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SFMTA Asset Development Progress Report

Board of Supervisors
Land Use and Transportation Committee
May 9, 2016

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Overview

- MTA supports the goal of providing housing on public land
- *The SFMTA Real Estate and Facilities Vision for the 21st Century Report (2013) and Addendum (2014)* established development criteria:
 - Current function/operations at the site
 - Enhancing—not interfering with—operations
 - Potential for revenue generation
 - Site constraints (e.g. zoning, location, noise)

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Overview

- Initial candidate sites include
 - Upper Yard (property to be transferred to Mayor's Office of Housing and Community Development, will be removed from SFMTA asset portfolio)
 - 4th and Folsom
 - Parking garages
 - Surface parking lots
 - Muni yards

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Overview

- MTA has devoted substantial capacity to this effort
 - Asset development manager and analyst hired
 - Coordination with OEWD, Planning, and MOHCD
 - Multiple feasibility studies underway
- The following slides provide project updates

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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


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Upper Yard

- Purchase and sale MOU executed with MOHCD
- MOHCD working with BART on lease option for adjacent property
- MOHCD issued developer RFQ in April
- MOU between MOHCD and SFMTA was updated and extended in April

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4TH and Folsom Central Subway Moscone Station



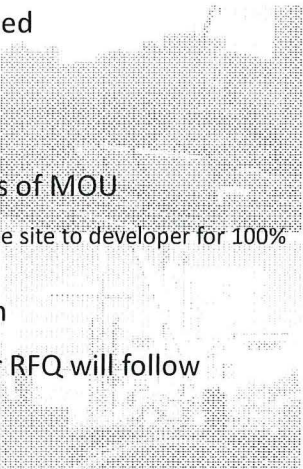

CONCEPT: 85 UNIT AFFORDABLE DEVELOPMENT WITH GROUND FLOOR COMMERCIAL

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4TH and Folsom


- FTA preliminary review has been completed
- Updated appraisal completed in March
- NEPA review to be completed in June
- SFMTA and MOHCD are negotiating terms of MOU
 - Property will not be transferred; SFMTA will lease site to developer for 100% affordable development
- Initial outreach to stakeholders has begun
- Additional public outreach and developer RFQ will follow



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Surface Parking Lots



CONCEPT: INFILL RESIDENTIAL OR MIXED USE DEVELOPMENT, PUBLIC PARKING

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Surface Parking Lots

- Procured consultant for development/parking analysis
- Study commenced in November; draft report will be completed in May
- Will recommend the appropriate housing and public parking mix for 5 surface lots:
 - 2 lots in Castro, 2 in West Portal, lot adjacent to Performing Arts Garage
- Public outreach will accompany draft study
- Study will determine whether one or more of these lots are developable and will test affordability scenarios

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Muni Yards



CONCEPT: DEVELOPMENT ABOVE UPGRADED BUS YARDS

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Muni Yards

- Development hinges on operational needs/constraints
- 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
- Will then draft RFP for detailed feasibility assessment for housing and mixed use development

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Questions?

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