



SFMTA

Stonestown Development Agreement

SFMTA Board of Directors

May 21, 2024

Development Agreements - Background

Development Agreements are contracts between development sponsors and the City.

These contracts outline development rights, public benefits, and implementation plans for the project.

Example Development Agreement (DA) Projects

Balboa Reservoir



Mission Rock



SFMTA Board Approvals for DA

Transportation Sustainability Fee

Public Realm Improvements

Transportation Mitigations (CEQA)

Transportation Demand Management (TDM)

Context



1950s-era Car-oriented Shopping Center



© San Francisco Public Library

Outdated Transit Facilities



Poor and Disconnected Walking Conditions



20th Ave Traverses Mall Parking Lot



Inadequate Bike Infrastructure



Project will Update Stonestown for 21st Century



Surface Parking Replaced with Housing, Parks, Office, and Retail



FIGURE 1.1: Photo from Stonestown Galleria looking towards Rolph Nicol Jr. Playground, 2023



FIGURE 1.2: Illustrative visualization of Town Square looking from Stonestown Galleria towards Rolph Nicol Jr. Playground

Major Project Elements

Transforming surface parking lots into a residential neighborhood

- 3,500 new residential units from 3 - 18 floors
- Up to five towers
- New retail main street on 20th Avenue
- Nearly 6 acres of publicly accessible parks and plazas
- Underground and above ground parking
- New safe, accessible bike and pedestrian pathways



Illustrative representation of the project

Project Transportation Obligations

Transportation Sustainability Fee

- \$50 Million for transportation benefits after completion of each phase (six project phases)

Public Realm Improvements:

- Pedestrian realm improvements meeting Better Streets Plan standard
- Protected bikeways. Improved walking connections to SF State, Lowell HS, and neighborhoods
- Bus priority measures
- Operator restroom upgrade

Transportation Mitigations (CEQA)

Transportation Demand Management (TDM)

