



SF RAILYARDS

Mission Bay CAC
January 8, 2026



Interagency Coordination

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

Partners



Collaborating Agencies



San Francisco
County Transportation
Authority



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



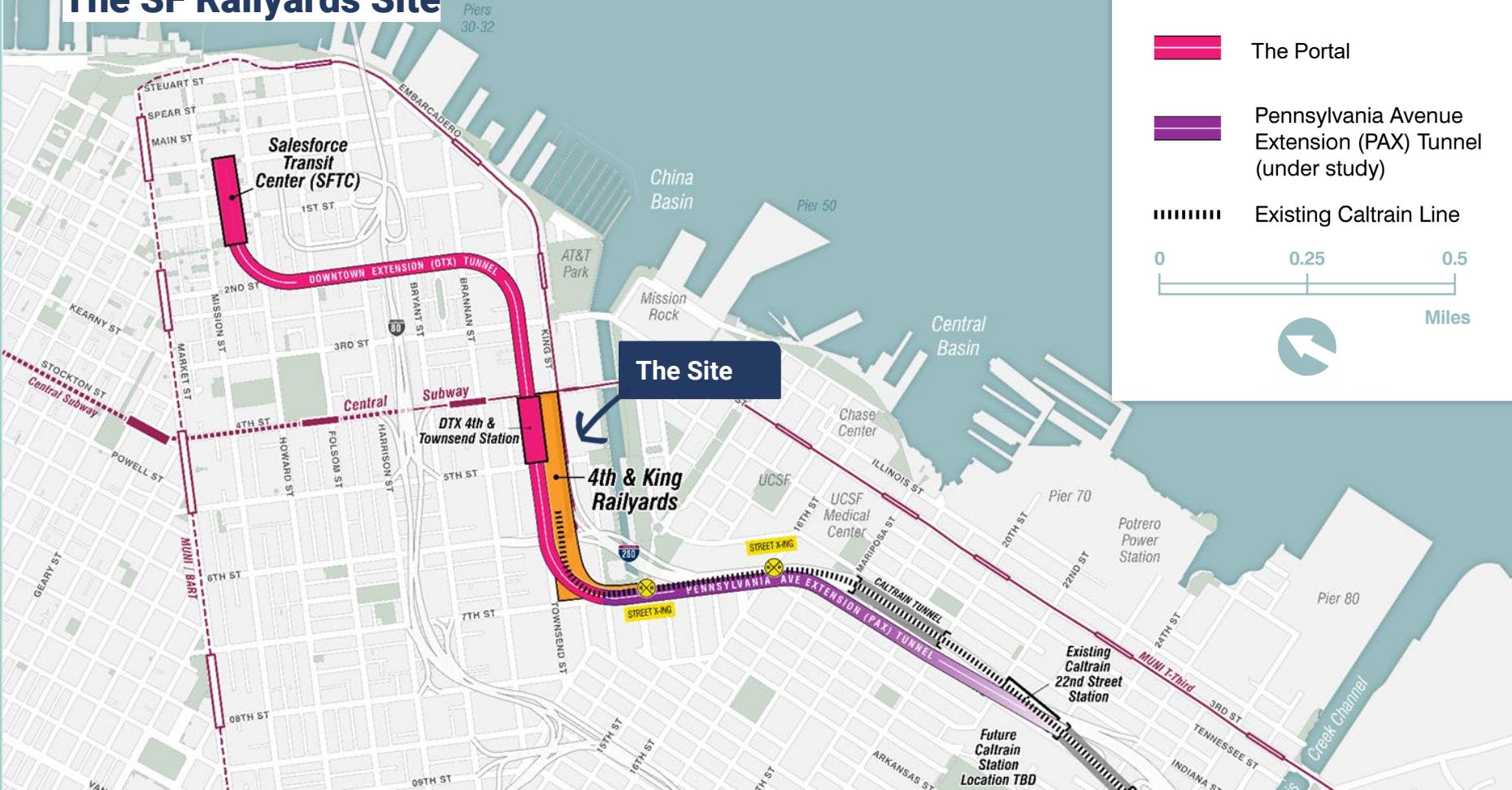
2&U
Seattle



Tunnel Tops
San Francisco

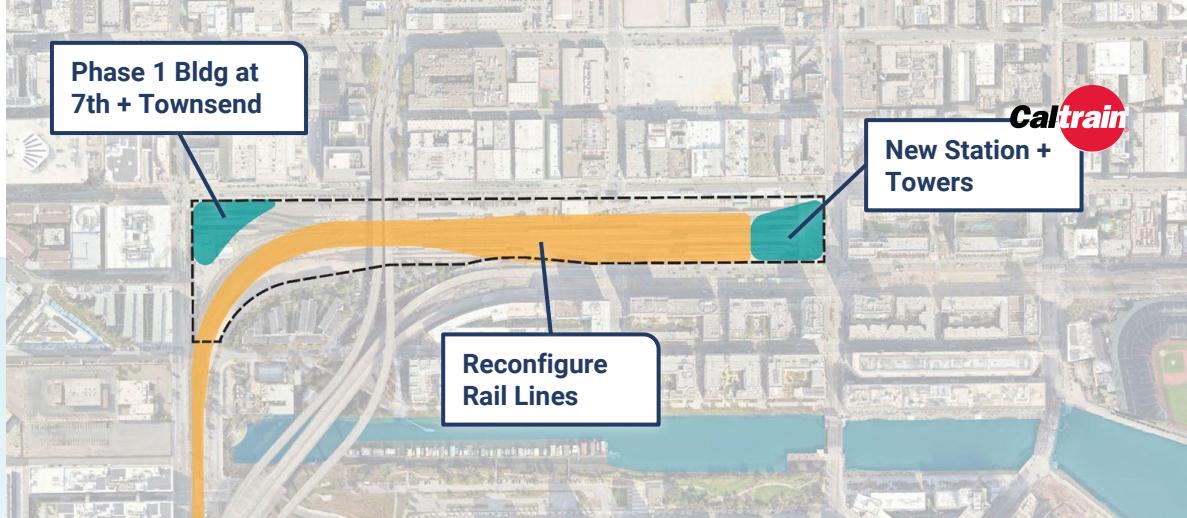


The SF Railyards Site

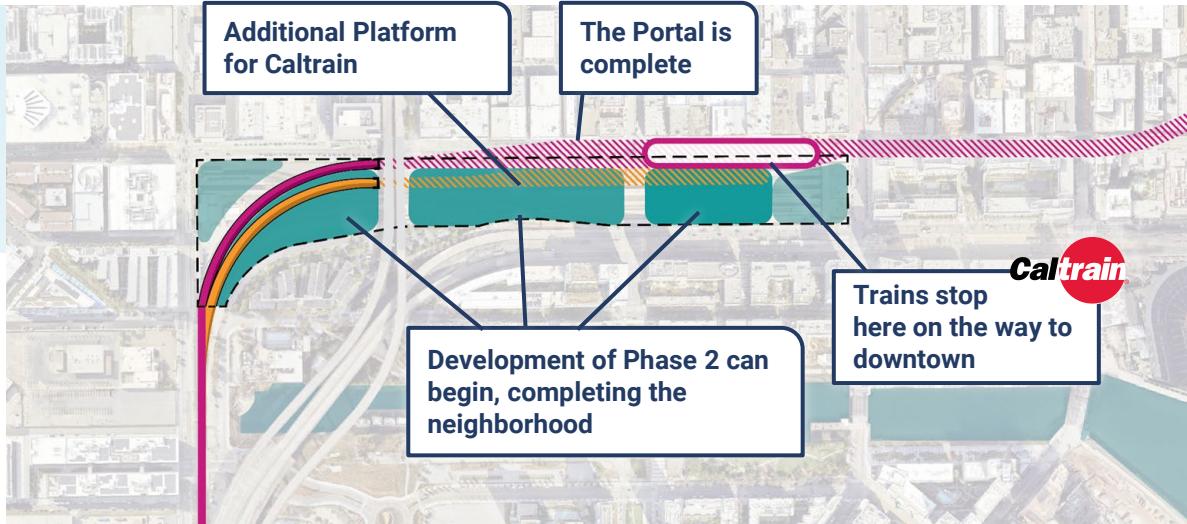


How Rail and Buildings Come Together

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!



