



SFMTA

# **BUILDING PROGRESS** Program

Potrero Yard Modernization Project  
Update

SFMTA CAC Presentation  
August 6, 2020

# BUILDING PROGRESS

## Program Overview

### Objectives include:

**Modernize** SFMTA facilities.

**Improve the transportation system's resilience** to climate change and seismic events.

**Make the SFMTA a better neighbor** in the parts of the city that currently host our facilities.

### Five distinctive streams of work:

**Plan** for the future of SFMTA buildings and yards.

**Engage** SFMTA staff and external stakeholders.

**Fund** and manage the cash flow of the program.

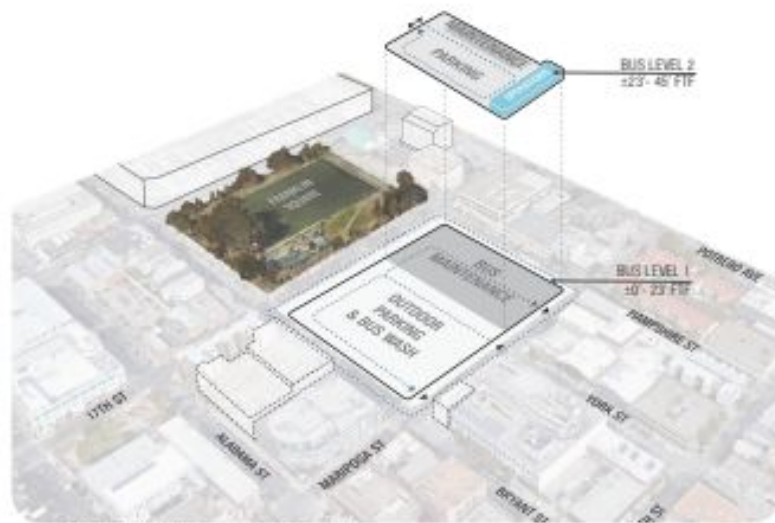
**Fix** and upgrade buildings per the *2016 Facilities Condition Assessment*.