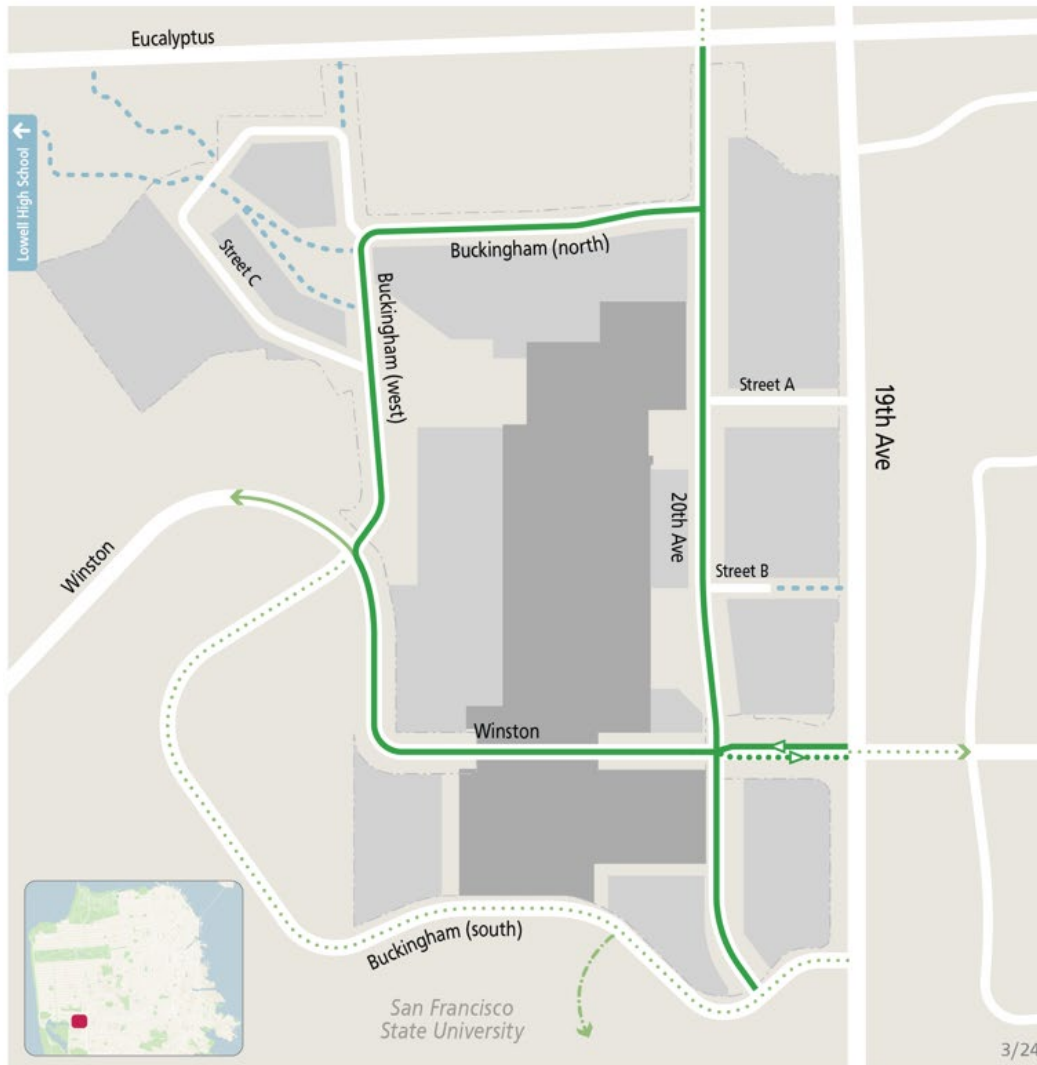
Public Realm Improvements



Redesigned and Realigned 20th Ave



Bike and Ped Network Improvements

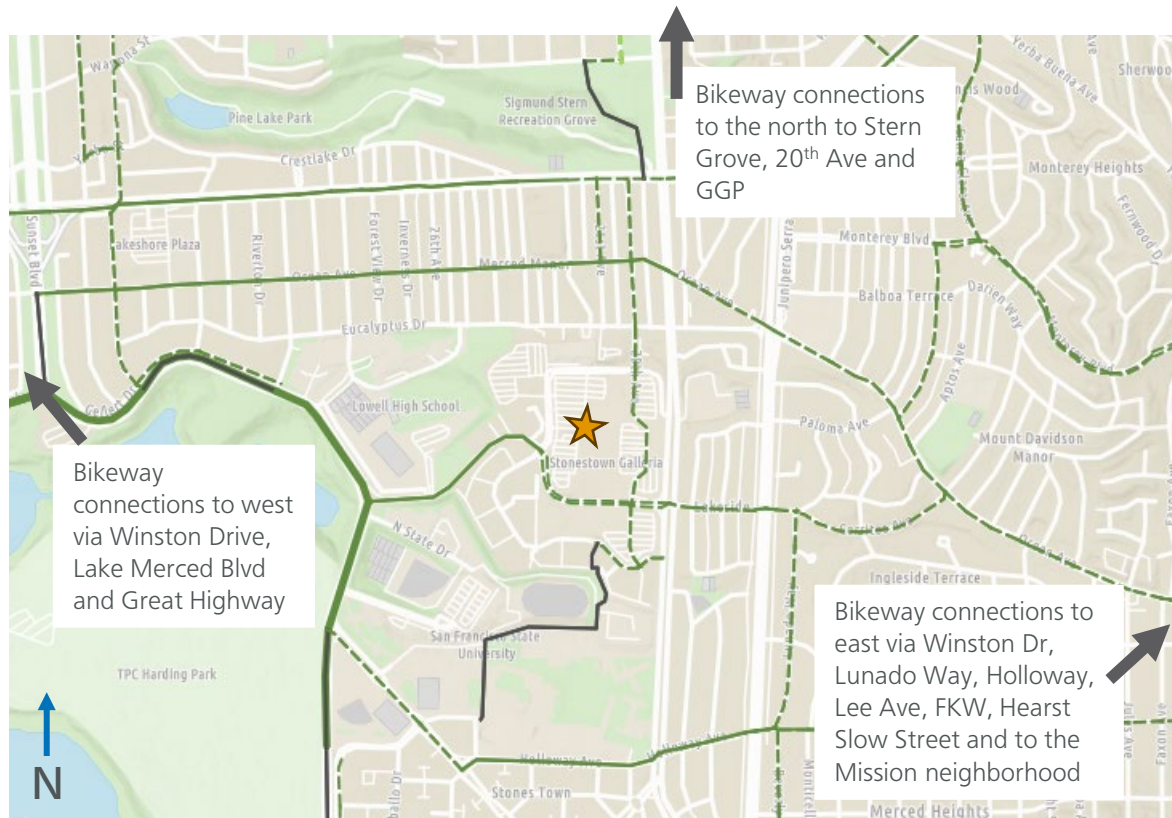


