

Task 01: Discovery

Sierra Point Open Space & Parks Master Plan

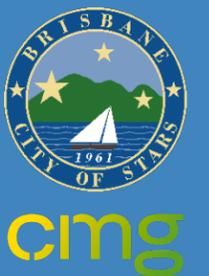


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Section 1:
Introduction



PROCESS TO DATE

Project introduction from the RFP

The City of Brisbane aspires to develop an open space and parks master plan at Sierra Point to unite the various parts of the development and to meet the recreational needs of both Sierra Point tenants and the public. The City anticipates creating 4-acres of re-imagined parks and open space on the eastern side of Sierra Point adjacent to the Marina. It is also important to note that this master planning project will include integration of new public spaces with existing and to be built private spaces and may exceed 4-acres. The vision for the project includes passive and active recreational opportunities intended to engage the public and promote integration with the surrounding areas including the City's Marina, the San Francisco Bay Trail, and neighboring businesses.

Desired features outlined in the RFP:

1. **Connectivity:** The Master Plan should strategically weave together the interests of multiple stakeholder groups and establish a plan that serves to enhance community connectivity. The plan should simultaneously support residents from Central Brisbane and the Northeast Ridge, while also benefiting Sierra Point tenants.
2. **Stewardship and Sustainability:** Incorporating themes of preservation and environmental stewardship is a priority. The Master Plan should be informed by the City's Climate Action Plan (CAP) and should consider the impacts of sea level rise to the project area.

3. **Art & Recreation:** The Master Plan should evaluate future trends and best practices for use of public spaces for recreation, wellness, and community building. The Brisbane community demonstrates strong support for the arts as well as recreational opportunities for residents. The City has an existing Public Art Ordinance and implementation guidelines in place which supports the process and funding for new art installations.

PROCESS TO DATE

An initial call for interest resulted in fifteen responses from qualified consultants. Prospective firms were asked to demonstrate successful recent local experience in the design of open space and parks. Prior work with San Mateo County municipalities and/or one or more of the nine San Francisco Bay Area counties that resulted in a successfully developed park or open space plan of comparable size was preferred. Direct experience working with the Bay Conservation and Development Commission (BCDC) was noted highly desirable.

After review by the Council subcommittee, four firms were shortlisted and asked to submit a response to the formal RFP. Three consultants were interviewed by the Council subcommittee and the contract was ultimately awarded to CMG Landscape Architecture. CMG Landscape Architecture is an award-winning urban design and landscape architecture practice founded on invention, creativity, and craft. At the heart of CMG's practice is attention to public space, how the built environment shapes human interaction, and the way innovation can foster a thriving natural world.



A master planning subcommittee was formed consisting of representatives from the Brisbane City Council, Parks and Recreation Commission, Open Space and Ecology Committee, Complete Streets Safety Committee, IDEA Committee, and Public Art Advisory Committee.

Guiding Principles established for the Sierra Point Open Space and Parks Master Plan serve as the foundation for building consensus for aspirations that will guide development of the project. The initial principles below summarize statements from stakeholders to date and will continue to be refined or augmented with community input. The guiding principles are comprehensive in the breadth of concerns they address, but each is specific in its intent. Collectively they describe an inclusive public destination, founded on health, wellness and community cohesion, and serve as an expression of Brisbane's identity:

1. Sierra Point will be a diverse & inclusive place that is authentic to Brisbane.
2. Sierra Point will have a unique identity, accentuated by art, that inspires community pride.
3. Sierra Point will be a beautiful, durable place to enjoy everyday and in all seasons.
4. Sierra Point will include varied amenities for daily use in a natural setting.
5. Sierra Point will be a healthy, safe space of respite and a place to meet your neighbors.
6. Sierra Point will demonstrate best practices for sustainable, resilient waterfront open space.

These principles are explored in more depth in later parts of the Discovery Document.

TASK 1: Discovery

The first task in this process was to conduct a comprehensive site analysis, where. Past studies and reports were reviewed, along with the Sierra Point Design Guidelines. City staff reviewed with the consultants various site constraints, including the SF Bay Conservation and Development Commission's (BCDC) regulations regarding the shoreline, the need to preserve parking, and local weather/wind conditions, infrastructure and marina and yacht club operations to be maintained. In addition to meetings with the formal planning subcommittee, public outreach in this stage included a pop-up workshop at the annual Day in the Park event, as well as an online survey shared throughout the Brisbane community. The survey sought to understand how people currently engage with Sierra Point and their priorities for its future. Based on

stakeholder engagement and community input, Guiding Principles and goals for the Sierra Point Master Plan were established to function as a framework for plan development to ensure proposals are aligned with client and stakeholder criteria.

The CMG team then drafted the first section of their report, Task 1: Discovery. This document collects, collates, and presents results of CMG's preliminary engagement with stakeholders, review of project materials and resources, and site observations. While it does not and cannot capture every detail of the conditions of Sierra Point, it provides the basis for their development of the Sierra Point Open Space and Parks Master Plan. Technical constraints, stakeholder ambitions, and open space improvement opportunities have been defined, and the conversation with stakeholders will continue as the process advances.

Next steps: Task 02: Exploration & Task 03: Resolution

Task 01: Discovery will provide a foundation for Task 02: Exploration. This task will include initial development of alternative approaches to open space master plan concepts for Sierra Point and coordination with key stakeholder groups. The preliminary design alternatives will illustrate opportunities and solicit stakeholder feedback that will be used in service of a final, preferred plan developed during Task 03: Resolution. Task 02 will include multiple public engagement opportunities, including in-person workshops and presentations. This task also includes an online survey, available to all members of the public.

PROJECT TIMELINE



INTRODUCTION



The Sierra Point Open Space and Parks Master Plan is a compelling opportunity to reinvigorate a remarkable section of the shoreline of San Francisco Bay as well as Brisbane’s waterfront for the next century of use by creating a welcoming and resilient place to play and recreate, engage with the natural world, and foster connections across generations and communities. The Open Space and Parks Master Plan will guide future open space improvement within Sierra Point while maintaining important community goals: to enhance the natural environment, to create public value by supporting social and cultural life outdoors and to foster connections to the water.

The first step in this process—the Discovery phase—is analysis of the existing Sierra Point conditions in order to define and illustrate constraints and opportunities. The following material provides inventory and analysis of existing site conditions as well as insight from community engagement. Observations for open space improvement based on the inventory and analysis are provided. A summary of client and stakeholder engagement is also provided and organized into themes for project ambitions, desired uses,

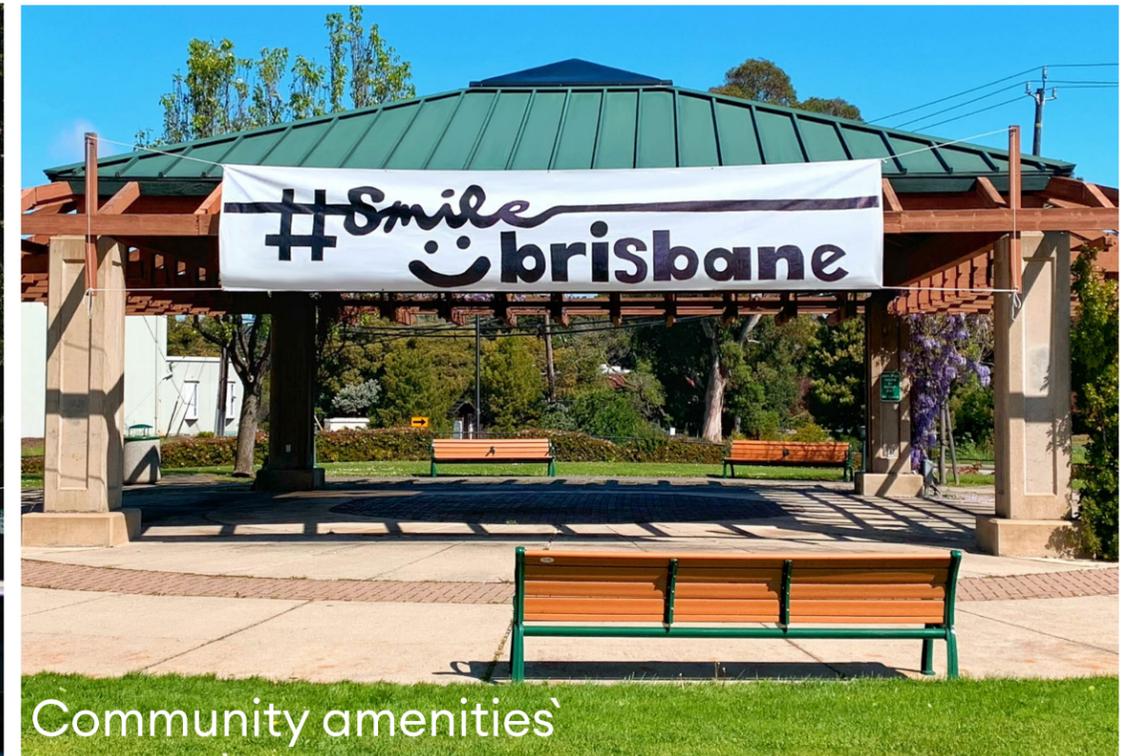


desired character, and quality of experience. Based on stakeholder engagement and community input, principles are established to function as a framework for project development to ensure master plan proposals are aligned with client and stakeholder criteria.

Observations based on constraints and opportunities, and the principles and goals of the project will form the basis for the development of alternative concepts for the master plan, which will then be synthesized into a final document: the Sierra Point Open Space and Parks Master Plan.



Small-town feel



Community amenities



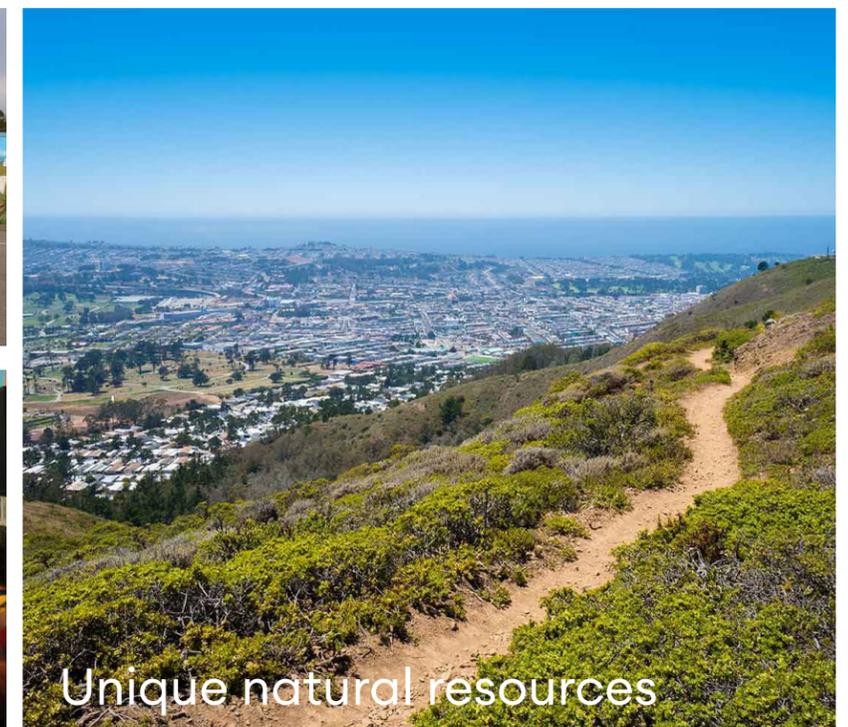
Resilience



Public art



Stewardship



Unique natural resources

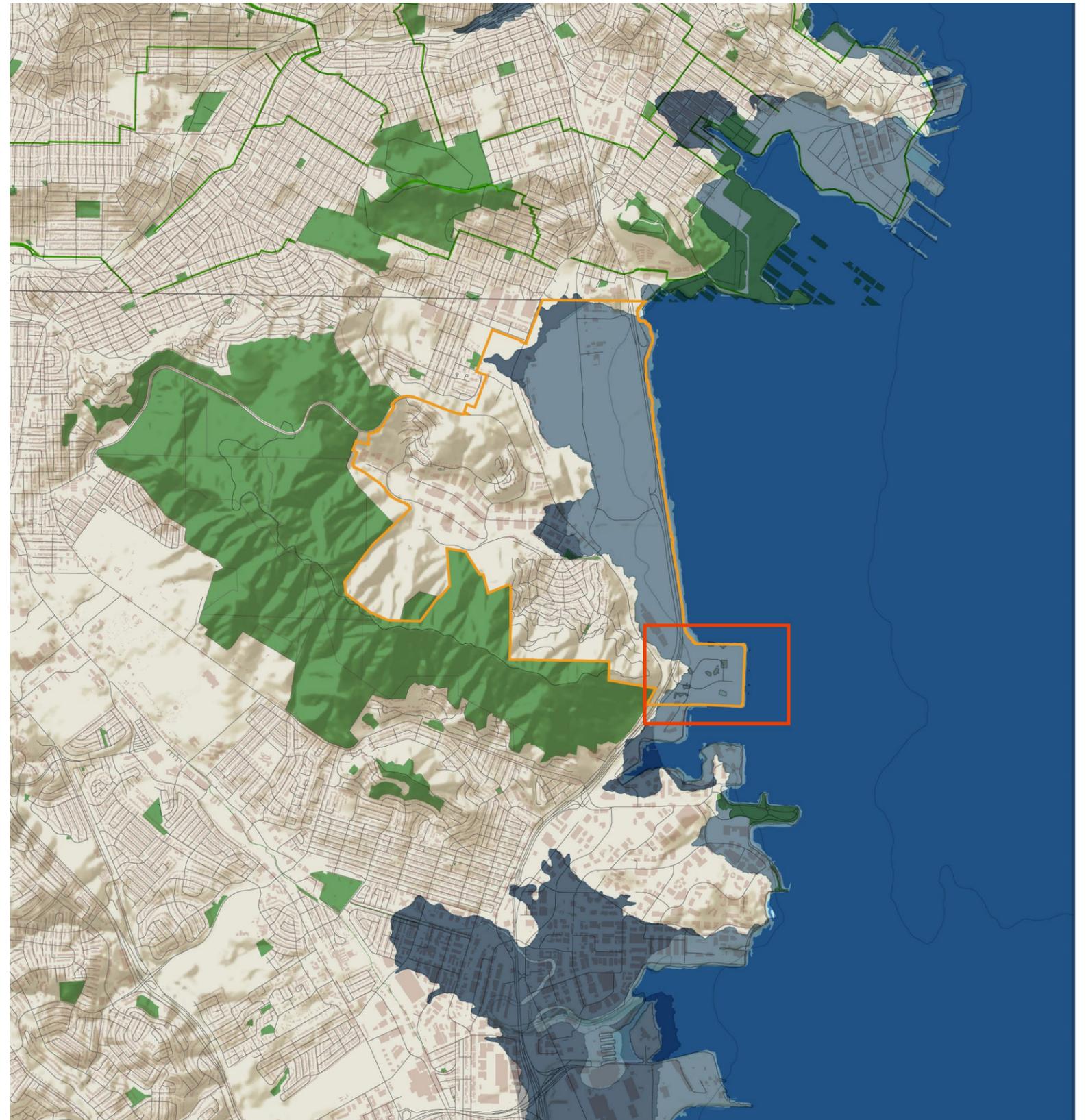
SITE HISTORY



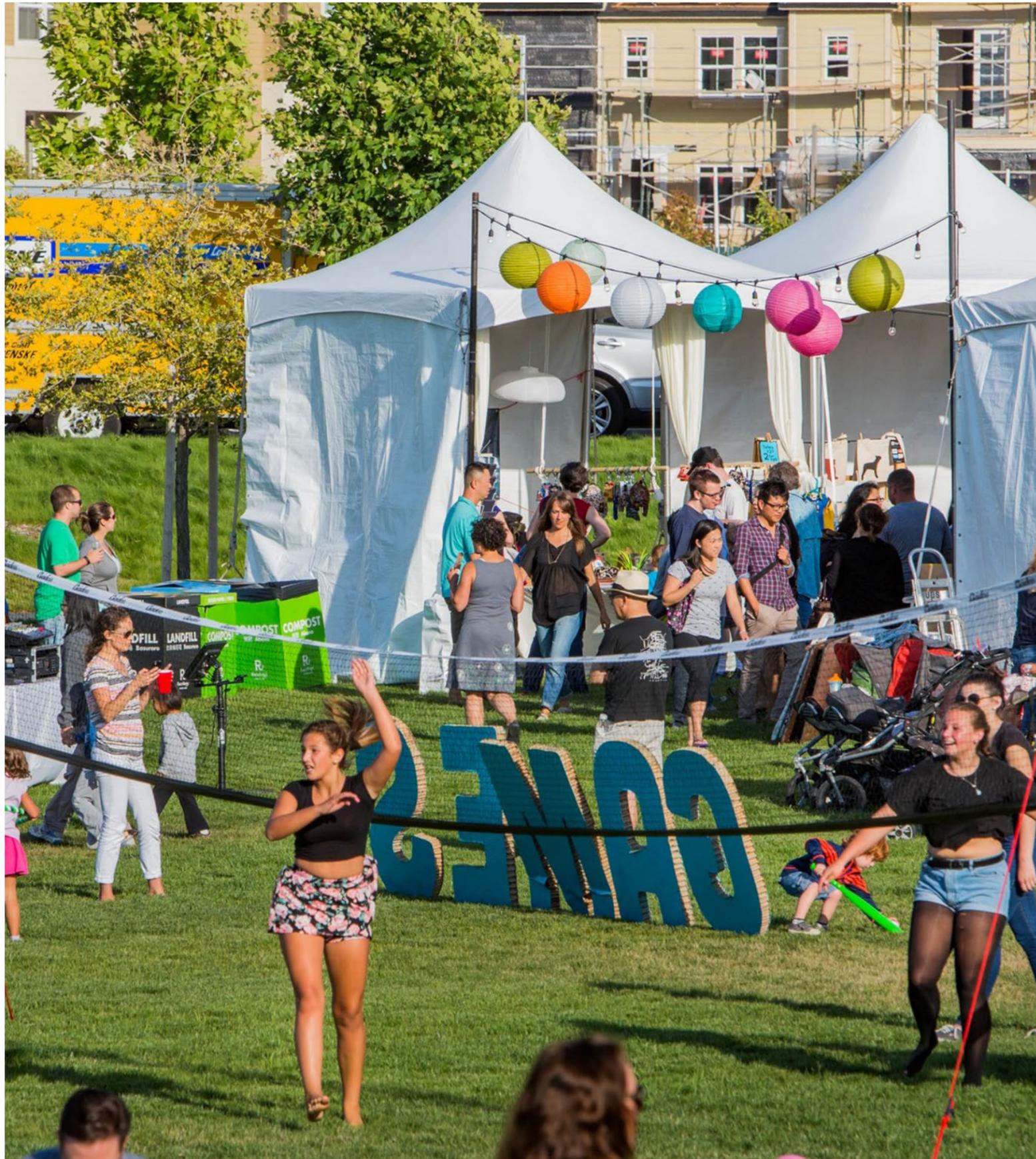
The terrain of Sierra Point and much of the surrounding area, including parts of South San Francisco, Brisbane and San Francisco, is artificial fill. The artificial fill of Brisbane is landfill: starting in the early 1900s, the city of San Francisco disposed of construction waste and other landfill materials in shallow bayshore mud.

The graphic to the right shows the historic edge of the San Francisco Bay in relationship to the current shoreline configuration. The rectangular landmass of Sierra Point is revealed to be artificial fill, and the historic shoreline of the site closely hugs the very base of San Bruno Mountain.

The archival aerial photo above from 1962 shows a view north along the San Francisco Peninsula from Burlingame to Marin County. View includes San Bruno, South San Francisco, Daly City, San Bruno Mountain, San Francisco Airport (SFO) at right. Bayshore Freeway (US101) between San Bruno and Sierra Point. The landmass that is present in 2023 is not visible, showing the original shoreline of the San Francisco Bay at the base of San Bruno Mountain.



Historic shoreline and landfill in San Mateo County and San Francisco, along with contemporary jurisdictional boundaries for the City of Brisbane, shown in yellow. The Sierra Point region is outlined in red.



PROJECT OBJECTIVES



Sierra Point consists of unique and specific elements that are foundational to both Brisbane's identity, and the landfill that makes up the landscape. Brisbane's goals for a remarkable, sustainable and resilient public open space are captured in the following project objectives that focus the research, investigation and engagement of the Discovery phase. Thematic areas of interests are: connectivity; stewardship and sustainability; art and recreation. The Discovery phase analysis pays special attention to the following, as framed by these areas of interest:

1. Connectivity: identify opportunities for improved public access to Sierra Point and the water. This includes increasing the value of Sierra Point as a destination for Brisbane residents, and visual connection to the San Francisco bay landscape.

2. Sustainability and resilience: identify and preserve environmentally sensitive areas. Determine strategies to build upon them, as well as opportunities to create new terrestrial and inter-tidal habitat. Understand the impact of projected sea level rise on the Sierra Point landscape on the landscape including access, uses and infrastructure.