**Deliver** the capital programs and projects recommended in the *2017 SFMTA Facilities Framework*.

# BUILDING PROGRESS

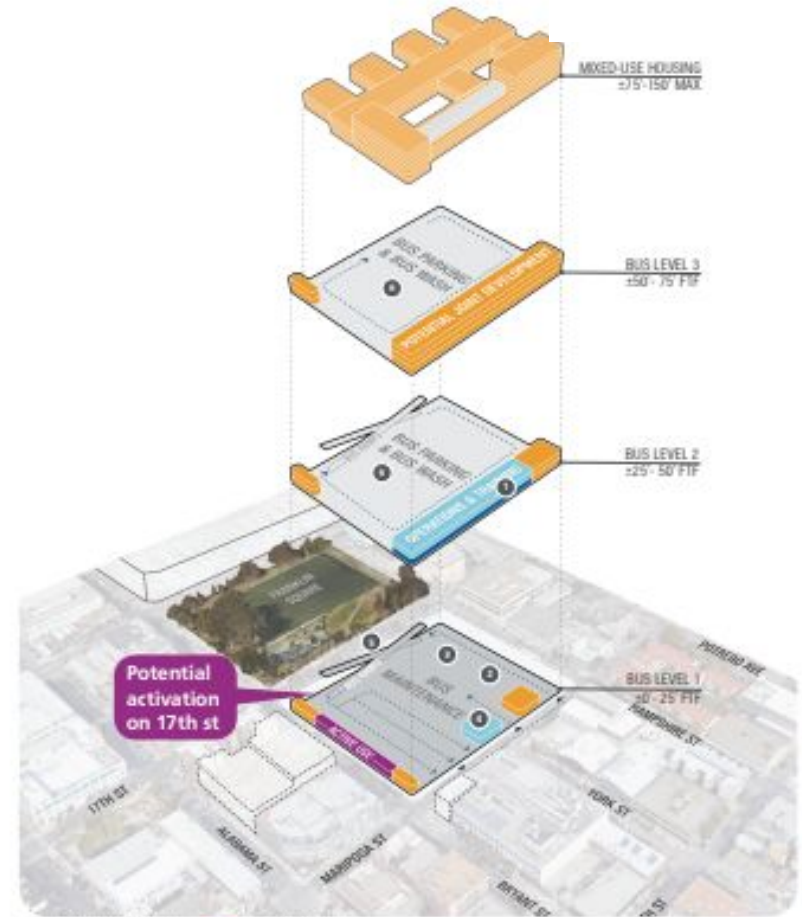
## Potrero Yard Modernization Project

### Existing Facility



- SFMTA BUS MAINTENANCE
- SFMTA BUS PARKING
- SFMTA OPERATIONS
- BUS CIRCULATION
- BUS ACCESS POINTS

### Future Facility



- SFMTA BUS MAINTENANCE
- SFMTA BUS PARKING
- SFMTA OPERATIONS
- SFMTA TRAINING
- MIXED-USE HOUSING
- ACTIVE USE
- BUS CIRCULATION
- BUS ACCESS POINTS

# BUILDING PROGRESS

## Potrero Yard Modernization Project



### Existing Facility



### Future Facility



# BUILDING PROGRESS

## Potrero Yard Modernization Project

### A once-in-a-century opportunity

Potrero Yard's 4.4 acre site is well-served by urban amenities in this mixed-use neighborhood. The large site footprint and the dynamic, transit-rich location make a great case for denser development on the site.

Mariposa & Hampshire Street View



### Project Program

Approx.  
**560**  
residential  
units

**50%**  
affordability  
target

**3-level**  
maintenance/  
training facility +  
residential above

**150'**  
max building  
height

**4,000**  
square feet  
ground floor  
active uses

## **BUILDING PROGRESS**

### Potrero Yard Modernization Project

## Public Outreach and Engagement Goals

- Continuously engage with the Potrero Yard Working Group
- Communicate consistently / no prolonged silence
- Provide transparent and easily accessed information
- Provide in-language engagement in English and Spanish, and additional languages upon request
- Maintain a comprehensive project website
- Encourage new, emerging, and underrepresented voices in the planning process

# BUILDING PROGRESS

## Potrero Yard Modernization Project

### What We've Heard: Community Feedback

**Offer opportunities for housing**



**The new Potrero Yard will...**

- Include mixed-income development above the 75' bus facility, up to 150' total
- Target 50% affordability with a range of unit types
- Add to city's overall supply of housing at multiple affordability levels

**Activate streets**



**The new Potrero Yard will...**

- Activate Bryant Street with commercial uses
- Incorporate transparency into the bus facility

**Fit into the neighborhood**



**The new Potrero Yard will...**

- Incorporate varied facades, setbacks, and possibly public art features
- Consider shadow impacts on Franklin Square
- Celebrate mixed-use character

**Provide transportation choices**



**The new Potrero Yard will...**

- Prioritize Transportation Demand Management (TDM) strategies
- Lead to better Muni service throughout the city

## BUILDING PROGRESS

### Potrero Yard Modernization Project

## What We've Heard: SFMTA Feedback

Extensive in-reach to Maintenance and Operations staff since 2017 to inform design concept.



Recent October 2019 and feedback included:

- Better showers and restrooms
- Quiet room(s)
- Access to open space
- Effective pigeon abatement
- Housing opportunities for Muni employees
- Concern about parking and transportation
- More bays reserved for body work
- Retail/commercial serving Muni employees



