



SF Railyards Community Meeting

October 5th 2022

Meeting Details

- Group Agreements
 - Submit your questions respectfully
 - Listen for understanding
 - Let the facilitator guide the process
 - Remember time and technology constraints

Meeting is being recorded

Roadmap

- Introductions
- Opening Remarks
- Caltrain Presentation
- Prologis Presentation
- SF Planning Presentation
- Questions/Comments
- Next Steps
- Closing

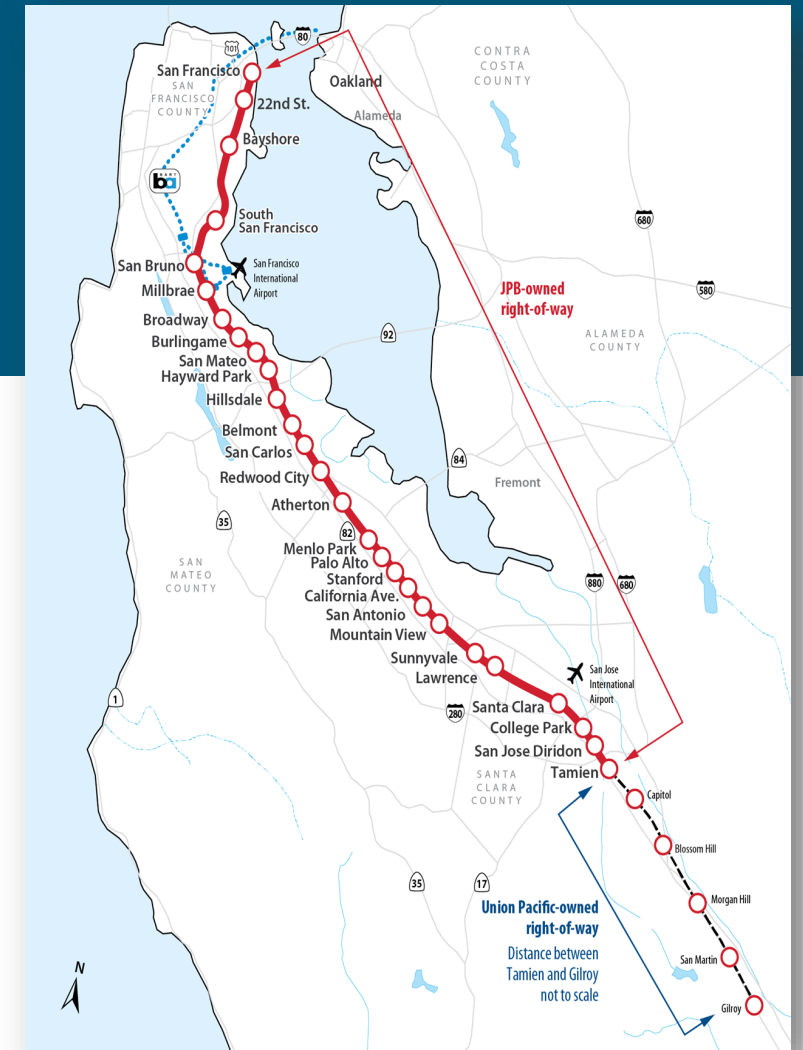
SF Railyards

Community Presentation
October 5th 2022



Caltrain Corridor

- **Caltrain provides commuter rail service along the San Francisco Peninsula, through the South Bay Area to San Jose & Gilroy**
 - Our vision is to provide a safe, reliable, sustainable modern rail system that meets the growing mobility needs of the San Francisco bay area region.
 - 77 miles of track from end to end
 - 31 stations
 - Bi-directional commute





Caltrain Electrification

Project Overview

- Caltrain Electrification is building California's first electrified commuter rail and the West's first diesel to electric rail system. It will transform the way people travel between San Francisco and Silicon Valley on the 51-mile Caltrain-owned corridor.
- Electrification will replace 75% of the existing aging diesel fleet with state-of-the-art electric trains.

The project will provide faster, safer, more frequent service while mitigating climate change and enhancing equity and access for all communities.





What is the SF Railyards Project?

