



Potrero Yard Neighborhood Working Group Meeting Minutes
Thursday, October 25, 2018, 6:30 p.m. to 8:30 p.m.
Potrero Yard (1800 Bryant Street)

Note - the meeting minutes capture the overall tone of the group's discussion and is not meant to be an exact transcription.

Attendees

Present:

J.R. Eppler
Alexandra Harker
Mary Haywood
Ryan MacPhee
Scott Feeney

Not Present:

Erik Arguello
Thor Kaslofsky
Kamilah Taylor

SFMTA Staff:

Licinia Iberri
Bradley Dunn
Jonathan Rewers
Ethan Veneklasen

Other Attendees:

Alison Channon (consultant)

SITE TOUR

The meeting began with a site tour of Potrero Yard. Participants introduced themselves and were welcomed to the group by Licinia Iberri, Bradley Dunn, and Jonathan Rewers. Licinia reviewed site safety instructions, including that safety vests and closed-toe shoes are required at all times on-site.

MEMBERSHIP

Discussion

1. Bradley presented charter and discussed working group obligations, including meeting attendance and engagement with community.
2. Licinia shared that the Working Group still has several seats open and the SFMTA continues to seek new members who represent diverse groups. The SFMTA is hoping the first round of workshops will help to attract new members.

Next Steps:

1. Licinia will share the categories that are not represented with members so they can recommend potential candidates.

SIX MONTH SNAPSHOT

Discussion

1. Licinia presented the project schedule and the outlook for the next six months. She shared that the Working Group will meet after the first series of workshops to discuss community feedback.

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- a. October 2018 – First Working Group meeting
- b. November/December 2018 – First series of workshops (two)
 - i. December 5, 2018, 11-1 PM at Sports Basement
 - ii. December 8, 2018, 6-8 PM at Sports Basement
- c. January/February 2019 – Working Group meetings (TBD)
- d. March – Second series of workshops

Next Steps:

1. Schedule Working Group meeting for early 2019

PROJECT DATA

Discussion

1. Licia reviewed the project basics and referenced slides. Licia gave a broad overview of the many considerations at play in this project. These include:
 - a. While the site is large (4.4-acres, 2 city blocks by 1 block), the SFMTA needs to be able to store more vehicles at Potrero Yard than there is room for right now.
 - b. The new facility will be designed to accommodate battery electric vehicles.
 - c. Licia shared that at the first round of open houses there were two scenarios under consideration. In one scenario, the SFMTA would acquire new land and build another facility and the second scenario assumed that no new land would be acquired. The SFMTA was not able to obtain new land, so they will not be able to build a new facility. That scenario is no longer relevant.
 - d. As a result, the rebuilt Potrero Yard will need three stories of transit storage and maintenance.
 - e. Zoning limitations for height will need to be modified to accommodate three stories of transit. Rezoning to Special Use District will also be required for any non-public use.
 - f. Funding for the project will require voter support in the form of a bond measure.
 - g. The maintenance building façade is a historic resource.
 - h. No facility in the country has a non-transit joint use on top of a bus yard like this – this work is unprecedented.
 - i. Bus ramps will need to be integrated into the site.
2. Features of rebuilt Potrero Yard
 - a. Solving for better maintenance
 - b. Trying to be a better neighbor
 - c. Prepare for major transition to battery electric vehicles – has major infrastructure implications

PROJECT SCHEDULE

Discussion

1. Licia reviewed the basics of the project schedule.
 - a. 2018-2019 Activities
 - i. Design Criteria
 - ii. Preliminary Cost Estimates
 - iii. Feasibility Study
 - iv. Public Open Houses
 - b. 2019-2021 Activities

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- i. Scoping Phase – includes:
 - ii. Environmental Review
 - iii. Preliminary Project Assessment (PPA)
 - iv. Request for Proposals
 - c. 2021-2023 Activities
 - i. Design Phase – includes:
 - ii. Entitlements
 - iii. Funding Bond
 - iv. Bid Packaging
 - d. 2023-2026 Activities
 - i. Construction Phase
 2. HDR/Maintenance Design Group (MDG) is the transportation consultant. MDG is a sub to Hatch.
 3. The project is currently in pre-development and scoping phase.
 4. SWCA is under contract for Environmental Review, and we know the project will require an Environmental Impact Report due to impacts to the historic resource.
 5. The SFMTA needs a project description to file a Preliminary Project Assessment (PPA) with the Planning Department.
 6. The current schedule takes Potrero Yard out of service in 2023 and brings it back in service by 2026.

