

## South of Market: Workshop #4 Community Input

September 25, 2002 | 6:00 - 8:30 PM

@ The SoMa Recreation Center

270 - Sixth Street ( @ Folsom Street )

At workshop number four, participants were divided into thirteen break-out groups to discuss the draft zoning alternatives proposed by the Planning Department. Each group chose one of the alternatives and then made suggestions and comments to that zoning alternative. Three groups chose the Maximum Alternative, one group chose the Minimum Alternative, and nine groups chose to work with the Moderate Alternative. The following is a summary of comments collected from Workshop # 4.

### SPECIFIC ZONING COMMENTS

#### Residential/Commercial

- Block north & south of Folsom on 7th as Residential/Commercial.

#### Residential Enclave District

- Preserve existing Residential Enclave Districts.
- Designate more RED (especially where the actual housing exists).

#### Industrial/Residential Zoning District

- Change south of Brannan between 4th and 5th to Industrial /Residential due to nature of existing businesses.
- Include south of Clementia in Industrial/Residential.
- Make south of Folsom between 5th and 6th, Industrial/Residential.
- Make south of Folsom between 7th and 8th, Industrial/Residential.
- Expand Industrial/Residential, with a better understanding of how it works.
- Increase the Industrial/Residential at the expense of Industrial, along Folsom & Harrison Corridor, and west of 8th.
- Industrial/Residential proposed between Bryant/Brannan and 4th/5th block. (Industrial in moderate option)
- Allow PDR core with trucking as CUP in Industrial/Residential areas only.
- In Industrial/Residential areas, provide density bonus for developers to develop PDR in the ground floor.

#### Industrial Zoning District

- More fine grained and appropriate classification of PDR businesses west of 8th.
- The IPZ, south of Brannan between 5th through 7th (being closer to Cal Train) should be housing.
- In the IPZ area, present industrial uses are not compatible with existing uses (lots of offices in the area). Area is not conducive to truck traffic (Bluxome Street).
- Preserve existing buildings and retain existing industrial uses south of Brannan between 4th and 5th.

#### NC-T

- Consider NC-T along 7th between Mission and Folsom.
- Extension of NC-T along Folsom until 8th /9th.
- More NC-T in Residential High Density Mixed Use areas.
- Suggests NC-T along 4th street corridor, south of Bryant.

### **Open Space and Parks**

- Demand for green space through out SoMa.
- Application of "South Park" concept in Residential /Commercial Areas.
- Demand adequate open spaces and parks, community facilities and schools.
- Creation of more small pocket parks in residential areas.
- Allow open spaces in the industrial spaces in the Industrial/Residential zone when Industry goes away.

### **Cultural/Institutional**

- Preserve the existing Historical/Cultural resources of SoMa.
- Designate a separate CIE zone.
- Build a middle school.
- Build community center on Howard between 7th/8th
- Protect Philipino cultural institutions.

### **GENERAL ZONING COMMENTS**

#### **Suggestion of more fine grain zoning.**

- Folsom as the boundary, north of Folsom as housing and south as PDR.
- Create more Mixed Use areas throughout.
- Make Folsom a transit corridor.
- Designate a 65 ft height limit throughout.
- Concerned about small offices being allowed throughout, especially next to PDR.
- Consider Pipeline projects with surrounding context.
- Area requires more speed bumps and recycling dumps.
- Preserve the live/work zoning within the residential districts.
- Limit creation of non conforming uses, formulate permissive non conforming use policies, allow property owners ability to keep uses as "allowed uses" instead of non conforming uses.
- Provide incentives for Commercial investments to come in, not just the space.
- SoMa needs the following: High School, Middle School, Grocery Stores and Services, and more affordable housing.
- Retain existing neighborhood characteristics, and support immigrant community.

#### **Nighttime Entertainment**

- Does not prefer Nighttime Entertainment near Residential areas.
- Inclusion of Nighttime Entertainment (in Maximum option), between 10th and 12th along Folsom.
- Nighttime Entertainment permitted as Conditional Use only. Allow it elsewhere other than the 11th corridor, sound proof them, and make neighborhood serving places with easy public transportation access.
- Encourages Nighttime Entertainment in Industrial Zone that acts as a buffer.
- Pro Nighttime Entertainment!
- Nighttime Entertainment proposed along Folsom and Howard Corridor from 5th through 11th, through CUP.
- Include Industrial/Nighttime Entertainment zoning, and NC-T along 6th street corridor and 2nd/3rd.

#### **Zoning for Affordable Housing**

- Create more affordable housing in the Residential High Density/MU. Mandate more Affordable Housing like SLI.
- Concerns: Housing being displaced, affordability, seniors being displaced due to high rent, retain less expensive housing when/where compatible with PDR.
- Wants maximum amount of affordable housing, Inclusionary Housing greater than 12%.

### **Retail/Big Box**

- Allow Big Box between 10th /11th and south of Harrison, (maintain the Big Box cluster).
- Throughout Folsom, from 4th through 8th, encourage ground floor retail activity.
- SoMa needs supermarkets and neighborhood supporting businesses.
- Allow Big Box but do a traffic impact study.
- Grocery store required in the block north of Bryant between 8th and 9th.
- Allow super markets in all zoning categories.