

Railyard Alternatives and I-280 Boulevard Feasibility Study



SAN FRANCISCO
PLANNING DEPARTMENT

Planning Commission
February 6, 2014

Problem Statement

- Major pieces of new infrastructure are planned including:
 - Downtown Rail Extension (DTX)
 - Caltrain Electrification
 - Transbay Transit Center (TTC) – under construction
 - High Speed Rail (HSR)



Problem Statement-cont.

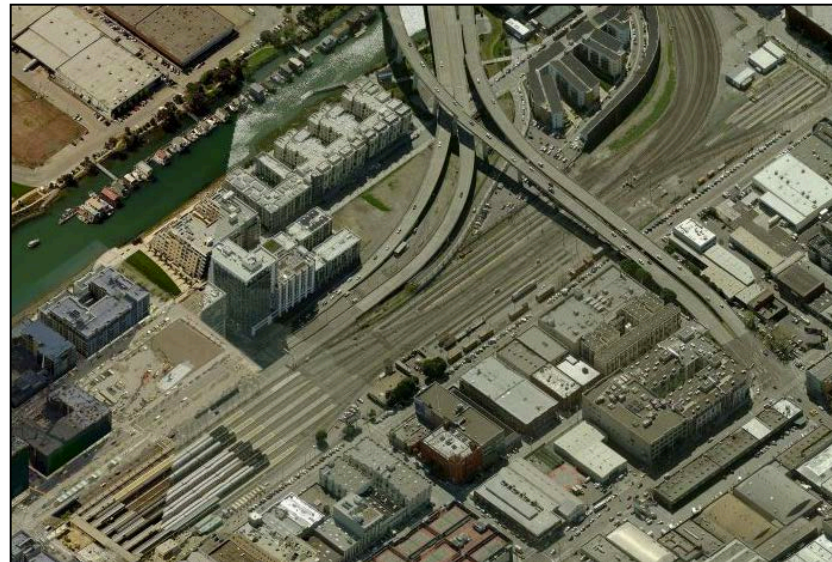
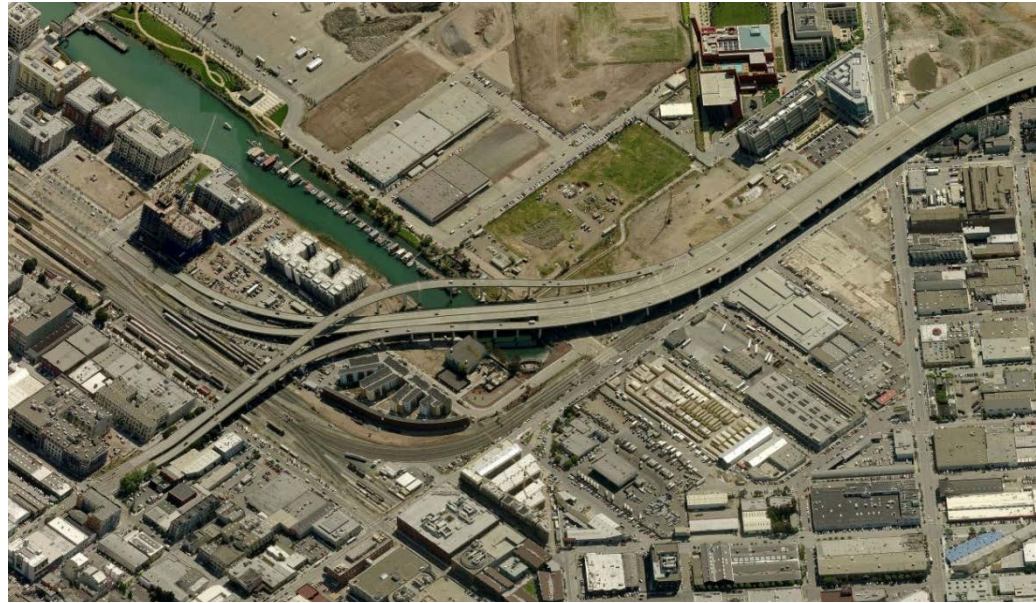
- Planned Infrastructure currently is:
 - Minimally coordinated
 - As proposed, when built, their layering will result in undesired physical intrusion
 - Exacerbate existing intrusions
 - Unfunded improvements
- Need to look at the future
- Need to improve the urban environment



Problem Statement – cont.

