

# TJPA Citizen Advisory Committee *SF Railyards Update*

MARCH 11, 2025



# Agenda



Project Background



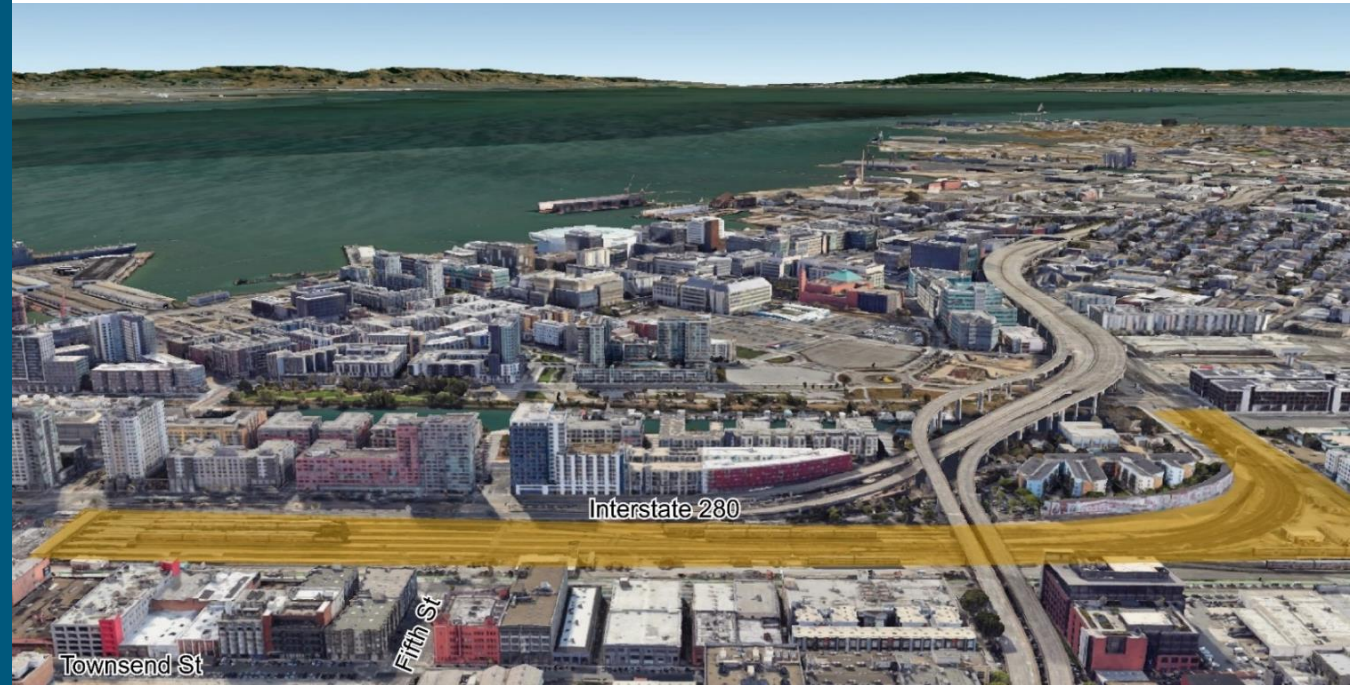
Rationale and Vision



Findings



Next Steps





# Who's Involved?



*Rail Operator/  
Perpetual Operating  
Easement*



**PROLOGIS**

*Property Owner/  
Developer*



*Land Use  
Approvals*



# Map of SF Regional Rail Projects

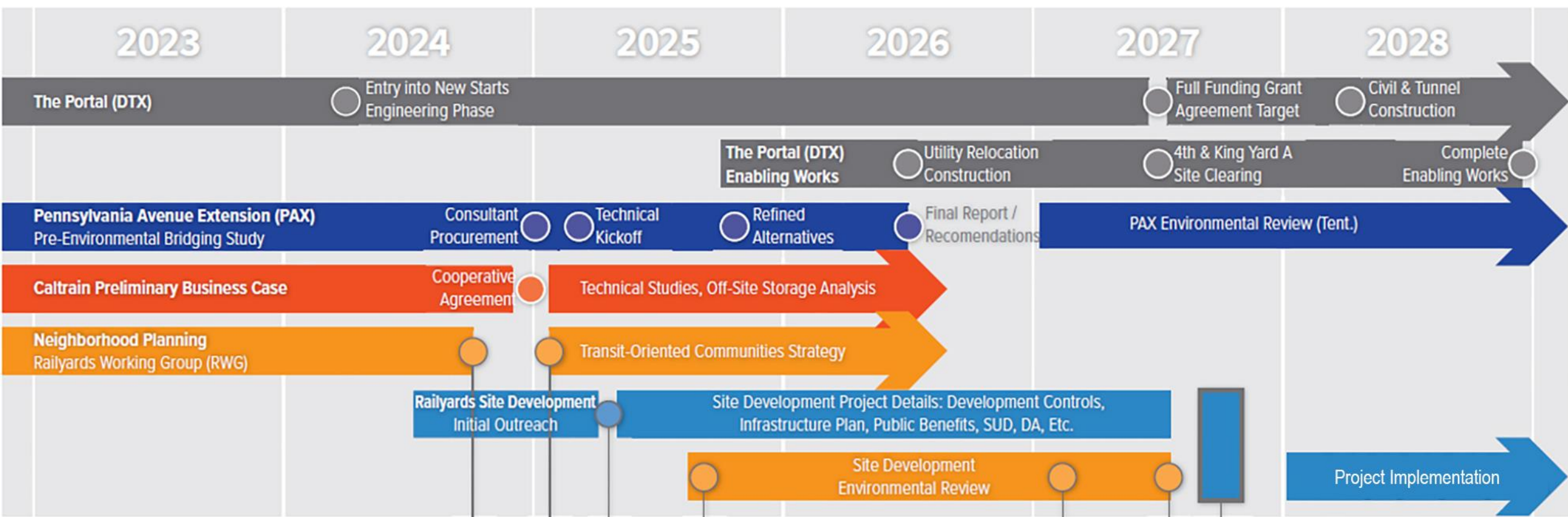


- SF Railyards at 4th & King Caltrain Station
- The Portal (pre-construction)
- PAX / Pennsylvania Ave. Extension (under study)
- Existing Caltrain Line
- Existing Railroad Crossings

0 0.25 0.5  
Miles



# PRELIMINARY PROJECT TIMELINES



- RWG Workshop (October 16, 2024)
- Planning Commission Hearing Informational (December 12, 2024)
- Site Development Project Application (Spring 2025)
- Notice of Preparation Environmental Impact Report (EIR) (Summer 2025)
- Publish Draft EIR
- HEIR
- Certify Final EIR / Approve Project
- Development Agreement
- Planning Code & Zoning Map Amendments
- Design Standards and Guidelines (DSGs)
- Infrastructure plan
- Transportation / TDM Plan
- Additional Approvals as needed (i.e. Mission Bay North Plan Amendment)

**LEAD ENTITY**

- TJPA**
- San Francisco County Transportation Authority**
- Caltrain**
- San Francisco Planning**
- PROLOGIS**

# Preliminary Analysis



The Railyards Analysis sought to identify a technically feasible configuration to accommodate Caltrain's operating needs and enable commercial development.



## The Analysis:

- Vetted **24+ alternative** configurations
- Created **3 end conditions**, enabling high-density commercial development
