Potrero Yard Modernization Project

**CURRENT BUS CAPACITY**
- 138 BUSES
- 16 BUS BAYS
- 2 STORIES OF TRANSIT

**FUTURE BUS CAPACITY**
- 213 BUSES
- 24 BUS BAYS
- 3 STORIES OF TRANSIT

**POTENTIAL HOUSING ABOVE**

**EXISTING BUS YARD**
- View A: 17th St at Bryant St
- View B: Bus Yard from existing roof
- View C: 17th St from Franklin Square
- View D: Hampshire St at 17th St
- View E: Facade at Hampshire St
- View F: Mariposa St at Hampshire St
- View G: Facade at York St
- View H: Bryant St at Mariposa St
- View I: Mariposa St at Bryant St

The City is evaluating two capacity scenarios for Potrero Yard. The decision will be made based on the needs of the overall Building Progress Program.

**HYBRID ELECTRIC**

**DECISIONS TO BE MADE**

**LAND USE**

**URBAN DESIGN**

**RESILIENCY & TRANSPORTATION**

**PROJECT FUNDING**

The SFMTA plans to work closely with partner agencies, the Planning Department, the Office of Economic and Workforce Development, and local groups, neighbors, local businesses and advocates.

The SFMTA is committed to a positive and voter-approved measures to increase employee, neighborhood, and adaptive reuse.

These efforts will continue throughout the program.

**PUBLIC DESIGN WORKSHOPS (FALL 2018)**

**PUBLIC OPEN HOUSES (WINTER 2017)**

**COMMUNITY STAKEHOLDER INTERVIEWS (ONGOING)**

**CITY OFFICIAL BRIEFINGS (ONGOING)**

**POTRERO YARD SITE VISITS (PLANNING PHASE)**

**SOURCE:** SFMTA
**KEY NEIGHBORHOOD PLACES**

### Retail / Food & Beverage
1. Potrero Center
2. Coffee Bar
3. Gus’ Community Market
4. Double Play Bar and Grill

### Office / Commercial
1. KQED Studios (Renovations Pending)
2. Independent Television Services
3. Best Foods Building / Artist Studios
4. SF Magazine Headquarters

### Housing
1. Mariposa Gardens (Affordable Housing)
2. 681 Florida (Entitled Affordable Housing)
3. 2060 Folsom (Entitled Affordable Housing)
4. Rowan Building (338 Potrero)

### Community Serving
1. SGI SF Buddhist Center
2. Brightworks Charter School
3. Sweet Peas Preschool
4. Little Mission Studio
5. John O’Connell High School

### Cultural
1. Pacific Felt Factory
2. Z Space
3. Verdi Club
4. The Archery
5. ODC Dance Commons

### Industrial / Production Distribution & Repair (PDR)
1. 1850 Bryant (Proposed PDR Space)
2. Pan-O-Rama Baking
3. Leyser-Green Co. Building
4. Day Labor Program
5. SFMTA Potrero Bus Yard

### Non-Profit
1. Homeless Prenatal Program
2. SPCA Mission Adoption Center
3. CCA Wattis Institute
4. Project Artaud
5. Mission Neighborhood Center

### Open Space
1. Franklin Square
2. In Chan Kaajal Park

### What are your favorite places in the neighborhood?

<table>
<thead>
<tr>
<th>Number</th>
<th>Place</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Potrero Center</td>
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<tr>
<td>2</td>
<td>Coffee Bar</td>
</tr>
<tr>
<td>3</td>
<td>Gus’ Community Market</td>
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<tr>
<td>4</td>
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</tr>
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<td>2</td>
<td>681 Florida (Entitled Affordable Housing)</td>
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<tr>
<td>3</td>
<td>2060 Folsom (Entitled Affordable Housing)</td>
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<tr>
<td>4</td>
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<td>SGI SF Buddhist Center</td>
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<td>2</td>
<td>Brightworks Charter School</td>
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<td>3</td>
<td>Sweet Peas Preschool</td>
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<td>4</td>
<td>Little Mission Studio</td>
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<td>5</td>
<td>John O’Connell High School</td>
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<td>Pacific Felt Factory</td>
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<td>5</td>
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<td>Sweet Peas Preschool</td>
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<td>Mission Neighborhood Center</td>
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<tr>
<td>1</td>
<td>Franklin Square</td>
</tr>
<tr>
<td>2</td>
<td>In Chan Kaajal Park</td>
</tr>
</tbody>
</table>
WHAT WE HEARD: LAND USE AND SCALE

Careful placement of height to minimize shadow on Franklin Square

More height for more affordability and housing units

Building character and form should match surrounding neighborhood

Source: Most common comments from Dec. 5th and Dec. 8th, 2018 Potrero Yard Workshops at Sports Basement. Approximately 25 and 22 attendees respectively.

