

Thank you for joining the SFMTA and Potrero Neighborhood Collective (PNC) to learn more about the Potrero Yard Modernization Project.

Gracias por acompañar a la SFMTA y Potrero Neighborhood Collective para aprender más del Proyecto de Modernización del Potrero Yard.



**We will begin the public meeting at 5:35 p.m. to allow the public to log-on to the Zoom platform or via phone.
Comenzaremos la reunión pública a las 5:35 p.m. para permitir que el público inicie la sesión en la plataforma Zoom o por teléfono.**



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Potrero Yard Modernization Project Proyecto de Modernización de Potrero Yard

May 17, 2023

17 de mayo de 2023

Public Meeting (virtual – Zoom and via phone)

Reunión pública (virtual – Zoom y por teléfono)

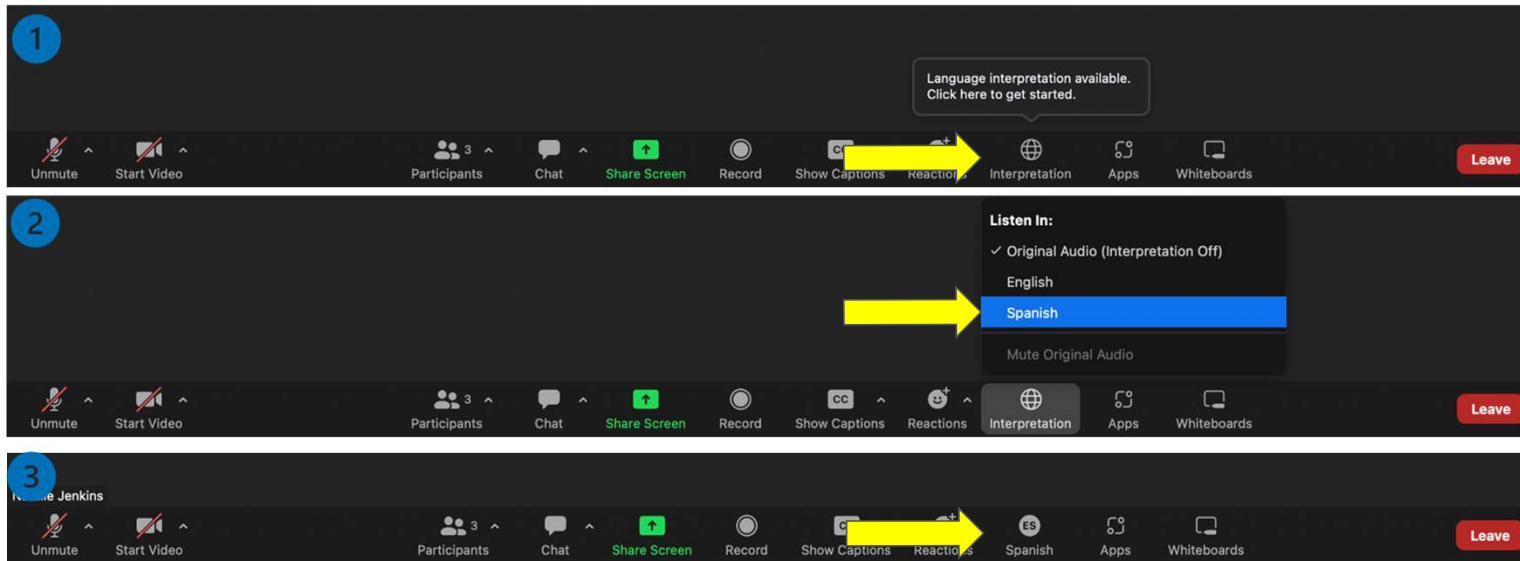


SPANISH INTERPRETATION INTERPRETACIÓN EN ESPAÑOL



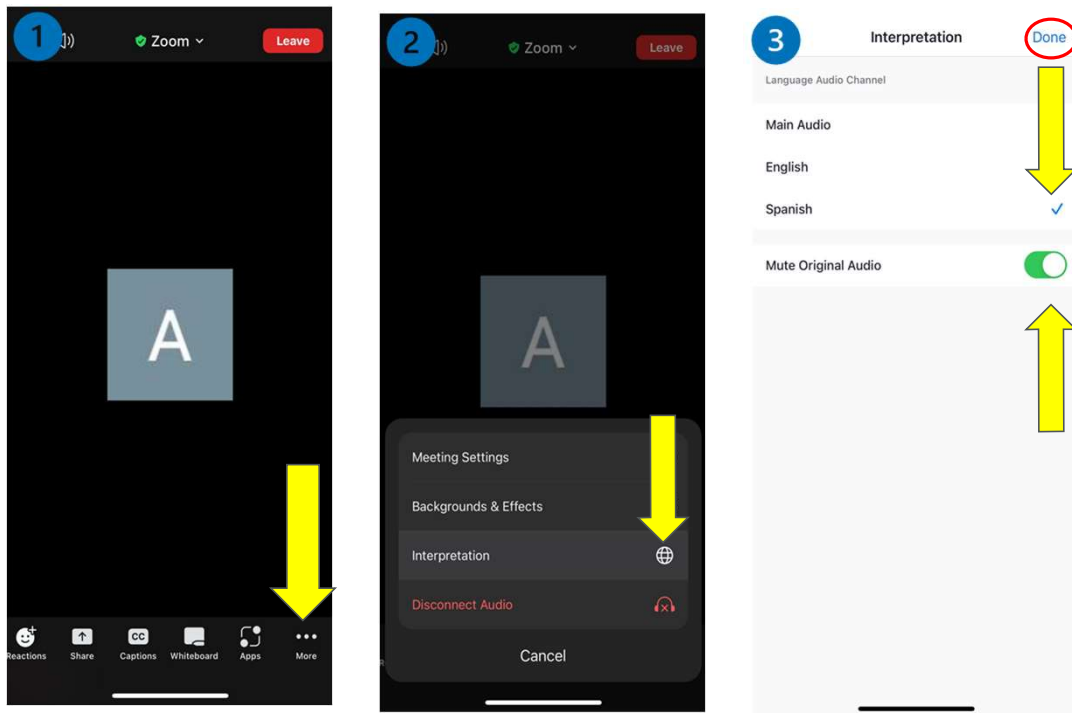
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Interpretación en español (Computadora)



- 1 Ubique el ícono del globo con la etiqueta "Interpretation" en la barra de herramientas de Zoom (al fondo de la pantalla).
- 2 Haga click en el globo y seleccione "Spanish".
- 3 Después de haber seleccionado "Spanish", verá el idioma elegido en la barra de herramientas y podrá escuchar la interpretación.

Interpretación en español (Celular o Tableta)



- 1 Ubique y seleccione el ícono con 3 puntos y titulado “More”.
- 2 Elija “Interpretation” (indicado con el ícono del globo).
- 3 Seleccione “Spanish”. Mueva el botón verde a “Mute Original Audio”. Haga click en “Done” para regresar a la presentación.

