

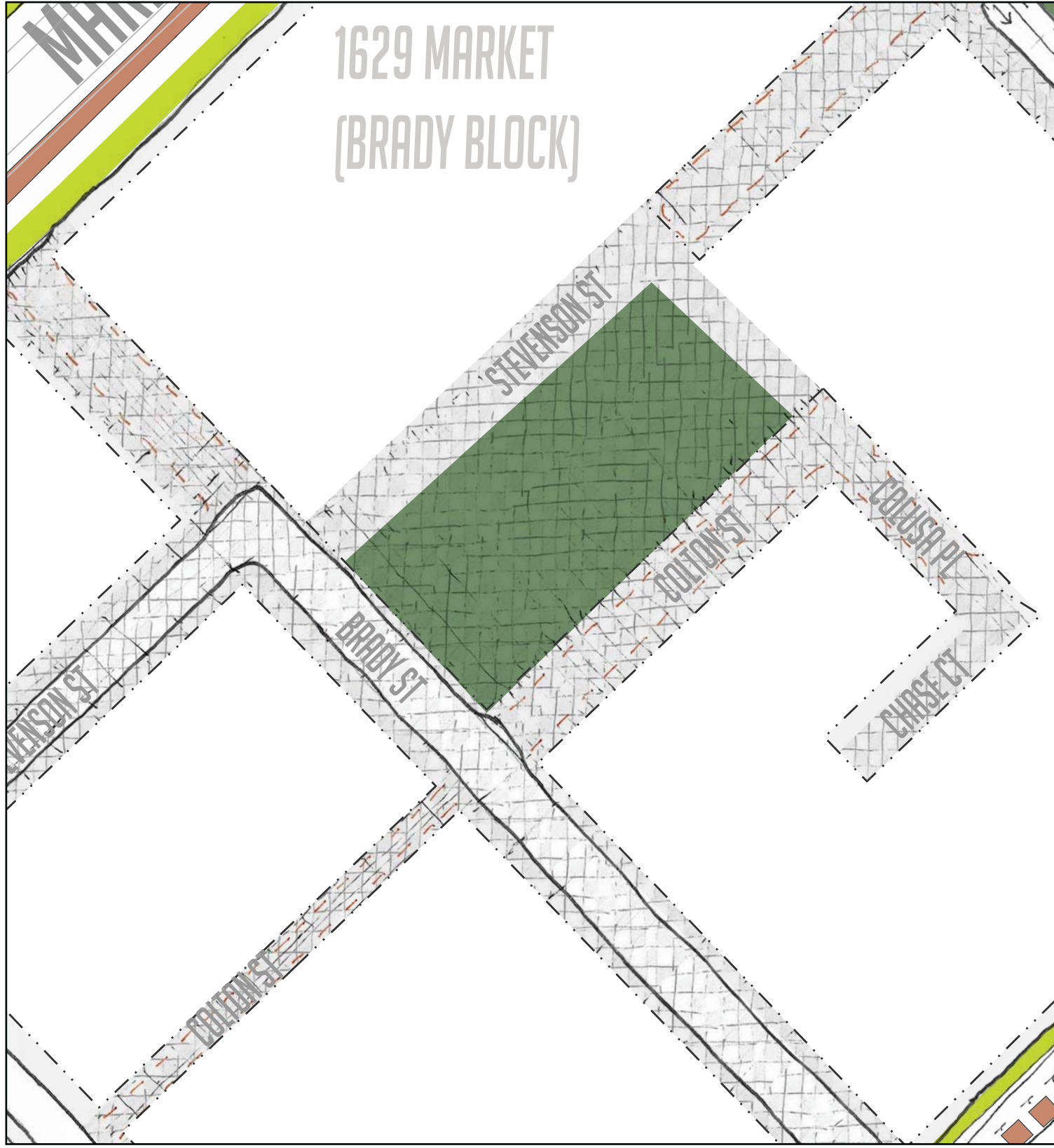
THE HUB OPEN SPACES

NEW PARKS, PLAZAS & OPEN SPACES

Four new public spaces will be developed in the Hub. These spaces offer an opportunity to reclaim underutilized space for public use. Three of the four spaces are within the public right of way, all of which would be built in coordination with private development. The details for how these spaces will be designed, managed and maintained still needs to be worked out. Programming and activation of these spaces are key to their success. We would like to hear your ideas about the types of open space amenities would you like to see in the neighborhood and how you would like to see spaces programmed to ensure they are active and well used.

