Over the last two years, the Planning Department has been working closely with Glen Park’s residents, merchants and neighborhood organizations to create the Community Plan. Since publication of the Draft Plan in Fall 2010, we have received extensive feedback and comments on various aspects of the proposed Plan. Generally, the comments have supported the Plan’s emphasis on preserving and enhancing Glen Park’s unique character. We are now working to address some of the specific questions and concerns that have been raised.

While we feel the Plan’s fundamental vision and direction are on the right track, we continue to make refinements as we head towards Plan finalization in Fall 2011 (see back for timeline).

Refining the Plan

How to Get Involved

For more information, please visit us on-line: http://glenpark.sfplanning.org

or contact Jon Swae at jon.swae@sfgov.org or 415.575.9069 to be put on our mailing list and receive meeting updates.
Existing Height District
Currently, Glen Park and the surrounding area are located within a 40' height district. This typically allows up to four stories of development.

Initial Height District Proposal
The original Plan proposal included a 5' height bump within Glen Park’s commercial area. This additional 5' is intended to encourage taller and more inviting ground floor commercial spaces. It would not, however, allow an extra story of development.

Revised Height District Proposal
One of the main goals of the Plan is to strengthen the character of Glen Park’s vibrant, walkable neighborhood commercial district. The Planning Department proposes a revision to the height district in the Draft Plan that more closely reflects the existing building scale and street wall. This change would reduce the maximum height of new construction within the interior of the “village” by one story (see map at right).

Commercial District Boundary
To sustain Glen Park’s traditional pattern and formally recognize its unique identity, the Plan proposes updating the commercial district’s zoning to create a special Glen Park Neighborhood Commercial Transit District (Glen Park NCT). This new zoning district largely retains the existing commercial district’s boundary. The Planning Department is now considering adjustments to the district’s boundary as a result of further analysis of the area and issues raised by the community (see map below).

Zoning District Revisions?

Diamond Street?
Located across from the BART station, this row of residential apartment buildings raises some zoning questions. Given their location, do these buildings form a gap in the commercial district? Would re-zoning these properties to allow commercial uses be appropriate here? A zoning change could allow conversion of ground floor garages into commercial spaces at some future time while allowing existing residential units to remain.

Chenery/Castro Streets
The Department proposes adding two residentially zoned properties to the Glen Park NCT district. Given their historic commercial use and character, they are appropriately represented by a change to neighborhood commercial zoning. This zoning change would formally recognize these properties as part of Glen Park’s commercial district.