

## Richmond District Strategy Community Conversation December 10th Meeting Notes

Table #1

Facilitator and Note Taker: Brittany Bendix and Victoria Chong

### Notes

#### *Housing and Development*

- Build more housing for all types, increase housing stock
- More senior housing
- More BMR units
- More vertical and horizontal mixed-use buildings
- Encourage mixed residential unit buildings (studios, 1 bedroom, 2 bedroom, 3+ bedroom)
- Diversity is a neighborhood strength
  - Affordable housing a driver of diversity
- Can D1 have a program where BMR units are given preference to displaced residents?
- Legalization of in-law units
- Housing policy → less parking requirements in new development
- Taller buildings can be suitable in certain areas of D1
  - (some examples such as 25<sup>th</sup> Ave and Lake St, 15<sup>th</sup> Ave and Clement St)
- More buildings along transit corridors (should we reconsider 40 foot height limit?)
- Start a community trust to purchase properties (e.g., 16<sup>th</sup> Ave and Fulton St w/ 5+ units) or 3+ units should also be explored
- More transit is crucial
- If heights restrictions are more lax, setbacks should conform with neighborhood character
- Target (Masonic Ave and Geary Blvd) is an ideal location for building
- Bring back entertainment and cultural center to activate neighborhood → Alexandria Theater, Balboa Theater, etc)
- Part of Balboa Street can be revitalized (1<sup>st</sup> floor retail, services, entertainment)
  - How do we curate these places so that people and resident can use the services for their everyday needs
- Chain stores → why do these types of stores come with new development (i.e., Whole Foods)
- Explore more OEWD funding → revitalize small businesses or youth and cultural services
  - Mediation between landlords and the city

#### *Parks, Open Space and Pedestrian Safety*

- Discouragement of auto dependence comes hand in hand with pedestrian safety
  - Make other modes more appealing, while increasing safety measures
  - East-west streets are dangerous
  - School loading zones are dangerous for cyclists
  - More bike boulevards

- Concerns of practicality of transit → the current transit system is already at full capacity
  - Good transit needs to come before density
- How can we shape things that are already happening to benefit the community
- Streets should be more activated for pedestrians
- More bulb-outs to shorten distance at crosswalk
  - Bring street up to level of the sidewalk
- Streets should be balanced between bikers and drivers
  - If streets are predominantly for cars, fears of the “Fulton effect”
- Increase night time visibility → crossing Geary, especially for seniors, is dangerous
- More access points (for pedestrians and cyclists) are needed to enter/exit parks
- 14<sup>th</sup> Ave @ Fulton St has crosswalks, but cars do not slow down, but instead continue to drive fast
  - Current crossings are not safe

### Goals

- Retain family-friendly character of community
- More safety initiatives for pedestrians/cyclists from vehicles
- More housing of all types
- More mixed use buildings that provide residential uses and activated storefronts for a better pedestrian experience
- Increase in the number of non-vehicle access points to the park
- More pedestrian and cyclists safety measurements in D1

### *Table #2*

*Facilitator and Note Taker: Joseph Smooke and David Leong*

### Notes

#### *Ideas/Concerns*

How do we plan for more development?

- Rezoning
- Raising height limits
- Micro units
- Applying density bonus

#### *BRT*

- Saving 5 minutes not worth removing auto lanes/parking (some members rely on their cars and do not want automobile infrastructure to be removed)
- Bus already crowded, dirty during rush hour (members were skeptical that BRT would improve these conditions)

- BRT gives more predictability. One bus every 5 minutes instead of 4 buses all bunched up with large gaps after

#### *Higher/Taller Development*

- Where matters, not just what kind (one person said that survey was specific about the type of buildings, not as much about the locations)
- Taller = more shadowy (some group members did not want this, said not very hot anyway, don't need that much shade. However...)
- Bigger residential developments would help support small businesses (logic being that more people = more patronage)
- Gentrification driving prices up (goods, services, food, etc)
- Linking rent prices and property values to average income (a proposed idea, cited European cities as example)
- Higher density/taller buildings are not as picturesque

