

Market & Octavia

Neighborhood Plan

This Fall. . .

This fall the Board of Supervisors will consider final approval of the Market and Octavia Plan. The Plan was introduced to the Board by Supervisor Mirkarimi on August 7th and sent to Committee for deliberation. The Land Use Committee will hold a special hearing on **Wednesday October 3 at 1 PM**, to consider the Market and Octavia Plan. The Planning Department will present the key concepts of the plan and next steps for plan implementation upon the Board's final approval.

The Planning Department is proud to present the Planning Commission adopted plan to the Board. The plan articulates the community's vision for the area by addressing land use, housing, transportation, open space, urban design and community improvements; the key components of a healthy neighborhood. The Plan's innovative model for providing infrastructure in tandem with new development ensures a balanced growth of the neighborhood. Come join us at the Board as we together plan for the first quarter of the 21st century.

Plan Highlights

- Enables infill housing, strengthens the transportation network, and enhances streetscapes
- Programs more than a quarter of a billion dollars of infrastructure improvements over the plan life and creates or identifies revenue sources
- Programs more than 1,400 affordable units
- Provides a more flexible zoning framework, allowing addition of in-law units where currently prohibited
- Lowering heights in the neighborhoods while focusing them around major streets
- Replacing one-size-fits-all parking requirements with more geographically sensitive controls
- Introduces a new framework for historic preservation and urban design

See the plan site for more information.

Planning Commission Adoption

Adoption and EIR

The Planning Commission adopted CEQA findings, certified the Environmental Impact Report, and adopted the Market & Octavia Neighborhood Plan on April 5th. Following the Commission adoption, the Planning Department forwarded the Plan to the Board of Supervisors for final approval.

Subsequent to adoption, the EIR was appealed by three parties. The Board heard the appeals and on June 19th upheld the Planning Commission's certification of the EIR.

Key Dates and Events

October 3rd:	Special Hearing at the Land Use Committee
Tentatively October: (TBA)	Historic Preservation Meeting

Historic Preservation

During the summer, the Planning Department has received draft materials from Page & Turnbull, the consultant performing the area-wide survey, including an area-wide context statement as well as the many draft forms with historic assessments of individual properties and groups of properties. Also, a separate context statement has been prepared for the Mission Dolores District and endorsed by the Landmarks Board. Now follows the process of reviewing this information, vetting it with the Planning Commission and the community, and evaluating interim procedures and ultimately the plan according to the procedures set in place by the Planning Commission upon plan adoption. The first informational hearing at the Landmarks Board was held in September, and a community workshop is expected to be held in October with an update on the survey work.



Study on Financing Affordable Housing

Upon adoption of the Plan, the Planning Commission requested that the department analyze the potential for additional affordable housing fees. On July 12th, the Department and Seifel Consulting presented the findings of this analysis to the Commission. The Commission found that the adopted Community Improvements Plan included appropriately sized fees. The Commission amended one fee to direct all funds in excess of those needed to implement the Community Improvements program to an affordable housing fund. For more information, see here.

-The Market & Octavia Team