



## Potrero Yard Neighborhood Working Group Meeting Minutes

Monday, November 04, 2019, 6:00 p.m. to 8:00 p.m.

Potrero Yard, 2500 Mariposa Street

*Note - the meeting minutes capture the overall tone of the group's discussion and is not meant to be an exact transcription.*

### Attendees

#### Present:

Alexandra Harker  
Brian Renehan  
J.R. Eppler  
Kamilah Taylor  
Roberto Hernandez  
Scott Feeny  
Thor Kaslofsky

#### Not Present:

Alexander Hirji  
Benjamin Bidwell  
Claudia DeLarios Moran  
Erick Arguello  
Magda Freitas  
Mary Haywood Sheeter

#### SFMTA Staff:

Licinia Iberri  
Rafe Rabalais  
Adrienne Heim  
Kerstin Magary

#### Other Attendees:

Malcom Harris (public)  
Peter Lauterborn (consultant)  
Liz Lam (consultant)

### Purpose of the meeting:

To discuss decision-making processes for this project and others, and to provide updates on current conversations with the City about Building Progress.

### Item 1. Meet & Greet

*Introductions made by Working Group members.*

*Working Group members filtered in and helped themselves to food and conversation.*

Malcom Harris, an architect, attended as member of the public.

*All of the other meeting attendees quickly introduced themselves.*

### Item 2. Working Group Member Announcements

Thor Kaslofsky: Mentioned how at the September meeting, he and Erick Arguello had shared ideas for creating an organization that would be focused on redevelopment for service providers and their scope for supporting it. The City is having similar conversations.

Licinia Iberri: Open to meeting with any other organizations, including those that may not have been addressed yet, to speak about any issues in regard to this project.

### Item 3. Reflections on October 26<sup>th</sup> Event

Peter Lauterborn: A community event was held on October 26 that also served as a pre-application meeting. Outreach preceding the meeting was executed as planned.



Thor Kaslofsky: One criticism is the community calendar should have checked as there was another event that same weekend, and community members felt they had to choose between the two events.

Licinia Ibarra: Someone went to the Potrero Yard, thinking the meeting was there; next time we should have signage at the yard to direct people where to go and better inform on-site staff.

Rafe Rabalais: We saw a good turnout in Spanish-language participants and asked about the final numbers of Spanish-speaking attendees.

Peter Lauterborn: Spanish-speaking and Chinese-speaking interpreters had a lot of work. Event had over 100 attendees. Many shared comment cards

Licinia Ibarra: I saw many new people who hadn't previously attended meetings.

Scott Feeney: I was surprised more people didn't come.

Peter Lauterborn: Provided context. The December 2018 meetings saw around 25 people at both events; There were over 50 at the two February events, while the August saw 100 participants.

Rafe Rabalais: It was an open house format, and attendance varied by when people arrive; attendance peaks and ebbs. Other nearby events included one event in the park and one other hosted the same weekend as well. peaks and ebbs

J.R. Eppler: It was nice weather, so there were lots of things to compete with.

Peter Lauterborn: Any feedback and takeaways from the event to share?

Licinia Ibarra: Surprised by the positive tone of conversation, especially around development. Some people were passionately supportive of the project, which was a surprise given other development projects proposed by the City.

Rafe Rabalais: Same thing. I was stationed at boards about affordable housing and didn't hear negative comments. Most negative comments were about parking and transportation; some people were skeptical about the transportation and parking, but it wasn't a "no" to the project.

Scott Feeney: Was any skepticism about housing expressed by participants?

Licinia Ibarra: One comment card expressed concern about housing, and we heard some of that feedback in the past.

Peter Lauterborn: One person stated that the site might be too noisy and polluted for housing, but once it was explained that this was an all-electric fleet, that dissipated.

Alexandra Harker: Any responses from the [SF Examiner](#) article?



Licinia Iberri: It had a similar tone. There was also an article in [Mission Local](#) that came out on Monday about the project.

Peter Lauterborn: The overall tone with the media was positive, but the questions asked were not from the skeptical point of view.

Scott Feeney: People reacted online to the SF Examiner article and especially that a bus yard and residential units are not compatible uses.

Peter Lauterborn: Next part of the agenda is look at project updates.

#### **Item 4. Project Updates: Schedule & Timeline**

Licinia Iberri: We are currently working to get an application together and hope to submit by the middle of November. The real purpose is to allow for longer lead time and a scoping of environmental work and technical reports. We are also planning an end-of-year gathering as a thank-you event with the working group. There will also be two larger public events within a half-year. One of these will be a California Environmental Quality Act (CEQA)-specific event for environmental review, where the consultant walks through all of the items, collects input from the public, and pairs it with something interesting for creative expression.

Thor Kaslofsky: What about a scoping meeting? Is SFMTA doing the Environmental Impact Report (EIR)?

