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GREATER GOLDEN HILL COMMUNITY PLAN UPDATE
CHARRETTE 1 – Written Comments from Community Participants

DRAFT October 9, 2010

Table 1

10 Things you Love about your Community

- Golf course - open space
- Dog park
- Trails near the dog park canyon
- Walkability
- Eclectic architecture
- Local businesses
- Community-oriented events (Old House Fair, Walkabout, etc.)
- Diversity
- Natural views
- Art spaces
- The natural view
- Connection to the park
- Access/ proximity to downtown/ Balboa

10 Simple Improvements

- Golf Course Open Space
 - Add a walk path – make it safe all around the park
 - Wildlife access
 - Expand more family access to east end of park between Rec Center & 28th St.
(use up some golf course space)
- Improve connection to Balboa Park, improve street access & walkability
- Increase maintenance district funds for park?
- Possible use of maintenance district funds for street repairs & lighting
- Need a larger community center
- 25th & F - idea for community center?
- 25th & F – church for lease?
- What to do for closed post office?
- Bring the streetcar/ trolley to 30th & Fern
- There are 2 auto shops near C & 25th
- Underground the power lines
- More street art
- Enforce code on street signs and advertisements
- Improve jogging & bike path around the golf course

*All comments written herein are direct transcriptions of notes collected from each table as well as notes taken during the report back sessions of the workshop

- More walking trails
- Improve sidewalks
- lighting
- More playgrounds
- Rezone 25th street
- Library/ Cultural Center/ Community Center
- Need a Golden Hill sign (like Hillcrest or North Park)
- Streetcar/Trolley

Streets & Connections

- Public art
- Bus stops designed by a local artists competition
- Community plazas and fountains
- Entry signage for Golden Hill & South Park
- Bike racks @ all destinations
- Green Streets
- Improve Russ Blvd.

Recreation & Open Space

- Russ street
- 25th Street fountain/ park – revitalize, update with an outdoor theater
- Linear park along 94 / dog park/ similar to Theet Street
- Farmers' market
- Replace missing trees

Buildings & Neighborhoods

- Consistent setbacks, heights, massing
- Don't restrict style
- Front yards, porches, balconies are very important
- Like various styles/ no non-style buildings
- Entries important

Table 2

10 Things you Love about your Community

- Location, easy to get everywhere
- Diversity of architecture/ buildings/ commercial
- Feel of neighborhood
- Old commercial areas along old trolley
- Diversity of population
- Color/ hand-painted sign/ murals/ art Mecca
- Access to park
- Love old single-family residences
- Access to a variety of parks (dog, play, etc.)

10 Simple Improvements

- Bike routes/ sharrows
- Rainwater harvesting
- Improve street drainage
- Create an adventure playground in the canyons with hammers/saws, water element, mudslide (Huntington Beach?)
- Canyon connections, bikes, hikers
- Make canyons part of Balboa Park
- Community gardens
- Do not increase residential density
- 28th St from 94 to A
 - Beautify
 - Improve traffic flow
 - Improve commercial district
- Trolley lines!!!
- Airport noise pollution
- Better parking for residents, reduce density
- Add murals on streets to slow traffic

Streets & Connections

- Concern with storm water runoff
- Trails not added cars
- No one-way couplets
- More neighborhood signs & gaslamps
- Traffic calming (i.e. 28th & Date)

Recreation & Open Space

- Need more soccer facilities
- Improve Rec Center & Golf Course
- Pocket parks, plazas, public art

Buildings & Neighborhoods

- Commercial on 28th between A & B needs streetscape improvements
- Concern over large-scale apartment complexes (should be better scrutinized when proposed adjacent to homes)
- Encourage owner/occupied single-family
- Like setbacks, porches & parking off alleys

Table 3

10 Things you Love about your Community

- Walkable/ pedestrian oriented
- Locally-owned businesses

- Diversity – people, physical environment, economic, demographic, physical
- Scale – density of people/ also physically not a “tall” scale
- Historic character
- Proximity to downtown
- The canyons
- Active community – people care
- Like the current community plan/ PDO in general

