



## Option 2: Deep tunnel using boring machine



- Minimal surface disruption
- Long/deep tunnel adds cost





### Option 3: Remove freeway, trench tracks, cap surface



- Freeway removal enhances neighborhood
- Increased radius allows higher train speed
- Potential relocation of 22<sup>nd</sup> St station to 16<sup>th</sup> St





## Option 4: Alternative Alignment, remove freeway, cap surface

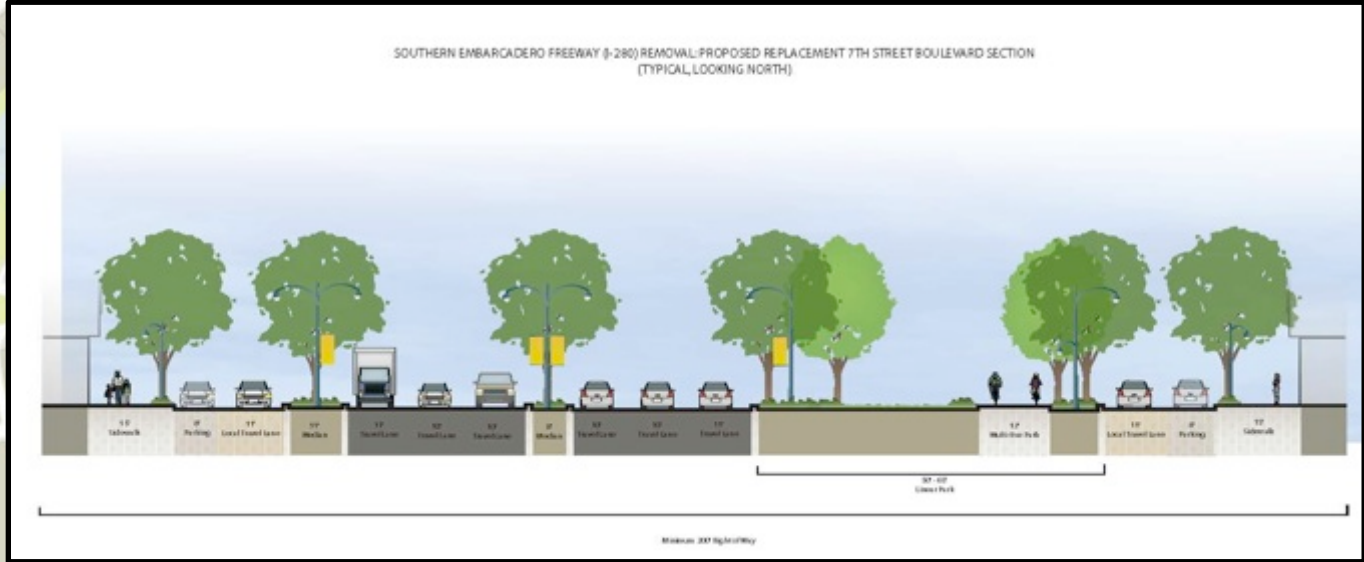


- Freeway removal enhances neighborhood
- Straight shot allows higher train speed
- Potential relocation of 22<sup>nd</sup> St station to 16<sup>th</sup> or 20<sup>th</sup> Streets or to Cesar Chavez St



