

POTRERO YARD MODERNIZATION PROJECT



PROJECT OVERVIEW

The Potrero Yard Modernization Project will replace an obsolete, century-old bus yard with a four-story bus maintenance and storage facility with integrated housing and retail. This ground-breaking approach is the first known joint development of a bus maintenance facility with housing in the nation and prioritizes a safe, equitable and sustainable transportation system while also supporting the city's housing goals.

BEFORE



View southwest on Hampshire and 17th streets toward Potrero Division Bus Yard | July 7, 1949

Horace Chaffee, Board of Public Works Photographer | SFMTA Photo Archive

Potrero Yard is too small to accommodate Muni's fleet, does not meet current seismic safety standards, and cannot support modern maintenance and cleaning:

- Potrero Yard was built in 1915 and sits on 4.4 acres bounded by Bryant, 17th, Hampshire and Mariposa streets
- The two-story structure originally operated as a streetcar facility housing 100 streetcars
- The yard is designed to hold 138 40-foot and 60-foot trolley buses. Typically, the yard is at "crush capacity" storing up to 146 buses.

AFTER



Aerial view from the northwest shows the Preferred Project with the bus facility and proposed housing (Arcadis)

The Preferred Project includes:

- Four-story bus yard supports up to 246 buses
- Entitled to include up to 465 residential units with a maximum height of 150 feet
- Includes approximately 92,000 square feet of open space
- Protected and widened bike lanes with new crosswalk on 17th Street



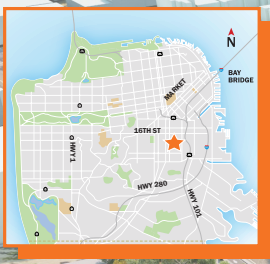
Aerial view from the northwest shows the Paratransit Variant with paratransit operations above the bus facility (Arcadis)

The proposed Project Variant includes:

- Four-story bus yard supports up to 246 buses
- Space for paratransit ramps, circulation, and parking for up to 160 paratransit vehicles
- Entitled to include up to 104 residential units along Bryant Street
- Includes approximately 6,000 square feet of open space on roof of Bryant Street housing
- Protected and widened bike lanes with new crosswalk on 17th Street

SUPPORTING HOUSING AT POTRERO YARD

The Potrero Yard Modernization Project was entitled in spring 2024 by the SF Board of Supervisors and SF Mayor. Two project alternatives were analyzed, presented, and approved: 1) Refined Project and 2) Paratransit Variant. The Paratransit Variant includes a transportation use above the bus yard, allowing the SFMTA to fund the cost of building the structural podium (concrete pad over the bus yard roof) needed to support either paratransit vehicle maintenance or housing. This upfront investment allows PNC additional time to secure funding to build housing above the bus yard and repay the SFMTA for the cost of building the podium.



The new Potrero Yard will also include improved pedestrian and bicycle infrastructure, three large scale public art pieces, and an economic inclusion plan that prioritizes local job and subcontracting opportunities.

FRANKLIN SQUARE

PROJECT HIGHLIGHTS

The Potrero Yard Modernization Project includes three main components:



Modern bus maintenance and storage facility to house SFMTA's growing fleet of 213+ electric trolley buses. A glass wall on 17th Street creates a public view of bus operations, provides natural daylight for staff and will integrate public art into the design.



Up to 465 units of affordable and workforce housing are proposed across the 4.4 acre site that targets residents earning up to 120% of Area Median Income (AMI). No resident parking is available. Proposed housing program is subject to funding sources and market feasibility.



Retail opportunities are located at three intersections with additional space available for street vendors along 17th Street. PNC will prioritize ground floor commercial spaces for tenants based in the Mission District, Bayview, and Potrero Hill. Additionally, a public restroom is conveniently located near Franklin Square. No public parking is available.

SCHEDULE*

Recent and upcoming project milestones:

2018 - 2022	2023 - 2025	2025 - 2029	2029+
<ul style="list-style-type: none"> ✓ SFMTA planning and community outreach and engagement to advance the Potrero Yard Modernization Project ✓ PNC selected as project Development Team 	<ul style="list-style-type: none"> ✓ Entitlements granted ✓ Updated the Environmental Impact Report (EIR) as part of California Environmental Quality Act (CEQA) requirements • Conducting contractor procurement for bus yard • Continuing public outreach and engagement • Entering into Project Agreement with the city • Identifying and securing funding for Phase 1 of housing (Bryant Street Affordable Housing) 	<ul style="list-style-type: none"> • Operations temporarily relocated • Construct new bus yard • Conduct Contractor Procurement for Phase 1 of housing (Bryant Street Affordable Housing) • Continue to identify and secure funding for Phase 1 of housing (Bryant Street Affordable Housing) 	<ul style="list-style-type: none"> • Bus yard opens • Construct housing, retail spaces, and other uses (subject to funding and market feasibility) • Maintain the bus facility and housing with a Standard of Good Repair

*subject to change

DEVELOPMENT TEAM

Potrero Neighborhood Collective (PNC) is the Development Team selected by the SFMTA to refine the Project during the pre-development phase and is expected to design, build, finance, and maintain the Potrero Yard as part of a Public Private Partnership (P3) with the city.

Infrastructure and Workforce Housing Developer
 Plenary

Affordable Housing Developer
 meda TCDC



Learn more about the Potrero Yard Modernization Project, get involved and stay informed:

[SFMTA.com/PotreroYard](https://www.sfmta.com/PotreroYard) | PotreroYard@SFMTA.com | [PotreroYard@plenaryamericas.com](https://www.potreryard.com) | (415) 646-2223