



**SF RAILYARDS**

JPB AMP Committee  
September 24, 2025



# Interagency Coordination

All parties are working together to develop a vision that unlocks the site's potential

## Partners

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## Collaborating Agencies

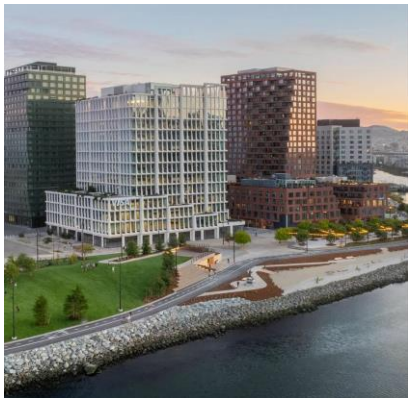
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# Meet our Team

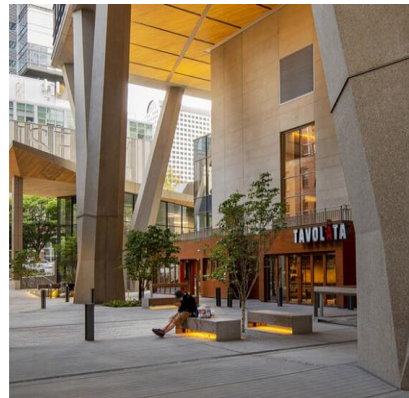
Our team has designed some of your favorite places in SF and around the world



**Mission Rock**  
*San Francisco*



**Power Station & Pier 70**  
*San Francisco*



**2&U**  
*Seattle*



**Tunnel Tops**  
*San Francisco*



**fieldoperations**



**BKF ENGINEERS**



**atelier ten**



**Economic & Planning Systems**



**MAGNUSSON  
KLEMENCIC  
ASSOCIATES**  
Structural + Civil Engineers



# The SF Railyards Site



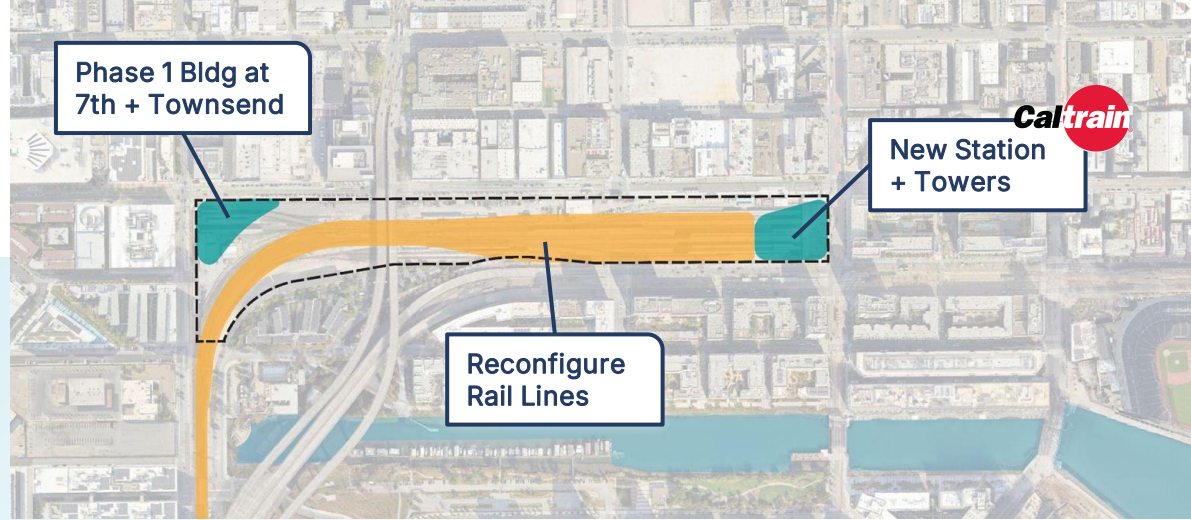
- 4th & King Railyards
- The Portal
- Pennsylvania Avenue Extension (PAX) Tunnel (under study)
- Existing Caltrain Line

