



SFMTA

# Building Progress: Potrero Yard Neighborhood Working Group

December 6, 2022  
Meeting #27



SFMTA

# Agenda

1. Welcome & logistics — 5 mins
2. Check-in (two words) — 5 mins
3. Member & SFMTA announcements (John Angelico, SFMTA) — 10 mins
4. Project update (Potrero Neighborhood Collective team) — 40 mins
5. Public Art Program overview (Mary Chou, SFAC) — 10 mins
6. Thoughts & feedback — 20 mins
7. Next steps — 5 mins
8. Public comment

# Welcome Back!

- Hybrid meeting. Remote attendees:
  - Use the chat to share any quick comments or thoughts
  - Use the “raise your hand” function to indicate you’d like to speak during an active discussion
  - Keep your device on mute unless you are speaking
  - Look into the camera when you speak
  - Use “gallery” view to see every participant

**Members of the Public:** *Members of the public who wish to participate in the meeting will be placed on mute, regardless of joining via video or by phone, until the Public Comment section at the end of the meeting.*

# Check-In

- Project hopes (in two words)
- Working Group member announcements
  - Anything you want to share ?



# SFMTA Announcements

- **Central Subway:** Free weekend service until Jan 7 (regular fare service), when T-Line will connect Sunnydale to Chinatown/Rose Pak Station.
- **Prop L**
  - 71.79%
  - New expenditure plan (replacing 2003 plan)
  - Extends sales tax 30 years
- **Slow Streets:** SFMTA Board met today to discuss program.

# Central Subway

Free weekend service at four new stations:

- 4th & Brannan
- Yerba Buena/Moscone Station
- Union Square/Market Street Station
- Chinatown-Rose Pak Station

New T Third Service from Chinatown-Rose Pak to Sunnydale is planned to start **January 7** via Central Subway.



# Proposition L

- ✓ Funds ~\$2.6 billion for transportation projects over 30 years
- ✓ Extends a half-cent sales tax. Does not increase taxes.
- ✓ “Yes” 71.79%. (Required 2/3.)

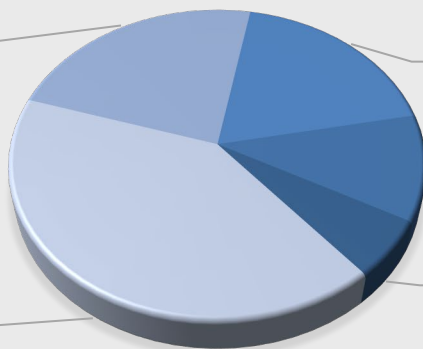
## PROPOSITION L FUNDING PLAN

### 23% Major transit projects

Funds Muni, BART, Caltrain and the ferry. The money goes toward maintenance, rehabilitation and replacement of vehicles; station and access improvements; and planning for the next generation of public transit

### 41% Transit maintenance and enhancements

Funds Muni bus and train reliability and efficiency improvements; Muni and BART core capacity; and the Caltrain Downtown Extension from 4th and King railyard to the Salesforce Transit Center for high-speed rail



### 19% Streets and freeways

Funds walking and bicycling improvements; signals and traffic calming; street repaving; and major street and freeway redesign planning

### 11% Paratransit

Funds services for seniors and people with disabilities

### 6% System planning and community equity

Funds transportation demand management; neighborhood and equity-focused planning and implementation

# Today's Objectives

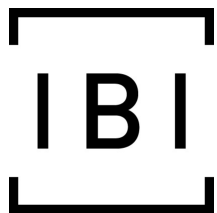
- Introduce Potrero Neighborhood Collective Team
- Update on Predevelopment Agreement process
- Share Conceptual Design
- Answer Questions



# Who We Are



PRESIDIO  
DEVELOPMENT  
PARTNERS, LLC



**PLANT**



THE ALLEN GROUP, LLC



# What is PNC Doing Now

## **Bus Yard**

- Developing state-of-the-art facility to transition to battery-electric buses and expand fleet by 50%
- Improving efficiency of operations and maintenance

## **Design Development**

- 5% Concept Design Stage

## **Regulatory Approvals**

- Entitlements and Environmental

## **Temporary Facility**

- Engaging a contractor to build Muni Metro East Expansion Project to relocate existing fleet

## **Design-Build Partner**

- Selecting a Design-Build contractor for the Facility

## **Housing**

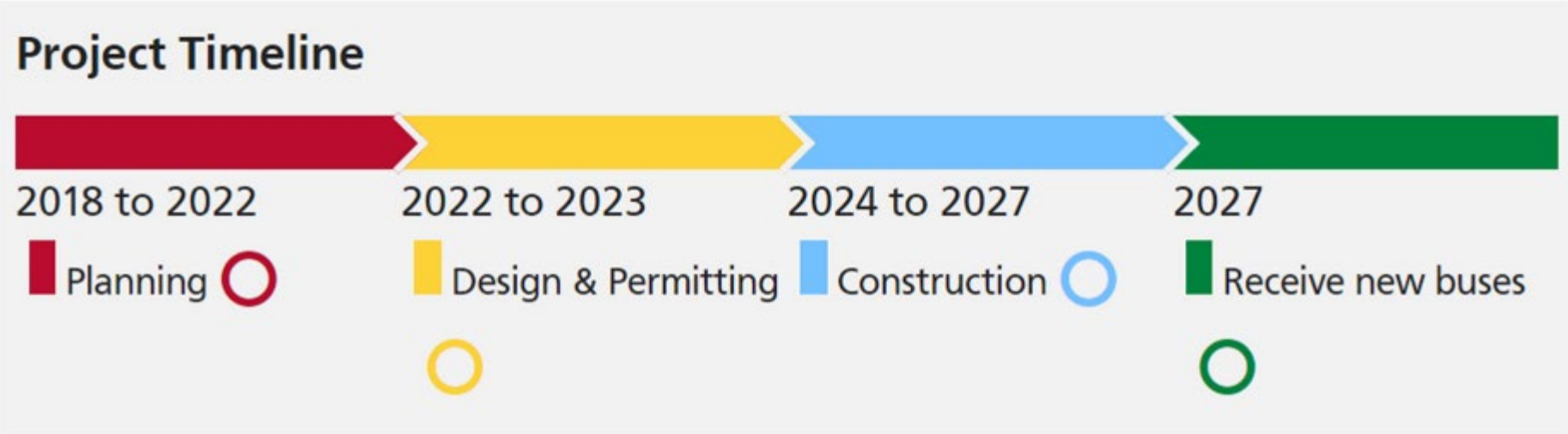
- Funding from Non-City Sources Remain Uncertain
- Ambitious Affordability Goals

## **Community Feedback**

- Open Decision Points



# Project Timeline



Predevelopment	Target Date
Entitlements	Q3 2023
Design Development	Q4 2023
Design-Build Partner Selected	Q4 2023
Commercial Close	Q2 2024
Temporary Facility Completed	Q2 2024