10 Simple Improvements

- Sidewalk repair
- Pocket park
- Play areas for families
- Connect/ unify Golden Hill to South Park
- Cohesiveness - Design pattern (e.g. Bike racks) throughout Golden Hill
- Unifying / better public transit (e.g. trolley)
- Improve bike routes
- Green Spine along Golden Hill area (25th/ 30th)
- Safe pedestrian access
- Community lines are not very “well defined”
- Better integration of park / community
- More community “events” in Golden Hill
- Community “center” to discuss events
- Farmers’ market 1 day a week
- More benches on Golden Hill Park
- Plazas in Golden Hill Park, near an amphitheater

Streets & Connections

- Speed bumps going down the hill (33rd>Fir>Fern>Elm>Gregory)
- Lighting (same as speed bumps, going downhill)
- Lighting going up Elm (around Food Bowl)
- Green Streets
 - Stormwater control in the canyons
 - 25th St – where improvements will be made
 - 30th & C – down towards school, more friendly or more green, where 32nd St canyon access
- Bus stops – Elm going all the way up
- Increase public transportation & walkability (especially along Gregory & 32nd St Canyons)
- One way streets to integrate cars, pedestrians, bikes
- Defined bike lane along Golf Course Dr.
- Roundabout between Fern/30th on Grape to reduce road sign confusion
- Use/connect commercial areas (Fern / 25th)
- Bike route that connects commercial areas
- 94 & 15 are dangerous interchanges
- Safer route to school along C St, Edgemont, 34th

Recreation & Open Space

- Need more parks, especially Gregory Canyon area
- Kids have poor access to Golden Hill Elementary
- Storm water controls for canyons
- More plazas (i.e. at Gala site?)

Buildings & Neighborhoods

- Like the 3-story height limit (use # of floors and not height)
- Preserve and expand historic zone
- Require recreation/ open space for buildings with more than 4 dwelling units
- Like setbacks

Table 4

10 Things you Love about your Community

- Restaurants
- Stable Community
- Walkable
- Diversity of Culture
- School options

10 Simple Improvements

- Improve on de-segregation of community
- Need places for youth (“youth spots”)
- Improve Rec Center Options (Rec Center currently underutilized)
- Better communication within community
- Library
- Trails
- Lighting
- Community events

Streets & Connections

- Green, solar powered street lights & parking meters
- Rocks, not lawns – more sustainable
- Bio-swales
- Mechanical green neighborhood centers
- Natural green
- Why is it hard to bike? Have bike pathway through neighborhoods
- Paint arrow, sharrow
- B St, 25th and 30th are wide streets
- Make Fern & 30th one-way (*others at table crossed this out and noted it as “worst idea”*)
- Intentional bike path, shared with businesses
- Fern St – slower, quieter
- 30th St – faster

- Streetcars – heritage, tourism
- 25th & C Street cleaning issues
- Modern looking streetcar

Recreation & Open Space

- Community compost station – pick up seeds and plants, info; link to community gardens & farmers’ market
- Juniper & 30th area – several ideas – Farmers’ market
- Do something with Gala Foods parking lot – Big Kitchen
- Dog issue – water and fecal matter
- Dog park in community garden area?
- Rec Center is under-utilized, funding issues – need indoor community events space
- Library
- Inform local businesses about green upgrades/ maintenance
- Gala – used for Farmers’ Market?
- Body of water on 28th dead end – use for community garden?
- Open patio seating and outdoor tables (like in El Cajon)
- Main connection to Balboa Park & community
- Make Russ Blvd. a little nicer
- 25th St Park?
- Pocket parks

Buildings & Neighborhoods

- Prefer to have setbacks from street
- Guidelines for commercial spaces
 - Specifics – color palette?
 - No huge ads in store windows
 - Incorporate art in signage
- Courtyard-style affordable housing
- Yes, Single-family granny flats
- Grape & 30th – plans for a building?
- City College to Adams Avenue by #2 bus
- Backyard food festival; grow food in backyards
- Restaurants
- No strip malls, make more attractive
- No flat roofs
- Outward facing, post-modern, pedestrian walkways