- Need for **moving train storage offsite to enable full development to meet the City's goals**
- Options that demonstrate **shared goals** among: Caltrain, Prologis, City, SFCTA, TJPA, HSR
- Foundation for **further refinement** of concepts to **advance toward a funding strategy and implementation**
- **Phased approach** allows scheduling flexibility around The Portal

# Why pursue this project?



Caltrain wants to improve the passenger experience, as soon as possible

## Critical improvements Caltrain requires at 4<sup>th</sup> & King:

- Modernized rail infrastructure at the Railyards
- Modernized north-end storage solution
- Modernized station, with supporting facilities for crewing and maintenance

## Public Private Partnership Benefits to Caltrain:

- New landmark, character-defining station, developed through a public-private partnership
- Regionally important TOD that will increase ridership
- Improved passenger experience and connectivity to other modes of transit
- Possible contribution to operating revenue

# Findings: Design

## Core Criteria



Allow for future Caltrain operations to meet the **Adopted Service Vision**



Enable a **feasible real estate development**



**Identify a Phase 1** that can bring a modern station, tracks, and ensure continuous operations independent from other projects

## Outcomes

**A**

Two **Phase 1** development rail scenarios identified

**B**

**Three potential scenarios** identified for **Phase 2**

**C**

Full development of the Railyard **requires train storage to move to an offsite location**, and it may be needed for Phase 1

