



Potrero Yard Modernization Project

Frequently Asked Questions

What is the Potrero Yard Modernization Project?

The Potrero Yard Modernization Project is part of the SFMTA's Building Progress Program, which aims to expand and improve our light rail and bus facilities as we make investments in our Muni fleet.

Potrero Yard's two-story maintenance building and bus yard will be replaced with a modern, efficient, three-story bus maintenance and storage garage. The modern Potrero Yard will be home to several important SFMTA functions, including operator training classrooms and space for the Street Operations team, whose transit inspectors keep the system running smoothly and help during construction projects. The facility will also be equipped to serve the SFMTA's growing fleet of trolley buses as it transitions to battery electric vehicles.

Potrero Yard: Built 1915



A modern Potrero Yard will help the SFMTA prepare for natural disasters like earthquakes and the effects of climate change, be more cost-effective and, most importantly, help us keep more buses on the road, serving you.

What is the project timeline?

Construction for the project is targeted for 2023 to 2026, in preparation for the new battery electric buses we expect to receive by 2026.

The SFMTA is working with fellow City departments (including SF Planning, the Mayor's Office of Housing and Community Development, and the Office of Economic and Workforce Development), elected officials (Mayor's Office, Supervisor Ronen – District 9 and Supervisor Walton – District 10), and community members, including our Potrero Yard Neighborhood Working Group, to ensure the new Potrero Yard is an asset to the neighborhood.

We are also studying the project details, working on the transit facility design, and preparing to partner with a developer to rebuild Potrero Yard.

We will continue to seek community feedback throughout the process, including on our conceptual designs of the facility and on the project review schedule.

Where does my input fit into this project?

Some decisions about the project, like how our maintenance staff do their jobs and how to meet the needs of our fleet, are going to be made by the SFMTA. However, we will engage our stakeholders on a number of potential community benefits that may or may not be included in the project, such as housing, a community room and arts space, and public art, along with decisions about the facility's architectural character.

How much will it cost to modernize Potrero Yard?

The SFMTA estimates that the full cost of the new three-story facility is approximately \$400 million.

How will you fund the project?

There are a handful of funding channels that we can explore to fund the project. Options include:

- Ongoing SFMTA operating and capital budget allocations
- Revenue from future ballot measures, including bond proceeds
- Revenue from possible joint development¹
- State funding
- Federal funding
- Possible future revenue measure, or reallocation of expenditure plans of existing taxes

Why do we need a modern Potrero Yard?

Potrero Yard was built in 1915 – over 100 years ago – and originally served 100 streetcars. Today, the yard houses 158 trolley buses. As we expand our service to keep up with ridership demand, we need a yard that meets modern standards for equipment and technology to make sure that storage, maintenance, cleaning, and other activities are done safely and efficiently.

A new facility is important for maintaining and storing our fleet of buses, improving staff working conditions, ensuring resiliency to climate change and natural disasters, and improving service performance.

Trolley Buses at Potrero Yard



¹ Joint development is when a public transportation project is combined with another type of project, like housing or commercial development. Revenue from joint development could help to fund the Potrero Yard Modernization Project.

In addition, the modern facility will help reduce vehicle breakdowns, increase on-time performance, and reduce passenger overcrowding.

From operator training to transit inspection and more, the SFMTA provides many services in addition to bus maintenance and operations, and our goal is to house these functions on SFMTA-owned land in high-quality, permanent work space. Rebuilding Potrero Yard from the ground up provides an opportunity for the SFMTA to co-locate the bus facility with other important uses that need new and improved space.

How does a modern Potrero Yard improve my Muni ride?

Six transit lines (5 Fulton, 5 Fulton Rapid, 6 Haight/Parnassus, 14 Mission, 22 Fillmore, and 30 Stockton) run out of Potrero Yard and carry over 102,000 Muni customers each day. Potrero Yard plays an integral role in keeping Muni service running and the City moving.

What other SFMTA uses are planned for Potrero Yard?

In addition to operating and maintaining buses, the modern Potrero Yard will host a variety of important SFMTA uses. The facility will offer space to train and certify new and returning drivers, mechanics, Street Operations team members, and anyone who will need a license to operate Muni buses to perform the duties of their job. The new yard will provide work space and fleet parking for Street Operations transit inspectors to help keep the transit system running smoothly.

The new facility will also accommodate infrastructure and electrical supply for the all-new battery electric bus fleet that the SFMTA has committed to launching by 2035.

Will the new yard be bigger than the current facility?

The new facility will be a multi-level bus yard that occupies the full 4.4-acre site. To fully house all SFMTA functions programmed at the site, the transit facility needs to be 70 to 75 feet tall as measured from Mariposa Street. The SFMTA has begun evaluating potential project concepts and their impacts on the neighborhood, such as potential shadow impacts on nearby Franklin Square Park.

If joint development is included, the building would be taller than 75 feet and may extend up to 150 feet, but the full building height is still under analysis.

Workers Conducting Above-Vehicle Repairs Outside, Due to Low Ceilings at Potrero Yard



**Will housing on top of the yard be a component of the project?**

The SFMTA is in the conceptual planning stage for this project. Our need to build a modern facility is most critically linked to supporting Muni service, but we are also considering additional uses at the new yard. As a result, we are looking to leverage funds for housing as a potential use on top of the modernized Potrero Yard. If we can find a financially responsible way to make this work for the community, then we will proceed, but housing is not a prerequisite to build the yard.

If housing were built, how many residential units could be located on top of the yard?

The SFMTA's most updated residential analyses include a range from 100 to 600 residential units, if housing is included on the site. The primary function of the site is Muni bus operations and maintenance, and housing may be included if feasible. The SFMTA has been working closely with the SF Planning Department, Office of Economic and Workforce Development, and the Mayor's Office of Housing and Community Development on land use, urban design and neighborhood compatibility, as well as economic feasibility of housing as a joint use. These residential unit count numbers are not final, but represent the current thinking informing the SFMTA's studies.

If housing were built, how many residential units could be affordable?

The number of affordable units depends on many factors, including funding available at the time the development is set to move forward (pending project approvals). The SFMTA has heard neighborhood stakeholders' and community preservation advocates' priority for increasing affordability. Accordingly, we will continue to analyze strategies to address the community's needs.

What other community amenities could be included on the site?

Potential amenities on the site could include public space, such as a community room, publicly accessible open space, and public art. The SFMTA remains open to additional suggestions about on-site community amenities.

How can I get involved?

You can subscribe to receive updates and learn more about the project by visiting the project page: sfmta.com/PotreroYard.

We welcome you to attend our [community event](#) on Saturday, August 10, 12p.m. to 3 p.m. for a family-friendly afternoon at Franklin Square Park and guided tours of the Potrero Yard facility. Tours begin at 12:30 p.m. and the last tour is at 2:30 p.m. There will be food and activities for all ages as staff engages with neighbors and community members about the future of Potrero Yard.

We are also seeking three additional members of the Potrero Yard Neighborhood Working Group: an SFMTA/Muni Front Line Staff Advocate, a representative from a Small Business within 0.5 miles, and a



Member At-Large. To apply for one of these positions, please complete the [online application form](#), or you can download the PDF application located on the project page.

If you have questions or want to provide feedback about the project, please contact PotreroYard@sfmta.com or 415.646.2223.