Table 5

10 Things you Love about your Community

- Neighborhood design, architectural style, bulk and scale
- Historic nature
- 30’ height
- Locally owned businesses

- Bikable, walkable, public transit #2 bus
- Greenscape, trees
- Nestled community – small town feel
- Mixed housing with companion units
- Diversity – seniors, students, ethnicities, lifestyles
- Pocket parks

10 Simple Improvements

- Preserve neighborhood design
- No buildings above 30' height limits
- Historic preservation/ designation
- No chains, big boxes, 99-cent stores, pawn shops, franchises, etc.
- More bike lanes, sharrow lanes
- More street trees, parkways
- No more stoplights, stop signs
- More street lighting
- Keep diversity, incorporate more diversity in housing
- Street car along a historic route
- Signage – no billboards
- More parking
- Pocket parks (i.e. at Gala site?)

Streets and Connections

- Connect alley of 28th St to Golf Course Dr.
- Pop-out curb @ Beech St. & Dale (never finished)
- Bike path, community garden, Dale to A St. or Pocket Park
- One-way north on Fern
- Rehab Russ Blvd. – add diagonal parking & street lights
- Bike racks throughout commercial areas
- Bike routes on 30th/ Fern & Beech/ C
- Walking trail on Golf Course Dr., widen and make safe

Recreation & Open Space

- Juniper Canyon – add trails/ trailheads
- Pocket park on Dale St. dead-end
- Gala – pocket park, parkway, plaza
- Parkways
- Golden Hill Park – revitalize fountain gathering space and trail around park
- Walking trail on Golf Course Dr.

Buildings & Neighborhoods

- 2-stories with mezzanines ok?
- Consistent setbacks are desirable in both commercial and residential areas, but change may be appropriate to serve as bookends where land uses change (such as photo of Beech & 30th on poster)

- Concern that good rules can still result in bad buildings – current plan has a menu to address bulk (choose six from list) – has not always worked
- During new construction, there should be design inspections to ensure conformance with plan and adopted plans
- Bulk, offsetting planes, change materials, change heights
- How to address height? Feet or # of stories?
- No front parking, tuck under (San Francisco style) might work to avoid car oriented facades
- Porches, oriented to street and community
- Reconstruct historic monument gateways
- Bulk
- Window types/ depths are important

Table 6

10 Things you Love about your Community

- Walkability
- Gathering spaces in community (e.g. Counterpoint, Rebecca's)
- Feels like a small community
- Relationship to downtown, yet like an island
- Cultural diversity

10 Simple Improvements

- Preserve the small town feel
- Bike/ pedestrian along Golf Course Drive
- Remove fencing and stairs in areas where grade changes (along Golf Course?)
- More public art
- Complete streets – consider one-way on 30th and Fern to allow more amenities
- Re-stripe 30th & paint bike lanes
- Need more street trees, especially on 30th
- Remove fence along Balboa Park to improve connection
- Have a 'ride free' transit zone
- Extend/ connect to downtown
- Add mixed-use on Broadway

Streets & Connections

- Farmers' market
- Bookstores/ sales
- Community centers
- Focus on big picture "vision" along with details
- Different scales and same or sequential times
- Development in Eastern communities is small infill
- Golden Hill become known for public art – painted intersections, murals
- Activities (Farmer's market, music, soccer, street fairs, public gardens)
- 25th Street Ideas:
 - Gas stations bad

- Diagonal parking
- Movable chairs (in at night, out during day)
- GH specific sidewalk
- Sidewalk café requirements too narrow (may need to widen sidewalks, not have barricades, more flexible, narrower sidewalks at cafes)
- Fern Street Ideas:
 - Gala site opportunity for gathering/ plaza connected to Grape St.
 - 30th & Fern - One-way streets (couplet) b/w Juniper & Beech for public amenities
 - Juniper plaza/ art/ paint at street
 - Traffic calming
 - Complete street on 30th & Fern
 - Grape Street Plaza is great opportunity
 - Small pocket parks that meet park requirements with separate uses on separate lots
 - City Repair Project in Portland
 - Art at Gala site

