



SFMTA

San Francisco Municipal Transportation Agency

Board of Supervisors Land Use & Transportation Committee

Joint Development Program

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Joint Development
involves a developer using
SFMTA property for non-
SFMTA uses.



Uses include housing and commercial development. The SFMTA, the community and the developer benefit. The developer typically owns and finances the non-SFMTA uses.

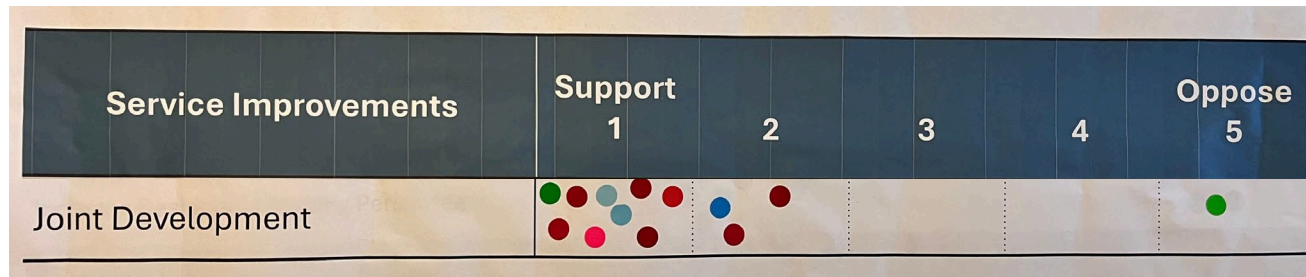
Source: [HRA Advisors](#)

Support

Unanimous MTA Board Adoption: Informed by two MTA Board meetings, stakeholder workshop, and meetings with City and State agencies, other Transit agencies

SF Youth Commission Support

Overwhelming support at Muni Funding Working Group – Jan. 31st meeting on Long-Term Ideas (2029+)



Investing in Muni is investing in Equity



Who rides Muni?



