

Potrero Yard Neighborhood Working Group Meeting #46 Minutes

Tuesday, October 8, 5:30 p.m. to 7:00 p.m.

In-person Virtual & Hybrid Meeting via Microsoft Teams

Note – The meeting minutes capture the overall tone of the group’s discussion and is not meant to be an exact transcription.

Members Present:	PNC Staff:	City Staff:
Christian Howes	Chris Jauregui	Bonnie Jean von Krogh (SFMTA)
J.R. Eppler	Clem Howard	Caroline Cabral (SFMTA)
James Bryant	Jackson Smith	Chris Lazaro (SFMTA)
Jolene Yee	Jennifer Trotter	Jackie von Treskow (SFAC)
Magda Freitas	Michelle Feng	John Angelico (SFMTA)
Mary Travis-Allen	Monical Almendral	Kerstin Margary (SFMTA)
Ross Brown	Myrna Ortiz	Other Attendees:
Scott Feeney	Natalie Jenkins	Aleena Galloway
Shellena Eskridge	Seth Furman	+14*****65
		Stacy Wu
		Joyce Chuen
		Fabiola Nava
		Meeting Guest (External)
		Ronald Mitchell

Members not Present:		
Amy Beinart	Erick Arguello	Manuel (Dino) Santamaria
Christian Vega	Heather Dunbar	Peter Belden
Claudia DeLarios Morán	Jorge Elias, Jr.	Raven McCroey
Roberto Hernandez		

Purpose of the meeting

The purpose of the meeting was to provide an update on the public art artist selections, the PNC / SFMTA PDA period extension, and the bus yard progress.

Item 1. Welcome

John Angelico: (Slide 1) Welcomed everyone and noted that several members of the public are in attendance.

John Angelico: (Slide 2) Presented the agenda for the meeting.

Item 2. Member and SFMTA Announcements

John Angelico: (Slide 3) Announced that the L Taraval train reopened. The line was closed to replace outdated water and sewer lines with updated infrastructure. The route can get riders from downtown to the beach.

John Angelico: (Slide 4) Opened the meeting for announcements from the working group.

J.R. Eppler: The Potrero Hill Festival, also known as the Rhythm and Blues Festival, is happening on October 19 along 20th Street.

John Angelico: Confirmed that the project team will be attending and hosting a booth.

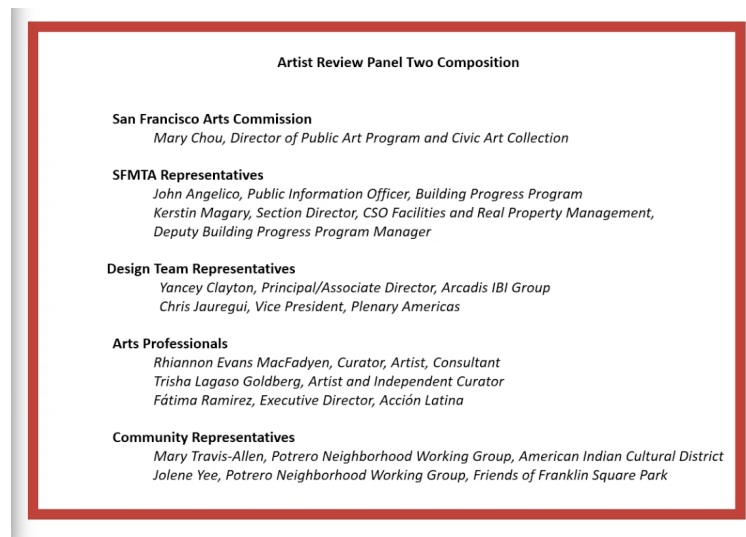
Item 3. Public Art Update

John Angelico: (Slide 6) Welcomed Jackie von Treskow to share a Public Art update.

Jackie von Treskow: (Slide 7) Last Working Group meeting, we shared the SFAC and SFMTA had received the conceptual designs from the shortlisted artist for two glass artworks (one on 17th Street and the other on Mariposa Street).

