

Memorandum of Understanding for Joint Delivery of the San Francisco Railyards Preliminary Business Case

July 1, 2021



Background

The 4th & King Railyard site is owned by Prologis as legacy from Southern Pacific

Caltrain has a perpetual easement primarily on the surface of the site + a minor height above the site

- Approximately 20 acre site
- “Temporary” station built in 1970s
- Provides storage, maintenance and crew facilities with area to expand
- Six center platforms, all half of Caltrain standard width
- Twelve station tracks and one pocket track

Redevelopment has been discussed for 20 Years

- Multiple studies conducted by SPUR, CCSF and Prologis
- Integration with DTX key component of successful completion of Transit Center

Railyard and Station do not meet long term user experience and operation needs

- Currently Caltrain’s busiest station, significantly busier than the rest of the system
- Station does not meet Caltrain 2040 Service Vision
- Existing improvements are vulnerable to natural disasters

Redevelopment provides opportunity to support Stakeholder Goals

- Improve ridership capacity, safety and experience
- Increase systemwide infrastructure resiliency
- Deliver economic resources for critical transportation improvements

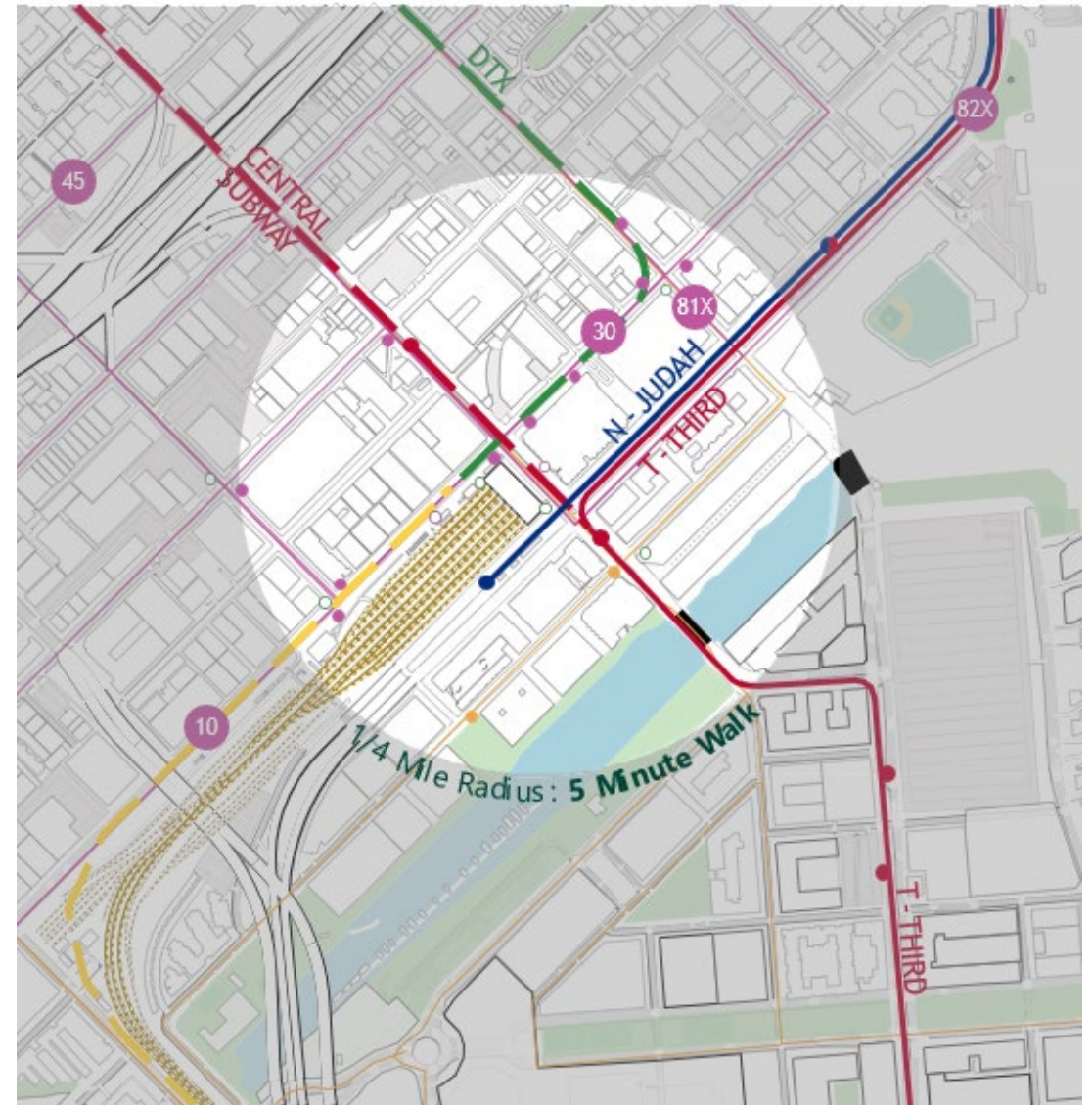
Background

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 right), including:

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



Overview of Prologis' Work to Date

Prologis has engaged in technical analysis to develop a range of possible configurations and phasing approaches to development on the site. Considerations include

- Service during construction
- Connections to DTX and PAX
- Relationship of development to rail infrastructure

Prologis is working with the City and County of San Francisco to establish a timeline for possible development approval



Caltrain Interests

The 4th & King Railyard and Station are critical assets within the Caltrain system

As planning for potential development on the site advances, Caltrain will need to work diligently with our partners to ensure that the interests and objectives of the railroad are addressed

Enhancement of the San Francisco Railyards and 4th and King Station to improve operations and passenger experience

- Optimizing track layout, platform number 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 and improving user experience
- Maintaining required operations during all phases of construction

Creating Value to support investment in rail infrastructure and operations

- Ensuring that value created through development supports Caltrain's financial needs
- Supporting future ridership potential on site and in the adjoining community

Ensuring consistency with Long Range Service Vision and associated Partner-led Projects

- The Downtown Extension (DTX)
- Pennsylvania Ave Extension (PAX)
- Future High Speed Rail Service



Next Phase of Work

The next phase of work has three main elements, all of which will be completed over the next 18 months

This work is needed to provide further technical validation of different development options and to inform decision making by all parties as to how to move forward

Continued site development (Prologis-led)

- Working with CCSF on site priorities, opportunities and constraints, including potential development scale and street connections

Delivery of Preliminary Business Case (Jointly-led)

- Focused on rail and transportation needs and user experience optimization
- International best practice
- Facilitates decision-making for complex issues
- Screen and refine options
- Complete legal and economic analysis

Operations, Storage and Maintenance Analysis (Caltrain-led)

- Focused on Caltrain's operations and service requirements
- Determines the infrastructure required at the site
- Identifies potential needs across the corridor

Caltrain + Prologis MOU

Staff is requesting Board authority to enter in to an MOU with Prologis to support the development of a Preliminary Business Case. This MOU will provide the structure for ongoing technical collaboration between Caltrain and Prologis and will allow Prologis to provide funding to Caltrain to support the delivery of technical work

Summary

- Defines working relationships and shared goals
- Includes Prologis commitment to fund technical work at key points upon agreement with Caltrain
- Includes Caltrain commitment to coordinate with Prologis on scope, workplan development, and delivery

Output Goal

- Consensus on strategic development alternative that supports the preliminary business case
- Identify next steps and schedule to advance the project and support JPB decision making

Transparency

- Preliminary Business Case work will be delivered through Caltrain contracts and will be a public document
- Staff will provide regular updates to the JPB at key milestones over the next 18 months



Thank you!