

# Railyard Alternatives and I-280 Boulevard Feasibility Study



SAN FRANCISCO  
**PLANNING DEPARTMENT**

TJPA Board Meeting  
February 13, 2014

# Planned Infrastructure

- Major pieces of new infrastructure are planned including:
  - Downtown Rail Extension (DTX)
  - Caltrain Electrification
  - High Speed Rail (HSR)



## Planned Infrastructure - continued

- Desire for a holistic approach
- Interest in coordinating projects
- HSR and Caltrain projects could negatively affect surrounding neighborhoods
- Need to augment funding sources
- Need to accommodate the next generation of growth
- Need to improve the urban environment

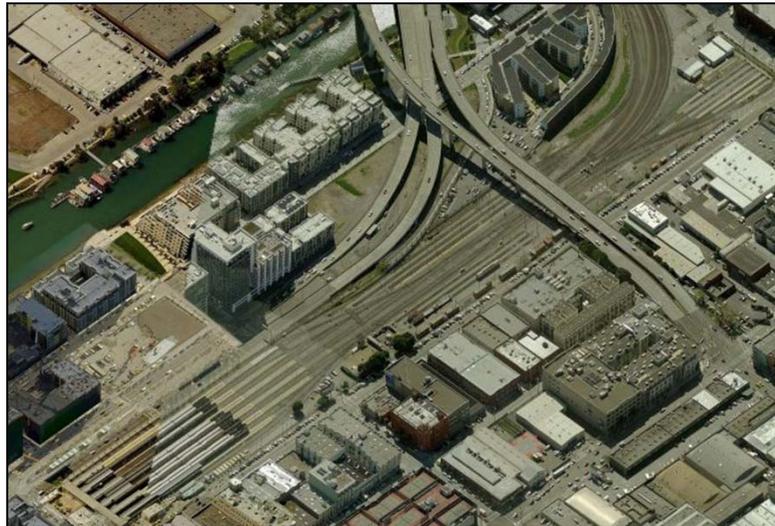


# Barriers

*CHSRA Grade Separation (2010)*



*I-280 Barrier*



*Railyard Barrier*



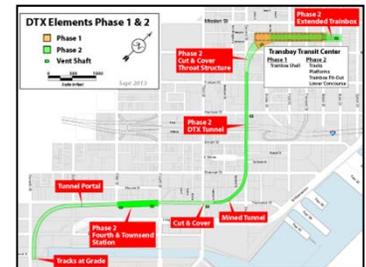
# Goals of the Study

- Determine the best methods of construction for various projects
- Coordinated effort to improve urban environment
- Create opportunity to increase housing and job growth needs
- Determine cost and potential revenue sources



# Background - History

- California High Speed Rail Authority (CHSRA)
- Transbay Transit Center (TTC)
- Downtown Rail Extension (DTX)
- Caltrain Electrification
- Anticipated Growth
- Local Plans
  - Central SoMa
  - Mission Bay/UCSF
  - Eastern Neighborhoods
  - 16<sup>th</sup> Street Bus Rapid Transit



# Overview of Proposed Contract

## Contract

- Visioning
- Conceptual Analysis
- Alternatives
- Refinement of Alternatives

## Components

1. *Boulevard I-280*
2. *Independent DTX Value Engineering*
3. *Transbay Terminal Loop Track*
4. *Reconfiguration/relocation of 4<sup>th</sup>/King Railyard*
5. *Placemaking and Development Opportunities*

# 1. Boulevard I-280 – Existing Conditions

- Railyards and I-280 freeway consume 24+ acres
- 1.2-mile barrier separates Mission Bay from SoMa, Showplace Square and Potrero Hill
- Only two crossings
  - Mission Bay Drive
  - 16<sup>th</sup> Street
- Previous Studies