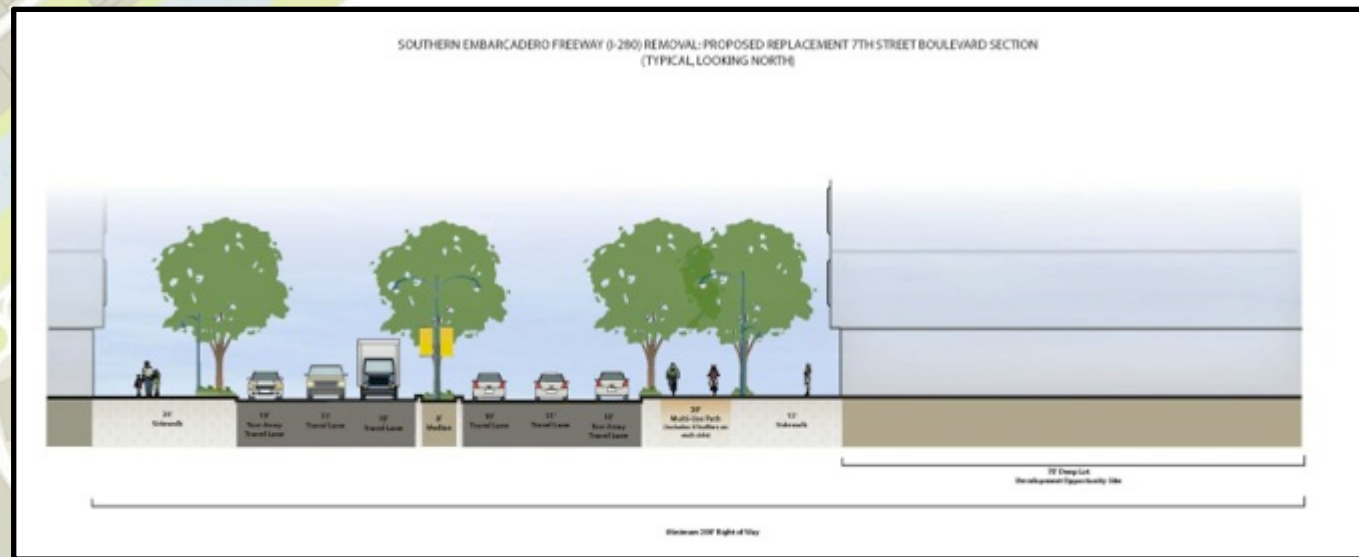


# Boulevard + Railyards Proposal



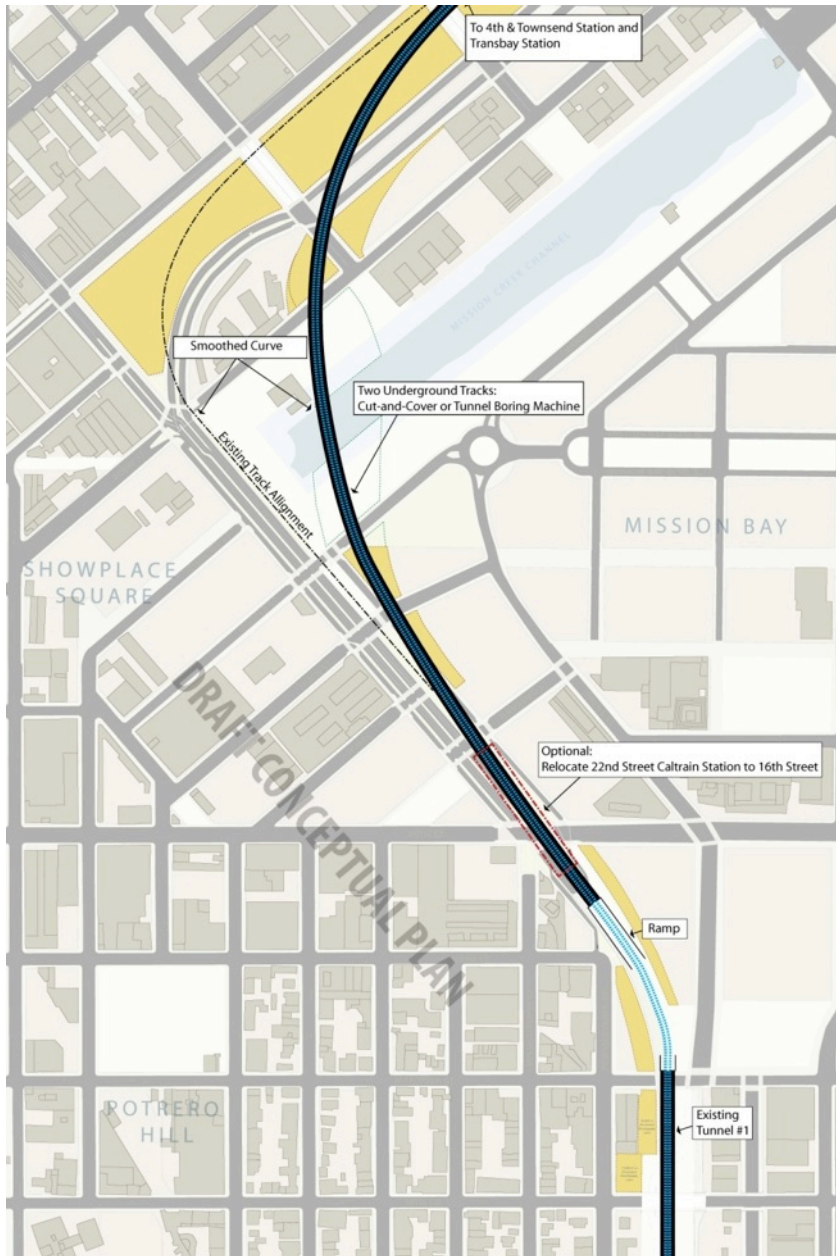
- Six travel lanes
- Frontage roads (like Octavia Boulevard)
- Bike path
- Linear parkway





## “Maximum Development” Boulevard Proposal

- Four standard and two tow-away lanes
- No frontage roads
- Bike path
- ~70' developable land