3. Art: identify opportunities for public art installations integrated with the landscape.

4. Recreation: identify opportunities for additional recreational facilities and amenities and enhance existing.

PROJECT VISION

connectivity



stewardship & sustainability



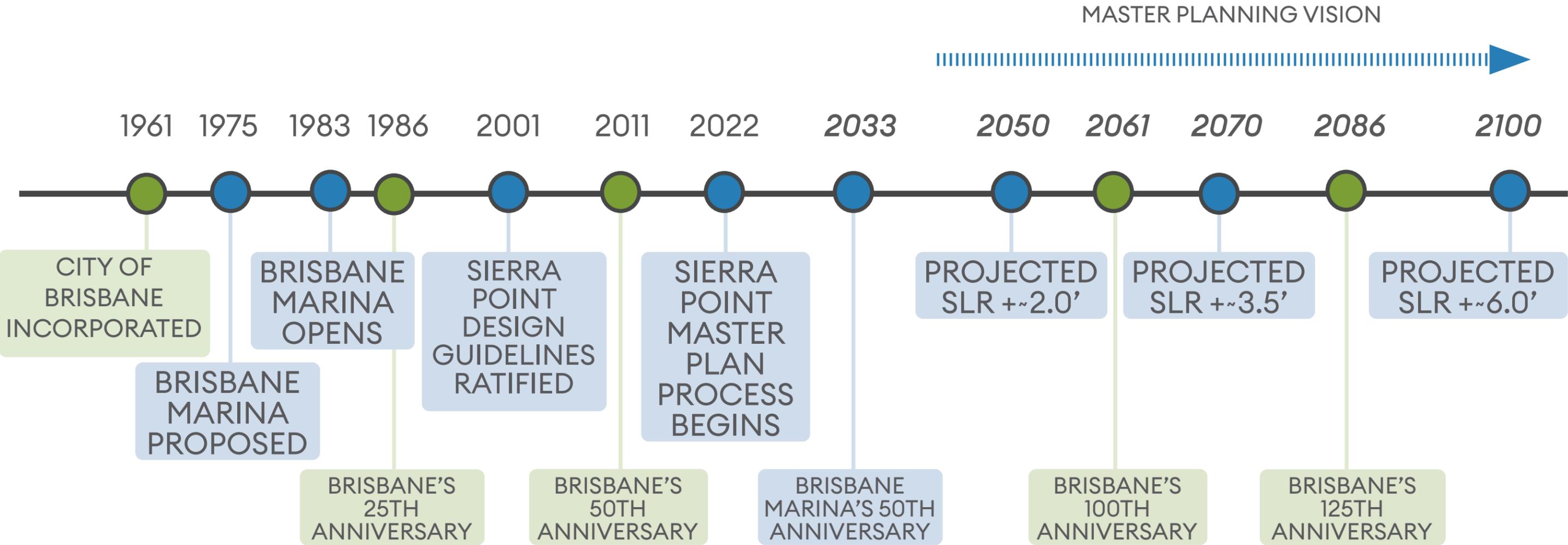
art



recreation



KEY DATES



The master planning process for Sierra Point is planning for the long-term future of the site and Brisbane itself. When completed, the master plan will engage with long-term sea level rise projections that envision the site up to the year 2100, with critical milestones in the years 2050 and 2070. Given the long-term

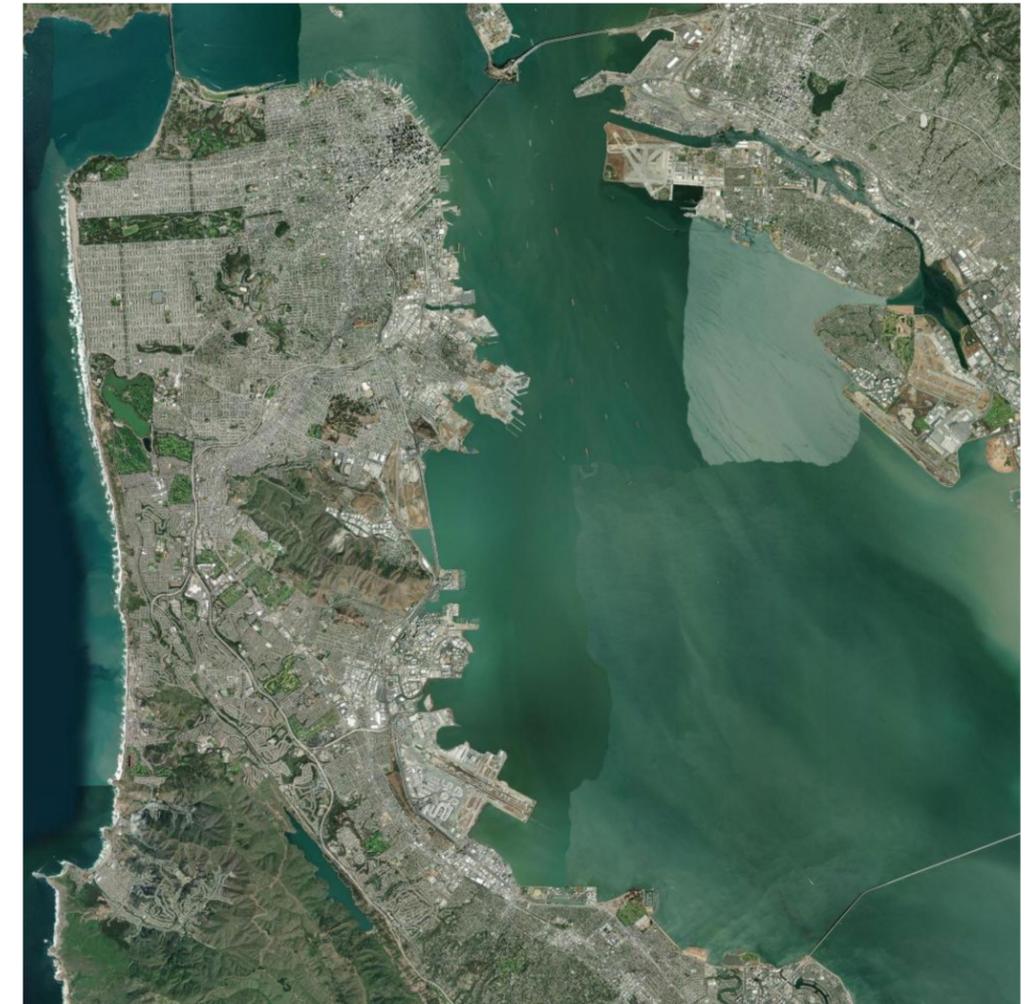
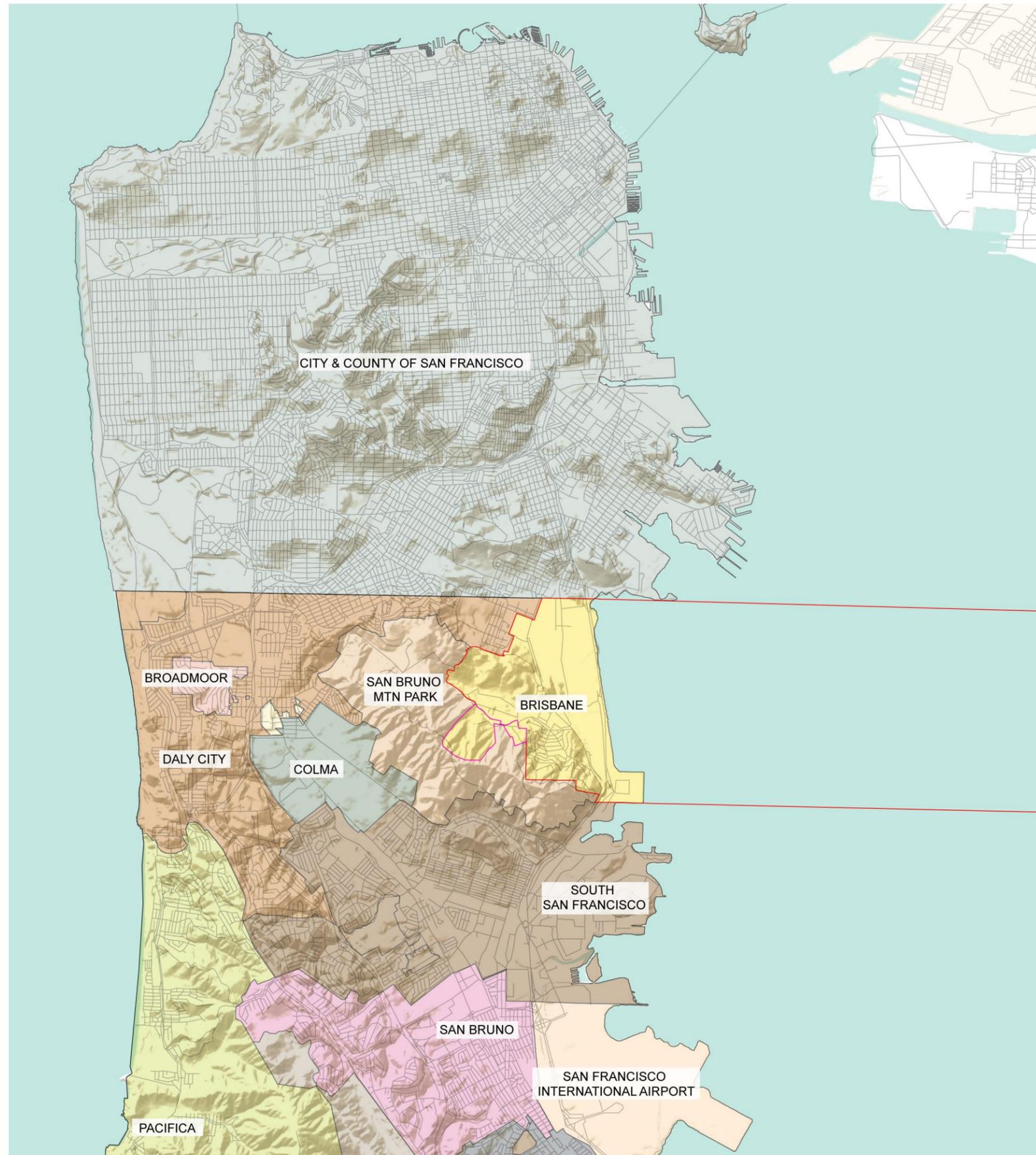
nature of planning for this bayside-site, the implementation of the master plan for Sierra Point will be phased over the course of many years – decades - and will most likely be able to leverage state and federal funding sources for adaptation to sea level rise.

For context, these dates are visualized here in conjunction with key dates in Brisbane’s history and its longer-term future.

Section 2:
REGIONAL CONTEXT



SITE CONTEXT



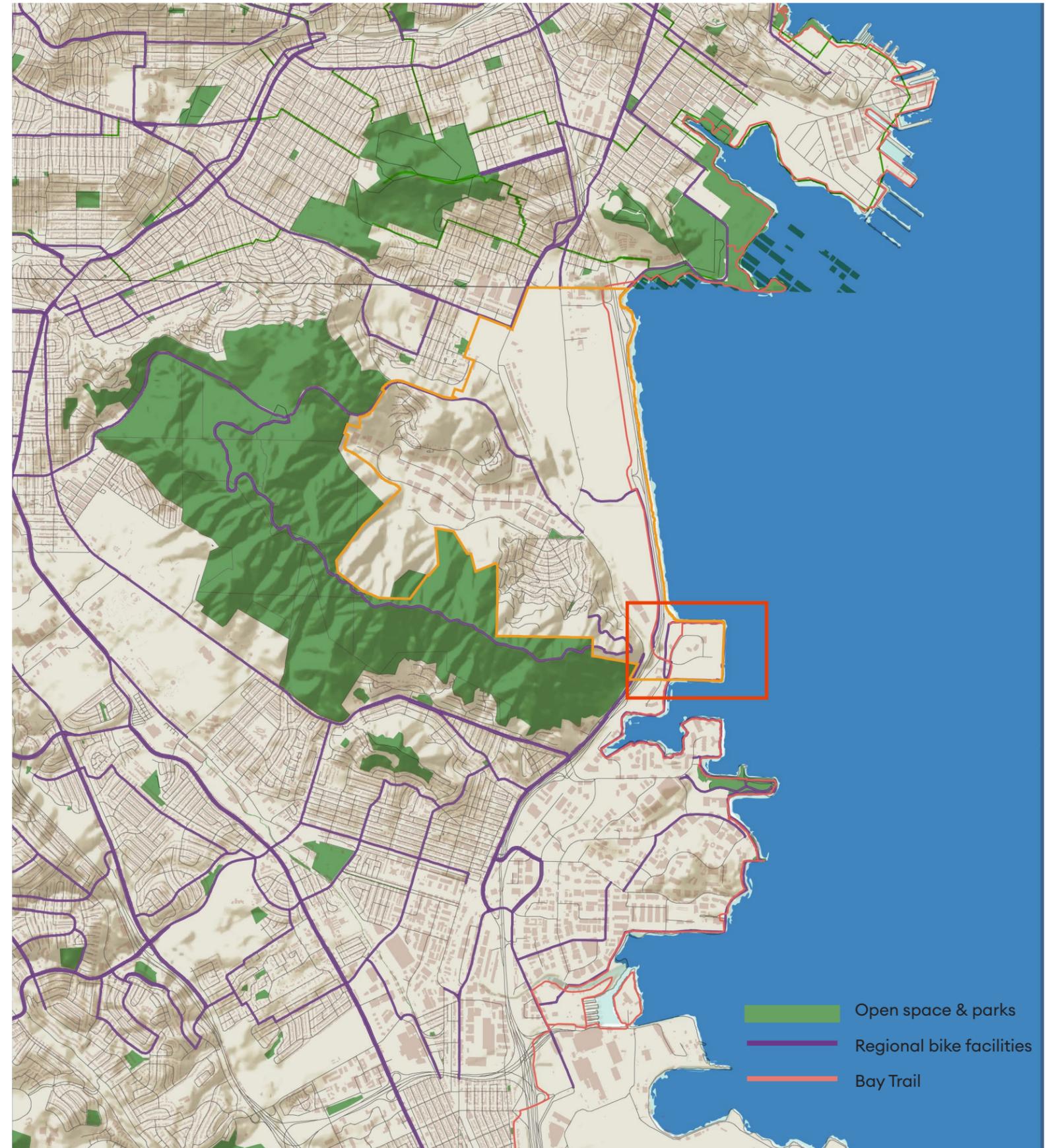
Brisbane, the City of Stars, is a city in San Mateo County. The city is bounded by San Bruno Mountain to the west, and the San Francisco Bay to the east. Immediately adjacent cities are: San Francisco, Daly City and South San Francisco; Colma, San Bruno and Pacifica are also neighbors. The San Francisco International Airport is south of Brisbane, and the San Bruno Mountain State & County Park is also directly accessible through the city.

REGIONAL OPEN SPACE & CONNECTIONS

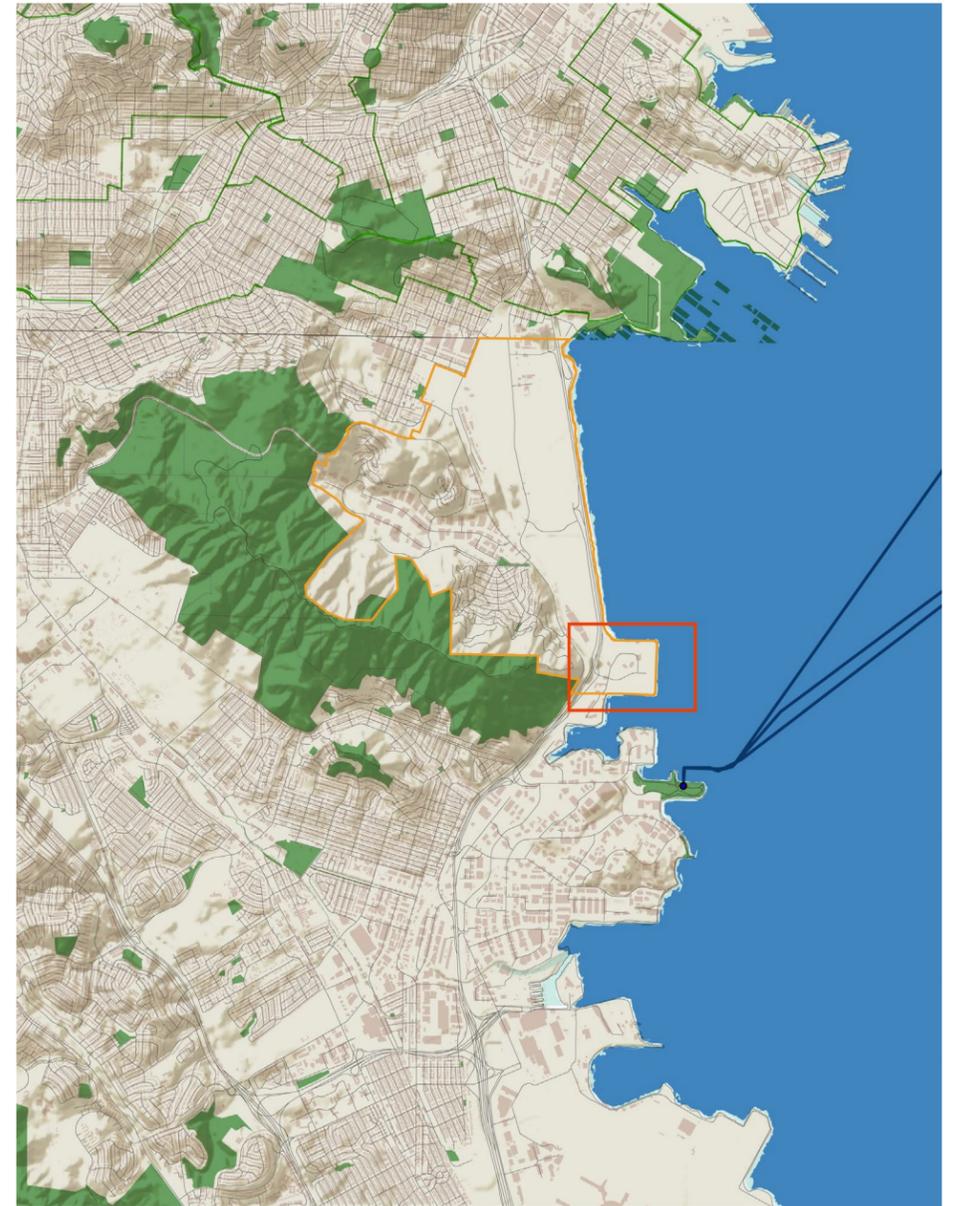


There are many public transit options in San Mateo county, and Brisbane is served directly by several SamTrans stops. Commuter rails such as CalTrain and BART have lines nearby, and Oyster Point, another bayside development immediately to the south of Sierra Point, has a ferry terminal. Despite the nearby plethora of public transit options, Sierra Point itself is not directly served by any public transit stops, and driving via private car, biking or walking, are the primary ways that visitors can access the project area. There is a shuttle service for office workers between Sierra Point, BART and CalTrain on weekdays.

The Bay Trail circumnavigates the outer edge of Sierra Point. However, the Class II bike lane connection under US-101 is substandard in the southbound direction. The section of the Bay Trail that connects Sierra Point to Central Brisbane and beyond under US-101 does not have sidewalks for pedestrians, further eroding the site's connection to central Brisbane to the north – and the rest of the Bay Trail. The connection from Sierra Point to South San Francisco and Oyster Point is strong.



REGIONAL PUBLIC TRANSIT



- BART route
- CalTrain route
- CalTrain station

- SamTrans bus route
- Other public bus service
- Bus stops

- Oyster Point Ferry route
- Oyster Point Ferry station

REGIONAL SEA LEVEL RISE

Sea Level Rise Scenario	Daily Tide	Extreme Tide (Storm Surge)						
	+SLR (in)	1yr	2yr	5yr	10yr	25yr	50yr	100yr
	Water Level above MHHW (in)							
Existing Conditions	0	15	19	24	27	32	37	42
MHHW + 6"	6	21	25	30	33	38	43	48
MHHW + 12"	12	27	31	36	39	44	49	54
MHHW + 18"	18	33	37	42	45	50	55	60
MHHW + 24"	24	39	43	48	51	56	61	66
MHHW + 30"	30	45	49	54	57	62	67	72
MHHW + 36"	36	51	55	60	63	68	73	78
MHHW + 42"	42	57	61	66	69	74	79	84
MHHW + 48"	48	63	67	72	75	80	85	90
MHHW + 52"	52	67	71	76	79	84	89	94
MHHW + 54"	54	69	73	78	81	86	91	96
MHHW + 60"	60	75	79	84	87	92	97	102
MHHW + 66"	66	81	85	90	93	98	103	108

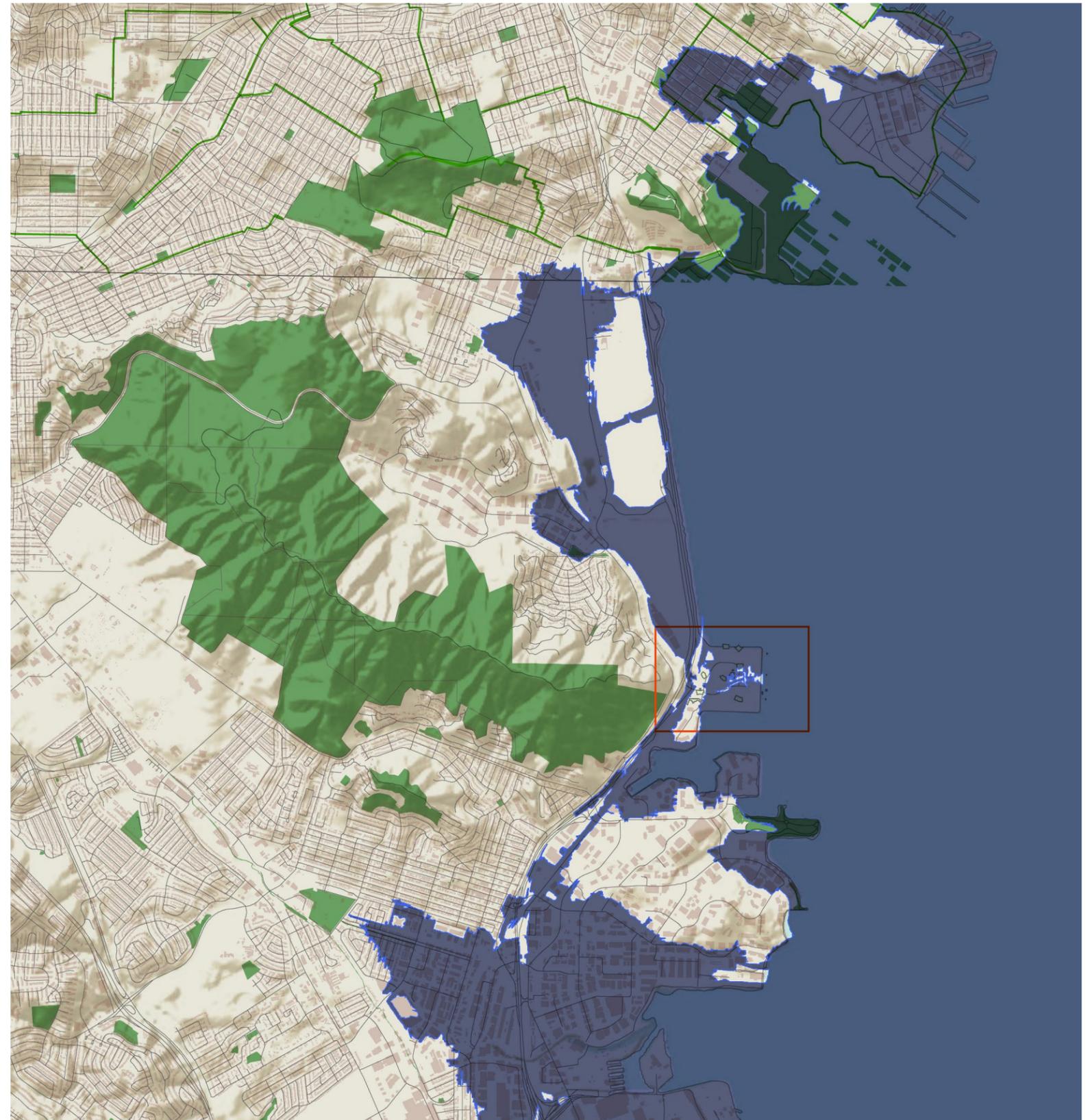
in = inch(es)
MHHW = Mean Higher High Water
SLR = sea level rise
yr = year(s)

Sierra Point is part of a region that will be impacted by a combination of SLR, groundwater rise and tidal events.

