

Community Advisory Committee of
Market and Octavia Area Plan
City and County of San Francisco
Draft Minutes

Planning Department, 1650 Mission Street, 5TH Floor
Monday, November 16, 2015
7:00 PM
Regular Meeting

Committee Members Present: Jason Henderson, Robin Levitt, Lou Vasquez, Paul Olsen, Krute Singa, Kenneth Wingard, Ted Olsson

Committee Members Absent: Joshua Marker

City Staff in Attendance: Andrea Nelson (SF Planning), Jacob Bintliff (SF Planning)

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1. Call to order and roll call

 2. Announcements, upcoming meetings, project updates, and general housekeeping [discussion item]
 - Jason shared that he attended a hearing regarding engineering on Page Street to bypass traffic on Octavia Blvd to Page Street. There was no opposition and the project has environmental clearance. The project will be presented to the SFMTA board in January 2016.
 - Andrea reminded CAC members that SF Planning is hosting a meeting for the Lower Haight Public Realm plan on November 18.
 - Jason shared that SFMTA is hosting a meeting on November 18 regarding Upper Market Curbside Management.
 - Andrea provided an updated regarding the Draft Monitoring Report. The draft report will be sent to CAC members electronically in December 2015.
 - Robin shared that the separated bikeway between Oak and Gough is completed.
 - CAC members agreed to meet next on January 25, 2016.

 3. Approval of minutes for October 19 regular meetings [action item]

Members approved the minutes for the October 19, 2015 regular meeting with a few comments. One member abstained from the approval.

4. Bay Area Bike Share

Mayor's Office of Housing and Community Development
and Planning Staff [discussion item]

- Emily Stapleton, General Manager, and Paolo Cosulich-Schwartz, Outreach and Communications Manager, from Motivate provided brief introductions, a timeline of the expansion phase of Bike Share, and the process to choose new locations. The program will be expanded from 700 to 7,000 bikes in the next two years.
- The program will eventually cover all districts in San Francisco and 20 percent of the bike pods will be located in all seven communities of concern. Fehr and Peers is doing the initial mapping of feasibility and desirability. Emily shared that they are open to feedback that will be considered as part of the first public outreach phase. She explained the process of selecting potential pods: Fehr and Peers will divide neighborhood areas into 1,000 square foot grid square and will determine three to four options in each grid square during initial site planning. Initial public meetings will be conducted in January and February 2016. The expansion will take place over five phases, pending approval of SFMTA and Motivate contract. Phases are: Phase 1: October 2016 – 25% of total number of stations; Phase 2: 4 months later: 15% in Early 2017; Phase 3: East Bay; Phase 4 and 5: 30% and 30%. Market and Octavia will be part of Phase 1 and 2. There is also a suggested bike share pod tool online.

CAC questions:

- When there is new development (including development under construction), I suggest you take advantage of curbside that is not being used for parking. It will just be given back after a few months. It would be a shame to have to give the parking space back over to parking rather than a new pod. For example, the former bus stops as a part of Haight Street renovation and Page and Octavia. There is potential for designated space for bicycle share.
 - Motivate staff responded that this is a good point. They have had inbound requests from developers, but we could be doing more outbound work. Partnering with SFMTA, SF Planning and Recreation and Parks as well as business and community groups. We would like to know who else we should talk to.
- Will you be advocating for car share and bike share? I encourage that you look at daylighting the corners. We cannot see at a lot of the corners. Putting bicycle racks there would be great.
 - Motivate thanked the CAC member for the suggestion.
- One CAC member shared that there is a terrace and not a hill at Haight and Page at Buchanan. If you put bike share pods at the bottom of the hill in Phase 1 would be great, but consider putting stations at the ridge during Phase 2 because it is flat to the Panhandle and the Park.
 - Motivate staff shared that the bicycles will probably be a five speed. No location is off limits. We recognize that there are large hills along Coit Tower and not in the Market and Octavia Plan area.
- Are you looking at Market Street? I am assuming that people will be going Downtown.
 - Motivate shared that there needs to be a counterbalance with existing District 6 and 3 bike pods. We don't want to overreach into residential areas without providing the equal amount for people who are commuting to the Financial District.
- Challenge is to find a parking spot to convert to a pod. Do people get frustrated?

- Yes, we like to avoid that if we can.
- Are there any methods of dealing with Market Street?
 - Motivate staff shared that there are several stations along Market Street now, but they are Van Ness and East of Market. Stations are currently discoverable. It would make sense to put them along Market.
- Are there limitations? What about the width of the Upper Market sidewalk?
 - Yes, the limit is 12 feet on sidewalk and stations are 6 feet wide. Castro Street sidewalk is probably 12-15 feet.
- Can you share the website?
 - Yes, we will send it out.
- Here are some construction sites to look at and consider including new pods: 1 Franklin at corner of Page and Market, 55 Laguna (no curbside parking now), 555 Fulton (could be a community of concern), Parcel O on Fell and Laguna (will be affordable family housing), everything in The Hub (1 Oak, 150 Van Ness), We are advocating to 2-way Hayes in future.
 - Thank you for your suggestion.
- Regarding Jane Warner Plaza, seating has been taken out and there is an opportunity to activate the site.
- A few additional developments to investigate include: Hayes and Octavia and Hayes and Laguna. Algin Park and Market (plaza is not being used right now). Additionally, there is a site across from Octavia side street and Octavia Blvd; we are interested in activating McCoppin Plaza. Buchanan Mall is in community of concern and that could be another potential spot.
- SFMTA is thinking about closing part of the two side streets along Patricia's Green. Perhaps there is an opportunity there. I suggest speaking with Casey Hildreth at SFMTA.
- Have you considered coupling new pods with car share pods?
 - Yes, we have had those conversations with City.
- People are taking these bicycles across the Golden Gate Bridge.
 - We have created a clear message to put on the pods to ensure people don't take the bicycles across the bridge.

