



Glen Park Community Plan

PRESERVING & ENHANCING THE VILLAGE

COMMUNITY
MEETING

TUESDAY
09.14.2010

SAN FRANCISCO
PLANNING DEPARTMENT

SFMTA | Municipal Transportation Agency

Glen Park Community Plan

PRESERVING & ENHANCING THE VILLAGE

AGENDA

- Meeting Purpose
- Why a Plan?
- What will the Plan do?
- What Comes Next?

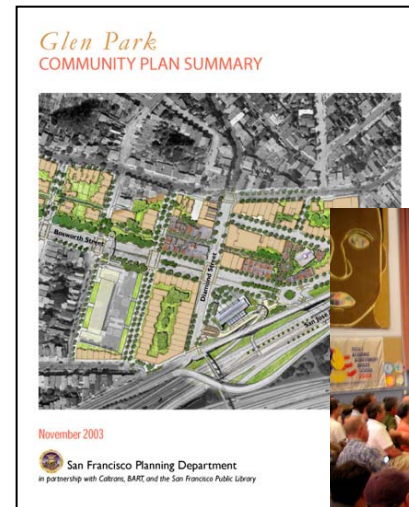
TONIGHT'S MEETING

- Release working draft Plan materials
- First discussion NOT last
- Working towards Plan finalization

Glen Park Community Plan

BACKGROUND

- Draft Plan completed in 2003
- Workshop & Open House (2009)
- Glen Park Festival 2009 & 10
- EIR Meeting (July '09)
- Glen Park Assoc. presentations
- Plan area mailings
- Transportation Workshop (Nov. 2009)
- Parking Meeting (June 2010)
- Moving towards Plan finalization 2011

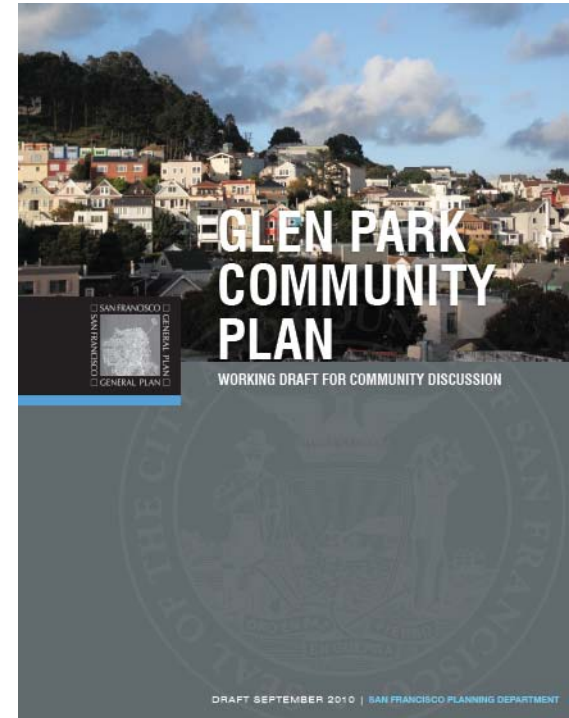


Why a Plan?



WHY A PLAN?

- Tool to benefit community
- Enshrines neighborhood vision
- Identifies what's unique & needs care
- Sets policy for the area
- Directs City investment
- Helps attract public funding





What makes Glen Park
special?

Glen Park Community Plan

COMMUNITY PLANNING BACKGROUND PLAN AREA

- Commercial Area (Village)
- BART Station
- Streets and Open Space
- NO changes proposed for residential areas



WHAT MAKES A VILLAGE?