Interpretación en español (Teléfono)

La Plataforma de Zoom no puede proveer el servicio de interpretación por teléfono. Si quiere escuchar la presentación en español, puede:

- Colgar y marcar a **669-900-6833**
- Participar con Zoom en una computadora, teléfono celular o tableta inteligente ingresando el siguiente link: <http://tinyurl.com/PNC517>
- Mirar la presentación en Facebook Live a <https://www.facebook.com/medasf/>
- Visitar al www.sfmta.com/potreroyard para ver el video de la presentación (comenzando May 22, 2023)

USING ZOOM



Using Zoom



Attendee Video is turned off for this meeting. Only presenters will have their video turned on when they are speaking.



Attendee microphone is muted for this meeting. Only presenters will have their microphone unmuted while they are speaking.



Closed caption is provided by clicking the “Captions” button (CC image) and selecting the preferred language.



The meeting will be recorded in both English and Spanish and will be available to view at www.sfmta.com/PotreroYard by end of day on Monday, May 22, 2023.

Questions and Comments

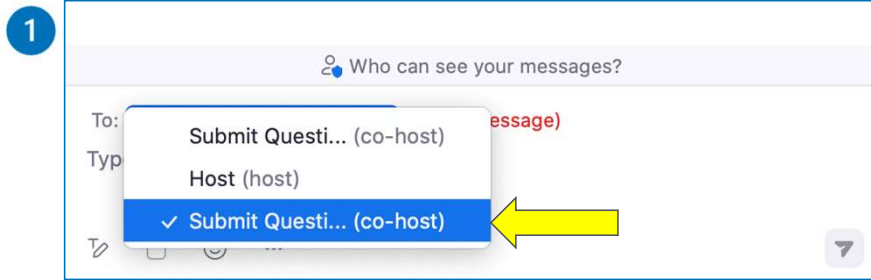
- Attendees are encouraged to submit questions or comments on Zoom or via phone at any time during this presentation.
- You may submit as many questions or comments as you would like. Please send each question or comment separately to help us ensure that no question or comment is missed.
- The SFMTA and PNC will respond to questions and comments during a Questions and Answer (Q&A) session after the presentation. At a later date, all questions and our responses will be provided online at www.sfmta.com/PotreroYard.
- Questions or comments can be provided through the Zoom platform or by phone. **For attendees using the phone, please text all questions to 510-244-4865.**



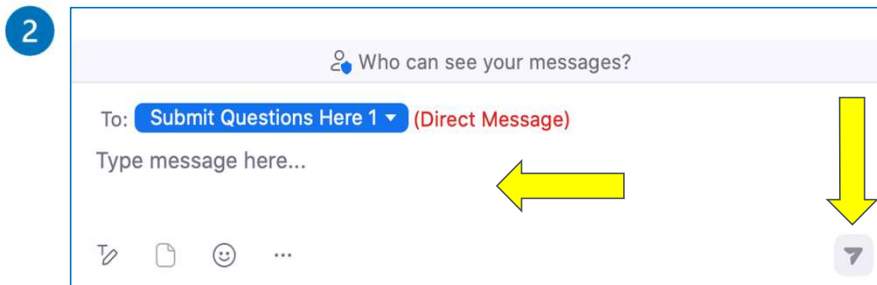
Questions and Comments - Zoom

For attendees joining through the Zoom platform, please send all questions and comments by:

Desktop Computer:

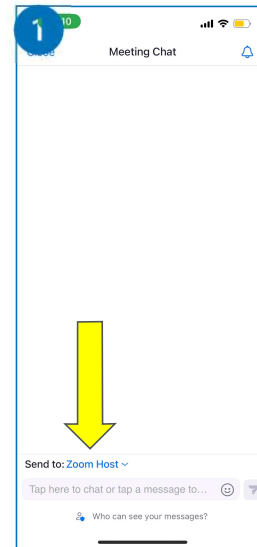


1 Open chat. Click "Submit Questions Here 1" in the "To" field.

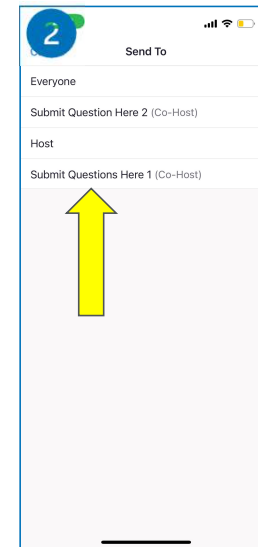


2 Type message and click arrow to send message.

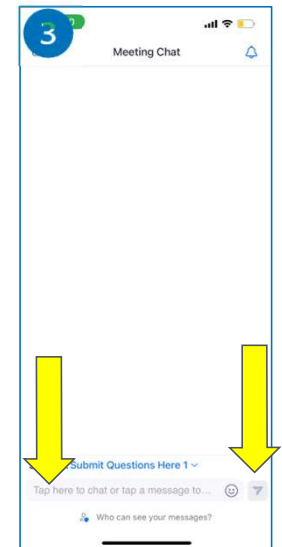
Mobile Device



1 Open Chat and click the filed next to "Send to".



2 Select "Submit Questions Here 1".



3 Type message and click arrow to send message.



AGENDA



Agenda

- **Project History**
- **Project Overview**
- **Project Concept: Bus Yard Component**
- **Project Concept: Housing & Commercial Component**
- **Architecture and Design**
- **Public Art**

PROJECT HISTORY



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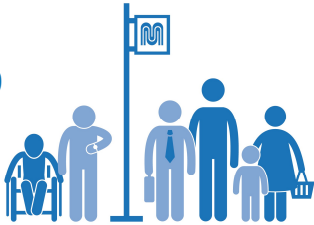
Potrero Yard History

- Built over a century ago (1915) to serve 100 street cars, Potrero Yard today is the terminal for trolley coaches that serve the 5, 5R, 6, 14, 22, 30 and 49 lines.
- The yard is at crush capacity with over 150 coaches in a yard designed for 138.
- In 2017, the SFMTA identified Potrero Yard as the first yard to undergo modernization to facilitate transformation to all-electric fleet as part of a \$2 billion capital program (Building Progress).