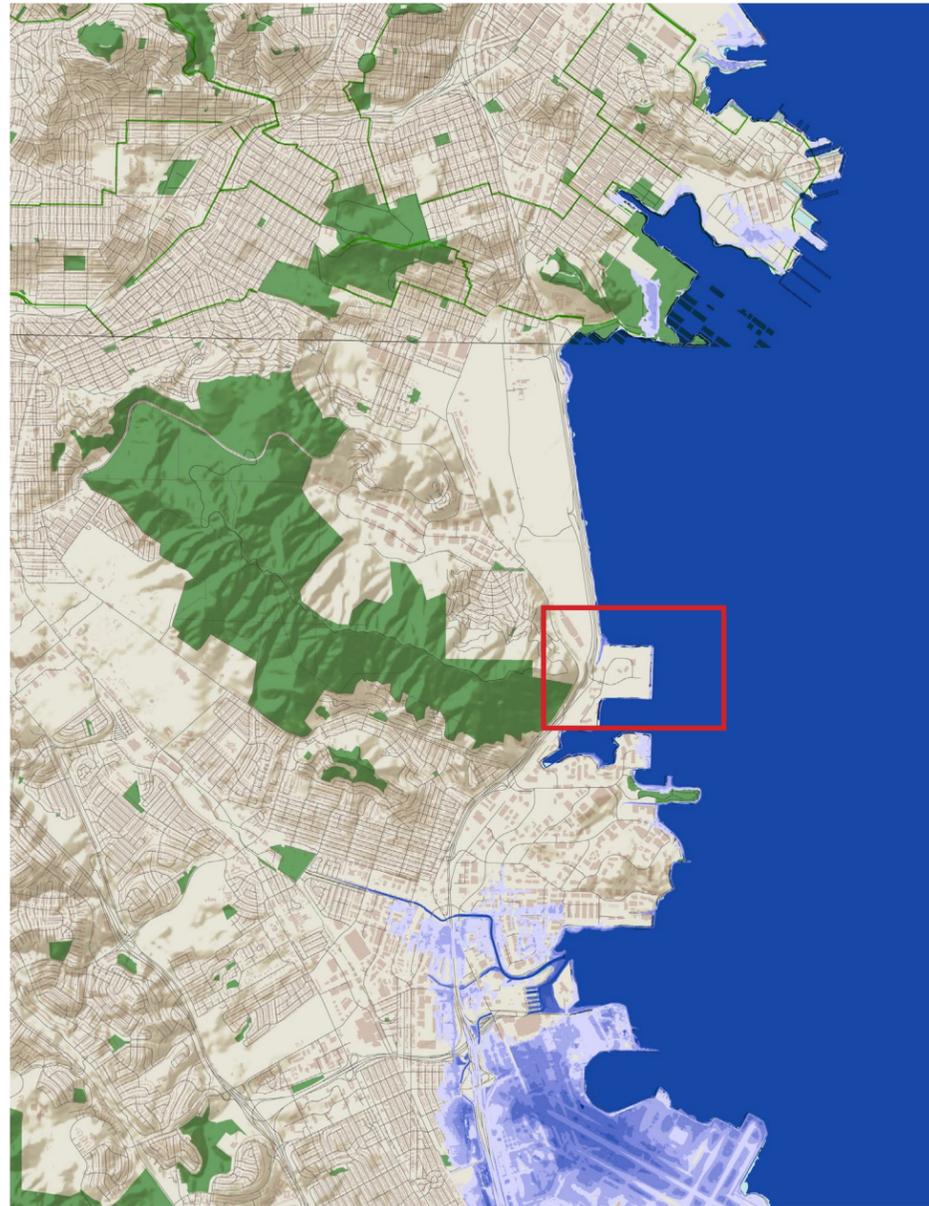
Solutions should be regional as well as local. Opportunities include change required for regional infrastructure projects, such as US-101 and railroad facilities adjacent to Sierra Point parcels.

This analysis uses data created by BCDC and other regional authorities and presents a matrix of possible scenarios that reflect predicted, average SLR conditions over time coupled with extreme events such as king tides and storm surges.

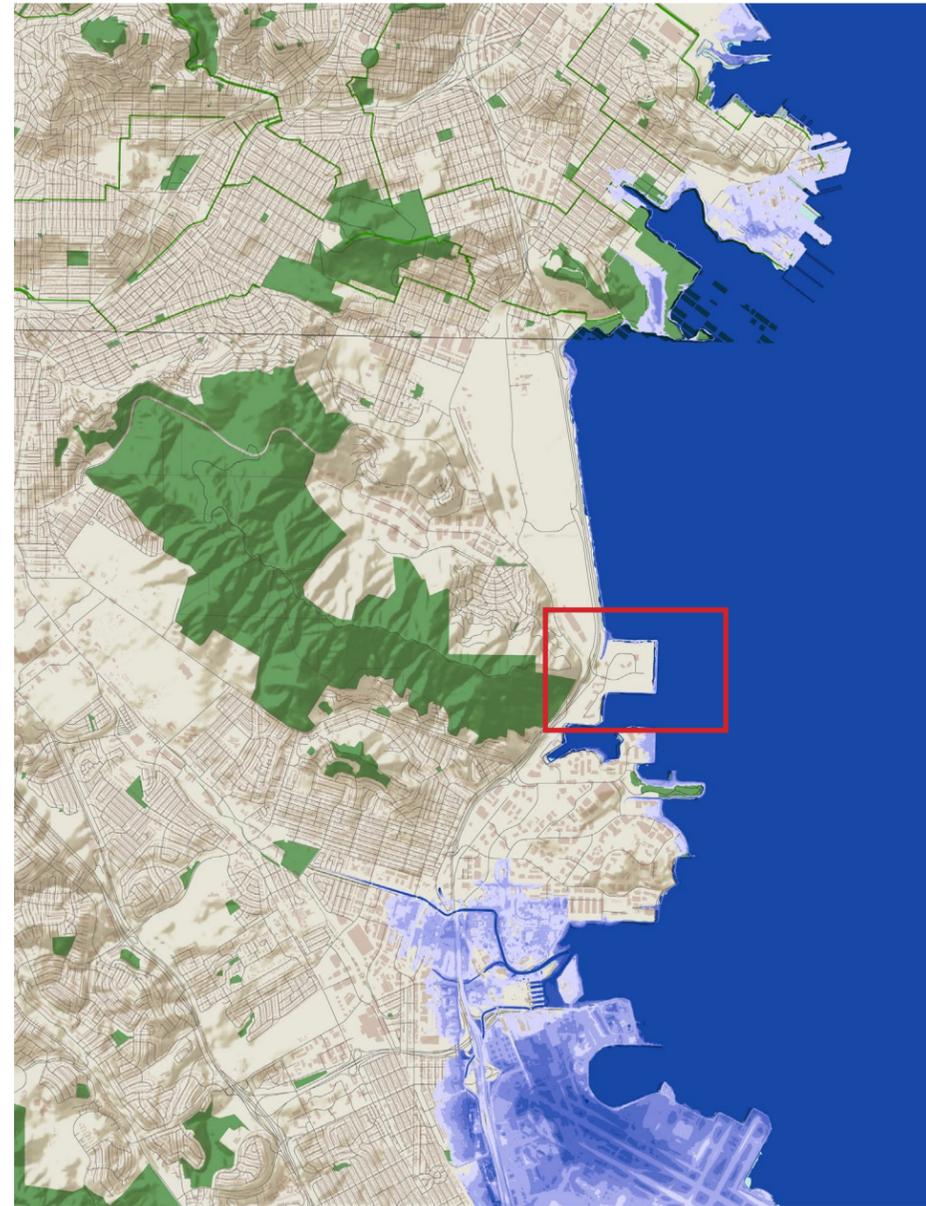
See Section 3: Site Inventory & Analysis for more detailed information about sea level rise scenarios and impacts at Sierra Point.



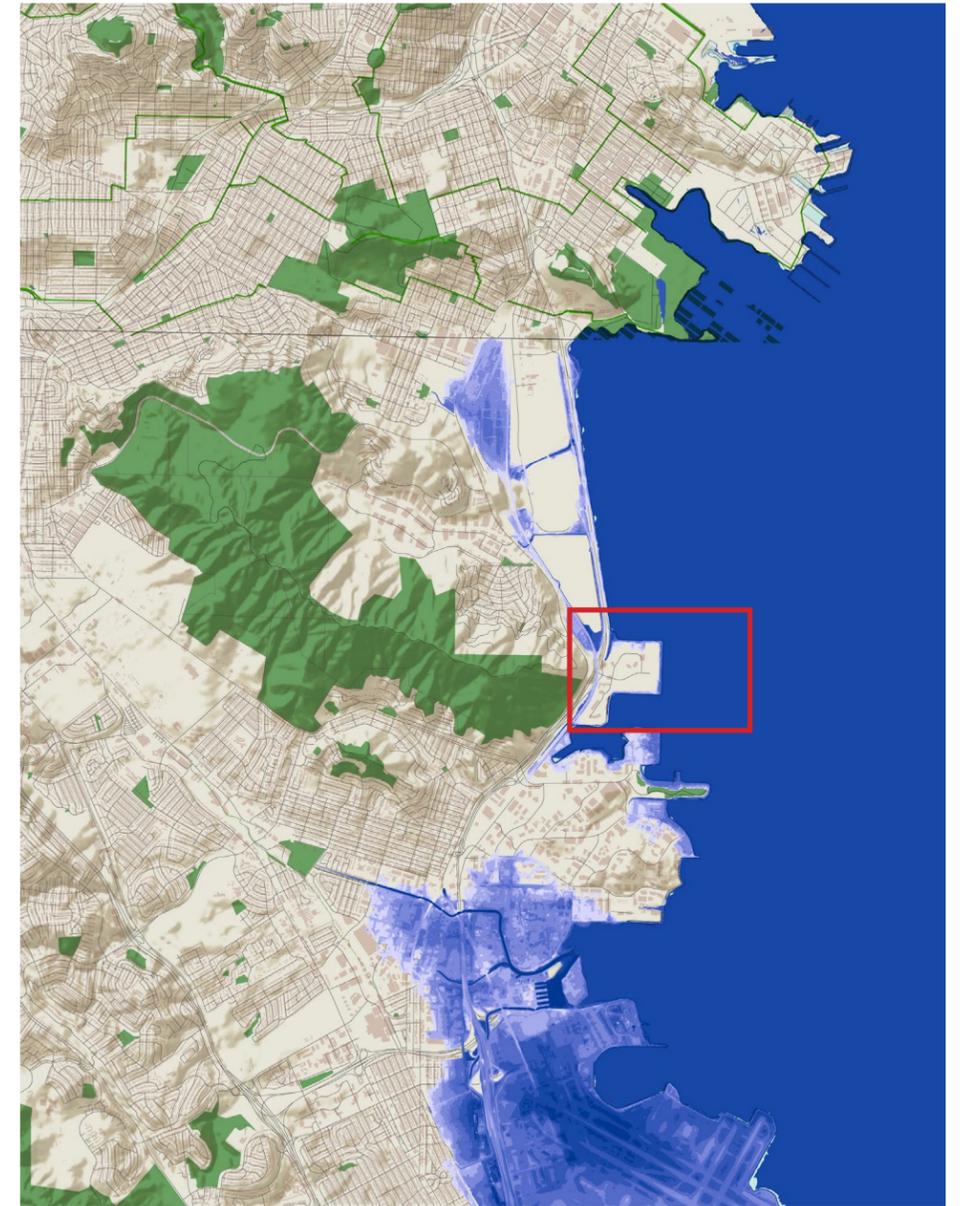
Sea level rise modeling projections in addition to extreme weather events such as 100-year storms, as experienced in the Bay Area during January of 2023, and yearly king tides, suggest the need for regional approaches in addition to local solutions.



+36" MHHW (+2.5 feet)
 MHHW + 48" or
 MHHW +24" and
 5-year extreme tide
 event



+66" MHHW (+5.5 feet)
 MHHW + 66" or
 MHHW +36" and
 25-year extreme
 tide



+108" MHHW (+9 feet)
 MHHW + 66" and
 100-year extreme
 tide or storm surge

DEPTH - FEET



Section 3:
SITE ANALYSIS

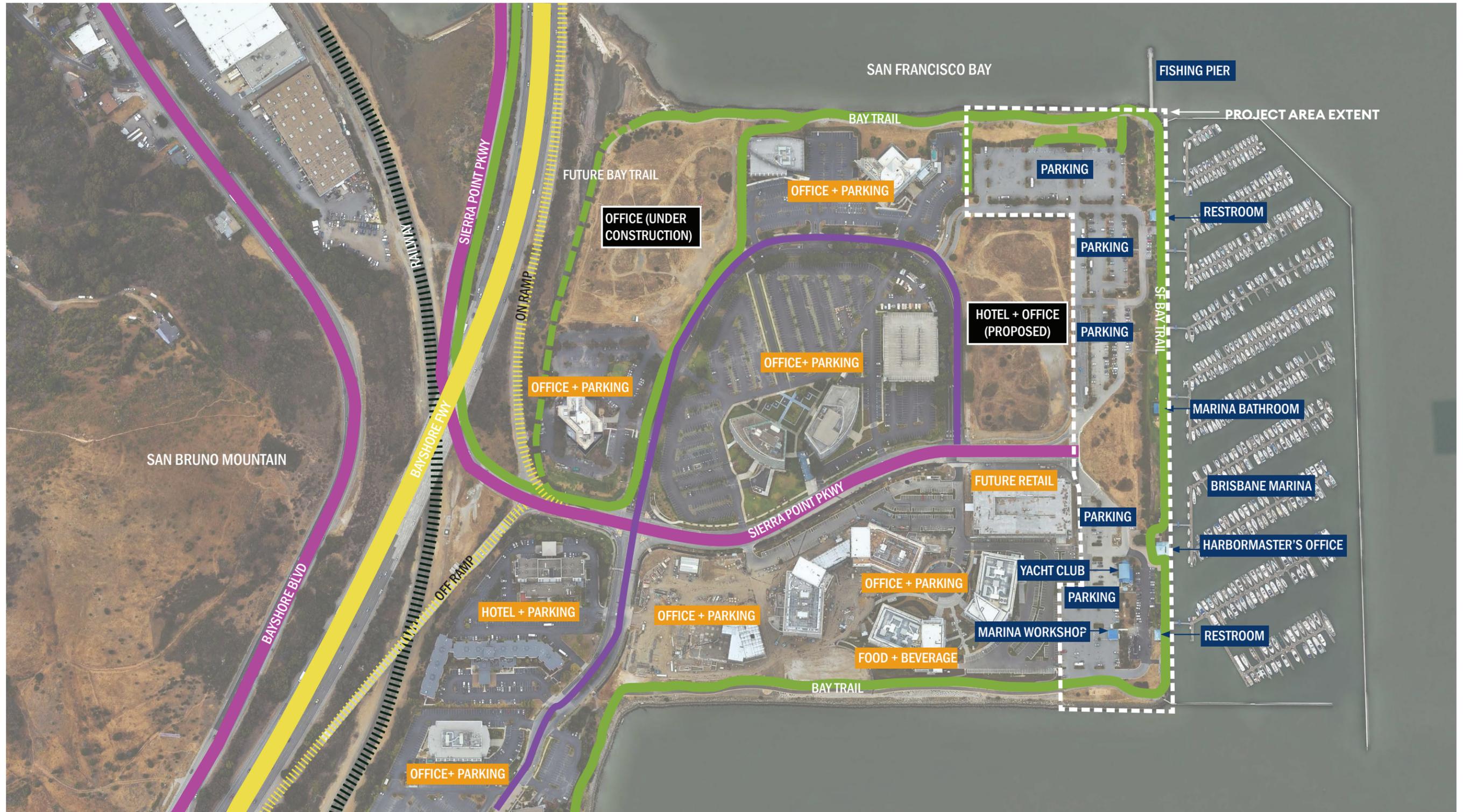


EXISTING SITE CONDITIONS



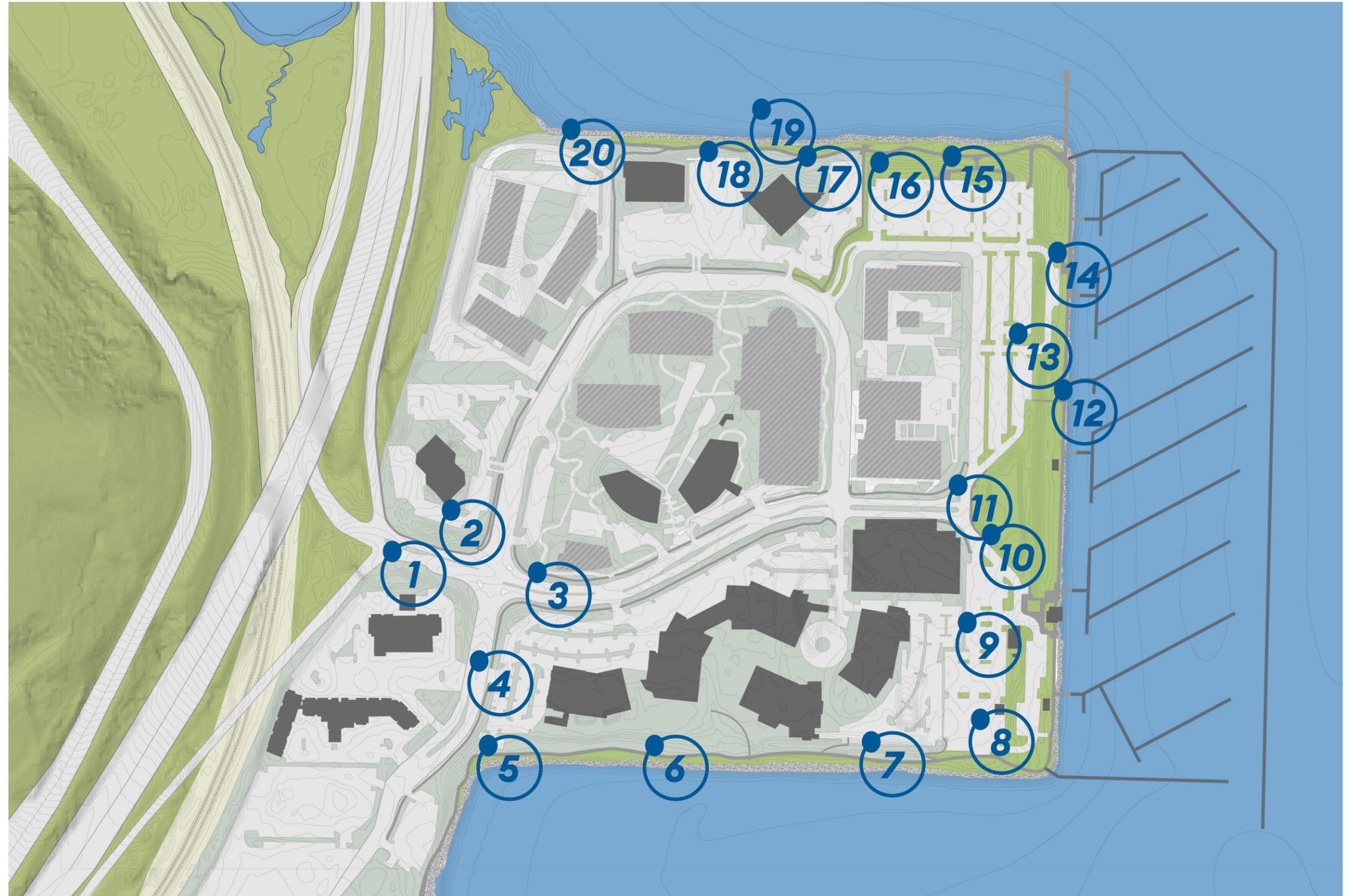
SIERRA POINT MASTER PLAN
PROJECT AREA

EXISTING SITE CONDITIONS



EXISTING SITE CONDITIONS

The following images show representative conditions across the whole of Sierra Point, including areas that are outside the Master Planning project area. These images provide a broader contextual understanding of the site.





Sierra Point Parkway & entrance to US-101 North. Note lack of visible bike lane striping.



Surface parking for office buildings and lombardy poplars with a view of San Bruno Mountain beyond.



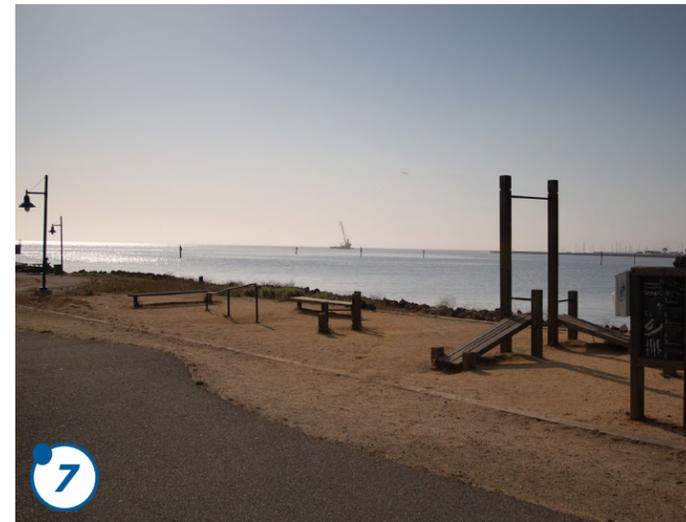
Sierra Point Parkway looking south-east. Note the four lanes of traffic and large medians. No visible bike lane striping.



Bay Trail on south edge of site looking south-west, San Bruno Mountain to the right. Note the older Bay Trail (foreground) and improved Bay Trail beyond with decomposed granite to either side of asphalt trail.



Looking back to the Brisbane Marina from Shoreline Court. Breakwater & marina entrance visible.



Existing exercise (parcourse) equipment on south end of Sierra Point. Some Brisbane residents reported using equipment regularly, while others note that it is never used by anyone because of its poor condition.



New development and landscaping typical of recently developed parcels.



8
 ADA parking adjacent to exercise equipment on south edge of Sierra Point.



9
 Drop-off area and accessible parking spaces in marina parking area adjacent to Dock 5. Spots appear to be used for parking and not drop-off.



10
 Undeveloped "Parcel R" with wide, ad-hoc pathway and seating. Note that this path is at approximately elevation 16' to 17'.



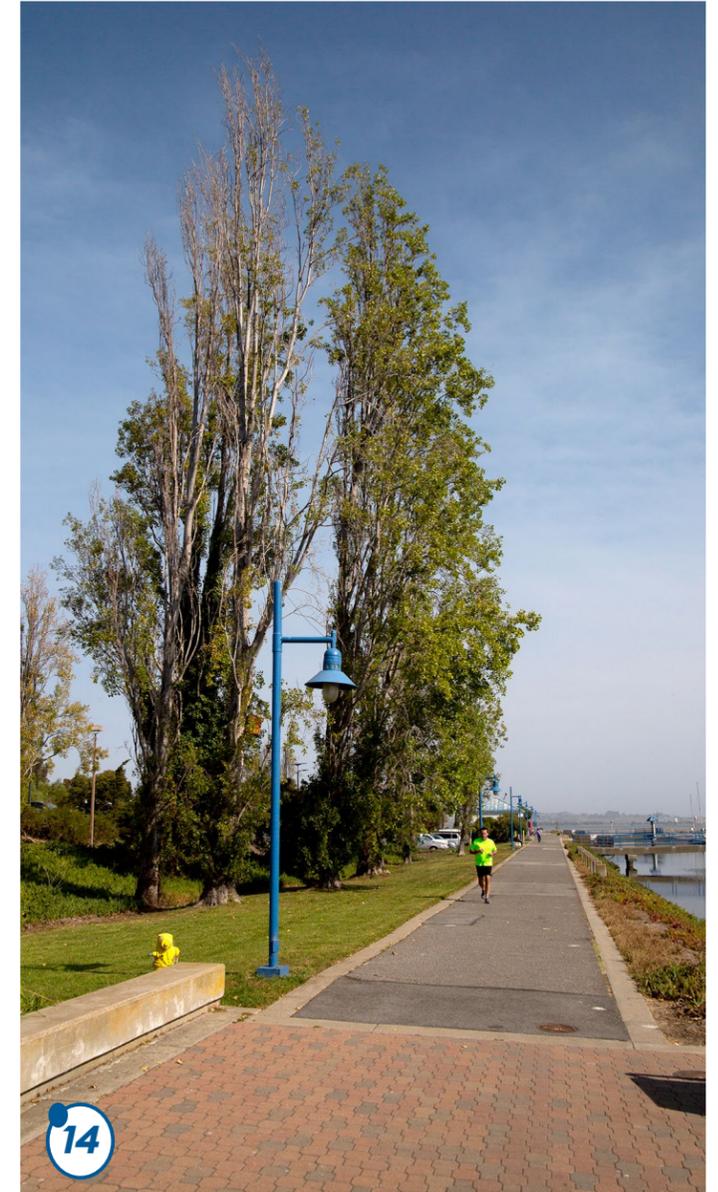
11
 View of marina from ad-hoc pathway across Parcel R.



