



SFMTA

Building Progress: Potrero Yard Neighborhood Working Group

June 2023 (Meeting #33)



POTRERO

[Community]

Detailed Agenda

1. Welcome — 5 minutes
2. Member & SFMTA Announcements — 5 minutes
3. Public Art Project Plan (draft) – 30 minutes
4. Project Updates: Housing Finance– 25 minutes
5. Project Updates: 50% Schematic Design (final) – 20 minutes
6. Potrero Yard Neighborhood Working Group Vacancies – 20 minutes
7. Next Steps — 5 minutes
8. Public comment - *members of the public who wish to participate in the meeting virtually will be placed on mute, regardless of joining via video or by phone, until the Public Comment section.*



Today's Objectives

- Provide an overview of San Francisco Arts Commission's approach to public art at Potrero Yard (bus yard)
- Provide details on housing finance
- Present updated Project design
- Discuss potential expansion to the Working Group can support PNC and the SFMTA's community engagement efforts



Announcements: SFMTA Summer Muni Service Changes

- Reduce crowding with revenue-neutral service changes that shift service from less crowded lines
- Addressing crowding on most non-school crowded corridors
 - 1 California
 - 28 19th Avenue
 - 38R Geary Rapid
 - 44 O’Shaughnessy
- Supporting economic recovery
 - 1X California Express will start earlier with more morning trips
 - F Market & Wharves will have a bus overlay summer weekend afternoons



Announcements: Working Group

Working Group members please share upcoming events or activities with the Working Group, SFMTA, and PNC.

Schedule Updates

As PNC progresses design and pursues Entitlements for the Project, PNC has:

- Submitted its 50% final Schematic Design on May 3, 2023
- Hosted a virtual public meeting on May 17, 2023 (48 members of the public attended)
- Participated in Community Listening Sessions
- Participated in Inreach meeting with SFMTA employees at Potrero Yard

Upcoming submittals include:

- 100% draft Schematic Design submit to SFMTA (August 10, 2023)
- 100% final Schematic Design submit to SFMTA (October 5, 2023)



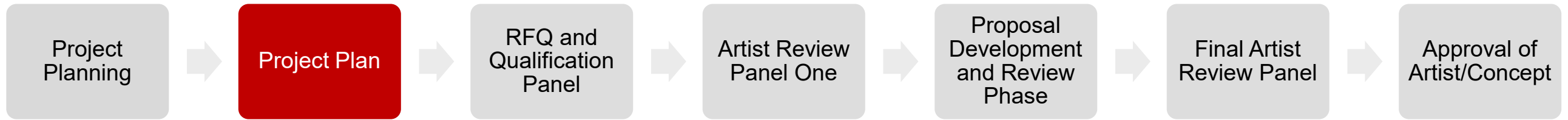


Public Art Project Plan (draft)

Mary Chou, San Francisco Arts Commission



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Collective]



Project Planning

- SFAC meets with client and design team to review and discuss artwork opportunities, project goals, and community outreach.
- SFAC meets community to receive input on artwork goals and opportunities.
- PYMP Public Art Survey circulated starting mid-March through early May. 115 responses received.

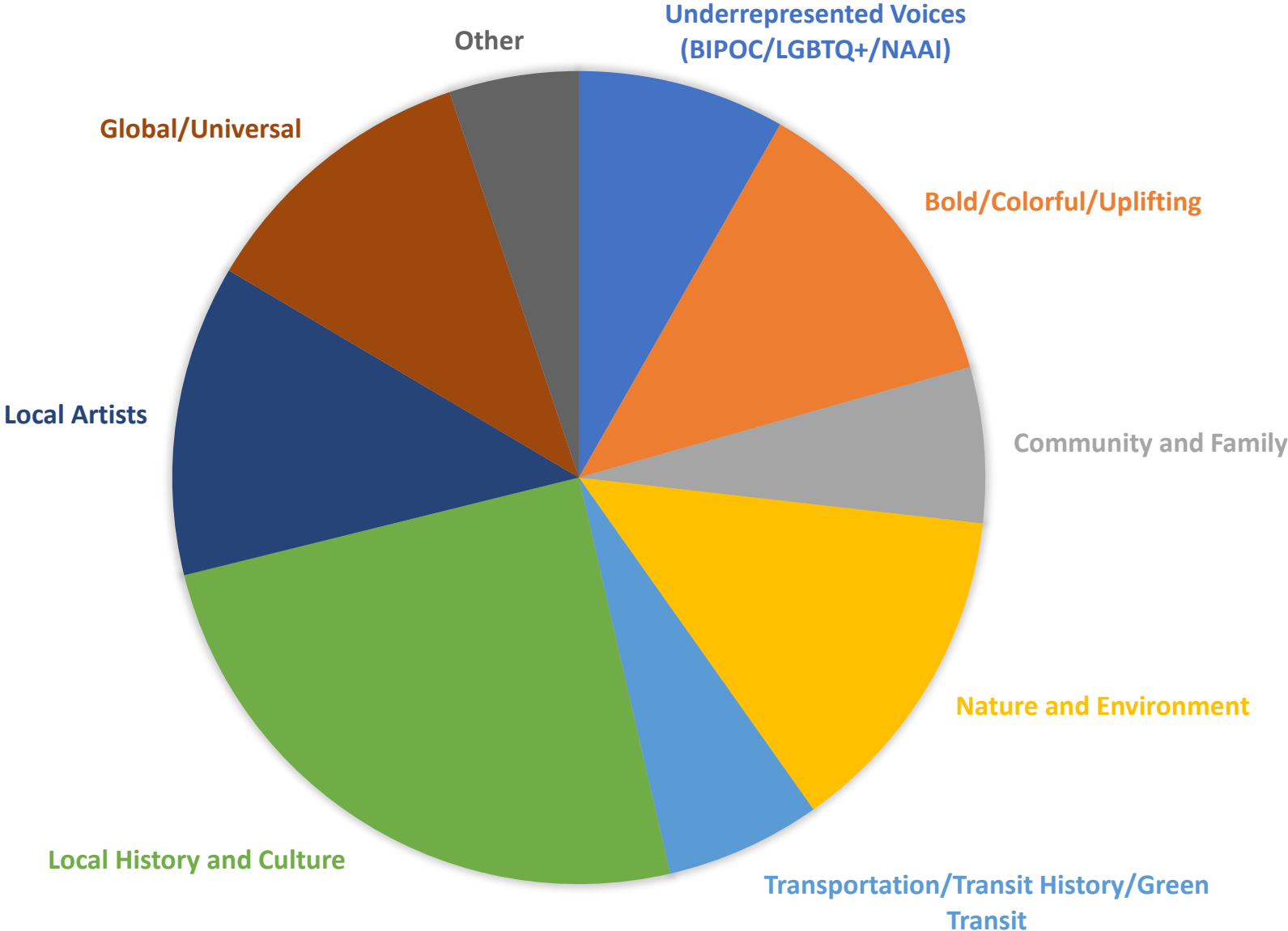


Artist Review Panel for Southeast Community Center Plaza Sculpture Project (2019)

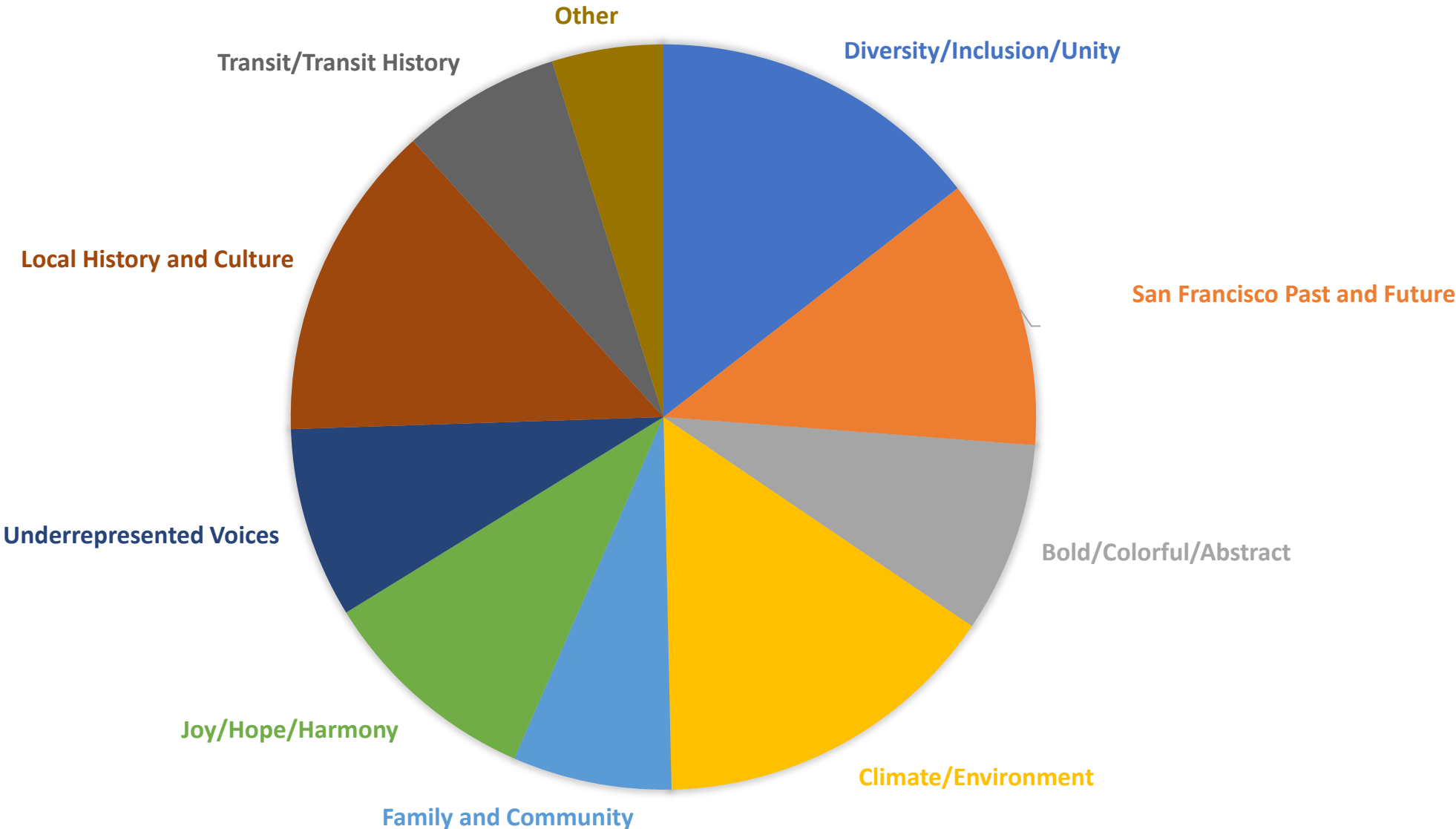
Public Art Project Plan

- Project Background
- Artwork Opportunities
- Project Goals
- Artwork Budget
- Artist Recruitment Approach And Eligibility
- Artist Selection Process
- Community Involvement
- Timeline

**SURVEY RESULTS:
ARTWORK CONTENT**



**SURVEY RESULTS:
ARTWORK THEMES**



What would you like artwork to convey to future generations?

“The artwork should represent the beautiful **diverse cultures of the people of San Francisco**, and especially the **Mission District**”

“**Community investment in housing, transit, green power.**”

“The **history of Mission and Potrero Hill and the people who live here**. For example, their **daily lives**, backgrounds and struggles.”