A LOOK AT POTRERO YARD

Before
COVID-19



102,000

Muni riders rely on buses from Potrero Yard every day.
(~14% of Muni riders)



Project Need

The Project addresses critical transportation issues and improves:

Efficiency

Repair buses faster,
improving Muni's
reliability

Sustainability

Provide the green
infrastructure needed
for all-electric fleet

Future Growth

Accommodate fleet as it
grows -- room for 54%
more buses at the yard

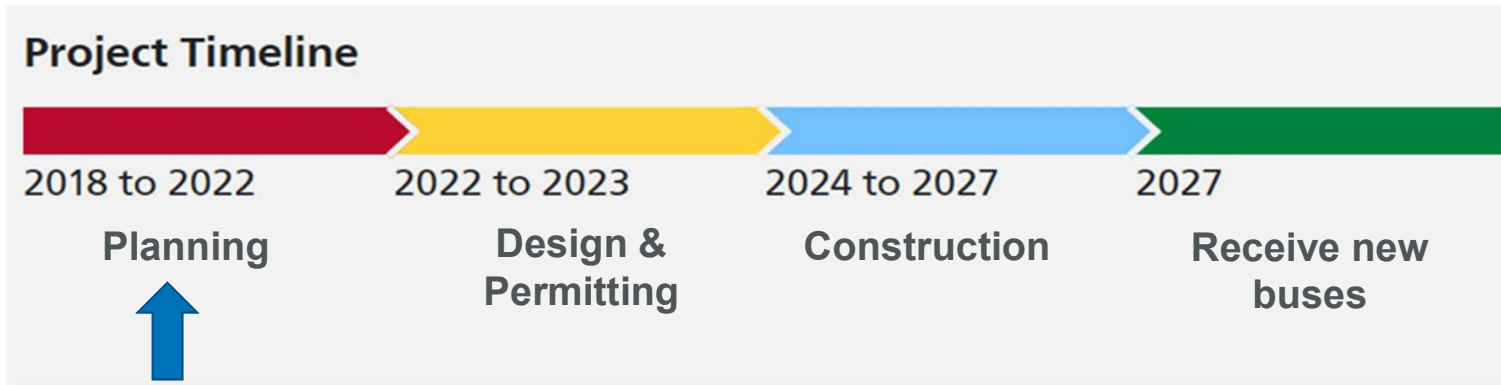
Work Conditions

Improve environments,
amenities and safety
conditions for 800+ staff

The Potrero Yard Modernization Project will replace the obsolete, century-old bus yard while also integrating new affordable housing and retail spaces – **the nation's first joint development of a bus maintenance facility with housing and commercial spaces integrated.**



Project History – Early Planning Phase



What we did

- **Potrero Yard Neighborhood Working Group (PYNWG)** convened in 2018 to bring community members together to work in partnership with the SFMTA to shape public outreach and weigh in on elements of Project design
- **Community outreach** events throughout project development has shaped and guided the Project to its current stage
- **Completed the Draft Environmental Impact Report (DEIR)** as part of meeting the California Environmental Quality Act (CEQA)
- **Developed Design Guidelines** for Project that dictate key elements of Project design such as height requirements
- **Conducted a 2-step procurement process to select a project Development Team**



PROJECT OVERVIEW

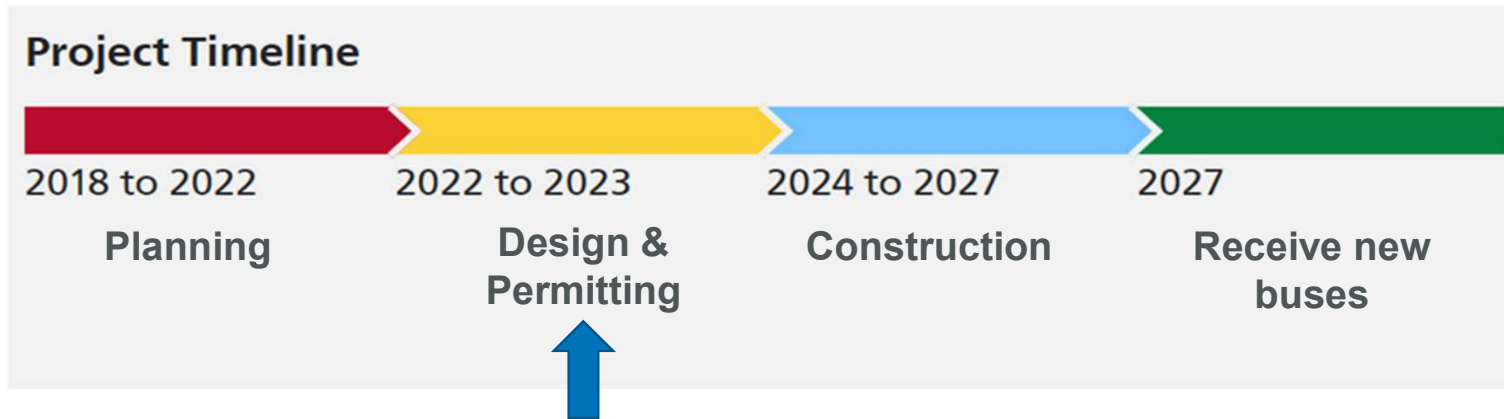


Who We Are: Potrero Neighborhood Collective (PNC)

PNC uniquely combines global leadership in infrastructure development with local expertise – all with a commitment to innovation, efficiency, and community inclusion.



Project Schedule: Design & Permitting Phase



What we are doing

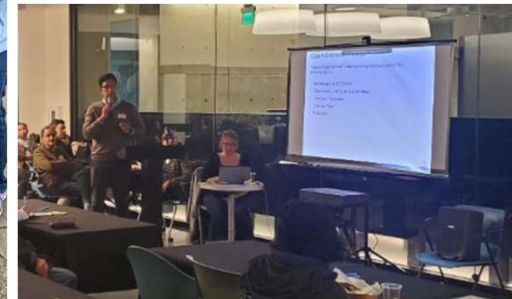
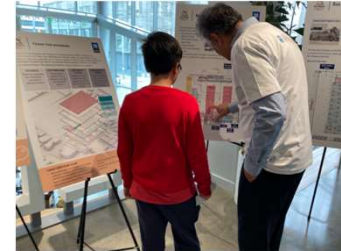
- **Advancing design of the Project** from 5% Conceptual Design (Fall 2022) to 100% Schematic Design (Fall 2023)
- **Completing Housing and Commercial feasibility** for the Project
- **Conducting early contractor procurement**
- **Applying for Entitlements** including updating the Environmental Impact Report (EIR) as part of meeting the California Environmental Quality Act (CEQA)
- **Continued public outreach and engagement** such as participating in PYNWG meetings, holding public meetings, and including bilingual (English/Spanish) communication



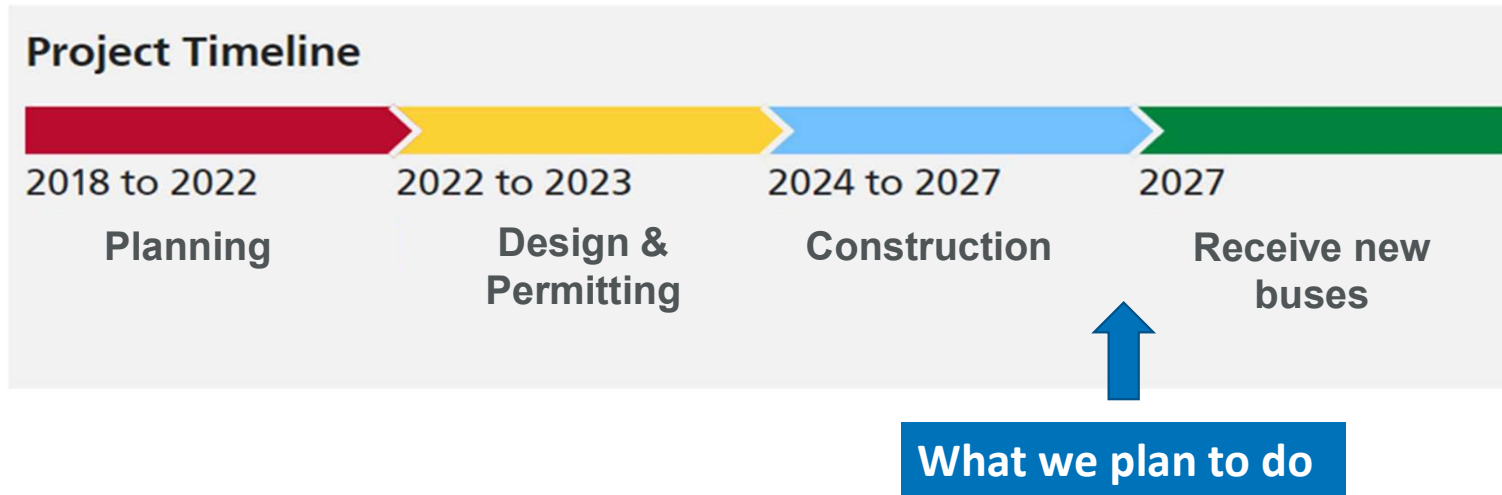
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Community Engagement