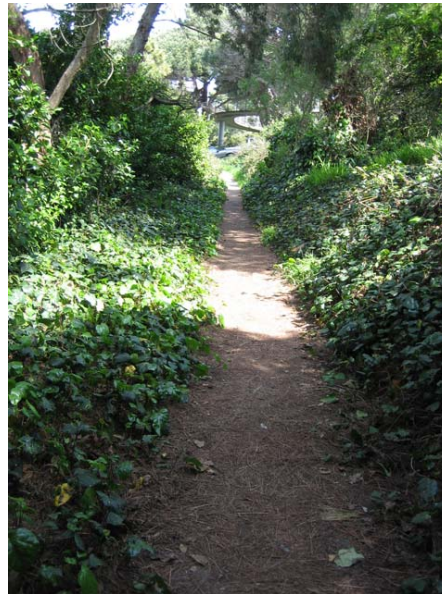
Vibrant walkable “Village” core

WHAT MAKES A VILLAGE?



Human Scale

WHAT MAKES A VILLAGE?



Natural environment

WHAT MAKES A VILLAGE?



Transportation options

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WHAT MAKES A VILLAGE?



Community

VISION

*The Glen Park community's **special character** is created by:*

eclectic building styles
pedestrian scale
green space
public spaces
walkable streets
compact village
proximity to transit
canyon

*Every new development project, whether public or private, must incorporate these features based on principals of **good design** and **human scale**.*

What challenges face Glen Park?



KEY ISSUES



Transportation & Circulation

KEY ISSUES



Transportation
& Circulation



Mega
Infrastructure

Glen Park Community Plan

KEY ISSUES



Transportation
& Circulation



Mega
Infrastructure



Development
Uncertainty

TRANSPORTATION & CIRCULATION

- Small area - lots of movement
- 9,000 transit riders per day
- Narrow streets
- Pedestrian safety
- Congestion
- Parking availability



MEGA INFRASTRUCTURE

- Create accessibility
- Impact livability
- Traffic
- Pedestrian safety
- Neighborhood barriers