12
 Access to docks is via concrete gangway with a locked gate. Trashcans at the head of each gangway are publicly accessible and suffer from vandalism and possible animal interference.



13
 Marina promenade perpendicular to marina docks. This promenade is also part of the Bay Trail. The trail is approximately 12-feet wide and is mostly asphalt.



14
 Marina promenade looking north. Brick paving is used at the intersection of the trail with each marina dock. Note the runner, a common use of the site.



15

Lombardy poplars at the north-east corner of the site. Informants suggest that the trees are stressed due to ground squirrel damage to their roots. The trees are generally successful on the site, though salt water intrusion has damaged some recently.



16

Surface parking for office buildings and lombardy poplars with a view of San Bruno Mountain beyond.



17

Typical site conditions along the north edge of Sierra Point: bands of shrubs, expanses of lawn, asphalt trail and then additional bayside planting strip is typical.



18

Built-in seating on north edge of Sierra Point typical of earlier developments. The public fishing pier is visible in the back of the image.



19

Ground squirrels are considered a major problem; despite signs, some visitors persist in feeding the critters.



20

At the north-east corner of the site, looking west to San Bruno Mountain. The Bay Trail is being extended farther south.

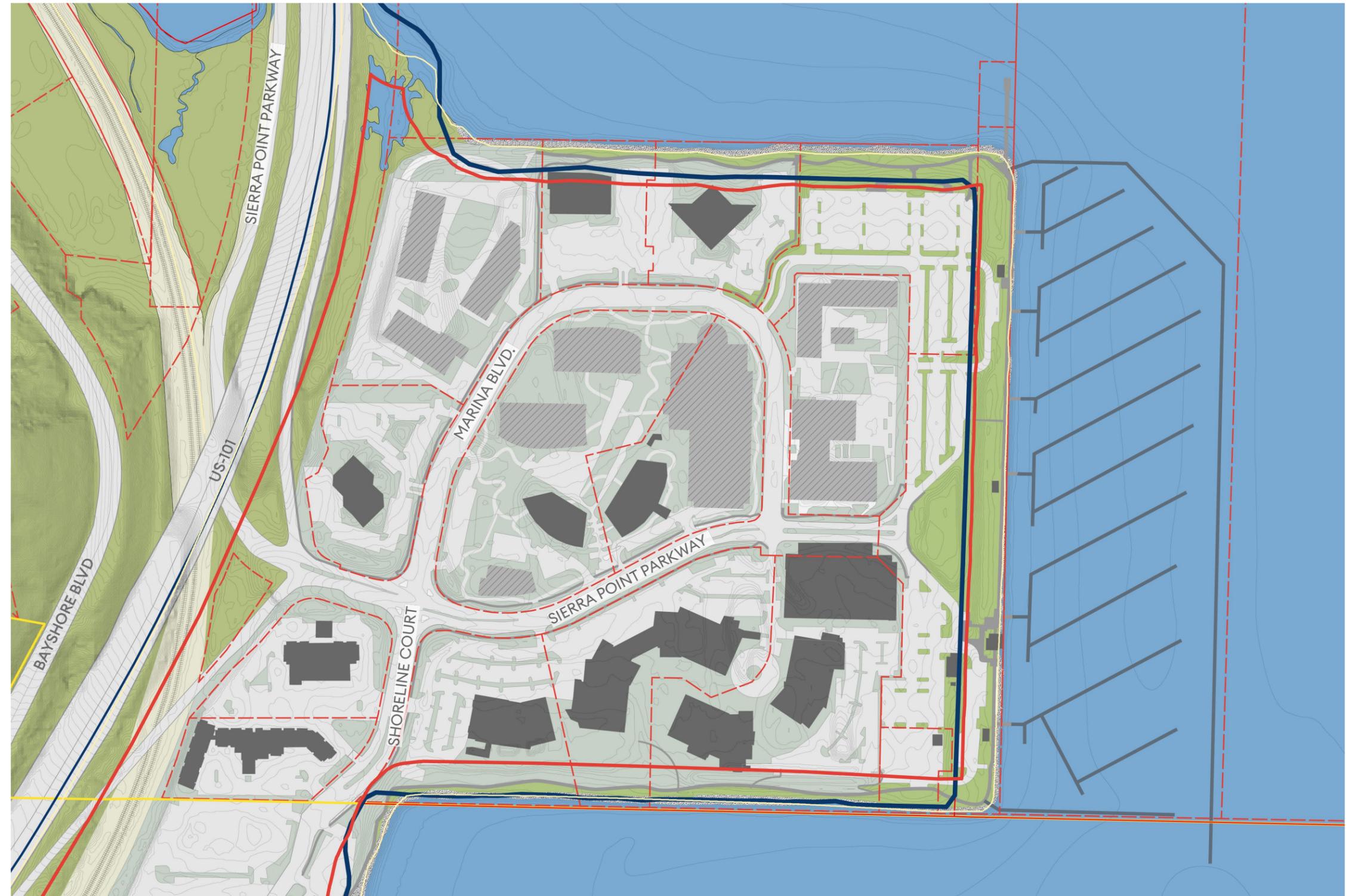
JURISDICTIONAL BOUNDARIES

There are many regional and state interests represented at Sierra Point. Due to its proximity to the bayshore, a 100-foot buffer from the shoreline at Sierra Point falls under BCDC's jurisdiction.

Parcels are a mix of public and privately owned.

The site is at the south-eastern-end of the city of Brisbane, and the city limit between Brisbane and the city of South San Francisco runs across the southern shoreline of Sierra Point.

-  Limit of the city of Brisbane
-  Parcel boundaries
-  BCDC 100' jurisdiction
-  BCDC Shoreline
-  FEMA FLOOD ZONE



SITE CIRCULATION

Access to Sierra Point is limited and privileges private vehicles.

Bike connection terminates at the US-101 overpass and does not include pedestrian crosswalks or marked bike lanes.

Safe pedestrian connection from central Brisbane to Sierra Point does not exist.

The Bay trail does not make a full loop around the point.

-  Vehicular circulation
-  Drop-off Area
-  Sidewalk
-  Class I Shared-Use Path - SF Bay Trail
-  SF Bay Trail - under construction
-  Shared path
-  Class II Bike Lane
-  Main Access
-  Vehicular Access
-  Proposed Access
-  Pedestrian Access



MARINA FACILITIES

The marina has 580 slips and played an important role in the history and development of Sierra Point.

The marina has a permit for a 10% live-aboard rate. Residents have access to a private bathroom and laundry facilities.

Small craft launches are not currently accommodated.

Public programs at the marina are limited; the annual Regatta, hosted by the Sierra Point Yacht Club, is a major event.



MARINA FACILITIES

BREAKWATER
(NO PUBLIC
ACCESS)

FISHING
PIER WITH
SINK

PUBLICLY
ACCESSIBLE
TRASH CANS
AT EACH
GANGWAY

PUBLIC
RESTROOM

DROP OFF
& ADA
PARKING

SLOPED
WOODEN
WALK

MARINA
RESTROOM
& LAUNDRY
FACILITIES

HARBORMASTER'S
OFFICE

DROP OFF
& ADA
PARKING

TRASH
ENCLOSURE
RESTROOM

PARKING

TRASH
ENCLOSURE

EV
CHARGING
STATION

SIERRA
POINT
YACHT CLUB

LAWN
GAMES

MARINA
CORPS YARD

MARINA
WORKSHOP
& YARD

STAIRS
BETWEEN
BAYS

ADA
PARKING
SPACES

EXERCISE
EQUIPMENT



Sierra Point Yacht Club building



Marina berths.



Harbormaster's office with gangway to Dock 2 beyond.



Marina restrooms, trash cans at head of gangway with the Harbormaster's Building beyond.



Drop-off and parking area near Dock 1, with trash enclosure (far left) and marina storage facility beyond.

Images: An assortment of existing marina facilities at the Brisbane Marina.



Wooden walkway from parking bay to marina promenade and gangways, with BBQ pit in the foreground.



Gangway to Dock 6 with concrete breakwater beyond.



Marina bathrooms. Critical infrastructure for those living on boats at the marina. Private to marina users.



Public fishing pier with sink at end and views to Candlestick Point, Hunter's Point, San Francisco and Oakland.



EV charging station in parking lot near Harbormaster's Office.

Images: Marina & waterfront facilities

EXISTING PARKING

Parking lots dominate the experience of the waterfront and marina. As is, the parking lots provide useful, multi-purpose spaces – visitors shared fond stories of activities.

Stormwater runoff from existing asphalt parking lots on public land is not treated. Parking surfaces are generally impermeable and made from asphalt or concrete.

Office buildings have extensive parking lots. These lots may be highly used by office workers during the weekday, but are not used with the same frequency during weekends.

Parking for the marina is controlled by the number of slips and ratios are suggested by the California Department of Boating and Waterways. Guidelines from 2005 suggest a ratio of 0.6 regular parkign stalls for every marina slip, suggesting that 348 stalls are required.

EXISTING PARKING:

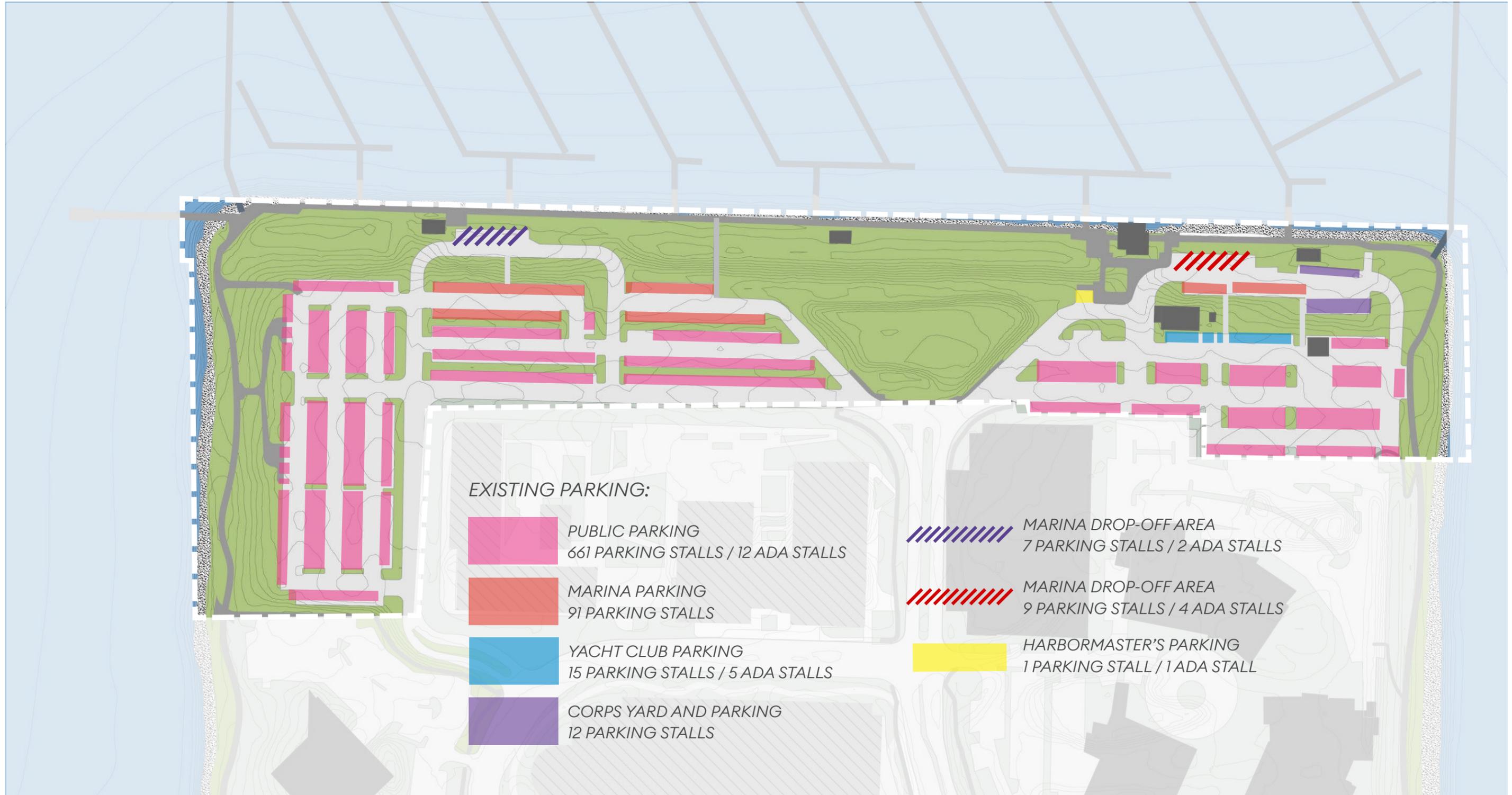
- PUBLIC PARKING
661 PARKING STALLS / 12 ADA STALLS
- MARINA PARKING
91 PARKING STALLS
- YACHT CLUB PARKING
15 PARKING STALLS / 5 ADA STALLS
- CORPS YARD AND PARKING
12 PARKING STALLS

- MARINA DROP-OFF AREA
7 PARKING STALLS / 2 ADA STALLS

- MARINA DROP-OFF AREA
9 PARKING STALLS / 4 ADA STALLS



EXISTING ON-SITE PARKING

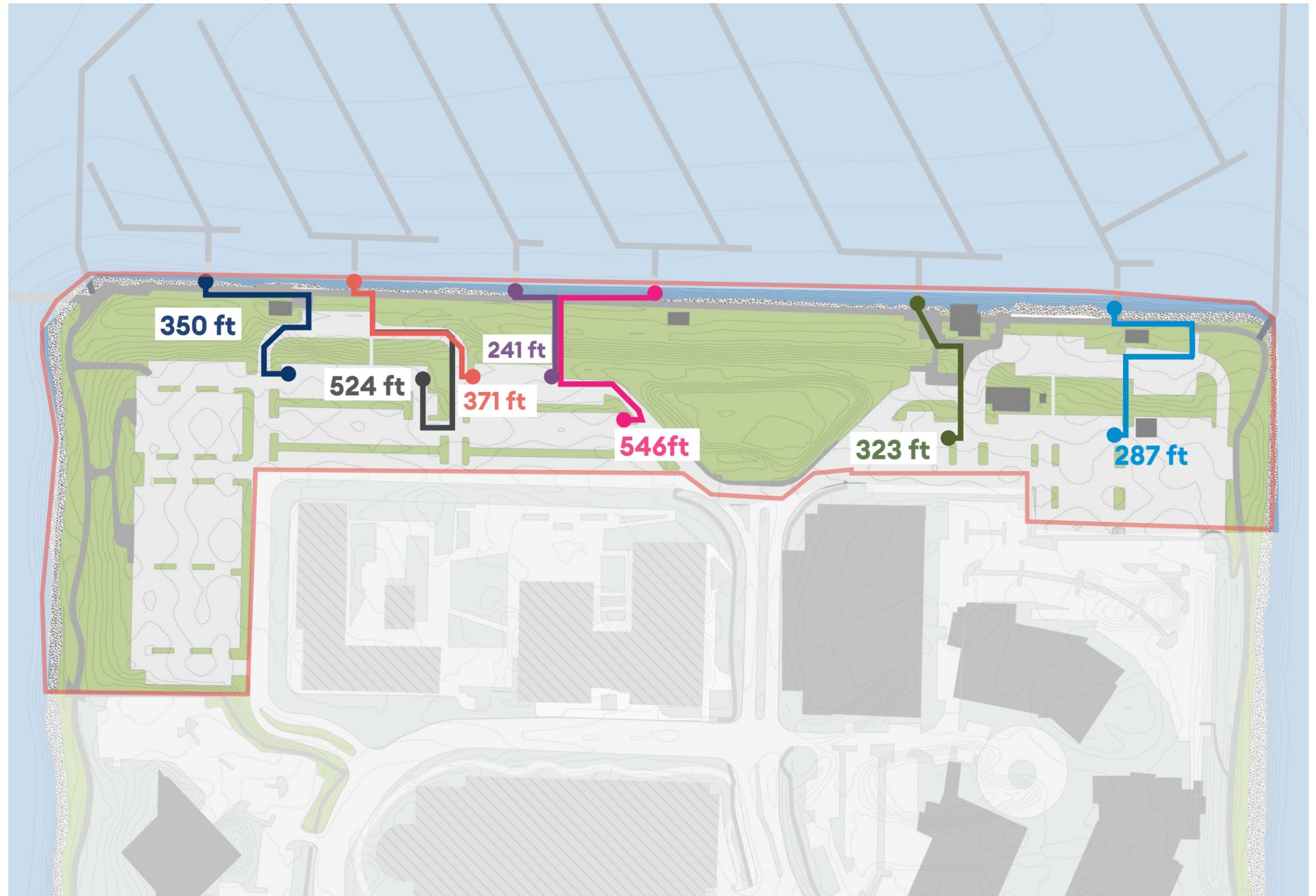


APPROXIMATE MARINA ACCESS DISTANCES

The California Division of Boating and Waterway's 2005 publication *Marina Berthing Facilities – Design Guidelines* does not specify a minimum or maximum distance between parking locations and the berths they serve. The design guidelines notes that “The proximity of parking to berths will usually be influenced by regulatory requirements and/or prohibitions, competition for land space from other waterfront users and activities, and site specific considerations.”

Preliminary analysis of marinas in the Bay Area suggests that the distances between parking location and marina gates are within the average, though there are marinas with closer relationships and longer ones.

It should be noted that none of the routes shown are ADA accessible routes.



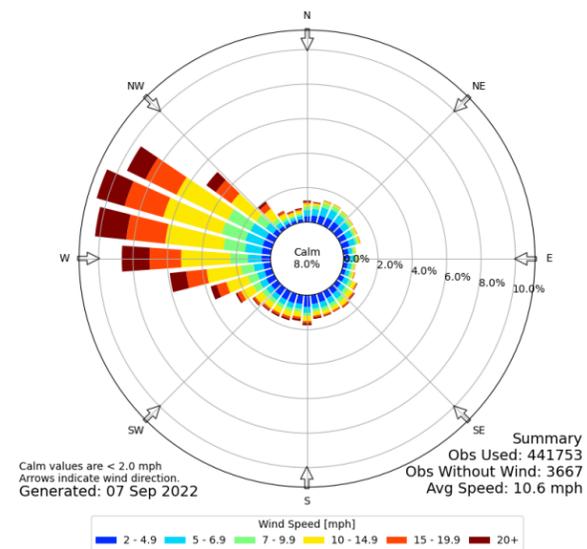
WIND & SUN

Sierra Point has excellent solar orientation.

Sierra Point is subject to regular, intense wind, often strengthening in speed in the mid-afternoon.

Average wind speed is 10.6 MPG. See windrose diagram below for average yearly wind information.

Windrose Plot for [SFO] SAN FRANCISCO INTL
Obs Between: 01 Jan 1970 01:00 AM - 07 Sep 2022 12:56 AM America/Los_Angeles



- - - ➔ SUMMER SOLSTICE
- - - ➔ WINTER SOLSTICE
- ➔ NE WIND IN WINTER
- ➔ SW WIND IN SUMMER



SITE INFRASTRUCTURE

The drainage visualized in this diagram is conceptual; recent construction projects have adjusted site drainage.



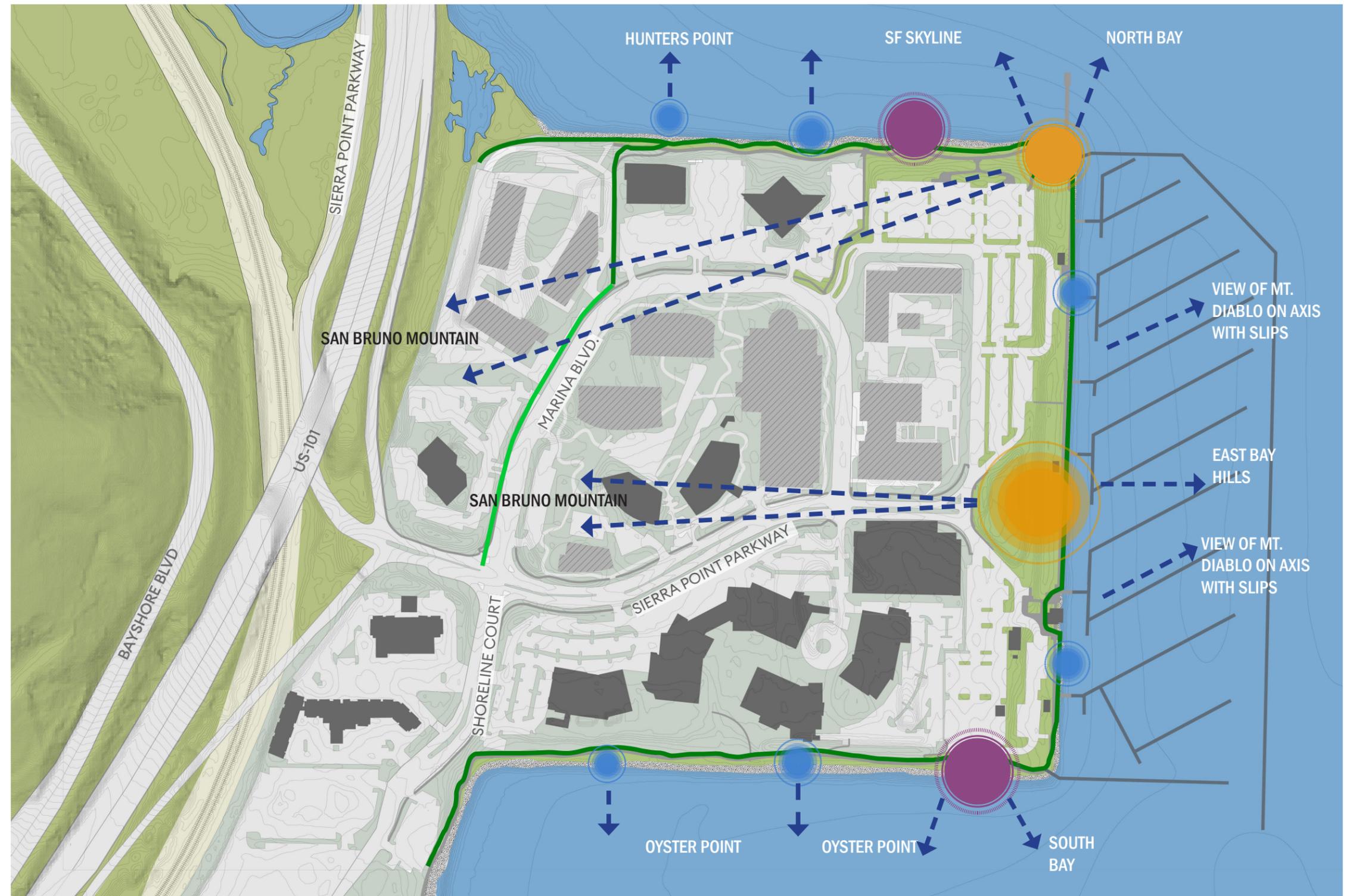
VIEWS

Views are a primary feature of the Sierra Point Open Space experience.

