



SFMTA
Municipal
Transportation
Agency

Transit Oriented Development (TOD) Progress Report

**Citizens' Advisory Council
February 2, 2017**

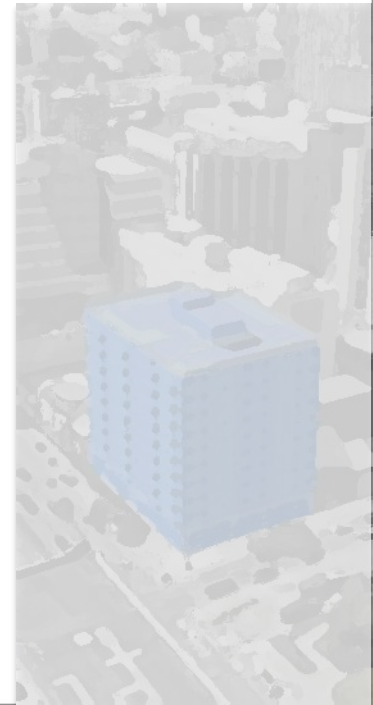
Background

- 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
- Proposition K (2015)
 - Provided direction on the use of City-owned property for housing



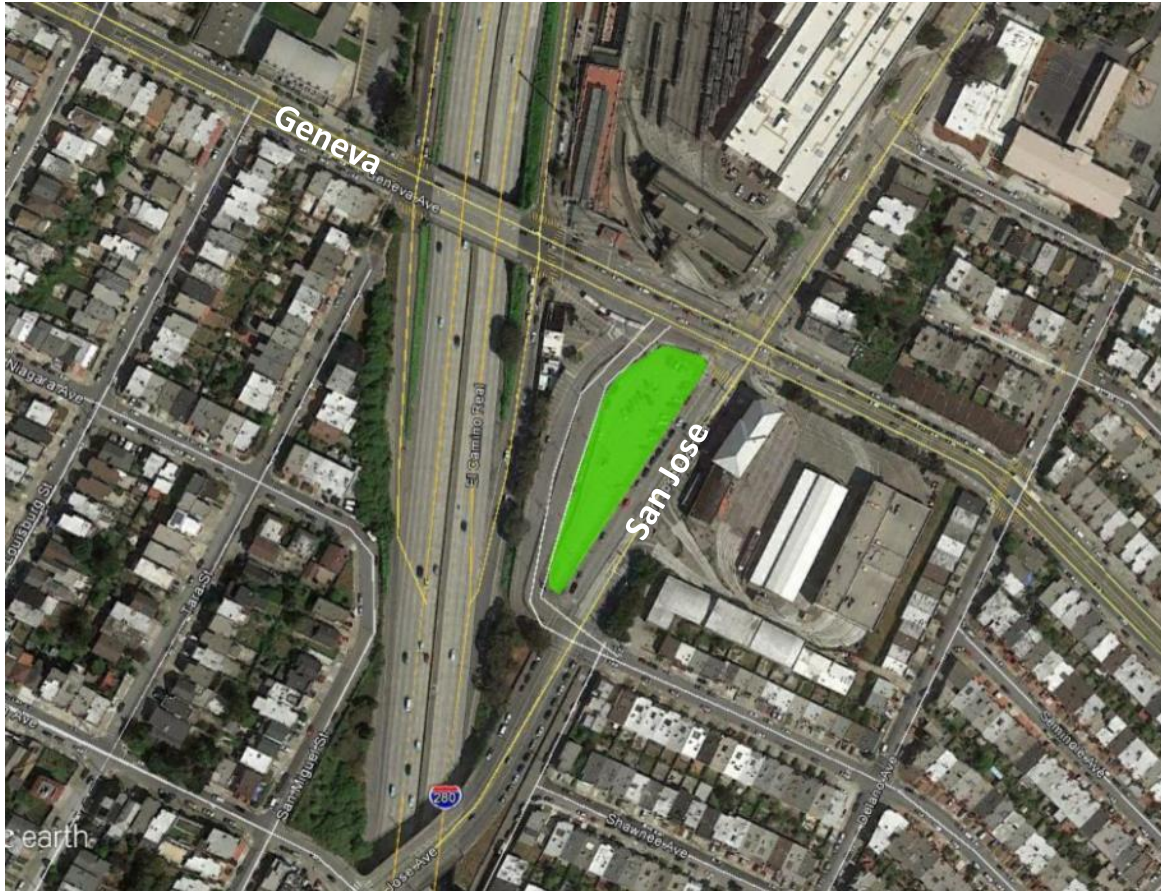
Overview

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



Upper Yard

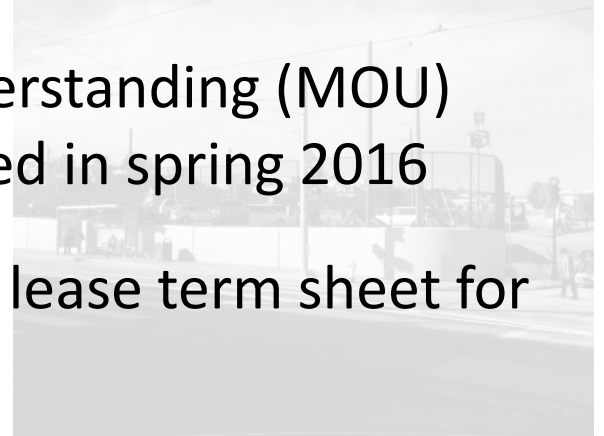
Property to be transferred to Mayor's Office of Housing and
Community Development (MOHCD)



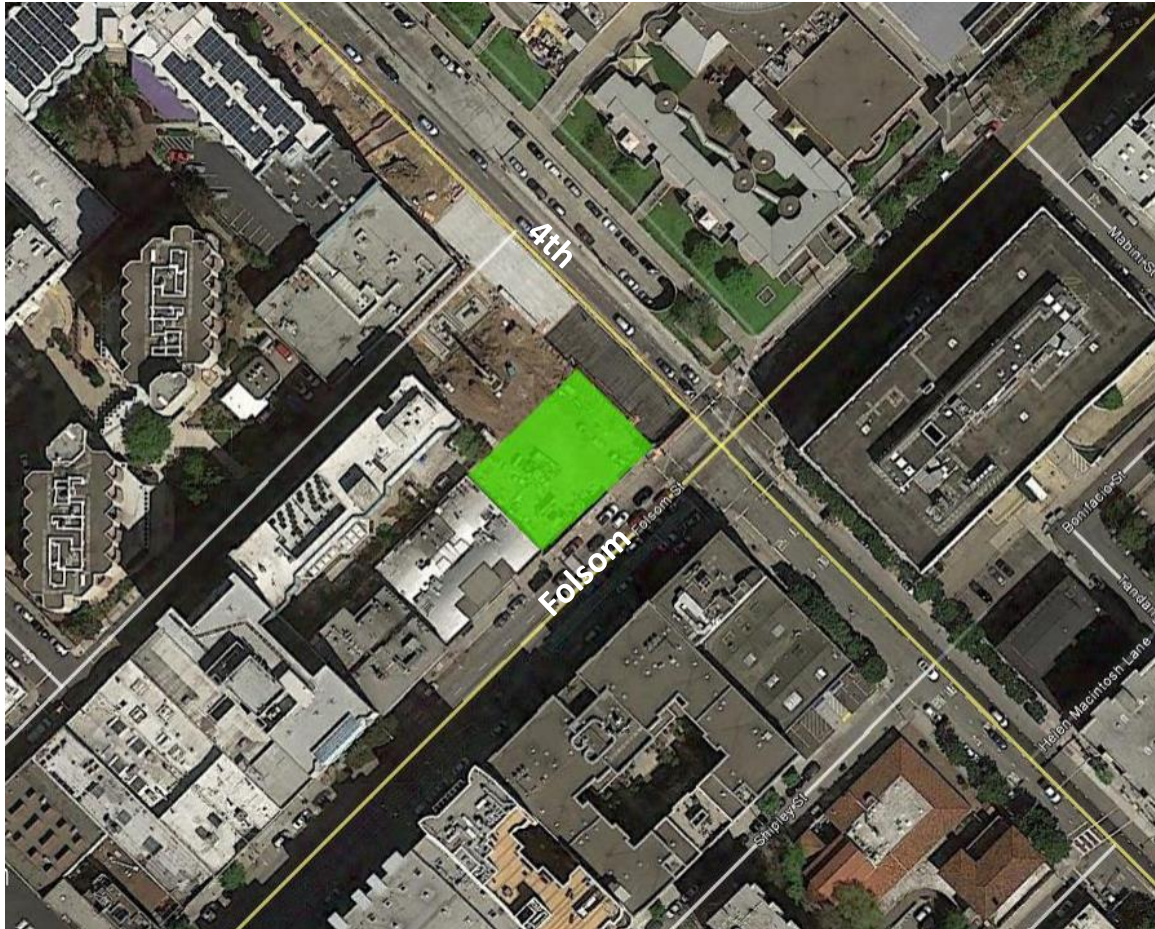
CONCEPT: 100 UNIT AFFORDABLE DEVELOPMENT WITH GROUND FLOOR COMMERCIAL

Upper Yard

- Purchase and sale Memorandum of Understanding (MOU) approved by MTA Board in 2014, amended in spring 2016
- MOHCD continues to work with BART on lease term sheet for adjacent property
- MOHCD selected developer in September
- Community outreach and preliminary design work will commence in February



4TH and Folsom Central Subway Moscone Station



CONCEPT: 85 UNIT AFFORDABLE DEVELOPMENT WITH GROUND FLOOR COMMERCIAL

4TH and Folsom

- Federal Transit Administration preliminary review has been completed
- Federal environmental review completed in June
- SFMTA and MOHCD have completed draft MOU
 - Property will not be transferred; SFMTA will lease site to developer for 100% affordable development
- MOU will be presented to MTA Board in February
 - Will conduct stakeholder outreach in advance of the Board meeting
- Developer Request For Proposals (RFP) is currently being drafted

