Building Progress: Potrero Yard Neighborhood Working Group

November 2023 | Meeting #38
Detailed Agenda

1. Welcome — 5 minutes
2. Member & SFMTA Announcements — 10 minutes
3. Schedule Update – 25 minutes
4. Project Updates: Public Art – 30 minutes
5. Project Updates: Housing Update – 20 minutes
6. Project Updates: Contactor Procurement – 10 minutes
7. Next Steps — 10 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
Please welcome

Chris Lazaro

Program Director in Building Progress for the Potrero Yard Modernization Project

Chris.Lazaro@SFMTA.com
Announcements: SFMTA

APEC is coming

- Most travel impacts from Nov. 14–19
- Congestion downtown, traffic delays, transit reroutes and potential crowding on Muni

- T Third Muni Metro & Bus
- 1 California OB
- 5 Fulton Owl
- 8 Bayshore, 8AX & 8BX Bayshore Express A & B
- 12 Folsom inbound
- 14 Mission and 14R Mission Rapid
- 15 Bayview Hunter’s Point Express
- 30 Stockton
- 45 Union-Stockton
- 91 Owl
- 714 BART Early Morning Shuttle
- California Cable Car
- Powell/Mason Cable Car
- Powell/Hyde Cable Car
- 18 46th Avenue (single day reroute)
- F Market and Wharves (single day reroute)

→ SFMTA.com/APEC
→ APEC2023SF.org
Announcements: Working Group

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

Jennifer Trotter, PNC
Chris Jauregui, PNC
Proposed Calendar – 2024 Working Group

PNC and the SFMTA would like to prepare for 2024 Working Group meeting plan.

- **In-person/hybrid** (at KQED) or **100% virtual** meeting

- **Meeting days:**
  - In 2023 the Working Group met on the first Tuesday of the month. When there is a holiday the during the same weekend then we met on the second Tuesday of the month. In 2024 this occurs in 4 months (January, July, September, plus Election 2024 in November).
  - Recommendation: meet 2nd Tuesday of the month (all months)

- **Meeting time:**
  - Meetings are from 5:30 p.m. to 7:30 p.m.

- **Frequency of meeting:**
  - Currently we meet monthly.
  - Recommendation: continue holding monthly meetings, subject to change based on Project need
Schedule Updates: October 2023

As Project design progresses, in October, PNC and the SFMTA:

• Participated in:
  • Phoenix Day – Sunday Streets (10/15)
  • Potrero Hill Festival (10/21)

• Held Listening Sessions with:
  • Businesses on Hampshire Street (10/4)
  • San Francisco African American Chamber of Commerce (10/12)
  • Sierra Club (10/24)

Upcoming submittals include:
• 100% final Schematic Design to SFMTA (anticipated late 2023)
• Final Environmental Impact Report (FEIR) (anticipated late 2023)
Engaging City / County Entities

The SFMTA and PNC expects to meet with City / County officials and appointees through the PDA period as part of the Entitlements and Project Approvals process.

**Your voice matters!** Since 2018, the Working Group has influenced and shaped the Potrero Yard Modernization Project and you can continue by:

1. Make a public comment (typically limited to 2-3 minutes) by agenda item
   - In person attendance
   - Virtually (unmute options)

1. Call or write your City/County legislative and appointed members
## BUILDING PROGRESS

### Schedule Updates: City / County Engagement

<table>
<thead>
<tr>
<th>Agency</th>
<th>Meeting Date</th>
<th>Result</th>
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<tbody>
<tr>
<td>SF Arts Commission - Civic Design Review Committee</td>
<td>October 16, 2023</td>
<td>Approved – Phase 1 Schematic Design (Bus Yard)</td>
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<tr>
<td>SF Arts Commission – Visual Arts Committee</td>
<td>October 18, 2023</td>
<td>Approved – Public Art Project Plan</td>
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<tr>
<td>SF Planning Commission</td>
<td>October 19, 2023</td>
<td>Recommendation to amend General Plan and schedule public hearing on or after January 11, 2024</td>
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<tr>
<td>SF County Transportation Authority Community Advisory Committee</td>
<td>October 25, 2023</td>
<td>N/A – Informational Item</td>
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<tr>
<td>SF County Transportation Authority</td>
<td>November 28, 2023*</td>
<td>TBD (informational item)</td>
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<tr>
<td>SF Public Utilities Commission</td>
<td>November 28, 2023*</td>
<td>TBD (seeking approval of Water Supply Assessment)</td>
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<tr>
<td>SF Recreation and Parks Commission</td>
<td>December 21, 2023*</td>
<td>TBD (seeking recommendation that shadow will not have adverse impact on Franklin Square Park)</td>
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<tr>
<td>SF Planning Commission</td>
<td>January 11, 2024*</td>
<td>TBD (seeking approval of General Plan amendment, FEIR certification)</td>
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*subject to change

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

- **Safe, Reliable, and Improved Muni Service** with a bus yard that can house up to 213 electric trolleybuses (54% increase in current fleet) and modern equipment to maintain the fleet and keep buses moving and meet transit riders’ needs.