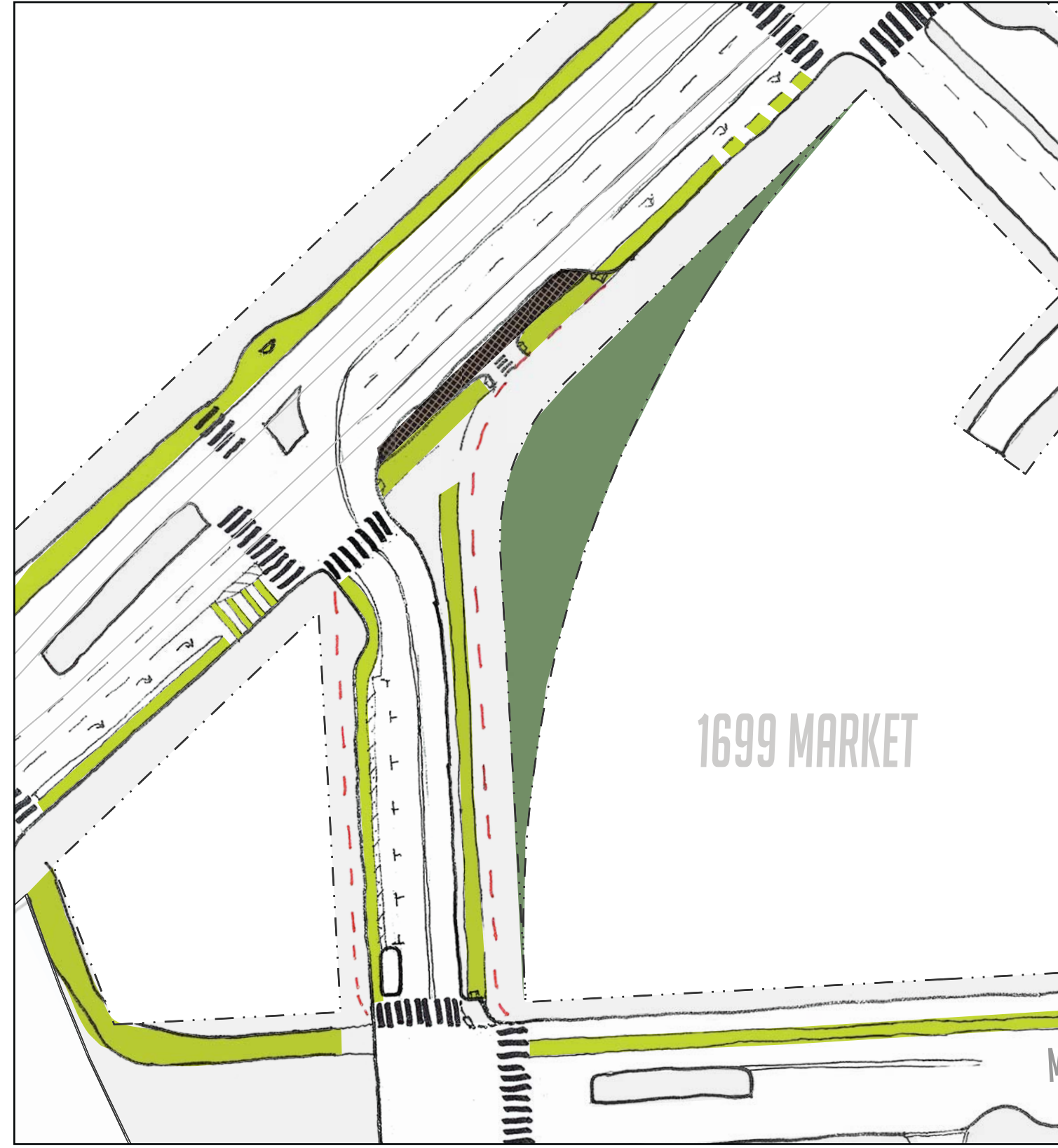
Brady Park

New park will be built as part of the development at 1601 Market Street (Local Plumbers Union).



