

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

Meeting Minutes

Planning Department, 1650 Mission Street, 5TH Floor
Monday, February 27, 2017
7:00 PM
Regular Meeting

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

Committee Members Absent: Mohammed Soriano Bilal

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

1. Call to order and roll call

- Jason Henderson (Jason) called the meeting to order.

2. Announcements, upcoming meetings, project updates, and general housekeeping

- Jason shared that he learned a lot in Copenhagen and appreciated that everyone continued to meet while he was gone. Copenhagen has a bicycle system and it was inspirational for a lot of our conversations. He hopes the City looks to Copenhagen for inspiration. They have similar grappling with parking in new developments. Garages are built close to new housing developments and parking is not included in the development.
- Paul Olsen (Paul) – what was the ratio of car to bicycle?
- Jason – 40% of families with children have cargo bicycles. I would like to concentrate on building more family friendly housing.
- Robin Levitt (Robin) – percentage of people who commute via bicycle?
 - o Jason – 50-55% of people commute via bicycle.
- Ted Olsson (Ted) – how large is Copenhagen?
 - o Jason – 20 km.
- Paul – it is interesting to see the variety of people who ride bicycles. Housing is much more communal, everyone watches each other's children.

- Jason – transit is very family-friendly. There is a space for strollers. I would be happy to do a formal presentation if you like at some point. The cost of living is about the same as San Francisco, but the rents are less.
- Jason – there is a meeting on March 8th for The Hub and there is a workshop on March 15th at John Muir Elementary for Page Street and hosted by SFMTA. The Van Ness BRT groundbreaking is happening on March 1st at 11:00AM. The Plumbers' Union site
- Joshua Marker (Joshua) – the developer hosted a meeting. I just received a notice regarding 42 Otis Street
- Andrea Nelson (Andrea) – announcements: those members appointed by the Board of Supervisors will need to reapply. I will send out applications for your to complete. Additionally, I have a few updates from Lisa Chen at the Planning Department regarding 55 Laguna:
Wood Partners, the Sponsor of the 55 Laguna Street development, has completed the three improvements required under their 2012 In-Kind Agreement: a Community Garden, Waller Park (a plaza on the former Waller Street right-of-way), and a 12,000 sq ft community facility space, which will be offered rent-free to the nonprofit Haight Street Art Center. The Garden is now open to the public during daylight hours (approximately), and a lottery to assign the plots to members of the public was conducted (all SF residents were eligible) this month. Waller Park is also completed and open to the public, approximately during daylight hours. The community facility space is undergoing tenant improvements, and should be open for business later this year.
Per the In-Kind Agreement, the Sponsor and the Planning Department worked together to develop an Operations Plan for each of the three In-Kind Improvements, specifying standards for maintenance, public access, programming, and other related topics. These plans specify that the Sponsor is required to come to the MOCAC in late 2017, late 2019, and in 5 year intervals thereafter in order to report on their operations and receive feedback from the community on the usability and accessibility of these improvements.
- Jason – there is a history of people not feeling included, so we should ask about inclusion and the rate of inclusion. I think it would be great to be a check-in from Lisa Chen when we have time.
- Ted – maybe we want to have our CAC meetings there occasionally?
 - Jason – I'll leave that to you all.
- Robin – I did get one of the garden plots. I replied asking about next steps and didn't hear anything back yet.
- Ted – where can you access the garden?
 - Robin – there is a door on Haight Street, a gate off Palm Street as well.
 - Paul – they haven't made the garden accessible to the public yet.
- Jason – they put a bollard up to block Palm Street in response to the complaints about Uber drop offs and deliveries.

3. Approval of minutes for November 2016 regular meeting

- Lou Vasquez (Lou) moves to approve the minutes from November 2016, Paul seconds (1 abstention).

