

# San Francisco Railyards Preliminary Business Case Update

*May 24, 2023*



**SAN FRANCISCO  
RAILYARDS**



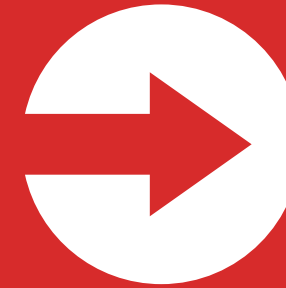
# Presentation Overview



**Introduction**



**Technical  
Work Update**



**Next Steps**

# Introduction

# Previous and Future JPB Presentations



2021

Presentation and received JPB approval to advance the MOU between Prologis and Caltrain to fund the Preliminary Business Case



2023

**Today:** Update on the Technical Analysis of the Preliminary Business Case (PBC)

**Future:** Consistent updates on the progression of the PBC



2022

Executive Director's Staff Report Update



2024

Anticipated PBC Completion (Staff Recommendation)

# What is the SF Railyards Preliminary Business Case?



**A partnership that aims to deliver on:**

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

# Who's Involved?



*Rail operator/  
perpetual operating  
easement*



*Property  
owner/developer*



*Land Use  
Approvals*



# Background

- Caltrain has a perpetual transportation easement.
- Railyard and station do not meet long term user experience and operation needs.
- Redevelopment will benefit a variety of stakeholders, including Caltrain and San Francisco.