“That San Francisco and the neighborhood will continue to **grow, change and thrive.**”

“Where the neighborhood started and where it is going. **The direction we hope to go in as a community.**”

“That **anything is possible**, beauty can be found anywhere, the **rich cultural traditions** of this area, the **pride, joy, influence, excitement, understanding and connection that arts can convey and offer our community and visitors.**”

“**Hope, resilience, and a sense of pride**”

“**Joy in diversity, joy in togetherness, joy in human endeavors and technology.**”

“The **importance of keeping public transit alive** and flourishing and **creating homes for everyone.**”

“It should be **inclusive of different cultural perspectives**. It should be **globally influenced.**”

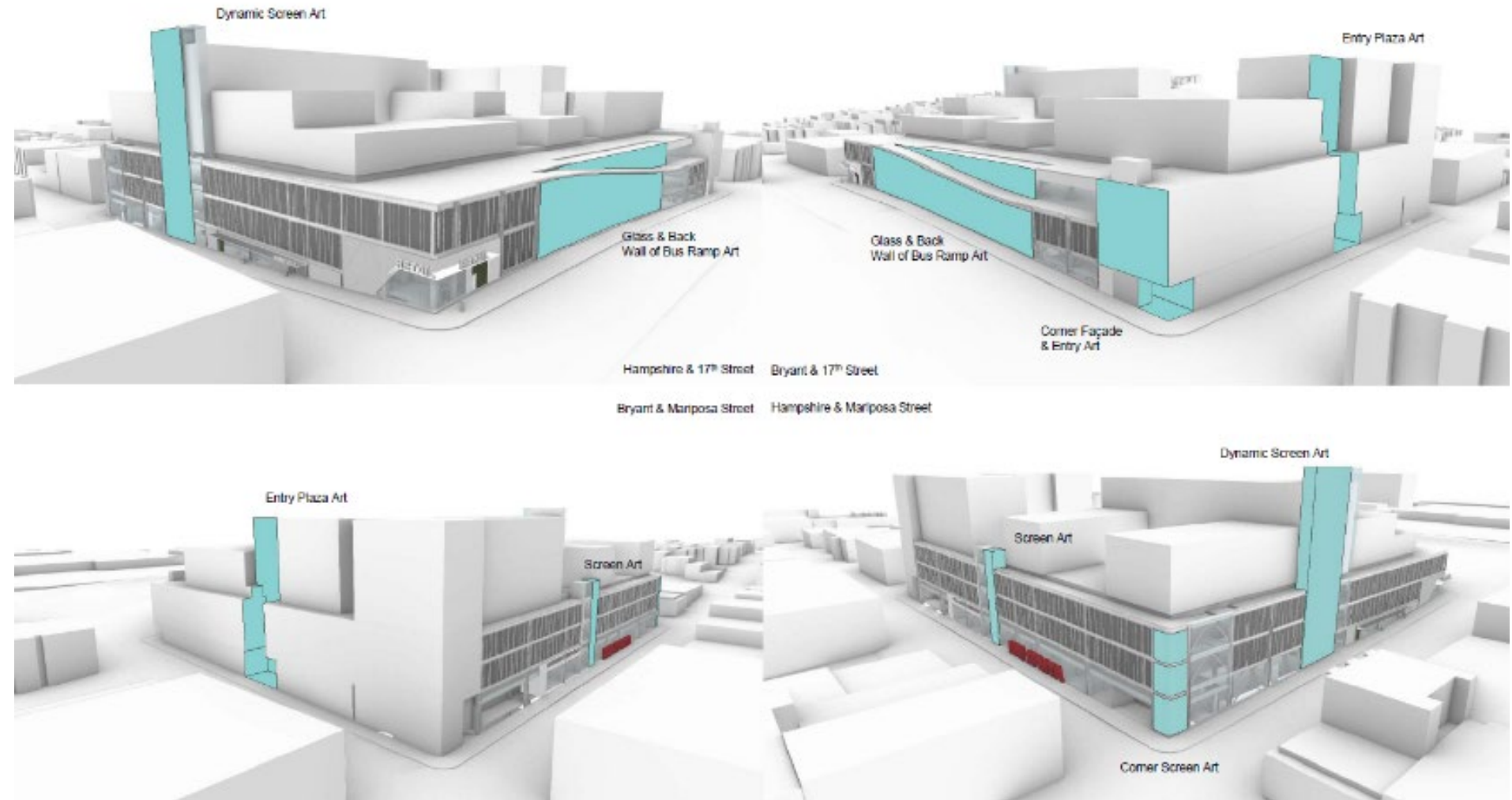
Potrero Yard Modernization Public Art Project Goals

- Celebrate the people, values, history and diverse culture of the Potrero Hill and Mission neighborhoods.
- Highlight SFMTA's mission to promote environmental stewardship and provide reliable, safe, and affordable transportation for all.



Artwork Opportunities

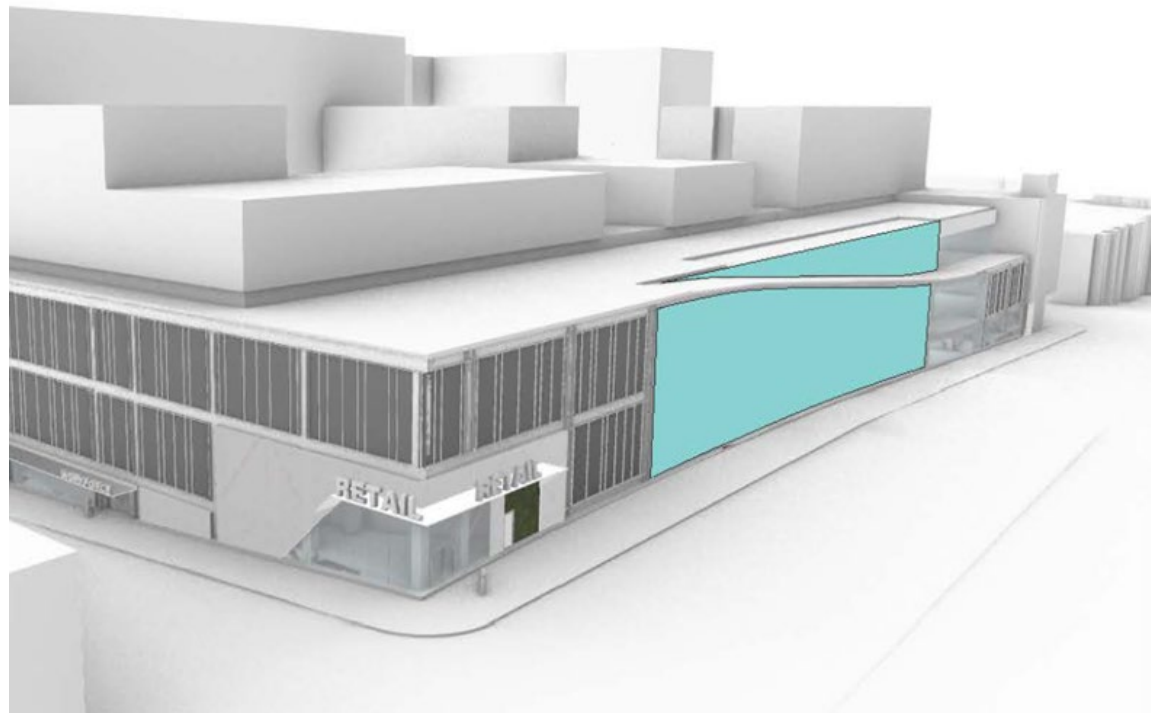
- Visibility and accessibility
- Integrated with architecture/site
- Durability and maintenance
- Artists who can create work for the opportunity
- Community feedback



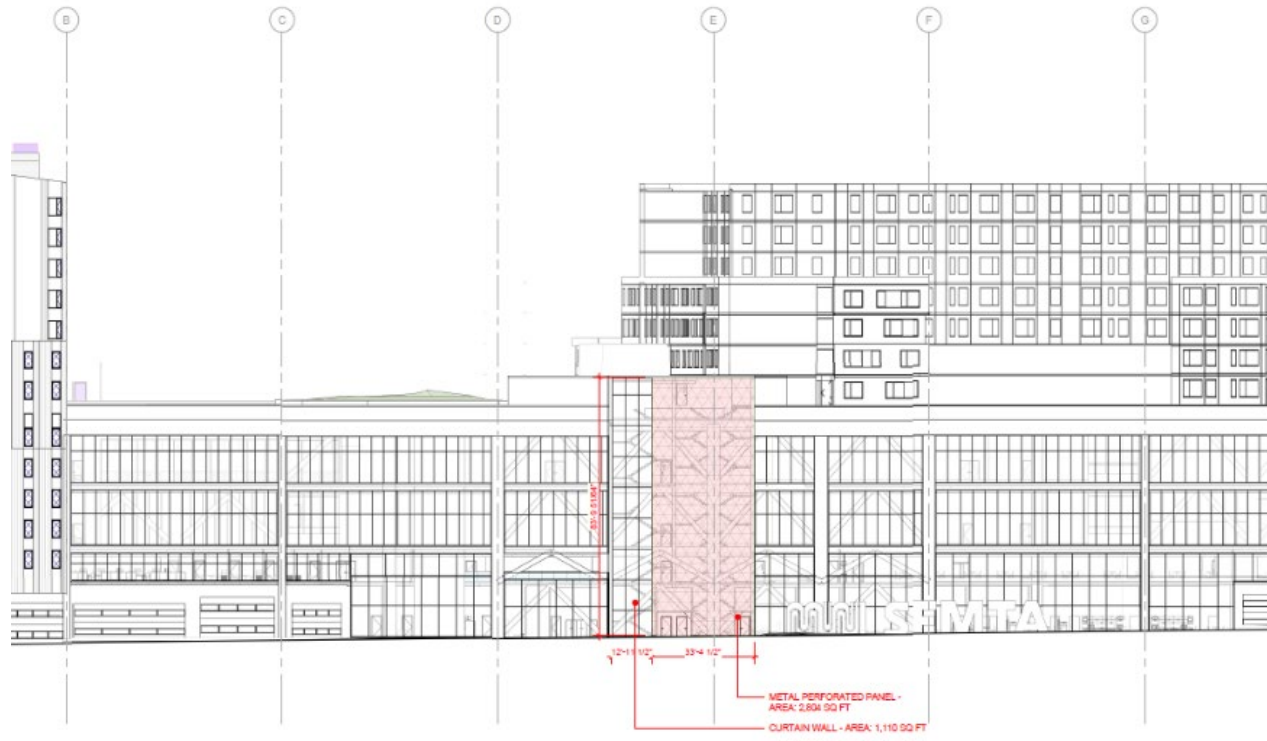
Potrero Yard Modernization Project Artwork Opportunities Currently Under Consideration



