



SFMTA

Building Progress: Potrero Yard Neighborhood Working Group

June 2025 | Meeting #49



Detailed Agenda

1. Member & SFMTA Announcements — 15 minutes
2. Working Group Update – 10 minutes
3. Joint Development Policy – 10 minutes
4. Project Updates – 30 minutes
5. Community Engagement Update – 10 minutes
6. Next Steps — 5 minutes
7. 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



Announcements: Fare Increases, July 1

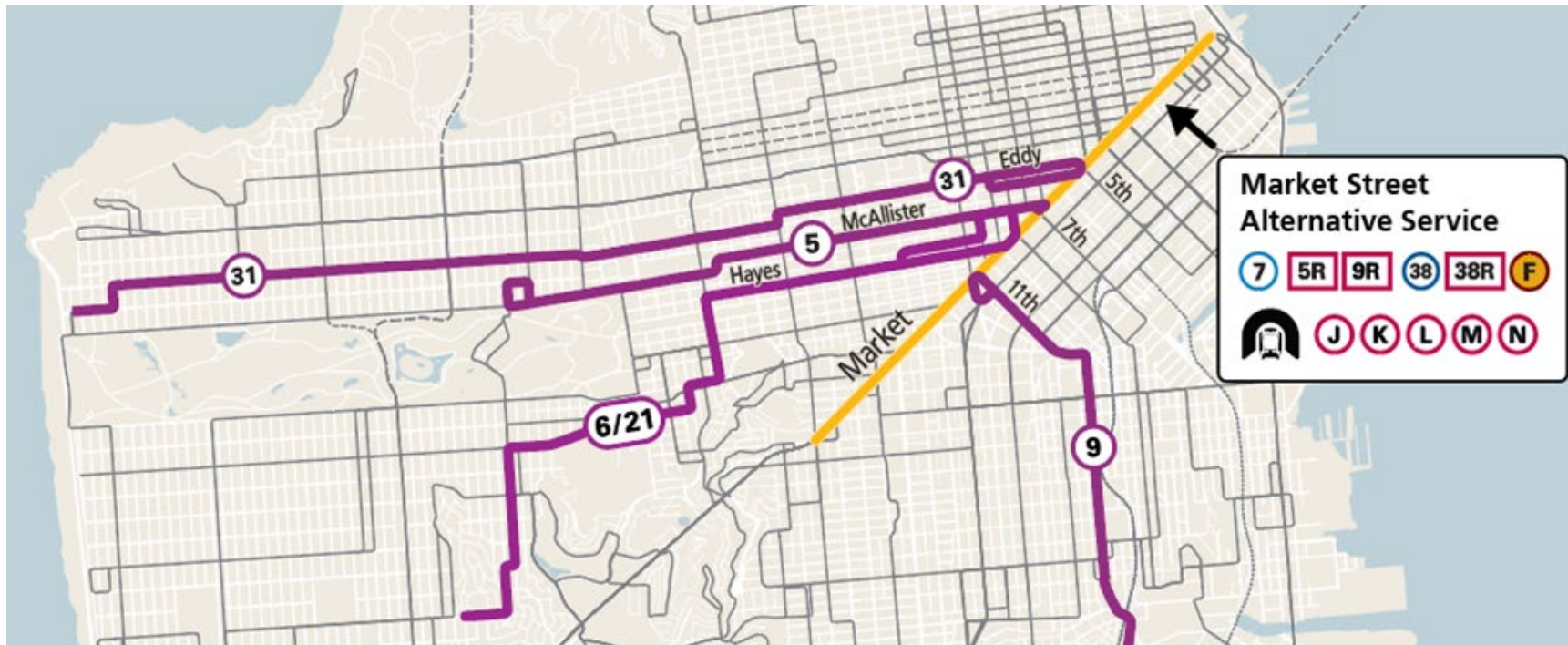
SFMTA Board approved these fare increases in April 2024 as part of the agency's FY 2025 and FY 2026 SFMTA operating and capital budgets. (Two increases approved for 1/1 and 7/1.)

