

Potrero Yard Modernization Project Preliminary Plans

Pre-Application Meeting
December 13, 2022

Today's Objectives

- Introduce Potrero Neighborhood Collective Team
- Update on Predevelopment Agreement process
- Share Conceptual Design (preliminary plans)
- Answer Questions

Who We Are



PRESIDIO
DEVELOPMENT
PARTNERS, LLC



PLANT



THE ALLEN GROUP, LLC



What is PNC Doing Now

Bus Yard

- Developing state-of-the-art facility to transition to battery-electric buses and expand fleet by 50%
- Improving efficiency of operations and maintenance

Design Development

- 5% Concept Design Stage

Regulatory Approvals

- Entitlements and Environmental

Temporary Facility

- Engaging a contractor to build Muni Metro East Expansion Project to relocate existing fleet

Design-Build Partner

- Selecting a Design-Build contractor for the Facility

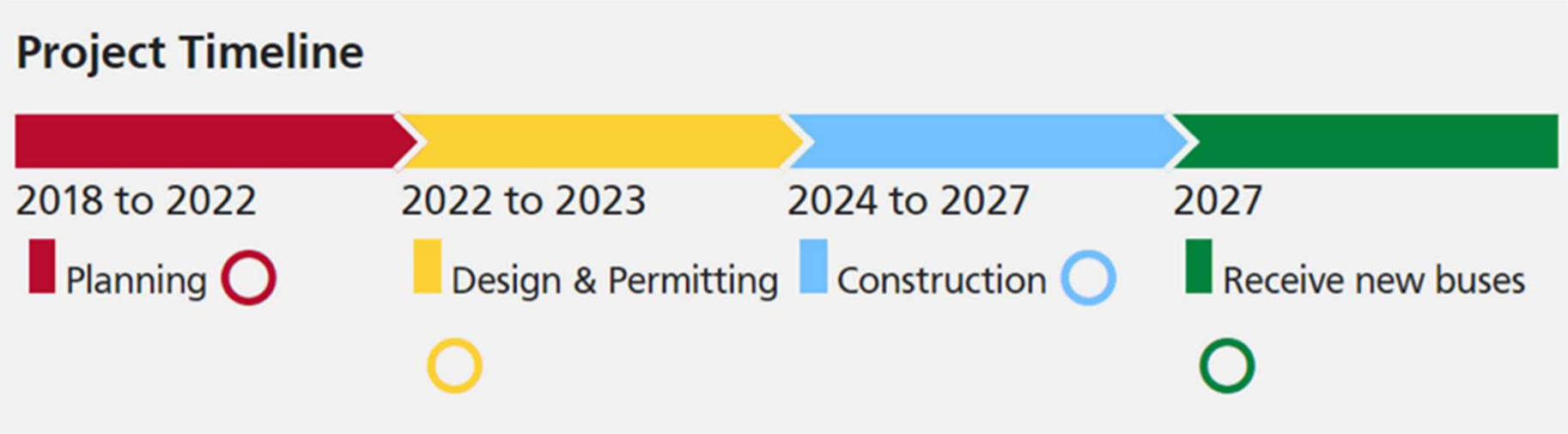
Housing

- Funding from Non-City Sources Remain Uncertain
- Ambitious Affordability Goals

Community Feedback

- Open Decision Points

Project Timeline



| Predevelopment | Target Date |
|-------------------------------|-------------|
| Entitlements | Q3 2023 |
| Design Development | Q4 2023 |
| Design-Build Partner Selected | Q4 2023 |
| Commercial Close | Q2 2024 |
| Temporary Facility Completed | Q2 2024 |

