

San Francisco

Plan Bay Area Spring 2016 Open House Summary



**Tuesday,
June 14, 2016**
6:30 pm to 8:30 pm

Hotel Whitcomb
1231 Market Street
San Francisco

Approximate Attendance
65



Scenarios Station Feedback

The Scenarios Station included displays that allowed residents to review the scenarios in detail, with a focus on their county. On accompanying boards, participants were asked to post feedback. Below is a sampling of the comments submitted at the San Francisco open house. Visit PlanBayArea.org to view the complete list.

Are there aspects of each scenario that, if combined, will help to meet today's challenges while laying the groundwork for future success? If so, which ones?



- Less "either/or" and more "both/and" thinking. Every Bay Area community needs to add housing and transportation
- Analyze feasibility of each scenario under current vs. best practices
- Create denser housing in city centers; more of the missing "middle size" housing (duplexes, small apartments in single-family neighborhoods)
- We are a society that should try to be egalitarian and just

What is the toughest challenge our region will need to address for the next generation?



- Affordable housing
- Resistance to change
- Curbing GHGs with equitable economic growth
- Preserving open space

What ideas do you have for helping to address this challenge?

- Reform the tax code (Prop. 13)
- Build more housing
- Rent Control
- Urban growth boundaries

How can we help prevent displacement of long-time residents and best address the lack of affordable housing in the Bay Area?



- More “affordable by design” units for students and younger workers
- Rent Control
- Tie funding for cities to approval of affordable housing
- Build more housing overall, streamline approval process

Which present-day transportation investments do you see providing the most benefits for existing and future Bay Area residents?



- Expand BART and Muni; More subways
- Second Transbay Tube
- Improve transit between cities; extend hours to support afternoon/night workforce
- Require productivity improvements for transit operators

Places of the Bay Area Station



The Places of the Bay Area Station offered the opportunity to participate in a Bay Area-wide initiative to inspire residents in creating and sharing stories about the various places in our lives. Below is a sampling of photos taken at this station at the San Francisco open house.





Plan Bay Area 2040 -- Spring 2016 Public Engagement

San Francisco County Open House

June 14, 2016

Hotel Whitcomb, 1231 Market Street, San Francisco

6:30 p.m. to 8:30 p.m.

Comments Received at the Scenarios Station on the Feedback Display Boards

After reviewing several display boards describing Plan Bay Area 2040 and the alternative scenarios for what the Bay Area could look like in 2040, as well as talking with MTC and ABAG staff stationed at the display boards, Open House participants responded to the four questions below.

	Are there aspects of each scenario that, if combined, you feel will help to meet today's challenges while laying the groundwork for future success? If so, which ones?	County/Source of Comment
1	Need to look at development feasibility for each scenario. a) under current policies b) if set of "best practices" policies are adopted. This will show economic feasibility.	San Francisco
2	Infill/Brownfield Development	San Francisco
3	We should allow more dense, urban housing in city centers and main streets/downtowns and more missing middle housing (duplexes, triplexes, ADUs, small apartment buildings) in existing single-family zoned suburban neighborhoods.	San Francisco
4	Don't try to centrally plan the future! It's a recipe for failure. Respect markets and property rights and let change happen organically.	San Francisco
5	I think in the future we should have dense urban environment all the way from Marin to San Jose. Not just neighborhoods, not just 3 dense centers.	San Francisco
6	Please remember that we live in a society that should try to be egalitarian and just.	San Francisco
7	There should be less "either/or" thinking. More "Both/and." Every Bay Area community needs to add housing and transpo. <i>(NOTE FROM STAFF: One other person agreed with this statement.)</i>	San Francisco
8	More accommodation of cars — the mode choice of the vast majority.	San Francisco
9	No.	San Francisco
10	Price the private car out of cities....congestion pricing like London. Use funds to improve public transit. <i>(NOTE FROM STAFF: One other person agreed with this statement.)</i>	San Francisco

	What is the toughest challenge our region will need to address for the next generation? What ideas do you have for helping to address this challenge?	County/Source of Comment
1	People don't want their built environment to change. They refuse to see that the result is higher prices and displacement.	San Francisco
2	Reducing per capita emissions of greenhouse gases while ensuing equitable economic growth.	San Francisco