DEVELOPMENT OPTIONS

Discussion

1. Licia presented the main areas of consideration that will impact the new facility.
 - a. The slide deck used for the meeting posed several questions listed below.
 - b. Muni operational needs
 - i. Muni operational needs are the priority.
 - ii. The new facility must accommodate the growing fleet.
 - iii. It must be LEED Gold per City regulations.
 - iv. It must have a modern maintenance area that can serve battery electric buses.
 - v. The employee space must be modern and meet all relevant regulations.
 - c. Urban Design
 - i. Are there existing uses that the new Potrero Yard should highlight? (question from slide deck)
 - ii. How should the new facility connect to Franklin Square Park? (question from slide deck)
 - iii. Should the site include a mid-block crossing to connect to Franklin Square Park? (question from slide deck)
 1. The planning code suggests a mid-block crossing would be beneficial.
 - iv. What community uses are needed? (question from slide deck)
 1. Licia invited the attendees to start thinking about what community uses are needed that aren't satisfied and possible ways for the project to support those needs.
 - d. Land use
 - i. Considerations for adding another use above the bus facility
 1. Licia explained that the SFMTA came to the conclusion that Product, Distribution, and Repair (PDR) isn't compatible because of the internal building requirements would likely conflict with transit uses.

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2. Licia explained that the SFMTA has received feedback from some community representatives that office space is not a desirable joint use.
 - ii. How do we build different uses on the same site? (question from slide deck)
 - iii. Could this be an appropriate site for housing? (question from slide deck)
 1. Licia explained that there are conflicts between the needs of vehicles and the needs of residents that would need to be resolved?
- e. Funding
 - i. The budget for the transit component is around \$400M.
 - ii. Licia explained that it would be difficult to fund the project without a ballot initiative.
 - iii. SFMTA analysis determined that joint development could support 10-20% of project cost.
- f. Sustainability and Resiliency
 - i. Licia explained that the SFMTA has heard from residents near transit facilities that employee parking is a top concern. Residents don't want SFMTA employees to take up all the street parking near transit facilities.
 - ii. She explained that SFMTA policy is not to fund parking for employees on-site. The agency is current doing a campus-wide assessment to identify ways to manage parking across all of its facilities.

WORKSHOP DESIGN

Discussion

1. Licia and Bradley explained the topics they'd like the attending public to discuss at the first workshops, including:
 - a. Building height
 - b. The SFMTA's contribution to the neighborhood
 - c. Neighborhood context and relationships
2. SFMTA staff then presented various ways of structuring the conversations at the workshops and asked the Working Group members to share their feedback.
3. SFMTA staff introduced some parameters for thinking about building height and housing.
 - a. The team explained that 150-foot height was a parameter selected because it was the tallest height that stakeholders in the Mission Action Plan planning process indicated they could consider for a site nearby (Potrero Center).
 - b. A building of that size would could accommodate over 850 units with a mix of studio 1, 2, and 3-bedroom units.
4. A working group member asked about the possibility of building down. Licia explained there will be a basement used for housing battery electric bus infrastructure.

BUILDING HEIGHT

Discussion

1. Working Group attendees reviewed examples of ways to present building height at a workshop and were asked if the examples were helpful and if they had other ideas for the Building Progress workshops. The attendees shared the following feedback:
 - a. Show a 3D massing model using google Earth to help people picture the building heights ([Axonometric Drawing](#)).

