

POTRERO YARD

MODERNIZATION PROJECT

Civic Design Review
Phase 1 Schematic Design
October 16, 2023

PROJECT OBJECTIVES

SELECT ENGAGEMENT EVENTS

The City seeks a private-sector partner to deliver the Project and achieve the following primary objectives:

- 1. Construct the replacement bus maintenance and storage transit facility** (i.e., the BYC) by November 30, 2027.
- 2. Develop a mixed-use residential and commercial development** (i.e., the HCC) jointly with the BYC at the Project Site. The HCC must have an initial base target of 50% affordable housing units, with a maximum affordability percentage up to 100%.
- 3. Improve the architectural and urban design character** of the Project Site by designing the Facility to be an exemplary new building that enlivens the surrounding neighborhood and adds to its sense of place.
- 4. Deliver the entire Project on time and on budget** and provide long-term facility maintenance services to ensure the Project remains an efficient, high-quality Facility.

POTRERO NEIGHBORHOOD COLLECTIVE

Team

PNC uniquely combines **global leadership in infrastructure development with local expertise** – all with a commitment to innovation, efficiency, and community inclusion.



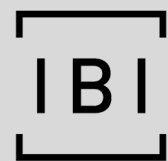
Infrastructure Developer and Workforce Housing Developer

- Plenary Americas is a US-based company with US headquarters in Los Angeles.
- Portfolio of 59 public-private-partnership projects in North America. Total value of over \$17.3 billion. ~120 people who are responsible for managing the business in the US and Canada.
- Predevelopment experience including design, CEQA, permitting, stakeholder engagement.



Affordable Housing Developer

- Experience developing affordable housing in San Francisco (Casa Adelante – 2060 Folsom, 1990 Folsom, 1296 Shotwell, Alice Griffith Apartments)
- Invested in enhancing the capacity of Black-led and Latin-led neighborhood rooted organizations in direct response to historic racial injustices committed against BIPOC communities.



Design Team

- 30+ years in architecture and design industry in infrastructure (Salt Lake City Intermodal Hub, GoRaleigh Operations and Maintenance Facility, GRT Northfield Drive Bus Facility, Hamilton Transit Maintenance Storage Facility)
- 23+ years of affordable housing (Casa Adelante, Hope SF Potrero Hill, The Avery, Parcel Q).



Consultants

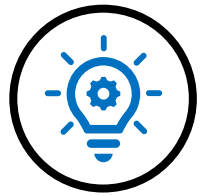
- 30+ years of Bay Area commercial construction experience (100 Van Ness, UCSF – Clinical Science Building, Pier 70 – Horizontal Improvements + Public Realm)
- 19+ years of facilities maintenance and operational management experience
- 35+ years of Bay Area communications consulting

POTRERO NEIGHBORHOOD COLLECTIVE

Guiding Principles



Partnership – as stewards of a public asset, PNC prioritizes collaboration with the City in designing and entitling Potrero Yard



Innovation – managing solutions to challenging circumstances to meet City transit and housing needs



Economic Inclusion – maximizing participation of SF residents through Local Business Enterprises (LBEs), Local Hire, and workforce development (job training) opportunities



Racial Equity – program and design decision making that intentionally incorporates anti-racist principles and practices to ensure equity for residents, contractors, and skilled and unskilled labor



Community Voices – meeting community where they are to fully integrate diversity of thought that reflects community

Potrero Neighborhood Collective (PNC) is the City's Partner on the project and shares the same values as the City.

These values are stated and are informed by three guiding principles.

PNC GUIDING PRINCIPLES



MINDFULNESS

Honoring place, space, and people



ADAPTABILITY

Meeting community where they are



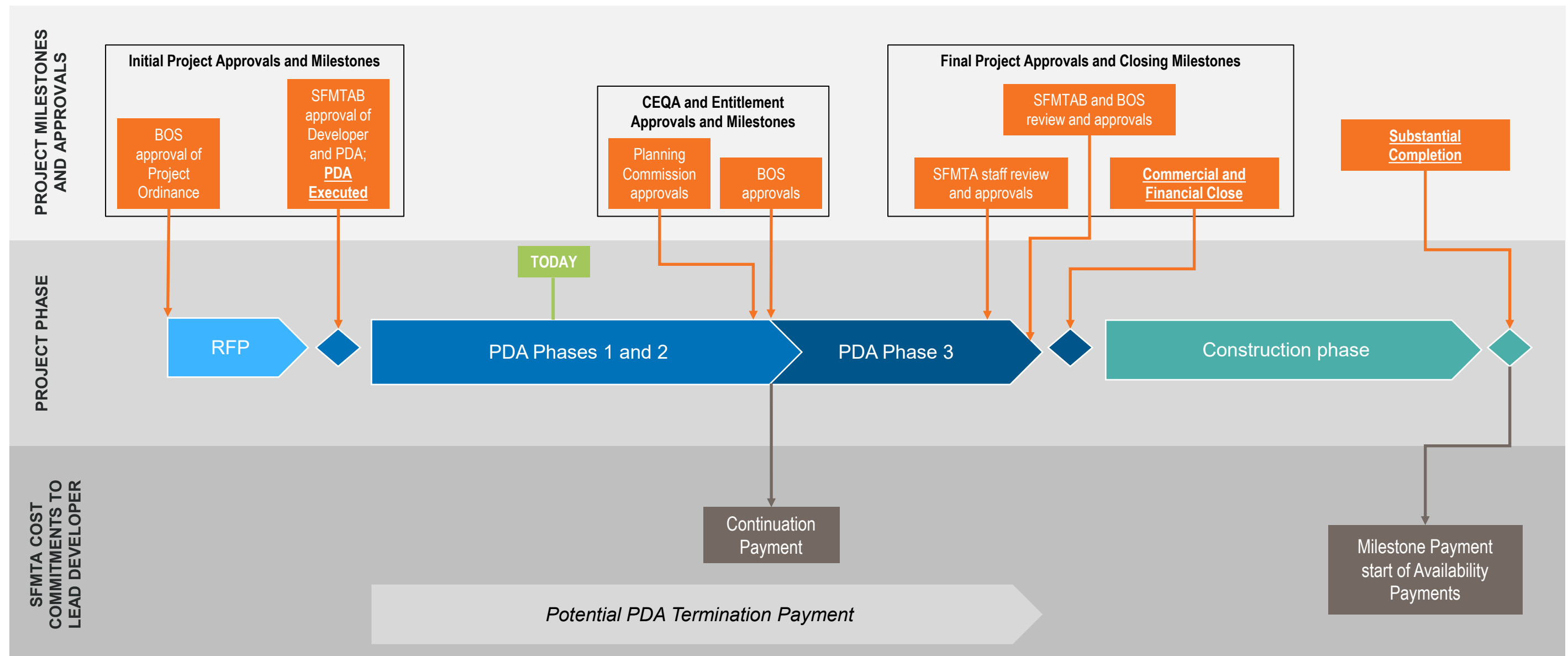
CONSISTENCY

Community presence from concept through operations

PROJECT SCHEDULE

OVERVIEW

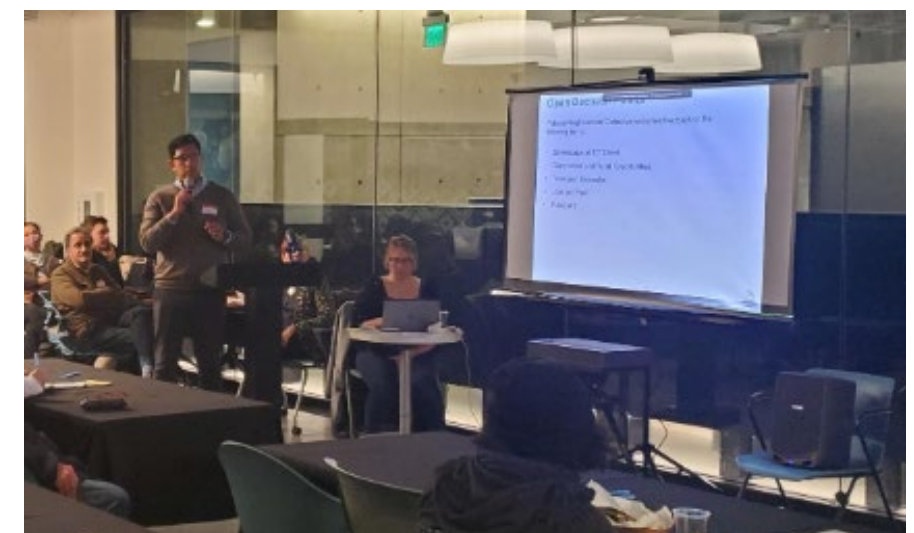
The project is currently on-schedule, and the **critical path is advancing 100% schematic design, CEQA environmental requirements and land use entitlements/zoning**. A key focus for the project team is to keep the project on schedule.



