

MARKET OCTAVIA LIVING ALLEYS



Market Octavia CAC | August 17th, 2020

sfpublicworks.org/living-alleys



AGENDA //

- *Provide an update on the Living Alleys program, including budget and timeline for implementation*
- *Outline selection criteria for candidate alleys*
- *Preliminary Workshop 1 feedback*

FUNDING AND IMPLEMENTATION

- **Living Alleys Program Transition //**

The Living Alleys Program is now under the direction of San Francisco Public Works who will provide the design and implementation of a community supported vision for living alley improvements within the Market Octavia Plan area

- **\$4M from Market Octavia Impact Fees //**

CAC approved allocation of these funds for Living Alleys public realm improvements

- **Full funding to come on line through Fiscal Year 2023-2024 //**

Funds are dependent on projected developments within the Market Octavia Area Plan and Market Octavia Plan Amendment boundaries and will be apportioned each fiscal year

IMPLEMENTATION TIMELINE



POTENTIAL DESIGN ELEMENTS FROM PLANS

MARKET OCTAVIA AREA PLAN (2008)

- Street Trees
- Pedestrian-Scaled Lighting
- Concentrate parking along curbside with fewest driveways
- Corner Plazas
- Seating
- Play Areas

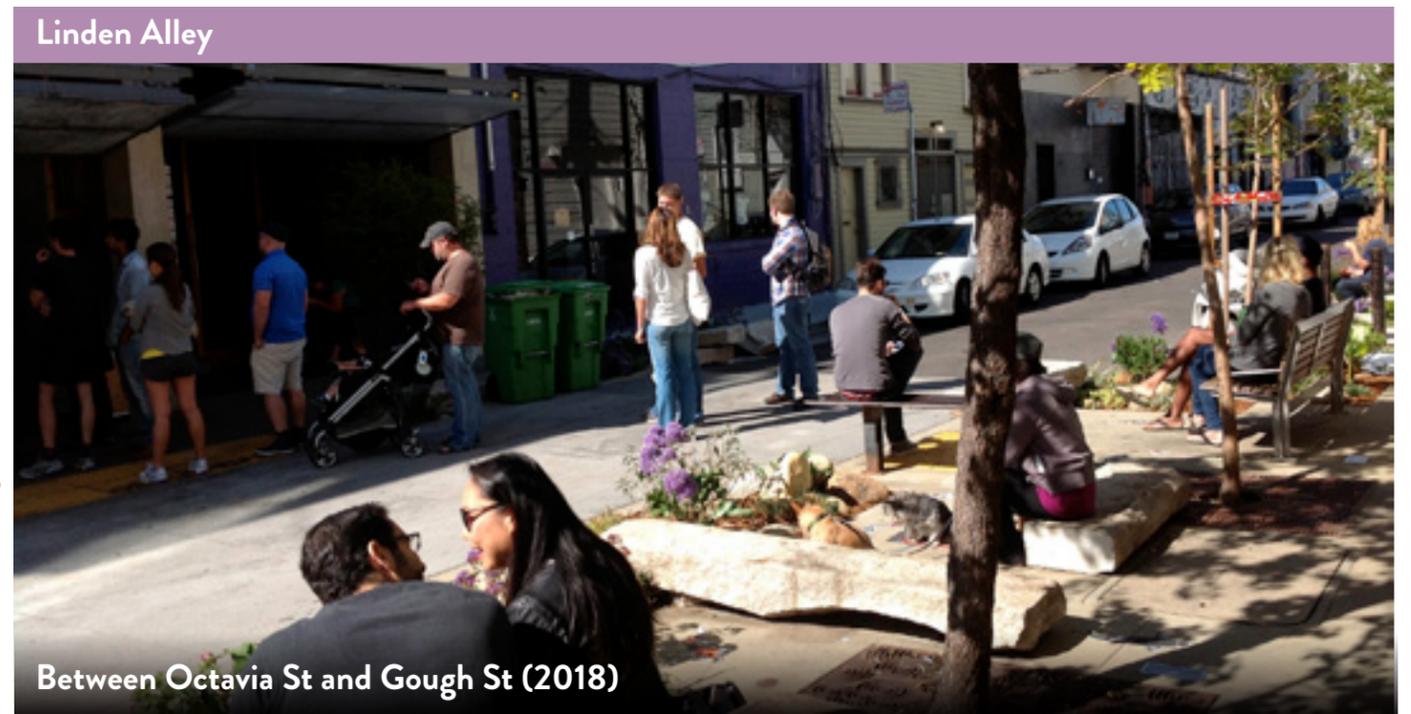
LIVING ALLEYS TOOLKIT (2015)