The San Francisco Railyards project is a partnership between the City of San Francisco, Prologis, and Caltrain that aims to deliver on the following:

- Caltrain Long Range Service Vision
- Enhance customer experience
- A future major mixed-use transit-oriented development and other neighborhood enhancements.



Caltrain's Objectives



Photo Credit: Manu Cornet/Flickr

Caltrain's primary objective is the enhancement of the San Francisco Railyards and 4th and King Station to improve operations and passenger experience. This could include:

- Optimizing track layout
- Optimizing platform number, sizing, and placement
- Ensuring seamless connections between the station and railyards with the proposed 4th and Townsend underground station
- Modernizing the station environment
- Increasing passenger amenities
- Maintaining required operations during all phases of construction
- Maximizing the creation of new value that supports transit infrastructure and operations

Background



Photo credit: SF Planning

- Caltrain has a perpetual easement primarily on the surface of the site + a minor height above the site.
- Railyard and station do not meet long term user experience and operation needs.
- Redevelopment has been discussed for 20 Years.
- Redevelopment provides an opportunity to support Stakeholder goals.

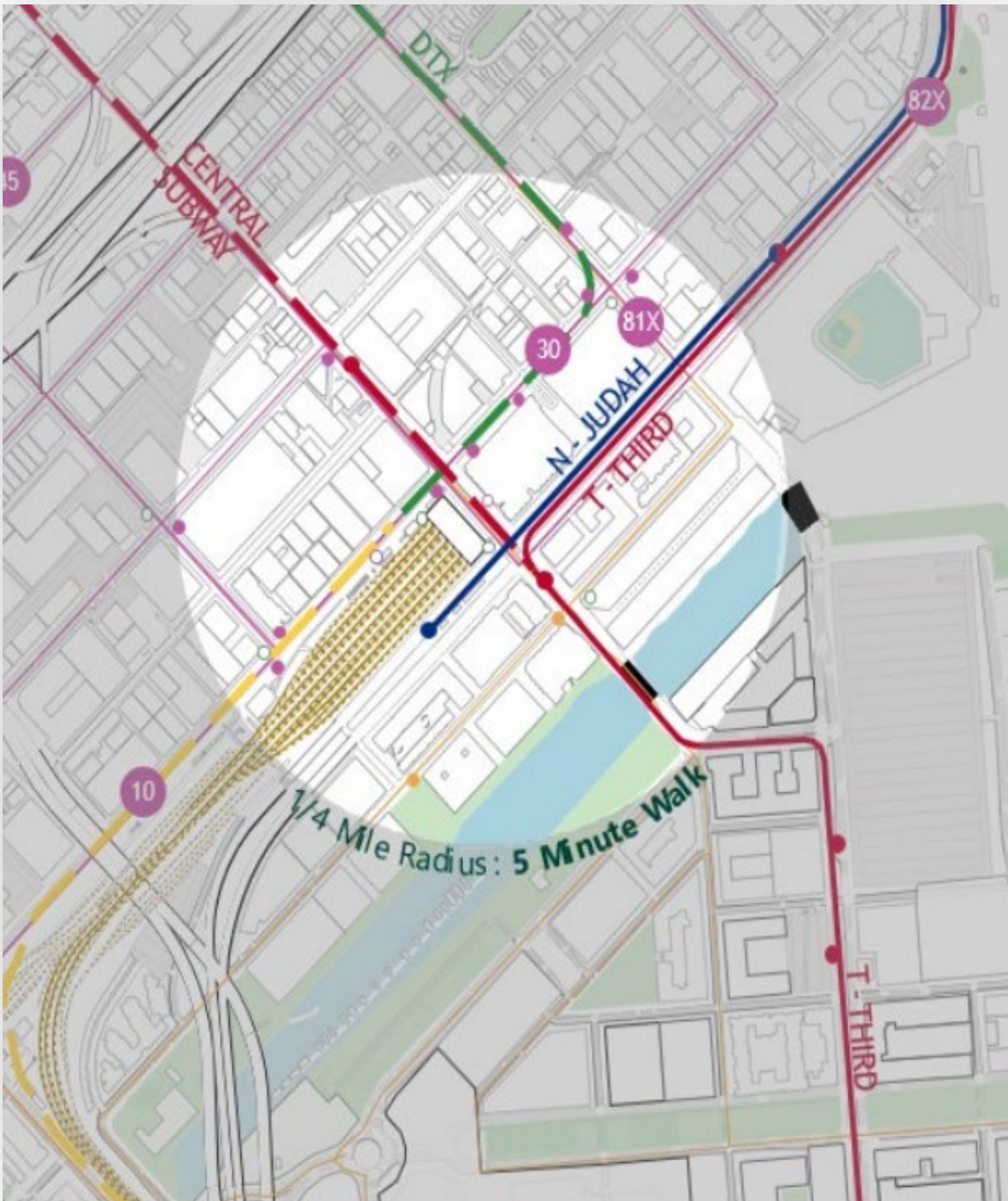
Background

Railyards MOU Group currently in place to coordinate key parties, including:

- Caltrain
- Prologis
- San Francisco Planning Department
- San Francisco County Transportation Authority
- Transbay Joint Powers Authority
- California High Speed Rail Authority

MOU group also ensures coordination with several projects (shown Left), including:

- Downtown Extension (DTX)
- Pennsylvania Avenue Extension (PAX)
- Central Subway



What are we doing today?



The San Francisco Railyard site and station are critical assets within the Caltrain system as planning for potential development on the site advances.

Current Activities

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.

Project Team

- Kimley-Horn
- Deutsche Bahn
- Mott MacDonald
- Network Rail
- Steer
- AECOM

Community Benefits



Enhance User Experience

- Accommodate increased Caltrain service, enhance customer experience and future operations.

Create Sustainable Pathways

- Support reduced climate impacts by replacing car trips with enhanced regional transit options.
- Increase the resilience of the station and the neighborhood in preparation for earthquakes and sea-level rise.

Connect Local & Regional Communities

- Create transit-oriented development in San Francisco and across the region—intentionally linking communities by providing access to jobs, services, schools, and open spaces.