COMMUNITY OUTREACH

SELECT ENGAGEMENT

- Pre-Application Meeting (December 13, 2022)
- Potrero Yard Neighborhood Working Group Meetings (Monthly)
- District 9 Beautification Day (February 11, 2023)
- In-Reach Meetings (March 14, 2023 and May 26, 2023)
- Open House (March 18, 2023 and September 20, 2023)
- KQED Fest (April 28, 2023)
- Virtual Public Meeting (May 17, 2023)
- Carnaval San Francisco (May 27-28, 2023)
- Community Listening Sessions (ongoing)
- Survey on Open Decision Points (March – May 2023)

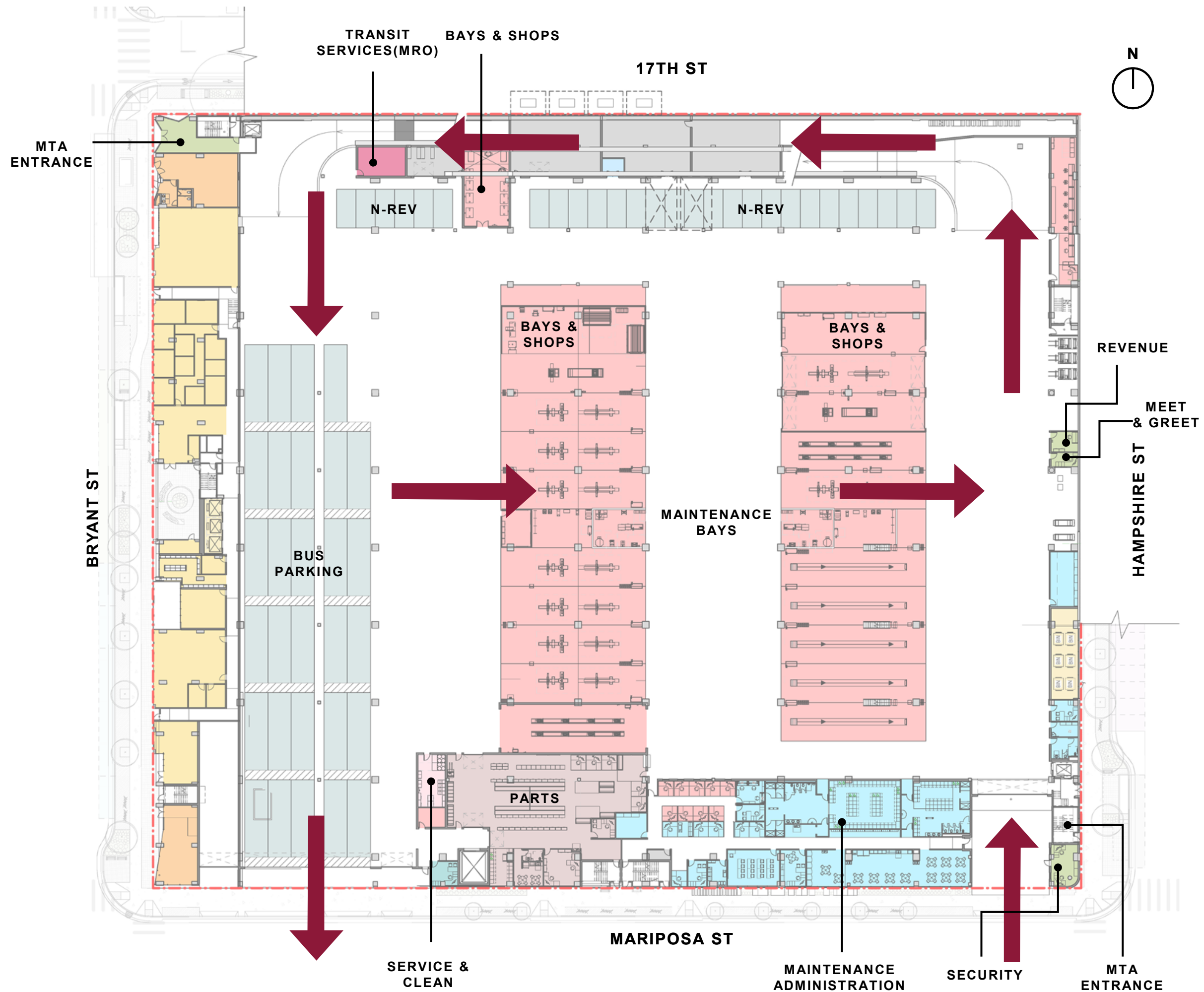


BUS YARD

GROUND LEVEL

BUS YARD (BYC)

- Bus Entry & Exit
- Maintenance
- Internal Movements



BUS YARD

GROUND LEVEL

BUS YARD (BYC)

- Bus Entry & Exit
- Maintenance
- Internal Movements

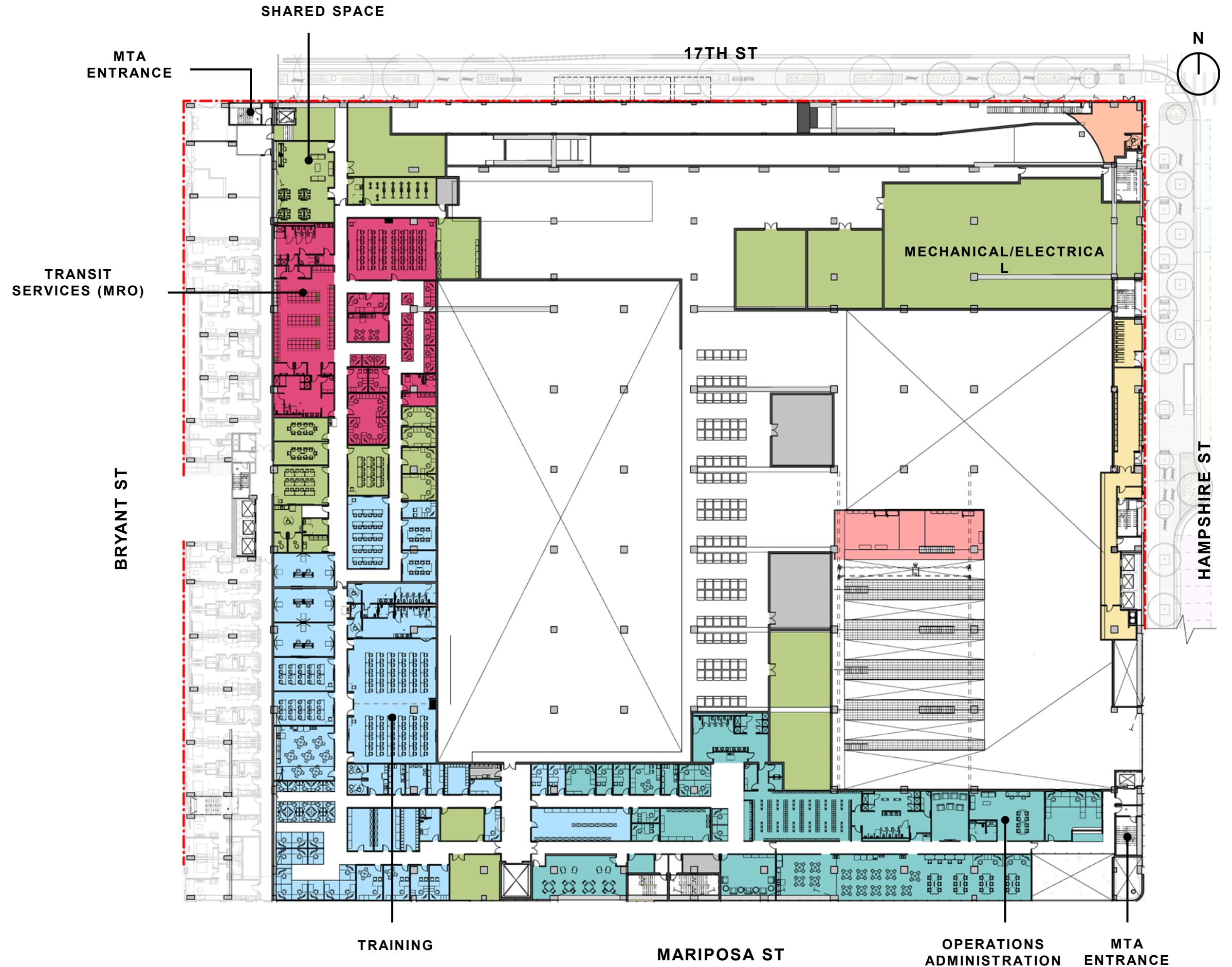


BUS YARD

LEVEL 2

BUS YARD (BYC)

