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Overview

Assessing the needs and values of San Francisco's Inner Sunset

The Inner Sunset, like neighborhoods all over San Francisco, is changing. Some change is inevitable. But in a stable, well-loved neighborhood like the Inner Sunset, how can change occur while respecting the existing neighborhood character? The first step is to take stock of what's there. In order to preserve the existing neighborhood character, we must understand it. What is special about the Inner Sunset? What do residents love? What should be changed and what should be preserved?

The planning process allows individuals and community groups to speak out in public forums regarding how the City is meeting its citizen's needs, but not everyone has the time, resources or interest to participate in public forums. Yet everyone's opinions matter.

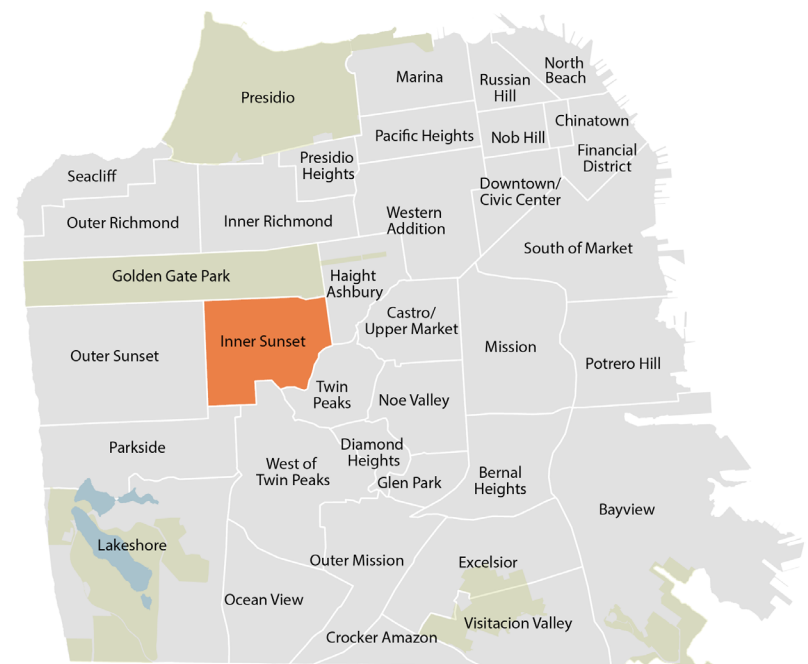
This project began with a group of Inner Sunset residents that have long been involved with community issues. They frequently represent the Inner Sunset by interfacing with city agencies and participating in community planning

meetings. These neighborhood activists were looking for a way to democratically and holistically assess the values and needs of the neighborhood.

I am a graduate student in the City and Regional Planning program at UC Berkeley. For my capstone project, I worked with Inner Sunset residents to study neighborhood character. Together we developed a mail-out survey, sent to 1,000 Inner Sunset households and received 222 responses. The results are presented in this report.

We believe this is a start to a larger process. This report identifies areas where residents agree on existing qualities or future priorities for the neighborhood. The report also identifies areas for more

research. The goal of this report is to provide an understanding of residents' perception of the current character of the neighborhood and to assess their vision for the Inner Sunset in the future in order to inform planning efforts.



Summary

Key findings at a glance



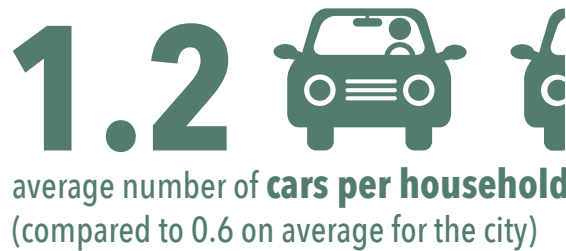
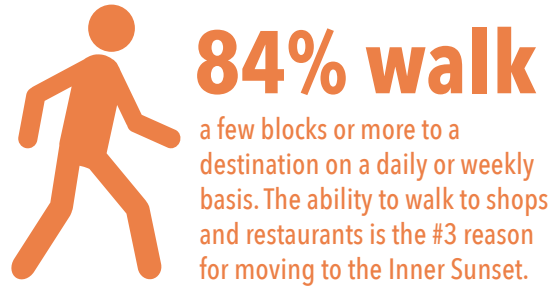
#1 reason for moving to the Inner Sunset:
found housing I could afford in San Francisco



96% **use Golden Gate Park** at least once a month



Transportation

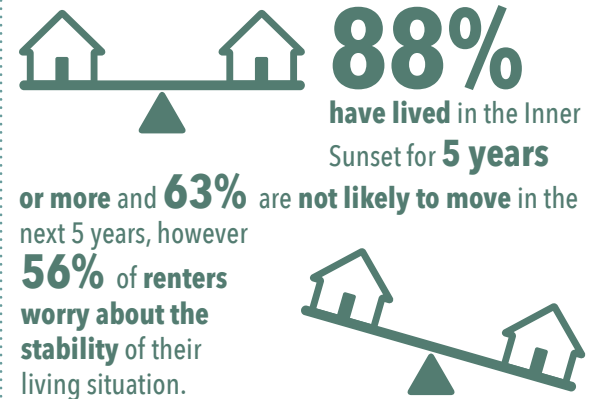


63% believe we should **use cars less**, but **85%** feel that **having a car is a necessity** for their household.



45% **use public transit** on a daily or weekly basis. Access to public transit is the #4 reason for moving to the Inner Sunset.

Neighborhood stability and neighborhood change



Top 3 neighborhood improvements:

- 1** Protect existing local businesses
- 2** Parking
- 3** Protect existing affordable housing



Top 3 commercial district improvements:

- 1** Trees
- 2** Cleaner sidewalks and streets
- 3** Undergrounding overhead utility wires

The Need for an Inner Sunset Survey

Key issues affecting neighborhood planning

Much recent planning and growth in San Francisco has been focused in the Eastern Neighborhoods. The Inner Sunset is on the west side of the city where established, predominately residential neighborhoods have received less attention on planning and growth. However, the Inner Sunset has several imminent planning issues to consider. This survey provided an opportunity to assess resident opinions outside of any specific project or proposal. The survey results are available to residents, businesses and policy makers to help inform future projects.

The survey covers three main topics—

1) transportation; 2) parks and public space; and 3) housing and development. Planning issues in each of these three categories are framed here; while not an exhaustive list of the issues, these considerations set the context for conducting the resident survey.

Transportation San Francisco Municipal Transportation Authority (SFMTA) is implementing one of their first transit

improvement projects from the Transit Effectiveness Program (TEP) in the Inner Sunset along the N-Judah line. The transit project will be accompanied by streetscape improvements including opportunities for bicycle and pedestrian safety upgrades, stormwater management, and street beautification through the addition of trees, planting and seating. The SFMTA has conducted community meetings and neighborhood feedback on improvement priorities has been conflicted.

Parks and Public Space A defining feature of the Inner Sunset is its adjacency to Golden Gate Park. With park attractions like the de Young museum, the Academy of Sciences and the Botanical Gardens drawing visitors through the Inner Sunset, understanding the relationship between the park and the neighborhood is an important consideration.

A community-initiated proposal to close a segment of Irving Street between 9th and 10th Avenues to form a pedestrian plaza recently

spurred debate. Ultimately, this particular proposal elicited too much opposition and is off the table, but in the process, the idea garnered support and resources to spark a conversation about where public realm improvements are more appropriate.

Housing and Development In response to an ongoing housing shortage, San Francisco has set goals to create more affordable housing. Every neighborhood is affected by citywide policy to both preserve existing and create new affordable housing. Meanwhile, regional policy encourages densification along transit corridors. With the N-Judah running through the commercial district, the Inner Sunset can expect proposals for densification along its transit corridor.

This survey assesses resident attitudes toward these topics outside of any specific transportation, public space or development project. The results provide an opportunity for future projects to incorporate the resident needs and values reflected in this report.

Survey Process

Designing a survey to assess the needs and values of Inner Sunset residents

The Inner Sunset neighborhood study aimed to gather resident opinions representative of the neighborhood's diversity.

In order to reach a diverse and representative sample of residents, we chose to administer a mail-out survey. Although there are many digital survey tools available, digital tools are limited in their ability to sample a representative sample of households. We do not have email addresses for all the residents in the neighborhood, so we cannot equally invite everyone to participate. Instead, we would have to promote the survey with flyers or postcards. For this study, we decided to mail the physical survey with the hope that eliminating the step of going online would increase our response rate.

To generate the survey questions, I worked closely with a group of Inner Sunset residents, which I will call the Survey Working Group. Our initial meeting included seven residents who have been involved in various community projects through the years. These residents

are all long-term homeowners, and they recognize that they only represent a segment of the diverse opinions in the neighborhood. Together we generated a list of survey topics that would expand our understanding of the neighborhood's varied opinions.

For our second meeting, the Survey Working Group tapped into their networks to double our attendance to 15 participants including more age and ethnic diversity and more renters. At this meeting, we refined the scope of questions and generated answer choices that reflected the diverse opinions in the room.

I invited all the Survey Working Group participants to do one-hour interviews with me and conducted 7 interviews with 9 people (2 interviews were with couples). Through the interviews, I gained a better understanding of the neighborhood and current issues that affect resident satisfaction and neighborhood character. These discussions allowed me to further refine the survey questions.

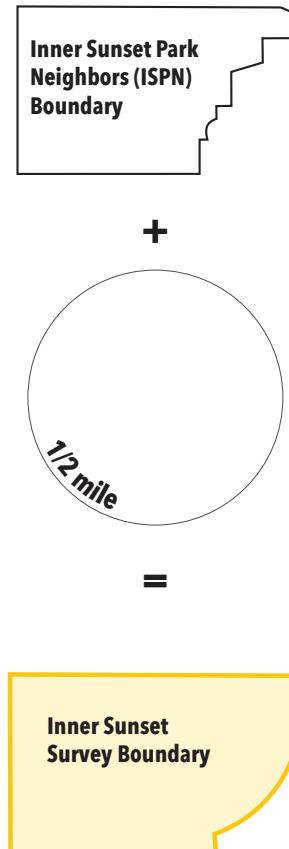
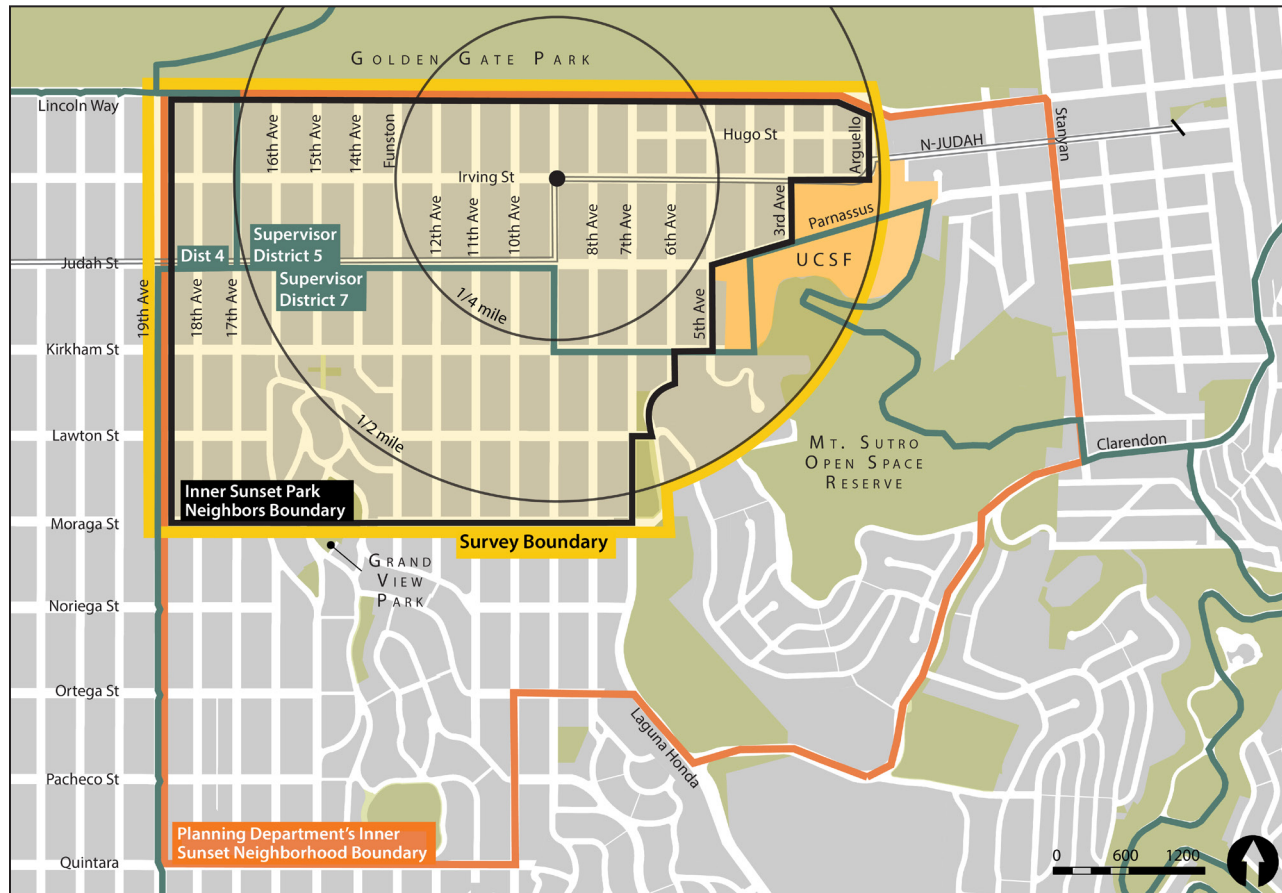
The final survey questions were circulated among the Survey Working Group for final edits and suggestions.

On August 19, surveys were mailed to 1,000 households. Two hundred and twenty-two responses were received by September 19th when the collection period ended and analysis began. The analysis in this report includes 222 surveys, a 22% response rate.

It should be noted an additional 28 responses were received after the collection period closed and analysis began. In total, we received 250 responses, a 25% response rate, demonstrating that a mail-out survey can be an effective way to reach residents.

Survey Scope

Defining the neighborhood



Location of responses

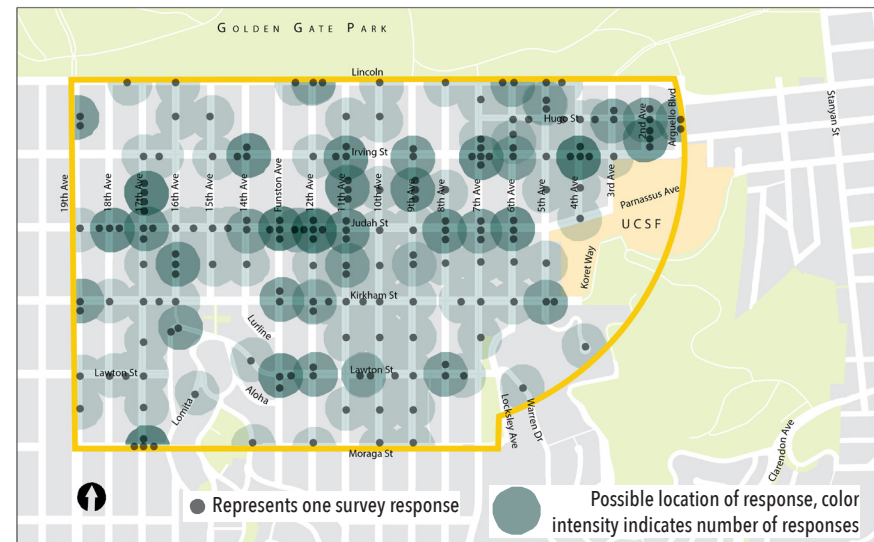
To define the survey's geographic scope, the Survey Working Group considered many existing boundaries (see page 10).

Golden Gate Park clearly defines the northern boundary of the neighborhood. The main thoroughfare of 19th Avenue similarly defines the west. The southern and eastern boundaries are more difficult to define. Generally, topographical features like Mount Sutro where UCSF is located and Grand View Park impose physical barriers to the adjacent neighborhoods to the south and east.

The neighborhood commercial district centers on 9th and Irving Streets. Given the importance of the neighborhood commercial district as a defining feature of the Inner Sunset, we wanted to reach residents living within a half-mile radius of 9th and Irving.

The Survey Working Group felt that the Planning Department's neighborhood definition is too broad and likely to capture residents that identify more with commercial districts other than 9th and Irving. The existing neighborhood organization, the Inner Sunset Park Neighbors (ISPN) provided a good, well-established conception of the neighborhood instead.

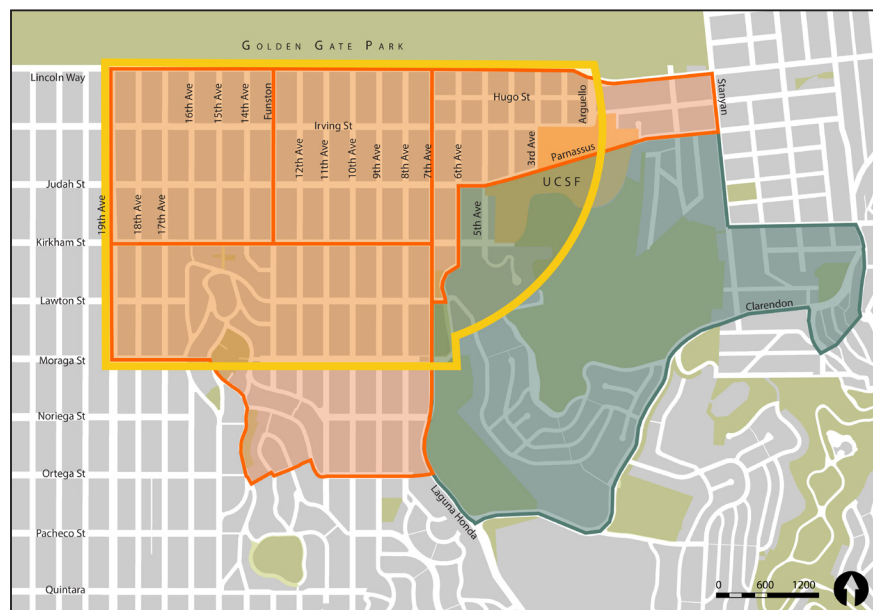
We combined the half-mile radius around 9th and Irving with the ISPN boundary to arrive at our survey scope.



A similar map to the above was provided in the survey and respondents were asked to mark the approximate location of their home. Each response was coded to the nearest intersection or half block and is represented by a dot on the map. The colored circle around the dot indicates the likely area of the respondent's home. Multiple responses at the same intersection are indicated by multiple adjacent dots and a darker circle.

The survey responses are evenly distributed across the survey area with slightly more responses along the heavily populated Judah corridor.

Survey Responses Compared to Census Data



To assess whether the survey responses are representative of the larger population, survey demographics are compared to census data¹ on the following pages.

The survey scope does not exactly match the census tracts, so to compile the census data, if the majority of a census tract is inside the survey scope boundary, the tract is included in the analysis (orange shading) and if the majority of the tract is outside the survey scope, it is not included (green shading).

The orange area includes 19,290 people living in 8,861 households. A sample size of more than 100 is generally considered sufficient to represent a population of this size.²

The analysis on the following pages shows that the survey effectively represents the race/ethnicity, employment status, and income characteristics of the neighborhood. The two exceptions are low-income households and renters, which are underrepresented in the survey results. See following pages for more.

