



SFMTA

Building Progress: Potrero Yard Neighborhood Working Group

February 19, 2026 | Meeting #54



Detailed Agenda

1. Member & SFMTA Announcements — 10 minutes
2. Earthquake Safety & Emergency Response (ESER) Bond Update — 10 minutes
3. Project Agreement Update — 30 minutes
4. Bus Yard Update — 20 minutes
5. Bus Yard Closure Update — 10 minutes
6. Community Engagement — 5 minutes
7. 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.





SFMTA

Member and SFMTA Announcements

Bonnie Jean von Krogh, SFMTA



Announcements: SFMTA

Join us at an SFMTA Budget Open House. Learn more at [SFMTA.com/Budget](https://www.sfmta.com/Budget).

The Future of Muni is at Stake

Join us at an upcoming budget open house.
Learn about proposed changes to fares, fees and fines.



Saturday, March 7

11 AM – 1 PM

Rainbow Room,
SF LGBT Center



Wednesday, March 11

5:30 – 7:30 PM

Richmond/Senator Milton
Marks Branch Library



Thursday, March 12

5:30 – 7:30 PM

Online

Participe en una reunión sobre el presupuesto de SFMTA y los posibles cambios en tarifas y multas. Más información en [SFMTA.com/Budget](https://www.sfmta.com/Budget)

歡迎參加我們即將舉辦的公開說明會，一起了舊金山交通局 (SFMTA) 的預算，以及針對票價、費用和罰款的調整方案。更多信息，可以瀏覽 [SFMTA.com/Budget](https://www.sfmta.com/Budget)

Samahan ninyo kami sa paparating na open house tungkol sa badyet ng SFMTA at mga iminungkahing pagbabago sa mga pamasaha at multa. Matuto nang higit pa sa [SFMTA.com/Budget](https://www.sfmta.com/Budget)

Announcements: Working Group

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



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Earthquake Safety & Emergency Response (ESER) Bond Update

Joél Ramos, SFMTA

Bonnie Jean von Krogh, SFMTA



POTRERO
[Neighborhood
Collective]

Schedule: Earthquake Safety & Emergency Response Bond – June 2, 2026 Ballot

Agency	Legislation	Anticipated Date	Results
SF Board of Supervisors	ESER Ordinance/Resolution	Tuesday, December 9, 2025	Legislation Introduced – Mayor introduced legislation
SF Board of Supervisors - Budget & Finance	ESER Ordinance/Resolution	Wednesday, January 14, 2026	Recommended – unanimous
SF Board of Supervisors (First Reading)	ESER Ordinance/Resolution	Tuesday, January 27, 2026	Adopted resolution (unanimous) Passed on First Reading ordinance (unanimous)
Full BOS (Final Reading)	ESER Ordinance	Tuesday, February 3, 2026	Finally Passed ordinance (unanimous)
Mayor Signature	ESER Ordinance/Resolution	Friday, February 6, 2026	Approved ordinance and resolution

Bond title: *2026 Earthquake Safety And Emergency Response (ESER) General Obligation (G.O.) Bond.*

See [Earthquake Safety and Emergency Response Bond | Public Works](#) for more info





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Project Agreement Update

Chris Lazaro, SFMTA
Chris Jauregui, PNC



Design-Build Pricing Process for the Bus Yard

Path to Feasibility

- Reduced costs to reach an affordable price
- Value engineering process resulted in significant design changes, including removal of the podium



Updated Pricing

- PNC provided a Fixed Price Proposal to the SFMTA in December 2025
- Proposal was developed with updated pricing from PNC's contractor



Price Negotiations

Final price negotiations occurred from December 2025 to February 2026



Negotiated Final Price

- SFMTA and PNC have reached a Final Fixed Price for the Bus Yard facility
- SFMTA has determined Final Price is affordable for the agency

Components for Approval

- Approval of the **Infrastructure Facility Project Agreement** for design, construction, and financing of the Potrero Yard Modernization Project; and
- Approval of a **Lease Development and Disposition Agreement (LDDA)** for development of affordable housing as part of the Potrero Yard Modernization Project.

