

South of Market: Workshop #2

Saturday | April 6, 2002 | 10:00 AM - 12:30 PM
@ The SoMa Recreation Center
270 - Sixth Street (@ Folsom Street)

Workshop Summary

Three young Philippine girls from the West Bay Multicultural Services Center kicked off the second workshop with a Hawaiian style dance performance. Planning Director Gerald Green and Supervisor Chris Daly then introduced the community planning process and updated people on its progress. There were approximately 100 community members present from a variety of backgrounds and with a wide range of interests and concerns.

The purpose of this workshop was to establish and prioritize goals for the future of the South of Market. This was accomplished through small breakout groups facilitated by Planning Department staff. Each breakout group worked to refine and enhance a selected list of issues and concerns expressed during the first workshop within the following categories:

- Housing
- Jobs and Businesses (Retail, Office, Industrial and Entertainment)
- Cultural Heritage and Cultural Resources
- Community Facilities, Parks, and Streets

Facilitators invited participants to brainstorm how the Planning Department and the proposed zoning changes could address some of these issues and concerns and what the priorities were therein. Groups were encouraged to create a wish list without necessarily reaching a consensus. At the end of the workshop, a representative from each group presented the results-highlighting the thoughts of the group as they pertained to the above categories-before the entire group.

The next workshop will assess how these prioritized goals apply to land use and zoning controls within the SoMa.

Community Input

HOUSING

Mixed use: residential above commercial

- Village Model - housing above stores - opportunity for rentals?
- Mixed use residential above commercial 2
- Mix housing with appropriate neighborhood serving stores, childcare, schools, and parks. (two groups stated this goal)
- Mixed Use with flexibility for ground floor/2nd & 3rd floors development (flexible zoning for commercial activities)
- Mixed use housing
- Incentives for new services on ground floor
- Broader zoning - more mixed use
- Families stability - mixed use zoning
- Ground floor retail in 4-5 story housing
- Require active ground floor uses with housing
- Allow 2nd floor for retail/office

Mixed Income Housing

- Diversity -income
- Mixed income housing to provide healthy neighborhood.
- Integrate various groups and interests to promote greater sense of community
- Promote mix of "BMR" and market rate in same developments (inclusionary) and neighborhood (S.P. example)
- Mixed income housing
- Mix up the housing, instead of clumping all SROs together (zoning priority for one group)
- Build stable community (mixed - diversity of housing)

Affordable Housing

- Increase affordable housing opportunities for families, seniors and single people. (3 groups specifically agreed with this goal)
- Increase housing density to allow 12% affordable.
- Set aside for moderate income
- Consider more inclusionary
- Have real areas for affordable family housing
- Set aside enough for low and moderate income
- Affordable family housing (3 or more bedrooms/for sale and for rent)
- Affordable housing (turn renters to owners)
- Single family affordable housing 1 - 2 rooms
- Inform community about affordable housing

Parking

- Reduce parking requirements. (2 groups)
- Provide adequate parking as opposed to blanket "reduce parking requirements."
- To increase supply of affordable housing, release developers from strict parking requirements - more flexibility.
- Provide adequate parking (1:1) especially where no transit - consider parking in terms of context
 - Why parking? Degrades the street.
 - Consider less for families with fewer cars
 - Decrease parking requirements
- Parking requirement - cost, land use issues; some commercial parking needed
- Enough / More parking
- Re-locate parking strategically
- Get enough parking but not too much
- Jobs - businesses need parking (maintain current requirements especially service vehicles)

SRO

- Don't concentrate on particular housing types. (especially SRO units)
- Improve quality of life in SRO housing; maintain and increase SROs.
- Improve quality of SRO as well as maintain and improve

Planning Process

- Increase opportunities to build housing in the South of Market.
- Open up approval process to enable private sector to build more housing. (where moved - easier to build)
- Facilitate housing
- Developers will come if we can get infrastructure and critical mass.

Zoning for Housing

- Density
- Heights
- Increased height limits stepped levels for residential uses
- Increased density
- Encourage flexibility
- Increase height in certain areas
- More residential permitted
- Live work from live/work (to live only) - remove live/work restrictions
 - Specifically, Mission/Howard/7th St.
- More housing/less density

Neighborhood Amenities

- Infrastructure
- Increase services for 6th St.
- Are amenities of SOMA exclusive or citywide
- Make existing amenities in the east more accessible to the west of SOMA.