3	Sea level rise.	San Francisco
4	Less population.	San Francisco
5	Prop. B is one of our biggest challenges.	San Francisco
6	Displacement of middle class.	San Francisco
7	Proposition 13 and rent control. When housing goes back to market rate, when it opens the next generation can't afford it. Eliminate Prop. 13 for commercial property.	San Francisco
8	Accommodating growth while preserving our open space! Build in existing cities and towns; infill development; more transit improvements = less traffic; build in transit served areas.	San Francisco

	How can we help prevent displacement of long-time residents and best address the lack of affordable housing in the Bay Area?	County/Source of Comment
1	Stop allowing a few wealthy homeowners to fight housing and transportation in the name of “protecting” their neighborhood. <i>(NOTE FROM STAFF: One other person agreed with this statement.)</i>	San Francisco
2	More housing types –“affordable by design” units at places with many students and young professionals. <i>(NOTE FROM STAFF: One other person agreed with this statement.)</i>	San Francisco
3	Reduce projections of jobs, housing need and population.	San Francisco
4	Condition all funding to localities on: Adoption of growth targets into local policies; Adoption of best practices for enabling infill development (density, parking, area-specific impact fees, etc.); Progress in approving developments that conform to Plan Bay Area goals for their jurisdiction.	San Francisco
5	Building more housing supply (at any affordability level). Affordable housing sounds great but distorts pricing markets and leaves middle-income people with fewer options; rent control creates perverse incentives for both renters and owners. More houses drop prices for everyone.	San Francisco
6	Create incentives to build housing at all levels (200,000 units).	San Francisco
7	Recognize duty to the world and reduce ability of local neighborhoods to block sustainability projects.	San Francisco
8	Build housing. <i>(NOTE FROM STAFF: One other person agreed with this statement.)</i>	San Francisco
9	Prevent wealth “clustering” by mandating/ building affordable housing units in every new development.	San Francisco
10	Build more housing. <i>(NOTE FROM STAFF: Two other people agreed with this statement.)</i>	San Francisco
11	Reduce discretionary barriers.	San Francisco
12	Build housing faster.	San Francisco

	Which present-day transportation investments do you see providing the most benefits for existing and future Bay Area residents?	County/Source of Comment
1	More options at different price/service levels (example: encourage long-distance bus services) providing people different options for accessing the same locations.	San Francisco
2	Prioritize transit on roadways so it has an advantage over single occupancy vehicles/autos.	San Francisco
3	BART and Muni.	San Francisco
4	Expand BART and create more subways.	San Francisco
5	None.	San Francisco
6	Requiring productivity improvements by transit operators.	San Francisco
7	1) Second Transbay tube; 2) Bus Rapid Transit; 3) more subways in dense areas (also, more dense areas).	San Francisco
8	Improve public transit between cities; extend hours to support afternoon and night work force.	San Francisco
9	Physically separate conflicting modes of transportation. Vision Zero will not succeed as long as cars and pedestrians mix.	San Francisco
10	More express bus services for major commute routes.	San Francisco
11	Build BART to original 1962 plan of 600 miles in 9 bay counties.	San Francisco
12	Integrate “Clipper” for high-speed rail payment.	San Francisco
13	Integrate “Clipper” for payment on Capitol Corridor Rail Service.	San Francisco

Comment Forms Submitted at the Open House

	Comment – San Francisco County	County/ Source of Comment
1	Planning and preparation are very important for the Plan Bay Area 2040 project.	San Francisco
2	People should drive their cars, pick-up trucks and vans less, so they can ease or reduce (urban) traffic congestion.	San Francisco
3	Street improvements are essential for our local and urban transportation system and landscape.	San Francisco
4	The demand for transit that meets today’s needs can be very detrimental.	San Francisco
5	No more use of the words resilient or robust. Stop it now!	San Francisco
6	Please take into consideration the aging population and desire to “age in place.” Services like transportation are crucial no matter where they live, and designated affordable housing for seniors is very important.	San Francisco
7	Long-term improvements to BART like new stations, second Transbay tube are important. But short-term fixes like simple maintenance (a/c on train cars) will help keep passengers happy in the meantime.	San Francisco
8	Please work to find creative ways to raise funding for transit without raising transit fares a lot. I spend \$15/day commuting on public transit from Richmond to SF.	San Francisco

