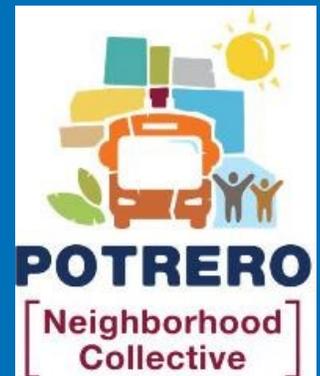




SFMTA

Building Progress: Potrero Yard Neighborhood Working Group

April 2023 (Meeting #31)



SFMTA

Agenda

1. Welcome — 5 minutes
2. Member & SFMTA Announcements — 5 minutes
3. NE Mission Parking Management Plan – 45 minutes
4. Project Updates – 55 minutes
5. Next Steps — 10 minutes
6. 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.*

Today's Objectives

- Provide information about the NE Mission Parking Management Plan
- Discuss feedback received from PYNWG and the public
- Answer Questions

Announcements

Working Group

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

Schedule Updates

As PNC progresses design and pursues Entitlements for the Project, upcoming submittals include:

- Project Application submit to Current Planning (April 2023)
- 50% **final** Schematic Design submit to SFMTA (May 3, 2023)



SFMTA



Potrero Yard Modernization Project and Northeast Mission Parking & Curb Management Project

April 4, 2023

[SFMTA.com/MissionParking](https://www.sfmta.com/MissionParking)

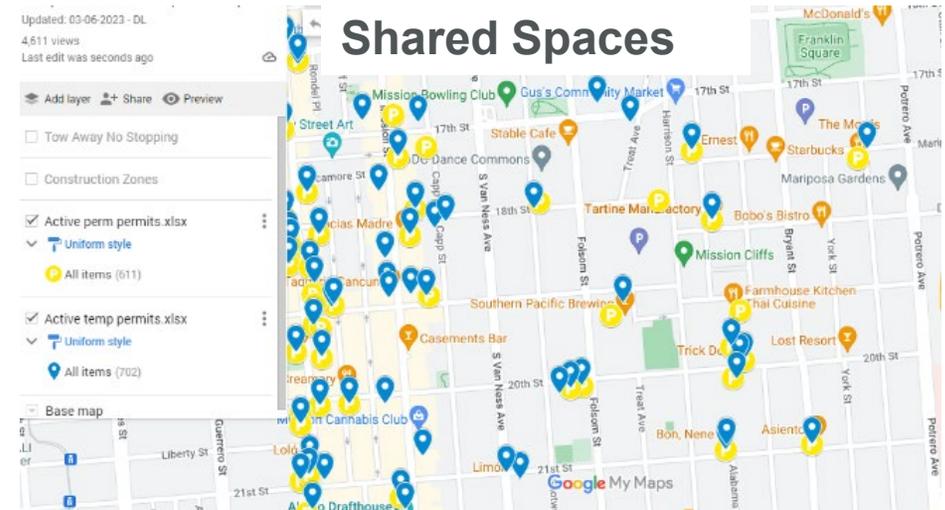
Why manage curb parking?

- Curb is a finite public resource – we are not making more places to park and load on-street but the demands are growing
- Curb regulations get people to take turns using this finite public resource
- When people take turns, it's easier to find curb space—you don't have to drive around or double park—people can park and shop, work, visit, or do other things in the neighborhood

We want to create regulations that work for the diverse needs of the NE Mission

Curb Demands

- Parking—customers, residents, visitors, employees
- Loading—commercial, passenger
- Transit
- Bicycling infrastructure
- Shared Spaces parklets



Curb parking toolbox

| Regulation | Description | Limits and Schedule |
|---|---|--|
| <p>Time Limits</p>  | <p>All vehicles must move before time limit</p> | <p>2 or 4 hours, depending on block Monday-Friday (9am-6pm)</p> |
| <p>Residential Permit Parking (RPP)</p>  | <p>Vehicles without valid permit must move before time limit.</p> | <p>2 hours* Monday-Friday (9am-6pm) Permit holders exempt from time limit</p> |

Curb parking toolbox

| Regulation | Description | Limits and Schedule |
|---|--|--|
| <p>Paid parking</p>  | <p>All vehicles must pay to park</p> | <p>No time limit* Monday-Saturday (9am-6pm) Rate: start at \$0.50/hr</p> |
| <p>Pay or Permit</p>  | <p>Vehicles without specific RPP must pay to park.</p> | <p>No time limit* Monday-Saturday (9am-6pm) Rate: start at \$0.50/hr</p> <p>Permit holders exempt from payment</p> |

Draft Proposal Features

Regulations

- **4 hour Time Limits**

- Monday-Friday, 9a-6p

- **2 hour Residential Permit Parking***

- Monday-Friday, 9a-6m

- **4 hour Residential Permit Parking**

- Monday-Friday, 9a-6p

- **Paid Parking**

- Monday-Saturday, 9a-6p

- **Pay or Permit**

- Monday-Saturday, 9a-6p

- Existing RPP days and hours of operation will remain unless otherwise requested

What is not on this map but will be integrated:

