



Glen Park Community Plan

PRESERVING & ENHANCING THE VILLAGE

**COMMUNITY
MEETING**

TUESDAY
11.16.2009

Glen Park Community Plan

PRESERVING & ENHANCING THE VILLAGE

AGENDA

- Background
- Public Comments
- Zoning Discussion
- What Comes Next?

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)
- Working draft Plan release (Sep 2010)
- Draft Plan comments (Oct 2010)
- Moving towards Plan finalization in 2011



GLEN PARK COMMUNITY PLAN MEETING

COMMUNITY MEETING
Hosted by the **San Francisco Municipal Transportation Agency**

Wednesday, November 4, 2009, 6:30-8 p.m.
Glen Park Elementary School
151 Lippard Street near the Glen Park BART Station

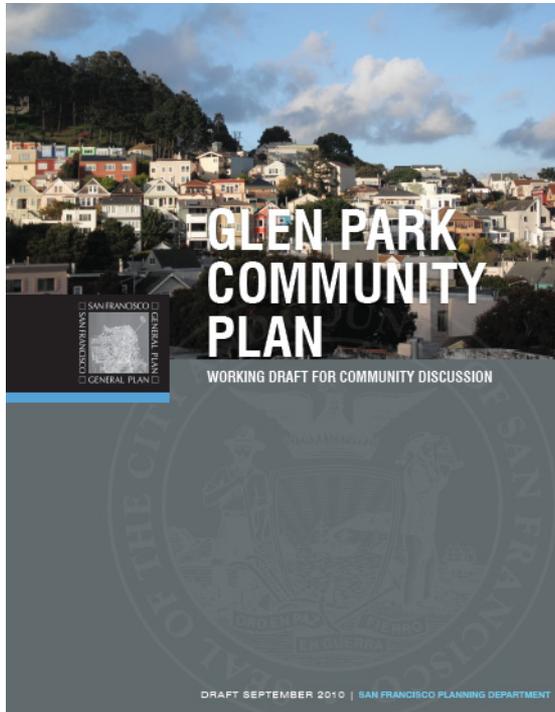
The San Francisco Municipal Transportation Agency (SFMTA), which operates Muni, invites you to join fellow residents and business owners to discuss proposed transportation improvement projects presented in the 2003 "Glen Park Community Plan." We will update you on the proposed transportation and transit improvements to be analyzed in the on-going Environmental Impact Review.

SFMTA | Municipal Transportation Agency



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 A VILLAGE?



Vibrant walkable “Village” core

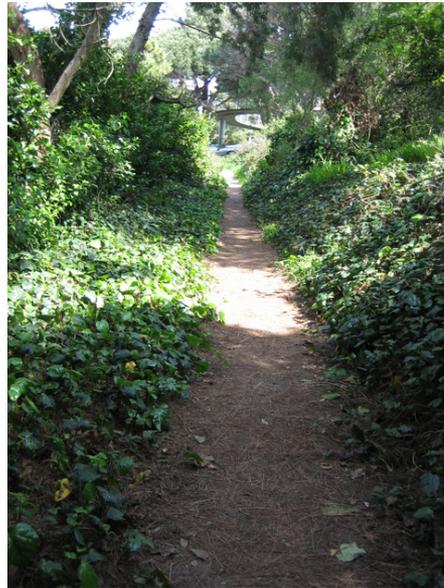
Glen Park Community Plan

WHAT MAKES A VILLAGE?



Human Scale

WHAT MAKES A VILLAGE?



Natural environment

WHAT MAKES A VILLAGE?



Transportation options

Glen Park Community Plan

WHAT MAKES A VILLAGE?



Community

KEY ISSUES



Transportation
& Circulation

Glen Park Community Plan

KEY ISSUES



Transportation
& Circulation



Mega
Infrastructure

Glen Park Community Plan

KEY ISSUES



Transportation
& Circulation



Mega
Infrastructure



Development
Uncertainty

A group of people are gathered in a meeting room. A man in a dark suit is pointing towards a large screen or whiteboard. Other people are seated around the room, some looking towards the screen. The scene is dimly lit, with the primary light source being the screen. The overall atmosphere is professional and collaborative.

What is the Plan?

Мини-рендерформа RenderCube — это уникальное, не имеющее аналогов, решение. В компактном корпусе собраны мощная система из четырех объединенных узлов. В конфигурации монитор, клавиатура и TouchPad, что, при необходимости, обеспечит быстрый доступ к любому из узлов для ввода информации. TouchPad, что, при необходимости, обеспечит быстрый доступ к любому из узлов для ввода информации. TouchPad, что, при необходимости, обеспечит быстрый доступ к любому из узлов для ввода информации.

What is a Plan?

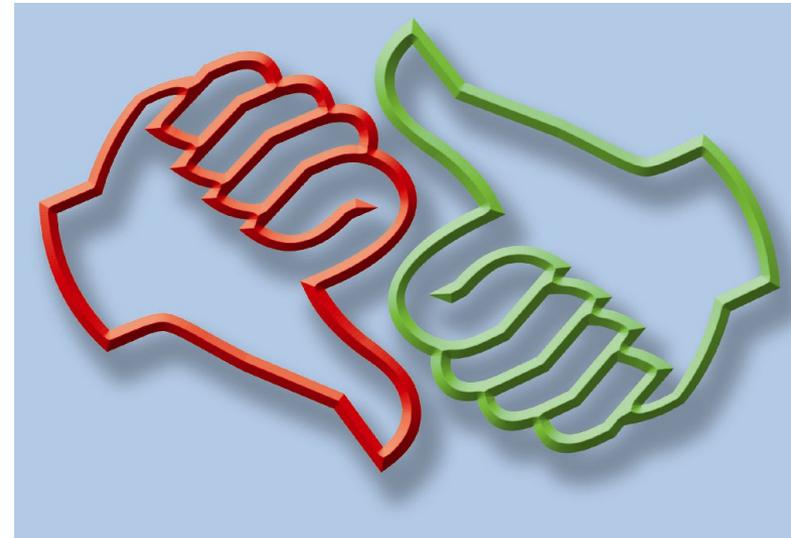
- ▶ Policy Framework
- ▶ Zoning
- ▶ Implementation Program

A large group of people, mostly men in suits, are seated in a room, likely attending a public meeting or hearing. The room has a high ceiling and a large window in the background. The text "Draft Plan Public Comments" is overlaid on the image in white.

