

Railyards Update



San Francisco
Planning

TJPA CAC
March 9, 2021

Agenda

1. Railyards Planning History
2. Rail Alignment and Benefits Study Results
3. Site Context
4. Development Decisionmakers
5. Related Tasks
6. 2021 Milestones
7. Discussion/Questions

RAILYARDS PLANNING HISTORY

- 2012** • SF Planning completes a study to explore development at the 4th and King Railyard
- 2013** • San Francisco proposes taking down I-280, citing future constraints and opportunities afforded by Caltrain electrification, the construction of the Downtown Extension, and High-Speed Rail
- 2014** • \$1.4M Rail Alignment and Benefits (RAB) Study commences
- 2015** • Prologis and Caltrain begin exploring site and operating constraints, rail engineering options and TOD development potential
- 2016** • RAB Phase 1 - Technical Feasibility Analysis initial results presented
- 2018** • Pennsylvania Avenue Extension (PAX) alignment endorsed by the Mayor and the BOS
 - I-280 boulevard concept on hold
- 2020** • 22nd Street Station Location Study, PAX Pre-Environmental advance

4TH AND KING STREET RAILYARDS
FINAL SUMMARY MEMO



DECEMBER 2012



**RAIL ALIGNMENT
AND BENEFITS STUDY**

Executive Summary Report
September 2018



