

WELCOME!

This live event will begin shortly...

MARKET OCTAVIA
LIVING ALLEYS 

Workshop 1 | June 24th, 2020 | 6-7p

sfpublicworks.org/living-alleys

MARKET OCTAVIA LIVING ALLEYS



Workshop 1 | June 24th, 2020



WORKSHOP 1

OBJECTIVE //

- *Provide an update on the Living Alleys program, including budget and timeline for implementation*
- *Obtain feedback to prioritize alley(s) to receive living alley improvements within a constrained budget*

WORKSHOP 1 AGENDA

INTRODUCTION //

BACKGROUND //

PROJECT INFORMATION //

NEXT STEPS //

LIVE QUESTIONS, SUGGESTIONS,
STORIES //

Throughout the presentation, please share your questions, suggestions, and stories through Microsoft Team's Q&A chat function. At the end of the presentation, a facilitator will respond to some of the most common questions

A LIVING ALLEY is a narrow, pedestrian-oriented street that is designed to focus on livability, instead of parking and traffic. Typically, this means creating a street primarily for pedestrians and bicyclists, as well as space for social uses. It can be considered an “urban living room”.



POTENTIAL LIVING ALLEYS

Living Alleys within the Market Octavia Plan area //



- Belcher
- Birch
- Brady
- Brosnan
- Carmelita
- Chase
- Clinton Park
- Colton
- Colusa
- Elgin Park
- Elm
- Fillmore
- Germana
- Henry
- Hickory
- Hidalgo
- Ivy
- Jessie
- Lafayette
- Landers
- Laussat
- Lily
- Linden
- Minna
- Pearl
- Pierce
- Plum
- Potomac
- Ramona
- Rose
- Rosemont
- Sharon
- Stevenson
- Walter
- Webster
- Woodward

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



THE ORIGIN OF LIVING ALLEYS



Credit: Clarence Eckerson Jr. - Streetfilms

WOONERF //

A Dutch term for a “living street”, where the street is seen as a social space rather than a space just for vehicles. The living alleys concept borrows this ethos, creating a vibrant and engaging public space.

THE ORIGIN OF LIVING ALLEYS



MARKET OCTAVIA AREA PLAN (2008) // *Identifies alleys as places for open space and calm pedestrian environments and calls for process by which residents can participate in the design and implementation of improvements to their alleys*



LIVING ALLEYS TOOLKIT (2015) // *A resource to develop and implement living alleys including design tools and example prototypes*



MARKET OCTAVIA PLAN AMENDMENT (formerly known as The Hub) (2019) // *Builds on the Market Octavia Area Plan with updated design recommendations for living alleys and outlines a public benefits package for implementation*

