



# Building Progress: Potrero Yard Neighborhood Working Group

December 2023 | Meeting #39



## BUILDING PROGRESS

# Detailed Agenda

1. Welcome — 5 minutes
2. Member & SFMTA Announcements — 5 minutes
3. Schedule Update – 5 minutes
4. Project Updates: Public Art – 15 minutes
5. Project Updates: Environmental Process – 30 minutes
6. Project Updates: Housing Update – 20 minutes
7. Project Updates: Parking – 30 minutes
8. Next Steps — 10 minutes
9. Public comment - members of the public who wish to participate in the meeting virtually will be placed on mute, regardless of joining via video or by phone, until the Public Comment section.



# Member and SFMTA Announcements

John Angelico, SFMTA



## BUILDING PROGRESS

# Announcements: SFMTA

**December 4: MuniMobile™ moved to a new vendor.**

Previous MuniMobile app will shut down on January 15, 2024. **Continue using tickets until they expire on January 15.**

**TIP:** Single ticket rider? Clipper Mobile may be a good option for you! Visit [our fares page](#) (SFMTA.com/Fares) for more information on discount programs available only with Clipper.



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

- [\\$5 Day Pass with unlimited bus and train rides](#)
- [Lifeline Monthly Pass](#)
- Unused tickets now valid for 21 days after purchase
- Pay as you go or pre-purchase and store your tickets for future rides
- Pay for single-ride fares, cable car rides, and one-day, three-day and seven-day passports
- [Discounted tickets](#) compared to cash prices
- Reduced prices for [Visitor Passports](#)
- Discounts for Youth, Senior, People with Disabilities
- Industry-leading security to protect personal information and payments
- [Responsive eCommerce website for online ticket purchases](#)
- Trip-planner integration
- Direct Muni feedback using the [Rate My Ride feature](#)

## BUILDING PROGRESS

# Announcements: Working Group

Working Group members please share upcoming events or activities with the Working Group, SFMTA, and PNC.





# Schedule Updates

Jennifer Trotter, PNC



## BUILDING PROGRESS

# Proposed 2024 Working Group Calendar

With Working Group member input during the November 2023 meeting, we are proposing:

- All meetings to be hybrid (at KQED and online) and held on the 2<sup>nd</sup> Tuesday of the month from 5:30 p.m. to 7:30 p.m.
  - January 9
  - February 13
  - March 12 (during Ramadan)
  - April 9 (during SFUSD Spring Break)
  - May 14
  - June 11
  - July 9
  - August 13
  - September 10
  - October 8
  - November 12
  - December 10

## BUILDING PROGRESS

# Schedule Updates: November 2023

As Project design progresses, in November, PNC and the SFMTA:

- Held Listening Sessions with:
  - Residents from Mariposa Gardens on 11/7
  - Walk SF on 11/14
  - Senior Disability Action Group on 11/17
  - SF Transit Riders on 11/29
- Presented Project update to:
  - SF County Transportation Authority on 11/28
  - SF Public Utilities Commission on 11/28

### Upcoming submittals include:

- 100% final Schematic Design to SFMTA (anticipated late 2023)
- Final Environmental Impact Report (FEIR) (anticipated December 13, 2023)



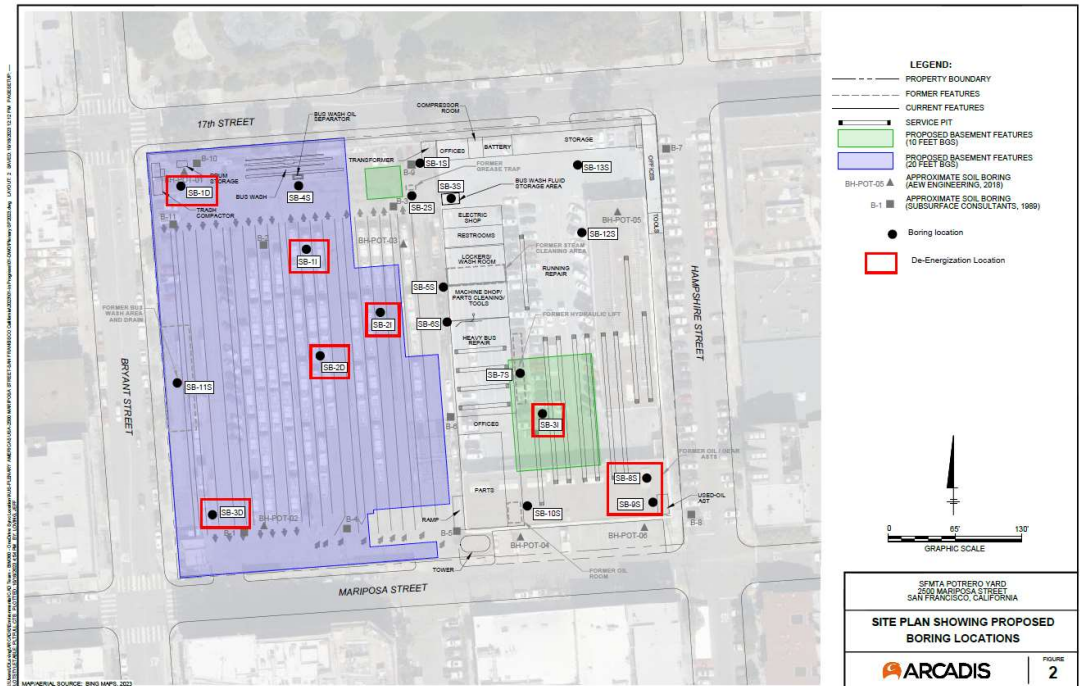
Mariposa Gardens, November 7, 2023



# BUILDING PROGRESS

## Environmental Testing

- Drilling expected to be conducted mid-December (dates pending) within the Potrero Yard boundaries (map identifies anticipated drill site locations)
- Work hours are 8:30 a.m. to 4:30 p.m.
- All drilling to occur on the Potrero Yard site boundaries. Maximum drilling depth to be 20 ft.