Prior to these recent changes the last increases were in July 2019.

		Current	Effective 1/1/2025	Effective 7/1/2025
FARE DESCRIPTION	PAYMENT METHOD	FY24	FY24-25	FY25-26
Full Fare Single Ride	Clipper/MuniMobile	\$2.50	\$2.75	\$2.85
Full Fare Single Ride	Farebox/Limited Use Ticket	\$3.00	\$3.00	\$3.00
Senior/People with Disabilities Single Ride	Clipper/MuniMobile	\$1.25	\$1.35	\$1.40
Senior/People with Disabilities Single Ride	Farebox/Limited Use Ticket	\$1.50	\$1.50	\$1.50
Clipper START Single Ride Fare	Clipper	\$1.25	\$1.35	\$1.40
One-Day Pass (No Cable Car)	MuniMobile/Farebox	\$5.00	\$5.50	\$5.70
Adult "M" Monthly Pass	Clipper	\$81.00	\$85.00	\$86.00
Adult "A" Monthly Pass (+ BART within SF)	Clipper	\$98.00	\$102.00	\$104.00
Senior/People with Disabilities Monthly Pass	Clipper	\$40.00	\$43.00	\$43.00
Lifeline Monthly Pass	Limited Locations	\$40.00	\$43.00	\$43.00
Cable Car Single Ride	All	\$8.00	\$8.00	\$9.00
Off-Peak Cable Car Fare (Seniors/People with Disabilities) from 9:00 p.m. to 7:00 a.m.	On-Board	\$4.00	4.00	\$4.00
One Day Visitor Pass	All	\$13	\$14.00	\$15.00
Three Day Visitor Pass	All	\$31	\$33.00	\$35.00
Seven Day Visitor Pass	All	\$41	\$44.00	\$47.00
California Cable Car Line Day Pass	All	N/A	5.00	5.00
Paratransit Van Services	All	\$2.50	\$2.75	\$2.85
Paratransit Taxi Services	Paratransit Debit Card	\$6 (\$30 Value)	\$6 (\$30 Value)	\$6 (\$30 Value)