Design Development

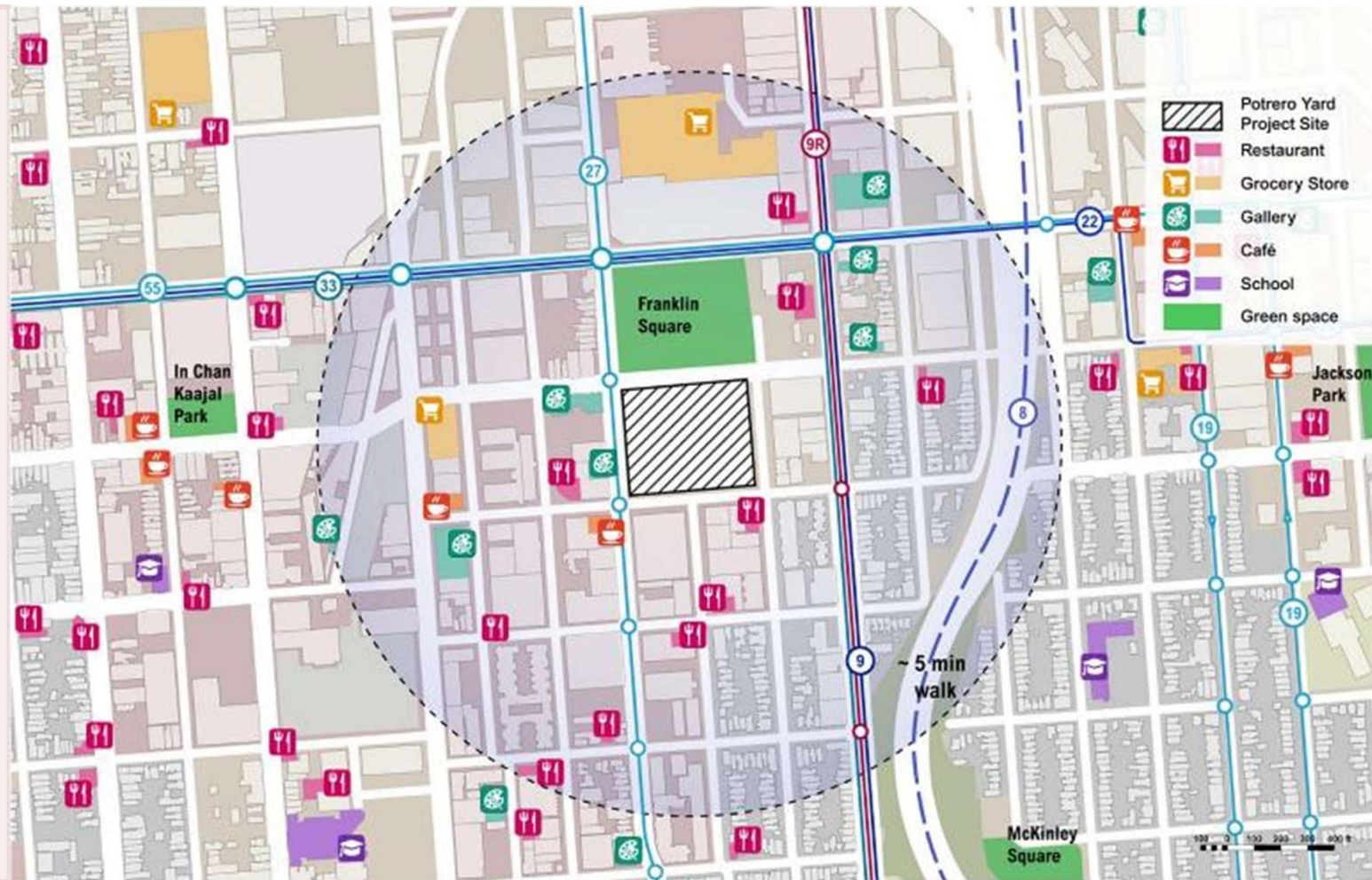
Mission District - Potrero Yard

3-Level Muni Bus
Yard – All Electric
Fleet

Up to 150ft Building
Height and 380 ft
Building Depth

Affordable &
Workforce Housing
Up to 575 Units

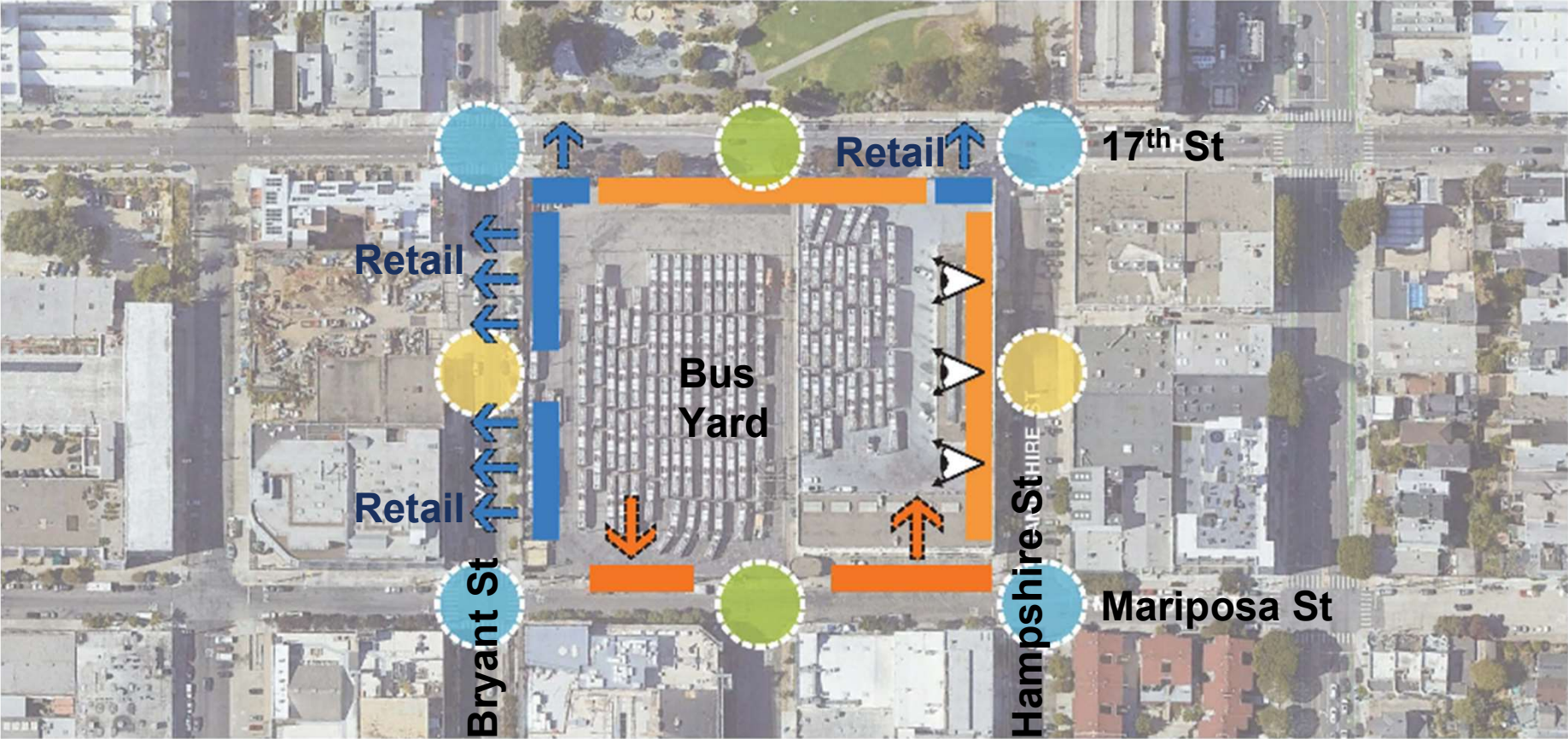
Integrating of Art
& Culture