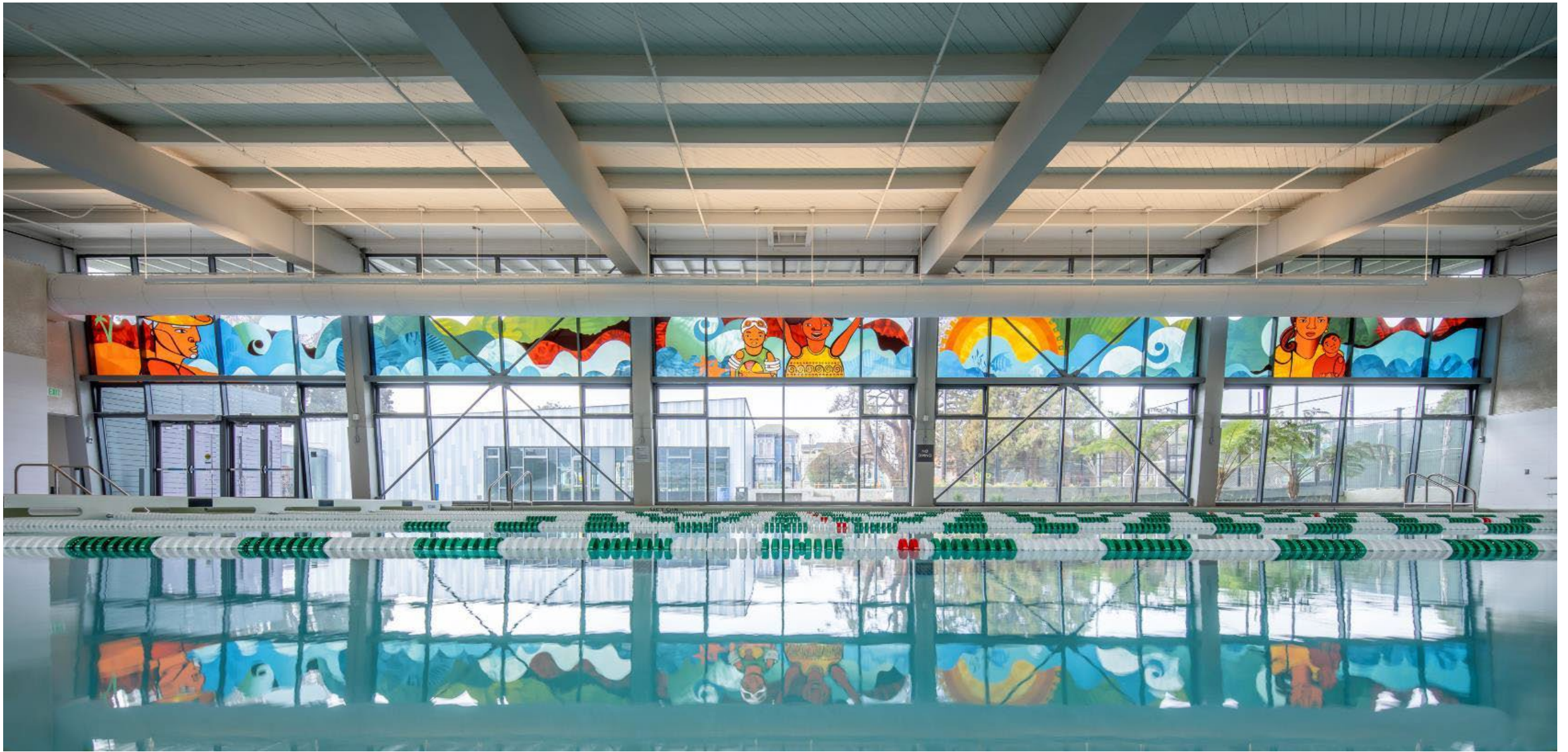
17th Street



17th Street – Glass Bus Ramp



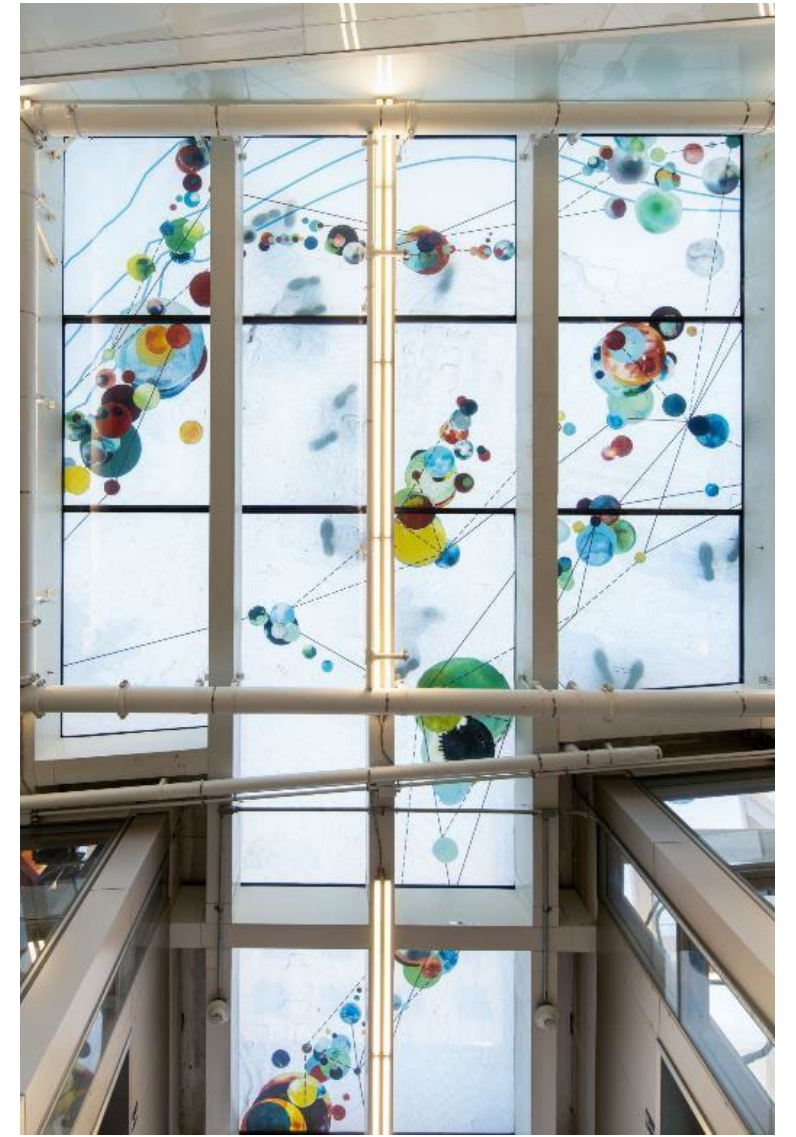
Mariposa Street - Glass Stairwell



Recreation and Parks Department | Garfield Pool
Favianna Rodriguez, *Santuario*, 2022
Ceramic Frit on Glass



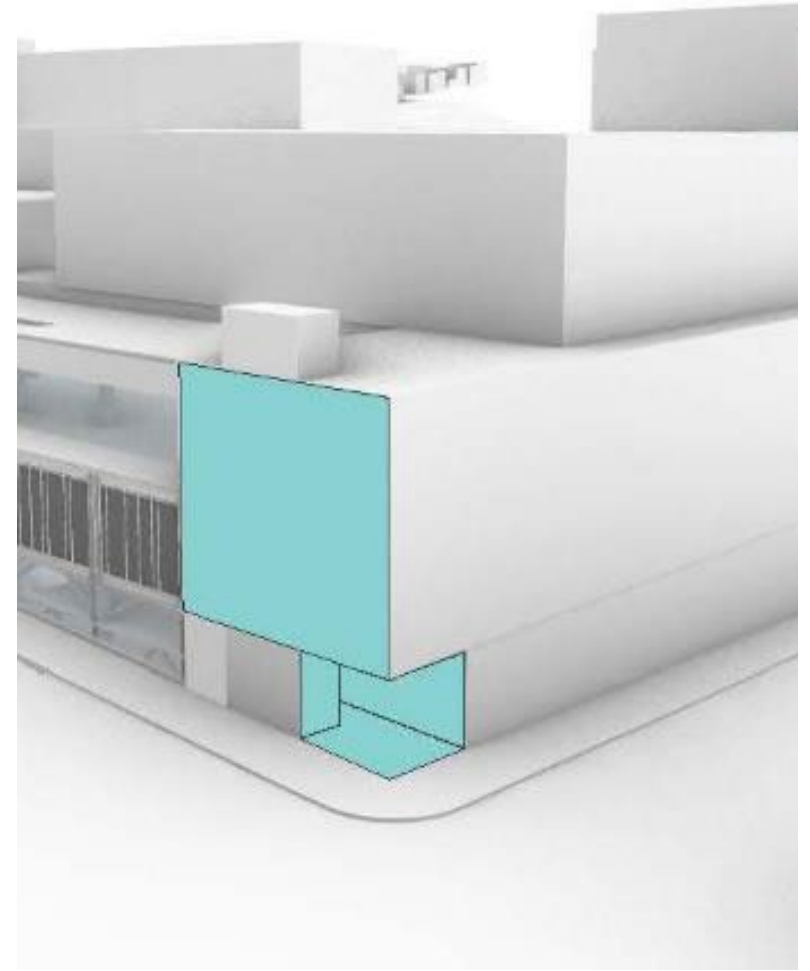
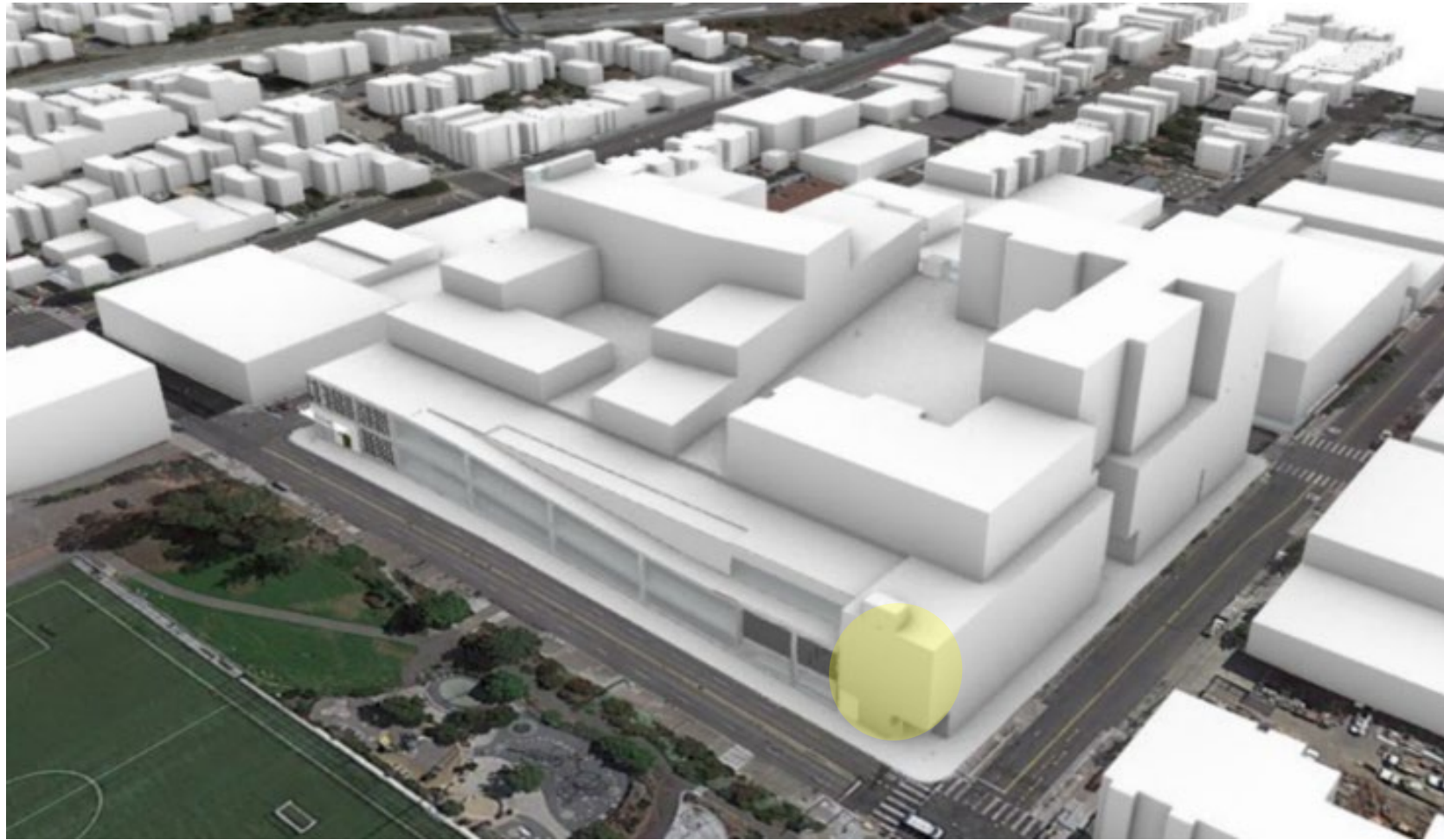
Department of Public Health | General Hospital Acute Care Building
Julio Morales, *Repeat Melody*, 2015
Glass and Vitreous Enamels