HSR Grade Separation

I-280 Barrier



Railyard Barrier

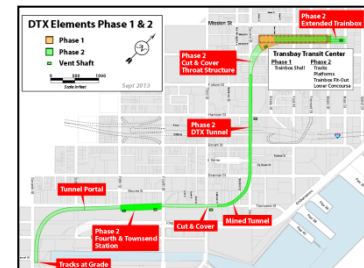
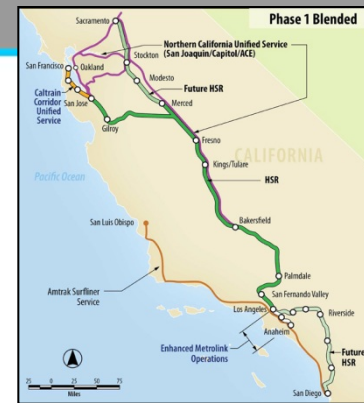
Goals of the Study

- 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
 - 16th Street Bus Rapid Transit



Overview of Proposed Contract

Contract

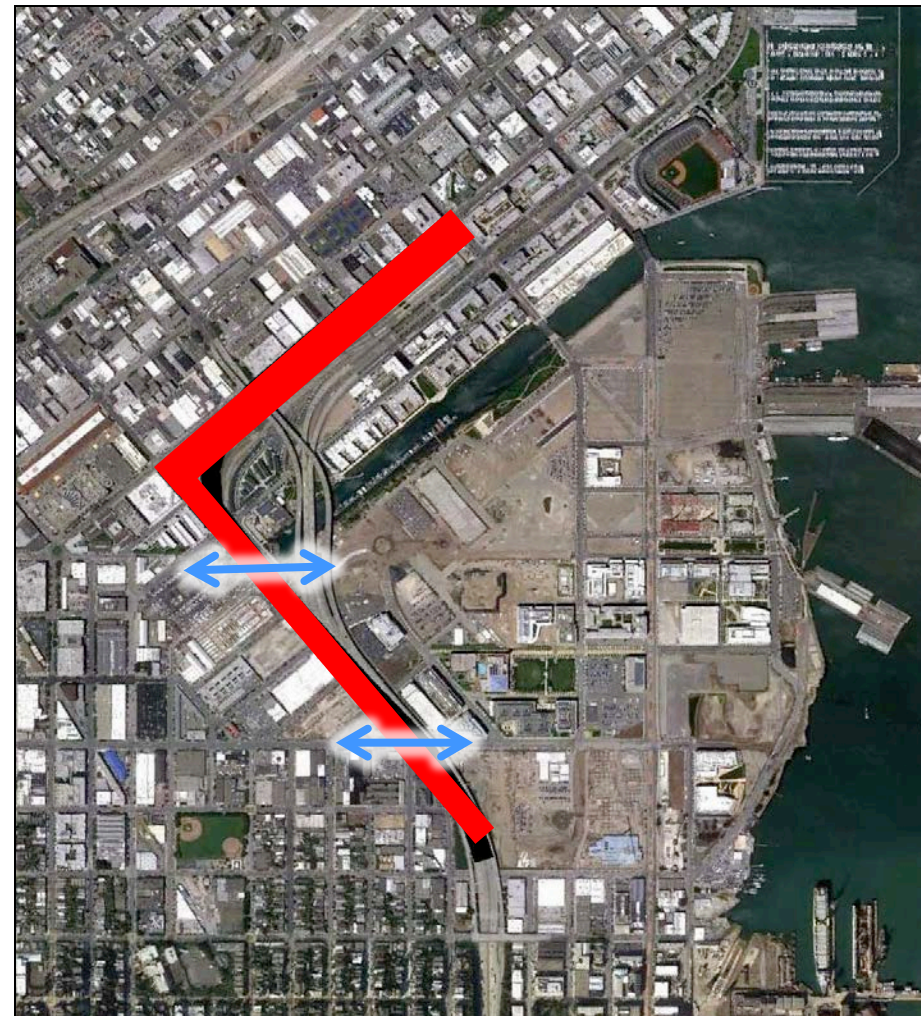
- Visioning
- Conceptual Analysis
- Alternatives
- Refinement of Alternatives

Components

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

1. Boulevard I-280 – Existing Conditions

- Railyards and I-280 freeway consume 37 acres
- 1.2-mile barrier separates Mission Bay from SoMa, Showplace Square and Potrero Hill
- Only two crossings
 - Mission Bay Drive
 - 16th Street
- Previous Studies