0 0.25 0.5  
Miles

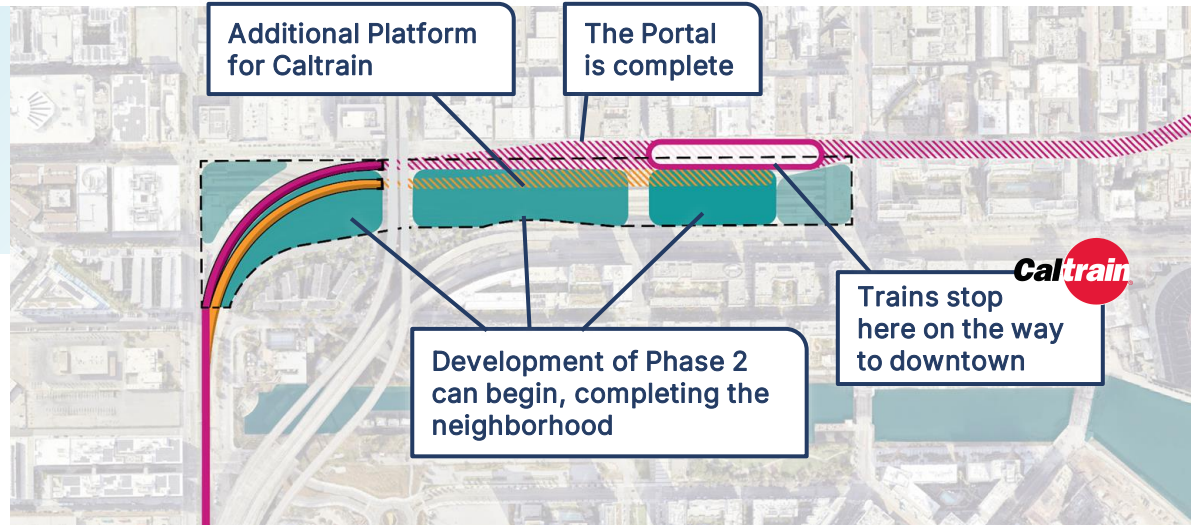


# How Rail and Buildings Come Together

## Phase 1 NEAR TERM



## Phase 2 LONGER TERM



# Engagement so far

29

Events  
2022-2025

655

People

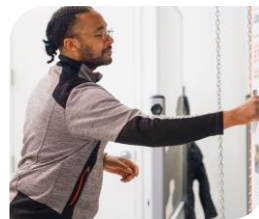
2,165

Points of  
Feedback

...and more  
to come!



In-Person Workshops



Site Tours



Railyards Focus Group



Station Pop-Ups

# What we've heard so far

Excitement for what this project would bring

**Desire for something big to happen here**

Support for the project to begin

Well coordinated with coming rail projects

**Based in good planning principles**

Flexible to meet changing market demands

Townsend, 4th & King are on the High Injury Network

**Safer streets for peds and bikes**

Be mindful of freeway and event congestion

Bold, visionary design

**A destination worthy of this regional hub**

A great place to arrive, stay, and gather

SOMA is a tree desert

**Green these streets!**

More connections for bikes and peds

A bustling hub of activity

**Dense! Lively! Vibrant!**

Tall buildings with lots of people to live and work here!