Recreation & Open Space

- Outside grills in GH park & 28th St.
- Bike/ hike/ trail along 94 & in canyons
- Take part of F St. from 20th to 25th as park (three lanes one-way not needed)
- Expand community garden
- Capture park streets/ alleys for open space
- Better canyon access
- If get a park, it should have a community center that reflects neighborhood “style”
- Opportunities by Balboa Park – linkage through and into park
- Opportunities for natural open space & pocket parks
 - Single vacant lot parks
 - Combine multiple small, loose, but not necessarily connected parks to meet neighborhood park size (like in Seattle)
- Joint use opportunities at schools
- Improved canyon access in general
- Paper streets
- Jogging trails through canyons
- Community Activities
 - Farmers’ market
 - Picnics (outdoor grills)
 - Soccer
 - Music festivals/ street fairs
 - Gardening
- 94 linear park (remove lane of E St.)
- Freeway lid (cap) on 94 – with a park on top

Buildings & Neighborhoods (important building elements to control)

- Guidelines often backfire
- Cannot dictate taste

- New shouldn't mimic old/ historic (diminishes historicity); buildings of today should represent "today"
- Diversity of buildings is important
- Design that engages the street and community (not parking / garage focused; not internally focused only)
- What kind of metrics can be used to help decision-makers to make decisions in performance/ form-based guidelines
- Not parking-centric (consider GH-specific parking ratios less than rest of city to maintain consistent form and mass)
- Replace with more back-in diagonal parking (may be safer for bikes)
- Height – increased height in some specific places to allow 3 storeys; no tall buildings next to short buildings
- Broken-up massing is better
- Cohesive style on each property

Table 7

10 Things you Love about your Community

- Walking community
- Trees
- Central location
- Feels established & welcoming – trees, unique houses, historic with personality
- Community-serving businesses/ mixed-use
- Active use of parks (28th St. & 25th St., soccer, BBQs)
- Park
- New metal trash cans

10 Simple Improvements

- Transportation / Community Bus, especially east of 30th
- Safety, crosswalks painted on street (i.e. Ash)
- Ash & 28th – lighting, stop signs
- 25th & E
- Foliage impedes visibility
- Access to Balboa Park – bike path around golf course, on Pershing, through golf course
- Local banking services does not equal payday loans; credit union
- Incorporate Art into community
- Unique Bike racks throughout – artistic, community identity
- Dog poo bag stations
- Uniform trash cans
- School playground access; joint use agreement?
- Plant more trees
- More use of Golf Course
- Replace all trash cans with new metal trash cans
- Lighting
- Some stop signs to slow traffic

Streets & Connections

- Enhance 25th & Broadway 'Gateway' (paved crosswalks, landscaping)
- Residential Parking is spilling into commercial areas, consider diagonal parking, commercial limited, metered parking
- Art & street furnishings – reflect community
- Separate trash and recycling bins – unique designs
- Bus (business?)/ family connectivity

Recreation & Open Space

- More small playgrounds that connect to canyons
- Vacate streets for pedestrian plazas (28th between A & B; B adjacent to/ west of 25th)
- Improve Russ Blvd. alley (currently a no man's land)
- Soccer fields

Buildings & Neighborhoods

- Preserve community / historic character, but don't overly gentrify
- Porches, color, non-flat roofs

General Comments

- How do simple improvements relate to the 20-year plan?
- Be aware of limiting building height to 30' – if retail is on ground floor, it creates a lot of ugly buildings with flat roofs
- Concern over noise from airplanes and question about how to address it?
- Wonder about paying for improvements
- Water conservation, choose plants that work with our water situation
- When does vision impinge on property owner rights?
- Public art – having a lot of people who are artists or engaged in art, need some cogency in art, needs to be done well
- MTS is opposed to unique bus stops, look into pursuing them
- Einstein parent couldn't get funding to redo mural
- One modern building may be unacceptable, where another fits in well, with landscape, materials, eaves that are compatible with neighborhood
- Don't rule out grassroots art in community
- Policies shouldn't unintentionally exclude anyone (i.e. provide trails for lower incomes)
- Expanding bike/pedestrian corridor from Fairmont Park and Golden Hill