- MTA Operations
- Administrations
- Training
- MTA Shared Spaces

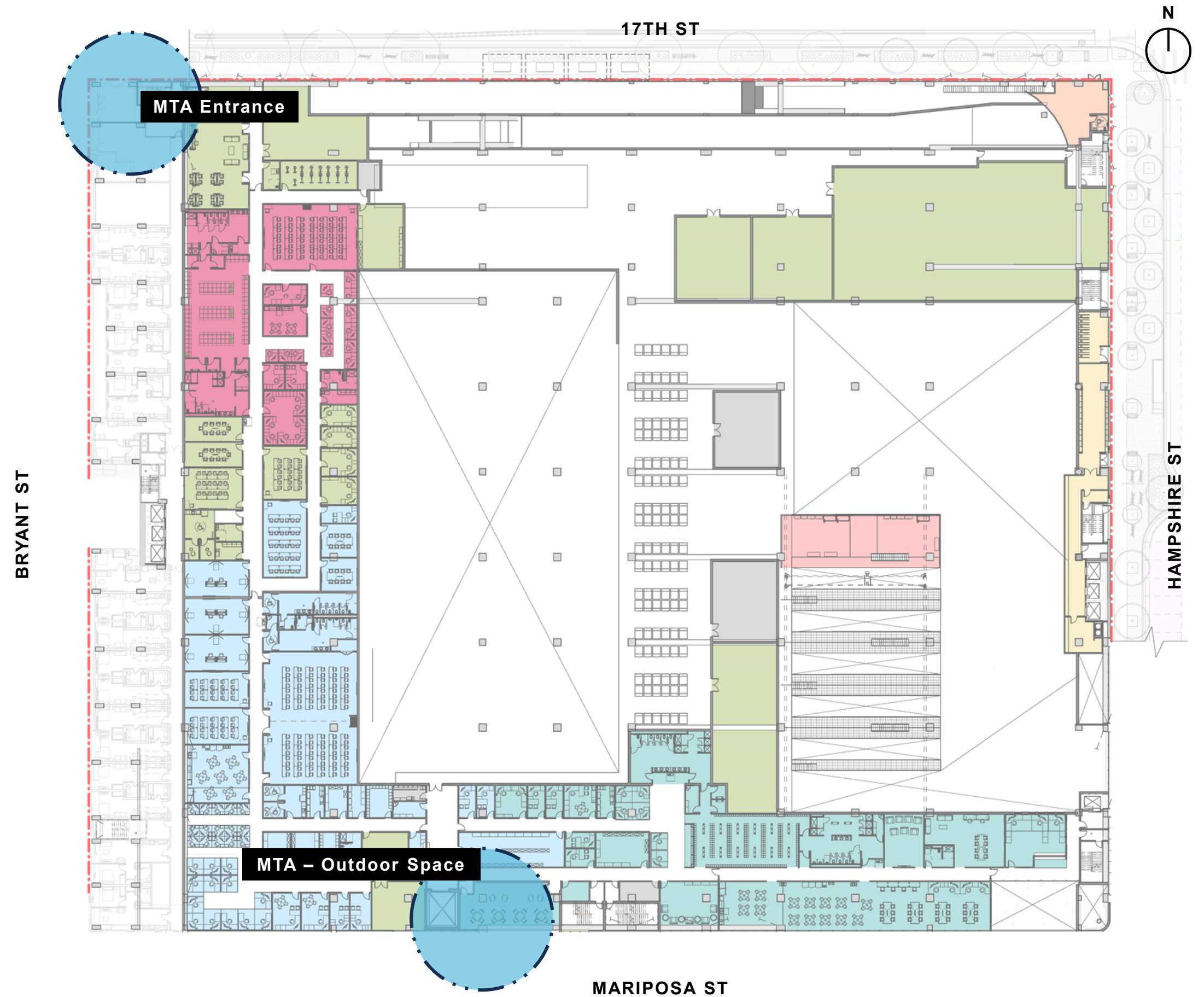


BUS YARD

LEVEL 2

BUS YARD (BYC)

- 17th St & Bryant St Entry
- Hampshire St & Mariposa St Entry

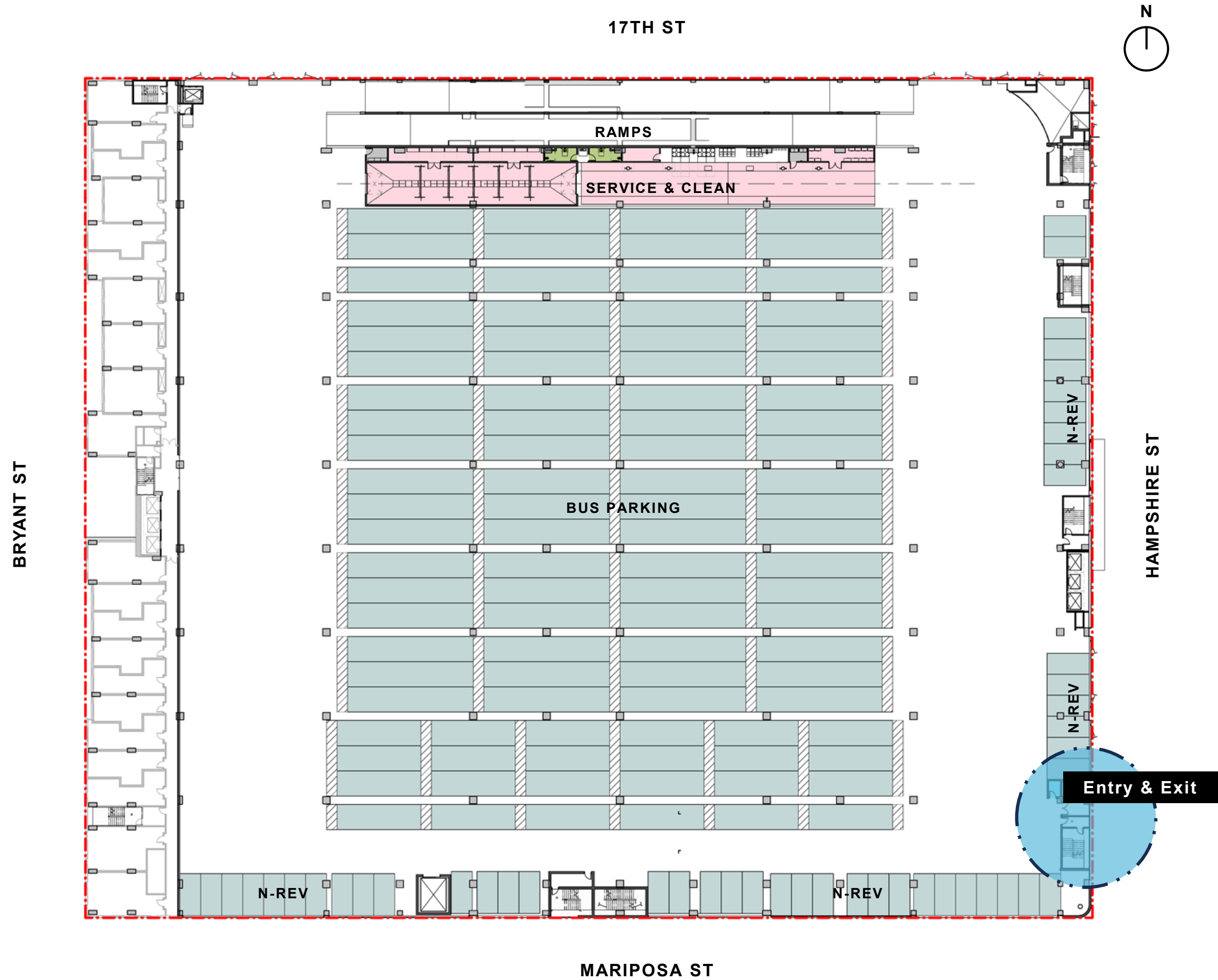


BUS YARD

LEVEL 3

BUS YARD (BYC)

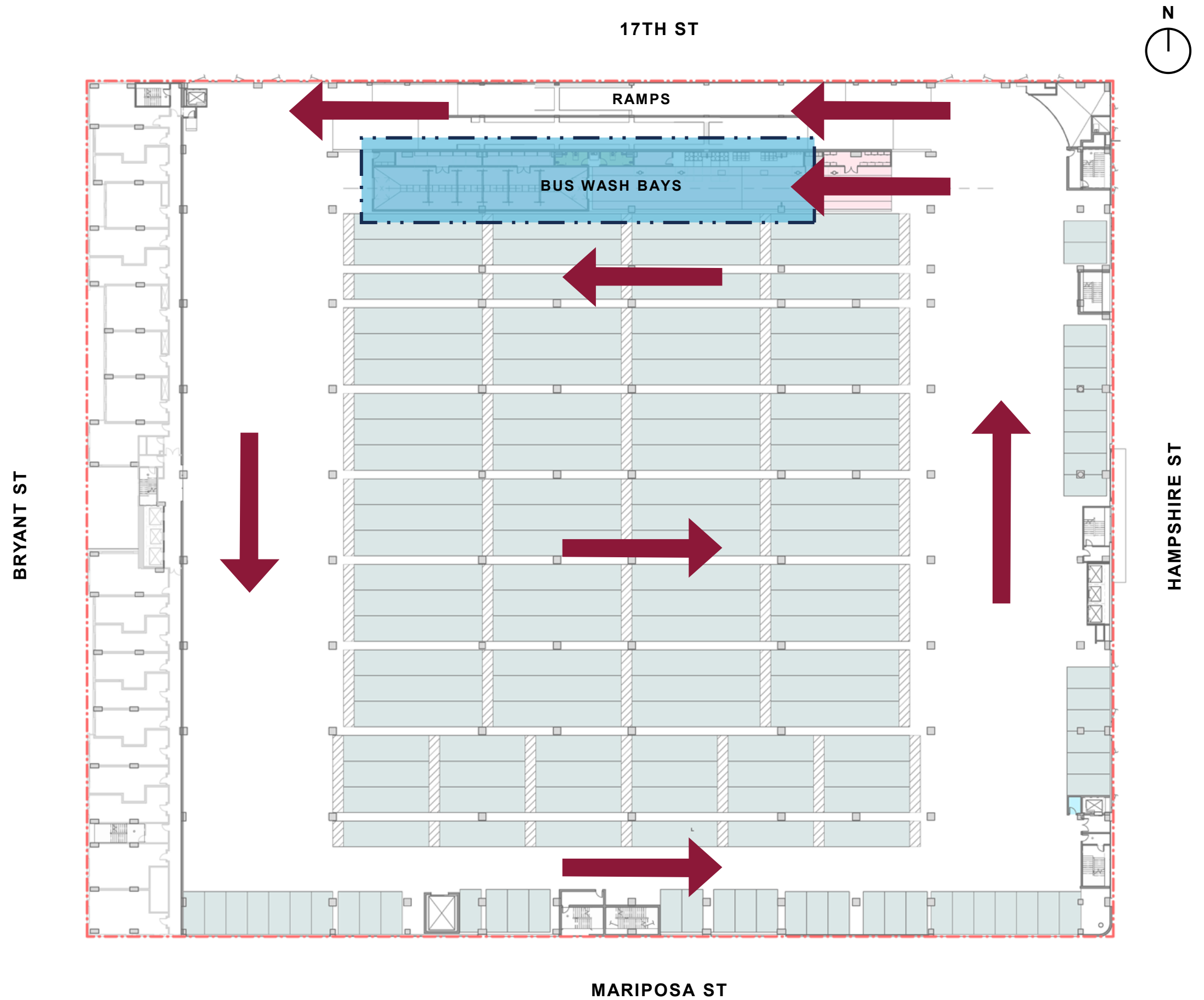
- Bus Parking
- N-REV Parking
- Maintenance Elevator
- Entry/Exit