- Loading zones
- Accessible Parking
- Daylighting
- Shared Spaces / Parklets



Draft Proposal around Potrero Yard

Regulations

- **4 hour Time Limits**

- Monday-Friday, 9a-6p

- **2 hour Residential Permit Parking***

- Monday-Friday, 9a-6m

- **4 hour Residential Permit Parking**

- Monday-Friday, 9a-6p

- **Paid Parking**

- Monday-Saturday, 9a-6p

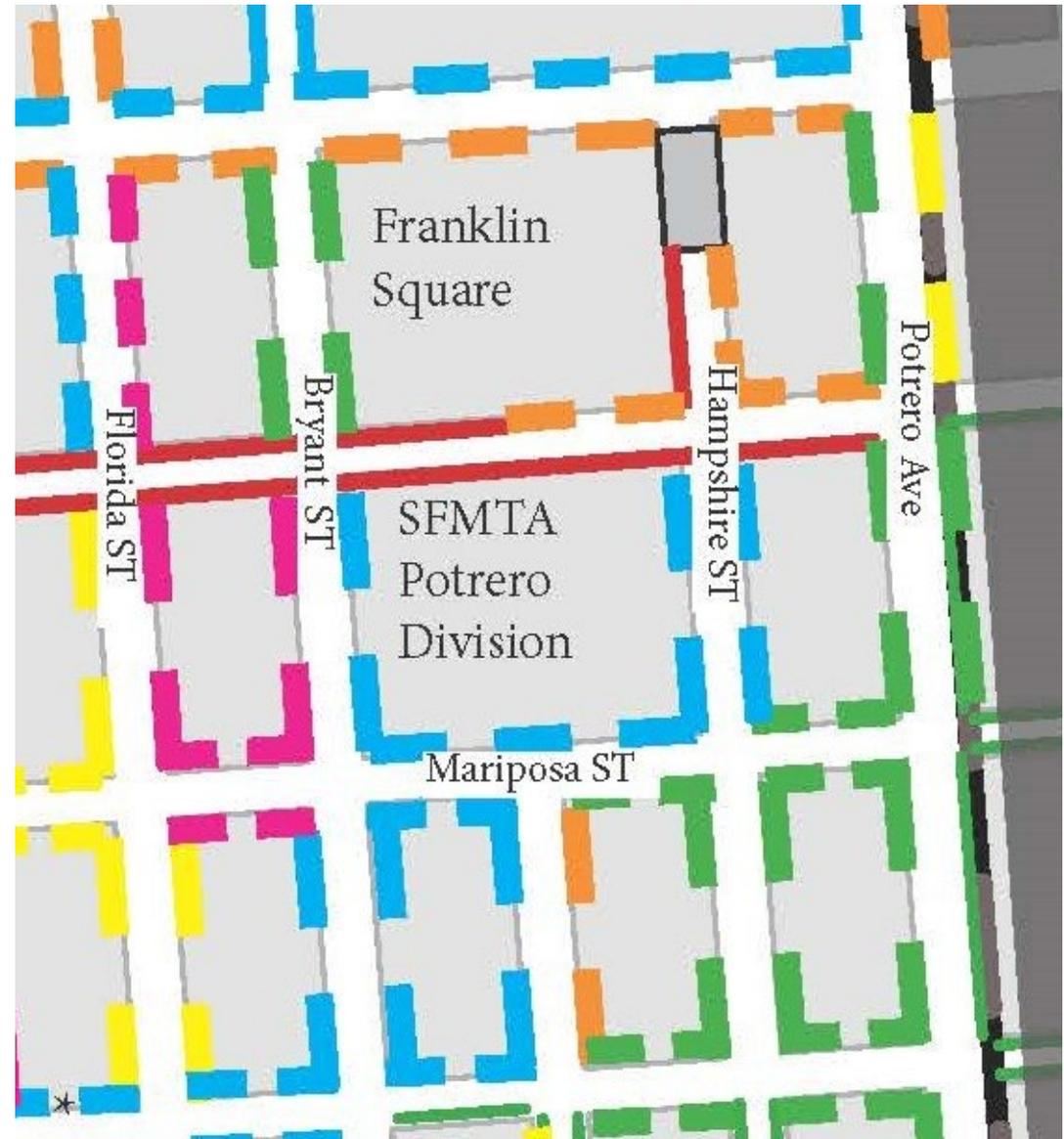
- **Pay or Permit**

- Monday-Saturday, 9a-6p

- Existing RPP days and hours of operation will remain unless otherwise requested

What is not on this map but will be integrated:

