



SFMTA
Municipal
Transportation
Agency

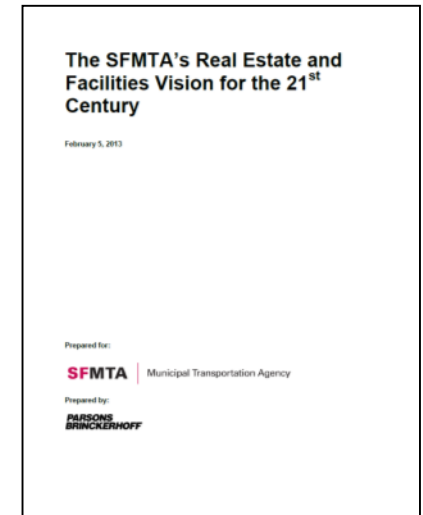
Transit Oriented Development (TOD) Progress Report

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

**Policy and Governance Committee
September 15, 2017**

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



Mayor's Office of Housing & Community Development

Upper Yard

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



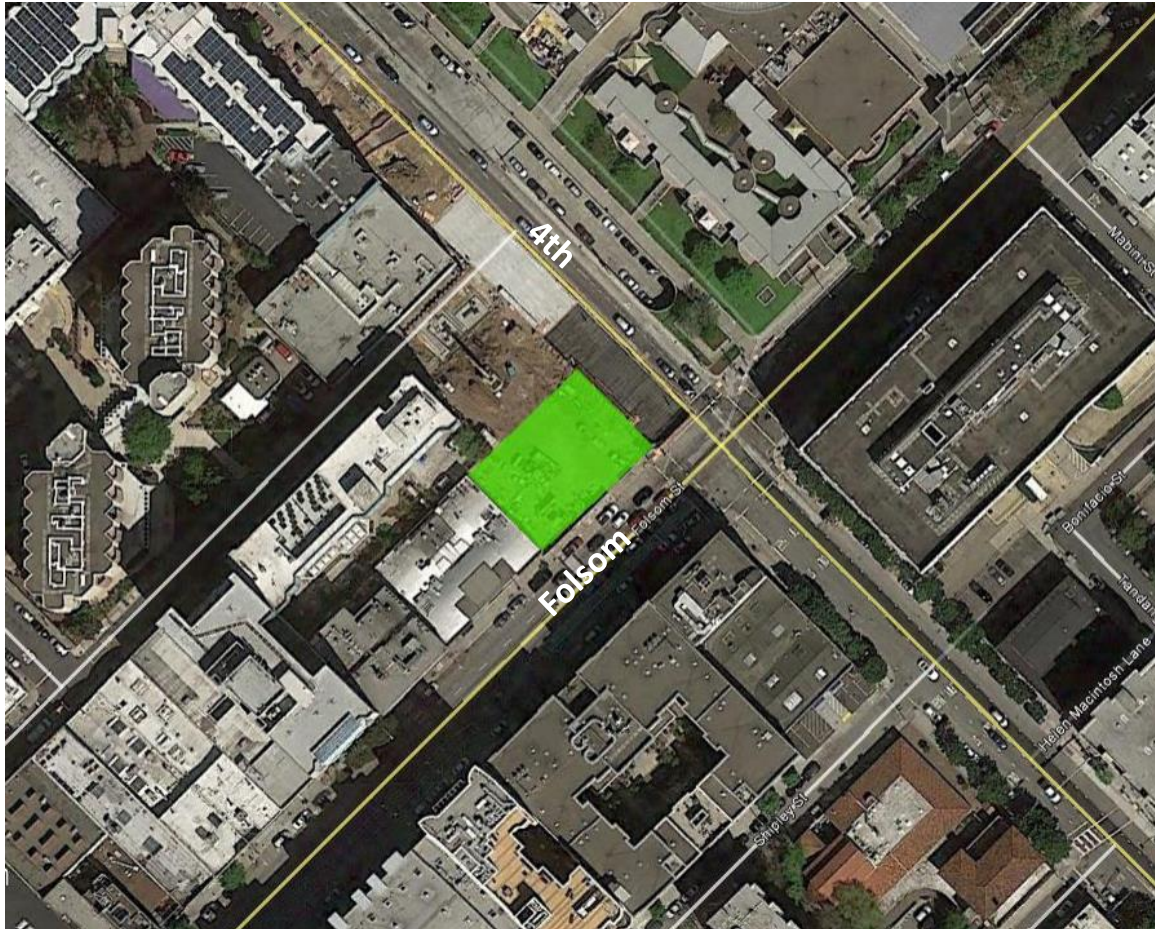
CONCEPT: 100 UNIT AFFORDABLE DEVELOPMENT WITH GROUND FLOOR COMMERCIAL

Upper Yard

- Purchase and sale MOU executed with MOHCD
 - MOHCD is working on jurisdictional transfer legislation
- MOHCD selected developer in September, 2016