Draft Plan Public Comments

Comments

- 60 people !
- Variety of opinions
- Great care for neighborhood
- Not agreement on everything
- Generally support a Plan
- Considering changes



General

“I strongly support this effort and hope very much to see it carried through to realization.”

“I am very supportive of the document and think it paints a lovely vision for what Glen Park can become.”

“We support many of the Plan’s objectives in principle. However, certain aspects of the Plan are cause for great concern.”

Pedestrians

“Pedestrian calming initiatives are definitely a move in the right direction.”

“This goal of encouraging walking/public transit is unrealistic and discriminatory.”

“Policies that support the integration of features to promote public safety will make streets more walkable.”

“I really like the idea of keeping the ‘feel’ of the village and maintaining store fronts and making sidewalks and crosswalks more pedestrian friendly.”



Pedestrians

- Much support for pedestrian improvements
- Benches, widened sidewalks, lighting
- Bosworth intersections
- Public safety
- Plan in good place

Transportation

“I also LOVE the idea of a roundabout at Bosworth & Arlington. It is a terrible intersection and I think you have come up with a good solution.”

“I am concerned about the decidedly anti-car tone of the report.”

“The impact of the mega buses (Google, Genentech, Apple) that roam through the n’hood...should be considered.”



Transportation

- Interest in traffic calming projects
- Impact of employee shuttles & freeway traffic
- Left-turn pockets on Diamond Street
- Bicycle projects
- Car sharing
- Refine with SFMTA & community

Parking

“I am concerned about taking away parking spots... since it may result in more shoppers parking in residential areas.”

“I am opposed to the elimination of more parking in Glen Park. Many people...drive because of lack of reliable public transportation or a physical problem.”

“Unlike most residents, I have no support for parking requirements and fully support the lessening of parking requirements.”

Parking



- Parking is already difficult. Reducing parking will make it more difficult.
- Don't remove parking without adding new parking
- Opportunities to increase on-street parking?

BART Parking Lot

“... we strongly oppose any plan that would facilitate the development of that parking lot.”

“I would support a building on...the BART parking lot...in order to provide densities that respond to the transit rich node of the BART station.”

BART Parking Lot



- Plan sets framework for area
- BART lot should stay
- Family housing?
- Confusion (City & BART, heights)
- Plan continues to stay open

Open Space

“I am in favor of greening and beautifying the BART plaza and surrounding area to make it a more viable, safer, public communal space.”

“Parklets are not needed in the busy, noisy downtown area. Just walk a few blocks and you have 66 acres in Glen Canyon Park.”

“I am a huge fan of daylighting of the creek.”

“I have little faith that the City can maintain Islais Creek if it ever brings its water above ground.”

Open Space



- Interest in creating additional public space
- Mixed reaction to 'parklet'
- Support for redesign of BART Plaza
- Support for greenway path
- For/against creek daylighting
- Plan states opportunities

San Jose Avenue

“The volume and speed of vehicular traffic on San Jose Ave needs to be addressed.”

“We support adding a wide bike lane and more trees along San Jose Ave. so it does not look so ‘freeway’ like.”

“The plan’s consideration of returning San Jose Ave to a street... is completely unrealistic.”

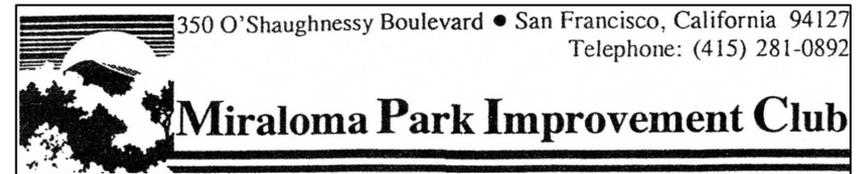
San Jose Avenue



- Traffic calming improvements
- Increase / reduce congestion?
- Public safety, maintenance, homeless
- Restored neighborhood connections
- Will be determined post-Plan

Impact on Surrounding N'hoods

- Miraloma Park:
hilly, infrequent transit service -
makes walking difficult.
- Oppose reduction of on-street parking,
curb cut restrictions, development of BART lot.
- Neighbors nearby in Bernal Heights support
San Jose Avenue redesign.



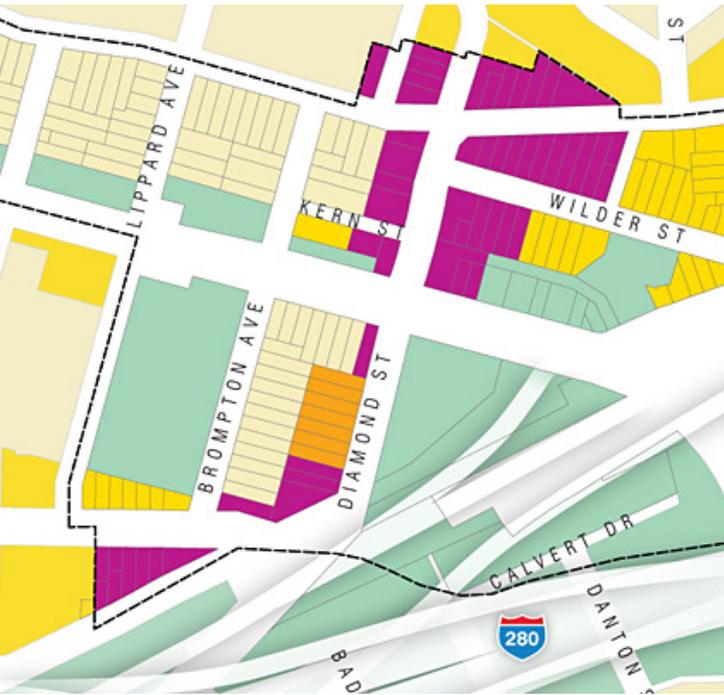
Zoning

“I am very opposed to the rezoning discussed. This neighborhood is already dense and cannot take a zoning that has unlimited height restrictions and parking.”