- Loading zones
- Accessible Parking
- Daylighting
- Shared Spaces / Parklets

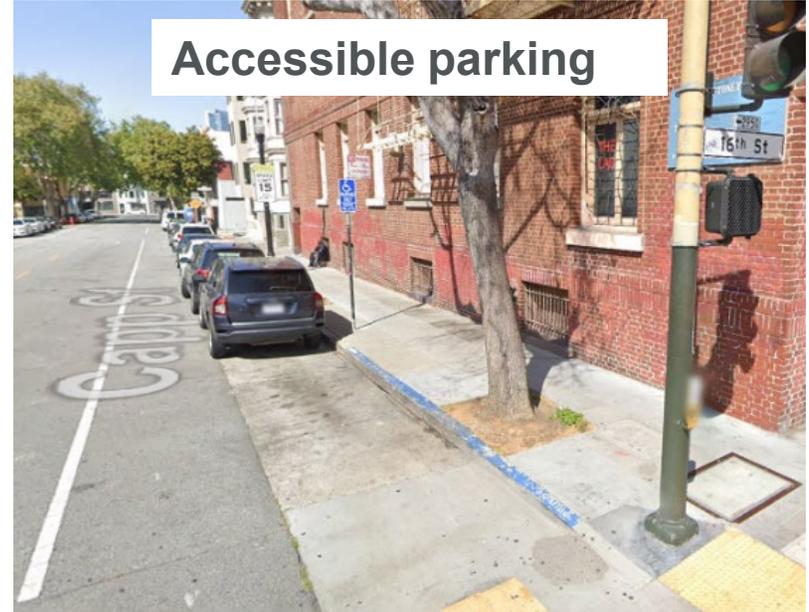


Red = no parking zone

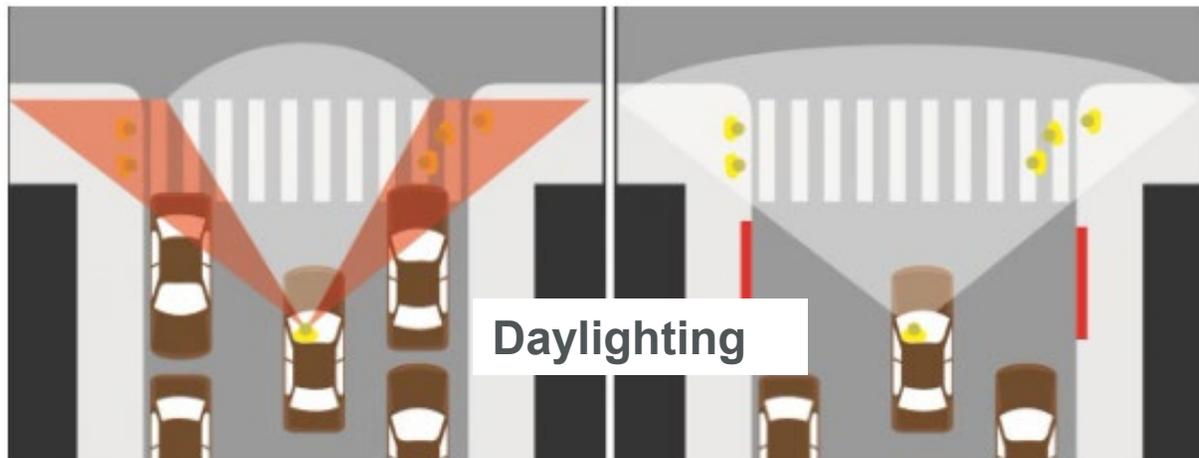
Loading zones, accessible parking, daylighting



Loading Zones



Accessible parking



Daylighting

Paid Parking

Operations:

- No time limit unless specified
- Monday-Saturday
- 9am-6pm



Payment options:

- Coin
- Credit card
- By phone call
- By phone app
- By phone or web browser

Rates:

- Start at base rate of \$0.50/hour for each timeband (morning, midday, evening for both weekdays and Saturday)
- Demand responsive pricing will determine if rates should change based on demand which is reviewed four (4) times a year

Residential Permit Parking (RPP)

New RPP Area GG

- Portions of Area I and Area W will become part of new RPP Area GG
- Residents, businesses, caregivers, teachers, active military, full-time students at higher education institution may receive permits

Regulations

- 2 hour Residential Permit Parking*
- Pay or Permit
- 4 hour Residential Permit Parking

*Existing RPP days and hours of operation will remain unless otherwise requested



Residential Permit Parking (RPP)

Regulations

- 2 hour Residential Permit Parking
- Parking*
- Pay or Permit
 - 4 hour Residential Permit Parking

*Existing RPP days and hours of operation will remain unless otherwise requested



Red = no parking zone

RPP time limits, Pay or Permit and buffers



Pay or Permit



Time Limit, buffer

Next steps

- April outreach: office hours in the neighborhood—details coming soon
- San Francisco Municipal Transportation Board Presentation: TBD (estimate May/June 2023)
- Installation and implementation: TBD (estimate late 2023/early 2024)

More Information or Feedback

Northeast Mission Parking Management Project

Share this: [Facebook](#) [Twitter](#) [LinkedIn](#)

[SFMTA.com/MissionParking](https://sfmta.com/MissionParking)

SFMTA.com/MissionParking

Email:

Mari.Hunter@sfmta.com

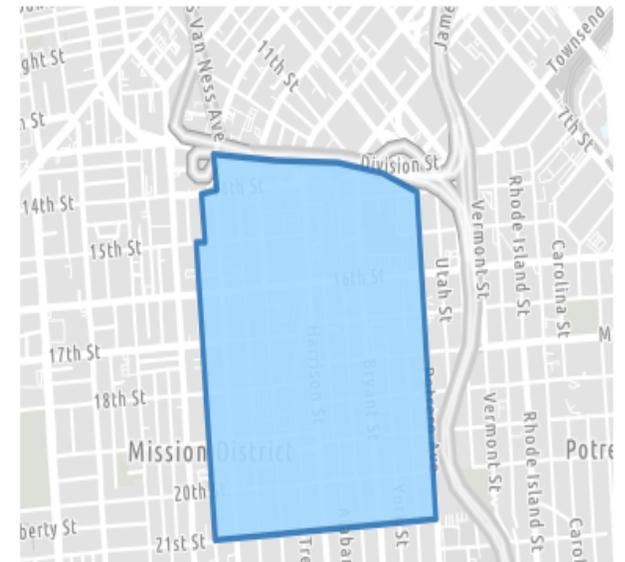
The Mission District's northeastern neighborhood is one of San Francisco's most dynamic and diverse. A mix of commercial and industrial businesses, homes, and recreational destinations combine to make the neighborhood unique and attractive. However, a lack of parking regulations has led to an ongoing parking and curb access challenge for the neighborhood's residents, workers and visitors.

The SFMTA has received several community requests to create parking regulations and better manage curb space. Just before the pandemic, there were open houses, office hours, surveys, smaller stakeholder meetings, and project Working Group meetings, as well as a few Working Group meetings in the spring of 2022 to produce a draft proposal.

Receive Updates

[Sign up for updates >](#)

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Public Meeting Overview

PNC and the SFMTA hosted a public meeting on Saturday, March 18, 2023 at the KQED Headquarters. The purpose of the meeting was to present the 50% draft Schematic Design to the public and receive public feedback on the design.

Highlights

- Approximately 100 people attended (98 people signed in)
- About 55 people participated in a tour of the bus yard
- Lots of meaningful feedback received
- Historic bus available



You Spoke, We Listened

Thank you for providing feedback on the conceptual design of the new Potrero Yard. Your input helps create a more equitable and sustainable project that serves the City's unique dual need of transit and housing.