Licinia Iberri: Yes, the SFMTA will initiate environmental review. The review needs the approval of the Board of Supervisors. Therefore, whatever is disclosed and reviewed as part of environmental review, will set the envelope that the developer needs to fit within. The SFMTA plans to work with Planning to release a draft EIR before the developer comes on board, because this is the schedule critical path; and we will make the draft flexible enough to the developer to ensure additional environmental impacts will not occur. We can have a full CEQA workshop conversation in the future.

Thor Kaslofsky: Will there be two draft EIRs released? If there is a change, will there be an updated draft?

Brian Renehan: You can have amendments to add to the document/EIR/CEQA.

Thor Kaslofsky: There are two projects going on. Have the developer on board as soon as possible.

Kerstin Magary: Let's go over the timeline.

Licinia Iberri: The building will be ready by 2026; three years of construction. The current facility will be closed and out of service by 2023. We need to get through entitlement deadlines by 2022. It is a public project so it is under the Planning Department to process the timeline. Developer interest and partner are the X factor for who can build the entire facility. The developer and partner are independent processes, but still dependent on schedule. Arup is the consultant who will do risk analysis and help



City to protect public asset so City doesn't lose at the negotiating table. The main part of the next six months, as reviewed two meetings ago, will be: 1) determining how and what goes into developer procurement document, and what level; and 2) allocating things into buckets, such as needs to have, nice to have, must haves. We should try to make these buckets feasible as we decide what goes where and the folks who may be interested in helping to facilitate them.

Thor Kaslofsky: Stated that it would be helpful to have EIR talking points available to the working group.

Brian Renehan: It would be helpful to have the meeting earlier so we would know the level and specificity to be prepared. Too specific will defeat purpose. Need to calibrate.

### **Item 5. Stakeholder Priorities for Developer Procurement: Community Values, Design Priorities, and Potential Neighborhood Benefits**

Peter Lauterborn: Let's get into specifics of what people want to see. What's important to people? We're hoping to hear from people in this process.

Rafe Rabalais: Keeping it broad between project description and what goes in the Request For Proposal (RFP). We don't want to weigh down the project with too many details, but to say project has XYZ. The project description stage hasn't come close to architecture. Facilities, for example a restaurant, bedroom mix, or Average Median Income (AMI) mix, are these some of the details of where you would want us to focus as we move into solicitation for what the new transit facility will look like?

Licinia Iberri: For a transit facility, consider that the developer has to put in tools built into the maintenance space, deciding this near that in the facility. Examples of criteria and things like activation questions, a preference for green walls, and architecture, are more flexible and less fixed at the moment.

Rafe Rabalais: Other things to consider include transportation issues, parking, things like -designated loading zones on the sidewalk, public parks, bicycle parking, open space and the composition of retail. We're trying to elicit details from the working group on these types of items in this session and others.

Peter Lauterborn: For this activity, explain your priority or value on the posters. Add details or observations under the priority or value. We'll collect themes and comments.

*Poster activity*

*Roberto Hernandez joined the meeting*

Peter Lauterborn: Does anyone see anything consistently?

Thor Kaslofsky: Didn't see impact on park come up much.

Brian Renehan. The focus was more on 17<sup>th</sup> Street, not conducive.



Thor Kaslofsky: The building has impact on Franklin Square , but there are ways to mitigate it. Whatever program is here should complement what is going on in the area with how it is integrated and how people will look at it by a couple of blocks.

Brian Renehan: Do something programmatic, with facility programming for families that complement the park, like Dolores Park. This could be something for families and activities to do in addition to the park itself.

Thor Kaslofsky: There are usually rec centers in parks.

Roberto Hernandez: We need to see that the people that move here don't overwhelm the parks and shove out those who've used them for many years prior. Dolores Park used to be many mixed races. There was Dolores Heights, but then they received complaints. In Bernal Heights, there were complaints, and Alex Nieto got killed at the park. There were Latinos, and they were speaking Spanish only and playing soccer. Don't displace activities in parks.

Malcom Harris: Dolores Park is so packed now you can't even kick a ball or play soccer in the park.

Scott Feeney: For transit, increase service and support operations. More people are moving to San Francisco, and we need the smooth operation of Muni.

J.R. Eppler: We need to increase capacity near main lines such as the 9/9R San Bruno, 27 Bryant, and 22 Fillmore. The 9 San Bruno, for example, is very packed. The 9R is the fastest way to get to FIDI area.

Thor Kaslofsky: There are huge transit operations at the site, but we need to understand the need for facilities like MTA and the role they play in service; something like cable car to incorporate it-interactive; have an actual transit stop where people can get on and off-terminating and emerging; make it a transit center, a featured hub. Talk to MTA Service Planning unit to improve bus schedules around the yard.

Brian Renehan: The area is a bus-centric location; let's enhance the transit that's already available.

Kerstin Magary: Let's look at the current service plan to see if buses service this area.

