



SFMTA
Municipal
Transportation
Agency

SFMTA Asset Development Progress Report

SFMTA, Mayor's Office of Economic Development, Mayor's Office of Housing and Community Development, Planning

**Policy and Governance Committee
January 15, 2016**

Background

- City Charter: *Agency diligently shall seek to develop new sources of funding for the Agency's operations*
- Real Estate Vision Plan (2013)
 - Identified Transit Oriented Development (TOD) opportunities
 - Potential for revenue, addressing City's policy objectives
- Public Land for Housing (2014)
 - Interagency partnership – Mayor's Office, Planning
 - Leveraging public land to address housing needs using portfolio approach

The SFMTA's Real Estate and
Facilities Vision for the 21st
Century

February 5, 2013

Prepared for:

SFMTA | Municipal Transportation Agency

Prepared by:

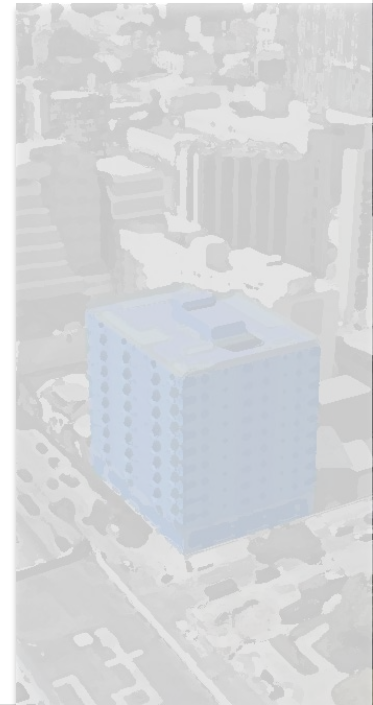
**PARSONS
BRINCKERHOFF**



*Mayor's Office of Housing &
Community Development*

Overview

- Initial TOD sites have been identified
 - Upper Yard (property transferred to Mayor’s Office of Housing and Community Development, removed from SFMTA asset portfolio)
 - 4th and Folsom
 - Parking garages
 - Surface parking lots
 - Muni yards



Upper Yard

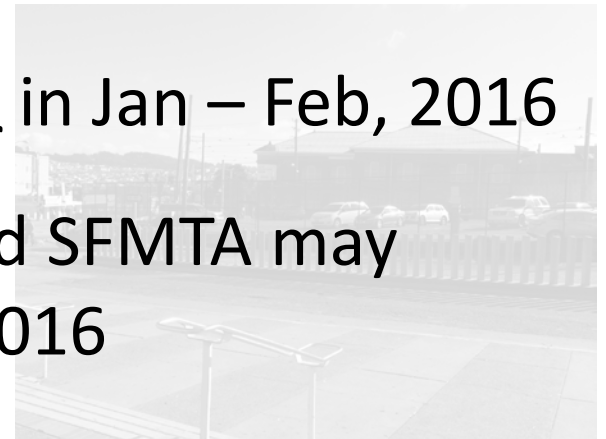
Property transferred to Mayor's Office of Housing and
Community Development (MOHCD)