# Design Development

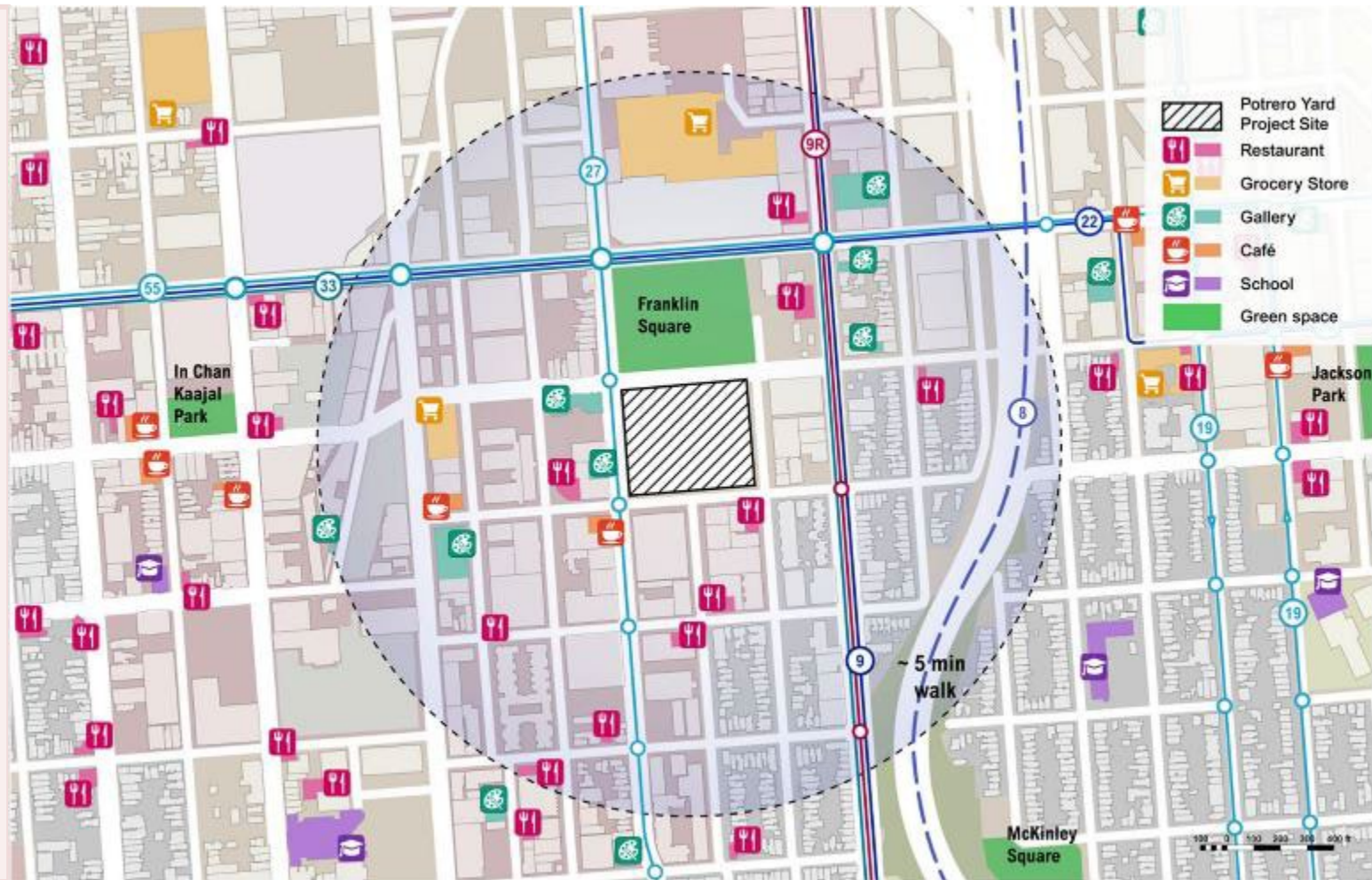
## Mission District - Potrero Yard

3-Level Muni Bus  
Yard – All  
Electric Fleet

Up to 150ft  
Building Height

Affordable &  
Workforce Housing  
Up to 575 Units

Integrating of Art  
& Culture



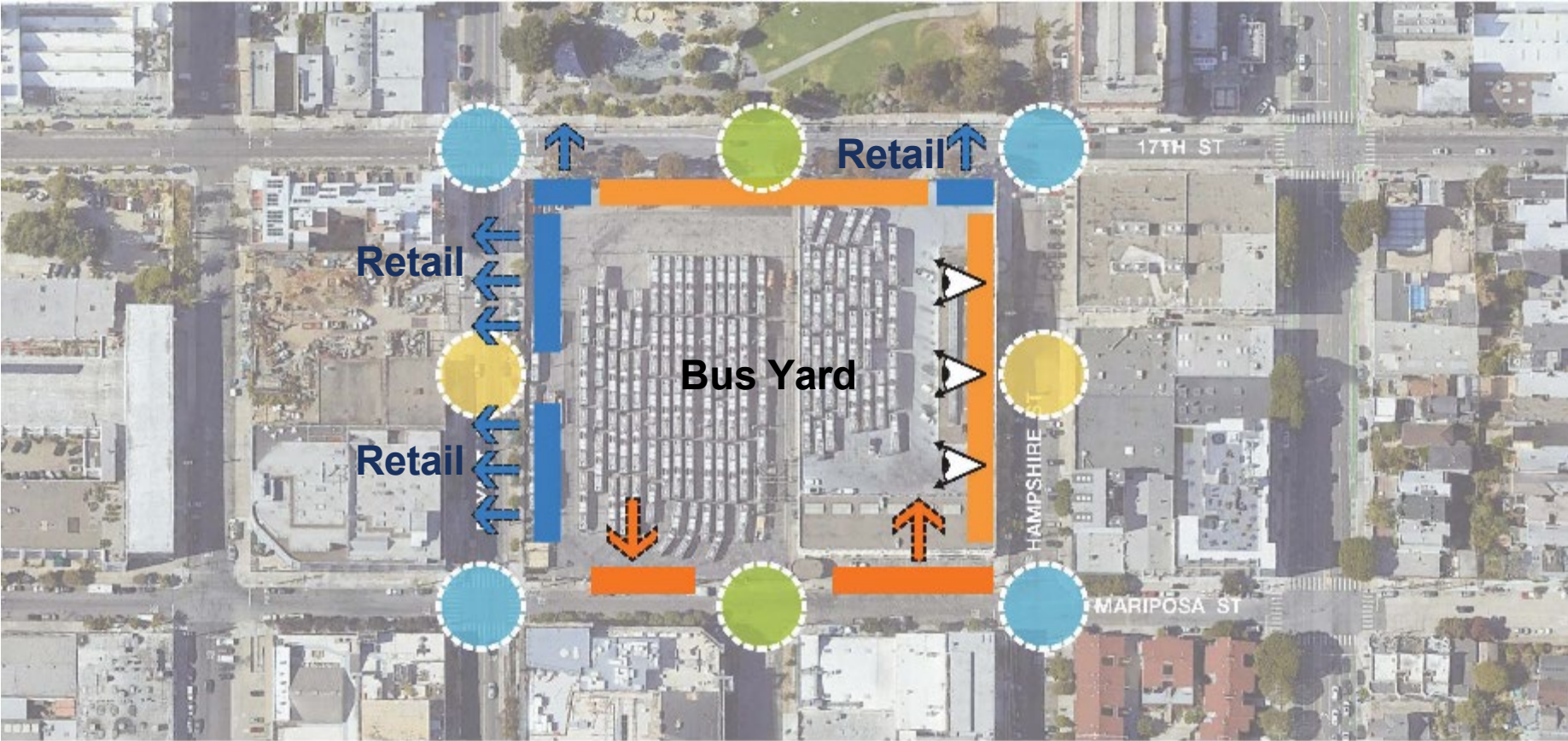
*Subject to change during the Design Development Process*