Jackie von Treskow: (Slide 8) For the Bus Ramp opportunity (17th Street), three finalists were selected, Celeste Byers, Precita Eyes Muralists, and Twin Walls Mural Company. The proposals were on display at the Yard August 5 - 19 and open for public comment. Both digital and nondigital tactics were used to advertise the information and opportunity to comment. Over 200 comments were received, which is significant.

Jackie von Treskow: (Slide 9) Jackie shared the names of the Artist Review panelists:



The Artist Review Panel (“Panel”) convened on August 28 where the artists presented their proposals to the committee followed by deliberation among the panelists. Each artist received a score based on established criteria. A strong focus was placed on the artist’s connection to the meaning and history of the Potrero Hill and Mission communities.

Jackie von Treskow: (Slide 10) The top scoring artist for the Bus Ramp was Twin Walls. This recommendation was brought to the Arts Commission and was approved unanimously. Twin Walls is composed of Elaine Chu and Marina Perez Wong, both San Francisco natives who met in art school in 1997, formed Twin Walls in 2013 and have painted and designed over 30 murals across the Bay Area. This is Twin Walls’ first time applying for a public art grant and their first time receiving approval.

Jackie von Treskow: (Slide 11) The approved proposal is called “Muni in Motion” and is an ode to the “routes that raised us”. It reflects collective struggles, the diversity of the city, and values the role of transit as a way of weaving together communities and people.

Jackie von Treskow: (Slide 12) Presented different patterns and colors from woven baskets of the Ohlone Tribe that will inspire the final art piece. The green, red, and orange colors represent the earth and some iconic parts of our city including the Golden Gate Bridge and 49ers.

Jackie von Treskow: (Slide 13) Shared additional concept development references including Dr. Maya Angelou, the first black woman to be a Muni conductor, and paintings from the American Indian Cultural Commission. The SFMTA mural archive was used for imagery and inspiration.

Jackie von Treskow: (Slide 14) Showed a rendering mock-up of the proposed piece. The piece tells a story from left to right and celebrates Muni and the community. The conceptual design shows passengers, the land, the people who make Muni run, and those who use it.



Jackie von Treskow: (Slide 15) Slide skipped.

Jackie von Treskow: (Slide 16) There are four artist finalists for the multi-story stairwell opportunity on Mariposa Street.

Jackie von Treskow: (Slide 17) Shared proposals for the glass artwork opportunity.

Jackie von Treskow: (Slide 18) The Artist Review Panel convened on August 29. The public comments and artist presentations were taken into consideration, and Josue Rojas was selected.

Jackie von Treskow: (Slide 19) This will be Josue's first time securing a public art grant. He has over two decades of experience in fine arts and mural work across the Mission and works closely with empowering community and youth throughout his work.

Jackie von Treskow: (Slide 20) The piece will feature identity, culture, and tradition. Josue interviewed members of the SFMTA and Yard Operators as well as community members to incorporate the stories and histories of the site into his proposal. The piece is attributed to the workers, the community, past and present riders, and others.

Jackie von Treskow: (Slide 21) "Transfer to Tomorrow" is a celebration and honors transit in San Francisco. Motifs represent Salvadorian tapestries. The Red-tailed Hawk featured in the center is often seen flying over the yard. Hetch Hetchy supplies San Francisco's water and represents the source of power that will fuel the future all-electric fleet.

Jackie von Treskow: (Slide 22) Using both realistic and abstract imagery to bring his ideas to life, the piece will be an expression of joy that taps into nostalgia and highlights the history of natural landscape and transportation.

Jackie von Treskow: (Slide 23) The piece will pay tribute to local communities and Muni workers who power and sustain the city's movement.

Jackie von Treskow: (Slide 24) Design-only contracts are expected to be signed by November for both glass art opportunities. This next phase will be one year or more and will allow the artists to continue their design development and look at material options from fabricators.

The selection process for the third and final public art opportunity (tile/mosaic), located at 17th and Bryant is expected to begin in January 2025 and finish by Summer 2025. Below is the schedule presented to the Working Group Members.