 - Since early 2017, developer has been working with community to refine project design
- MOHCD secured BART approval for use of adjacent property in March, 2017



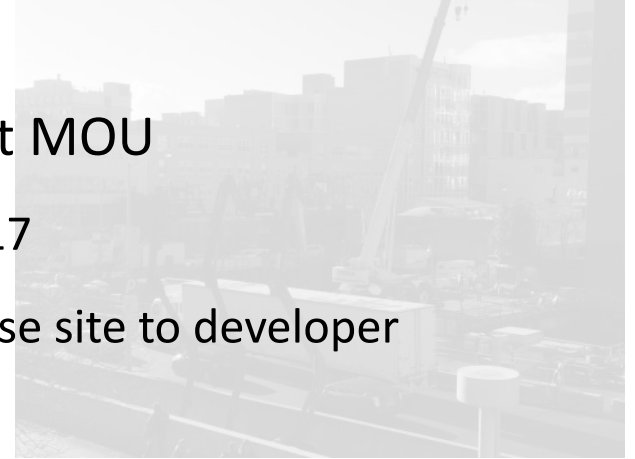
4TH and Folsom Moscone/Verba Buena Station



CONCEPT: 85 UNIT AFFORDABLE DEVELOPMENT WITH GROUND FLOOR COMMERCIAL

4TH and Folsom

- FTA preliminary review has been completed
- SFMTA and MOHCD executed a development MOU
 - MTA Board approved the MOU in February, 2017
 - Property will not be transferred; SFMTA will lease site to developer
- Developer RFP was released in August, 2017
 - RFP requires a robust community outreach effort
- SFMTA has selected design consultants to complete peer review of project design and construction
 - Contract negotiations are underway



