



BUILDING PROGRESS

Potrero Yard Modernization Project

Budget and Finance Committee
February 28, 2024



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Refined Project



The proposed **Refined Project** includes:

- 4 story bus yard supports up to 213 buses
- Up to 465 residential units with up to 13 stories and maximum height of 150 feet (environmental studies conducted analyzed up to 513 residential units)
- Approximately 92,000 square feet of open space
- Class 1 bicycle parking (long term)
- Protected and widened bike lanes with new crosswalk on 17th Street

Paratransit Variant



The proposed **Project Variant** includes

- 4 story bus yard supports up to 213 buses
- Space for paratransit ramps, circulation, parking and up to 160 paratransit vehicles
- Maximum of 104 residential units
- Approximately 6,000 square feet of open space on roof of Bryant Street housing
- Class 1 bicycle parking (long term)
- Protected and widened bike lanes with new crosswalk on 17th Street

Partnership with Potrero Neighborhood Collective (PNC)

Plenary

Infrastructure Developer and Workforce Housing Developer

- Plenary Americas is a US-based company with US headquarters in Los Angeles.
- Portfolio of over 60 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)
- Combined over 125 years of experience investing 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

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



Continuation Payment

- Requesting approval for a \$4,350,000 Continuation Payment under a Predevelopment Agreement (PDA) for the Project between PNC and the City.
- The SFMTA Board approved awarding the Predevelopment Agreement to PNC on Nov. 1, 2022.
- The PDA requires the SFMTA to make the Continuation Payment for PNC to continue the PDA predevelopment work after the Project environmental impact report has been certified and the Project's entitlements are effective.
- PNC has incurred substantial predevelopment costs in pursuing Project entitlements, supporting environmental review/EIR and performing predevelopment work.
- Entitlements will increase the value of the Project site by more than the \$4,350,000 amount of the Continuation Payment.

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Public Engagement

2018

January First Potrero Yard public event

August Working Group recruitment

December Project workshops



October Staff In-reach

2019

February Community design workshop



August at Franklin Square: Public event and Site tours



October Open house and pre-application meeting



2020

Summer

Working Group committees

- Urban Design

- Housing

- Community Benefits / Public Art / Open Space

Consult with Planning for urban design guidelines and project objectives, building envelope, massing.



Sep-Dec Public RFP survey

December Online town hall



July Virtual community meeting to respond to developer questions

August DEIR period closes

December Public tours restart



2021

2022

August Staff In-reach

November Developer Selection announced

December Working Group meets PNC team; Pre-application meeting



2023

March Staff In-reach

March Community open house

May & Sep Staff In-reach and Community Meetings



Potrero Yard Neighborhood Working Group: [Background Information](#)
Detailed Project Updates: [Potrero Yard Neighborhood Working Group](#)

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Improving Transit

MARIPOSA STREET

Efficiency

Repair buses faster,
improving Muni's
reliability

Sustainability

Provide the green
infrastructure needed
for all-electric fleet

Future Growth

Accommodate fleet as
it grows - room for 54%
more buses at the yard

Work Conditions

Improve environments,
amenities and safety
conditions for
800+ staff

BUILDING PROGRESS Affordable Housing

BRYANT STREET AND
MARIPOSA STREET

Proposed Housing Mix:

- Affordable Housing
(Up to 80% AMI; 247 units)
- Workforce Housing
(80-120% AMI; 218 units)

Housing program is subject to feasibility. No resident parking will be provided on site.



BUILDING PROGRESS Workforce Housing

17TH STREET AND
HAMPSHIRE STREET

Proposed Housing Mix:

- Affordable Housing
(Up to 80% AMI; 247 units)
- Workforce Housing
(80-120% AMI; 218 units)

Housing program is subject to feasibility. No resident parking will be provided on site.

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Project Phasing

Phase 2 - Bryant Street Housing



Phase 3 - Podium Housing



The proposed housing program is subject to funding sources and market feasibility.

Conceptual rendering, not final design

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Vibrant Street Level

17TH STREET AND
BRYANT STREET



Conceptual rendering, not final design

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Public Art

NORTH ELEVATION
WITH ART PROGRAM



Conceptual rendering, not final design



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Thank You.