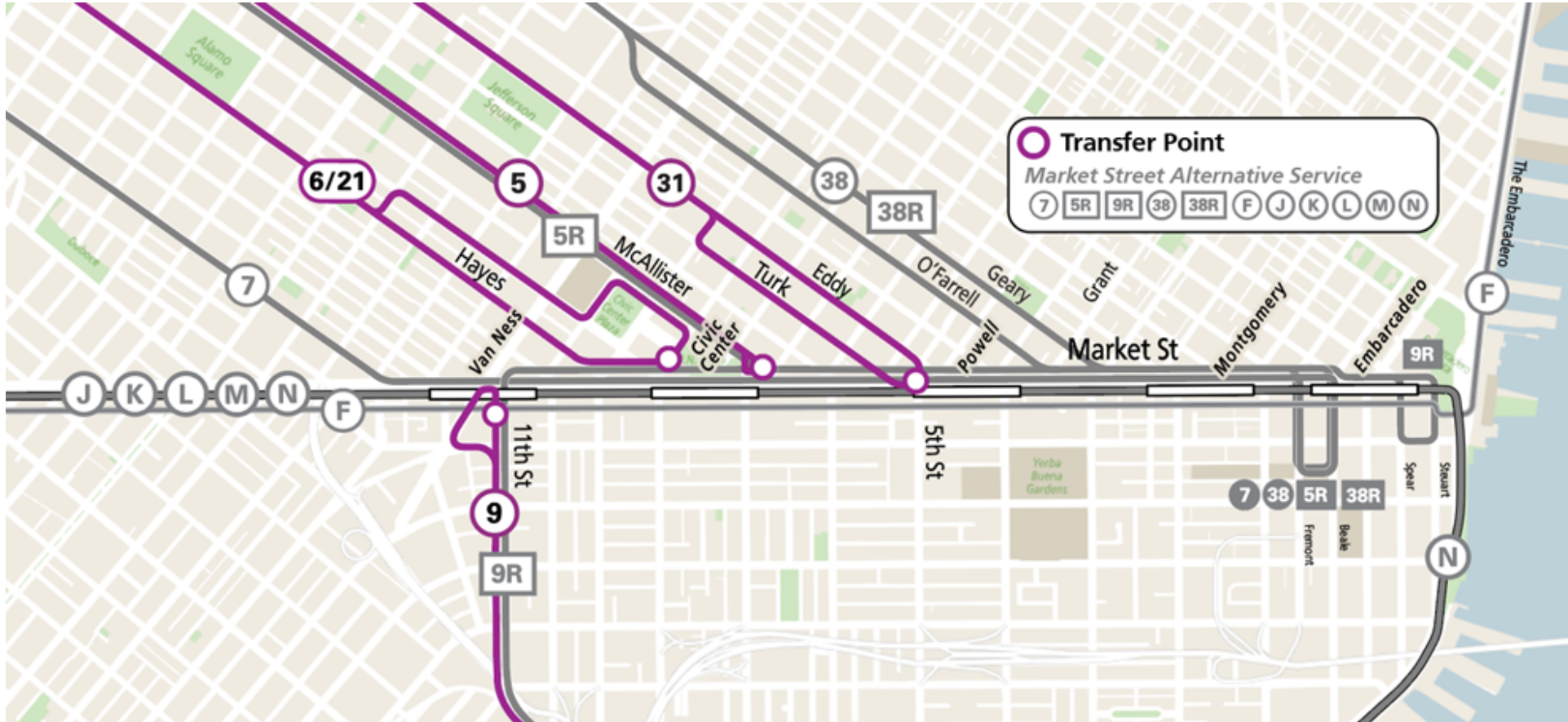
Announcements: Muni Service Cuts June 21

- **5 Fulton**, **9 San Bruno** and **31 Balboa**, will turn around to go back outbound once they reach Market Street
- **5R Fulton Rapid** and **9R San Bruno Rapid** will remain in service
- **6 Haight-Parnassus** and **21 Hayes** will be combined into one line with the portion of the 6 Haight-Parnassus west of Masonic Avenue and the portion of the 21 Hayes east of Masonic Avenue.



For more info:
[SFMTA.com/MuniCuts](https://www.sfmta.com/MuniCuts)

Announcements: Muni Service Cuts June 21



For more info:
[SFMTA.com/MuniCuts](https://www.sfmta.com/MuniCuts)

Watch a video illustrating these changes: **Muni Service Changes Start June 21** (<https://www.youtube.com/watch?v=rBG6LvsAEN0>)

Announcements: Working Group

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



Working Group Updates

Caroline Cabral, SFMTA
John Angelico, SFMTA



BUILDING PROGRESS

New Members

Welcome Ed and Martha!



Edward Hatter

Executive Director of the
Potrero Hill Neighborhood House
(Youth Serving Organization)



Martha Ryan

Founder, Homeless Prenatal Program
(Housing Advocate, proxy member)

(Congrats to Shellena Eskridge!)



Working Group Open Seat

- The Potrero Yard Neighborhood Working Group has one (1) vacancy:
 - Senior Serving Organization
- We are actively seeking applications to fill this vacancy.
- Please share these openings within your network.



Joint Development Program Goals and Policy

Wade Wietgreffe, SFMTA





Joint Development involves a developer using SFMTA property for non-SFMTA uses.



Uses include housing and commercial development. The SFMTA, the community and the developer benefit. The developer typically owns and finances the non-SFMTA uses.

