



Reimagining Potrero Yard



Frequently Asked Questions

What is the Potrero Yard Modernization Project?

The Potrero Yard Modernization Project (located between Bryant & 17th and Mariposa & Hampshire) is a new four-story state-of-the-art bus maintenance and storage facility that integrates affordable housing and retail spaces. This Project would replace the existing obsolete, two-story maintenance building and bus yard. This ground-breaking approach is the first known joint development of a bus maintenance facility with housing in the country.

Why is this Project needed?

Strong public transit is one of the most important tools we have to fight climate change. Potrero Yard is an over 100-year-old bus yard (built in 1915), which is long past its lifespan and does not meet current seismic safety standards. The Potrero Yard Modernization Project is also a once-in-a-lifetime opportunity for San Francisco to address a critical housing need by including up to 513 units of housing.

Who is Potrero Neighborhood Collective?

Potrero Neighborhood Collective, LLC (PNC) is the SFMTA’s selected Lead Developer for the Project. PNC is a unique combination of firms who bring global leadership in infrastructure development with local expertise rooted in San Francisco – all connected by a shared commitment to innovation, efficiency, and community inclusion. Meet the team:

Plenary Americas: a leading infrastructure development company committed to creating sustainable and transformative projects across the Americas.

Mission Economic Development Agency (MEDA), Young Community Developers (YCD), and Tabernacle Community Development Corporation (TCDC): veteran San Francisco affordable housing developers.

Arcadis IBI Group, YA Studio, Plant Construction, and The Allen Group: design and construction management team providing sustainable design, engineering, planning construction and architectural services.

D&A Communications: an equity-first communications agency specializing in public engagement projects, community issues and supporting public outreach.

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



What is the Project timeline?

In 2018, the Potrero Yard Modernization Project was identified as part of SFMTA's Building Progress Program, a multi-year effort to repair, renovate, and modernize its aging facilities to keep the City moving and transition to an all-electric bus fleet. Through a competitive procurement process, the SFMTA Board of Directors authorized SFMTA to execute a predevelopment agreement (PDA) with PNC in November 2022.

Throughout the Design and Permitting phase (2022 – 2024), PNC is conducting due diligence, risk analysis, housing and commercial feasibility studies, a final Environmental Impact Report (FEIR), early contractor procurement, and community engagement.

Construction of the Bus Yard is expected to begin in 2024 and be completed in 2027, in time to receive additional buses. Housing construction is anticipated to begin by the time that the new Bus Yard is in operation.

Bus Yard Timeline



Public Private Partnerships (P3)

What is a P3?

A P3 is a contractual arrangement between public and private sector organizations to design, construct, finance, and maintain public infrastructure. As is typical under these arrangements, PNC would invest its own capital and raise any additional financing necessary to design and develop the Potrero Yard.



Photo: Long Beach Civic Center, P3 Project.

What are the benefits of P3s?

P3s allow the cost of investment to be spread over the lifetime of a project allowing for quicker project delivery compared to the pay-as-you-go alternative. P3s can also lower the cost of infrastructure by reducing both construction costs and overall life-cycle costs with a solid track record of on-time and on-budget delivery.

Community Outreach

How are the SFMTA and PNC involving the community in the Project development?

The SFMTA and PNC have a shared commitment to inclusive, transparent stakeholder engagement. Since 2018, the SFMTA has engaged the community through public bus yard tours, meeting with community members and SFMTA employees, sharing Project updates with neighbors, hosting Open House meetings, and conducting surveys. During the PDA period, PNC has consulted the community on the following topics including: building materials and design (concrete, lighting, glass, metal screening), tree species to be used in the landscaping, 17th Street activations, and commercial spaces.

If you are involved with a neighborhood organization and would like to meet with PNC and the SFMTA to hear more detailed Project updates, please email John.Angelico@sfmta.com or call (415) 646-4783 for more information.



Photo: Community Outreach Event, 2023

Public Art

What are the public art goals?

In Spring 2023, the San Francisco Arts Commission (SFAC) released a community survey to gain public input on public art goals. Based on survey results, the public art goals are:

1. To illuminate and celebrate the people, history and diverse cultures of San Francisco's Potrero Hill and Mission neighborhoods and adjacent American Indian and Calle 24 Cultural Districts.
2. To highlight SFMTA's goals to promote environmental stewardship and provide reliable, safe, and affordable transportation for all.

Feedback collected by the survey indicated a desire for colorful, uplifting artwork that represents the local history and culture of San Francisco and the Mission and Potrero Hill communities.

What art is being considered?

There are three unique areas on the bus yard facility that have been identified for public art. Materials under consideration include glass and ceramic or mosaic tile, which will allow for the translation of two-dimensional mediums such as murals, paintings, photographs and prints into durable, permanent public artworks. PNC and the SFMTA are working with the SFAC to procure artists and are conducting ongoing engagement with the community to ensure artwork is enjoyed by and representative of the residents and Potrero Hill and Mission Neighborhoods.

How will artists be selected?

SFAC will post a Request for Qualifications in Fall 2023,

which will be open to professional practicing artists who reside in the United States. Artists will be asked to address their meaningful connection to the Mission and Potrero Hill neighborhoods, and/or the adjacent American Indian and Calle 24 Latino Cultural Districts, as part of their application.

Local Business Enterprise (LBE)

What are the Local Business Enterprise (LBE) goals?

PNC is working with the City to develop a robust and credible LBE Plan for the Project that would include a minimum 20% LBE goal for the design and construction phases of the Bus Yard. Due to potential funding restrictions, the Housing Component supplier inclusion program may include LBE, small business and/or other certified business participation goals.

Will the City monitor the developer's LBE goals?

Yes! The SFMTA Contract Compliance Office (CCO) will monitor PNC's commitment to the final Bus Yard LBE Plan. Contract Monitoring Division (CMD) will work with PNC to develop and monitor implementation of an LBE Plan for the Housing and Commercial Component.

Where can I ask a question about this Project?

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

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

PotreroYard@plenaryamericas.com

PotreroYard@sfmta.com

[\(415\) 646-2223](tel:(415)646-2223)



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