# Design Development

## Urban Edge & Streetscape

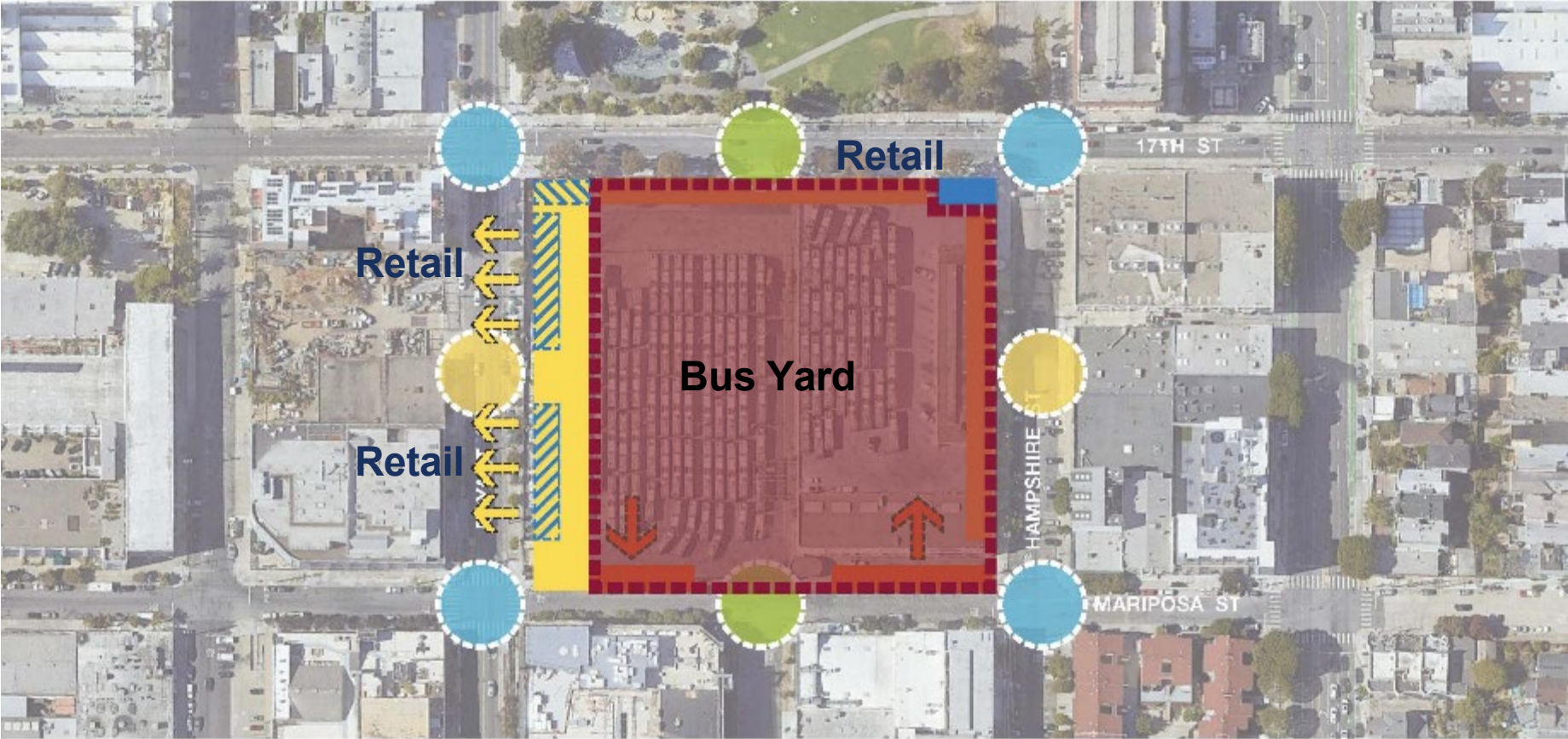


*Subject to change during the Design Development Process*



# Design Development

## Urban Edge & Streetscape



*Subject to change during the Design Development Process*

# Design Development

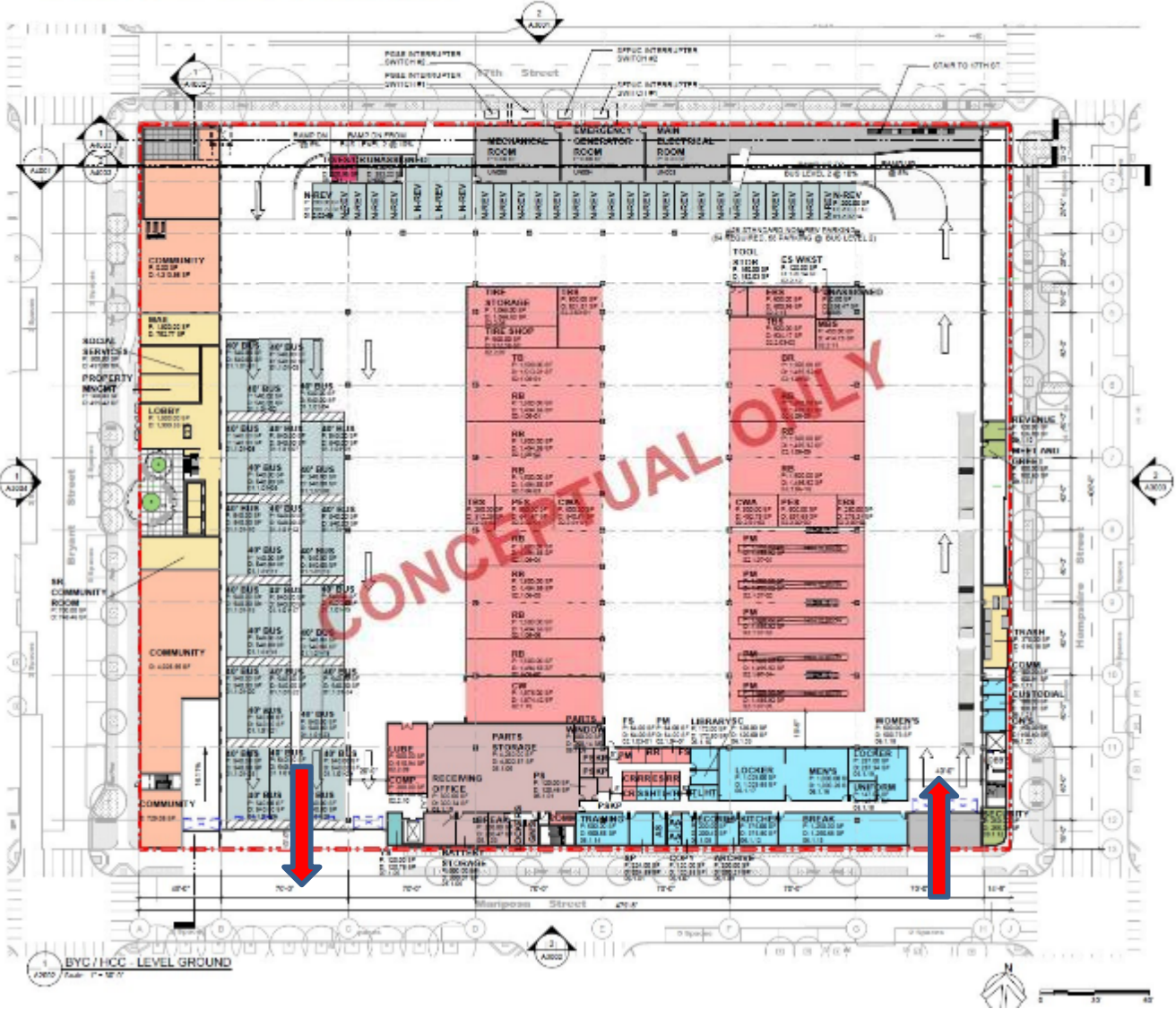
Bus Entry & Exit  
Maintenance  
Internal Movements

Community Spaces  
up to 10,000sf

Entrances &  
Lobbies

Natural Light &  
Views

BYC / HCC - LEVEL GROUND



Subject to change during the Design Development Process





# Design Development

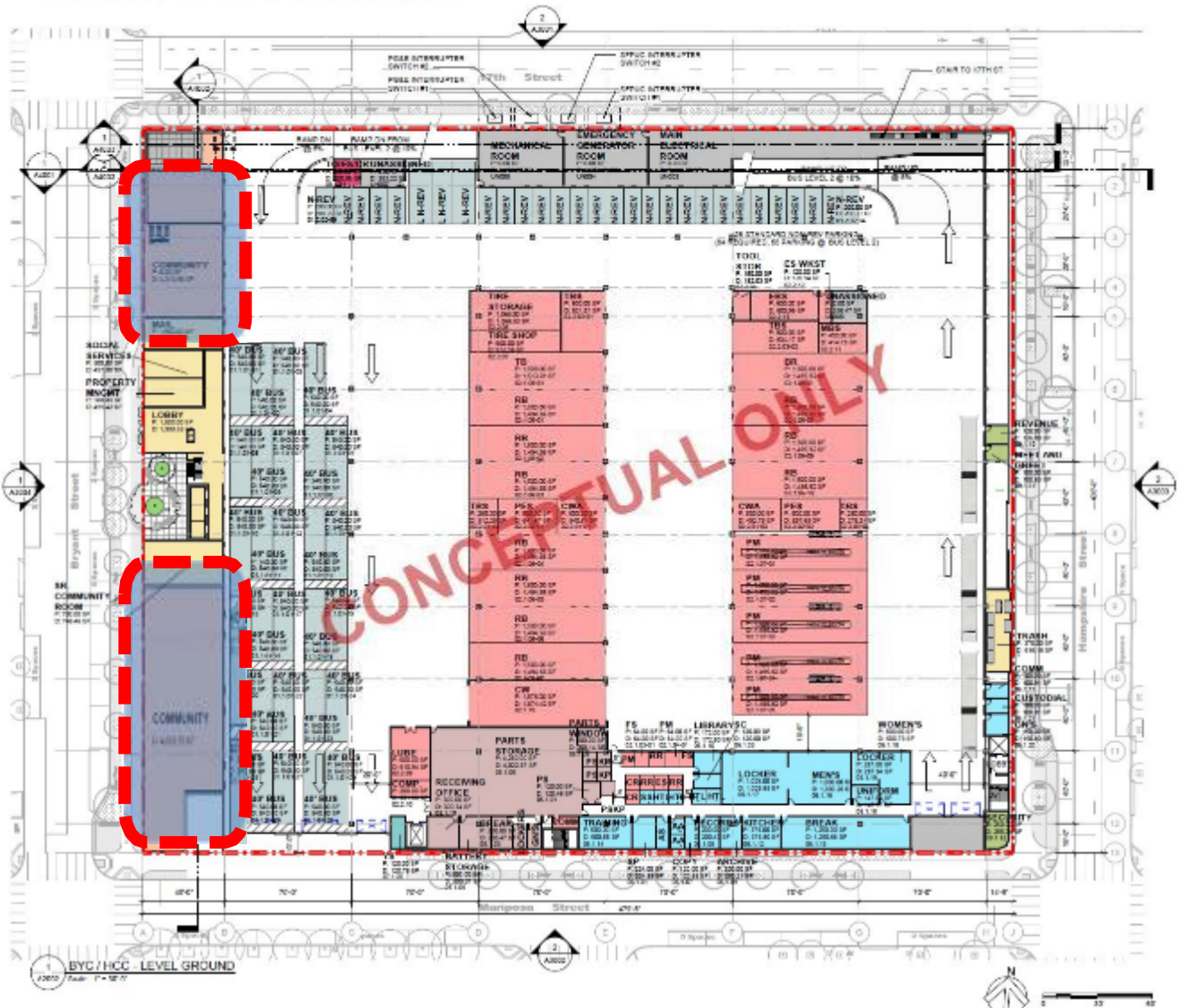
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# Design Development