Projects are built over many years. A developer pays the SFMTA rent for its land and based on the performance of the development.

Source: [HRA Advisors](#)

Investing in Muni is Investing in Equity



Who rides Muni?



Downtown Recovery



*Muni affordability &
Cost of Living*

"There is literally no way to fill downtown with commuters unless you have public transit."

- Ted Egan, Chief Economist

City and County of San Francisco Properties



Joint Development uses private investment to:

- 1. Maximize Public Good.** Generate substantial long-term revenues to improve our transportation system. (top priority)
- 2. Create Inclusive and Well-Connected Communities.** Create development projects that foster inclusive communities and improve access to opportunity and resources.
- 3. Build Sustainable and Resilient Projects.** Build development projects that improve working conditions for SFMTA staff, use green and resilient practices and reduce vehicle miles traveled and greenhouse gas emissions.

Joint Development Program Policy - Portfolio

This map displays SFMTA properties that have the potential to advance SFMTA Joint Development Program Goals through future joint development projects.^{1,2}



- EXISTING JOINT DEVELOPMENT

- PORTFOLIO

- UNDER REVIEW



Parking Lot



Parking Garage



Facility

0 0.5 1 2 Miles



- 1 Ocean-Frida Kahlo, Residential Mixed-use
- 2 Balboa Park Upper Yard, Residential Mixed-use
- 3 Geneva Car Barn & Cameron Beach Yard, Community Center
- 4 Mission-Bartlett, Residential + Garage
- 5 Hoff & 16th Street, Residential + Garage
- 6 1 Hotel, Hotel Mixed-use
- 7 La Playa & Cabrillo Terminal Loop, 0.44 Acre
- 8 Geary/21st Ave. Lot, 0.17 Acre, 21 Parking Spaces
- 9 18th Ave./Geary Lot, 0.23 Acre, 21 Parking Spaces
- 10 9th Ave./Clement Lot, 0.18 Acre, 21 Parking Spaces
- 11 8th Ave./Clement Lot, 0.25 Acre, 26 Parking Spaces
- 12 Presidio Yard, 5.4 Acres, 478 Staff, 132 Transit Vehicles³
- 13 Pierce Street Garage, 0.32 Acre, 116 Parking Spaces
- 14 California/Steiner Lot, 0.43 Acre, 48 Parking Spaces
- 15 Performing Arts Garage, 1.01 Acres, 598 Parking Spaces³
- 16 Golden Gateway Garage, 0.37 Acre, 1095 Parking Spaces
- 17 Sutter-Stockton Garage, 0.43 Acre, 1865 Parking Spaces
- 18 Ellis-O'Farrell Garage, 0.77 Acre, 950 Parking Spaces³
- 19 Fifth & Mission/Yerba Buena Garage, 2.77 Acres, 2585 Parking Spaces³
- 20 Yerba Buena/Moscone Station (above) & Headhouse, 0.34 Acre
- 21 Moscone Center Garage, 0.93 Acre, 732 Parking Spaces³
- 22 20th Ave./Irving Lot, 0.20 Acre, 24 Parking Spaces
- 23 8th Ave & Irving Street Lot, 0.28 Acre, 41 Parking Spaces
- 24 18th St./Collingwood Lot, 0.19 Acre, 28 Parking Spaces
- 25 Castro/18th St. Lot, 0.19 Acre, 20 Parking Spaces
- 26 24th St./Noe Lot, 0.13 Acre, 16 Parking Spaces
- 27 Potrero Yard, 4.4 Acres, 465 Staff, 158 Transit Vehicles³
- 28 19th Ave./Ocean Lot, 0.18 Acre, 20 Parking Spaces
- 29 Ocean/Junipero Serra Lot, 0.19 Acre, 20 Parking Spaces
- 30 West Portal/14th Ave. Lot, 0.14 Acre, 19 Parking Spaces
- 31 Ulloa/Claremont Lot, 0.30 Acre, 23 Parking Spaces
- 32 Kirkland Yard, 2.6 Acres, 338 Staff, 188 Transit Vehicles
- 33 Flynn Yard, 6.2 Acres, 424 Staff, 119 Transit Vehicles
- 34 Woods Yard, 8.2 Acres, 856 Staff, 204 Transit Vehicles

1. These properties are currently necessary for SFMTA uses. Inclusion in the Portfolio does not make it Surplus Land as defined by the Surplus Land Act.

2. "Existing Joint Development" includes projects at predecessor agencies to the SFMTA. The list is not comprehensive as it excludes commercial leases at SFMTA properties, among others.

3. These properties are subject to Portfolio Requirements for parcels at one-half acre or larger. The Director of Transportation may amend to include only a portion of these properties in the Portfolio based on SFMTA needs.

An aerial photograph of San Francisco, showing a dense urban landscape with various skyscrapers and older buildings. A semi-transparent dark grey overlay covers the entire image, serving as a background for the text.

Thank you

Wade Wietgreffe, SFMTA, Joint Development Program Manager

Nathan Stalnaker, SFMTA, Public Relations Officer

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



Bus Yard Updates

Chris Lazaro, SFMTA
Chris Jauregui, PNC



BUILDING PROGRESS

Updated Timeline

2018 - 2022

SFMTA PLANNING



- ✓ SFMTA planning and community outreach and engagement to advance the Potrero Yard Modernization Project.
- ✓ PNC selected as project Development Team.

2022 - 2025

DESIGN & PERMITTING



- ✓ Entitlements granted.
- ✓ Updated the Environmental Impact Report (EIR) as part of California Environmental Quality Act (CEQA) requirements.
- ✓ Received federal NEPA clearance.
- ✓ Entering into Bus Yard Project Agreement (PNC & the city).
- ✓ Webcor selected as the Prime Contractor for bus yard.
- Finalizing Bus Yard Project Agreement.
- Identifying and securing funds for Phase 1 of housing.

2026 - 2030

BUS YARD CONSTRUCTION



- Muni operations temporarily relocated.
- Demolish existing Potrero Yard.
- Construct new bus yard.

STARTS AS EARLY AS 2028

HOUSING CONSTRUCTION



- Secure funding for each phase of housing.
- Conduct contractor procurement for each housing building, starting with Bryant Street Affordable Housing.
- Construction of housing, retail spaces, and other uses.

STARTS AS EARLY AS 2030

OPERATIONS & MAINTENANCE



Maintenance of the bus facility begins, including replacing key building systems such as elevators and the HVAC system.

* schedule is subject to change

KEY MILESTONES

2020: Lead Developer bidders required to include minimum of 50% on-site affordable housing in proposal.

2021: Draft Environmental Impact Report (DEIR) released for public comment.

2022: Lead Developer (Potrero Neighborhood Collective or PNC) selected to work with the SFMTA to advance the project design.

2024: Project Entitlements obtained including accepting the Final Environmental Impact Report.



BUILDING PROGRESS

Bus Yard Milestones Reached

Below identifies key milestone accomplishments for the Bus Yard Infrastructure Facility development:

Activity	Date
PNC selected by City as Lead Developer	November 2022
RFQ for Prime Contractor released to Respondents	July 2023
Interviews of Prime Contractors	Fall 2023
CEQA* findings adopted by SF Planning Commission	January 2024
Selection of Shortlisted Prime Contractors	January 2024
Select LD LBE Liaison	January 2024
Project Entitlement Obtained	March 2024
Release RFP for Prime Contractor	July 2024
Preferred Prime Contractor selected	January 2025
SBE / DBE Contractor Outreach Event	February 2025
Project Agreement Approval (including Design-Build Agreement)	Late 2025**
Yard Closure	Early 2026**
Construction Start	Early 2026**