Southern Freeway (I-280) 1966



1925
Bernal Cut & Southern Pacific Railroad

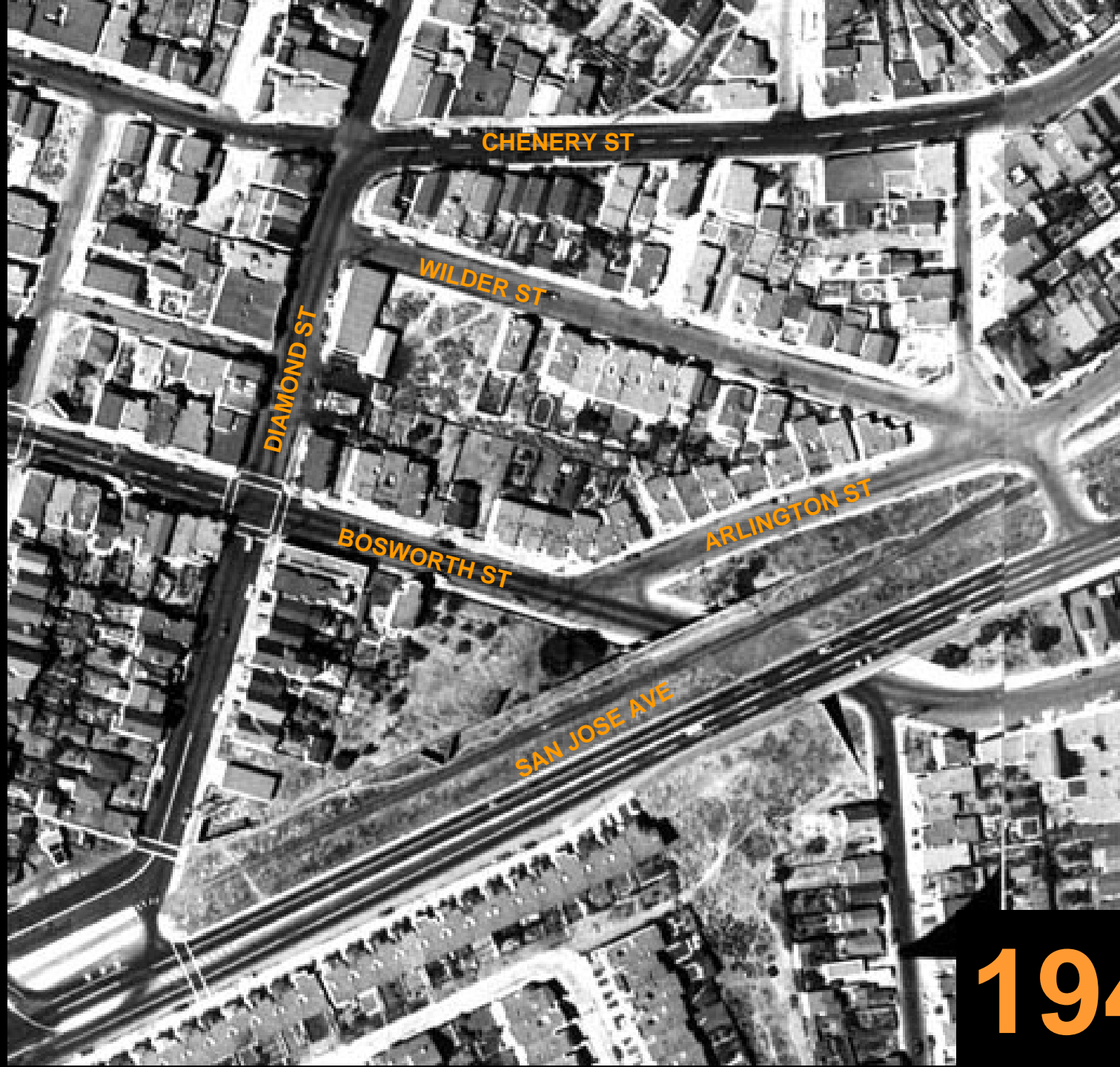
1929

Widening of Bernal Cut for auto route

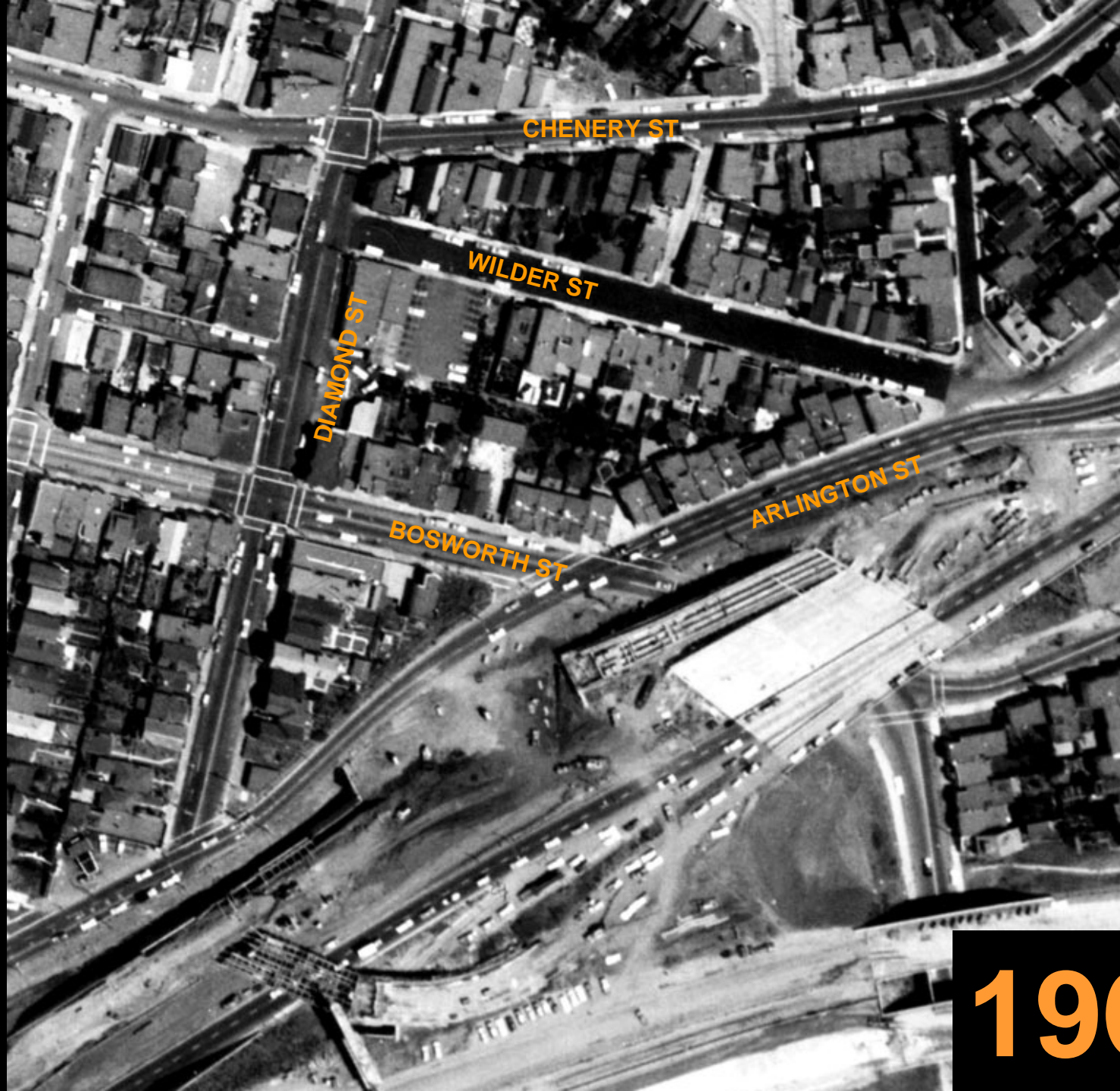


2010
San Jose Avenue - unrealized Mission Freeway





1948



1964



2010

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DEVELOPMENT UNCERTAINTY

- Glen Park largely built out
- Few development opportunities
- What will happen?
- Plan can provide guidance



PLAN GOALS

1. **Protect and strengthen** *the character of Glen Park's vibrant walkable neighborhood commercial district.*
2. **Balance** *the use of streets for pedestrians, bicycles, transit and automobiles in a way that satisfies circulation needs and enhances the livability of Glen Park.*
3. **Minimize the impacts** *of large-scale infrastructure projects on the community.*

A blue-tinted photograph of a group of people in a meeting room. Some people are seated at a long table, while others are standing. The text "What is a Plan?" is overlaid in white.

What is a Plan?

Glen Park Community Plan

Glen Park Community Plan