“I feel that there is a missed opportunity to enlarge and encourage more commercial development.”

“Updating the existing zoning is clearly an effort to help BART develop their property.”

Zoning



- How will new zoning affect the Village?
- Updating zoning is way to help BART develop their property.
- Possible to expand neighborhood commercial zoning?
- Chain stores?
- Plan is NOT rezoning BART lot

Points of Clarification

- Plan is policy document → Implementation later
- BART is NOT EXEMPT from local planning and zoning
- 65' height is only for EIR
- Eminent domain WILL NOT be used
- Bike projects approved through separate process

Changes to Plan?

- Language on BART lot
- Short-term projects / “early wins”
- Explore opportunities to add on-street parking
- Car sharing
- Further address shuttles (SFMTA?)

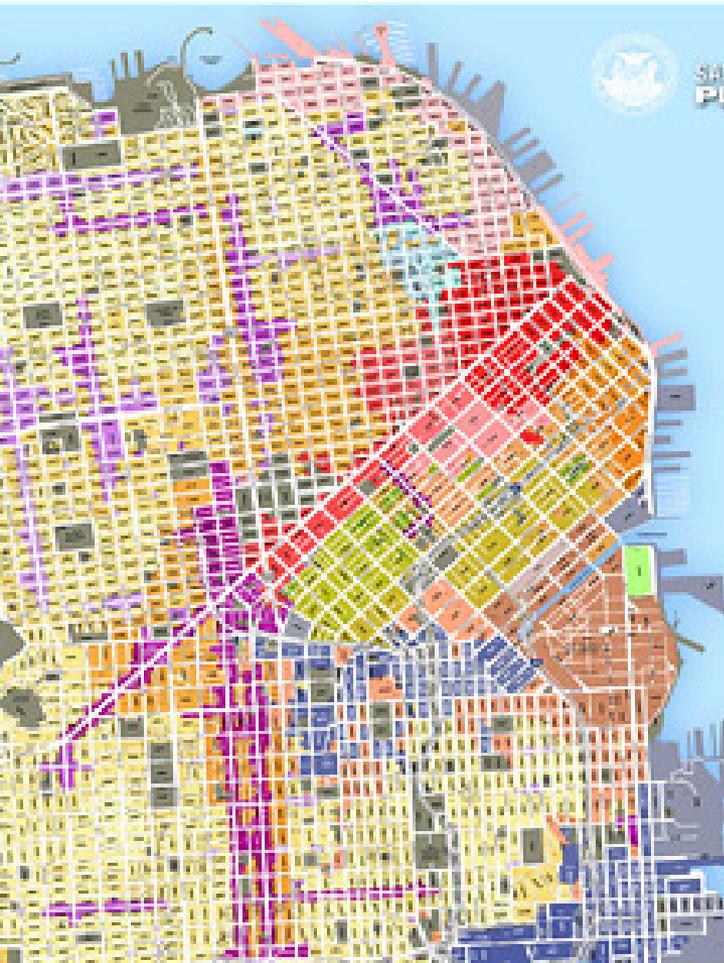
An aerial photograph of a city, likely San Francisco, is shown with a semi-transparent blue overlay and a fine grid pattern. The word "Questions?" is centered in white text.

Questions?