- **Employee Wellness** with a seismically-safe modernized bus yard that also provides natural light, outdoor spaces, and recreation spaces dedicated to Muni employees.

- **Maximizing Housing Units and Affordability** by creating safe and stable homes for households that might otherwise be priced out of the City including working families, City employees, and those on a fixed income.

- **Supporting Active Transportation** by enhancing City’s existing 17th Street bikeway to proposed Class IV bike lanes from Bryant St to Hampshire St that include concrete barriers and wider lanes where possible. These improvements are known to support bicyclist, pedestrian, and vehicular safety in line with the City’s Vision Zero efforts.

- **New Commercial Spaces that Activate** streets and includes a public restroom, a community requested public benefit.

- **Approach to Local Economic Inclusion that Prioritizes Southeast Corridor Communities** through Local Business Enterprises (LBE) participation and Local Hire. To be achieved through a committed proactive outreach to LBEs and residents of Southeast SF, oversight of future selected general contractors, and transparent reporting.

- **Culturally relevant public art plan** that prioritizes celebrating the people, values, history and diverse culture of the Potrero Hill and Mission neighborhoods while also highlighting SFMTA’s goal to provide reliable, safe, and affordable transportation for all.
Public Art Update

Jackie vonTreskow, SF Arts Commission
In 1969, the Potrero Yard Modernization Public Art Artist Request for Qualifications

https://www.sfartscommission.org/potreroyardrfq

- Open October 23 – December 11, 2023
- Open to all professional artists in the United States
- Recruitment focusing on local artists with connection to Potrero and Mission neighborhoods and communities, and adjacent American Indian and Calle 24 Latino Cultural Districts.
- Two Pre-application technical assistance workshop(s) will be offered during RFQ period.
- Virtual project manager office hours offered weekly and as-needed for duration of RFQ.
• SFAC Project Manager Virtual Office Hours
  Thursdays from 11:30am-12:30pm, or as needed

• Virtual Pre-Application Workshop
  Tuesday, November 14th
  5:30pm – 7:00pm

• In-Person Pre-Application Workshop
  Wednesday, November 29th
  5:30pm – 7:00pm
### SFAC Organizational Outreach List

**Potrero Yard Public Art RFQ**

*Suggestions Welcome!*

- 1890 Bryant Studios
- 500 Capp Street
- 667 Shotwell
- Acción Latina
- American Indian Cultural District
- an.a.log SF
- Arch Art Supplies
- Arch Studios & Gallery
- Artillery AG + Ceramics
- Artists’ Television Access
- ArtSpan
- Association for Ramaytush Ohlone
- Balmy Alley
- Black Space Residency
- C.A.R.E San Francisco
- Calle 24 Latino Cultural District
- CAPITAL
- Catherine Clark Gallery
- California College of the Arts
- City Art Cooperative Gallery
- Clarion Alley Mural Project
- Creativity Explored
- Cultura y Arte Nativa de las Americas (CANA)
- District 9 Supervisor’s Office
- Don Soker Gallery
- El Tecolote
- Et al. / Et al. etc.
- Friends of Franklin Square
- Friends of Jackson Park
- Friends of Potrero Hill Recreation Center
- Galería de la Raza
- Graphic Arts Workshop
- Headlands Center for the Arts
- Hosfelt Gallery
- House of Seiko
- Incline Gallery
- Intersection for the Arts
- Kearny Street Workshop
- Luna Rienne Gallery
- Minnesota Street Project
- Mission Artists
- Mission Cultural Center for Latino Arts
- Mission Recreation Center
- Pacific Felt Factory Arts Complex
- Potrero Boosters Neighborhood Association
- Potrero Gateway Park Steering Committee
- Potrero Hill Neighborhood House "The Nabe"
- Potrero Hill Recreation Center
- Potrero View
- Precita Eyes
- Project Artaud
- Ratio 3
- Root Division
- San Francisco Artist Network
- San Francisco Artist Studios (American Industrial Center)
- SF Print Collective
- SFPL Mission Branch
- SFPL Potrero Branch
- Sloan Miyasato Fine Art
- SOMArts Cultural Center
- Southern Exposure
- The Artists Guild of San Francisco
- The Luggage Store
- The Point (HP Shipyard and Islais Creek)
- The Wattis Institute
- Voss Gallery
- Z-Space
- *Others as Identified*
How to Apply