Мини-рендерформа RenderCube — это уникальное, не имеющее аналогов, решение. В компактном корпусе собраны мощная система из четырех объединенных узлов. В конфигурацию мини-рендерформы RenderCube входит встроенный монитор, клавиатура и TouchPad, что, при необходимости, обеспечит быстрый доступ к любому из узлов для контроля выполнения работ. Встроенный источник бесперебойного питания обеспечит стабильную надежную работу встроенной системы хранения данных. Эффективная и такая система охлаждения позволяет системе работать в течение 24 часов в сутки не обременяя пользователя излишним шумом.

What is a Plan?

- Policy Framework
- Zoning
- Implementation Program

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POLICY FRAMEWORK

- City's General Plan
- Policies and objectives
- Guides City decisions

What is a Plan?

► **Policy Framework**

► **Zoning**

► **Implementation Program**

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WHAT IS A PLAN?

Pedestrians

OBJECTIVE 4

**ESTABLISH GLEN PARK'S STREETS AS
COMFORTABLE AND ATTRACTIVE PLACES FOR
WALKING AND PUBLIC LIFE**

Policy 4.1

***Pursue pedestrian and streetscape improvements
that enhance safety and comfort for pedestrians.***

WHAT IS A PLAN?

Vehicle Circulation



WHAT IS A PLAN?

