

# East SoMa Area Plan Community Workshop

February 13<sup>th</sup> 2007

## FEEDBACK SHEET

Now that you have seen the entire Draft Plan, we'd like to get your feedback on the Plan and other components of the Eastern Neighborhoods Community Planning Process. Please take a couple of minutes to fill out the following questionnaire and give us your comments and questions. When answering these questions think of the Area Plan, the Public Benefits Package, the zoning controls and the affordable housing strategy as a package of tools to meet the community goals that were developed earlier in the planning the process. *Feel free to use the back for additional comments.* We will summarize these responses on the project website. Thank you!

**PRELIMINARY AFFORDABLE HOUSING STRATEGY** - in coordination with the Mayor's Office of Housing the strategy explores ways to provide an adequate amount of affordable housing, which will be incorporated into the zoning controls and policies in the Plan.

### 1. *The Preliminary Affordable Housing Strategy in the Eastern Neighborhoods*

- a. The affordable housing strategy is an important component of the Eastern Neighborhoods Planning Process; do you understand the strategy and the approach for encouraging the production of affordable housing?  **Yes**     **For the most part**     **Somewhat**     **Not at all**

*What questions do you have?* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- b. Do you think the preliminary affordable housing strategy presented tonight represents a balanced approach toward providing an adequate amount of affordable housing to the community?

**Yes**     **For the most part**     **Somewhat**     **Not at all**     **Don't know**

*Comments/Questions:* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- c. Can you think of other strategies for increasing affordable housing production? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- d. What kind of housing do you think is most needed in this area?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PRELIMINARY PUBLIC BENEFITS PROGRAM**—the program will outline the funding and implementation strategy as well as prioritize the community needs in order to meet the objectives and policies over the 20-year life of the Plan.

### 2. *The Public Benefits Package*— Discussions with the community and a Public Benefits Needs Assessment resulted in an estimate of future needs in the Area:

- a. Do you feel the all the needs were identified? If not, can you tell us what is missing?

**Yes**     **For the most part**     **Somewhat**     **Not at all**     **Don't know**

*If not, what's missing:* \_\_\_\_\_  
\_\_\_\_\_

*Comments/Questions:* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- b. The different funding mechanisms or methods outlined today (impact fees, etc.) may not be able to cover all of the needs for the Public Benefits Improvements Program over the 20-year life of the Plan. Which needs would you qualify as being the top priorities for East SoMa? If one of your top needs does not appear on the Needs List please add it:

\_\_\_\_\_;

*Comments/Questions:* \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ZONING CONTROLS** – Zoning controls designate permitted uses of land (or permitting and restricting the location and use of parcels for different purposes such as residential, industrial, commercial) based on mapped zones. The zoning code (or Planning code) defines the uses for land and then states which uses are either: permitted as of right (P); not permitted (NP); or permitted by discretion (conditional use [CU] or variance) in each of the zones. Though the City does not have the power directly to create new housing, offices or shops, it uses zoning to establish rules to direct the private sector’s development activities.

3. *Proposed Zoning Controls (Planning Code Amendments)*

- a. Do you understand the purpose of the zoning districts and what they do?  
 **Yes**     **For the most part**     **Somewhat**     **Not at all**

*Comments/Questions:* \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- b. Given the overall community goal of keeping SoMa a mixed-use community, are the boundaries of the zoning districts generally appropriate?  
 **Yes**     **For the most part**     **Somewhat**     **Not at all**     **Don’t know**

*Comments/Questions:* \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**THE AREA PLAN** – The East Soma Area Plan will be an addition to the City’s General Plan. The General Plan is a collection of objectives and policies guiding the long-term physical development of the city such as the location of buildings, open space, streets and other land uses. An Area Plan zooms into a specific area and here the more general policies and objectives in the General Plan are made more precise given the specific needs and characteristics of the neighborhood. The East SoMa Area Plan contains the following elements: **land use, housing, open space, transportation, urban design, community facilities and historic resources.**

In order to create the East SoMa Area Plan we worked with the community over several workshops to come up with the community goals for the area.

For each of the following community goals, please let us know: *how well do you think the objectives and policies in the Draft East SoMa Area Plan address each goal?*

1. *Encourage an appropriate mix of uses*

**Very well**       **For the most part**       **Somewhat**     **Not at all**     **Don't know**

*Comments/Questions:* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. *Retain and promote businesses and organizations that contribute to the diversity of the neighborhood*

**Very well**       **For the most part**       **Somewhat**     **Not at all**     **Don't know**

*Comments/Questions:* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. *Encourage more neighborhood-serving businesses?*

**Very well**       **For the most part**       **Somewhat**     **Not at all**     **Don't know**

*Comments/Questions:* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. *Attract jobs for local residents?*

**Very well**       **For the most part**       **Somewhat**     **Not at all**     **Don't know**

*Comments/Questions:* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. *Encourage a mix of incomes in renter- and owner-occupied housing?*

**Very well**       **For the most part**       **Somewhat**     **Not at all**     **Don't know**

*Comments/Questions:* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. *Increase affordable housing opportunities?*

**Very well**       **For the most part**       **Somewhat**     **Not at all**     **Don't know**

*Comments/Questions:* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. *Improve the character of streets and encourage pedestrian safety?*

**Very well**       **For the most part**       **Somewhat**     **Not at all**     **Don't know**

*Comments/Questions:* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. *Improve community facilities and enhance open spaces?*  
 Very well       For the most part       Somewhat       Not at all       Don't know

*Comments/Questions:* \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

9. *Provide adequate transit service and gracious streets for all modes of moving about?*  
 Very well       For the most part       Somewhat       Not at all       Don't know

*Comments/Questions:* \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**10. Other comments, including related to workshop format, outreach, materials, etc:**

- a. Was the format appropriate for the content of tonight's workshop?  
 Yes       For the most part       Somewhat       Not at all       Don't know

*Comments/Questions:* \_\_\_\_\_  
 \_\_\_\_\_

b. Do you have suggestions for other formats? \_\_\_\_\_  
 \_\_\_\_\_

- c. Typically, the Planning Department mails out cards, sends e-mail announcements to a mailing list and sends flyers to community and neighborhood organizations; what other means could we consider for future outreach and future meetings related to this or other planning efforts?

\_\_\_\_\_

- d. Do you think the materials used for the workshop were sufficient, appropriate and accessible?  
 Yes       For the most part       Somewhat       Not at all       Don't know

*Comments/Questions:* \_\_\_\_\_  
 \_\_\_\_\_

e. Do you have any suggestions as to what else we could provide? \_\_\_\_\_  
 \_\_\_\_\_

- f. Do you think the presentation was (check all that apply):  
 Appropriate       Too long       OK       Too short  
 Clear and concise       Hard to understand       Well structured       Too basic  
 Other: \_\_\_\_\_

**Optional:** Your name and phone number or email should you want us to reach you to clarify questions. We will not post your name on the website. \_\_\_\_\_

***As you leave tonight, please place this sheet in the comment box provided.***

You may also contact or send us your feedback via the following: Sue Exline at 415.558.6332, at [Susan.Exline@sfgov.org](mailto:Susan.Exline@sfgov.org); or Claudia Flores, at 415.558.6473, at [Claudia.Flores@sfgov.org](mailto:Claudia.Flores@sfgov.org); by fax (415) 558-6426; by mail 1660 Mission St, 5<sup>th</sup> Floor, San Francisco, CA 94103; or download this form on our website at <http://easternneighborhoods.sfplanning.org>

***PLEASE NOTE: The deadline to submit this form is MAY 15<sup>th</sup> 2007***