*California Environmental Quality Act

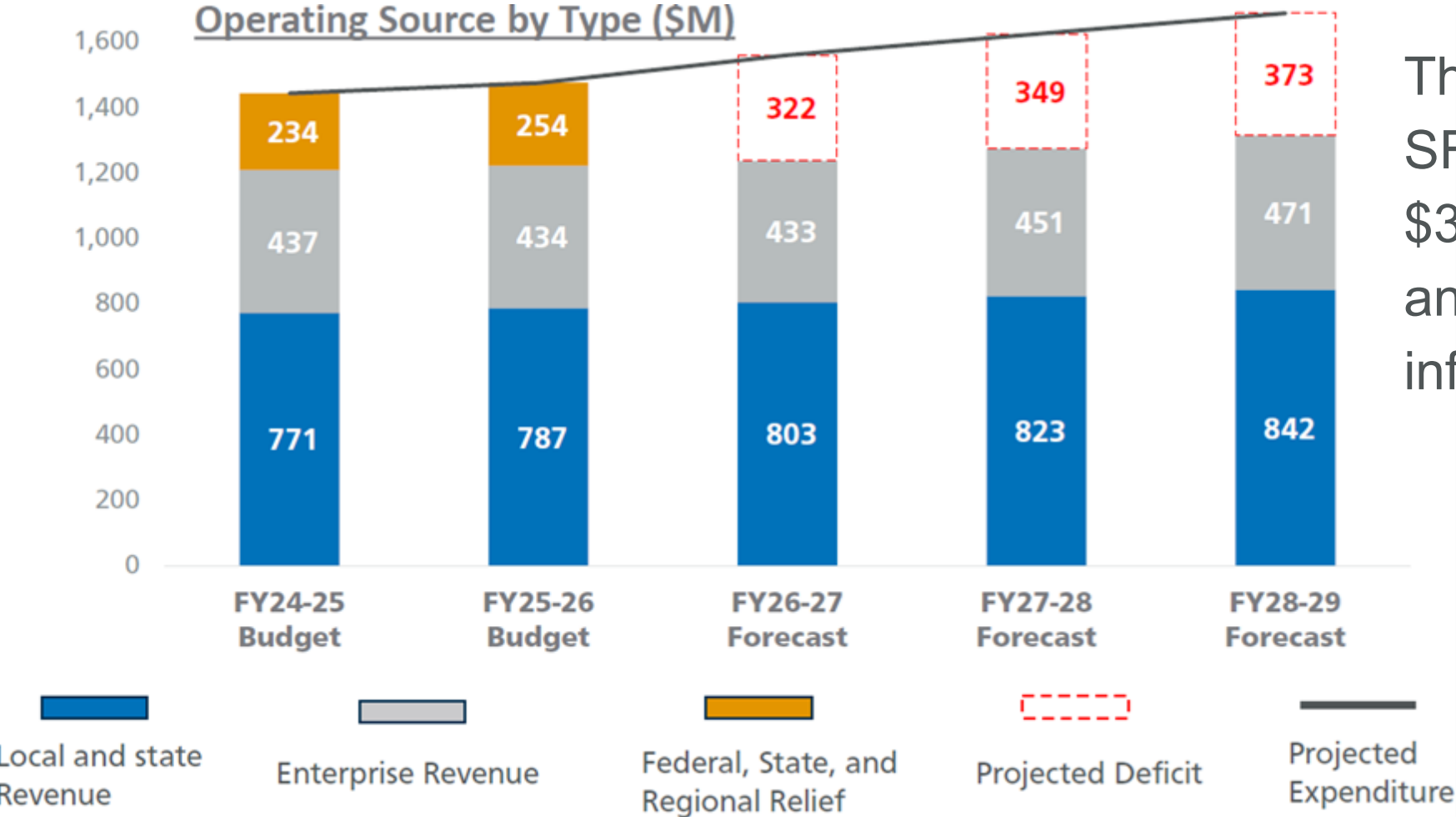
**Dates subject to change

Construction Pricing and Scheduling Overview

- PNC's selected Design-Builder, Webcor, is finalizing pricing and schedule to meet the SFMTA's operational needs.
- Construction pricing and scheduling are based on:
 - Experience as a local general contractor
 - Price quotes from prospective trade partners from the local industry
 - Understanding of current market conditions
 - Identifying areas of innovation and efficiency
 - Project plan refinement