# A Transit-Oriented Development with...

World-Class  
Train Station



7M square ft  
Mixed-Use  
Development



1,500-4,000  
New Homes



Signature  
Parks and  
Plazas



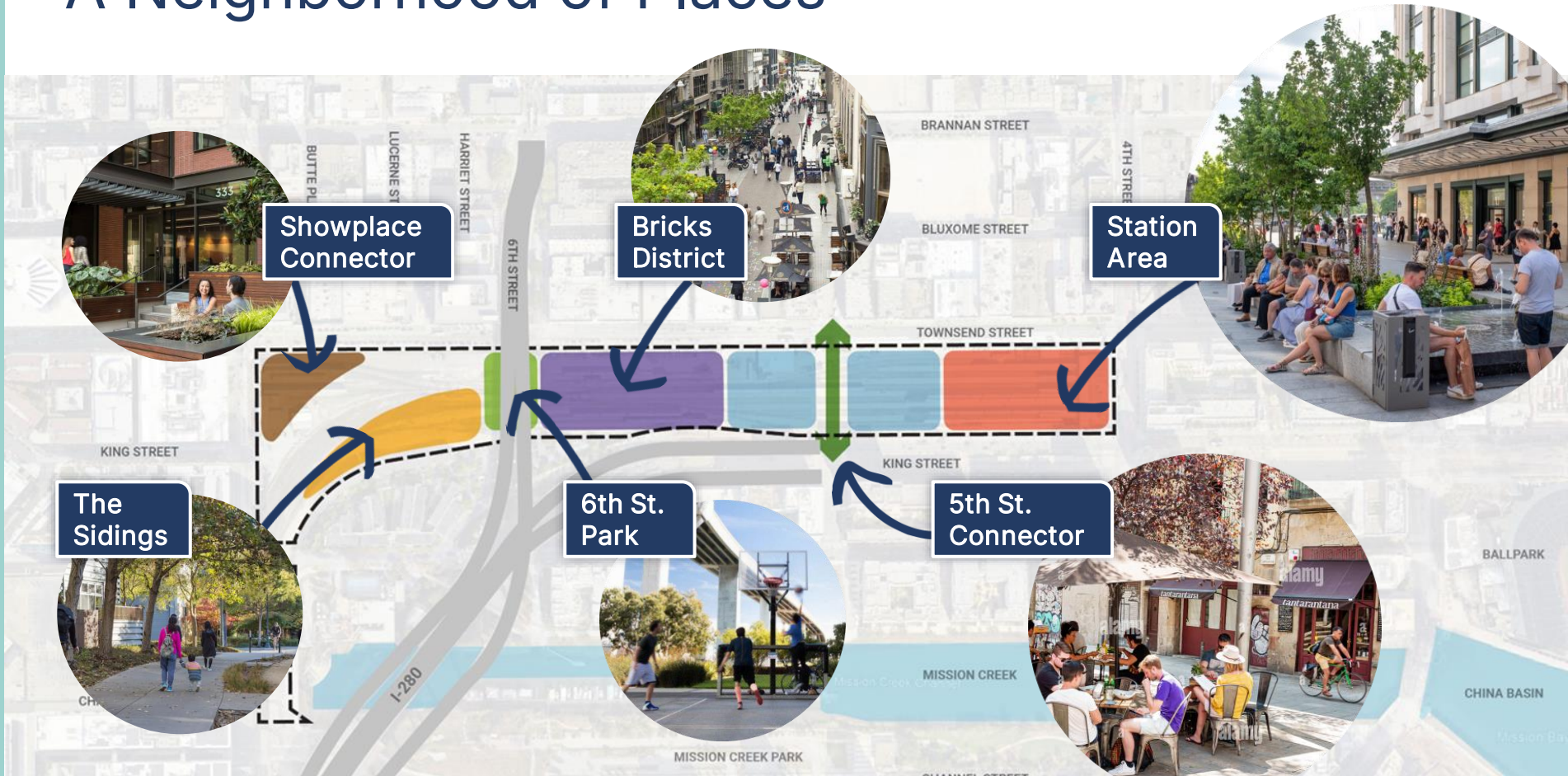
Comfortable  
Streets for  
Bikes & Peds





Great  
neighborhood  
places

# A Neighborhood of Places





A station that welcomes your arrival...

