



# Building Progress: Potrero Yard Neighborhood Working Group

February 2024 | Meeting #41



## BUILDING PROGRESS

# Detailed Agenda

1. Member & SFMTA Announcements — 5 minutes
2. Schedule Update – 10 minutes
3. Project Update: Housing Development – 10 minutes
4. Project Update: Contractor Procurement – 10 minutes
5. Project Update: Local Business Enterprise (LBE) Plan – 10 minutes
6. Project Update: Public Art – 10 minutes
7. Next Steps — 5 minutes
8. 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



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# Announcements: SFMTA

### Weigh in on the SFMTA's FY 2024-2025 and FY 2025-2026 Budget

- Covers **two fiscal years**: FY 2024-2025 (July 1, 2024 – June 30, 2025) and FY 2025-2026 (July 1, 2025 – June 30, 2026) and funds:
  - **Muni service** on 72 routes supported by operators, maintenance staff, station agents, car cleaners, transit planners, engineers and more.
  - **Pedestrian and bicycle infrastructure**, Vision Zero, traffic calming measures, major street infrastructure improvements and parking curb and traffic management.
  - **Mobility services** including paratransit, accessibility improvements, taxis and powered scooter share and commuter shuttle program enforcement.

### Community Engagement

- SFMTA Board of Directors meetings: [SFGOVTV](#).
- Two budget listening sessions:
  - [Virtual Meeting](#) (via Zoom): Thursday, Feb. 22, 2024, 5:00 pm – 7:00 pm.
  - [In-person Open House](#): Saturday, March 2, 2024 at the Richmond branch of the SFPL (351 9th Ave, SF), 11:30 am – 1:30 pm

### How we propose to balance the budget

We anticipate a \$12.7 million deficit during the FY 24-25 and FY 25-26 budget cycle, as we recover from the pandemic's economic impacts. To close the budget gap, we have restricted hiring to key positions and made Muni service more efficient. But these changes aren't sufficient to balance our budget. Other proposed changes include:

- **Muni fares**: Eliminate Clipper discount over two years (to generate \$5.2M in revenue)
- **Parking fines**: Increase by 5% (to generate \$3.7M in revenue)
- **Residential parking permits**: Implement automatic inflation indexing and recover additional expenses (to generate \$2.9M in revenue)
- **Taxi fees**: Reinstate taxi fees and apply automatic inflation indexing (to generate \$1.2M in revenue)



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# **Announcements: Working Group**

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





# Schedule Updates

Bonnie Jean von Krogh, SFMTA  
Chris Jauregui, PNC



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# Schedule Updates: City / County Engagement

Agency	Date	Result
SF County Transportation Authority	December 5, 2023	<b>Approved</b> – Prop L funding of \$12M for Potrero Yard
SF Board of Supervisors	December 5, 2023	<b>Legislation Introduced</b> – Supervisor Ronen introduced legislation for Special Use District (SUD)
SF Recreation and Parks Commission	December 21, 2023	<b>Recommended</b> – Shadow on Franklin Square is not significantly adverse
SF Board of Supervisors	January 9, 2024	<b>Introduced</b> – Amended version of Special Use District legislation (to include design guidelines and Muni logo)
SF Planning Commission	January 11, 2024	<b>Recommended</b> – Adopt CEQA findings, Special Use District Ordinance, General Plan Ordinance, and certify Final Environmental Impact Report
SF Board of Supervisors	Feb 13, 2024*	<b>Introduced</b> - Supervisors Ronen and Walton introduced legislation for the PDA Continuation Payment Resolution

*\*subject to change*

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



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# Additional City / County Engagement

To obtain Entitlements, the Project will be reviewed and approved by the SF Board of Supervisors and Mayor. Full Entitlements are important to remain competitive in a key upcoming affordable housing funding source (**Affordable Housing Sustainable Communities**), which is currently due on March 19, 2024.

Agency	Date	Result
SF Board of Supervisors – Land Use and Transportation Committee	February 26, 2024*	TBD (seeking recommendation of Planning Ordinance, General Plan Ordinance)
SF Board of Supervisors – Budget and Finance Committee	Feb 28, 2024*	TBD (seeking recommendation of PDA Continuation Payment Resolution)
SF Board of Supervisors (First Reading)	March 5, 2024*	TBD (seeking approval of Planning Ordinance, General Plan Ordinance)
SF Board of Supervisors (Final Reading)	March 12, 2024)*	TBD (seeking approval of Planning Ordinance, General Plan Ordinance)
SF Mayor (Signature)	March 13-22 2024*	TBD (seeking execution of Planning Ordinance, General Plan Ordinance)