¹ 2008-2012 American Community Survey 5-Year Estimates DP02, DP03, DP04, DP05 for census tracts 301.01, 301.02, 302.02, 303.1

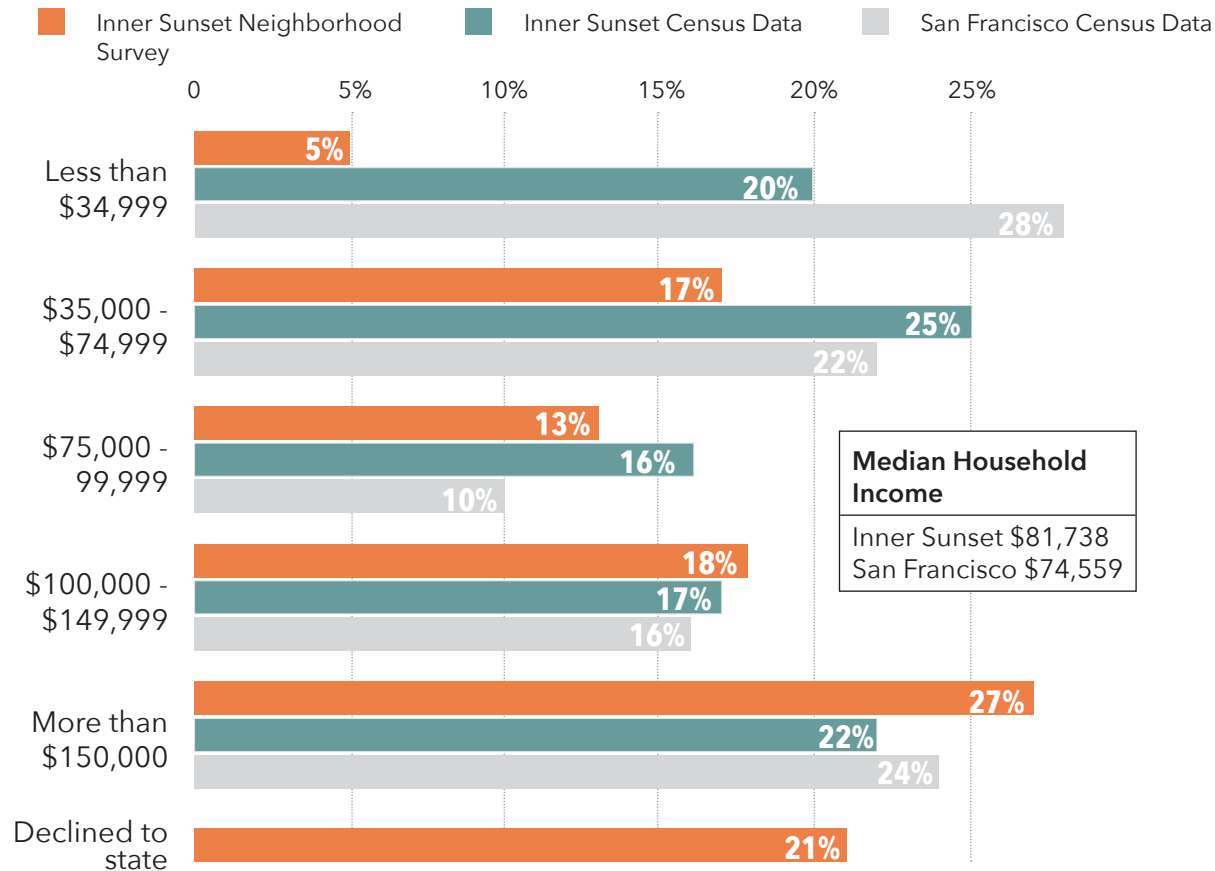
² The Inner Sunset survey's 222 responses have a margin of error of +/-6.5%

Demographics

Survey respondents compared to census data

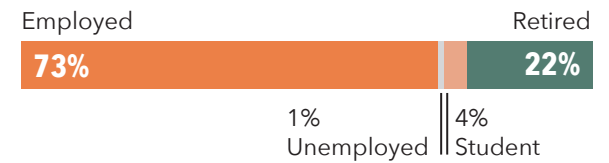
The survey respondents are generally representative of the population with two exceptions: households making less than \$34,999 and renters. Both of these groups are underrepresented.

Annual Household Income

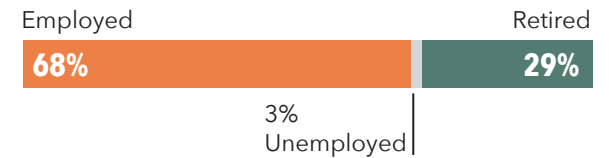


Employment Status

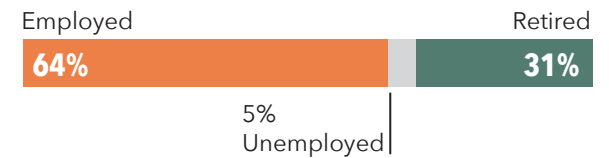
Inner Sunset Neighborhood Survey



Inner Sunset Census Data

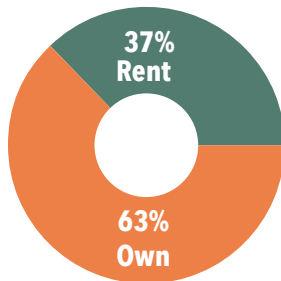


San Francisco Census Data

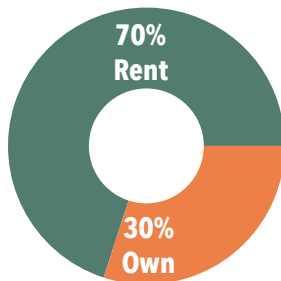


Housing Tenure

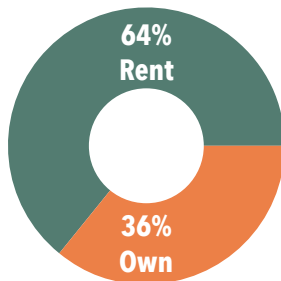
Inner Sunset Neighborhood Survey



Inner Sunset Census Data

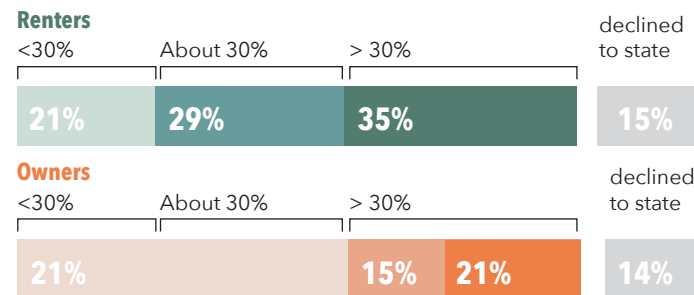


San Francisco Census Data

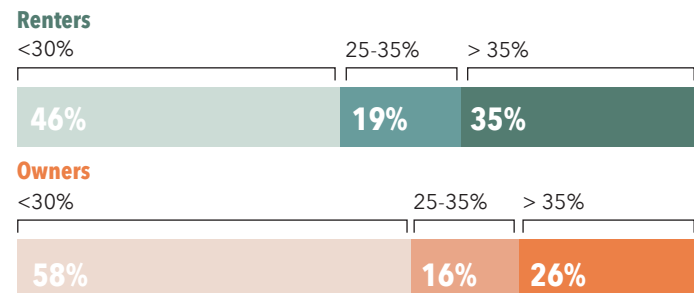


Housing Cost as a Percent of Income

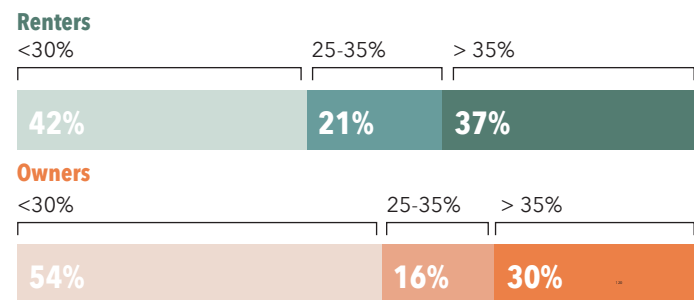
Inner Sunset Neighborhood Survey



Inner Sunset Census Data

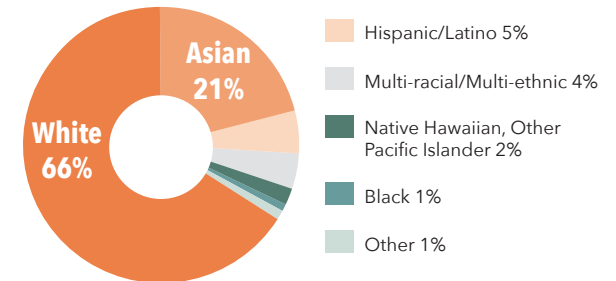


San Francisco Census Data

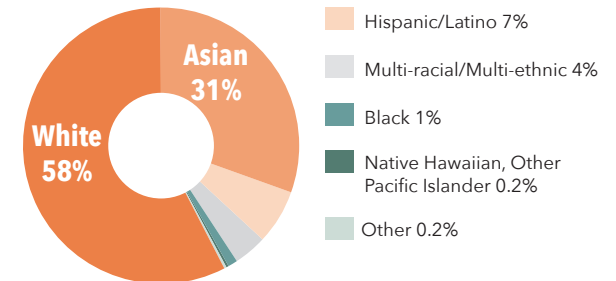


Race/Ethnicity

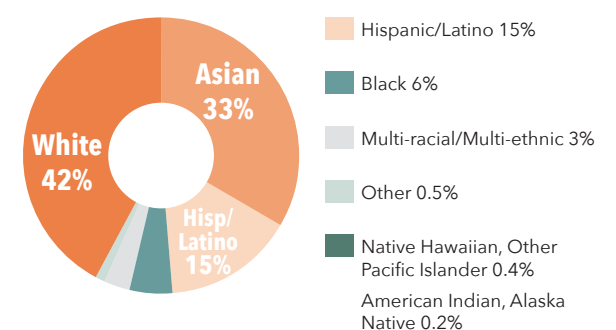
Inner Sunset Neighborhood Survey



Inner Sunset Census Data



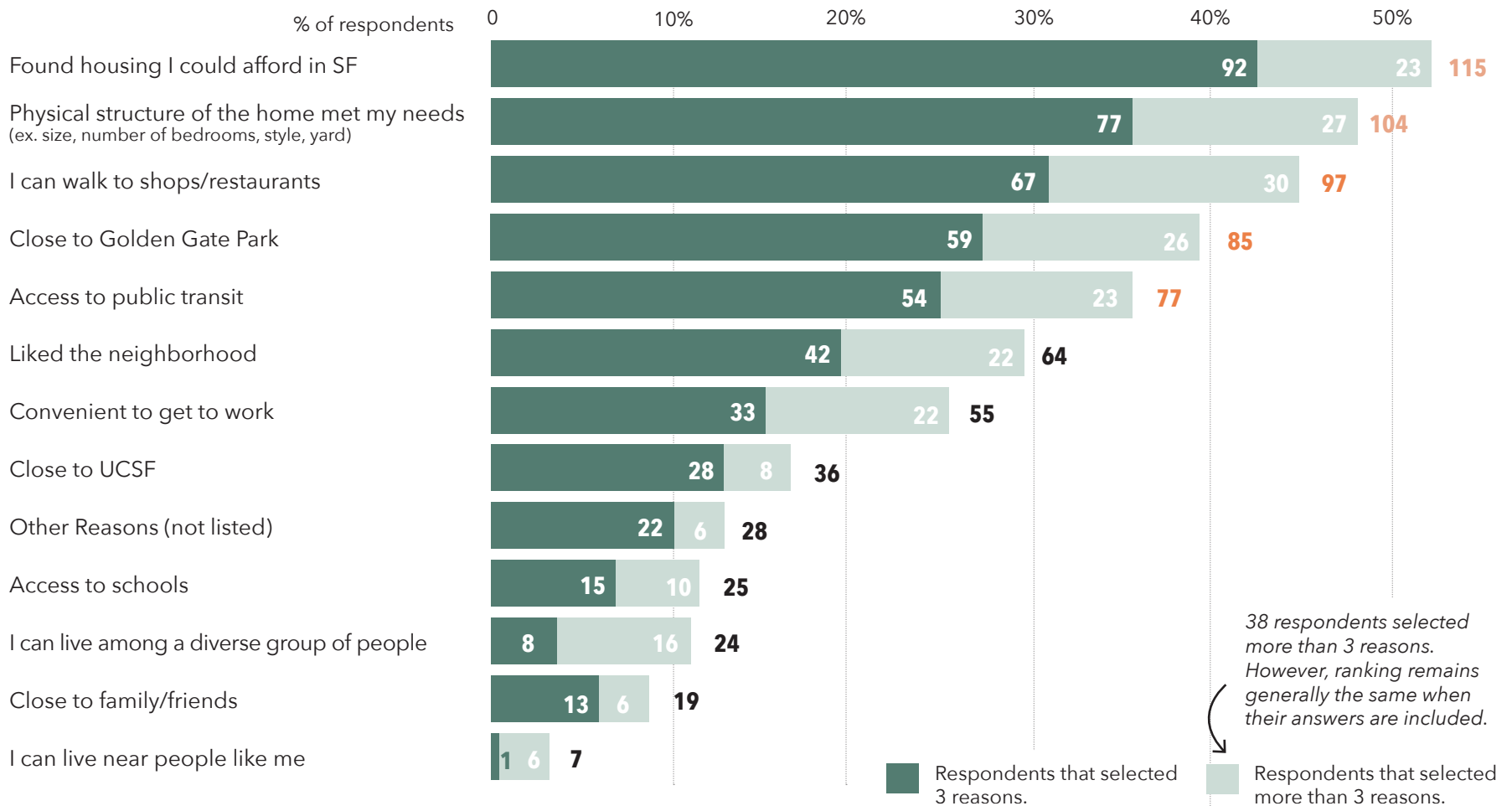
San Francisco Census Data



Reasons for moving to the Inner Sunset

Why did you choose to move to the Inner Sunset?

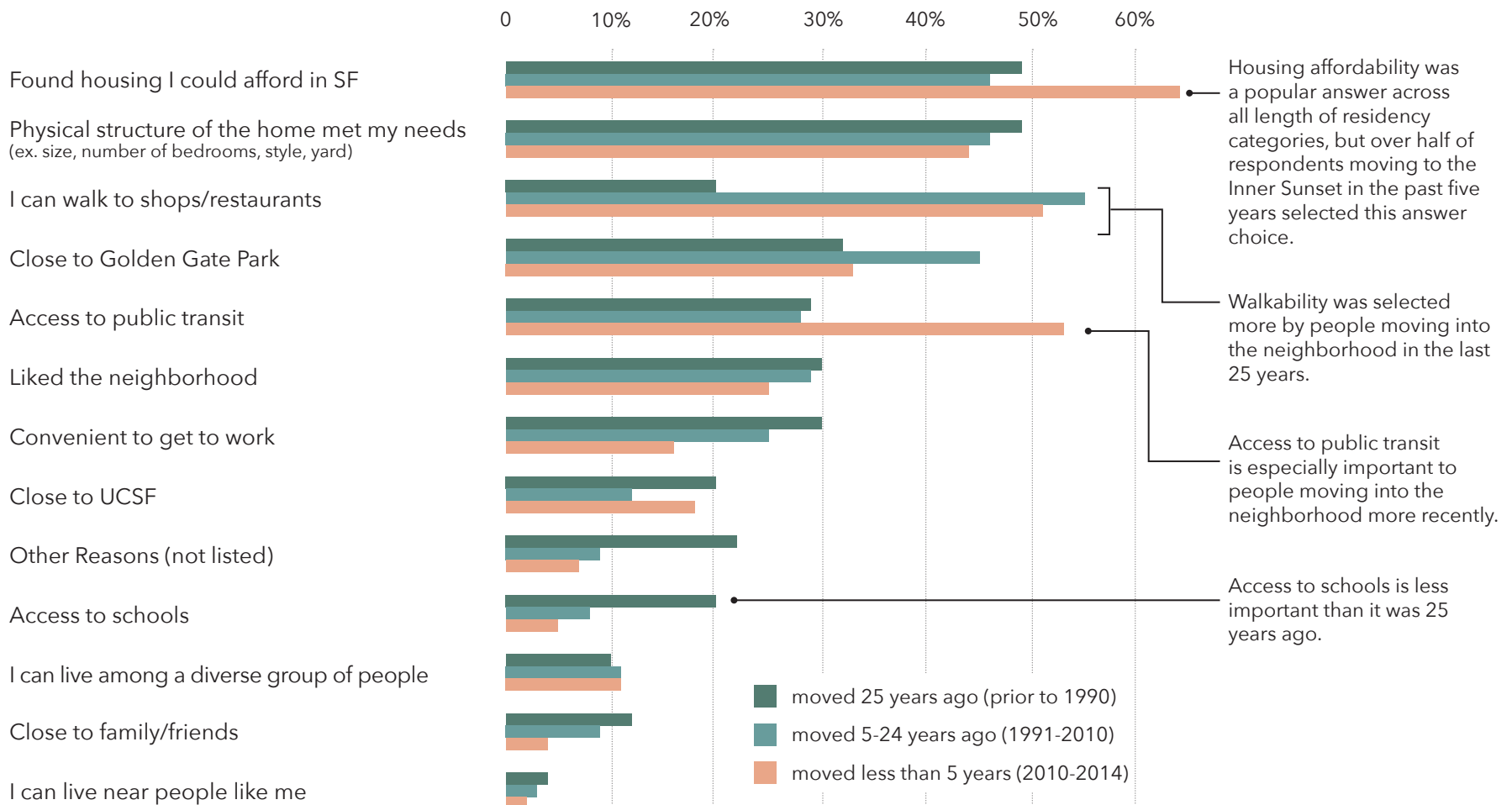
Beyond finding the right home at the right price, the most selected reason for moving to the Inner Sunset was the ability to walk to shops and restaurants. This indicates that walkability is an attractive asset of the Inner Sunset. The next most selected reasons were proximity to Golden Gate Park and access to public transit.



Reasons for moving to the Inner Sunset (by length of residency)

Why did you choose to move to the Inner Sunset?

Housing affordability is the most common reason residents move to the Inner Sunset and it's becoming an increasingly more important factor. Sixty-four percent of new residents cited affordability as a draw to the neighborhood, compared to less than half of the longtime residents. Walkability and access to public transit are also important draws for newer residents.

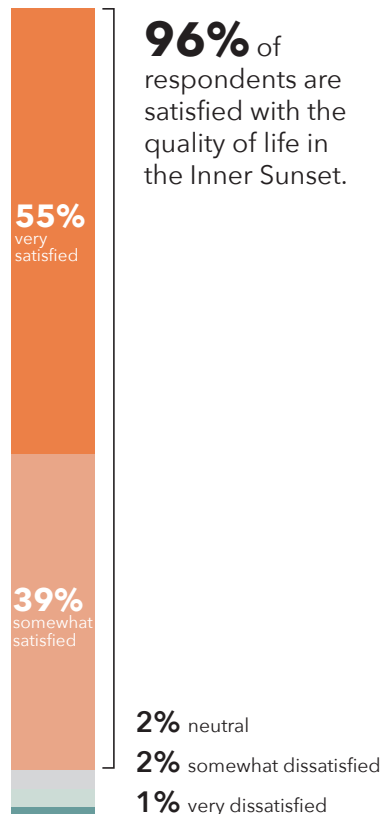


Neighborhood Satisfaction

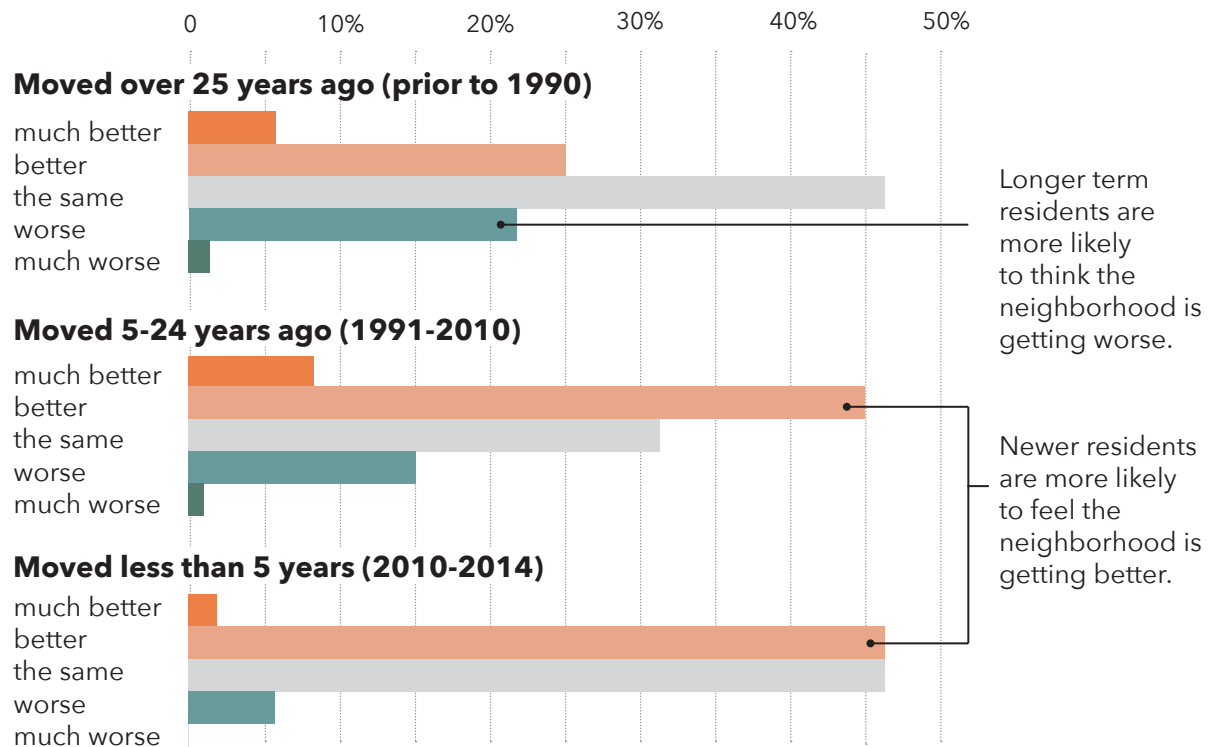
How satisfied are you with each of the following?