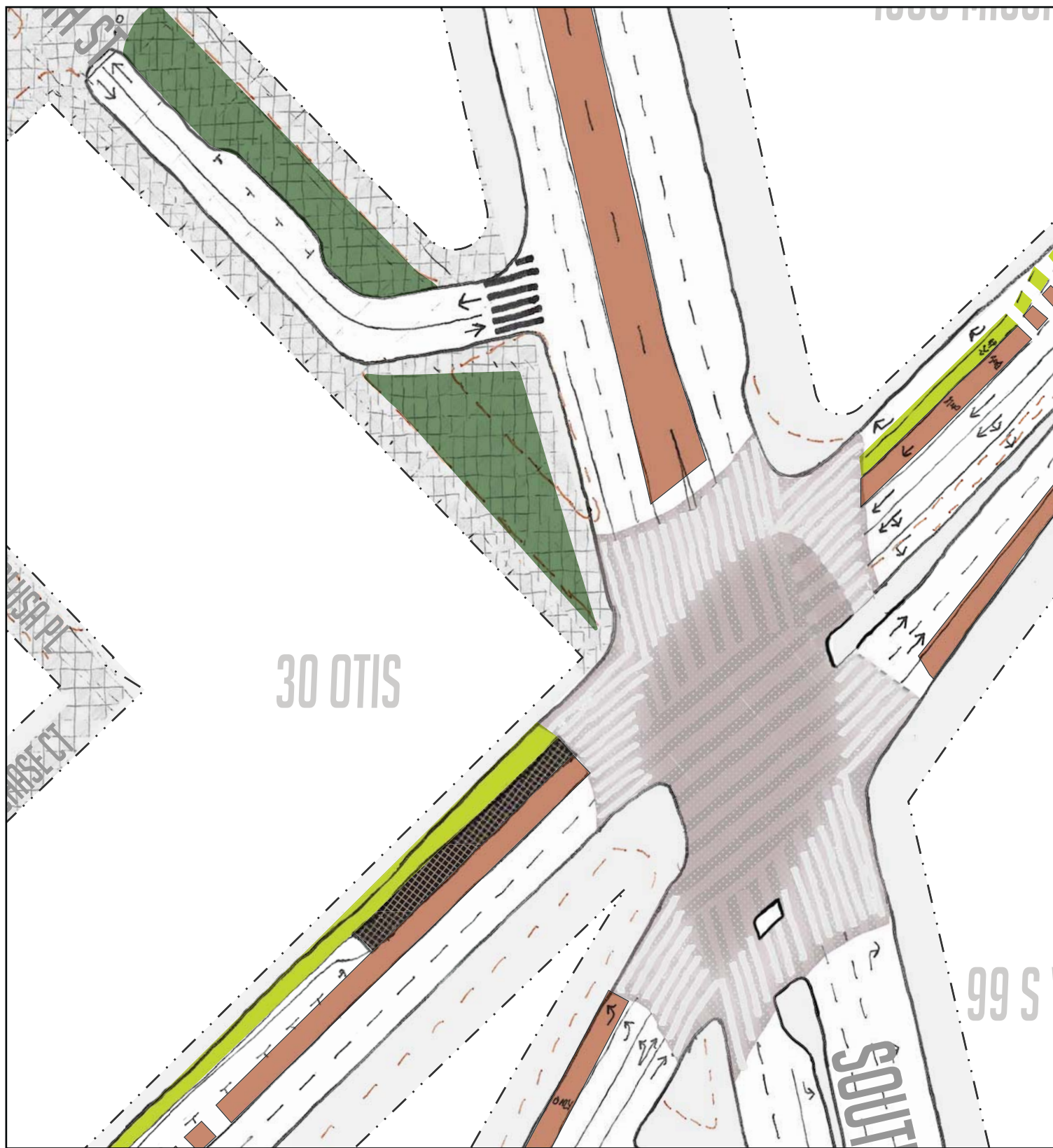
Valencia Hub

New plaza will be built as part of the development at 1699 Market Street (former Flax site). The space where the new plaza would be located is excess public right of way that is currently used for parking.