Central Subway | Union Square-Market Street Station
Hughen/Starkweather, *Convergence: Commute Patterns*, 2022
Glass



San Francisco International Airport | Terminal 2
Norie Sato, *Air Over Under*, 2011
Hand painted and silkscreened glass enamels on float glass

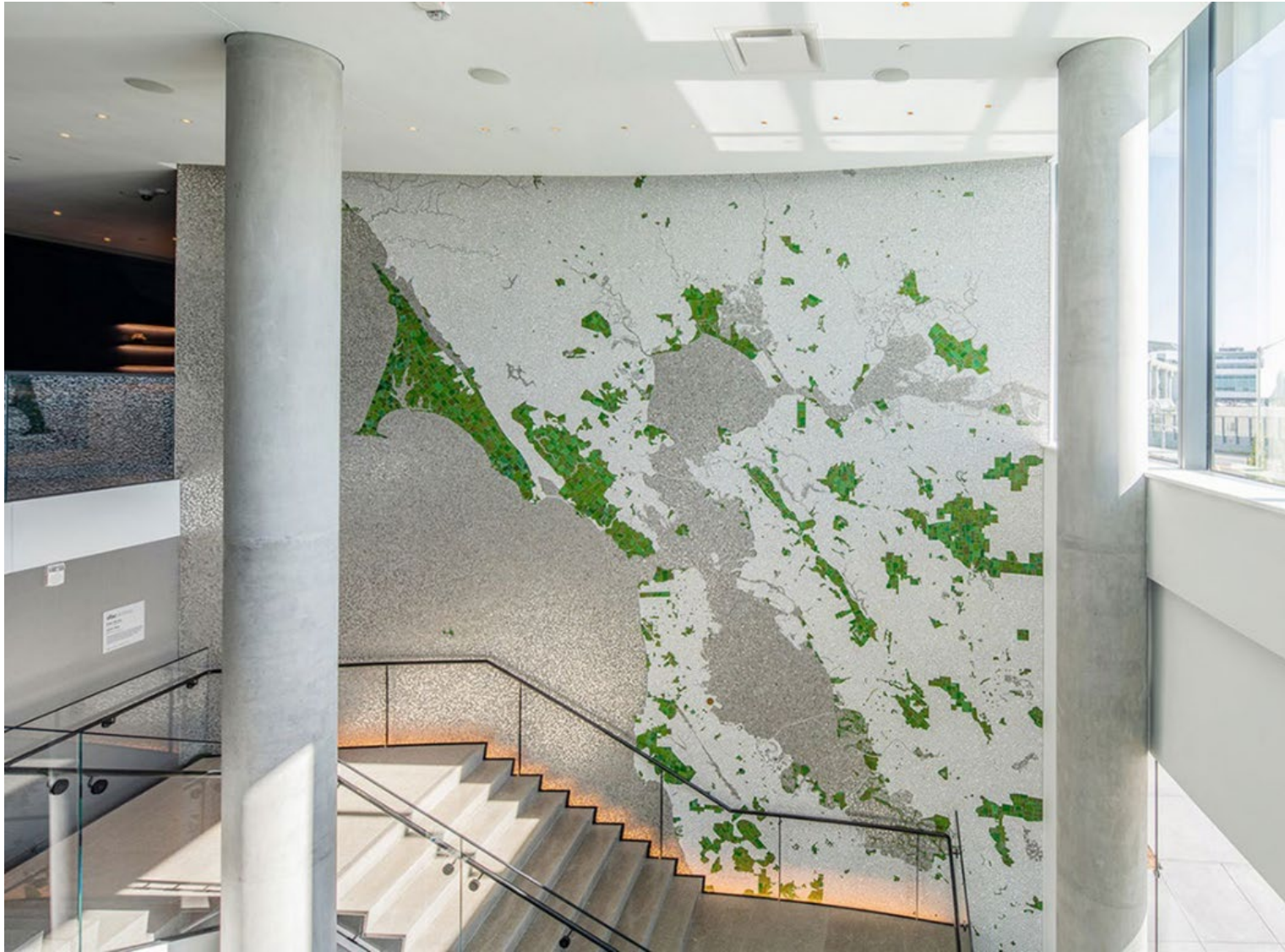


17th + Bryant Corner Façade and Entry Mosaic



Recreation and Parks Department | Golden Gate Park Tennis Center
Sanaz Mazinani, *Spin* (2021)
Ceramic tile





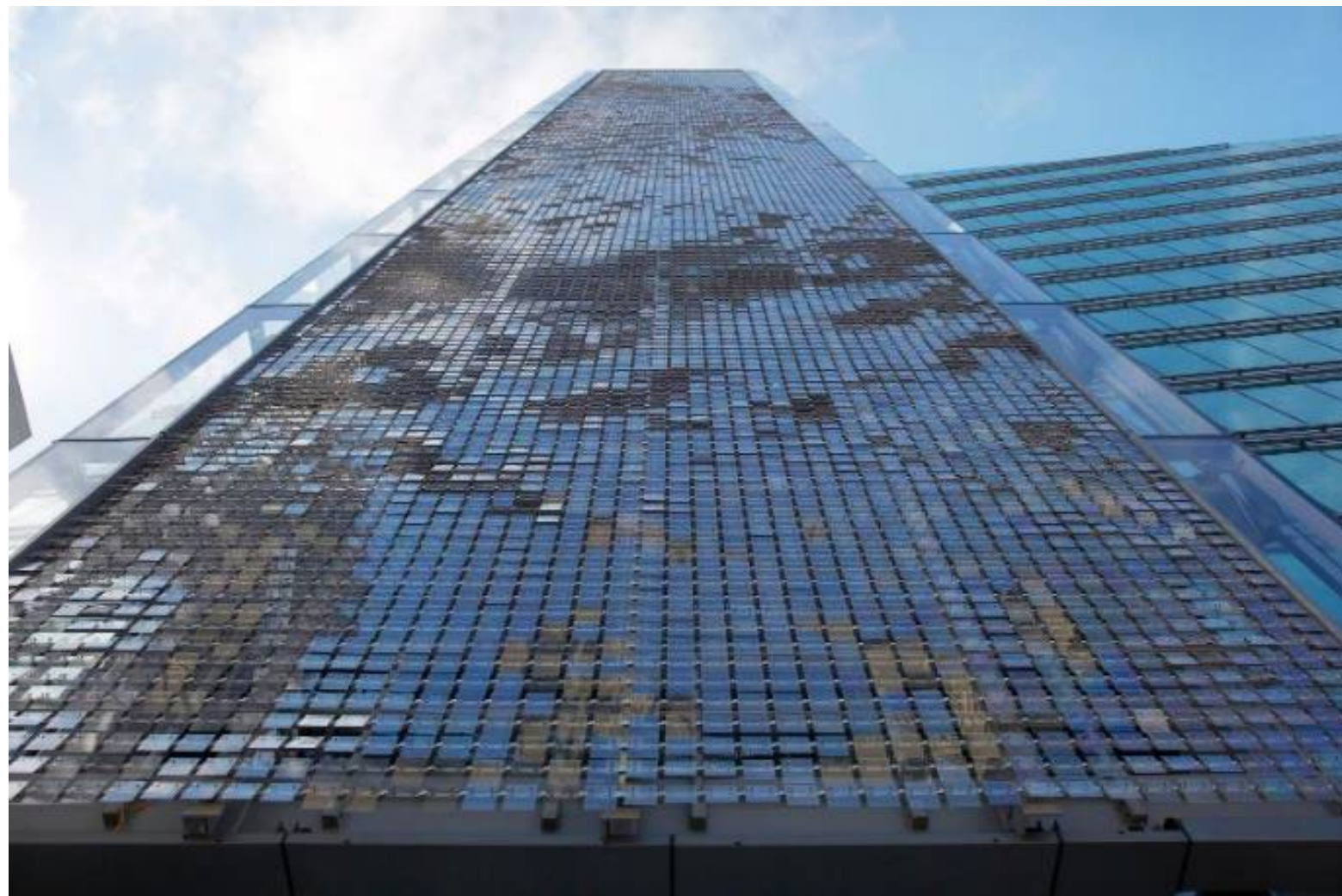
San Francisco International Airport | Grand Hyatt
Ellen Harvey, *Green Map*, 2019
Hand-cut glass and stone



San Francisco International Airport | Harvey Milk Terminal 1
Jason Jagel, *The Author and Her Story*, 2019
Glazed ceramic tile



Bryant Street Stairwell Screen



Public Utilities Commission | 525 Golden Gate
Ned Kahn, *Firefly*, 2012
Polycarbonate, LED, steel

Equal Justice Initiative, Montgomery, Alabama
The Legacy Pavilion, designed by Williams Blackstock
Architects, fabricated by Zahner



Artist Recruitment Approach And Eligibility

- Open to all professional artists in the United States
- Technical assistance workshops
- Recruitment to focus on local artists
- Scoring criteria for meaningful connection to Mission and Potrero Hill neighborhoods

Artist Selection Process

- Panel Composition
- Panel Meetings
- Proposal Development and Display

Community Involvement

- Input during project planning phase
- Attend Artist Review Panel and Commission meetings (virtual)
- Attend the Artist Orientation meeting
- Provide feedback on artist proposals





Next Steps

Presentation of Project Plan at July Working Group Meeting

SFAC Project Plan Approval

RFQ Issued

Qualification Panel

Artist Review Panel One

Artist Finalist Orientation

Finalist Proposals for Public Input

Artist Review Panel Two

VAC and Full Commission Approval

Artist Under Contract



SFMTA

Housing Finance

Sam Hull, Potrero Neighborhood Collective (PNC)

Karoleen Feng, Potrero Neighborhood Collective (PNC)