# BUILDING PROGRESS

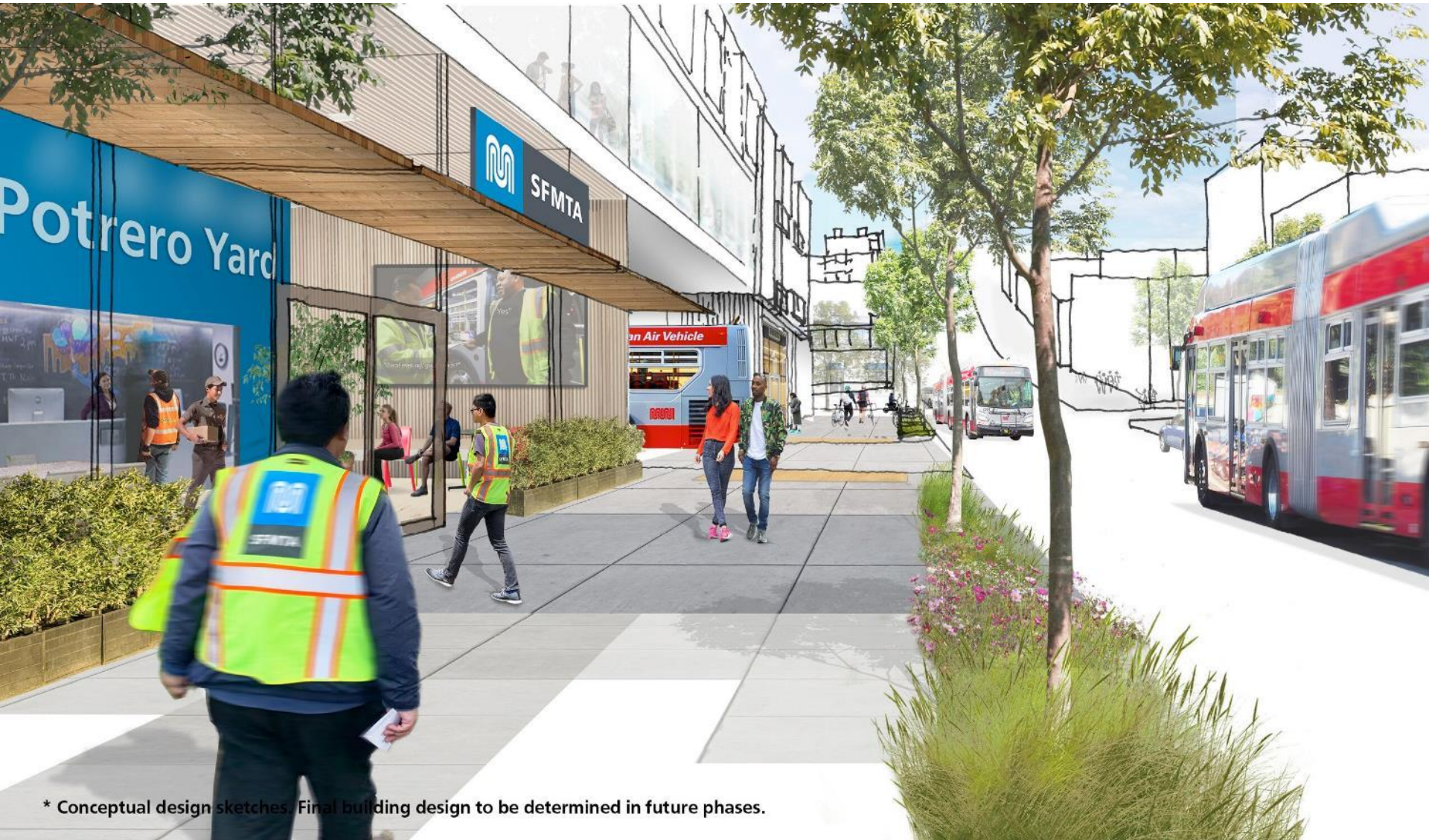
## Potrero Yard Modernization Project



\* Conceptual design sketches. Final building design to be determined in future phases.

