



SFMTA

BUILDING PROGRESS

Potrero Yard Modernization Project

**Presentation to SF Planning Commission
May 13, 2021**

BUILDING PROGRESS Program Overview

The SFMTA launched the **BUILDING** PROGRESS **program** in Fall 2017.

The Building Progress Program will:

- **Modernize aging SFMTA facilities** in order to meet the needs of everyone who travels in San Francisco;
- **Improve the transportation system's resiliency** to seismic events, climate change, technology changes; and
- **Make the SFMTA a better neighbor** in the parts of the city that currently host our facilities.

<https://www.sfmta.com/projects/building-progress-program>

<https://www.sfmta.com/reports/2017-sfmta-facilities-framework>

Potrero Yard Modernization Project



A LOOK AT POTRERO YARD

Before
COVID-19



102,000

Muni riders rely on buses from Potrero Yard every day. (~14% of Muni riders)

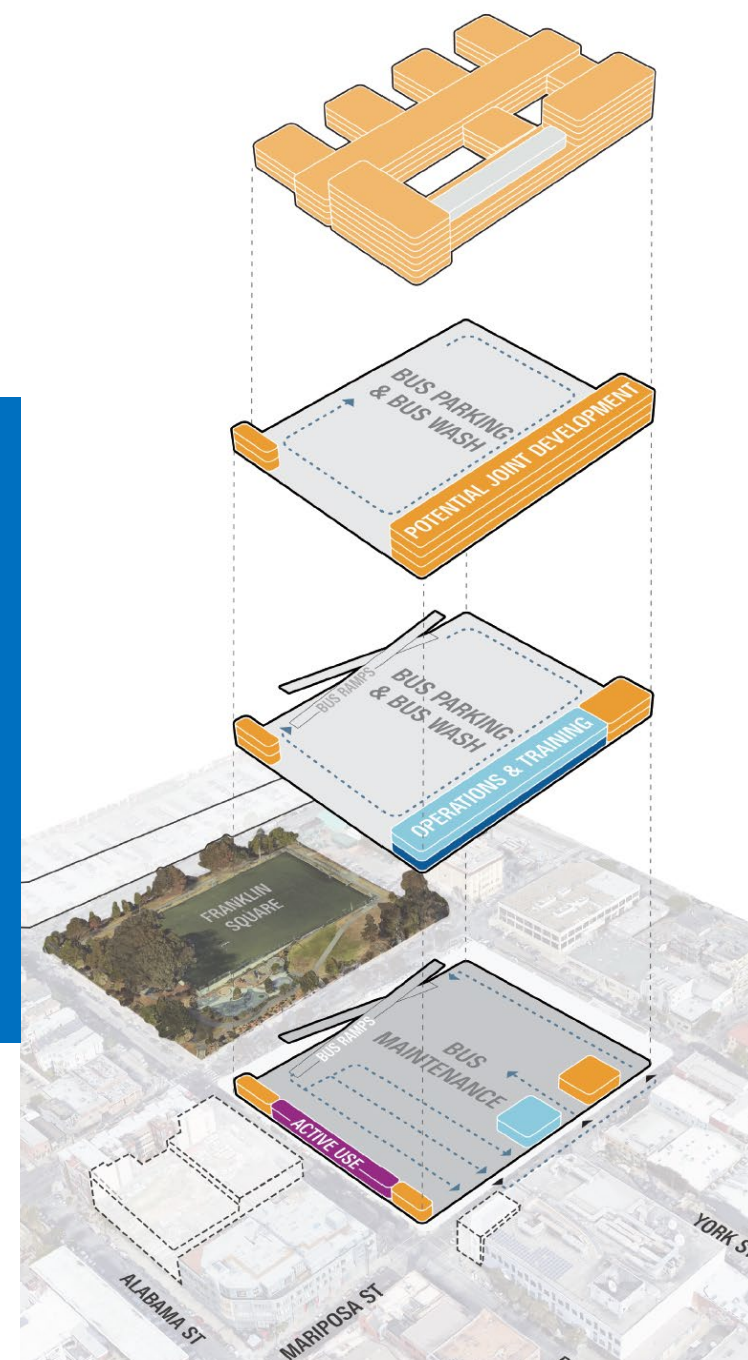


Potrero Yard was built to serve 100 street cars. Today it serves 136 trolley buses for eight routes. In many of the maintenance bays the ceiling is too low to do roof repairs indoors or lift buses to repair them from below.

Potrero Yard Modernization Project

Project Objectives:

- Rebuild, expand, and modernize the SFMTA's Potrero Yard by 2026.
- Construct the first SFMTA battery electric bus transit facility.
- Create a development that can be funded by public means and where public transportation funds are used only for the bus yard.
- Increase the City's supply of housing, especially affordable housing, near transit.