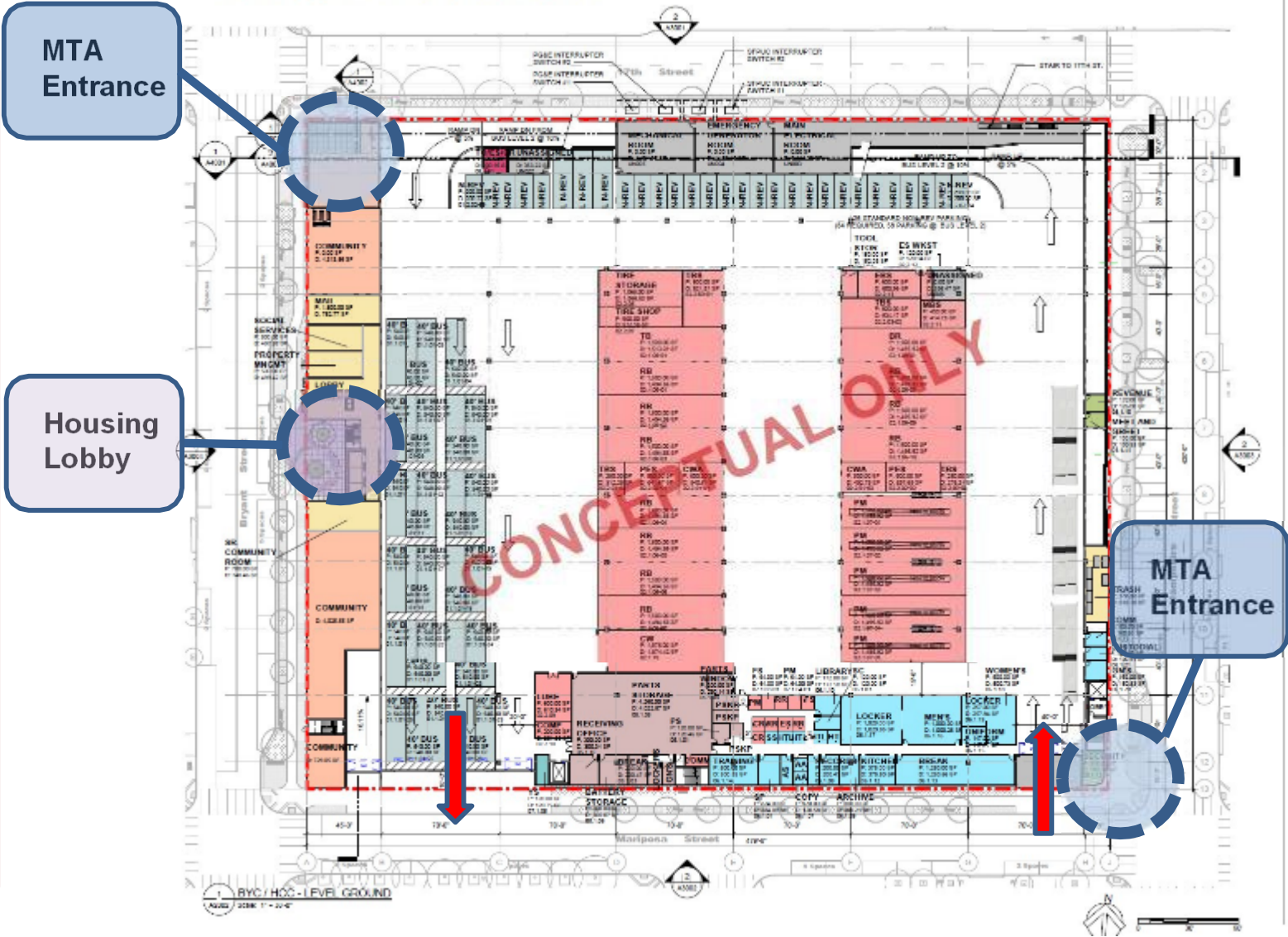
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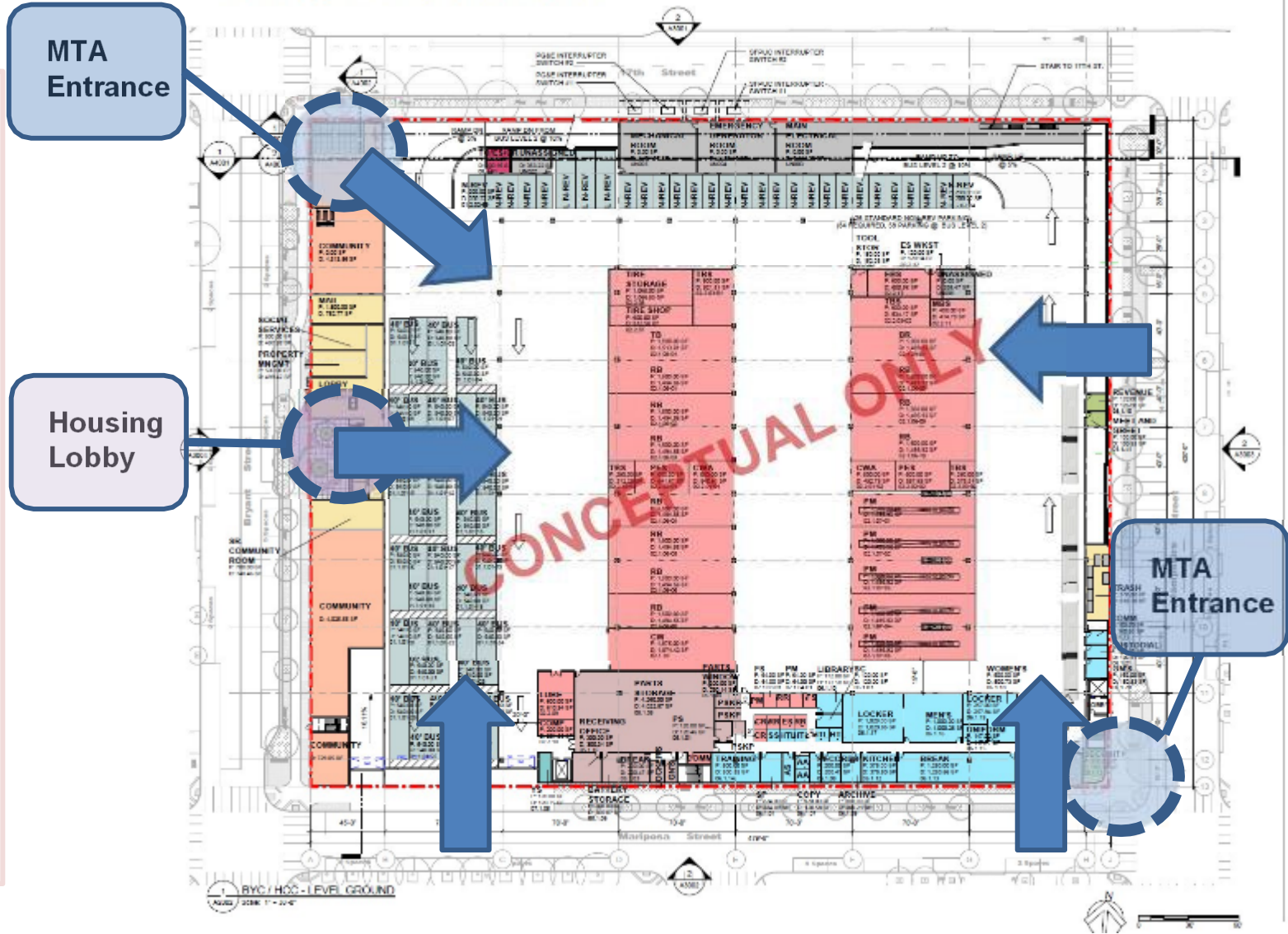




# Design Development

BYC / HCC - LEVEL GROUND

- Bus Entry & Exit  
Maintenance  
Internal Movements
- Community Spaces  
up to 10,000sf
- Entrances &  
Lobbies
- Natural Light &  
Views