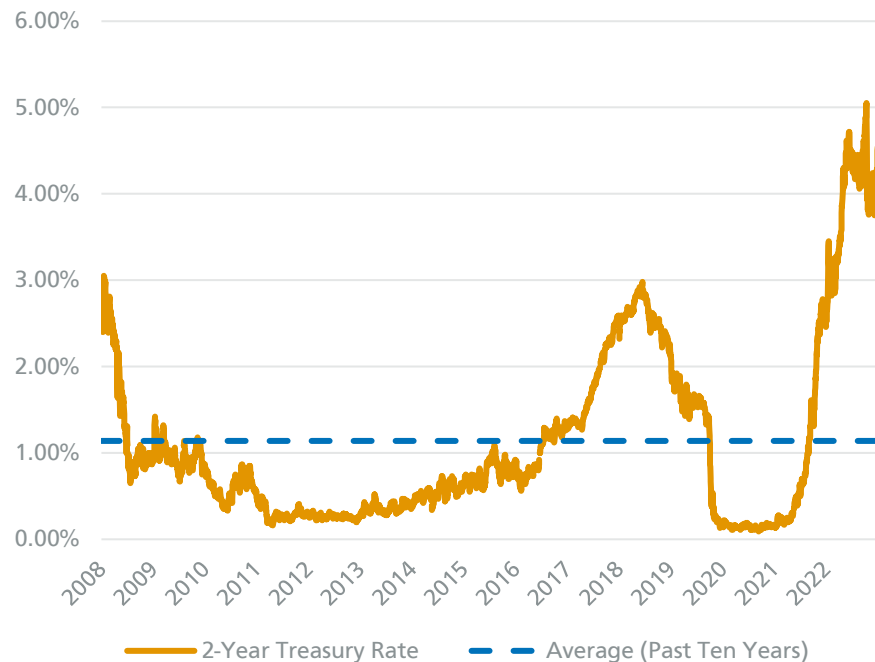


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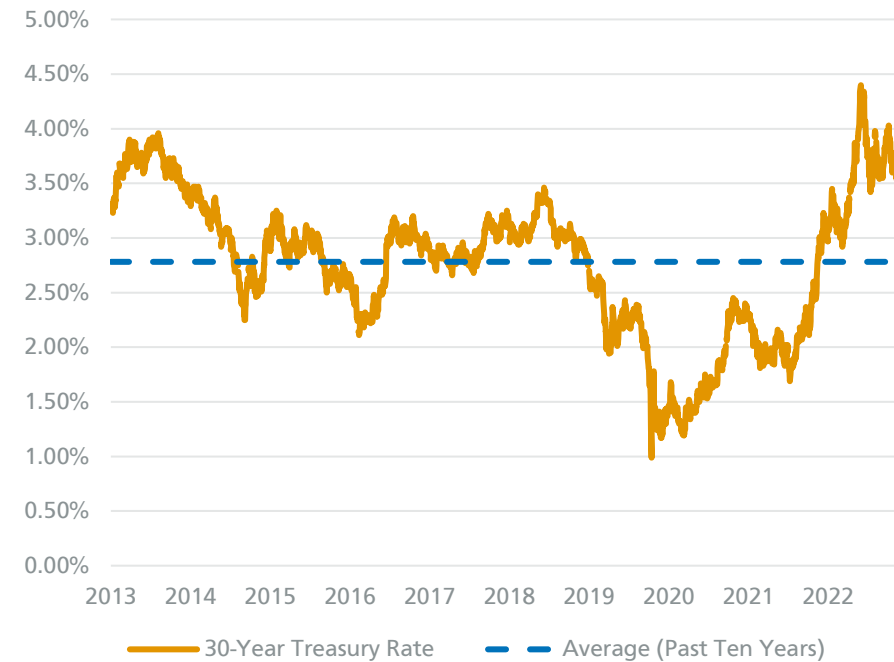
Market Conditions: Short-Term and Long-Term Borrowing Costs Remain Elevated

- Short-term and long-term interest rates remain elevated when compared to the past decade, largely due to the Federal Reserve’s efforts to combat high inflation
- However, as inflation continues to subside, borrowing rates are expected to trend downward toward historical averages, though timing is uncertain

Short-Term Borrowing Rates, 2013-2023¹



Long-Term Borrowing Rates, 2013-2023¹



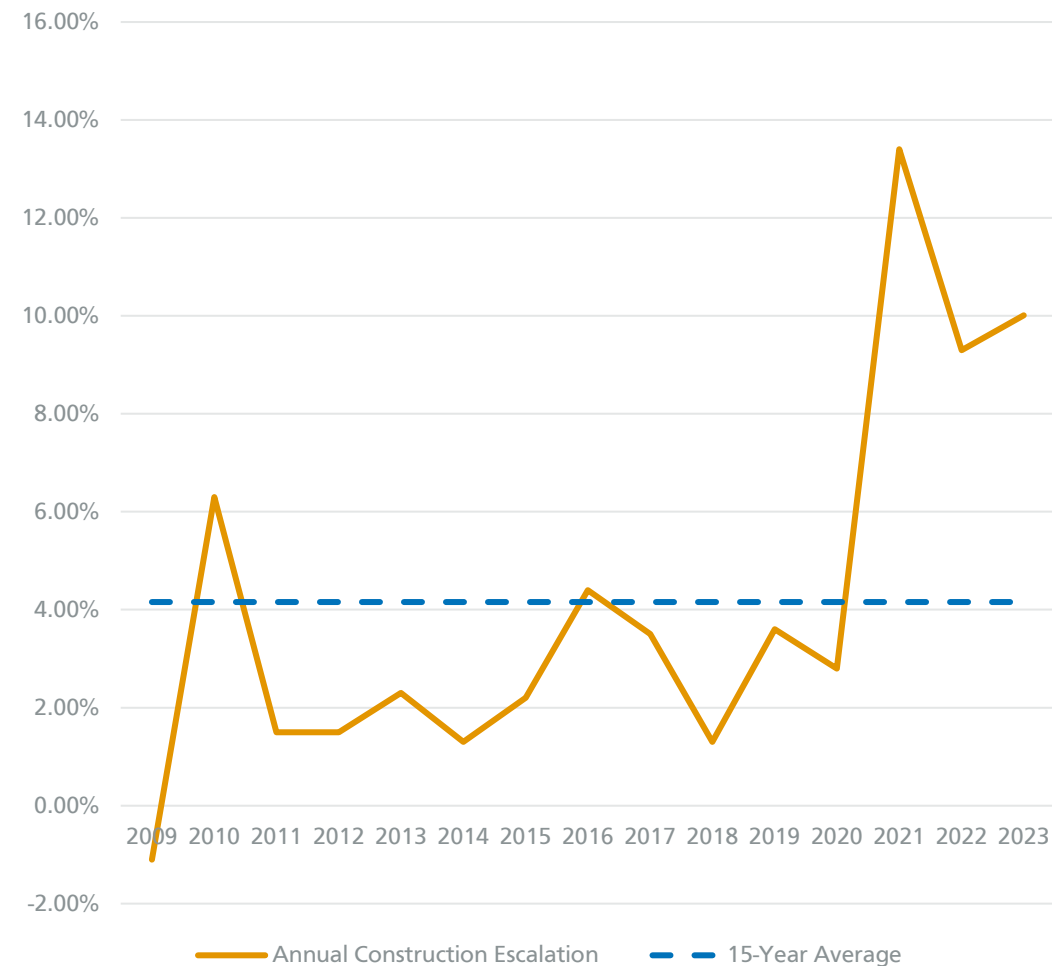
¹ Source: Federal Reserve Economic Data.



Market Conditions: Cost of Construction Historically Expensive, Particularly in San Francisco

- A confluence of factors, including post-COVID construction demand, inflation, supply chain disruptions (including the war in Ukraine), and labor shortages—have resulted in exceptional construction cost escalation in California and throughout the US
 - While the cost of materials (such as lumber, steel, and concrete) have come down significantly in the past year and supply changes have normalized, labor costs remain elevated due to labor shortages
 - Construction escalation is anticipated to further normalize as inflation abates
- The City of San Francisco is the second most expensive city for construction in the US, behind only New York City¹

California Construction Cost Escalation, Past 15 Years²

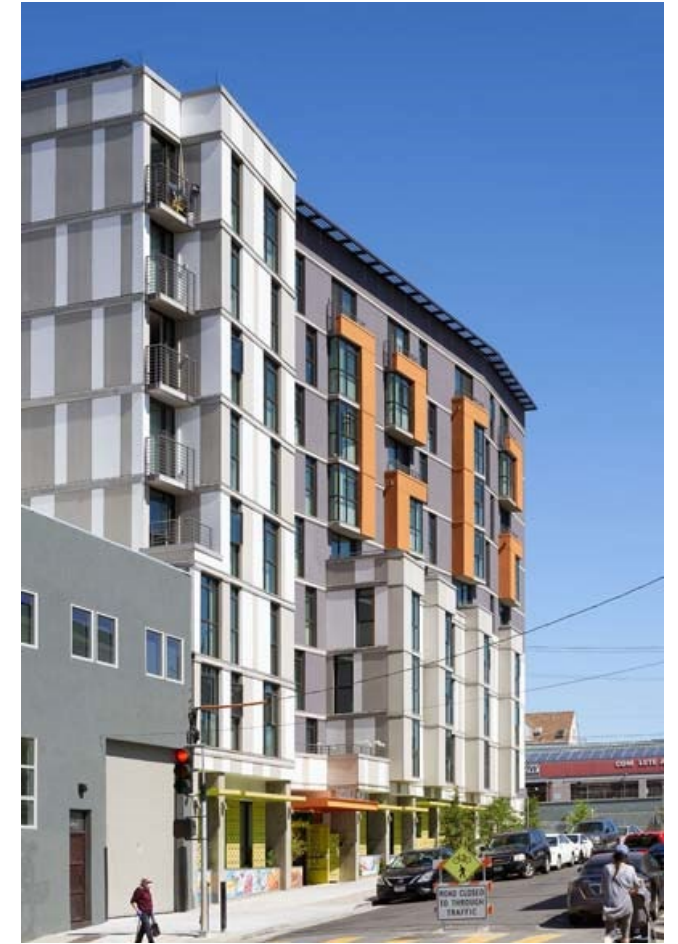


¹ Source: Arcadis' 2023 International Construction Costs Report.

² Source: California Construction Cost Index.

Affordable Housing Finance: Casa Adelante 1296 Shotwell (Senior Building – 62+)

- **Resident Qualifications:** Casa Adelante 1296 Shotwell received a final CEQA exemption determination, on February 14, 2017 for 94 units, including **24 studios, 69 1-BRs, and 1 2-BR Manager’s unit.**
 - 22 units formerly homeless seniors at incomes up to 30% San Francisco Area Median Income (SF AMI)¹
 - 71 units are affordable for incomes up to 50% SF AMI
- **Community gathering areas and amenities:** a ground floor community room with a community kitchen, courtyard, second-floor outdoor patio and roof top terraces on the 8th and 9th floors.
- **Bike Parking:** The ground floor also includes 18 Class I bicycle parking spaces.



¹ San Francisco Area Median Income determined by Mayor’s Office of Housing and Community Development

Affordable Housing Finance: Casa Adelante 1296 Shotwell (Sources and Uses)

Sources (breakdown of the amount for each cost category, including a minimum of debt, equity, and other sources – please specify)	Sources	Amount
	Tax Exempt Bond (California Community Reinvestment Corporation)	\$1,300,000
	SFMOHCD Residual Receipts Loan	\$27,470,000
	Federal Home Loan Bank Affordable Housing Program Loan	\$2,000,000
	LIHTC Equity (Raymond James Corporation)	\$21,330,000
	GP Capital Contribution	\$1,085,000
	GP Equity (Deferred Developer Fee)	\$915,000
	TOTAL	\$54,100,000
Uses (breakdown of the amount for each cost category, including a minimum of soft costs, hard costs, land acquisition cost, and other costs)	Uses	Amount
	Acquisition	\$700,000
	Hard Costs	\$40,000,000
	Soft Costs	\$9,400,000
	Developer Fee	\$4,000,000
	TOTAL	\$54,100,000
Scheduled Completion Date	November 2019 (TCO) December 2019 (CFC)	
Actual Completion Date	November 2019 (TCO) March 2020 (CFC)	

- Multiple funding sources required to fully fund all development costs
- Funding applications awarded on the first-round
- Partnership with MOHCD integral in producing and submitting a winning application
- Market conditions are different in 2023 than during development of 1296 Shotwell due to high inflation, supply chain disruptions, labor shortage, and above average cost to borrowing



Affordable Housing Finance: Casa Adelante 681 Florida (Family Building)

- **Resident Qualifications:** Casa Adelante 681 Florida received a final CEQA exemption determination for 130 units, including **44 studios, 31 1-BRs, 41 2-BR and 14 3-BR.**
 - 30% of units formerly homeless families at incomes up to 30% SF AMI¹ and 39 permanent supportive housing units
 - 30% of units are affordable for incomes between 24-85% SF AMI
 - SF resident preferences included: Certificate of Preference (13), Displaced Tenant Housing Program (17), Neighborhood Resident Housing Preference (22), Live and Work in SF (43)
- **Community gathering areas and amenities:** ground floor community room with community kitchen, 3rd floor courtyard, and roof top terraces with laundry room
- **Commercial Space:** 9,250 square feet of ground floor commercial space for tenant Carnaval San Francisco | Cultura y Arte Nativa de las Américas (CANA)
- **Bike Parking:** Ground floor includes 108 Class I bicycle parking spaces

¹San Francisco Area Median Income determined by Mayor's Office of Housing and Community Development