# Public Art Update

Jackie von Treskow, SF Arts Commission



## Potrero Yard Modernization Public Art Artist Request for Qualifications

<https://www.sfartscommission.org/potreroyardrfq>

- RFQ is based upon the approved Project Plan
- RFQ is open from **October 23 – January 22, 2024**. Applications will not be accepted after the **January 22, 11:59 p.m. PST** deadline.
- All professional, practicing artists living in the United States are eligible to apply for City public art commissions.

**Deadline Extended!**

## Potrero Yard Modernization Project Artist Review Panel Timeline

RFQ Issued October 23  
RFQ Deadline January 22, 2024  
Qualification Panel Week of February 12

### Glass Artworks

Artist Review Panel One Week of February 26  
Artist Finalist Orientation Week of March 11  
Finalist Proposals Due May 13  
Artist Review Panel Two Week of June 10  
VAC Approval June 19  
Arts Commission Approval July 1  
Artist Under Contract: August 2024

### Tile Artwork

Artist Review Panel One Week of June 24, 2024  
Artist Finalist Orientation Week of July 8  
Finalist Proposals Due September 9  
Artist Review Panel Two Week of October 7  
VAC Approval October 16  
Art Commission Approval November 4  
Artist Under Contract December 2024



Erwin Redl, *Lucy in the Sky* (2022) Central Subway Union Square-Market Street Station..



RFQ and  
Qualification Panel



Artist Review Panel  
One



Final Artist Review  
Panel

**Artist Qualification Panel** reviews all RFQ applicants to develop a short list of ~30 applicants deemed most qualified for the project opportunities.

**Artist Review Panel One** identifies three (3) finalists for each artwork opportunity who will be invited to develop site-specific conceptual proposals for the project.

**Artist Review Panel Two** interviews artist finalists. Highest scoring artist/proposal is recommended to Arts Commission for final approval.



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

#### Qualification Panel Composition

- One (1) SFAC Staff
- Two (2) MTA Representatives\*
- One (1) Arts Professional

#### Artist Review Panel Composition

- One (1) Arts Commissioner
- Two (2) MTA Representatives\*
- Two (2) Community Representatives
- One (1) Design Team Member
- Three (3) Arts Professionals

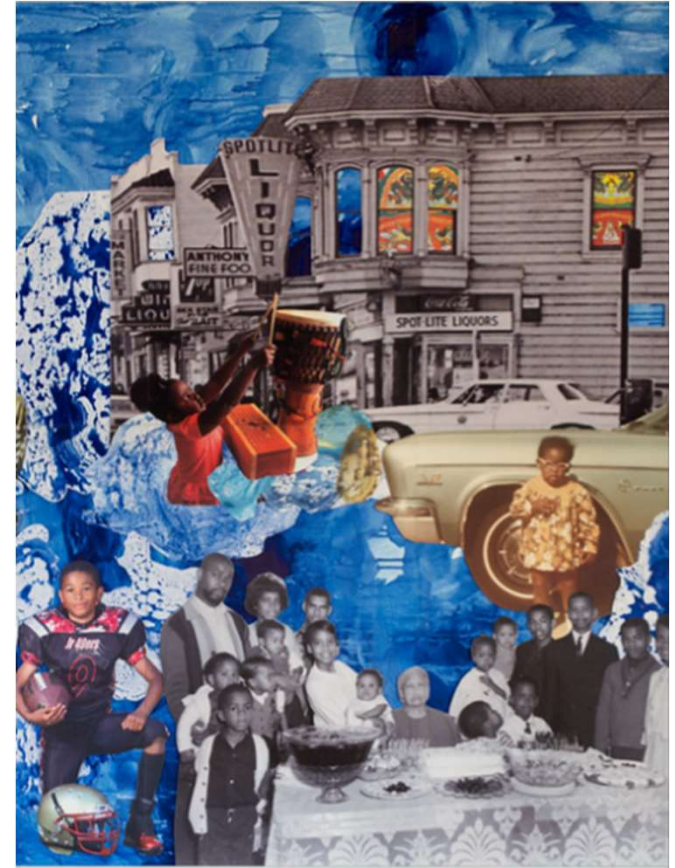
*\*shared vote*

### Qualification Panel Composition

- Mary Chou, Public Art Program and Civic Art Collection Director
- Kerstin Magery, Section Director, CSO Facilities and Real Property Management, Deputy Program Manager (Building Progress), SFMTA
- John Angelico, Public Information Officer, Building Progress Program, SFMTA
- Trisha Lagaso Goldberg, Artist and Curator

### Artist Review Panel Composition

- Abby Schnair, Arts Commissioner
- Kerstin Magery, Section Director, CSO Facilities and Real Property Management, Deputy Program Manager (Building Progress), SFMTA
- John Angelico, Public Information Officer, Building Progress Program, SFMTA
- Mary Travis-Allen, Potrero Yard Neighborhood Working Group, AICD
- Jolene Yee, Potrero Yard Neighborhood Working Group, Friends of Franklin Square Park
- Tony Gill, Project Architect, IBI Group
- Trisha Lagaso Goldberg, Artist and Independent Curator
- Fátima Ramírez, Executive Director, Acción Latina
- Rhiannon Evans MacFadyen, Artist and Independent Curator