#### *Transportation*

- Parking? Where will cars go? Putting more parking despite public transit? → deprioritize parking in transit-heavy areas (members mentioned that surface parking lots are undesirable)
- Increasing pedestrian friendliness → pedestrian malls (also based on European cities)
- Smaller scale transit (vanpool, minibus, intra-district service, etc) (members wanted better alternatives to MUNI)
- Exploring autonomous vehicle options (touted as potentially safer option, however, someone else said that these cars can't handle the hills)
- Enforcing speed limits, penalties → sliding income scale? (also based on European cities, saying that people are less likely to break the law if the fees are exorbitantly high)
- No more tech shuttle stops! Gentrification around those stops (several members linked the shuttles with gentrification, including a lady who worked in tech. Some members said that no shuttles would mean more cars, but others said if stops don't exist, people simply won't live in those areas)

#### Goal

Maintain both character and affordability by only allowing taller development in suitable locations

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#### *Table #3*

*Facilitator: Kimia Haddadan*

#### Notes

##### *Concerns*

- Evictions are high and neighbors are going through displacement. Need protections against evictions.

- There was concern about the potential overcrowding and interest in keeping the neighborhood the way it is
- Some members disagreed. Expressed the need for more housing, because currently they cannot afford looking for housing that match their needs.
- Most members agreed that cities change and we need to accommodate people's needs, especially young people trying to form households
- We need to allocate more resources to low income households.
- Need entertainment uses for seniors to be able to stay
- Members of the group were unanimously concerned about pedestrian safety
- One member asked for speed limit blinking signs similar to the one on Sloat Blvd.

### Goals

A Neighborhood Where:

- opportunities exist for people who go through hard times
- Protections exist for people going through evictions
- Underutilized sites are used for housing and other neighborhood needs; find better ways to utilize under-utilized sites (under-utilized sites could mean parking lots, or even vacant residential units where owners have not been renting)
- options for housing especially middle income households exist and are abundant
- Growth is planned for the neighborhood from Stanyan to 28<sup>th</sup> and Fulton to Lake ( through an Area Plan)
- A balance exists between accommodating new residents and stabilizing existing residents
- Golden Gate Park is more safely accessible to pedestrians (this was agreed amongst all members)
- Traffic moves slower along Fulton Street
- Pedestrian improvements are planned in an area-wide comprehensive way
- Multiple safe transportation options exist to get around

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*Table #4*

*Facilitator: Sue Exline*

### Notes

- Muni eliminating 38 bus
- Better Muni service
- Don't lose the heart and soul of the Richmond
- Bike and pedestrian safety – cars don't see red lights, traffic calming measures
- Increase frequency of Muni → want all to have seats
- Strict guidelines for AirBnB
- Geary Blvd → if increasing heights, there needs to be setbacks so sunlight on streets
- Crossing time isn't adequate on Geary

- Safety as a ped
- Speeding traffic and why no speed bumps on back of 15<sup>th</sup> Ave (??)
- Ped safety especially at night
- Lack of civility → encourage Uber, Lyft, and Chariot
- Households should not spend more than 33% of income on housing
- Serious visibility issue on Fulton – need to access the park
- No pesticides
- Balboa corridor vacancies
- Geary – long term vacancies

### Goals

- Desire to keep all local stops and improve transit
- More affordable housing
- Maintain sunlight on sidewalks
- A neighborhood that is safe for pedestrians and bikes
- A neighborhood that is safe for kids and seniors

### *Table #5*

*Facilitator and Note Taker: Paolo Ikezoe and Maria De Alva*

### Notes

#### *Housing*

- Vulnerable Populations
  - Definite increase in homelessness
- Housing Stability/Affordability
  - Small lots limit development potential + “built-out” nature means potential for new development to cause displacement
  - Not every existing building is sacred, many unattractive buildings that we wouldn’t mind replacing (with strategy to help any displaced tenants or businesses)

#### *Transportation*

- Lyft and Uber change the need for parking
- Call for more pedestrian bulb outs
- Get stop signs off of Anza so that bikes don’t have to stop every block

### Goals

- Find solutions for vulnerable groups to seek aid
- Provide incentives for developers of new housing to include mixed-income housing or services for homeless individuals
- Higher heights for more housing

- Focus development on larger “opportunity sites”
- Come up with strategy for relocation for displaced residents and businesses
- Underground parking preferred in new development
- Underground MUNI on Geary
- Improve neighborhood transportation options so surface parking is less necessary
- Faster, more frequent transit with less stops
- Not all streets designed to prioritize cars
- At least one 2-way protected cycle track through the neighborhood
- More bike-friendly side streets
- Improved bicycle and pedestrian access to Golden Gate Park
- Continue to support diverse local businesses serving daily needs
  - Call for more grocery stores, diverse restaurants, and healthy options
- Come up with strategy to fill long-vacant storefronts (i.e. on Clement)