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

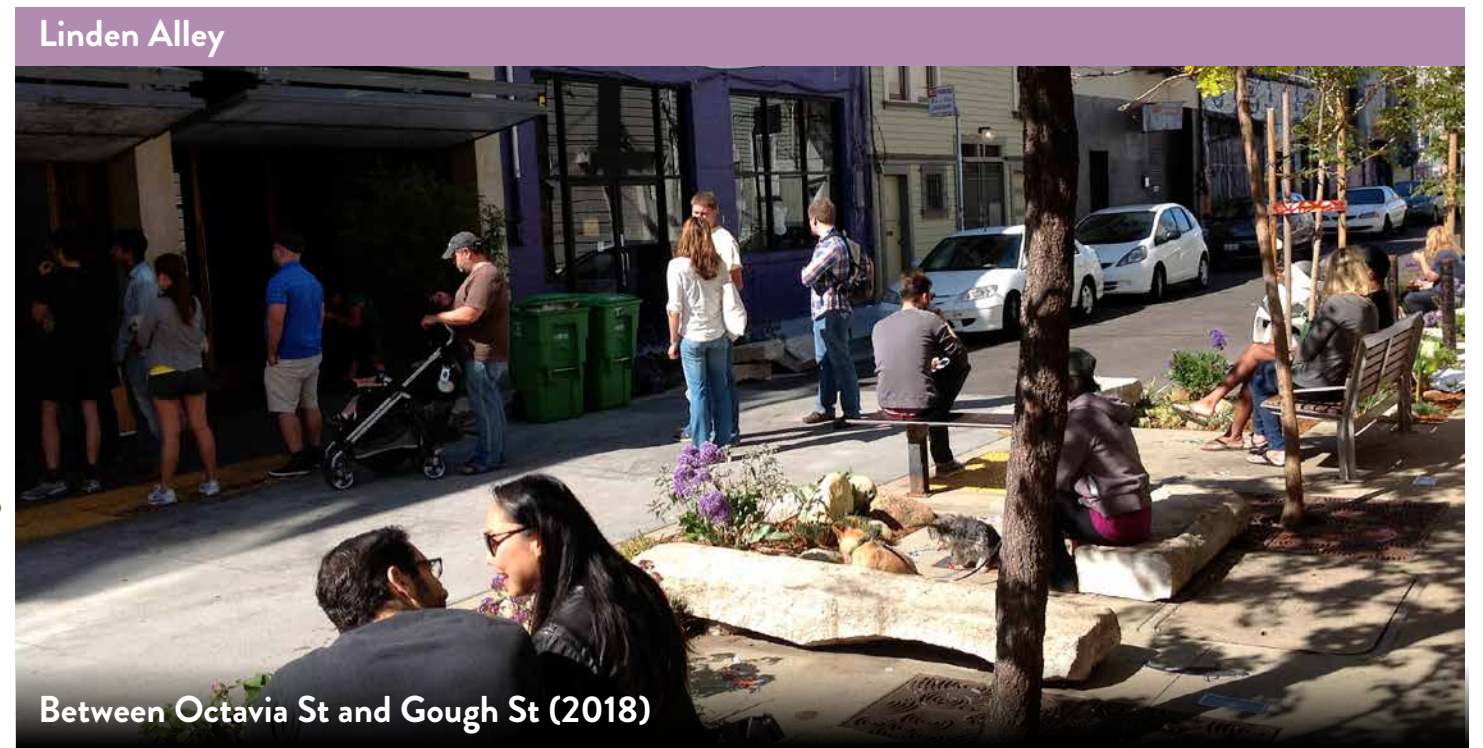
LIVING ALLEYS TOOLKIT (2015)