Kenyatta A.C. Hinkle, *Navigating The Historical Present: Bayview-Hunters Point* (2022), Detail. Southeast Community Center. Photo: Ethan Kaplan Photography

## Rhiannon Evans MacFadyen



Rhiannon Evans MacFadyen (she/her/they/them) is a curator, consultant, facilitator, and project-based artist, born and based in San Francisco. Actively involved with community-building through the arts, Rhiannon is Co-Director of Emerging Arts Professionals San Francisco Bay Area, Founder/Director of Black & White Projects, is currently on the Curatorial Committee for Root Division, and has served as President of the Board of SOMArts Cultural Center, on the Leadership Committee for the San Francisco Racial Equity in the Arts Working Group, among others.

## Trisha Lagaso Goldberg



Trisha Lagaso Goldberg (she/her/they/them) is an artist and independent curator. She recently served as the Director of Curatorial Affairs for the FOR-SITE Foundation, a non-profit organization dedicated to the creation, understanding, and presentation of art about place. Born and raised on the Hawaiian island of O'ahu, Trisha currently lives and works in San Francisco. As former executive director of Southern Exposure, the acclaimed Mission District artist-centered organization, she stewarded over one hundred exhibitions and events.

## Fátima Ramírez



Fátima Ramírez (she/her/ella) is the Executive Director of Acción Latina, the legacy nonprofit that publishes El Tecolote Newspaper. Fátima also worked as Deputy Director and Cultural Arts Manager at Acción Latina and Curatorial Committee Chair for the Juan R. Fuentes Gallery. Through her work, she curates and promotes bilingual storytelling that uplifts Latinx communities in San Francisco and beyond through community media, cultural arts and civic engagement. A former resident of Mariposa Gardens, Fátima is passionate about the intersection of art and media that inspires conversations among multiple generations.



# Update: Environmental Studies

Chris Jauregui, PNC  
Sean O'Brien, Department of Public Works





**BUILDING PROGRESS**

# Schedule Updates: City / County Engagement

Agency	Meeting Date	Result
SF County Transportation Authority	November 28, 2023	TBD (informational item)
SF Public Utilities Commission	November 28, 2023	TBD (seeking approval of Water Supply Assessment)
SF County Transportation Authority Community Advisory Committee	November 29, 2023	Approved - \$12M in Prop L funding
SF County Transportation Authority	December 5, 2023	Approved - \$12M in Prop L funding
SF Board of Supervisors	December 5, 2023	Introduce Potrero Yard Special Use District
SF Recreation and Parks Commission	December 21, 2023*	TBD (seeking recommendation that shadow will not have adverse impact on Franklin Square Park)
SF Planning Commission	January 11, 2024*	TBD (seeking approval of General Plan amendment, FEIR certification)