Nearly all respondents rated neighborhood satisfaction positively. Across all length of residency categories, most people feel the neighborhood is getting better or staying the same.

Overall quality of life in the Inner Sunset



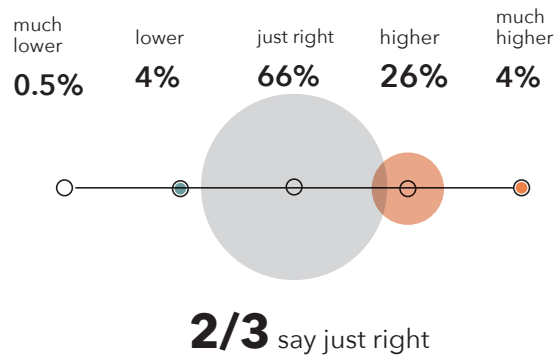
Is the Inner Sunset getting better or worse for your household? (by length of residency)



How much do you agree or disagree with the following?

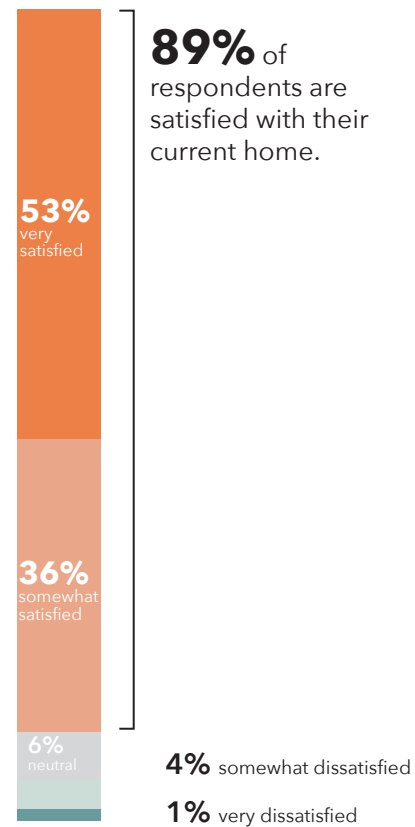
Most residents feel the density of the neighborhood is just right, but a third feels the density is too high.

Compared to your ideal neighborhood, the number of people in the Inner Sunset is:

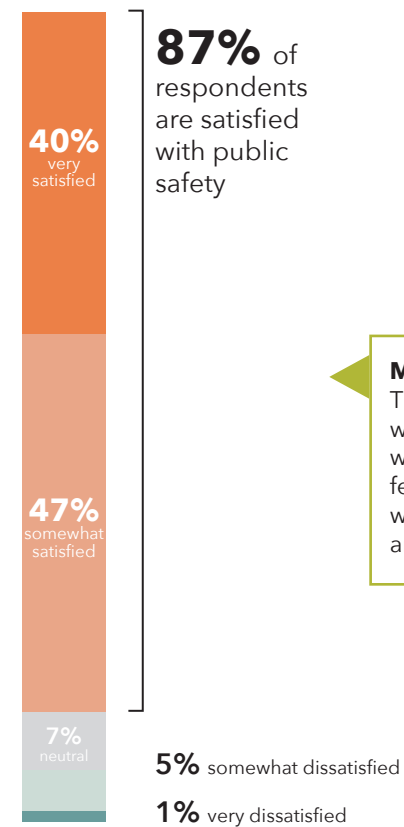
*How satisfied are you with each of the following?*

While 87% of respondents are satisfied with public safety, further attention should be given to this rating. Public safety is a neighborhood attribute where “somewhat satisfied” may not be good enough.

The home you live in currently



Public safety in the Inner Sunset



More Research

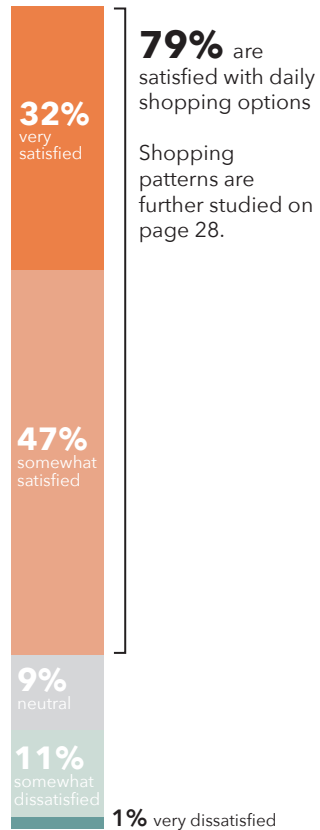
The neighborhood may want to learn more about why 47% of residents only feel somewhat satisfied with public safety and 6% are dissatisfied.

Neighborhood Satisfaction

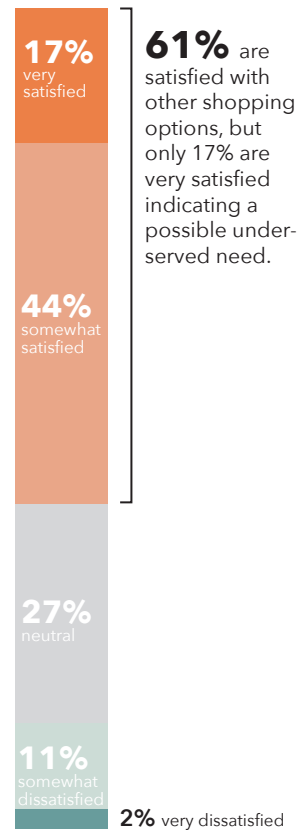
How satisfied are you with each of the following?

Overall, neighborhood amenities and retail options are rated positively by residents. Throughout the survey, respondents express strong support for local businesses.

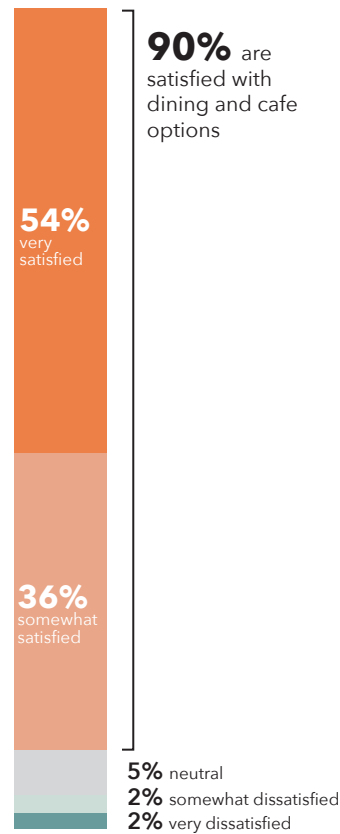
Daily shopping needs (groceries, etc.) in the Inner Sunset



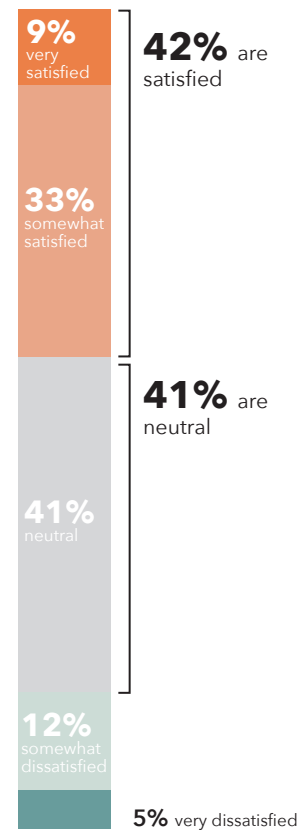
Other shopping (clothing, gifts, etc.) in the Inner Sunset



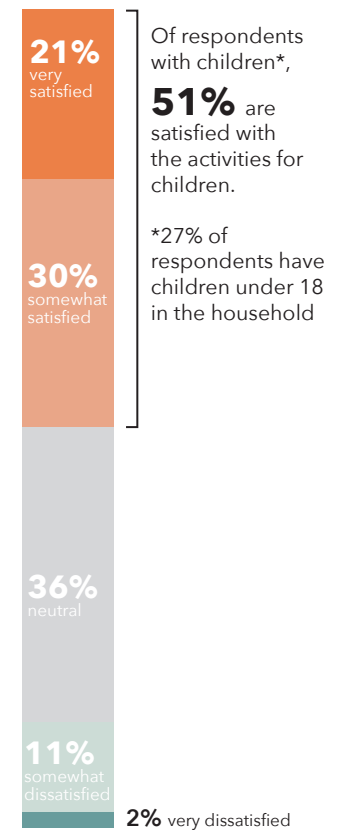
Restaurants and cafes



Entertainment options/ social events



Activities for children



Neighborhood Character

How would you describe the Inner Sunset? (circle all that apply)

A list of 43 adjectives generated with community input was provided to respondents. The size of text in the word cloud below corresponds to the number of respondents that circled that adjective. The top ten adjectives describe the neighborhood character, while the bottom ten adjectives describe what the neighborhood is not. Some opposite pairings reinforce themes like the Inner Sunset is unpretentious and laid-back and is not pretentious or fancy.

Top 10 most selected words:		Bottom 10 least selected words:	
Word	Respondents	Word	Respondents
Foggy	(79%)	Barren	0
Convenient	(78%)	Pretentious	2
Comfortable	(69%)	Fancy	2
Transit-friendly	(62%)	Lonely	3
Safe	(56%)	Unsafe	4
Family-friendly	(54%)	Old-world	6
Unpretentious	(43%)	Drab	7
Ethnically diverse	(42%)	Boring	7
Laid-back	(39%)	Funky	8
Bustling	(28%)	Bleak	8

Write-Ins

13 respondents added their own adjectives:

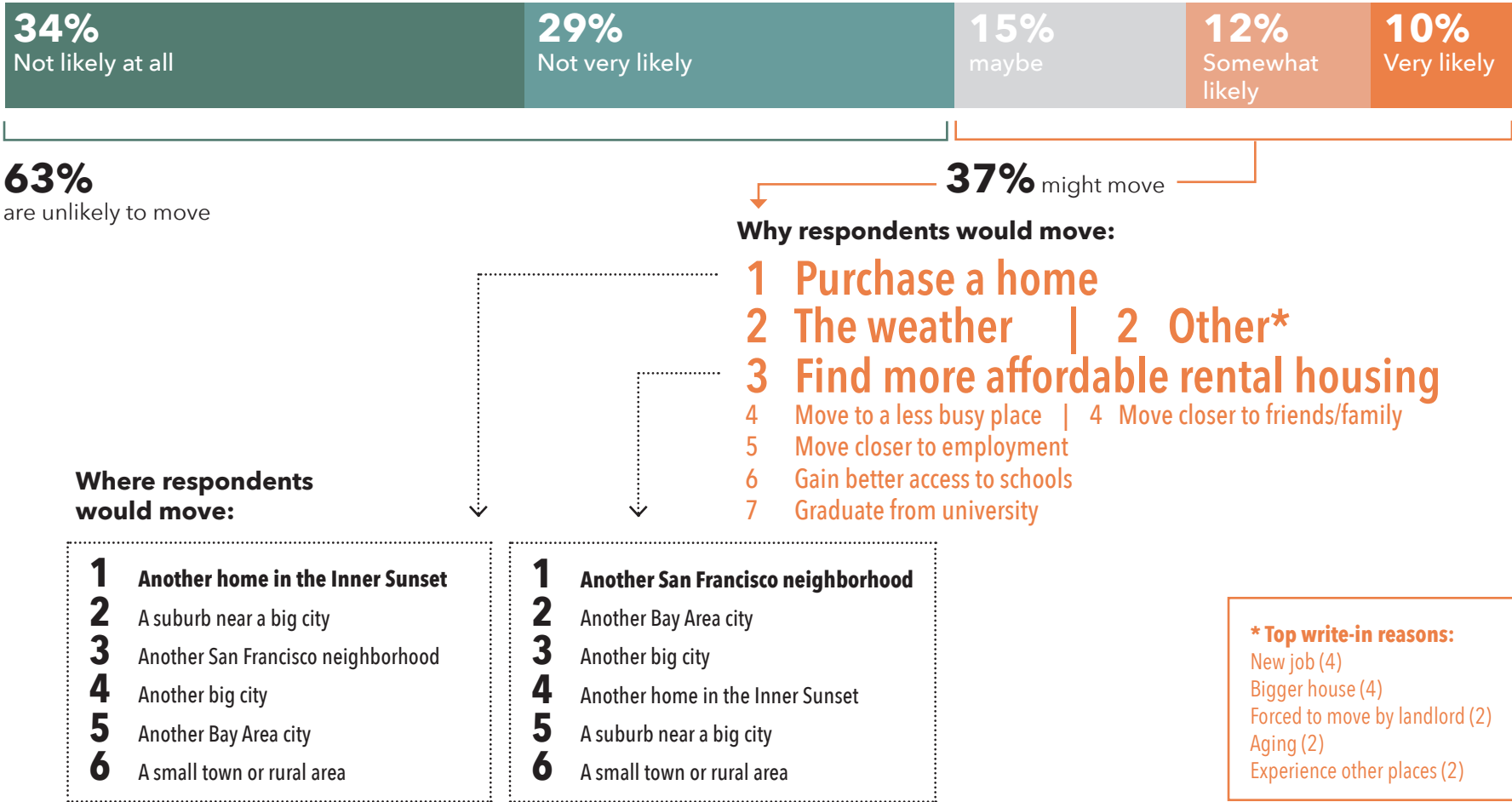
dirty (4 respondents)	overlooked	not ethnically diverse
leafy	hidden secret	Chinese
hilly	lots of potential	White
cold	in-transition	gastronomical
busy	settled	good music
crowded	consistent	small business unfriendly
gateway to the park	homeless problem	
undiscovered	too many homeless	



Neighborhood Stability

In the next 5 years, how likely are you to move?

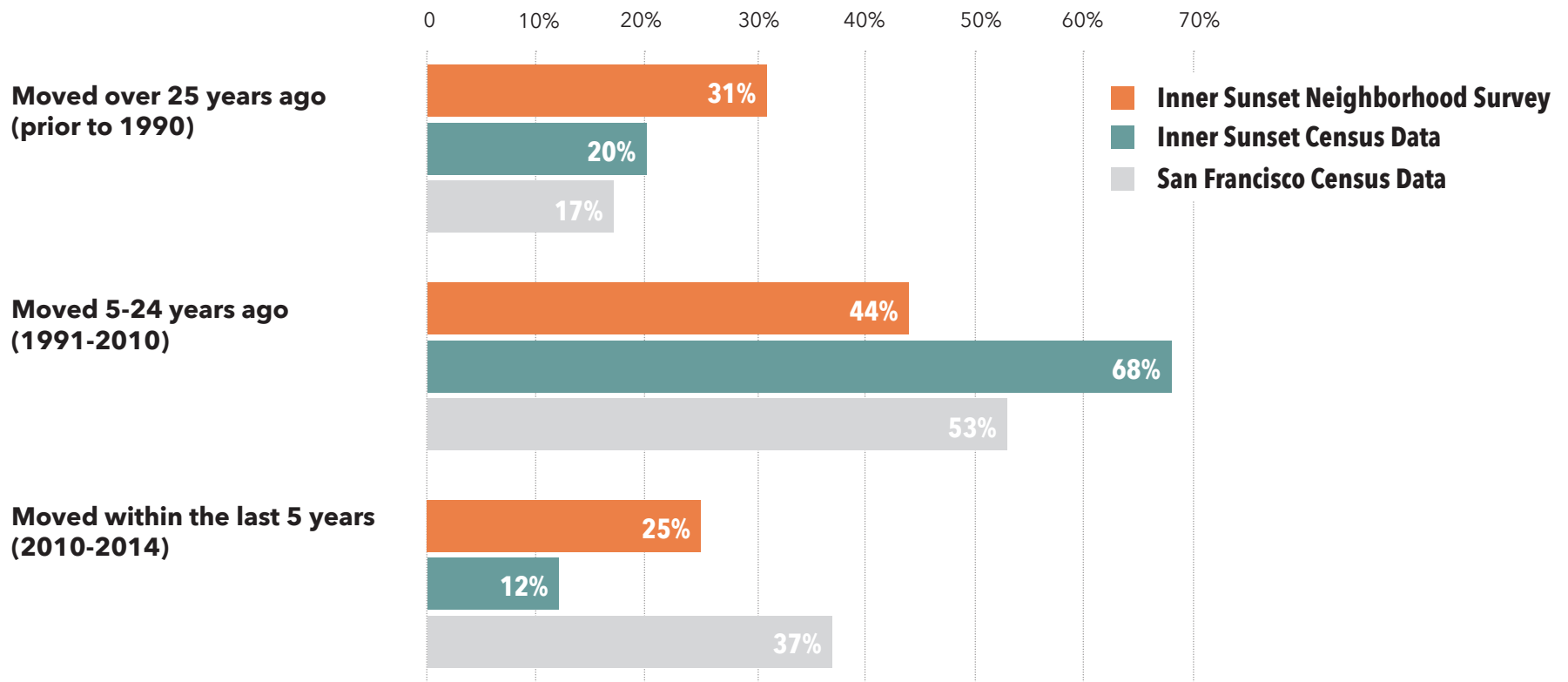
The Inner Sunset is a very stable neighborhood with two-thirds of its residents unlikely to move within the next 5 years. Further evidence of the stability and desirability of the neighborhood, the top reason residents would move is to purchase a new home and those people ideally would like to purchase a home in the Inner Sunset. Respondents that would move to find more affordable rental housing would look elsewhere in the city or Bay Area.