In March 2023, we have received feedback and questions on:

- Transportation Needs – *10 minutes*
- Transit Operations – *5 minutes*
- Activation and streetscape on 17th Street – *5 minutes*
- Commercial – *10 minutes*
- Housing Plans – *10 minutes*
- Public Spaces, including landscaping – *5 minutes*
- Look and Feel, including building materials – *5 minutes*
- Public Art – *5 minutes*

Transportation Needs of Residents: Input Received at Public Meeting (3/18)

- Bike
 - **Support of expanded bike lane width and curb safety***
- Parking
 - **Request to include parking***
 - Request head-in parking on both sides of Hampshire
- Ride Hailing
 - Request plan to coordinate with ride hailing companies so that their stops do not interrupt bus movement
- Sidewalks / Intersections
 - **Support of wide sidewalks***
 - Request that sidewalks include seating and lighting where appropriate for street activation, safety, and comfort
 - Request Dutch-style protected intersections on Bryant and Hampshire Streets

* Indicates multiple comments from public

Transportation Needs of Residents and the Public: Working Group Input (3/7)

Suggestions provided by Working Group to consider as part of the PNC and SFMTA Transportation Demand Management (TDM) studies:

- Coordinate with Potrero Center to use parking lot
- Reserve on-street spaces for car-share
- Bar residents of Potrero Yard from applying / receiving parking permits
- Research if lot at 1850 Bryant Street will be developed and how/if there can be an arrangement for Potrero Yard residents to park there
- Provide a bike subsidy in addition to or instead of monthly transit passes proposed
- Include additional car-share spaces in the facility
- **Please share any additional parking solution ideas**

Transportation Needs of Residents and the Public: PNC Next Steps

PNC understand the importance of meeting resident transportation needs – including parking - and are committed to exploring all possible solutions.



Request your feedback including any additional recommendations



Explore feasibility of proposed solutions to resident transportation needs



Conduct a survey of existing affordable housing residents in the area to understand their parking needs and identify trends



Confirm feasible solutions to meet transportation needs

Transportation Needs of Employees: Working Group Questions (3/7)

Q: What is the existing employee parking capacity at Potrero Yard?

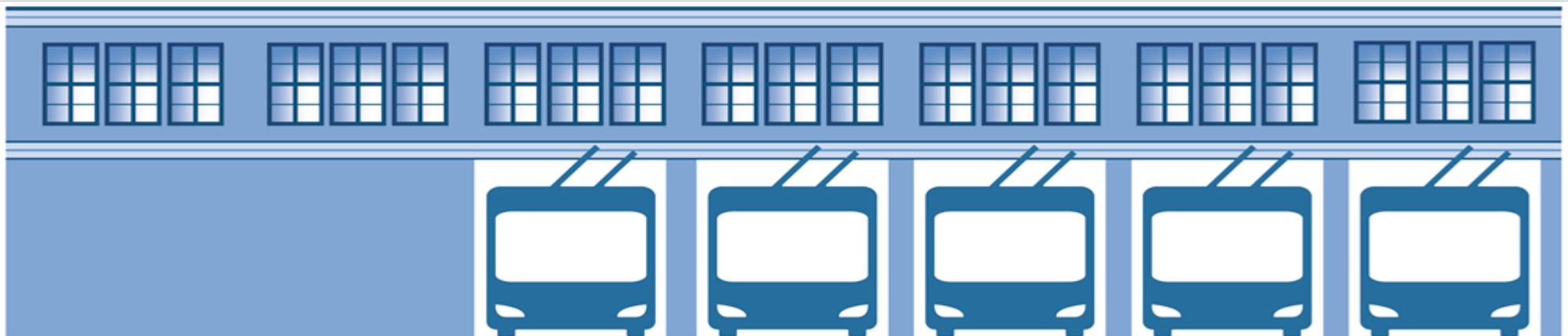
Q: Can a bike subsidy be provided to employees?