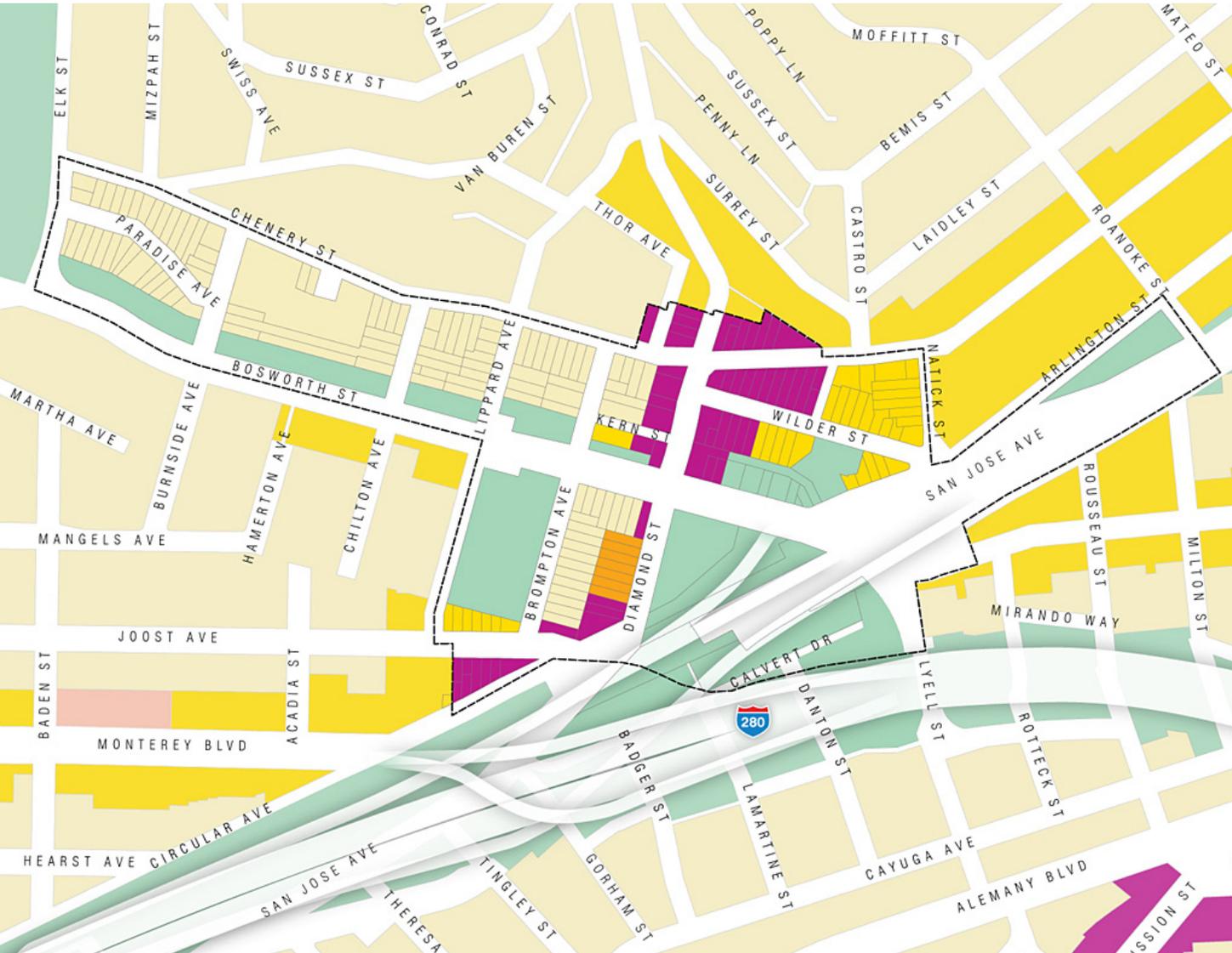
Zoning



What is Zoning?



- Every lot in San Francisco zoned
- Sets rules for land usage + development
- Direct and manage growth and development
- How tall can buildings be?
- How many parking spaces?
- What's allowed inside (i.e. a store, home, auto repair shop, etc)?