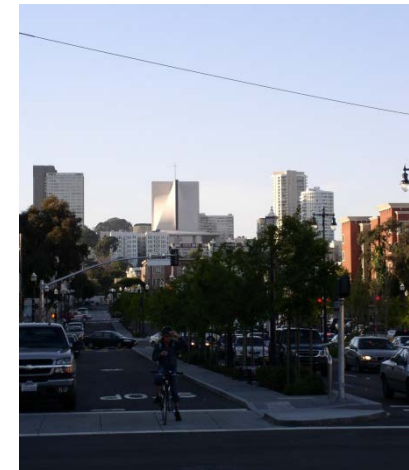
Other Freeway Boulevards



Embarcadero



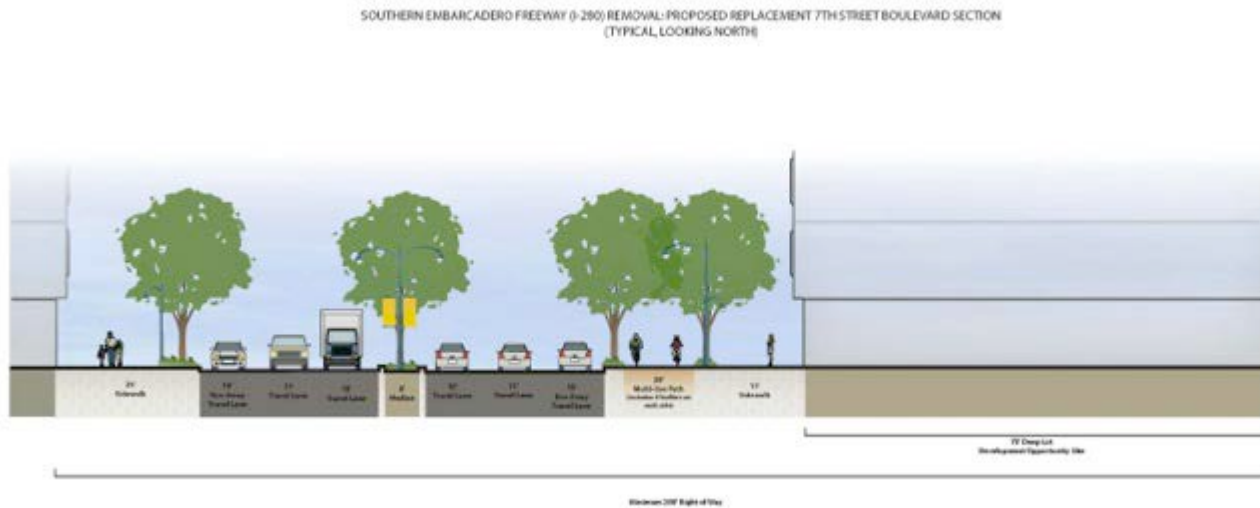
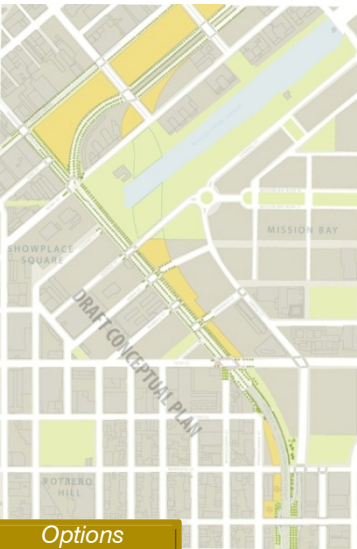
Octavia