- Above Ground Planters
- Living Walls
- Bollards
- Chicanes
- Shared Alleys
- Living Zones
- Raised Crosswalk
- Public Art
- Street Signage
- Light Strings
- Bike Racks
- Temporary Closures for Street Events
- Active Frontages
- Street-Scaled Lighting
- Minimize and Coordinate Building Service Functions
- Sidewalk Gardens
- Sidewalk Extensions
- Mid-Block Crossing

MARKET OCTAVIA PLAN AMENDMENT (2019)

- Pedestrian-Only Street
- Raised Intersection
- Special Street/Sidewalk Paving
- Gateway Features
- Art on Empty Facades

COMPLETED LIVING ALLEYS



NEIGHBORHOOD CONTEXT



B. Margaret Hayward Playground (2020)



D. Patricia's Green



F. Buchanan Street Mall



G. Koshland Community Park



A. City Hall



C. Stevenson Alley



E. Duboce Park



H. Page & Laguna Mini Park



NEIGHBORHOOD CONTEXT

Over 4,900 new housing units have been built or are under construction in the Market Octavia Plan Amendment Area. Additional units are expected as part of the Plan Amendment.

Van Ness looking south towards Market (Proposed)



Market & Van Ness (Proposed)



Market & Van Ness (Existing)



30 Van Ness (Proposed)



1500 Mission (2020)



CRITERIA FOR SELECTION

STAKEHOLDER INPUT

Community-vetted ideas for living alley improvements and prioritization of elements within a constrained budget



CURRENT INFRASTRUCTURE PROJECTS & CONDITION OF ROADWAY (\$)

Road repaving, sewer replacement, current paving condition and other roadway and sidewalk projects



CURRENT DEVELOPMENT PROJECTS (\$)

Potential synergies with required public realm improvements



ADJACENT LAND USE & GROUND FLOOR CONDITION

Active ground floor uses that support robust programming and activation



POTENTIAL FOR PROGRAMMING & SITE STEWARDSHIP

Partners and proper configuration for anticipated use + care partners and stewards to clean and maintain the space



EXISTING CONCEPT PLANS

Living alley concepts and applications that have already been developed and vetted with the community



CRITERIA FOR SELECTION

Upcoming Sewer/Paving Project //

- *Hickory St, Lily St, Rose St*

Upcoming infrastructure projects may be opportunities to pair living alley treatments with repaving work. Alleys with low PCI scores are not conducive to stamping/decorative inlay and should wait until repaving.



CRITERIA FOR SELECTION

Recently Repaved Alleys //

- *Elm St, Ivy St, Linden St, Hickory St, Lily St*

Recently repaved alleys or those with a Pavement Condition Index (PCI) score of 75 or greater, will have asphalt that may be suitable for stamping/decorative inlay.



CRITERIA FOR SELECTION



Development & Existing Concept Plans //

Upcoming development projects that are currently entitled or under review may be opportunities to pair living alley treatments with their required streetscape improvements.

Some alleys already have concept designs via past planning efforts and community applications.

LEVELS OF IMPROVEMENTS

LIGHT

- Sidewalk planters
- New trees
- Simple pedestrian-scale lighting
- Removable bollards
- Mural*



MEDIUM

- Above ground planters
- Pedestrian and street-scale lighting
- Decorative paving
- Raised crossings
- Sidewalk extensions at corners or mid-block



EXTENSIVE

- Extensive planting
- Extensive pedestrian lighting
- Extensive decorative paving
- Partial raised roadway
- Gateway features
- Mid-block crossing
- Seating elements



* Improvements on private property would require alternative funding source & coordination