- 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



PRECEDENTS

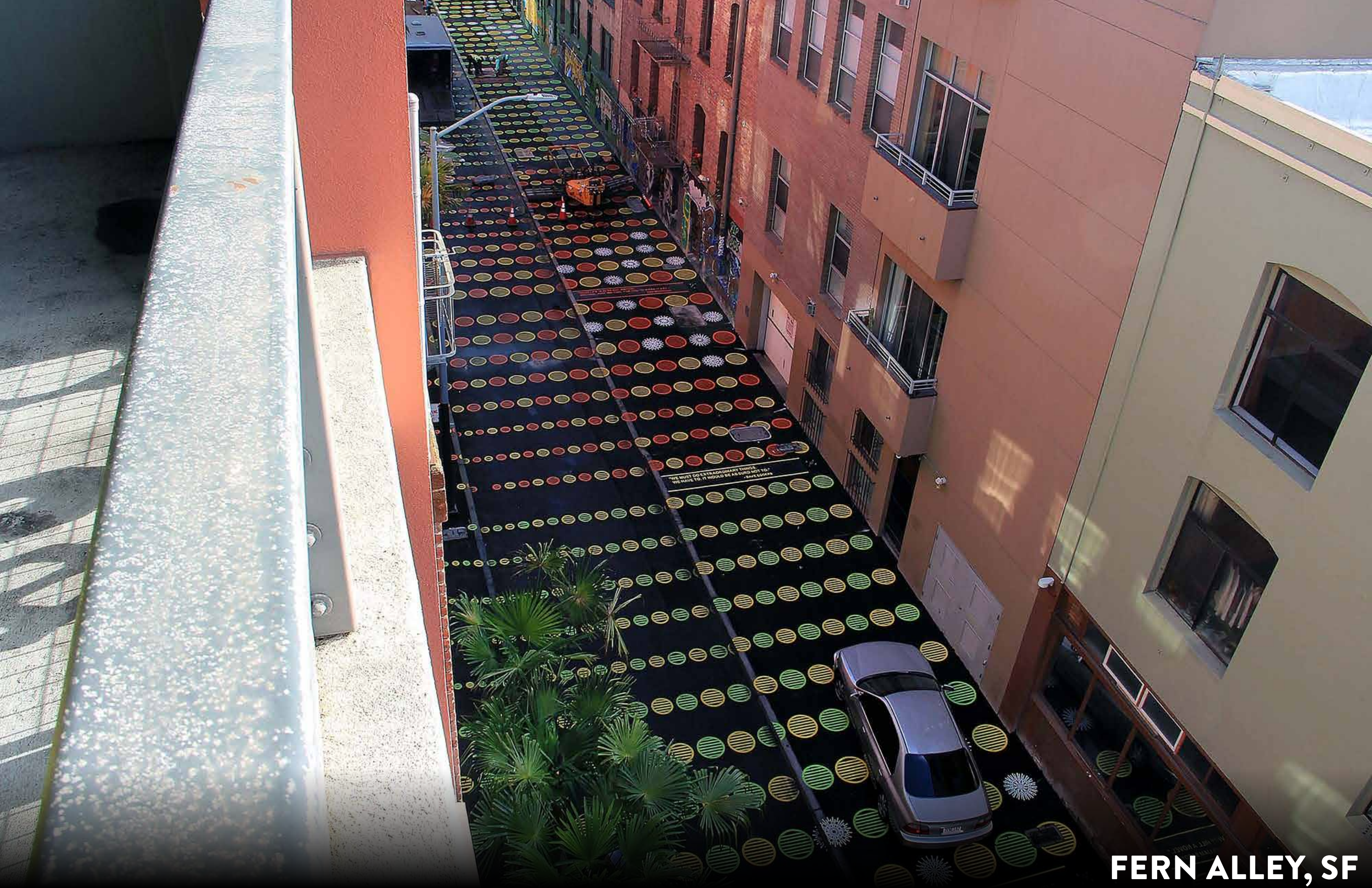




HICKORY ALLEY, SF
(VAN NESS TO FRANKLIN)



HICKORY ALLEY, SF
(OCTAVIA TO LAGUNA)



FERN ALLEY, SF



ANNIE ALLEY, SF



STORMY LEATHER
YOMEL OWNED LEATHER STORE

RINGOLD ALLEY, SF

sauce
drink. eat.