Potrero Yard Neighborhood Working Group tour of 681 Florida Street (May 2, 2023)

For more information about floor plans, visit: <https://www.tndc.org/property/681-florida-street>



Affordable Housing Finance: Casa Adelante 681 Florida (Sources and Uses)

Sources (breakdown of the amount for each cost category, including a minimum of debt, equity, and other sources – please specify)	Sources	Amount
	4% LIHTC Equity	\$33,912,411
	SF MOHCD	\$33,826,507
	Multifamily Housing Program Loan	\$14,706,000
	Federal Home Loan Bank - Affordable Housing Program Loan	\$1,250,000
	Podell (community benefit)	\$961,849
	Perm Loan	\$3,050,000
	GP Equity (Deferred Dev Fee)	\$2,537,246
	TOTAL	\$90,244,013
Uses (breakdown of the amount for each cost category, including a minimum of soft costs, hard costs, land acquisition cost, and other costs)	Uses	Amount
	Acquisition	\$36,940
	Hard Costs	\$70,418,133
	Soft Costs	\$14,713,839
	Developer Fee	\$5,075,101
	TOTAL	\$90,244,013
Scheduled Completion Date	August 2022 (TCO) September 2022 (CFC)	
Actual Completion Date	August 2022 (TCO)	

- Multiple funding sources required to fully fund all development costs
- Funding applications awarded on the first-round
- Partnership with MOHCD integral in producing and submitting a winning application
- Market conditions are different in 2023 than during development of 681 Florida due to high inflation, supply chain disruptions, labor shortage, and above average cost to borrowing





SFMTA

50% Schematic Design (Final)

Jennifer Trotter, Potrero Neighborhood Collective (PNC)

Tony Gill, Potrero Neighborhood Collective (PNC)

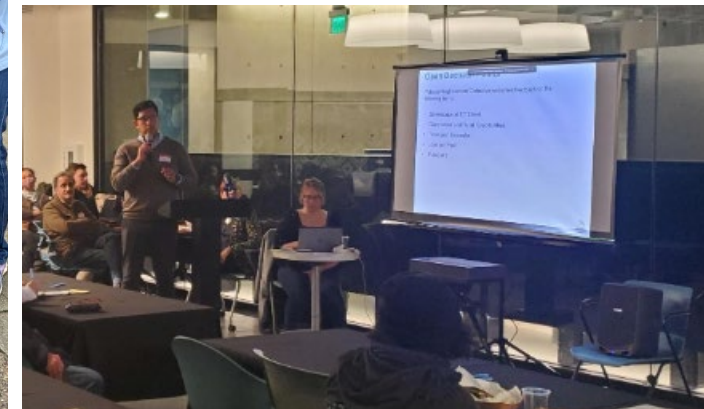
Karoleen Feng, Potrero Neighborhood Collective (PNC)



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Community Engagement

- Pre-Application Meeting (December 13, 2022)
- Potrero Yard Neighborhood Working Group Meetings (Monthly)
- District 9 Beautification Day (February 11, 2023)
- In-Reach Meeting (March 14, 2023, May 26, 2023)
- Open House (March 18, 2023)
- Civic Design Review (March 20, 2023)
- KQED Fest (April 28, 2023)
- Virtual Public Meeting (May 17, 2023)
- Carnaval San Francisco (May 27-28, 2023)
- Community Listening Sessions (ongoing)
- Survey on Open Decision Points (March – May 2023)



Survey Results

PNC and the SFMTA conducted a survey of Open Decision Points to the public:

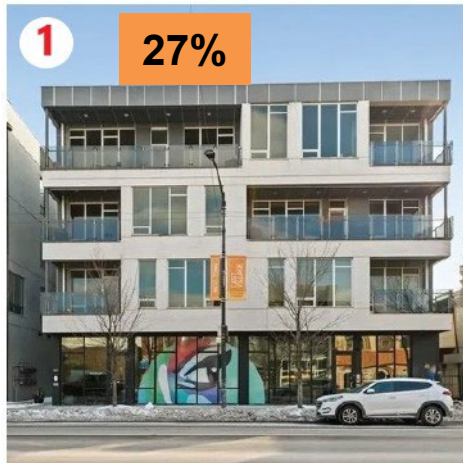
- Streetscape on 17th Street
- Commercial/Retail Uses
- Look and Feel
- Vibrant Public Spaces (sidewalks, trees)
- Public Art

The survey was administered in English and Spanish:

- Online (Project webpage)
- Community events / festivals
- Public Meetings (virtual and in person)
- Community Listening Sessions

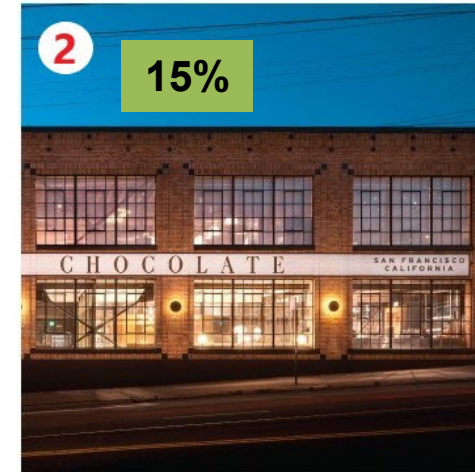
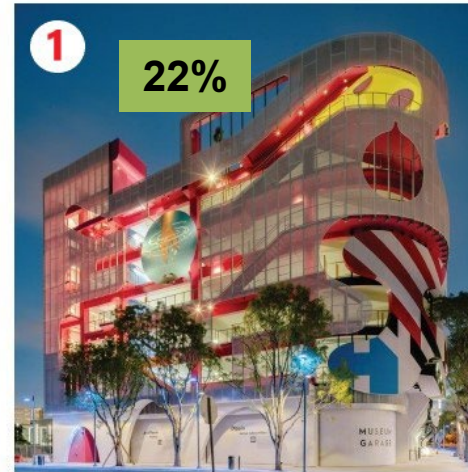
Survey Results: Concrete and Lighting

Concrete



What concrete image most interest you?

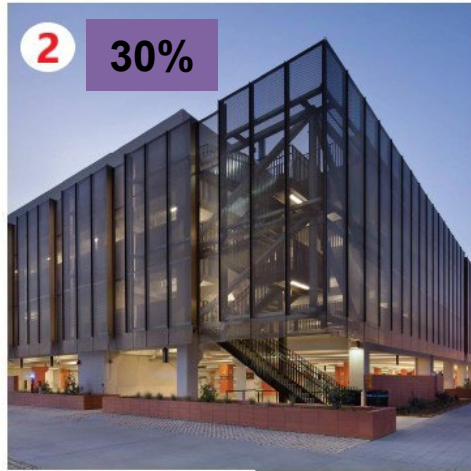
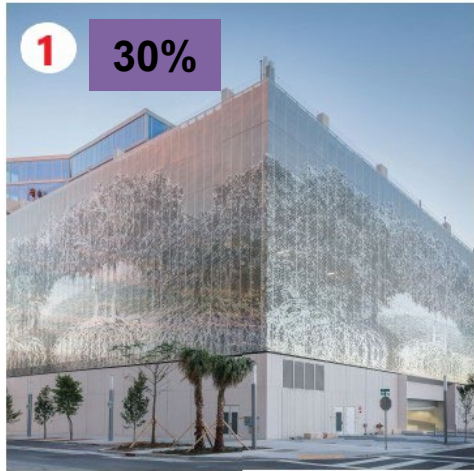
Lighting



What lighting image most interest you?

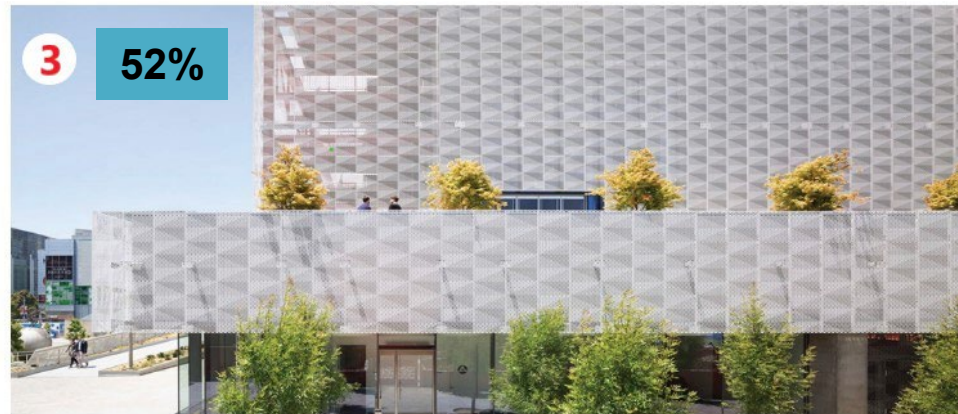
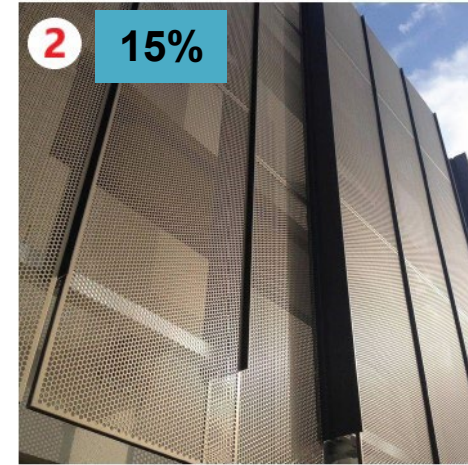
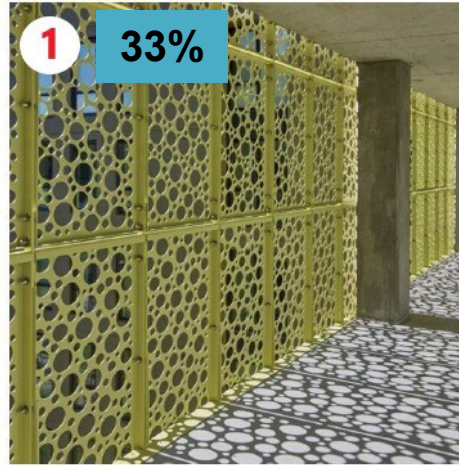
Survey Results: Glass and Metal Screening

Glass



What glass image most interest you?

