



**SPUR**

San Francisco | San Jose | Oakland

May 13, 2020

San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: May 14, 2020 Planning Commission Hearing Agenda Items F.10-12  
**Market Octavia Plan Amendment (The Hub Plan)**

Dear Planning Commissioners:

SPUR supports the proposed amendment to the Market Octavia Plan through The Hub Plan, which would allow 1,640 additional housing units in a key location and increase public benefits generated in this plan area by 30%, from approximately \$725 million to nearly \$960 million. SPUR was a major supporter of the Better Neighborhoods community planning efforts that included Eastern Neighborhoods, Market Octavia and other plans a decade ago. These plans sought to comprehensively address how the city could accommodate growth in key locations and build out community infrastructure in tandem. Market Octavia has largely been seen as a success, with thousands of new infill housing units, significant affordability and visible improvements to the public realm that have come to life.

In the years since Market Octavia was adopted, it has become clear that the city overall has not produced sufficient housing for those who want to be here. The Hub Plan is a strategic effort today to increase capacity in a central, transit-oriented location that is appropriate for both jobs and housing. Even accounting for Covid-related challenges for transit, this is a great place for housing, with amenities and jobs accessible by foot and by bicycle. Adding more height to the key sites in The Hub Plan will create significantly more benefits for the community at no cost to the city's budget: more affordable housing, more public realm investments that are coordinated with each other, and more funding for childcare and transit.

We also urge the Planning Department to embark on a new set of area plans across San Francisco. The Hub Plan is the only significant area plan work underway today, and it is not a full area plan. We encourage the city to pursue *all* three of the housing concepts outlined in the Housing Affordability Strategies report: continue to develop area plans for the east side, grow housing opportunities on transit corridors across the city and evolve to accommodate gentle density throughout our residential neighborhoods.

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Thank you for the opportunity to weigh in on this important amendment to the Market Octavia Plan. In a time of great uncertainty on many fronts, the approval of this plan will help set up this neighborhood for future success: more housing (including affordable housing) coming to fruition more quickly, and improved public space for all to enjoy. Do not hesitate to contact me if you have any questions.

Best,

A handwritten signature in black ink, appearing to read 'KWang', with a stylized flourish at the end.

Kristy Wang  
Community Planning Policy Director

cc: Supervisor Dean Preston, District 5  
Supervisor Matt Haney, District 6  
SPUR Board of Directors