Existing Facility



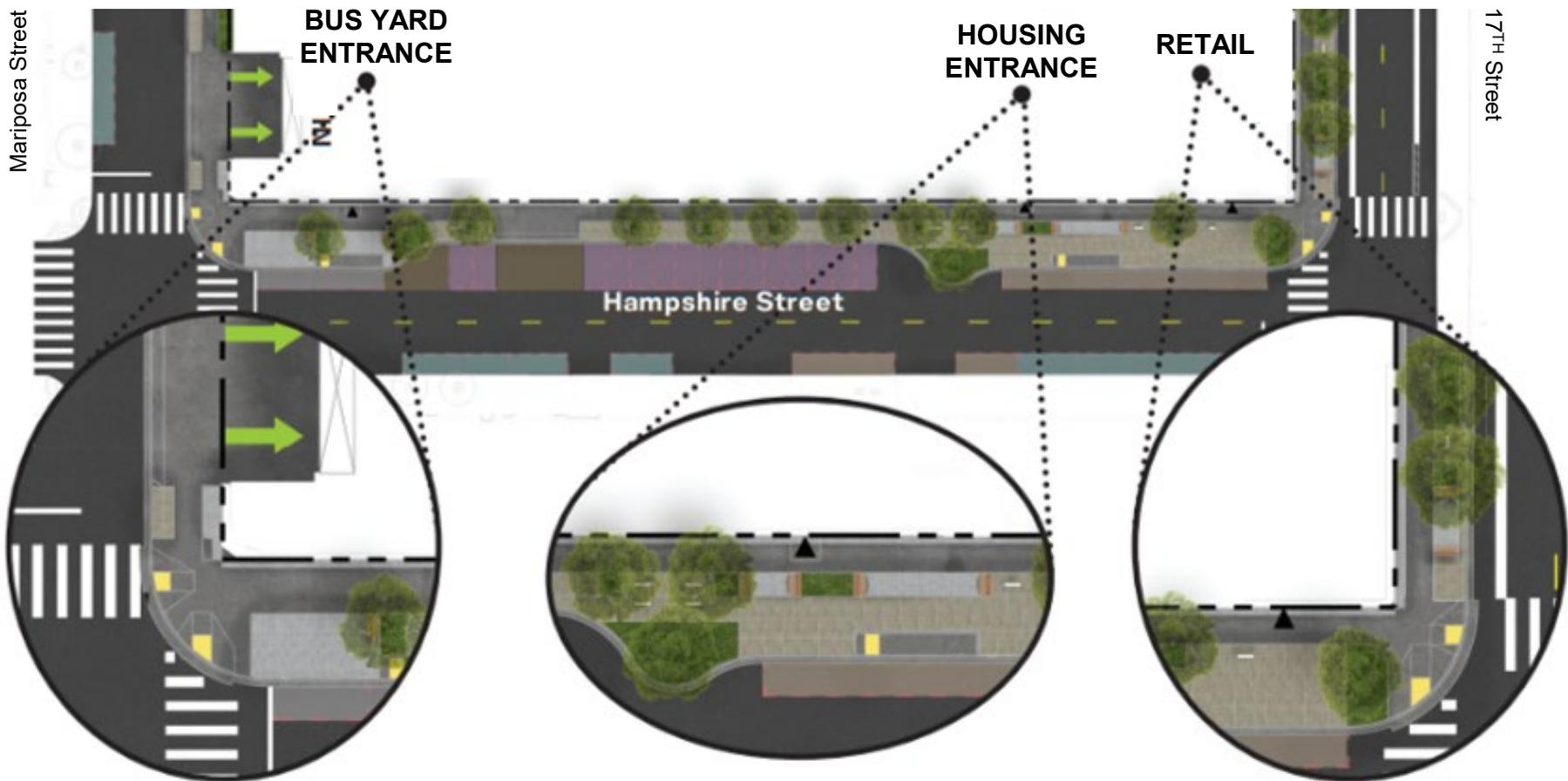
Future Facility

~100 Employees on site at a given time



Transit Operations: Input Received at Public Meeting (3/18)

Q: How will garbage collection in front of 475 Hampshire Street building happen?



Transit Operations: Working Group Questions (3/7)

Q: Level 2 and 3 are planned to be enclosed with mesh metal screening. How will noise from Level 2 and 3 stay inside of the bus yard, especially during the night?



Streetscape at 17th Street: Input Received at Public Meeting (3/18)

Q: What type of amenities would you like to see on the sidewalk area on 17th Street?

- Public Restroom
- Space for deliveries
- Farmers' Market
- Artist/craft fair
- Dog park
- Protected bike lanes w/concrete
- Retail and food courts
- Reasonably priced café / snack place
- Food store
- Mini Target
- Locally based
- Rainwater capture / swales

17th Street



Commercial & Retail: Input Received at Public Meeting (3/18)

Q: What kind of neighborhood-servicing organizations or businesses would you like to visit?



Community Services

- *Community kitchen (for street vendors)**
- Transitional aged youth job employment and development
- *Library**



Businesses

- Café / Coffee
- Medical service / clinic
- Subway or Chipotle
- *Local food vendors**



Street Vendors

- *Fruit / Fruta**
- Elote
- *Farmers' Market**

* Indicates multiple comments from public

Commercial & Retail: Input Received at Public Meeting (3/18)

Q: What kind of neighborhood-servicing organizations or businesses would you like to visit?

“Comida, fruta, elotes, que la prioridad sea para personas que vivan en el edificio y vecindario.” (Food, fruit, corn, the priority should be for people that live in the building and in the neighborhood.)

“Cocina comunitaria para que las personas que vendan fruta o comida tengan un lugar para prepararlas.” (A community kitchen for street vendors to prepare.)

“Micro-library on ground floor for children, connect with daycare”

“Safe places to do homework (potentially library)”

“Café! Coffee! Seating places for neighbors”

Commercial & Retail: Working Group

Q: What is the plan for keeping commercial spaces affordable? Will they be subsidized?

PNC is conducting a commercial market study to understand market demand for the specific commercial spaces proposed. This study will consider the potential need for permanent affordable rents for small business and/or non-profit organizations.

PNC is actively considering the following forms of affordability for commercial tenants:

- Below market rents
- City programs and subsidies
- Stabilized rents that track inflation rates, not market rates
- Business coaching

We anticipate marketing and leasing for commercial spaces to begin in 2027-2028.



Housing (amenities): Input Received at Public Meeting (3/18)

Resident and Neighborhood Items

- Public Access
 - Public pool
 - Craft / art gallery space
 - Tot Lot
 - Request for families with special needs to have priority access to housing
- Resident Services
 - Youth workshop (ex. computers, art, music, Zumba, homework, hangout)
 - **Include a fitness center (indoor)***
 - Reading comprehension classes
 - Social services
 - Resources for adults, adolescents, and support families with problems (sp)
 - **Safe place for adults, separate from teenagers***
 - **Senior activities (social emotional health)***
 - Computer room
 - Resources and activities for children

Housing (design): Input Received at Public Meeting (3/18)

“Que haya algunas unidades de 4 cuartos.”* (Request for units with 4-bedrooms)

“Setback with green space to create connection to park.”

“Que tengan una presencia mixta, para familias que tengan abuelitos.” (Request for a mixed presence for families that have grandparents)

“Love the new look and glad that there isn’t any fake articulation and wild color treatments.”

“As much greening as possible.”

“Love, love, love that the only residential parking is secure bike parking! Please make sure they can accommodate cargo bikes. If you build it, they will come.”

“Building is very chunky, it needs more setbacks to make it less massive.”

Housing Concept: Working Group Questions (3/7)

Q: Are the housing units for rent?

Q: How will the housing be managed?

50% Schematic Design
(March 2023):

- 513 Units (rental)
- 793 bedrooms



Housing Concept: Working Group Questions (3/7)

Q: What are the affordable housing levels?

