

South of Market: Workshop #3

Tuesday | May 21, 2002 | 6:00 - 8:30 PM
@ The SoMa Recreation Center
270 - Sixth Street (@ Folsom Street)

Workshop Summary

Supervisor Chris Daly opened the third South of Market workshop with an introduction and update on the community planning process. The Planning Department then gave a brief presentation on the other planning processes occurring in the South of Market: Transbay, Rincon Hill, and the Redevelopment areas of 6th Street and Mid-Market.

The group of approximately 100 community members who attended represented many different areas of interest throughout the South of Market, including residents, employees, businesses, developers and neighborhood organizations. The participants separated into small groups of about 5-10 people.

The first group exercise was to refine the draft goals developed during the previous workshops. When these goals are finalized, they will form the basis for the proposed land use changes.

The second exercise was an assessment of existing and future land use patterns by sub areas. Using a South of Market map, participants characterized subareas of the neighborhood based on predominant land uses, special features and characteristics. Participants described how they would change or preserve the existing land uses in these subareas. Groups covered a variety of ideas including developing larger scale housing and mixed use areas, increasing the provision of community services, preserving existing housing, protecting some production, distribution and repair businesses, and recognizing a nighttime entertainment district. The workshop concluded with a representative from each break-out group presenting his/her group's ideas to the larger group of attendees.

Community Input

Draft Goals for SoMa

- **ENCOURAGE AN APPROPRIATE MIX OF USES.**
Encourage new development and rehabilitation/re-use projects to include a mix of uses, including different types of housing mixed with retail, personal and business services.
- **RETAIN AND ENCOURAGE BUSINESSES AND ORGANIZATIONS THAT CONTRIBUTE TO THE DIVERSITY OF SOUTH OF MARKET.**
Support businesses and organizations that play an important role in the SoMa and the City's economy and culture. Preserve land for PDR and entertainment businesses at appropriate locations and under specific guidelines. Preserve appropriate spaces for the arts and cultural activities.
- **ATTRACT JOBS FOR LOCAL RESIDENTS.**
Encourage and preserve sectors that provide jobs at a variety of skill levels and with adequate pay scales.
- **PROMOTE A MIX OF INCOMES IN HOUSING DEVELOPMENTS.**
Promote mixed income housing to strengthen population diversity in South of Market.

- **INCREASE AFFORDABLE HOUSING OPPORTUNITIES.**
Increase the amount of affordable housing throughout South of Market and improve existing affordable housing, especially single room occupancy hotels (SROs).
- **IMPROVE PUBLIC COMMUNITY FACILITIES AND ENHANCE OPEN SPACE.**
Provide adequate sites for schools, parks, and community centers to serve the needs of various population groups in South of Market, including youth, seniors and the Filipino community.
- **PROMOTE MORE NEIGHBORHOOD SERVING BUSINESSES.**
Address the needs of South of Market residents and workers by encouraging businesses that serve their needs. A grocery store and neighborhood variety stores should be a priority.
- **OFFER A VARIETY OF WAYS OF GETTING AROUND.**
Improve transit service; increase the number of bike lanes and design pedestrian-friendly streets. Adapt parking requirements to fit the context of development.
- **IMPROVE THE CHARACTER OF STREETS AND ENCOURAGE PEDESTRIAN SAFETY.**
Use design guidelines that incorporate local historical and cultural elements to make streets more attractive and safe.

These goals came out of the South of Market Community Workshops conducted in February and March. These goals are not in any particular order; they are simply a summary of the workshop discussions. Some of these goals can be realized by re-zoning or through private and non-profit developers. Others can be carried out through the help of community members.

San Francisco Planning Department can re-zone South of Market to provide general guidelines for how land is used. Private and non-profit developers draw up detailed development plans explaining their specific projects' location, design and scale. The community must work with the City and with developers toward specific goals, such as a particular grocery store, the number of affordable housing, community hiring policies for new businesses, and the kind of community facilities and programs they need.