

Potrero Yard Neighborhood Working Group Meeting #38 Minutes

Tuesday, November 7, 2023, 5:30 p.m. to 7:00 p.m.

In person Virtual & Hybrid Meeting via **Microsoft Teams**

[Meeting link](#)

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

Members Present:	PNC Staff:	SFMTA Staff:
Alexander Hirji	Chris Jauregui	Bonnie Jean von Krogh
Amy Beinart	Jackson Smith	Chris Lazaro
Christian Vega	Jennifer Trotter	John Angelico
Claudia DeLarios Morán	Kalia Price	Kerstin Margary
Erick Arguello	Michelle Feng	Sean O’Brien (DPW)
Heather Dunbar	Monica Almendral	
J.R. Eppler	Myrna Ortiz	Other Attendees:
Magda Freitas	Natalie Jenkins	Jackie Von Treskow (SFAC)
Manuel (Dino) Santamaria	Pelesani Satele	Ronald Mitchell
Mary Travis-Allen	Seth Furman	Aleena Gallow (SFMTA Labor Union Rep)
Raven McCroey	Tony Gill	
Roberto Hernandez		Members Not Present:
Scott Feeney		Jolene Yee
Shellena Eskridge		Jorge Elias, Jr.
Anjuli Piya (proxy for Jolene Yee)		Peter Belden

Purpose of the meeting

The purpose of the meeting is to discuss scheduling and inform the Working Group about the Public Art, Housing, and Contractor Procurement.

Item 1. Welcome

John Angelico: (Slide 1 - 2) Introduced meeting and agenda items.

John Angelico: (Slide 3) Introduced Member and SFMTA announcements.

John Angelico: (Slide 4) Chris Lazaro will join the Project as the Building Program Director. We are fortunate to have Chris join the SFMTA.

Item 2. SFMTA Announcements

John Angelico: (Slide 5) APEC is next week and will cause significant congestion downtown, specifically around the Moscone Center. There will be Muni and traffic delays. Visit [SFMTA.com/APEC](https://www.sfmta.com/APEC) for direct impacts. The SFMTA recommends avoiding these areas as these areas will be high security.

John Angelico: (Slide 6) Introduced Working Group announcements.

- No announcements.

Jennifer Trotter: (Slide 7- 8) Proposed calendar for 2024 Working Group meetings. Polled group on in-person/hybrid meeting preference in addition to meeting time and frequency.

- Comment: I think alternating hybrid/virtual/hybrid to keep the group connected would be good. (Mary Travis Allen)
- Question: What was the reason for the last meeting being fully virtual? (Scott Fenny)
 - Response: Because we had a lighter agenda and anticipated it being a short meeting. (Jennifer Trotter)
- Comment: When I join on Teams via phone, I cannot unmute to give my ideas. By doing virtual on Zoom, it is easier to unmute. (Claudia DeLarios Morán)
- Comment: I prefer hybrid. I have problems with Teams and cannot always access it. (Magda Freitas)
 - Response: Is there a platform that you typically use? (Jennifer Trotter)
 - Response: I use Zoom. (Magda Freitas)

Jennifer Trotter: It sounds like there is interest in making at least some of the meetings virtual. We recommend moving to the second Tuesday of the month for consistency.

Comment: That makes sense (Christian Vega)

Heather Dunbar (via Chat): Hybrid is good because it can accommodate all.

Jennifer Trotter: Is 5:30-7:30 p.m. still a good time block?

General consensus: Yes.

Jennifer Trotter: We recommend continuing to meet monthly as the Project is in the approvals and refinements stage. If there is a lighter month, we will consider potentially skipping a month. We will put together an updated calendar for 2024 so folks can put it on their calendars.

Item 3. Schedule Updates

Jennifer Trotter: (Slide 9) PNC participated in Phoenix Day Sunday Streets and the Potrero Hill Festival. Many dogs and kids were present and it was a lot of fun!

- Community listening sessions included various businesses located on Hampshire St, the San Francisco African American Chamber of Commerce (SFAACC), and the Sierra Club.
- We welcome recommendations for other groups you are connected with who PNC should engage.

Q: Are there notes or takeaways that came out of these interviews? (Scott Feeny)

- A: Businesses on Hampshire St had questions and concerns regarding parking. The main request is to prioritize delivery loading zones. (Jennifer Trotter)
- A: SFAACC had the idea to local employees with housing opportunities. (Jennifer Trotter)
- A: The Sierra Club meeting focused mostly on bike and pedestrian improvements, including the turning radius on 17th and Bryant. We walked them through the plan and the concrete curb/barrier removal due to the shape of the curb. Overall they were supportive of the changes. (Jennifer Trotter)

Comment: We were at Mariposa Gardens this evening and talked about the Project site. Questions were raised about the amenities for housing and the process for applying to the housing. The meeting was in English, Chinese, and Spanish. A request was made to produce more information in Chinese. (John Angelico)

Q: Can the list of engaged groups be shared with the Working Group? (Amy Beinart)

- A: Yes we can send that out. (Jennifer Trotter)

Jennifer Trotter: (Slide 10) Requested feedback and public comment support from the Working Group as the entitlement period nears. Encouraged participation at the Board meetings (virtually or in person), and by writing to elected City/County appointed members.

