



SFMTA

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.



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Member and SFMTA Announcements

John Angelico, SFMTA



BUILDING PROGRESS

Announcements: SFMTA

Please welcome

Chris Lazaro

Program Director in Building Progress for the
Potrero Yard Modernization Project

Chris.Lazaro@SFMTA.com

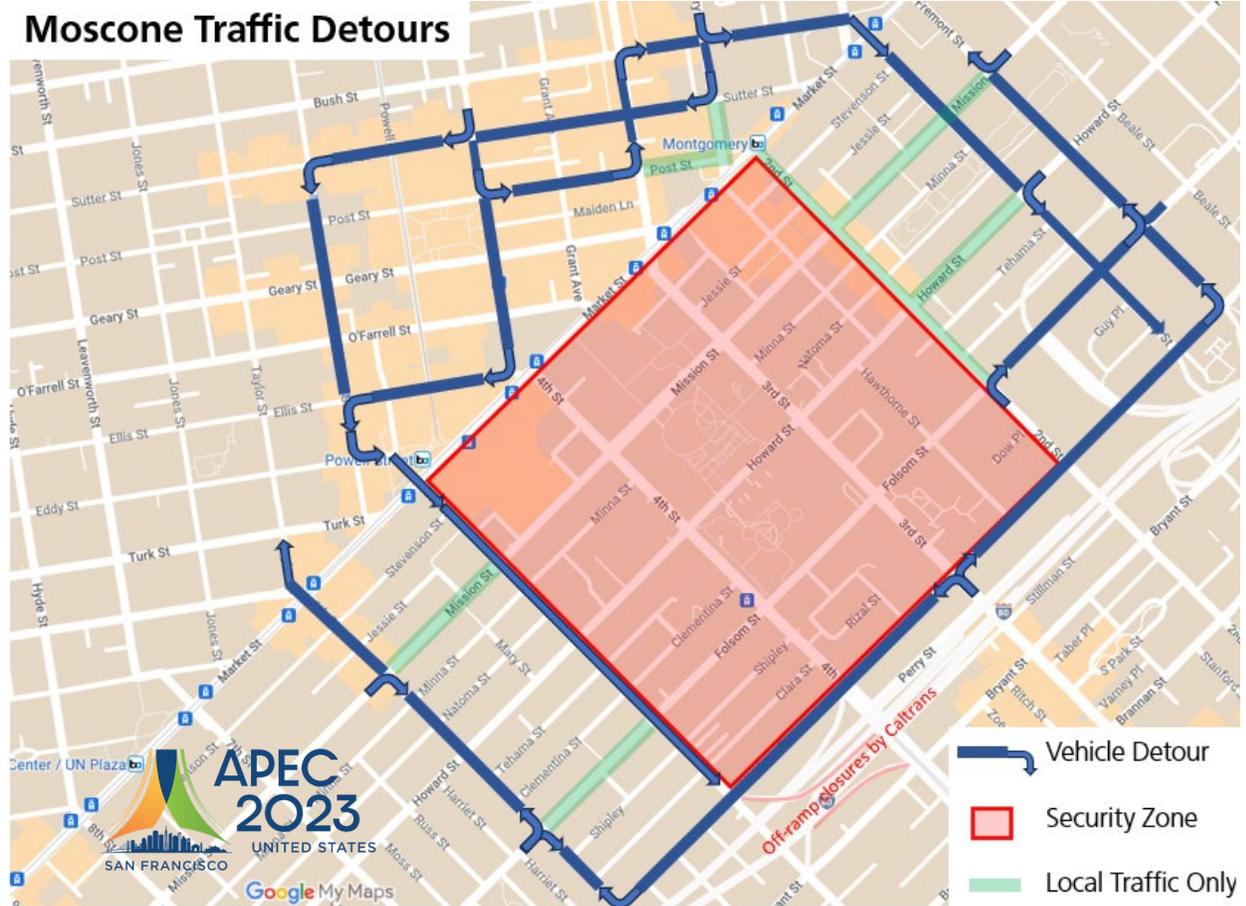


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Announcements: SFMTA

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.