# BUILDING PROGRESS

## Potrero Yard Modernization Project

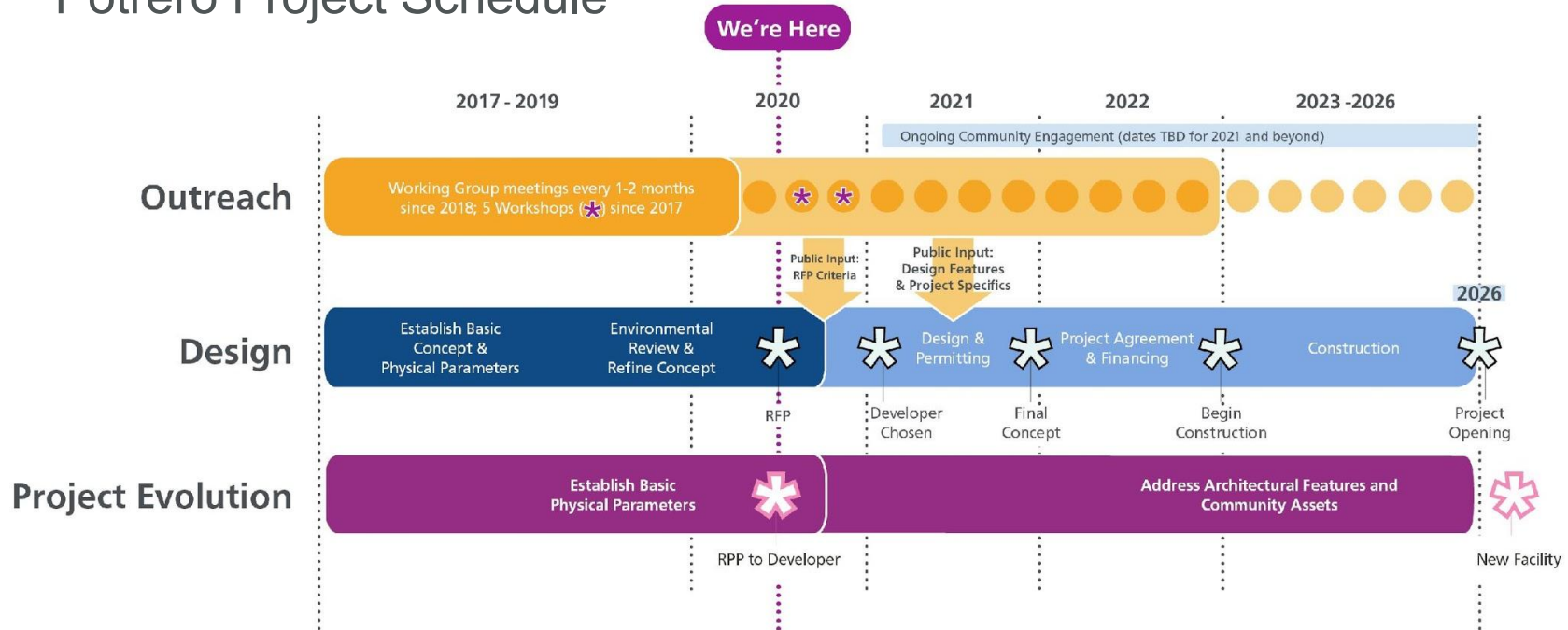


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# BUILDING PROGRESS

## Potrero Yard Modernization Project

### Potrero Project Schedule



- Request for Qualifications (RFQ) is in final editing phase to incorporate final feedback
- Community engagement to discuss the next step Request for Proposal (RFP) in the fall
- CEQA public scoping meeting August/September
- RFP release at end of 2020 or early 2021; developer selection will follow

# BUILDING PROGRESS

## Temporary Trolley Bus Facility: MME & Marin

### PROJECT CONTEXT



## BUILDING PROGRESS

### Temporary Trolley Bus Facility: MME & Marin

Muni Metro East (MME) vacant site includes:

- Bus operations, operator check-in trailers, lockers, restrooms, and break space.
- Bus wash served by below-grade rainwater cistern, fare pull, and interior bus cleaning.
- Overhead trolley charging (in yard only) and parking for approx. 160 buses.
- Access across new street improvement on Maryland St from Cesar Chavez, since 25<sup>th</sup> St ROW is blocked by the navigation center.
- *The MME site is SFMTA property and is entitled by the Planning Department.*

1399 Marin site includes:

- Bus maintenance, maintenance staff lockers, restrooms, and break space.
- New bus acceptance will also continue at this site.
- New temporary outdoor bus repair canopy structure to increase maintenance capacity.
- Overhead trolley charging (in yard only) and bus parking for 30 buses as they wait for repairs, and 10 additional new buses.
- *The Marin site is Port property under MOU to the SFMTA and is entitled by the Port.*