Subject to change during the Design Development Process

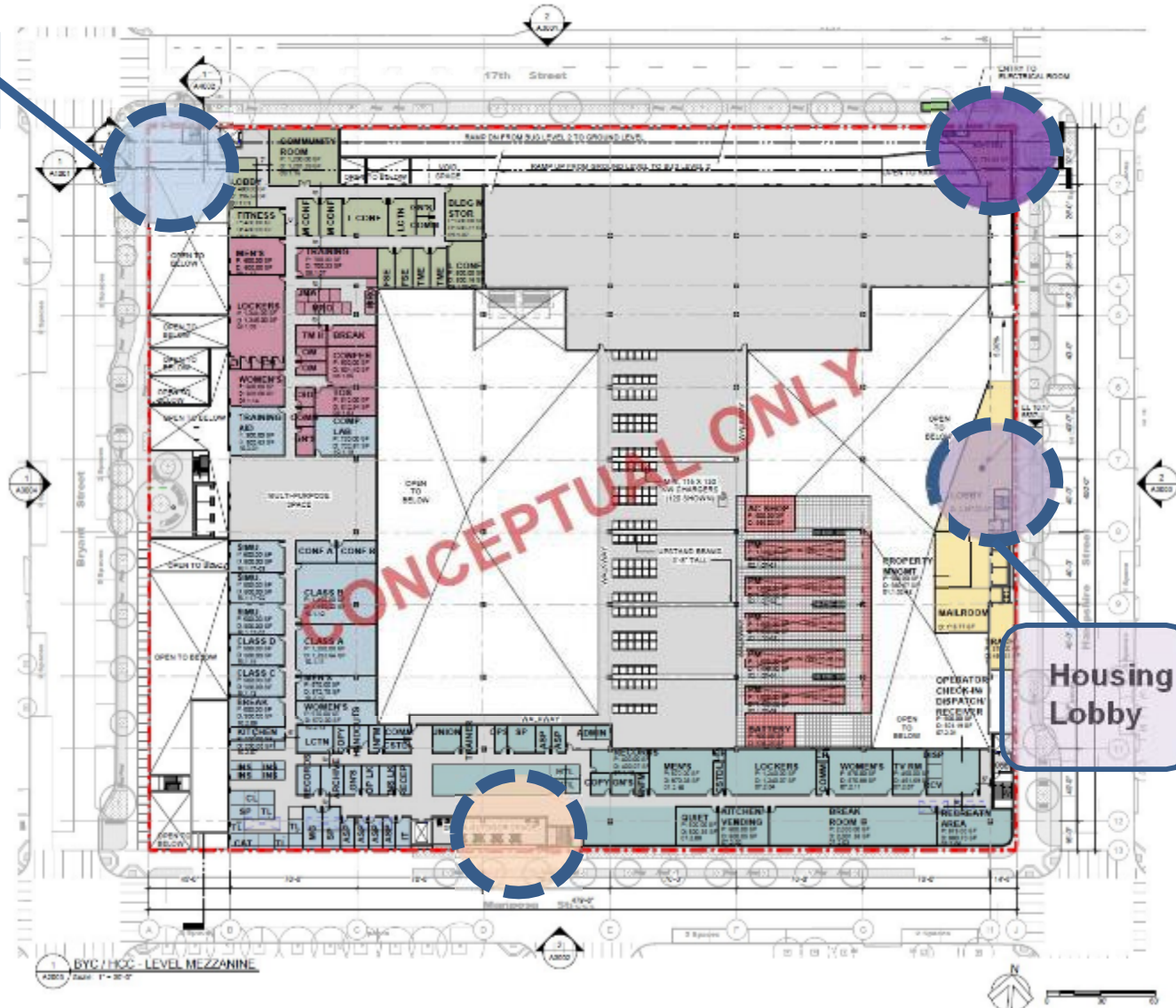






# Design Development

## BYC / HCC - LEVEL MEZZANINE



MTA Entrance

Bus Entry & Exit  
Maintenance  
Internal Movements

Community Spaces  
up to 10,000sf

Entrances &  
Lobbies

Natural Light &  
Views

Housing Lobby

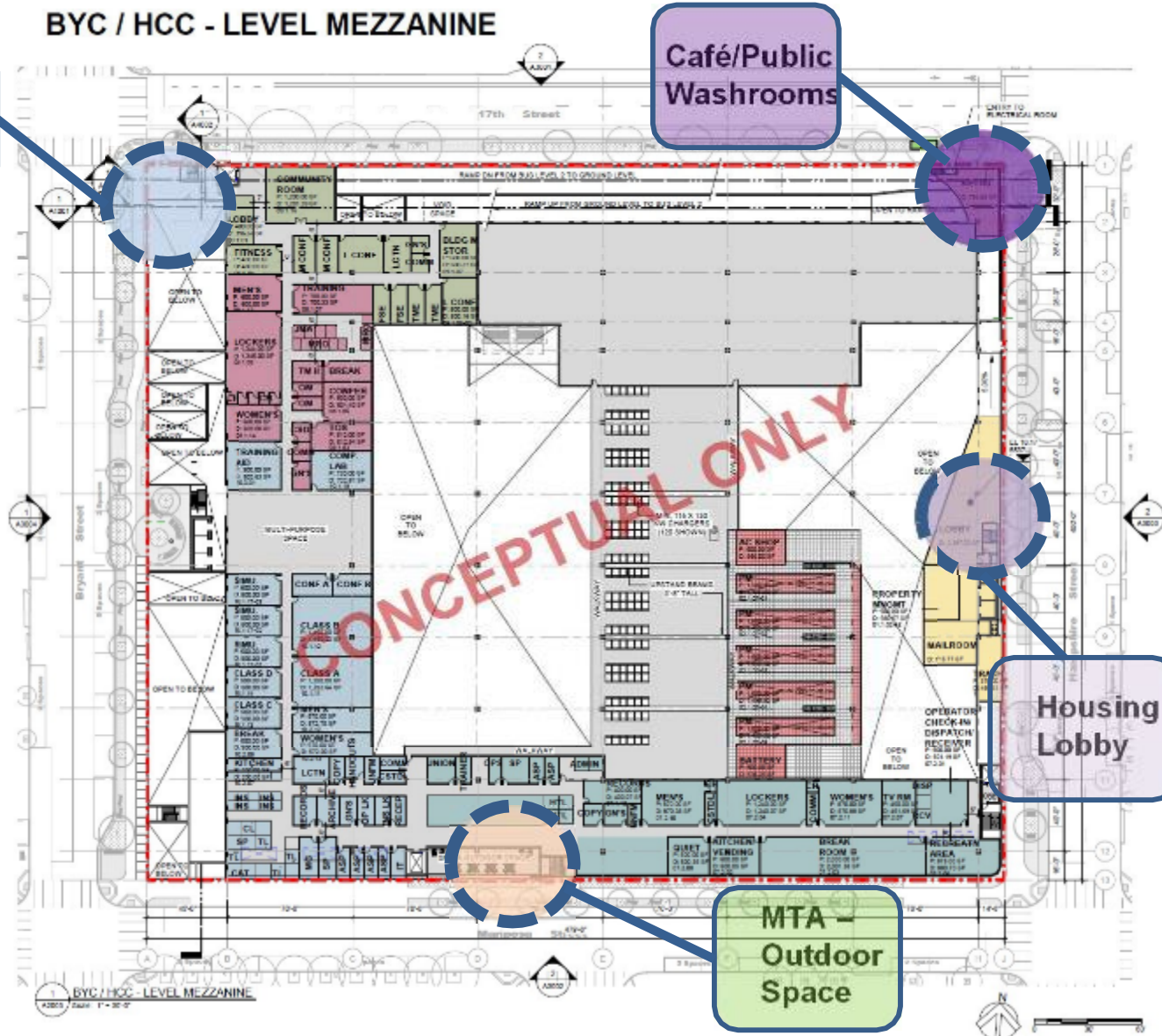
Subject to change during the Design Development Process