Length of Residency

Survey respondents compared to census data

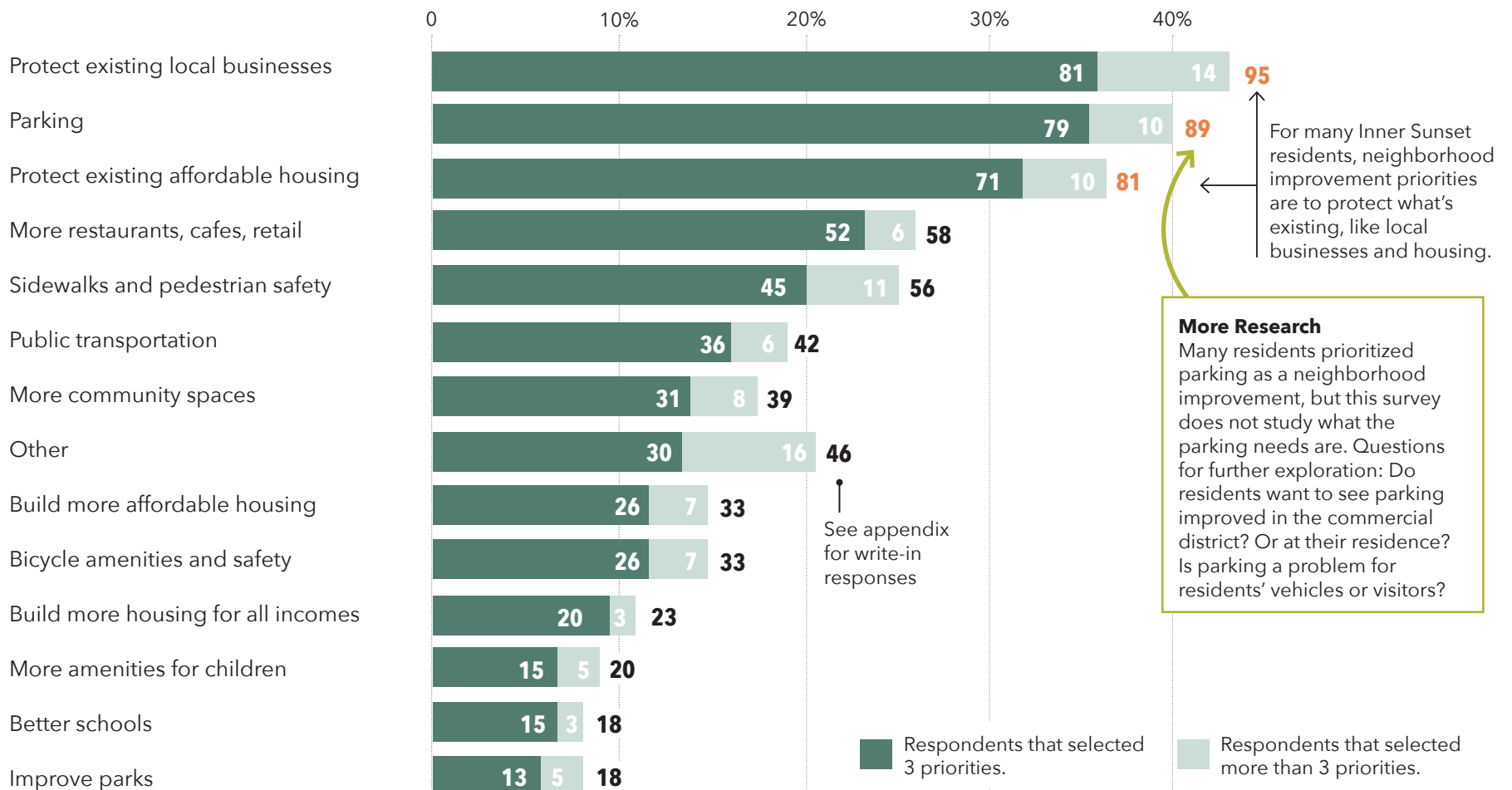
There is evidence of high neighborhood stability when comparing the Inner Sunset census data to San Francisco as a whole—the Inner Sunset has a higher percentage of residents who moved to the neighborhood 5 or more years ago. The Inner Sunset Neighborhood Survey slightly over-represents long-term residents and recent residents while it under-represents residents in the midrange.



Neighborhood Improvements

The top 3 things I would like to see improved in the neighborhood are: (select top 3)

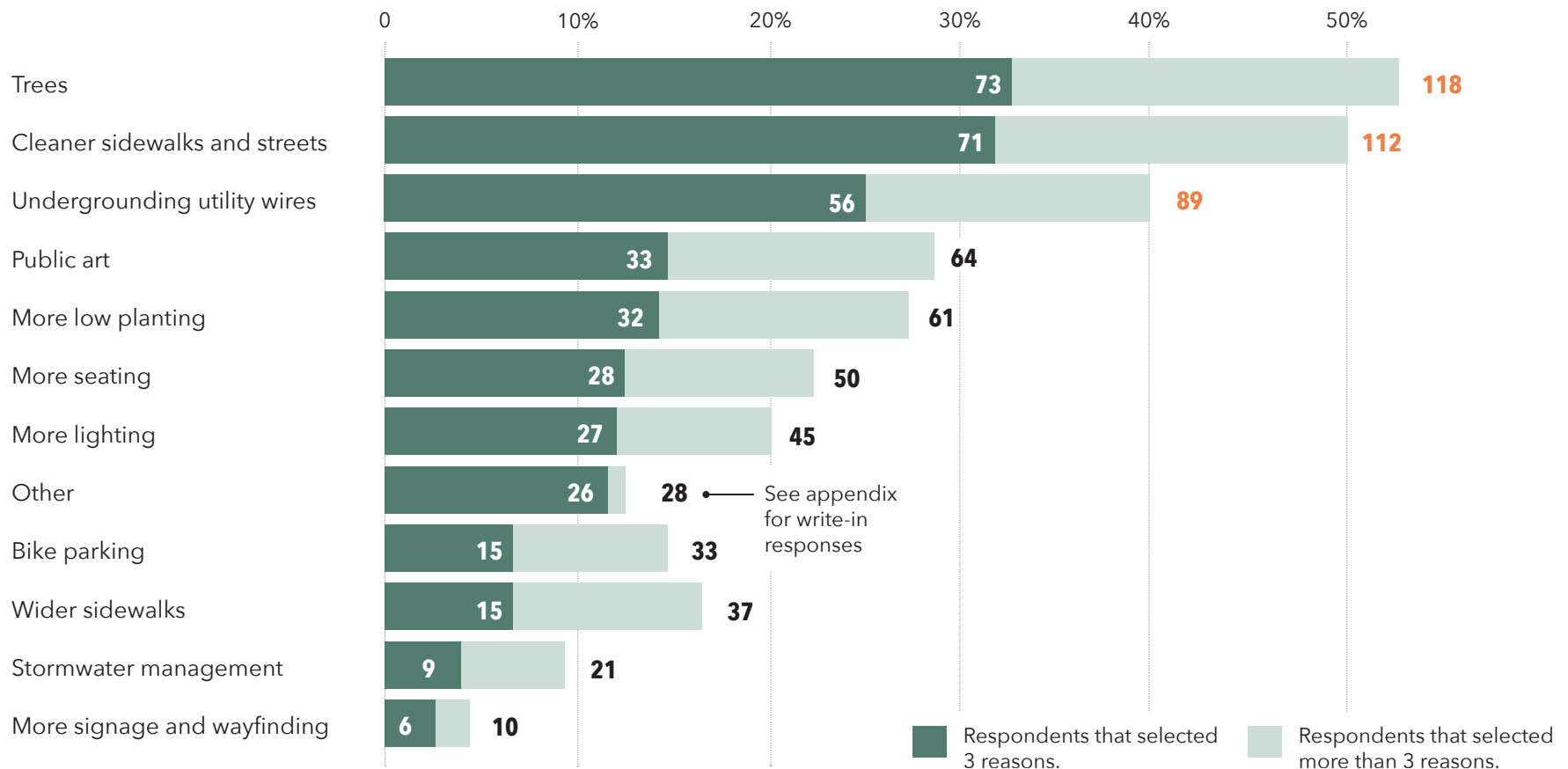
This question provides a ranking of desired improvements, however no one improvement received a majority of the respondents' support. For example, only 43% of respondents selected the top ranked improvement, which also means 57% did not select this improvement. Generally, more respondents prioritized protecting what is existing over making improvements or creating new or more amenities.



Commercial District Improvements

What improvements would you like to see in the Inner Sunset commercial district? (select top 3)

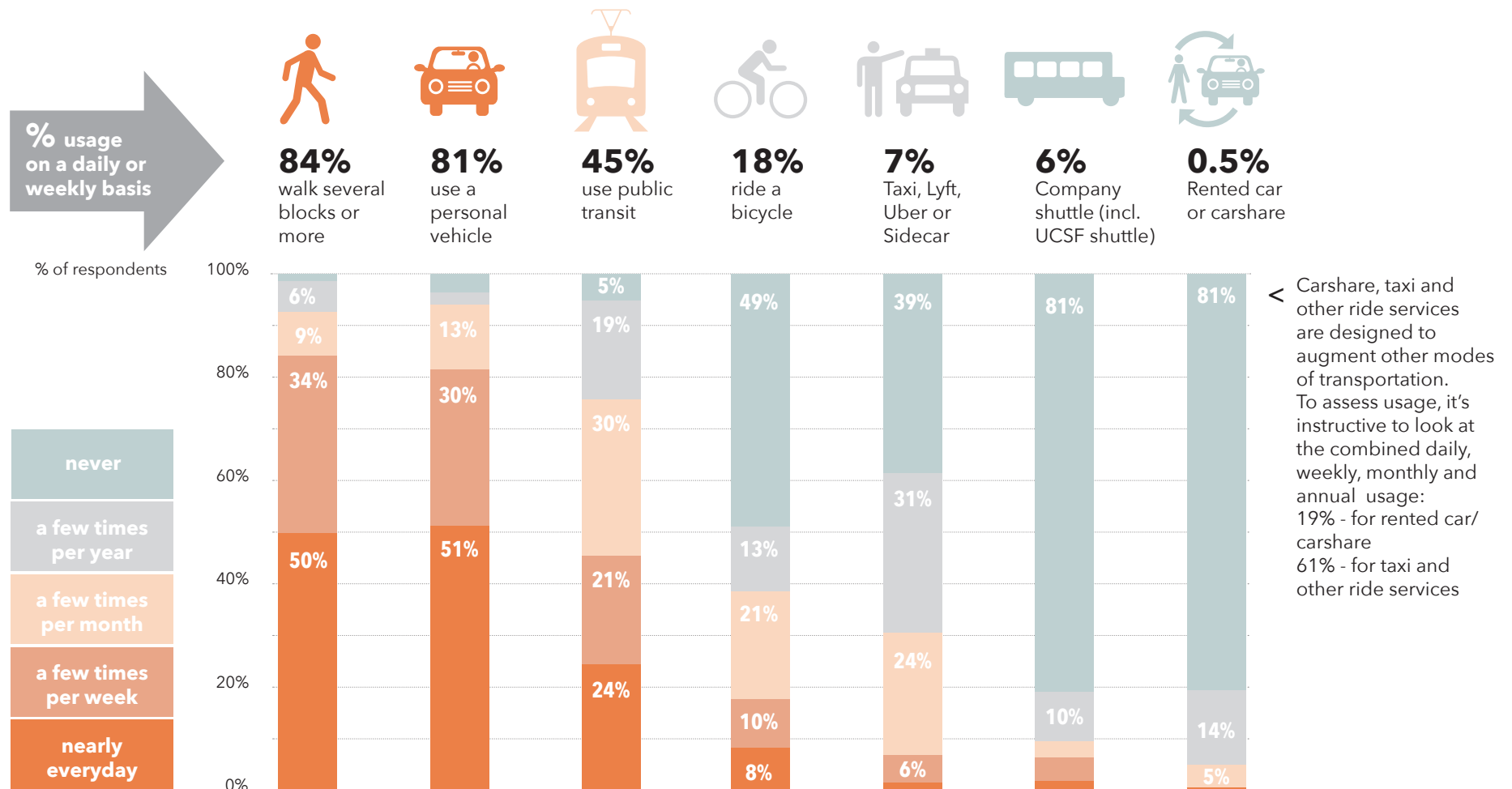
While there are functional and aesthetic aspects to all of the improvements listed, a common theme among the top four answer choices—trees, cleaner sidewalks, undergrounding utility wires and public art—is the aesthetic value they offer. The bottom four answer choices—bike parking, wider sidewalks, stormwater management and signage—are primarily functional before aesthetic. More research could explore if residents prioritized improvements for their aesthetic value.



Transportation

How often do you do each of the following?

Transportation usage highlights the walkability of the neighborhood with 50% walking on a daily basis (or 84% on a weekly basis). Personal vehicle usage is also high with 81% using a personal vehicle on a weekly basis.



Commute Patterns and Car Ownership

Survey data compared to census data

More Research

The Inner Sunset survey does not proportionally represent car ownership as it actually exists in the neighborhood per the census. The survey underrepresents the opinions of non-car owners. Future outreach should seek to understand the opinions of non-car owners who likely rely on alternative modes of transportation more and parking availability less.

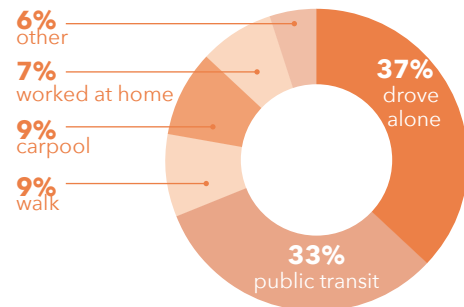
The Inner Sunset Survey did not collect commute data, but instead asked workers and non-workers alike to indicate their transportation modes for *all* transportation needs (facing page). For commute patterns, the census data is presented below where we see 37% of residents drive alone to work and about a third use public transit. Car ownership is higher in the Inner Sunset than in the city as a whole.

Commute to Work

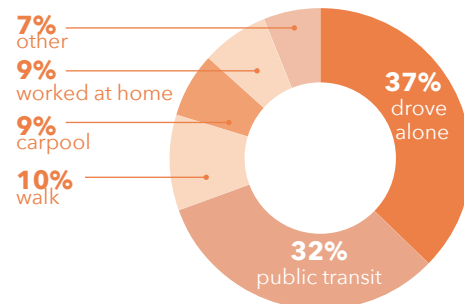
Inner Sunset Neighborhood Survey

Commute mode not studied, see facing page for all transportation usage

Inner Sunset (Census Data)



San Francisco



Average Cars Per Household

Inner Sunset Neighborhood Survey



Inner Sunset (Census Data)



San Francisco



Cars Per Household (HH)

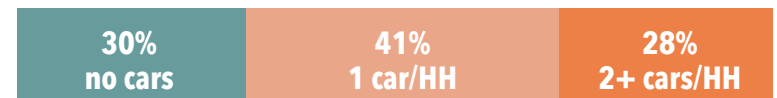
Inner Sunset Neighborhood Survey



Inner Sunset (Census Data)



San Francisco

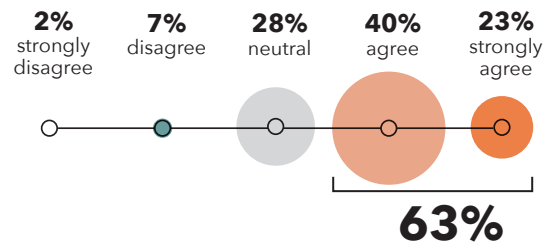


Car Usage and Parking

How much do you agree or disagree with the following statements?

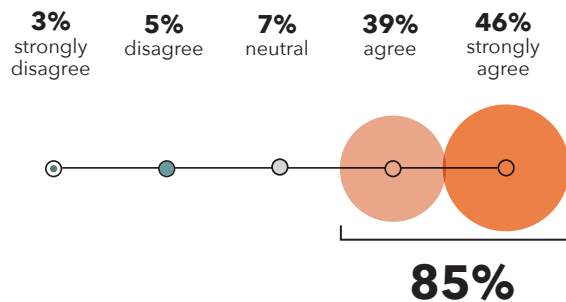
The majority of respondents believe we should reduce our car usage, however a majority also feels car usage is a necessity for their household. This indicates there may be support for policy and proposals that support alternative modes of transportation.

I believe we should use cars less



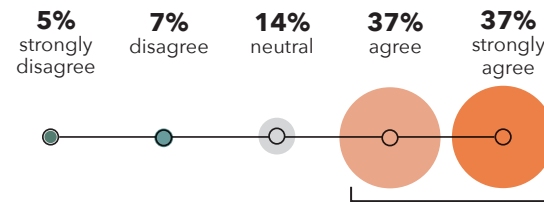
Most respondents believe we should use cars less...

Having a car is a necessity for my household



... but most respondents need a car

Preserving on-street parking is important to me

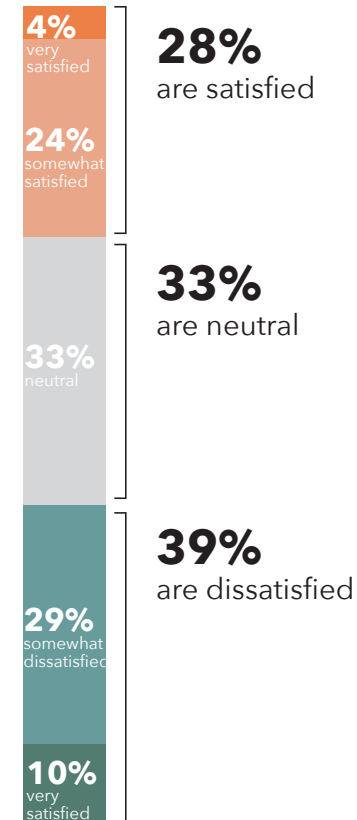


More Research Seventy-four percent of respondents say that preserving existing parking is important. Sometimes trade-offs are made in the public streets between space used for parking and space used for vehicle, pedestrian, bike and transit movement or even public space for sitting or socializing. When considering residents' desire to preserve parking, it will be helpful to understand where parking is most valued: Do residents use on-street parking for their personal vehicles at home? Or to run errands in the commercial district? Is on-street parking valued as a means to support local businesses? If so, it would be helpful to understand if people would still visit the commercial district by other transportation modes if parking is difficult.

How satisfied are you with the following?

Parking satisfaction is split three ways. Over a third of respondents are dissatisfied, a third are neutral and slightly less than a third are satisfied.

Parking in the Inner Sunset commercial district

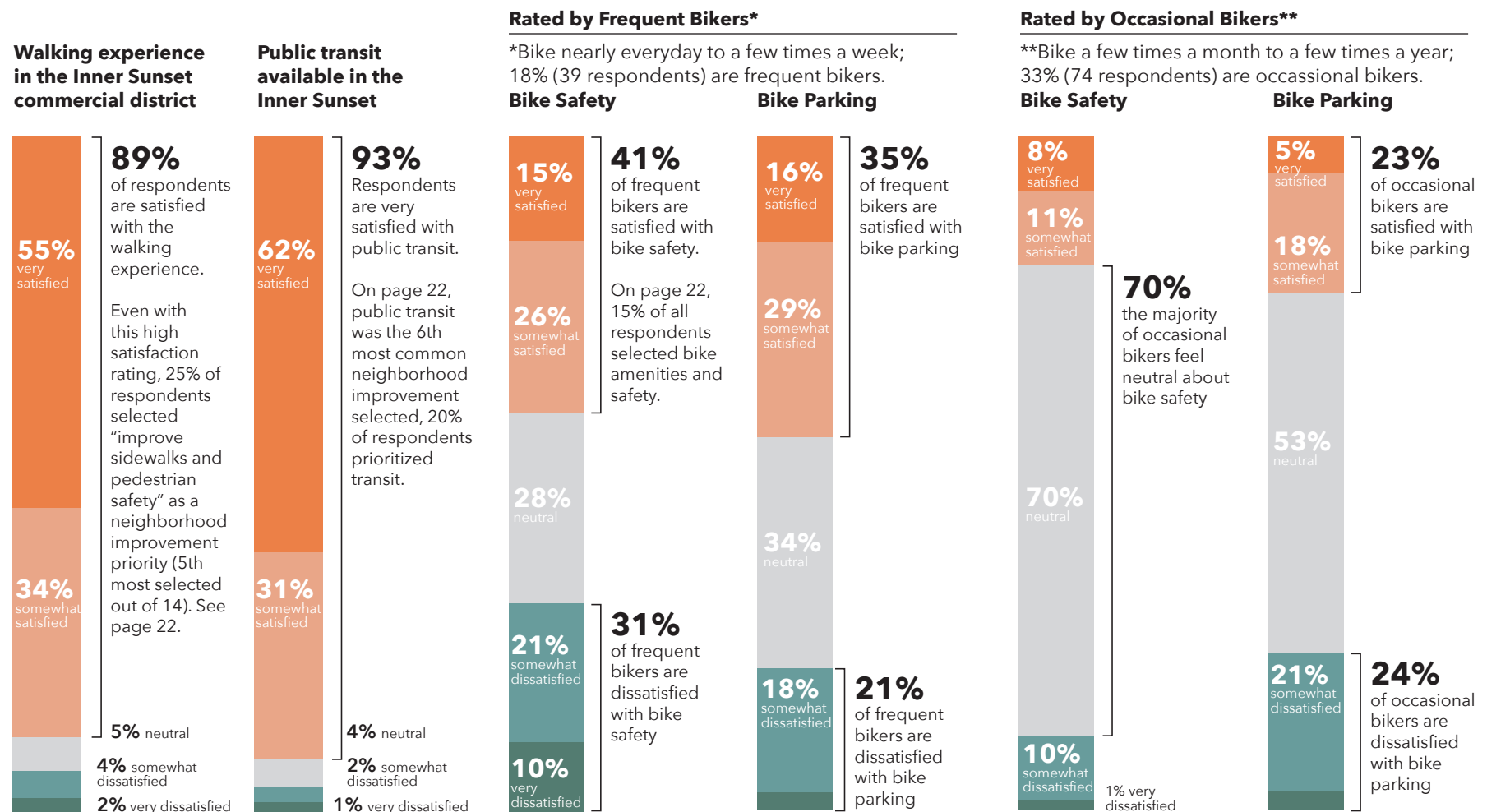


Walking, Public Transit and Biking

How satisfied are you with the following?