Source: Flickr user: Jony Parsons





**Salesforce
Transit
Center (SFTC)**

**DTX
4th &
Townsend Station**

PAX

**OPTION 2:
PENNSYLVANIA AVE ALIGNMENT
DTX + EXTENDED TUNNEL**

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China Basin

Central Basin

Pier 70

DTX / PAX
INTERFACE

FOLSOM SEWER
IMPROVEMENT
PROJECT

MISSION BAY DR

16TH ST

EXISTING
CALTRAIN TUNNEL

Existing
CalTrain
22nd Street
Station

Future
CalTrain
Station
Location TBD

MUNI T-Third

INDIANA ST

TENNESSEE ST

3RD ST

24TH ST

20TH ST

16TH ST

ILLINOIS ST

3RD ST

HARRISON ST

5TH ST

4TH ST

3RD ST

2ND ST

1ST ST

ARCADERO

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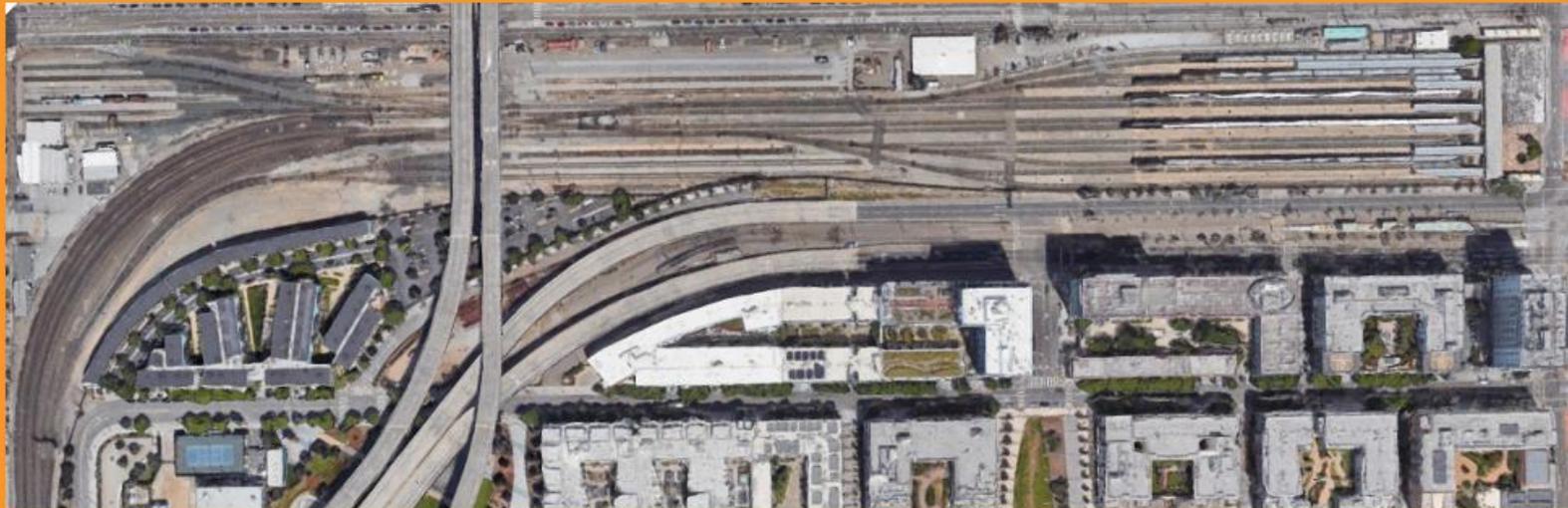
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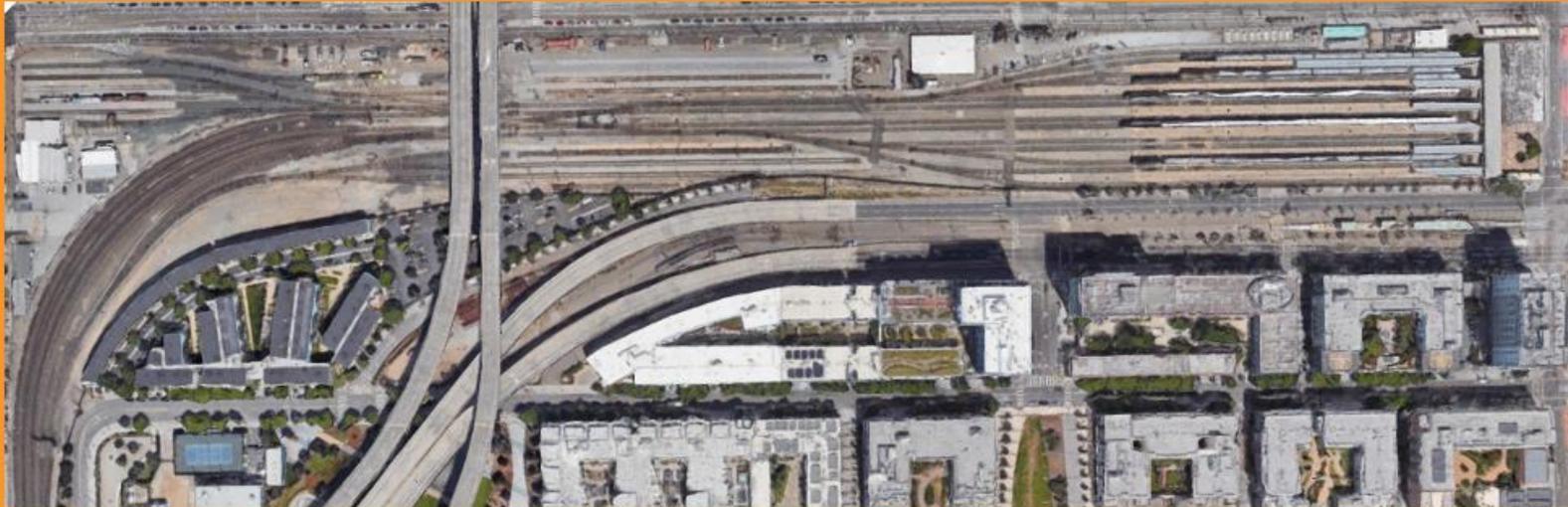
RAILYARDS CONTEXT (TRANSPORTATION)

- In 2019, 4th and King accounted for 20% of Caltrain's weekday ridership
- 19-acre railyards site with active rail operations
- Electrification project underway
- Central Subway opening
- Downtown Extension adjacent to north side, passes through west end of site
- Anticipated extension of tunnel via Seventh Street and Pennsylvania Avenue
- Multiple freeway ramps nearby