MAK AND CO.
**NAIL
FACIAL
WAXING**
415-956-0324
415-956-0110

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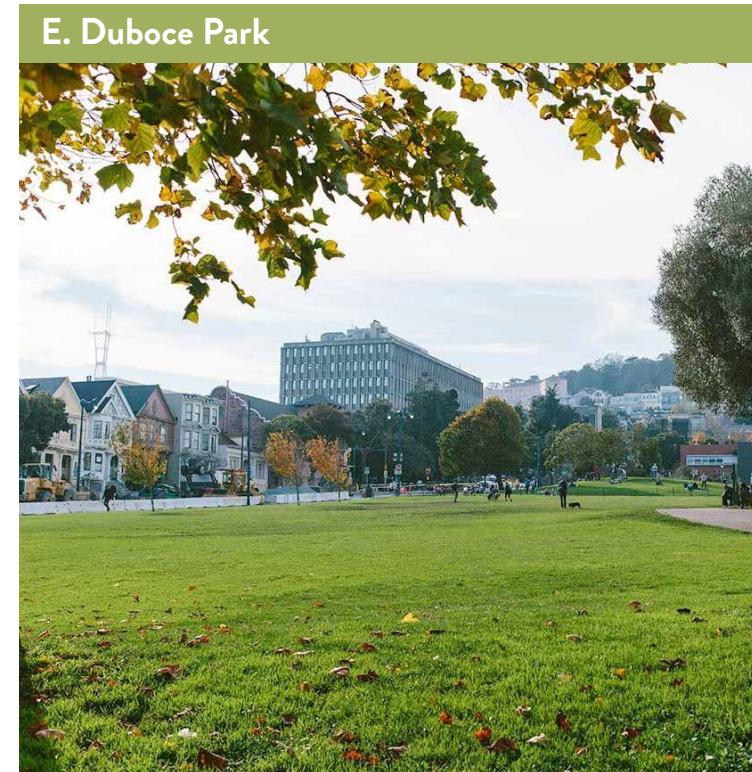
