

Plan
Bay Area
2040

Focus on San Francisco

San Francisco County

Spring 2015 Public Engagement Open House Comments, by County

Open House: Wednesday, May 13, 2015
7 p.m. to 9 p.m.
Hotel Whitcomb, San Francisco

Goals and Targets Station Feedback

At the **Goals and Targets Station**, participants received information about the current goals and targets for Plan Bay Area, as well as the process underway to update them. Participants were asked to select their top three personal priorities from the list of current goals and targets for Plan Bay Area, and to post their other ideas on an adjoining additional board.

Below are the responses when tallied across the nine-county region, and the tally from participants at the San Francisco County Open House.



Question: Is anything missing from these goals? Below are responses from the San Francisco County Open House.

"Adequate Housing" — It is not enough to simply "plan" for housing sufficient to house 100%. Plan Bay Area needs to include an intelligent and realistic funding strategy to reach that aspirational goal. The "Funding Gap Strategies" report is a start to incorporate. The PBA should also include specific targets to achieve, tied to local RHNA allocations, that have funding strategies to back them up. The "success" of PBA can then be measured based on meeting those targets.

A realistic plan that is based on science. We need to decrease the number of car trips in the Bay Area dramatically in order to address climate change, pollution, health crises, and societal fragmentation. To do this, an ambitious and integrated public transportation network needs to be implemented for the entire Bay Area. Similar to what we had 100 years ago....

Let's get agriculture on rooftops: less energy, retain rain water, food security, green jobs.

Lower housing costs to 1970s' levels.

Stability in housing prices. No more 15%+/year increases.

Plan for sea level rise.

Water (one additional person checked this).

Water usage.

Water, sewer, roads, neighborhood character.

Housing goals should require cities to build housing to match office development or lose local zoning control.

More almonds, please.

Question: What are the biggest challenges facing your community? The Bay Area? Below are responses from the San Francisco County Open House.

Too hard to build dense housing

Equitability and affordability

Climate change

Safety

Housing

Housing of all types.

Better bike lanes (no more sharing).

Building departments need to facilitate, not discourage, beautiful housing and commercial buildings that don't detract from the character of communities. Deregulate the code, simplify plan review process, especially for small projects, community gathering locations (this includes nightclubs), and alternative building materials projects (i.e., "green").

I work in Mission Bay. There are hundreds of residents moving in every year, but no local school and inadequate transit. It makes the neighborhood inhospitable to families, in particular, and they move away before their kids turn 5. The community lacks roots.

Air quality (Oakland).

Water quality (Lake Merritt).

Broken transportation network (regional).

Affordable housing.

Housing shortage.

Not enough housing.

Housing of all types.

A lack of accessibility and convenience in BRT and public transportation.

Fix MUNI. Reduce crime. Too many people — getting too dense. Expensive.

Too many people want to live here. Can't accommodate. Already killing SF.

Affordable housing. Car-free housing. Separated bike lanes. Transit reliability.

Displacement of low-income people

and, low incentive for non-driving transportation (transit/biking).

Challenges: 1) Price of housing.

Challenges: 2) Slow public transit.

Challenges: 3) Dangerous motorist behavior, threats to cyclists & pedestrians.

Not enough housing.

Rich people who don't want change.

Housing at all price points, but especially low and middle income.

Question: What are your ideas for solving these challenges? *Below are responses from the San Francisco County Open House.*

Innovative/shared ADU's housing options. Dropping barriers to their expansion; fast-track permitting and use.

Second transbay tube.

I'm not for a moratorium. We need to continue to have economic growth so we can have access to housing. Affordable housing is critical. It will level off at some point.

Liberalize zoning, especially on transit corridors. (one other person agreed with this)

Your models must accommodate third party GH reduction (e.g., EVs and mandated mpg reductions). Don't need to do what you're doing.

Housing becomes more affordable if you deregulate zoning and building and land use codes. We need more flexibility and forward-thinking in what is permitted and how it is implemented. We need beautiful housing. Not rat traps.

Higher cost to driving (toll roads, congestion zones) to discourage driving. Needs to go hand in hand with increased transit infrastructure to allow people to get places without a car.

Strong economic/practical/logistical incentives for using alternative transit — better bike infrastructure, cheaper to take BART/bus into City from East Bay than drive.

1) More dedicated right-of-way for transit. 2) Ban cars from key transit/cycling/walking corridors.