**D**

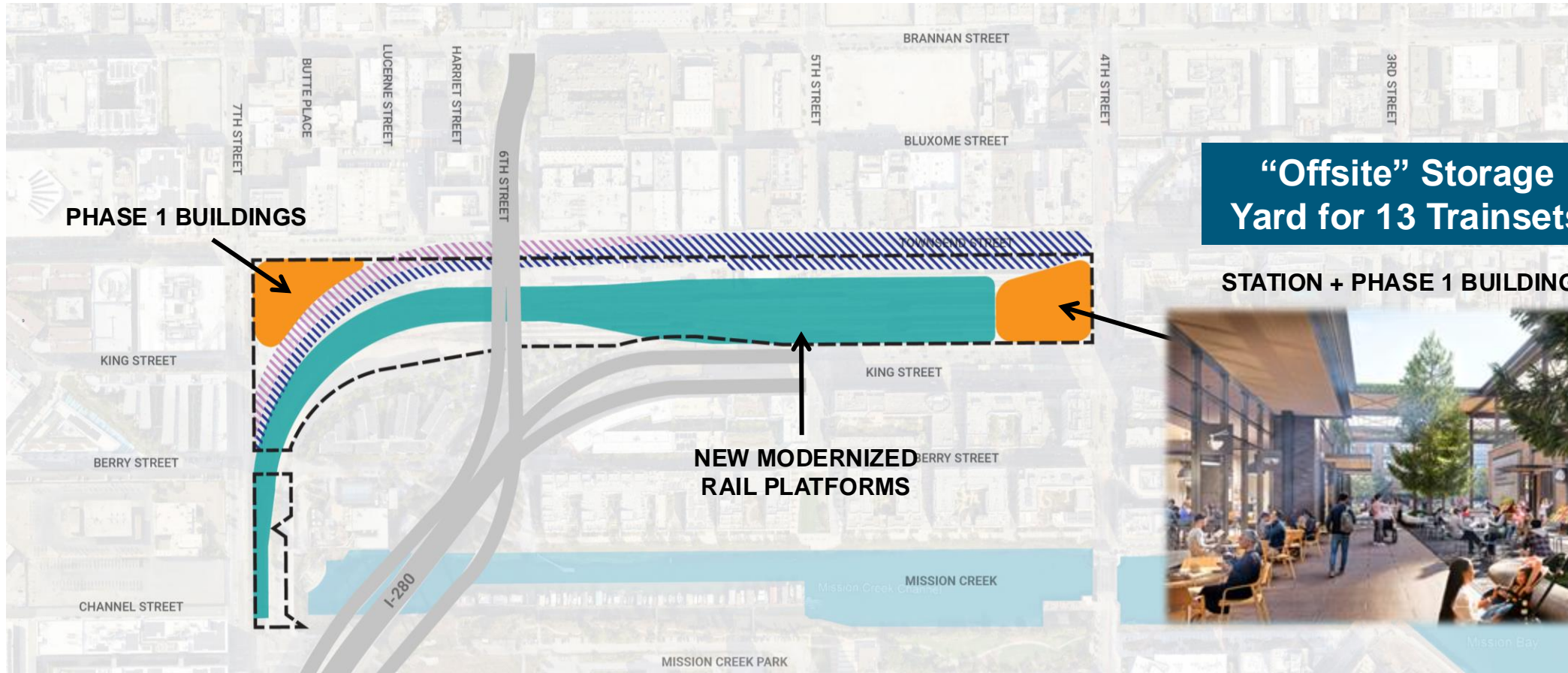
**All Phase 1 & 2 options show promise and opportunity at concept stage. Additional study and refinement warranted.**