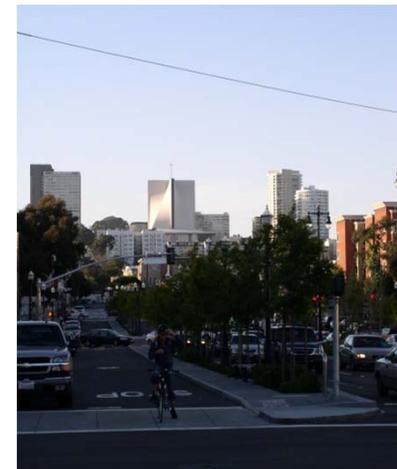
# Other Freeway Boulevards



Embarcadero



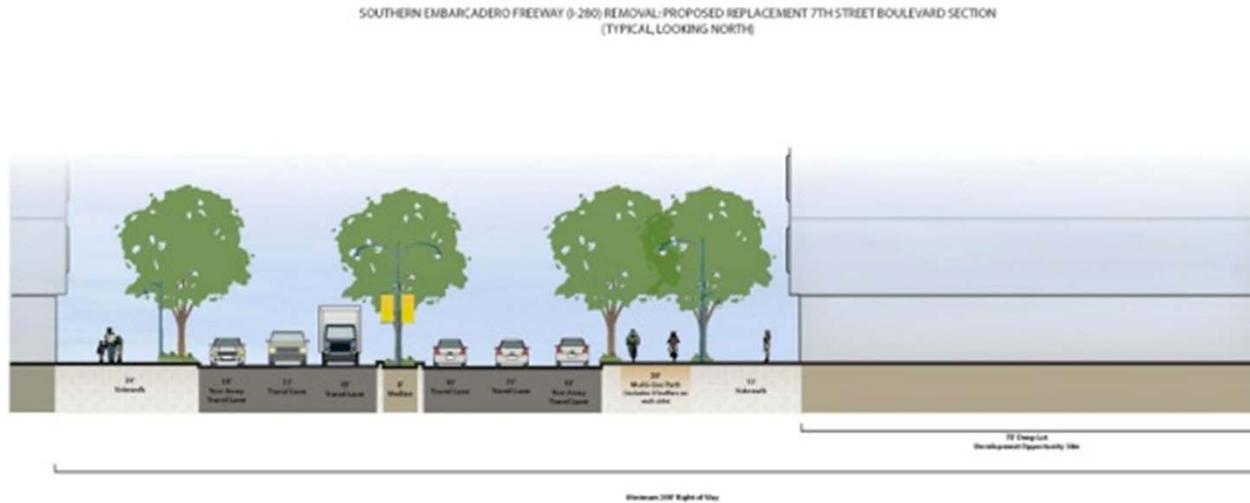
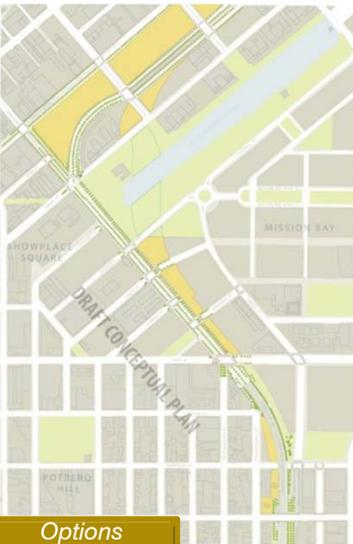
Octavia