*\*subject to change*

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





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# Continuation Payment

- As part of the predevelopment agreement, the SFMTA Board approved a payment of \$4.35 million due to the developer following CEQA certification and adoption of entitlements
  - In recognition of the substantial predevelopment costs incurred by the developer to date, which would have otherwise been borne by the SFMTA
  - Entitlements are critical to the timely completion of the Project and will increase the value of the Project Site
  - Amount of the Continuation Payment is no more than fair market value
- Legislation sponsored by Supervisors Ronen and Walton and introduced to the Board of Supervisors on February 13, 2024

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# Engaging City / County Entities: Committee Meetings

***Your voice matters!*** Since 2018, the Working Group has influenced and shaped the Potrero Yard Modernization Project. Through the Entitlements process, the SFMTA received 21 letters of support from community members. All letters received were shared with the Recreation and Parks Commission and Planning Commission.

On February 26<sup>th</sup> at 1:30 p.m. the SF Board of Supervisors Land Use & Transportation Committee is slated to consider recommending the adoption of the Special Use District and certifying Final EIR.

On February 28<sup>th</sup> at 10:00 a.m. the SF Board of Supervisors Budget & Finance Committee is slated to consider recommending the adoption of the Predevelopment Agreement Continuation Payment.

**We request your support by making a public comment (typically limited to 3 minutes) by agenda item(s)**

- In person attendance only (City Hall)



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# Schedule Updates: February 2024

In February, the SFMTA and PNC plan to provide a project briefings to:

- Poder / Bicis del Pueblo (Feb 15)
- Latino Taskforce (Feb 21)
- 1800 Bryant Street HOA (date 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.**



# Update: Housing Development

Seth Furman, PNC



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## AHSC Overview

In a coordinated effort with PNC, SFMTA, and MOHCD, the MY-T team will be applying to the **Affordable Housing and Sustainable Communities (AHSC)** program to support developing Bryant Street Housing.

Managed by the Strategic Growth Council and CA Dept. of Housing and Community Development, this competitive program funds affordable housing and sustainable transportation projects that aim to reduce GHG emissions and improve transit. **Projects that make it easier for residents to get out of their cars and walk, bike, or take public transit are prioritized.**

One way we can be more competitive is to **showcase the community engagement efforts we have done for this project.** We are asking the NWG members to sign on to a letter of support that would be submitted with the application, reflecting how you and/or your organizations have been engaged over the past few years.

**Applications are due on March 19, 2024.**



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GROWTH  
COUNCIL



### Phase 1 - Bryant Street



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



SFMTA

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# Update: Project Procurement

Chris Jauregui, PNC



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# Project Procurement Overview

As part of the Predevelopment Agreement (PDA), PNC is responsible for conducting early Contractor procurement. Contractor procurement is planned to occur in phases:

### **Bus Yard Infrastructure Facility (2023 - 2024)**

- Two-step procurement that includes a Request for Qualification (RFQ) and Request for Proposals (RFP)
- Select up to (no more than) four (4) Shortlist Respondents after RFQ
- Select one (1) Design & Construction (D&C) Contractor to design and construct the Bus Yard and Common Infrastructure.

### **Housing and Commercial Facility (2023 - TBD)**

- Construction Manager / Owner's Representative (ex. permit applications and coordination, cost analysis, scope and schedule analysis, etc.) – role required by Mayor's Office of Housing and Community Development (MOHCD) – *response were due December 1, 2023 and are under review.*
- To involve one or more separate contractor procurement processes.

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# Bus Yard Design-Builder Procurement Update

After releasing a Request for Qualifications (“RFQ”) for the Bus Yard Infrastructure Facility to 20 California-licensed general contractors, PNC recommended to the City three qualified contractors (“Shortlisted Respondents”) proceed to the Request for Proposals (RFP) phase.

The following recommended bidders accepted the invitation to continue to participate in the procurement of the Bus Yard Infrastructure Facility (in alphabetical order):

- Build Group
- Hensel Phelps
- Webcor



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# Bus Yard Design-Builder Procurement Schedule

Below identifies key milestone dates for the Bus Yard Infrastructure Facility development, including the procurement of a Prime Contractor:

Activity	Date
RFQ released to Respondents	July 5, 2023
Deadline for submission of SOQs	September 1, 2023 at 2:00 PM PT
Interviews	September 2023 – December 2023
Selection of Shortlisted Respondents	January 2024
Select LD LBE Liaison	January 2024
Anticipated release of RFP	Spring 2024
LBE Contractor Outreach Event	TBD
Anticipated Proposal due date	Summer 2024
Anticipated Preferred Proposer selection	Summer 2024





# Update: Local Business Enterprise (LBE) Plan

Bonnie Jean von Krogh, SFMTA  
Chris Jauregui, PNC



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# Draft LBE Plan (Bus Yard Infrastructure)

PNC and SFMTA developed a [Draft LBE Plan](#) for the design and construction phases of the Bus Yard Facility.