Next phase of work



**Operations and
Maintenance
Analysis (Caltrain-
led)**

**Delivery of
Preliminary
Business Case
(Jointly-led)**

**Site Development
Planning
(Prologis-led)**

Thank You!

FOR MORE INFORMATION

**NAVI DHALIWAL, GOVERNMENT & COMMUNITY AFFAIRS OFFICER
EMAIL: SFRAILYARDS@CALTRAIN.COM**

<https://sfplanning.org/project/sf-railyards-project>



San Francisco Railyards Project



Photo Credit: Manu Cornet/Flickr

Let us introduce ourselves

We are a property company with strong cultural values and a long-term interest in the projects we create.

- Founded in 1983 in San Francisco.
- Global headquarters at Pier 1 in San Francisco.
- 2,200+ employees.
- Named one of the Global 100 Most Sustainable Corporations by Corporate Knights 13 times.



Why we're here today

Caltrain, Prologis, and the City and County of San Francisco are working together on an important project that will bring benefits to the neighborhood and the broader San Francisco region.



Meet your SF Railyards team

The SF Railyards project is a public-private partnership between Prologis and Caltrain in close partnership with the City and County of San Francisco.

- Railyards agreement signed in 2018
- Prologis – site owner and development lead
- Caltrain – station and rail owner and operator
- City & County San Francisco – planning, policy and community benefits

Development masterplan team led by:

- Foster + Partners
- MKA
- Clark Construction
- First Class Partnerships
- Jackson Liles Architects



San Francisco Bay Bridge, San Francisco, CA

Current challenges

The 4th & King Caltrain station – a 50-year-old temporary and outdated transit hub

- Approx. 20 acres of land area
- Railyard and station do not meet long-term user experience and operation needs
- Current multi-modal connections are not optimal
- The site is not up-to-date for San Francisco's dense, urban environment
- Existing station lacks the design needed to accommodate projected sea level rise
- Blocks connection between neighborhoods of Central SoMa, Showplace Square and Mission Bay

Photo credit: SF Planning



SF Railyards site, San Francisco, CA

Future possibilities

The SF Railyards project will be a world-class transit-oriented development nestled in the heart of San Francisco.

- A mixed-use development featuring residential, office, retail, public open space, and much more.
- New sustainable and resilient station integrating current Caltrain terminals with numerous transit options.
- Connection of Central SoMa, Showplace Square and Mission Bay, three vibrant neighborhoods.