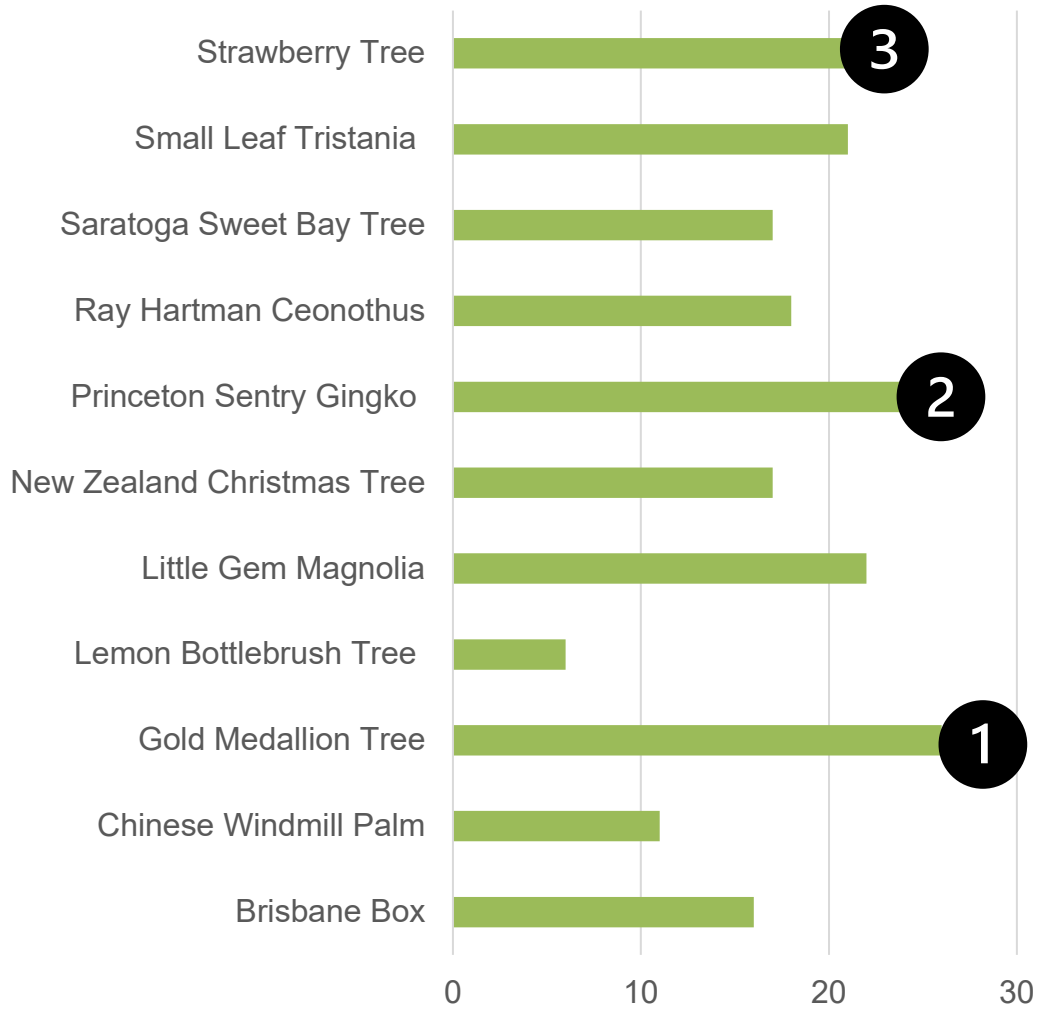
Metal Screening



What metal screening image most interest you?

Survey Results: Trees

Tree Species

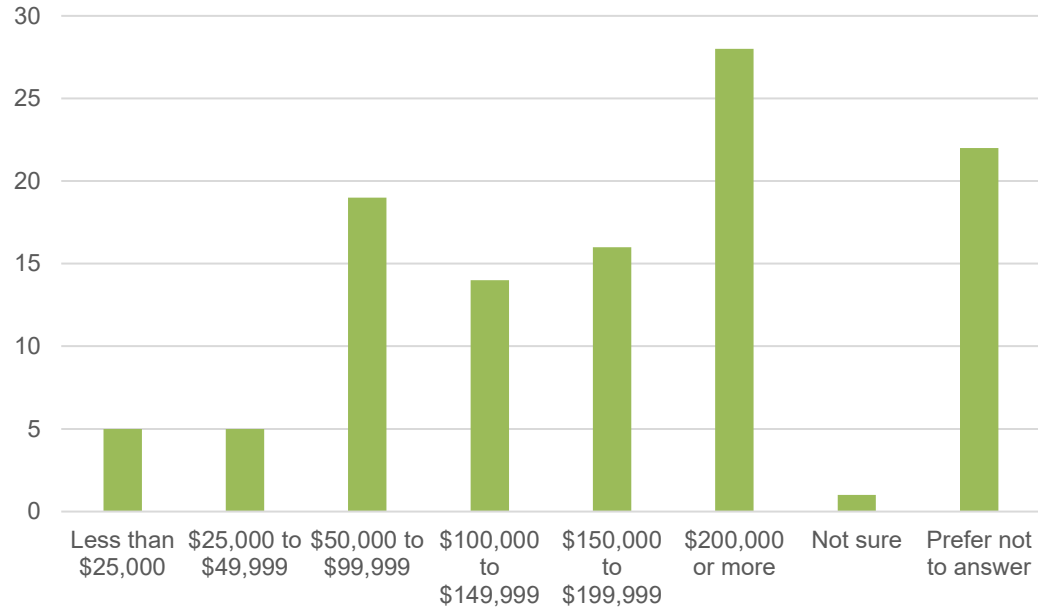


The following tree species are being considered for landscaping around the Yard. Please choose your favorites.

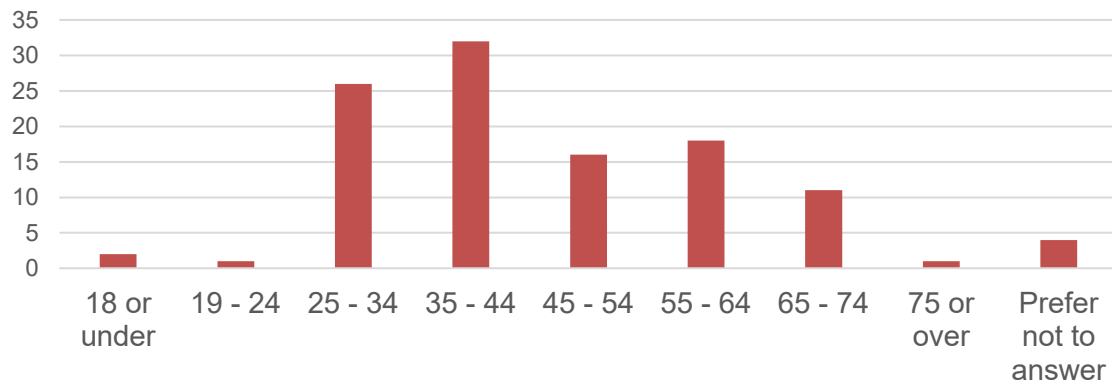


Survey Results: Demographics

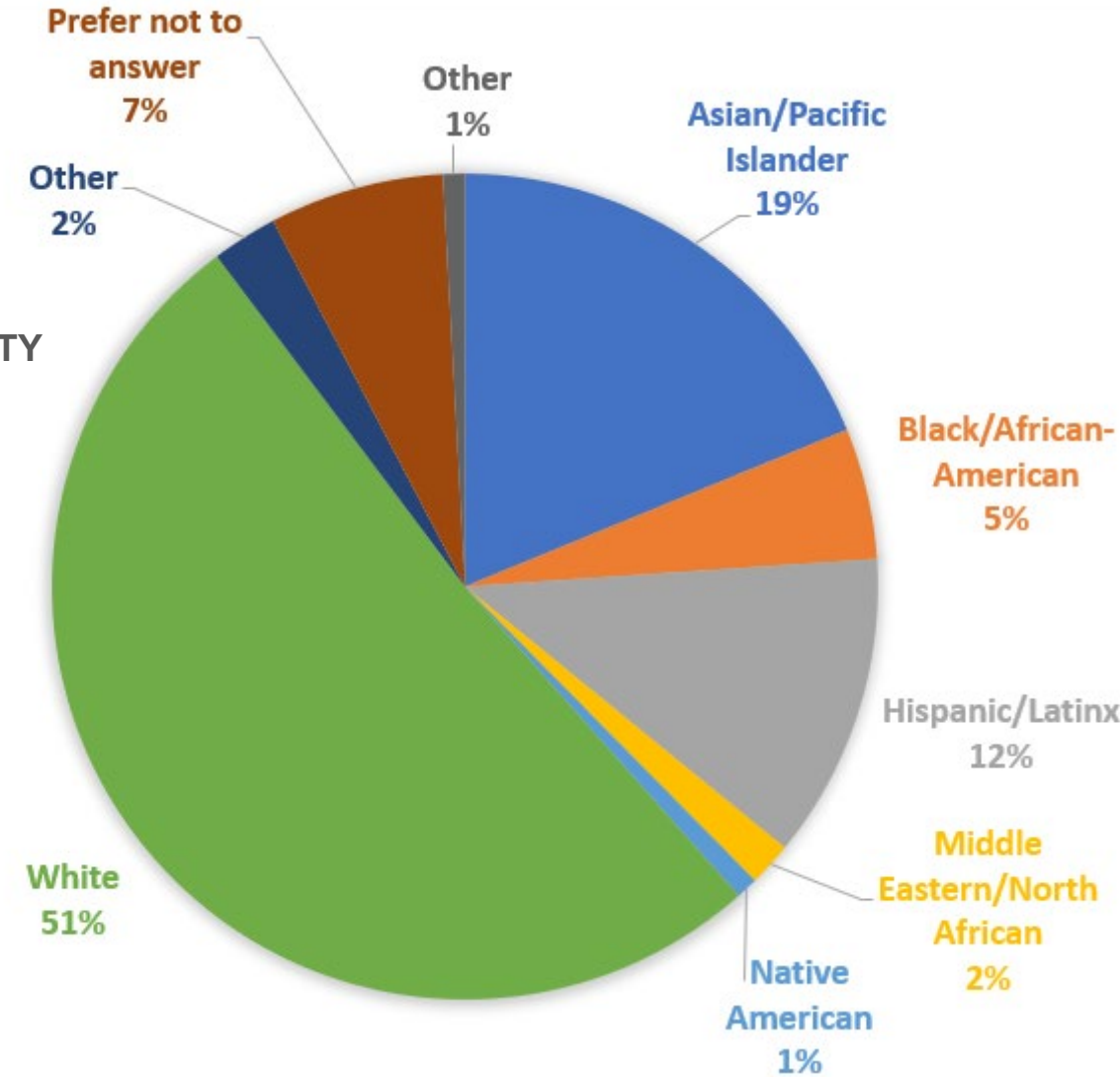
INCOME



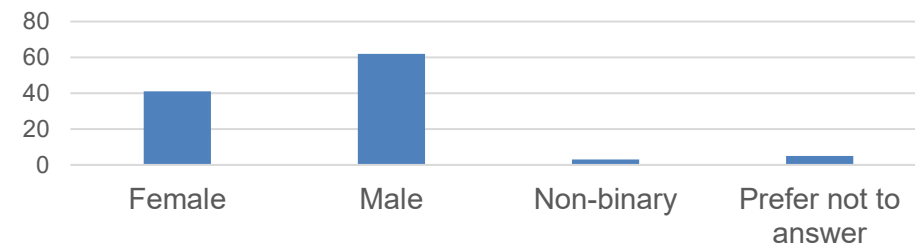
AGE



RACE / ETHNICITY



GENDER



Transportation Survey – Affordable Housing Residents

MEDA is conducting a transportation survey to understand trends and needs:

- Our team will be surveying current affordable housing residents at five (5) MEDA's Casa Adelante and Mission Housing affordable housing sites in the Mission District to **gathering data and insights on resident transportation modes, vehicle ownership, and parking.**
- **Timeframe:** Survey will be open from **June 3rd - June 19th**
- **Goal:** 150 responses (*30% of MEDA's 494 units in the area*)
- **Survey Administration:** Promotoras Activas (outreach staff) will be on-site to administer the survey and outreach to residents at key rush hours throughout the weekdays & weekends.