Payment Framework

Milestone and Annual Payment Obligation/Details

Payment Type	Purpose	Amount	Sources	Notes
Milestone Payment 1 (MP1)	Closing costs and repays developer for pre-development costs	\$65M	<ul style="list-style-type: none"> • RM3 • Sales Tax • SB1 SGR • FTA 5307 	Paid at Financial Close
Milestone Payment 2 (MP2)	Down payment on design and construction costs	\$250M	<ul style="list-style-type: none"> • 2026 ESER GO Bond • SFMTA Capital Project Savings 	Performance-based. Paid by Substantial Completion
Availability Payments (AP)	Annual debt service payments on design and construction costs	~\$33M	<ul style="list-style-type: none"> • SFMTA Capital Fund 	Paid annually until 2061.

Enables Bryant Street Housing



17th Street and Bryant Street

- The final bus yard design enables the ability to build approximately 100 units of affordable housing along Bryant Street (Studios – 3 bedrooms).
- The final project continues the long-term commitment to affordable housing.
- Construction is dependent on housing developer’s ability to secure funding. The SFMTA cannot develop housing.
- Housing project to include two community-serving retail spaces



Bryant Street Housing

At its March 3rd meeting, the SFMTA Board of Directors will consider the **Lease Development & Disposition Agreement (LDDA)** for approval.

The LDDA sets the terms for development of the housing and the form of the future Ground Lease, including:

- All homes must remain affordable to households earning up to 80% of Area Median Income
- Annual lease payments of \$15,000 over 75 years, plus residual rent (if any)
- SFMTA review of design to ensure compatibility with the bus yard
- Schedule of required milestones to achieve approval of the Ground Lease and Close of Escrow. Approvals must occur no later than two (2) years after substantial completion of the bus yard.

The future Bryant Street Ground Lease will be approved by the Board of Supervisors when developer secures funds.



Legislative Schedule

The Bus Yard Facility Project Agreement requires approvals from both the SFMTA Board of Directors and the San Francisco Board of Supervisors. The Bryant Street Housing Lease Development & Disposition Agreement (LDDA) requires approval from the SFMTA Board of Directors.

Agency	Anticipated Date	Result
SF Board of Supervisors	February 24, 2026	Introducing legislation of Project Agreement
SFMTA Board	March 3, 2026	Seeking approval of Project Agreement and Lease Development & Disposition Agreement
SF BOS Budget & Finance Subcommittee	March 11, 2026	Seeking recommendation of Project Agreement
SF Board of Supervisors	March 24, 2026	Seeking approval of Project Agreement
Mayor Signature (“Commercial Close”)	Early April 2026	Seeking approval of Project Agreement
Financial Close	Mid-April 2026	All project financing secured