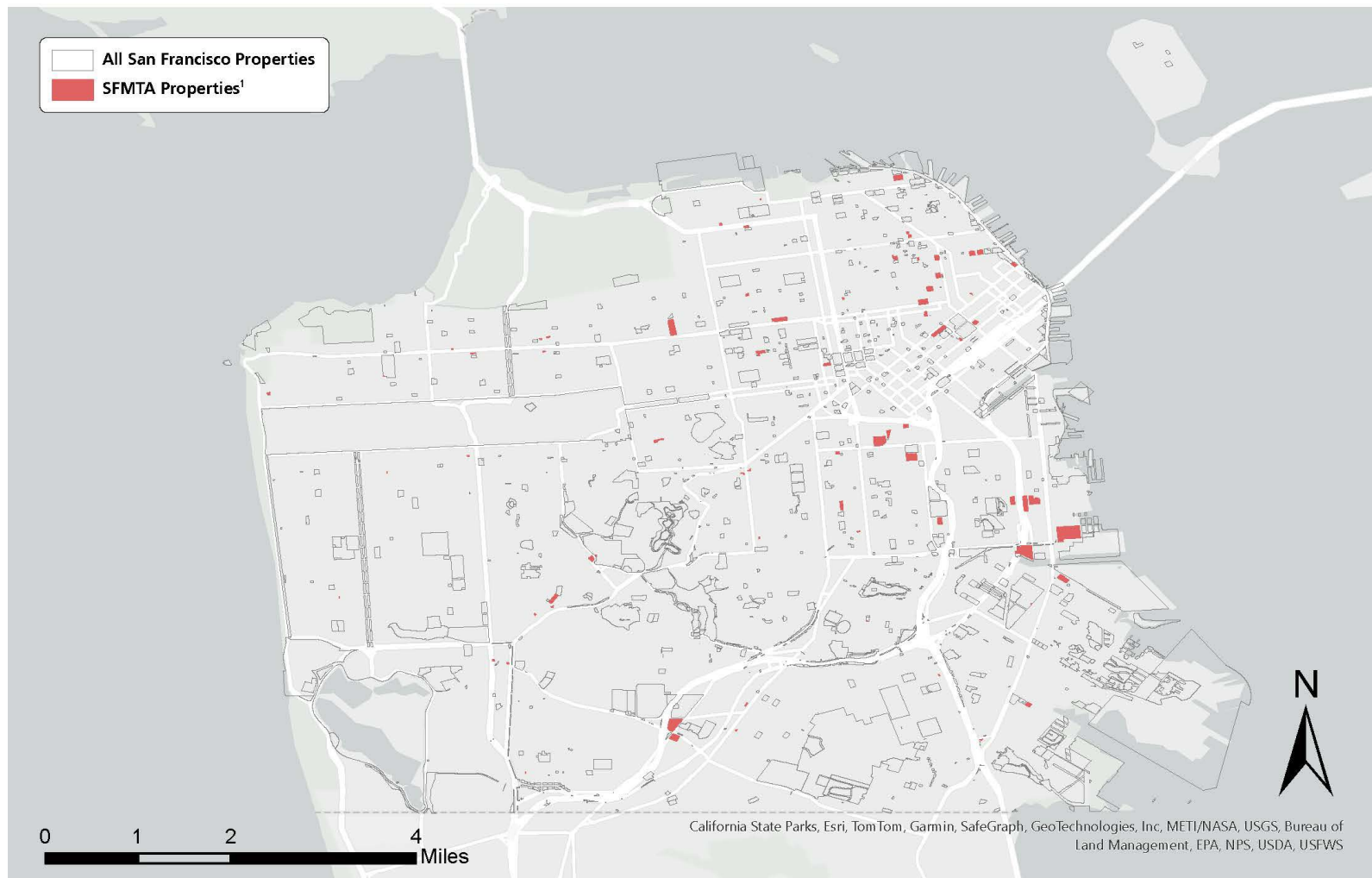
Downtown Recovery



***Muni affordability &
Cost of Living***

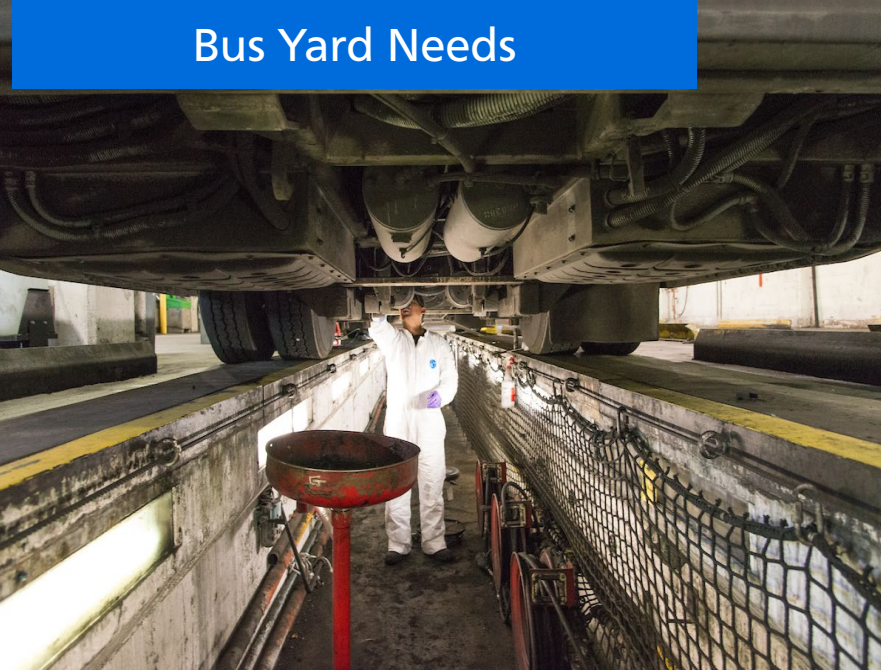
"There is literally no way to fill downtown with commuters unless you have public transit"
- Ted Egan, Chief Economist

City and County of San Francisco Properties



Source: Data SF City Lands https://data.sfgov.org/City-Infrastructure/City-Lands/gtnh-hgvs/about_data

1. Some SFMTA properties may be shared with other San Francisco agencies.



Bus Yard Modernization Needs

- Two are 110 years+ old
- Too small to meet fleet growth, require seismic safety upgrades, staff work in outdated space
- Low State of Good Repair ratings

Poor
Flynn
Woods

Very Poor
Kirkland
Potrero
Presidio

Joint Development uses private investment to:

- 1. Maximize Public Good.** Generate substantial long-term revenues to improve our transportation system. (top priority)
- 2. Create Inclusive and Well-Connected Communities.**
Create development projects that foster inclusive communities and improve access to opportunity and resources.
- 3. Build Sustainable and Resilient Projects.** Build development projects that improve working conditions for SFMTA staff, use green and resilient practices and reduce vehicle miles traveled and greenhouse gas emissions.