Too much land zoned for single family homes. Need aggressive infill.

Density bonus minimum heights near transit.

Build another San Francisco in Silicon Valley.

Build housing for 150% of future workers to make up for under-building in the past.

Increased density in housing and mandatory inclusion of low-income and below market rate units. No way to pay a fee to avoid including affordable housing.

SF maps without hills are simplistic and don't show geographic barriers and impediments.

A second transbay tube from Oakland/Alameda to SoMa. Ideally, also bring BART to Richmond district in SF.

Transportation Station Feedback

How should we support the mobility needs of Bay Area residents now and over the next quarter-century? The Transportation Station included displays about currently planned local and regional transportation projects (highways, public transit, bicycle/pedestrian, local road improvements, etc.). On an accompanying board, participants were asked to post ideas for new projects, then to share their biggest transportation challenges and offer solutions for improving their trips.

Question: What projects are missing? What would make it easier for you to get where you need to go? *Below are responses from the San Francisco County Open House.*

Consolidation of all Bay Area transit operators. Very important to simplify user experience and improve connectivity.

Replace Caltrain with BART on the Peninsula.

Park and ride facility at south border of SF to intercept/provide efficient public transit to people who would [otherwise] drive into city.

Expedite new subway lines (BART/Muni/VTA). 20-30 years is not acceptable.

Much more park/ride at all major transit stations.

Third transbay tube.

SF needs to have uncongested vehicle corridors to allow for through traffic from/to our neighbor counties.

Better infrastructure. BART and Muni are tooooooo unreliable.

Ferries that carry scooters, motorcycles, smart cars, e-bikes and e-trikes...and run to more places more often. You know, like 100 years ago....

Tax incentives for low emissions individuals (i.e., public transit users or cyclists).

Buses overcrowded — hard to stand with a guide dog. Need more audible signals letting you know where you are at. (Sight-impaired participant.)

More reliability of transit from central to southeast.

All Muni lines stop too often.

Improve transit reliability

BART down Van Ness in a new tunnel to Oakland.

Shuttle service that goes to major employment hubs for the public. Regional bus service (e.g., San Diego's express buses/shuttles that run on HOT lanes at affordable monthly rates).

Amtrak over the Bay Bridge — or under.

Remove highways.

Second transbay BART tube.

Need a plan to keep cars moving in SF, not further engineered congestion.

Take down the stub of 280.

Extend 3rd Street subway to Fisherman's Wharf and North Beach.

Better transit to the Richmond — Metro MUNI is better than BRT.

Need second transbay BART tube.

More reliable BART service — get system to a state of good repair. Too many delays!

BART down Geary to the outer Richmond.

A second transbay tube for BART from Oakland/Alameda to SoMa.

Question: What are the biggest transportation challenges in your town? In the Bay Area? What would make it better? *Below are responses from the San Francisco County Open House.*

The incredibly slow approval/design/review process for the Geary BRT.

No functional transit in South Bay (makes commute hard). Caltrain schedule infrequent. No E/W subway in northern SF.

Too many cars. Make it harder to get places by car than by bicycle (for example, install bollards, restrict auto turns, more one-way streets, restrict driving hours, etc.)

Why is the transport network worse in the Bay Area NOW than it was 100 years ago? We need to restore an effective regional transport network. Cars are a FAI in the urban environment. Stop investing in highways NOW. Build out the regional light rail network and ferries and bikes.

Better bike/ped/vehicle separation on the same roads. Look to Netherlands' model.

People who have to commute in because there's not enough housing.

Slow implementation process. Aging facilities. Better transit modes.

SF hills should [not legible] and be shown on all maps. And areas of Bay fill susceptible to seismic activity and sea level rise.

Too many transit agencies.

1) Double-parked cars blocking lanes, especially on cycling and transit corridors.

2) Lack of dedicated right-of-way for transit.

Very sparse transit from SF to my home in Oakland after 11 pm/midnight.

Dedicated lanes for MUNI light rail, especially the K/T on Ocean Avenue.

Paint crosswalks on all corners where pedestrians cross. They are now dangerous.

We need to really figure out how much \$ we need to put towards transit operations, state of good repair and particularly local bus service to move people on transit more than via cars/highways.

People are living further away from jobs — housing crisis is exacerbating commute times. We need better congestion management and solutions to encourage commuting and transit use, but also more community solutions, especially on commuter rail.

