



SFMTA

# Joint Development Program Goals and Policy

## Adoption Hearing

SFMTA Board of Directors  
February 4, 2025



**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](#)

# Joint Development

Source: Data SF City Lands [https://data.sfgov.org/City-Infrastructure/City-Lands-hgvs/about\\_data](https://data.sfgov.org/City-Infrastructure/City-Lands-hgvs/about_data)

\*Some SFMTA properties may be shared with other San Francisco agencies

-  All San Francisco Properties
-  SFMTA Properties<sup>1</sup>



California State Parks, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS

**Unfunded facility needs** – use our valuable land to help ourselves

**City housing, downtown recovery and climate goals** – advance all three

**Compliance with State Surplus Land Act** – strategic, flexible approach across Portfolio

# Past Engagement

- October 15, 2024 SFMTA Board of Directors Hearing
- City Agencies
- Other Transit Agencies – e.g., VTA, BART, WMATA, Sound Transit, LA Metro
- Stakeholder workshop
- January 31, 2025 Muni Funding Working Group
- California Department of Housing and Community Development

# Future Engagement for

- Joint Development Program Guidelines and Strategic Plan
- Individual Joint Development projects

**Joint Development** uses private investment for ~~public good in the following ways~~ to:

**Invest-Maximize Public Good.**

Generate substantial long-term revenues to improve our transportation system. This is a top priority.

**Create Inclusive and Well-Connected Communities.**

Create development projects that foster inclusive communities and improve access to opportunity and resources.

**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.

Changes to draft Goals shown in ~~strikethrough~~ and underline.

# 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 land use experts' feedback.

## **Portfolio Requirements**

City affordable housing requirements on all residential sites in Portfolio.

On January 3, 2025, the state provided a letter to the SFMTA that the Policy complies with the California Surplus Land Act

# Updates to Strategies

## Existing Strategy Revisions

Agency Capacity – need for adequate staffing to scale up

Be bold and encourage innovation – such as through rezonings

## Two New Strategies

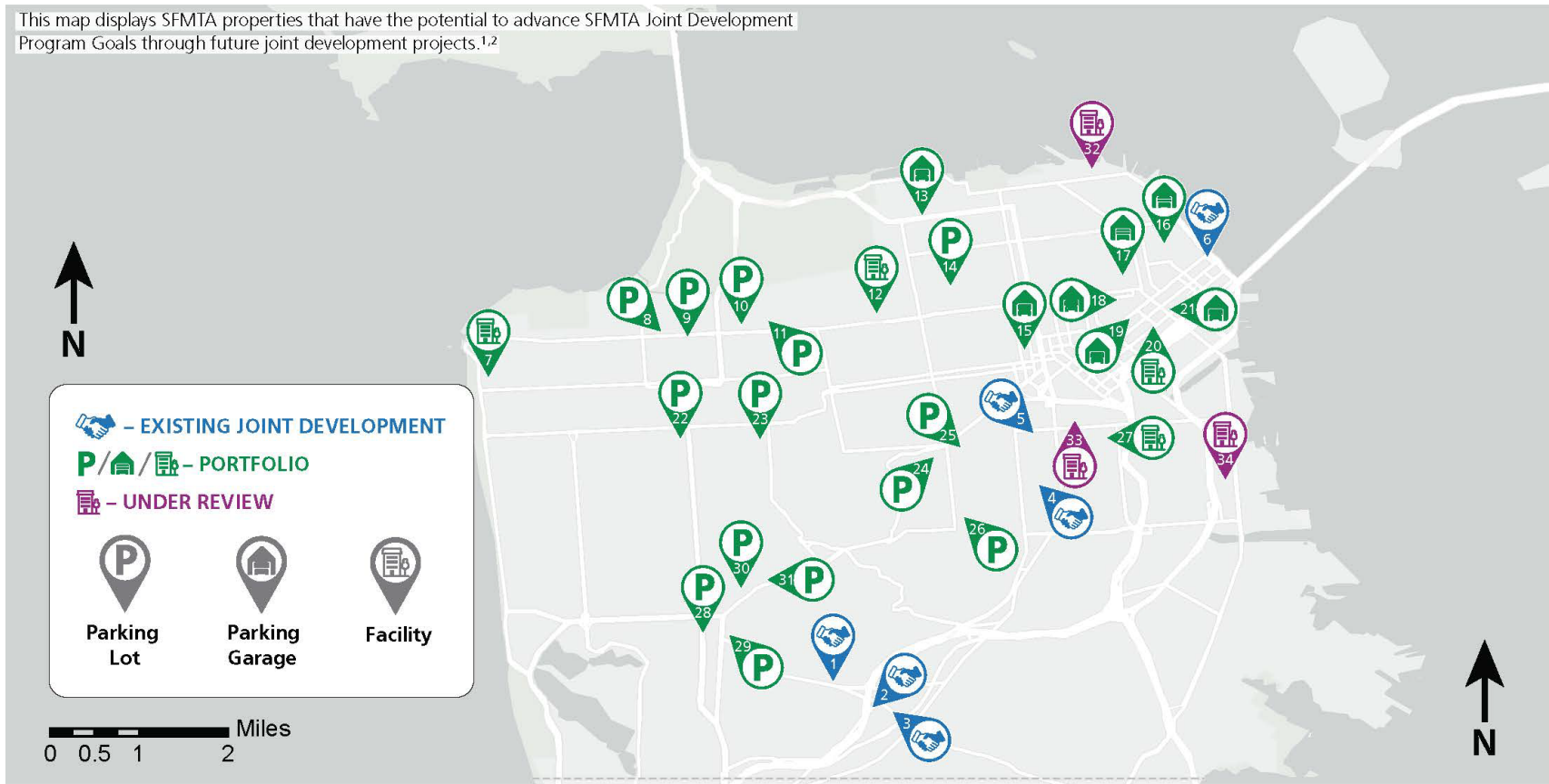
Community Benefits for Large Properties in addition to the revenue for the SFMTA

