Stonestown Development Agreement

SFMTA Board of Directors
May 21, 2024
Development Agreements - Background

Development Agreements are contracts between development sponsors and the City.

These contracts outline development rights, public benefits, and implementation plans for the project.
Example Development Agreement (DA) Projects

Balboa Reservoir

Mission Rock
SFMTA Board Approvals for DA

- Transportation Sustainability Fee
- Public Realm Improvements
- Transportation Mitigations (CEQA)
- Transportation Demand Management (TDM)
Context
1950s-era Car-oriented Shopping Center
Outdated Transit Facilities
Poor and Disconnected Walking Conditions
20th Ave Traverses Mall Parking Lot
Inadequate Bike Infrastructure
Project will Update Stonestown for 21st Century
Surface Parking Replaced with Housing, Parks, Office, and Retail

**FIGURE 1.1**: Photo from Stonestown Galleria looking towards Rolph Nicol Jr. Playground, 2023

**FIGURE 1.2**: Illustrative visualization of Town Square looking from Stonestown Galleria towards Rolph Nicol Jr. Playground

*From a retail center surrounded by surface parking...*

*...to a new town center*
Major Project Elements

- 3,500 new residential units from 3 - 18 floors
- Up to five towers
- New retail main street on 20th Avenue
- Nearly 6 acres of publicly accessible parks and plazas
- Underground and above ground parking
- New safe, accessible bike and pedestrian pathways

Illustrative representation of the project
Project Transportation Obligations

Transportation Sustainability Fee

- $50 Million for transportation benefits after completion of each phase (six project phases)

Public Realm Improvements:

- Pedestrian realm improvements meeting Better Streets Plan standard
- Protected bikeways. Improved walking connections to SF State, Lowell HS, and neighborhoods
- Bus priority measures
- Operator restroom upgrade

Transportation Mitigations (CEQA)

Transportation Demand Management (TDM)
Public Realm Improvements
Redesigned and Realigned 20th Ave
Bike and Ped Network Improvements

Stonestown bicycle network + key pedestrian connections
Citywide Bike Network Connections

- Stonestown Project Site
  - Bikeway connections to west via Winston Drive, Lake Merced Blvd and Great Highway
  - Bikeway connections to east via Winston Dr, Lunado Way, Holloway, Lee Ave, FKW, Hearst Slow Street and to the Mission neighborhood

- Bikeway connections to the north to Stern Grove, 20th Ave and GGP
Transit Hub with Abundant Service

Stonestown transit network

LEGEND

- New bus stop
- Eliminated bus stop
- Operator restroom
- Transit-only lane
- Existing bus stop
- M-Ocean View platform
- Muni Metro and Rapid service
- Muni local service every 10-20 minutes
- Muni local service every 20-30 minutes
- San Francisco Terminal
- Line terminal
Bus Operations Improvements
Mitigation Measure - Trip Reduction

Monitor Traffic and Implement Transportation Demand Management (TDM) Program

- Project auto trips capped at 90% of projected in EIR
- Implement TDM program $\rightarrow$ Trips monitored annually
- If trips exceed 90% $\rightarrow$ Implement additional measures:
  - Reduce parking supply
  - Subsidize transit passes
  - Bicycle amenities
  - Bikeshare
  - Carshare
  - Delivery supportive amenities
- SFMTA staff to provide consultation on TDM program
Agreement for Private Streets

- Formalizes transit operations with easement on 20th Ave for 57-Parkmerced
- Enables ticketing for violations of transit on private right of way
- Requires advanced notice for street closures
- Provides transit shelters and power at key transit stops
- Project Sponsor maintains infrastructure (signals, bikeways, signage, striping, etc.)
Development Agreement Community Benefits

**Mall main entry at Winston Drive (existing)**

**Streetscape Redesign and Transportation**
- Fully redesigned street network, accessible for all modes of transportation
- 20th Avenue retail corridor
- 2-way protected bikeways
- New mid-block pedestrian connections
- TDM plan and ~$50M in transportation fees

**Open Spaces and Parks**
- 6 acres of new privately owned publicly accessible open spaces, including farmers market plaza
- Improvements to Rolph Nicol Jr. Playground
- Contribution to City for future park improvements
Development Agreement Community Benefits

Childcare and Senior Center
- New onsite childcare for up to 100 children
- Replacement of existing senior center annex with new facility

Affordable Housing
- 20% affordable housing, including inclusionary onsite units within market rate buildings
- Up to 3 parcels dedicated for 100% affordable housing, including senior housing parcel
- Prioritization of in-lieu fees to support educator village
Development Agreement Community Benefits

Workforce Agreement
- First Source Hiring for Construction and Operations
- Local Hiring for work in public streets and park
- Local Business Enterprise obligations, including 10% MBE goal

Economic Impact
- ~800 jobs in San Francisco annually, during project development
- Direct project impact estimated at >1,000 permanent jobs and >$325M per year in San Francisco
Public Participation (Overview)

- 8 Public Workshops (with 600+ attendees)
- 14 Community Working Group Meetings
- 2,000+ Neighbor Conversations (Email, phone, in-person)
- 15,000+ Website visitors
- 250+ Hours of in-person and zoom office hours
## Approval Hearings

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<th>Commission</th>
<th>Date</th>
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<tr>
<td>Planning Commission</td>
<td>May 9, 2024</td>
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<tr>
<td>Recreation &amp; Parks Commission</td>
<td>May 16, 2024</td>
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<tr>
<td>SFMTA Board of Directors</td>
<td>May 21, 2024</td>
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<tr>
<td>SF PUC Commission</td>
<td>May 28, 2024</td>
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<td>SF Board of Supervisors</td>
<td>Summer 2024</td>
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Board Requested Actions

• Consent to transportation-related elements of DA, including Transportation Exhibit and transportation components of Infrastructure Plan

• Adopt findings under CEQA and transportation-related mitigation and improvement measures

• Authorize DOT to execute SFMTA Consent to Development
Thank you