Subject to change during the Design Development Process

Design Development

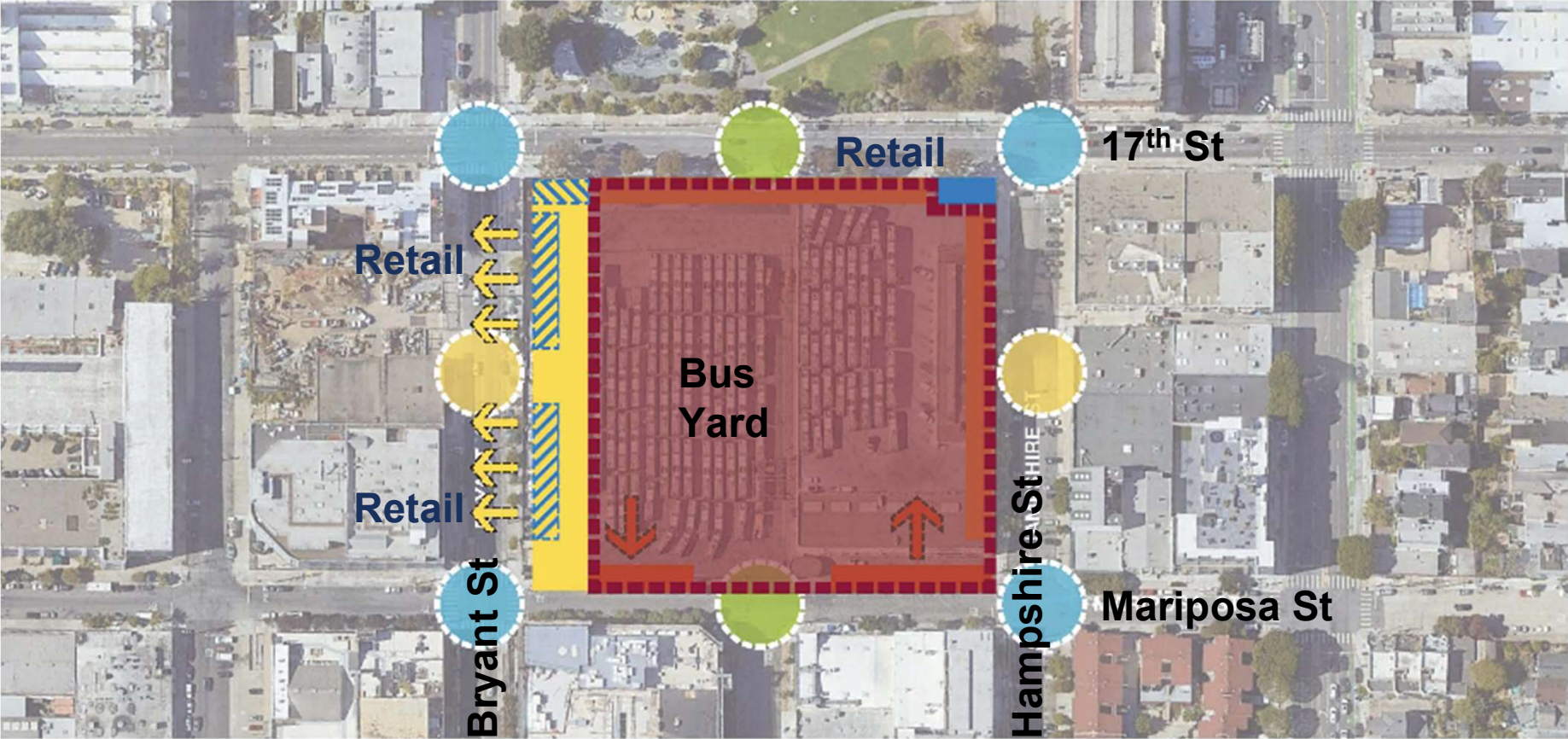
Urban Edge & Streetscape



Subject to change during the Design Development Process

Design Development

Urban Edge & Streetscape



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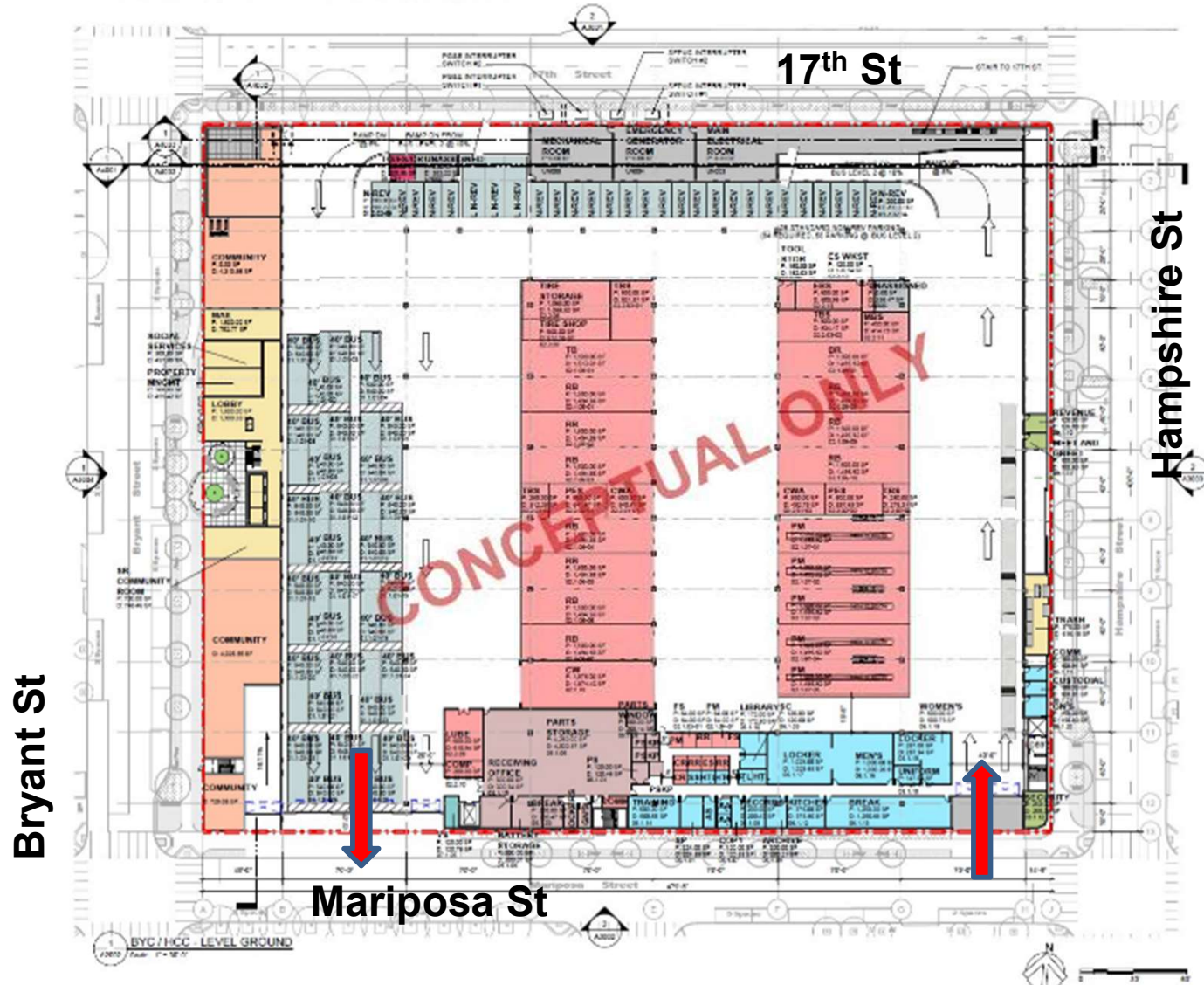
BYC / HCC - LEVEL GROUND