- 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)
- Open House (March 18, 2023)
- Civic Design Review (March 20, 2023)
- KQED Fest (April 28, 2023)
- Virtual Public Meeting (May 17, 2023 – Today!)
- Community Listening Sessions (ongoing)
- Survey on Open Decision Points (March – Present)



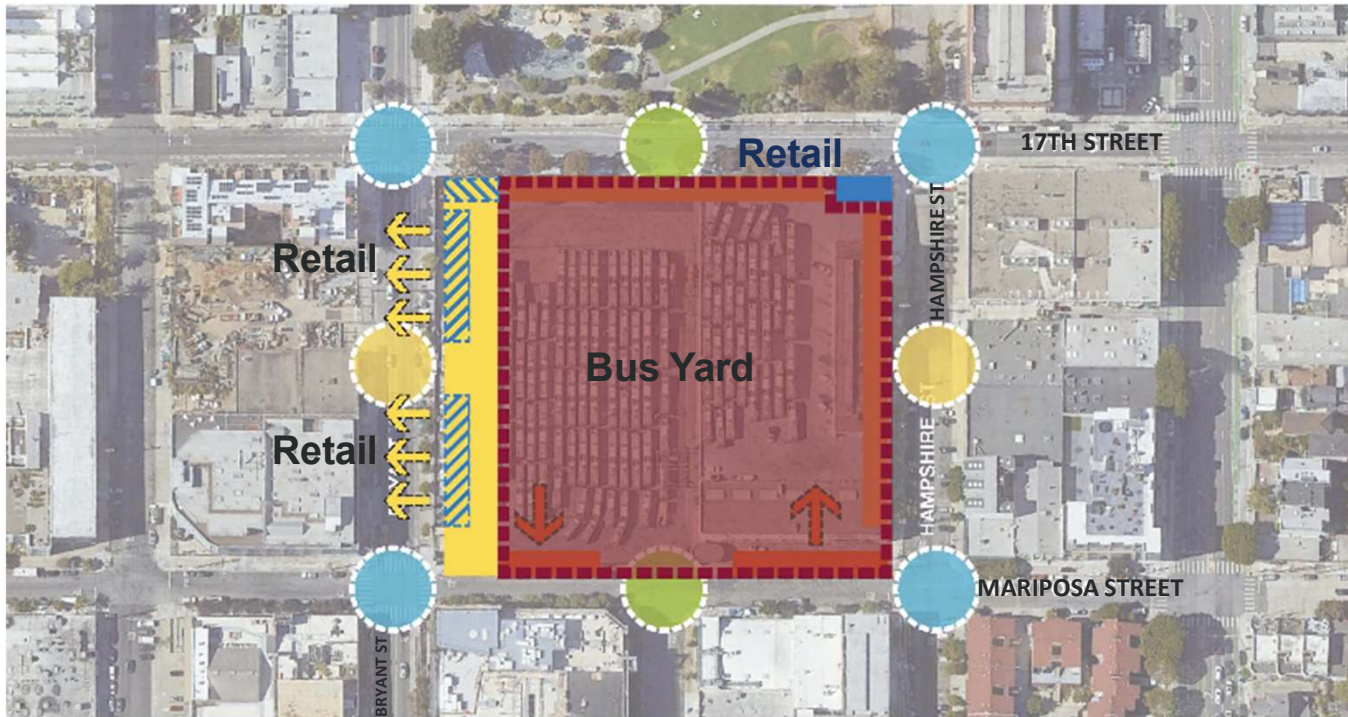
Project Schedule: Construction and Beyond



- After obtaining City approvals (“Entitlements”) for the Project, **PNC would demolish the existing Potrero Yard and replace it with a new modernized Potrero Yard** that includes a bus yard in time to receive a new fleet of Battery Electric Buses (BEB), housing, and commercial spaces
- Under a Public Private Partnership (P3) agreement, **PNC would continue to maintain the bus yard for 30 years and enter into ground lease to operate housing for 75 years**



Project Integration



Nearby community amenities and assets include:

- 9 different Muni lines
- Bart 16th & Mission Station
- Schools (K-12)
- Grocery stores
- Post office
- Banking
- Art Studios



Project Rendering – Bird’s eye view



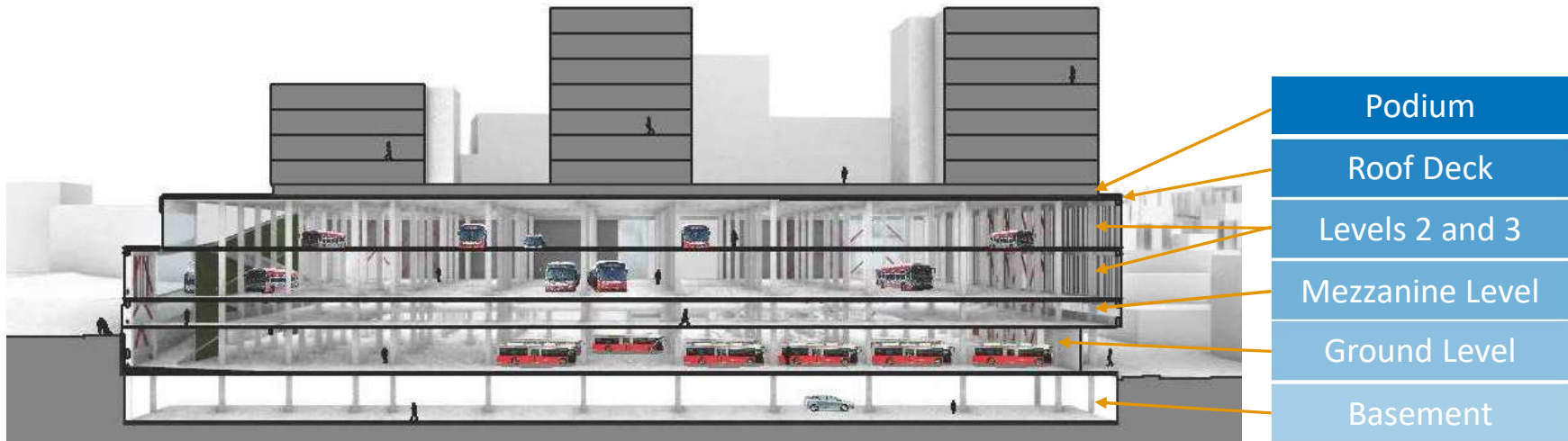
17th Street and Bryant Street



PROJECT CONCEPT: BUS YARD COMPONENT



Bus Yard Concept – Features



Podium – provides structural integrity to build proposed housing above bus yard

Roof Deck – caps the bus yard and insulates noise within building

Levels 2 and 3 – includes bus parking and washing with a mesh metal screen that allows public visibility to operations