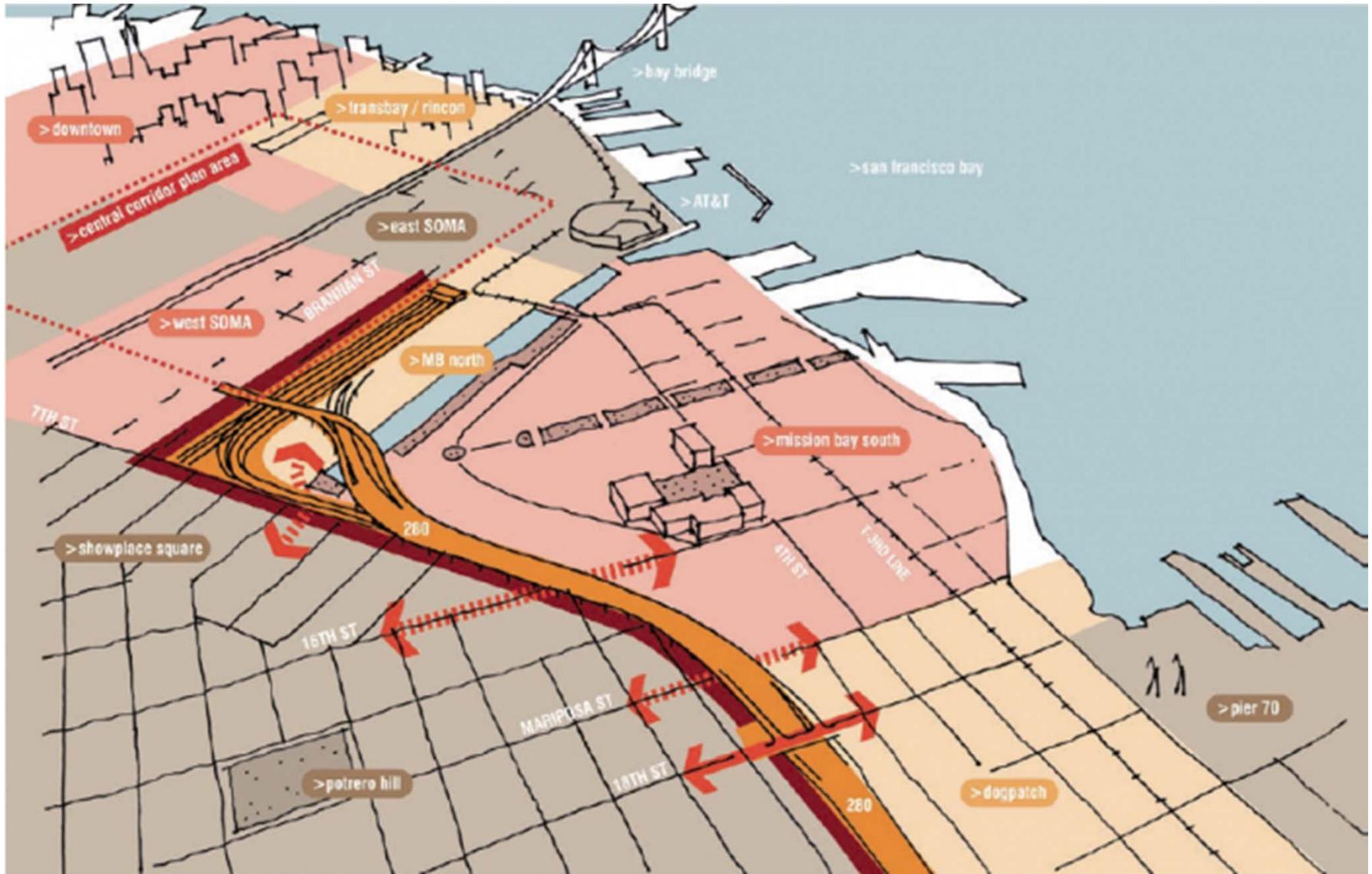
“Panhandle” Boulevard Proposal

*“Maximum Development” Boulevard Proposal*



Options Studied





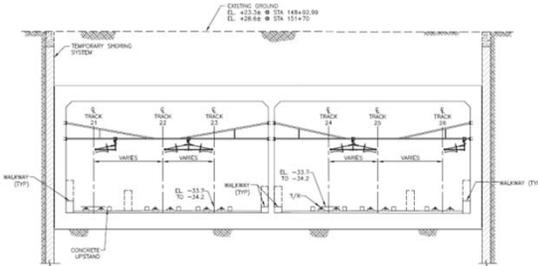
# 1. Boulevard I-280 – Anticipated Scope of Work