BUS YARD

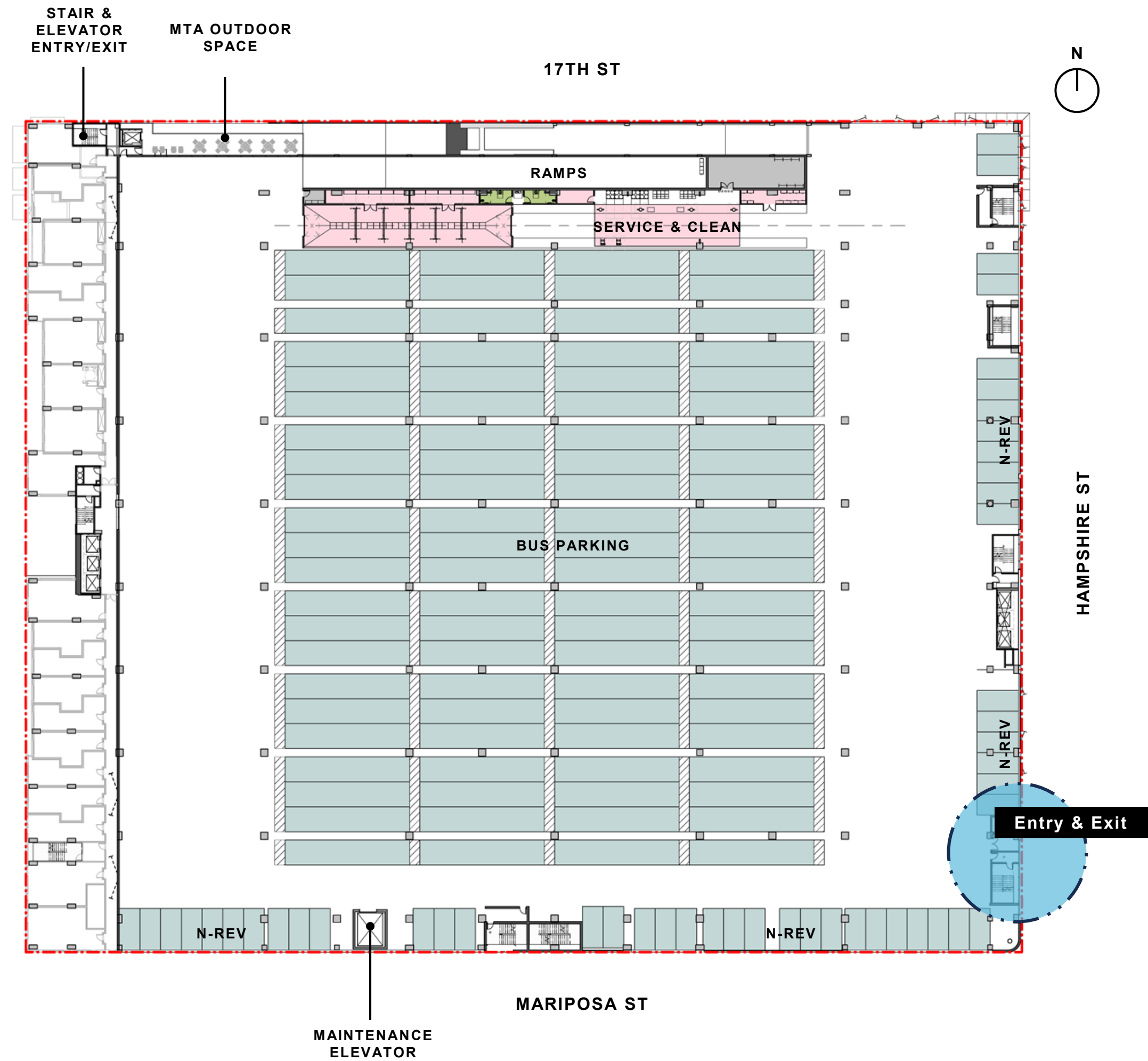
LEVEL 3

- Bus Parking
- Bus Movement & Circulation
- Bus Washing



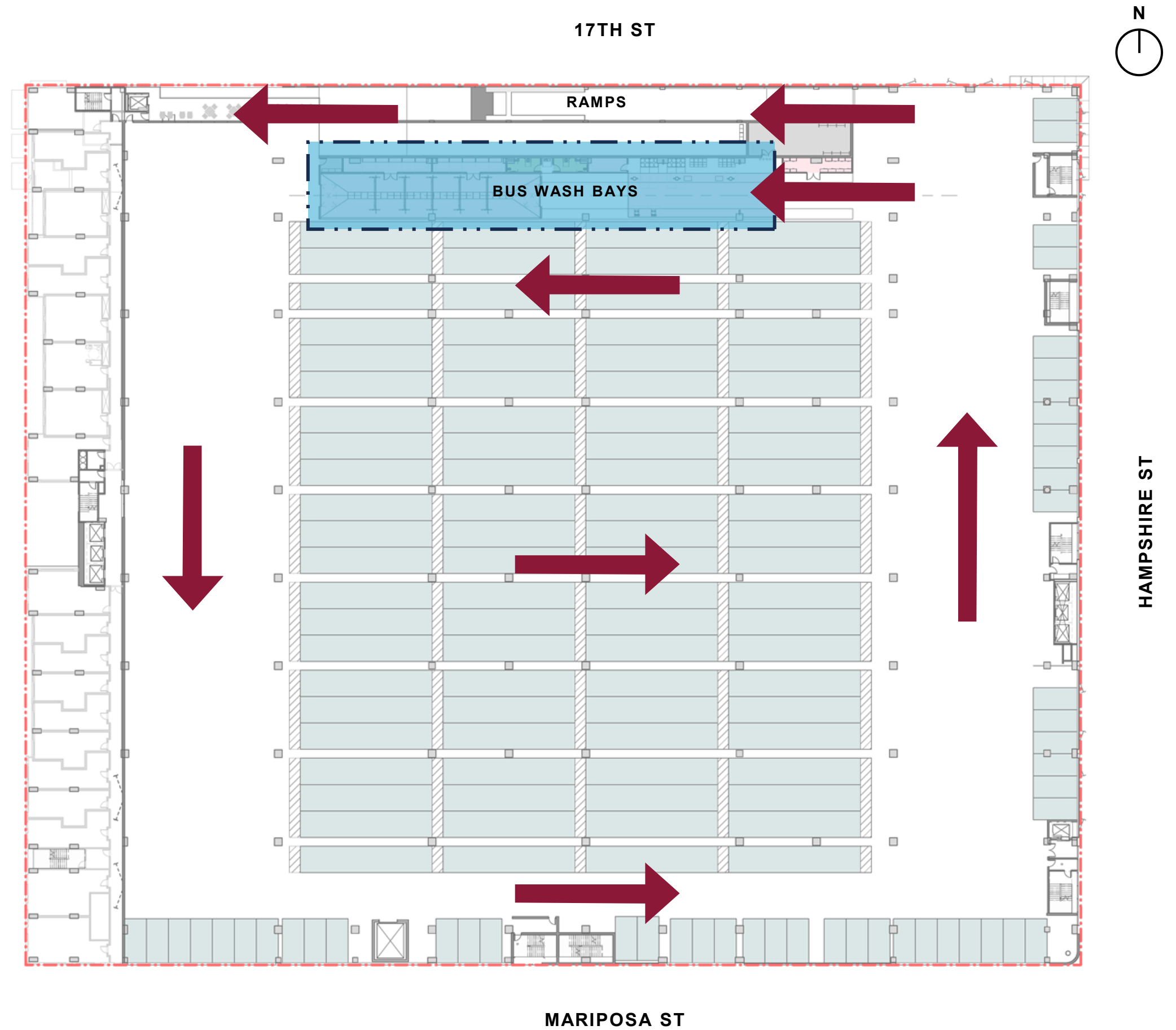
BUS YARD

LEVEL 4



BUS YARD

LEVEL 4



NORTH ELEVATION

17TH ST



NORTH ELEVATION

WITH ART PROGRAM



SOUTH ELEVATION

MARIPOSA ST



SOUTH ELEVATION

WITH ART PROGRAM



Art Opportunity

EAST ELEVATION

HAMPSHIRE ST



WEST ELEVATION

BRYANT ST



MARIPOSA STREET

PERSPECTIVE



YORK STREET

PERSPECTIVE



BRYANT STREET

PERSPECTIVE



HAMPSHIRE STREET

PERSPECTIVE



17TH STREET

PERSPECTIVE



17TH STREET

SFMTA OUTDOOR DINING



SURVEY RESULTS

CONCRETE & LIGHTING

PNC and the SFMTA conducted a survey of Open Decision Points to the public. The results showed:

