

Planning Vision and Policy Directions



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San Anselmo Avenue Between Ross and Bolinas Avenues

Executive Summary of Community Workshop #1

(Summary of September 18, 2007 Community Workshop)

Preliminary Vision Directions for the Year 2020

- (1) We have maintained the village character of San Anselmo in terms of the height of buildings, pedestrian feel, family-orientation.
- (2) Sidewalks and pathways are used by pedestrians but they are not too crowded.
- (3) The intersections at Bolinas and Ross have been improved.
- (4) Parking and traffic flow have been improved.
- (5) We have maintained the quality of surrounding residential areas.
- (6) We have effectively planned the entire area along San Anselmo Avenue Between Ross and Bolinas Avenues as a whole.
- (7) We have maintained the historic style and character of the area.
- (8) We have recycled and re-used materials, and developed the area based on green building principles.
- (9) The area's changes have helped the Town become self-sufficient.
- (10) We have maintained and provided for local businesses, and developed the area to be compatible with and support other areas of downtown.
- (11) We have provided affordable housing opportunities, including housing for people who work in San Anselmo.
- (12) There are public spaces created. We have created more sitting and gathering areas, and beautification includes such possibilities as a water feature and kiosks.

- (13) There are no monolithic structures.
- (14) The area has staggered building heights, with no 4-and 5-story buildings.

Vision Questions/Follow-Up

- (1) Should the area have the same or an eclectic design style and feel?
- (2) Two-story height limits should predominate, but could/should some buildings be allowed up to 3-stories in height? If so, where and for what reasons?
- (3) How can we balance developer incentives with the community's desire to improve the area, implement the community's vision for the area, and to provide specific improvements desired by the community?
- (4) Where and what type of sitting areas and gathering places should be included?
- (5) Where and how should pedestrians and bicyclists access the area and experience the area? Should a pedestrian zone of some type be created? How could a "community zone" be implemented?
- (6) How should vehicular traffic be handled? Where and how should parking for cars and bicycles be handled?
- (7) What should be the relationship of this area to surrounding areas and to the central downtown area?
- (8) What buildings and uses should remain? Are there high potential change areas? If so, where and for what reasons?
- (9) How can draw upon amenities, such as views and the creek, etc.?
- (10) What should be the balance of daytime and nighttime activities and uses? What should be the mix of uses and where? How and where could housing (such as lofts) be combined with commercial uses? If specific types of uses are desired, where should they be located and for what reasons?

Summary of Opportunities and Challenges Discussion

In each of the small groups participants were asked to describe the important opportunities and challenges for the area. In addition to the small group discussion, each participant had an opportunity to submit comments on a comment sheet. The tables below identify the most prevalent items mentioned in the small groups and on the comment sheets.

Summary of Key Challenges

Topics Identified in Comments

<input type="checkbox"/>	Construction Costs
<input type="checkbox"/>	Flood Zone and Flood Mitigation
<input type="checkbox"/>	Seismic Safety
<input type="checkbox"/>	Mix of Uses
<input type="checkbox"/>	Business Turnover
<input type="checkbox"/>	Need for Tax Base
<input type="checkbox"/>	Rental Affordability
<input type="checkbox"/>	Traffic Impacts, Flow and Congestion
<input type="checkbox"/>	Finding Other Location for Post Office
<input type="checkbox"/>	Pedestrian Friendliness
<input type="checkbox"/>	Median Strip Underutilized
<input type="checkbox"/>	Underutilized Properties (I.e. Ongaro)
<input type="checkbox"/>	Impact on Existing Local Businesses
<input type="checkbox"/>	Redevelopment Challenges
<input type="checkbox"/>	Distances Between Businesses
<input type="checkbox"/>	Value of Residential Over Commercial
<input type="checkbox"/>	Noise Levels
<input type="checkbox"/>	Potential Loss of Character (Historic)
<input type="checkbox"/>	Undergrounding Utilities
<input type="checkbox"/>	Protect View Corridors
<input type="checkbox"/>	Visibility from Sir Francis Drake
<input type="checkbox"/>	Parking Needs
<input type="checkbox"/>	Keep Variety of Architecture
<input type="checkbox"/>	Impacts on Adjacent Residential
<input type="checkbox"/>	Parks and Open Space Needs
<input type="checkbox"/>	Need for Workforce Affordable Housing
<input type="checkbox"/>	Bank Building
<input type="checkbox"/>	Revitalize While Maintaining Charm
<input type="checkbox"/>	Potential Building Height Impacts
<input type="checkbox"/>	Protect Light and Privacy
<input type="checkbox"/>	Need for Community Gathering Areas
<input type="checkbox"/>	Relationship to Downtown
<input type="checkbox"/>	Increasing Senior Housing Need
<input type="checkbox"/>	Get People to Shop Locally
<input type="checkbox"/>	Avoid Chain Stores

Summary of Key Opportunities

Topics Identified in Comments

<input type="checkbox"/>	Post Office Draw
<input type="checkbox"/>	Tax Revenue Opportunities
<input type="checkbox"/>	Affordable and Market Rate Housing
<input type="checkbox"/>	Median Strip Improvements and Use
<input type="checkbox"/>	Create Gathering Place
<input type="checkbox"/>	Place for Teens
<input type="checkbox"/>	Bicycle and Pedestrian Friendliness
<input type="checkbox"/>	Green Building
<input type="checkbox"/>	Enhance Post Office
<input type="checkbox"/>	Better Parking
<input type="checkbox"/>	Landscaping Improvements
<input type="checkbox"/>	Improved Attractiveness of the Area
<input type="checkbox"/>	More Interesting Building Height Variations
<input type="checkbox"/>	Public Art/Entertainment
<input type="checkbox"/>	Possible Street Closures for Pedestrians
<input type="checkbox"/>	Mixed of Uses that Work Together
<input type="checkbox"/>	Knock Down Bank Building
<input type="checkbox"/>	Create Better Link to/with Downtown
<input type="checkbox"/>	Underground Utilities
<input type="checkbox"/>	Balance of Day and Night Activities
<input type="checkbox"/>	Interesting Pathways/Alleys
<input type="checkbox"/>	Less Car Use
<input type="checkbox"/>	Improved Intersections and Traffic Flow
<input type="checkbox"/>	Height Restrictions to Address Impacts
<input type="checkbox"/>	Possible Courtyards and Sitting Areas
<input type="checkbox"/>	More Attractive Street Design
<input type="checkbox"/>	Improvements to Infrastructure
<input type="checkbox"/>	Provide Needed Local Commercial Services
<input type="checkbox"/>	Flood and Seismic Improvements
<input type="checkbox"/>	Support for Public Transit
<input type="checkbox"/>	Better Building Design

Notes: