



WORKSHOP 1 SUMMARY

OVERVIEW

The first workshop for the Market Street Hub project was held on Wednesday April 13, 2016 from 6 PM - 8 PM. The workshop began with a presentation introducing the project and an overview of three topic areas; land use, urban form and public benefits. Following the presentation, participants were invited to view project materials in an open house format. Members of the project team were available to answer questions and listen to ideas. Over 100 people were in attendance. Below is a summary of comments received.

PROJECT GOALS

- Missing transportation plan in project goals
- Affordable housing goals need to include housing balance between market rate and below market rate
- Project goals are not ambitious enough to address this city's housing crisis
- More density
- Support non profit organizations in addition to arts
- Sustainable transportation

LAND USE

Parking

- More public parking, city lots
- Ban private cars, ban parking
- Prioritize underground parking
- Lower parking requirements
- Do not reduce parking, which is needed to support arts institutions in the area
- No CU for more parking
- Least amount of parking possible
- Zero parking or district parking cap
- No parking at Flax Site
- Make 10 South Van Ness zero parking to keep 12th Street open
- If lose parking, give compensation

Housing

- Affordable housing for artists
- More affordable housing, including those that make 12,000 year. Increase BMR rentals + ownership
- Allow for more bedrooms, 2-3 bedrooms for families
- More housing, more mico units
- BMR units should be more deeply affordable, with at least 15% units for <20% AMI
- Provide on-site affordable @ 20% AMI
- Emphasize housing preservation, instead of demolition
- More density should yield a lot more affordable units, not just a little
- Support land use requirement in C-3-G district, increase ratio to 3:1 to balance housing & jobs
- Build affordability by design, by eliminating parking, smaller units, fewer bedrooms, allowing junior bedrooms

Retail

- Affordable supermarket
- Smaller retail spaces
- Less ground floor retail, many vacancies today
- Retail open late to promote activity and safety
- Allow more mixed uses
- Neighborhood serving businesses
- Active uses on Mission Street to improve safety along the corridor
- Support PDR uses South of Market
- Active ground floor uses

Community Serving Uses

- Add new schools, elementary school to support families
- New childcare facilities
- Community serving should include affordable retail

URBAN FORM

Specific Height Changes

- No height increase on block between Howard/12th/ South Van Ness, existing residential uses
- Increase heights on south side of Mission Street between Van Ness Avenue and 11th Street to match Goodwill site
- Proposed heights too high on Howard Street
- Concerned with higher heights at 33 Gough and impact on neighborhood
- Raise heights on blocks surrounding Ottis, Brady, Market and Gough to 225 feet with no bulk limitation

Comments

- No up zoning
- No height increases
- Height limits should stay low everywhere
- Concern that increased heights will put strain on the neighborhood
- Build higher and wider
- Proposed limits are too low
- Slender towers, allows for more sunlight at street level
- Concern with larger building footprints, consider sub dividing parcels to have towers and more variety
- Variable heights, architecture and design should feel inviting.
- Height limits should be based on wind patterns
- Concern about wind
- Concern about glass high rise buildings
- Is it earthquake safe to build more high rise buildings here?

PUBLIC BENEFITS

Transportation

- Underground transit
- Underground 101 traffic
- Upgrade BRT to Light Rail or Bart
- Fund transit projects
- Concern that infrastructure is inadequate for additional growth
- Add BART connection to the area
- Transit and Bike need to be the priority

Bicycle & Pedestrian

- Pedestrian friendly, walkable complete streets
- Connect alleys (Stevenson, Brady, etc.)
- Protected bike lanes with a physical barrier
- Better bike connection to upper market
- Bike facilities and infrastructure needs to be world-class

Parks & Open Spaces

- More parks and green space
- Secure and active open space
- New small park
- Green spaces with City run attractions, example coffee hut playground
- Patricia's green is a good example of open space
- Brady park is too small, Patricia's green is very well used and too small
- Need maximum green space, example 12th Street, with no garages
- More POPOS
- Ensure open space is accessible to the public, no POPOs on rooftops
- Ground level POPOS near parks and intersections
- Overhang open space like proposed at Transbay
- Activate McCoppin Hub
- Dog run at Market Street & Van Ness Avenue

Trees

- Tree canopy
- More trees so they will be big by the time development comes
- More trees to stop the wind

Arts

- Wayfinding to cultural uses
- Work with existing arts institutions in the area to determine what is needed to enhance their ecosystem
- Support a 24-hour bright, vibrant Theatre District.

Other

- Mental health services
- Public safety improvements, people will drive if they don't feel safe walking
- Affordable housing should take priority

Additional Comments

- Explore community befits district for this area, it falls between Upper Market CBD and Civic Center CBD. Include community ambassadors as part of CBD
- Speed up planning process
- Impact fees should apply to commercial development
- Negotiate more from developer's for the community
- Study removal of the Central Freeway, it will free up space for affordable housing
- Remove the freeway

NEW CAPITAL PROJECTS

Complete Streets

- Better protected pedestrian pass through at Market and Polk/Fell
- Add protected bike lanes and transit on the same street
- Better treatments at Market & Mission and Guerrero & Duboce
- Major redesign of Van Ness & Mission, expand sidewalks, simplify crosswalks, adjust traffic flow
- Create pedestrian only zone

- Add street buffer
- Keep intersection clear, don't block the box
- Focus on street life and walkability
- When upgrading crosswalks, don't narrow the crossing space
- Eliminate 101 overhang and terminate freeway farther south
- Create a one-way Stevenson Street between McCoppin and Duboce
- Protect existing small streets like Brady and Stevenson; make them less appealing to cars and more attractive to pedestrians, ending curves, trees, etc.
- Public trash bags for dog owners

Open Space

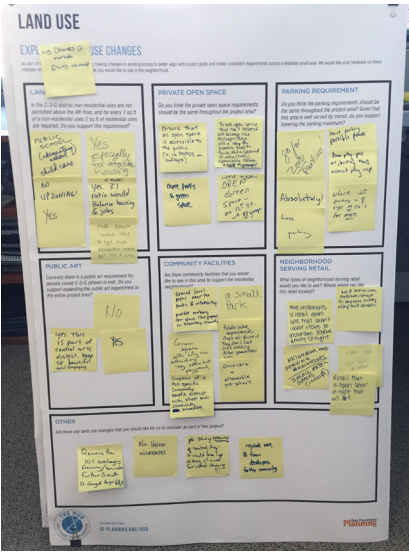
- As much as possible
- Functional useful open space
- More open space/green space corridors
- Desperate for green space
- Street level activation to increase foot traffic at all hours
- Don't be afraid of public benches, homeless already gather here anyway so let everyone have a place to sit
- Temporary artwork

Transit

- More access portals at Van Ness Station
- Transit priority signals to increase transit speeds
- Vision Zero needs to be in the formula for the Hub
- Camera lights for enforcement of running red and blocking intersections especially along Market
- Add MUNI metro capacity at Van Ness Station, longer trains, pocket track at Castro Station
- Ensure that any impact fees are spend on the improvement of the HUB area, not the larger Market Octavia area
- Add new BART stop in the HUB halfway between Powell and 16th Stations
- Bulb-out on SW corner of Market & Duboce to tighten turning radius for cars
- Revisit/rethink bus stops and zones where people block the streets as they wait for the bus
- Better fun signs for transit projects, big and bold



Workshop #1: Presentation



Workshop #1 Board: Feedback on land use requirements



Workshop #1 Board: Feedback on future capital projects



Workshop #1: Open House