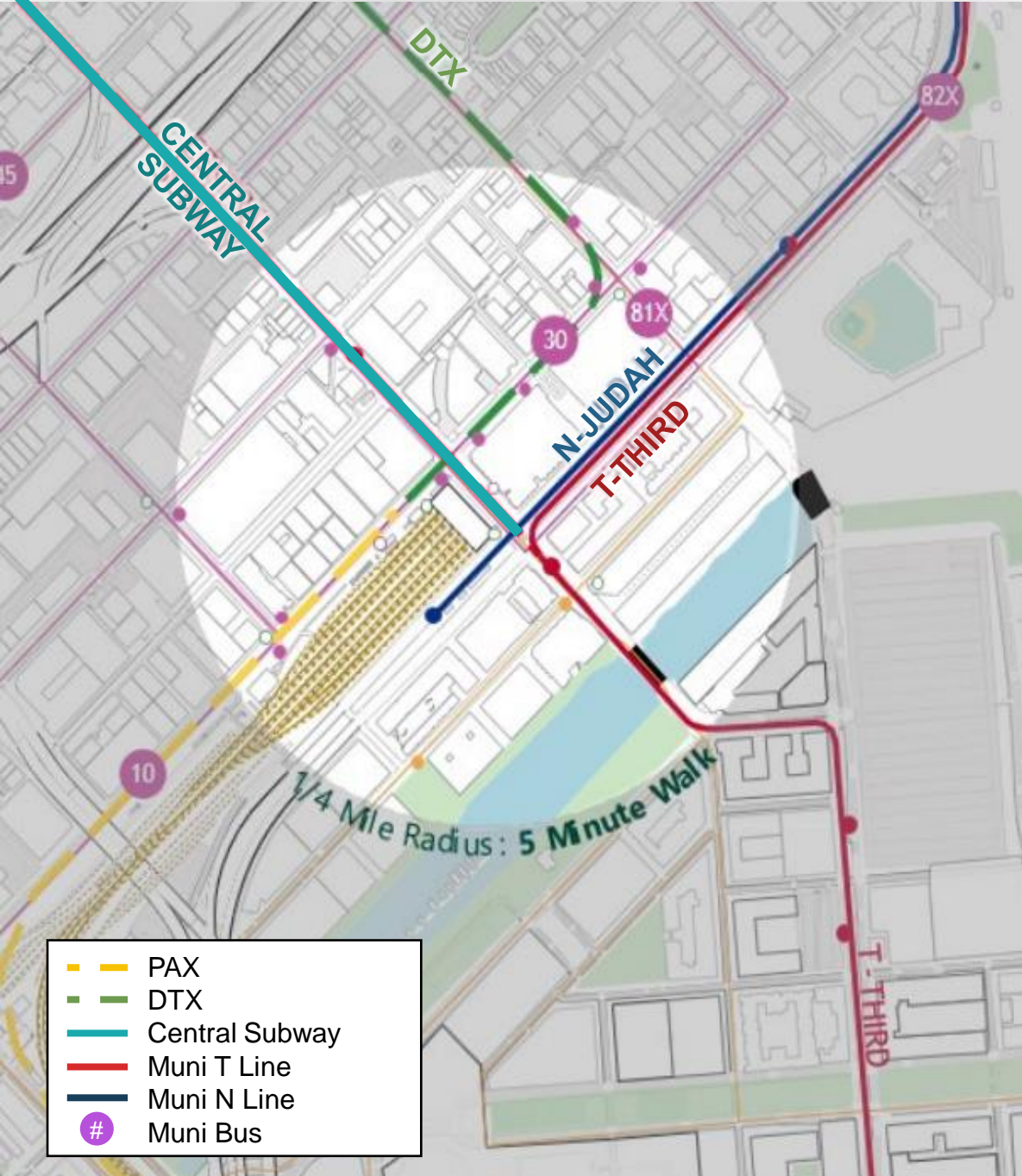
# Project Partners

**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





# Technical Work Update

# Preliminary Business Case (PBC)



The Preliminary Business Case process is a data-driven approach to evaluating benefits, costs, and risks of alternative options for the future of the San Francisco Railyards



## The PBC will:

- Identify ***trade-offs and impacts of options*** per the project's goals and objectives
- Identify **value or benefit** of options
- Enable **informed decision-making** with evidence and data
- Allow for **iteration** to refine the inputs/options
- Inform which **collection of components** should move toward a more detailed analysis



## The PBC will not:

- Make decisions for either Caltrain or Prologis

# Analysis Framework

All concepts must:



Meet Caltrain's operational needs



Support feasible mixed-use development

- Develop concepts considering recommended track layouts, and new station and development concepts
- These concepts are looking to potentially **underground the railyard** while increasing service levels, and to **continue serving passengers** through multiple phases of construction



# Goals and Objectives



**Maintain and enhance  
rider/transit facility  
user experience**



**Facilitate safe  
and efficient rail  
operations**



**Unlock economic and  
financial potential of the  
site for all stakeholders**



**Pursue low carbon  
and climate  
resilient solutions**



**Unlock social value benefits  
(and added social value) for  
existing and future communities**




**Deliver a welcoming,  
accessible, safe, and inclusive  
urban environment**



# How are we Evaluating the Options?



## Comparative Outputs Based on Goals

Objective	Stage A	Stage B/C	Mature Design Phase
 <b>1. Station Capacity – Develop track and platform layouts to safely meet Caltrain service plan/ridership and reliability requirements</b>	1. Does the option meet station capacity requirements per Caltrain's 2040 Service Vision? (Y/N)	1. Station capacity (ridership forecast; trains/hour; passenger throughput, platform lengths)	1. Detailed capex and opex
	2. Rough change in systemwide operating cost (\$).	2. Change in systemwide operating cost (\$)	2. Expected recovery times from incidents
	3. Rough Order of Magnitude CAPEX and OPEX	More Detailed	More Detailed

# Policy Priorities & Core Assumptions



Meet the Caltrain Long Range Service Vision – Adopted by the Caltrain Board



Maximize economic development and ensure project feasibility



Avoid timeline impacts to existing/planned projects: DTX, PAX, HSR (*Construction sequencing considerations*)



Create neighborhood connections



Maintain station point-of-arrival at/or near 4<sup>th</sup> Street



Ensure Caltrain's rail infrastructure needs are in alignment with the 2040 Business Plan

# Current Activities



## What is the team doing currently?

- Collecting data and refining options for analysis
- Options include rail alignments and development proposals