5. 55 Laguna In-Kind

Planning Staff [discussion item]

- Lisa Chen, Planning Staff, and Tovey Gie, Wood Partners, provided brief introductions and presented on the 55 Laguna In-Kind agreement. Lisa shared that the Planning Department staff has been working for the last six months on the In-Kind agreement at 55 Laguna. She is not asking for the CAC to approve, since the In-kind was approved in 2012. The team is interested in knowing if the development and proposal is heading in the right direction; and how can the operations plan be strengthened? The developer, Wood Partners, has invested \$4.9 million in three improvements: Waller Park former Waller Street ROW, community garden, and a community facility, which is part of the Woods Hall Annex Facility, in seismic upgrades and will provide the space rent-free for 75 years. In-kind agreement requires operations plans, which has to be approved by Director of Planning. The team conducted a community outreach process to identify programs for the Arts Center, operations plan and to make sure facility functions as a resource for the community. The purpose of center is to provide: print-making facilities, archive of rock posters, and other art (galleries and lectures). The Planning Department, Mayor's Office of Housing and Community Development, and the Arts Commission

have been stressing the importance of community outreach to make sure it is meeting the community's needs, public access and classes (providing 30 classes per week as well as a range of classes), and organizational capacity (make sure the organization could take on the facility and run with it). Tovey then presented a rendering of the facility (see presentation).

CAC Comments

- One CAC member asked if there are repercussions if the developer doesn't follow through with their promises. Another CAC member clarified that the operations plan requires a regular report.
- Is this community center as it appears in the rendering? Does the 12,000 square feet include hallways? What is the net area of the community space?
 - SF Planning staff responded that the in-kind agreement required 12,000 square feet. The area of the center may be off by 1,000-2,000 square feet because of ADA requirements. The space meets the intent of the in-kind agreement.
 - Woods partners responded that there was never 12,000 net available space. The mid-block access and the ADA took out about 500-800 square feet from 12,000 square feet and the center requires storage.
- Is there a kitchen facility?
 - Yes, and that is part of the usable space. We wanted to include other uses of the space. It could be used for private and public events (without relying on public funds).
- I like the kitchen space
- Are there other areas prints and galleries for kids and adults in the city?
 - There is a range of other types of facilities in the city and in the area.
- Will you be renting it for private functions? Is there a way to ensure that it is not always booked for private functions?
 - There will be a schedule that is organized and maintained. There are minimums that we will be held to. For the first five years, we are providing an annual report card.
 - SF Planning worked with Woods Partners to set minimum standards. The minimum requirements must be met.
- How about a check in with the community after one year of operation to make sure it is meeting community needs? Can we gauge how the immediate neighbors and people in the Market and Octavia area feel about its accessibility?
 - We are looking at how to ensure on-going community engagement. Yes, we could look into how we could incorporate that into the plan.
- One CAC member shared that it is key who the programming partners are. There isn't any community space nearby, so it will be a popular place for partner programming. It is fabulous.
- The space has been vacant for almost a year. I want to make sure the corridors aren't vacant.
 - The space will be well-used. The gallery includes works by well-known artists. Exhibits will be themed, museum-quality, and artist-specific.

6. Market Octavia 2015 Impact Fee Expenditure Plan

Planning Staff [discussion and action item]

- Jacob Bintliff, SF Planning staff, introduced revised IPIC resolution. The revised resolution is clearer than the first draft and everything in the document has been

thoroughly vetted with partner agencies. Planning staff asked if there are any concerns about the resolution?

CAC Comments

- Who will be doing the Long Range Transportation Study?
 - The SF Planning Department.
- Could you please send the entire revised budget?
 - Yes.
- One CAC member emphasized that items get lost in big long range plans and encouraged SF Planning to make sure that the \$500,000 doesn't go to some obscure part of the long range plan. The CAC wants to know: how much housing can we get and what are the opportunities if the Central Freeway were to be removed.
 - SF Planning staff shared that the allocated \$500K will be used specifically for the Market and Octavia Plan Area.
- CAC members moved to pass the revised resolution.

7. Affordable Housing Bonus Program

Planning Staff [discussion and action item]

- Andrea Nelson, SF Planning staff, presented an overview of the proposed Affordable Housing Bonus Program.

CAC Comments

- Is there a minimum square footage of a housing unit?
 - We are moving to have affordable percentage defined by square foot rather than units to avoid small affordable units.
- What defines moderate vs middle?
 - SF Planning viewed the definitions of very low, low, moderate, and middle-income as based on the Area Median Income (AMI).
- Does this apply to rental only?
 - It applies to both ownership and rental, though at different AMI targets.
- How do you ensure that condos stay affordable?
 - They're deed restricted to remain permanently affordable.
- This doesn't apply to anywhere in the city zoned for larger projects, correct?
 - The program area applies to many zones, like Geary, Van Ness, Divis, others that do allow larger projects. It does not apply to sites zoned for single-family and two-unit residential.

8. Public Comment

There was no public comment.

9. Adjournment

NEXT MEETING: January 25, 2016