- 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

40' height limit

RESIDENTIAL

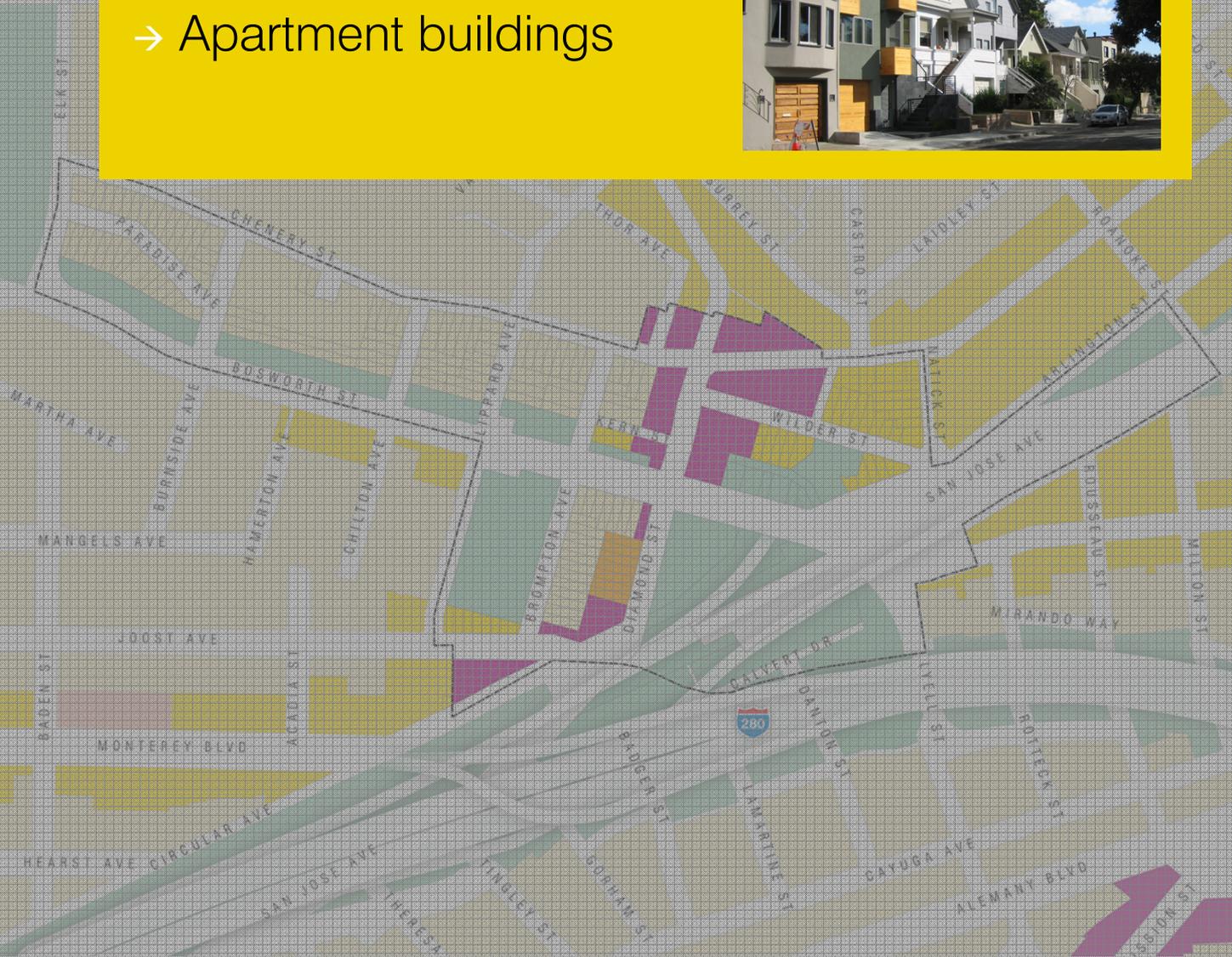
→ Homes

→ Apartment buildings



LAND-USE DISTRICTS

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RESIDENTIAL

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- Apartment buildings



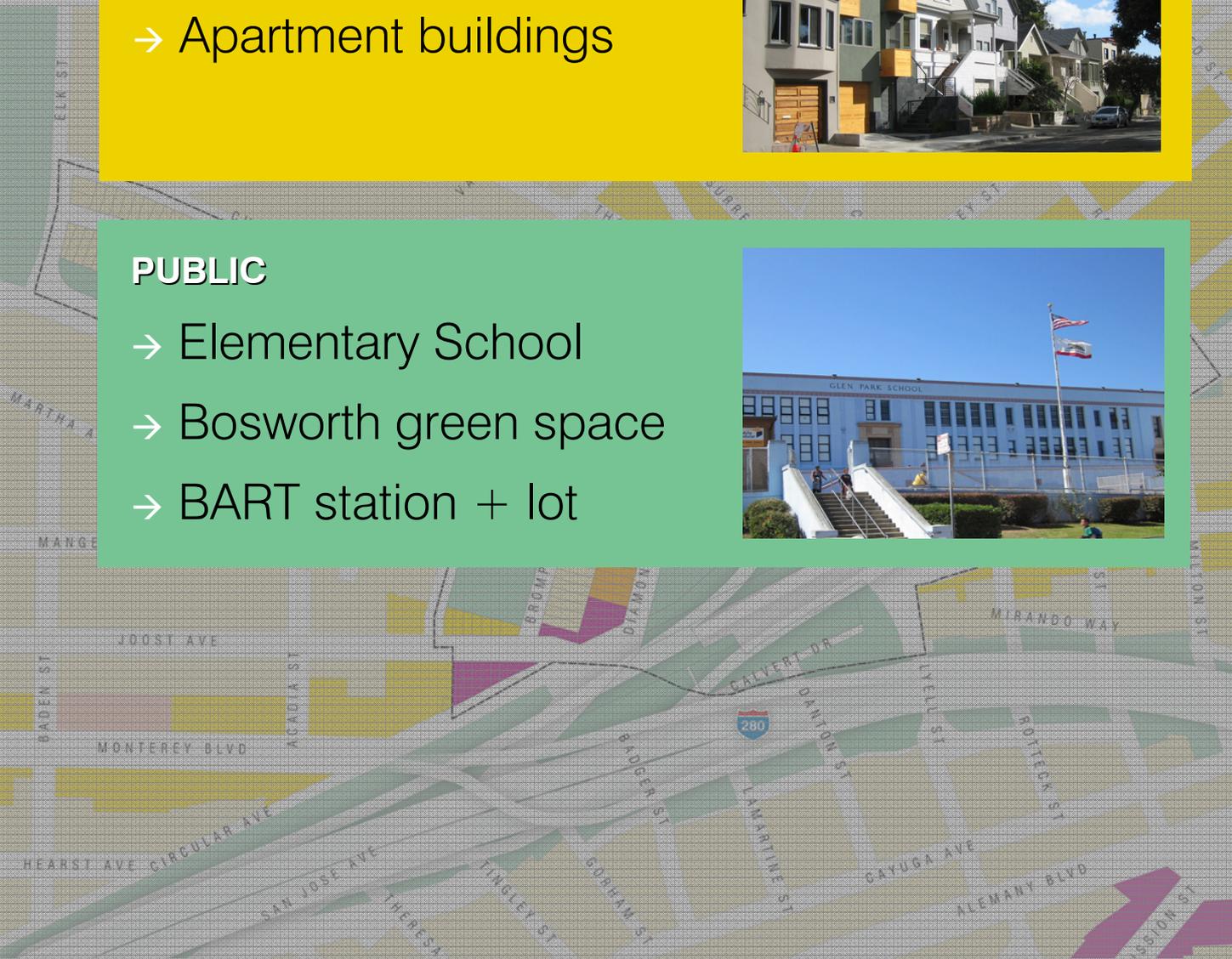
PUBLIC

- Elementary School
- Bosworth green space
- BART station + lot



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RESIDENTIAL

- Homes
- Apartment buildings



PUBLIC

- Elementary School
- Bosworth green space
- BART station + lot



NEIGHBORHOOD COMMERCIAL

- Retail buildings
- Diamond St.
- Chenery St.



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NEIGHBORHOOD COMMERCIAL ZONING