# BUILDING PROGRESS

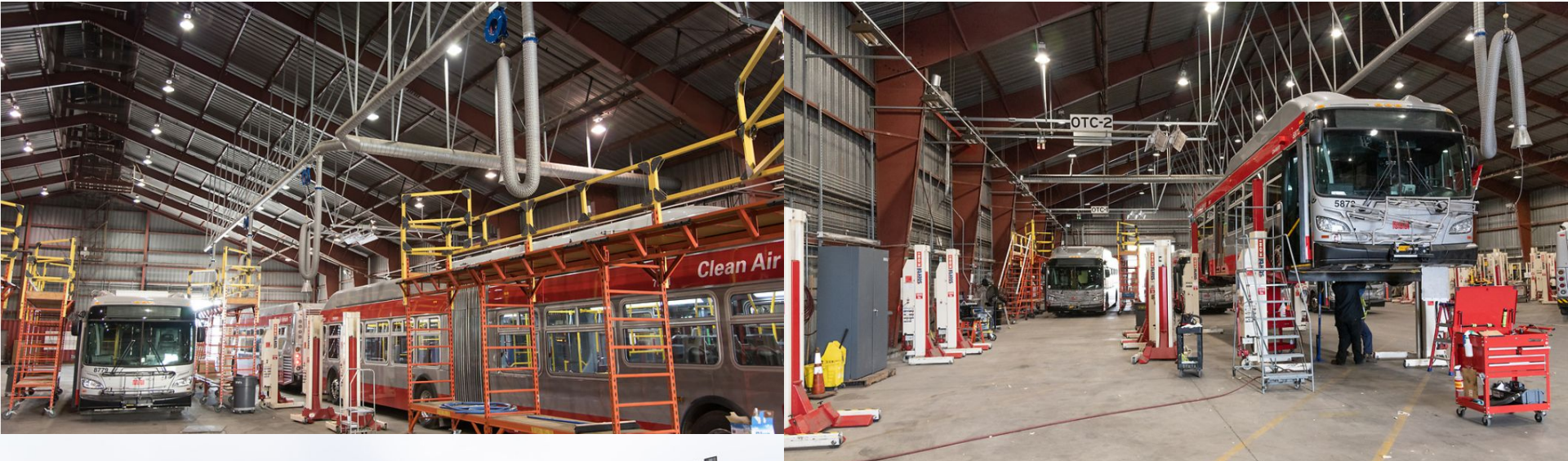
## Temporary Trolley Bus Facility: MME & Marin