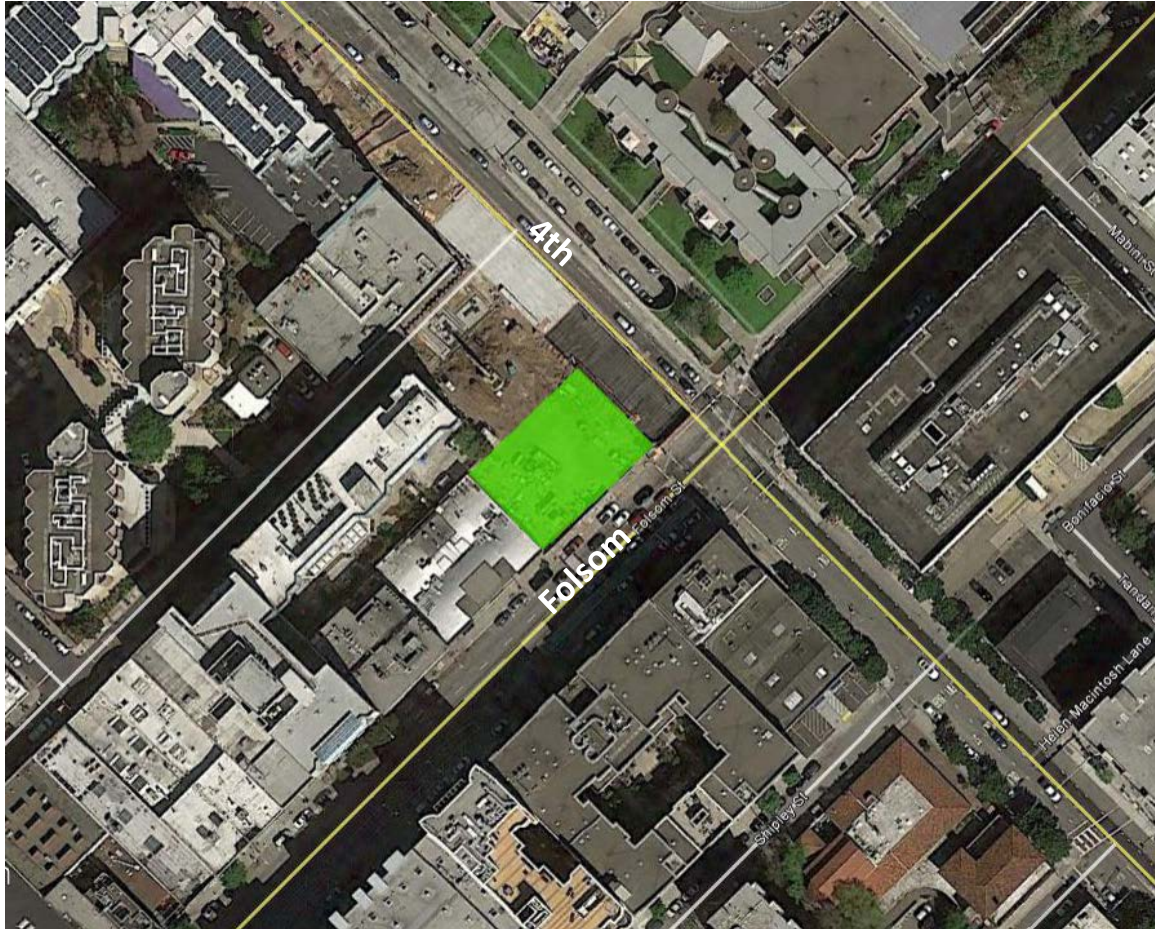
CONCEPT: 100 UNIT AFFORDABLE DEVELOPMENT WITH GROUND FLOOR COMMERCIAL

Upper Yard

- Purchase and sale MOU executed with MOHCD in May, 2015
- MOHCD working with BART on lease option for adjacent property
- MOHCD will initiate developer RFQ in Jan – Feb, 2016
- Existing MOU between MOHCD and SFMTA may require extension – expires April, 2016