About 50 properties

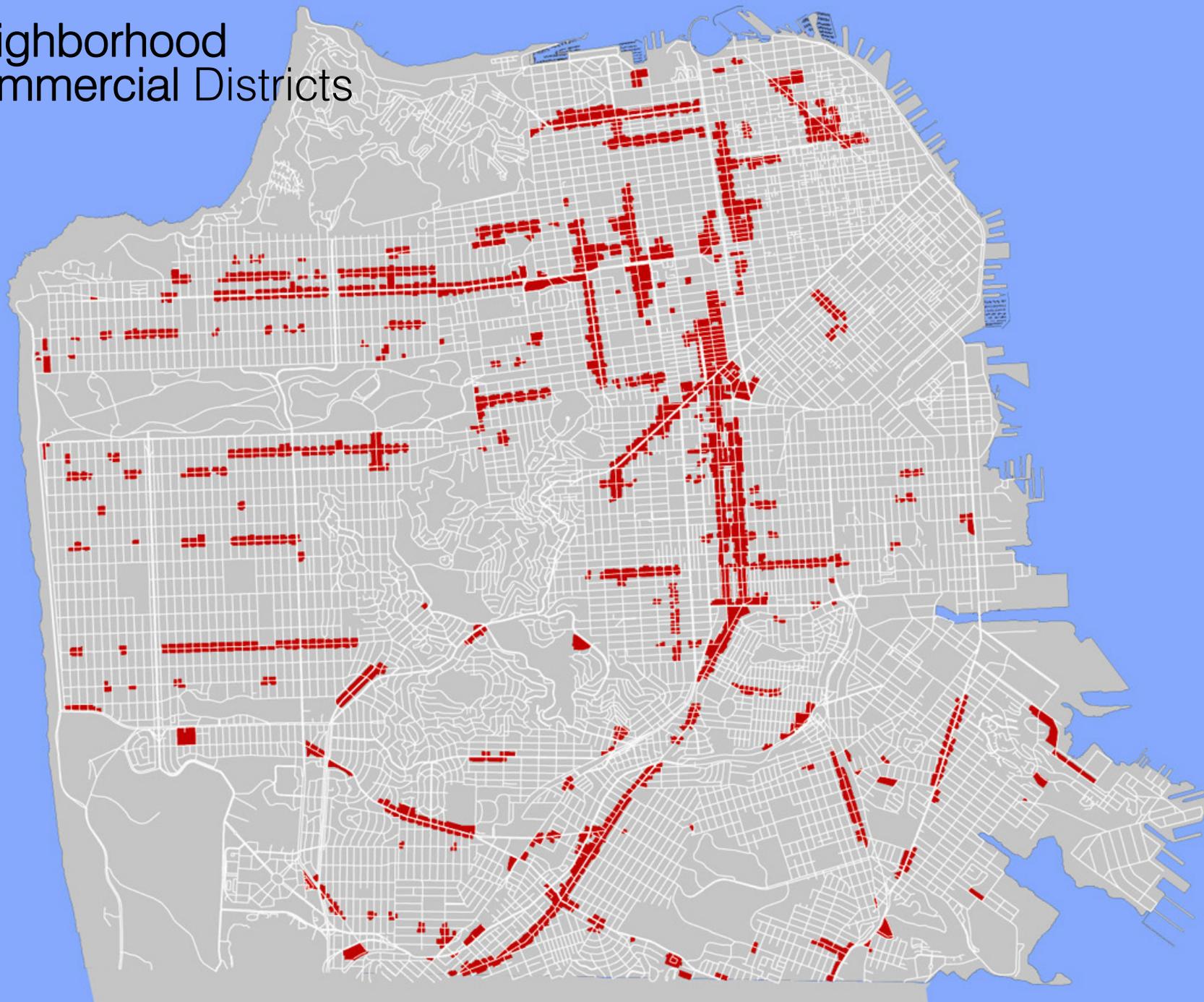
Roughly 120 housing units

Half of buildings have parking

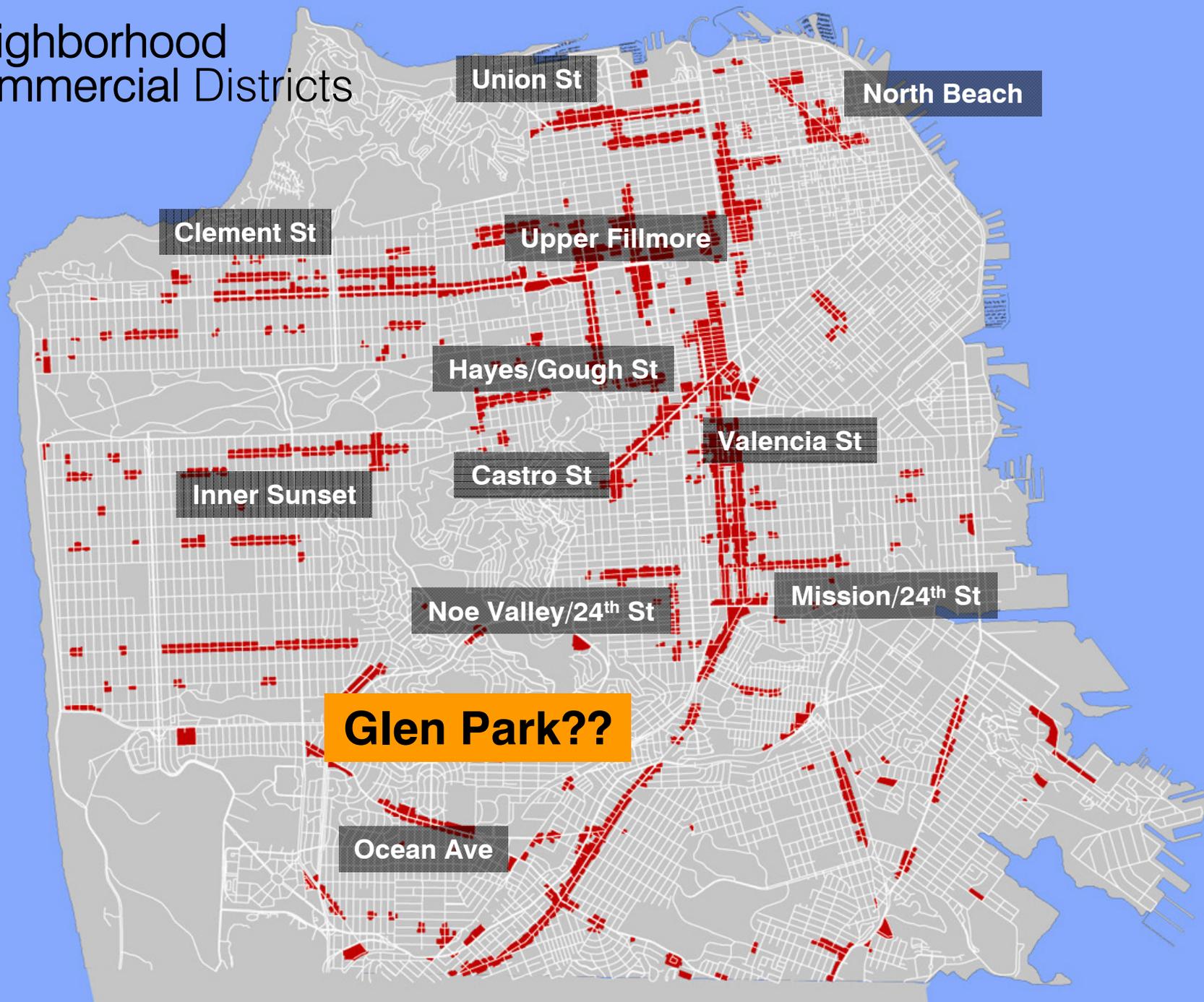


Diamond & Chenery Street (1930)

Neighborhood Commercial Districts



Neighborhood Commercial Districts



Union St

North Beach

Clement St

Upper Fillmore

Hayes/Gough St

Valencia St

Inner Sunset

Castro St

Noe Valley/24th St

Mission/24th St

Glen Park??