- Replace stub-end elevated freeway with surfaced urban boulevard
- Reconnect divided neighborhoods
- Determine the impacts and benefits associated with boulevarding

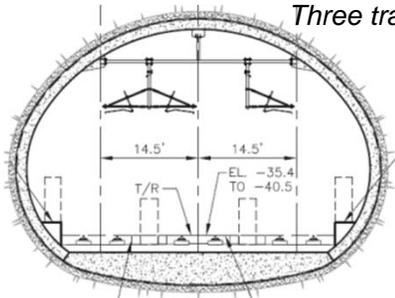


# 2. DTX Value Engineering Study

*Cut-and-Cover Throat Structure Widens from three to six*



*Mined Tunnel (sequential excavation method) Three tracks*



*Open Trench Narrows from three to two tracks (includes tunnel stub for future grade separation)*

**DTX Elements Phase 1 & 2**

- Phase 1
- Phase 2
- Vent Shaft

Scale in feet: 0, 250, 500, 1000

Sept 2013

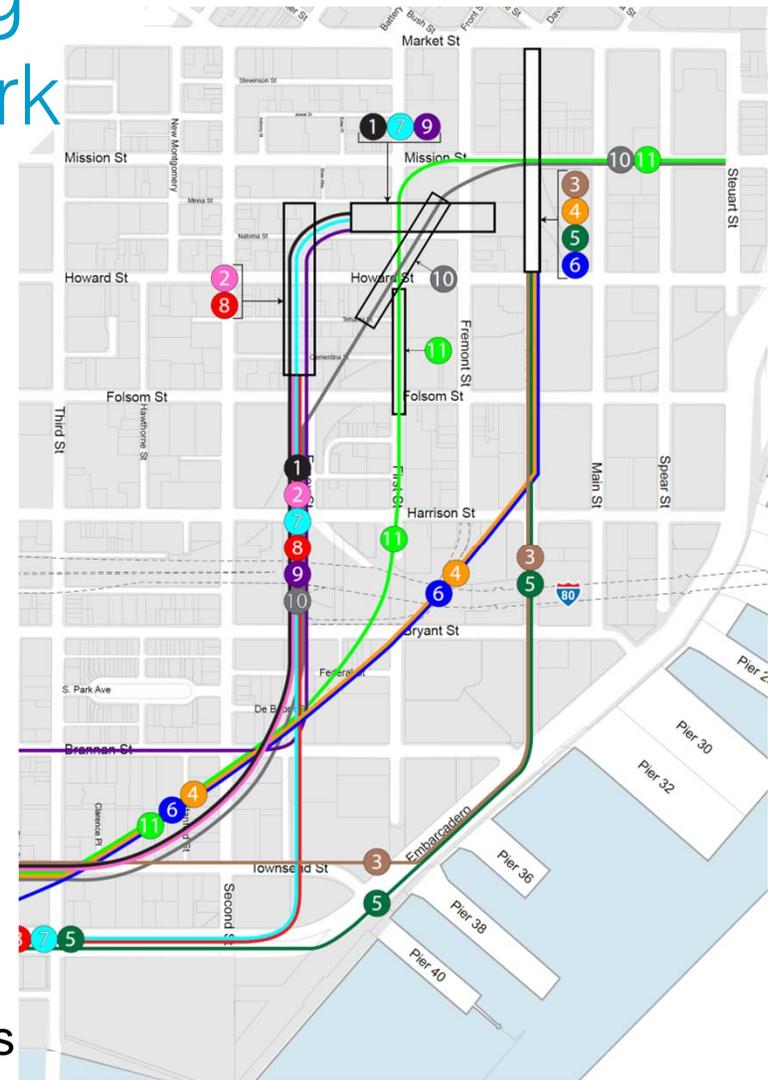


Project  
Options Studied



## 2. DTX Value Engineering – Anticipated Scope of Work

- Review alignment and construction methods for connecting HSR and Caltrain to TTC, to reduce costs.
- Build on existing options previously studied.
- Constraints to be tested include:
  - Avoid major sewer infrastructure
  - Avoid structures on pilings
  - During construction:
    - Maintain Caltrain operations
    - Minimize disruption to local land uses
    - Accommodate local circulation and regional traffic