• Applications are available through SlideRoom, an online application system for calls for entry. There is no charge to artists for using SlideRoom.
• Applications will not be accepted after the December 11, 2023, 11:59 p.m. PST deadline.
• Application materials include:
  1. Letter of Interest
     • Brief bio that describes your artistic practice and career highlights.
     • Skills and experience that are relevant to the needs of this project
     • Meaningful connection to San Francisco's Mission and Potrero Hill neighborhoods and adjacent American Indian and Calle 24 Latino Cultural Districts
     • Experience engaging and working with multiple, diverse stakeholders in the development and implementation of artwork.
     • If collaborating with another artist, describe the reason for this collaboration.
  2. Resume
  3. Ten images of previous work
  4. Image Descriptions
CALL FOR ARTISTS!

POTRERO YARD MODERNIZATION PROJECT
PUBLIC ART RFQ

DEADLINE TO SUBMIT REQUEST FOR QUALIFICATIONS:
DECEMBER 11, 2023 by 11:59 PM

INFO/RESOURCES

FOR MORE INFO & TO APPLY, VISIT:
sfartscommission.org/potreroyardrfq

- JOIN THE NOVEMBER 14TH VIRTUAL PRE-APPLICATION WORKSHOP | 5:30 7:00 PM PST: bit.ly/pyrfqworkshop
- JOIN THE NOVEMBER 29TH IN-PERSON PRE-APPLICATION WORKSHOP | 5:30 7:00 PM PST: bit.ly/pyrfqworkshop

SCAN QR CODE TO LEARN MORE AND APPLY

sfac san francisco arts commission
Housing Update

Seth Furman, PNC
The PNC Team is committed to maximizing the amount of affordable housing at Potrero Yard and continues to work toward securing the entitlements and CEQA approvals to do so.

Securing funding for Senior-subsidized housing is becoming increasingly more competitive coupled with less funding sources available to compete.

Two sources of funding assumed in the RFP, Local Operating Subsidy Program (LOSP) and Senior Operating Subsidy (SOS) have committed most of their funds to other projects.
Bryant Street Housing Type - Family

To maximize the most amount of housing possible given current market and funding conditions, the first phase of Potrero Yard’s affordable housing program will be an All-Family building.

This conclusion was reached following an extensive financial analysis completed by MY-T of funding sources competitiveness and aligning timing with the Bus Yard.

Affordable Family Housing remains a critical need in San Francisco and Potrero Yard will help many families secure safe and stable housing soon.

*MY-T is PNC’s affordable housing developers including Mission Economic Development Agency (MEDA), Young Community Developers (YCD), and Tabernacle Community Development Corporation (TCDC).
To ensure competitiveness for State tax credits, the unit mix for any affordable family housing project in the State must have a combination of 2-bedroom, and 3-bedroom units.

The interior of Bryant Street will be revised to conform to tax credit requirements and to maximize the amount of affordable housing in this first phase.

MY-T is finalizing this analysis with further information to be shared at the December Neighborhood Working Group meeting.

The exterior and street-level designs would remain generally unchanged with this shift.
Contractor Update

Chris Jauregui, PNC
Contractor Procurement Overview

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

**Bus Yard Infrastructure Facility (2023 - 2024)**
- Conducted a Request for Qualification (RFQ) for Design & Construction (D&C) Contractor. Expect to release Request for Proposals (RFP) to shortlisted bidders in 2024. PNC will select one (1) D&C Contractor to finalize design and construct the Bus Yard and Common Infrastructure.

**Housing and Commercial Facility (2023 - 2025)**
- Affordable Family Housing 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)
  - Construction Manager procurement Open (Request for Proposal) – additional documents can be found online at [SF City Partners](#)
- To involve one or more separate prime contractor procurement process(es)
Next Steps

Chris Jauregui, Potrero Neighborhood Collective (PNC)
Next Steps

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

• Next Working Group meeting: December 5, 2023

• City / County Engagement (dates subject to change):
  • SF County Transportation Authority on November 28, 2023
  • SF Public Utilities Commission on November 28, 2023
  • SF Recreation & Parks on December 21, 2023
  • SF Planning Commission on January 11, 2024

• Listening Sessions with various community stakeholders including (schedules pending, dates TBD)

• Finalizing LBE plan for Bus Yard Infrastructure – draft to be made available for public to review and the City to receive public comment via Project website (www.SFMTA.com/PotreroYard).
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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