Vehicle Circulation

OBJECTIVE 8

**REESTABLISH THE LOCAL IMPORTANCE OF
STREETS IN THE AREA**

Policy 8.1

***Calm traffic throughout Glen Park, especially
through-traffic and freeway-oriented traffic.***

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WHAT IS A PLAN?

POLICY FRAMEWORK

Land Use



*BART upcoming
process*

WHAT IS A PLAN?

Land Use

OBJECTIVE 2

**ENSURE THE COMPATIBILITY OF NEW DEVELOPMENT
WITH THE FORM AND CHARACTER OF GLEN PARK**

Policy 2.1

***Involve the community in decisions affecting Glen Park's
built environment.***

Policy 2.3

Consider other possible uses for the BART parking lot.

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WHAT IS A PLAN?

POLICY FRAMEWORK

Open Space



Divisadero Street parklet

WHAT IS A PLAN?

Open Space

OBJECTIVE 11

MAINTAIN AND IMPROVE THE AREA'S MIX OF PUBLIC OPEN SPACES

Policy 11.1

Sustain and improve the informal pedestrian path and greenway connecting downtown Glen Park to Glen Canyon Park.

Policy 11.3

Consider reclaiming some street space in the commercial core for use as open space.

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ZONING

- Update neighborhood commercial zoning controls

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What is a Plan?