# Design Development

BYC / HCC - LEVEL MEZZANINE



MTA Entrance

Café/Public Washrooms

Housing Lobby

MTA Outdoor Space

Bus Entry & Exit  
Maintenance  
Internal Movements

Community Spaces  
up to 10,000sf

Entrances &  
Lobbies

Natural Light &  
Views

*Subject to change during the Design Development Process*



# Design Development

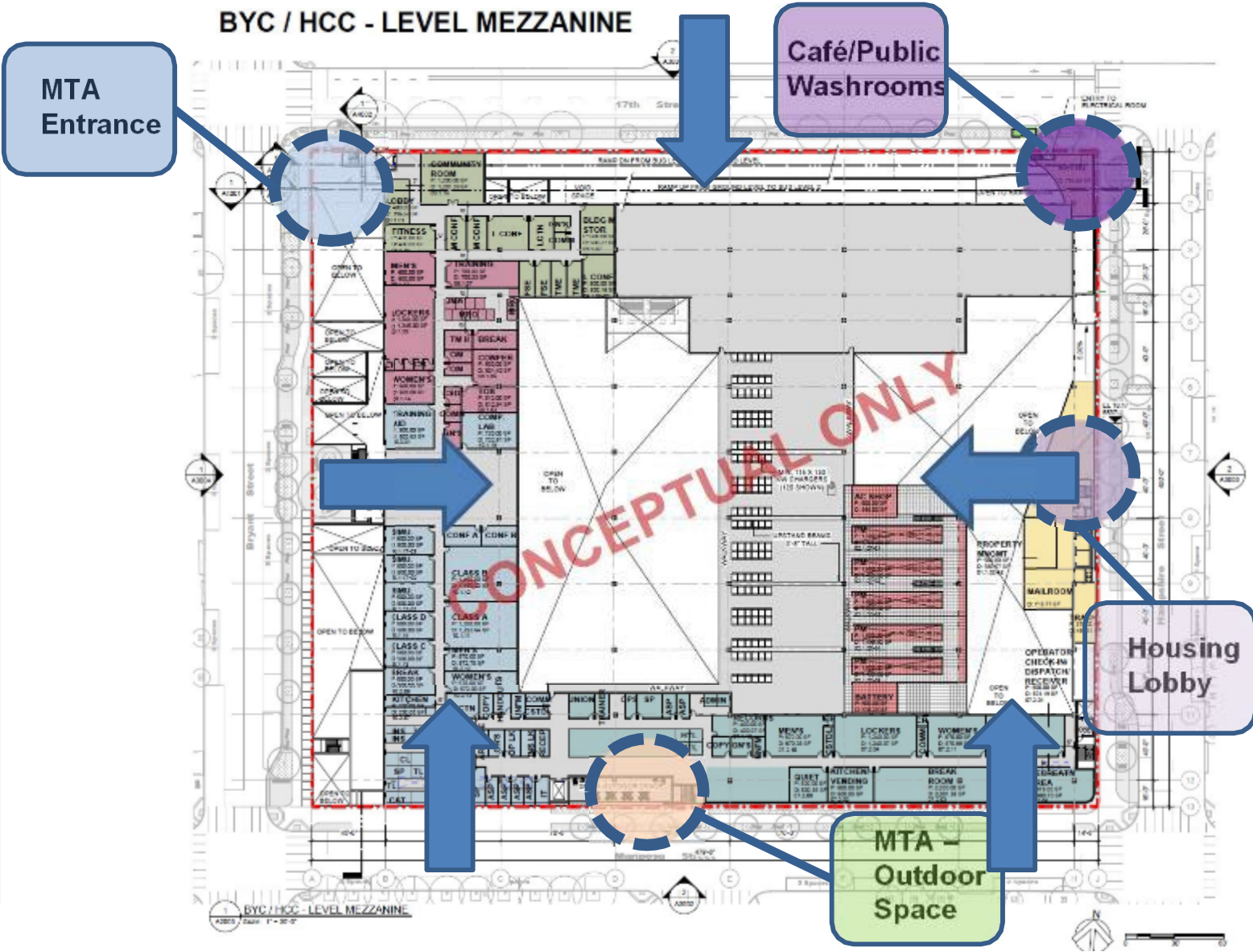
## BYC / HCC - LEVEL MEZZANINE

Bus Entry & Exit  
Maintenance  
Internal Movements

Community Spaces  
up to 10,000sf

Entrances &  
Lobbies

Natural Light &  
Views



*Subject to change during the Design Development Process*

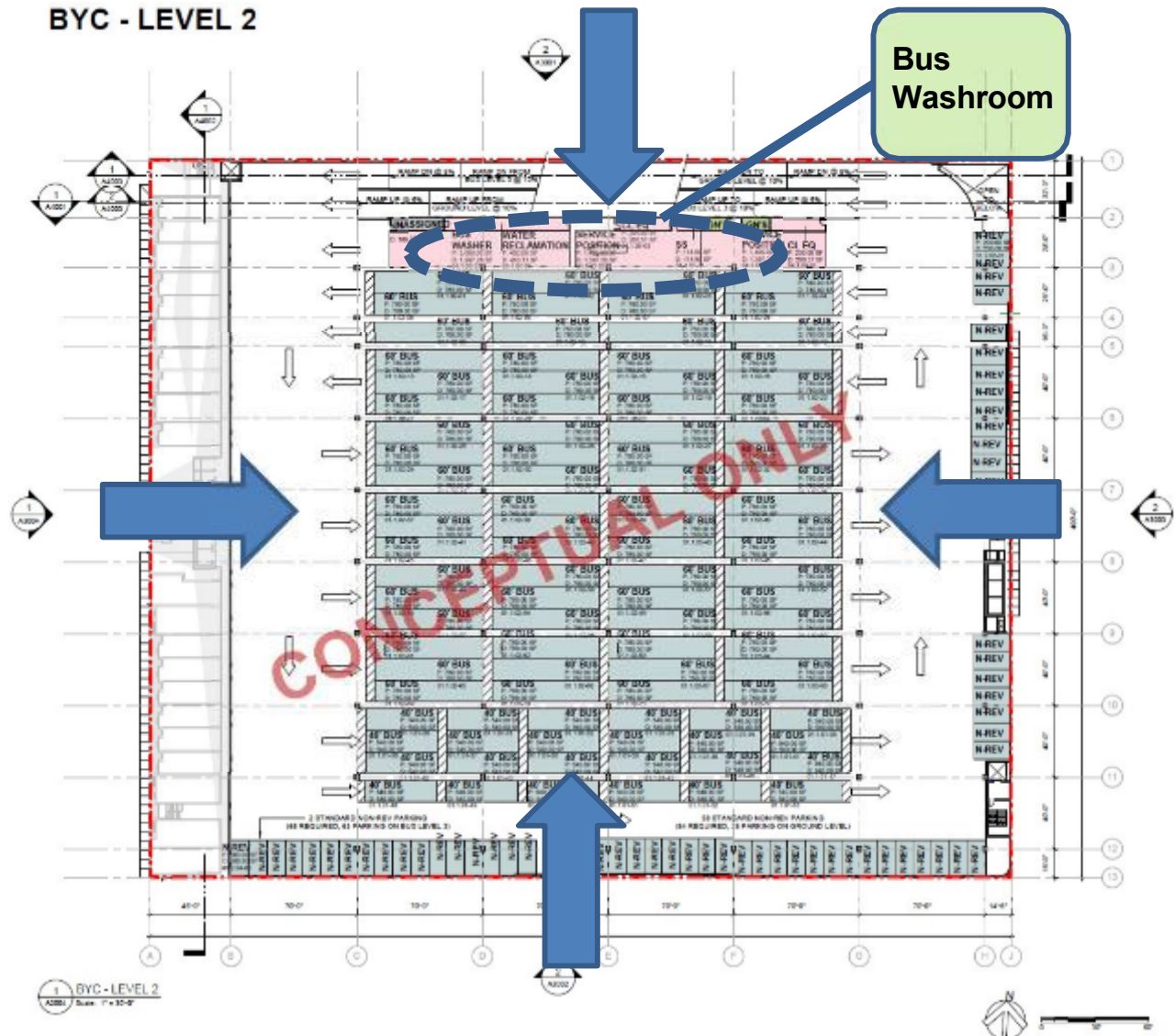




# Design Development

- Bus Parking
- Bus Movement & Circulation
- Bus Washing
- Natural Light & Views

BYC - LEVEL 2

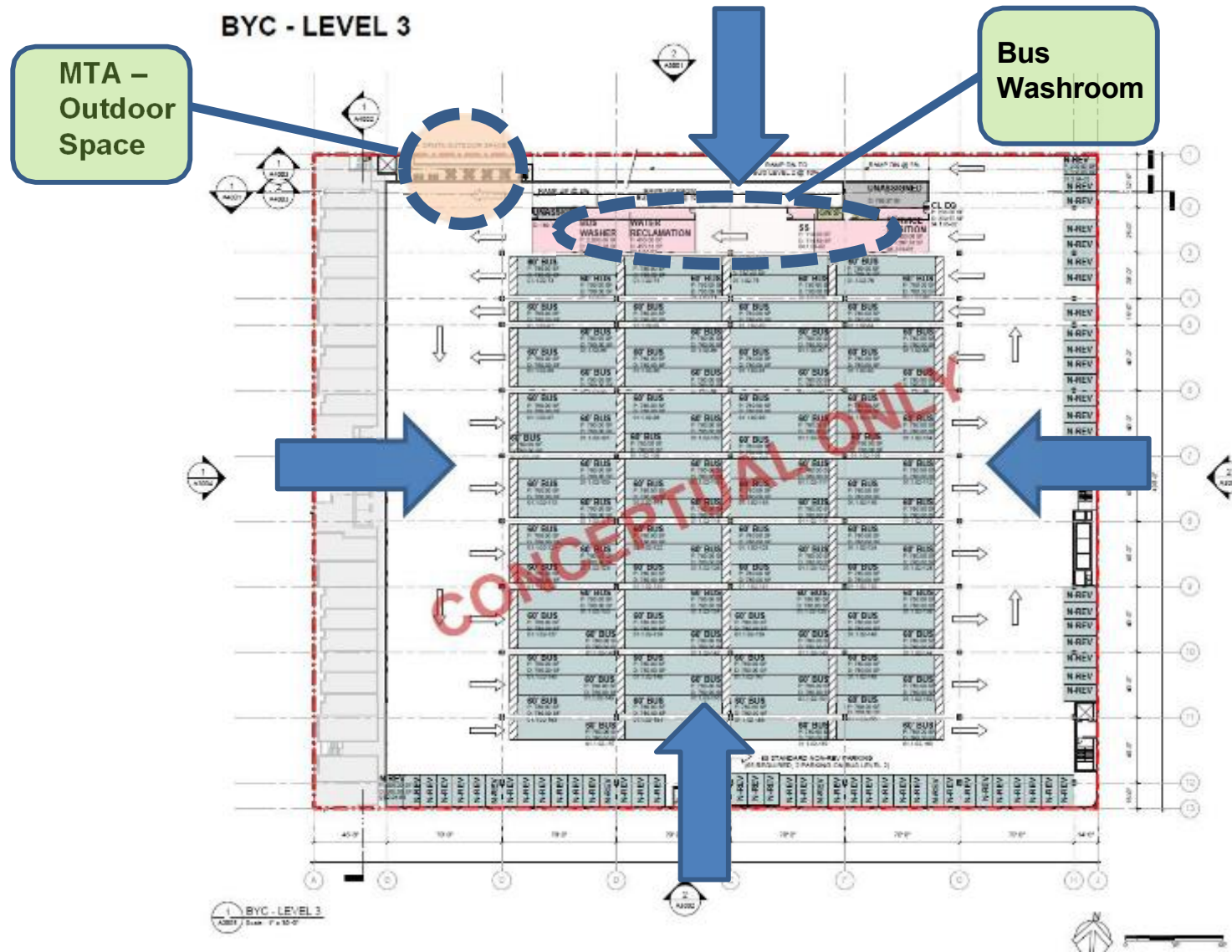


Subject to change during the Design Development Process



# Design Development

- Bus Parking
- Bus Movement & Circulation
- Bus Washing
- Natural Light & Views



Subject to change during the Design Development Process

# Design Development

HCC - LEVEL 6



Lobby Entrances

Court Yards

Activity Spaces

Natural Light & Views

Housing Lobby

Housing Lobby

*Subject to change during the Design Development Process*





# Design Development

Aerial View



*Subject to change during the Design Development Process*

**Aerial View – Conceptual Design**



# Design Development



*Subject to change during the Design Development Process*

**Aerial View**



# Design Development



*Subject to change during the Design Development Process*

**Mariposa & York Street**



# Design Development



*Subject to change during the Design Development Process*

**17<sup>th</sup> and Hampshire Street**

# Design Development



*Subject to change during the Design Development Process*

**York Street**



# Design Development

## Mission District – Culture, Art, Architecture

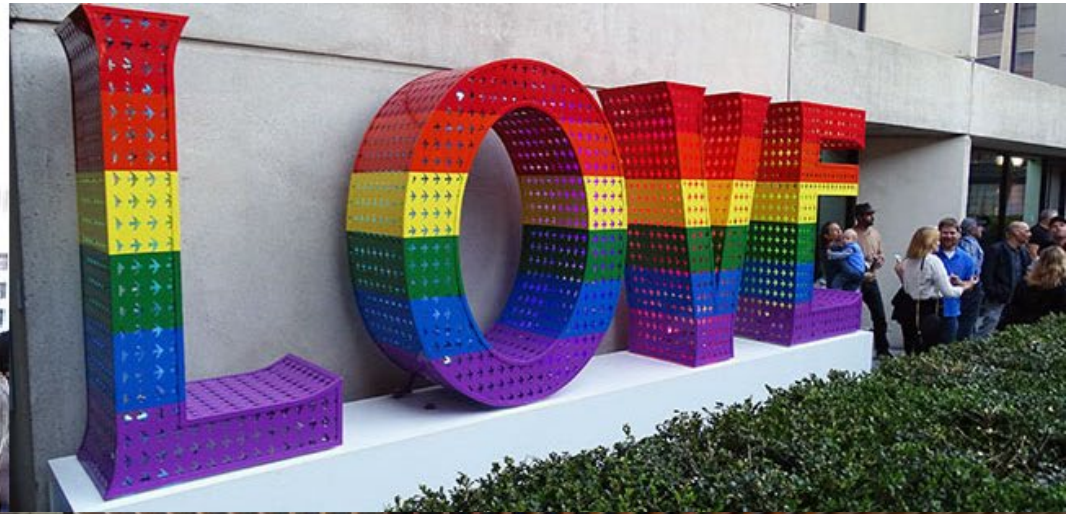


Mission District – Culture, Art, Architecture



# Design Development

## Mission District – Integrating Art



Mission District – Integrating Art



# Design Development

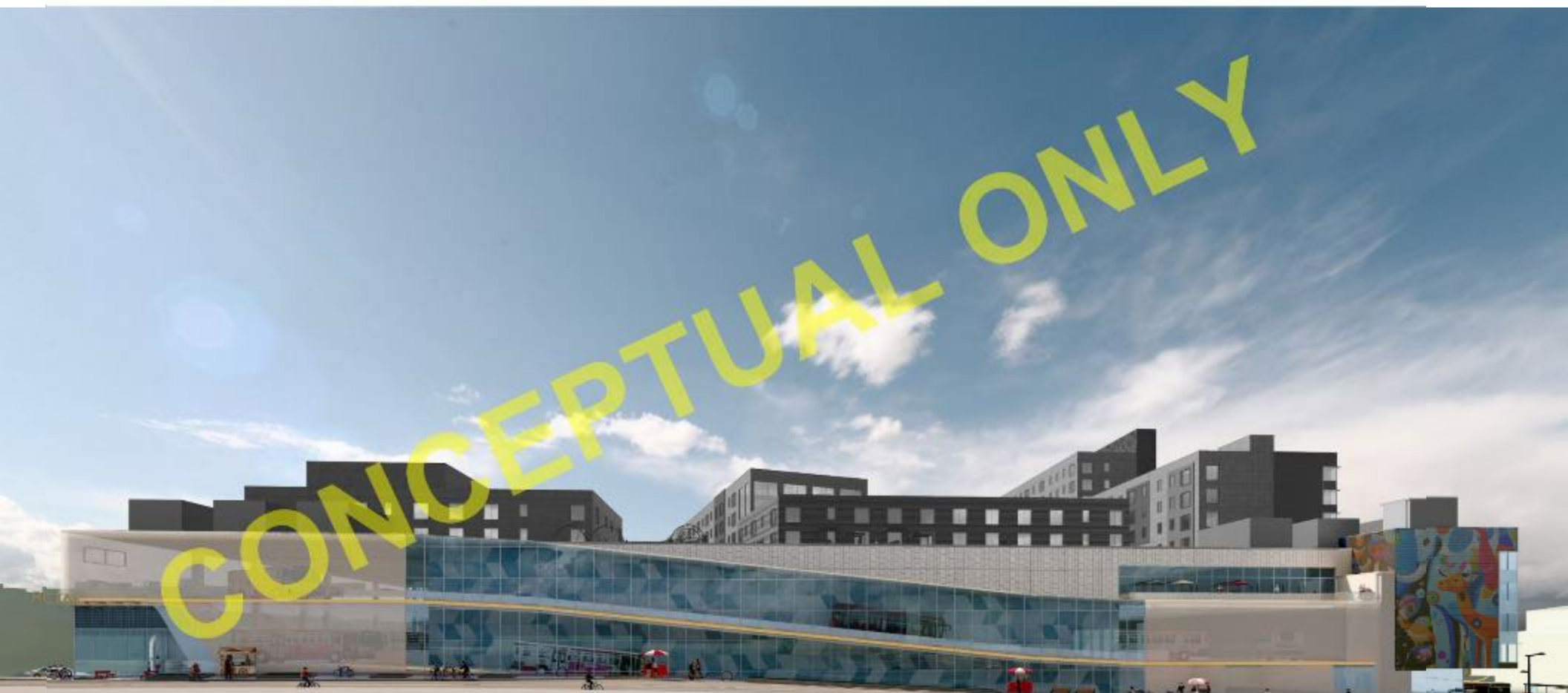
## Metal Screening – Art, Lighting & Architecture



Metal Screening – Art, Lighting, Architecture

# Design Development

## 17<sup>th</sup> Street - Streetscape



*Subject to change during the Design Development Process*