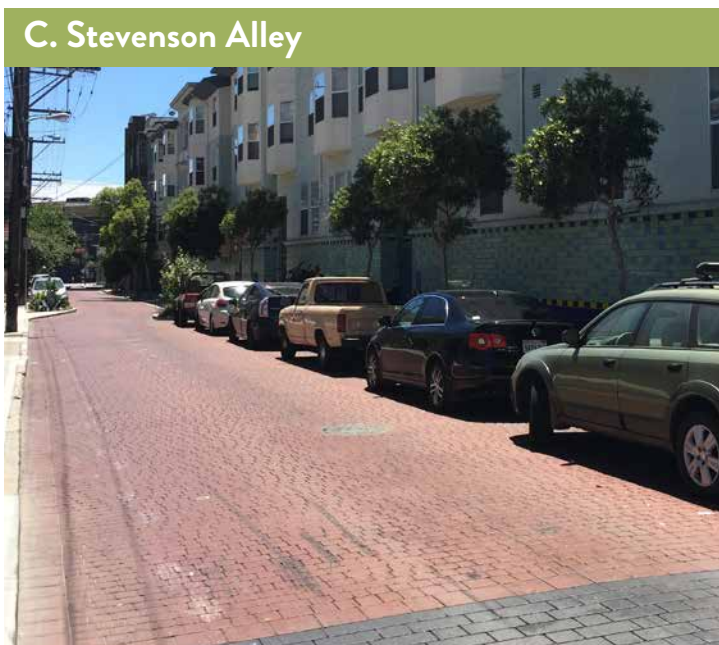
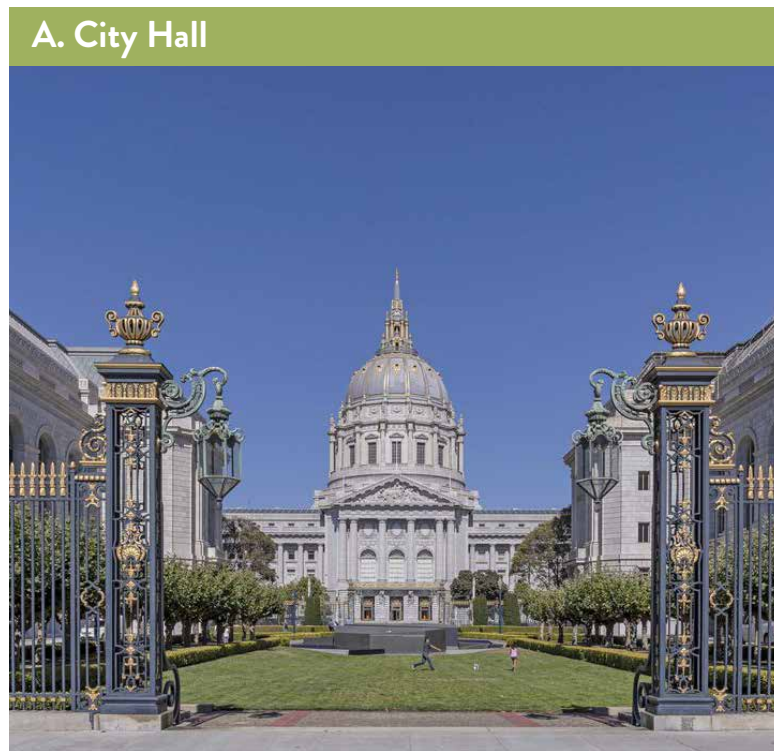
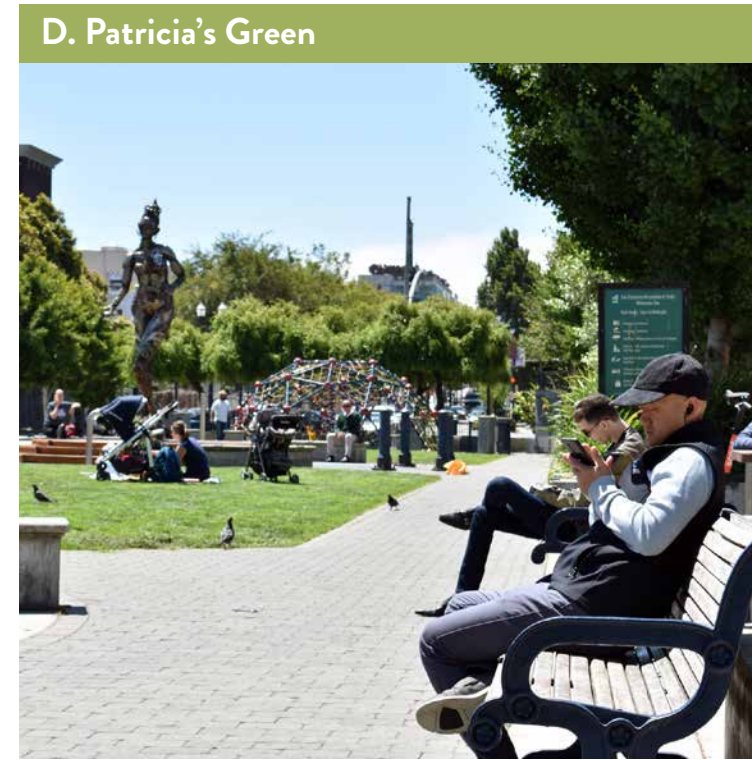
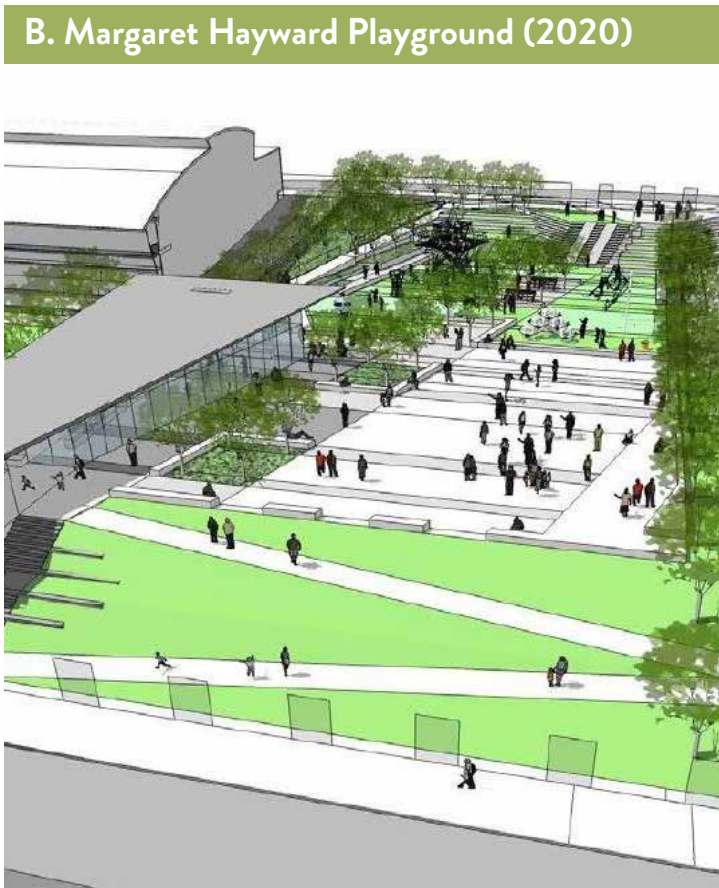