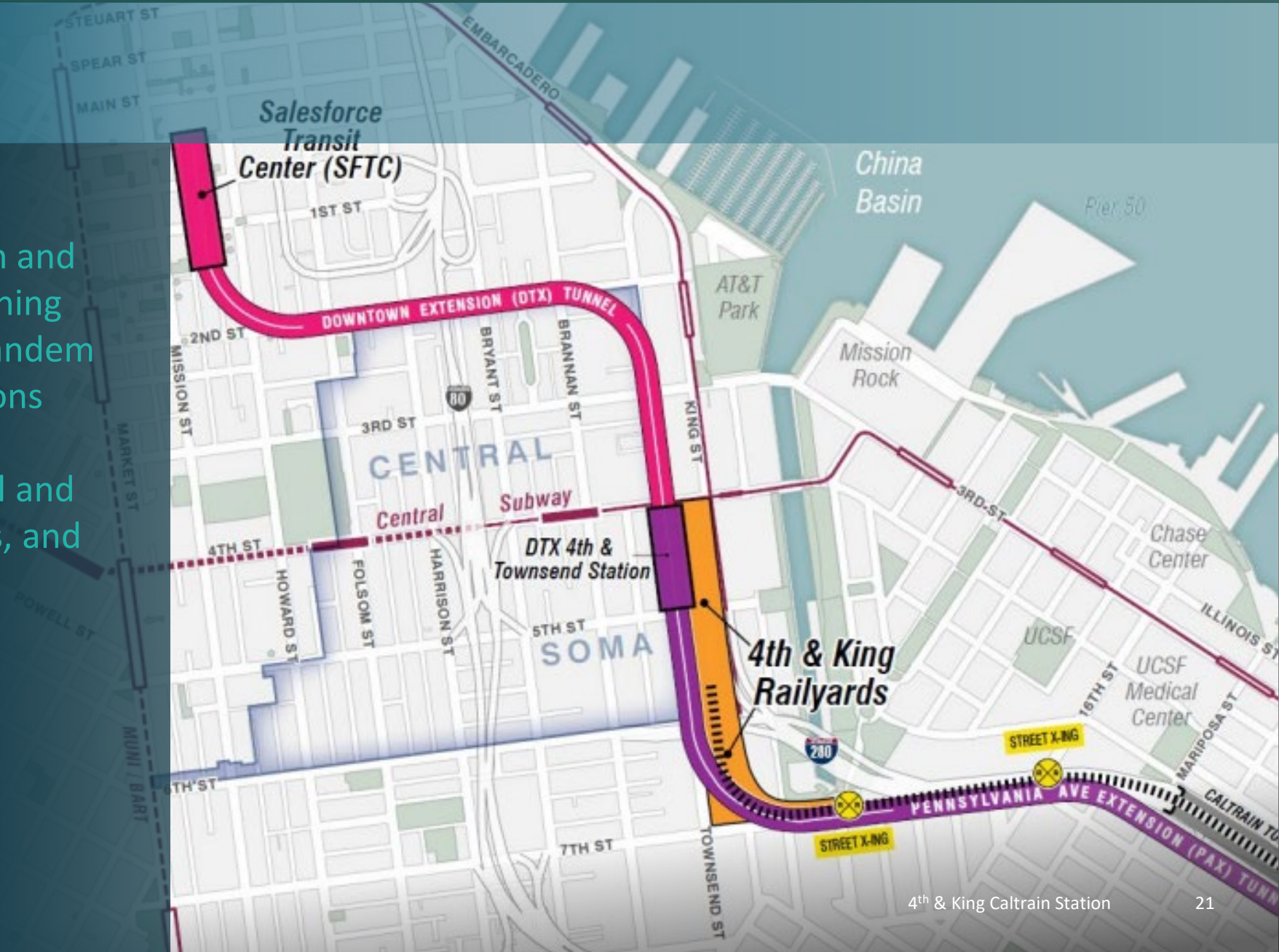


Why now?

Several projects are underway to improve rail service to downtown and connect neighborhoods. Redesigning and developing the railyards in tandem will enhance transportation options and reliability while also creating housing, public open space, retail and office space, community facilities, and much more.