Many users reported visiting Sierra Point for activities related to views – looking out toward San Francisco and Oakland from the north edge of the site and the end of the fishing pier in particular; looking out across the marina toward Mount Diablo in the east; visiting Sierra Point as a destination to watch fireworks shows from around the entire San Francisco Bay.

Recent buildings have modified view corridors, particularly in the direction of San Bruno Mountain. New and proposed buildings will continue to change the viewing experience.

-  SF BAY TRAIL
-  ON STREET BAY TRAIL
-  PRIMARY VISTA POINTS
-  SECONDARY VISTA POINTS
-  VISTA POINTS





View of San Bruno Mountain from drop-off area adjacent to Dock 5.



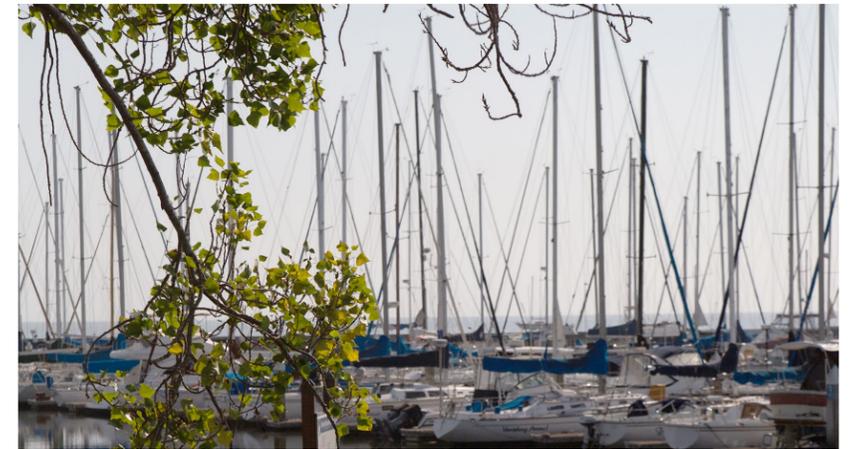
View of San Francisco skyline from the north-east corner of the site.



View of Mount Diablo framed by slips.



Views of downtown Oakland from the north-east corner of the site



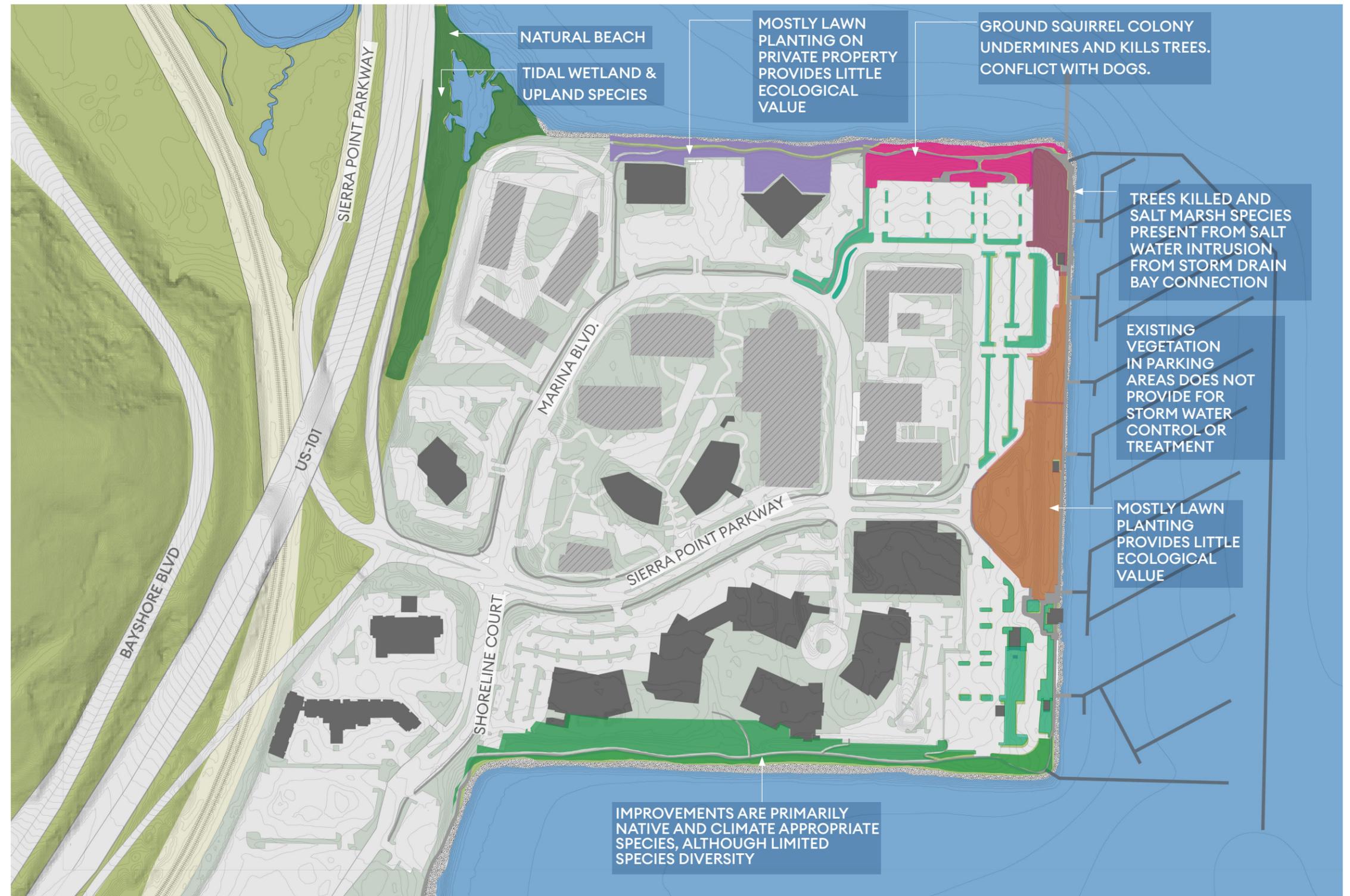
Picturesque lombardy poplar leaves and masts.

VEGETATION & WETLANDS

Existing planting is limited in area. Species diversity is relatively low and favors non-native plants.

A large ground squirrel population – in addition to saltwater intrusion in the eastern-most edges of Sierra Point – have killed multiple trees, including hardy species such as the lombardy poplar (*Populus nigra*).

Newer office buildings have complied with landscaping palette that favors native California species such as manzanita, coyote brush and deergrass. It is unclear whether or not the species planted directly on the edge of the bay are tolerant of the brackish water and salt spray.





Iceplant and coyote brush on north-east edge of site.



Lombardy poplars suffering dieback because of saltwater intrusion into soil.



View of Mount Diablo framed by slips.



New planting adjacent to Shoreline Court includes palm trees.



Palm trees along the central spine of Sierra Point Parkway.

PRIVATE OPEN SPACE AMENITIES

The land of Sierra Point is a mix between private and publicly held land.

Recent development agreements have provided public amenities on the office campus landscapes, but the public usage and access to these public benefits remains low.

The landscaping around many of the office buildings is publicly accessible but does not necessarily look public, potentially reducing public use because they are perceived to be private and inaccessible.

Visitors noted that some public amenities are not always set up and/or usable – for example, a pickleball court exists but does not always have a net.

Public amenities on the site include exercise equipment adjacent to the Bay Trail.





Images: Assorted landscapes along the Bay Trail, which threads between public and private spaces. Visitors report feeling unclear which amenities are publicly accessible and which are private and inaccessible, particularly in the newer developments along the south edge of Sierra Point, shown on the left.

SEA LEVEL RISE

Initial evaluation of the Sierra Point landscape shows beneficial verticality of the landscape, which opens up more opportunities for site development relative to sea level rise.

Current models project approximately 1.9 feet of sea level rise by 2050. Current projection for 1-in-200 chance of sea level rise in the Bay is 7' by 2100. For the study area this would be a minimum elevation +18.5'. Generally, the study area of Sierra Point is around elevation +9' NAVD88 along the shoreline, increasing to elevations +17' to +18' NAVD88 further inland. The open space area at the south end of the study area is at around elevation +24' to +25' NAVD88. Upland existing conditions are sufficiently elevated at the perimeter to provide protection for the next 75 years as projected by State agencies. Additionally, the outer breakwater around the marina provides sheltering of the east side of Sierra Point. With this protection there might be some opportunities to reduce the rip rap and develop a living shoreline.

See Section 2 for an overview of regional SLR predictions and impacts.



How Sea Level Rise affects Flood Hazards:

- Extreme water levels
- Storm surge (hours to days)
- High tides (hours)
- El Niño (weeks to months)
- Wave action (wind driven)
- King tides (2-4 times annually)

Visualizing potential SLR at Sierra Point

Per BCDC, "...Low-lying parts of the shoreline have historically experienced coastal flood events (such as the annual king tides and El Niño extreme high tides), and they may experience similar events with increased frequency, duration, and severity in the future as a result of projected sea level rise (SLR). Planners and engineers need tools to evaluate vulnerabilities and risks due to projected inundation and flooding. ..."

This SLR inundation mapping captures permanent inundation as well as temporary flooding as a result of SLR scenarios ranging from 0 to 66 inches in addition to extreme high tide events from the 1-year to the 100-year extreme tide. The values shown model daily as well as extreme tide levels above the MHHW in San Mateo County. These levels, developed by Bay Area agencies, show the average of the water levels at all model output points along San Mateo's bayshore.

Note: MHHW is a tidal datum and is representative of the daily high tide.

This analysis uses a set of ten inundation maps that represent a spectrum of possible sea level rise scenarios coupled with extreme tide levels. The

scenarios range from 12 to 108 inches and represent combinations of 0 to 66 inches of SLR with extreme tides between the 1-year to the 100-year extreme tide. These projections represent current NRC SLR projections and approximate storm surge events. The range of water levels visualized means that the maps are flexible and can accommodate future changes in SLR projections.

"Permanent inundation occurs when an area is regularly covered by daily tidal fluctuations. As sea levels rise, additional shoreline areas may be subject to permanent inundation. In contrast, temporary flooding occurs when an area is exposed to episodic, short-duration, extreme tide events of greater magnitude than normal tide levels (such as during storm surge or El Niño events). Shoreline and inland areas may be temporarily flooded during an extreme tide event, but may resume their intended function once floodwaters recede."¹

This data shows that as sea levels rise, the bayshore and adjacent communities will be more frequently exposed to tidal levels that are currently classified as 'extreme'. Over time, existing shoreline infrastructure will not provide the same level of protection as it was designed to do. The increased frequency of extreme tide levels must be considered in the design of resilient bayshore regions such as Sierra Point.

This analysis uses data developed for the Bay Area by agencies & organizations such as the San Francisco Bay Conservation and Development Commission (BCDC), the Metropolitan Transportation Commission (MTC), the California Department of Transportation (Caltrans), the San Francisco Public Utilities Commission, and San Mateo, and Alameda Counties.

¹ Adapting to Rising Tides Bay Area Sea Level Rise Analysis and Mapping Project (2017)

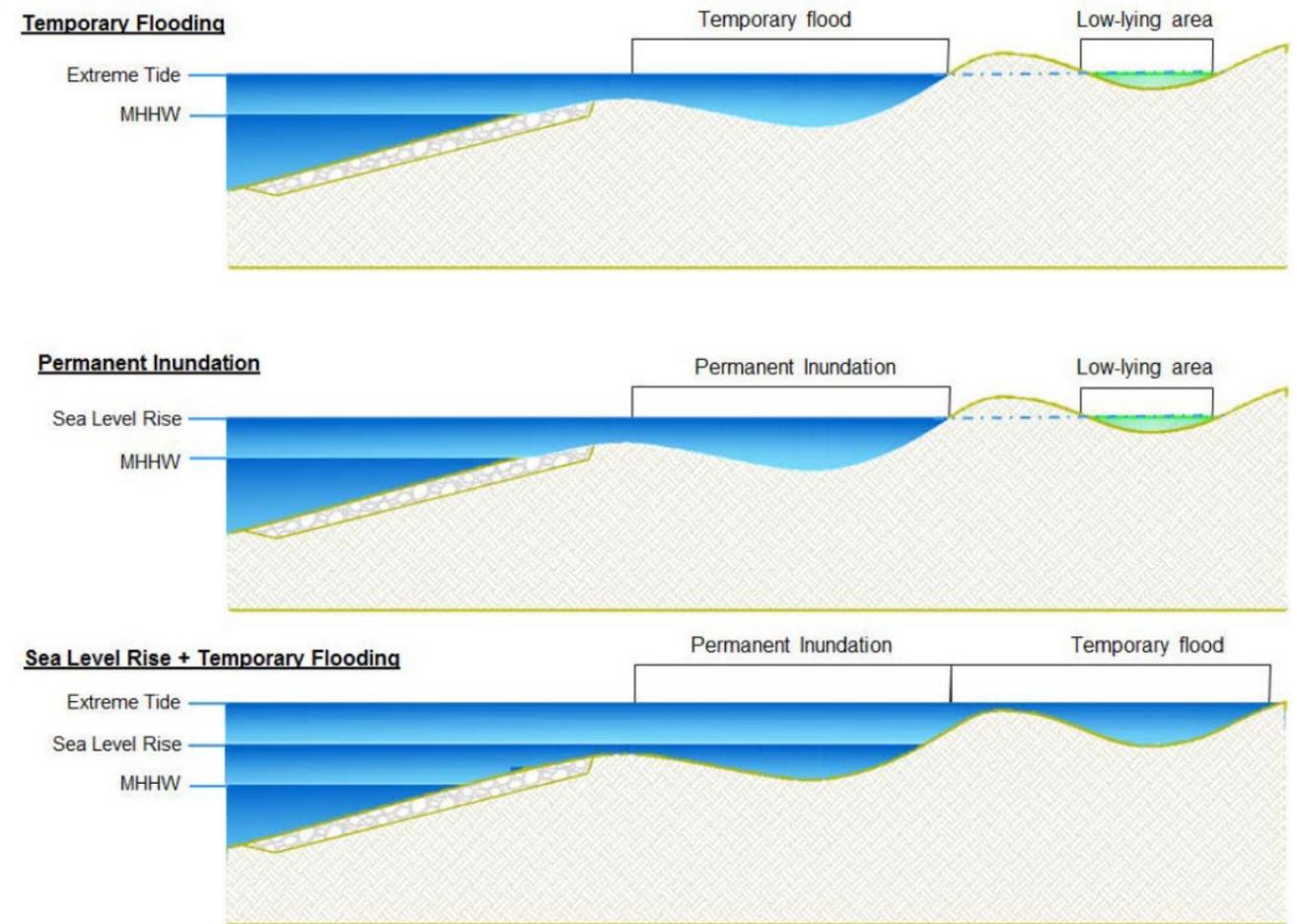


Figure: from Adapting to Rising Tides Bay Area Sea Level Rise Analysis and Mapping Project (2017)

Sea-Level Rise Impacts:

- Mean sea level and tide range rises
- Extremes water levels reach higher elevations
- Temporary and permanent flooding and inundation
- Wave-related erosion

The figures on the right represents a matrix for potential SLR scenarios in San Mateo County. The ten scenarios represent combinations of 0 to 66 inches of SLR coupled with extreme tides in the 1-year to 100-year return period. The values represent San Mateo County’s daily and extreme tide levels above the MHHW.

The first six scenarios (12”, 24”, 36” 48”, 52” and 66” of SLR above the MHHW) are related to the NRC SLR estimates. This range of six water levels represent the most likely scenarios as currently projected for the mid-century and end of the century.

Per data published in *Adapting to Rising Tides Bay Area Sea Level Rise Analysis and Mapping Project (2017)*, the following ranges apply:

- 12-inch SLR by 2050
- 24-inch SLR by 2050 – a high end of the range OR an existing 5-year extreme tide
- 26-inch SLR by 2100 – a most-likely SLR scenario OR an existing 50-year extreme tide
- 48-inch SLR by 2100 – a high end of the range OR 6-inches of SLR AND a 100-year extreme tide

- 52-inch SLR – 12-inch of SLR plus 100-year extreme tide
- 66-inch SLR by 2100 – a high end of SLR scenarios OR 24-inches of SLR AND a 100-year extreme tide

The remaining four projections (77”, 84”, 96” and 108” of SLR above the MHHW) are above current projections for SLR by 2100, but illustrate short-term, temporary inundation that could occur when SLR is coupled with extreme tides.

- 77 inches above MHHW – 36-inch SLR AND 100-year extreme tide
- 84 inches above MHHW – 48-inch SLR AND 50-year extreme tide
- 96 inches above MHHW – 66-inch SLR AND 25-year extreme tide
- 108 inches above MHHW – 66-inch SLR AND 100-year extreme tide

Mapping Scenario	Reference Water Level	Applicable Range for Mapping Scenario (Reference ± 3 inches)
Scenario 1	MHHW + 12”	MHHW + 9 to 15”
Scenario 2	MHHW + 24”	MHHW + 21 to 27”
Scenario 3	MHHW + 36”	MHHW + 33 to 39”
Scenario 4	MHHW + 48”	MHHW + 45 to 51”
Scenario 5	MHHW + 52”	MHHW + 49 to 55”
Scenario 6	MHHW + 66”	MHHW + 63 to 69”
Scenario 7	MHHW + 77”	MHHW + 74 to 80”
Scenario 8	MHHW + 84”	MHHW + 81 to 87”
Scenario 9	MHHW + 96”	MHHW + 93 to 99”
Scenario 10	MHHW + 108”	MHHW + 105 to 111”

MHHW = Mean Higher High Water

Sea Level Rise Scenario	Daily Tide	Extreme Tide (Storm Surge)						
	+SLR (in)	1yr	2yr	5yr	10yr	25yr	50yr	100yr
	Water Level above MHHW (in)							
Existing Conditions	0	15	19	24	27	32	37	42
MHHW + 6”	6	21	25	30	33	38	43	48
MHHW + 12”	12	27	31	36	39	44	49	54
MHHW + 18”	18	33	37	42	45	50	55	60
MHHW + 24”	24	39	43	48	51	56	61	66
MHHW + 30”	30	45	49	54	57	62	67	72
MHHW + 36”	36	51	55	60	63	68	73	78
MHHW + 42”	42	57	61	66	69	74	79	84
MHHW + 48”	48	63	67	72	75	80	85	90
MHHW + 52”	52	67	71	76	79	84	89	94
MHHW + 54”	54	69	73	78	81	86	91	96
MHHW + 60”	60	75	79	84	87	92	97	102
MHHW + 66”	66	81	85	90	93	98	103	108

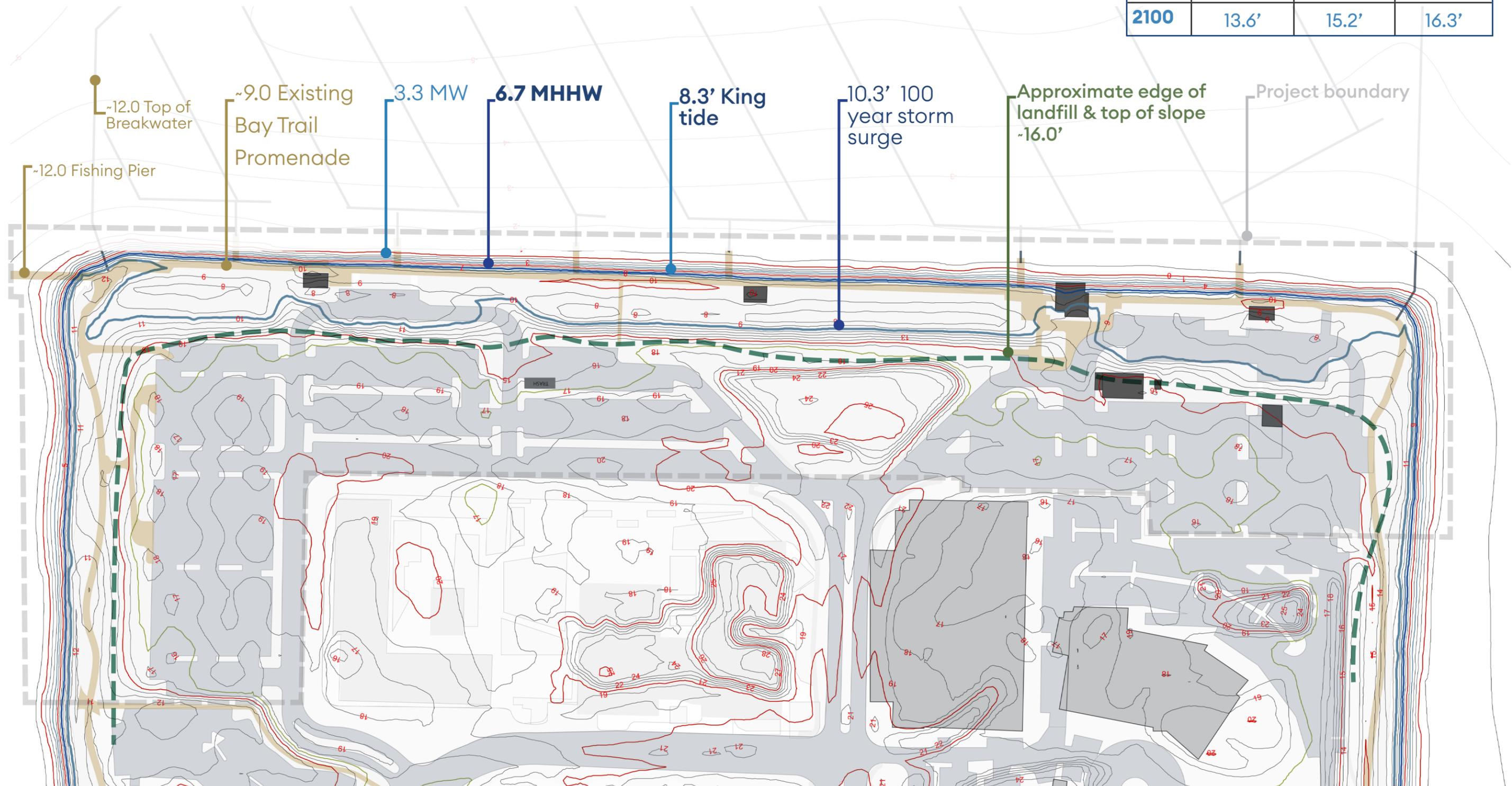
in = inch(es)
MHHW = Mean Higher High Water
SLR = sea level rise
yr = year(s)



Images: Saltwater intrusion is already impacting the Sierra Point landscape. (Far left) Salt-tolerant plants have grown in low areas between the promenade & parking lots; (Middle-left) lawn areas and trees have died off from saltwater intrusion; (Middle-right) low-lying parts of the site appear permanently inundated with bay water; (Right) additional tree die-off from saltwater.