Muni Yards

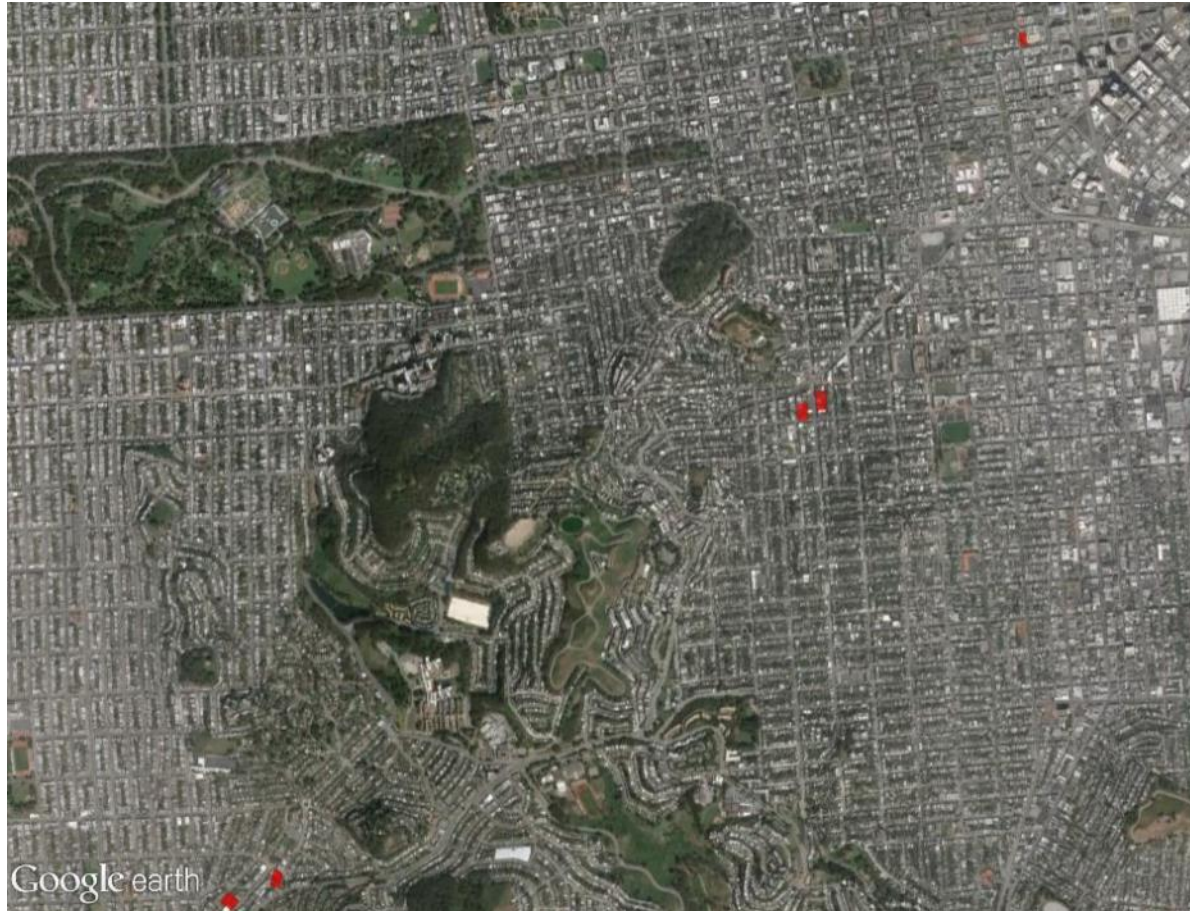


CONCEPT: DEVELOPMENT ABOVE UPGRADED BUS YARDS

Muni Yards

- Reconstruction of bus yards with possible TOD was first examined in 2013 *Real Estate Vision* report
- Over the past 18 months, a detailed campus-wide facilities plan has been developed (2017 *Facility Assessment* report)
 - This report presents a timeline for the reconstruction of multiple bus yards
- Earlier this year, SFMTA issued an RFP to study the feasibility of TOD at bus yards
 - Study represents the most detailed look at development concepts, feasibility, financing, and implementation
 - Currently in contract negotiations with a consultant team