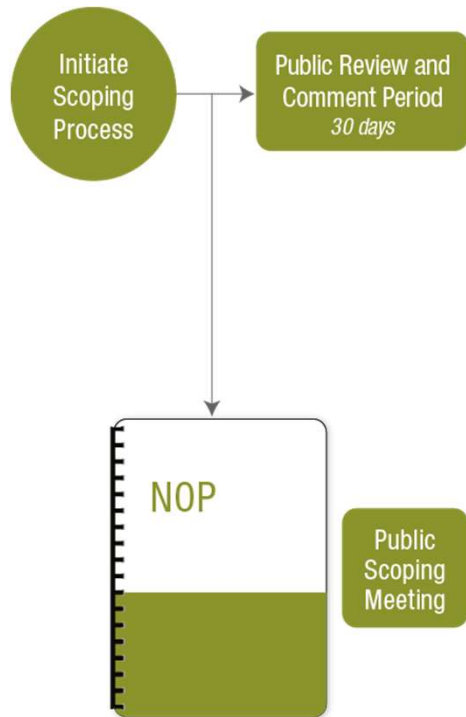
*\*subject to change*

**NOTE:** additional approvals from the SFMTA Board and Board of Supervisors are expected in 2024 (to be scheduled).

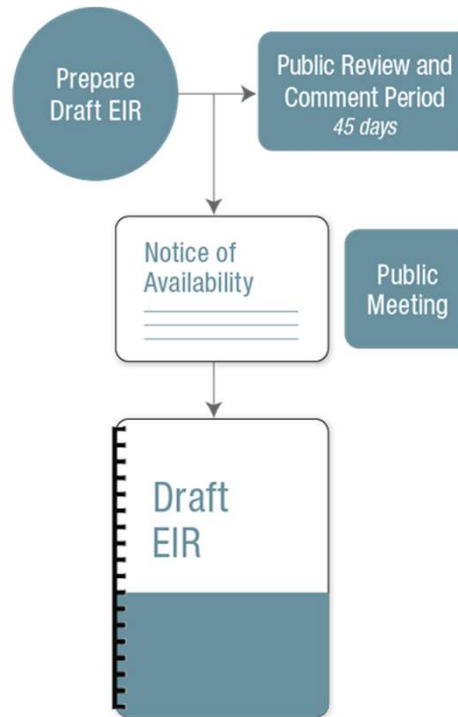


# BUILDING PROGRESS

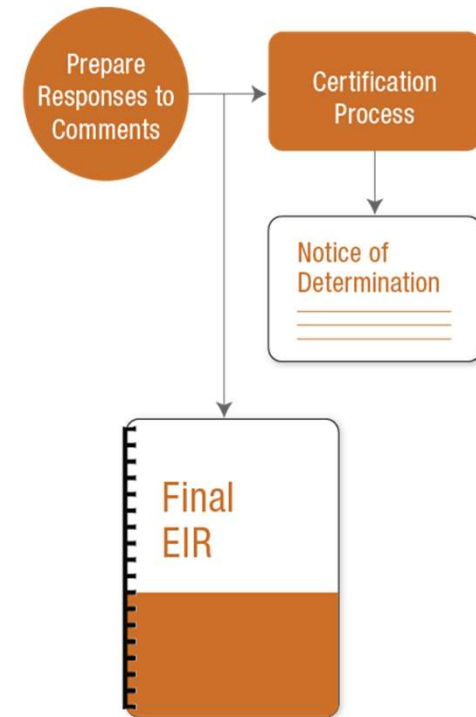
## CEQA Process



NOA/NOP mailed: Aug. 19, 2020  
 NOP circulated: Aug. 19 – Sept. 18, 2020  
 Virtual Scoping Meeting – Sept. 2, 2020



DEIR publication: June 30, 2021  
 Public hearing: Aug. 26, 2021  
 Public comment period: July 1 – Aug. 31, 2021

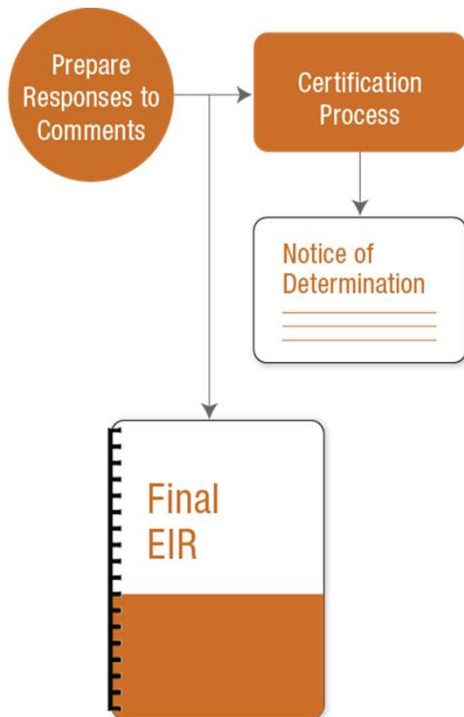


RTC publication: Dec. 13, 2023  
 FEIR certification hearing: Jan. 11, 2023



## BUILDING PROGRESS

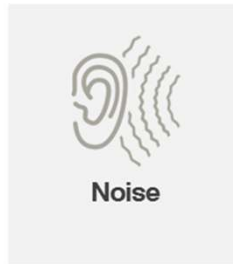
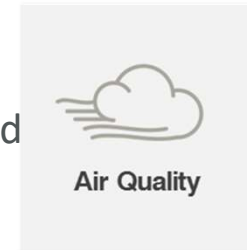
# California Environmental Quality Act (CEQA)



RTC publication: Dec. 13, 2023  
FEIR certification hearing: Jan. 11, 2023

### Final EIR Contents

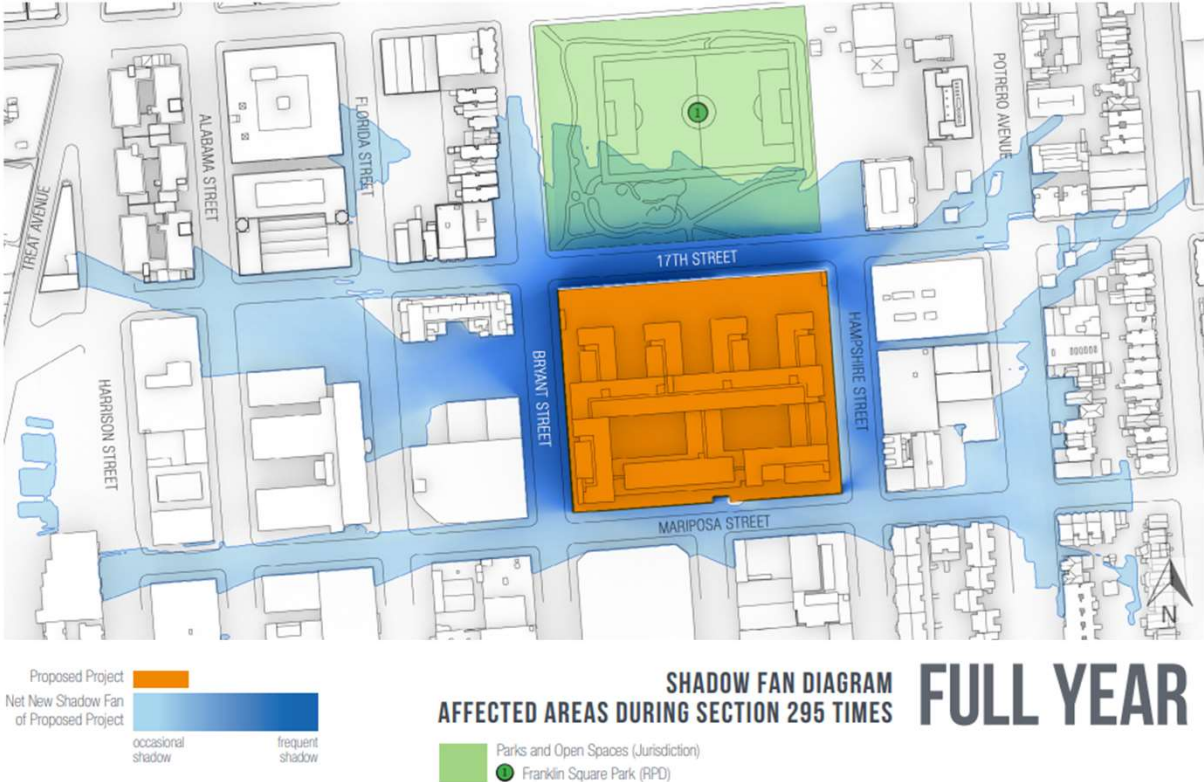
- Draft EIR (Volumes 1 & 2)
- Response to Comments (Volume 3)
  - Written responses to comments received during public review period
  - Refinements to Draft EIR Project and potential environmental effects of Refined Project and Refined Project Variant (Paratransit Option)
  - Supplemental Technical Analyses