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Potrero Yard Modernization Project

New Project Goals



LEED Gold



Earthquake
resilience



Greenhouse gas
reduction



Expanded City
workforce



Improved bus
maintenance



Co-located
housing

Collaborating City Departments



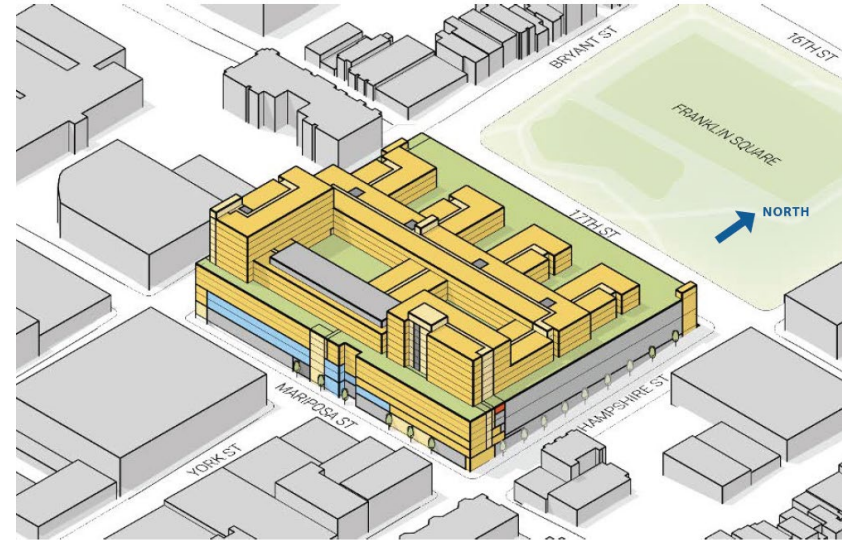
Potrero Yard Modernization Project

Project Conceptual Land Use Program

	Gross S.F.
Bus Maintenance Facility	723,000
Housing Component	544,000
Commercial Component	33,000
TOTAL	1,300,000

Housing Component

- 525 – 575 units
- Minimum 50% affordable
- Proposers expressly encouraged to go above 50%, even up to 100% affordable
- MOHCD has committed \$35 million



Conceptual massing study by SITELAB Urban Studio

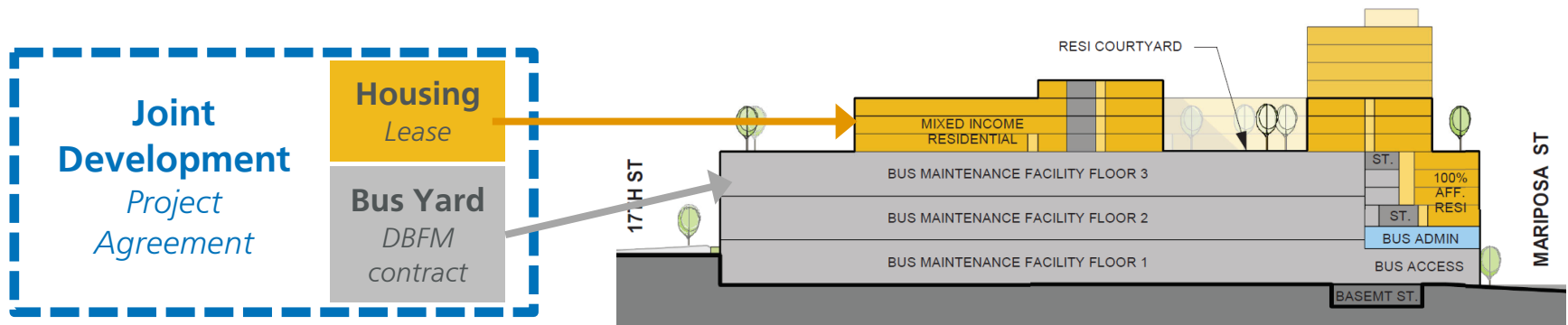
Transportation

- TDM program to encourage sustainable modes of transportation
- Resident and employee parking not included in current program

Potrero Yard Modernization Project

Joint-Development Project Delivery Model

- Project split into 3 parts: 1) Bus Yard Component, 2) Housing and Commercial Component, and 3) Common Infrastructure
- Joint development partner would design, build, and finance new facility, operate the housing, and maintain common building elements
- Public asset value: approx. \$450M; total project just under \$1B
- RFQ process ended in Nov '20, released 3-team shortlist in Dec '20
- RFP released April 9, 2021; responses due in September