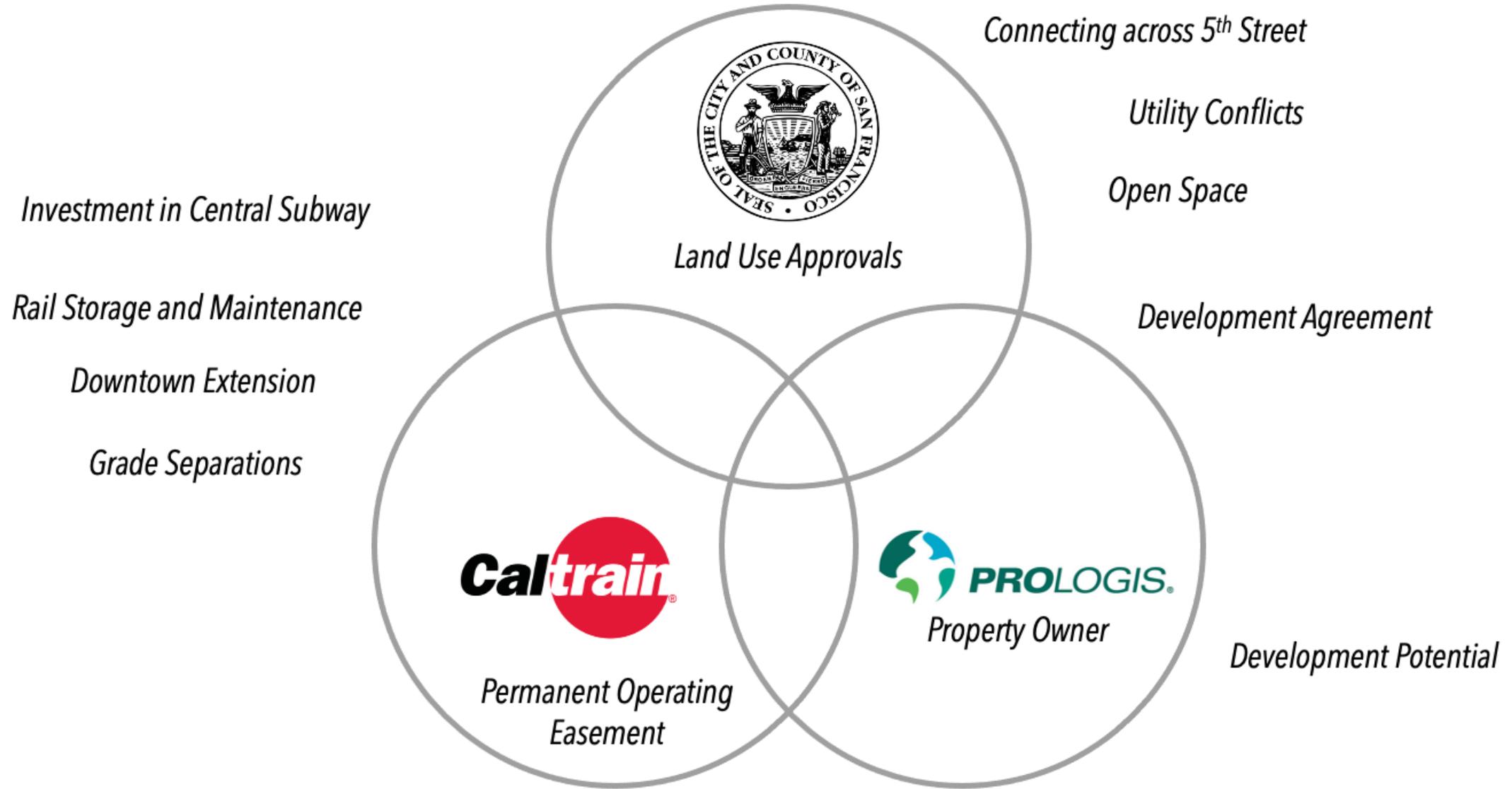


RAILYARDS CONTEXT (SITE, LAND USE)

- Railyards itself constitutes a physical barrier
- Site development will require zoning modifications
- Significant anticipated growth in surrounding neighborhood (Central SoMa, Mission Bay)
- Complex subsurface conditions
- New sewer crossing underground to Mission Creek
- Future bike/ped connection across Mission Creek at 5th Street
- Proximity to major event destinations



DEVELOPMENT DECISIONMAKERS



RAILYARDS RELATED TASKS

ACTIVITY/TASK	2020	2021	2022	2023	2024+
Caltrain Business Plan	[Progress bar from start of 2020 to mid-2021]				
Neighborhood Planning Preliminary Parameters			[Progress bar from start of 2022 to mid-2022]		
Caltrain Service, Storage & Development Analysis		[Progress bar from start of 2021 to end of 2022]			
Railyard Site Land Use & Development Study		[Progress bar from start of 2021 to end of 2022]			
Caltrain Rail Storage and Maintenance Plans		[Progress bar from start of 2021 to mid-2022]			
22 nd Street Station Location Study	[Progress bar from start of 2020 to mid-2021]				
PAX Preliminary Environmental Scoping		[Progress bar from start of 2021 to mid-2022]			
Downtown Rail Extension (DTX) to Bid	[Progress bar from start of 2020 to end of 2024]				
Neighborhood Planning Process			[Progress bar from start of 2022 to end of 2024]		
Railyard Site Planning and Proposal			[Progress bar from start of 2022 to end of 2024]		

RAILYARDS 2021 MILESTONES

1. Monthly interagency working group meetings
2. Technical interface work between DTX, PAX, Caltrain and Prologis to study rail connectivity, construction phasing and value engineering options
3. Progress on joint concept development
4. Scoping of development agreement process and timeline
5. Development of screening criteria for land use and transportation (TBD)

Questions/Discussion