Stonestown bicycle network + key pedestrian connections

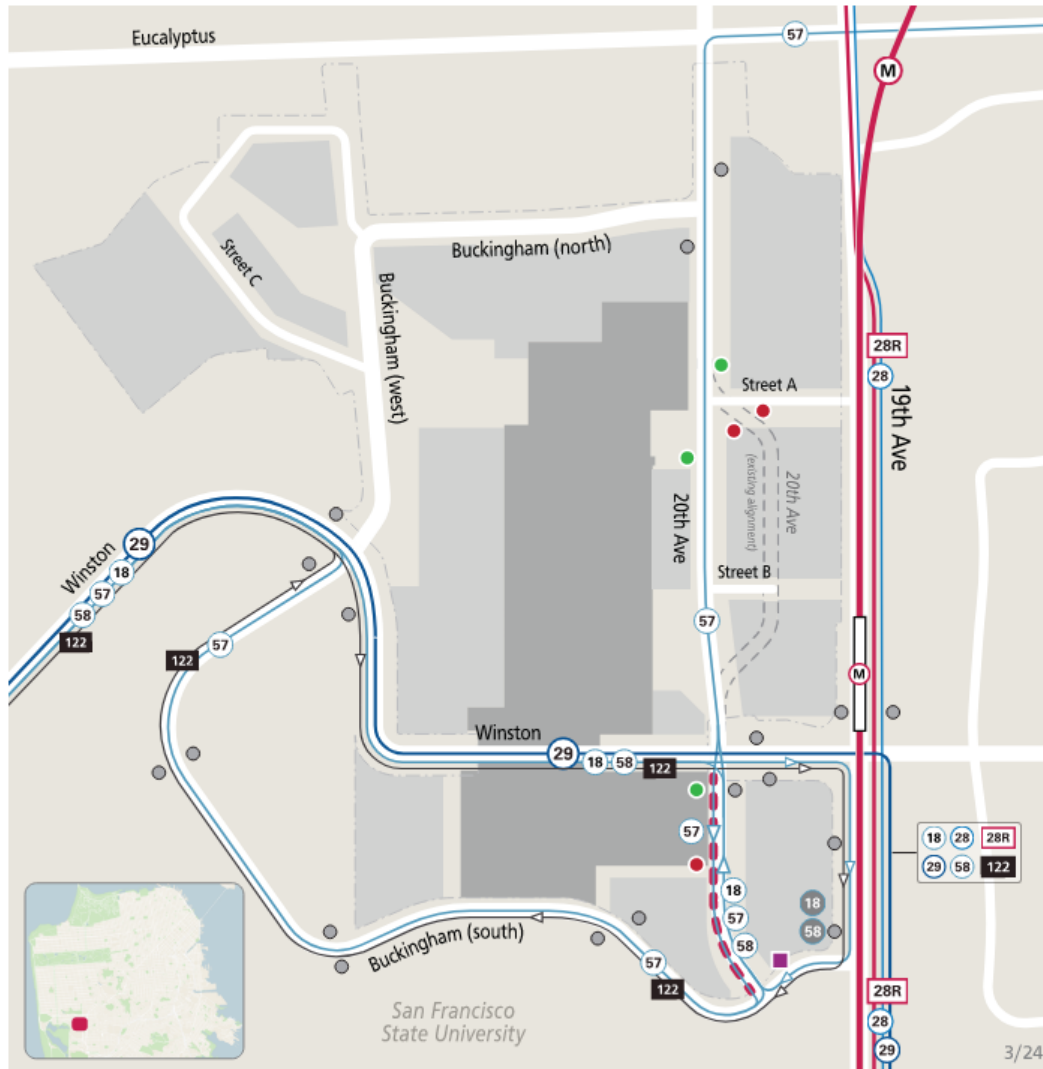
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Citywide Bike Network Connections