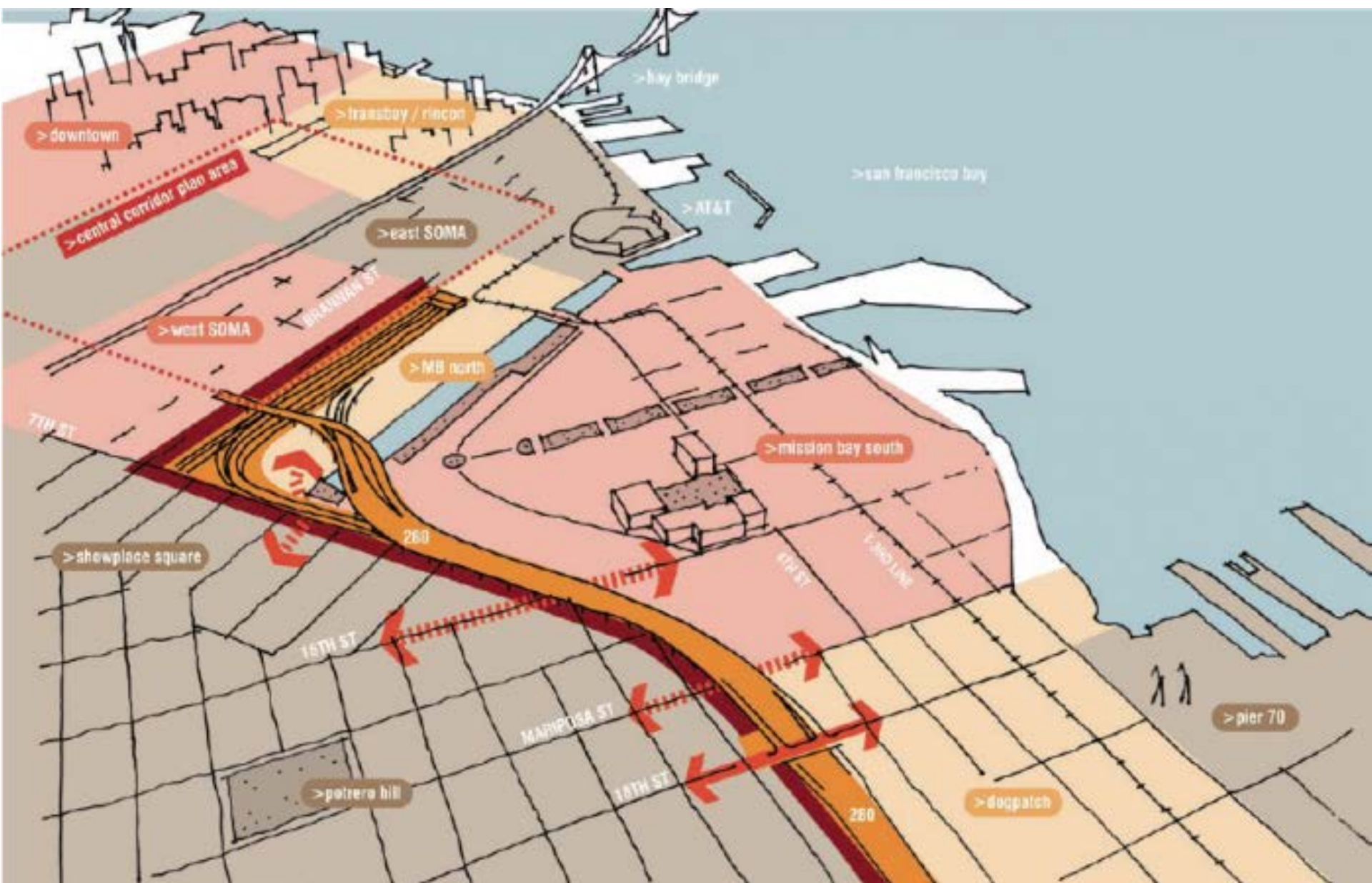




“Panhandle” Boulevard Proposal

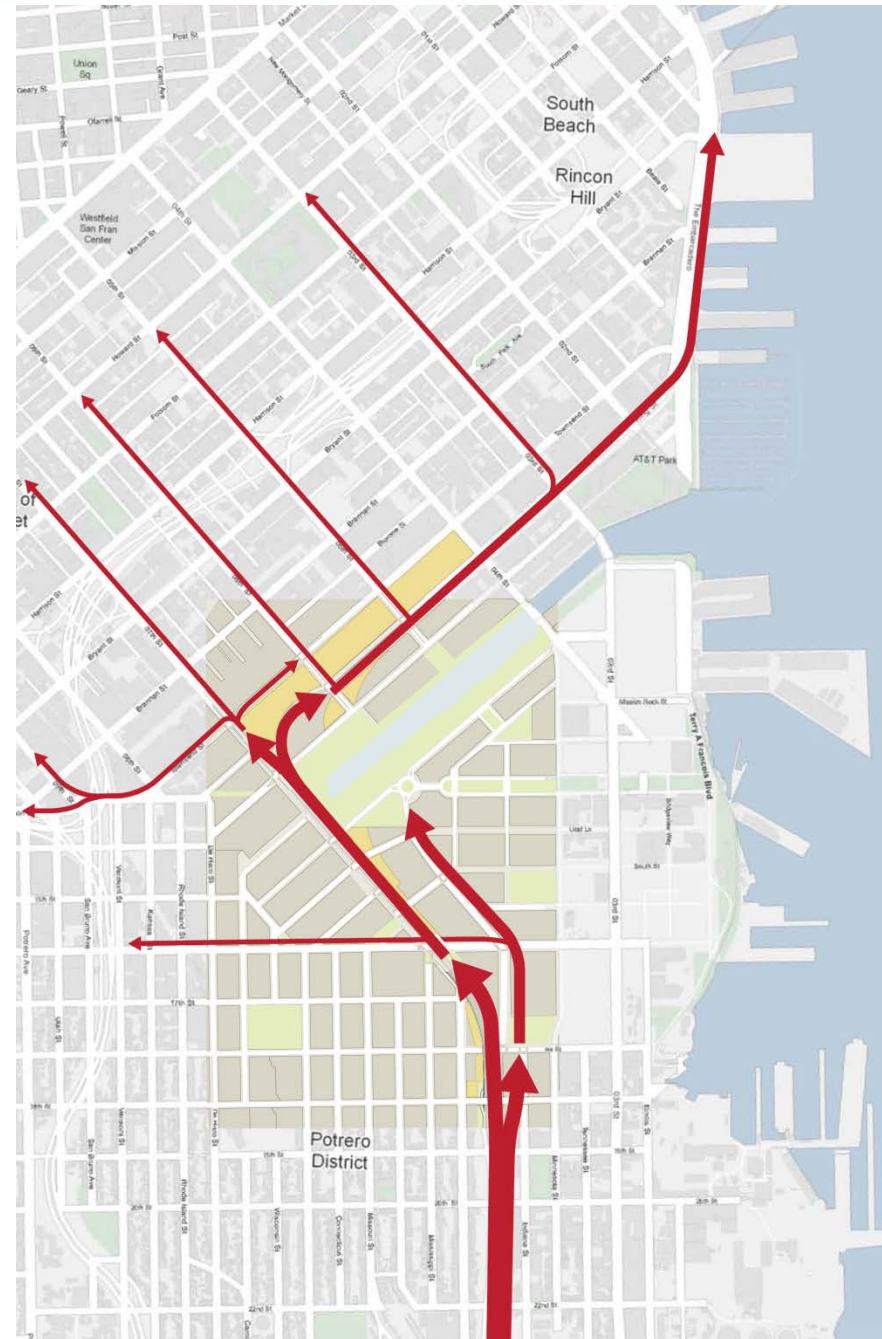
“Maximum Development” Boulevard Proposal