9	Continue to hold public events but increased public outreach and collaboration with existing agencies is so important to get “buy-in” from the public. I grew up in the Bay Area and never heard of Plan Bay Area until a few weeks ago.	San Francisco
10	It is a tragedy that the Bay Area is so prosperous yet continually underfunds critical transit improvements. I wish we would strive to be world leaders in terms of public transit and infrastructure.	San Francisco
11	We should focus on driving growth into urban centers rather than continuing the unsustainable and failing path to ever-sprawling suburbia.	San Francisco
12	I think these processes are not well representing hard-working people and the well-paid immigrants who are helping make this into a prosperous high-tech hub. We should be careful not to put too much weight on the concerns of retired people who can afford to go to so many community meetings. I support Governor Brown’s proposed legislation to make building as of right.	San Francisco
13	The Places Bay Area exercise is a total waste of money. Please stop doing this.	San Francisco
14	Flyer submitted: Plan Bay Area is a top down central plan perpetrated on citizens by unelected bureaucrats despite the pretty pictures shown at these workstations and the false propaganda. The reality is Plan Bay Area will: Destroy the unique character of your town; force one size fits all high density development (stack and pack multi-story apartments with shops on the first floor) near mass transit in all Bay Area towns; make housing less affordable and lock low income people in to permanent poverty; drive businesses/jobs/property from the Bay Area due to high regulation and taxes to support the Plan; pour money into mass transit systems that are expensive and inefficient that are being funded at the expense of road repair and road construction; plan for automobile congestion; make driving more expensive; limit parking options to discourage car usage; severely restricts your mobility; live, work, and play within walking, biking or mass transit distance of home; increase taxes like parcel taxes to pay for services from additional population forced on your town; force additional student populations on to school districts ill-equipped to handle them forcing increased costs on your town regarding new school building construction and on-going expenses for teachers and administrators. If you chose Plan Bay Area you lose the character of your town and whole Bay Area.	San Francisco
15	Traffic congestion can be a (real) nightmare for various motorists.	San Francisco
16	New bike lanes are very useful and convenient for San Francisco’s bicyclists.	San Francisco

Places of the Bay Area Station

Places of the Bay Area is a Bay Area-wide initiative to inspire residents in creating and sharing stories about various places in our lives. Open House participants were asked to complete two statements about their community: “In my community I love ____ because ____” and “In my community I want to see ____ because ____.”

	Statements
1	In My Community I Love Neighborhood corner stores because I start to make friends w/people and establish relationships.
2	In My Community I Love Neighborhood stores & bookstores because it’s convenient to pick up groceries, gifts and essentials on my commute, it supports diverse local businesses, it lets me see and meet the people in my neighborhood.

3	In My Community I Love The Presidio because having a park of such expanse in the middle of a big city is something I feel very lucky and grateful for.
4	In My Community I Love SF's Ocean Beach because it brings everyone together with the sea and the environment and makes city living bearable.
5	In My Community I Love Ocean Beach because it's big, it's wild, it's open, it's free (no charges), everyone can go.
6	In My Community I Love Golden Gate Park because I bike, I play Frisbee, I run Bay to Breakers!
7	In My Community I Love The Sunset because *good public and parochial schools and public libraries *good parks, playgrounds *Ocean Beach is pristine.
8	In My Community I Love The Tenderloin because *it is <u>so</u> diverse *40% of housing is permanently affordable.
9	In My Community I Want to See More housing because we have created a healthy economy, but we have an unhealthy quality of life for most residents.
10	In My Community I Want to See Less cars, more MUNI because transporting commuters on rails & buses means everyone gets to work faster <u>plus</u> less pollution!
11	In My Community I Want to See More small businesses because @ different price levels, selling a variety of goods & services. I want to live in a convenient, colorful and complete neighborhood.