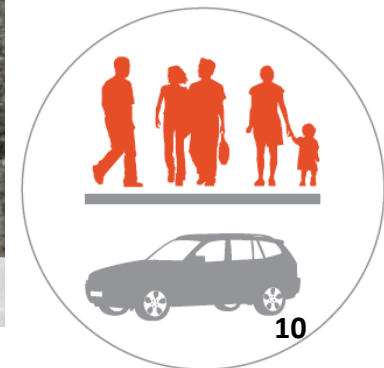
Surface Parking Lots



CONCEPT: INFILL RESIDENTIAL OR MIXED USE DEVELOPMENT, PUBLIC PARKING

Surface Parking Lots - Overview

- Consultant team studied development feasibility at five surface parking lots

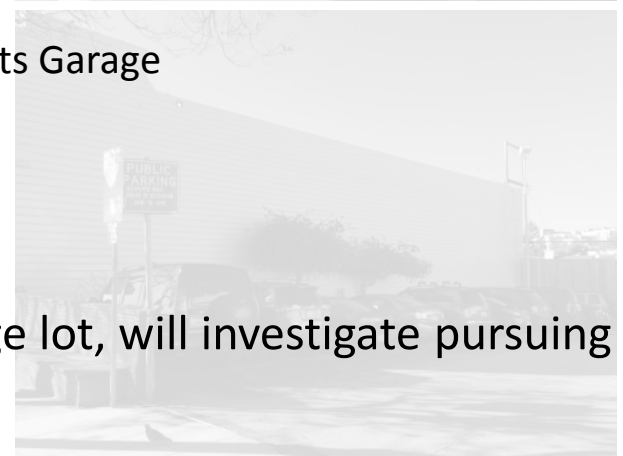
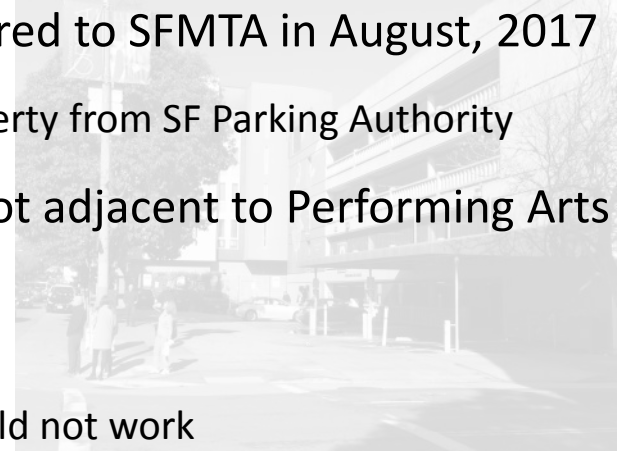


Surface Parking Lots Study - Findings

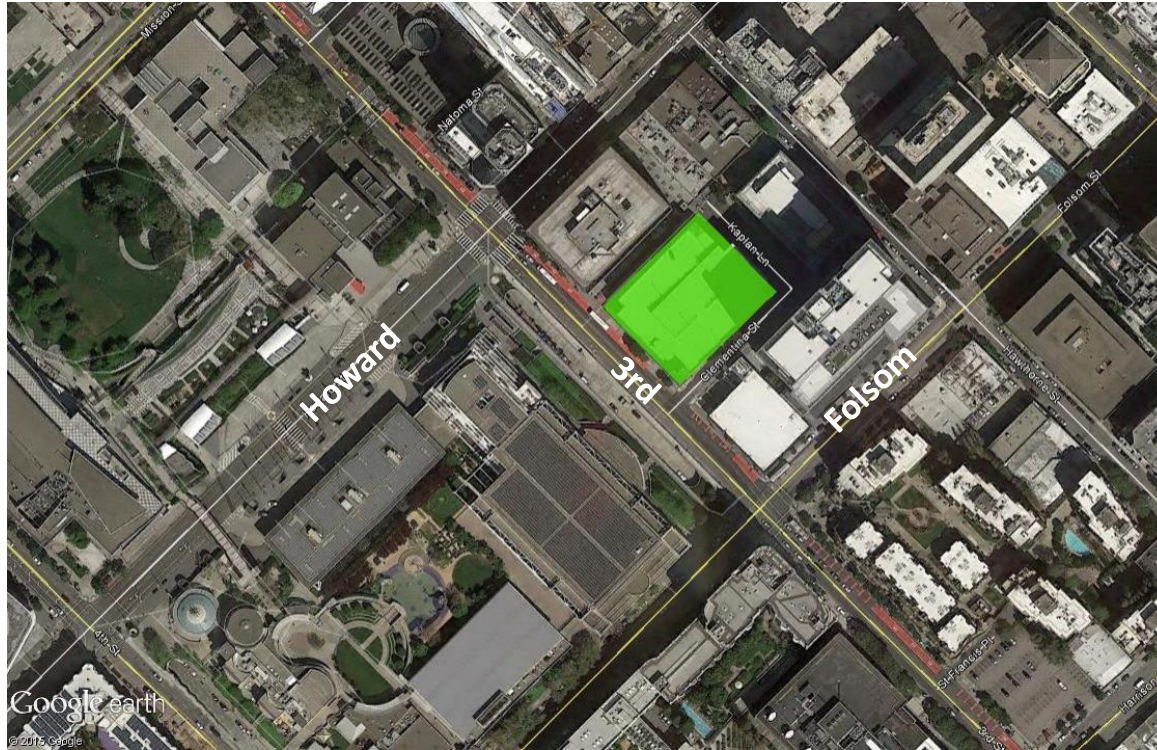
- Market rate development would not generate lease revenue to SFMTA
 - Even market rate development would likely require subsidy
- With adequate subsidy, affordable housing may be feasible at some sites
- Development is not practical at the West Portal lots
 - Zoning is very restrictive; subsidy would be substantial
- Development is more feasible at the Castro lots
 - Potential building code issues at one lot; other lot would require moderate subsidy for moderate number of units
- Development is most feasible at lot adjacent to Performing Arts Garage
 - Greatest number of units, lowest subsidy, no loss of hourly parking