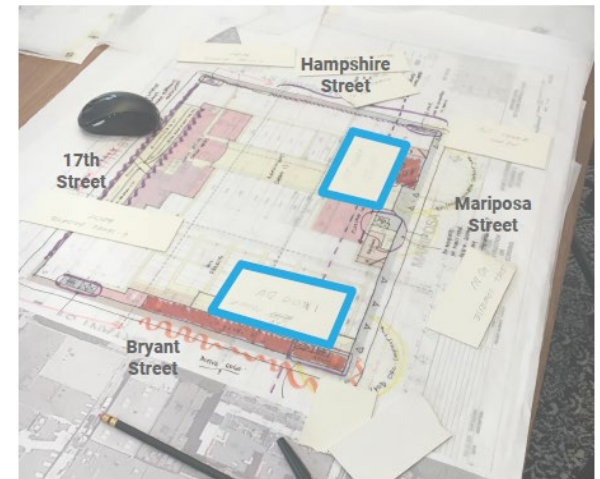
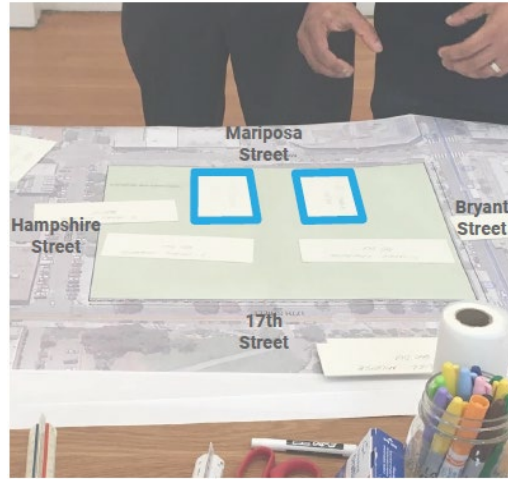
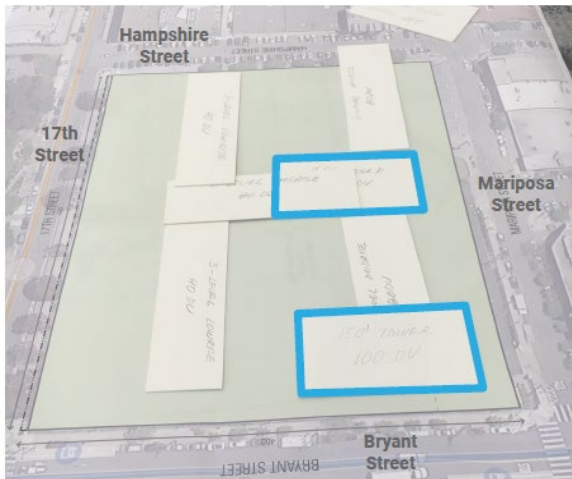


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Design Development with Planning Feedback

- Design coordination with Planning began in early 2018
 - Formal review of an initial design concept in spring 2018
 - Design charrettes in spring 2019 to refine concept design
 - Review letter from Planning in May 2020



2019 building massing charrette with Planning urban design staff and SITELAB (urban design consultant)

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Design Guidelines



Conceptual street level rendering by SITELAB Urban Studio

- Drafted jointly with Planning staff and included in RFP technical requirements
- Include recommendations for height and massing, façade treatment, ground floor uses, public realm

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Stakeholder Engagement – Timeline

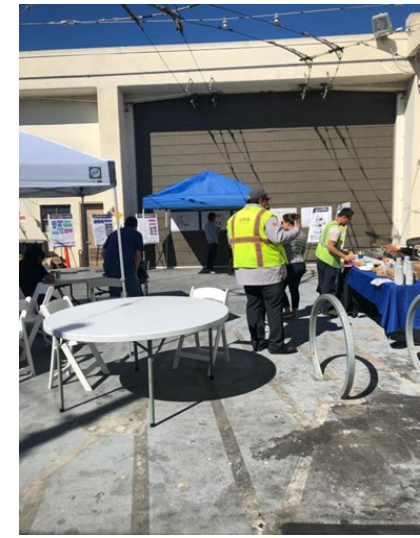


- Extensive stakeholder engagement starting in 2017
- Neighborhood Working Group has met monthly since fall 2018
- Four major engagement events in 2018 - 2019, focused on urban design, housing, transit functions, and the early project concept
- Virtual meetings in 2020 about RFQ/RFP process
- Bilingual engagement with additional translation available upon request

Potrero Yard Modernization Project

Stakeholder Engagement – What We Heard

- Understanding of the need for and size of new bus facility
- Demand for lots of housing and lots of affordable housing
- Need for deeply affordable units focused on displaced families
- General acceptance of height and some park shadow in exchange for a well-designed project with public benefits
- Concern from employees and neighbors about spillover effects from new density



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Potrero Yard Modernization Project

CEQA process

- November 2019 submitted Project Application
- 2019 project concept informs outer bounds of development
- DEIR anticipated end of June 2021
- Developer proposal will be included in response to comments, and EIR for PC certification will analyze the full project proposal



Potrero Yard Modernization Project

Timeline and Next Steps

- RFP issued - **April 2021**
 - RFP responses due - **September 2021**
- DEIR published - **June 2021**
- Execute Pre-Development Agreement with developer - **November 2021**
- Planning Commission review (EIR + entitlements) - **July 2022**
- Project Agreement approval – **July 2023**
- Commercial and financial closing and start of construction - **fall 2023**
- Construction completion and occupancy - **2026**

Thank You.

Contact the **Potrero Yard** Team:

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