BELDEN PLACE, SF



TEMESCAL ALLEY, OAKLAND

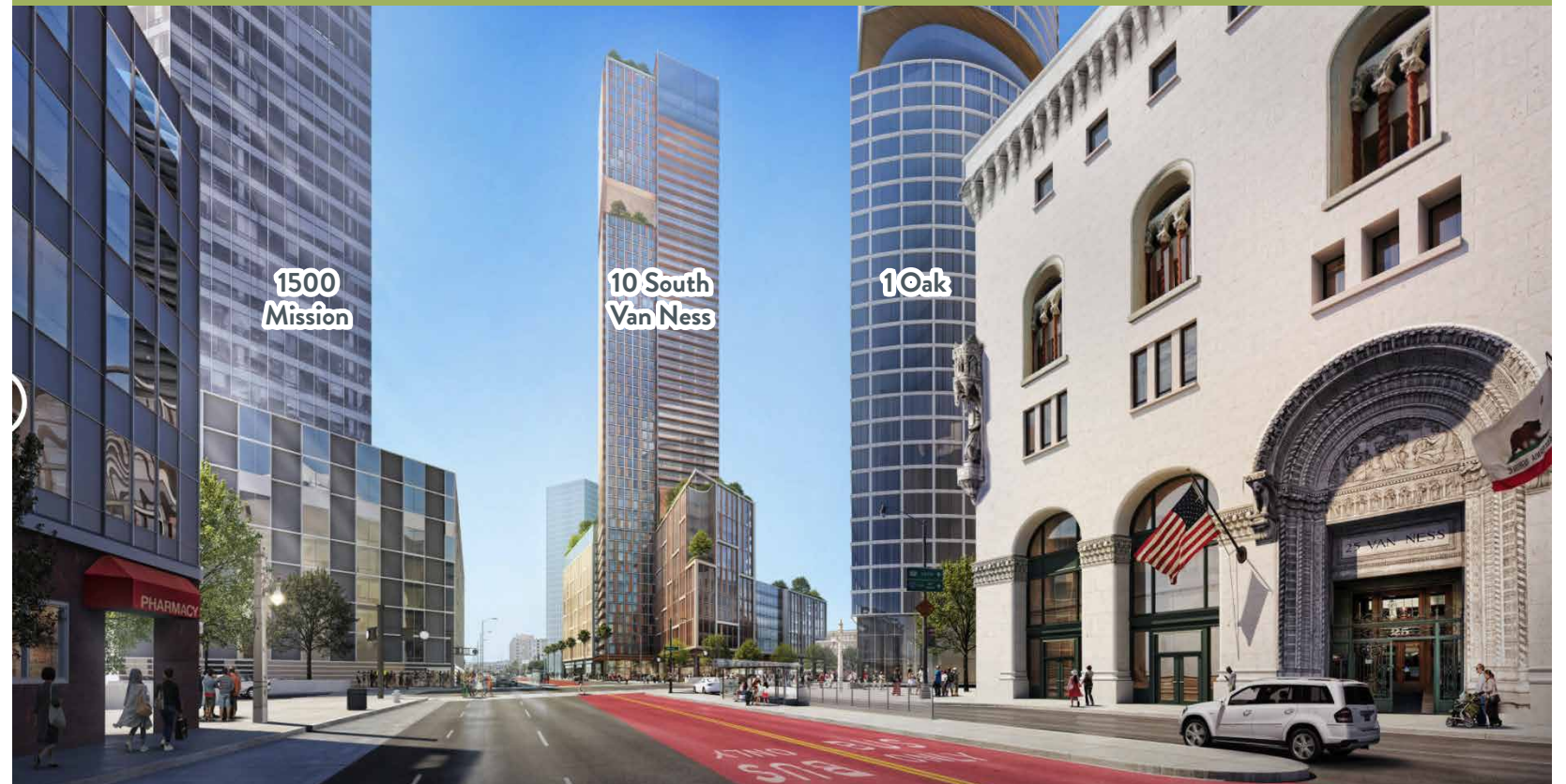
NEIGHBORHOOD CONTEXT



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
- Removeable 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

