

00:15:12 Jessica Peyton / SPUR Public Programs: Learn more about SPUR membership here [spur.org/join](https://www.spur.org/join), and check out our events calendar here: <https://www.spur.org/events/list>

00:15:26 Jessica Peyton / SPUR Public Programs: Sign up for Life in the (Not So) Fast Lane here: <https://spur.secure.nonprofitsoapbox.com/component/events/event/87>

00:15:57 Jessica Peyton / SPUR Public Programs: Learn more about about our co-presenters: <https://sjdowntown.com/> <https://aiasf.org/> <https://www.catalyzesv.org/> <https://sf.uli.org/>

00:16:53 Jessica Peyton / SPUR Public Programs: Thank you everyone for joining us today! How familiar are you with the concept of an "all-use building"? Make sure to share your thoughts in the chat and ask questions in the Q&A function!

00:22:34 Nick Pilch: Why aren't more architects and builders thinking of all-use buildings? Probably because the people whom they are building for really desire specific customizations and it's cheaper to build for that? But jurisdictions could demand it.

00:31:12 Kathryn Hedges: The Board's proposed reconvening on this issue six months after ordinance adoption does not satisfy the public interest and civil rights ethos behind AB481. Military equipment poses real harm to communities, particularly those of color. Studies show that they fail to reduce crime and attacks on police, but that they do increase the amount of violence communities face at the hands of police. The "data" around use of force incidents that the Board wants to collect could involve the death or injury of real members of our community. The difference between being deliberate now and reconvening in six months could literally be the difference between life and death, and the Board should not treat these two options as equivalent.

00:31:26 Kathryn Hedges: Sorry! Pasted the wrong text

00:33:29 Kathryn Hedges: Is anyone else here familiar with the Old Wrigley Building in Santa Cruz? It's a creative reuse project with flexible uses. The new owners subdivided the former Wrigley Gum factory into spaces that tenants can use for everything from performance spaces to art studios/galleries to light industrial R&D space (and a makerspace). The hallways are full of art and donated sofas and it's on the First Friday Artwalk map and Open Studios.

00:40:00 Jessica Peyton / SPUR Public Programs: As a reminder, make sure you put your comments in the chat, and questions in the Q&A! We love your feedback and want to make sure everyone can join in the conversation.

00:40:18 Caroline Ayres: I would like a requirement to be able to have electric bike stations that are secure. Very space efficient and a way to support smaller vehicles.

00:41:29 Caroline Ayres: Another way to give buildings more green energy solutions is to make sure there are shades over windows, and also trees that can be grown to give shade.

00:42:33 Nick Pilch: ^^^^^^^^👍

00:43:11 Paul Switzer: Thinking of loss of transit-rich shopping malls like those in downtown SF: Westfield Center will cease to be a retail mall -- conversion to largely unoccupied lux apartments will be a big loss for the vibrancy of downtown. On the other hand, conversion of downtown Macy's to a mix of retail, office, and apartments seems like a better model.

00:44:59 Indu Chakravarthy: Flexibility and sharing require consensus and open-ness in communities (as opposed to the "get of my porch" approach). Scarcity, that is real or imagined, encourages sharing and flexibility (eg space constraints in densely populated urban cores in Asia

or Europe, that encourage these elastic/ ephemeral uses) Perhaps carbon frugality is the constraint that nudges us in this direction

00:48:03 Caroline Ayres: One thing about downtown is that there is a lot of wind so it is cold and also it is noisy. When I try to be outside downtown, it is not very pleasant.

00:48:24 Jessica Peyton / SPUR Public Programs: Make sure you're thinking of questions you'd like to ask the panelists! Once we're at the Q&A portion of the program, we'll pull those questions to continue the discussion.

00:48:57 Jessica Peyton / SPUR Public Programs: For those interested in what we've proposed as a "Public Realm Action Plan" in downtown SF:

<https://www.downtownsf.org/public-realm-action-plan/#:~:text=%E2%80%9CThe%20Jackson%20Square%20Merchants%20Association,which%20to%20live%20and%20work.>

00:51:07 Indu Chakravarthy: For the panelists - when you think of your ideal "all use" scenario - do you imagine buildings that combine or change use within the same day or week? Or do you think of buildings that are designed with flexibility to be easily altered from one type of use to another?

01:02:40 Andersen Yang: I've been reading Life and Death of Great American Cities and Jacobs really emphasized the diverse use of streets to accommodate a vibrant living community. How is the Downtown SF Public Realm project making use of streets rather than buildings to elevate the public space?

01:08:11 Paul Switzer: Why isn't there more kid oriented stuff required of large projects and why aren't schools part of the planning such as in newly built SF south of Market Tishman development?

01:08:37 Caroline Ayres: Do you think it is important in mixed use buildings to have some commercial spaces that are quite small so as to allow more kinds of businesses to be included in big developments? Also, do you think that meeting rooms should be included for public meetings or nonprofit meetings?

01:10:35 Stephanie Silkwood: Thank you all for a wonderful discussion and for leading the change!

01:11:19 Caroline Ayres: thanks for the discussion!

01:11:39 Indu Chakravarthy: Thank you for addressing this topic and for your thoughtful work