★ Stonestown Project Site



Transit Hub with Abundant Service

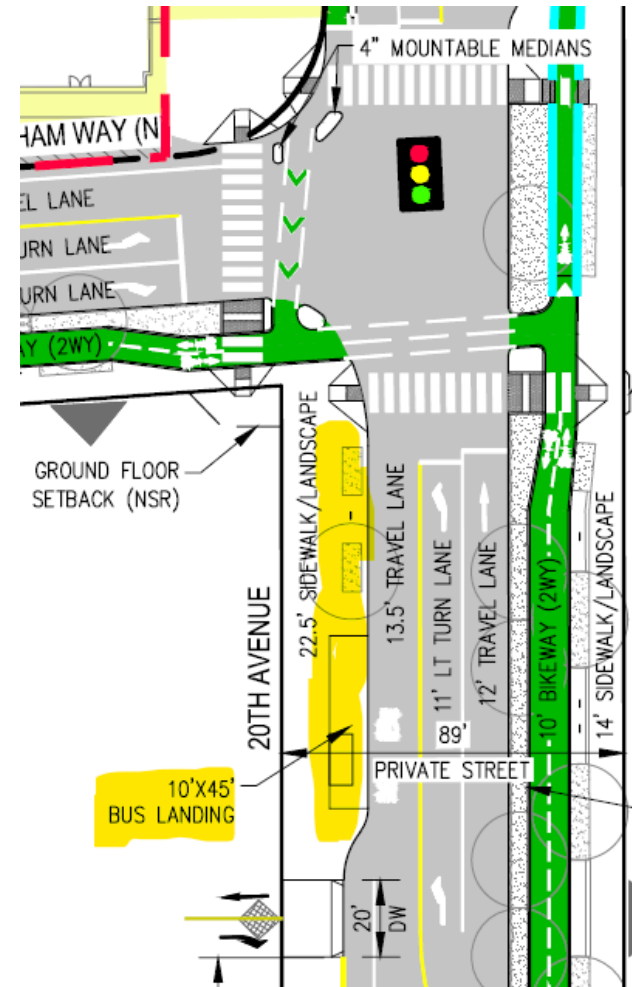


Stonestown transit network

LEGEND

- New bus stop
- Eliminated bus stop
- Operator restroom
- Transit-only lane Southbound line 57 only
- Existing bus stop
- M M Ocean View platform
- 28R Muni Metro and Rapid service
- 29 Muni local service every 10 minutes or less
- 28 Muni local service every 10-20 minutes
- 18 Muni local service every 20-30 minutes
- 122 SamTrans service
- 57 Line terminal