BUILDING PROGRESS

# Shadow Study: Draft EIR Project

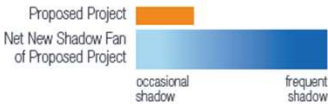
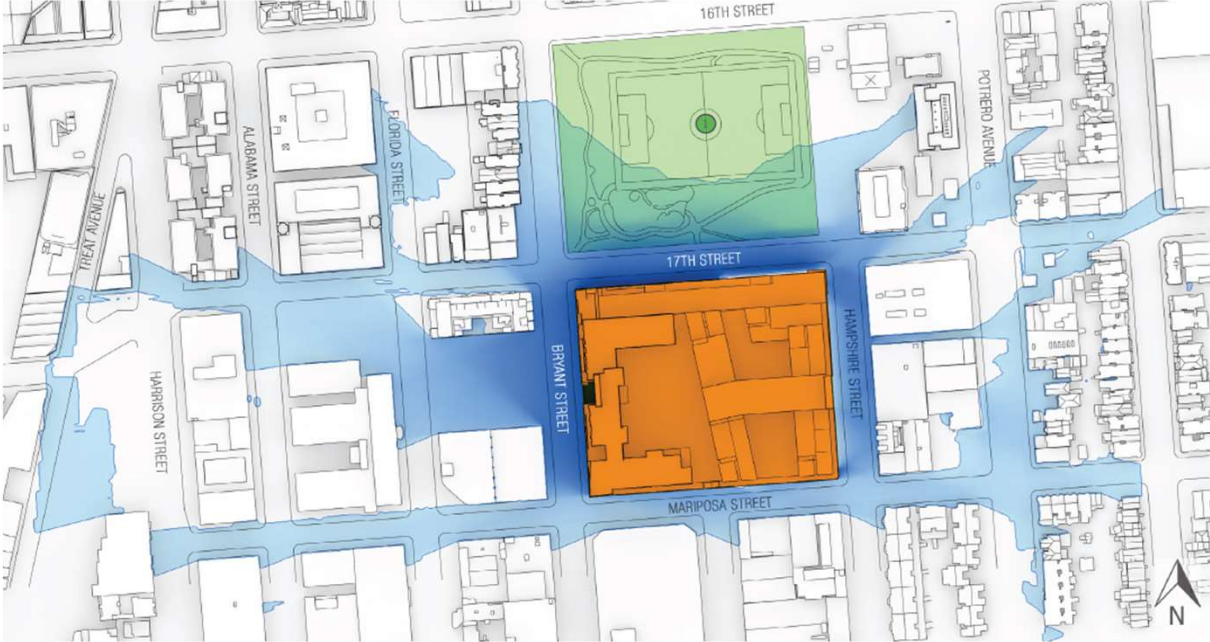
The Draft EIR Project resulted in a “net new shadow” falling on Franklin Square, increasing the annual shadow load by 1.66% above current levels, which would result in a new (existing + project) annual total shadow load on Franklin Square of 3.02%.



BUILDING PROGRESS

# Shadow Study: Refined Project

The **Refined Project** would result in “net new shadow” falling on Franklin Square, increasing the annual shadow load by 1.77% above current levels, which would result in a new (existing + project) annual total shadow load on Franklin Square of 3.13%.