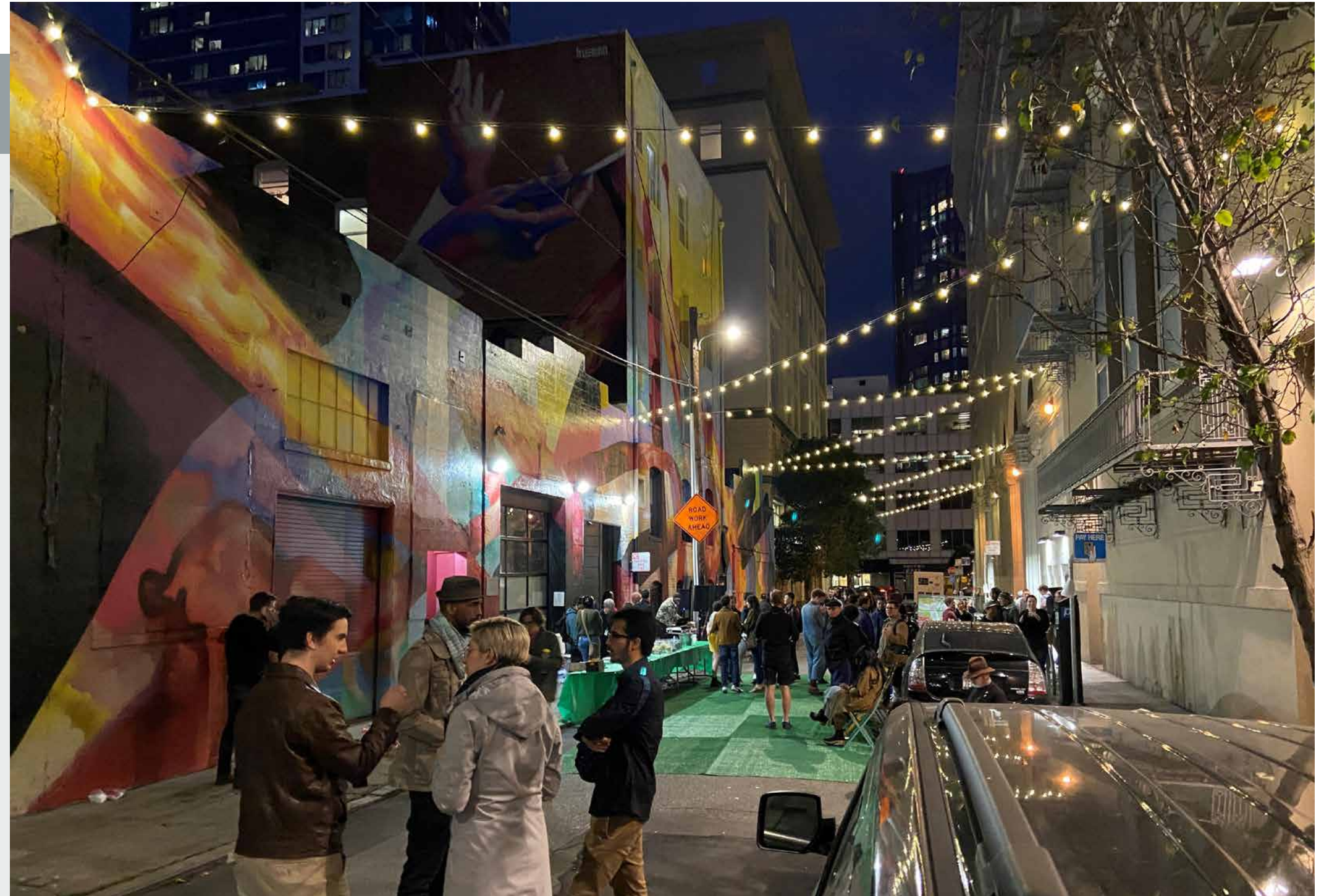


* Improvements on private property would require alternative funding source & coordination

LEVELS OF IMPROVEMENTS

HICKORY ALLEY, SF LIGHT

- Facade mural spanning 5 buildings
- Pedestrian-scale string lighting
- Programming & Events



LEVELS OF IMPROVEMENTS

FERN ALLEY, SF

MEDIUM

- Sidewalk planters
- New street trees
- Decorative roadway inlay*
- Pedestrian and street-scale lighting