## What are the projected outputs of the current analysis?

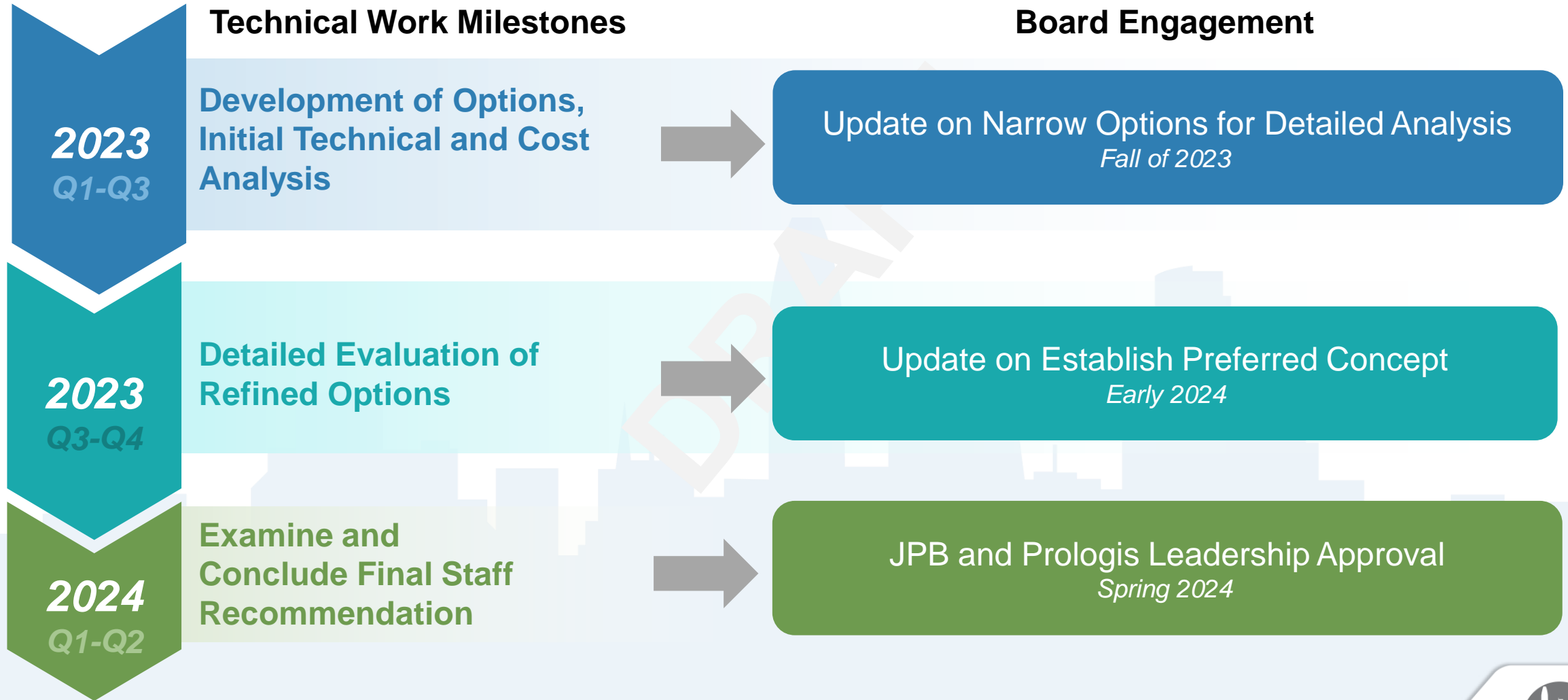
- Technical understanding of benefits/tradeoffs of each option, data to support which option(s) should be studied in further detail



## What is coming next?

- Initiation of options analysis and comparison
  - *Analyzing options against the framework of more than 70 evaluation criteria*
- Initiation of phasing assessment

# Next Steps





# Advancing Project Approvals



- 1. Master Planning Design Process Summary**
- 2. PPA/DA Process Summary**

# Questions and Discussion

*Thank you for your time*



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