

SAN FRANCISCO
MUNICIPAL TRANSPORTATION AGENCY
BOARD OF DIRECTORS

RESOLUTION No. 180206-024

WHEREAS, The SFMTA's Real Estate and Facilities Vision for the 21st Century (Vision Report), an extensive study of SFMTA properties issued in 2013, concluded that the sites of some parking facilities may be better utilized if developed for other uses in place of or in addition to public parking, such as transit oriented development; and,

WHEREAS, The Vision Report identified the Moscone Center Garage at 255 3rd Street as one of the sites that would be a candidate site for transit oriented development; and,

WHEREAS, Development of non-parking uses of parking facilities may better serve public needs and may generate revenue to support increasing demands for public transit as required by the Charter; and,

WHEREAS, In November 2016, by Resolutions Nos. 16-155 and 16-156, the SFMTA Board of Directors and the Parking Authority Commission of the City and County of San Francisco, respectively, recommended that the Board of Supervisors transfer ownership of properties owned by the Parking Authority of the City and County of San Francisco (Parking Authority), including the Moscone Center Garage, to the City and County of San Francisco under the jurisdiction of the SFMTA to facilitate the development of non-parking uses on Parking Authority properties; and,

WHEREAS, In July 2017 by Ordinance number 159-17, the Board of Supervisors transferred ownership of two parking facilities owned by the Parking Authority, the Moscone Center Garage and the Performing Arts Garage, from the Parking Authority to the City and County of San Francisco under the jurisdiction of the SFMTA to facilitate the City's exploration of the potential development of non-parking uses on the Moscone Center Garage and Performing Arts Garage sites; and,

WHEREAS, The SFMTA commissioned a parking study, completed in 2017, to evaluate the potential financial and transportation impacts to the Agency of reducing parking at the Moscone Center Garage Site, and based on that study, the SFMTA, the Office of Economic and Workforce Development, Mayor's Office of Housing and Community Development, and SF Planning developed a transit oriented development concept for the Site consisting of a convention hotel and affordable housing; and,

WHEREAS, The development of Moscone Center Garage Site is expected to provide income to the SFMTA exceeding the revenue currently generated by the garage's parking operations, and is also expected to benefit the City's economy, create jobs, and provide affordable housing; and,


WHEREAS, The SFMTA seeks proposals from developers to implement the development concept, which will propose a development concept that does not include on-Site parking and will also propose a development concept that includes a smaller, replacement parking garage at the Site; and,

WHEREAS, On January 11, 2018, the SFMTA, under authority delegated by the Planning Department, determined that the SFMTA Moscone Center Garage Development Request for Proposals (RFP) is not defined as a “project” under the California Environmental Quality Act (CEQA) pursuant Title 14 of the California Code of Regulations Sections 15060(c) and 15378(b); and,

WHEREAS, A copy of the CEQA determination is on file with the Secretary to the SFMTA Board of Directors, and is incorporated herein by reference; now, therefore be it

RESOLVED, That the San Francisco Municipal Transportation Agency Board of Directors authorizes the Director of Transportation to issue a Request for Proposals (RFP), containing terms and requirements substantially similar to the RFP presented to this Board, to solicit proposals to develop the Moscone Center Garage Site into a convention hotel and affordable housing.

I certify that the foregoing resolution was adopted by the San Francisco Municipal Transportation Agency Board of Directors at its meeting of February 6, 2018.



Secretary to the Board of Directors
San Francisco Municipal Transportation Agency