*does not include cost of asphalt repaving

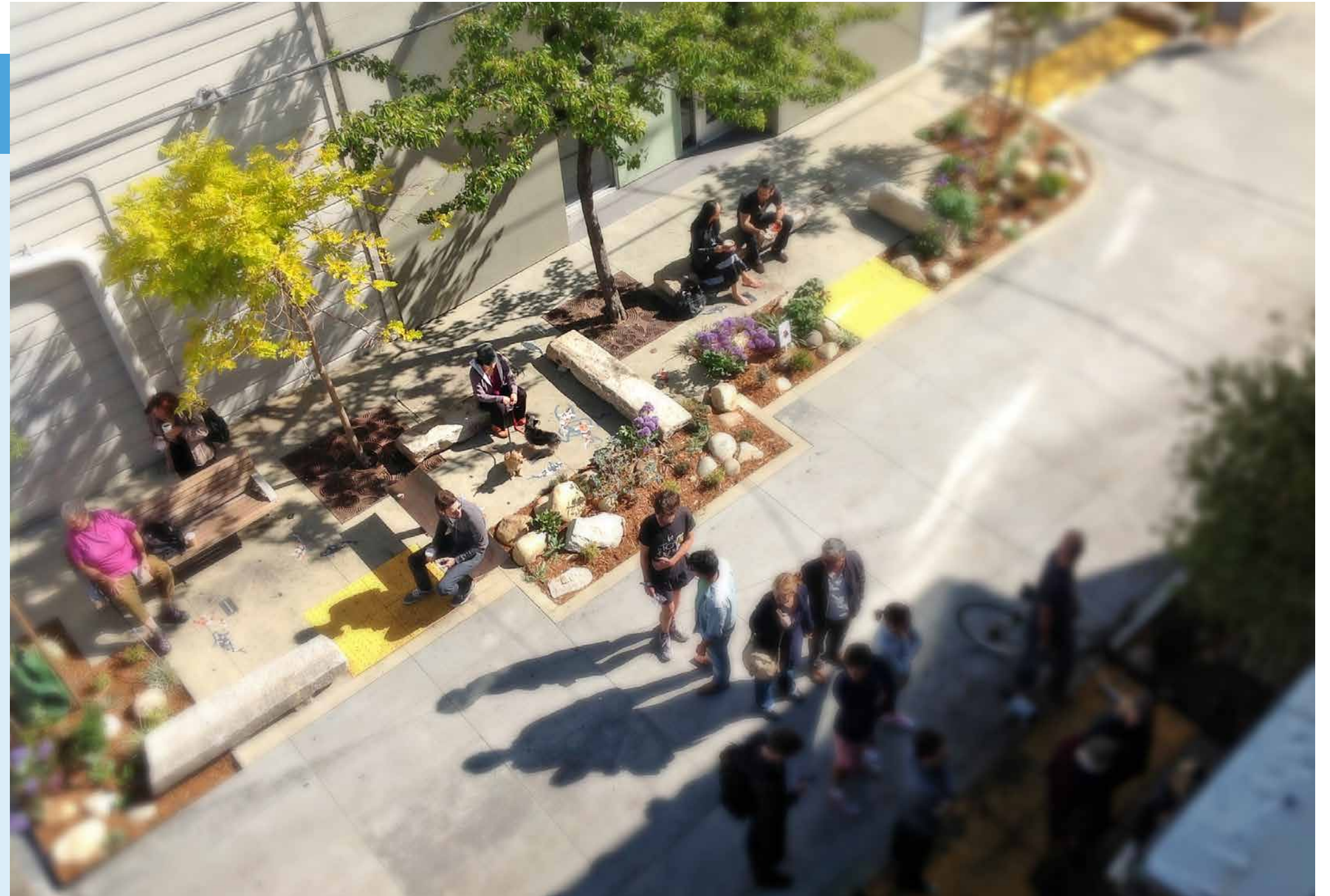


LEVELS OF IMPROVEMENTS

LINDEN ALLEY, SF

EXTENSIVE

- Raised crossing
- Partial raised roadway
- Pedestrian and street-scale lighting
- New street trees
- Sidewalk planters
- Seating



SO WHAT DOES ALL THIS MEAN?

- The Living Alleys program has a limited amount of implementation funding
- Therefore, a limited number of alleys will be able to receive improvements
- We need your help in prioritizing alley(s) to receive these improvements within this constrained budget

NEXT STEPS

FEEDBACK //

We need your help addressing alleys within a limited budget.

Take our online survey!

sfpublicworks.org/living-alleys

UPCOMING OUTREACH //

On-site, Neighborhood, and Community Group outreach

Dates TBD

Workshop 2 - Draft Concept Designs

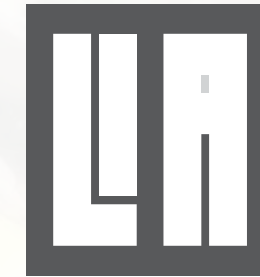
August 2020

Workshop 3 - Final Concept Design

October 2020

THANK YOU!

MARKET OCTAVIA
LIVING ALLEYS



sfpublicworks.org/living-alleys

Let us hear from you!

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Survey QR Code