What else?
PROJECT CONSIDERATIONS

#1 Should there be housing here?

#2 If not, what use is more appropriate on this site?

BUILDING SIZE CONSIDERATIONS

<table>
<thead>
<tr>
<th>TOTAL UNITS</th>
<th>HEIGHT RANGE</th>
<th>NEW SHADOW ON FRANKLIN SQUARE</th>
<th>PRIVATE FUNDING</th>
<th>PUBLIC FUNDING</th>
</tr>
</thead>
<tbody>
<tr>
<td>NO HOUSING</td>
<td>70' to 75'</td>
<td>◆◆◆◆</td>
<td>◆◆◆◆</td>
<td>◆◆◆◆</td>
</tr>
<tr>
<td>HOUSING</td>
<td>70' to 150'</td>
<td>◆◆◆◆</td>
<td>◆◆◆◆</td>
<td>◆◆◆◆</td>
</tr>
<tr>
<td>MAXIMIZE</td>
<td>90' to 150'</td>
<td>◆◆◆◆</td>
<td>◆◆◆◆</td>
<td>◆◆◆◆</td>
</tr>
</tbody>
</table>

#3 Which three size considerations would you prioritize and why?

RANGE OF POSSIBLE DESIGN IDEAS

The purpose of these concepts is to illustrate the wide range of potential approaches to massing and project design. Further design work will be needed to determine the feasibility of various concepts.
PRELIMINARY SHADOW STUDIES

PROP K (SUNLIGHT ORDINANCE)

APPLIES TO:
- BUILDINGS LOCATED NEAR OPEN SPACES
- BUILDINGS OVER 40 FEET TALL

REQUIRES:
- STUDY TO UNDERSTAND IF SHADOW IMPACT ON PARK IS SIGNIFICANT AND ADVERSE

PROCESS:
- CITY TO VOTE ON APPROVING THE PROJECT

WHAT IS CONSIDERED IN THE STUDY?
- PUBLIC GOOD SERVED BY A BUILDING
- DURATION AND TIME OF SHADOW (brief shadows are preferred)
- LOCATION OF SHADOW (avoid shadows in high use areas)
- SIZE OF SHADOW (small shadows are preferred)

PRELIMINARY SHADOW STUDIES

WINTER SOLSTICE DECEMBER 21
- NO HOUSING
- HOUSING + MINIMIZED SHADOW
- MAXIMIZE HOUSING

- 9 AM
- NOON
- 4PM

EQUINOX SEPTEMBER 21
- 9 AM
- NOON
- 4PM

Potrero Yard Modernization Workshop 2 February 2019
#4 What areas on the park are most heavily used and at what times of day?
WHAT WE HEARD: AFFORDABILITY

Maximize affordable housing

Opportunity to help accomplish Citywide and Neighborhood housing goals

Maximize total housing units

Source: Most common comments from Dec. 5th and Dec. 8th, 2018 Potrero Yard Workshops at Sports Basement. Approximately 25 and 22 attendees respectively.

What else?
AFFORDABLE HOUSING IN THE MISSION

ACHIEVING CITY AND MISSION SPECIFIC GOALS

5,000
TOTAL UNITS CITYWIDE PER YEAR

1,650
TOTAL AFFORDABLE UNITS CITYWIDE PER YEAR

1,700-2,400
MISSION ACTION PLAN 2020 TOTAL AFFORDABLE UNITS

Source: San Francisco Mayor London Breed Housing Goal

Source: Mayor’s Office of Housing and Community Development Affordable Housing Target.


MISSION PIPELINE AFFORDABLE HOUSING PROJECTS

A: 94 UNITS
1296 Shotwell
Low-Income Seniors & Formerly Homeless Veterans

B: 82 UNITS
400 South Van Ness
Low - Very Low Income & Formerly Homeless Families

C: 127 UNITS
2060 Folsom
Formerly Homeless Transitional Age Youth

D: 157 UNITS
1850 Mission
Low-Income Families & Formerly Homeless Families

E: 143 UNITS
1990 Folsom
Formerly Homeless Families

F: 130 UNITS
681 Florida
Very Low Income & Formerly Homeless Families

G: 45 UNITS
3601 24th
Senior Housing

Source: Mayor’s Office of Housing and Community Development Presentation, January 23, 2019

There are proposed market rate projects that have yet to determine their compliance path with inclusionary requirements, so this number may increase.