**Potrero Yard Modernization Project
Public Art Timeline**

Glass Artworks

VAC Approval	September 19
Arts Commission Approval	October 7
Artist Contracting	November 30
Design Development	December 2024 – December 2025

Tile Artwork

Artist Review Panel One	Week of January 13, 2025
Artist Finalist Orientation	Week of January 27
Finalist Proposals Due	March 24
Public Comment Display	April 21 – May 5
Artist Review Panel Two	Week of May 12
VAC Approval	May 21
Art Commission Approval	June 2
Artist Contracting	July 2025

December 2024 – January 2026*	Artwork Design Development phase
January 2026 – June 2026*	Artwork Construction Document phase
July 2026 – March 2027*	Artwork fabrication
Summer/Fall 2027*	Artwork installation

**Contingent on project construction schedule. Subject to change.*

Comment: These look great and I am excited. I'm pleased with the selections. (Shellena Eskridge)

Response: This was a really interesting process to sit on the panel and to represent the SFMTA. (John Angelico)

Response: The artists are excited to be able to represent themselves in the pieces. (Jackie von Treskow)

Q: I want to clarify that submissions are concepts, correct? The details can change depending on the execution of the designs and images. (John Angelico)

A: Correct. We do not expect the art to change drastically but the artists are allowed to experiment with different ways of assembling their visions to inform the final designs. The final designs will go to the Commission for approval and will likely come to this Working Group as well. (Jackie von Treskow)

Comment: I just love these pieces, and I am excited to see them in the neighborhood. (Scott Fenney)

Response: Thank you. (Jackie von Treskow)

Comment: Jackie, I think it is fantastic that we have a homegrown San Francisco artist and a San Francisco-educated team as the selected artists. (Bonnie Jean von Krogh)

Response: I don't think we could have more hyper-local artists for these opportunities. They are from this neighborhood and community and are excited to contribute artwork to a place where they're from. (Jackie von Treskow)

Item 4. Working Group Updates

John Angelico: (Slide 25) Introduced the Working Group Updates. This is an update on the Youth Seat that was recently added to the working group.

Caroline Cabral and Jackson Smith: (Slide 26) Speakers introduced themselves (Caroline, SFMTA Public Information Officer and Jackson, Affordable Housing and Engagement Project Assistant).

The SFMTA received 10 applications for the new Working Group Youth Seat. This seat is dedicated for a 9th - 12th grade student or youth aged 14 to 19.

The project team outreached to youth both on and offline and included notices in schools, email outreach, and promotion at neighborhood events through tabling. Interviews are taking place this week and the seat is expected to be filled by the next Working Group meeting. One of the candidates joined us tonight (thank you for attending).

Comment: We are excited to have an addition to the group. (John Angelico)

Item 5. Project Update

John Angelico: (Slide 27) Welcomed Chris Lazaro.

Chris Lazaro: (Slide 28) Chris, Project Director for the Potrero Yard Project shared that the SFMTA is seeking approval to amend the Pre-Development Agreement (PDA) to extend the term through July 31, 2025. This amendment was approved by the SFMTA Board on October 1 and will be voted on by the Board of Supervisors later in October. The amendment extends the timeline to allow PNC to continue work. In the unforeseen event that the contract needs to be terminated, the termination payment would be increased to accommodate the costs associated with pre-development work completed by Developer during the extended period. We do not expect an early termination to happen. The new maximum termination payment is \$15,546,566.

Chris Lazaro: (Slide 29) The Project Agreements will be staggered to match the phases of the project. The bus yard will be built first starting in 2025, so this agreement is expected to seek approval by the Board of Supervisors in December 2024. The housing and commercial components will be built in phases pending funding and market feasibility. The housing agreement is expected to seek approval by the Board of Supervisors in Spring 2025.

Chris Lazaro: (Slide 30) To review the overall project schedule, Entitlements and the Environmental Review process were completed in early 2024. Contractor procurement will take place next, followed by the Bus Yard Agreement and the Housing Component Agreement. We expect Bus Yard construction to take 3.5 - 4 years and to open in 2029. The Bryant Street housing is expected to start construction prior to the completion of the Bus Yard Facility.