► **Policy Framework**

► **Zoning**

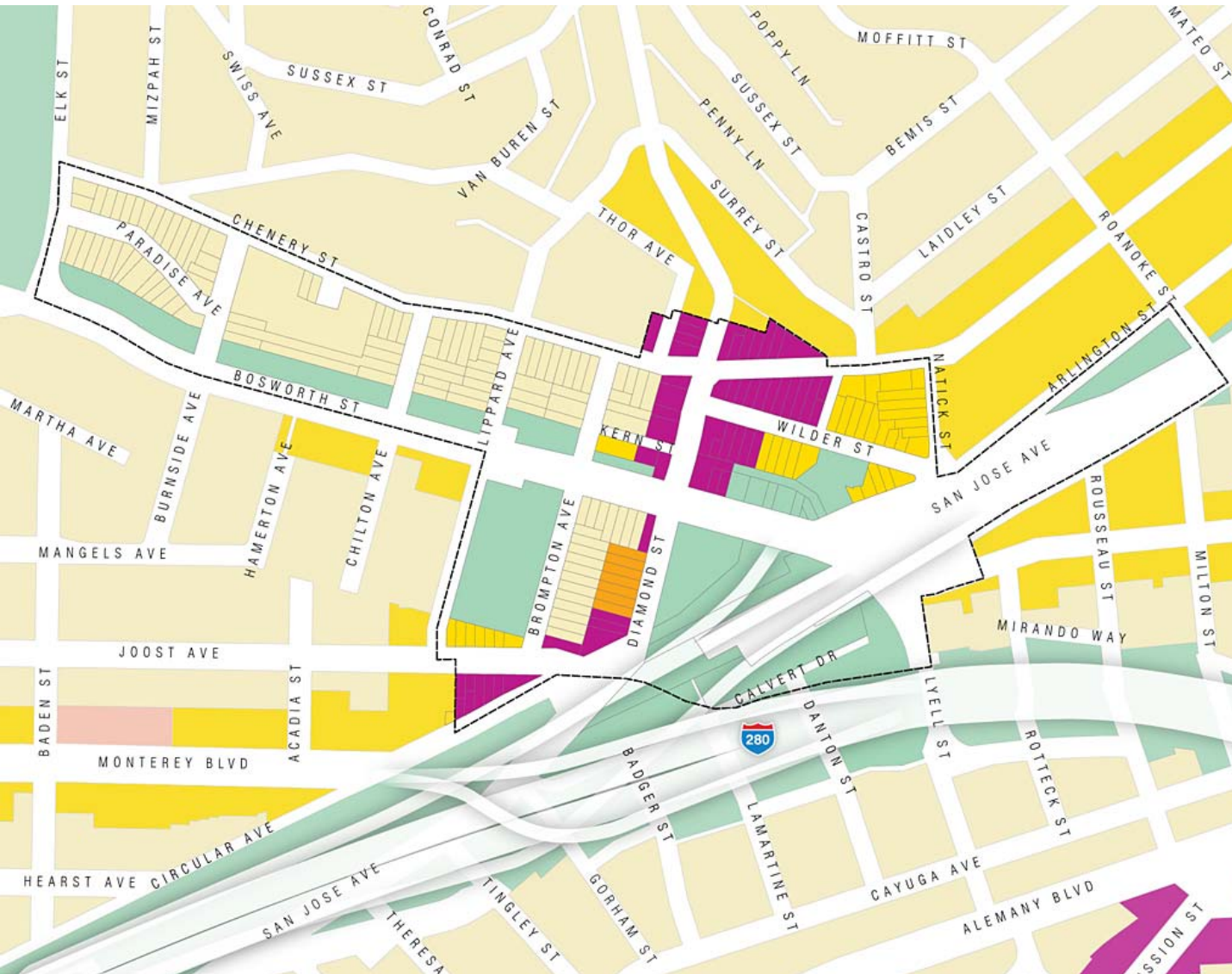
► **Implementation Program**

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WHAT IS A PLAN?