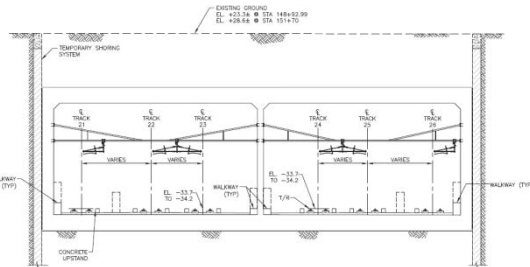
1. Boulevard I-280 – Anticipated Scope of Work

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

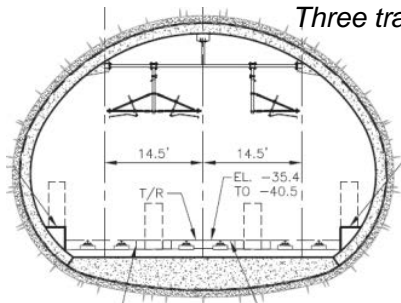


2. DTX Value Engineering Study

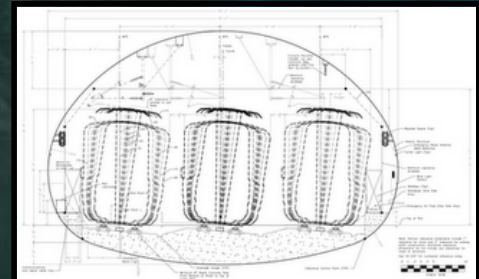
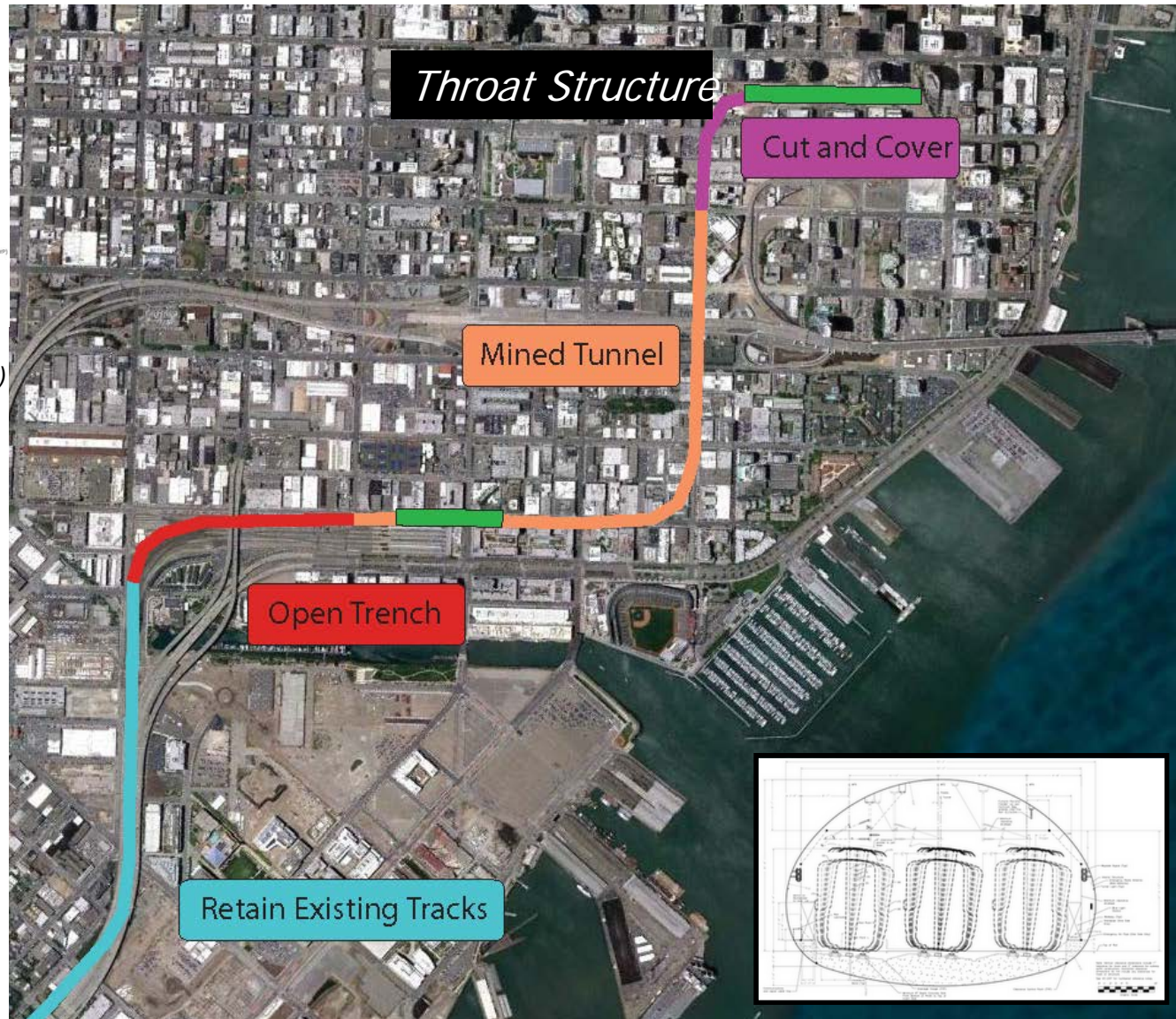
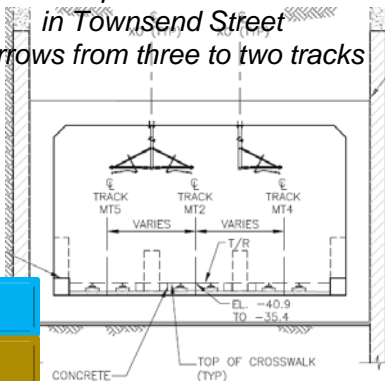
*Cut-and-Cover
Throat Structure
Widens from three to six*