Bus Entry & Exit
Maintenance Internal
Movements

Retail/Commercial
space up to
10,000sf

Entrances &
Lobbies

Natural Light &
Views

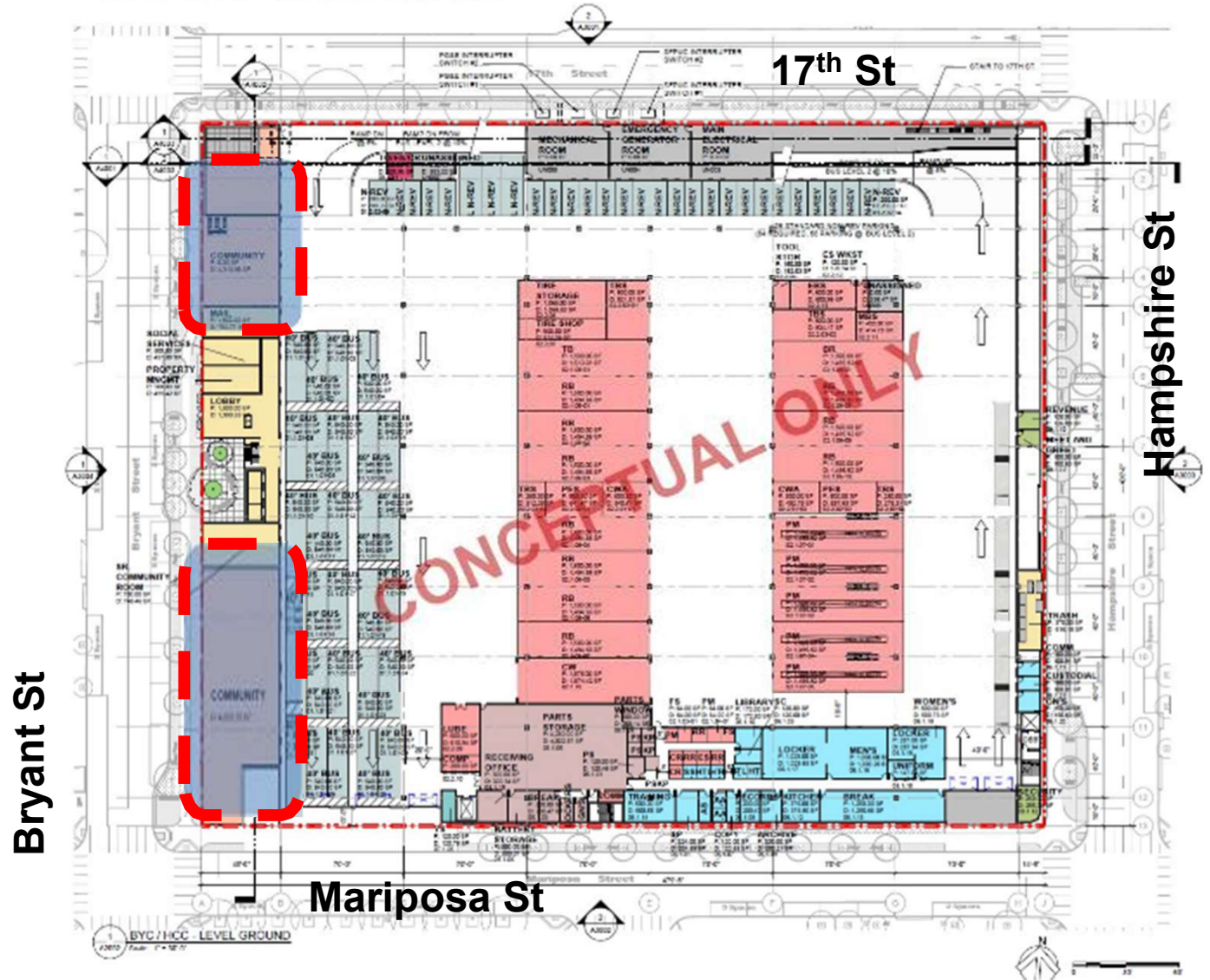


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Design Development

BYC / HCC - LEVEL GROUND

- Bus Entry & Exit
- Maintenance Internal Movements
- Retail/Commercial space up to 10,000sf
- Entrances & Lobbies
- Natural Light & Views



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Natural Light
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SFMTA
Entrance