4. One Oak Plaza In-Kind Agreement Process Preview

- Jacob Bintliff (Jacob) – provided an update on the status of the One Oak Plaza in-kind agreement submission. We have a revised application and are waiting for their line-by-line cost estimate. They would like the Planning Commission approval to be in August 2017. We were trying to have the project presented before the CAC and IPIC twice before it goes to Planning Commission. They are going to keep the MUNI elevator. The important distinction is: how much of their submission is required and how much are they doing beyond what is required? We are trying to get clarification on the base plan since it looks as though they are gifting the City an extended sidewalk. We are waiting for clarification on this.
 - o Krute – is it different from their presentation to the CAC?
 - o Jacob – I am not going to get into detail about the design changes since they will be coming to the CAC in March.
- Robin – we have all of these plazas in the City with amorphous spaces and they are not defensible spaces, much like UN Plaza. In terms of architectural definition, it is not quite there. To me, it looks like it needs 3-D dimensional definition.
 - o Ted – the 3-D is the canopy.
 - o Lou – it has been designed by committee (DPW, SFMTA, etc.)
- Jason – a lot of the community discussion is that it should include the full length of Oak Street. 1554 Gough Street site is going to be housing for teachers and students. It would be great if the City thought through the thinking of the whole street.
- Jacob – two options: you could have each of the projects provide an in-kind agreement or pay in-lieu fees and then the City would design the street based on the entire street. 1554 already paid their fee.
- Robin – intersection at Oak and Franklin – we still have closed crosswalk. It could be solved if Oak is a two-way street from Franklin to Octavia.
- Jacob – Baseline costs of One Oak plaza would have been \$3.15 million, the total to do the proposed is \$5.98. They have requested an additional \$350,000 for improvements to the elevator. Their total amount asked for their in-kind agreement is \$3.21. Their total fees are \$10.393 million. IPIC is making sure the costs work out and the Fire Department and Department of Public Works are reviewing the design suggestions.
 - o Jason – does this cost come out of one of our IPIC revenue buckets? Which bucket?
 - o Jacob – MUNI elevator would come out of transportation. It is open space and public realm. SF Rec and Park said that the plaza doesn't quite count as a park since they wouldn't have spent resources to develop it. DPW would miss out on complete streets dollars. It would likely come out of this bucket.
- Jacob – do you have any questions about in-kind process?
 - o Jason – when you are talking about whether it is private or public, what are you referring to?
 - o Jacob – the canopies are mitigation measures for wind impacts. They will be using their arts fee to improve the aesthetics of the canopies.
- Ted – is there an opportunity for public comment?
 - o Jacob - It comes to the MO CAC first and then it goes to the Planning Commission.
 - o Jason – you could attend the HVNA meeting on the 13th when they will be presenting.
- Krute – why is the elevator included?

- Jacob – they are showing that they are paying for the MUNI elevator.
- Jason – they should highlight the future BRT station better in the presentation to make it pop in their presentations to the public.
- Ted – I think they should coordinate with the Mayor's Office and install a Living Innovation Zone particularly since you have two educational institutions right there.
- Krute – would Rec and Park do anything else in this area?
 - Jacob – Stacey Bradley would like to hear what the CAC's priorities are for open space and recreation.
 - Jason – what about Brady Block?
 - Jacob – the Brady Block development is now a development agreement with the Mayor's Office.
 - Krute – there really isn't anything like this nearby.
 - Jacob – is interested in acquiring a site at 11th and Natoma. Stacey wants to know if acquisition or renovations are a priority for the CAC.
 - Jason – the Van Ness onramp to the 101 would be a great open space.
- Joshua – is 11th and Natoma in the plan area?
 - Jacob – it's on the edge.