Drivers need sensitivity training to the needs of people with disabilities. More audible signals.

Takes too long to get downtown from the Richmond district.

SF is best for public transit, and it's utter shit.

Transit is too slow, especially on weekends.

Looking Ahead Station Feedback

To plan for how best to invest in transportation and housing in the future, local agencies, regional agencies, private businesses and community organizations need information on what to expect: Who will live in the Bay area and where? Where will they work? What kinds of jobs and incomes will be available?

At the Looking Ahead Station, participants received information on how ABAG develops population and economy forecasts, as well as how past projections compared to actual numbers. Participants were asked to share their feedback on two key questions:

Question: What possibilities most excite you (about the future of your community)?*Below are responses from the San Francisco County Open House.*

Policies that tax condo owners that do not live in their condos; empty towers are/could exacerbate the housing shortage.

Need new "greenfield" Bay Area city to accommodate growth.

2040 in cities like SF, San Jose, Oakland: PDA, transit, self-driving car share for last mile. Integrated with info tech and mobile apps.

Let tech "disrupt" suburban zoning and build housing in Silicon Valley now — get approvals later!

More bike infrastructure. Car-free housing.

More density. Mixed-use housing.

Policies that require new office development to provide funding for housing.

Devolve C.O.G. and require each city to build housing to match office and job development regardless of zoning. Housing/jobs balance is way off.

Improved transit, making it easier to get around without a car.

Technology and economic boom if we can figure out how to create solutions for all Bay Area residents, especially most vulnerable populations.

I'm most excited about creating green collar jobs for those in economic need.

Lots of high density, transit-oriented development.

Influx of capital flooding the Bay Area...if managed/regulated to benefit all.

Building up of transportation systems so that it can handle more passengers (ex: underground tunnel to Chinatown).

How to retrofit suburbs and encourage infill where housing is most needed.

I'm a civil servant and I'm likely to be priced out of SF soon!

Question: What concerns you about the future of your community? Below are responses from the San Francisco County Open House.

The housing shortage. (one additional person agreed with this)

Lack of housing and the opposition to it in a lot of areas despite the high need.

Too many cars, too much traffic, too much traffic noise, too much pollution from cars.

Shortage of housing — inadequate housing — accessibility for persons with disabilities.

Rising housing costs and displacement that encourages people to move away from reliable transit where it is more affordable. This housing crisis might be contributing to more driving.

Forecast should take into account existing housing deficit.

I'm concerned that "sustainable" development will displace low-income and communities of color.

Housing costs outpacing rise in average mid-level salaries.

Beautiful, character-rich, apartment or small home (L1000 ft.?) housing that can be purchased or lease with option to buy.

Overcrowded SF becoming unlivable/congested place. Stop! Let growth be organic not forced.

We are adding 4X more jobs than housing.

More urgent action. How can we make the Bay Area more affordable with more housing now!

More mixed income housing

Feedback Via Written Comment Forms

Some participants submitted additional comments via a comment form available at the open houses. *Below are comments received at the San Francisco County Open House.*

Regarding population increase: Bay Area should develop a new "greenfield" city to accommodate. SF is being ruined by the forced growth. Growth must be organic.

Regarding overall PBA/ABAG/etc.: Needs to have board(s) directly elected by the citizens of each city/county. All meetings should be preceded by local public comment to "our" elected representative.

Regarding SFMTA projects and spending = misguided. Cars are transit too — for commerce, families, elderly, inform. No plans are made to efficiently accommodate traffic. Streets mix cars, trucks, buses, bicycles on ever narrowing streets — separate! SFMTA is creating inherently dangerous streets.

Regarding cars: 1) Parking should be provided at all transit stations (lots). 2) Need big parking/transit/shopping center in south end of SF to get commuters from 101/280 to park and take efficient transit into heart of City. Google buses would stop here too.

PBA high density TOD is not the way to reduce GHG. The social cost is too high. Need to focus on efficiency in café standards and incentivize transfer to electric vehicles.

There is a very real climate crisis. Bay Area needs to respond to this real issue with a comprehensive and integrated public transportation network that is heavily focused on rail, ferry and bikes for transport. We need to restore a network that is as effective as the system that existed in the Bay Area in the 1920s. Cars are a failed experiment. Restore the health of our communities now! P.S.: Move the Coast Guard to the abandoned military base on Alameda. We want a bicycle bridge from Jack London to Alameda!