People are generally satisfied with walking and public transit while satisfaction is much lower for biking.

More Research The biking satisfaction charts highlight the opinions of frequent* and occasional bikers.** Most infrequent or non-bikers selected "neutral" for these questions. Additional research could assess the opinions of non-bikers to find out whether they are interested in biking but something prevents them from doing so or if biking is not of interest or not a viable option for their lifestyle.



Local Business

How often does your household purchase daily living essentials like groceries in the Inner Sunset compared to in other neighborhoods?

Many respondents purchase most of their daily essentials in the Inner Sunset. This type of support for local business matches the desire to protect existing local businesses. Recall from the neighborhood improvement priorities (see page 22), the top neighborhood improvement was to protect existing local businesses (selected by 43% of respondents).



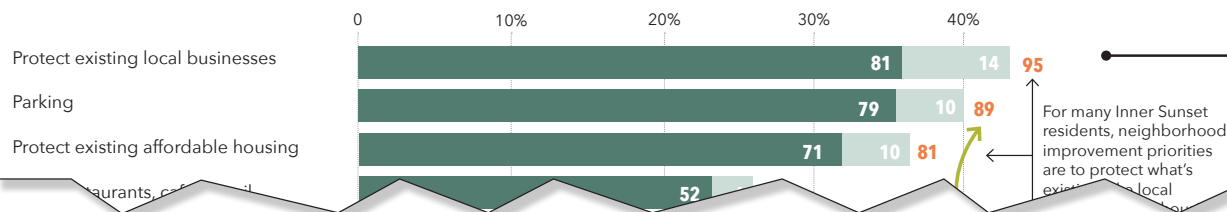
More Research:
Why do these residents shop all or mostly outside of the neighborhood?
Is it selection? Prices? Convenience?

1/3 of residents do all or most of their essential shopping close to home

Neighborhood Improvements

The top 3 things I would like to see improved in the neighborhood are: (select top 3)

This question provides a ranking of desired improvements, however no one improvement received a majority of the respondents' support. For example, only 43% of respondents selected the top ranked improvement, which also means 57% did not select this improvement. Generally, more respondents prioritized protecting what is existing over making improvements or creating new or more amenities.



For many Inner Sunset residents, neighborhood improvement priorities are to protect what's existing in the local business scene.

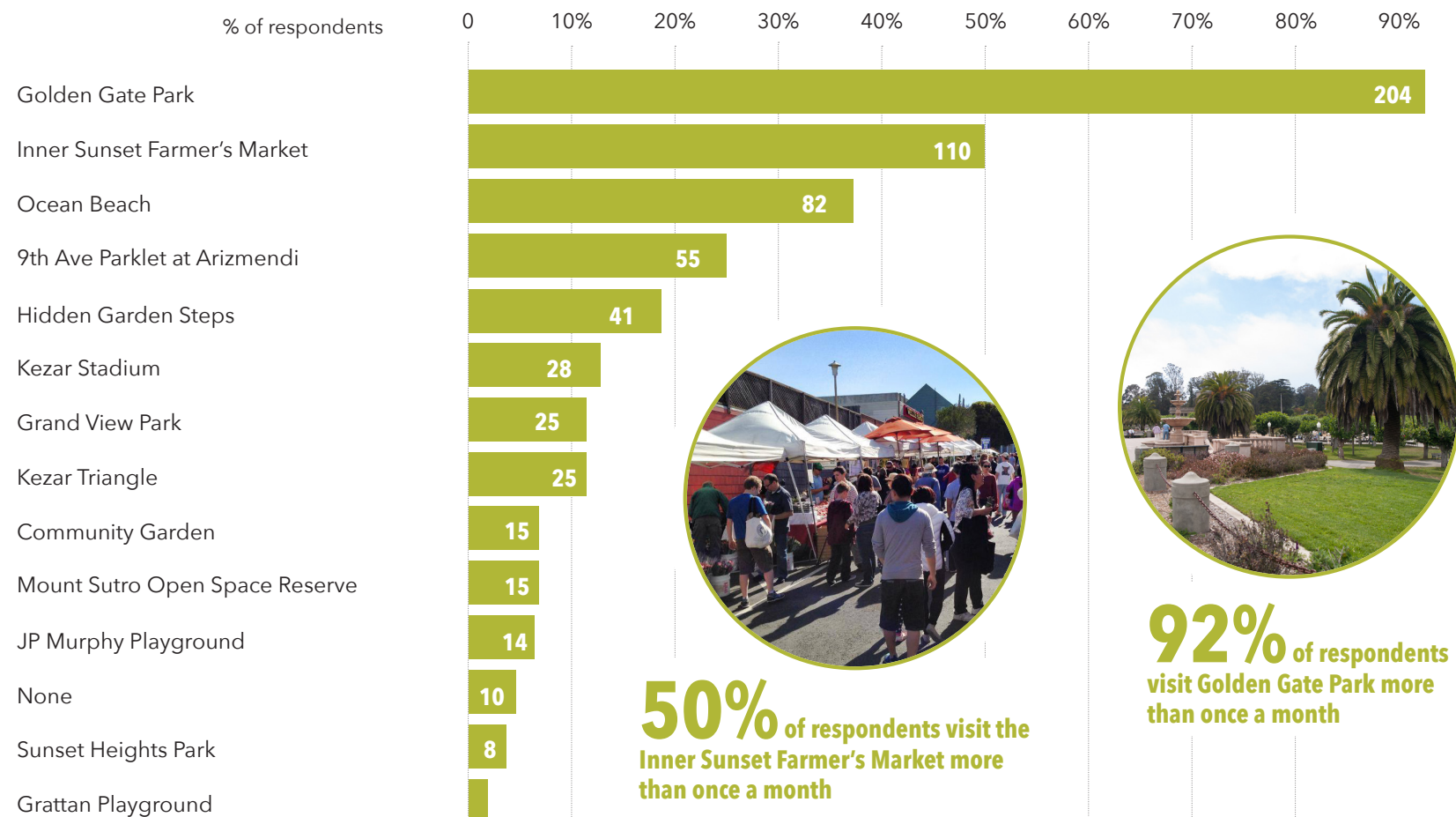
The top neighborhood improvement respondents selected was to protect local businesses.

29% of respondents both prioritized protecting existing local businesses and also shop for their daily living essentials in the Inner Sunset all, mostly or equally with other neighborhoods.

Parks and Public Space

Which recreation/park/community spaces do you visit often (more than once a month)? (check all that apply) (Question 15)

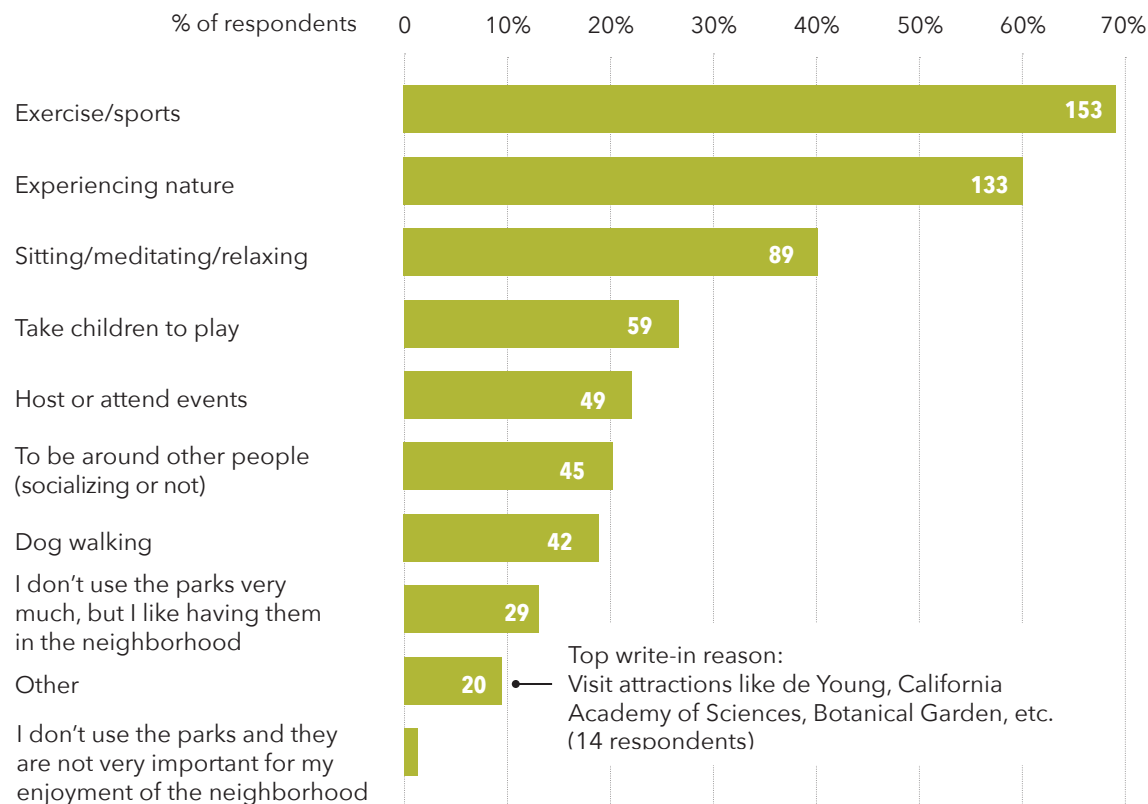
Golden Gate Park is a well-loved and well-used asset of the neighborhood. In addition to its high usage, 39% say it was one of the top 3 reasons for moving to the neighborhood (page 14) and 18% listed it as one of their favorite things about the neighborhood (page 36). The weekly farmer's market draws 50% of respondents on at least a monthly basis, Ocean Beach draws 37%, and the parklet on 9th Ave draws 25%.



Parks and Public Space

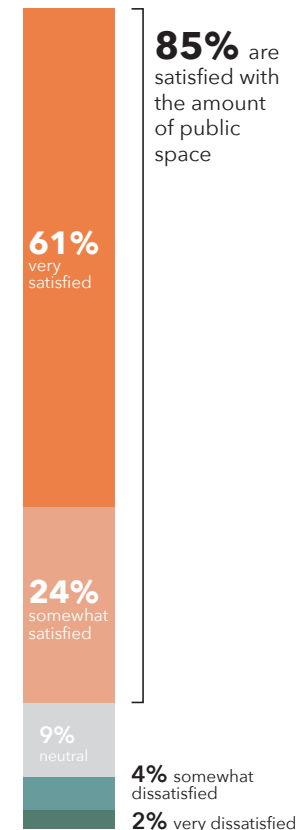
How do you use the parks? (check all that apply)

Parks are most commonly used for active recreation (exercise/sports), but they also provide important passive recreation opportunities (sitting/meditating/relaxing) for 40% of respondents. Parks are also highly valued as a way to experience nature.

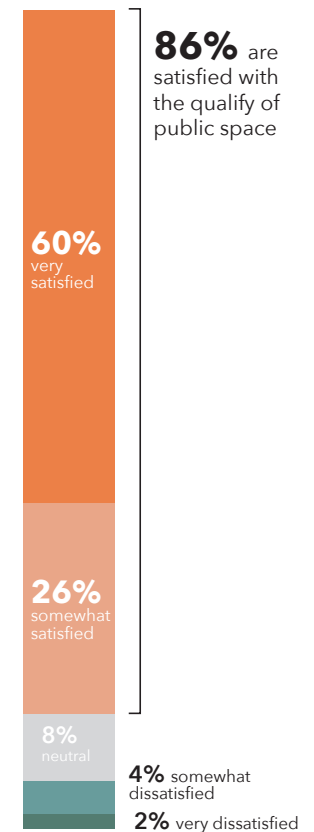


How satisfied are you with each of the following?

**Amount of recreation/
park/community
space accessible to the
neighborhood**



**The quality of
recreation/park/
community space**

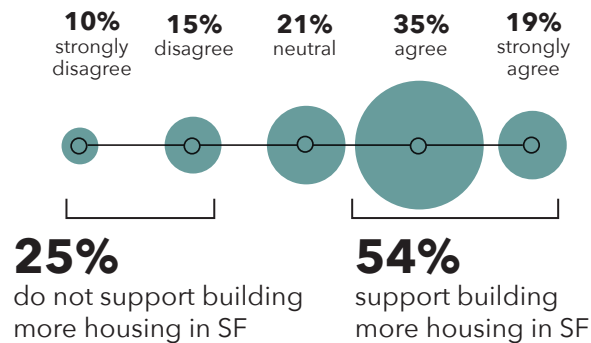


Housing Development

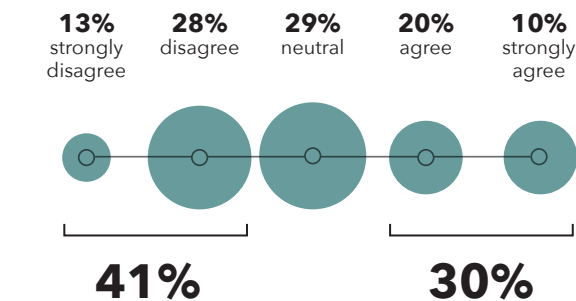
How much do you agree or disagree with the following statements?

Attitudes about building more housing are mixed. Over half support building more housing in San Francisco while 25% do not. Support for new housing drops to only 30% when proposed in the Inner Sunset. If new buildings are built in the Inner Sunset, respondents would like to see the existing height and scale maintained.

More housing should be built in San Francisco.



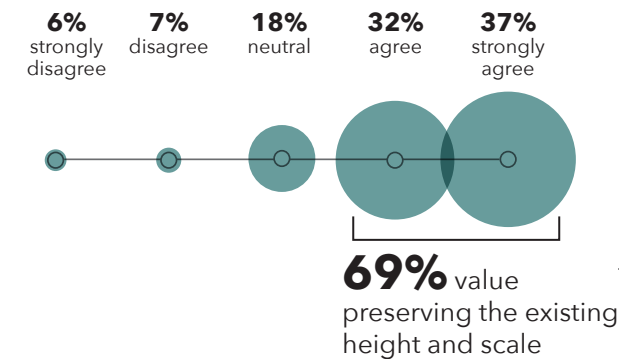
More housing should be built in the Inner Sunset.



Opinions are mixed, but the largest proportion of respondents do not support building more housing in the Inner Sunset.

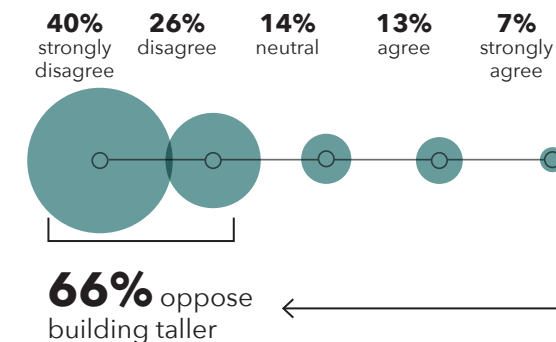
Respondents are less likely to support building housing in the Inner Sunset than elsewhere in the city.

Preserving the existing height and scale of buildings in the Inner Sunset is important to me.



If new buildings are built, residents would like to see the existing height and scale maintained.

I support building taller than 4 stories in the Inner Sunset commercial district.

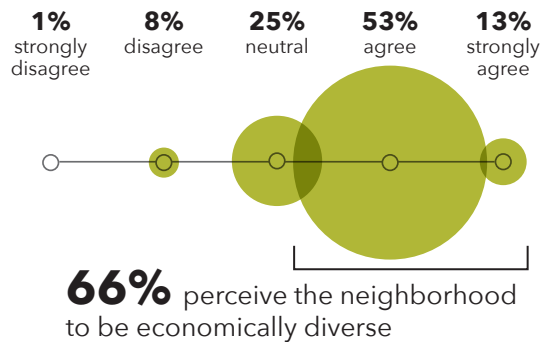


Housing and Economic Diversity

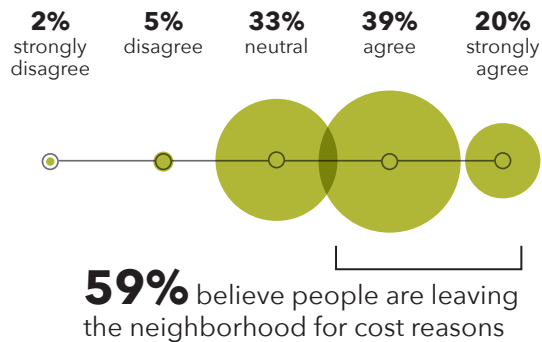
How much do you agree or disagree with the following statements?

Inner Sunset residents value the economic diversity of their neighborhood. The 59% of respondents who believe people are moving out of the neighborhood for financial reasons may be an indicator that the Inner Sunset is losing economic diversity. When looking at who is at risk of having to leave the neighborhood, over half of the renters worry about the stability of their living situation.

The Inner Sunset is an economically diverse neighborhood.

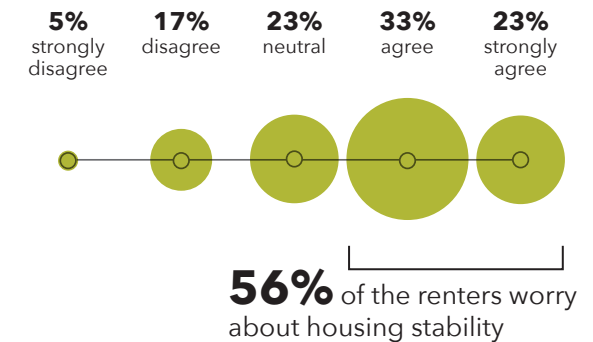


People are having to move out of this neighborhood due to rising costs.

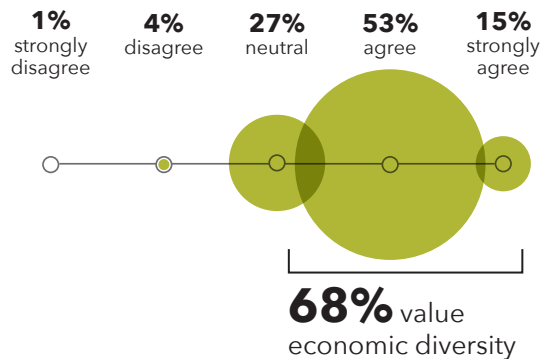


I worry about the stability of my own living arrangement.