WORKSHOP 1 PRELIMINARY FEEDBACK

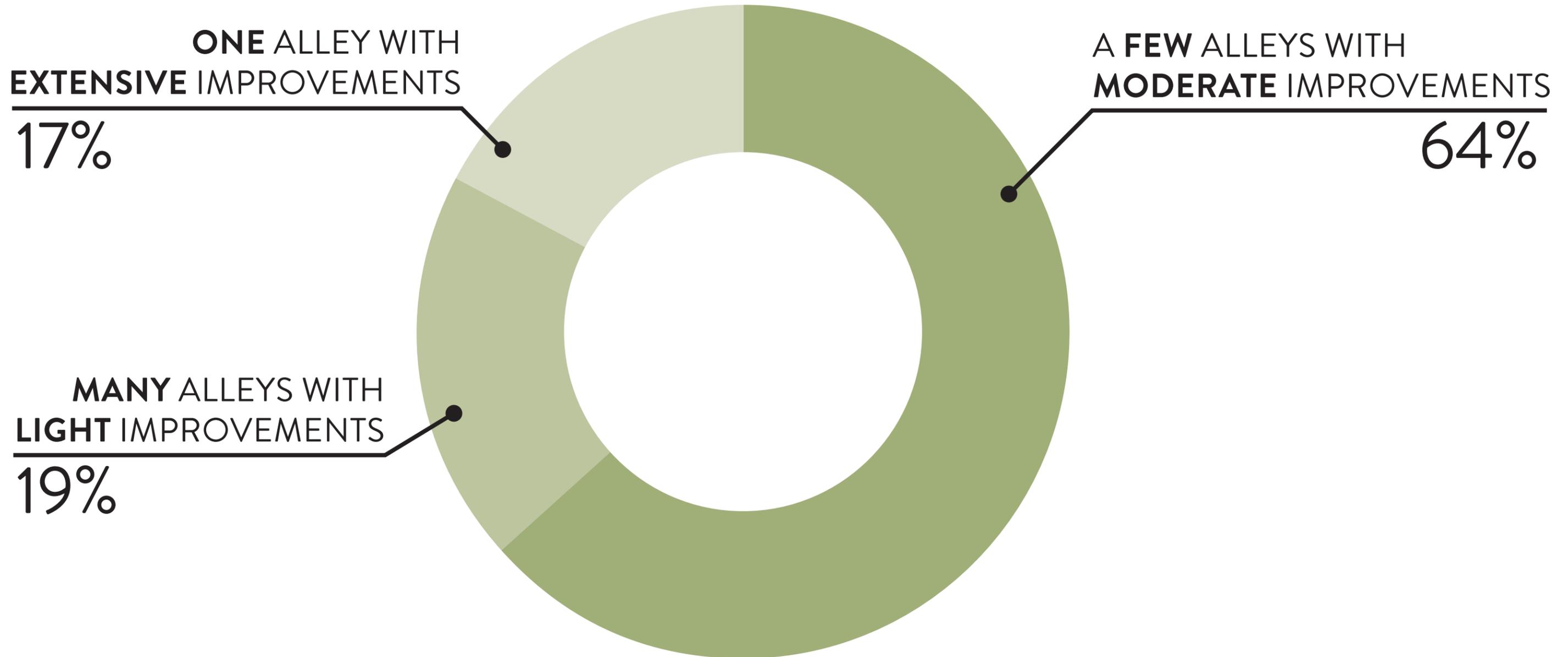


Alleys Prioritized for Improvements (Top 15) //

Ivy	Octavia to Laguna
Brady	Market to Otis
Woodward	Duboce to 14th
Stevenson	McCoppin to Duboce
Rosemont	@ 14th
Ivy	Gough to Octavia
Colton	Gough to Colusa
Elgin Park	McCoppin to Duboce
Ramona	14th to 15th
Minna	Lafayette to 11th
Lafayette	Mission to Howard
Stevenson	Gough to Brady
Stevenson	14th to Clinton Park
Rose	Market to Gough
Lily	Gough to Octavia