Misc Housing

- Promote homeownership
- Convert office/com/industrial - housing
- Coordinate improvement to transit/services with increased housing (Muni lags development)
- Provide density bonuses on or near transit lines and water transportation
- Special community of disabled who need special housing
- 6th St. - address problems to improve image of low-income housing
- Make sure enough but not too much
- Critical mass: enough housing to support new service and infrastructure at the same time for all groups and kinds of housing
- Senior housing
- Safety measures in older buildings, e.g. sprinklers
- Emergency housing/transitional housing including family trans housing
- What to do with the empty live-work?
- Community standard and wages benefits for those who are building (maintaining them)
- Landtrust
- Co-op
- Strength existing resident enclaves
 - (slow down traffic/scale/strength existing organize)
- Family housing? Require min. # of family units
- Set appropriate fees in conjunction with housing
- Housing/household types study at the neighborhood level?
- Housing all over

COMMUNITY

Schools

- Another school is needed.
- Make a priority school
- Need a middle school
- A neighborhood serving school
- Need middle school in South of Market/eventually high school
- Need middle school in SOMA/downtown
- Find best location for schools

Community Centers/Services

- Make Bessie Carmichael a community center / family center
- Adequate services for needs (homeless, addicted, etc.)
- Social services and job training should be linked to all of the above
- Youth Center including sports/recreational facilities/after school tutoring computer rooms
- Senior Center including health, job training, recreation
- Christian community center

Open Space

- Provide pocket parks as part of P.U.D. - greater/better quality usable open space
- Available open space to dense units
- Protection for open space/ light
- Open space fund
- Consider open space where residential use exists or is expanding (responsive to specific uses and demographic.
- Creating open space more visible
 - into pocket parks
 - pedestrian scale
- Parks - SOM low on open space
- Open space - Youth Center
- Quality of design
- Improve and expand open space in SOMA
- Create playgrounds for children of all ages & youth
- Create appropriate recreational places for seniors
- Improve safety in existing parks (2 groups)
- Improve and expand open space
 - for children
 - for youth
 - for seniors
- Locate open space strategically
- Safety is issue
- Places for youth (new families, kids in SOMA)
- Things for youth - pools, training after school
- Improve and expand open space in SOM -
- More open space
- Ways to maintain open space
- Explore roof-top opportunities (2 groups)
- Community - open space
- A park
- Extractions (inclusionary open space requirements)
- Trees, parks, sidewalks (pedestrian-oriented)
- Use city surplus prop. For new schools/open space/rec. space

Transit

- Improve and expand public transit
- Creating a corridor on Folsom St.
- Creating more and better bike lanes
- Coordinating planning in SOMA with Caltrain and MUNI
- More Public Transit - better times
- Re-routing lines via
 - (N. to S. lines) neighborhoods in SOMA

- & connecting to main routes
- Incorporate SOMA with E-Bay terminal
- Preserve and expand public transit and allow movement into and out of neighborhood.
- Frequent public transit services
- Transit is poor in Rincon - needs more
- Look at Caltrans projects

Streets

- Pedestrian - Friendly via expansion of sidewalks and shrinking of streets (alleys)
- Slow cars down (speed limit decreased)
- Bike lanes
- Increasing time on crosswalks, traffic and pedestrian
- Pedestrian oriented
- Setbacks and widen streets
- Safe feel to streets - Lighting and commercial activity
- Streetscape plan on all streets
- Midblock crosswalks along long (E-W) streets/traffic calming bulbs outs
- Narrowing Street
- Streetscapes
- Make streets safe for senior pedestrians

Zoning for Community Facilities

- Amend General Plan
- Provide equal facilities within redevelopment areas
- Reduce dependence on private vehicles, if no garages as primary uses in SOMA.
- Eliminate auto repair facilities in SOMA
- Establish policies that regulate liquor establishments near parks/schools
- Preserve space for public space through zoning

Quality of Life Issues

- Safety, cleanliness-engaging the community into this task
- Creating beautification projects
- Engage institutions or community organizations into safety (help with surveillance)
- Create design required setting character of design.
- Plan for adequate schools, fire and police and set aside space
- Same for streets and transit: make safe and comfortable for people
- Safe housing and streets
- Safety - How to achieve
- Transition; stability
- Events - Folsom Street Fair - good example
- SOMA - important entrance to City for visitors - visual, approach, beautify for all