Comment: It is important to hear from engaged members of the Project. If you would like for your organization to submit a letter, we're happy to put together a template letter for you and your organization to tailor. (Bonnie Jean von Krogh)

Chris Jauregui: (Slide 11) Shared schedule updates around city and county engagement.

- Met with the SFAC to review civic buildings through various stages of design and was successful in getting approval from the committee for the next stage in the schematic design. The public art component is run by the Arts Commission to procure multiple artists as a part of the art opportunity and the artist RFP is public and responses are due December 11th.
- SF Planning Commission - presented Project overview and timeline and Project updates on Oct 19th. The commission made a recommendation to amend the General Plan and schedule a public hearing on or after January 11, 2024. Building Progress Program update to discuss joint facility development with the transportation authority and board.
- SF Public Utilities Commission - presentation about Water Supply Assessment to see the projected water supply for the Project.
- SF Parks and Recreation - to build on entitlements process to discuss shadow. PNC will share information about the shadow with the Working Group before it is shared by the Commission in December.
- Final EIR documentation will be due in mid-December. There will be a component that focuses specifically on the adverse effects of shadow.
- Overall FEIR will be presented to the SF Planning Commission on January 11th.

Chris Jauregui: (Slide 12) Shared updated Project benefits related to housing opportunities, transportation access, bicyclist amenities, small business opportunities, and cultural activations.

Item 4. Public Art Update

Jackie Von Treskow: (Slide 13) The public art plan received unanimous approval at the meeting on October 18th.

- RFQ was released on Oct 23rd and has received 15 applications so far. Applications will be accepted through December 11th.
- Summarized outreach efforts and encouraged local artists with meaningful connections to Potrero Hill and Mission to apply.
- Collaborations are allowed and the call is open to all professional artists in the United States.

Jackie Von Treskow: (Slide 14) Summarized the Arts Commission's two pre-application technical assistant workshops.

- The first one will be virtual on November 14th at 5:30 PM and the second will be in-person later in the month. Both workshops will be offered in Spanish and English, and 40 RSVPs have been confirmed for the virtual workshop so far.
- Virtual office hours are open for artists to ask questions about the application processes, image selection, and the RFQ. There is a bilingual Call for Artist advertisement.

Jackie Von Treskow: (Slide 15) Over 50 local organizations have been engaged to ensure the artist RFQ is publicized.

Jackie Von Treskow: (Slide 16) Applications are accepted via SlideRoom by December 11 at 11:59 p.m.. Submission is free. Applications require a letter of interest, a personal description of artistic practice, career highlights, a portfolio of up to 10 work examples, and a resume. Artists will be scored and asked to share any experiences around engaging with various community members and stakeholder groups in the process of developing proposals and designs.

Jackie Von Treskow: (Slide 17 - 18) Extended gratitude to Mary Travis-Allen and Jolene Yee for volunteering to participate on the panel to support the selection of artists. The Working Group and public should share the RFQ and workshops with their communities.

Q: How will the piece of art be selected for the stairwell? We have shared concerns with the design team that the stairs will be illuminated 24 hours a day and this is across the street from where I live. Will there be light pollution from these art installations? (Magda Freitas)

- A: The glass sites are on 17th Street and Mariposa, and the stairwell is not on Hampshire and Mariposa. There are stairs but it is not a public art opportunity. The lighting glazing is being reviewed by the design. (Chris Jauregui)

Item 5. Housing Update

John Angelico: (Slide 19) Introduced the Housing update.

Seth Furman: (Slide 20) Spoke on updates around housing types for Phase 1 and Phase 2.

- The housing goal is to maximize affordable housing opportunities.
- For senior-specific funding, Local Operating Subsidy Program (LOSP) and Senior Operating Subsidy Program Fund (SOS) are the two local programs for funding and operation expenses that are applicable. Senior communities require increased services and operations needed which is why we need these funding sources. The funding is very competitive and there is no guarantee that our Project would obtain it.

Seth Furman: (Slide 21) To respond to these market changes, Bryant Street housing will change from senior housing to all-family housing. This decision was made with MOHCD and the Mayor's office of housing. There is great need for all-family housing in San Francisco and this change still serves that need.

Seth Furman: (Slide 22). The studios and one-bedroom units originally included in the senior housing design will be converted to two and three-bedroom units to meet the new housing requirements. The interior will change while the exterior and facade design will remain the same and no changes will be made on Bryant Street. Unit count and mix will change with the addition of bigger units and more bedrooms.

- If additional senior funding sources become available or if SOS becomes replenished again, there is still the option to apply for senior housing later on in the Project.