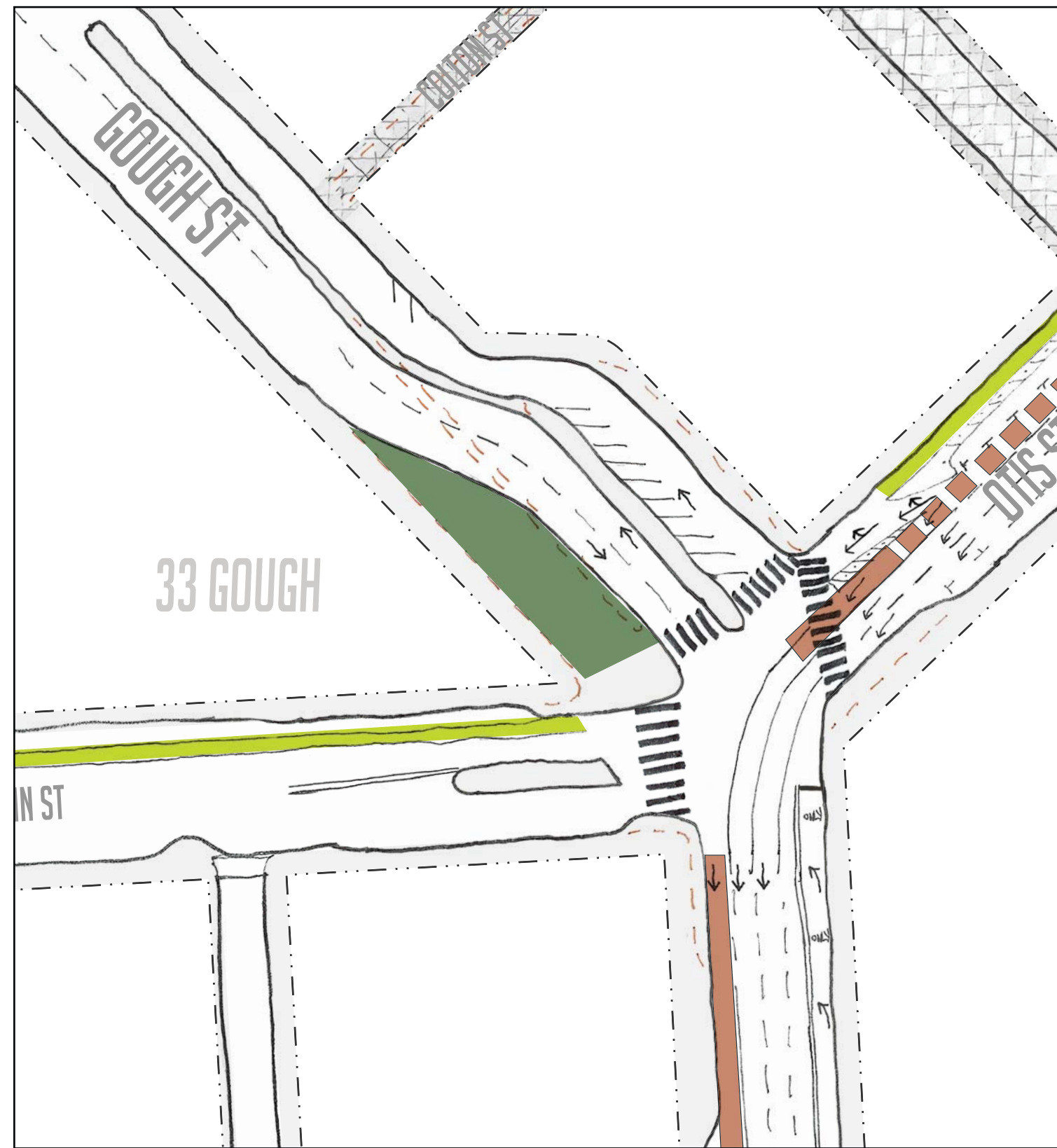
Otis Plaza

New plaza will be built by reconfiguring the public right of way on 12th Street. The plaza will be built as part of the Van Ness BRT project. Design, programming and activation will be done in coordination with the development of 33 Otis.



Gough/Otis Plaza

A new plaza that could be built in the public right of way by reconfiguring the Gough/Otis/McCoppin intersection. This plaza that could be built as part of the development at 33 Gough (City College site).