Facilitating beautiful, ecological, character-rich small homes (apartments and houses) that are lease with option to buy. We are talking about L1000 ft.²! Rezone, more code flexibility, deregulate. Let people make their cities beautiful!

Next time have distinguishable choices/tradeoffs — both land use and transportation, regionwide and sub-region/county level. Include planning assumptions yielding specific scenarios/project lists for public to comment on. Thanks.

Housing growth of million \$ units VERY different from hsg affordable to low and moderate income people. Growth = displacement at that level. [not legible] needs to be shown. Airbnb -- huge factor.

There is a housing crisis in the autism community and Plan Bay Area does not include this population.

PBA forecast tells us what we know. People want to live here. The demand for SF is unlimited. PBA says "take it," drink from this firehose. It's already ruining SF. Plan a new Bay Area greenfield city to accommodate.

Please schedule public hearings on this next revision of the Plan either in the 9 counties or at least on a subregional (north, west, Peninsula/South Bay) basis.

It's great to plan high density housing, transit-oriented development, and more extensive public transportation. But are we also planning for a greater need for water and how we'll manage water resources? We need to think about the big picture, and lack of water will become a huge problem as the population increases in the Bay Area.

I would like to see a second transbay tube built from Oakland/Alameda to SoMa in SF. Lots of skyscrapers and jobs are in SoMa and the current transit infrastructure in that area cannot handle it. BART to the Richmond district is also a big need.

Little to no attention paid towards controlling skyrocketing housing costs. Projections of population/housing supply growth are wildly short of the CA Legislative Analysts Office's estimates of 1.5 million new homes needed to return to 1980s levels of affordability. In the absence of meaningful supply growth housing prices will continue to rise 10-20% every year until nobody making less than 200k/year can live here. Desperately need zoning reform and denser/more housing.

It might be worth trying to capture travel data from car-sharing services like Lyft and Uber.

Thea Selby — College Board SFCC. Make sure she and other electeds are informed about Plan Bay Area and transit/transportation projects. "Wiki Davis" how to get to schools. Make resources/info available to all elected groups.

New commercial development must include provisions for housing (company town). Commercial tax base should be shared with city where employees live. 60/40 split. Revive regional express bus service study stopping at park and ride lots to eliminate huge corporate commuter buses in SF/local neighborhoods.

Great data, lit. More info on role of Plan Bay Area and other groups' role would have been useful.

Great visuals. Felt lacking in matters of justice, equity and marginalized/underprivileged populations.

Please do everything possible to improve bicycle infrastructure to make it easier and safer for people to bike instead of drive.

Where are the big ideas? Housing costs are out of control, yet PBA 2040 seems very incremental and doesn't feel like it will solve the problem.

OBAG update should: 1) Increase low-income "housing production" portion of formula to 25% and commensurately reduce "RHNA" planning portion, 2) Add anti-displacement criteria to eligibility and/or scoring for projects proposing to receive OBAG funds.

Provide median rent for new/non-rent controlled units as well. Thanks!

This open house was the poorest excuse for community outreach I have ever seen. You need to have speakers address the public and explain ABAG's land use and transportation strategies. You have not done this, so I conclude that you really do not want the public to know of your plans to concentrate population in San Francisco. It also appears that our tax money is being wasted on full employment for bureaucrats. Down with ABAG. Up with local control.

Abolish express lanes on freeways. The easier you make it for people to drive, the more people will drive! Carpool lanes should be reserved for carpools only, not lone drivers who pay. If the carpool lane is empty while other lanes are jammed, then more people will carpool. We need to encourage the behavior we want to reduce automobile trips, not support single-occupancy vehicle trips with express lanes.

There is a physical limit to the linear feet of land in SF. You need to get more buses. When you store your buses, where are you going to put them? On land created after pumping sea water out?

Cars are not the only things getting in the way of Muni buses if they behave (like not park in bus zones). People are not only the ones getting in the way of bus efficiency. You have a labor contract agreement with the Unions who are allowed days off without even alerting management. Get local control back for buses instead of ABAG dictating what SF does.

Where is the presentation? We could have stayed home to click all the links on your website with the same 1-2 pounds of colorful glossy literature provided.

People do not and I still do not understand the consequences of the changes for each neighborhood in SF (Sunset, SoMa, Mission, Richmond, Marina, etc.).

You need business cards with the snail mail address and email address on them for the comments.