SHADOW FAN DIAGRAM FULL YEAR  
AFFECTED AREAS DURING SECTION 295 TIMES

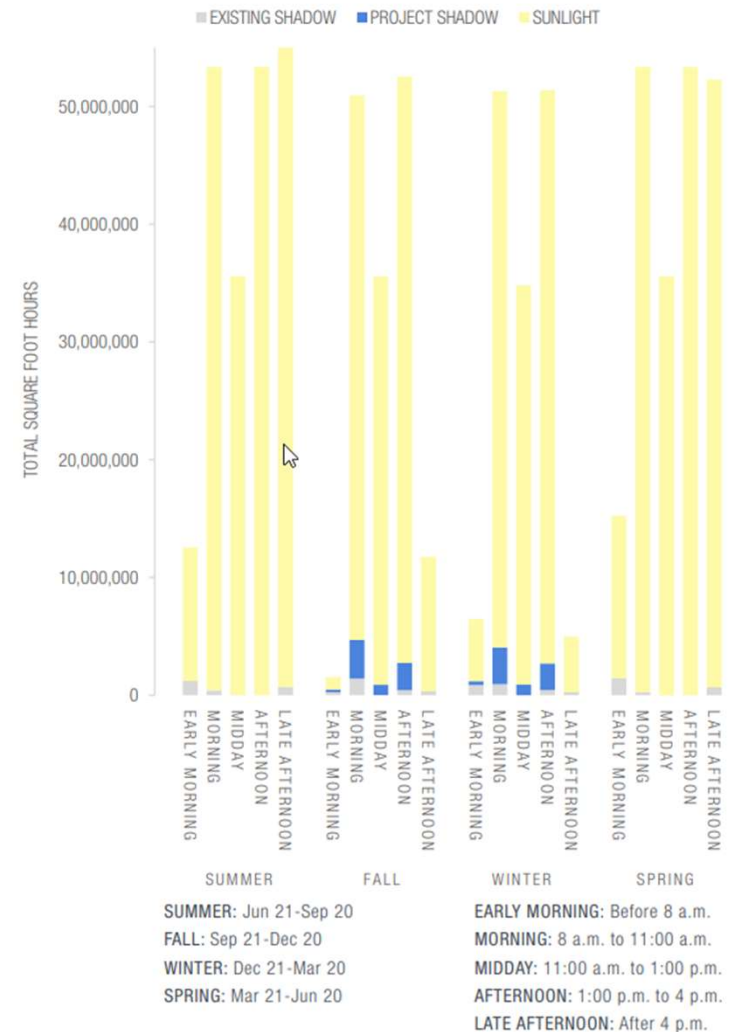
## BUILDING PROGRESS

# Shadow Study: Refined Project (annual)

“Net new shadow” from the Refined Project would occur annually between approx. September 21 through March 21 falling at various times on areas within the southern half of Franklin Square; fall and winter in the mornings (between 8-11:00 a.m.) and spring during early mornings (before 8 a.m.).

Days of maximum net new square foot hours of shadow occur on December 20 and 21 at 8:19 a.m.

EXISTING/PROJECT SHADOW VS SUN CHART

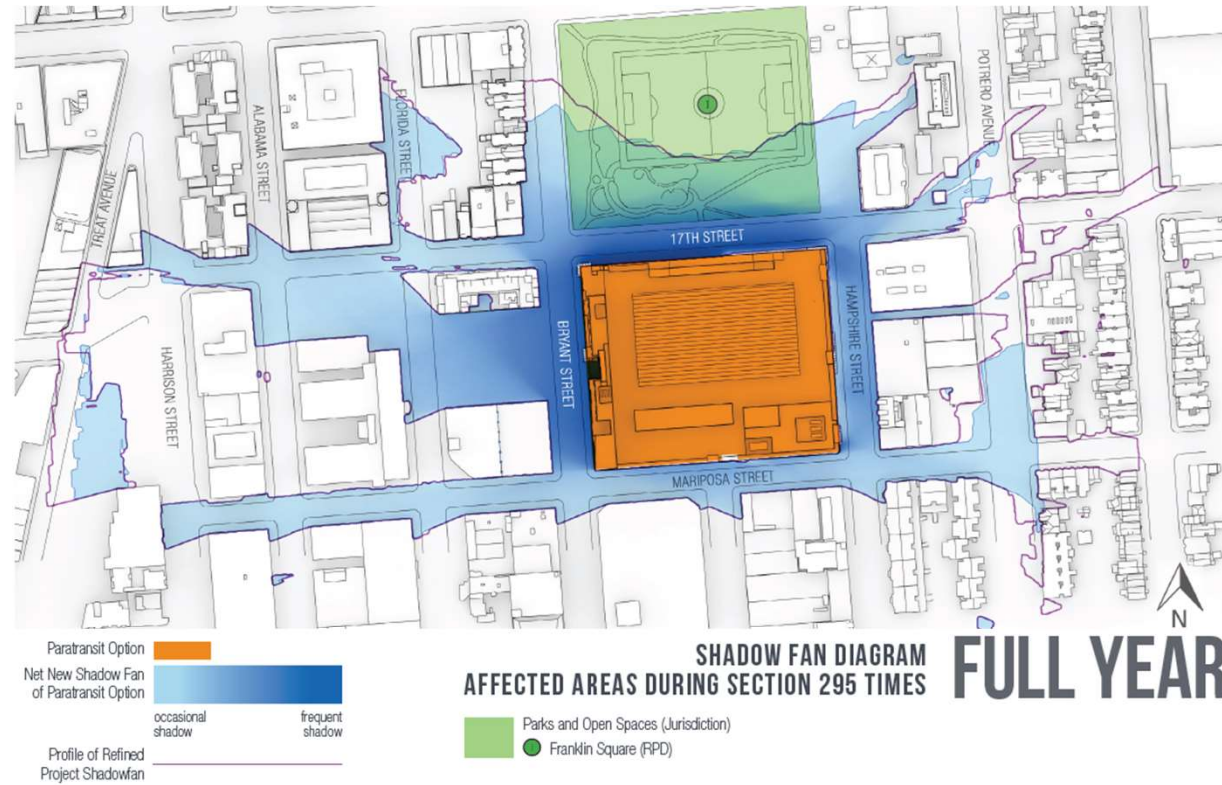




## BUILDING PROGRESS

# Shadow Study: Refined Project Variant (overall)

The Refined Project Variant (Paratransit Option) would result in “net new shadow” falling on Franklin Square, increasing the annual shadow load by 1.87% above current levels, which would result in a new (existing + project) annual total shadow load on Franklin Square of 3.23%.



## BUILDING PROGRESS

# Shadow Study: Refined Project Variant (annual)

“Net new shadow” from the Refined Project Variant (Paratransit Option) would occur annually between approx. September 14 through March 28 falling at various times on areas within the southern half of Franklin Square; fall and winter in the mornings (between 8-11:00 a.m.) and spring during early mornings (before 8 a.m.).