Ocean Ave

Storefronts



Walkable



Active



Transit



Glen Peak
STATION
LOOK TO MEAT OUT

Starbucks

ERGO CELL



2058

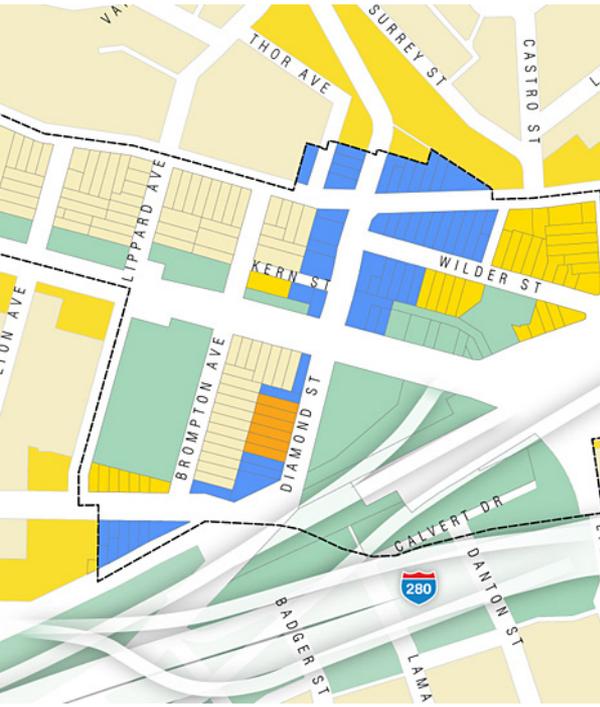


DRAFT Zoning Proposal

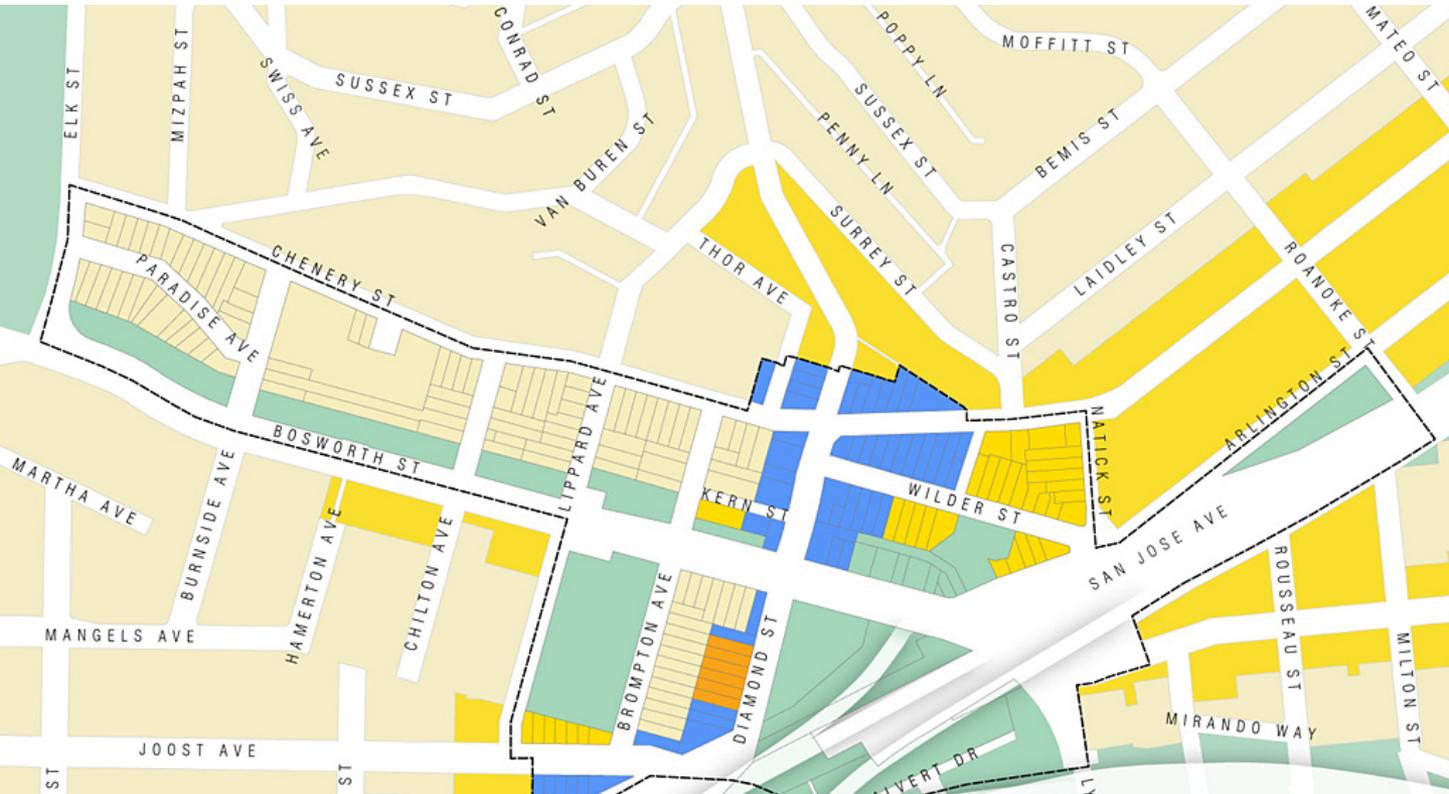


- Glen Park Neighborhood Commercial Transit District
- Support walkability and transit-orientation
- Reflect historic building pattern
- Changes to existing zoning
- Consistent with other n'hoods

Highlights



1. Establish a specific Glen Park district
2. Customized use controls (i.e. chain stores)
3. Flexible density + parking in district ONLY
4. Pedestrian street requirements
5. Height bump (5') for ground floors
6. Legalize pre-existing commercial use (Osha Thai)



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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

Off-Street Parking



- Off-street parking – non required, up to 1space per unit
- Traditional n’hood pattern
- More flexible use of building
- Consistent w/ character
- Still an option