Housing
Lobby

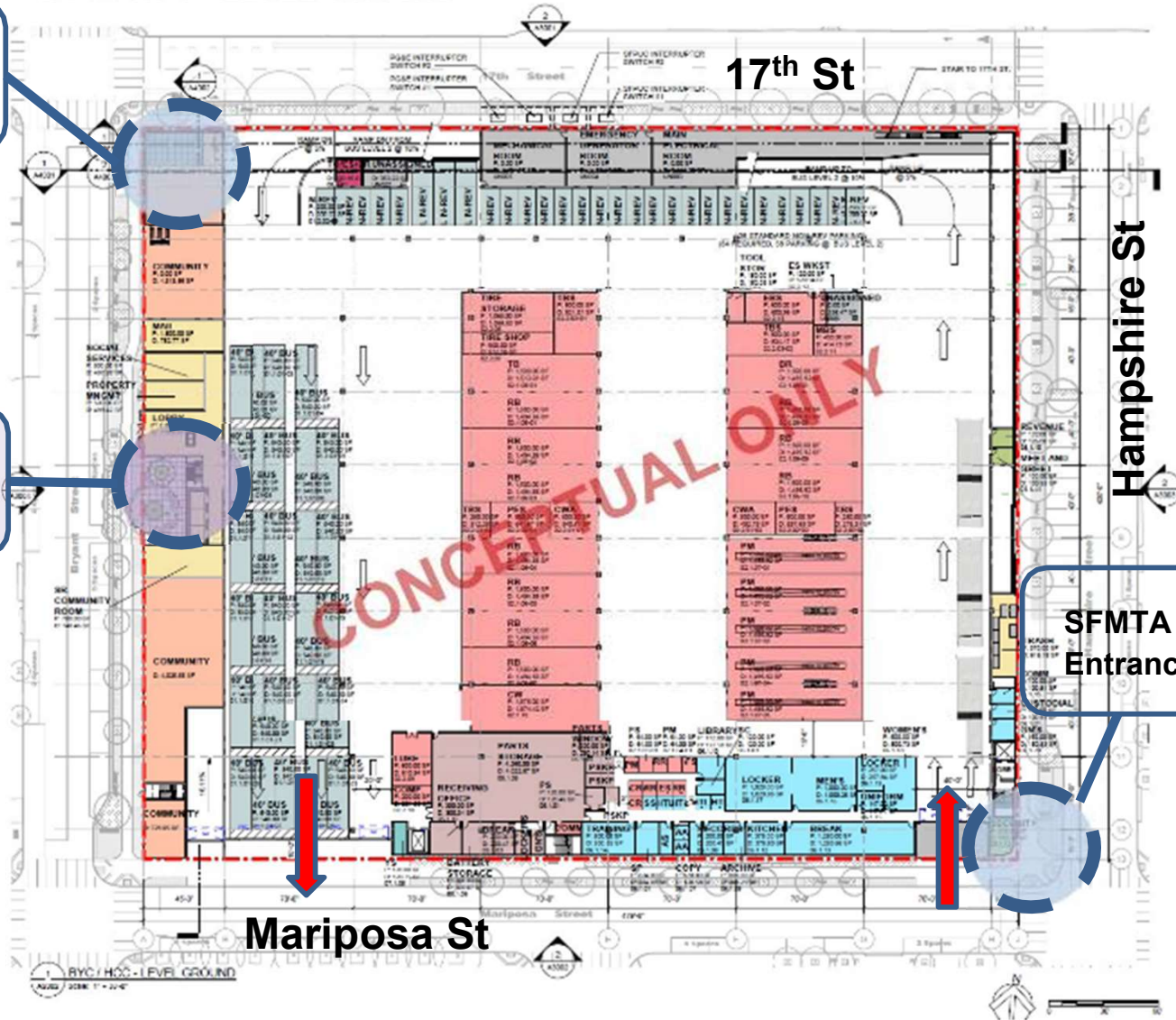
Bryant St

Mariposa St

17th St

Hampshire St

SFMTA
Entrance



Subject to change during the Design Development Process

Design Development

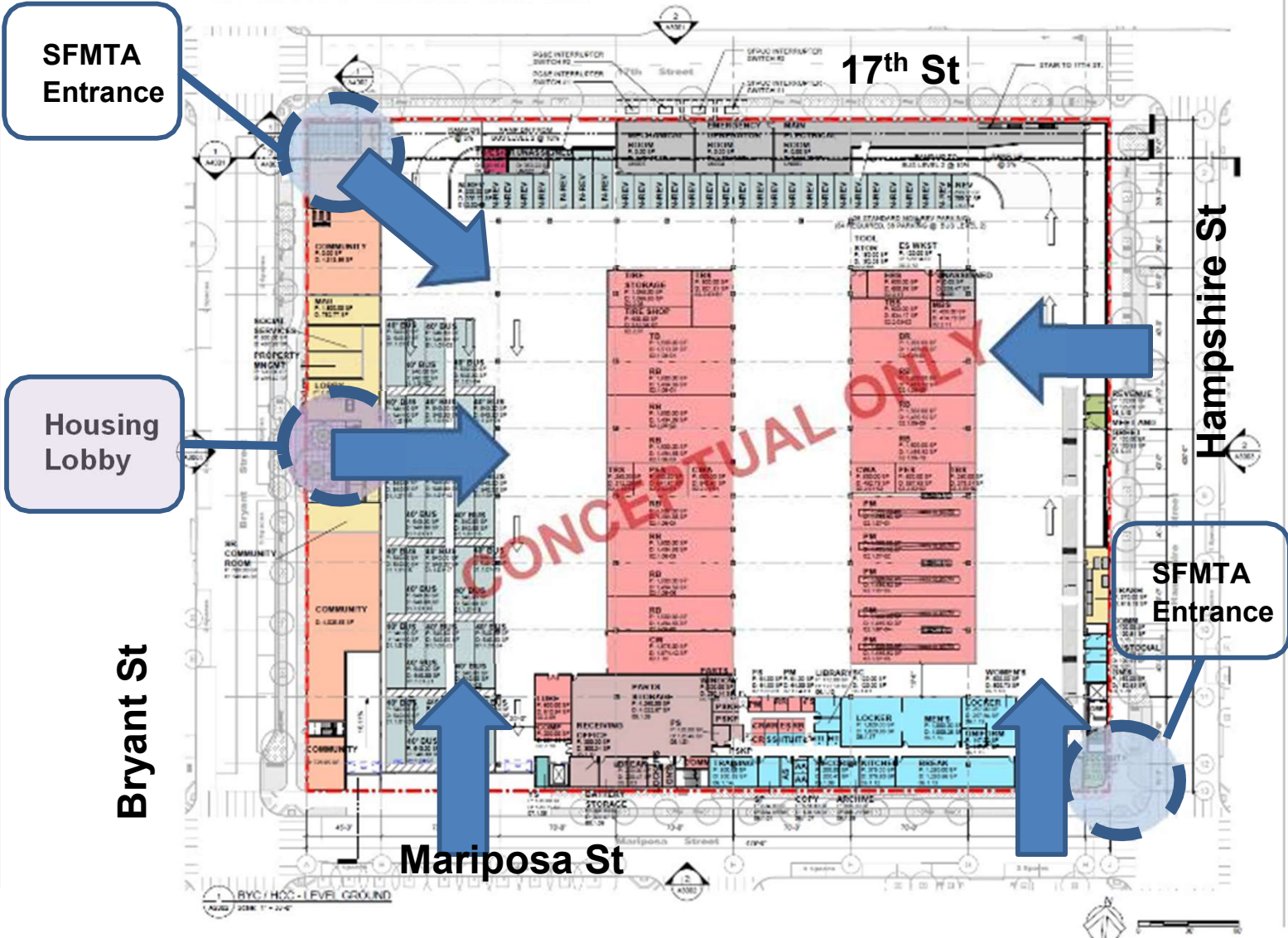
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Design Development