JOBS / BUSINESS - Retail, Office, Industrial and Entertainment

Neighborhood-Serving Businesses

- Promote more neighborhood serving businesses (i.e. groceries)
 - Be more aggressive in getting operators locked
 - Provide incentives - enterprise zones
 - Tie into with entitlements
 - Analyze why current [projects] are kept waiting
- Grocery store
- Supermarket to serve everyone with commitment from Mayor's Office

- Support the creation of stores that serve neighborhood residents and workers. (three groups)
- Encourage neighborhood-oriented services along with housing
- Create and preserve for local residents.
- Encourage neighborhood-serving retail on the ground floor or housing complexes
- What is appropriate? - close to who they are serving (client based)
 - Property / tax-breaks for non-profits to afford rents
 - Non-profits (non-community serving) should not occupy retail space (pedestrian environment)
- Preserve and promote locally owned businesses
- Complete reassessment of local priorities (Think local")
- Limit displacement of local businesses

Late Night Entertainment

- Entertainment (Late Night Coalition)
 - Safety
 - Trash
 - Noise
 - Parking
 - Owner responsibility
- Compromise and clean up of where residential is and where entertainment is via zoning ordinances.
- Performance standards
- Bars/nightlife - make them agree/adhere to good neighbor policies

PDR

- Maintain PDR jobs in South of Market (conflict with housing goal?)
- Preserve industrial areas and industrial jobs.
- Current - to encourage industrial business
 - loosen the uses (allow for more variety)

Planning Process

- Find mitigations for conflicting uses/good neighbor policies/make "CU/discretionary approval
- CU/DR for service providers. Finds to balance service providers with rest of the city

Jobs, Misc.

- Promote business sector diversity
- Highrise Hotels 55' in areas; control over height limits.
- Opportunity for more businesses, mixed-use (residential/office)
- Make SOMA a healthy neighborhood for residents and businesses.
- Prohibit businesses that have negative impacts on residences in residential areas.
- Encourage co-existence of industrial and late night business with residences.
- Support a diversity of services
- Preserve variety of community activities
- Link jobs to training providers
- Training Centers - including training for seniors
- Link transportation to job opportunities
- Provide more jobs for local residents
- Enforce local hiring requirements for a variety of jobs
- Sari-sari stores (neighborhood variety stores) small businesses (barber shop, laundromat, physical fitness)

- Jobs for seniors including volunteer work with stipends or compensation in kind or simply vol.
- Identify sites that are public and leverage for services
- Leverage public amenities from windfall to developers
- Link new services to demographics of area
- Enough infrastructure for growing property
- Think about kinds of uses that need to be close by to support housing
- Stick with traditional SF values
- Low income housing: services are overpriced, how can we get safety and other service?
- Have to be able to walk to shops
- Partnerships can make development happen
- Parcels aren't big enough for some of these uses

Zoning Issues for Jobs and Businesses

- Zone especially for small retail and link to transit
- Zoning: Let people realize full potential
- Need to get the density

CULTURAL HERITAGE AND CULTURAL RESOURCES

Filipino Community

- Designated place for the Filipino community
- Portion of SOMA as "Filipino Town" should be priority.
- Provide land/building for filipino cultural center
- Recognize Filipino presence in South of Market

Diversity

- Find ways to preserve/celebrate SOMs ethnic econ history/diversity, culture, econ (i.e. S.P.s history as Filipino enclave)
- Promote and preserve diversity through a multi-cultural facilities
- Keep a place for diverse ethnic groups
- Maintain Cultural Diversity (How?)

Arts

- Recognize, promote and protect arts spaces/facilities (existing) to help support existing San Francisco arts institutions
- Establish policies that protect art spaces (controls like preservation/discretionary approval/TDR-like)
- Incorporate existing arts/cultural into the community
- Local Arts Curation

Misc Cultural Activities

- Consider ballpark as cultural facility
- Better regulate uses around ballpark to reflect it as cultural facility
- Place cultural resource on high priority for landmarking common space
- Preserve and enhance landmarks - murals - community gardens
- Plan for meeting rooms/space support
- Provide outreach through a neighborhood based hub, resource or other mechanism
- Social-service building
- Museums and other institutions
- Space for community base cultural organizing (not high end)
- Involve SFSU/City College in cultural activities
- SOMA Cultural Center