**17<sup>th</sup> Street - Streetscape**



# Design Development

## 17<sup>th</sup> Street Mid-Block - Streetscape



*Subject to change during the Design Development Process*

**17<sup>th</sup> Street Mid-Block - Streetscape**

# Design Development

17<sup>th</sup> Street & Hampshire (Retail/Café)



*Subject to change during the Design Development Process*

**17<sup>th</sup> Street and Hampshire (Retail/café)**



# Design Development

17<sup>th</sup> Street & Bryant (MTA-Entrance-Staff Outdoor Space)



*Subject to change during the Design Development Process*

# Design Development

17<sup>th</sup> Street View with Trees and Kiosks



*Subject to change during the Design Development Process*



# Design Development

## 17<sup>th</sup> Street Park View Franklin Square



*Subject to change during the Design Development Process*

# Design Development

17<sup>th</sup> Street & Hampshire (Retail/Café)



*Subject to change during the Design Development Process*



# Past Decision Points

SFMTA previously incorporated feedback from the Neighborhood Working Group and the broader community into the Project.

Feedback from Neighborhood Working Group informed:

- Principles for delivery of public benefit
- Program for Housing and Commercial Component
- Design Guidelines.

## Past Decision Points

- Housing and Commercial Component Program
- Design Guidelines
- Public Benefits
- Building Heights
- Buildable Envelope
- Massing
- Shadow Impact on Franklin Square Park
- Building Usage on Street Level – access points, parking, loading zones
- Bus Ramps on 17<sup>th</sup> Street
- Curb Cuts and Crossings
- Roof Access for Residents

# Open Decision Points

Potrero Neighborhood Collective welcomes feedback from the Neighborhood Working Group of the following items:

- Streetscape at 17<sup>th</sup> Street
- Commercial and Retail Opportunities
- Trees and Sidewalks
- Outer Envelope
- Bus Yard Functionality
- Public Art



# Public Art Program Overview



Potrero Yard Modernization Project  
December 6, 2022



# WHAT IS PUBLIC ART?

## Art Enrichment Ordinance

- passed by voters in 1969
- 2% of eligible construction costs
- acquisition and installation of **original works of art** .... on City property for **aesthetic and cultural enhancement of public buildings and public spaces and engagement of the public with the creative work of artists**, as approved by the Arts Commission.