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Bus Yard Updates

Gordon Gangitano, Webcor
Chris Jauregui, PNC







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San Jose, CA 95113



Los Angeles

333 S. Grand Ave, Suite 4400
Los Angeles, CA 90071



San Diego

9909 Mira Mesa Blvd. Suite 340
San Diego, CA 92131



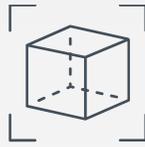


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By the Numbers

FOUNDED IN

1971



100 MILLION+
SQUARE FEET CONSTRUCTED



#9
BEST PLACE TO WORK



1.3 B
2023 ANNUAL REVENUE



\$5.5 B
BONDING CAPACITY



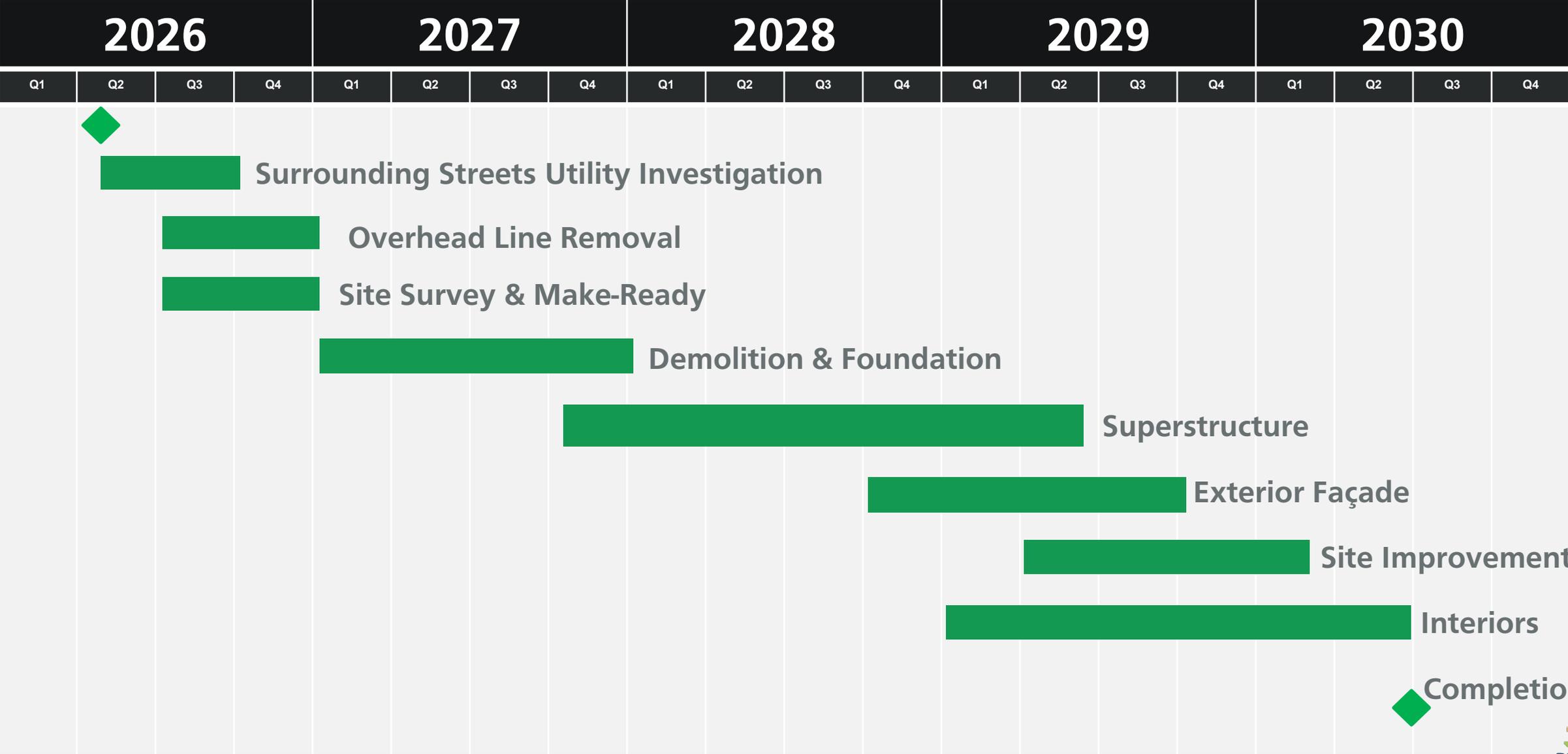
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SAFETY EMR



600 SALARIED STAFF 550 UNION STAFF



Potrero Yard Modernization & Expansion Project Schedule Overview





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Yard Closure Update

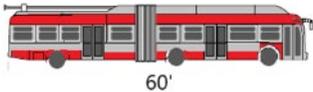
Bonnie Jean von Krogh, SFMTA



Potrero Yard Closed to Operations

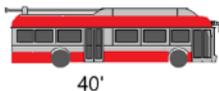
- **Friday, Feb. 13, 2026:** Last day of service out of Potrero
- **Saturday, Feb. 14, 2026:** Service changes went into effect
 - Operators, maintenance workers and vehicles moved to other Muni divisions
 - **5/5R, 14, 22, 30, 49 routes:** In service from other yards

60-foot ETBs



- Some buses moved into service at Islais Creek Satellite Yard
- Some buses stored at MME Extension (will be rotated into fleet to stay in working order)