# BUILDING PROGRESS

## Temporary Trolley Bus Facility: MME & Marin

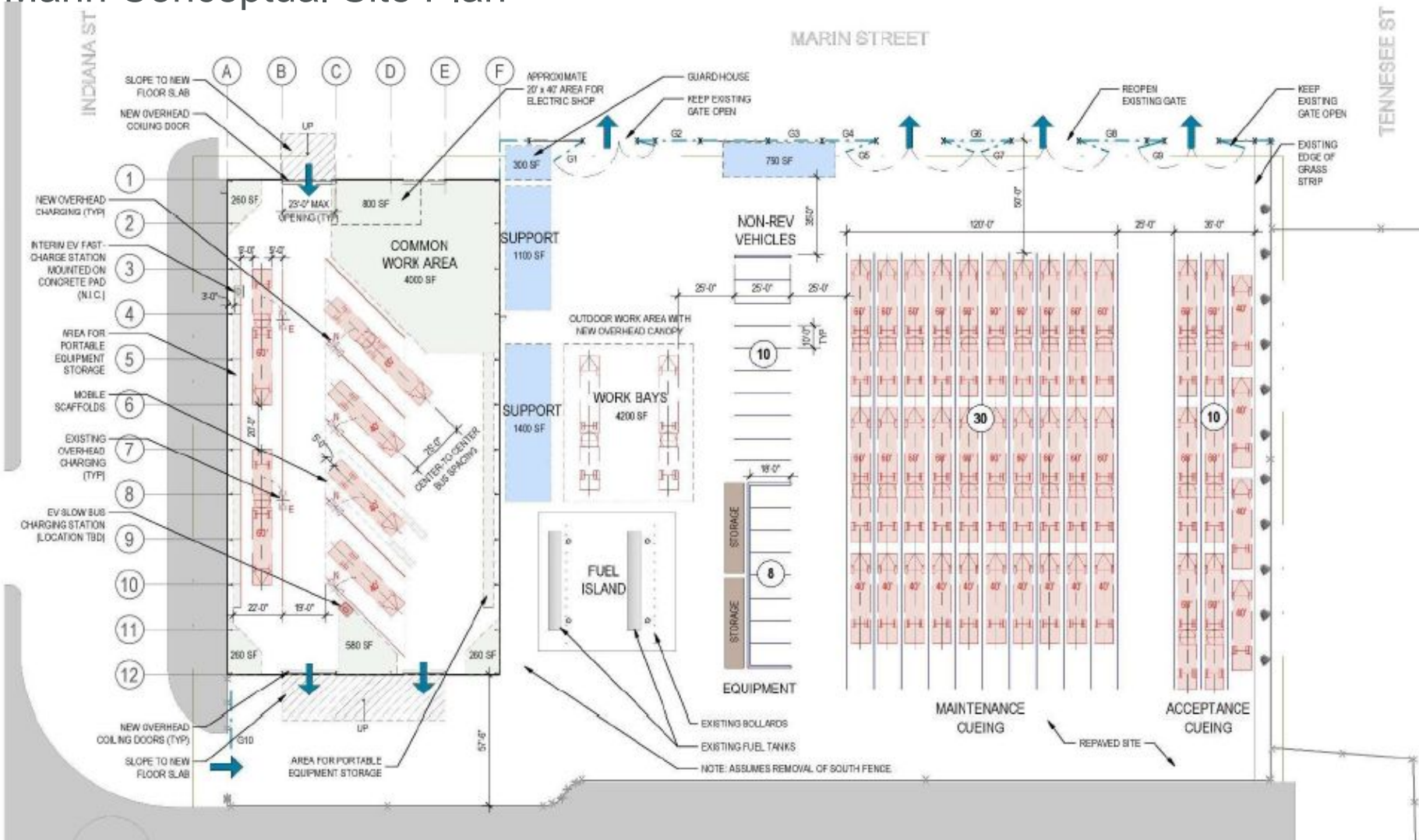
### 1399 Marin Existing Condition



# BUILDING PROGRESS

## Temporary Trolley Bus Facility: MME & Marin

### Marin Conceptual Site Plan

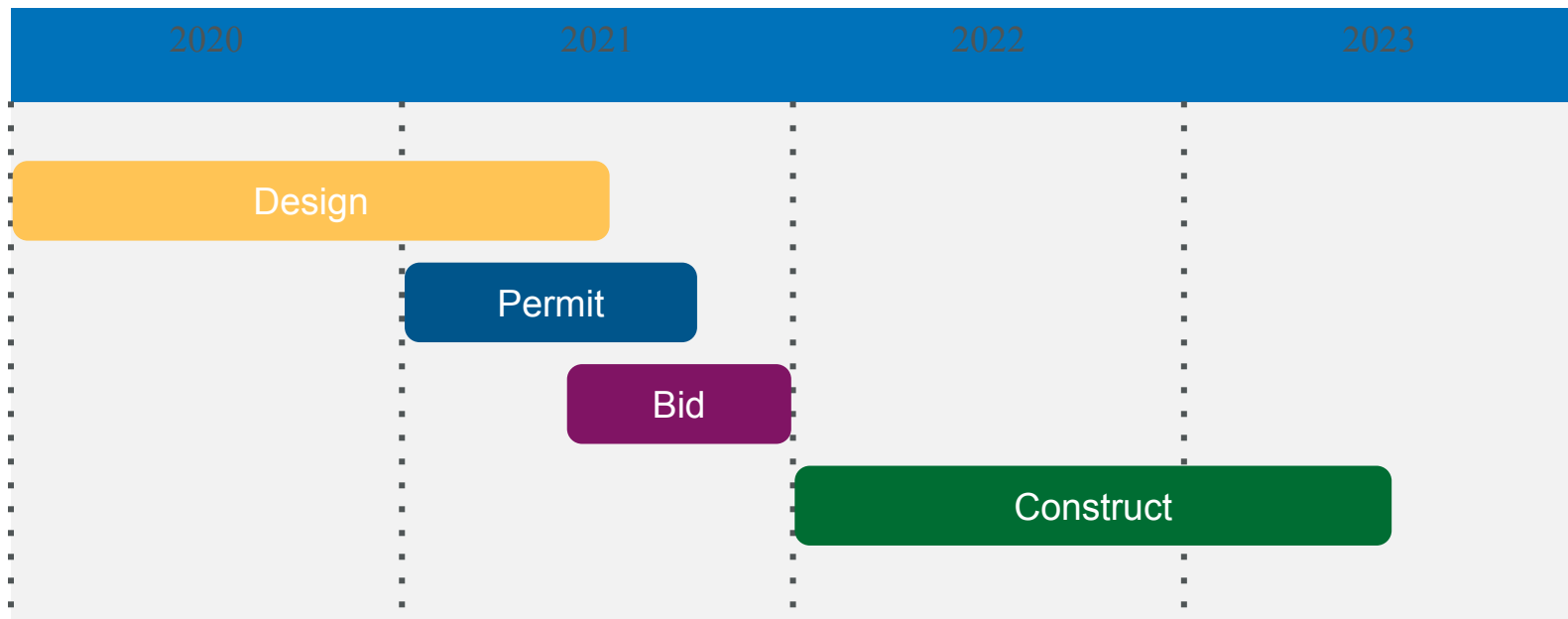




# BUILDING PROGRESS

## Temporary Trolley Bus Facility: MME & Marin

### MME/Marin Project Schedule



# Thank You

Please reach out anytime with questions, feedback, or to request a meeting. Our doors are open to you.

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