



SFMTA
Municipal Transportation Agency

SFMTA Public Sites Development and Real Estate and Facilities Vision Refinement

Summer 2014

07 | 15 | 2014

SAN FRANCISCO, CALIFORNIA



Public Sites Development City Framework

City-wide strategy to guide the coordinate development of selected public sites that can provide public benefits for the betterment of the City

SFMTA, City Planning, Office of Economic and Workforce Development (OEWD), Mayor's Office, Public Utilities Commission (PUC), Mayor's Office of Housing and Community Development (MOHCD)

- MOU between OEWD, City Planning and SFMTA

Phase I: Outreach and Community Engagement (Summer 2014 - 2015) – Enterprise Depts. (MTA & PUC)

- City Agency Boards and Commissions presentations and neighborhood workshops to inform and consult on City's Draft Framework, development principles, public benefits and site selection criteria
- Goal: Obtain feedback on draft City Framework, principles, public benefits and site selection criteria
- SFMTA Development Opportunity Sites will undergo City Framework and associated public process

SFMTA will release a Request for Information (RFI) for four (4) development opportunity sites in August 2014:

- Off-Street Parking Lots: 18th and Collingwood Street; 457 Castro Street; Ulloa and Claremont Blvd.
- Performing Arts Garage (portion of open area not housed by the garage on Gough Street)
- SFMTA staff has met with Board of Supervisors and discussed opportunity sites



Real Estate Development & Other Projects

SFMTA Sites under evaluation:

4th & Folsom (Yerba Buena/Moscone Central Subway Station)

Off Street Parking Lots and Garages

The Upper Yard, partnership project with MOHCD and the Bay Area Rapid Transit (BART)

Phelan Loop

Development of a community playground within Woods footprint

Chinatown Central Subway Station Open Space Plaza

Broadway & Sansome affordable permanent replacement housing

Geneva Car Barn

Evaluation of real estate needs underway to enhance Operations:

Consolidate the Enforcement Division

Operator Training Facility

Fleet growth



Planning for San Francisco: 2012 vs. 2040



Population +31%

1,085,000

MUNI Ridership +45%

1,020,000

SF Workforce +33%

759,000

(Projections – Association of Bay Area Governments (ABAG))

SFMTA Real Estate
Vision 2012-2014



Intent of the Vision Report - Background

Facility Obsolescence

- 2 of 2 trolley bus yards 100 years old
- 2 of 4 motor coach yards 40+ years old
- Some facilities seismically vulnerable

Facility Inefficiency

- Inefficient layouts & outdated equipment
- Need system-wide facility reconfigurations to increase efficiency

Fleet Growth

- 2040: +31% population (1,085,000) & +45% ridership (1,020,000). Association of Bay Area Governments (ABAG)
- SFMTA fleet will grow by 14% - SFMTA facilities will need to accommodate 118 new vehicles

Identify Development Opportunities

- Evaluate possible revenue potential of certain SFMTA real estate sites



Vision Report Process

- **The original Vision Report was an agency wide effort:**
 - **Strategy to best utilize existing SFMTA real estate and facilities and perform long-term renovation**
 - **Strategy to accommodate the 2030 fleet without acquisition of significant additional real estate.**
- **The Addendum was an agency wide effort:**
 - **Goals of original Vision Report**
 - **Addressed impacts of a larger and more rapid expansion of the motor coach and trolley coach fleet**
 - **Impacts on the facilities that support maintenance and operations**
 - **Impacts on the facilities storage space**
 - **Time horizon extended by 10 years to 2040**



Coach Fleet Size & Growth Projections

SFMTA operates at or beyond crush capacity at all coach facilities.

| Total Coaches | 2015 | 2020 | 2025 | 2030 | 2035 | 2040 |
|-------------------------------------|-------|-------|-------|-------|-------|-------|
| Original Vision Report | 802 | 831 | 860 | 886 | N/A | N/A |
| Vision Report Addendum | 909 | 896 | 931 | 942 | 960 | 978 |
| DIFFERENCE | 107 | 65 | 51 | 76 | N/A | N/A |
| | | | | | | |
| Total Coaches 40' Equivalent | | | | | | |
| Original Vision Report | 905 | 956 | 1,001 | 1,044 | N/A | N/A |
| Vision Report Addendum | 1,028 | 1,053 | 1,106 | 1,120 | 1,152 | 1,184 |
| DIFFERENCE | 118 | 97 | 105 | 76 | N/A | N/A |
| Existing SFMTA Yard Capacity | 946 | 1,038 | 1,038 | 1,038 | 1,038 | 1,038 |
| Shortfall | -82 | -15 | -68 | -82 | -114 | -146 |

In the Vision Report Addendum fleet growth is accelerated - so the fleet size originally projected by 2030 will be reached before 2020.

Even with a fully functional Islais Creek in 2016, the fleet increase will require SFMTA to identify additional space for motor coaches by 2021



Reasons for Fleet Plan Increase

1

**Longer
Time Period**

2

**Larger
ridership
increase in
Eastern
neighbor-
hoods**

3

**Added
efficiency:

More 60'
artic. buses
on routes
formerly
served by
40' buses**

4

**Improved
Detailed
Estimate:

Annual
increases
projected**

5

**Extra Fleet:

Add fifty 40'
buses to
overall fleet
size**



Facilities Vision Implementation Strategy Phase 1 and Phase 2

#1 Accommodate Fleet Growth and Preparation for Facility Renovation and Rebuild: 2014-2021

- **Replace maintenance items at several bus & trolley bus facilities**
- **Marin availability**
- **Islais Creek – Phase 2**
- **Burke Component Rebuild**
- **Woods Capacity**
- **Identify additional space for fleet needs**
- **Historic Streetcar Canopy at MME**
- **Metro East Paint and Body Building**

#2 Renovation and Rebuild of Existing Facilities: 2021-2029

- **Move Flynn to Woods / New Facility**
- **Convert Flynn to Trolley Bus Facility**
- **Move Presidio to Flynn – rebuild Presidio – return to Presidio**
- **Move Potrero to Flynn – rebuild Potrero – return to Potrero**
- **Move Kirkland to Flynn – rebuild Kirkland – return to Kirkland**
- **Re-establish a New Flynn**

**Phase 1 must be completed by January 2021
to avoid facility overcrowding and allow Phase 2 to start**



Real Estate and Facilities Vision Next Steps

- Facility renovation and development projects will be brought forward for SFMTA Board consideration as they advance
- RFI for Off-street Parking Lots and Performing Arts Garage (August 2014)
- Continue to evaluate project feasibility and conduct public participation



**SFMTA Real
Estate and
Facilities
Development
&
Renovation
2014-2030**