# Phase 1 (Early Development) - Options



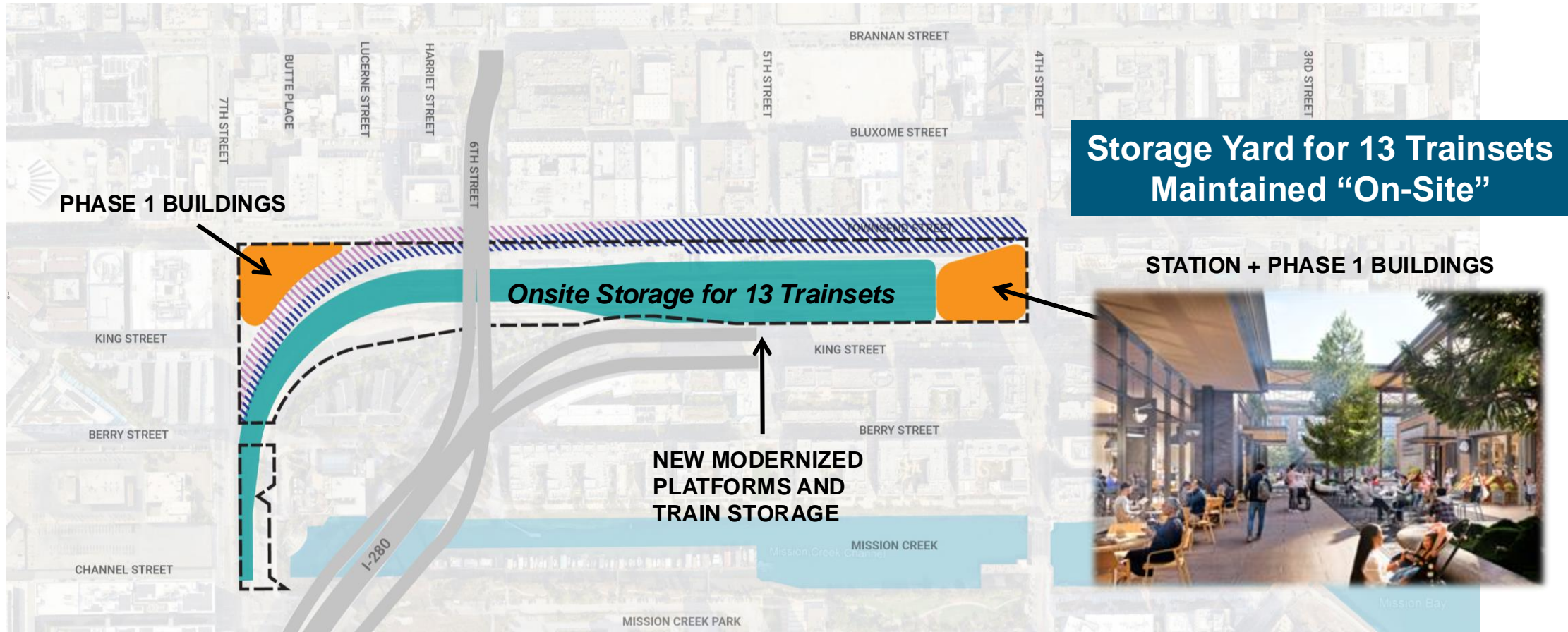
## Concept 1 - Phase 1 (requires offsite storage)