- Outlines the approach to LBE participation
- Outlines the expectations that Potrero Neighborhood Collective (PNC), the Lead Developer, and its Design-Builder will need to adhere to for LBE compliance purposes
- Plan will be monitored by the SFMTA's Contract Compliance Office

The draft LBE Plan was published on January 12, 2024 and solicited public comments through January 29, 2024. These comments are currently under review.

A separate LBE Plan(s) will be developed for the Housing and Commercial Component of the Project to be monitored by the City's Contract Monitoring Division (CMD).

This process stems from enabling legislation that the project received on March 26, 2021 as the City's first public private partnership (P3).

- Legislation maintains Project's obligation to essential City policies like local hire, prevailing wage and implementation of an LBE utilization program consistent with policy goals of Administrative Code Chapter 14B
- Exempts the Project from the procurement and contracting requirements of Administrative Code 14B

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# PNC LBE Liaison Selection

PNC has selected a team to fulfill the Lead Developer LBE Liaison role that includes **Rosales Business Partners** and **Yerba Buena Advisors**.

- Released LBE Liaison RFP to certified LBEs via email
- Received three (3) bids
- Conducted a thorough review of each bid, including reference checks





# Update: Public Art

John Angelico, SFMTA



## Potrero Yard Modernization Public Art Artist Request for Qualifications is CLOSED

- RFQ is based upon the approved Project Plan.
- RFQ was open from October 23 – January 22, 2024.
- All professional, practicing artists living in the United States are eligible to apply for City public art commissions.
- 225 applications were received, and each will be reviewed by the Artist Qualification Panel.
- The next Artist Qualification Panel meeting is **Thursday, February 15.**
- Panel meeting details will be posted on the SFAC calendar at least 72 hours in advance: [https://www.sfartscommission.org/calendar?field\\_event\\_type\\_tid%5B3%5D=3](https://www.sfartscommission.org/calendar?field_event_type_tid%5B3%5D=3)

The image shows a screenshot of the San Francisco Arts Commission (SFAC) website for the Potrero Yard Modernization Public Art Project. The page includes the SFAC logo, navigation links, and a 'REQUEST FOR QUALIFICATIONS' section. A prominent red banner with white text reads '225 Responses received from RFQ!'. Below the banner, there is a 'CALL FOR ARTISTS!' banner and a QR code with the text 'SCAN QR CODE TO LEARN MORE AND APPLY'. The website also displays the project title, issue date (October 23, 2023), application deadline (December 11, 2023), and a 'SUBMIT YOUR APPLICATION' button.



# Next Steps

Chris Jauregui, PNC



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# Next Steps

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

- BOS Land Use and Transportation Committee: February 26, 2024
- BOS Budget & Finance Committee: February 28, 2024
- BOS Readings (First, Final): March 5, 2024; March 12, 2024
- Next Working Group meeting: March 12, 2024
- Project briefings with various community stakeholders (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



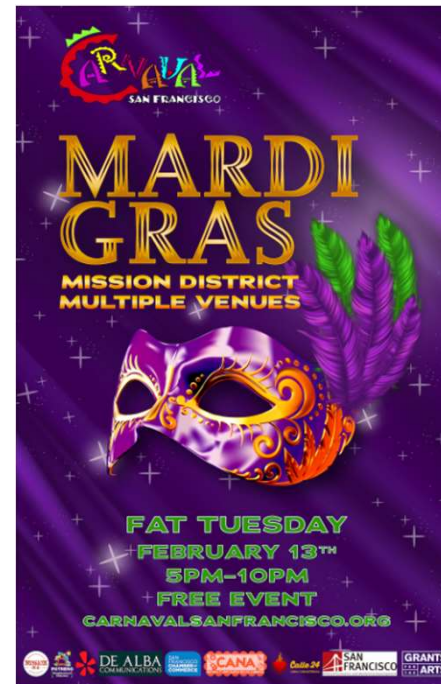


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# Next Steps

Please join PNC and the SFMTA in supporting CANA's Mardi Gras celebration.

- Appetizers are provided at Bissap Baobab (2243 Mission St)



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# 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.



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Sign Up for Project Updates

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