Project Rendering – Bird's eye view



17th Street and Bryant Street

Proposed Project Features:

- Modernized bus yard to house a fleet of 213 buses and bus trolleys
- Enhanced employee wellness including natural light and dedicated employee outdoor spaces
- Up to 513 units of affordable housing (15% to 120% Area Median Income) including a mix of studio, 1-, 2-, and 3-bedroom units
- Improved streetscape and pedestrian / bike infrastructure for enhanced safety and comfort

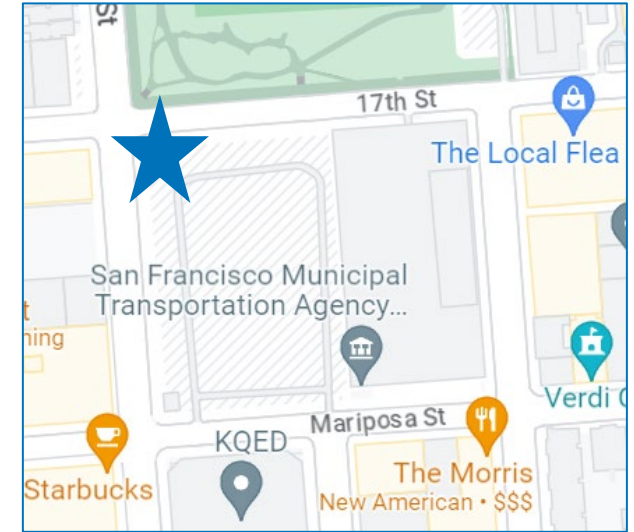
Housing Rendering – Podium Amenities



- Key Updates and Features**
- Early-stage landscaping and programming plan on podium to encourage all residents to enjoy community gathering spaces
 - Leverage new open space on podium by including spaces dedicated to community gardening



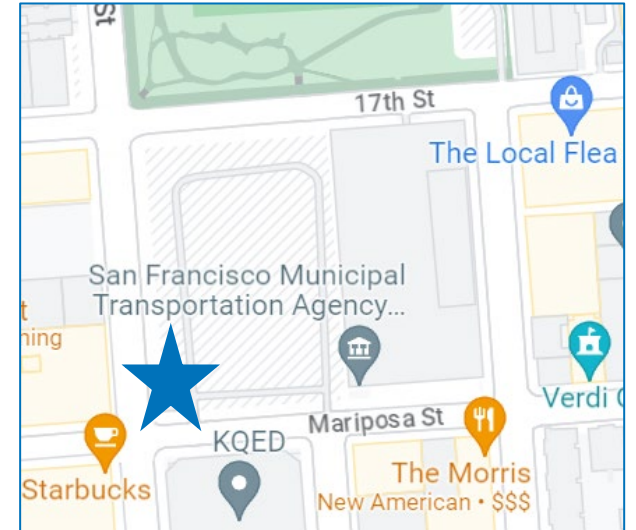
Project Rendering – 17th Street Entrance



Key Updates and Features

- Enclosed SFMTA employee lobby
- Beginning to explore materials, in line Design Guidelines and industrial
- Proposed urban streetscape, including bike lane improvements, meet the City's Street Design Advisory Team (SDAT) guidelines

Project Rendering – Bryant and Mariposa streets

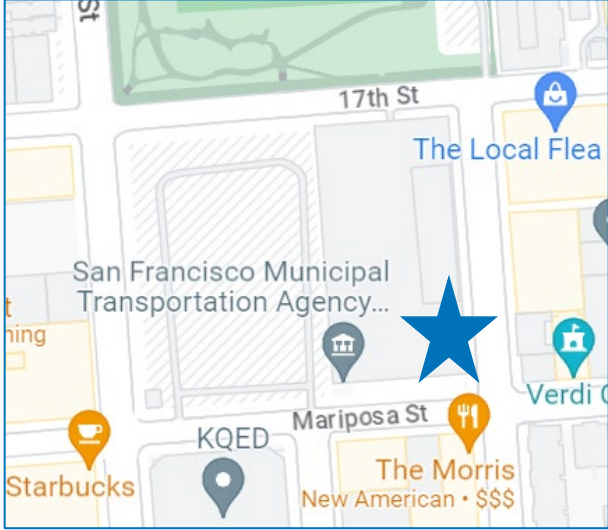


Key Updates and Features:

- Enhanced articulation of building mass to break up the façade
- Housing on street level
- Completed analysis of turning radii of buses exiting the yard and confirmed that both 40' and 60' buses can safely maneuver



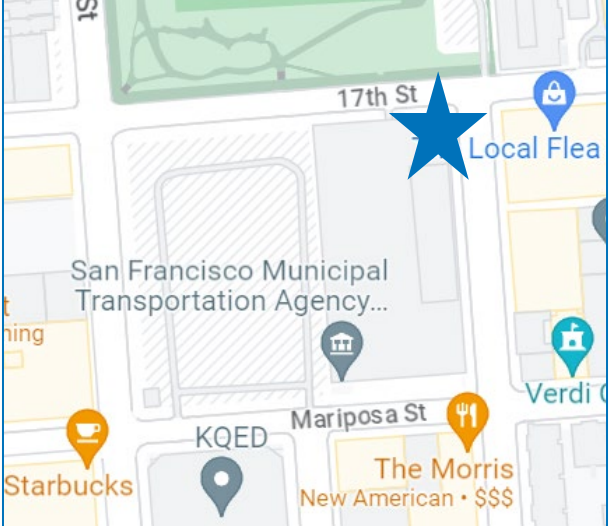
Project Rendering – Mariposa and Hampshire streets



- Key Updates and Features:**
- New framing system to integrate into existing neighborhood context and create a cohesive design between bus yard and housing
 - Highlight SFMTA employee entrance with glass enclosure

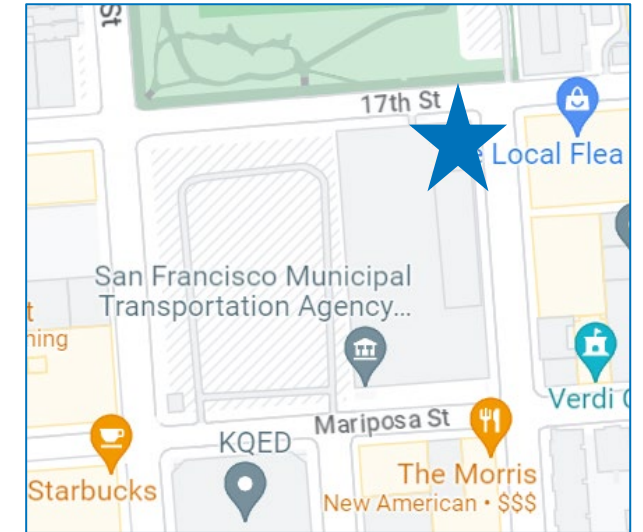


Project Rendering – 17th and Hampshire streets (day)



- Key Updates and Features:**
- Framing system extended throughout site
 - Red bracing layered with metal screening provides structural integrity while also allowing public visibility into the bus yard operations

Project Rendering – 17th and Hampshire streets (night)



- Key Updates and Features:**
- Exploring lighting options to maintain public safety on sidewalks while mitigate light pollution into neighboring properties
 - Maintain public visibility of bus operations during the night





SFMTA

Potrero Yard Neighborhood Working Group Vacancies Update

John Angelico, SFMTA

Monica Almendral, Potrero Neighborhood Collective (PNC)



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Potrero Yard Neighborhood Working Group Vacancies

Seat Type	Member
Environmental/Parks Advocate	Jolene Yee (Friends of Franklin Square)
Transportation Advocate	Peter Belden (Potrero Boosters & Dogpatch Neighborhood Associations, Livable Streets Committee, and SF Bike Coalition)
Housing Advocate	Vacant
Housing Advocate	Scott Feeney (Mission YIMBY)
Preservation/Beautification	Alexandra Harker (Landscape Architect)
Youth/Family Services	Alexander Hirji (SF Youth Commission)
SFMTA/Muni Front line Staff	Jorge Elias (Muni Operator)
SFMTA/Muni Front line Staff	Vacant
Small Business within 0.5 miles	Roberto Hernandez (SF Carnaval)
Small Business within 0.5 miles	Vacant
Merchant Organization	J.R. Eppler (Potrero Boosters)
Resident within 0.5 miles	Magda Freitas
Resident within 0.5 miles	Claudia DeLarios Morán
At-Large	Vacant
At-Large	Vacant

- The Potrero Yard Neighborhood Working Group includes 15 seats filled by community members representing a diverse group of neighbors, stakeholders, and SFMTA employees.
- Five (5) seats are currently vacant.
- 14 applications have been received to date
- Interviews are in progress with applicants



Potrero Yard Neighborhood Working Group Expand Existing Seats

Currently 2 existing seats serve multiple stakeholder groups:

- **Youth/Family Services** defined as “youth, family, or senior-serving non-profit organization within half-mile radius of Potrero Yard.” Split the current Youth/Family-Services sit into three seats to reflect unique perspectives of each stakeholder type defined:
 1. **Youth Services/Youth:** Youth-serving non-profit organization servicing the surrounding area [Alexander Hirji, SF Youth Commission retain seat]
 2. **Family Services/Family:** Family-serving non-profit organization servicing the surrounding area
 3. **Senior Services/Senior:** Senior-serving non-profit organization servicing the surrounding area
- **Merchant Organization/Workforce Development Partner** defined as “neighborhood merchant organization or workforce partner.” Split the Merchant/Workforce seat into two seats to reflect unique perspectives of each stakeholder type defined:
 1. **Merchant Organization:** Neighborhood merchant organization [J.R. Eppler, Potrero Boosters retain seat]
 2. **Workforce Development Organization:** City-wide or Neighborhood workforce (job training) partner



Potrero Yard Neighborhood Working Group New Seats

Two (2) new seats proposed that are aligned with PNC's and the City's racial equity strategies to promote culturally competent, place-keeping, and appropriate Project plans, policies, and services:

1. **Cultural District:** BIPOC focused Cultural District Representative
2. **Cultural District:** BIPOC focused Cultural District Representative

"The San Francisco Cultural Districts Program is a placemaking and place-keeping program that preserves, strengthens, and promotes cultural communities. The program is in partnership between community and City and is coordinated by the Mayor's Office of Housing and Community Development, in collaboration with the Office of Economic Workforce Development, SF Planning, and Arts Commission."

Source: <https://sf.gov/san-francisco-cultural-districts-program>

Potrero Yard Neighborhood Working Group Next Steps

The Potrero Yard Neighborhood Working Group is proposed to expand to 20 members, selected by the SFMTA in consultation with the Supervisors of District 9 and District 10:

- 1.Environmental / Park Advocate (Jolene Yee)
- 2.Transportation Advocate (Peter Belden)
- 3.Housing Advocate
- 4.Housing Advocate (Scott Feeney)
- 5.Preservation Beautification (Alexandra Harker)
- 6.Youth Services (Alexander Hirji)
- 7.Family Services
- 8.Senior Services
- 9.SFMTA/Muni Front line Staff Advocate (Jorge Elias, Jr.)
- 10.SFMTA/Muni Front line Staff Advocate
- 11.Small Business within 0.5 miles (Roberto Hernandez)
- 12.Small Business within 0.5 miles
- 13.Merchant Organization (J.R. Eppler)
- 14.Workforce Development Organization
- 15.Resident within 0.5 miles (Magda Freitas)
- 16.Resident within 0.5 miles (Claudia DeLarios Morán)
- 17.At- large
- 18.At- large
- 19.Cultural District
- 20.Cultural District

Blue – New seats
Red – Vacant seats

Next Steps to expand the Working Group:

- Pending no strong objections to expanding the Working Group, the SFMTA will post and advertise the new seats (indicated in blue text to the left) by June 9, 2023
- Request existing Working Group members to share advertisement
- Target candidate interviews during the week of June 26, 2023
- Finalize selection of new Working Group members by the week of July 17, 2023.
- Conduct orientation in late July / early August
- Plan for all new Working Group members to join and attend first meeting on Tuesday, August 8, 2023



Next Steps

PNC and the SFMTA have the following community outreach activities planned (subject to change):

- SFMTA Board Meeting: June 20, 2023 at 1 p.m.
- CTA Community Advisory Council: June 28, 2023 at 6 p.m.
- CTA Board Meeting: July 11, 2023 at 10:00 a.m.
- ***Next Working Group meeting: July 11, 2023***
- Listening Sessions with various community stakeholders including (schedules pending, dates TBD)

Public Comment

- Do any members of the public wish to comment?
- If you are joining via a computer, please use the raise your hand feature and we will unmute you.
- Joining by phone? We will unmute folks one at a time and call out the last four digits of your phone number.

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