895
BMR UNITS IN MISSION AFFORDABLE PIPELINE

Source: Mayor’s Office of Housing and Community Development Presentation, January 23, 2019

Source: San Francisco Mayor London Breed Housing Goal


Potrero Yard Modernization Workshop 2 February 2019
UNDERSTANDING AFFORDABILITY

AVERAGE COST TO BUILD ONE AFFORDABLE UNIT IN SAN FRANCISCO (not including land costs)

MOHCD AFFORDABLE HOUSING CITYWIDE PIPELINE

LIMITED RESOURCES MEAN GOOD PROJECTS COMPETE FOR FUNDS

Sources: San Francisco Mayor’s Office of Housing & Community Development, Affordable Housing Pipeline. September 30, 2018.

AFFORDABILITY REQUIRED BY PLANNING CODE (25%)  PROJECT WITH GREATER AFFORDABILITY (Assuming a Project of Constant Size)

# OF AFFORDABLE UNITS

CONTRIBUTION TOWARD AFFORDABLE HOUSING GOALS

CONTRIBUTION TOWARD OVERALL HOUSING GOALS

BUDGET ASSURANCE

PUBLIC SUBSIDY REQUIRED

INTEREST OF DEVELOPMENT PARTNER

#5 Place a check mark for your preference on the affordability spectrum below.
## WHO LIVES IN AFFORDABLE HOUSING?

### ANNUAL INCOME BY HOUSEHOLD TYPE

<table>
<thead>
<tr>
<th>Household Type</th>
<th>1 PERSON</th>
<th>2 PEOPLE</th>
<th>3 PEOPLE</th>
<th>4 PEOPLE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>UP TO 55% AMI</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Households of Low Income</td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>Dental Lab Technicians</td>
<td>$45,600</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Construction Laborers</td>
<td>$52,100</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Non-Profit Service Provider</td>
<td>$58,600</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>MUNI Mechanics</td>
<td>$65,100</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>UP TO 90% AMI</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Households of Median Income</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Entry level Firefighters</td>
<td>$74,600</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Healthcare Social Workers</td>
<td>$85,250</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>MUNI Operators and MUNI Mechanics</td>
<td>$95,900</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>UP TO 110% AMI</strong></td>
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<tr>
<td>Households of Moderate Income</td>
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<td></td>
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<tr>
<td>Entry level Police Officers</td>
<td>$91,200</td>
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<td></td>
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<tr>
<td>EMS Dispatchers</td>
<td>$104,150</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Psychologists</td>
<td>$117,200</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Non-Profit Service Providers</td>
<td>$130,250</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>


### WHAT AFFECTS AFFORDABILITY?

- Affordability Mix: How many affordable vs. market rate?
- Unit Count: How many total units?
- Unit Type: How many bedrooms?
- Income Levels: What mix of AMI range within affordable units?

#6 What income ranges should be prioritized here?

#7 What aspects of affordability are most important to you? Pick Two.
WHAT WE HEARD: TRANSPORTATION

Implement bus traffic control and safety

SFMTA and Potrero Yard as a transit-first hub and facility

Ensure joint development use compatibility

Concern about no on-site parking

17th and Hampshire as pedestrian and bike-friendly streets

What else?

Source: Most common comments from Dec. 5th and Dec. 8th, 2018 Potrero Yard Workshops at Sports Basement. Approximately 25 and 22 attendees respectively.
#8 What transportation-related challenges does the neighborhood experience now? Please, mark the map.
TRANSPORTATION DEMAND MANAGEMENT STRATEGIES

TRANSPORTATION CONSIDERATIONS

Families need space and support

POSSIBLE STRATEGIES

Access to Transit

POSSIBLE STRATEGIES

Options for Low-Income Residents

Travel to Regional Destinations

POSSIBLE STRATEGIES

Cars for Individuals and Families in Need

Access to Goods and Amenities

POSSIBLE STRATEGIES

Source: Most common comments from Dec. 5th and Dec. 9th, 2018 Potrero Yard Workshops at Sports Basement. Approximately 25 and 22 attendees respectively.

Potrero Yard Employee Needs

Current MUNI Employees 391 (245 are Operators)
Future MUNI Employees 829 (383 are Operators)

Source: SFMTA

Potrero Yard Modernization Workshop 2 February 2019
#9 Which of these city-wide TDM strategies are most applicable to the project?