40-foot ETBs

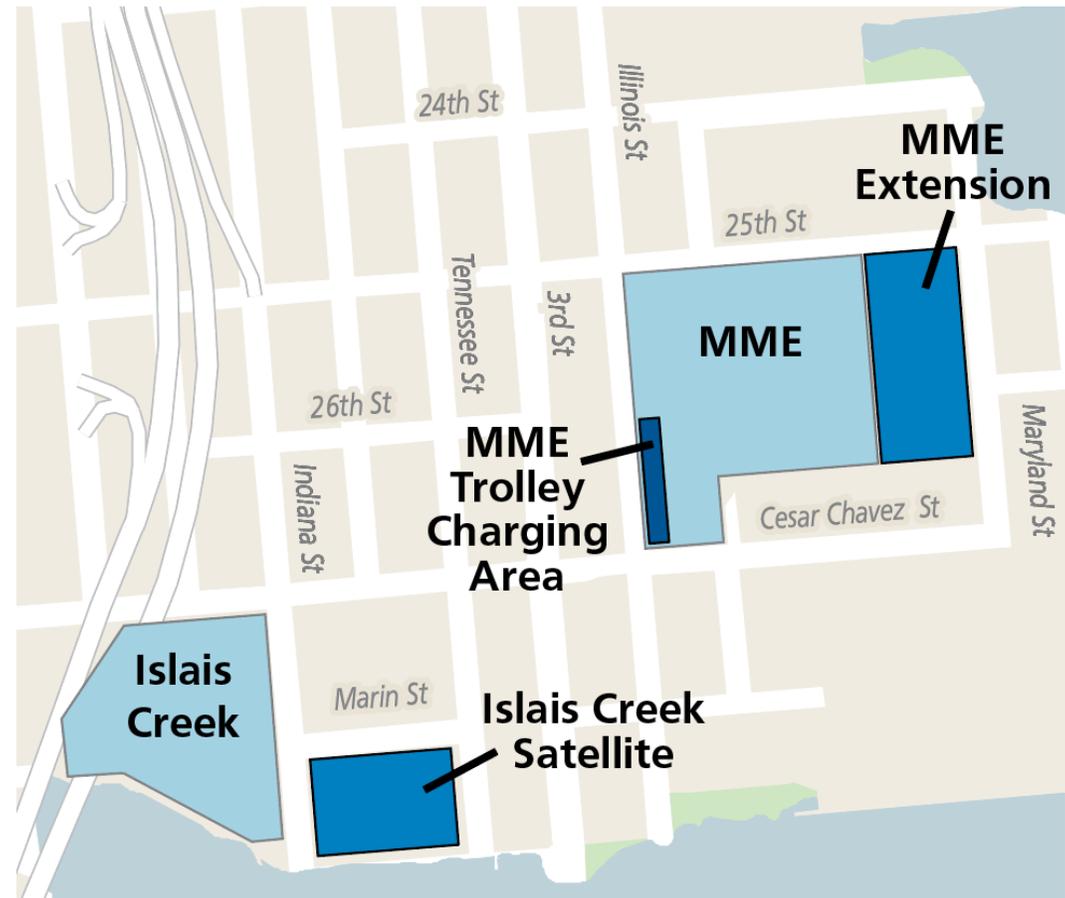


- Some buses moved into service at Presidio Yard
- Some buses stored at MME Extension (will be rotated into fleet to stay in working order)

Trolley Coach Maintenance & Operations During Potrero Yard Closure

Keeping the trolley fleet in good condition and maintaining service during the closure requires:

- **Charging Trolley Fleet** stored at MME Extension using new charging area
- **Rotating 40' and 60' TC fleet** through MME Extension, Islais Creek Satellite and Presidio to maintain stored fleet in good condition
- **Utilizing all available active overhead** while routing to facilities to minimize battery drain for required off-wire operations



Piloting New Operator Commute Options

As part of the February 14, 2026, transit staff sign-up, we're piloting new options to make commuting easier for operators and transit support staff, including:

New Employee Shuttle Schedule and Routes

Improving service between Dogpatch divisions and BART and 5th/Mission Garage when demand is highest

Discounted Bay Wheels Bikeshare + Ebike Credits

Taking advantage of Bay Wheels stations near Dogpatch divisions

Discounted Parking at 5th and Mission/Yerba Buena Garage and Sutter-Stockton Garages

Using excess capacity at garages for staff whose shifts start before regional transit (e.g. BART) is fully running





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Community Engagement Update

Bonnie Jean von Krogh, SFMTA



BUILDING PROGRESS

Celebrating Potrero Yard



Current and former Potrero staff gathered for a barbeque to celebrate the yard's closure and over a century of service



Transit enthusiasts and Potrero staff celebrated Valentine's Day and the final pull in at Potrero Yard



Small Business Outreach

The contractor team is committed to engaging the business community while meeting the SBE Plan requirements.

To support SBEs with opportunities to bid on project scopes, Webcor hosted an SBE Outreach event (“matchmaking”) on January 29, 2026, to connect first tier prime contractors with small businesses.



Next Working Group Meeting

The next Potrero Yard Neighborhood Working Group meeting is scheduled for **Tuesday, March 10, 2026.**





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Public Comment

Bonnie Jean von Krogh, SFMTA



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

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Sign Up for Project Updates
[SFMTA.com/PotreroYard](https://www.sfmta.com/PotreroYard)