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- i. Be careful to explain that the 3D massing does not represent a final design.
 - ii. Consider using dotted lines or shading to show the size of the building.
 - iii. Show multiple height options for comparison.
 - b. Include future development in the area to show how the building will look in the future context.
 - c. Representations need to give sense of building height and footprint on the ground.
 - d. Reference other nearby buildings for comparison – for example the US Bank building at 22nd and Mission is 103 feet tall.
 - e. Need to help people understanding how it will feel in the community – need to show what 10 stories means in human terms – what’s the experience?
 - f. Brainstorm buildings in the city that you like and then discuss heights.
2. Working Group members agreed on the use of 3D height models to discuss height but shared additional feedback on other aspects of the building that workshop attendees should discuss.
 - a. Working Group members shared that lots of people may not notice how tall a building is. Instead, we need to think about what people see as they’re walking through the neighborhood. People will wonder about what’s along the street and their experience of walking down the block.
 - b. Are there are other ways to talk about height? Should the discussion be reframed from maximum height to another metric?
 - c. People are concerned about density and open space and a height conversation may not capture those issues.
3. The group also raised some downsides of focusing on height.
 - a. One member shared that focusing on height could be starting backwards. Instead we could focus more broadly on what people want. The priority issues may be something completely different, such as housing or sunshine on the park.
 - b. The SFMTA could use that information to then determine optimal heights.

Next Steps:

1. SFMTA will work with SiteLab to develop designs for the workshops that align with the Working Group’s feedback.

COMMUNITY BENEFITS

Discussion

1. SFMTA staff introduced the community benefits conversation. Licia shared that community benefits is often a meeting or community space. She added that the SFMTA is willing to build community space, but they want to make sure they’re building something the neighborhood wants.
2. The group can expand their idea of community benefits to include engagement opportunities instead of space.
 - a. For context, Licia shared that KQED (across the street from Potrero Yard) has plans to build an event space that can be reserved for meetings and a community recording space.
3. The group reviewed visual examples of Community Benefits representations included in the slide deck.
 - a. The group preferred the “Help us imagine it” example.
 - b. Working Group members suggested leaving blank boxes in the graphic so people can share their own ideas.
4. SFMTA staff and Working Group members brainstormed community benefits. Licia encouraged the group to consider a broad meaning of community benefits.

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5. Working Group members shared the following suggestions:
 - a. Job training for neighbors
 - b. A space for transportation education on transportation - maybe Vision Zero outreach
 - c. A recharging station for Clipper cards
 - d. Muni customer service location
 - e. Pop-up Muni swag shop

Next Steps:

1. SFMTA will work with Sitelab to develop designs for the workshops that align with the Working Group's feedback.

COMMUNITY CONTEXT

Discussion

1. The SFMTA team moved the conversation to discussing the community context. The group reviewed the examples in the slide deck.
2. Licia raised the open-ended question: Which is the community-oriented corner? Which corner should we be focused on? SFMTA staff and the Working Group agreed that this is something the Workshop will help the group understand.
3. Working Group members raised the following questions and ideas:
 - a. Retail could be a great way to activate 17th Street. The area across from the park could be a great place for retail.
 - i. Licia explained that retail requires a tradeoff conversation because retail could impact the historic façade.
 - b. Members want to see more activity on 17th Street.
 - c. Members suggested opportunities for people to interact with the buildings. See Number 3 under Community Benefits conversation.
 - d. Working Group members suggest show different sidewalk experiences for Workshop attendees to react to.

Next Steps/Outstanding Questions:

1. SFMTA will work with Sitelab to develop designs for the workshops that align with the Working Group's feedback.

PASSIVE FEEDBACK

Discussion

1. Working Group members like the World Café format. They shared that it is beneficial for people to hear other people's ideas.
2. Some Working Group members are skeptical of the open house format because it doesn't generate as much feedback and it doesn't allow attendees to share with each other.

OUTREACH

Discussion

1. Licia presented the following outreach methods:

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- a. Email to project list
 - b. Blog post on SFMTA.com
 - c. SFMTA website announcements
 - d. Facebook ads
 - e. *El Tecolote* advertising
 - f. Outreach to community groups and Supervisors
 - g. Posters at transit stops
 - h. Onsite signage
2. Working Group members shared the following feedback.
- a. Advertise on Twitter and Instagram as well as Facebook.
 - b. The group also wanted to confirm that all ads would be bilingual. Newspaper ads and social media ads will be in English and Spanish.
 - c. Consider additional outlets for advertising such Streetsblog, 48 Hills, Mission Local and other local magazines.
 - d. The group shared that the posters on the transit stops need to be simplified so the most important information is clearer.

Next Steps:

1. SFMTA will work with its consulting partners to move forward on outreach.