- A formal analysis of this change will be shared at the December Working Group meeting

Q: How will the funding sources change for all-family housing? (Shellena Eskridge)

- A: It will still be competitive but there are more opportunities and sources available. The Affordable Housing in Communities program (ASIC) is one funding source that comes from the Strategic Growth Council through the state. (Seth Furman)

Q: How does this change the phasing of the amenities? I recall the location of the amenities has been to support families and seniors. (J.R. Eppler)

- A: We will have to re-evaluate the order in which amenities are built on the podium level. (Seth Furman)

Q: What is the income range? (Amy Beinart)

- A: We are finalizing this, but it will be up to 60% area median income (AMI). We will share a final unit count when we have the details finalized. (Seth Furman)

Comment: Since it sounds like you don't have these numbers yet, it would be helpful to share those when you have them so folks can know if this will change the number of people who will be housed. (Scott Feeny)

- Response: Yes, that is a great comment. We want to reiterate that while we are decreasing units, we are increasing bedroom count. (Seth Furman)

Q: Are you planning on implementing a neighborhood preference? (Amy Beinart)

- A: Yes, we are. (Seth Furman)

Q: What is the possibility of senior housing opening up in the future when the Project is done? (Erik Arguello)

- A: Because the housing is phased, we have to secure funding in order to unlock the second phase. We would apply and ideally be prioritized for the new bonds opened by the time we are ready for Phase 2. (Seth Furman)

Q: What happens to the units if they are made into 2- and 3-bedrooms if you get senior funding? (Erik Arguello)

- A: It would be similar to what we are doing now, where we would re-adjust the all-family units down to senior 1-bedrooms and studios. (Seth Furman)

Q: Does this redesign cost more money? (Mary Travis-Allen)

- Though it will cost money to adjust the designs, it is still up for discussion and is undetermined if the building costs will change. We anticipate that the difference in design costs between the all-family and senior units will be small. (Seth Furman)

Comment: At what point will it be too late to incorporate a new built design? (Mary Travis-Allen)

- Response: We are not near a point of “no going back” yet. We will continue to design affordable housing buildings to be competitive for funding. That is what we are doing now in the schematic design phase – now is the time to make changes. (Seth Furman)

Comment: Communities need to be aware of when that critical point is. (Mary Travis-Allen)

- Response: The design for the all-family units can still include some studio and one-bedroom units. If someone who is a senior applies, they would be able to live in the building. (Jennifer Trotter)
- Response: That is correct. (Seth Furman)

Seth Furman: My information is available for further questions, and I will be in attendance at future Working Group meetings to continue giving updates monthly.

Item 6. Contractor Procurement Update

John Angelico: (Slide 23) Introduced the Contractor Procurement update.

Chris Jauregui and Seth Furman: (Slide 24) Introduced contractor procurement process for Bus Yard and housing facility.

- Conducted a Request for Qualification (RFQ) for Design & Construction (D&C) Contractor. The Bus Yard Request for Proposals (RFP) will be released in early 2024. PNC will select one prime contractor to finalize the design and construct the Bus Yard and common infrastructure.
- Housing will start with hiring a Construction Manager or Owner’s Representative to join as a consultant and support PNC in the procurement of a Contractor. This RFP is currently live.

Q: Who selects the Construction Manager (CM)? (Amy Beinart)

- A: The affordable housing developers. (Seth Furman)

Item 7. Next Steps

Chris Jauregui: (Slide 25 - 26) Introduced the Project Next Steps. PNC and the SFMTA have the following community outreach activities planned:

- Next Working Group meeting: December 5, 2023
- City / County Engagement (dates subject to change):
 - SF County Transportation Authority on November 28, 2023
 - SF Public Utilities Commission on November 28, 2023
 - SF Recreation & Parks on December 21, 2023
 - SF Planning Commission on January 11, 2024
- Listening Sessions with various community stakeholders.

- Finalizing LBE Plan for Bus Yard Infrastructure and public comment.

Item 8. Public Comment

- No comments from the public.

CHAT transcript

Anjuli Piya 5:36 PM

Yes, I can hear you

Jackie von Treskow 5:40 PM

Just to confirm: I won't be able to unmute and present the SFAC slides?

Pelesani Satele 5:40 PM

If you missed Jennifer's message. We are not able to hear your questions online, so questions can be posted here so that we are able to answer them. If you do unmute yourself to ask. I will be able to ask the question to the group since I do have wireless earphones. Unfortunately due to the technical issues we cannot hear anyone online on our end.

Jackie von Treskow 5:42 PM

Okay. Will someone who is attending in-person be presenting on my behalf? Or should I call in?

Myrna Ortiz 5:44 PM

Jackie & Chris, try to call in and we can see if that works instead. Join by phone: (323)433-2217, Phone Conference ID 508 874 931#. We can't hear the room now.

Pelesani Satele 5:47 PM

@Jackie Von Treskow, We are unmuting my computer so folks can speak when it's their turn so I will do so when we get to the SFAC slides.

Heather Dunbar 5:52 PM

Hybrid is a good way to accommodate folks. Personally, I've already cleared my schedule for Tuesdays. 5:30 works for me.

Bonnie Jean von Krogh 6:15 PM

Yes, we can hear you in the room

Jackie von Treskow 6:28 PM

I'm having a hard time hearing the room (if there are any questions)

Jennifer Trotter 6:28 PM

We will repeat the question