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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

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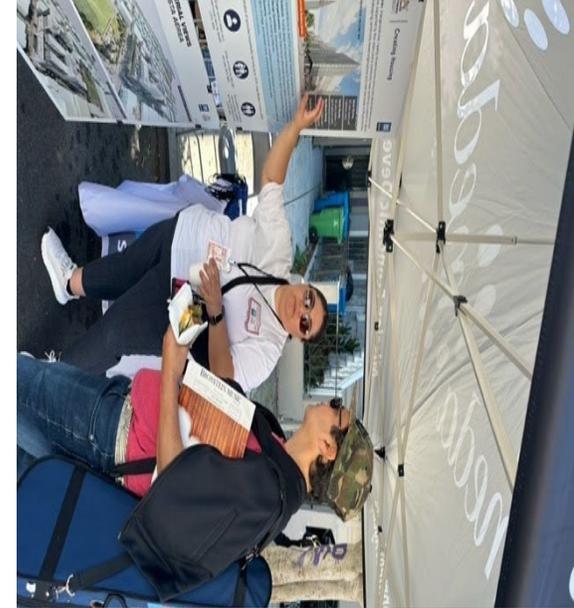
Schedule Updates: October 2023

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

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Schedule Updates: City / County Engagement

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

**subject to change*

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



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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.





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Public Art Update

Jackie vonTreskow, SF Arts Commission



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 OUR ROLE & IMPACT FIND OPPORTUNITIES EXPERIENCE ART GET INVOLVED Q

REQUEST FOR QUALIFICATIONS

Potrero Yard Modernization Public Art Project

PROYECTO DE ARTE PÚBLICO PARA LA MODERNIZACIÓN DE POTRERO YARD SOLICITUD DE CUALIFICACIONES

ISSUE DATE: OCTOBER 23, 2023
APPLICATION DEADLINE: DECEMBER 11, 2023, 11:59 PM PST
[ADD TO CALENDAR](#)
← 🖨

[SUBMIT YOUR APPLICATION](#)

[TECHNICAL ASSISTANCE](#)

LAND ACKNOWLEDGEMENT
The San Francisco Arts Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the ancestors, elders and relatives of the Ramaytush Community and by affirming their sovereign rights as First Peoples. As a department dedicated to promoting a diverse and equitable Arts and Culture environment in San Francisco, we are committed to supporting the traditional and contemporary evolution of the American Indian community.

RACIAL EQUITY STATEMENT
The San Francisco Arts Commission is committed to creating a city where all artists and cultural workers have the freedom, resources and platform to share their stories, art and culture and where race does not predetermine one's success in life. Fueled by these beliefs, we commit to addressing the systemic inequities within our agency, the City and County of San Francisco and the broader arts and culture sector. This work requires that we focus on race as we confront inequities of the past, reveal inequities of the present and develop effective strategies to move all of us towards an equitable future.



PROJECT OVERVIEW
The San Francisco Arts Commission invites artists and artist teams residing in the United States to submit qualifications for three art opportunities for the Potrero Yard Modernization Public Art Project. Applicants to this RFQ will be considered for the following artwork opportunities:

1. Architecturally integrated glass artwork on the bus ramp on 17th Street measuring approximately 11,000ft², facing Franklin Square.
2. Architecturally integrated glass artwork on a multi-story stairwell measuring approximately 3,800ft², located on Mariposa Street at York Street.

- **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 san francisco
arts commission



CALL FOR ARTISTS!

Potrero Yard Modernization Project Public Art RFQ

**Application Deadline:
December 11, 11:59 p.m.**

The goals of the Potrero Yard Modernization Project Public Art Program are to illuminate and celebrate the people, history, and diverse cultures of the Potrero Hill and Mission neighborhoods and adjacent Calle 24 Latino and American Indian Cultural Districts, as well as highlight SFMTA's mission to promote environmental stewardship and provide reliable, safe, and affordable transportation for all.

The San Francisco Arts Commission invites artists and artist teams residing in the United States to submit qualifications for three significant public artwork opportunities for the Potrero Yard Modernization Project.

Learn More & Apply:
sfartscommission.org/potreroyardrfq

Pre-Application Technical Workshops:

- November 14th Virtual Workshop:
 - <https://bit.ly/pyvirtualworkshop>
- November 29th In-Person Workshop:
 - <https://bit.ly/pyinpersonworkshop>

sfartscommission.org



SCAN QR
CODE TO
LEARN
MORE AND
APPLY

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¡LLAMADA PARA ARTISTES!

Proyecto de Arte Público para la Modernización de Potrero Yard Solicitud de Cualificaciones (RFQ)

**Fecha Límite Para La Solicitud:
December 11, 11:59 p.m.**

Los objetivos del Programa de Arte Público para la Modernización de Potrero Yard son dar a conocer y homenajear a las personas, la historia y las diversas culturas de los vecindarios Potrero Hill y Mission, y de los distritos culturales indígena estadounidense y latino "Calle 24" adyacentes, así como resaltar la misión de la SFMTA de promover la gestión ambiental y de proporcionar transporte fiable, seguro y asequible para todos.