BUILDING PROGRESS

SFMTA Budget Context



The projected SFMTA deficit is \$322M in FY26-27 and grows with inflation over time.

Source: 2025 SFMTA Board Workshop, Budget Overview, April 22, 2025

Getting to a Final Price and Schedule

To achieve the best outcome at the lowest possible price within the shortest timeframe, the team is:

- **Value Engineering** – finding alternative materials, systems, equipment or features that reduce cost without compromising quality or performance.
- **Design Enhancement** – identifying design and construction efficiencies that reduce cost without sacrificing quality or performance.
- **Administrative Cost Review** – repricing insurance, permits, and other general requirements based on accepted design and construction updates.
- **Maintenance & Operations Cost Update** – repricing maintenance and operations costs based on accepted design and construction updates.



Community Engagement Update

John Angelico, SFMTA



BUILDING PROGRESS

Potrero Yard Staff Inreach

This spring the SFMTA team is meeting with Labor Unions that operate out of Potrero Yard to provide project updates. To date we have met with:

- **IAM 1414** — International Association of Machinists and Aerospace Workers (IAM), Local 1414 [Painters, Body Shop], March 20, 2025.
- **TWU 250A** — Transport Workers' Union (TWU), Local 250-A [Operators], April 8, 2025.
- **SEIU 1021** — Service Employees International Union (SEIU), Local 1021 [Car Cleaners, Storekeepers], April 30, 2025.
- *Arranging updates with IBEW Local 6 — International Brotherhood of Electrical Workers (IBEW), Local 6 [Mechanics, Technicians, Welders]*

We will also be conducting in-reach meetings with maintenance staff and operators at the yard.



BUILDING PROGRESS

Past Community Events

The SFMTA and PNC participated in following activities this Spring 2025:

- **May 12 & 14:** Public tours of the yard were offered.
- **May 24 & 25:** Project staff tabled at SF Carnaval festival on Harrison Street.



Potrero Yard public tour, May 12, 2025



Project staff at SF Carnaval, May 24, 2025



BUILDING PROGRESS

Upcoming Community Events

June: The SFMTA will hold public tours of the Yard on:

- Monday, June 23, 6:15 p.m.
- Thursday, June 26, 6:15 p.m.

Register at [SFMTA.com/PotreroYard](https://www.sfmta.com/PotreroYard)

July 20: Find us at Sunday Streets along Valencia Street in the Mission!



Project staff at 2024 Sunday Streets



Project staff at 2024 Sunday Streets





Next Steps

John Angelico, SFMTA



BUILDING PROGRESS

Next Steps

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

- **Potrero Yard public tours:** June 23 and June 26, 2025
- **Sunday Street on Valencia:** July 20, 2025
- **Next Working Group meeting:** August 12, 2025 (location TBD, date subject to change)

Please let us know if there are local residents, businesses, organizations, or other community members that may be interested in learning more the Project

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.

BUILDING PROGRESS

Contact Us

John Angelico

Public Information Officer

John.Angelico@SFMTA.com

415.646.4783

Bonnie Jean von Krogh

Building Progress Public Affairs Manager

BonnieJean.vonKrogh@SFMTA.com

415.646.2447

Chris Lazaro

Program Director in Building Progress - Potrero Yard Modernization Project

Chris.Lazaro@SFMTA.com

Potrero Neighborhood Collective

PotreroYard@plenaryamericas.com

Sign Up for Project
Updates

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