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

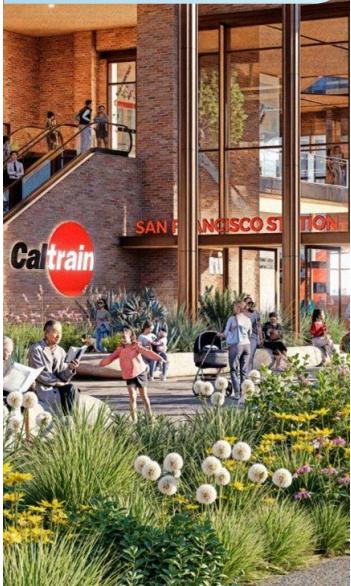
A bustling hub of activity

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

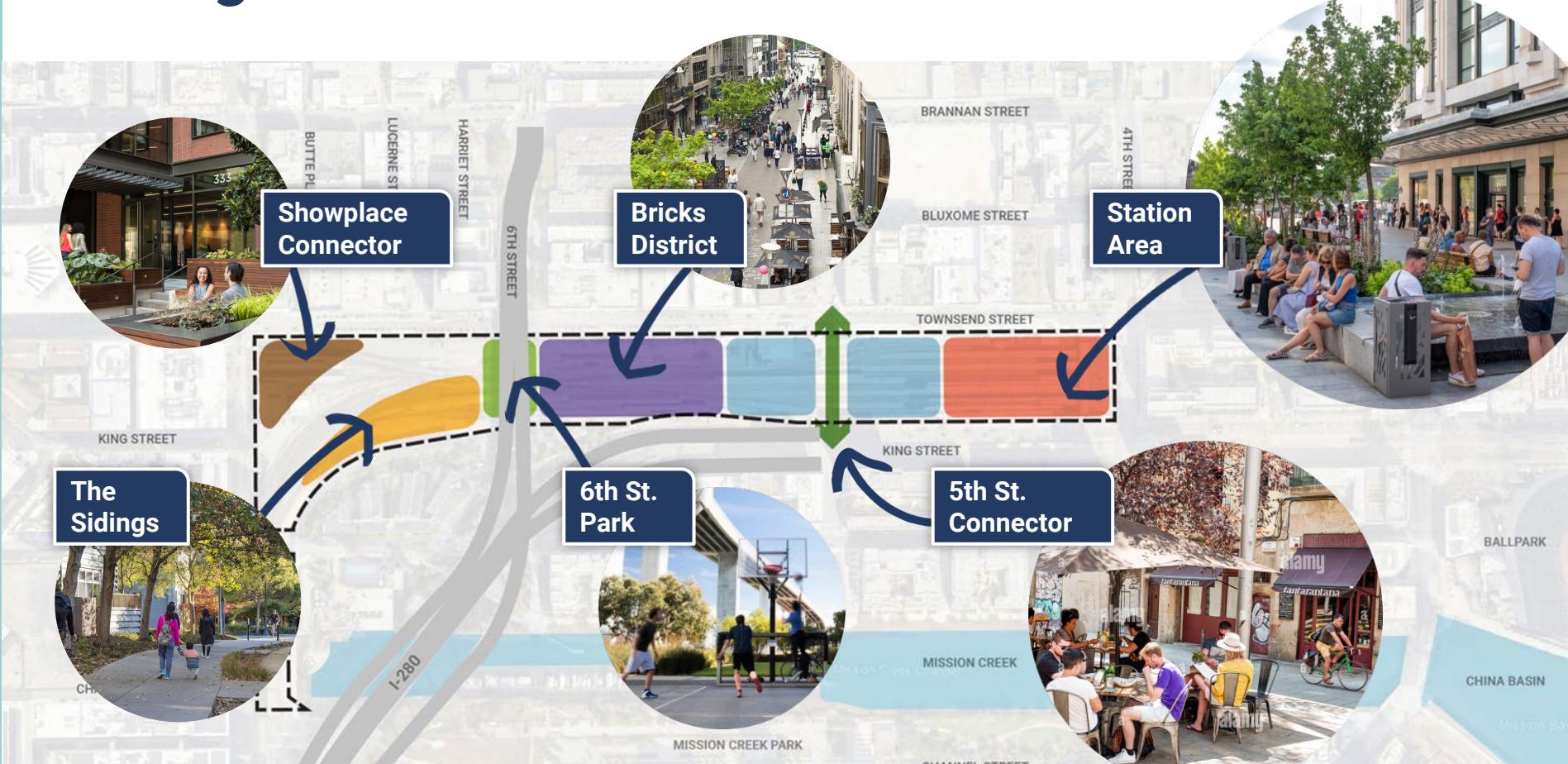


Comfortable
Streets for
Bikes & Peds



Great
neighborhood
places

A Neighborhood of Places



A station that welcomes your arrival...