Q: What dollar ranges do the AMI percentages translate to?

| Housing (by building) | No. of Units (as of 3/2023) | AMI Levels Targeted | Annual Earnings for 1-Person Household | Annual Earnings for 4-Person Household |
|-----------------------|-----------------------------|---------------------|--|--|
| Senior | 101 | 30% to 70% | \$29,100 to \$67,900 | \$41,550 to \$97,000 |
| Family 1 North | 89 | 35% to 100% | \$33,950 to \$97,000 | \$48,500 to \$138,550 |
| Family 2 South | 102 | 35% to 100% | \$33,950 to \$97,000 | \$48,500 to \$138,550 |
| Workforce | 218 | 80% to 120% | \$77,600 to \$116,400 | \$110,850 to \$166,250 |

AMI levels for households up to 11 persons available on MOHCD website:
<https://sfmohcd.org/sites/default/files/Documents/MOH/Asset%20Management/2022%20AMI-IncomeLimits.pdf>

The Project is in the pre-development stage. PNC anticipates leasing to begin until 2027-2028, at which time the annual earnings for AMI target levels may have changed.



Housing Concept: Working Group Questions (3/7)

Q: Is the Mayor's office in support of this Project?

Q: How is affordability determined?

Q: What will happen if all or partial housing financing is not secured?

MOCHD has a longstanding commitment of \$35M to fund affordable housing at Potrero Yard.

As stewards of these public investments, PNC will ensure all residents qualify for housing units by requiring documentation that confirms household income:

Acceptable documentation to determine resident eligibility:

- Paystubs
- Previous year IRS income tax forms
- PNC to use City Lottery system (Housing.Sfgov.org)

Housing Concept: Working Group Questions (3/7)

Q: Can a preference be created for City and School District workers for workforce housing (in addition to Muni employees)?

The SFMTA is currently reviewing the possibility of creating a workforce housing preference for Muni/SFMTA employees. Prior to implementing a preference, the following steps are required:

- Establish why a preference is needed
- Fair housing laws require disparate impact analysis
- Findings adopted by SFMTA Board and SF Board of Supervisors

Housing Concept: Working Group Questions (3/7)

Q: Can active play or exercise structures be included?



Housing Concept: Working Group Questions (3/7)

Q: What will be above the community rooms and childcare centers?



Housing Concept: Working Group Questions (3/7)

Q: Will the residences be powered by gas or electricity?

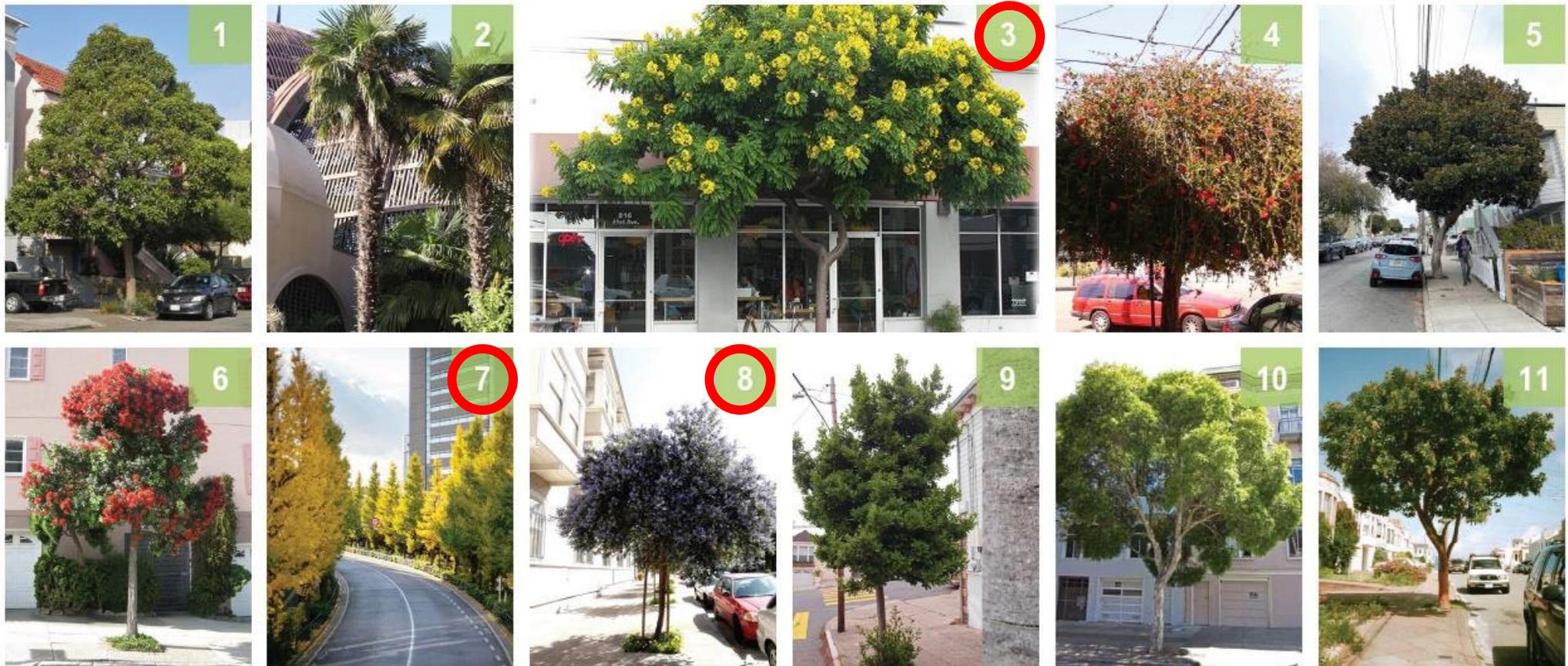
Q: Will the windows in the residences open partially or fully?

Q: Is there an opportunity to install solar photovoltaic panels on the highest roof?

Q: Will residents be allowed to have dogs?

- As part of PNC strategy to reach LEED Gold rating and aligned with local and state regulations, **all housing will be powered by electricity** - no gas will be installed.
- We are currently evaluating the building façade and design with specific window types forthcoming, however **we anticipate all windows to be operable** with an opening of approximately 4 inches.
- We are currently **studying the opportunity to include photovoltaic solar panels** on the building roof.
- **Residents will be allowed to have service animals.** Current amenities planned include a dog run on the Podium Level.