*Mined Tunnel
(sequential excavation method)
Three tracks*



*Open Trench
in Townsend Street
Narrows from three to two tracks*



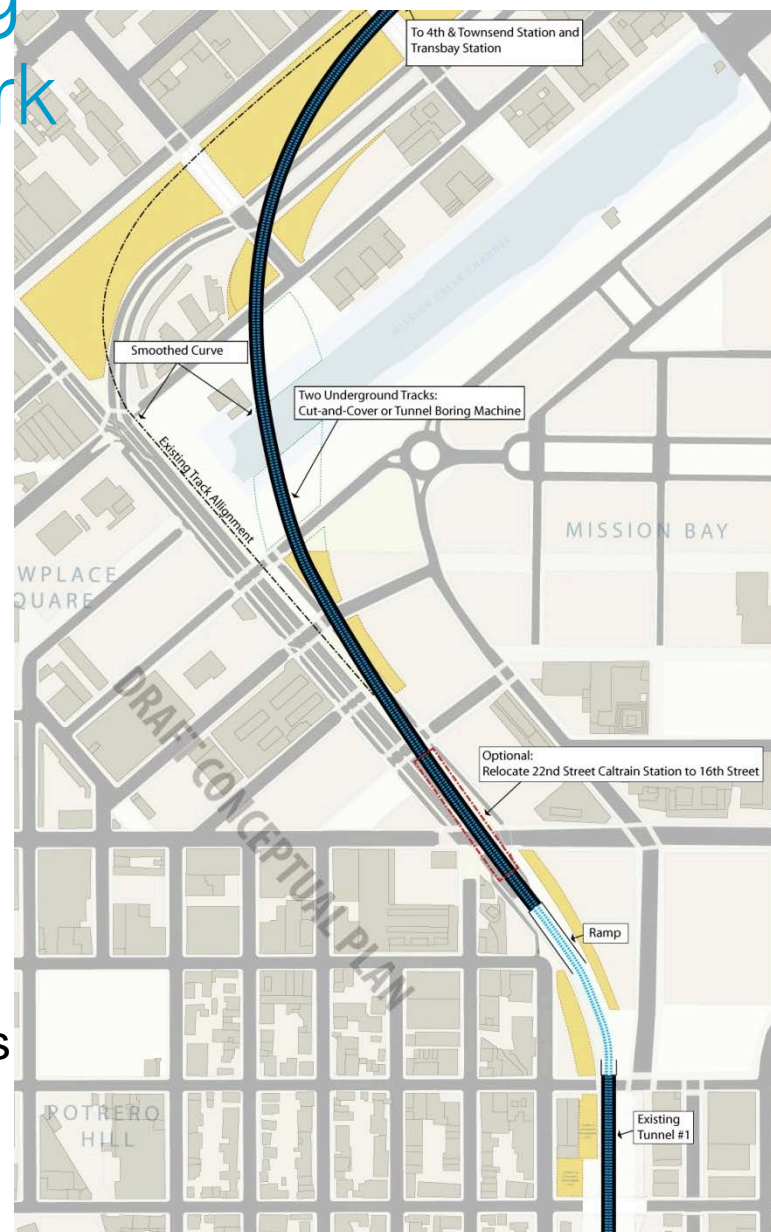
Project

Options

Studied

2. DTX Value Engineering – Anticipated Scope of Work

- Review alignment and construction methods for connecting HSR and Caltrain to TTC, given available funding.
- 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

- Enhance operations of Transbay Transit Center (TTC) and the DTX with a loop track configuration.
- Allow for future expansion of service to East Bay for HSR and other train service.
- Potential of 2-track DTX rather than 3-track as designed

3. Transbay Loop Track – Anticipated Scope of Work

- Update existing loop track study with updated TTC planset.
- Determine future possibility and proposed alignment