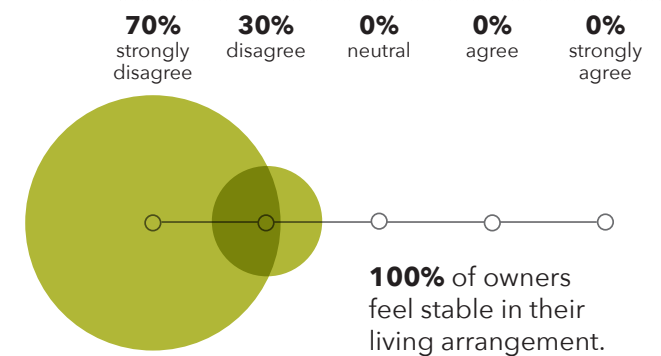
Renters



Economic diversity in the Inner Sunset is important to me.



Owners

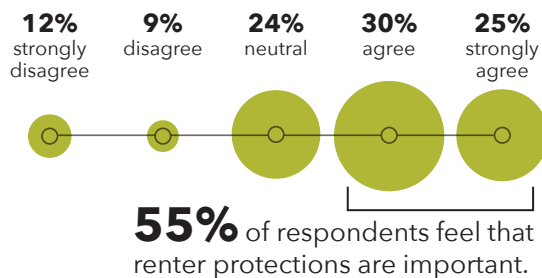


Housing and Economic Diversity

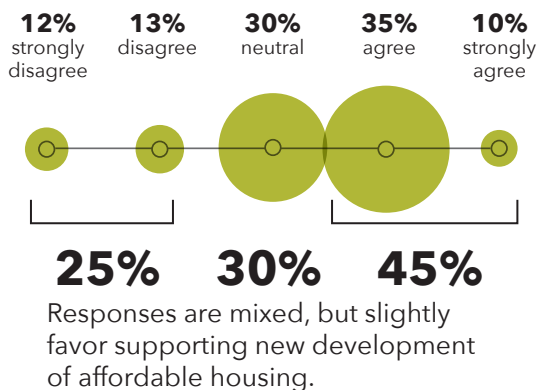
How much do you agree or disagree with the following statements?

Opinions about protecting existing and creating new affordable housing are mixed. Over half of respondents support protecting renters, but there is less support for creating new affordable housing. The mixed opinions indicate a need for more research. Defining affordable housing parameters may elicit more clear opinions—or residents may be conflicted about these complex issues as suggested by the high amount of neutral responses.

**Protecting renters from no-fault evictions
(e.g. evicting renters to turn units into condos)
is important to me.**



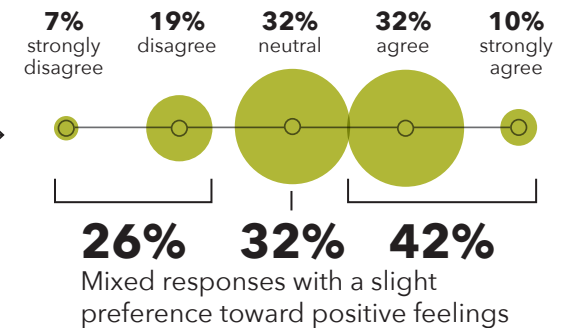
I would be more likely to support new development if it meant more affordable housing.



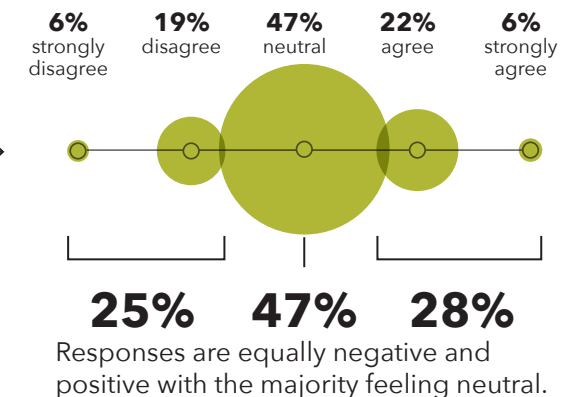
More Research: This question was designed to take a general pulse on attitudes toward affordable housing. The survey does not study factors like how much affordable housing or affordability definitions (e.g. affordable to whom?)

Respondents are less likely to feel positively toward economic growth in the tech sector in their neighborhood compared to in the city as a whole

The recent economic growth in the tech sector has had a positive impact on San Francisco.



The recent economic growth in the tech sector has had a positive impact on the Inner Sunset.

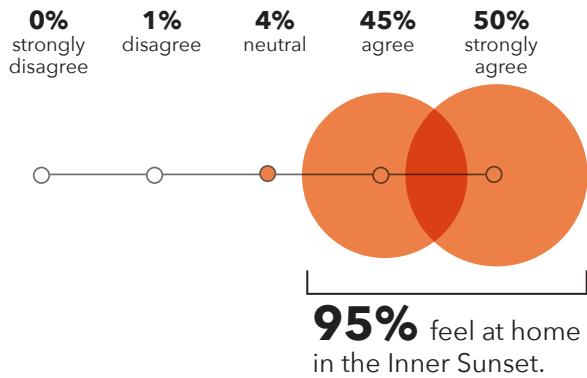


Sense of Community

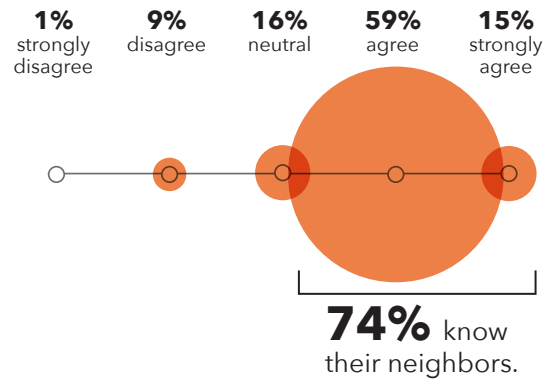
How much do you agree or disagree with the following statements?

Nearly everyone feels at home in the neighborhood and many people know their neighbors. The low participation in community meetings is important to consider when planning effective public outreach.

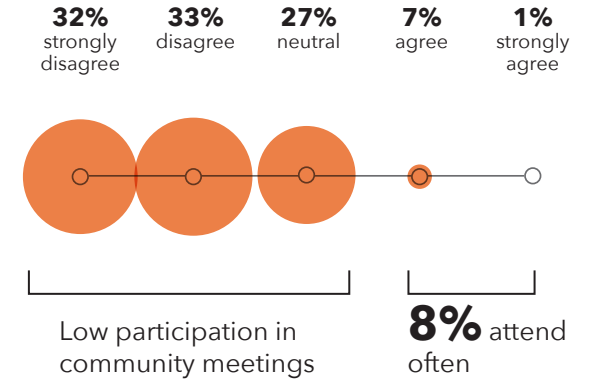
I feel at home in my neighborhood.



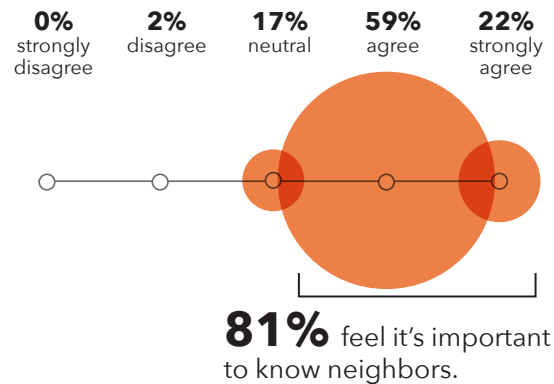
I know my neighbors.



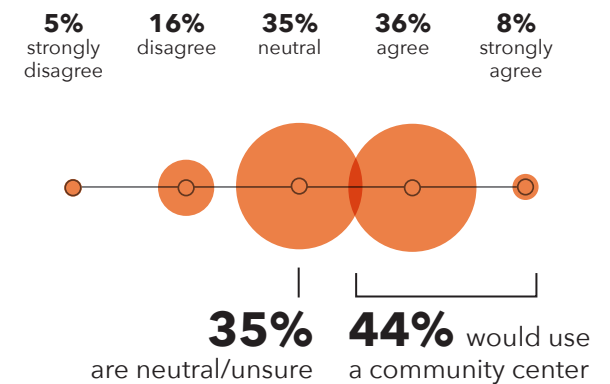
I attend community meetings often.



It's important to me to know people in my neighborhood.



If there were a community center, I would use it.



Favorite Inner Sunset Qualities

- N Judah
- Comfortable
- Balance of park, restaurant, transportation, UCSF, people
- We have a small village feeling but are still part of a diverse large city
- Authentic neighborhood atmosphere (no big box stores)
- Public transit
- Local diverse restaurants
- Ethnic food
- Golden Gate Park, family friendly
- People leave you alone, but are aware of what goes on and are decent
- Has a "downtown", close to Golden Gate Park, museum, academy
- Living in this area is convenient. Most of my destinations are not too far away.
- Walkable
- Livability and lack of pretension
- Laid back but active and urban, quiet but plenty to do and within walking distance to bars/restaurants and green spaces
- I love walking my kids to school; walking to shopping and restaurants and having the N and buses nearby, I love having a house and yard in the city.
- Convenience
- Balanced access - cars, pedestrian, bike, public
- Variety of groceries stores and delicatessens
- Food and public transit
- Easy access (transit/walking) to lots of different shops and restaurants
- Suburbia of SF
- Convenient restaurants
- Parks, ethnically diverse
- Public transit
- Feels like a neighborhood, not big city district
- Quiet, peaceful
- Proximity Golden Gate Park
- Comfortable (not trendy or full of hipsters-yet!)
- Safe, convenient
- Variety of shops, people, income earners
- Close to Golden Gate Park and ocean
- Walkable streets - urban/neighborhood feel
- Family friendly
- Low key, but still lots to do
- Scale is human, just right for walking
- I love that it is a little slower than the rest of SF and the N-Judah is so close, along with close shopping and Golden Gate Park
- Restaurants, cafes
- Quiet and friendly people
- Proximity to park and young families
- Convenience of location (proximity to amenities, access to freeways, etc.)
- Easy access to muni, park, walk to everything
- Local neighborhood stores, Golden Gate Park
- Not too big or congested, lots of stuff within walking distance, Golden Gate Park
- Neighborhood feel, amount of businesses
- The safe and home-y feeling I have when walking around the neighborhood (more locals and less tourist).
- I know my neighbors
- The great selection of restaurants, it is vibrant, close to the park, and now it has a great bookstore!
- Diverse restaurants, diverse residents
- Community feel - people care about others
- Cozy
- The fact that it's quieter/more neighborhood-y than other areas of SF but still within easy reach of downtown/parks/restaurants/beach!
- Safety
- Walkability, Golden Gate Park for my kids, restaurants, our street and neighbors, our house
- Hidden garden steps
- Parks, beach, shopping, restaurants
- Views and quietness
- Feels like a neighborhood with diversity restaurants and shops
- The foot traffic, the ability to walk to commerce and to Golden Gate Park. And people keep up their property, buildings in general are not run down.

Favorite Inner Sunset Qualities

- Long term neighbors, proximity to Golden Gate Park, variety of shops close by
- People
- Walking, park
- Not high walking traffic, not trendy yet
- Close to Golden Gate Park
- Open feeling in back of homes, space.
- Feels middle class
- Near park, knowing my neighbors, banks close by, post office, all things I need in Walking distance
- Transportation
- Combination of urban living and quality neighborhood experience
- Proximity to Golden Gate Park
- Proximity to beach, downtown, Golden Gate Park but still far enough away not to have pee on the sidewalks
- Convenience to walking for groceries, restaurants, etc.
- Stores
- Walkability
- More affordable than the rest of SF (you get more for your money); close to the park and good restaurants; a lot more families out and about, good schools
- Diversity
- Quiet, clean, close to other parts of the city
- Our house - remodeled and improved to our taste over 33 years
- Many shops, cafes, etc. I can walk to
- Parks and outdoor space
- Close to park, family-friendly
- Convenient
- It's relaxed
- Nice mix of homes and retail/restaurants and parks and public transportation
- Walkability to a variety of activities, shops, food, drink
- Local neighborhood character, has all the restaurants a person wants, easy to walk to, very safe
- Not pretentious
- Golden Gate Park
- Overall great diversity of entertainment and shopping
- Location
- Family-friendly but still urban
- Walkability
- Everything we need is here
- The overall stability of the neighborhood
- I feel like I live in a suburban neighborhood, we have a garage and backyard, but we still in a big city like SF and are close to all the other neighborhood
- Amazing local businesses (shops, restaurants), Golden Gate Park, public transit (N-Judah)
- Access to cultural/nature Golden Gate Park while maintaining a small-scale yet sophisticated business district
- Cute diverse shops and restaurants around 9th and Irving
- Neighborhood feel
- Proximity to park
- Convenience to things around me
- I am able to walk to restaurants and businesses
- Quiet
- Easy to get around, lots of restaurants and bars
- The quiet
- It's the hood
- The sea air
- Small town feel, good public transit, diverse dining experience
- Compact, walkable, friendly, not completely gentrified
- Affordability
- Proximity to parks and greenery
- It is as close to my ideal neighborhood as can be found in the US
- Lots of amenities: food, shops, parks
- The park
- Access to shops and parks, public library
- Small neighborhood feeling in a big city
- Charming, comfortable neighborhood, affordable and close to the park, still a community w/o a dominant identity (i.e. The Mission, Russian Hill), family friendly
- The fog, access to parks

Favorite Inner Sunset Qualities

- Close to everything literally except getting across town on weekends
- Being able to walk everywhere
- Diversity but becoming concerned that Asians will buy out the area
- Diverse
- Feels more friendly/family-friendly than other neighborhoods but still has great restaurants/bars/cafes
- Friendly
- It is a quaint, peaceful neighborhood with old businesses and a family/community oriented feel
- Suburban feel with urban amenities (walkable, diverse, transit options)
- Small town amiable atmosphere, caring neighbors who all know each other
- Homey feel - calm and residential yet thriving neighborhood life and restaurants
- Proximity to Golden Gate Park
- Size - small enough to feel like a community, but nestled in a big city
- The safety and familiarity that comes with having lived in the neighborhood a long time; convenience and proximity to stores, hospital and job; public transportation if I need it (but the Muni riding experience is always horrible); knowing and appreciating my long-term neighbors and the merchants.
- Sense of community, neighborhood feel
- Weather and location
- Compact walkable easy
- Local businesses
- Close proximity to Golden Gate Park
- It's home; shopping and restaurants
- Quiet, proximity to stores, post office, etc.
- Fog, ocean air, small town feel
- Recreation - Golden Gate Park, Ocean Beach
- All the restaurants
- Quiet, safe, good transportation (public)
- Friendly and safe
- Central access to everything (parks, ocean, downtown, Le Video, Amoeba, Haight, etc.)
- Amenities
- Laid-back environment
- Near the park and beach
- Pretty chill
- Location
- Convenient
- Proximity to shops, neighborhood feel, transit
- Neighborhood feeling
- The community spirit of the last 5 or so years; Farmers Market, parklet, street fair
- Convenience
- Laid back almost suburban atmosphere but with city amenities
- It has what I need. I'm 1/2 block from the N Judah and 2-1/2 blocks from Andronico's grocery store.
- Accessibility to park/transportation i.e. Convenience
- I love that I can walk around the corner to buy a quart of milk and that the neighborhood is very friendly. The addition of Sunday's FM has been terrific.
- Convenient/walking access to restaurants and other businesses (park, post-office, grocery store, etc.)
- Shopping, bus service
- Restaurants, park, walkability
- More stable families
- Many diversified restaurants
- Near to the park and public transportation. Walking distance to shops and restaurants. Central to other city locations and main veins through city
- Interesting things to do (stores, restaurants, parks) all in walking distance, low-key people and bars
- Affordability
- Public transportation and shops/eateries
- Affordability, quiet, green spaces
- Golden Gate Park

Least Favorite Inner Sunset Qualities

- Weather
- Boring
- None
- 1) Loud because I live on Lincoln Way, 2) homeless
- High rents in SF basically mean I can never afford to move out of my rent-controlled cottage.
- Fog
- Parking
- Crazy drivers
- Concrete, grey, overhead wires
- The type of people that are moving into the neighborhood in the past few years.
- Cement jungle, homeless yelling, fog
- Homeless
- It is becoming less affordable and the new money is very homogenous
- Fog; I see it becoming more popular rapidly
- The weather - too cold and foggy. I wish the streets were cleaner.
- Weather
- Fog and weather
- Bicycle lanes decreasing car lanes thus increasing traffic congestion. Too many homeless, crime increase. Unwanted halfway housing, dirty sidewalks due to homeless transients.
- Foggy, cold
- Street noise
- Center of street planting and curving car and bike lanes that I don't feel make it any safer.
- Hard to find car parking spaces
- Filthy
- Fog
- The lack of parking
- Condos, development
- The fog.
- Unsafe for pedestrians!
- Too noisy and too busy on 19th Ave
- Roads are so wide they are unsafe for people, bikes and drivers
- Concrete jungle
- Some of the new businesses are "chain-like"
- Homeless and run always living in Golden Gate Park; other drug usage in Golden Gate Park and on Haight Street
- Lack of bars w food, grocery options that are affordable/quality
- Too many homeless increasingly, city wide but in the IS too
- There is a lot of speeding going up/down Funston Ave!! It would be nice to have a speed bump halfway up between Judah and Kirkham and one between Irving/Judah... lots of kids/pedestrians to watch out for (school there and Andronico's, N-Judah, etc.)
- Panhandlers
- Crime and more traffic
- Lack of street parking
- The fog, but when it's sunny I love it!
- Safety - although a relatively safe neighborhood we do experience quite a bit of theft and vandalism (garage break-ins, car break-ins, muggings on streets surrounding commercial areas).
- Weather (fog)
- Losing affordable services; more traffic; mom and pops being pushed out for over-priced shops, the vibe is different, not bad not good, just different... I used to walk for hair, dentist, food shop, gym, etc., now I leave the hood for those services.
- Franchise stores, e.g. Starbucks, Jamba Juice, crowded on weekends, tour buses, lack of parking
- Political shrillness, self righteous (on all sides)
- Cost of rent
- I would love to see wider sidewalk since sidewalk are always crowded and more sidewalk seating to help build community
- Bums from the park hanging out
- Parking and the rude visitors that come when there are special events in the park
- :)
- The fog.
- Traffic congestion and parking
- No surprise here, I feel it is dirty. I'd like to see more trees, nicer kept stores and buildings and no graffiti on walls or sidewalks.