BYC / HCC - LEVEL MEZZANINE

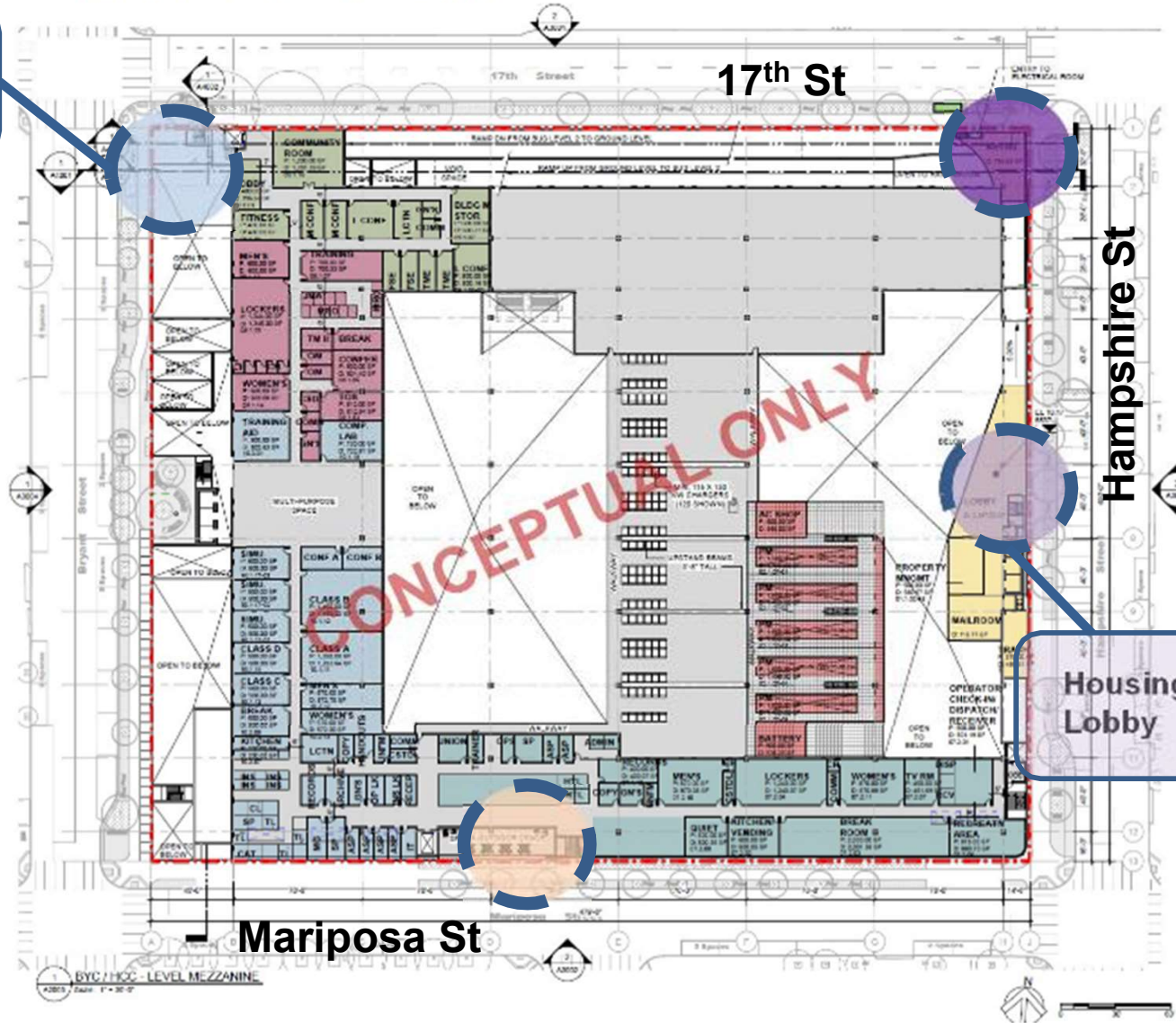
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Bryant St

