



SFMTA



# Transit Oriented Development on SFMTA Properties – Progress Report

Citizens Advisory Council - July 1, 2021

# SFMTA Transit Oriented Development

## Overview

**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 – MOHCD, Planning, OEWD
- Leveraging public land to address housing needs

### **Proposition K (2015)**

- Provided direction on the use of City-owned property for housing

# SFMTA Transit Oriented Development Overview

## Current Portfolio

- Balboa Park/Upper Yard
- Potrero Yard
- 4<sup>th</sup> and Folsom
- Moscone Garage
- Presidio Yard
- Surface Parking Lots



# SFMTA Transit Oriented Development

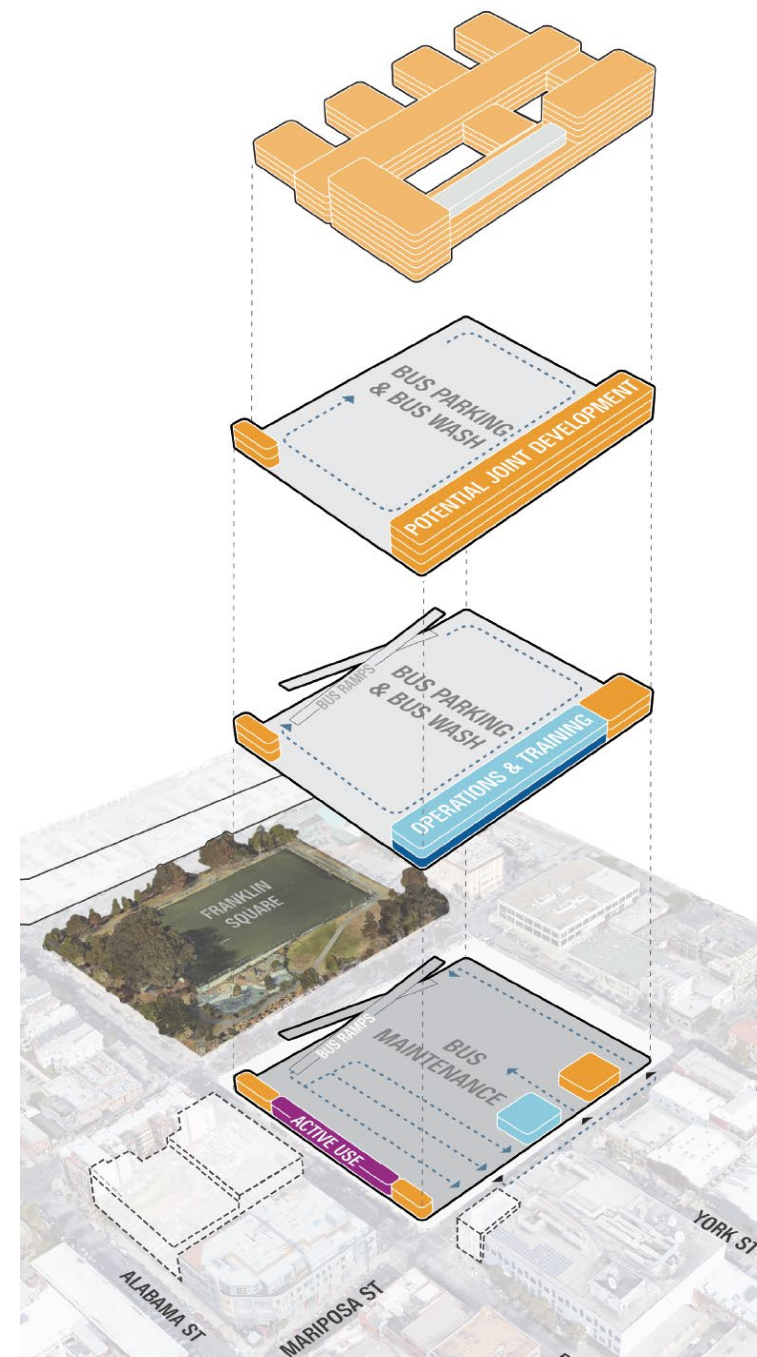
## Balboa Park Upper Yard

- Located across from Balboa Park BART Station
- Property transferred to MOHCD in 2018
- 100% affordable housing with ground floor commercial
- 131 units
- New plaza for improved transit experience and community open space
- **Construction is underway**



# SFMTA Transit Oriented Development Potrero Yard Modernization Project

- 4.4 acres in the Northeast Mission
- Project includes new bus yard, housing, and commercial
- Up to 575 units
- Minimum 50% affordable; explicit call for greater affordability
- Ground floor commercial uses
- Currently in the developer RFP phase
- **Developer selection in 2021**