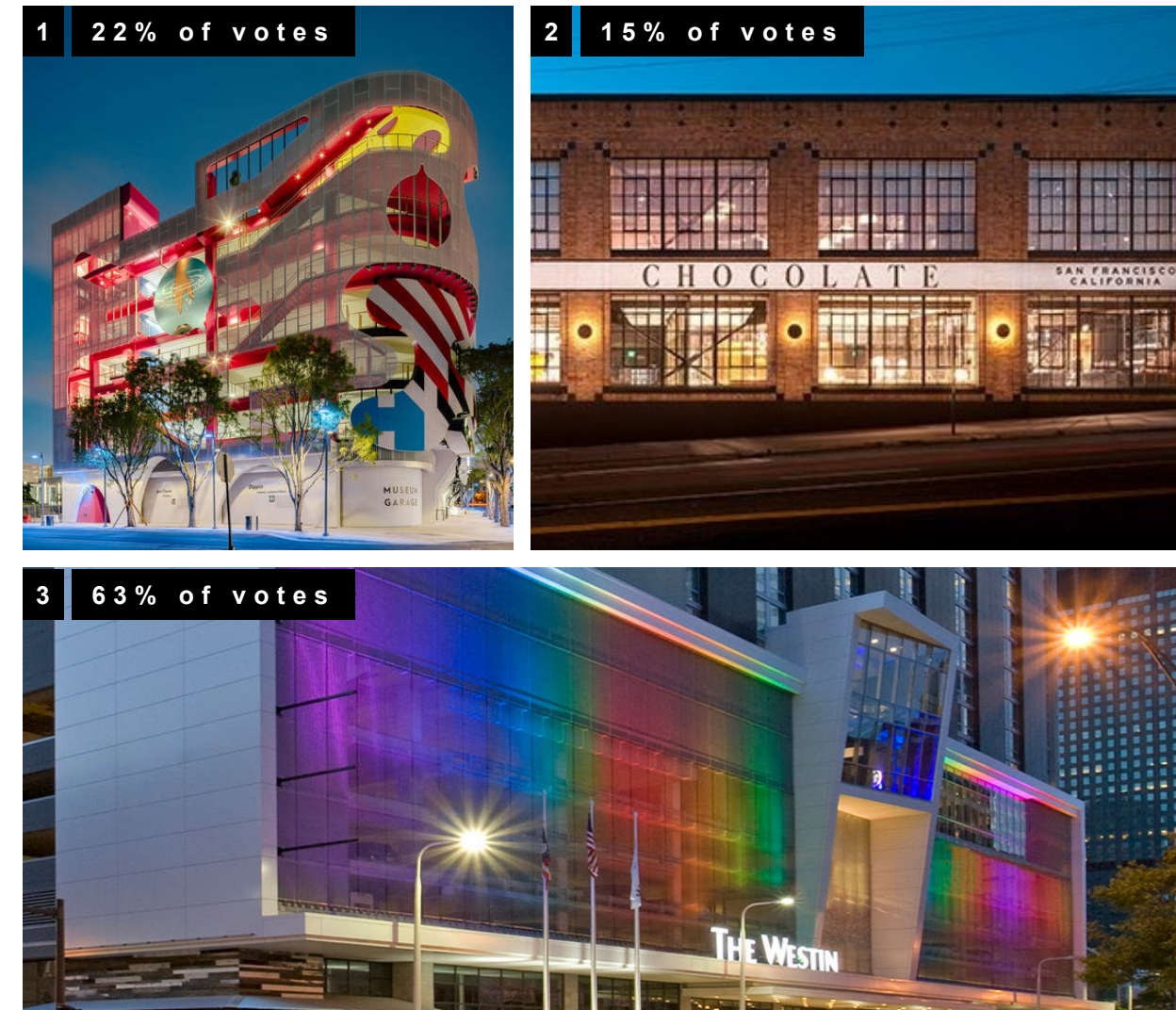
CONCRETE

Most people felt picture #2 was most appropriate for the site:



LIGHTING

Most people felt picture #3 was most appropriate for the site:



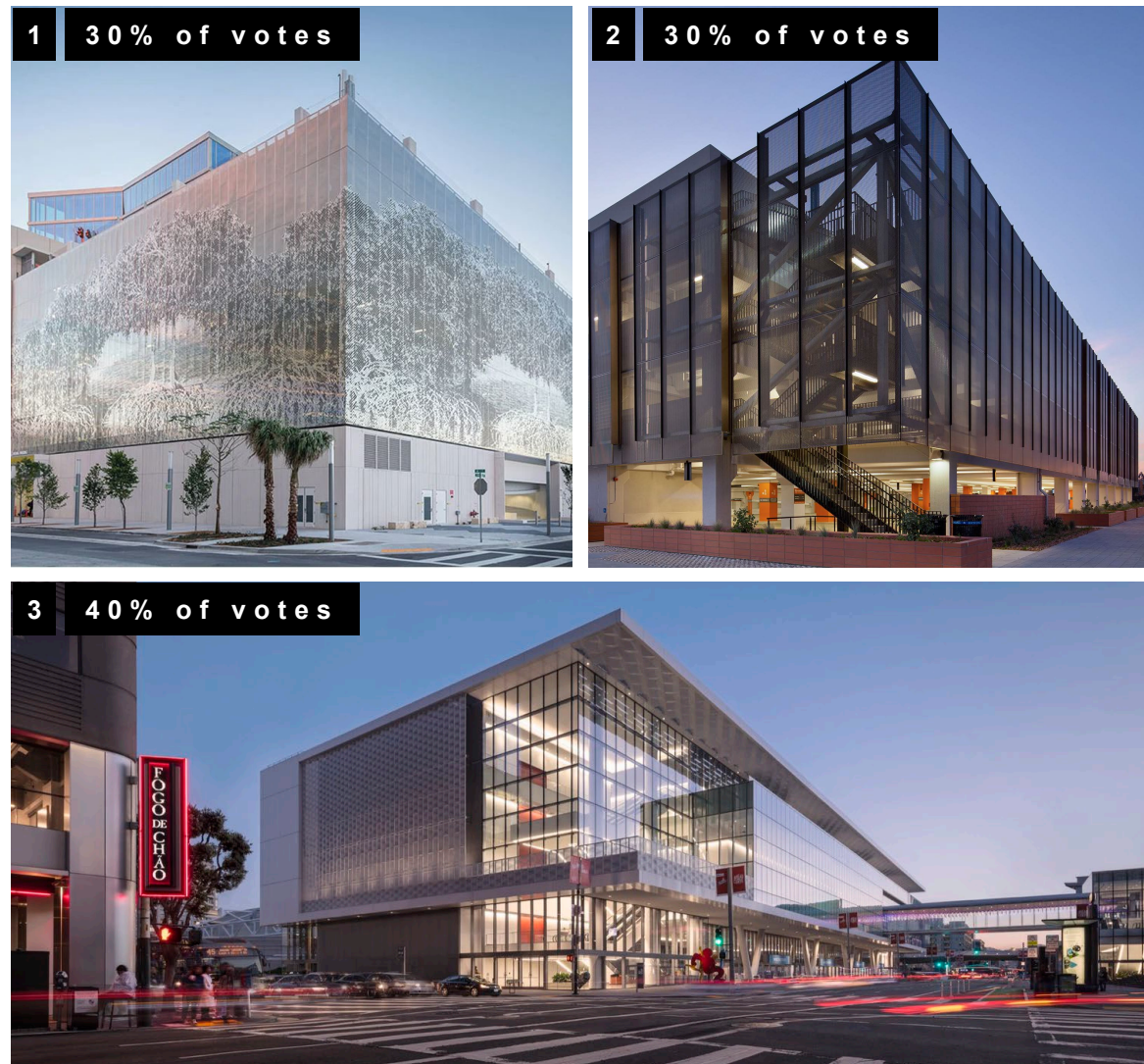
SURVEY RESULTS

GLASS & METAL SCREENING

PNC and the SFMTA conducted a survey of Open Decision Points to the public. The results showed:

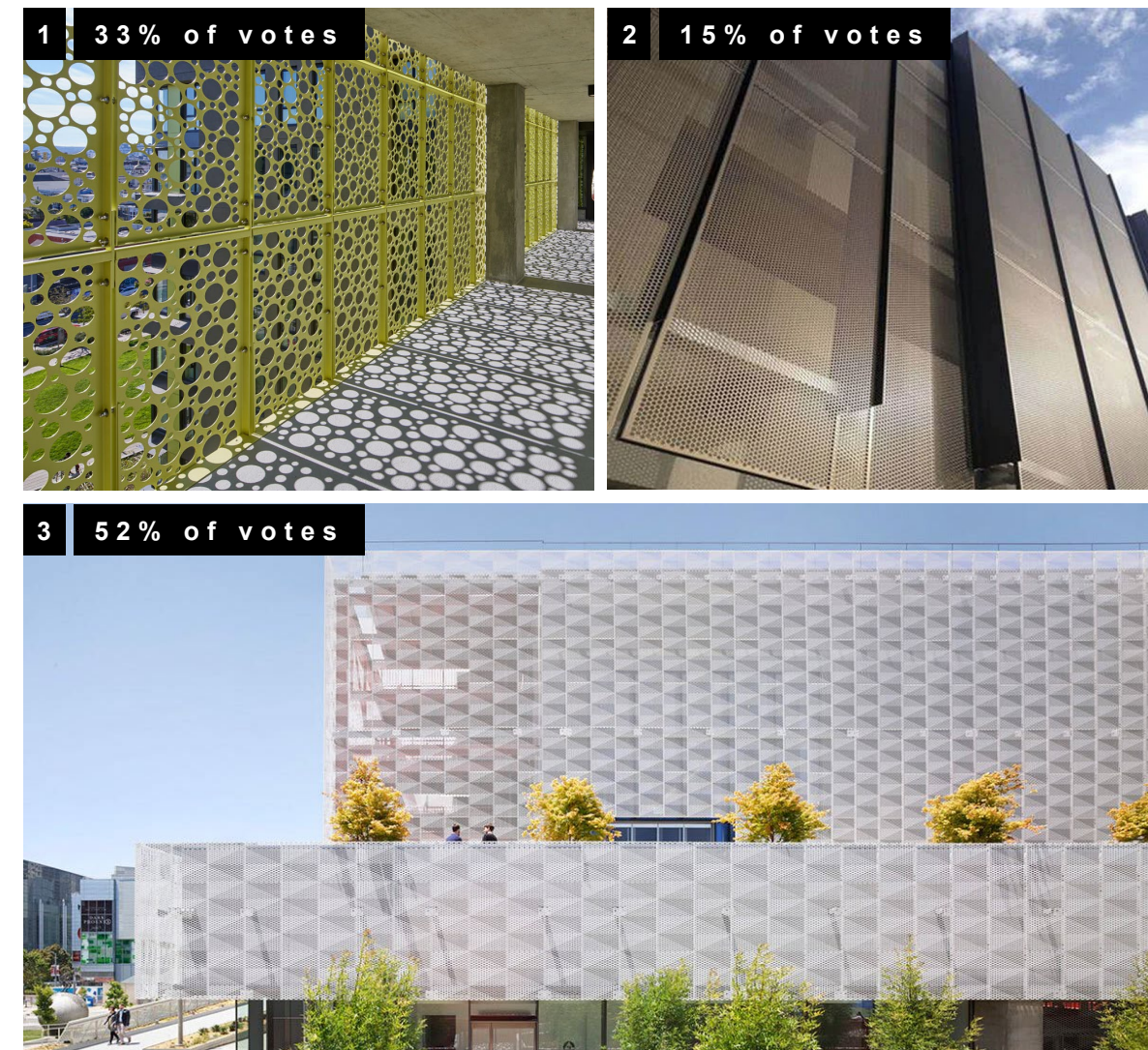
GLASS

Most people felt picture #3 was most appropriate for the site:

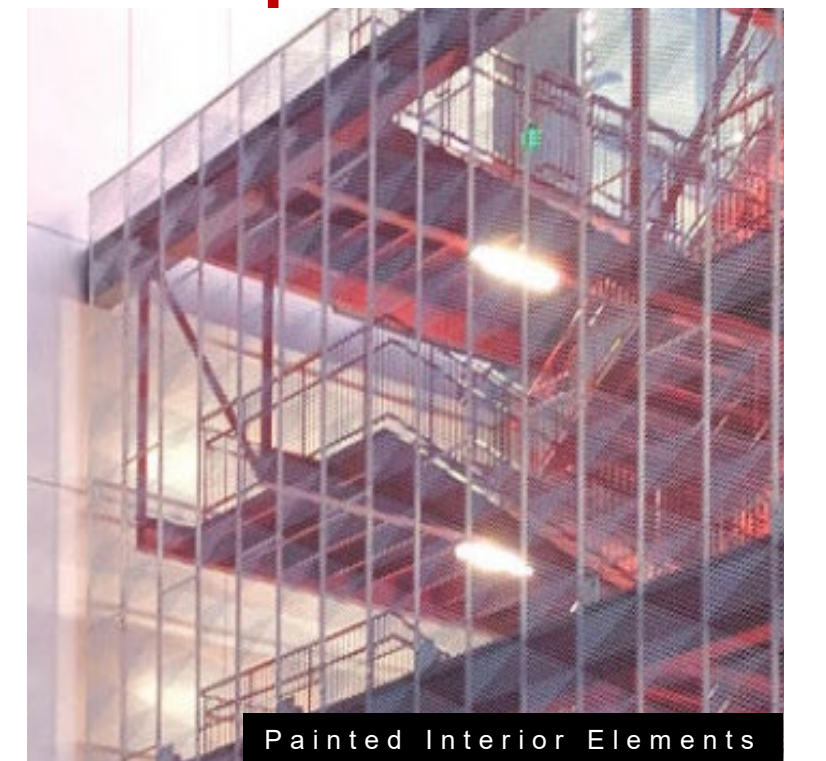
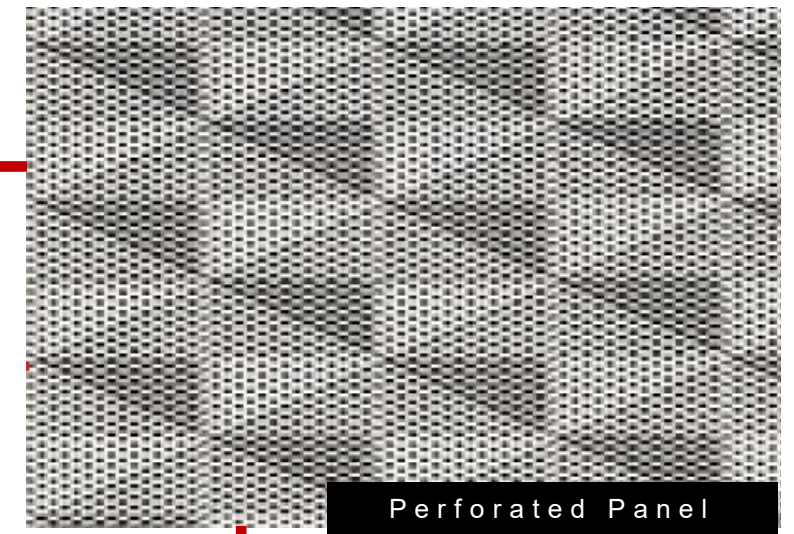
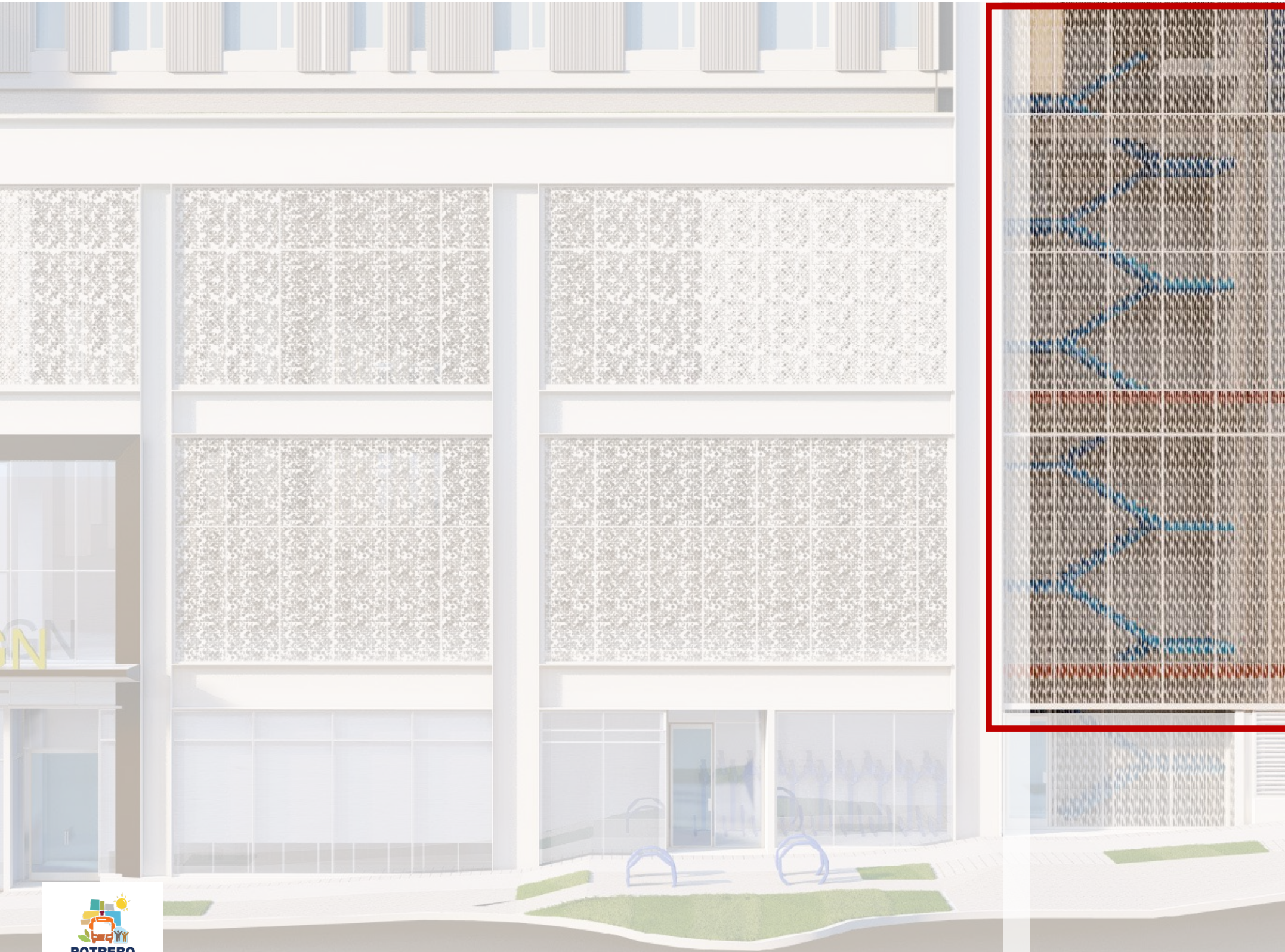
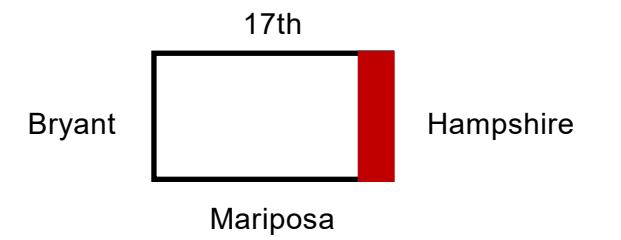


METAL SCREENING

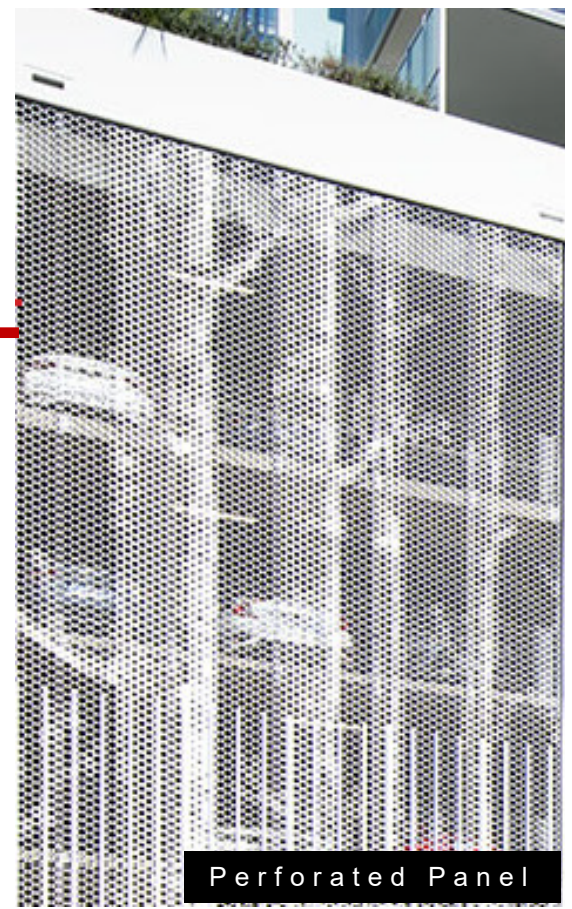
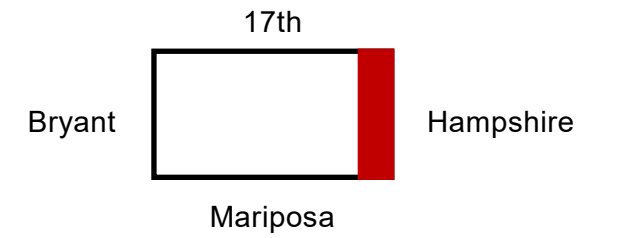
Most people felt picture #3 was most appropriate for the site:



BUS YARD COMPONENT FACADE MATERIALITY

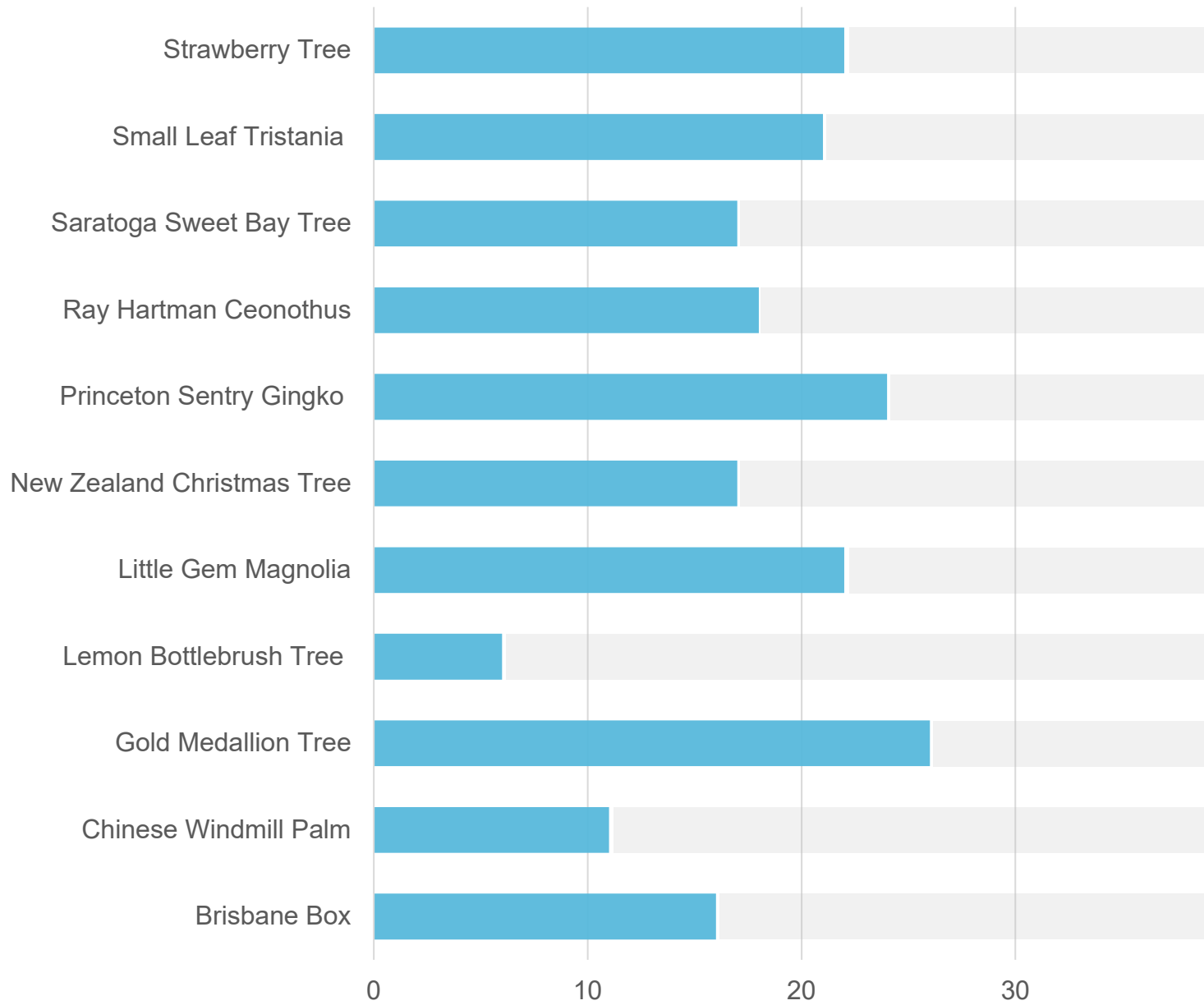


BUS YARD COMPONENT FACADE MATERIALITY



TREES SURVEY RESULTS

TREE SPECIES



The Gold Medallion, Princeton Sentry Ginkgo and Strawberry Tree were among the most favored tree species for this site.