5. Market and Octavia Capital Projects

- Jacob – presented copies of the IPIC Revenue and Expenditure Plan 2016-2017. See handouts.
 - Jason – FY 2019 Greening and Complete Streets is approximately the amount of the in-kind ask.
- Joshua – we wouldn't have to cut anything at this point.
 - Jacob – correct.
- Jacob – we are predicting so much revenue in FY 2019 (\$19.79 million). So that is how you can accommodate having a cumulative surplus.
- Jason – what about a combination of complete streets and open space and recreation categories. You have a Brady Block design in there.
 - Jacob – we are going to forgive that revenue since it is a developer agreement.
- Jason – is the City asking Departments to look at its expenditures?
 - Jacob – the rest of the agencies are looking holistically and they see their costs. They feel like, unless it is a really good idea, then the money should come to them.
- Jason – for example, under Complete Streets. The MUNI Forward project on Haight Street. What if we need this money for another project? Do they use it outside of the plan area? The Planning Department needs to keep track.
- Lou – what is the mechanism for moving funds out of our purview? Can the agencies move them out of the MO CAC IPIC funds if they have other projects?
 - Jacob – no they cannot.
- Jason – there are going to be additional needs. They already need new buses.
- Jacob – my recommendation is to use the year to think about IPIC priorities and to provide feedback to agencies about their projects now.
- Jason – SFMTA is looking at restricting left turns on Haight and Buchanan. It needs improvement and it needs to be adjusted as we move forward. 1500 Mission Street – are they asking for an in-kind?

- Jacob – no, they are not. It is a City office building and a residential and hotel tower.
- Jason – I propose that Planning staff could do a North Mission/Dolores community meeting to inform the public in how this investments work. The plan is now 10 years old. So, maybe we have an open house in April to show people how much money we have to spend in each category.
 - Krute – are you trying to get input?
 - Jason – it would be educational and informational.
 - Krute – I don't think people are going to come.
 - Paul – If we are asking for input, people would come.
 - Krute – you already have input from people at existing meetings. I think we need to get capital projects that aren't included in this.
 - Jason – I don't think we should do these workshops after all.
- Jason – let's update this list.
- Robin – I'd like to share some photos with you. Octavia Blvd. is not being maintained. It is full of trash, irrigation boxes are vandalized, dead trees, and tree limbs.
- Ted – how is traffic flow through?
 - Jason - It is bad and is full of cars.
- Lou – what agency is responsible to maintain this?
 - Jacob – Department of Public Works.
- Jason – can you come to the Page Street workshop on March 15th, Jacob?
 - Jacob – I believe so.
- Jason – thank you for this presentation.
- Jacob – think about your agendas coming up so that we can invite the appropriate agency representatives. I would like to point out: the Heritage Program and the Public Art extra funds. The Arts Commission and the Historic Preservation team in the Planning Department are available to help scope it out.
- Ted – I'd like to learn more about Church Street improvements.

6. Housing in the Market and Octavia Plan Area Update

- Andrea – last time this was presented was in 2015. (See presentation).
 - 2015 – 1,365 units ; now almost doubled to 2,640 built to date
 - 2015 – 3,400 to 4,750 in pipeline
- Jason – so we've surpassed the original housing estimate for the plan already?
- Robin – are parcels M & N "on hold"?
 - Jacob – we will follow up on this.
- Robin – Parcel O – when will it break ground?
- Jacob – the entire MO area is about at 30% affordable area-wide as of end 2016
- Andrea – presented the asking prices and listings chart
- Jason, others – doesn't feel like there are fewer units on the market ... would probably see more if we saw the numbers from later than Sept 2016
- Andrea – presented the BMR production information. We are only seeing 10% inclusionary; probably b/c projects fee out and build elsewhere
 - Can the MOCAC see the off-site and fee numbers from MOHCD?
 - Can we see MOHCD's pipeline of BMRs in the area?
 - We want to know what the total % affordable would be considering the fee projects.

- Jason – could we see what the BMR production would need to be to meet the Prop C goals?
- Krute – would like to see the unit sizes for the inclusionary and the subsidized BMRs.
- Paul – what about the production of “family-sized” 2 and 3 bedroom units? Can we get that data?

7. Public Comment

No public comment.

8. Adjournment

NEXT MEETING: March 20, 2017