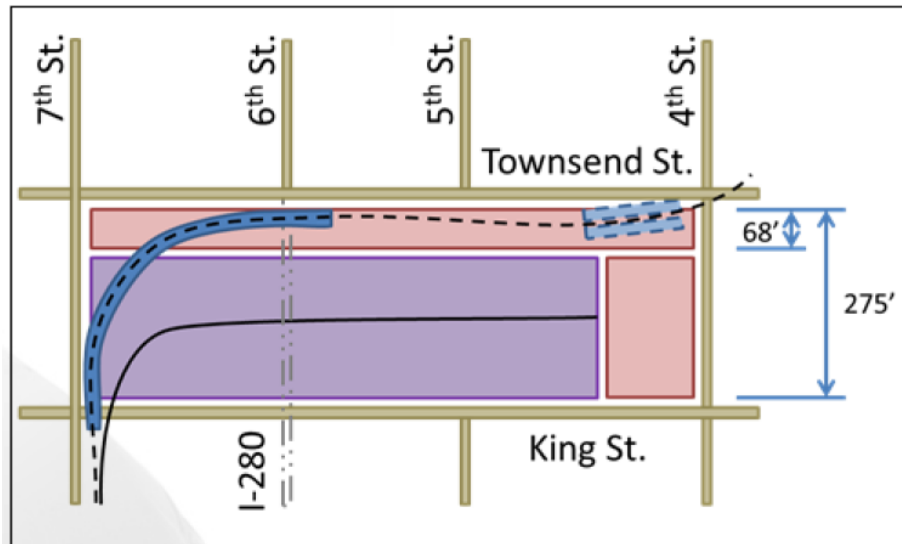
4. Reconfiguration/Relocation of Railyard

Options for redevelopment:

1. Construct deck over existing railyards
 - Limited development potential
 - Poor interface with street level
2. Relocate railyards
 - Enable “clean slate” development



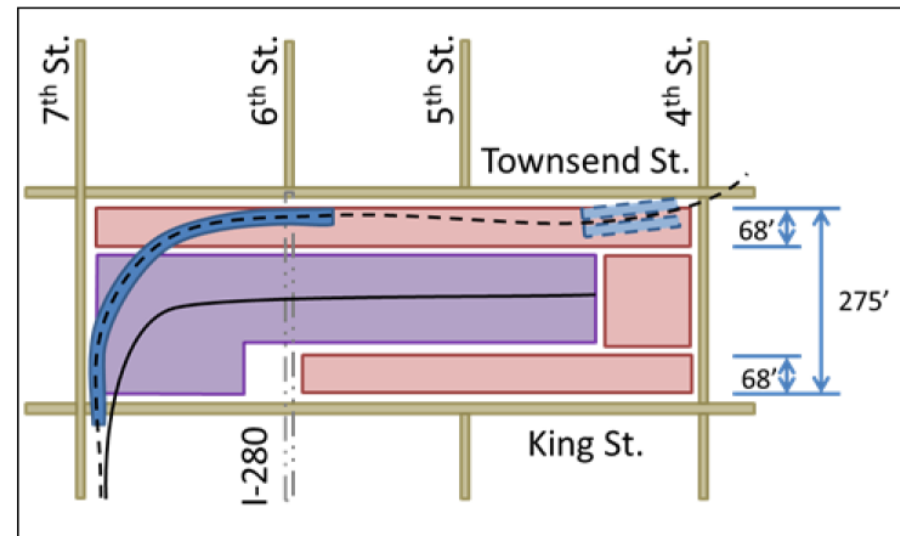
4. Reconfiguration/Relocation Options



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

Legend
--- DTX Alignment

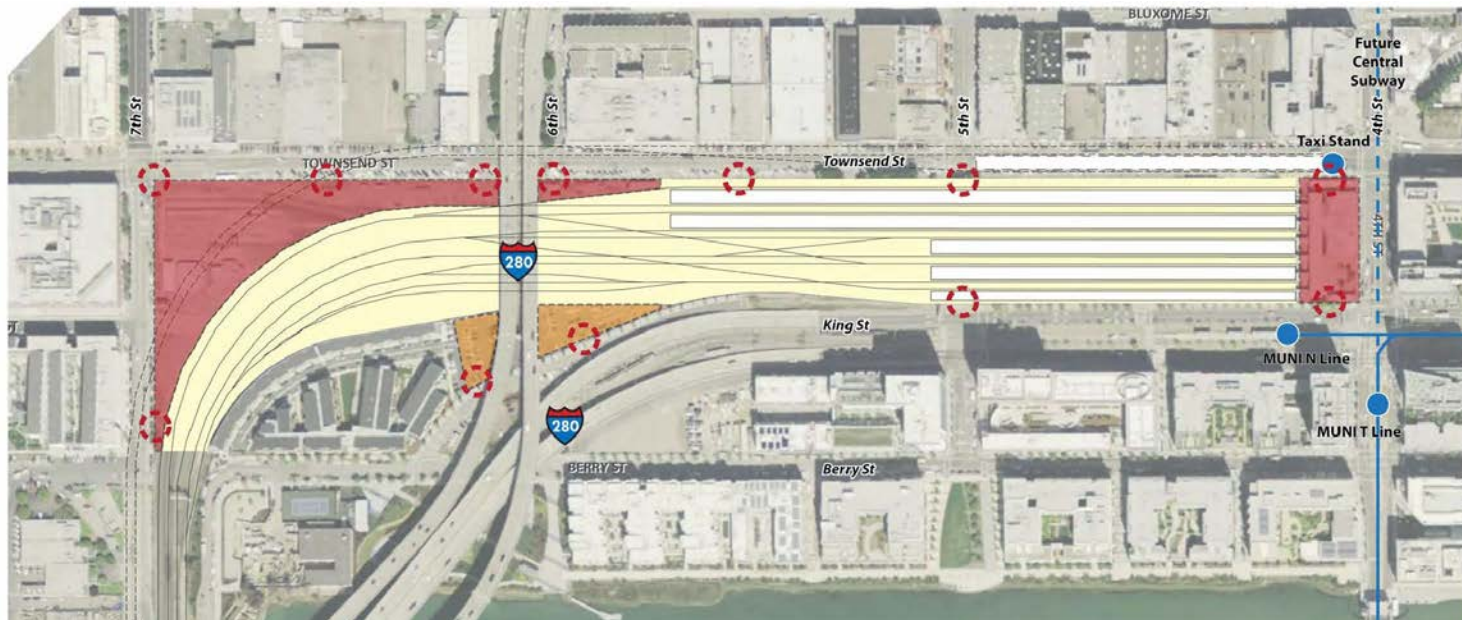
***Development 3 Street Fronts
Off-site Facility Needed (SF)***