Strategies for Success

Portfolio Development

Properties subject to the Policy using site selection considerations such as property condition and use, neighborhood context, and development potential.

Portfolio Evaluation

Projections of:

- *Land uses (residential, commercial, etc.)*
- *Revenue to the SFMTA*
- *Job creation*

Consider feedback from land use experts.

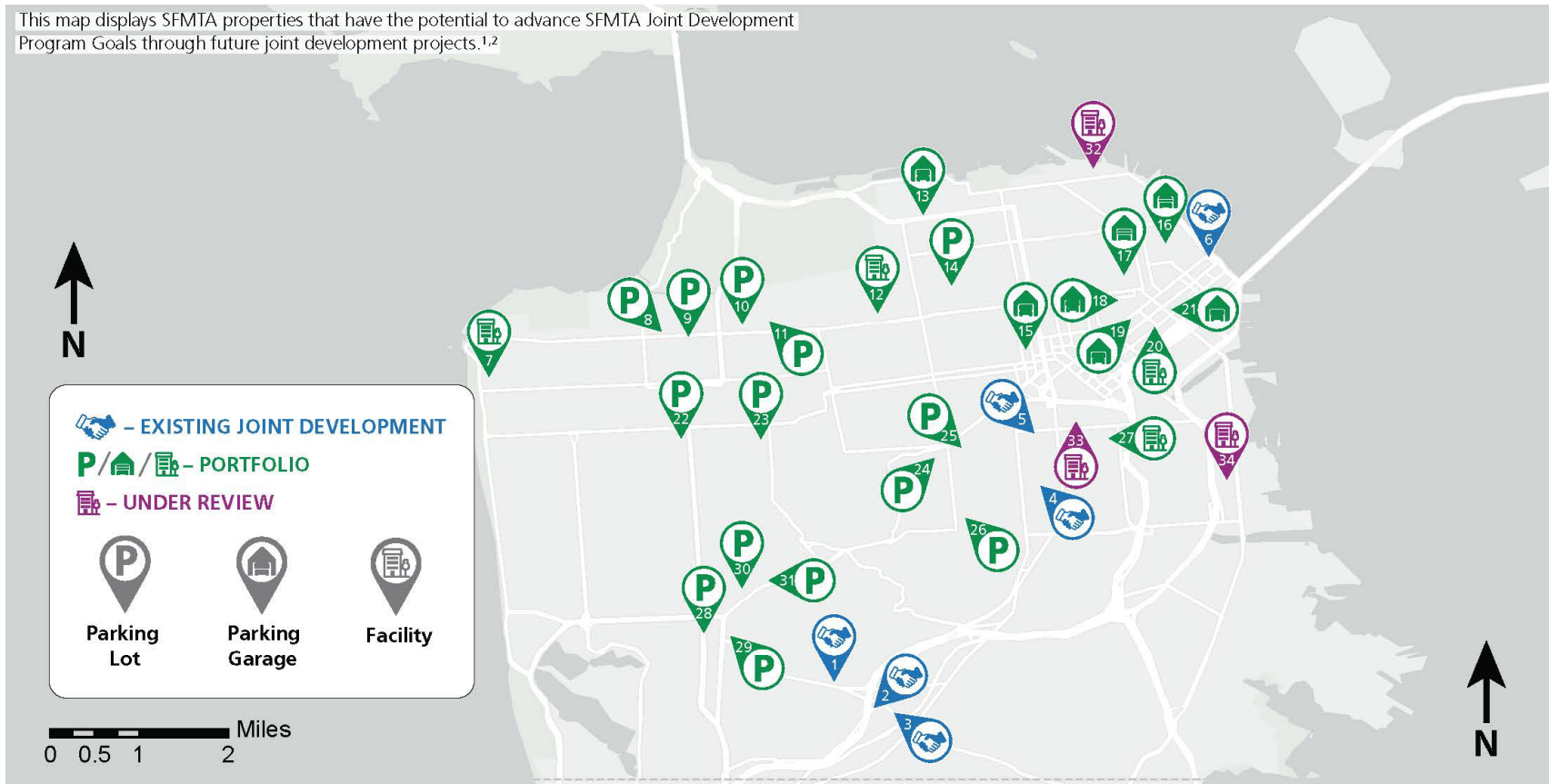
Portfolio Requirements

City affordable housing requirements on all residential sites in Portfolio.