Sanaz Mazinani

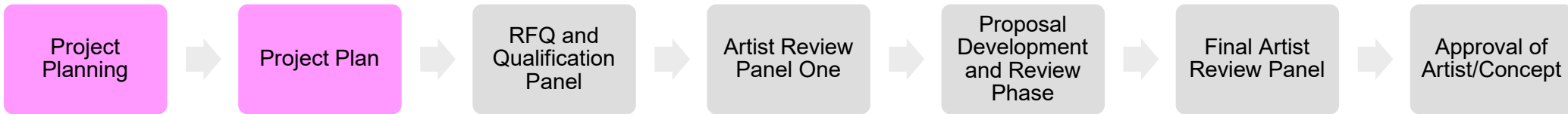
# ROLE OF PUBLIC ART



Shimon Attie with Vale Bruck

- Human connection in civic space
- Emotional, intellectual, or spiritual connection with the viewer.
- Unique sense of identity and place

# PROJECT PLANNING



Develop project goals and artwork opportunities based on input from stakeholders:

## **Community Input:**

- Survey
- Workshops

## **Project Plan:**

Background, project goals, opportunities, budget, selection process, schedule.



# ARTWORK OPPORTUNITY



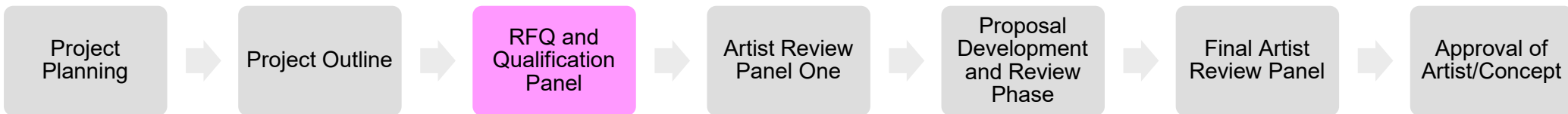
Eric Powell



Wowhaus

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

# RFQ/QUALIFICATION PANEL



## **RFQ:**

- Posted for 4 – 6 weeks; online application system
- Outreach for RFQ
- Application workshops for interested artists

## **Qualification Panel:**

- One SFAC staff, two panelists from outside SFAC
- Review all applications and develop shortlist of artists to present to Review Panel
  - Meeting agenda posted online and open to public.

# REVIEW PANEL COMPOSITION

- Client Representative(s)
- Arts Commissioner
- Arts Professionals
- Community Representative(s)
- Sometimes, representative of Design Team



# REVIEW PANEL PROCESS



**Review Panel One:** Review short-list and recommend 3 – 4 artist finalists to develop site-specific proposals for each opportunity.

**Orientation Meeting:** Client, architects, community members and SFAC's Senior Registrar to provide artist finalists with information about the site, project, community, and durability of materials

**Public Display of Proposals:** For two weeks; public comment does not constitute a vote

**Review Panel One:** Recommend one artist/proposal to move forward with each opportunity.

**Approval of Finalist:** Visual Arts Committee and Full Commission

SOUTHEAST COMMUNITY CENTER  
ARTISTS: KENYATTA HINKLE, MILDRED HOWARD, PHILLIP HUA





# SOUTHEAST WASTEWATER TREATMENT PLANT

ARTISTS: NORIE SATO, SIRRON NORRIS





# MISSION PLAYGROUND

## ARTIST: MICHAEL BARTALOS





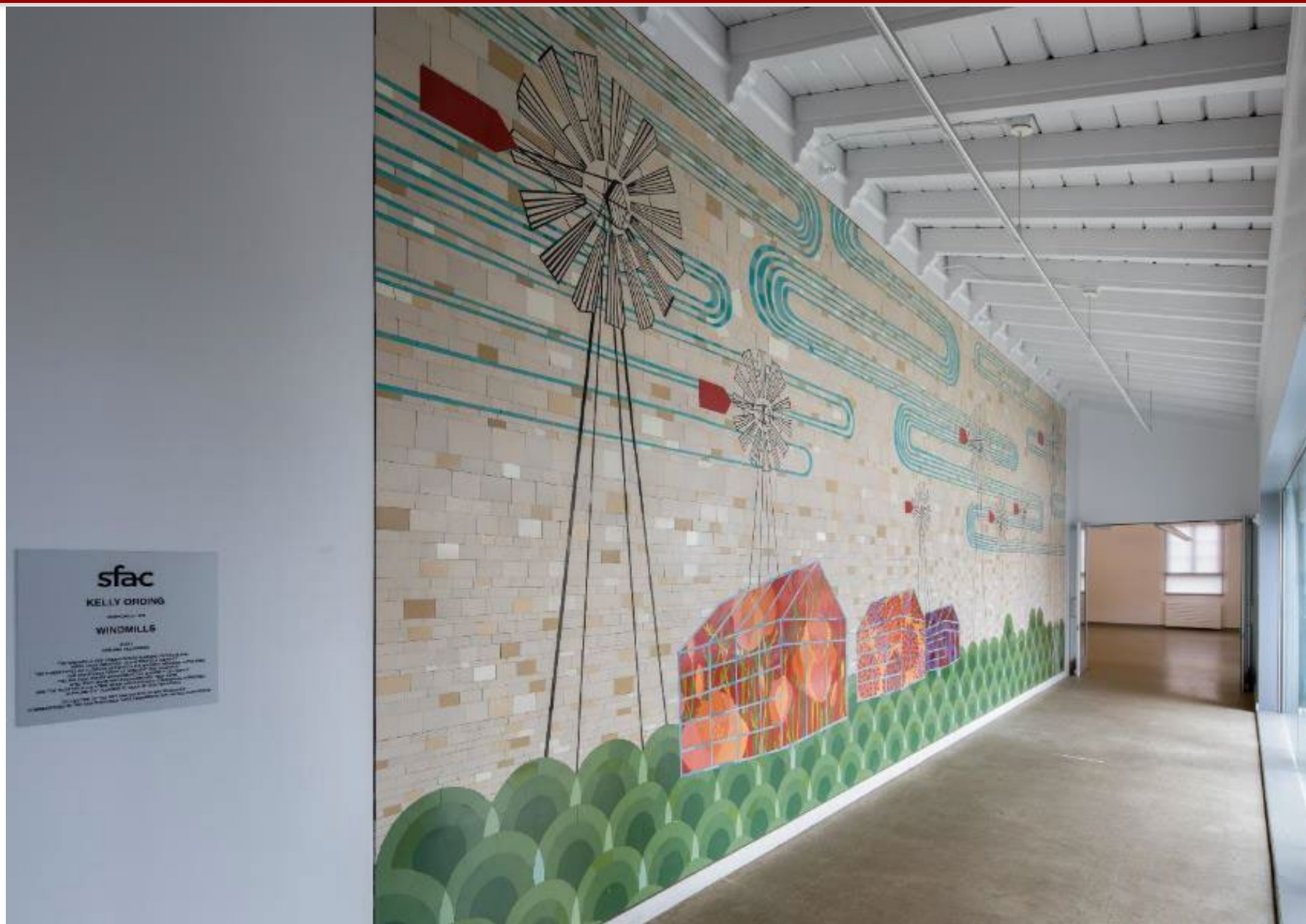
# GARFIELD POOL

ARTIST: FAVIANNA RODRIGUEZ



# PALEGA RECREATION CENTER

## ARTIST: KELLY ORDING





# PORT PIER 92

ARTIST: HADDAD DRUGAN





# PUC HEADQUARTERS

## ARTIST: NED KAHN





# SF GENERAL HOSPITAL

ARTISTS: CLIFF GARTEN / RUPERT GARCIA





# SFO TERMINAL 1

## ARTIST: DANA HEMENWAY





# SFO HOTEL

## ARTIST: JACOB HASHIMOTO





# SFO HOTEL

## ARTIST: ELLEN HARVEY





# SFO AIRTRAIN

ARTIST: SARAH CAIN





# CENTRAL SUBWAY

ARTIST: HUGHEN/STARKWEATHER



# HOW TO BE INVOLVED

- Provide input during project planning phase
- Apply as an artist for project opportunities, and attend application workshops
- Participate on artist review panel/orientation with artist
- Provide feedback on artists' proposals
- Attend panel and committee meetings that are open to the public



# Feedback & Thoughts

A chance for Working Group members to weigh in on Open Decision Points:

- Streetscape at 17<sup>th</sup> Street
- Commercial and Retail Opportunities
- Trees and Sidewalks
- Outer Envelope
- Public Art

# 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.



# Please Reach Out Anytime

## **John Angelico**

Public Information Officer

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## **Potrero Neighborhood Collective**

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