



Reimagine Potrero Yard with Us!

Get To Know Potrero Neighborhood Collaborative and Pre-Application Meeting

November 29, 2022

Dear Neighbors,

Since December 2017, the SFMTA has been meeting with stakeholders and city partners in pursuit of a community vision for the future Potrero Yard. Recently the SFMTA began the next phase of the process by engaging Potrero Neighborhood Collective in a public-private partnership to develop the future building. In keeping with the project's intensive engagement process, the SFMTA and Potrero Neighborhood Collective will launch a series of community meetings starting with a get-to-know the developer team meeting with immediate neighbors on **Tuesday, December 13, from 6-8pm at the community room, Casa Adelante - 681 Florida (cross street 19th and Florida)**, prior to submitting a conceptual project proposal as part of the Planning Application to the Planning Department. In early 2023, we will have open houses and focus groups and will have more information on specific dates for these events as we move forward.

The core of the proposed project is a new bus maintenance facility, equipped with modern technology to keep Muni buses moving our riders reliably. A modern Potrero Yard will also serve Muni's fleet as it grows and transitions to battery-electric vehicles. The project concept includes a new mixed-income residential community above the bus yard with approximately 575 affordable rental units for those with low or moderate incomes, and neighborhood uses at the ground floor.

Enclosed you can view the Planning Department's Pre-Application Meeting notification letter, which introduces the project concept. The SFMTA and Potrero Neighborhood Collective are committed to an inclusive, transparent engagement process throughout this project.

Please reach out to Johnny Jaramillo (email: jjaramillo@medasf.org | tel: 415-827-2154) with questions or comments. We look forward to sharing additional details and continuing this conversation at the December 13 meeting!

Best Regards,

SFMTA Potrero Yard Team and Potrero Neighborhood Collective



Reimagine Potrero Yard con Nosotros!

[Conozca a Potrero Neighborhood Collaborative & Asista a la Junta Comunitaria](#)

Noviembre 29, 2022

Estimados vecinos,

Desde diciembre del 2017, la Agencia de Transporte Municipal de San Francisco (SFMTA, siglas en inglés) ha estado reuniendo a miembros de la comunidad y socios de la ciudad en busca de una visión comunitaria del proyecto futuro de Potrero Yard. Recientemente, el SFMTA comenzó la siguiente fase del proyecto al involucrar a Potrero Neighborhood Collective en una asociación público-privada para desarrollar el futuro proyecto.

Para continuar el proceso intensivo de alcance comunitario, la SFMTA y Potrero Neighborhood Collective lanzarán una serie de juntas comunitarias para presentar al equipo de desarrolladores a los vecinos que residen junto al proyecto antes de entregar la propuesta de diseño conceptual del proyecto a la ciudad que requiere el Departamento de Planificación de SF. La junta se realizará el **martes 13 de diciembre de 6 a 8pm** en el Salón Comunitario de **Casa Adelante 681 Florida, (en la calle 19 con Florida)**. A principios del 2023, tendremos jornadas de puertas abiertas y grupos de enfoque para la comunidad. Más detalles y fechas específicas se publicarán a medida que avance el proyecto.

El proyecto consta de los siguientes aspectos: un centro de mantenimiento de buses equipado con tecnología moderna para que los autobuses de Muni transporten a nuestros pasajeros de manera confiable. El moderno proyecto de Potrero Yard también servirá a la flota de Muni a medida que crezca y haga la transición a vehículos eléctricos a batería. El concepto del proyecto estará compuesto de una comunidad de ingresos diversos ubicada encima del patio de autobuses, de aproximadamente 575 unidades de alquiler para personas con ingresos bajos o moderados y servicios comunitarios en la plata baja.

Adjunta puede ver la carta de notificación de la reunión que presenta el concepto del proyecto para la solicitud del Departamento de Planificación. El SFMTA y Potrero Neighborhood Collective están comprometidos con un proceso inclusivo, transparente a lo largo de este proyecto.

Para cualquier duda o comentario, por favor comuníquese con Johnny Jaramillo (correo electrónico: jjaramillo@medasf.org | tel: 415-827-2154) ¡Esperamos poder compartir detalles adicionales y continuar esta conversación en la junta del 13 de diciembre!

Saludos Cordiales,

SFMTA Potrero Yard Team and Potrero Neighborhood Collective

NOTICE OF PRE-APPLICATION MEETING

Date: _____

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at _____, cross street(s) _____ (Block/Lot#: _____; Zoning: _____), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to filing a Project Application with the Planning Department. Those contacted as a result of the Pre-Application process will also receive formal notification from the city after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction subject to Section 311;
- Any vertical addition of 7 feet or more subject to Section 311;
- Any horizontal addition of 10 feet or more subject to Section 311;
- Decks over 10 feet above grade or within the required rear yard subject to Section 311;
- All Formula Retail uses subject to a Conditional Use Authorization;
- PDR-1-B, Section 313;
- Community Business Priority Processing Program (CB3P).

The development proposal is to: _____

Existing # of dwelling units: _____	Proposed: _____	Permitted: _____
Existing bldg square footage: _____	Proposed: _____	Permitted: _____
Existing # of stories: _____	Proposed: _____	Permitted: _____
Existing bldg height: _____	Proposed: _____	Permitted: _____
Existing bldg depth: _____	Proposed: _____	Permitted: _____

MEETING INFORMATION:

Property Owner(s) name(s): _____

Project Sponsor(s): _____

Contact information (email/phone): _____

In-Person Meeting Address*: _____

Video Conferencing Link: _____

Audio Conference Phone Number and ID : _____

Date of meeting: _____ Time of meeting**: _____

* Pre-Application Meetings must be conducted in a hybrid manner. The applicant should include a phone number, video conferencing link, and an in-person meeting location on the Pre-Application notice. The meeting location should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 49 South Van Ness Avenue, Suite 1400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, email the Planning counter at the Permit Center at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.