Bus Operations Improvements



Mitigation Measure - Trip Reduction

Monitor Traffic and Implement Transportation Demand Management (TDM) Program

- Project auto trips capped at 90% of projected in EIR
- Implement TDM program → Trips monitored annually
- If trips exceed 90% → Implement additional measures:
 - Reduce parking supply
 - Subsidize transit passes
 - Bicycle amenities
 - Bikeshare
 - Carshare
 - Delivery supportive amenities
- SFMTA staff to provide consultation on TDM program

Street Network



Stonestown infrastructure

LEGEND

- Private street
- New structure
- Article 9 street
- Project extent
- Existing Stonestown Galleria

Agreement for Private Streets

- Formalizes transit operations with easement on 20th Ave for 57-Parkmerced
- Enables ticketing for violations of transit on private right of way
- Requires advanced notice for street closures
- Provides transit shelters and power at key transit stops
- Project Sponsor maintains infrastructure (signals, bikeways, signage, striping, etc.)








Development Agreement Community Benefits



Mall main entry at Winston Drive (existing)



Winston Drive (proposed)

 6 Acres of Parks and Open Spaces	 Transportation Improvements (\$50M+ fees)	 Prioritize Pedestrian And Bicycle Safety	 Infrastructure Updates	 Rolph Nicol Jr. Playground Improvements
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Streetscape Redesign and Transportation

- Fully redesigned street network, accessible for all modes of transportation
- 20th Avenue retail corridor
- 2-way protected bikeways
- New mid-block pedestrian connections
- TDM plan and ~\$50M in transportation fees

Open Spaces and Parks

- 6 acres of new privately owned publicly accessible open spaces, including farmers market plaza
- Improvements to Rolph Nicol Jr. Playground
- Contribution to City for future park improvements

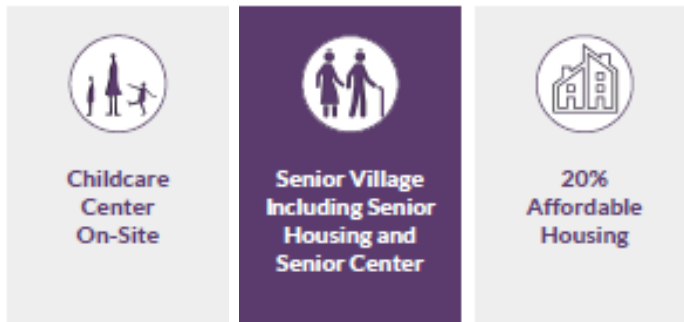
Development Agreement Community Benefits

Childcare and Senior Center

- New onsite childcare for up to 100 children
- Replacement of existing senior center annex with new facility

Affordable Housing

- 20% affordable housing, including inclusionary onsite units within market rate buildings
- Up to 3 parcels dedicated for 100% affordable housing, including senior housing parcel
- Prioritization of in-lieu fees to support educator village



Development Agreement Community Benefits

Workforce Agreement

- First Source Hiring for Construction and Operations
- Local Hiring for work in public streets and park
- Local Business Enterprise obligations, including 10% MBE goal

Economic Impact

- ~800 jobs in San Francisco annually, during project development
- Direct project impact estimated at >1,000 permanent jobs and >\$325M per year in San Francisco



Public Participation (Overview)

8 Public Workshops (with 600+ attendees)

14 Community Working Group Meetings

2,000+ Neighbor Conversations (Email, phone, in-person)

15,000+ Website visitors

250+ Hours of in-person and zoom office hours



Approval Hearings

Planning Commission	May 9, 2024
Recreation & Parks Commission	May 16, 2024
SFMTA Board of Directors	May 21, 2024
SF PUC Commission	May 28, 2024
SF Board of Supervisors	Summer 2024

Board Requested Actions

- Consent to transportation-related elements of DA, including Transportation Exhibit and transportation components of Infrastructure Plan
- Adopt findings under CEQA and transportation-related mitigation and improvement measures
- Authorize DOT to execute SFMTA Consent to Development



SFMTA

Thank you