Mezzanine Level – glass wall provides public visibility to bus movements and natural light for employees. The 17th St bus entrance eliminated to minimize interaction with pedestrians and bicycles

Ground Level – maintenance activities located in the center of enclosed space to insulates noise within building

Basement – parking for Non-Revenue Vehicles, car share service, and bicycles to support employee and resident transportation needs

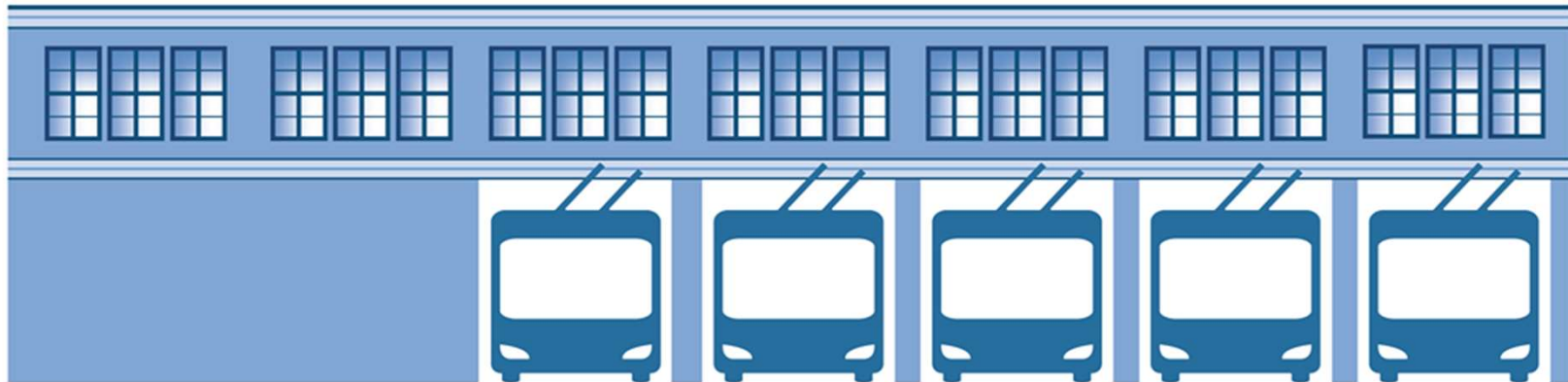
Bus Yard Concept - Capacity

Existing Facility



Future Facility

~100 Employees on site at a given time



PROJECT CONCEPT: HOUSING AND COMMERCIAL COMPONENT



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Housing Concept

PNC vision for housing is an intergenerational, mixed-income community that maximizes the number of units and affordability.

This vision is supported by the over 40 combined years of affordable housing development experience from Mission Economic Development Agency (MEDA), Young Community Developers (YCD), and Tabernacle Community Development Corporation (TCDC).



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Housing Considerations

Key considerations to being able to fund and build PNC proposed vision and housing concept include:

Schedule Constraints: finalize design and secure financing for all housing units prior to starting bus yard operations in 2027.

Competitiveness: State financing for affordable housing is highly competitive with restricted amounts of funding available to support a state-wide housing crisis with limited opportunities for PNC to re compete for this funding.

Design Guidelines: conform to the City's Design Guidelines that limit building height, massing, building materials, and other aspects of the Project's architecture and design.

Economic and Market Conditions: following years of historic lows for interest rates, since 2022 the Federal Reserve has implemented a series of interest rate hikes that has impacted interest rates on loans, cost of raw building materials, and labor availability.



Housing Program Overview

Housing concept is proposed to include four different buildings with target tenant type based on household income:

Workforce Housing
Hampshire Street

Affordable Family (North) Housing
Bryant and 17th streets

Affordable Family (South) Housing
Bryant and Mariposa streets

Affordable Senior Housing
Bryant Street



The proposed housing program is subject to funding sources and market feasibility.

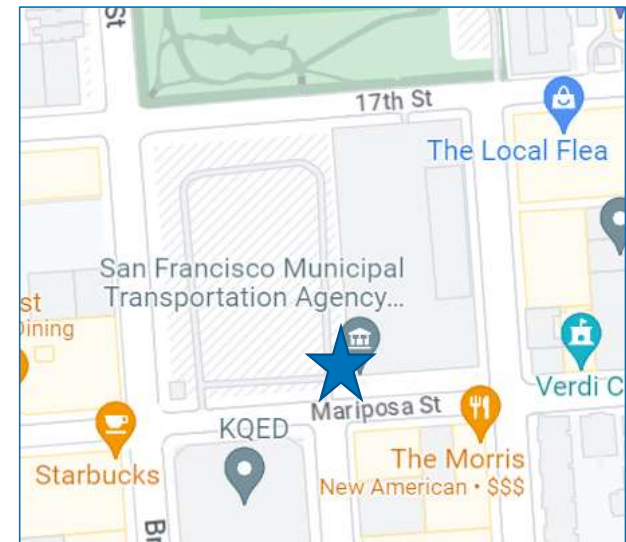


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Housing Heights

Maximum building height of housing allowed is 150 feet measured from Mariposa and York streets.

The proposed housing meets this requirement to minimize potential shadow impact on Franklin Square Park.



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Housing Program Unit Mix

In May 2023, PNC submitted an updated housing proposal to the City that includes a total of up to 513 affordable housing units that includes 793 bedrooms with the following housing mix:

Proposed Housing Unit Types	Proposed No. of Units	Proposed Bedroom Count	Anticipated Area Median Income (AMI) Levels Targeted
Affordable Senior	101	Studio, 1 bedroom	15% to 45%
Affordable Family (North)	89	Studio and mix of 1, 2, and 3 bedroom	30% to 60%
Affordable Family (South)	102		30% to 80%
Workforce	218		80% to 120%
Property Management	3	2 bedroom	N/A

