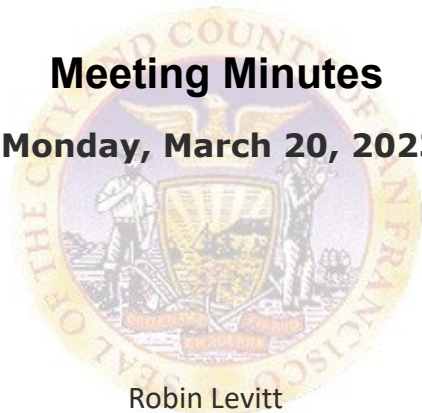


**Citizens Advisory Committee of the Market & Octavia Area Plan  
City and County of San Francisco**

**Meeting Minutes  
Monday, March 20, 2023**



Autumn Adamme

Robin Levitt

Tony Tolentino

Jason Henderson

Tracy Jacks

Madeline Howie

Ted Olsson - **ABSENT**

The Agenda is on our website at [www.sfplanning.org](http://www.sfplanning.org) and at the meeting.

**1. 7:00 – 7:15: Administration (Tracy Jacks, MO CAC Chair) Meeting start 7:00 PM**

- Approve 11/14/2022 Meeting Minutes – **Approved 6-0 with clarification**

Robin - Item #4 attributes comment about closing side streets - clarify that through traffic should be closed to through traffic, not entirely closed, should open be only to residents. People going the wrong way on alleys and zooming through to avoid traffic, which creates a dangerous situation.

- Announcements

Two open seats on the committee: Mayoral appointee, one resident, one board appointee at large, asking for nominations. Two are vacant, one long standing vacancy.

- Review of 3/20/2022 Agenda

**2. 7:15 – 7:35: Freeway Parcels presentation and RFQ process – (Sara Amaral, Director of Housing Development, MOHCD)**

Madeline Howe: Proxy is currently leased by Envelope, who is also working on Freeway Commemorative project - they are in the know

How is MOHCD able to keep equity in mind?

Sara: Proxy/Envelope do not have a leg up, they need to bid along with all others. It is up to the selection panel - a disinterested group.

Robin is frustrated that the process has taken over 20 years. Concerned that costs have gone up with inflation. Can't fathom why it's taken so long, considering that we have an affordable housing crisis. Appalled by it all. There was a design in 2005. Other parcels still vacant, between Page and Oak, east side of Octavia - what about those other parcels? The OEWD owns those lots.

Autumn counters that it's been a benefit that the open space has been available to the community.

Jason asks if Parcel L can be staging space. Sarah: not necessarily. Depends on OEWD and the lease on Parcel L, and can't be taken over. Housing - this site was intended for families with children. Lower income families are affected by long commutes - believes that the city needs to re-zone by 2030.

Sara: to be more affordable, 20% meant to serve homeless, if more of the space is more affordable then up to 45% can serve homeless

Jason asks if all 4 parcels could be joined up so construction could be scaled up to decrease costs. OEWD and MOHCD should consider joining forces.

Sara: it actually is often more costly because it's more complicated

Jason : what is the height limit?

Sarah: 6-7 stories depending on height of ground floor business.

Jason - if the housing isn't created where the freeway came down, there will be an optics problem.

Robin - has there been any thought about joining parcels K&L

Public comment - Could this be a land cost lease?

Sarah: MOHCD keeps the lease, which keeps the cost down. The developer pays a flat fee, they are not paying land costs to keep land cost down to qualify for competitive financing.

Kyle Smealie: 82,000 units needed, 50% need to be affordable, we have the obligation to build everywhere we can. Compelling narrative that the freeway came down in order to build affordable housing. Both parcels should be considered, as well as keeping some public open space. Money was raised via bonds. Hope to see as much affordable housing as possible.

**3. 7:35 – 7:55:** MTA Presentation – Upper Market and other related projects (*Casey Hildreth, MTA staff*)

Robin thanks Casey for the many improvements. Market St. at Laguna, Hermann, Guerrero

- these intersections have become less pedestrian friendly because of the traffic lights. Market at Octavia - the construction has created a death trap.

Casey - agrees it's frustrating that it's taking so long, but they're trying their best.

Robin - northbound across Market, the new curb is even more dangerous for bicycles; could the parking not be on the median side? Bike connection on South side next to Valencia is ridiculous because it's a homeless encampment. Suggests that if the city can't keep the roadways clear of homeless, they should close it down.

Casey: District 8 supervisor is trying to do something about it with landscaping.

Jason thinks Octavia to Stanyan to Page - the Presidio "neck-down" plan would work very well. Congratulations on Page. It happened with community planning and encouragement. Is MTA discussing the bike traffic drop-off at Fillmore/Steiner? One end seems well utilized and the other does not. North-South Buchanan and Laguna, improvements for pedestrians and bikes are needed.

#### **4. 7:55 – 8:10: Central Freeway Presentation (*Daniel Owens, Vision Boulevard*)**

Jason: Huge proponent of removal of central freeway.

The housing side of the question - does Vision have a ballpark ask of the percentages of affordable and market rate housing? Jason would love 100% affordable.

Robin: All in favor, especially considering the state of the existing freeway. Would like to see MOCAC support Daniel's efforts.

Madeleine - Curious to hear about what this will actually look like in practice. Looks forward to the presentation at HVNA meeting.

Daniel: Lots of public transit infrastructure opportunities. Most of the area is zoned for industrial commerce. Wants to create support for the existing businesses. Understands that more studies are needed with real data.

Public Comment - Not for the removal of the freeway until the traffic problems in the neighborhood are solved.

Kyle Smealie: Thinks the removal of the Central Freeway is a step in the right direction. Having at least 50% of housing required to be affordable could help the forward motion.

#### **5. 8:10 – 8:20: Other updates and comments (*Tracy Jacks, MO CAC Chair*)**

Robin would prefer the next meeting to be arranged in a circle, all in favor.

**6. 8:20 – 8:22: Next Meeting: Tuesday, June 20, 2023 as Monday the 19th is a holiday.**

#### **7. Public Comment.**

Helen asks about canvassing of neighbors about topics on agenda. Staff responds agendas are posted ahead of time in accordance with legal requirements.

Robin suggests that Elgin Park residents invite Daniel Owens to speak to them about the freeway removal ideas.

**Meeting adjourned 7:30 PM**