Least Favorite Inner Sunset Qualities

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> - Some derelict houses - Parking - Too much traffic - Public transport is not streamlined well so it dominates the streets - Rising rents; homelessness is apparent (however the falling rents of a depressed economy is no picnic either) - Noise on weekend nights - Double parking at St. Anne's on school days - No trees, power lines - Would like it to feel more community oriented - not sure how to do this - Weather - Parking around UCSF and people keep chopping down trees! - Concrete (lack of street trees and plants) - Fog - Too many cars and people - That it is not being used better with more housing on the corridor - one-story buildings on a Muni line make no sense. - Homeless issue - Expensive, White/Chinese and conservative - Lack of pride in building owners who rent and don't maintain buildings here - Parking - UCSF traffic - The weather; the rising rent/cost housing - Parking, dirty streets, drivers driving too fast | <ul style="list-style-type: none"> - Parking - Fog in July and august - Yeah, ok, fog in the summer - Parking is becoming more of a problem - Pedestrian safety - Homeless, traffic - Run down - It's relaxed - The fog, traffic on 7th is dangerous for pedestrians - Parking/traffic 9th/Irving - Lack of street parking, noise, congestion - Parking - Quality of local businesses lags behind other neighborhoods (Richmond, Divisadero, NoPa, Mission, Dog Patch) - The more "comfortable"/divvy places are being replaced by upscale places too often - Roads though they are being fixed - Fog - Wish more diverse commerce - Chronic homelessness - In law units and extra cars parked on properties - The fog and cooler temps, compared to other parts of the city - The fog - N Judah capacity - How busy and dirty 19th Ave is | <ul style="list-style-type: none"> - Not enough outdoor public spaces to socialize (like 9th Ave parklet) - Homeless people concentrated in this area - Noise due to Muni (newer train is too heavy) would rather have bus which is quiet and less noise - Fog - Not enough commercially zoned streets - Parking is a drag - Littering, 17 cigarette butts on the sidewalk in just the 2/3 of a block from my house down the hill to Judah St, plus 8 junk food wrappers one recent morning - Panhandling, homeless encampments - Still too much car traffic, need more density around transit hubs - Foggy weather, need more restaurants - Nothing - Too many cars (including mine), walking and biking are still dangerous from cars. Muni needs work - Too much concrete - not very homey, more trees and greenery would be nice - The fog - Double parking, crowded N-Judah, no welcoming neighborhood bar - N-Judah noise/vibrations and parking - Inconvenient in minor ways (no drugstore with late hours like CVS, no basic local groceries, poor quality N service and few bus lines to get across city) but it adds up |
|--|---|--|

Least Favorite Inner Sunset Qualities

- The fog
- No supermarket, affordable
- Homeless/dirty. Not being able to go to other parts of town on weekends because of traffic
- Dirty, ugly
- Crowding - transportation and people
- Panhandling
- The fog :)
- Although there are multiple public transit options, it takes a very long time to get around the city
- Driving and parking frustrations
- Cheap buildings which detract from SF's character; unneeded improvements - lack of trees in the avenues
- Ugly cement houses, electrical wires visible everywhere
- Overhead wires, more concrete than trees/green, trash
- Cleanliness, up-keep of planters is not good
- Continuing rise in costs to live/shop in neighborhood; allowance of more chain businesses (this used to be a No business chains district) already pushed out / pushing out long-term small businesses; now too many wine bars and restaurants which has led to an increase in trash in the streets and sidewalks, filth and unruly behavior; the wave of benches that have popped up are under utilized and I've seen more homeless people using them.
- Too many homeless people and people smoking outside of The Shamrock
- People don't take care of homes, electrical wires - no undergrounding
- Fog
- Homeless people, dirty streets, especially 9th & Judah - big exchange of transportation area for school kids
- Outside Lands takeover (concert)
- Cleanliness - especially around restaurants
- Businesses and renters being forced to leave due to rising rents
- Can be pricey
- Parking
- Getting too expensive
- Street parking issues
- Density, fog
- Homeless
- Not enough trees
- Limited parking in the commercial district
- Aggressive and speeding drivers on Judah, Lincoln and Kirkham
- Fog, lack of nightlife that I enjoy
- Dirty sidewalks
- Safety is a issue lately
- Only one Muni line
- Fog
- Transient/homeless population
- Congestion
- Weather
- Traffic and no parking and too many people per household
- Trashy streets/sidewalks, bleak appearance
- It is bewildering that in a neighborhood of so many restaurants there are not more truly great Portland-quality ones right here. Outerlands is a start, but it is not in the Inner Sunset. And where's the great pizzeria??
- Non-modifiable: fog; Modifiable: not enough trees
- Dirty sidewalks, homeless
- Concerts in GGP, traffic
- Tree cutting
- Some streets not clean
- Dirty sidewalks. Lack of a cohesive commercial district approach to signage and greening. Parking. Power lines.
- Overcrowded commercial areas, trendy restaurants drawing crowds, Outside Lands, unreliable N-Judah
- Bleakness (lack of trees)
- The sidewalks are not clean. It's only moderately safe.
- A bit remote, difficult to commute
- Time it takes to get downtown

Acknowledgments

Thank you to the 250 Inner Sunset residents who participated in the survey for sharing your thoughts, opinions and ideas!

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Appendix: Write-In Comments

Part 1 - General Comments

Transportation and Parking

- We need more efforts to reduce traffic speed on the roads in the neighborhood, e.g. Speed bumps and other "calming" methods
 - some has been achieved - much more is required
- Reduce auto traffic, more car-free zones
- Although the Inner Sunset is a nice neighborhood, it is extremely unsafe for pedestrians! Motorists are constantly running the stop signs. And driving well over the speed limit.
- Irving St draws the entire surrounding neighborhood. Often these people drive along Irving. It would be nice to have a safe separated bicycle lane.
- The Inner Sunset desperately needs a parking garage, e.g. the lot on 7th between Irving and Judah.
- The City has been systematically reducing the number of parking places by removing one from each corner in favor of bumpy yellow places -- it's a bad idea.
- Stop taking away parking spots!
- To deal with non-drivers who "home stead" their cars and never drive them and leave them parked on the street, thereby taking away parking spots from those of us who commute by car to work everyday, they should have parking permit stickers for every street in the Inner Sunset. And they should make it expensive! This would force non-drivers to get rid of their unused cars.
- N Judah is too crammed. Need more cars or better sidewalks. Hard to use and predict
- My views are not ordinary: I am 83 years old, presently having to depend on others to drive me anywhere, largely house-bound
- Divert traffic from 7th Ave - split it up
- Parking for residents
- The intersection at 9th & Irving is problematic with (probably necessary) Muni taking priority. I think the traffic lights could be changed to have pedestrians walk e/w when Muni is going south.
- Parking is difficult if you are meeting friends from elsewhere at a neighborhood restaurant
- I thought I would love the N, but it's surprisingly slow/delayed/crowded
- Lost services, 5 and 10 store, produce market exchanged for boutiques and restaurants, mom and pops gone "sad"
- Other neighborhoods have better restaurants, cafes, clothing stores, shoe stores, etc.
- I have lived in this great neighborhood for 38 years. Raised my children and my husband could walk to work (de Young Museum) The only thing the neighborhood lacks is fine dining. Too many mediocre restaurants and pizzerias.
- Rents are skyrocketing for long time businesses... forcing them to close and more "pretentious" places moving in.
- Entertainment/Social Activities
- Would like volume level of concerts in GGP to be much lower.
- Entertainment: movies, small clubs
- More block parties, opportunities to know our neighborhoods socially

Retail/Shopping

- Re: daily shopping needs: "We need a Rainbow Grocery not a yuppie Whole Foods." Re: Is the neighborhood getting better or worse: "Too many tech yuppies moving in, jacking up rents." Comments: "The Yuppies need to move back to Sunnyvale. They are boring please ask them to return to their suburbs."
- Need better retail - more interesting - fashion and interiors
- Maybe a few too many little ice-cream or juice places - could use a bit more interesting retail

Homelessness

- A problem is the large number of mentally ill homeless people. We need shelters and services for them.
- Improvement needed: fewer aggressive panhandlers, drunken, homeless people. Need city, state and national programs to house, feed and rehab.
- The homeless are invading the Sunset. They are sleeping on sidewalks in broad daylight,

Appendix: Write-In Comments

Part 1 - General Comments

unable to sympathize with them if they don't act considerate to locals

- Something should be done to help homeless so they aren't living in the parks and on our streets
- Homeless population still a concern: we know the regulars but others come around and cause problems.

Cleanliness/Infrastructure

- The inability of the city government to keep SF clean is shocking.
- Cleaner streets
- I love our neighborhood but I do feel that it looks unclean particularly due to graffiti on buildings, billboards and sidewalks. A vigorous clean up effort on that front would be huge for me!
- Power lines

Parks/ Open Space/ Greenery

- Needs park in the neighborhood other than Golden Gate Park, it's getting more and more diverse, could be warmer/sunnier
- Areas for off-leash dogs to play
- I love the GGP. I see continued improvement already.
- Too many people are removing front lawns/vegetation for concrete to park cars -- cheapens neighborhood to 3rd world and reduces quality of life here

- Needs more pocket parks in the neighborhood
- More trees in front of houses; people are making the neighborhood more like concrete jungles; don't take out green and pave over with concrete

Housing and Development

- Stop building condos and Starbucks (La Boulange)
- We need a few 8 story + condo buildings and UCSF needs its own employee parking that is free.
- Inner Sunset is an excellent smaller, identifiable SF neighborhood. It has good values, but could accommodate more people in, e.g. 6-flat buildings, maybe more dense housing on transit corridors

Safety

- Have more walking police officers on patrol, less in cars, more "beat cops"
- Feels safe 99% of the time, but knowledge of lots of break ins and occasional encounters with crazy types is always on the back of my mind
- Street safety of one area. We had two car break-ins last week. Need more police patrol in my neighborhood.
- There have been a number of garage and car break-ins over the past 5 years in our neighborhood.

Multiple topics/misc.

- Amazing neighborhood. One of best in the city.
- I love it here but will move because of the traffic and homeless. I don't want to sit in my living room and hear either. The UCSF ambulances are loud and disruptive.
- My only complaint about the Sunset is the weather -- it's too cold! The neighborhood could be prettier or have nicer parks, but I hope it stays as busy and full of shops and restaurants as it is now, regardless of changes that happen at UCSF.
- I feel like the IS is unique in SF but its hard to quantify - park, UCSF, etc. Hard to see the old time businesses like the 5 & 10 store, Parks Farmers Market, etc. close
- As a follow on to #10: The Inner Sunset Facebook page is useful for communicating with some of those in the community but I would like methods to pay for things, report public utilities/sidewalk repair, and conduct business in my neighborhood. For example, there are apps in Washington DC to report city issues. In addition, it would be great if the farmer's market and local restaurants and retailers all used something like the Square app or PayPal to allow me to pay for things easily.

Appendix: Write-In Comments

Question 5 - Why did you move to the Inner Sunset? (Other/write-in responses)

Partner/ Family/ Friends

- Moved to where fiancé was living
- Moved in with girlfriend
- Married into it
- Marriage
- Friends lived here
- Friend got a us a room
- Moved to SF from Cleveland. My friends lived in IS and found apt for me
- Owner/landlord is a friend
- In laws were selling 2-unit, we bought in with sister TIC

Grew up here

- Born in SF
- I grew up in this house
- Born in the home
- Grew up here, can't afford to move (Prop 13 keeps my property taxes low)

Convenience

- Close to everything
- Convenient location
- Grandmother could walk easily to shops/ stores

Parking

- Parking spot
- Ease of parking

Other topics/misc.

- I feel like I'm near Chinatown #2
- Only open apartment during dot com boom
- Neighborhood with many families with young children
- Weather: cool summers
- View
- The weather
- This block is unique and stable but diverse
- Wife liked house
- Ability to have a cat
- One of the few neighborhoods that would sell to non-whites (Asian) prior to 1960; safe neighborhood
- Safe and peaceful... except for all the new homeless moving in and the "gratitude" center on 7th & Irving

Appendix: Write-In Comments

Question 10: The top 3 things I would like to see improved in the neighborhood are: (select top 3) (Other/write-in responses)

Retail

- More clothing and gift retail for all ages
- More diverse dining options
- Better food store options
- Better quality restaurants, cafes, stores
- Supermarket like Safeway
- Better groceries - more affordable than Andronicos (i.e. Trader Joes)
- Higher quality restaurants, shops, etc. (not #), sidewalk cleaning

Safety

- Public safety
- Safety

Transportation

- Traffic "calming" regulation
- Vehicle moving violation enforcement
- Parking on sidewalk to charge electric vehicles
- Fewer cars
- Irving St draws neighborhood, these people drive on Irving, safe separated bike lane
- Public transit on time
- Limit tour buses, commuter busses, reopen firehouses
- Stop double parking at schools
- Need more parking

- Smoother/ easier less congested roads out of the sunset for those who have to drive
- Traffic calming
- Pedestrian only zones (blocks), more groceries especially fruit and veg because of loss of 10th & Irving Market

Cleanliness/infrastructure

- Streetscape improvements aka pride in buildings upkeep, trees, paved roads
- Cleaner sidewalks - sunset is very busy and dirty
- Street paving
- Graffiti drives me crazy!
- Clean sidewalks on Irving St
- Cleaner
- More trees
- Clean up sidewalk and homeless
- No power lines, more street trees
- Lighting
- Homeless people, graffiti, dog poop
- I'd like to see more green in the neighborhood - street gardens and trees; re public transportation - quieter buses

Other topics/misc.

- Provide ways to communicate with local community and government about what is happening in the neighborhood

- Just a nice place to live in urban environment
- To open recycling center. The existing center on Frederick was recently unfairly closed
- "Protect" does mean "improve" there is too much fear of change around here
- A little gentrification is not a bad thing, but if the quirky shops are forced out, it won't be the same. 9th and Irving could be more ped friendly
- Small businesses promoted. Protect small town feel. No big business. Curtail UCSF expansion in neighborhood. Use SOMA campus.

Appendix: Write-In Comments

Part 2 - Transportation General Comments

General Parking

- We need more parking places, not fewer
- Need more parking
- Parking is the biggest issue to me. The neighborhood is so much more crowded than before.
- Unlike many other neighborhoods in SF, the IS residents rely much more on car transportation. Parking is very important
- People get crazy at the 2 existing parking lots in the area
- Need underground parking
- Hard to find street parking near house... also, might be nice to have an affordable parking garage on Irving St. for shops/ restaurants
- We could use a small parking garage (Irving and 15th or 16th has an empty lot)
- Neighborhood parking is compromised by UCSF employees
- See my comment about non-drivers "homesteading" their cars for weeks without driving them and taking away street parking from people that have to drive everyday
- Picking up food and banking when pressed for time is issue, need 5-10 min parking
- Need to limit parking for residents only rather than people who commute and park all day

- Also need to preserve parking for those living in the neighborhood WHO PAY FOR YEARLY PARKING PERMITS (which has been increasing each year)!
- Too much contractor parking, too much transient traffic
- Should remove parklets. We have a park 1.5 blocks away! Why take away parking spaces so that one business can benefit from having extra seating when they did not plan for seating in their own business.
- Disagree with not preserving on street parking -- only if public transportation is improved
- No more parklets, it brings in homeless

Visitor Parking - Commercial

- Commercial area parking is required to prevent those cars from adding to already congested residential parking
- Our business depends on clients who drive to Inner Sunset and park here
- I believe that all of the parking on Irving St. needs to be retained for "outsiders" to come and frequent restaurants and businesses. The idea that 40 parking spots could be eliminated to reroute the "N Judah" is a terrible idea that could impact neighborhood vibrancy and restaurant viability because the UCSF medical school will be moving to China Basin, the massive number of affiliated students and faculty may no longer be eating and shopping in

the IS. Because of this loss of "foot traffic" the 40 parking spots that could be lost need to be retained for outsiders to retain access.

Visitor Parking - Residential

- More cars parking in Inner Sunset - causing no parking spots if a guest visits, blocked driveways, etc.
- We park our cars in garage and street parking is important for visitors. We drive mostly due to our children who are under 5 yrs old.
- I live near a transportation hub (live on 10th near Judah) but too many streets near our street have become 2-hour parking streets. Very difficult for visitors and guests.

Car Usage

- With so many families here, driving/getting around with children is via car (groceries = need a car). Huge lifestyle change and comfort to move to using only bikes for family transportation.
- As folks in our 60s with a cottage at the Russian River and as weekly Costco customers, we do need at least one car (one is a city runabout, the second a road car)
- Parking is important for me because it is very difficult for me to walk even one block and I have to depend on others to drive me
- Need car for work
- I can walk or take muni to the Sunset

Appendix: Write-In Comments

Part 2 - Transportation General Comments, continued

commercial district. I do drive to Daly City to get things/essentials at Target.

- I work in Emeryville so public transit is extremely time consuming and can't ride bike over bridge. To buy regular groceries at a big store like Lucky's but shop almost every day for something in the neighborhood.
- Husband is frail and disabled so need car, can't take public transit by himself

Car Alternatives - No car

- We need LESS cars. Options are needed.
- No car, belong to City Car Share; taxi only (no Lyft, etc.)
- Just sold my car - currently care-less (i.e. car-less)
- Husband works in Emeryville and only takes public transit both ways

Car Alternatives - Hybrid/Green alternatives

- I own a hybrid car. I see many hybrids and electric cars in this neighborhood.
- I drive a clean diesel wagon, a biodiesel Mercedes from the '80s and an electric car. I love cars but I can also be green!

Car Alternatives - Carshare/Rideshare

- There is pretty good carsharing availability. This should be preserved. I wish there were

easy ways to not drive to get to Menlo Park, where I work (that takes less than 2 hours).

- More people per car. Ride share, too many cars with 1 person.
- A car is important to have sometimes, but Uber/Lyft alleviate some of that need.
- Have to drive for work all day, bike safety and bike lanes are far more important to me than on-street parking

Less parking is okay

- It's hard to give up cars but we have to do it! Won't be popular
- Need to prioritize walking, biking, transit over driving
- I would be willing to exchange some on-street parking for more community space
- Roads are too wide. Plant housing in a few of them. Put housing to replace 1/2 of Sloat, most of Irving and Noriega and 1/4 of all the numbered avenues.
- More parking means more cars and then less parking
- There is ample parking in Golden Gate Park

Public Transit

- I wish Muni were better. We have good access to downtown-Market St corridor, but I wish it were more reliable and far reaching like NYC or London.

- Muni needs significant improvement on speed, reliability, frequency and overall performance
- Quieter busses (like in Portland) would be great
- There's likely nothing to be done about it, but the N Judah is a horribly slow way to get downtown
- To decrease car traffic, make public transportation outstanding -- it's pretty close in IS
- Excellent
- Better public transportation service (muni) would alleviate frustration
- N is a lifeline to the Sunset, but can prove unreliable at times

Other/Misc.

- Cars are mobile egos
- We could use less stop signs between 9th and 19th on Irving
- Existing roads, thoroughfares and economy result of cars and other motor vehicles and fees they provide
- I wish I could do more locally but the shops I want aren't there, no Walgreens or CVS

Appendix: Write-In Comments

Question 16 - How do you use the parks? (check all that apply) (Other/Write-In)

- Museums - DeYoung, Cal Academy
- Golden Gate Park museums! Botanical Garden!
- Museums
- Museums
- Museums
- Museums events
- Museums, tennis, etc.
- Arboretum sales, museums
- Visit Golden Gate Park museums, arboretum, etc.
- De Young museum
- Museums, botanical garden
- Yoga, museums, gardens
- Volunteer docent at Cal Academy
- Volunteer in Dahlia Garden
- Lindy in the park
- Bikes on Sunday
- Cycling
- Wedding
- Parking to visit 9th & Irving
- Necessary alternative to paved areas

Appendix: Write-In Comments

Question 17: The top 3 things I would like to see improved in the commercial district are: (select top 3) (Other/write-in responses)

Homelessness

- Find a solution for the homeless people
- Controlling the homeless better
- Fewer homeless people
- Only problem I have is homeless on sidewalk
- There are quite a few homeless and panhandling individuals who sleep and frequent the Inner Sunset commercial district. Finding a way to safely and respectfully relocate them would create a more safe feeling and environment, particularly for women and those with young children.
- Less homeless panhandling
- Less panhandling

Retail/shopping

- Better food store options
- More variety of stores
- Variety store to replace Irving Variety which closed
- More store/restaurant variety
- More cutting edge businesses
- Affordable grocery store (larger than a corner store)
- Preservation of local businesses, a lot of businesses have closed in past 2 yrs.

Cleanliness/Infrastructure

- Street repair
- Fewer AT&T boxes
- Graffiti removal/prevention! This is our biggest issue in my mind.
- More garbage cans, so people don't throw things on sidewalk
- Repairing badly-cracked streets along Muni N-Judah line

Parking

- More parking spaces at least stop taking them out
- More parking
- Car parking
- More parking

Parks/Open Space/ Greenery

- Public walking street or main square
- Turn Irving into a pedestrian mall

Other/Misc.