# Phase 1 (Early Development) - Options



## Concept 2 - Phase 1 (storage maintained on-site)

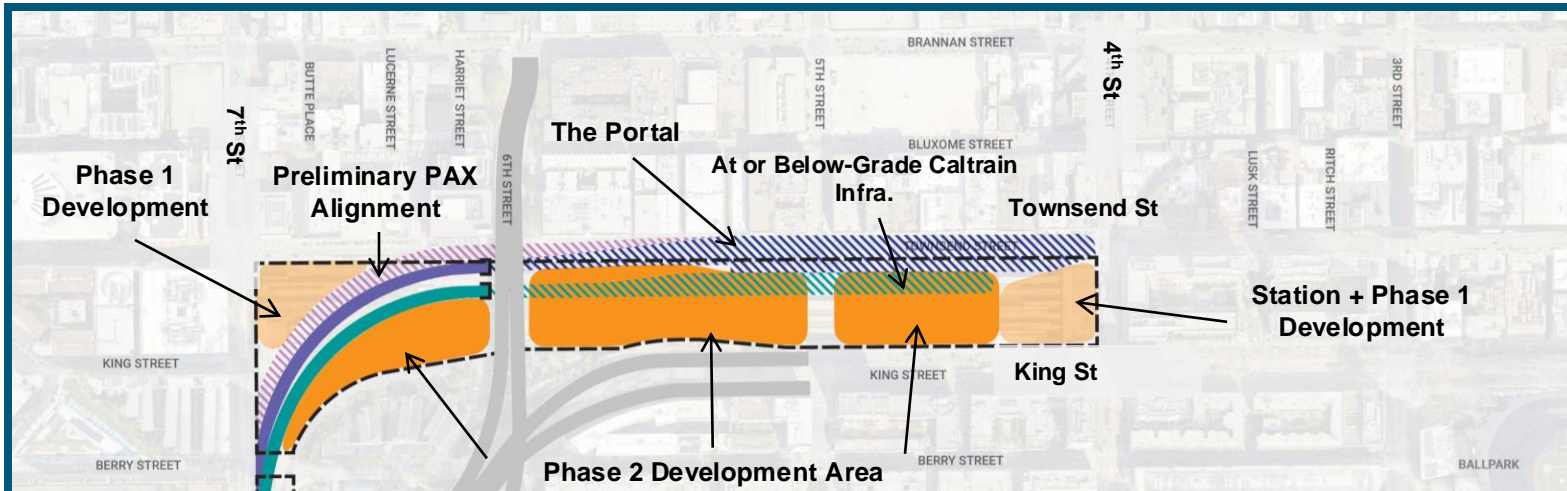




# Three Scenarios for Phase 2 (Full Buildout)



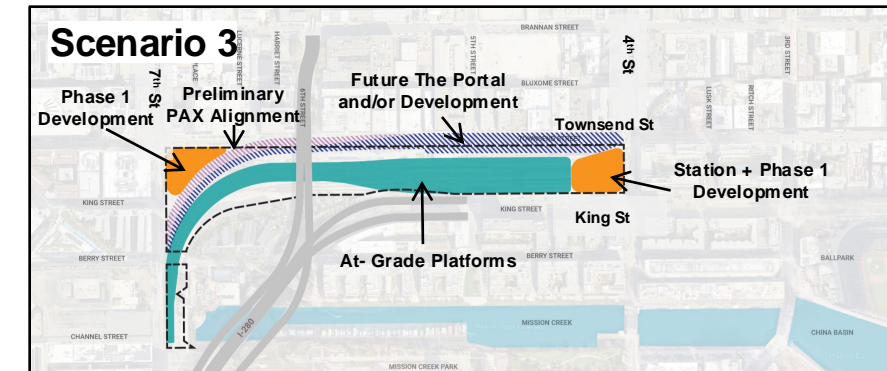
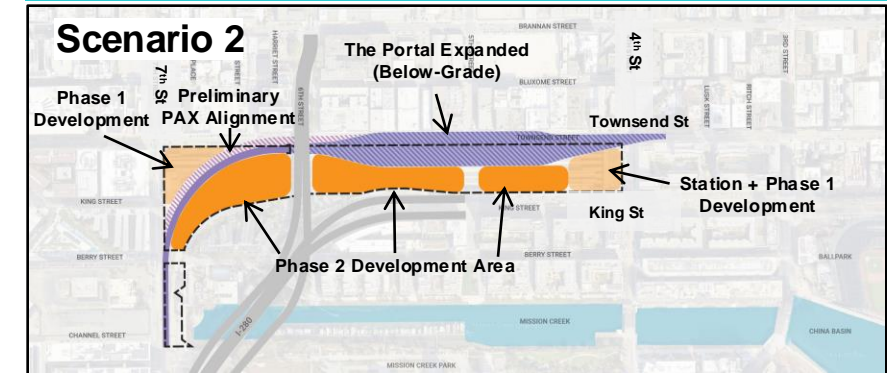
## Scenario 1 (two variations)



### Preferred Outcome

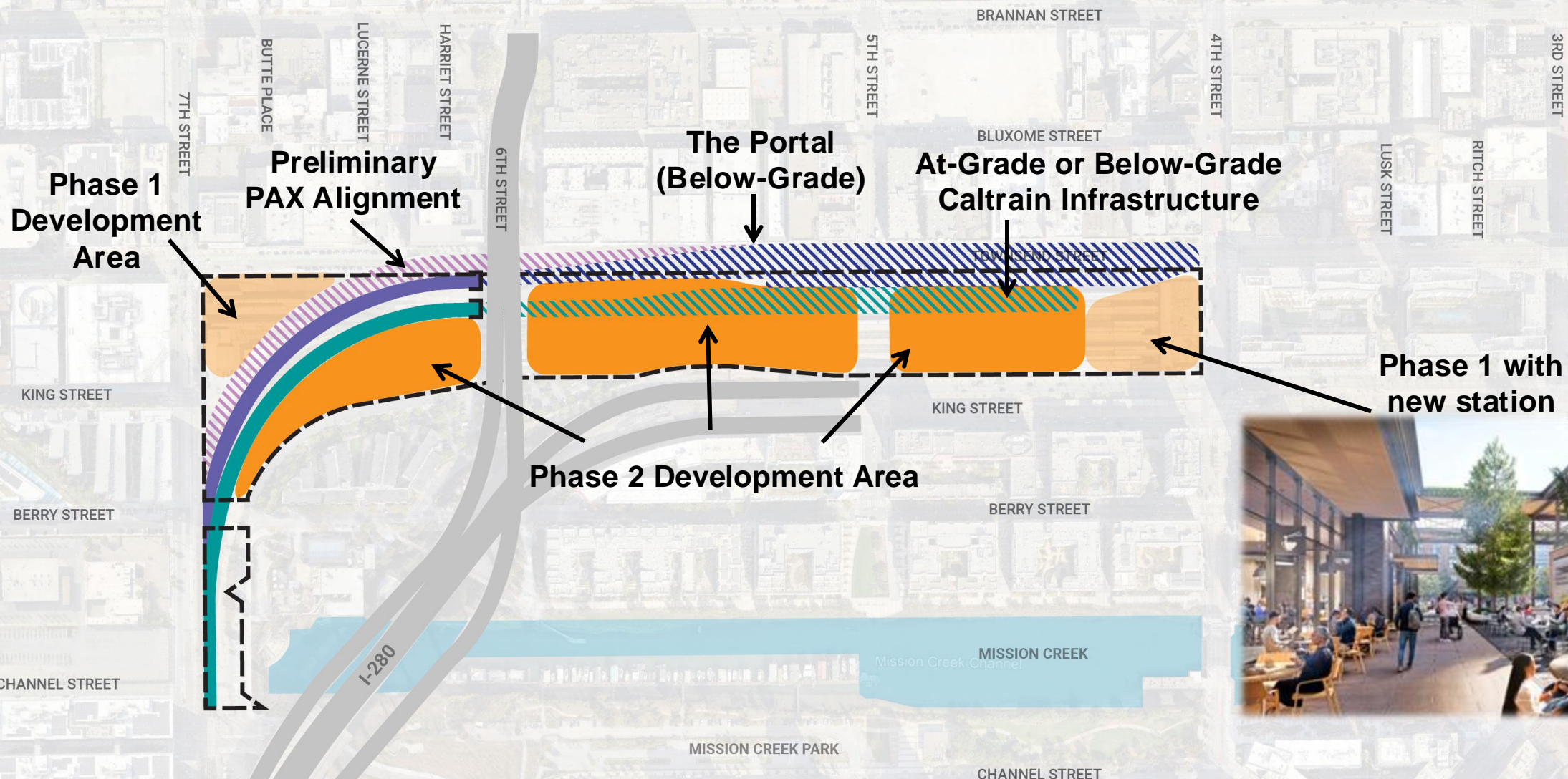
*Supports The Portal's Current Design + Schedule*

## Contingencies





# Project at full buildout





# Storage Options



**Storage is critical** to Caltrain's north-end operations and therefore, is a significant need for this project.

## Phase 1

Options for **Onsite** or potential **Offsite** Storage



## Phase 2

**(Full Development)**  
**Offsite** Storage Required

**Offsite location TBD**, as additional analysis is required.

**Offsite storage yard will require significant time** to identify, acquire, and obtain approvals for an offsite storage location.

# Findings: Opportunity and Promise



## Benefits to Transit:

- ✓ **Modernized passenger station** for Caltrain with new retail amenities
- ✓ **Improved passenger experience** (wider platforms, level boarding)
- ✓ **Modernized rail infrastructure**, more efficient yard operations
- ✓ **Potential revenue stream** to support Caltrain operations



**Phase 1 with Onsite Storage accelerates delivery of these benefits and harnesses the opportunity to leverage private investment to offset costs.**

***Without this project, Caltrain still needs to advance the above improvements, at public expense.***





## Major Project Cost Elements:

- New rail infrastructure at 4<sup>th</sup> & King
- North-end offsite storage facility

*(Offsite storage, which is required in Phase 2 and possibly required in Phase 1, is expensive and time consuming)*

Rail infrastructure to support the project could seek public funding, which has the potential to compete with other priorities, but **Caltrain will remain cognizant that this effort does not compete with any funding for fiscal cliff, The Portal or critical State of Good Repair projects**

# Caltrain's Next Steps

## To further advance the Railyards project, additional work is needed:

1. Support Prologis/City Development entitlements process and related outreach
2. Passenger station programming and interface with rail infrastructure
3. Continuing coordination with TJPA
4. Further verification of Phase 1 design
5. Detailed operations planning
6. Offsite storage planning and cost estimating
7. Financial planning and funding strategy
8. CEQA preparation



# What's Coming Up



## Office Hours



## Site Tour



## Workshop 3 Series

- Pop-Up at the Station
- Virtual Workshop
- In-Person Workshop

Scan here or  
visit [railyards-sf.com](https://railyards-sf.com)  
for more information on  
upcoming events!



# Questions and Discussion