## 3. Transbay Loop Track

### Anticipated Scope of Work

- Review and update previous loop track studies
- Assess technical and financial benefits/costs of including a loop track in the area

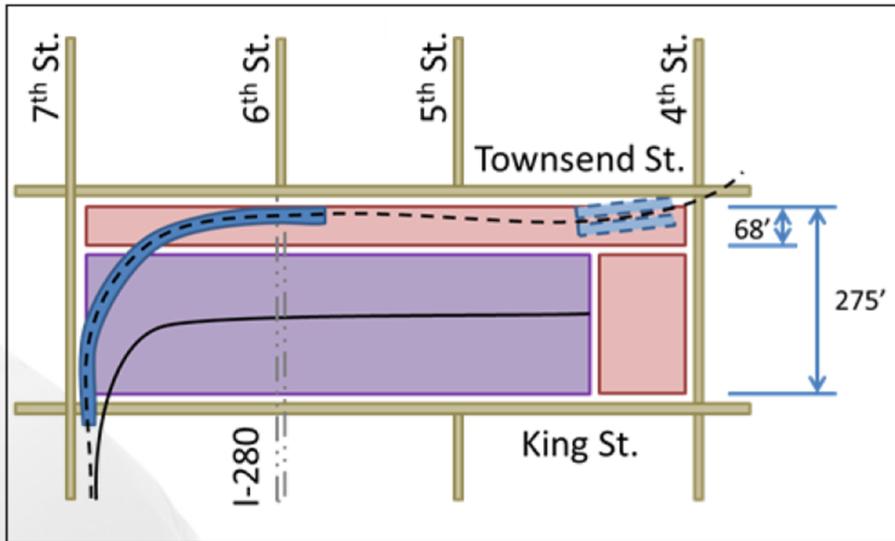
## 4. Reconfiguration/Relocation of Railyard

Options for redevelopment:

1. Reconfigure railyards to a smaller footprint
  - Allows for phased development as land becomes available
2. Construct deck over existing railyards
  - Limited development potential
  - Poor interface with street level
3. Relocate railyards
  - Enable “clean slate” development