- Replacement of the opaque advertising on Muni passenger shelters with something partially transparent, especially along Lincoln where the obstruction of visibility creates a severe traffic hazard
- Less signage and way finding for tourist
- More density - apartments on upper levels
- Slow down development, keep as is
- Less tech yuppies - Sunnyvale is very nice - they should return.
- None

Appendix: Write-In Comments

Part 3 - Parks and Public Space General Comments

Cleanliness/Infrastructure

- #1 priority here and throughout SF is cleaner sidewalks and streets
- Putting utility wires underground is a high priority?
- Utility wires!
- There has been a lot of PG&E activity which leads me to wonder why utility wires still overhead. It would be helpful to have more community information via an app.
- Wires already done non 4th Ave
- Underground utility wires!!
- Undergrounding wires would drastically improve appearance
- Finish one construction at a time rather than do partial and have it open for months on end. Fix streets especially tracks on N-Judah where it makes noise when car passes through.
- The tree planters need to be better maintained along the streets

Parks/Open Space/ Greenery

- More car free areas/restrict traffic
- Make more!!
- Would really love more outdoor café seating like the 9th Ave. parklet... more outdoor seating at restaurants!!
- More open, secure space for kids

- It's wonderful to live across from Golden Gate Park
- I am real frustrated by the people trying to block the renovations at the Beach Chalet soccer fields. City needs more soccer fields!
- I feel that a parklet or two (or larger area) with stores that aren't just specialty would be very successful and convenient
- Increased access to GGP! No entrance b/t 9th & 19th due to fencing. Would love to have access between (around 14th/15th)
- Concrete-for-trees is not a welcoming trend

Sidewalks

- Would like wider sidewalk particularly 9th Ave b/t Judah and Lincoln Way. However, not at expense of more crowded car traffic. Crossing street is dangerous for peds as is
- Let's get the non-essential stuff off the sidewalks: newspaper stands, garbage bins, utility poles, AT&T boxes
- Too much sidewalk clutter (signage, benches, outdoor seating). It is making it difficult with increased people traffic to get around as a pedestrian
- A few benches would be nice
- Re wider sidewalk: No! We cannot afford to lose parking

Homelessness

- Homeless issues - front steps smell like pee
- Homeless for safety
- I don't think people should be living in the park

General Satisfaction

- The commercial district is fine, a bit heavy on car traffic but that is probably unavoidable
- Love 'em!
- Despite our desires here, we think the Inner Sunset is well equipped with urban amenities and services

Other

- Make streets not as wide. Fill with housing, not wider sidewalks
- Commercial district - a lot of these don't seem to apply! It's about signage, visibility and the ability to move product to the street --> sidewalks --> displays
- Recycling center
- Fix/take care of what we have before replacing, i.e. Trees
- Slow down development, keep as is
- Fabulous, however the bus routes for both MUNI and tourists need to be much cleaner

Appendix: Write-In Comments

Part 4 - Housing General Comments

- Citywide community forums on housing are needed. A very urgent and serious problem that is destroying the fabric of the neighborhood
- More housing is needed
- We need more!
- I strongly support affordable housing, especially for low income individuals
- "Protecting" neighborhoods causes them to become even more unaffordable. Build along the transit corridors
- Housing on transit corridors and in existing denser locations, e.g. 9th & Irving, is necessary for SF; re: replacing old bldgs - "agree if new bldgs are 'Richmond Specials'"
- I believe property owners should have full property rights - especially in terms of evictions. We need more housing and that can be solved with more high rises (8-10 stories).
- I don't believe rent control achieves the desired objectives. In fact it creates a belief that it is onerous to build/develop and manage affordable housing in SF. Who is to say that new units won't get rent controlled and so of the future rent control diminishes construction of new units.
- I believe in free market housing
- Let the rental market run by itself. Do not create more laws.
- Overprotecting renters raises the overall cost of housing. Prefer to increase ownership in housing.
- I believe landlords also have rights. This city's strong tenants' rights group is one reason we see less building of housing units.
- Current climate of SF keeps you always wondering when/if that eviction notice is coming. Just happened to a friend yesterday in Hayes Valley area.
- Without rent control, I would be forced to move.
- I am stuck in rent-controlled housing. I would like to move but cannot move because cannot afford to rent or buy any other place in SF despite good income.
- We own our condo but have had 2 children since moving in and would like more space. We feel stuck because we can't afford to buy a larger place and we can't rent our place out due to concerns over rent control.
- Pride and responsibility of ownership outweighs lackadaisical attitude of renters
- I appreciate that many landlords and building owners are painting and beautifying housing and buildings
- More housing - including taller buildings is OK if a fair portion is truly affordable for renters
- Developers say they are going to build "affordable" housing yet somehow that doesn't happen. All the new mega unit buildings popping up are destroying character of the city.
- Re: support new development - "I have not seen this happen yet"; Always had a good job but never able to afford to buy a house in SF. New building went up on 9th Ave & Irving. Rent for a 1-2 bedroom apartment was \$4,700, outrageous!!
- You can't expect to take a city with very limited space and already very congested and turn it into a mecca for development of more housing without destroying its character. One of the reasons for lack of housing is rent control nightmares. People hold onto vacant units rather than rent them. All new construction even called "low income" is expensive to rent or buy so more low-income housing does not solve this space deficit.
- Re: more housing in IS - "already pretty dense"
- Re building than 4 stories: if build new, keep arch style that maintains character of IS. No modern glass buildings. All new SF construction all look alike that is going to look like crap in 10 years.
- Well-designed buildings are critical and rare
- Irving/Lincoln corridor was targeted for high-rise development -- now for every single family home bought by a speculator, a 4-story, 3-unit condo is built. I have lost neighbors and friends. Housing is an SF crisis, neighborhoods sometimes take the brunt. We lose... I don't want to lose this vibrant neighborhood!

Appendix: Write-In Comments

Part 4 - Housing General Comments (continued)

- I love the Inner Sunset for being cute/not overly commercialized. I would truly hate to see its neighborhood feel be taken away with big apt/condo buildings, etc. :(
- Above all else, Inner Sunset is a comfortable and charming place to live. Adding more housing, more buildings and more people will overwhelm the neighborhood and undermine its main attraction its charm
- Sunset Towers is an eyesore. I don't support development of this scale
- I would not be likely to support more housing
- Affordable housing = subsidized housing = future slum unit
- Take care of people actually paying taxes and own cars 1st
- Plenty of housing exists that is not rented out by owners due to the crazy renter protection/ rent control rules. This also keeps those properties from being well maintained. Rent control/tenant protections are causing a loss of heritage.
- I am happy that this neighborhood (one of the best in the city - a well-kept secret) is still relatively affordable to newcomers and NOT overtaken by the tech community
- Really Sunnyvale is a nice place to live. Return, lost ones, return!
- Restrict/eliminate/disallow halfway housing to drug offenders and re-entry programs for convicted criminals
- Sidewalks are generally filthy. It downgrades the housing in my mind.
- It would be great to have any new development have more open space and land around the homes
- Limit Air BnB
- I am the owner of a 2 flat Victorian, an owner occupied building. I provide housing to UCSF student one block from campus.
- Over the last 10 years, car culture in the Inner Sunset is being replaced by tech and bike culture... even among people in their 30s, 40s, 50s
- Replace the ugly mid-century stuff, leave the older. Turn 9th and Irving into a pedestrian mall, Re: Replace older buildings... "depends on which buildings"

Appendix: Write-In Comments

Part 4 - General Comments

Economic Growth in the tech sector

- Tech workers should return to Sunnyvale.
- The growth of the tech sector has had a negative effect on the quality of life and social values in SF and in the whole world (in some ways).
- The recent economic growth in the tech sector has made SF too expensive to live in
- Re: recent econ growth, but there are issues!
- Tech sector impact: I see it mostly in high volume and transport corridors. But essentially SF fell behind long ago in affordable housing. Now increase population + increase income = unaffordable for many.
- Too soon to tell if economic growth has been positive for IS
- While I believe that economic growth in SF has a positive impact, I feel the western side of town is way under-represented in city infrastructure, beautification projects

Housing/Development

- Replacing a wide street with a row of medium and nice apartments and a one-block alley would benefit people, local economy, community and SF as a whole
- Artificial limits on growth are the largest problem from my point of view

Sense of Community

- Re: community center - I do, ISPN, etc. The GGP has the "County Building" at 9th and Lincoln. We should use that.
- No community meetings to attend; too many high income people drove prices too high, bidding wars both for sales of properties and for renters
- Neighbors do not know each other well enough.
- Attended a few community meetings, but don't want to waste time on agendas and nonsense jibber-jabber.

Diversity

- The neighborhood is really very White and Asian like so much of the city these days -- too bad
- Neighborhood used to be economically diverse, but its losing its diversity

Retail/shopping

- Encourage entertainment diversity, such as live music
- Choice of food and bakeries is wonderful - knowing merchants for 38 years is great.

Transportation

- The transportation (public) could run better and more consistent

- The transport companies should contribute to upkeep
- Parking due to people commuting

Parks/Open Space/ Greenery

- There should be a city ordinance giving credit for trees in front and penalty for having no trees - \$100 per house/unit
- Living next to GGP is fantastic, so is the commercial zone of 9th/Irving

Other topics/misc.

- The sunset is almost a hidden gem in the city. Many people think it is foggy every day, all day, and so they don't come here. It is foggy here more than other parts of the city, but we do have many sunny days too.
- We had two car break-ins in the last week which never happened before
- Resources and efforts should be spent on maintenance and preservation of the Inner Sunset. Not interested in the development of public space projects for the socially needy (there's plenty in this area). Some of us already feel that what has been done so far, was developed in secrecy and when unveiled, comes off as phony, forced and unnecessary. These programs have not enhanced the neighborhood or are supporting the local businesses in the Inner Sunset.

Appendix: Survey

Hello, Inner Sunset residents! The Inner Sunset, like neighborhoods all over San Francisco, is changing. **Do you have an opinion about what is happening in your neighborhood? And would you like your voice to be heard?**

I am a graduate student in UC Berkeley's City and Regional Planning program conducting a research project about the Inner Sunset. I have worked with Inner Sunset residents to develop a series of questions about **what residents value about this neighborhood and what residents envision for this neighborhood in the future.** I will use this survey to create a community assessment report, which I will share upon request with neighborhood residents and organizations to help shape the future of the Inner Sunset.

Please take **15 minutes** to complete this survey. A stamped, addressed envelope is enclosed for you to return your completed survey. **Your individual responses will remain confidential.** If you have questions, please contact me at tani.elliott@berkeley.edu. **Thank you for your participation!**

Part 1

- How long have you lived in **San Francisco**? _____ years
- How long have you lived in **the Inner Sunset**? _____ years
- Do you rent or own your home? ☐ Rent ☐ Own
- Please select the option that best describes your home:
☐ Apartment, flat or condo ☐ Single family home
- Why did you choose to move to the Inner Sunset? (**Select top 3 reasons**)
 - ☐ Found housing I could afford in San Francisco
 - ☐ Physical structure of the home met my needs (ex. size, number of bedrooms, style, yard)
 - ☐ Access to public transportation
 - ☐ Access to schools for my children
 - ☐ Convenient to get to work
 - ☐ Close to UCSF
 - ☐ Close to Golden Gate Park
 - ☐ Close to family or friends
 - ☐ I can walk to shops and restaurants from my home
 - ☐ I can live among a diverse group of people
 - ☐ I can live near people like me
 - ☐ Liked the neighborhood
 - ☐ Other _____
 - ☐ Other _____

6. How satisfied are you with each of the following?

very dissatisfied somewhat dissatisfied neutral somewhat satisfied very satisfied

The overall quality of life in the Inner Sunset	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The home you live in currently	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public safety in the Inner Sunset	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public transit available in the Inner Sunset	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parking in the Inner Sunset commercial district	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bicycle parking in the Inner Sunset commercial district	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Walking experience in the Inner Sunset commercial district	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bicycle safety in the Inner Sunset	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Daily shopping needs (groceries, etc.) in the Inner Sunset	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other shopping (clothing, gifts, etc.) in the Inner Sunset	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurants and cafes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Entertainment options/ social events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Activities for children	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The amount of recreation/park/ community space accessible to the neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The quality of recreation/park/ community space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7. Is the Inner Sunset getting better or worse for your household?

getting much worse getting worse staying the same getting better getting much better

8. Compared to your ideal neighborhood, the number of people in the Inner Sunset is:

much lower lower just right higher much higher

Appendix: Survey

9. How would you describe the Inner Sunset? (circle all that apply)

affordable	comfortable	ethnically diverse	laid-back	quiet	unpretentious
barren	concrete	expensive	lonely	safe	urban
bleak	convenient	family-friendly	metropolitan	small-town feel	vibrant
bohemian	congested	fancy	noisy	suburban	
boring	conservative	foggy	old-world	traditional	
bustling	cute	funky	pretentious	transient	
calm	drab	green	progressive	transit-friendly	
colorful	eclectic	hip	quaint	unsafe	

10. The top 3 things I would like to see improved in the neighborhood are: (select top 3)

- | | | |
|--|--|--|
| <input type="checkbox"/> Protect existing affordable housing | <input type="checkbox"/> More amenities for children | <input type="checkbox"/> Public transportation |
| <input type="checkbox"/> Build more affordable housing | <input type="checkbox"/> Better schools | <input type="checkbox"/> Sidewalks and pedestrian safety |
| <input type="checkbox"/> Build more housing for all incomes | <input type="checkbox"/> More community spaces | <input type="checkbox"/> Bicycle amenities and safety |
| <input type="checkbox"/> More restaurants, cafes, retail | <input type="checkbox"/> Improve parks | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Protect existing local businesses | | <input type="checkbox"/> Other _____ |

(Optional) Comments about Part 1 _____

Part 2 - Transportation

11. How many cars does your household own? _____

12. How often do you do each of the following?

	never	a few times a year	a few times a month	a few times a week	nearly everyday
Walk several blocks or more to a destination	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ride a bicycle	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Go somewhere by personal car, truck, motorcycle or scooter	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Go somewhere by taxi, Lyft, Uber or Sidecar	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Go somewhere by rented car or carshare	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Take public transit (MUNI, BART)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Take a company shuttle including UCSF shuttle	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

13. How often does your household purchase daily living essentials like groceries in the Inner Sunset compared to in other neighborhoods?

- ☐ All or almost all of our essentials in the Inner Sunset
☐ Mostly in the Inner Sunset, but some in other neighborhoods
☐ Equally in the Inner Sunset and other neighborhoods
☐ Mostly in other neighborhoods, but some in the Inner Sunset
☐ All or almost all of our essentials in other neighborhoods

14. How much do you agree or disagree with the following statements?

strongly disagree disagree neutral agree strongly agree

I believe we should use cars less.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Having a car is a necessity for my household.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Preserving on-street parking in the Inner Sunset commercial district is important to me.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

(Optional) Comments about transportation _____

Part 3 - Parks and Public Space

15. Which recreation/park/community spaces do you visit often (more than once a month)? (check all that apply)

- | | | |
|---|--|--|
| <input type="checkbox"/> Golden Gate Park | <input type="checkbox"/> Kezar Triangle | <input type="checkbox"/> Inner Sunset Farmer's Market |
| <input type="checkbox"/> Grand View Park | <input type="checkbox"/> Kezar Stadium | <input type="checkbox"/> Mount Sutro Open Space Reserve |
| <input type="checkbox"/> Sunset Heights Park | <input type="checkbox"/> Ocean Beach | <input type="checkbox"/> 9th Ave Parklet (in front of Arizmendi) |
| <input type="checkbox"/> JP Murphy Playground | <input type="checkbox"/> Community Garden | <input type="checkbox"/> None |
| <input type="checkbox"/> Grattan Playground | <input type="checkbox"/> Hidden Garden Steps | <input type="checkbox"/> _____ |

16. How do you use the parks? (check all that apply)

- | | |
|--|---|
| <input type="checkbox"/> Take my children to play | <input type="checkbox"/> To be around other people (either socializing or not) |
| <input type="checkbox"/> Exercise/sports | <input type="checkbox"/> I don't use the parks very much, but I like having them in the neighborhood |
| <input type="checkbox"/> Sitting/meditating/relaxing | <input type="checkbox"/> I don't use the parks and they are not very important for my enjoyment of the neighborhood |
| <input type="checkbox"/> Experiencing nature | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Dog Walking | |
| <input type="checkbox"/> Host or attend events with friends and family | |

17. What improvements would you like to see in the Inner Sunset commercial district? (Select top 3)

- | | |
|--|--|
| <input type="checkbox"/> More seating | <input type="checkbox"/> Cleaner sidewalks and streets |
| <input type="checkbox"/> More trees | <input type="checkbox"/> Public art |
| <input type="checkbox"/> More low planting | <input type="checkbox"/> More signage and wayfinding (e.g. for tourists) |
| <input type="checkbox"/> More lighting | <input type="checkbox"/> Stormwater management (better drainage, rain gardens, etc.) |
| <input type="checkbox"/> Bicycle parking | <input type="checkbox"/> Underground overhead utility wires |
| <input type="checkbox"/> Wider sidewalks | <input type="checkbox"/> Other _____ |

(Optional) Comments about parks/public space _____

Appendix: Survey

Part 4 - Housing

18. In the next 5 years, how likely are you to move?

not at all likely not very likely maybe somewhat likely very likely

19. If very likely or somewhat likely to move in the next 5 years, where would you ideally like to live?

☐ Another home in the Inner Sunset ☐ Another big city

☐ Another neighborhood in San Francisco ☐ A suburb near a big city

☐ Another Bay Area city ☐ A small town or rural area

20. What would be your primary reason for moving?

☐ Find more affordable rental housing ☐ Move closer to friends or family

☐ Purchase a home ☐ The weather

☐ Move closer to my employment ☐ Graduate from university

☐ Gain better access to schools ☐ Not applicable, I don't plan to move

☐ Move to a less busy place ☐ Other _____

21. How much do you agree or disagree with the following statements?

strongly disagree disagree neutral agree strongly agree

More housing should be built in **San Francisco**.

More housing should be built in the **Inner Sunset**.

Replacing old buildings with new buildings makes this neighborhood less attractive.

Preserving the existing height and scale of buildings in the Inner Sunset is important to me.

I support building taller than 4 stories in the Inner Sunset commercial district.

I would be more likely to support new development if it meant more affordable housing.

People are having to move out of this neighborhood due to rising costs.

I worry about the stability of my own living arrangement.

Protecting renters from no-fault evictions (e.g. evicting renters to turn units into condos) is important to me.

(Optional) Comments about housing _____

Part 5

22. How much do you agree or disagree with the following statements?

strongly disagree disagree neutral agree strongly agree

I feel at home in my neighborhood.

There is no other neighborhood where I would rather live.

I know my neighbors.

It's important to me to support local businesses.

It's important to me to know people in my neighborhood.

The Inner Sunset is an economically diverse neighborhood.

Economic diversity in the Inner Sunset is important to me.

I attend community meetings often.

If there were a community center, I would use it.

The recent economic growth in the tech sector has had a positive impact on **San Francisco**.

The recent economic growth in the tech sector has had a positive impact on the **Inner Sunset**.

23. What is your **favorite** quality about the Inner Sunset?

24. What is your **least favorite** quality about the Inner Sunset?

(Optional) Comments about this section _____

Appendix: Survey

The following demographic questions will help to evaluate survey responses. The answers will be kept **confidential**.

25. Please mark the approximate location of your home:



26. How many people live in your household? _____

27. How many children under the age of 18 are in your household? _____

28. What is your employment status?

- ☐ Employed full time
- ☐ Employed part time
- ☐ Not working
- ☐ Student
- ☐ Retired
- ☐ Other _____

29. How much does your household spend on housing as proportion of your household income?

- ☐ 0%
- ☐ less than 30%
- ☐ about 30%
- ☐ between 30% - 50%
- ☐ more than 50%

30. (Optional) What is your approximate annual household income?

- ☐ Less than \$34,999
- ☐ \$35,000 - \$74,999
- ☐ \$75,000 - \$99,999
- ☐ \$100,000 - \$149,999
- ☐ More than \$150,000

31. (Optional) What is your race/ethnicity?

- ☐ White
- ☐ Black
- ☐ American Indian and Alaska Native
- ☐ Native Hawaiian, Other Pacific Islander
- ☐ Multi-racial/multi-ethnic
- ☐ Other _____

Thank you for your time. I am conducting brief follow up interviews in your neighborhood. If you would be willing to speak with me further, please provide your contact information or contact me at tani.elliott@berkeley.edu with **Inner Sunset Interview** in the subject line.

Name _____ Email _____ Phone _____