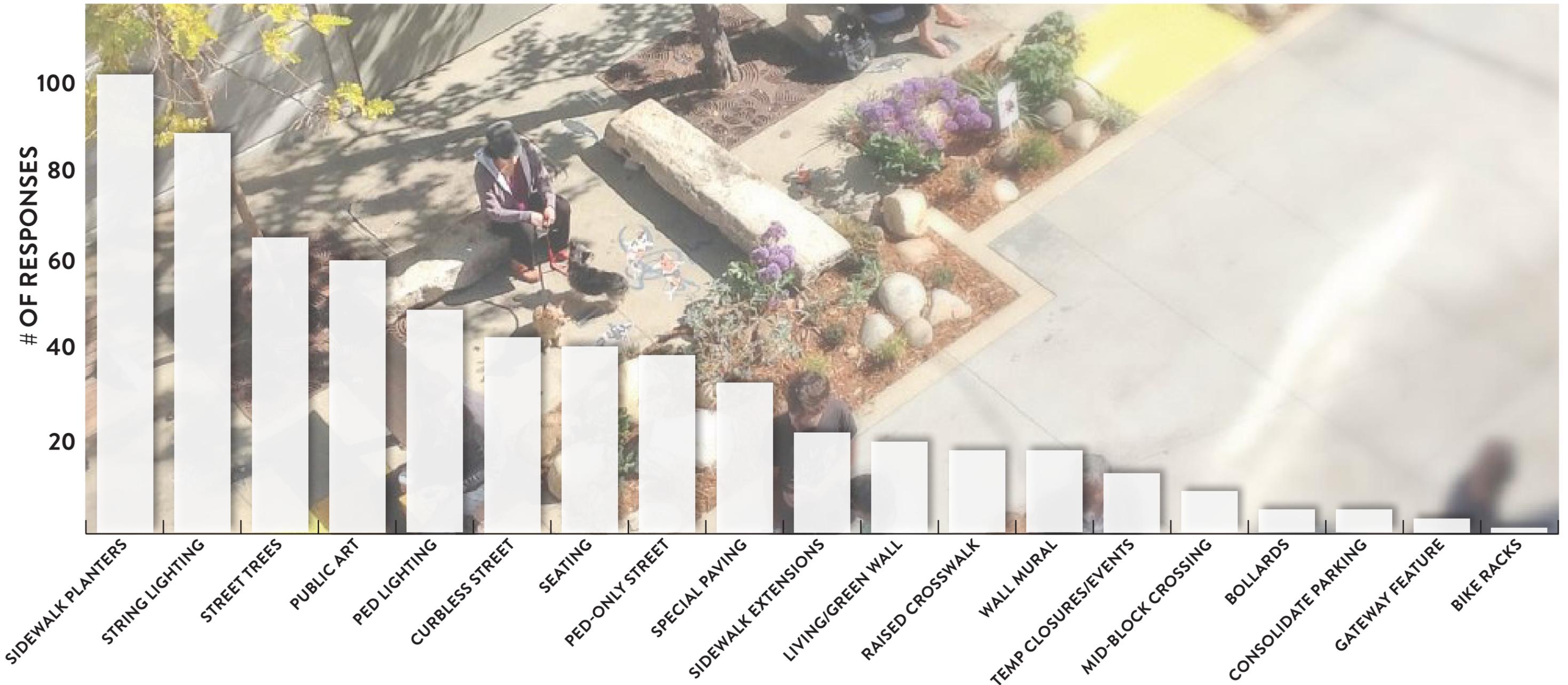
WORKSHOP 1 PRELIMINARY FEEDBACK

“PLEASE SELECT THE BALANCE OF IMPROVEMENTS YOU’D LIKE TO SEE” //



WORKSHOP 1 PRELIMINARY FEEDBACK

“PLEASE PICK YOUR TOP THREE ALLEY IMPROVEMENTS YOU’D LIKE TO SEE IMPLEMENTED” //



CRITERIA FOR SELECTION (DRAFT)

ALLEY	STAKEHOLDER INPUT	UPCOMING REPAVING	PCI SCORE	RECENTLY REPAVED	CURRENT DEV'T PROJECTS	GROUND FLOOR CONDITION	STEWARDSHIP & PROGRAMMING	EXISTING CONCEPT PLAN
Ivy (Laguna to Octavia)	42		Excellent	Y		Residential, garages, retail end at Octavia	LagunaHayes HOA	
Brady (Market to Otis)	36		Excellent		1601 Market	Residential, office, retail	Brady Park	Y Hub
Woodward (Duboce to 14th)	31		Good			Residential, garages		
Stevenson (Duboce to McCoppin)	28		Excellent			Sk8 park, dog park, residential		Y Hub
Rosemont (at 14th)	22		Excellent			Residential, mainly garages		
Ivy (Octavia to Gough)	21		Excellent	Y		Gough end retail, residential walk up and garages		
Colton (Gough to Colusa)	19		Good / Excellent		1601 Market	parking, blank facades Gough to Brady, office	Brady Park	Y Hub
Elgin Park (McCoppin to Duboce)	17		Excellent			Residential, garages		
Ramona (14th to 15th)	17		Excellent			Residential, garages		
Minna (Lafayette to 11th)	15		Excellent			Residential, live-work, PDR		Y Hub
Lafayette (Mission to Howard)	14		Good / Excellent			Residential, retail ends		Y Hub
Stevenson (Gough to Brady)	12		Excellent		1601 Market	Residential, parking, blank façade, retail	Brady Park	Y Hub
Stevenson (14th to Clinton Park)	11		Good			blank facades		
Rose (Gough to Market)	11		Excellent			Back of house of retail	Belden type activation with surrounding restaurants, Zuni?	Y Hub
Lily (Octavia to Gough)	9		Excellent	Y		Residential, garages		
Clinton Park (Dolores to Guerrero)	8		Good			Residential, garages		
Linden (Octavia to Laguna)	8		Excellent			Residential, garages, retail end at Laguna		
Lily (Gough to Franklin)	7		Excellent		98 Franklin	Residential, garages, school	International high school?	Y Hub
Lily (Laguna to Octavia)	5	Y	Poor			Residential, garages		
Linden (Gough to Franklin)	5		Excellent	Y		Residential, garages, back of house for retail, sf jazz	SF Jazz?	

NEXT STEPS

FEEDBACK //

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UPCOMING OUTREACH //

*On-site, Neighborhood, and Community Group outreach
Dates TBD*

*Workshop 2 - Draft Concept Designs
September 2020*

*Workshop 3 - Final Concept Design
Fall 2020*

THANK YOU!

MARKET OCTAVIA
LIVING ALLEYS 

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Contact Information

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