Brian Renehan: Housing should have a theme of featuring MTA and Muni. City employees teachers, and SFMTA workers should be the -priority for a chunk of the housing.

Roberto Hernandez: I have been fighting for housing in the Mission. This project could become a model. Affordable housing has a lottery system. A lottery system doesn't mean all people get a chance to have a place. We should look at the numbers and have targeted numbers instead of throwing people into lottery system that will not happen. In a recent senior housing complex, over 4,000 people applied for 96 units. There is already a neighborhood preference, and lottery results did not match neighborhood preference. We should consider income levels, for such people who work as first



responders, firefighters, teachers, and nurses. Housing should go to mixed type of people, and priority should be to people that are from San Francisco.

Thor Kaslofsky: We should look at what people earn, then have AMI and have certain numbers and targeted numbers for jobs.

Scott Feeney: So many people apply that it overwhelms the number of people who get it. Building only 50 townhomes isn't good.

Malcolm Harris: I'm currently designing apartments for kids who are aging out of foster care. They are very tiny units, like dorms. It's a small square footage holding a lot of people, but a small area can have a big impact.

Roberto Hernandez: Developers that are building are building for Google workers who don't want to pay a lot for places since they work so much. Developers could build dorms and decrease cost by having shared bathrooms, shared living rooms. How can we make this a model, since this is City property, maximize the space, and cut down the cost? The cost of building one unit in San Francisco ranges from \$700,000 to 1 million currently.

J.R. Eppler: It's a very large site, but not a lot of height. It would be nice to have interesting design and to be fully designed. Rooftops can be benefits to building as well.

Alexandra Harker: Let's have a habitat: pollinators, butterflies, and bees.

Rafe Rabalais: There is City policy about biodiversity. There is representative at MTA about biodiversity. We need to promote it through green space.

Roberto Hernandez: It should be a green building: solar panels, energy, water. Shower water should be going to another source and reused. The Department of the Environment should be incorporated as well. SFPUC should also be part of the design. Use the City family to help create green facility. New building should not be a grey color. The Mission has colors. Victorians are colorful. Ugly grey buildings are out of character. It should be a color community and it should have murals.

Scott Feeney: No grey color. There is a placemaking opportunity. It will be one of the tallest buildings around. It should be memorable and reflect Potrero Hill and the two neighborhoods around it.

Thor Kaslofsky: There should be 2+ bedroom unit types for families that have more than two children. There is an issue with the displacement of families. One of the things destroying family housing around the City is we're not building enough family housing.

Alexandra Harker: Helps with grandparents that help with children, lowers childcare costs.

J.R. Eppler: Need family friendly units as people mature in their lifestyle.



Thor Kaslofsky: The site being served by San Francisco Public Utilities Commission (SFPUC). It should be cheaper, therefore, for residents.

Licina Iberri: For City, there is a wholesale rate for power through the SFPUC.

Brian Renehan: There are lots of ways to go about it There should be transparency to all aspects of the building. Have people see the buses getting ready for service; have an educational component.

Kamilah Taylor: Check-in area for homeless, business incubators are good idea. Ensuring safety of pedestrians and residents, MTA folks is essential; don't want conflicts and dangerous situations between buses and residents above.

Alexandra Harker: Activation of 17<sup>th</sup> Street was heard as a need from community previously. The impression is it's something to fight for if it's wanted.

Thor Kaslofsky: Stated that we need to maintain transparency with the public, especially around key decision-making points and build knowledge around these key decisions.

Robert Hernandez: Stated that 500+ units means approximately 1,200 people, so what are their needs? We talked about seniors, transitional youth, and families. So, what are we going to provide them? We must build into the structure something they need. Look around the space and get ahead of it. We can only allocate so much space.

Licina Iberri: Asked Roberto is there housing developments that have done it well.

Roberto Hernandez: Stated that Mission Housing has done it well such as Mariposa Gardens, 1950 Mission.

Brian Renehan: The challenge is bikes and e-scooters.

Alexandra Harker: Great opportunity to get in that space and have a separate bike area.

Brian Renehan: Valencia is a challenging area. Put in designated area for Ubers and Lyfts and make them not as convenient.

Licina Iberri: Separate areas for trains, buses, cars to line up. This is what's happening at Chase Center to encourage people to not just settle for TNCs.

Alexandra Harker: Defensible space so as to have safe passage.

Brian Renehan: Park feels separate, not active at all. Stated that there are opportunities beyond housing such as developing a micro grid. Feed energy back to the grid during times of need.

Thor Kaslofsky: Stated that thinking of PGE's rolling black outs, how can we be resilient.



Roberto Hernandez: Stated that the project team should reach out to SFUSD schools to learn about transit and the history of Potrero Yard by inviting them to take tours. He also pointed out that the project team should reach out to the Potrero Shopping Center to find additional working group members for the local business seat.

**Item 6. A Look Ahead**

*Staff briefly touched on upcoming outreach and timeline.*