# SFMTA Transit Oriented Development

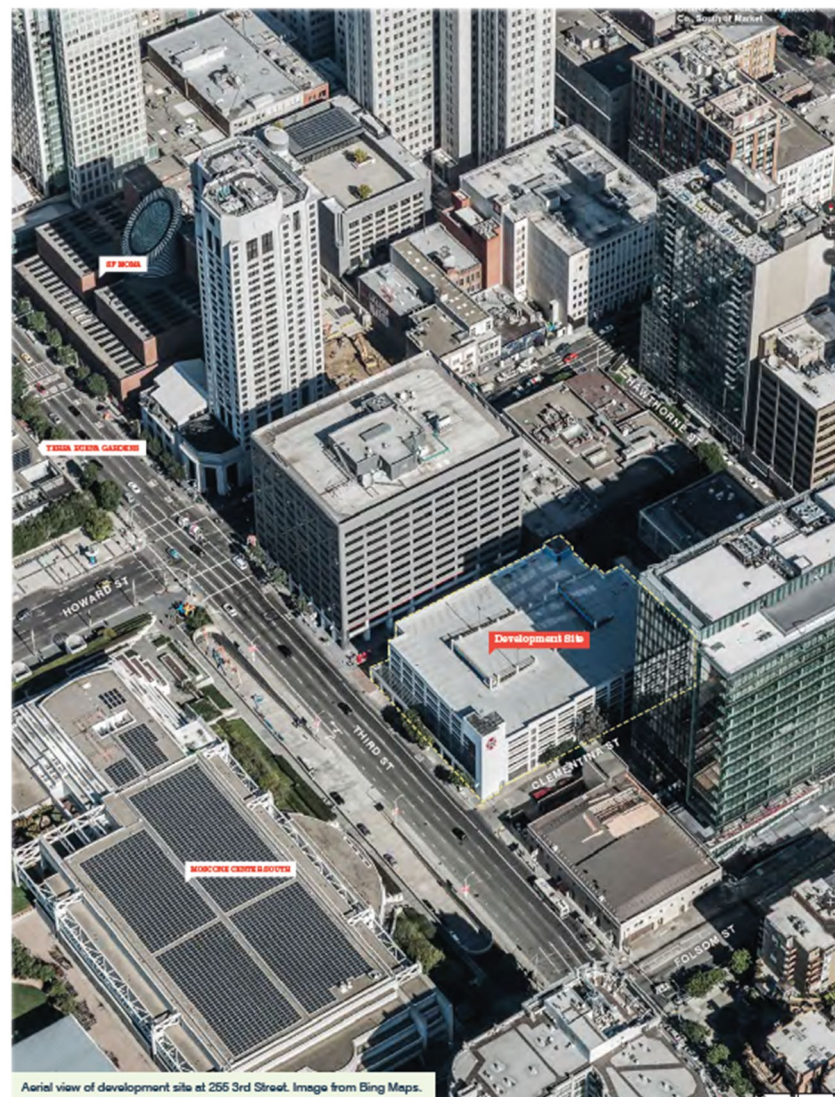
## 4<sup>th</sup> and Folsom

- Located directly above Yerba Buena Moscone Station
- 70 units of 100% affordable housing
- Small ground floor commercial
- Developer received entitlements in December 2019
- Design placed on hold in fall, 2020
- **Awaiting completion of Central Subway, as-built drawings to resume design work**



# SFMTA Transit Oriented Development Moscone Garage

- Approximately 1 acre site, currently home to 732-space garage
- Development concept – convention hotel + 100 units of affordable housing
- RFP cancelled in 2019 – insufficient financial benefit to the SFMTA
- Evaluating alternate concepts with Planning Department
- Had been planning to reissue RFP in 2020/2021; placed on hold due to COVID-19 pandemic
- Determining appropriate timing for reissuance of RFP



Aerial view of development site at 255 3rd Street. Image from Bing Maps.

# SFMTA Transit Oriented Development Presidio Yard

- Received Caltrans grant for preliminary planning work, public outreach
- Initial planning for bus yard component began in fall 2020
- Community based planning process to begin in 2021
- As with Potrero Yard, will inform program and design features of the site
- Construction will commence in 2027





# SFMTA Transit Oriented Development Surface Parking Lots

- Analyzed development potential of five surface lots in 2016
- Development concepts are difficult – high cost per unit, small property size
- Design study for lot next to Performing Arts Garage was set to begin in 2020
- Suspended due to COVID-19
- Will revisit study in 2021/2022 and will continue dialogue with City partners about development concepts





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# Questions?

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\* Conceptual design sketches. Final building design to be determined in future phases.