Days of maximum net new square foot hours of shadow occur on December 20 and 21 at 8:30 a.m.



WINTER SOLSTICE  
DECEMBER 20 & DECEMBER 21

8:30 AM

- Refined Project Variant: Paratransit Option
- Existing (current) Shadows
- Net New Shadow from Paratransit Option
- Net New Shadow from Refined Project

- Franklin Square (RPD)
- Children's Play Area
- Soccer Field
- Grass/Landscape Areas
- Pathways
- Adult Fitness Area



## BUILDING PROGRESS

# Engaging City / County Entities: Recreation & Parks Commission, Dec. 21

**Your voice matters!** Since 2018, the Working Group has influenced and shaped the Potrero Yard Modernization Project. On December 21<sup>st</sup> at 10 a.m. the SF Recreation & Parks Commission is slated to receive a project overview.

We request your support by:

1. Making a public comment (typically limited to 2-3 minutes) by agenda item (to be released)
  - In person attendance, City Hall, Room 416
  - Virtually (unmute options)
2. Calling (415) 831-2750 and/or writing ([recpark.commission@sfgov.org](mailto:recpark.commission@sfgov.org)) the Recreation & Parks Department Commissioners



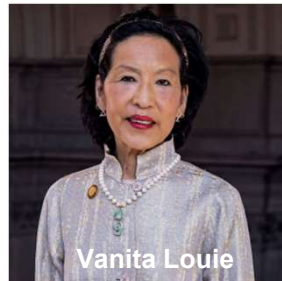
Kat Anderson  
(President)



Joe Hallisy  
(Vice President)



Annie Jupiter-Jones



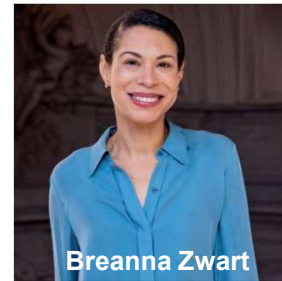
Vanita Louie



Larry Mazzola



Carey Wintroub



Breanna Zwart

## BUILDING PROGRESS

# Special Use District Overview

- **Purpose:** The purpose of the Potrero Yard Special Use District (SUD) is to facilitate development of the Potrero Yard Modernization Project by allowing uses beyond SFMTA's growing facility, maintenance, and operational needs, including residential uses and non-residential uses.
- **General Plan:** The Project will occupy a site zoned Public (P) and falling within the General Plan's Mission Area Plan. Legislative amendments to the Planning Code and Mission Area Plan to effectuate and control the Project's uses and physical envelope given the blend of public, residential, and retail uses.
- **Compliance:** The Project will comply with a new SUD in the Planning Code setting forth the permitted uses and overarching development controls for the site. Following amendments to two height and bulk maps incorporated into the Mission Area Plan, the Project will comply with all aspects of the General Plan.
- **Uses:** included in the Special Use District are three (3) types of uses:
  - Public Uses: transportation facility and public utility yard
  - Residential Uses: authorized as Planned Unit Development. No density limit.
  - Non-Residential Uses: retail allowed on the first floor.



## BUILDING PROGRESS

# Special Use District Residential Controls

- **Usable Open Space**
  - Dwelling units shall have access to 80 square feet of private or common usable open space or 54 square feet of publicly accessible usable open space.
  - In the event Public Facilities or Public Transportation Facilities are constructed on portions of the building above 75 feet in height, the amount of usable open space required for each dwelling unit shall be reduced to 50 square feet of private or common usable open space.
- **Dwelling Unit Mix:** Applicable requirements included in the Eastern Neighborhoods Mixed Use Districts.

## BUILDING PROGRESS

# Special Use District Building Standards

- **Sign Regulations:** Freestanding sign to not exceed 15 feet in height, 70 feet in width, and 490 square feet in area on any side. Freestanding sign will not project more than 4 feet into the public right of way.
- **Streetscape Plan:** The streetscape and pedestrian improvement requirements set forth in Section 138.1 shall apply. Review by Planning Department required.
- **Height and Bulk below 75 feet:** No bulk, floor area ratio (FAR), setback, lot coverage, or rear yard requirements for any uses within the portion of the building below 75 feet in height.
- **Height and Bulk above 75 feet:** Setback, lot coverage, and massing separation requirements will be included.

## BUILDING PROGRESS

# Engaging City / County Entities: Planning Commission, Jan. 11

**Your voice matters!** Since 2018, the Working Group has influenced and shaped the Potrero Yard Modernization Project. On January 11<sup>th</sup> at 12 p.m. the SF Planning Commission is slated to consider recommending the adoption of the Special Use District and Final EIR.

We request your support by:

1. Making a public comment (typically limited to 3 minutes) by agenda item
  - In person attendance (City Hall, Commission Chambers – Room 400)
  - Virtually on WebEx (unmute options, unique meeting link and password provided on agenda)
  - By phone at (415) 655-0001 (access code provided on agenda)
2. Writing the Planning Commissioners via email:

### COMMISSIONERS:

Rachel Tanner, President  
[Rachel.Tanner@sfgov.org](mailto:Rachel.Tanner@sfgov.org)

Derek W. Braun, Commissioner  
[Derek.Braun@sfgov.org](mailto:Derek.Braun@sfgov.org)

Joel Koppel, Commissioner  
[Joel.Koppel@sfgov.org](mailto:Joel.Koppel@sfgov.org)

Gabriella Ruiz, Commissioner  
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Theresa Imperial, Commissioner  
[Theresa.Imperial@sfgov.org](mailto:Theresa.Imperial@sfgov.org)





# Housing Update

Seth Furman, PNC



## BUILDING PROGRESS

# Bryant Street Housing Type (NWG #38 Update)

The PNC Team is **committed to maximizing the amount of affordable housing** at Potrero Yard and we continue to work toward securing the entitlements and CEQA approvals to do so.