## Underground Rail Alignment

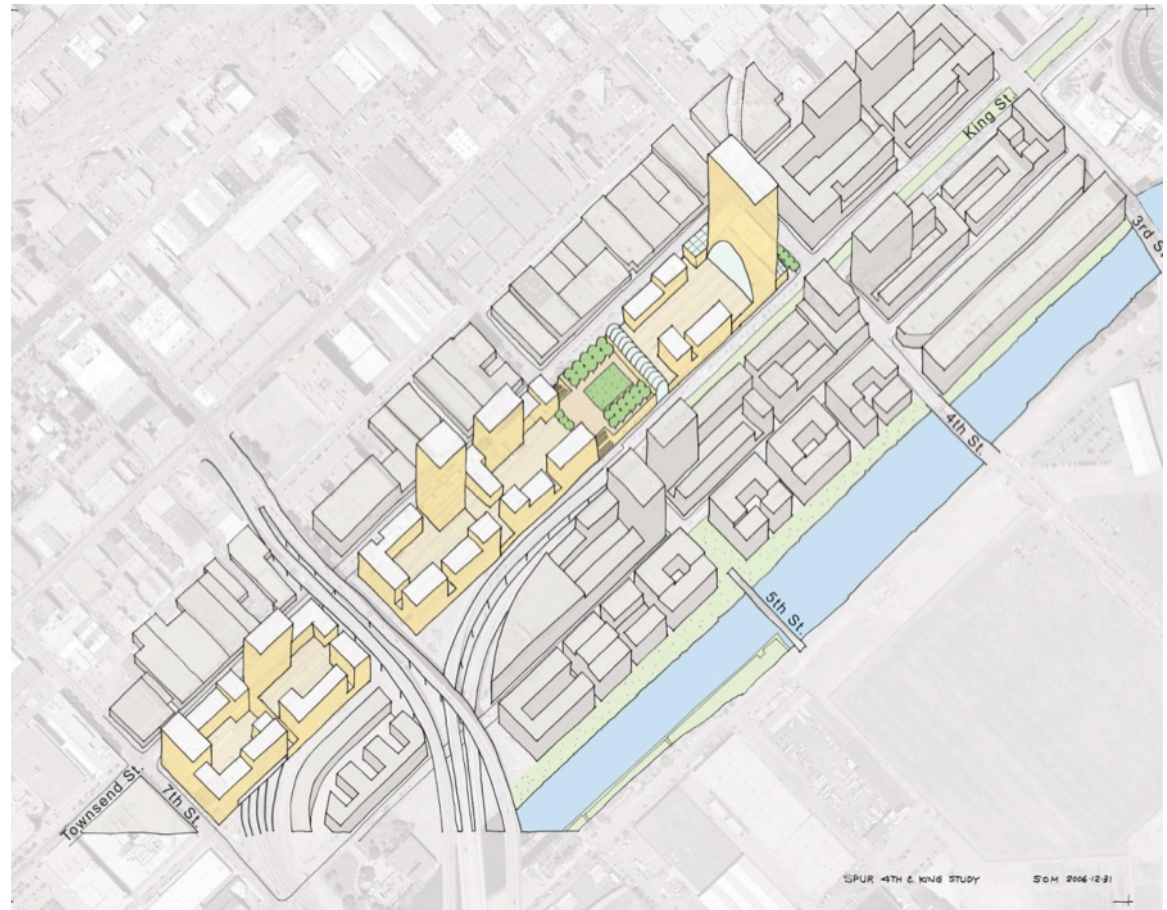


## Regional, Local and Bicycle Traffic

# Railyards Redevelopment



# Previous Railyards Studies



# Railyards Redevelopment

Options for redevelopment:

1. Reconstruct railyards underground
  - High cost due to poor soil conditions
  - Disruption to Caltrain operation
2. Construct deck over existing railyards
  - Limited development potential
  - Poor interface with street level
3. Relocate railyards
  - Enable “clean slate” development



# Capacity & Valuation Study

Back of the envelope study by AECOM and EPS

Site: 14.9 acres (If 4<sup>th</sup> and King Station remains)  
(3 blocks, extensions of 5<sup>th</sup> and 6<sup>th</sup> Streets)

Building capacity: ~3.6 million square feet

Land value: \$148 million without Boulevard (\$9.9M/acre)  
\$228 million with Boulevard (\$15.3M/acre)

# Capacity & Valuation Study

## Key Factors in Preliminary Value Differential:

- Literature shows notable value enhancement with freeway removal
- Estimated value of \$9.9-\$15.3 million per acre
- For comparison, similar land sales in SoMa and Mission Bay:

\$19.9 million per acre, Salesforce only

\$15.4 million per acre, average including Salesforce

\$10.7 million per acre, average excluding Salesforce