Related projects:

- Downtown Extension (DTX)
- Central Subway
- Pennsylvania Extension (PAX)
- High Speed Rail (HSR)



A path forward together



What we're doing today

The Prologis and Caltrain teams are collaborating to explore development plans that, first and foremost, ensure Caltrain's rail layout and operational needs are optimized. Prologis and Caltrain also are focusing on:

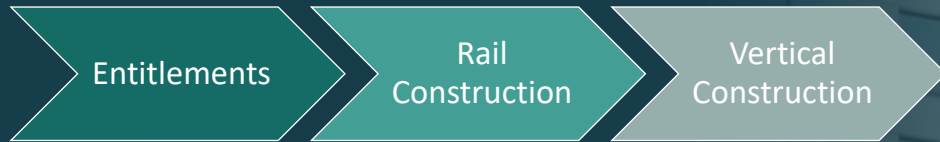
- Connectivity to other transit options
- Accessibility and ridership experience
- Safe and efficient rail operations
- Economic potential
- Environmental sustainability and resiliency
- Connecting communities
- Community benefits (e.g. affordable housing, space for local retailers, open space serving neighbors and commuters)



4th & King Caltrain Station

What to expect next

Process



ENTITLEMENTS STEPS

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



Stay connected!

City Website

<https://sfplanning.org/project/sf-railyards-project>

Prologis Website

www.prologis.com/sf-railyards

Caltrain Contact

Navi Dhaliwal
*Government & Community Affairs
Officer*
Email: SFRailyards@Caltrain.com





PROLOGIS[®]

Introduction Why are Planning Department staff here today?

- **To provide an understanding of:**
 - City planning background to the Railyards
 - Development Agreements (DA)
 - How to stay involved in the SF Railyards project
- **To start gaining an understanding of:**
 - How you would like to be engaged
 - Your priorities and questions

San Francisco
Planning



Jeremy Shaw
Jeremy.shaw@sfgov.org
628.652.7449



Allison Albericci
Allison.Albericci@sfgov.org
628.652.7327

Development Agreements (DAs)

What is a Development Agreement?

- Contract or mutual agreement between city and developer of one site

How are DAs different from other projects?

- Planning code governs the use and design of all buildings in San Francisco
- DAs seek to rezone or amend these rules for certain large sites
 - Potrero Power Station, India Basin, Schlage Lock, 5M. Balboa Reservoir
- DAs provide significant public benefits (such as affordable housing, parks, community facilities)
- DAs are constructed over longer periods of time, in phases and with new infrastructure
- DAs require new legislation and Board of Supervisors approval
- DAs include reporting and monitoring measures to keep projects accountable

Development Agreements **Examples of DA Projects**



Balboa Reservoir (District 7)

- 1,100 new housing units
- 50% of units affordable to low- and mod income households
- Public park with playground, community gardens, and lawns
- Public community room
- Childcare center



Mission Rock (District 6)

- Over 1,000 new housing units and 1 million sf of commercial spaces
- Environmentally sustainable and resilient master plan
- Special tax assessments to fund district-wide sea level rise projects



5M (District 6)

- Mix of housing and office development in central SOMA
- Rehab of historic building for use as non-profit arts space
- Funding for youth programs, Filipino Cultural District, Yerba Buena Gardens, and Old Mint restoration