Surface Parking Lots – Next Steps

- Performing Arts Garage and adjacent lot were transferred to SFMTA in August, 2017
 - MTA Board and Board of Supervisors voted to transfer property from SF Parking Authority
- Working with MOHCD on a development concept for lot adjacent to Performing Arts Garage
 - Smaller than typical MOHCD project size (35 – 45 units)
 - Investigating modular construction, as typical financing would not work
 - Would not impede access to, and function of, Performing Arts Garage
- Appraisal, development MOU with MOHCD will follow
- Developer RFP and further outreach to follow
- If modular concept is feasible at Performing Arts Garage lot, will investigate pursuing similar project at Castro sites



Moscone Garage



CONCEPT: REPLACING MOSCONE GARAGE WITH MIXED USE DEVELOPMENT, POSSIBLY WITH REPLACEMENT PUBLIC PARKING

Moscone Garage – Progress To Date

- Garage was transferred to SFMTA in August, 2017
 - MTA Board and Board of Supervisors voted to transfer property from SF Parking Authority
- Consultant completed an analysis of parking supply and demand scenarios
- SFMTA has worked with OEWD, MOHCD, Planning to analyze feasibility of new development
 - Analyzed zoning, shadow constraints; financial feasibility; development program; potential for replacement parking



Moscone Garage – Parking Study Findings

- Average mid-day occupancy is 53%, though demand is uneven
- At present, reducing or eliminating parking at Moscone would displace relatively few parkers; 5th and Mission could accommodate most Moscone vehicles
- Growth in Central SoMa is projected to generate a parking shortfall in the area
 - Shortfall would occur even if Moscone were untouched—just a question of degree
 - The forecast methodology is sound, though previous projections of parking shortfalls have not come to fruition
 - There are numerous possible parking mitigation measures, e.g. TDM for new developments, better use of Ellis-O’Farrell Garage
- Looked at four parking supply scenarios—732, 500, 250, and 0 spaces
 - Moderate variation in parking income for four scenarios
 - When potential lease and tax revenue from development are included, limited fiscal variation across four scenarios

Moscone Garage – Development Concept

- Development concept: convention hotel with affordable housing
 - Approximately 650 hotel rooms, 100 housing units, no dedicated parking for these uses
 - Garage currently generates net income to SFMTA; any new development must generate substantial revenue
 - Housing component would address an urgent need
 - Hotel would complement the expansion of the Moscone Center in an ideal location; there is high hotel demand and not enough supply to accommodate large conventions
 - Hotel would generate approximately 400 permanent new jobs in a transit-rich location
- SFMTA may request two proposals per development—with and without a replacement public garage
 - Replacement garage would likely generate less land revenue to SFMTA
 - Two proposals would facilitate an analysis of financial and parking implications

Moscone Garage – Next Steps

- Complete draft RFP for development of the site
- Conduct further outreach to neighborhood stakeholders
- Bring development concept and RFP before full MTA Board
- Issue developer RFP
 - RFP will insist on robust community outreach and engagement





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Questions?

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