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Overall Project Schedule



Q: Could you go back to the slide that was talking about the payment increase? I am curious why the termination payment went up so much. (Jolene Yee)

A: This is increased by about \$5.5 million to cover the project team's additional staffing costs from the original deadline of May 2024. In total, it is one additional year of project costs for PNC and MY-T. This covers consultant costs from the NEPA and environmental analysis, continuation of public engagement, Working Group meetings, street fairs, public meetings, and the analysis and incorporation of feedback from the public. The termination payment is only in the event that the contract between PNC and the SFMTA is terminated. (Chris Lazaro)

Q: So, this is only if things all fall apart? (Jolene Yee)

A: Correct. To reiterate, we do not expect this to happen. (Chris Lazaro)

Item 6. Community Engagement Update

John Angelico: (Slide 31) Introduced Myrna Ortiz.

Myrna Ortiz: (Slide 32) Shared updates on community engagement and the events PNC has recently hosted and/or participated in. On September 14, PNC and the SFMTA hosted an outdoor Site Tour in Franklin Square that brought people to the project site and included two walking tours of the Yard.

Myrna Ortiz: (Slide 33) The team attended Sunday Streets along Valencia Street and Fiesta De Las Americas along 24th Street. We've participated in these events for several years and showed renderings and project updates. Many project area neighbors and others engaged with the materials.

Myrna Ortiz: (Slide 34) This past weekend, we participated in the Franklin Square Clean Up Day. We pulled a lot of weeds near the playground and also had some posters set up to share project information.

If your organizations are hosting events where we can share information about the project, let us know and we would love to participate.

Will be joining the Potrero Hill Festival next weekend as well!

Comment: Big thank you to Bonnie Jean, Myrna, and Jennifer for coming out to the Franklin Square Cleanup. (Jolene Yee)

Comment: We have not yet scheduled the next one, but the tours are a decreasing resource. Will expect to have a ceremony of sorts once the yard formally closes. (John Angelico)

Comment: As we approach the yard closing and demolition, it would be helpful to do a listening session to learn how the community wants to celebrate the old yard. This is a conversation that we will likely bring to a future Working Group meeting. (Bonnie Jean von Krogh)

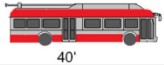
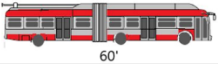
Item 5. Bus Yard Update

John Angelico: (Slide 35) Introduced Chris Lazaro to provide a Bus Yard update.

Chris Lazaro: (Slide 36) Shared the updated bus counts and staff capacity. A change request was submitted by the city to increase the number of 40' trolley buses and keep the number of 60' trolley buses the same as the current yard's capacity. This brings the total bus count for the new yard from 213 to 246. This increase does not cause any changes in the facility's exterior design. We are also able to accommodate 300+ more staff members. This causes some minor interior design changes such as additional lockers, and office spaces. As a reminder, this facility will become the new training facility as opposed to the Presidio Yard so the increase in staff will include trainees.

BUILDING PROGRESS

Bus Yard Capacity Updates

	Nov 2022	Oct 2024
40' 	53	153 (+100)
60' 	160	93 (-67) <small>(maintains current capacity)</small>
Total Buses	213	246 (+33)
Total Staff	800+	1,100+ <small>(Not all staff on site at same time)</small>

Q: What's the reason for the change? (Scott Fenney)

A: The main reason is that this will make Potrero the sole electric trolley bus facility within the SFMTA. The Presidio Yard is the other trolley bus yard and it only holds 40' trolley buses. When Presidio is revitalized, it will be a battery-electric hub. (Bonnie Jean von Krogh and Chris Lazzaro)

Q: Does this represent a major shift away from trolley buses? Why would we increase the 40' buses and not the 60' buses which hold more riders? (Scott Fenney)

A: Potrero is expanding so it can hold all of the Presidio's fleet so this is not a shift away from trolley buses rather consolidating all trolley buses in one location (Potrero). We currently have 93 60s, so we are not lowering the 60s, we are just increasing the 40s from what we currently hold at Potrero. (Bonnie Jean von Krogh)

Q: I thought that part of the point was to expand transit service in the future, if we aren't increasing capacity for lines like the 14 with larger trolley buses, how would this support expansion? (Scott Fenney)