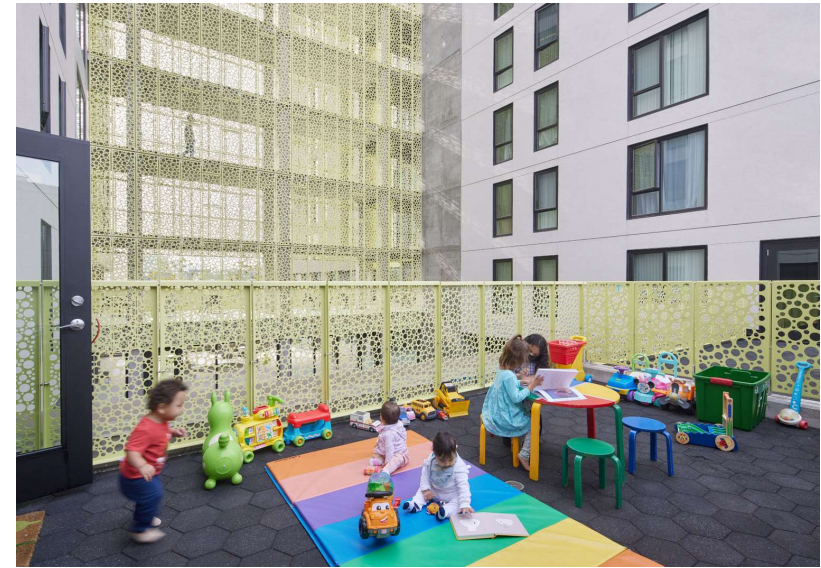
Target AMI for all housing is based on eligibility requirements as defined by the Mayor's Office of Housing and Community Development (MOHCD). For more information, please visit: <https://sf.gov/reports/may-2022/income-and-rent-limits-inclusionary-rental-units>.

Targeted AMI levels for Affordable Senior, Family (North), and Family (South) are subject to change based on restrictions of funding sources.



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Proposed Shared Housing Amenities on Podium



Childcare provider at MEDA operated housing development at 2060 Folsom Street.



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Housing Rendering – Podium Amenities



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Commercial and Retail Program Concept

In May 2023, PNC submitted an updated Commercial and Retail concept proposal to the City that includes three commercial spaces and an undetermined number of spaces for Street Vendors on 17th Street.



Retail offering at MEDA operated housing development at 2060 Folsom Street

Commercial Spaces Planned

Bryant & Mariposa	Commercial	1052 SF
17th & Bryant	Commercial	1284 SF
17th & Bryant	Restrooms	142 SF
17th & Hampshire	Commercial	789 SF
17th Street	Street Vendors	TBD



The proposed commercial and retail program is subject to funding sources and market feasibility.



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Survey: Commercial and Retail

What kind of neighborhood-servicing organizations or businesses would you visit?



17th Street and Hampshire Street



17th Street and Bryant Street



Survey: Street Vendors

What type of street vendors would you like to see on 17th Street?



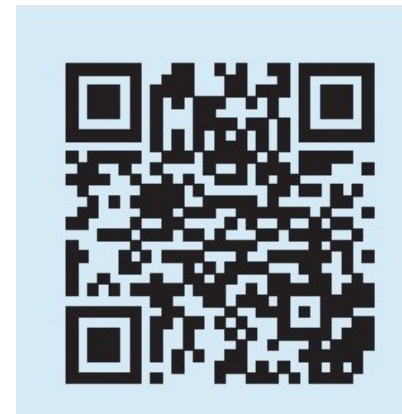
17th Street (facing Franklin Square Park)

Transit-First City Policy

The San Francisco Transit-First City policy prioritizes the reduction of private automobile use by encouraging public transit, bicycling, walking, vanpool, and other methods.

In adherence with the Transit-First City policy, the Project is required to not include resident or public parking. The SFMTA and PNC encourage sustainable alternatives to driving.

For more information about the City's Transit-First City Policy, please use the QR Code to the right or visit: www.sfmta.com/transit-first-policy



Transit-First City Policy: Active Transportation

In compliance with the Transit-First City Policy, there is no resident or public parking on site. To support residents' use of active transportation, PNC is developing a Transportation Demand Management (TDM) plan that considers existing and new transportation resources for residents:

Existing Resources



Easily accessible bus lines within 0.5 mile (Muni 9, 12, 14, 19, 22, 27, 33, 49, 55)



Easily accessible BART lines for regional transportation (Yellow, Blue, Green, and Red BART lines) at 16th and Mission Station

Proposed Additional Resources



Proposed monthly transit pass for residents



Wider protected bike lanes with a concrete 2-foot mountable curb (south side) on 17th Street



Convenient Class-2 bike parking around the site



New wayfinding signage for transportation options within 1/2 mile of the Project



New real time display of nearby transit arrival times



Improved sidewalks to encourage pedestrian use



Transit-First City Policy: Other Transportation Resources

PNC's Transportation Demand Management (TDM) Plan is also considering other resources that may be included in the Project to support Potrero Yard resident transportation needs:



On-site amenities to reduce the need to travel, such as childcare services



On-site amenities to reduce the need to travel, such as laundry facilities



On-site amenities to reduce the need to travel, such as fitness equipment



Parcel delivery lockers for temporary storage of deliveries



Car-Share option for short-term rental



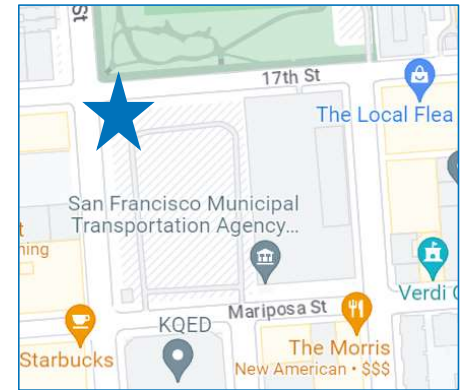
Drop-off zones for ride-hailing services

ARCHITECTURE AND DESIGN



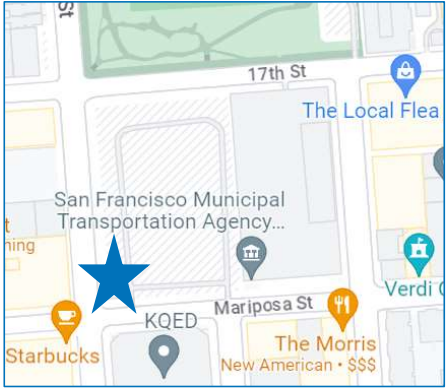
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Project Rendering – 17th Street Entrance

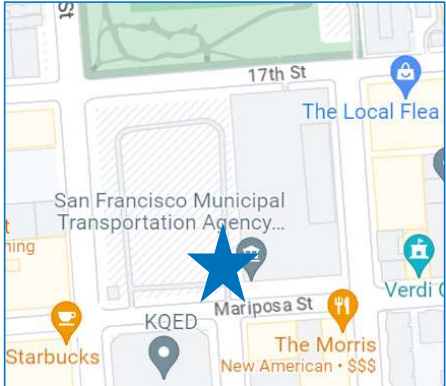


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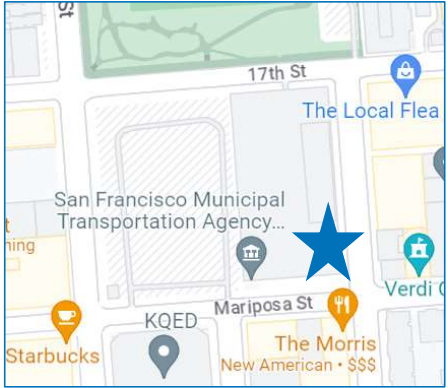
Project Rendering – Bryant and Mariposa streets