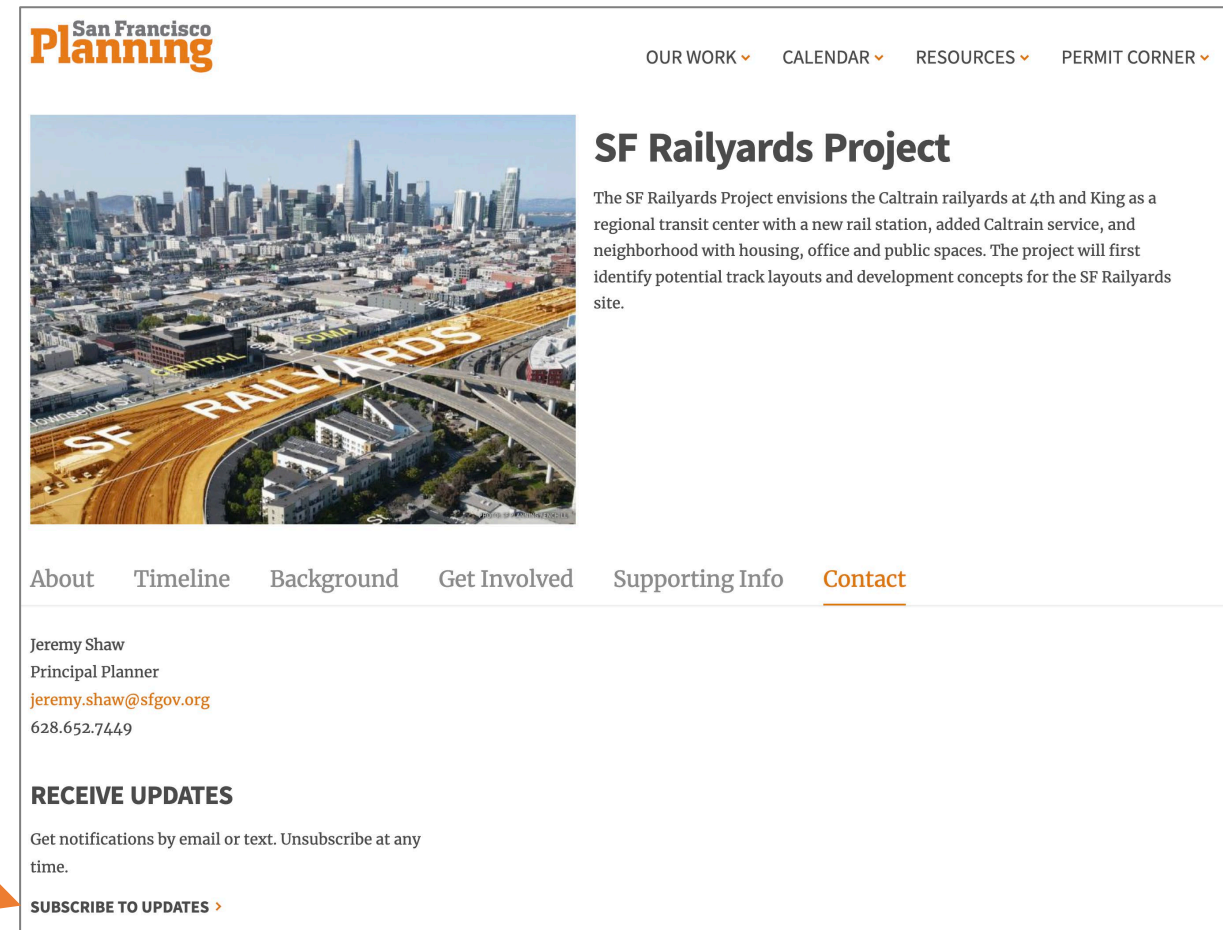


Potrero HOPE SF (District 10)

- 1:1 replacement of public housing units, new affordable and market rate units
- Significant investment in new neighborhood streets, parks, bus access, and retail
- Robust local hiring requirements during construction

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**
sfplanning.org/railyards



San Francisco Planning

OUR WORK ▾ CALENDAR ▾ RESOURCES ▾ PERMIT CORNER ▾

SF Railyards Project

The SF Railyards Project envisions the Caltrain railyards at 4th and King as a regional transit center with a new rail station, added Caltrain service, and neighborhood with housing, office and public spaces. The project will first identify potential track layouts and development concepts for the SF Railyards site.

About Timeline Background Get Involved Supporting Info Contact

Jeremy Shaw
Principal Planner
jeremy.shaw@sfgov.org
628.652.7449

RECEIVE UPDATES

Get notifications by email or text. Unsubscribe at any time.

SUBSCRIBE TO UPDATES >

Q + A

Stay connected!

City Website

<https://sfplanning.org/project/sf-railyards-project>

Prologis Website

www.prologis.com/sf-railyards

Caltrain Contact

Navi Dhaliwal
*Government & Community Affairs
Officer*
Email: SFRailyards@Caltrain.com

San Francisco