POTENTIAL OPEN SPACE AMENITIES

PROGRAMMING IDEAS



Dog park/run



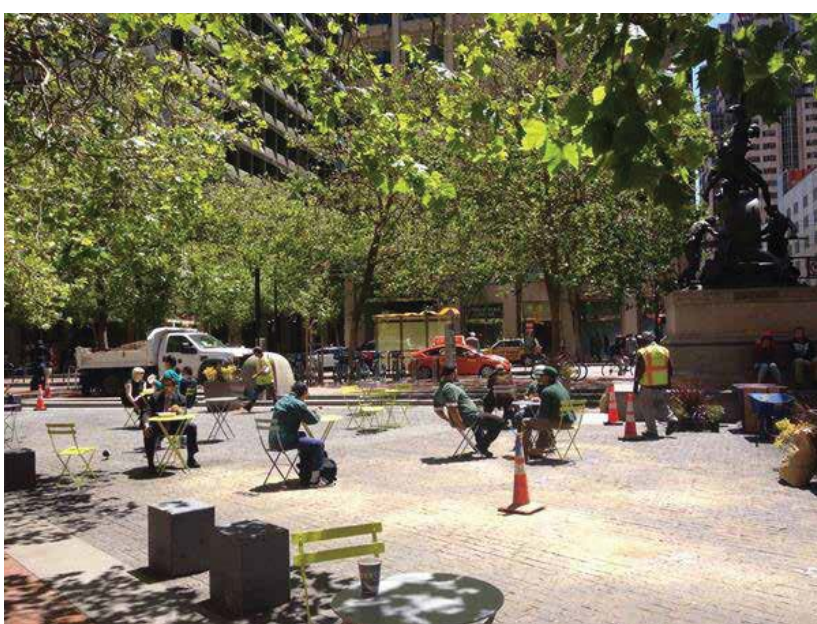
Living Street & Alley



Culture & arts events



Outdoor Market



Plaza fronted by commercial uses



Playground



Community Garden



Temporary kiosks like food trucks



Public Art



Moveable seating



FOR MORE INFO, VISIT:
SF-PLANNING.ORG/HUB

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THE HUB ALLEYS

ALLEY NETWORK

Alleys are small-scale streets that typically only carry low numbers of vehicles accessing adjacent properties. Their character varies across the city, from residential to service alleys.



ALLEY DESIGN

Alleys should be designed to reinforce the space as a pedestrian space. Vehicle speeds should be kept low via traffic calming. Materials should spark visual interest by using detailed and quality materials and finishes. Alley amenities can include seating, landscaping, and pedestrian lighting to create usable public spaces that are unique and comfortable.

ALLEYS IDENTIFIED FOR IMPROVEMENT

Within The Hub, The Market Octavia Area Plan identifies the following alleys as suitable for “living alley” improvements:

- Colton Street
- Colusa Place
- Chase Court
- Stevenson Alley
- Stevenson Street
- Lafayette Street
- Minna Street

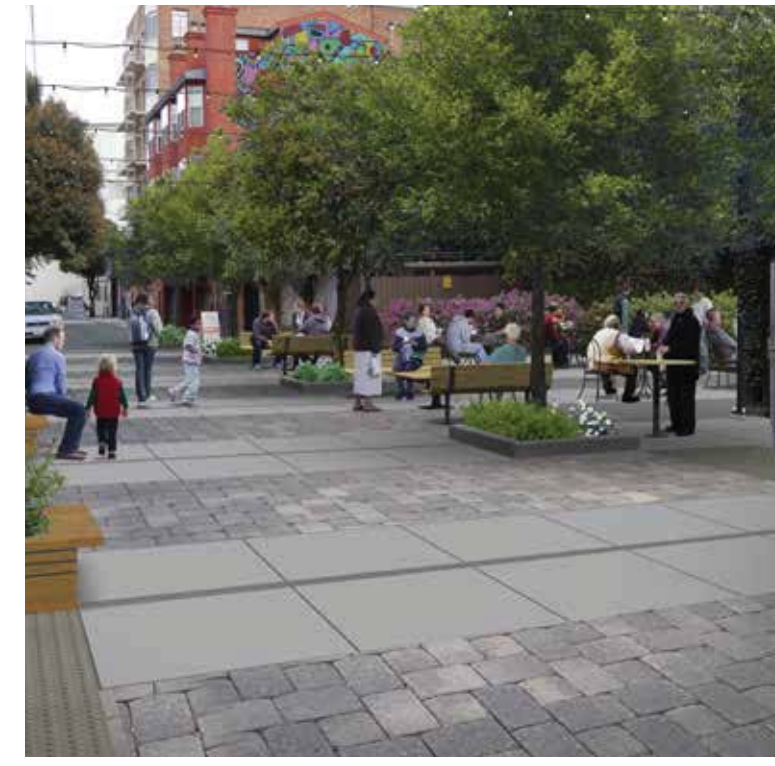
ALLEY IMPLEMENTATION

Alleys can be built and funded by several different mechanisms and follow a similar process by which other public realm improvements are made.