Project Rendering - Mariposa Street Elevation

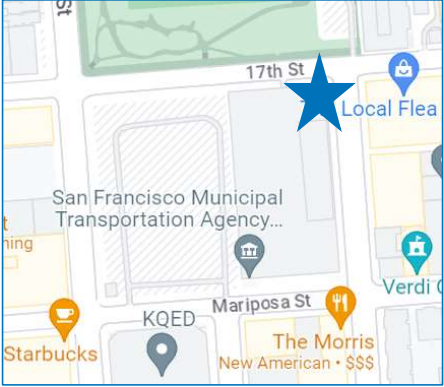


Project Rendering – Mariposa and Hampshire streets



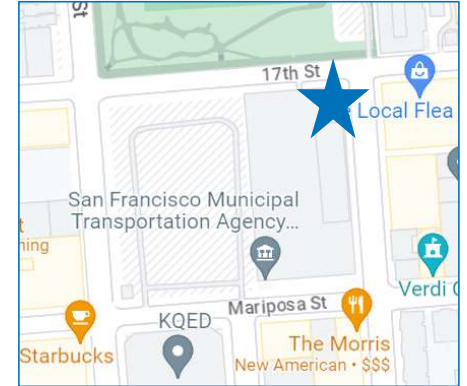
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Project Rendering – 17th and Hampshire streets (day)



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Project Rendering – 17th and Hampshire streets (night)



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Streetscape on 17th Street

The Potrero Yard Modernization Project seeks to create an environment that welcomes street level activity on 17th Street through:



- Showcasing bus activity
- Including retail offerings
- Integrating public art into the design
- Offering public restroom(s)
- Creating safe spaces for pedestrians and bicyclists

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Survey: Streetscape on 17th Street

What type of sidewalk uses would you like to see on 17th Street to create a welcoming environment?



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Trees and Landscaping

The sidewalks surrounding Potrero Yard are public spaces that can be transformed to create a vibrant and safe space for users.

Key considerations to selecting tree species include:

- Tree heights can lead to potential interference with streetlights, overhead wires, or other utilities
- Species ability to integrate with local habitat and existing trees
- Planting bed size and water needs to support tree health
- Size and shape of trees can compliment view corridors
- Tree heights can create a human-scale environment



Survey: Landscaping (Tree Species), Part 1

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



Brisbane Box



Chinese Windmill Palm



Gold Medallion Tree



Lemon Bottlebrush



Little Gem Magnolia

Survey: Landscaping (Tree Species), Part 2

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



New Zealand Christmas Tree



Princeton Sentry Ginkgo



Ray Harman Ceanothus



Saratoga Sweet Bay Tree



Small Leaf Tristania



Strawberry Tree

Look and Feel

For purposes of this Project, Look and Feel refers to the exterior of the building, including:

Building Materials such as:

- Glass (glazing)
- Metal screening
- Colors of materials
- Artistic elements of materials

Massing / Size (within established project envelop)

Functionality of building materials

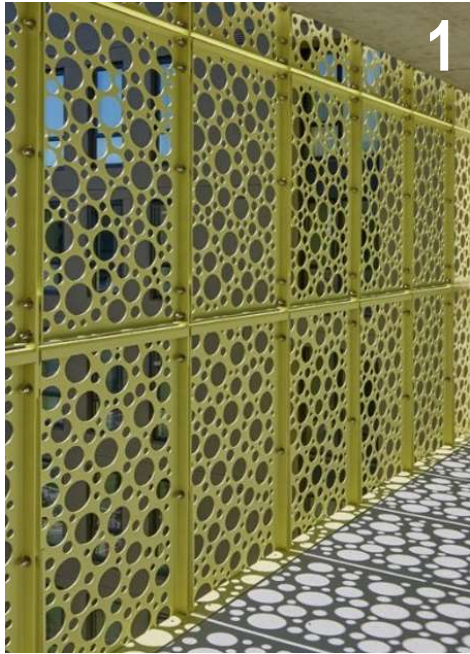
Neighborhood Integration

Consider how the exterior of the building can integrate into the neighborhood through the color, sizing, and artistic elements of building materials.

Survey - Look and Feel (Metal Screening)

Which metal screening image most interest you (if any)?

Metal Screening



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Survey - Look and Feel (Lighting)

Which lighting image most interest you (if any)?

Lighting



PUBLIC ART



What is the Public Art Program?

In 1969, the City and County of San Francisco was one of the first municipalities in the country to enact an Art Enrichment Ordinance.

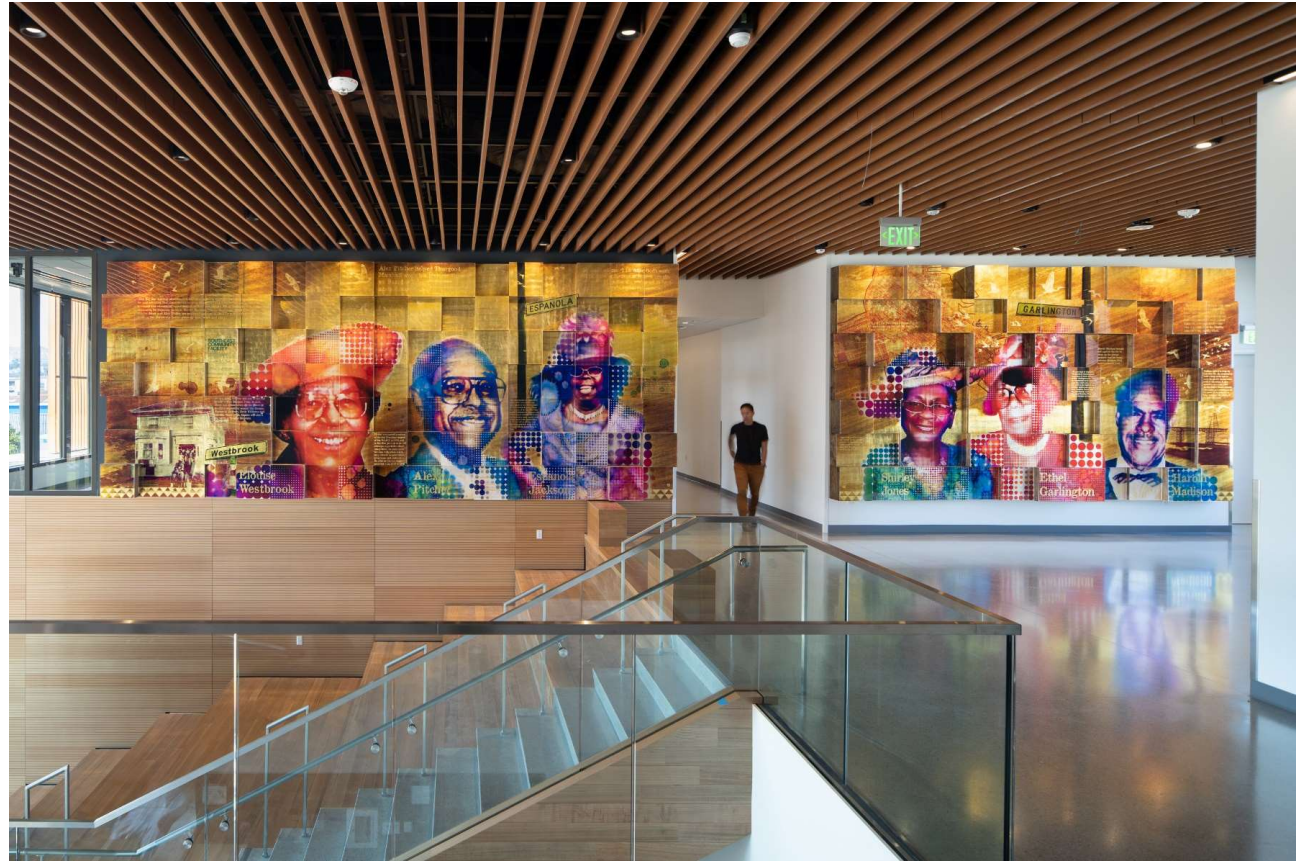
The Art Enrichment Ordinance ensures that 2% of the gross construction cost of civic buildings, transportation improvement projects, new parks, and other above-ground structures such as bridges, be allocated for public art.