Two of the possible options shown above

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

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



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

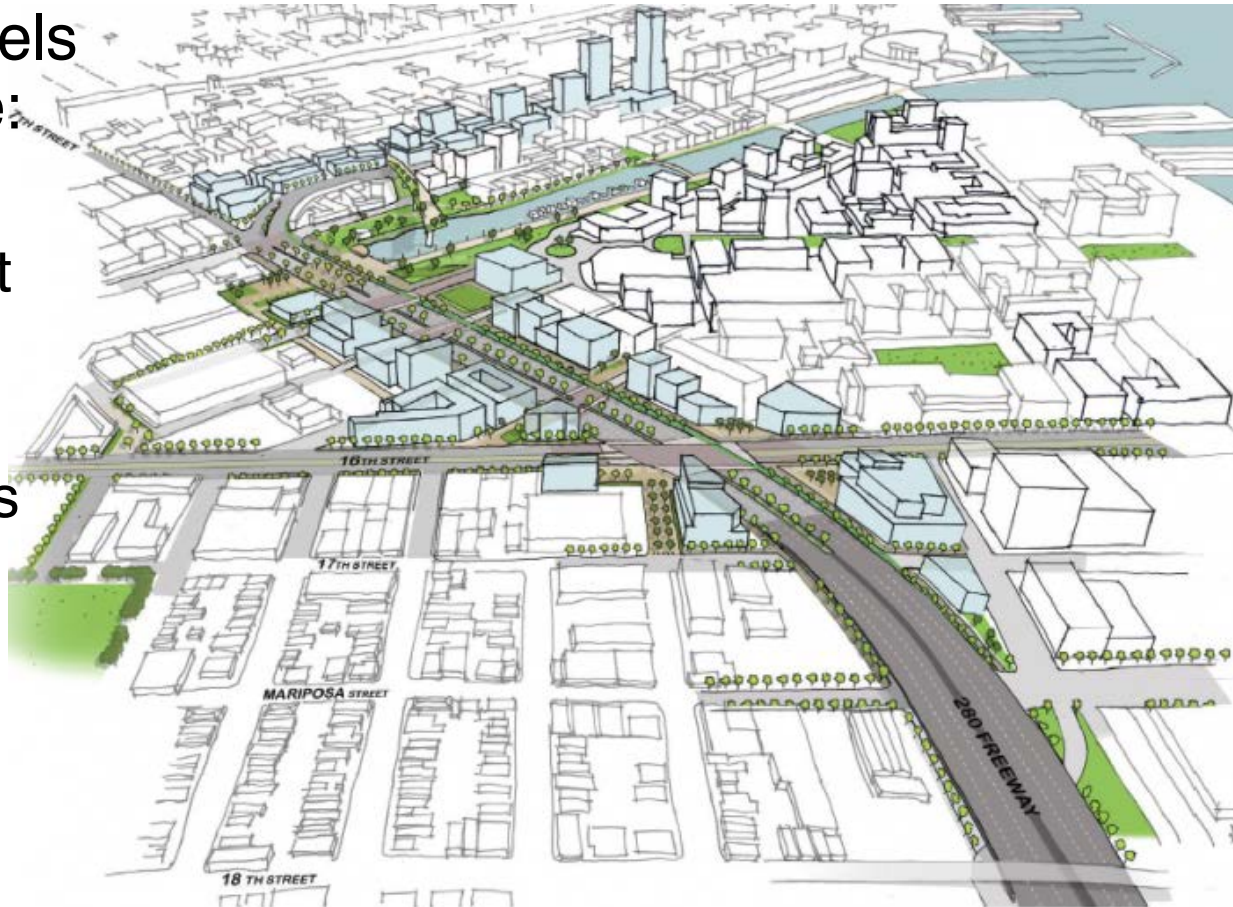


Benefits of Improvement or Development of 4th/King as Proposed

- 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 TOD
- Help meet SF's 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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