



SFMTA

# Building Progress: Potrero Yard Neighborhood Working Group

March 2020 Meeting

# Agenda

1. Welcome – 5 minutes
2. Working Group member announcements – 5 minutes
3. 2020 Working Group Meeting Logistics – 10 minutes
4. General Project & Schedule Update – 15 minutes
5. Arup Presentation “Key Takeaways” – 20 minutes
6. RFQ + RFP Process – 45 minutes
7. Project-Specific Legislation (Board of Supervisors) – 15 minutes
8. Next Steps - 5 minutes
9. Public Comment

# Working Group Member Announcements

- Is there anything you want to share with us?
- Are there any upcoming community events that we should be aware of?
- Community conversations about the project
- Outreach for Working Group members

# 2020 Working Group Meeting Logistics

- Scheduling: Majority of group is available either Monday or Tuesday
- Potential Dates:
  - April 6th or 7th
  - May 4th or 5th
  - June 1st or 2nd
  - July 6th or 7th
  - August 3rd or 4th
  - September 7th (Labor Day) or 8th
  - October 5th or 6th
  - November 2nd or 3rd
  - December 7th or 8th
- Members by Proxy & Other Alternatives
- Subcommittees

# General Project & Schedule Updates

- CEQA
  - Project application submitted in November 2019
  - Update: CEQA Public Scoping Meeting Late May/Early June
  - Draft EIR comes out in early 2021
  - 22-month CEQA approval from “stable project description”
- RFQ/RFP release
  - RFQ released in spring 2020
  - RFP released in summer 2020
- Developer selection
  - Fall 2020

# General Project & Schedule Updates, Cont.

- Spring “Office Hours” & Pop-Up Events
  - Sunday Streets 3/8
  - Cesar Chavez Parade 4/18
  - Franklin Square Park
  - Grocery Stores
  - Farmers Market
  - Community Hubs
- Key Topics for Spring
  - RFQ Process
  - RFP Priorities
  - CEQA
- 2020 Outreach Schedule
  - Spring – Community Events & Office Hours
  - May/June – CEQA Public Scoping Meeting
  - July/August - RFP Public Workshop
  - Fall - Employee In-Reach, In-Language Engagement, Roadshow
  - Winter - Roadshow/Stakeholder One-On-Ones & Briefings

# Arup Presentation “Key Takeaways”

## Joint Development

- The project presents unique opportunities and challenges by combining public infrastructure and a housing project into one building. These include project financing and the design, construction, operations, and long-term maintenance of the housing and bus facility components.

# Arup Presentation “Key Takeaways”, Cont.

## Goals for Procurement

As we develop preliminary project parameters and design guidelines, we must also focus on overarching goals to engage a developer. The project goals for engaging a developer have been highlighted in these key areas:

- Deliver the project’s technical requirements and programming needs, and complete construction by 2026
- Maintain cost control through a competitive process
- Manage and allocate risk while maximizing opportunity to minimize project cost
- Reflect community-driven project goals and expectations
- Continue to engage the public, community stakeholders, and this Working Group throughout the duration of the project



# RFQ + RFP Process

## Two Stage Process

- While working with Arup to better achieve the project's goals, the SFMTA and Public Works have decided to conduct a two-stage procurement beginning with a Request for Qualifications (RFQ) followed by a Request for Proposals (RFP).
- The RFQ would result in the selection the top three responders based on an evaluation of their relevant experience and qualifications. Those top three responders would then be invited to submit a full proposal through a subsequent RFP process. The SFMTA looks forward to collaborating with the Working Group and broader community to develop the principles and key components of the RFQ and RFP.

# Project-Specific Legislation

Special legislation at the Board of Supervisors will be required to provide a legal pathway for our project.

- Purpose of legislation
- Process/Timing

# Next Steps

- Homework!
  - Research a project that you liked, or has elements you think were successful, to discuss with the group at our April meeting
- Future Meeting Topics
  - “Ask a Planner” with Planning Department staff
  - Housing – income levels, family units, target population
  - On-site amenities and Ground-floor Uses
  - Transportation
  - Sidewalk, Streets, and Safety Improvements
  - Community Benefits
  - Architecture and Public Art
  - Green/Open space
  - “Meet the Developer” (following developer selection)

# Public Comment

- Do any members of the public wish to comment?

# Please Reach Out Anytime

- Send us your questions.
- Suggest additional Working Group members to fill our two vacant seats.
- Request a meeting. Our doors are always open to you.

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