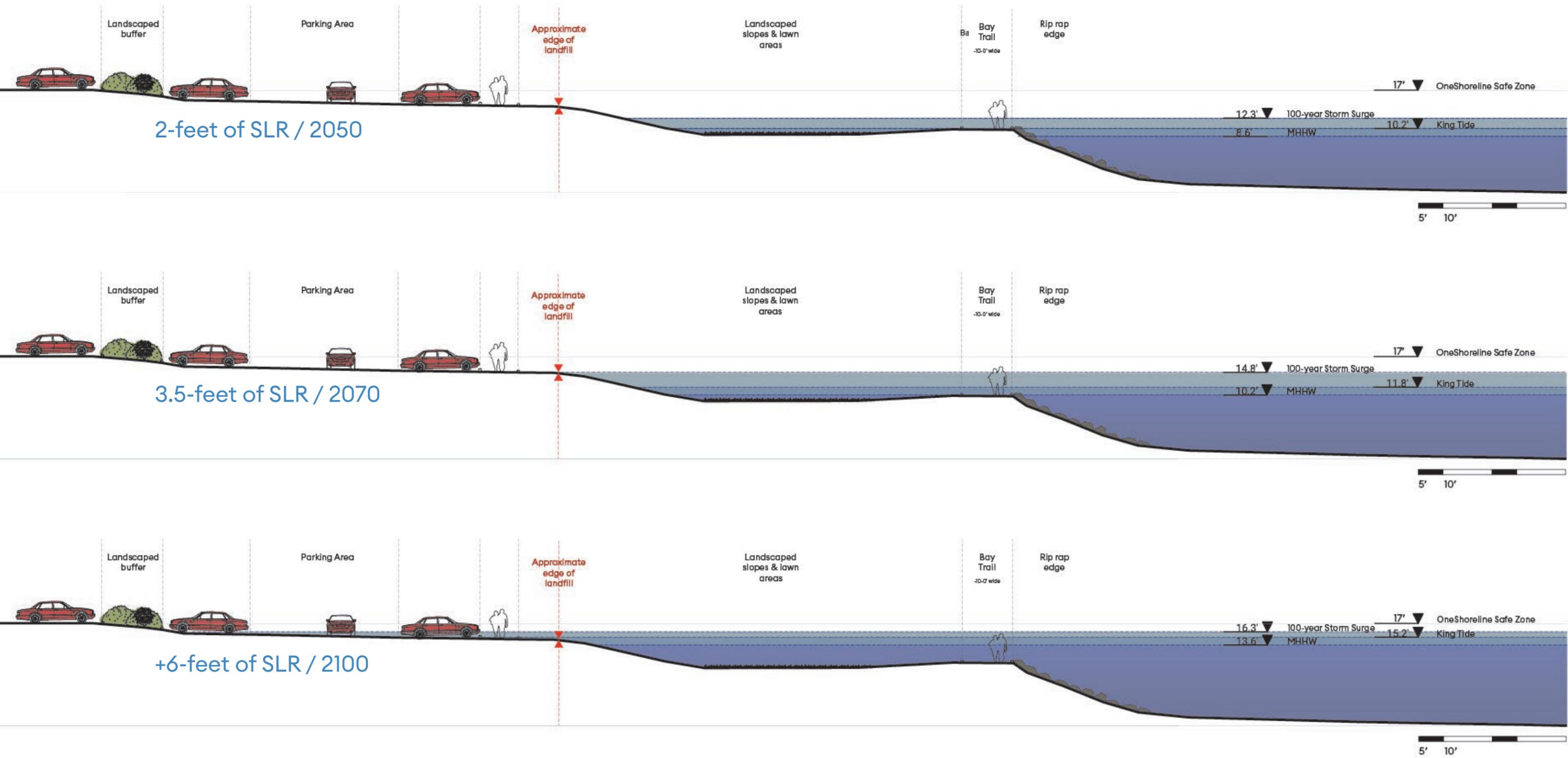
SITE ANALYSIS DIAGRAM - 2023 CONDITIONS

	MHHW	KING	SURGE
2023	6.7'	8.3'	10.3'
2050	8.6'	10.2'	12.3'
2070	10.2'	11.8'	14.8'
2100	13.6'	15.2'	16.3'



	MHHW	KING	SURGE
2023	6.7'	8.3'	10.3'
2050	8.6'	10.2'	12.3'
2070	10.2'	11.8'	14.8'
2100	13.6'	15.2'	16.3'

SEA LEVEL RISE - FUTURE CONDITIONS



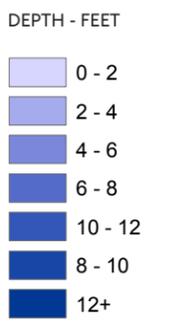
+1-2 feet SLR



Image: MHHW +12"



Image: MHHW +24"
Most likely scenario of SLR by 2050.



+3-4 feet SLR



Image: MHHW +36"



Image: MHHW +48"

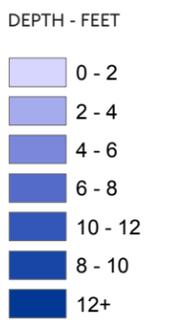
+5-6 feet SLR



Image: MHHW +52"



Image: MHHW +66"



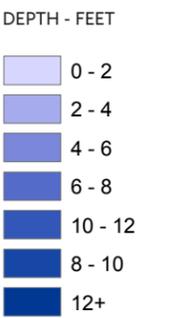
+6-7 feet SLR



Image: MHHW +77"



Image: MHHW +84"
Most likely SLR by 2100



+8-9 feet SLR



Image: MHHW +96"



Image: MHHW +106"

DEPTH - FEET

0 - 2
2 - 4
4 - 6
6 - 8
10 - 12
8 - 10
12+

Section 4:

**COMMUNITY
ENGAGEMENT**



STAKEHOLDER ENGAGEMENT

Understanding the culture and identity of Brisbane's community is an essential aspect of planning the Sierra Point Open Space and Parks Master Plan. During Task 01: Discovery, points of interest, aspirations and insight were gleaned from conversations that direct the development of the character and quality of the master plan's proposed open space experience.

Public Participation Goals

Public participation will foster creative, collaborative environments to ensure that participants feel welcome and comfortable being their true selves and honestly expressing their thoughts and ideas. Implementing a process of authentic listening and feedback will strengthen the communities' trust in the Sierra Point Open Space Master Plan Project. Interactions with the community are designed to facilitate a nuanced process that engages stakeholders. All feedback received from the community from interviews, meetings, and outreach events will be documented in summary reports. Stakeholder engagement shall:

- Gather constructive, meaningful input from community members and key stakeholders
- Engage diverse target audiences;
- Build relationships on behalf of Brisbane Parks and Recreation department with key community organizations and other City agencies to foster ongoing community involvement and support
- Increase community awareness and involvement;
- Identify existing community-based programming for collaboration.

Target audiences

Participation and input from interested community members is designed to ensure that diverse and balanced perspectives are heard from a broad range of stakeholders engaged in meetings, site walks and at events.

Broadly the stakeholder list includes: Brisbane City Councilmembers and Staff; Brisbane Parks & Recreation Commission; Brisbane Open Space & Ecology Committee; Brisbane Public Art Committee; Inclusion, Diversity, Equity & Accountability (IDEA) Committee; Complete Streets Safety Committee; Sierra Point Yacht Club; community and business leaders; property owners; members of the general public.



STAKEHOLDER ENGAGEMENT

For the initial discovery phase, the planning team met with city of Brisbane staff, project sub-committee and the public at the annual Day in the Park event. Information and insight gained from this varied engagement provided the planning team an understanding of how the Brisbane community views itself, its aspirations for the park, as well as additional technical understanding of the existing conditions, history and context. During Task 01: Discovery, the planning team has conducted meetings with:

Brisbane technical advisory:

- Clay Holstine, City Manager
- Stuart Schillinger, Assistant City Manager
- Noreen Leek, Parks & Recreation Director
- Randy Breault, Public Works Director
- John Swiecki, Community Development Director
- Andrew Rehberg, Harbormaster

Sierra Point Parkway and Open Space Subcommittee:

- Cliff Lentz – Mayor Pro Tempore/Councilmember
- Terry O’Connell – Councilmember
- Trudi Davis – Parks & Recreation Commission
- Barbara Ebel – Open Space and Ecology Committee
- Camille Salmon – Public Art Advisory Committee
- Mangesh Kolhatkar – Inclusion, Diversity, Equity & Accountability (IDEA) Committee
- Dariusz Wodziak – Complete Streets Safety Committee

Brisbane Day in the Park 2022

- Brisbane community members – general public



IN-PERSON STAKEHOLDER ENGAGEMENT

Similar prompts for discussion were provided at each engagement. Comments are summarized below, edited from all feedback to be concise. Complete responses gather to date are included in the Appendix.

What makes Brisbane special?

- Community cohesiveness and spirit of stewardship
- Connection to nature
- Small-town feel
- Diverse population
- Willingness to buck trends & not go along with standard thinking
- Surrounded by natural assets, open space and the bay
- Family-friendly

Favorite Aspects of Sierra Point included:

- Scenic views and watching fireworks
- Walking, running, hiking & biking Sierra Point and Oyster Point
- Family interaction
- Fishing
- Kite flying
- A place to meditate
- Regatta
- Family and friends connection; picnics with friends on

the slopes

Critical pandemic open space

Opportunities at Sierra Point

Preserve scenic views – San Bruno Mountain, bay, downtown SF, Mount Diablo

Connect native CA flora from San Bruno mountain to Sierra Point;

Continue the Bay Trail to make a complete loop around Sierra Point;

Interactive playground - nature play & materials to engender creativity;

Visual and physical connection to water

Interpret history, indigenous communities

Seating for contemplation, view appreciation

Public art

Exercise equipment

Flood mitigation & planning for SLR resiliency

Places for families & small gatherings, picnic and BBQ areas;

Bike trail connection to downtown Brisbane

Jogging & hiking connections &

Public access and connections to the middle of Sierra Point

Kid-friendly

Dog-friendly



WHAT SHOULD SIERRA POINT OPEN SPACE BE?

Connectivity

Safe pedestrian and bike connections

Pedestrian connection from downtown Brisbane to Sierra Point

Dedicated bike route and improved facilities from downtown Brisbane to Sierra Point

Dedicated bike path separated from pedestrians at Bay Trail

Connect pedestrians and bikes to San Bruno Mountain trails

Connections to nature and native plants

Beach access and connection to the water

Maintain views of San Bruno Mountain

Kayak water access

Make the Bay Trail a loop around Sierra Point

Keep parking for boaters, and some visitors

Connection to Oyster Point for ferry access; SP ferry terminal

Green connections

Attention to interface/gradient between building edges (private property) and bay.

Access publicly accessible amenities on private parcels

Waterfront

Create public connections throughout Sierra Point

Create more reasons for more people to go to Sierra Point

Art

Playground structure as art;

Stage for small concerts or arts performances & other engagement

Landscaping as art; Environmental art

Interactive;

Possible landmark;

Integral to community at large

Art that can withstand elements without damage & high maintenance

Celebrate Brisbane's diverse art community

Use art to connect with cutting-edge research of Sierra Point and historic Brisbane

Kinetic art; wind art

Think more broadly about art, including artful, artistic elements such as beautiful stonework.

Food and Beverage (Note marina users desire F&B/store)

Yacht Club support more pop-up public events

Include businesses that benefit Brisbane

Food truck and cart area

Good, affordable waterfront restaurant – a destination

Café/kiosks—coffee and pastries

Market/pop-ups

Stewardship & sustainability

Durable lasting improvements; 100+ year life

Improvements to contribute to achieving highest bar for reducing carbon emissions; meet Brisbane's Climate Emergency commitment; net zero; sequester carbon

Planning for sea level rise and landscape resiliency

Softening of bay shoreline for more interaction with SLR and tidal influence

Educational opportunities at bay & shore

More planting, less paving

Improve ecological value and maximize biodiversity; native plants; native trees

Demonstrate historical ecology

Wetlands

Native trees

Pollinator garden

Green infrastructure: rain gardens; photovoltaics; wind power

Recreation

Activities that are appropriate for weather challenges—note strong, regularly occurring wind.

Small craft/kayak launching – note difficult wind and tidal conditions

Water access and protected swimming

Beach

Playground

Adventure playground

Amphitheater (Note that City Staff have expressed concern about amplification and projection issues)

Dog park

Bocce

Horseshoe

Kite flying

Picnic and barbecue areas

Gathering for small groups and large groups

Areas protected from wind

Skate park; pump track

A tranquil place; yoga and meditation

Multipurpose, unprogrammed areas

As much open space as possible

Kids sailing or boating activities

Reinforce public access to amenities on development parcels

SIERRA POINT SHOULD BE...

vibrant

programmatically diverse

peaceful

welcoming

embracing

enticing

a crowning glory

playful and fun

quirky

a destination

connected

down to earth

practical and beautiful

wild and free

natural

adaptive

carbon neutral



ONLINE SURVEY

The Sierra Point Open Space & Parks Master Plan: Discovery Survey survey was available for four weeks. In total there were 113 unique survey responses recorded. An expanded analysis of the survey structure, distribution and the raw survey data is included in the Appendix of this document

Survey Structure

The Task 01: Discovery Survey asked nineteen questions; response structures varied depending on the survey question. Response formats included single-response questions (radio buttons allowing respondents to select one option), multiple-preference questions (check-boxes), preference scale questions (ranking how important a particular condition or feature was to respondents), and write-in responses. For each question that provided a list of answer options to select, respondents were also given the option to select “Other”, and write in an additional response.

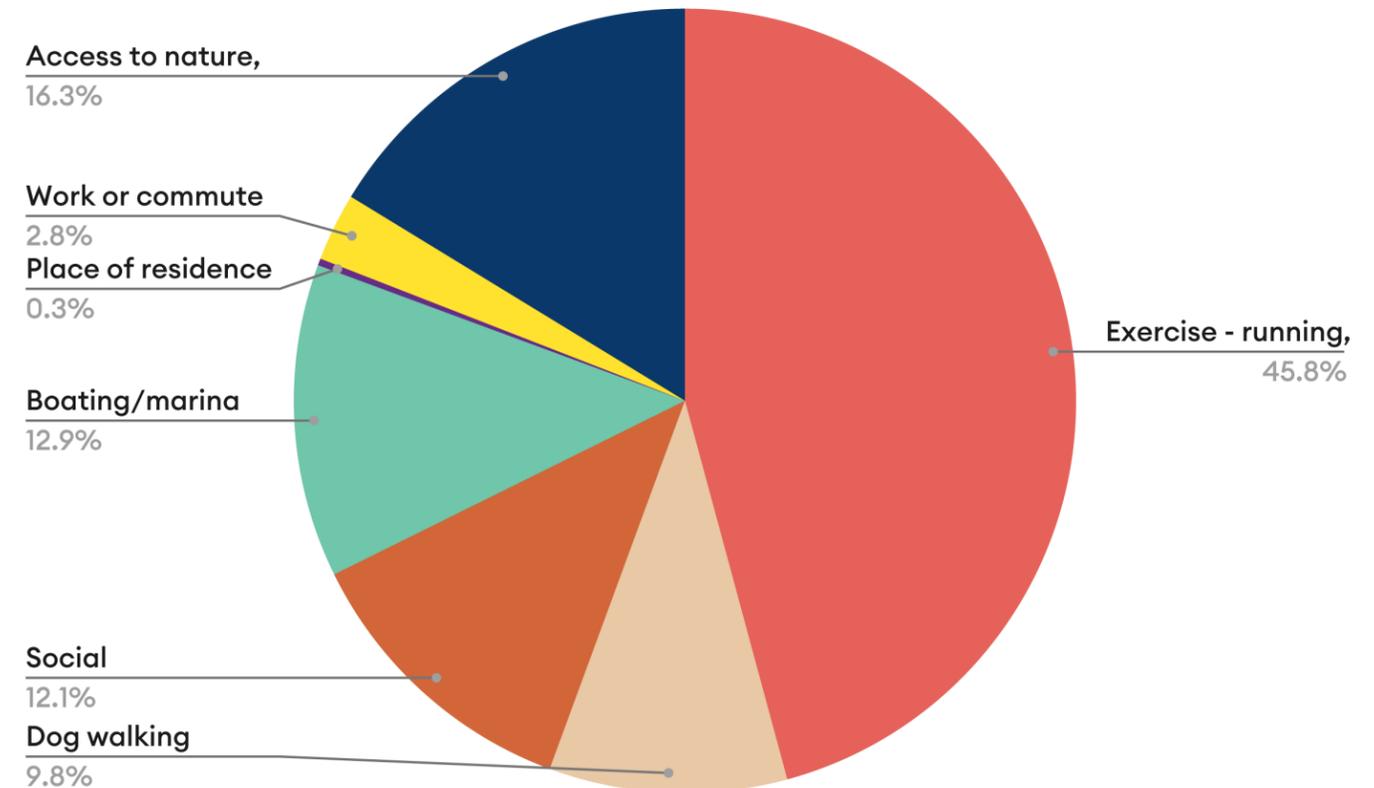
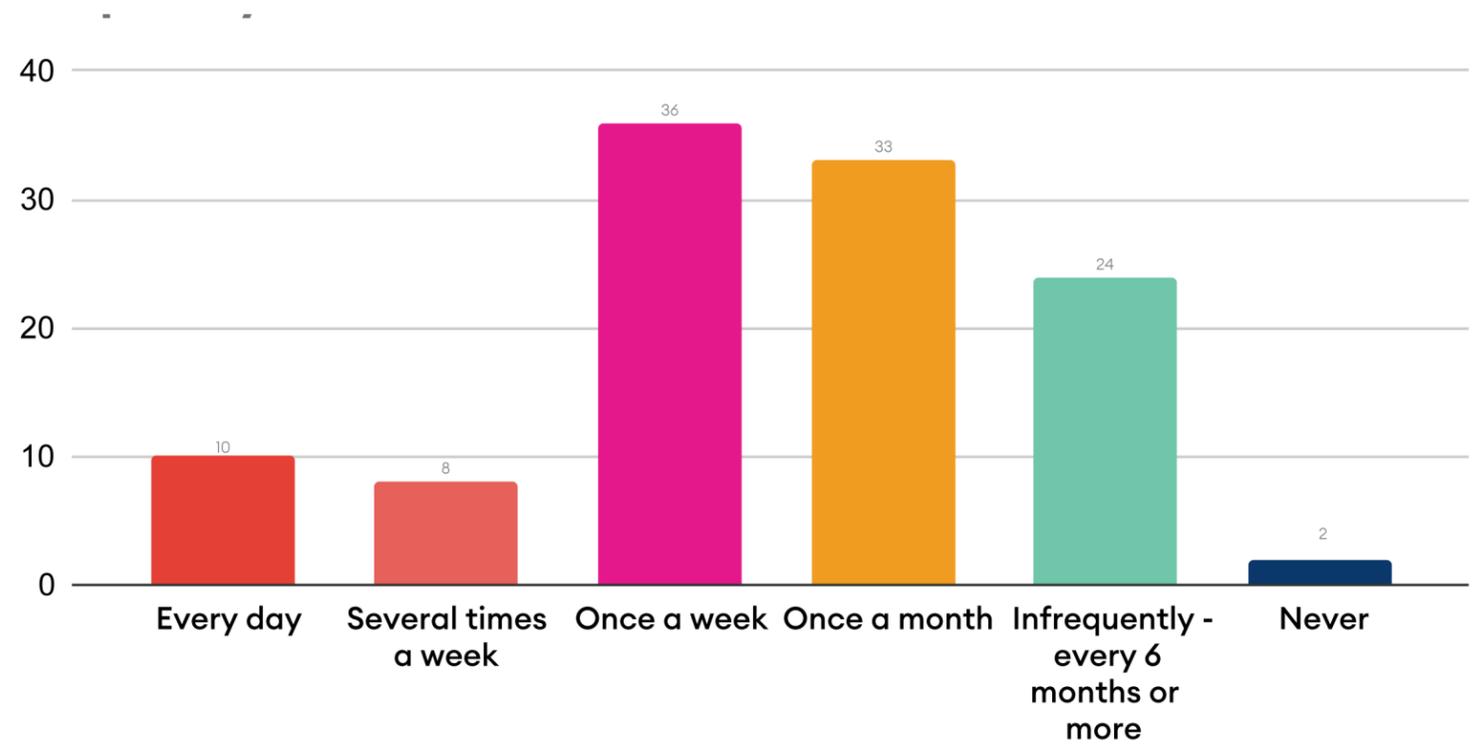
Section One: Sierra Point Today

The first section of the survey asked questions about respondents’ current familiarity with and their current uses of Sierra Point.

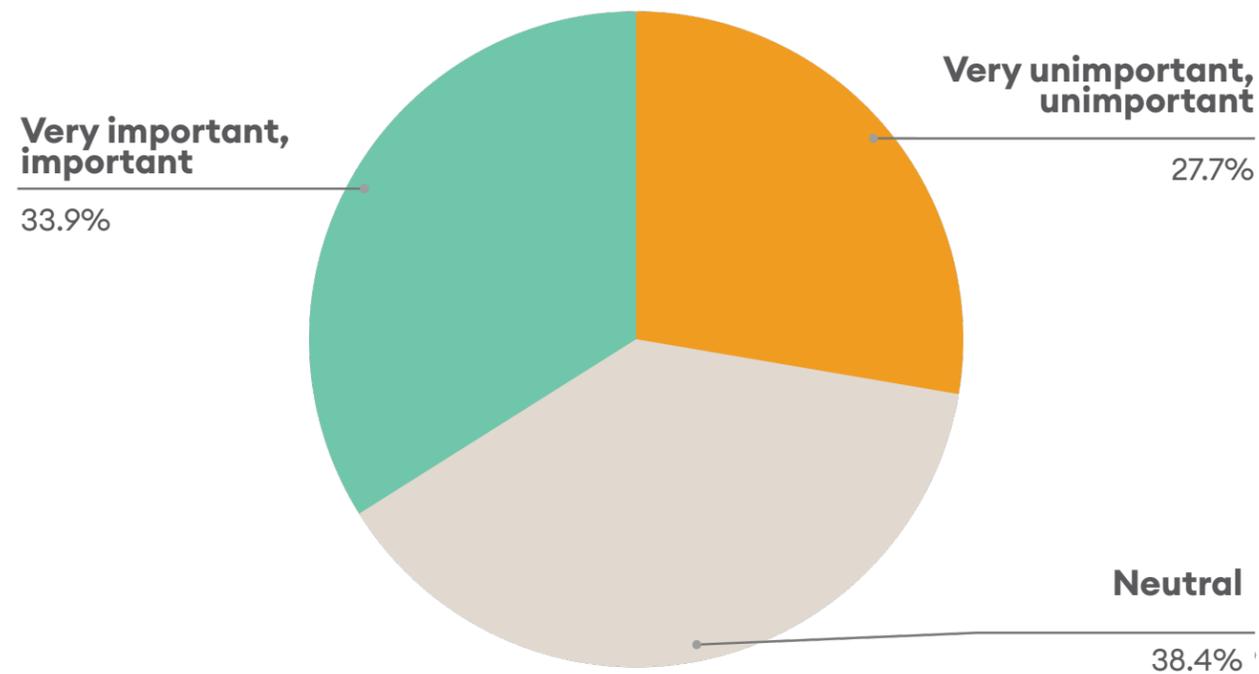
Overall, survey respondents engage with Sierra Point on a regular to semi-regular basis and can be categorized as familiar with the project area. Only two respondents had never visited Sierra Point (and later disclosed that this engagement process had prompted them to visit for themselves). Respondents frequency of visits to Sierra Point was broad: 36 respondents visit Sierra Point once a week; 33 visited once a month. Nine respondents visit Sierra Point every day, and the remainder of the survey respondents visit in a few days a week (6), or visit in intervals of 6 months or longer (23). Only one respondent disclosed that they live at the marina.