Public Spaces: Input Received at Public Meeting (3/18) – Dot Voting Results



| | | | | | |
|-------------------------------|-----------|-----------------------------------|-----------|----------------------------|---|
| 1. Brisbane Box | 1 | 5. Little Gem Magnolia | 1 | 9. Saratoga Sweet Bay Tree | 1 |
| 2. Chinese Windmill Palm | 1 | 6. New Zealand Christmas Tree | 8 | 10. Small Leaf Tristania | 1 |
| 3. Gold Medallion Tree | 11 | 7. Princeton Sentry Ginkgo | 12 | 11. Strawberry Tree | 5 |
| 4. Lemon Bottlebrush Tree | 1 | 8. Ray Hartman Ceonothus | 10 | | |

Public Spaces: Input Received at Public Meeting (3/18)

Additional comments related to Project landscape include:

- Request for Victorian Box Tree (*pihosporum undulatum*) – “this tree does great in the Mission and is adjacent to the Project on the east side of Hampshire Street”
- “Evergreen trees, please!”

Public Spaces: Working Group Questions (3/7)

Q: Can we have a tour of nearby affordable housing developments that have public space improvements including community gardens and bike parking?

Q: How can we make the street more dog-friendly?



Look and Feel: Input Received at Public Meeting (3/18)

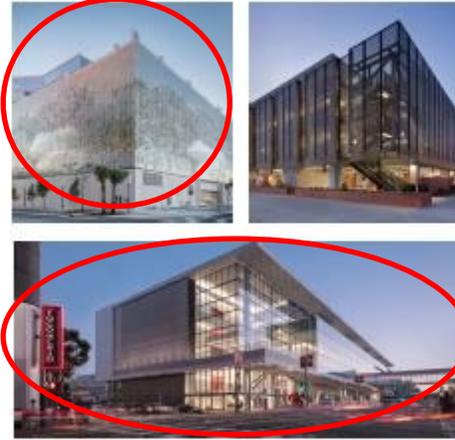
Metal Screening



Concrete



Glass



Lighting



Dot Voting Results

Metal Screening

| | |
|-----------------|----------|
| Top Left | 6 |
| Top Right | 0 |
| Bottom | 5 |

Concrete

| | |
|---------------|----------|
| Top Left | 1 |
| Top Right | 2 |
| Bottom | 7 |

Glass

| | |
|-----------------|----------|
| Top Left | 3 |
| Top Right | 0 |
| Bottom | 3 |

Lighting

| | |
|------------------|----------|
| Top Left | 2 |
| Top Right | 8 |
| Bottom | 1 |

Look and Feel: Working Group Questions (3/7)

Q: What is the lighting plan? How will you balance lighting the sidewalk to support neighborhood safety and preventing light pollution into neighboring buildings? (similar question was asked at 3/18 public meeting)



Public Art: Input Received at Public Meeting (3/18)

Preferred themes for public art include:

- Murals that include all (different) races / ethnicities (sp)
- Art that is inclusive
- Happy colors (sp)
- People seen in art (sp)
- Reflect history of the neighborhood



Public Art: Input Received (since Dec 2022)



Preferred themes for public art include:

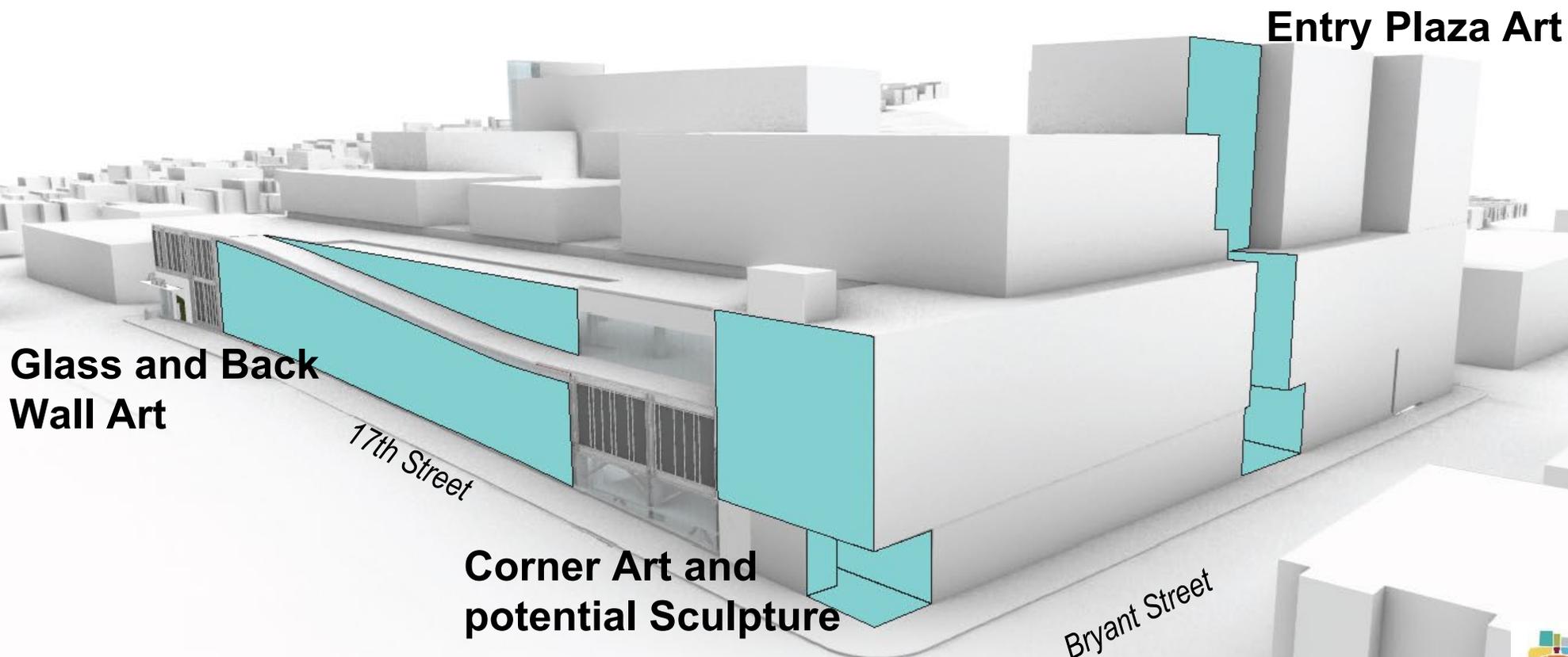
- Co-creation with local youth
- Consideration of size and scale of artwork
- Highlighting site history (celebrate bus and surrounding neighborhood)
- Hiring neighborhood artists
- Indigenous and Latino/a/e (such as Aztec, Huichol, Mayan, Ohlone)
- Interactive art (such as fountains, playgrounds)
- Lighting (LED lighting in particular, reference to Salesforce)