California Surplus Land Act requirements – 25% Affordable Housing for residential projects across Large Properties in Portfolio

Joint Development Program Policy - Portfolio

This map displays SFMTA properties that have the potential to advance SFMTA Joint Development Program Goals through future joint development projects.^{1,2}



- | | | |
|---|--|---|
| 1 Ocean-Frida Kahlo, Residential Mixed-use | 12 Presidio Yard, 5.4 Acres, 478 Staff, 132 Transit Vehicles ³ | 24 18th St./Collingwood Lot, 0.19 Acre, 28 Parking Spaces |
| 2 Balboa Park Upper Yard, Residential Mixed-use | 13 Pierce Street Garage, 0.32 Acre, 116 Parking Spaces | 25 Castro/18th St. Lot, 0.19 Acre, 20 Parking Spaces |
| 3 Geneva Car Barn & Cameron Beach Yard, Community Center | 14 California/Steiner Lot, 0.43 Acre, 48 Parking Spaces | 26 24th St./Noe Lot, 0.13 Acre, 16 Parking Spaces |
| 4 Mission-Bartlett, Residential + Garage | 15 Performing Arts Garage, 1.01 Acres, 598 Parking Spaces ³ | 27 Potrero Yard, 4.4 Acres, 465 Staff, 158 Transit Vehicles ³ |
| 5 Hoff & 16th Street, Residential + Garage | 16 Golden Gateway Garage, 0.37 Acre, 1095 Parking Spaces | 28 19th Ave./Ocean Lot, 0.18 Acre, 20 Parking Spaces |
| 6 1 Hotel, Hotel Mixed-use | 17 Sutter-Stockton Garage, 0.43 Acre, 1865 Parking Spaces | 29 Ocean/Junipero Serra Lot, 0.19 Acre, 20 Parking Spaces |
| 7 La Playa & Cabrillo Terminal Loop, 0.44 Acre | 18 Ellis-O'Farrell Garage, 0.77 Acre, 950 Parking Spaces ³ | 30 West Portal/14th Ave. Lot, 0.14 Acre, 19 Parking Spaces |
| 8 Geary/21st Ave. Lot, 0.17 Acre, 21 Parking Spaces | 19 Fifth & Mission/Yerba Buena Garage, 2.77 Acres, 2585 Parking Spaces ³ | 31 Ulloa/Claremont Lot, 0.30 Acre, 23 Parking Spaces |
| 9 18th Ave./Geary Lot, 0.23 Acre, 21 Parking Spaces | 20 Yerba Buena/Moscone Station (above) & Headhouse, 0.34 Acre | 32 Kirkland Yard, 2.6 Acres, 338 Staff, 188 Transit Vehicles |
| 10 9th Ave./Clement Lot, 0.18 Acre, 21 Parking Spaces | 21 Moscone Center Garage, 0.93 Acre, 732 Parking Spaces ³ | 33 Flynn Yard, 6.2 Acres, 424 Staff, 119 Transit Vehicles |
| 11 8th Ave./Clement Lot, 0.25 Acre, 26 Parking Spaces | 22 20th Ave./Irving Lot, 0.20 Acre, 24 Parking Spaces | 34 Woods Yard, 8.2 Acres, 856 Staff, 204 Transit Vehicles |
| | 23 8th Ave & Irving Street Lot, 0.28 Acre, 41 Parking Spaces | |

1. These properties are currently necessary for SFMTA uses. Inclusion in the Portfolio does not make it Surplus Land as defined by the Surplus Land Act.

2. "Existing Joint Development" includes projects at predecessor agencies to the SFMTA. The list is not comprehensive as it excludes commercial leases at SFMTA properties, among others.

3. These properties are subject to Portfolio Requirements for parcels at one-half acre or larger. The Director of Transportation may amend to include only a portion of these properties in the Portfolio based on SFMTA needs.

An aerial photograph of San Francisco, showing a dense urban landscape with various skyscrapers and buildings. The text "Thank you SFMTA Joint Development Program" is overlaid in white, with "SFMTA" and "Program" underlined.

Thank you SFMTA Joint Development Program

sfmta.com/projects/sfmta-joint-development-program