4TH and Folsom Central Subway Station

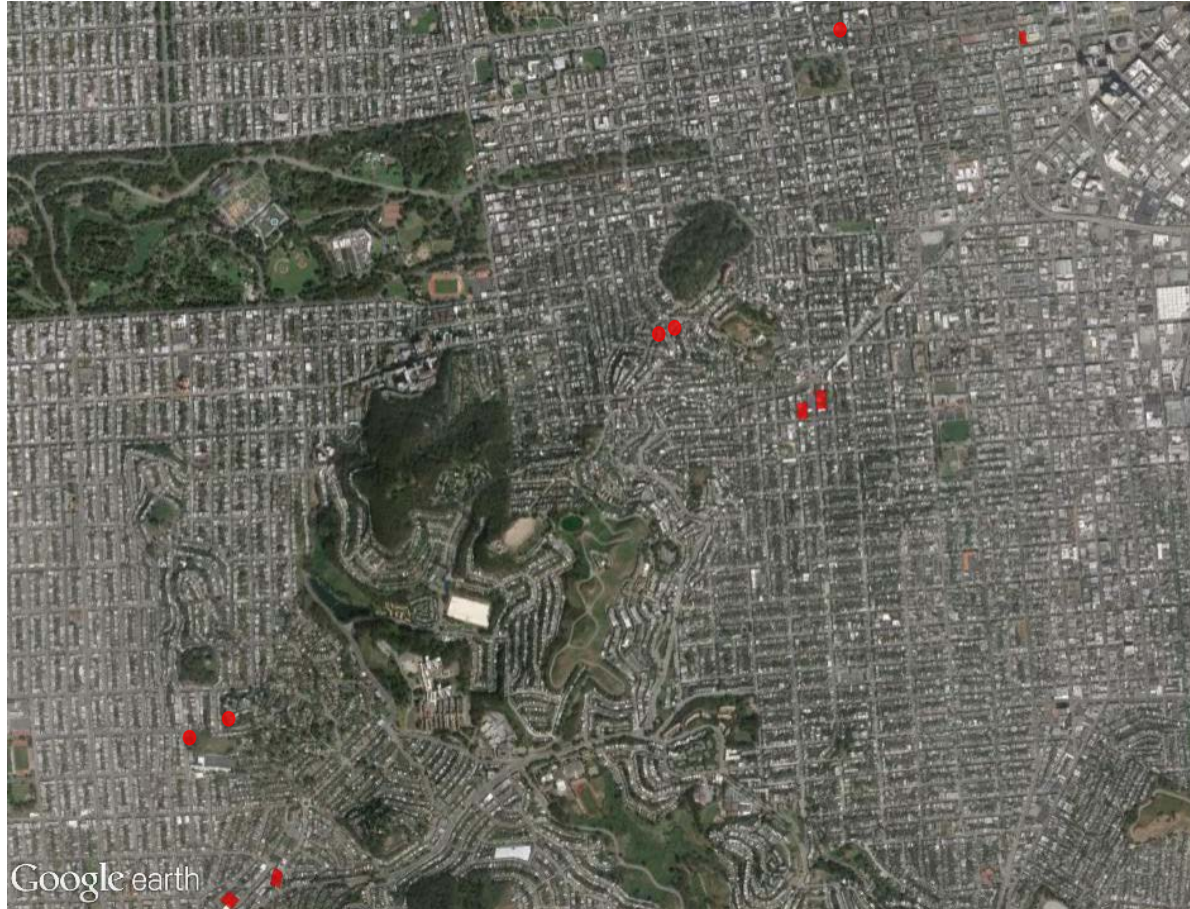


CONCEPT: 85 UNIT AFFORDABLE DEVELOPMENT WITH GROUND FLOOR COMMERCIAL

4TH and Folsom

- FTA review and NEPA review are underway
- Appraisal will be completed in February, 2016
- SFMTA and MOHCD are negotiating terms of MOU
 - Property will not be transferred; SFMTA will lease site to developer
- Outreach to community stakeholders has begun
- Additional public outreach and developer RFQ will follow

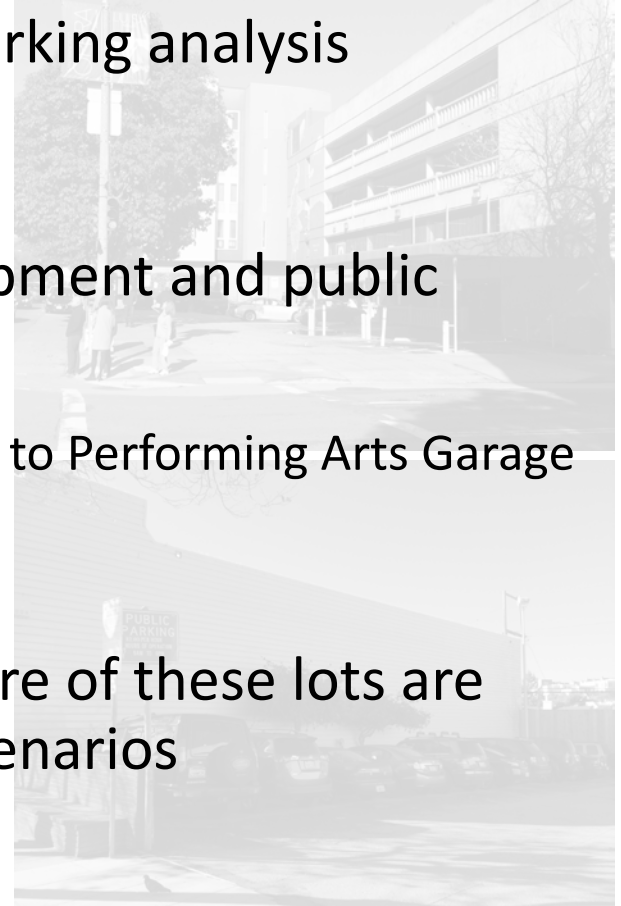
Surface Parking Lots



CONCEPT: INFILL RESIDENTIAL OR MIXED USE DEVELOPMENT, PUBLIC PARKING

Surface Parking Lots

- Procured consultant for development/parking analysis
- Study commenced in November, 2015
- Will recommend the appropriate development and public parking need for 5 surface lots:
 - 2 lots in Castro, 2 in West Portal, lot adjacent to Performing Arts Garage
- Public outreach will be part of study
- Study will determine whether one or more of these lots are developable and will test affordability scenarios



Muni Yards



CONCEPT: DEVELOPMENT ABOVE UPGRADED BUS YARDS

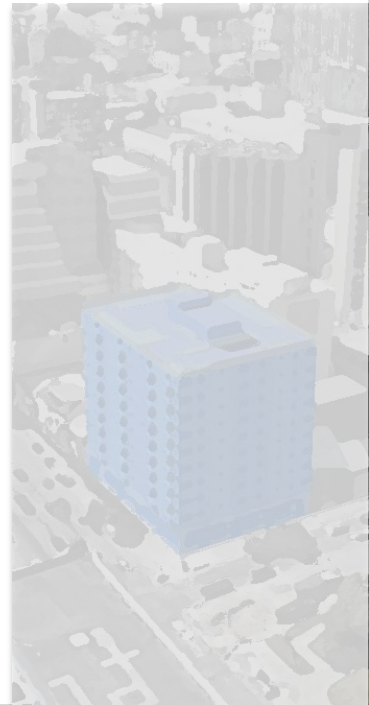
Muni Yards

- Development hinges on operational needs/constraints
- Fleet plan and therefore facilities needs have changed since Vision Plan
- Currently being evaluated as part of Facilities Condition and Space Planning process
- Will then draft RFP for detailed feasibility assessment
- Have researched similar projects completed by other transit agencies



Immediate Next Steps

- Complete studies underway
- Outreach to stakeholders
- Full Board presentation on projects
- MOU for 4th and Folsom





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Questions?

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