A: That is a great question. We do not have that exact answer but it is our overall goal to expand fleet capacity across the agency. We look at what is happening across all four yards. As we rebuild yards, we will have the capacity to continue to grow the capacity in the way that you are referring. One of the questions may be 'what routes do we want to support with battery-electric vs. trolley vs. all-electric?' For now, we are committed to trolley buses and maintaining the large trolley bus-sized fleet here at Potrero. (Bonnie Jean von Krogh)

Q: I would like to know who I should talk to about future transit planning and what this means for expanding 60-foot bus capacity in the future. (Scott Fenney)

A: We can connect you to the right person. (Bonnie Jean von Krogh and John Angelico)

Item 7. Next Steps

John Angelico: (Slide 37) Introduced the next steps and upcoming events.

- Potrero Hill Festival: October 19, 2024

John Angelico: Due to the November 11 federal holiday, we wanted to offer to meet on November 19 instead of November 12 to give more flexibility to anyone who may be traveling.

Comment: It was recommended to combine the November and December meetings into one as the schedules will become harder to navigate multiple meetings the closer we get to the holiday season. (Jolene Yee and Mary Travis Allen)

Suggest an end-of-year in-person meeting at Spark Social or another gathering space. (Jolene Yee)

A: That is great feedback and we can bring this idea back to the team. (John Angelico and Bonnie Jean von Krogh)

Comment: If we would like a DJ at this event, we can have a youth member from the Horizons Unlimited of SF Program join to provide music. (Ross Brown)

John Angelico: (Slide 38) For future community events, we will be at the Potrero Hill Festival along 20th Street on October 19. Are there any additional comments from the group?

Comment: Where can I find information that I missed? (Ross Brown)

A: The slides and notes will be posted on our project website. (Myrna Ortiz)

John Angelico: (Slide 39) Opened the floor for public comment.

Comment: I'd like to introduce Fabiola Nava joining us tonight who is a local contractor in Potrero. I wanted her to meet the group and hear the project updates. She is growing as an independent construction cleaning business. (James Bryant)

Response: Thanks for joining. (John Angelico)

Q: Why was there no housing update tonight? (Shellena Eskridge)

A: We do not have a lot to update the group on. We recently shared the Phased approach to housing. We are currently working on the schematic designs for Phase 1 Bryant Street housing and will have an update at the end of 2024 or early 2025. (Myrna Ortiz)

Q: When do we anticipate the funding development aspect of this project to begin in terms of strategic planning and private funding? (Ross Brown)

A: That is a great question. We have had internal discussions regarding funding avenues. MEDA and YCD have had conversations with potential donors in the community about the project. We have not brought these conversations to the working group as it is all still preliminary. We can bring this conversation to a future meeting. (Bonnie Jean von Krogh)

Q: Do we have a base amount of funding that is targeted? Do we have the money for the bus yard? For the housing? For any of it? To my understanding, we do not currently have the funding confirmed. (Ross Brown)

A: Most funding conversations have taken place regarding the housing component. The earliest that the Bryant Street housing construction would take place is 2027 - 2028. The way that affordable housing funding works is if you receive a grant there is typically a stipulation that construction must begin in the following 6 - 12 months. Knowing our timeline, we are too early to start submitting applications for affordable housing grants based on when we would be ready to start construction. In terms of confirmed funds, The Mayor's Office of Housing and Community Development (MOHCD) has committed \$35M to the housing component. (Chris Lazaro)

Comment: I know that opportunities come and go as priorities change. With the African American History Museum, \$250M was raised and the fundraising took a long time to plan. In the Bay Area, there is a lot of private money that I can see us tapping into. I know that the Jack Dorsey [grants] are currently being awarded. I'd love to help to make sure that no opportunities are missed. Another example that we can consider is grant funding for veteran housing. (Ross Brown)

Response: Thank you for your comment. (John Angelico)

Response: That's awesome. Thank you. (Mary Travis Allen)

John Angelico: (Slide 40) Adjourned the meeting at 6:50 p.m.

Comments from Chat

None