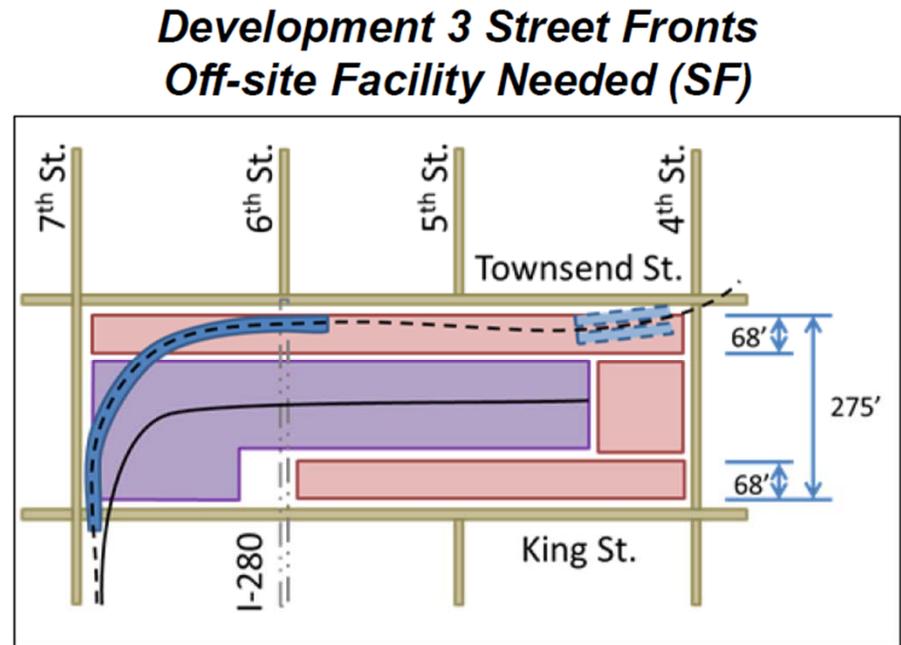


# 4. Reconfiguration/Relocation Options



**Development 2 Street Fronts  
No Off-site Facility**

**Legend**  
 DTX Alignment



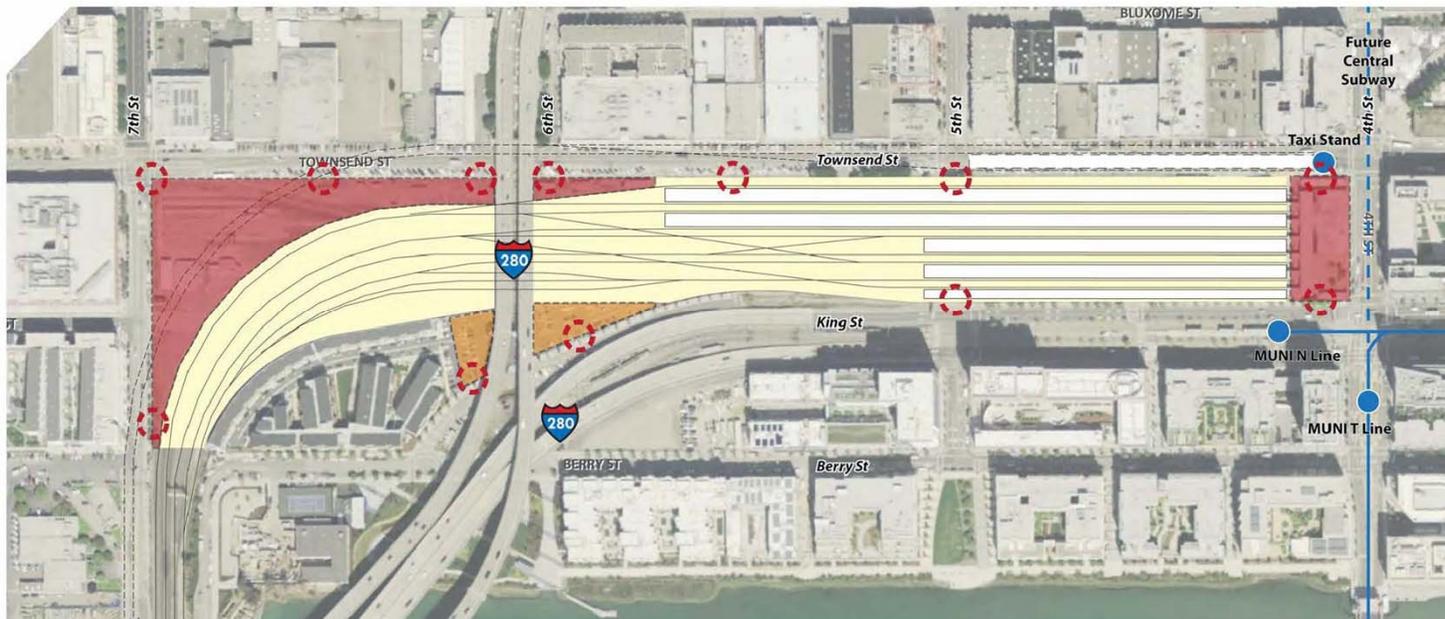
Two of the possible options shown above

Project  
 Options  
 Studied



# 4. Reconfiguration/Relocation of Railyard – Anticipated Scope of Work

- Determine needs at 4<sup>th</sup> & King
- Determine area required to meet needs
- Look at alternative locations for additional storage
- Potential Phasing plan

