



BUILDING PROGRESS

Potrero Yard Modernization Project

Pre-Development Agreement Approval

SFMTA Board of Directors
November 1, 2022

On March 1, 2022,
the pre-development agreement terms
were approved by the SFMTA Board of Directors.
The **next step in the process was to complete
the developer procurement.**

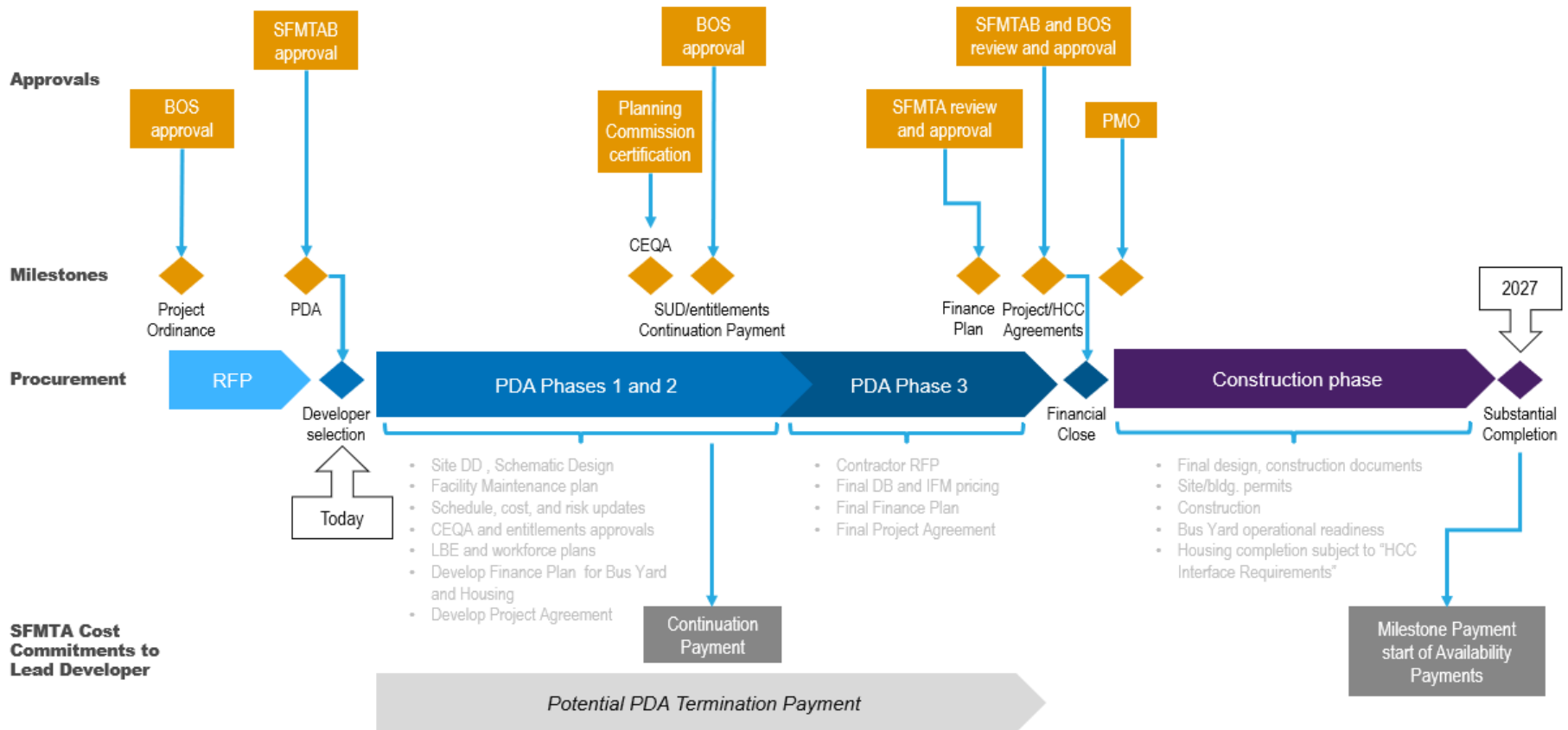
The MTA Board also asked that staff do the following:

- #1 Come back to the SFMTA Board with the **selected developer team.**
- #2 Provide the SFMTA Board with the **elements of the selected team's proposal**
- #3 Pursue hiring a PMO for **project management oversight**

**Today we are asking the SFMTA Board to approve the final
Potrero Yard Modernization Project Pre-Development Agreement (PDA).**

Potrero Yard Modernization Program Overview

The critical path after approval of the PDA, is to advance toward certification of the Environmental Impact Report (EIR) and entitlements. First, we will spend a few weeks building the team with our selected partner.



Potrero Yard Modernization Development Team

The below reflects the selected development team and partners.

- **Lead Developer:** The Potrero Neighborhood Collective, LLC
- Plenary Americas US Holdings Inc. is the sole **equity member**
- **Affordable Housing Developer:** Mission Economic Development Agency, Young Community Developers, Inc., and Tabernacle Community Development Corp.
- **Housing Developer:** Presidio Development Partners, LLC and Tabernacle Community Development Corp.
- **Design Consultant:** IBI Group, Y.A. studio
- **Construction Management Consultant:** Plant Construction Company, L.P., The Allen Group LLC
- **Infrastructure Facility Management Consultant:** WT Partnership



Potrero Yard Modernization

Technical Proposal Summary

BUS YARD

Three levels plus mezzanine above ground floor, partial basement, approx. ~600,000 gsf, satisfying operations and maintenance requirements

HOUSING

The proposed housing development consists of a total of 575 units, approx. ~500,000 gsf, 100% of which meet the definition of affordable housing in the project's technical requirements.

The proposed housing consists of **four (4) separate housing elements**:

- **Low income (3)**: Three of these housing elements are designated as low-income housing (for households at 80% of AMI or below) and divided as follows: a senior housing element containing approximately 96 units which face Bryant Street, and two family housing elements that each contain approximately 90 to 100 units and are situated above the bus yard along the western portion of the project.
- **Moderate income (1)**: The fourth element is moderate income housing (for households at 81% to 120% of AMI), containing approximately 280 units which are situated above the bus yard along the eastern portion of the project. This proposed housing is subject to any modifications made pursuant to the change provisions in the PDA.

COMMERCIAL

- **Community uses intended for small businesses and community uses**, approx. ~10,000 gsf

Conceptual rendering only, not final design



Conceptual rendering only, not final design



An aerial photograph of a large bus depot, showing numerous buses parked in rows. The image is overlaid with a semi-transparent blue filter. In the center, the words "Thank You." are written in a large, white, sans-serif font. The background shows utility poles and buildings in the distance.

Thank You.