For respondents to this survey, Sierra Point is a highly social, yet highly flexible, space; the majority of survey respondents visit with other people and also reported visiting by themselves.

The edges of the Sierra Point site are the most frequently visited: the most commonly visited areas of Sierra Point that respondents reported using are: Bay Trail loop (107), beach (23), marina (80), fishing pier (34) and Yacht Club (32); all but the Yacht Club are



Sierra Point should be a regional destination



on the perimeter/bay edge of Sierra Point. Only one respondent reported visiting Sierra Point to use the hotel, and 10 respondents reported visiting Sierra Point's office buildings.

The most common reasons why respondents gave for visiting Sierra Point were recreational -- 96% of the reasons that respondents gave for visiting Sierra Point were recreational, and only 3% of responses were NOT for recreation (living; work; commuting).

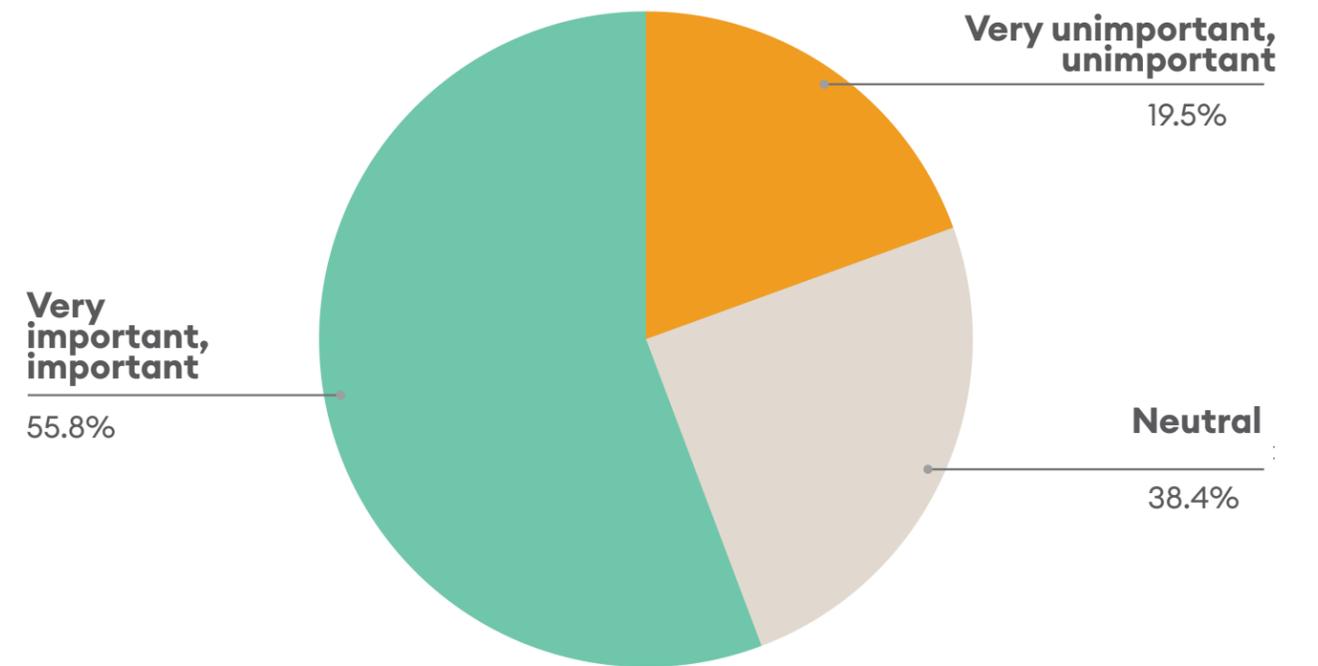
Survey responses indicate that Sierra Point is currently used for a combination of active and passive activities. The most frequently selected options for visiting Sierra Point were: running (94); access to

nature (58); biking (49); social gatherings (36); and dog walking (35). Use of marina facilities, or activities related to the marina (Boating; to use the marina facilities; to use the fishing pier; visit SPYC) accounted for 45 responses. Put another way, 40% of the survey respondents self-reported that they visit Sierra Point for marina-related reasons.

Section Two: Sierra Point in the Future - Important or Unimportant

The seven questions in this section asked respondents to consider potential program elements and character for Sierra Point and note how important or unimportant

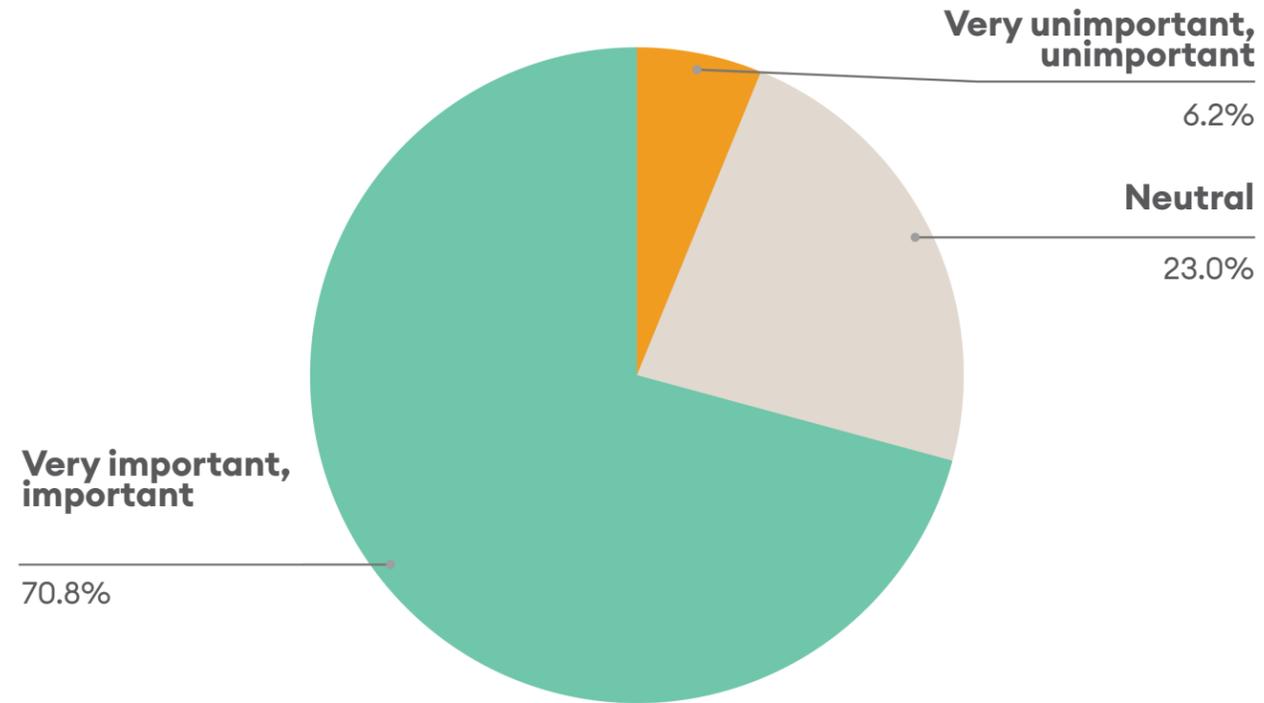
Sierra Point should be a hidden gem for Brisbane



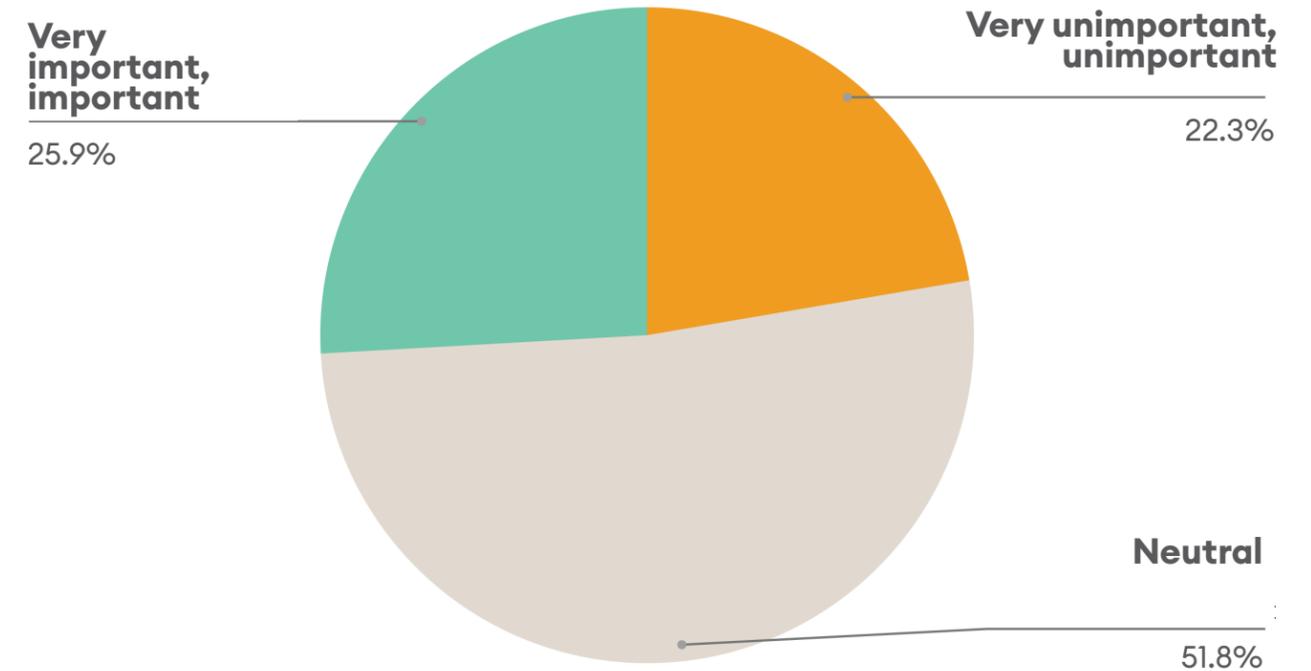
the statement was to them on a six point scale, where '0' indicated not important and '5' indicated very important. Respondents were able to give a single response to the prompt, rather than select multiple items from a list as with previous question formats.

Taken together, responses to four out of seven questions suggest that there is a community consensus around the overall character of Sierra Point in the future and one element of its programming – a quiet and peaceful area with a natural environment, ecology and access to the Bay for recreational purposes. Three of the seven questions do not indicate an overall consensus and merit further discussion (the importance of Sierra Point as an arts destination,

Sierra Point should be quiet & peaceful



Sierra Point should be lively & vibrant



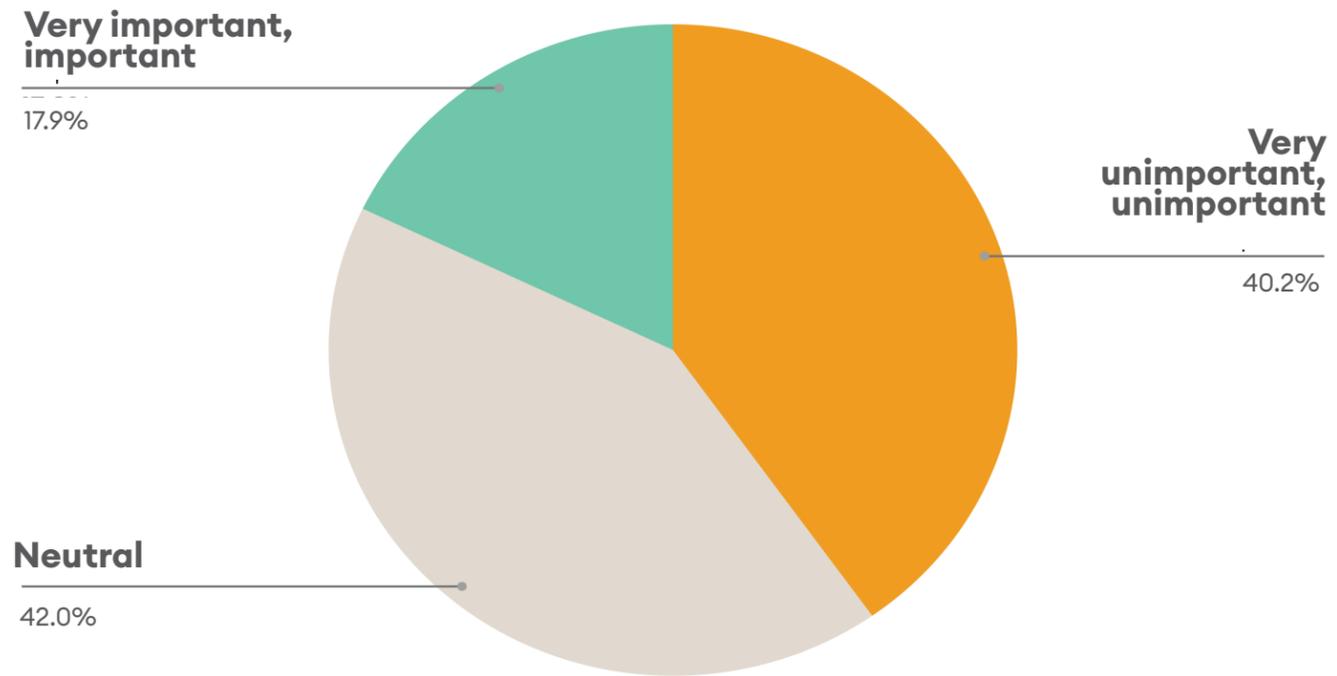
whether or not Sierra Point should be a regional destination, and whether or not Sierra Point should be characterized as lively and vibrant.)

Section Three: Sierra Point In the Future

There were 90 write-in responses to the question “What types of new amenities would you like to see at Sierra Point?” Within those 90 write-in responses, respondents named 201 items (i.e. most participants asked for more

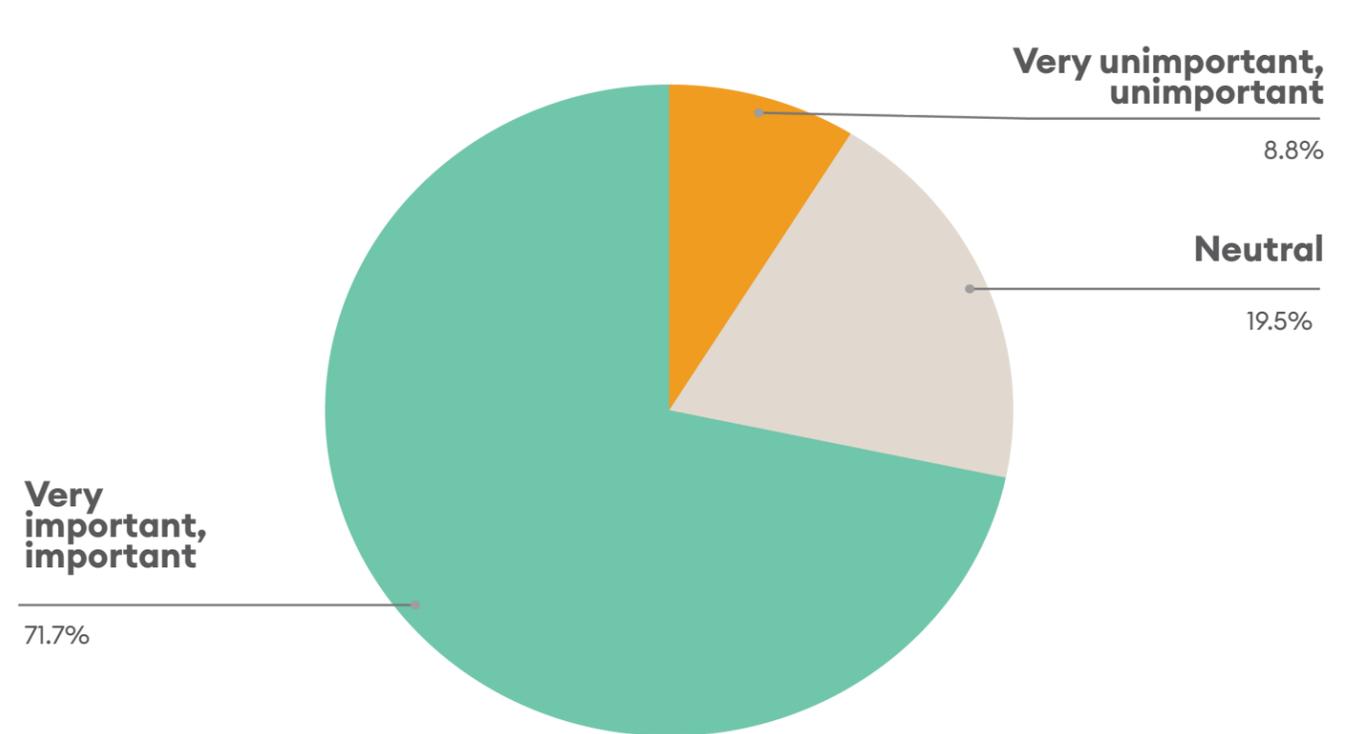
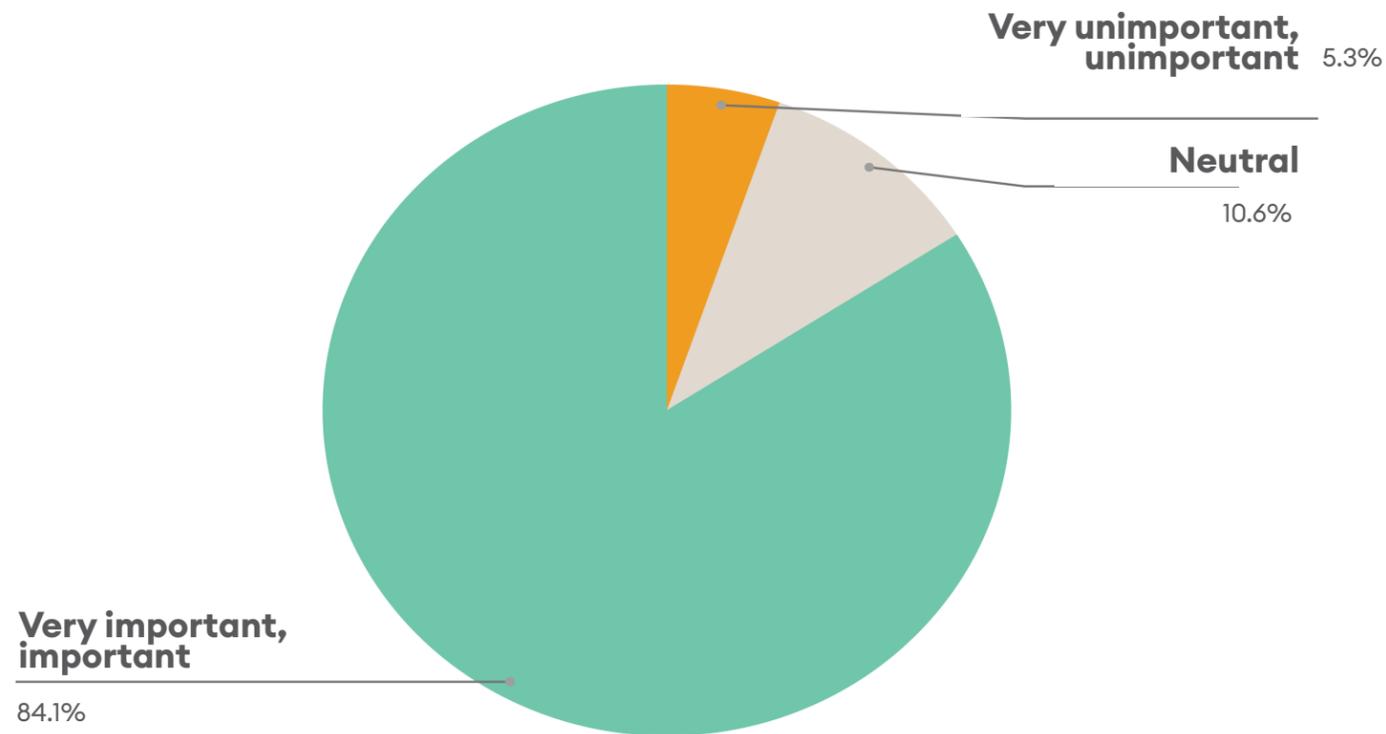
“I set tranquil and busyness at the same level. Most days should be tranquil, but festivities and food truck days are fun, just not all of the time.”