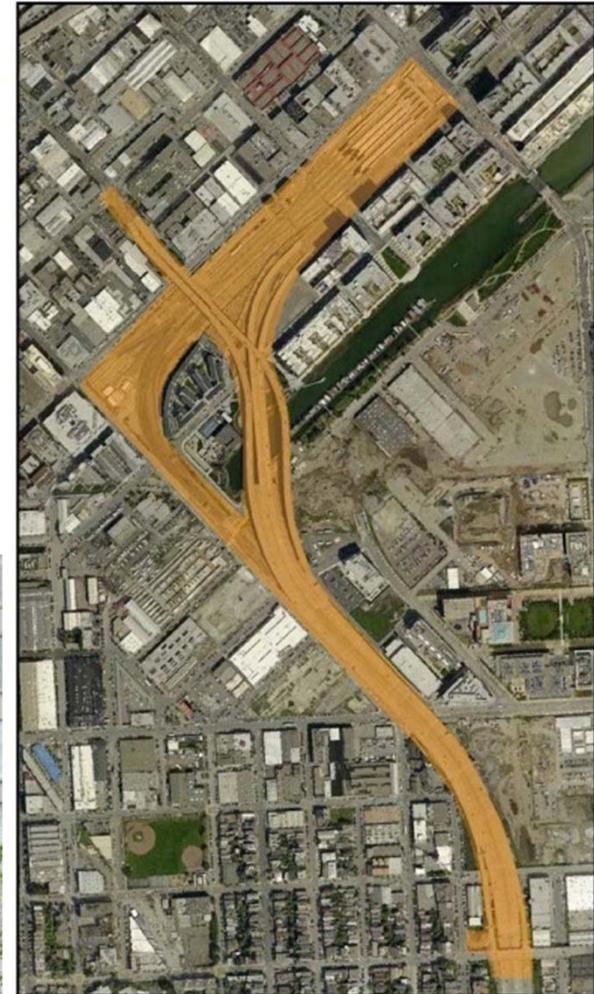


Project



# 5. Placemaking and Development Opportunities

- Railyard (20+ acres)
- I-280 Corridor (4+ acres)
- Re-evaluate adjacent parcels in the area
- New Revenue and Value Capture



# Benefits of Improvement or Development of 4<sup>th</sup>/King Area as Proposed

- Reconnect Neighborhoods - Integrate Mission Bay and Eastern Waterfront with rest of City
- Create new access and linkages in the area (pedestrian, bicycle, vehicular, etc)
- Generate revenue for Caltrain and other transportation improvements – both capital and ongoing operating revenue
- Generate additional ridership from Transit Oriented Development (TOD)
- Help meet SF's Regional Housing Needs Allocation (RHNA) and Plan Bay Area targets for transit-served priority development areas
- Plan for sea level rise and climate change vulnerability

# 5. Placemaking & Development Opportunities – Anticipated Scope of Work

- For available parcels of land, determine:
  - Potential land use/development scenarios
  - Height/Bulk and Zoning Scenarios



# Public Involvement

- Throughout the project  
(total of 8 meetings 4 rounds: Phase I and Phase II)
- Focused meetings
- Advisory Committees
  - Technical Advisory Committee
  - Citizen Advisory Committee
  - CCSF Commission/Board updates
  - Outreach to identified stakeholders/community groups

# Schedule

Phase	Date
RFP issued by City	January 2014
Contract Start Date	May 2014 (anticipated)
Phase I – Vision/Concept Development	6-9 months
Phase II – Alternatives and Refinement	12-15 months
Completion of this contract	December 2015 – June 2016

Follow-on Phases	Anticipated Dates
Phase III – Preferred Alternative	12-18 months
Phase IV – Environmental Clearances	18 months – 4 years (could be semi-concurrent with Phase III)
Phase V - Implementation	As money and priorities allow





# Questions?

For more information on this project

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