Ground Floor Heights



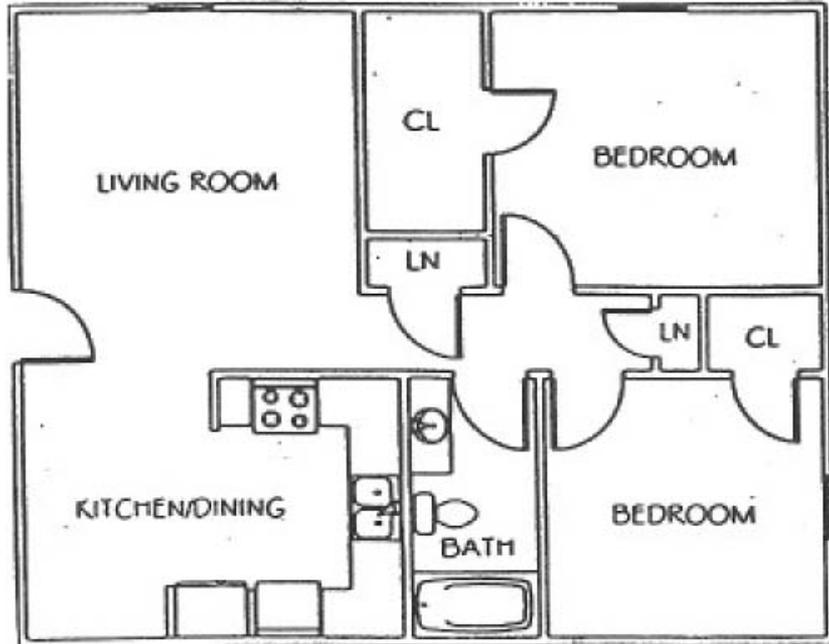
- 5' height increase for ground floors
- More inviting streetfronts
- Support pedestrian environment
- Does NOT allow for additional floor of development.



Street Frontage

- Ground floor commercial required
- Strengthen commercial district
- Pedestrian experience
- Limit curb cuts/driveway access (Diamond St., Chenery St.)
- Parking set back from street

Density



- Density – no density by lot area, 40% 2 bedroom units?
- Allows flexibility

Questions?

- Expand commercial district?
- Limit types of uses or hours of operation (bars, institutions, etc.)?
- Restrict chain stores?

NEXT STEPS

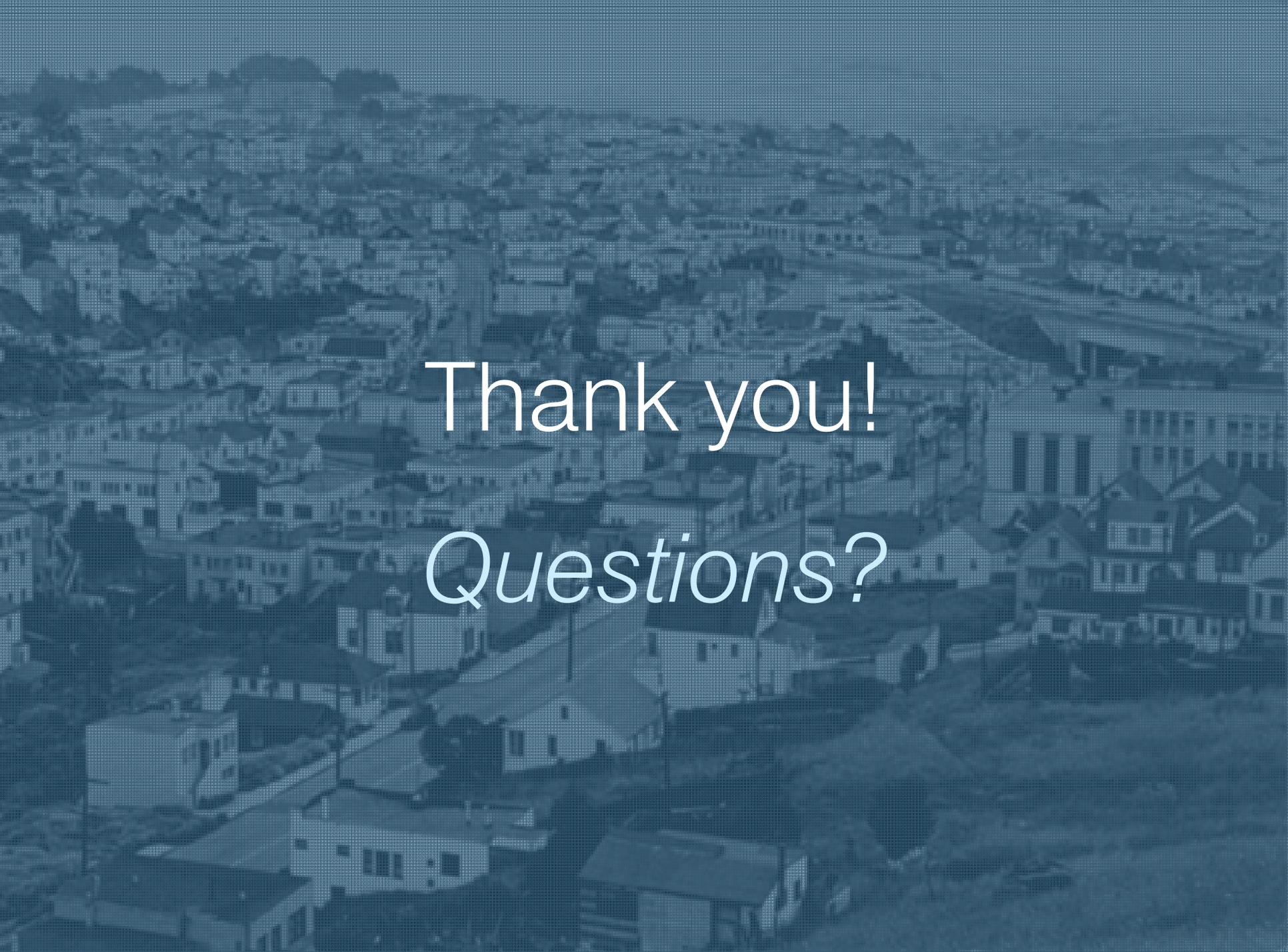


Community Plan

- Planning Commission Informational Briefing (Jan/Feb 2011)
- Plan refinement continues
- Revised Plan Package & Workshops (March - June 2011)
- Possible Planning Commission Hearings (June/July 2011?)

Environmental Impact Report (EIR)

- Draft EIR – Feb 2011
- 45 day public comment period
- Hearing at Planning Commission during public review period
- Comments and Responses document and EIR certification in summer 2011

An aerial photograph of a densely packed residential neighborhood, likely San Francisco, showing a mix of multi-story apartment buildings and smaller houses. The image is overlaid with a semi-transparent blue filter and a fine grid pattern. The text "Thank you!" is centered in the upper half of the image.

Thank you!

Questions?



Jon Swae

Planning Department

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<http://glenpark.sfplanning.org>