At the same time, securing funding from the two sources below, for Senior-subsidized housing, has **become increasingly more competitive** and difficult since there is **less funding currently available** for this type of housing.

- Local Operating Subsidy Program (LOSP)
- Senior Operating Subsidy (SOS)

In the November NWG Meeting, MY-T\* shared that the **first phase of housing on Bryant Street** will transition from a Senior-only building to an **All-Family** building.

\*MY-T is PNC's affordable housing developers including Mission Economic Development Agency (MEDA), Young Community Developers (YCD), and Tabernacle Community Development Corporation (TCDC).





## BUILDING PROGRESS

# Bryant Street Housing – Transition to Family



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

A key funding source, California Tax Credit Allocation Committee (TCAC), requires that affordable family housing projects must have **25% of their units be 2-bedrooms** and **25% of units be 3-bedrooms**.

After doing a test fit analysis, our design team concluded that **no more than 77 family-sized units could fit in the footprint of the original proposed senior housing building (75')**.

**With only 77 units, this design would not be competitive for state financing and tax credit allocation.**





## BUILDING PROGRESS

# Bryant Street Housing – Revision



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

MY-T instructed our design team to **evaluate how a first phase of housing could be maximized within the building envelope** that will garner both Entitlements approval and position the Project for competitive funding sources.

By adjusting the design of this first phase of housing to **be built up to the maximum allowable height of 150'** we would address many critical challenges:

- ✓ **Construct the elevator cores immediately up to 150'.**
- ✓ **Ensure the ground level retail and streetscape are built out.**
- ✓ **Create a competitive unit mix for funding.**



## BUILDING PROGRESS

# Revised Bryant Street Housing

### Proposed Senior Housing (Nov. 2022)



### Revised Family Housing (Dec. 2023)



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

## BUILDING PROGRESS

# Bryant Street Housing – Phase 1

The first phase of affordable housing will be a **single-loaded corridor building of 103 units.**

Following an extensive financial analysis performed by **MY-T, MOHCD, and MY-T's financial consultant**, it was agreed that **this design would be competitive for state financing and tax credit allocation.**

In 2024 MY-T is expected to submit funding applications for the following funding sources:

- Affordable Housing & Sustainable Communities (AHSC) - **March 2024**
- Infill Infrastructure Grant (IIG) - **May 2024**
- California Tax Credit Allocation Committee (TCAC) - **September 2024**



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



## BUILDING PROGRESS

# Bryant Street Housing – Phase 2

We are considering various design options for Phase 2 to be built on top of the Podium following the completion of Phase 1 Bryant Street Housing and the Bus Yard Component.

This proposed Phase 2 of housing would **utilize the infrastructure built for Phase 1**, such as the elevators and stairwells, to **maximize the housing feasibility**.

This design would remain **compliant to all Entitlements and CEQA approvals** expected to be received in early 2024.

Additional details, including **updated designs and renderings**, are anticipated in 2024.



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





## BUILDING PROGRESS

# Affordable Housing Phasing

### Phase 1 - Bryant Street



### Phase 2 - Podium Housing



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





# Next Steps

Chris Jauregui, PNC



## BUILDING PROGRESS

# Next Steps

PNC and the SFMTA have the following community outreach activities planned (subject to change):

- Next Working Group meeting: January 9, 2024
- Listening Sessions with various community stakeholders including (schedules pending, dates TBD)
  - Please let us know if there are local residents, businesses, organizations, or other community members that may be interested in learning more the Project. Contact [PotreroYard@plenaryamericas.com](mailto:PotreroYard@plenaryamericas.com)

**BUILDING PROGRESS**

# Schedule Updates: City / County Engagement

Agency	Meeting Date	Result
SF Recreation and Parks Commission	December 21, 2023*	TBD (seeking recommendation that shadow will not have adverse impact on Franklin Square Park)
SF Planning Commission	January 11, 2024*	TBD (seeking approval of General Plan amendment, FEIR certification)

*\*subject to change*

**NOTE:** additional approvals from the SFMTA Board and Board of Supervisors are expected in 2024 (to be scheduled).



## BUILDING PROGRESS

# Public Comment

- Do any members of the public wish to comment?
- If you are joining via a computer, please use the raise your hand feature and we will unmute you.
- Joining by phone? We will unmute folks one at a time and call out the last four digits of your phone number.
- Please state your name and organizational affiliation.

## BUILDING PROGRESS

# Contact Us

### John Angelico

Public Information Officer

[John.Angelico@SFMTA.com](mailto:John.Angelico@SFMTA.com)

415.646.4783

### Bonnie Jean von Krogh

Building Progress Public Affairs Manager

[BonnieJean.vonKrogh@SFMTA.com](mailto:BonnieJean.vonKrogh@SFMTA.com)

415.646.2447

### Chris Lazaro

Program Director in Building Progress - Potrero Yard Modernization Project

[Chris.Lazaro@SFMTA.com](mailto:Chris.Lazaro@SFMTA.com)

### Potrero Neighborhood Collective

[PotreroYard@plenaryamericas.com](mailto:PotreroYard@plenaryamericas.com)

*(new email address)*

Sign Up for Project Updates

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