...and entices you to stay



Green and Family-Friendly



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

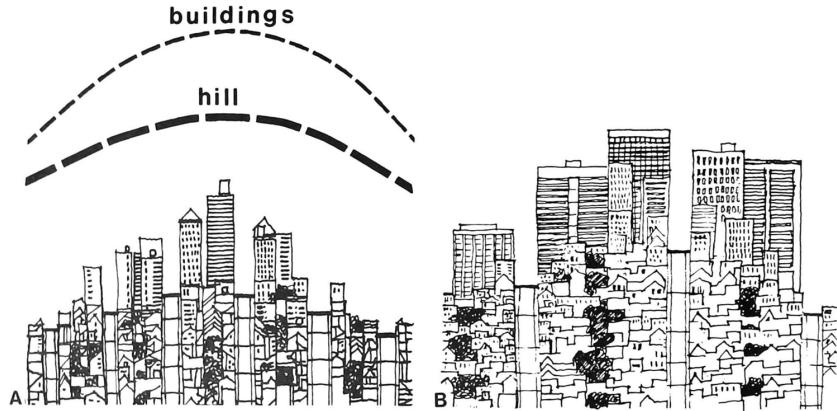


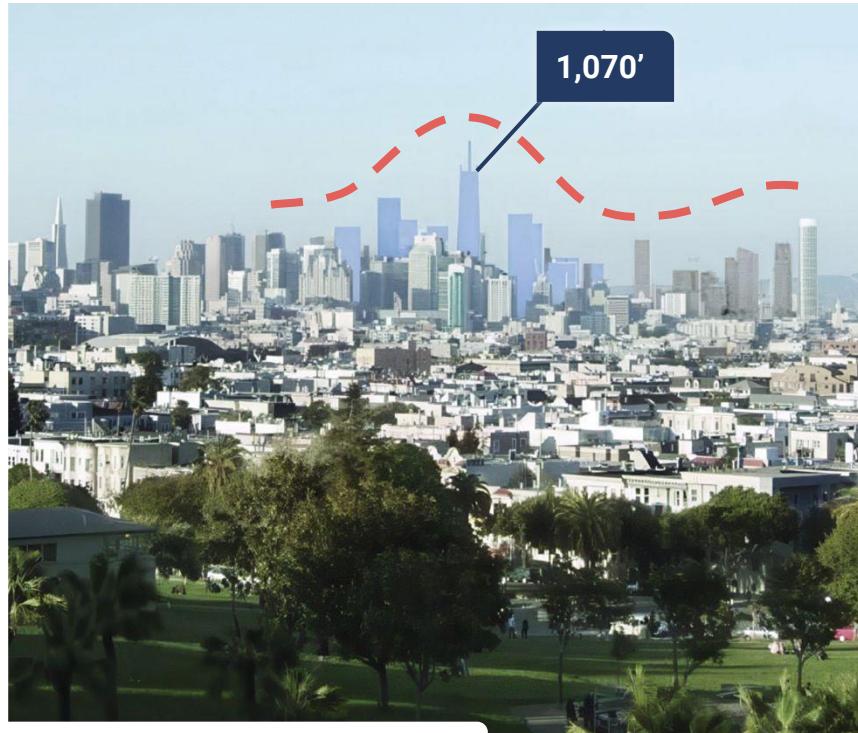
Diagram from SF Urban Design Element (1971)



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



From Central SOMA Plan (2018)

Figure 8.3
VIEW OF DEVELOPMENT POTENTIAL FROM POTRERO HILL

CENTRAL SOMA DEVELOPMENT POTENTIAL
 ANTICIPATED PROJECTS OUTSIDE OF CENTRAL SOMA



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





View from Twin Peaks

SF Railyards



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

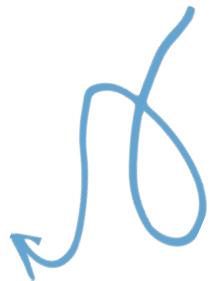
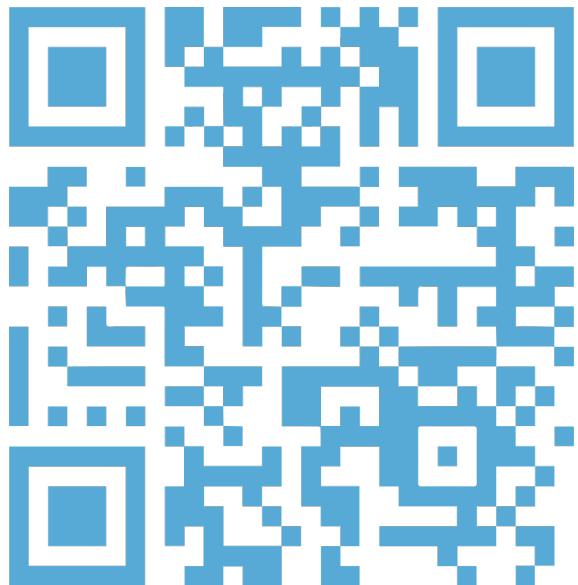
What's Next

- 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 raileyards-sf.com
to stay involved!

Email us at info@raileyards-sf.com