EXISTING ZONING



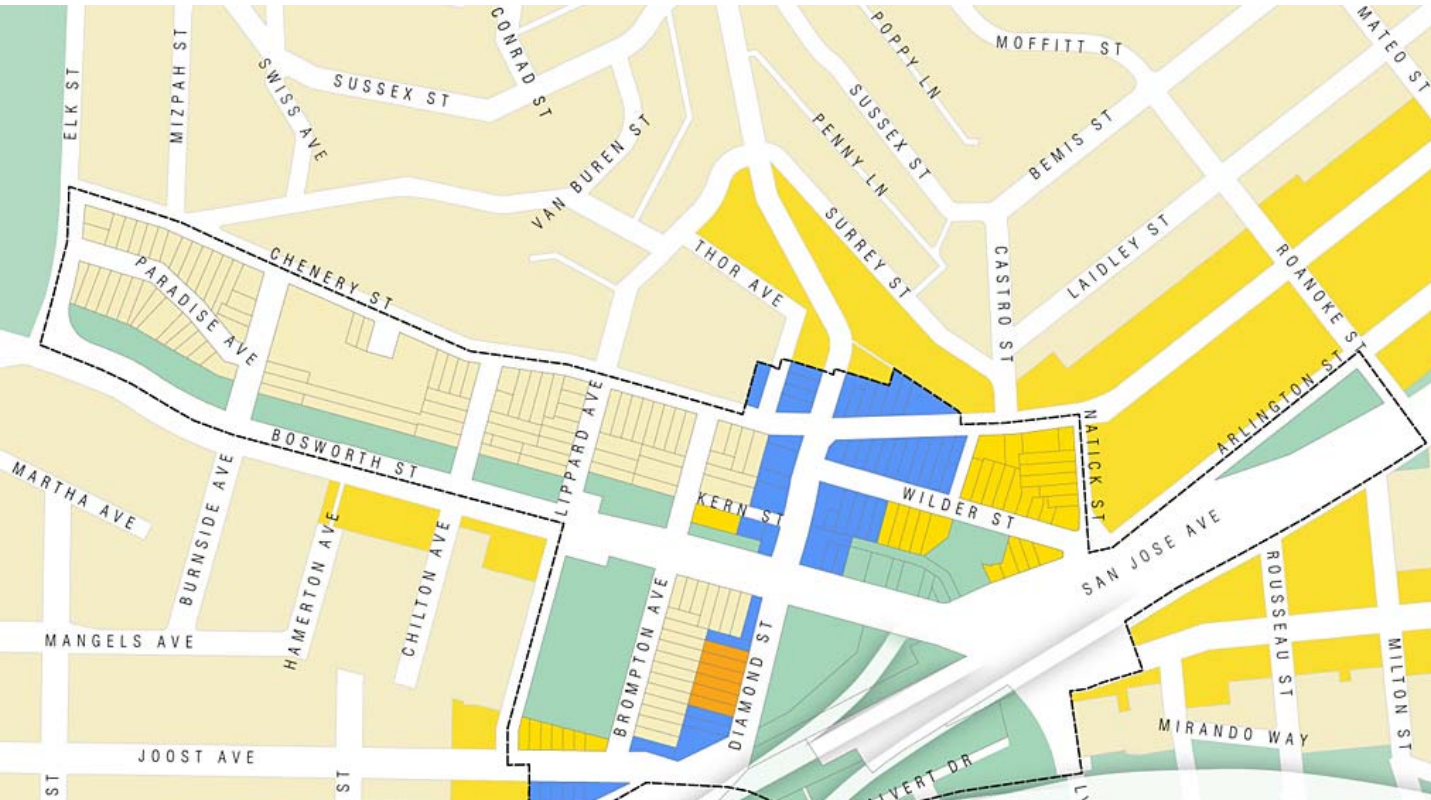
LAND USE DISTRICTS

- RH-1** Residential, one unit per lot
- RH-2** Residential, two units per lot
- RH-3** Residential, three units per lot
- RM-1** Low Density Residential, 1 unit per 800 sf
- NC-2** Neighborhood Commercial, small scale 2 commercial stories
- NC-T** Neighborhood Commercial Transit
- P** Public
- Glen Park Community Plan Boundary

Glen Park Community Plan

WHAT IS A PLAN?

PROPOSED ZONING



LAND USE DISTRICTS

	RH-1	Residential, one unit per lot
	RH-2	Residential, two units per lot
	RH-3	Residential, three units per lot
	RM-1	Low Density Residential, 1 unit per 800 sf
	NC-2	Neighborhood Commercial, small scale 2 commercial stories
	NC-T	Neighborhood Commercial Transit
	P	Public
	Glen Park Community Plan Boundary	

GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT (NCT) ZONING

- Develop customized controls (Ocean Ave, Union Street, North Beach, others)
- Support walkability, transit, and business
- Allow flexibility in commercial core (parking & housing)
- Control type of uses (chains, hours of operation, etc.)
- 5 ft. height bump for groundfloor stores

Glen Park Community Plan

To Do

IMPLEMENTATION PROGRAM

- Outline for follow up actions
- Puts Plan recommendations on the ground
- Guides other City agencies

What is a Plan?

► Policy Framework

► Zoning

► Implementation Program

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WHAT IS A PLAN?

	Project	Action	Key Agency	Timeframe	Potential Funding Source
TRANSPORTATION	Bicycle Network projects	Implement Glen Park bicycle projects as identified in <i>San Francisco Bicycle Plan</i> including: <ul style="list-style-type: none"> ▪Lyell Street bike lanes ▪Bosworth St. bike lanes btw. Diamond and Rotteck ▪Bike Lanes on Monterey Blvd on and off ramp bike lanes from San Jose Avenue ▪Arlington Street shared lane bike markings ("sharrows") 	SFMTA	Near-term (1-5 yrs)	Funded
	Bicycle parking	Install additional bicycle where needed near commercial area, BART, and Glen Canyon Park	SFMTA, BART	Near-term (1-5 yrs)	State, regional, federal grants, SFMTA Bike Program

NEXT STEPS



Community Plan

- Open office hours @ Glen Park Recreation Center (TBD)
- Submit any comments by Oct. 15th
- Invite us to your meeting!
- Early November workshop - "Zoning"

Environmental Impact Report (EIR)

- Draft EIR – end of year/early 2011
- 45 day public comment period
- Hearing at Planning Commission during public review period
- Comments and Responses document and EIR certification in summer 2011



Thank you!

Questions?



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<http://glenpark.sfplanning.org>