a grand arrival  
identity

bring in  
nature

easy multimodal  
connections

comfortable  
waiting places

Preliminary Concept Rendering





...and entices you to stay

V

convenient  
shops

places to  
sit and eat

comfortable  
public seating

car-free  
public spaces

bring in  
nature

Preliminary Concept Rendering





# Green and Family-Friendly



safe places  
for all ages

active  
street  
frontage

places to sit  
and gather

family-friendly  
spaces

Based on SF's  
urban design  
approach



# SF Urban Design Element (1971)

- Mark transit with height
- Build density around transit to create a "hill" of buildings
- A hallmark of our urban form, distinct from other cities

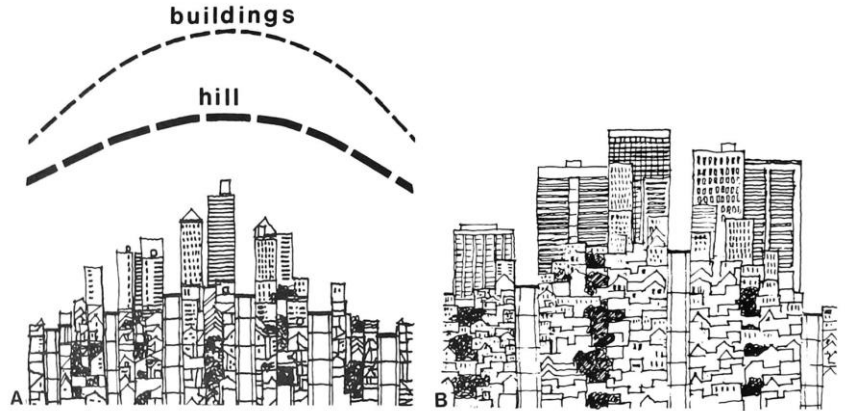


Diagram from SF Urban Design Element (1971)



Drawing from  
Rincon Hill  
Plan (2005)

# SF's Tall Transit Neighborhoods

## Transbay



From Transit Center District Plan (2009)

## The Hub



From Market Octavia Plan (2008)



# Central SOMA Plan

The Central SOMA Plan envisions the area at 4th and Townsend with the tallest buildings in the plan area:

**“The Caltrain Station and intersection of multiple light rails as a key node of city importance, and serve to distinguish the area on the skyline through both height and distinctive architecture”**

– CENTRAL SOMA PLAN, POLICY 8.2.1



*Figure 8.3*

## **VIEW OF DEVELOPMENT POTENTIAL FROM POTRERO HILL**

-  CENTRAL SOMA DEVELOPMENT POTENTIAL
-  ANTICIPATED PROJECTS OUTSIDE OF CENTRAL SOMA



1000'

850'

1. Transbay Terminal

2. Central SOMA

755'

3. The Hub at Market and Van Ness

## Looking to the future

This map includes proposed, approved, and potential projects.

Proposed, approved and potential projects across the city

Proposed projects on SF Railyards Site



## View from Treasure Island

**SOMA / SF Railyards** -  
Visible as an important  
transit hub on the city  
skyline

**Rincon Hill** -  
Marks the  
gateway from  
the Bay Bridge

**Transbay** -  
The primary  
marker of  
the city

**Transamerica** -  
Marks the transition  
from downtown to the  
historic neighborhoods





SF Railyards

View from Twin Peaks





Gateway on  
5th Street

Showplace  
Corner

Station towers

View from Mission Creek Park







gateway on  
5th Street

View from Mission Bay Kids Park

What's next



## What's Next

- Continue Collaboration on Infrastructure with Caltrain & TJPA
- Submit Project Application, CEQA to follow
- Infrastructure Funding Plan
- Design for Development & TDM
- Caltrain Partnership Agreement & City DA
- Continue Outreach and Engagement



Preliminary Concept Rendering

# Thank you!



Scan here or visit [railyards-sf.com](https://railyards-sf.com)  
to stay involved!

Email us at [info@railyards-sf.com](mailto:info@railyards-sf.com)