La Comisión de Artes de San Francisco invita a artistas y equipos de artistas residentes en los Estados Unidos a presentar sus cualificaciones para tres oportunidades de arte para el Proyecto de Arte Público para la Modernización de Potrero Yard.

Aprende Más y Aplica:
sfartscommission.org/potreroyardrfq

Talleres Técnicos Pre-Solicitud

- Taller Virtual de Presolicitud: 11/14/2023 5:30 - 7:00 PM PST:
 - <https://bit.ly/pyvirtualworkshop>
- Taller de Presolicitud En Persona: 11/29/2023 5:30 - 7:00 PM PST:
 - <https://bit.ly/pyinpersonworkshop>

sfartscommission.org



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CÓDIGO QR
PARA OBTENER
MÁS
INFORMACIÓN
Y POSTULARSE

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

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arts commission



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SCAN QR CODE TO
LEARN MORE AND APPLY

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



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Housing Update

Seth Furman, PNC



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Bryant Street Housing Type – Senior

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.

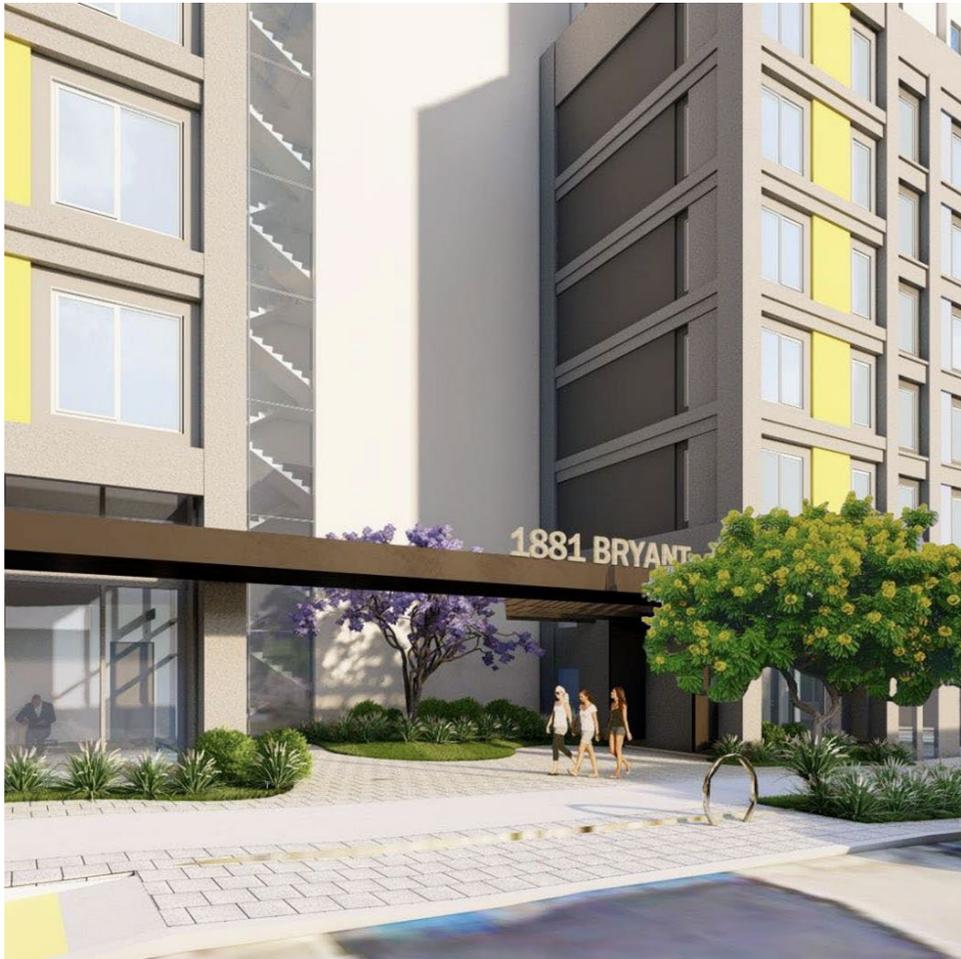
Securing funding for Senior-subsidized housing is **becoming increasingly more competitive** coupled with **less funding sources available** to compete.

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.



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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).



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Bryant Street Housing - Implications

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-bedrooms, 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.





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Contractor Update

Chris Jauregui, PNC



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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)



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Next Steps

Chris Jauregui, Potrero Neighborhood Collective (PNC)



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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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Sign Up for Project Updates

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