Muni Yards

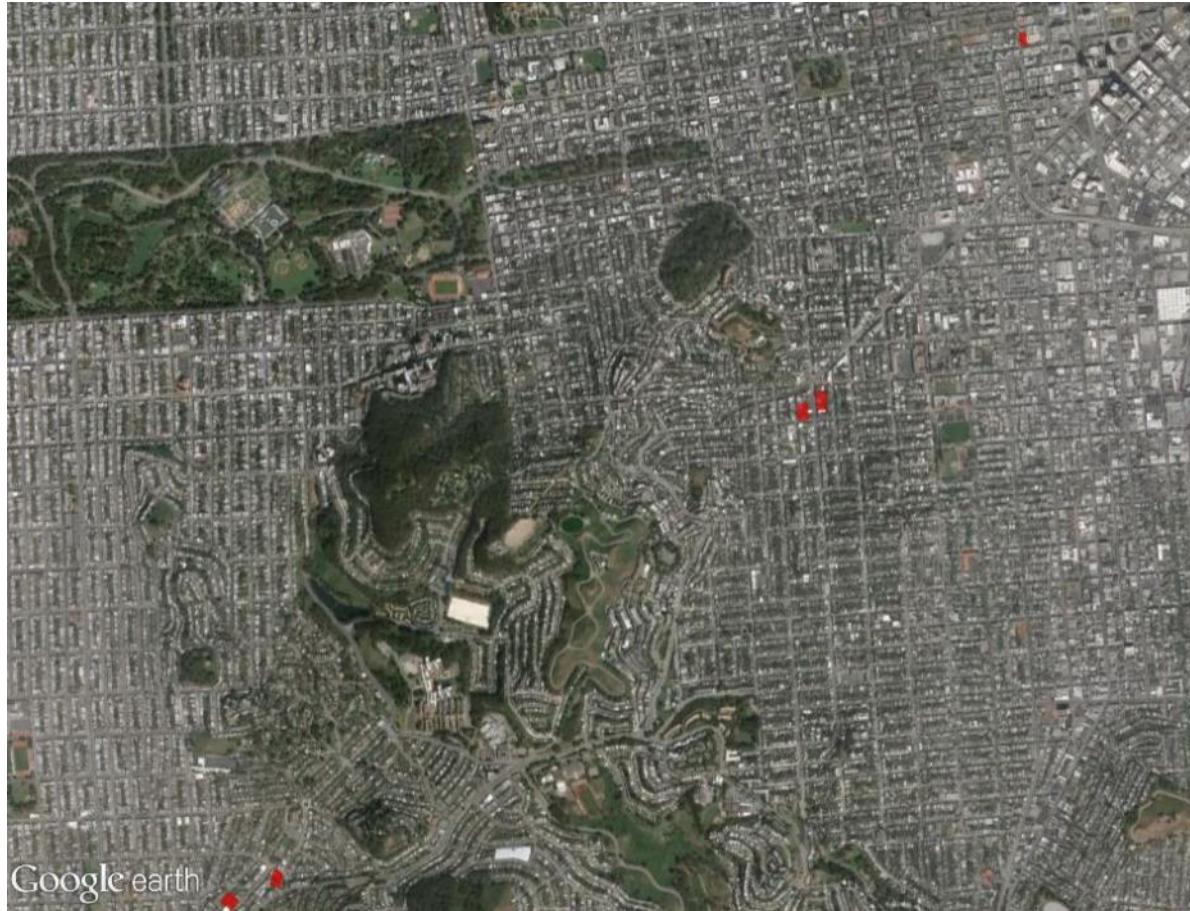


CONCEPT: DEVELOPMENT ABOVE UPGRADED BUS YARDS

Muni Yards

- Primary use of the yards is for transit operations; development is a secondary use that must be compatible with operations
- Fleet and facilities needs have changed since the *Vision Report* and *Addendum*
- Currently being evaluated as part of *Vision Report* Update with an implementable Facilities Capital Program
- Within next 2 months, will issue RFP for detailed feasibility assessment for mixed use development above yards
 - Received feedback on draft RFP through a Request for Information process

Parking Garages and Surface Lots



CONCEPT: RESIDENTIAL OR MIXED USE DEVELOPMENT, PUBLIC PARKING

Parking Garages and Surface Lots

- Analyzing feasibility of development on multiple sites
 - Analyzing zoning, height/bulk, shadow, financial feasibility
 - Working collaboratively with MOHCD, Planning, and Office of Economic and Workforce Development (OEWD)
- Five surface lots are being studied
 - Two in West Portal
 - Two in Castro
 - Lot adjacent to Performing Arts Garage
- Will present findings and recommended development concepts to MTA Board





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Questions?

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