Princeton Sentry Ginkgo



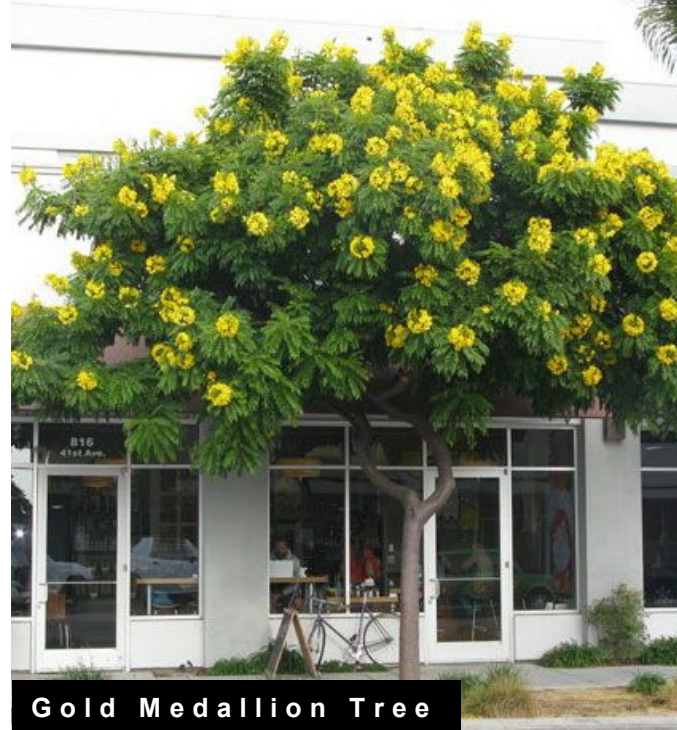
Strawberry Tree



Gold Medallion Tree

TREE PALETTE

Existing Trees on 17th Street



Gold Medallion Tree



Strawberry Tree



Ray Hartman Ceanothus Tree



Princeton Sentry Ginkgo Tree



Little Gem Magnolia Tree



Jacaranda Tree

SHRUB PALETTE



Dwarf Variegated Mockorange



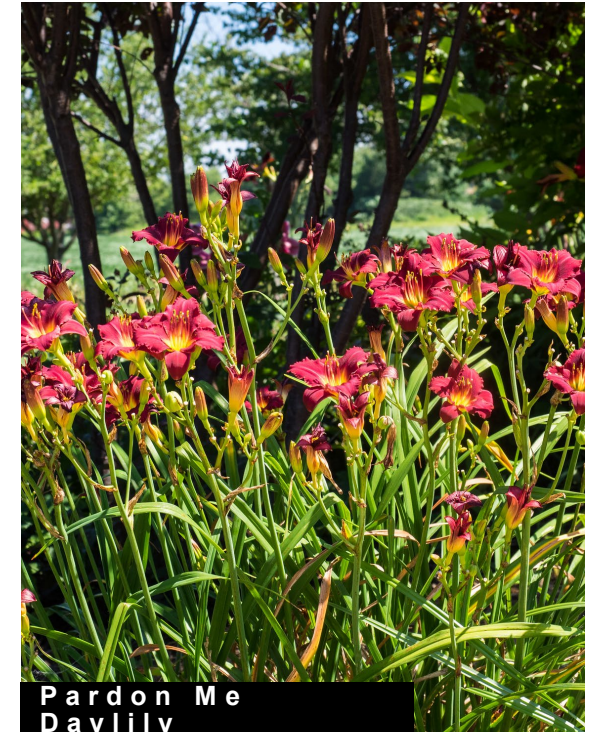
Mound San Bruno Coffeeberry



Asian Star Jasmine



Fortnight Lily



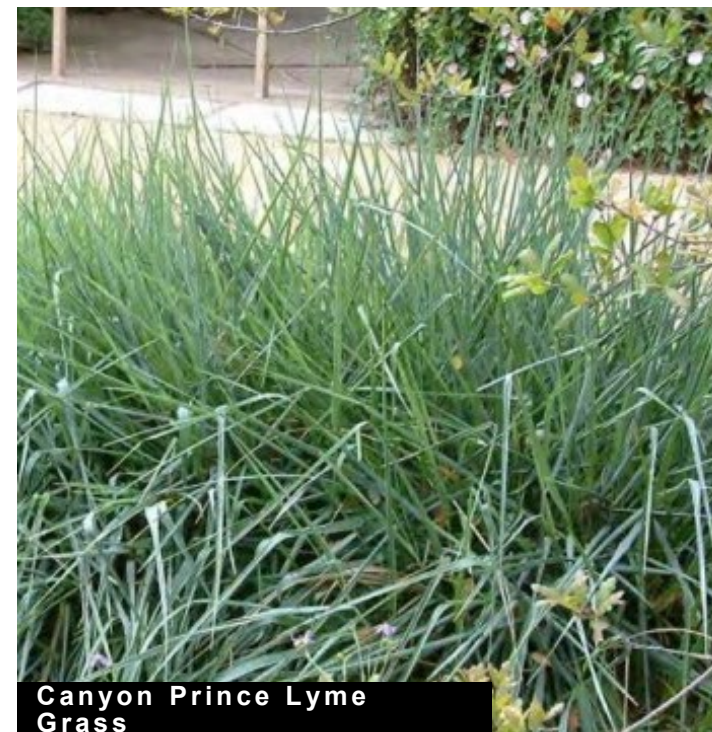
Pardon Me Daylily



Red Yucca



Munstead Lavender



Canyon Prince Lyme Grass



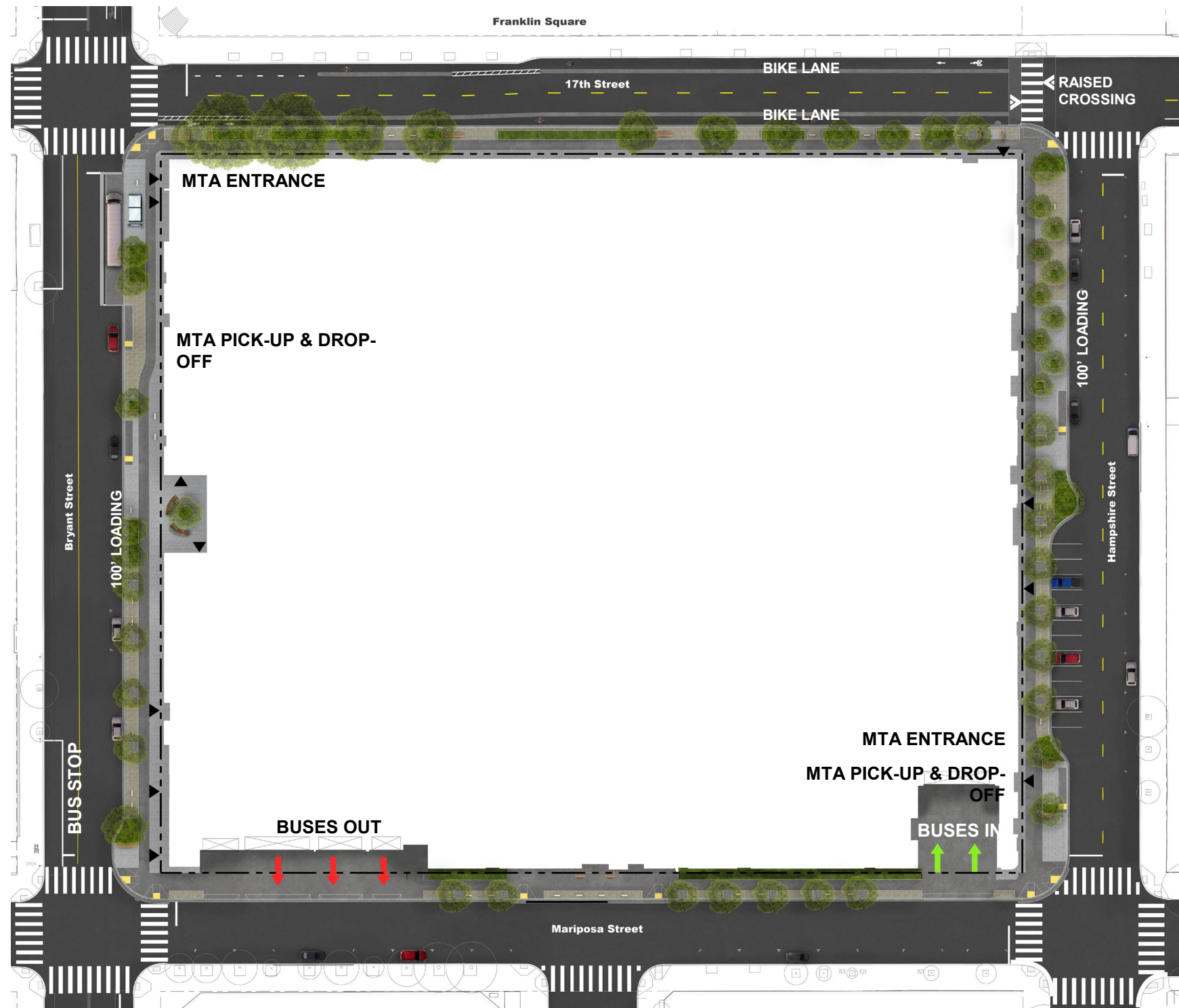
Lomandra

PLANTING PALETTE



STREET LEVEL

STREETSCAPE IMPROVEMENTS



LANDSCAPE ENHANCEMENTS

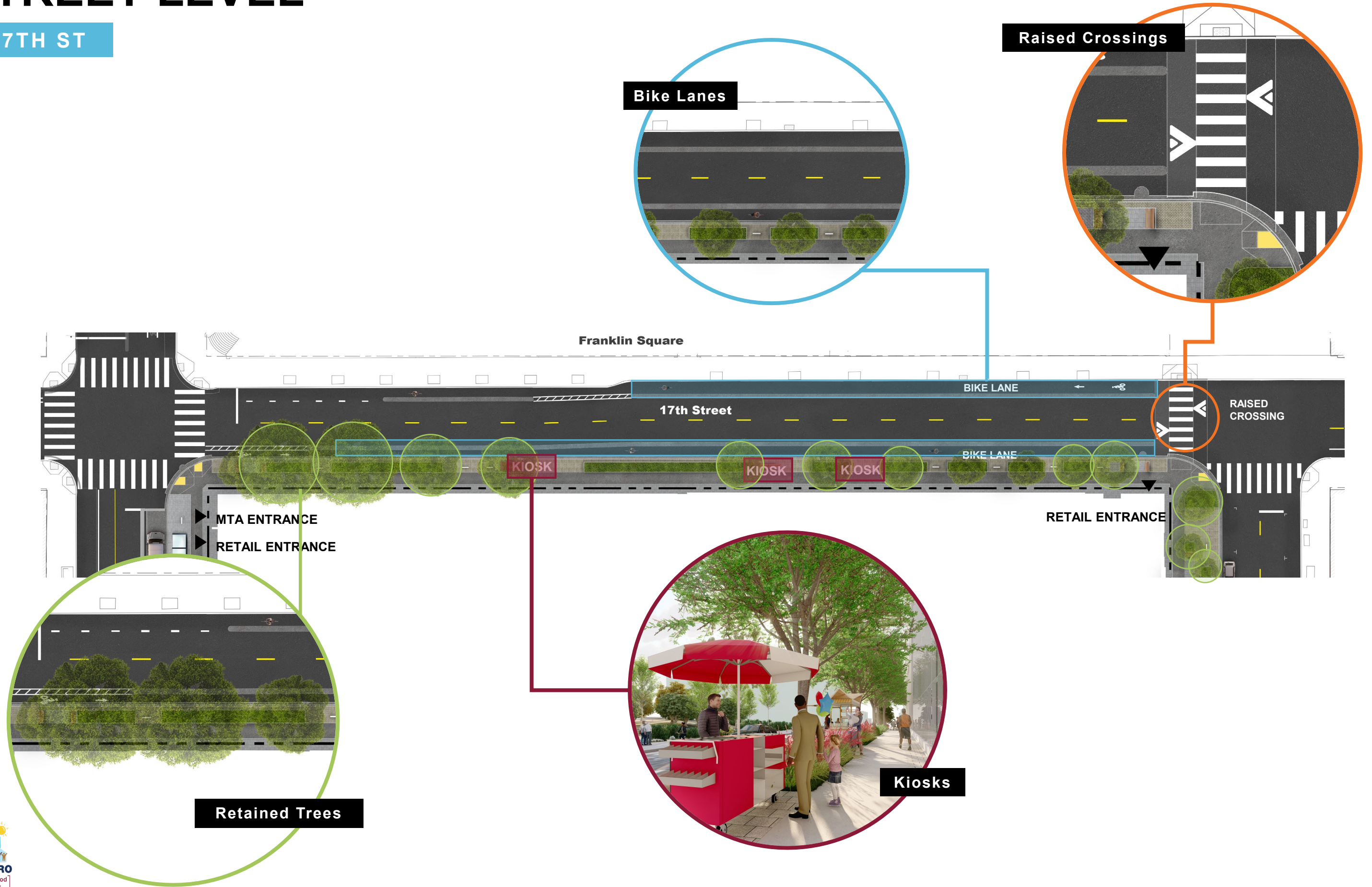
- 8 Existing trees to remain in new planting areas
- 40 Proposed trees in new planting areas
- Enhanced landscapes at housing and bus yard entrances
- Enhanced landscaping on 17th Street between curb & sidewalk

PEDESTRIAN & MOBILITY ENHANCEMENTS

- 37 Bike racks (Square Tube – Arc style)
- 23 Standard benches in seating areas with specialty paving
- 3 Mobile foot cart/ kiosk/flexible open space
- Specialty paving (Frontage Zone & Accent Areas)
- Concrete sidewalk (accessible throughway zone)
- Specialty paving (Furnishing & Edge Zones)
- ADA Transit Stop with Muni Shelter
- On-street parallel parking
- On-street perpendicular parking
- On-street passenger pick-up /drop-off for bus yard
- On-street loading for housing development
- Bus yard vehicular access on Mariposa Street only
- Directional curb ramps and upgraded crossings
- Buffered bike lane on 17th Street

STREET LEVEL

17TH ST



STREET LEVEL

STREETSCAPE PERSPECTIVES



STREET LEVEL

STREETSCAPE PERSPECTIVES