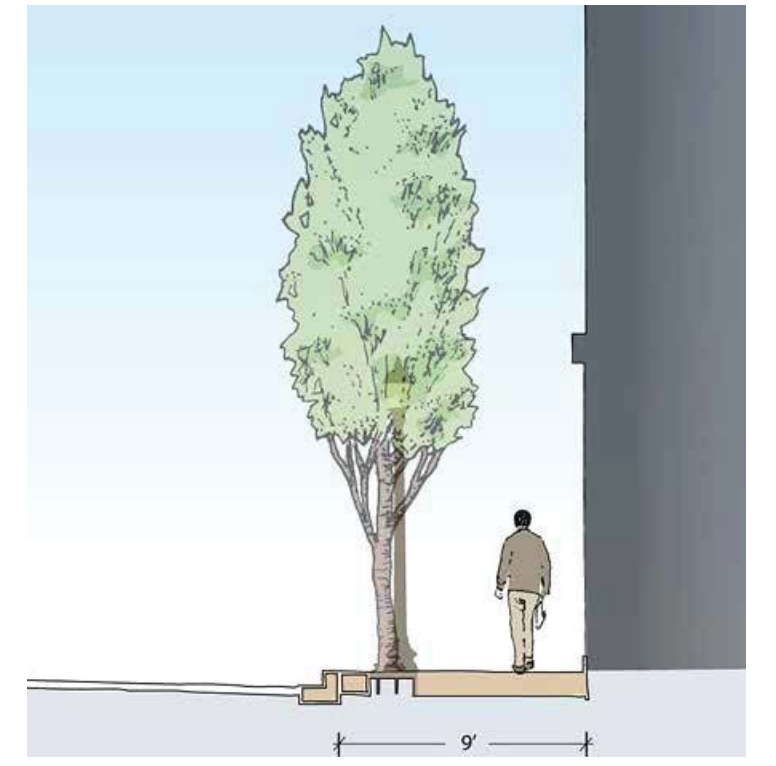
- **STREETScape REQUIREMENT** - Most new development projects within The Hub will be required to implement streetscape improvements, many of which may be alleyway improvements. These can include special paving, lighting, tree planting, landscaping and living alley type improvements.
- **IMPACT FEES** - Development projects may also be subject to project-specific impact fees that can be used, at the discretion of the Market Octavia CAC, for streetscape improvements including alleyways. The Hub Public Realm Plan will help guide implementation as these funds become available.
- **PRIVATE SPONSOR** - Living Alley improvements can be stewarded by a private sponsor including: Community Benefit Districts (CBD), Business Improvement Districts (BID), non-profit institutions, community organizations, schools, residents, property owners, and business owners. Living Alleys are free and open to all members of the public.



Living Alley - Before



Living Alley - Before



Typical Alley Section with a 9-foot sidewalk

EXAMPLES



Linden Alley - A shared alley



Jack Kerouac Alley - Performance space



Mint Plaza - Moveable seating and reconfigurable space



Commercial Street - Outdoor dining and FIDI open space



An example of permeable paving and landscape planters within an alley



Stevenson Street - A residential alley



Belden Place - Outdoor dining



Pearl Street - A residential alley

LIVING ALLEYS TOOLKIT

“A LIVING ALLEY IS A NARROW, PEDESTRIAN-ORIENTED STREET THAT IS DESIGNED TO FOCUS ON LIVABILITY, INSTEAD OF PARKING AND TRAFFIC. IT CAN BE CONSIDERED AN ‘URBAN LIVING ROOM’”

The living alley toolkit is a resource for community members and designers to develop and implement living alleys. The toolkit includes 20 design tools and well as example prototypes, to give community members a range of options and inspiration for creating living alleys in the Market Octavia Plan Area, though much of this information is applicable to alleys throughout San Francisco. In addition to the design tools, constraints and opportunities are discussed so project designers and residents can understand the full breadth of the project. This toolkit was created to give members of the community an understanding of the design elements and processes involved in creating a living alley. For more information <http://sf-planning.org/living-alleys-toolkit>



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