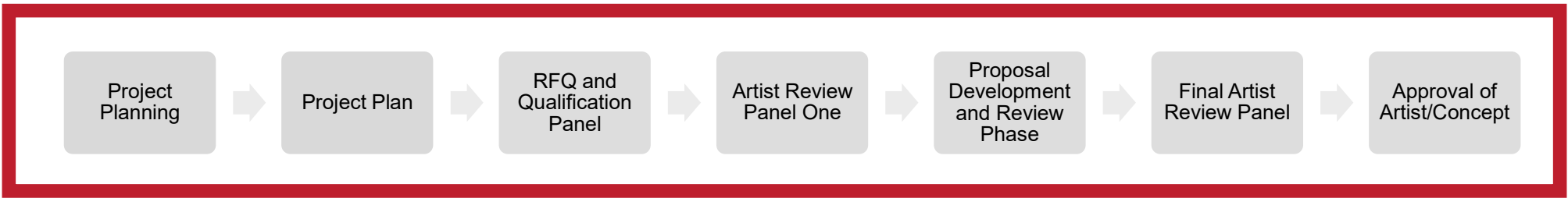
Yumei Hou, *Yangge: Dance of the New Year* (2022), Chinatown-Rose Pak Station. Photo: Ethan Kaplan Photography

Public Art Program Goals

- To promote a diverse and stimulating cultural environment
- To commission work that is site-specific and meaningful to the community



Phillip Hua, *Building a Better Bayview* (2022), Southeast Community Center. Photo: Ethan Kaplan Photography



Project Planning

- SFAC meets with client and design team to review and discuss artwork opportunities, project goals, and community outreach.
- SFAC meets with community to receive input on artwork goals and opportunities.



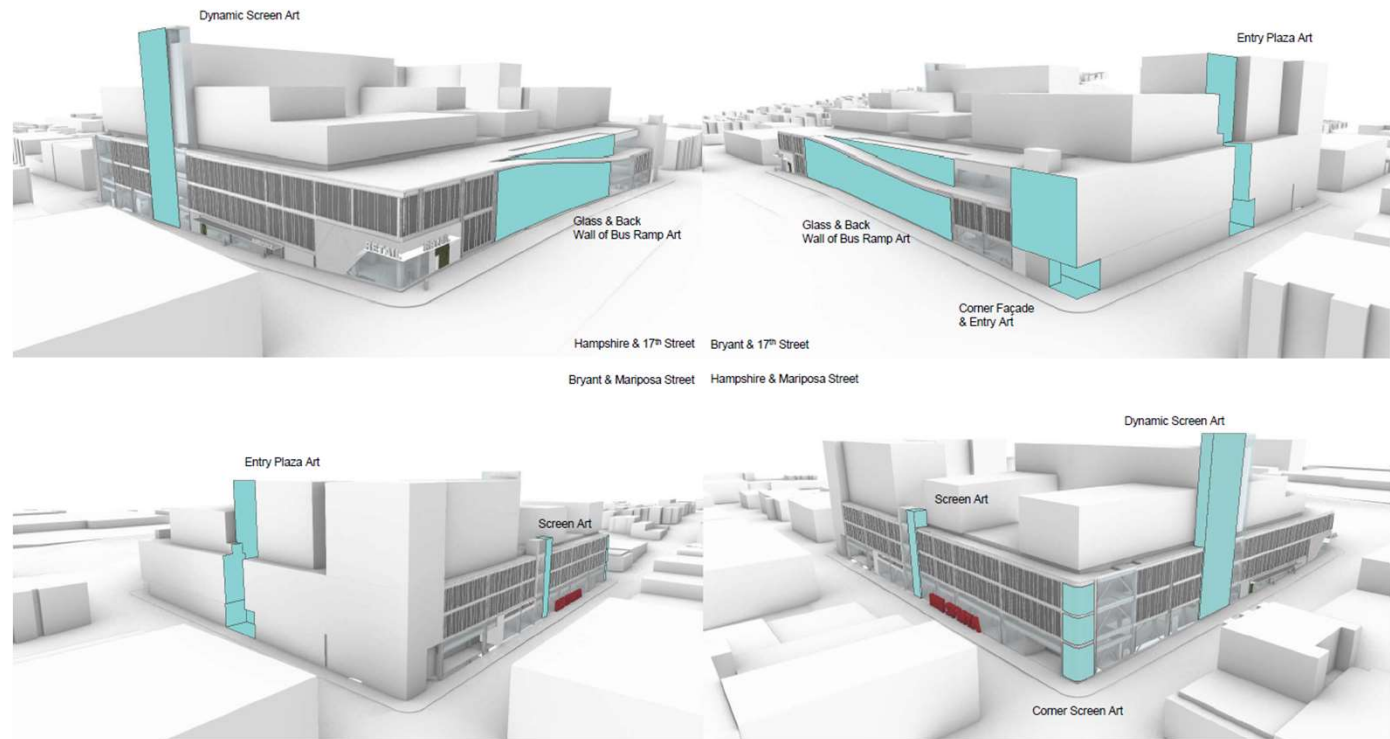
Artist Review Panel for Southeast Community Center Plaza Sculpture Project (2019)

Artist Review Panel

- (1) Client Representative
- (1) Arts Commissioner
- (3) Arts Professionals
- (1) Community Representative
- (1) Design Team Representative

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

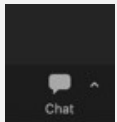


SFMTA

Questions?

Please submit your questions or comments by:

Clicking “Chat” button:



Select: “Submit Questions Here 1”

Sending an SMS text to:

510-244-4865



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Thank you for joining us!

Learn more about the Potrero Yard Modernization Project, get involved, and stay informed:



[SFMTA.com/PotreroYard](https://www.sfmta.com/PotreroYard)



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