project Design Development + Project Description
- Environmental Review
- Development Agreement, Public Benefits
- Approvals
Typical Development Process

**PHASE:**
- Project Visioning, Concept, Initiation
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**FOCUS:**
- **The big picture** | Overall project priorities
  - General Scale of Development
  - Public Realm
  - Neighborhood connections
  - Inter-modal connectivity
Typical Development Process

**PHASE:**
- Project Visioning, Concept, Initiation
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**FOCUS:**
Concept | Overall vision, development program, circulation, open space
Typical Development Process

**PHASE:**
- Project Visioning, Concept, Initiation
- Outreach + Community Engagement
- Project Design Development + Project Description
- Environmental Review

**FOCUS:**
- Schematic | Refining a preferred alternative, program mix, design of public space and rights-of-way, community benefits scope

- Development Agreement, Public Benefits
- Approvals
Typical Development Process

**PHASE:**
- Project Visioning, Concept, Initiation
- Outreach + Community Engagement
- Project Design Development + Project Description
- Environmental Review

**FOCUS:**
- Development Agreement, Public Benefits
- Approvals

**Detail** | Getting it right, making it implementable and enforceable.
- Planning Code Controls
- Infrastructure Plan
- Design Standards and Guidelines
- Community benefits package
SF Railyards Project

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
Next Steps

- **2022:**
  - Gather feedback on priorities or process
  - Any upcoming events in your communities?

- **Next Meeting (first quarter 2023):**
  - Confirm date
  - Feedback from your networks
  - Responses to requests for information
  - More project details and schedule updates

- **Review materials and sign up for updates at** sfplanning.org/railyards
Thank You

sfplanning.org/railyards

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