Mariposa St

17th St

Hampshire St

Housing
Lobby

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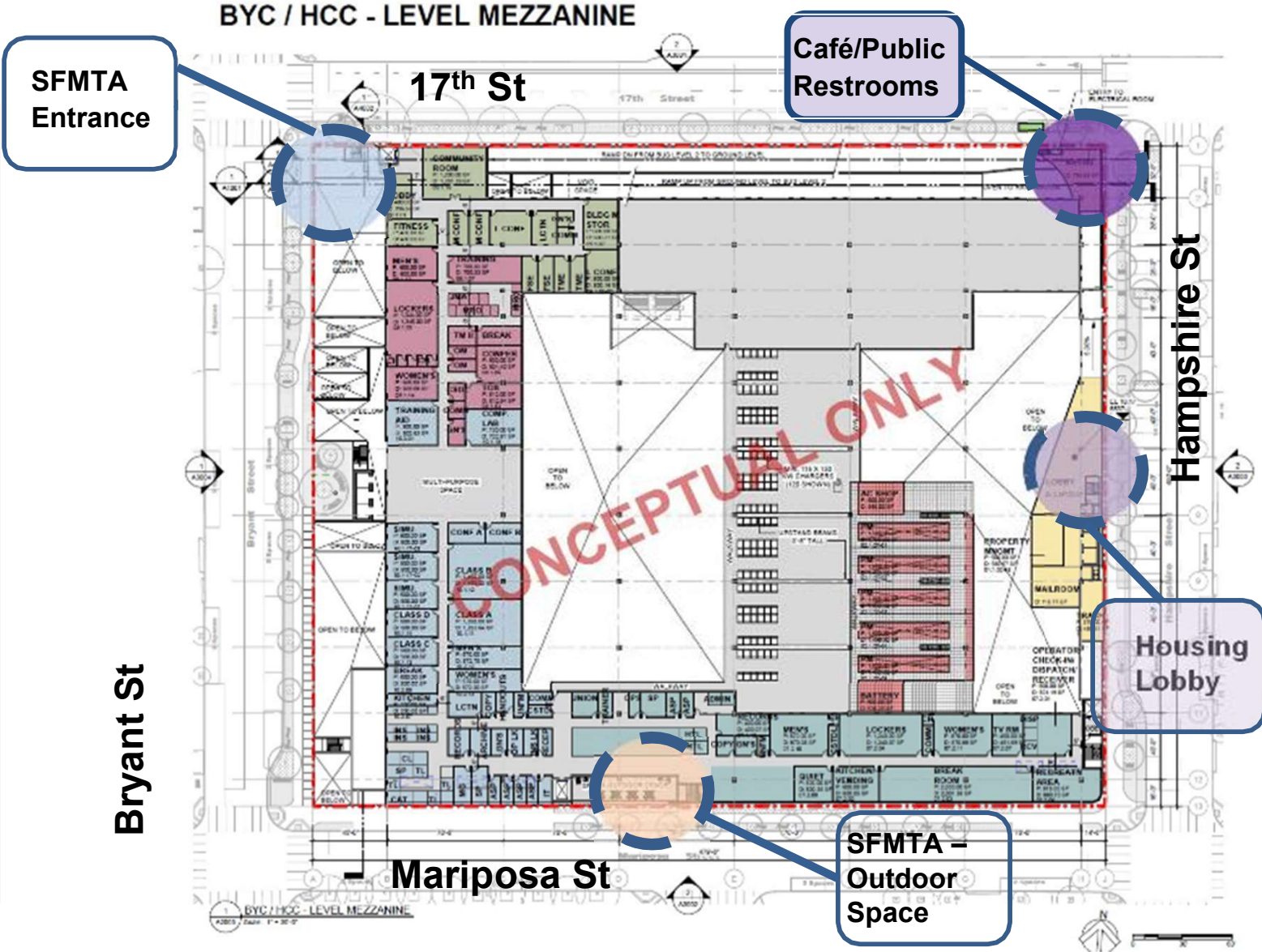
Design Development

Bus Entry & Exit
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Internal Movements

Retail/Commercial
space up to
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Entrances &
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Natural Light &
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Subject to change during the Design Development Process