Public Art: Potential Site Locations (17th and Bryant streets)

Q: What is the scale of the art?

Q: How many artists or art pieces will be included?

Q: Can art be child-centered?



All potential public art site locations require approval from SF Arts Commission and to be funded by PNC contribution (2% of Bus Yard construction costs).

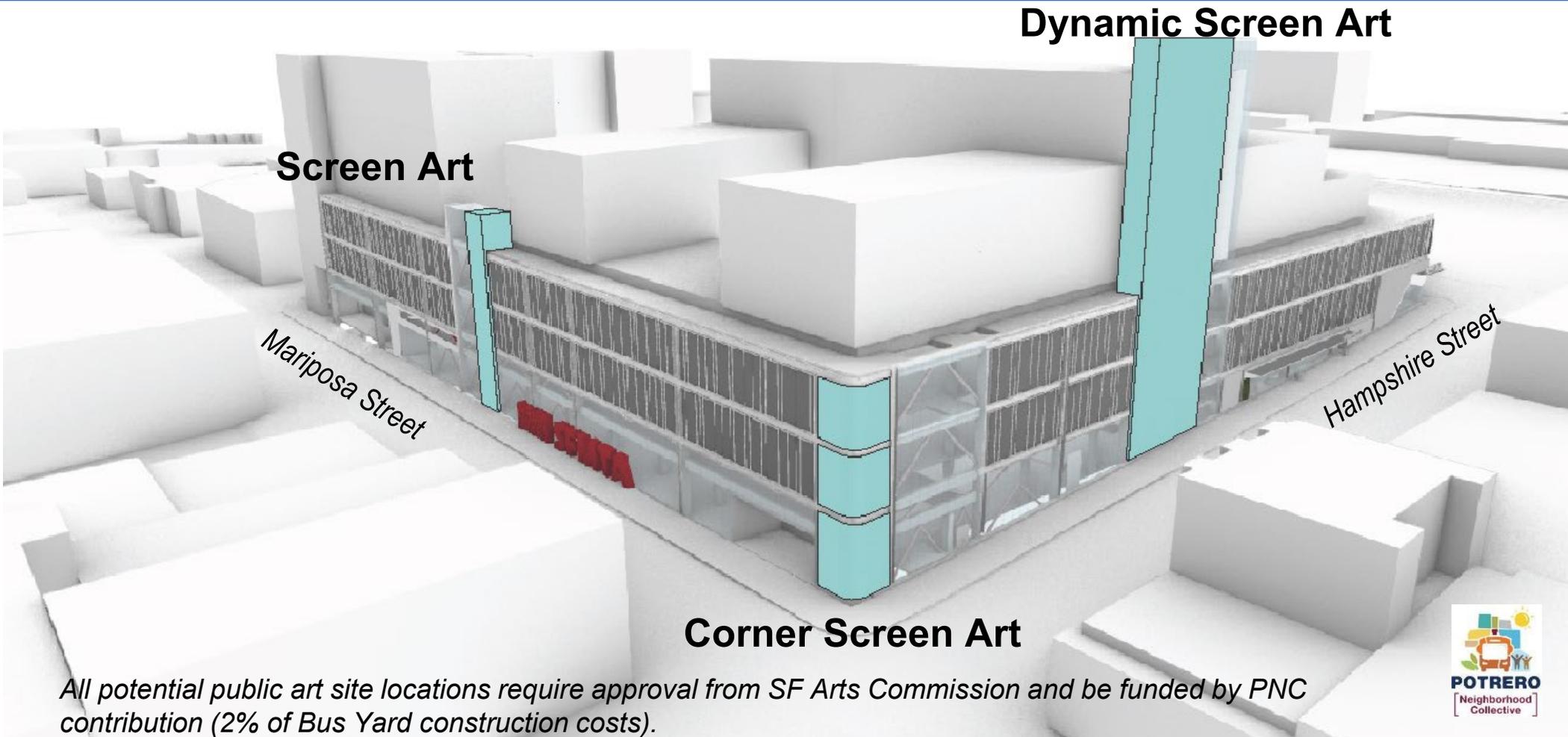


Public Art: Potential Site Locations (Mariposa and Hampshire streets)

Q: Will you connect art to the area's past (example: Seals Stadium)?

Q: Can exhibit space for rotating art be featured?

Q: What is the definition of local artist?



All potential public art site locations require approval from SF Arts Commission and be funded by PNC contribution (2% of Bus Yard construction costs).

Next Steps

A chance for Working Group members to weigh in on Open Decision Points:

- Next Working Group meeting: May 2, 2023
- Listening Sessions (schedules pending, dates TBD)
- CTA Community Advisory Council: April 26 at 6 p.m.
- SFMTA Board Meeting: May 2, 2023 at 1 p.m.
- CTA Board Meeting: May 9, 2023 at 10:00 a.m.

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 Reach Out Anytime

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