



## 4/23/08 Town Hall - Flipchart Notes

### **Business & Land Use (Paul Lord)**

- Question: Folsom Street - grey areas
- Input: East SOMA plan
  - 10<sup>th</sup> up to 6<sup>th</sup> street
  - Folsom Street use coordinated
- Input: 5<sup>th</sup> & 7<sup>th</sup> – Stevenson & Harris SomCan
  - Low cost housing
- April on SomCan: Our intent is to preserve housing
- Concern: passive and active solar energy sources should be build into plan
- Input: We have a mixture of community economic strata
- Input: 4<sup>th</sup> & Brannan, 4<sup>th</sup> & Moscone Center
  - Funded rail transit should have increased housing and jobs
  - Reconsider Eastern SOMA heights relative to transit
  - Need green
    - Answer: Rezoning will occur after transit development

### **Arts and Entertainment (Dennis Juarez)**

- Loss of music south of market
  - Venue for 49
  - Make residential height high enough for clubs to let out and residents not be bothered
- Plan for preserving art spaces
- Live/work spaces

### **Safety and Public Welfare (Lili Farhang)**

- Plan includes safety and public welfare
  - How? Eyes on street, crime prevention
- Youth
- Elders: we need to have affordable senior housing
  - Paul Lord: We need to preserve housing to keep it less expensive
- Want different economic strata living together
- Passive/active solar



## 4/23/08 Town Hall - Flipchart Notes

- Hall of Justice (parking)
- Issue: Fear to walk.
  - Short-term improvements to address this:
    - Better lighting
    - Phones-call boxes
- Input: Make higher height limits by transit corridors

### **Neighborhood Economy (Henry Karnilowitz)**

- Jobs – what kind of jobs can we anticipate?
  - Looking for small businesses to come in
    - Printing, coffee shops, etc.
- Want owners live here locally
- Preserve what is here already



## 4/23/08 Town Hall - Flipchart Notes

### Streets and Transportation (Marc Solomon)

#### **Alleys:**

More alleys—“fine-grained” street access

Harriet Alley, remove 24-hour parking, East side of street used for storage

#### **Neighborhood-Serving Streets:**

What is envisioned for 12<sup>th</sup> Street?

- Take traffic lane and change to wider sidewalk, more plantings, etc.

Toolkit for neighborhoods to plan their own “green” streets

Public spaces (e.g., Hall of Justice) should have nice landscaping that contributes to neighborhood beautification

Narrower Streets

- Less traffic
- Slower speeds

More stop lights

How do mid-block crossings work?

How long to redo Townsend?

When will the streets be improved?

- Better for driving, fix potholes, etc.

#### **Folsom Street:**

If Folsom is a 2-way street, what kind of traffic delays will it cause?

“Valencia-ization” of Folsom Street (turning into neighborhood shopping/center) is a good idea

What is argument for making Folsom and others 2-way streets and how will you sell the concept?

- Transportation study to understand impact

#### **Regional Streets:**

Why make some streets (e.g., 11<sup>th</sup>) more of corridors to freeway?

Will fewer lanes as a freeway on-ramp lead to more congestion?

#### **Goods Movement:**

No comments/questions



## 4/23/08 Town Hall - Flipchart Notes

### **Transit:**

Golden Gate Buses—parking?

What about special nighttime transportation?

Light-rail connection between Church and Cal Train

What about plan to remove some bus lines from this area?

What about increasing density of cars among residents?

Biggest public transit issue in this area is North to South—how fix?

Private buses—how can they contribute to public needs?

What needs to happen for WSoMa planners to receive the requested transit reports?

### **Pedestrians:**

What's being done to improve pedestrian aspects?

Safety of Pedestrians:

- Wider sidewalks
- More transit lines
- Networking of streets and alleys

When will the streets be improved?

- Better walking, clean and attractive, plants...

### **Bicycles:**

No comments/questions

### **Automobiles:**

More drivers due to more parking and garages

- People moved here because they could walk and get around
- Chicken and egg issue

Are City Share and ZipCar Successful?

- Is this a service the public seems to want?
- Are they public or private?

**Safety** (not one of original topic areas, but subject of considerable interest):

Speeding cars are a real danger in neighborhood, especially given the level of special needs/services served/offered in some areas of W.SoMa



## 4/23/08 Town Hall - Flipchart Notes

The most dangerous crossings:

- Langston—Folsom and Howard
- Dore—Folsom and Howard
- Russ to Park
- 11<sup>th</sup> and Howard
- 10<sup>th</sup> and 11<sup>th</sup>
- 8<sup>th</sup> and 9<sup>th</sup>

**Other:** (General issues discussed—not directly applicable to specific categories)

Parking space requirements for new construction

Average length of stay for SOMA residents?

Need SOMA circulation study—need real data

- Wait for Environmental Impact Study

How can you coordinate between all the different public departments involved?



## 4/23/08 Town Hall - Flipchart Notes

### Complete Neighborhood Fabric (April Veneracion)

#### Community Questions/Feedback:

- Housing

Question: Is the IPZ zone north of Harrison being carried forward? How will this be approached if someone wants to put in housing?

Question: How did you arrive at the 100 units per year cap on residential development – i.e., what formula was used?

Comment: Seems like you are putting a stop on the growth of housing.

Question: How did this neighborhood become responsible for creating under-market housing?

Question: If we have height restrictions as well as below market restrictions, what developer would want to develop?

Comment: Doesn't the housing cap and below market restrictions create an artificial supply and demand situation? (Comment by task force member: we will be getting better housing and better return from developers. We aren't hostile to developers, but working with them.)

- Urban Design & Built Form

Question: Residential enclave height: why did you decide to reduce the height? (Comment by task force member to the effect that solar access was a primary concern.)

Comment: Lots of parts of the city have higher heights and are still desirable. (Comment by task force member that the decreased heights in the residential enclaves are connected to smaller street widths.)

Question: Are the green requirements mandatory or will the task force just encourage compliance?

Question: Is the task force recommending that all new buildings be green certified? (Comment by task for member that they will be encouraging for now, not requiring compliance.)

Question: How are you going to stop school developer from buying up 1/2 of the area?

- Community Facilities

Question: When you refer to "community facilities" does that include adult day care and other senior community facilities?

- Open Space



## 4/23/08 Town Hall - Flipchart Notes

Question: What about crime related to open space? Are there any guidelines? For example, will you keep open spaces open at night?

- Preservation

Question: What is the mission of Preservation? (Comment by task force member: to preserve existing lower cost housing, businesses. We don't want a housing bubble or end up with a lot of empty storefronts like the end of the dot.com bubble.)

Comment by citizen about the overall presentation: I live and work in Western SOMA. I'm concerned about what I'm hearing and don't know that the task force matches my interest. What's being promoted for infill areas? We want the community to become vibrant – we've put so many caps on development, why would developers come here?