Temporary Uses – if they serve a need (e.g., open space)



# 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.<sup>1,2</sup>



- 1 Ocean-Frida Kahlo, Residential Mixed-use
- 2 Balboa Park Upper Yard, Residential Mixed-use
- 3 Geneva Car Barn & Cameron Beach Yard, Community Center
- 4 Mission-Bartlett, Residential + Garage
- 5 Hoff & 16th Street, Residential + Garage
- 6 1 Hotel, Hotel Mixed-use
- 7 La Playa & Cabrillo Terminal Loop, 0.44 Acre
- 8 Geary/21st Ave. Lot, 0.17 Acre, 21 Parking Spaces
- 9 18th Ave./Geary Lot, 0.23 Acre, 21 Parking Spaces
- 10 9th Ave./Clement Lot, 0.18 Acre, 21 Parking Spaces
- 11 8th Ave./Clement Lot, 0.25 Acre, 26 Parking Spaces

- 12 Presidio Yard, 5.4 Acres, 478 Staff, 132 Transit Vehicles<sup>3</sup>
- 13 Pierce Street Garage, 0.32 Acre, 116 Parking Spaces
- 14 California/Steiner Lot, 0.43 Acre, 48 Parking Spaces
- 15 Performing Arts Garage, 1.01 Acres, 598 Parking Spaces<sup>2</sup>
- 16 Golden Gateway Garage, 0.37 Acre, 1095 Parking Spaces
- 17 Sutter-Stockton Garage, 0.43 Acre, 1865 Parking Spaces
- 18 Ellis-O'Farrell Garage, 0.77 Acre, 950 Parking Spaces<sup>2</sup>
- 19 Fifth & Mission/Verba Buena Garage, 2.77 Acres, 2585 Parking Spaces<sup>3</sup>
- 20 Yerba Buena/Moscone Station (above) & Headhouse, 0.34 Acre
- 21 Moscone Center Garage, 0.93 Acre, 732 Parking Spaces<sup>2</sup>
- 22 20th Ave./Irving Lot, 0.20 Acre, 24 Parking Spaces
- 23 8th Ave & Irving Street Lot, 0.28 Acre, 41 Parking Spaces

- 24 18th St./Collingwood Lot, 0.19 Acre, 28 Parking Spaces
- 25 Castro/18th St. Lot, 0.19 Acre, 20 Parking Spaces
- 26 24th St./Noe Lot, 0.13 Acre, 16 Parking Spaces
- 27 Potrero Yard, 4.4 Acres, 465 Staff, 158 Transit Vehicles<sup>3</sup>
- 28 19th Ave./Ocean Lot, 0.18 Acre, 20 Parking Spaces
- 29 Ocean/Junipero Serra Lot, 0.19 Acre, 20 Parking Spaces
- 30 West Portal/14th Ave. Lot, 0.14 Acre, 19 Parking Spaces
- 31 Ulloa/Claremont Lot, 0.30 Acre, 23 Parking Spaces
- 32 Kirkland Yard, 2.6 Acres, 338 Staff, 188 Transit Vehicles
- 33 Flynn Yard, 6.2 Acres, 424 Staff, 119 Transit Vehicles
- 34 Woods Yard, 8.2 Acres, 856 Staff, 204 Transit Vehicles

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.

Adopt the SFMTA Joint Development Program Goals and Policy

Urge the SF Board of Supervisors to endorse the Goals and Policy

An aerial photograph of a city street intersection. A large construction site is visible in the center, with a dirt lot and some equipment. The surrounding area is filled with various buildings, including a prominent white building with arched windows on the left and a modern glass skyscraper in the center. The text "Thank you" is overlaid in white, centered on the image.

Thank you

Bank of A