Design Development

Bus Parking

Bus Movement & Circulation

Bus Washing

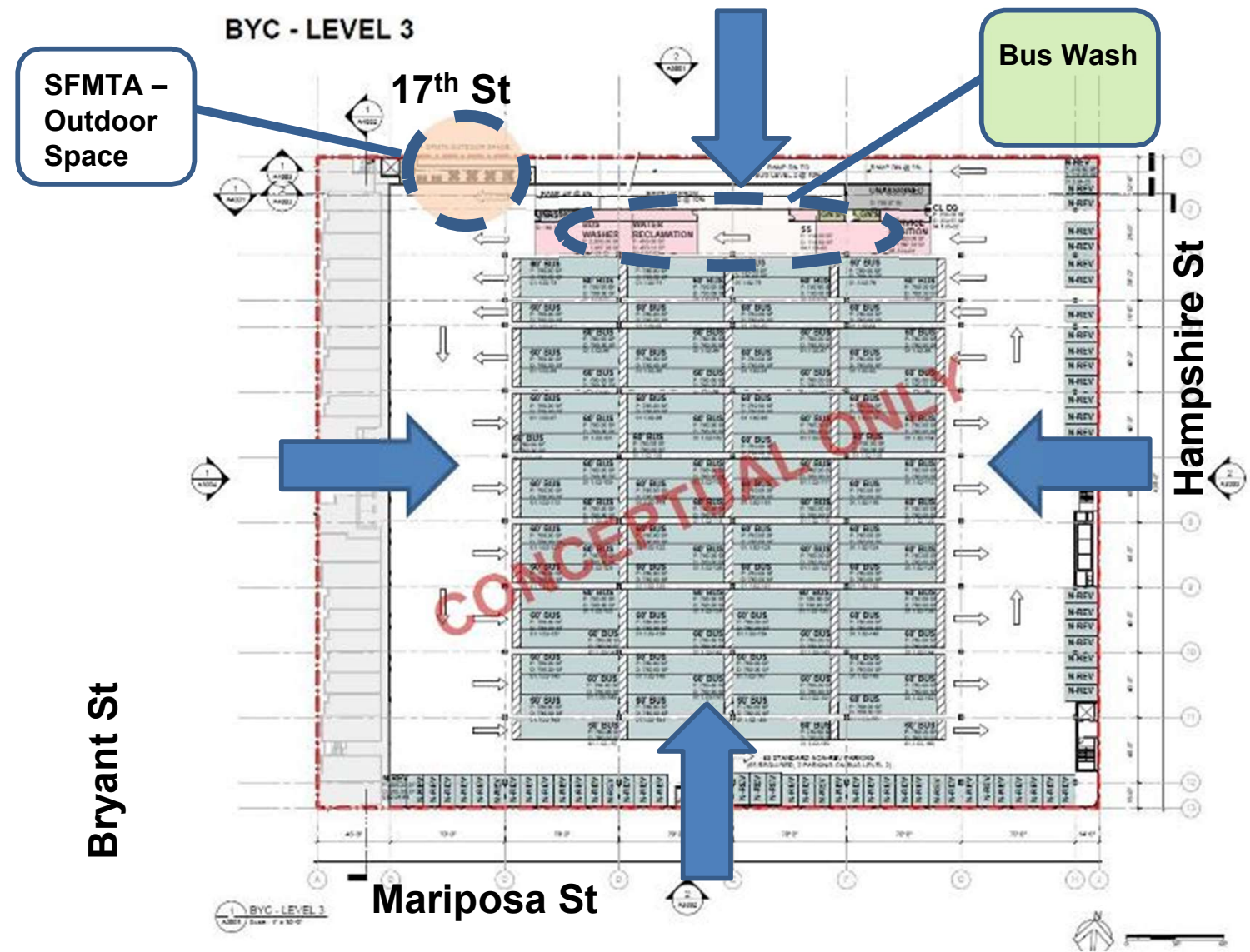
Natural Light & Views



Subject to change during the Design Development Process

Design Development

- Bus Parking
- Bus Movement & Circulation
- Bus Washing
- Natural Light & Views



Subject to change during the Design Development Process

Design Development

Aerial View



Design Development

Mariposa & York Street



Design Development

17th and Hampshire Street



Design Development

York Street



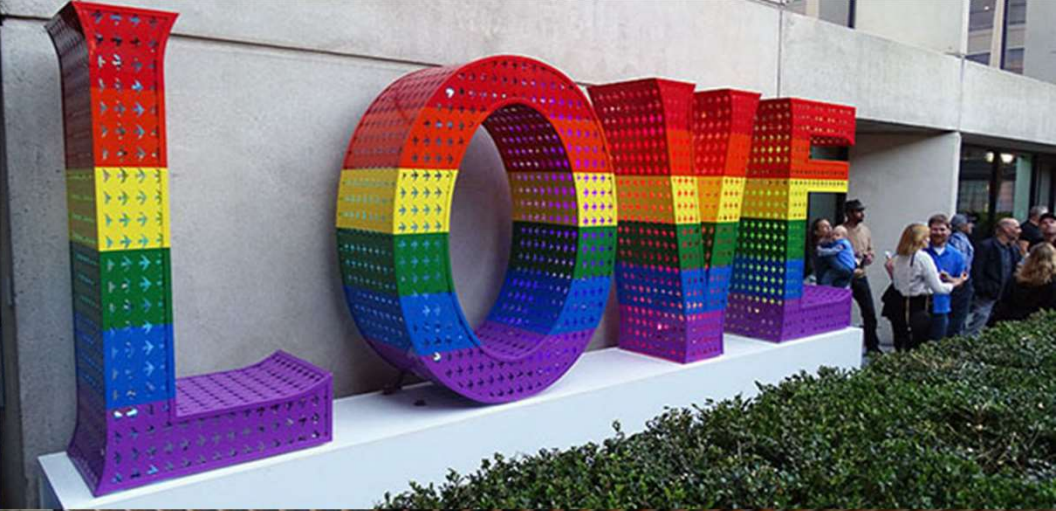
Design Development

Mission District – Culture, Art, Architecture



Design Development

Mission District – Integrating Art



Design Development

Metal Screening – Art, Lighting & Architecture



Design Development

17th Street - Streetscape



Subject to change during the Design Development Process

Design Development

17th Street Mid-Block - Streetscape



Subject to change during the Design Development Process

Design Development

17th Street & Hampshire (Retail/Café)



Subject to change during the Design Development Process

Design Development

17th Street & Bryant (SFMTA-Entrance-Staff Outdoor Space)



Subject to change during the Design Development Process

Design Development

17th Street View with Trees and Kiosks



Subject to change during the Design Development Process

Design Development

17th Street & Hampshire (Retail/Café)



Subject to change during the Design Development Process

Past Decision Points

- Housing and Commercial Component Program
- Design Guidelines
- Public Benefits
- Building Heights
- Buildable Envelope Massing
- Shadow Impact on Franklin Square Park
- Building Usage on Street Level – access points, parking, loading zones
- Bus Ramps on 17th Street
- Curb Cuts and Crossings
- Roof Access for Residents

Open Decision Points

Potrero Neighborhood Collective welcomes feedback on the following items:

- Streetscape at 17th Street
- Commercial and Retail Opportunities
- Trees and Sidewalks
- Look and Feel
- Public Art

Community Input

Provide Feedback on Open Decision Points

- **In person:** provide your feedback to prompts on each large poster board by writing your responses on the sticky notes provided and placing them on the relevant board.
- **Virtual (Zoom):** click on the Jamboard link in the chat. Click the sticky note icon to provide your feedback to prompts on each Jamboard.

Public Comment

Submit a question or comment via

- **In person:** write your question or comment and your name/neighborhood group on the 3" x 5" cards provided and submit to a PNC representative.

Name or Neighborhood Group:

Question or Comment:

- **Virtual (Zoom):** type your question or comment into the chat. A PNC representative will be monitoring the chat.

Contact Information

Potrero Neighborhood Collective
PotreroYard@plenarygroup.com