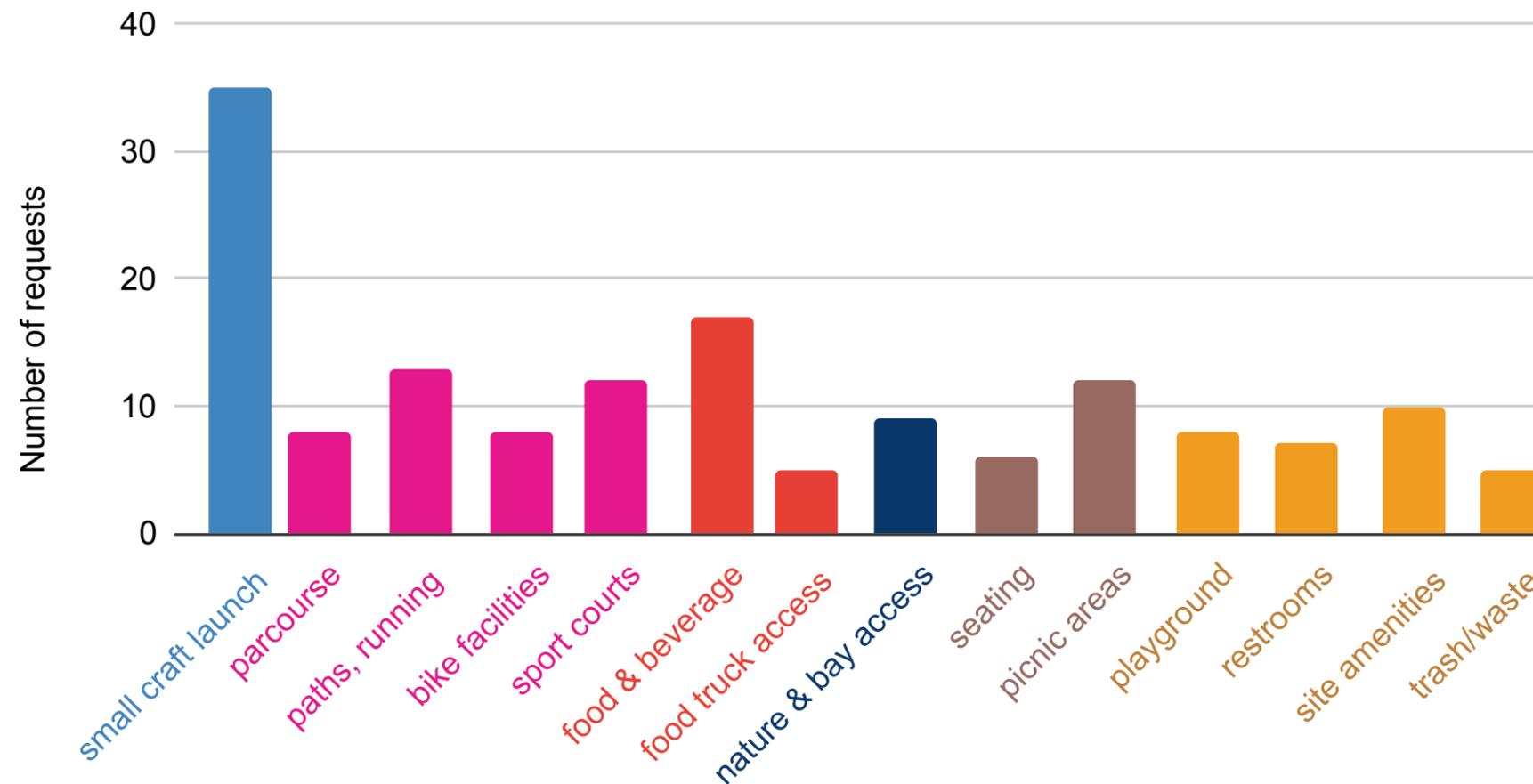
Sierra Point should be an arts destination



Sierra Point should offer a natural environment & ecology

Sierra Point should offer access to the Bay for recreational purposes





“The location of Sierra Pt and the amount of property owned by the City of Brisbane allows for a wide range of amenities to be provided that engage all who seek to visit. I would like to see a wonderful playground for kids and families, a pop-up area where you could get a cup of coffee or a sandwich but then has the ability to expand for a larger event such as an art fair, basketball, beach volleyball and bocci courts, food truck location, lighting for nighttime activities.”

than one new amenity).

The responses to this question can be summarized as follows: 35 requests for a small craft launch & facilities, such as a kayak launch; 8 requests for some sort of workout/parcourse equipment; 13 requests for paths for running and walking; 8 requests for bike facilities and amenities; 12 requests for various types of sports courts; 17 requests for some sort of permanent food & beverage amenity; 9 requests for access to nature, beaches & the bay; 8 requests for playground facilities; and finally, 40 requests for various types of site amenities such as tables & benches, picnic areas lights, interpretive signage, shade, restrooms, trash/waste control, etc..

Items that did not receive more than four requests and could not easily be consolidated with other, similar requests, (for instance: “indoor skydiving”, and “jet-ski rental/shuttle service to the East Bay”) are not displayed.

Section Four: Tell us about yourself!

Of the respondents that shared where they currently work, 28 work in Brisbane (31%); 7 work both in Brisbane and outside of it (8%); 38 work outside of Brisbane (43%); and 18 reported that they are retired (20%). 93%

of the respondents (103) live in Brisbane, while 7% (8 respondents) live outside of Brisbane.

Summary & Conclusions

Survey results are consistent with in-person conversations conducted with community members during the October outreach & engagement process with the Brisbane community, as well as with conversations and meetings with members of the City of Brisbane staff. Community members appreciate the way that Sierra Point is used now as a flexible space close to nature and the bay, and want to see it augmented and expanded upon. This is highlighted by the summary of the responses for the

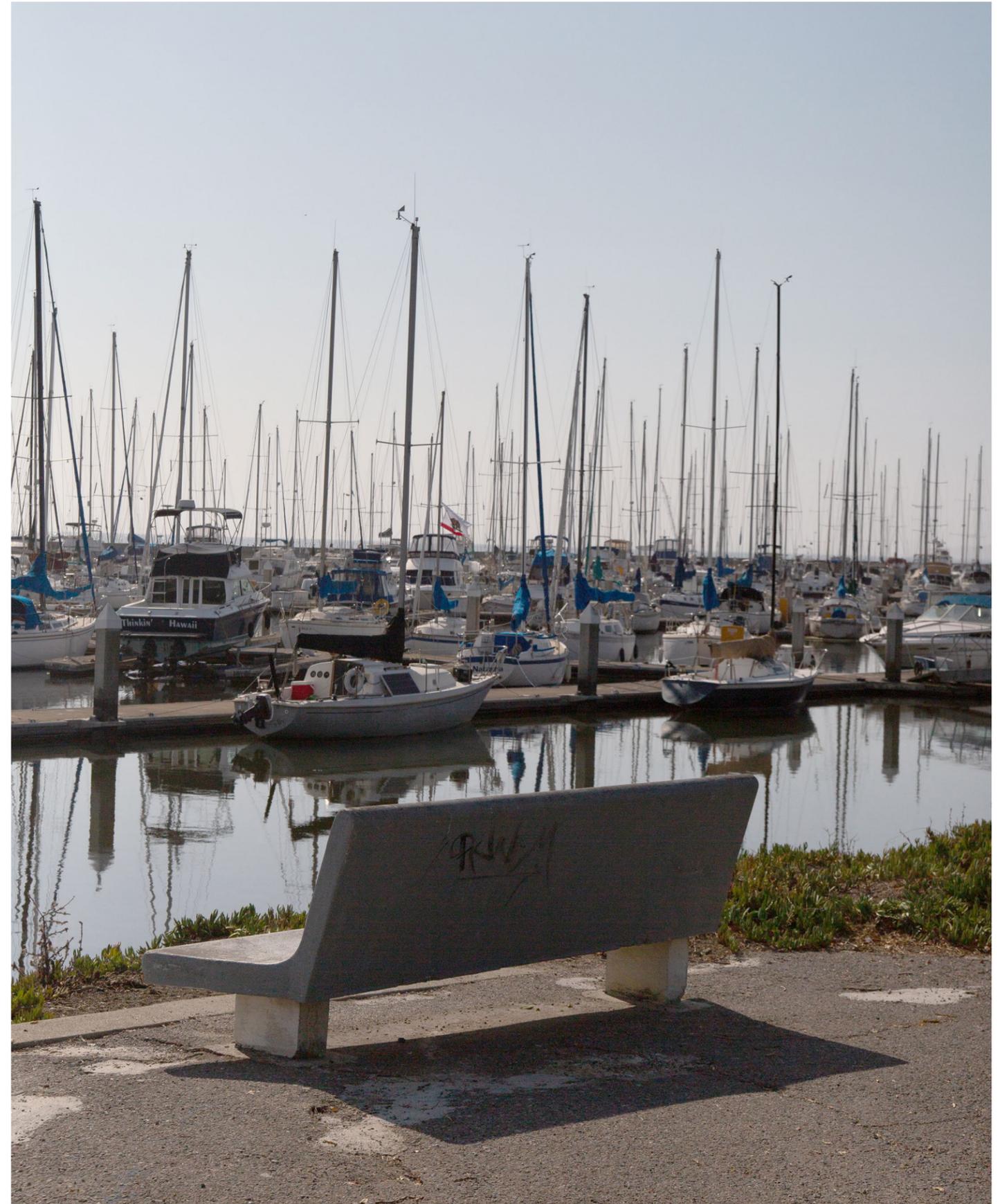
Section 5:
**PRINCIPLES &
GOALS**



SIERRA POINT PRINCIPLES

Guiding Principles established for the Sierra Point Open Space and Parks Master Plan will be the foundation for building consensus for aspirations that will guide development of the project. The initial principles below summarize statements by City and community stakeholders to date, and will continue to be refined or augmented with community input. The guiding principles are to be comprehensive in the breadth of concerns they address, but each is to be specific in its intent. Collectively they describe an inclusive public destination, founded on health, wellness and community cohesion, that is a unique expression of Brisbane's identity.

- 1. Sierra Point will be a diverse & inclusive place that is authentic to Brisbane.**
- 2. Sierra Point will have a unique identity, accentuated by art, that inspires community pride.**
- 3. Sierra Point will be a beautiful, durable place to enjoy everyday and in all seasons.**
- 4. Sierra Point will include varied amenities for daily use in a natural setting.**
- 5. Sierra Point will be a healthy, safe space of respite and a place to meet your neighbors.**
- 6. Sierra Point will demonstrate best practices for sustainable, resilient waterfront open space.**



CONNECTIVITY GOALS



Bike Access:

Bike facilities and connections between Central Brisbane to Sierra Point can be enhanced, particularly under the US-101 underpass, where the City's current Bike/Ped Master Plan calls for a Class IV bike/Ped connection. Additional facilities within Sierra Point itself might include marked bike lanes continuing to the waterfront for a family friendly connection. A pedestrian and bike bridge could further enhance opportunities for connection from San Bruno Mountain and Central Brisbane.

Pedestrian Access:

Pedestrian access can be introduced from central Brisbane along Sierra point parkway and under the overpass to make connection to the Bay Trail. A pedestrian and bike bridge could further enhance opportunities for connection from San Bruno Mountain and central Brisbane.

Vehicular Access:

While parking and service access is necessary at Sierra Point, with improved bike access and evaluation of necessary capacity, the parking lots may be rightsized, and locations modified. Additionally, with numerous parking garages at Sierra Point integrated with private properties, a parking management strategy could be developed to allow for public use of the garages, for example at night and on weekends.

Water access:

An existing beach at the northwestern edge of Sierra Point, a legacy of the historic shoreline, provides physical access to the water. This resource and water access should be preserved and enhanced. The existing beach also provides opportunity to highlight Native American occupation of the area. Additional opportunities for access to water should be evaluated, with consideration of technical and safety concerns.

Views:

Improvements to Sierra Point open space should maximize opportunities for views to San Bruno Mountain, the Bay and the landscape beyond, including landmarks such as Mount Diablo and Downtown San Francisco.

Watercraft:

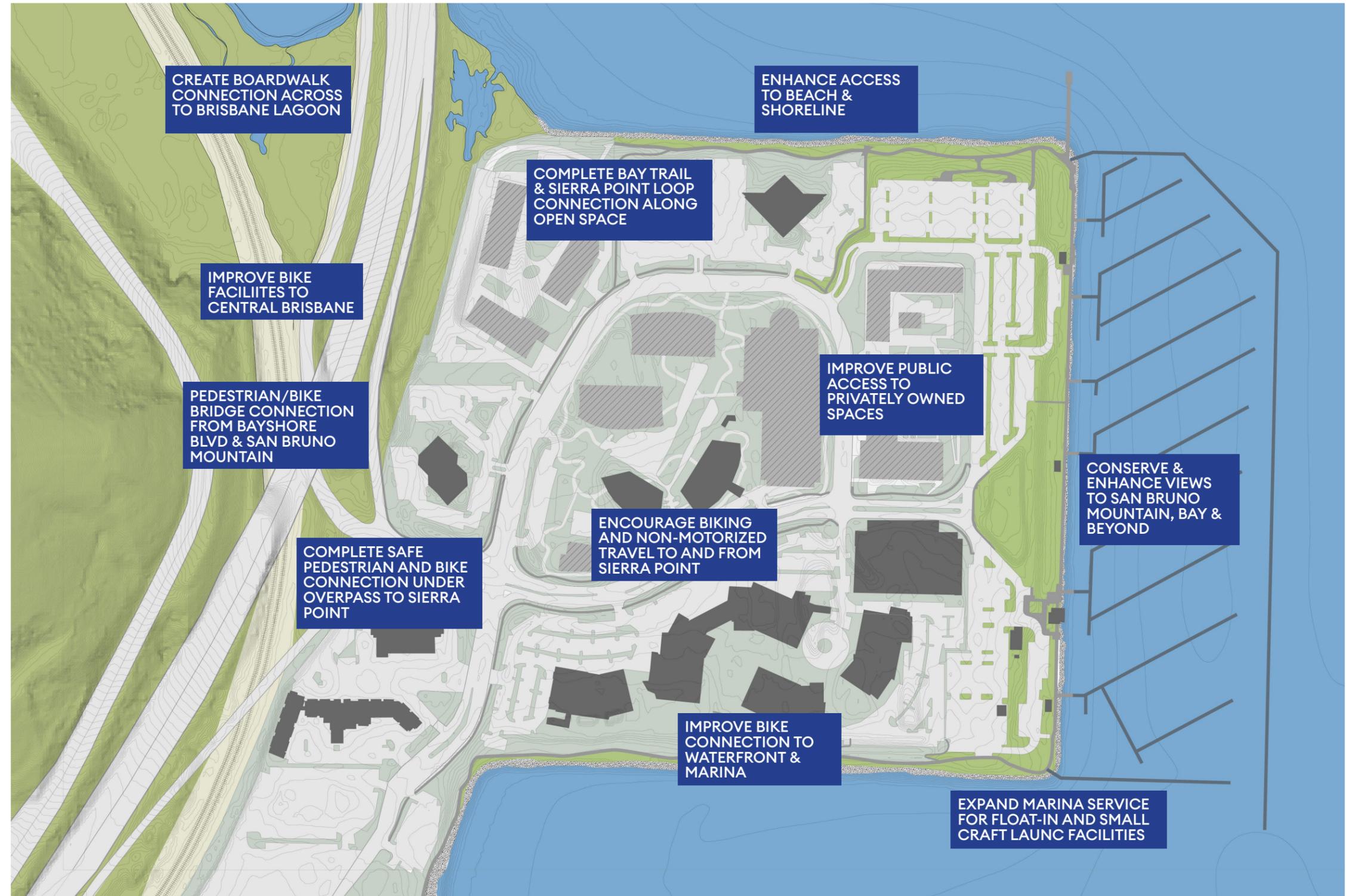
The marina will remain an active use space. Opportunities to accommodate or integrate additional watercraft activity at Sierra Point can be evaluated, including a "float-in dock" for visitors, small craft launch, ferry or water taxi if relevant, and programs such as sailing classes.

CONNECTIVITY GOALS

Views are a primary feature of the Sierra Point Open Space experience.

Many users reported visiting Sierra Point for activities related to views – looking out toward San Francisco and Oakland from the north edge of the site and the end of the fishing pier in particular; looking out across the marina toward Mount Diablo in the east; visiting Sierra Point as a destination to watch fireworks shows from around the entire San Francisco Bay.

Recent buildings have modified view corridors, particularly in the direction of San Bruno Mountain. New and proposed buildings will continue to change the viewing experience.



STEWARDSHIP & SUSTAINABILITY GOALS



Sierra Point is subject to the impact of sea level rise, in conjunction with severe storm events and tide level fluctuations, including king tides. In its current condition the southeast corner regularly floods, saltwater infiltration kills trees, access and circulation. Recent FEMA flood maps locate much of the easternmost edge of the site in a flood zone. Existing infrastructure and marina facilities will need to be adapted to changes in sea level and storm events.

Sea level rise:

Sea level rise can be addressed by three strategies: defend, accommodate, retreat. These are hardening of existing conditions, accommodating for infrequent flooding, and retreat moves assets beyond flood conditions. The master plan can study a nuanced combination that mitigates the impact of rising sea level through time. Access and circulation, infrastructure and use areas will generally need to be hardened or located outside of projected sea level rise areas. Reshaping the landscape to account for sea level rise can provide opportunities for new ecological typologies and a diverse waterfront experience.

Wind:

Locations & types of master plan improvements must consider wind, and specifically protection from the wind for successful social space. Recreational uses will be limited by exposure to the wind. The regular afternoon wind could be leveraged for art installations and kite flying.

Green infrastructure:

The regular afternoon wind could be used for energy generation. Application of photovoltaic panels on the site can be explored. Vegetated swales and planted facilities for detention or retention and treatment of stormwater runoff will be integrated in master plan proposals.

Planting:

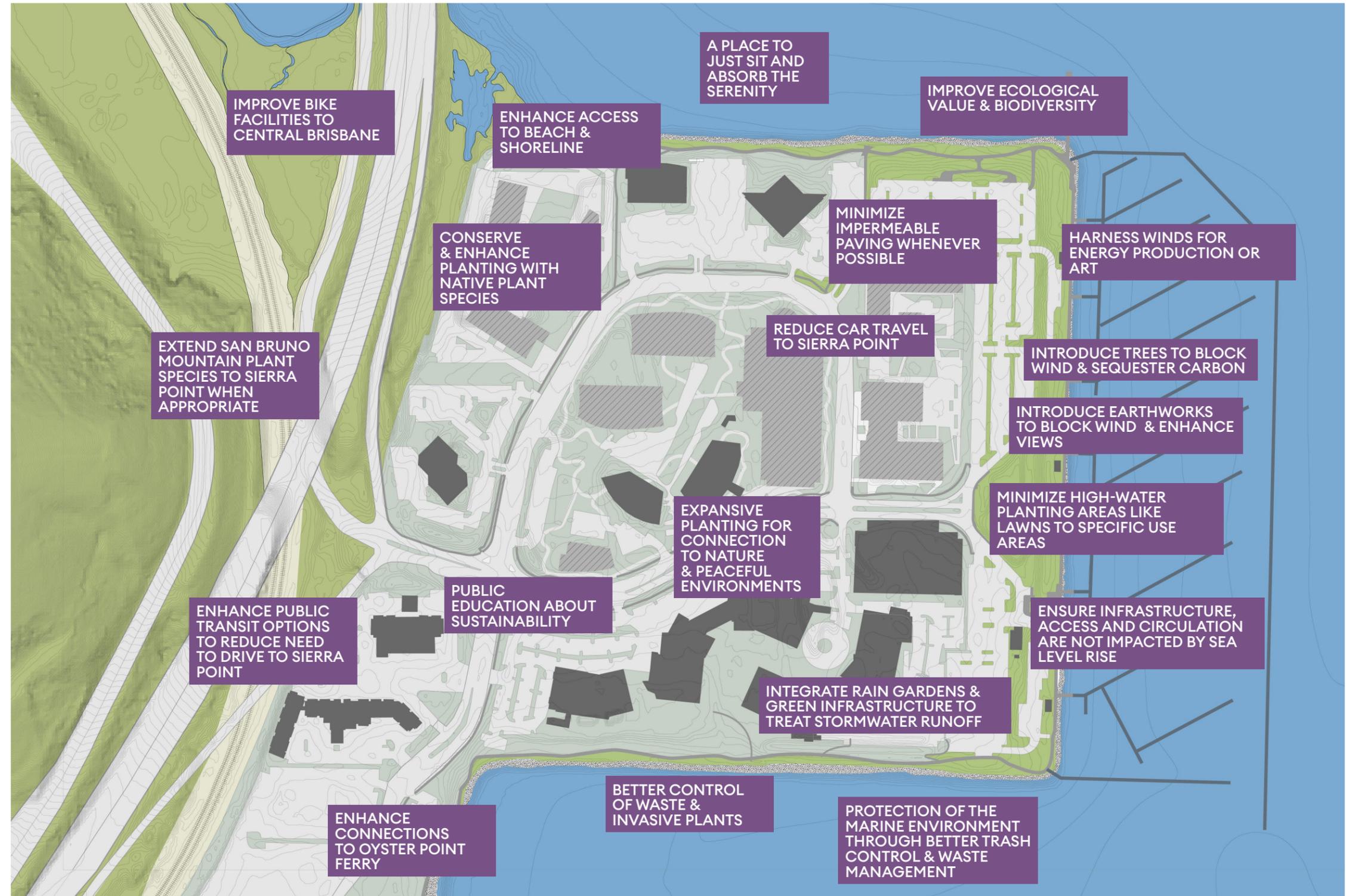
Planting should be developed as appropriate for San Francisco Bay edge ecological typologies. Planting palettes should consist of climate appropriate and ideally locally-native California species. Planting selections should be used strategically on site: for instance, trees can

block wind, and together with expansive understory planting, can trap carbon for the long term. The ground squirrel population will have to be addressed for successful long-term planting.

Climate positive design:

The master plan shall demonstrate commitment to climate positive design with the use of pathfinder software. An online application named Pathfinder guides designers towards a path of being climate positive – sequestering more carbon than their project emits, ultimately making a positive contribution to reversing global warming. Climate positive design analysis will be iterative as the master plan develops. The master plan should propose a landscape that sequesters the amount of carbon associated with its improvement within 5 years of its construction. Thereafter the landscape can continue to pull carbon from the atmosphere.

STEWARDSHIP & SUSTAINABILITY GOALS



ART GOALS



Art is valued in Brisbane and is part of the City's identity as a place of quirky and creative spirit. An Art Master Plan by the City is underway, and should inform the development of art at Sierra Point.

Art Curation:

While the Arts Master Plan can provide a city-wide curatorial approach and goals for public art within Brisbane, Sierra Point should be considered comprehensively to reinforce its unique place as a city destination, as well as its district landscape attributes.

Art Opportunities:

Public art could be incorporated along Sierra Point Parkway to reinforce Central Brisbane connection to Sierra Point. A potential pedestrian and bike bridge could be a Brisbane landmark designed by an artist.

Landscape Phenomena:

Landscape experiences unique to Sierra Point can be inspiration for art, including the bay and sky views, wind, water and shifting light across the open space.

ART GOALS



RECREATION GOALS

Existing program and uses are limited at Sierra Point now. People from Brisbane and neighboring communities regularly walk their dogs, stroll and jog, ride bikes and teach their children how to ride. Some may bird watch, although habitat on shore is limited and the shoreline is not amenable to wading shore birds. The fishing pier is a popular attraction and provides space for fishing as well as opportunities to absorb views of the San Francisco Bay and events such as Fourth of July fireworks shows around the Bay. Many activities are ad hoc and include uses of the open area of parking from car shows to drone and kite flying. Existing amenities have been depleted in recent years; though BBQ pits are still available, seating that went with the BBQs has been removed. Available food and beverage is limited to soda machines by a concessionaire, and occasional food service for the public at the yacht club. The private developments on site are accessible for use by the public and include a variety of amenities that would not be duplicated in the waterfront open space.

A Natural Setting:

The wind conditions that limit active recreational opportunities, ambition for a climate positive design that maximizes planting, and an expressed desire on the part of stakeholders for a predominantly natural and peaceful, family friendly setting suggests that active recreation programs are suited to a more pastoral setting. While possible active program can be integrated with the design along with social spaces and trails, the predominant character of the park will be planted open space on the waterfront. Stakeholder desire is for a family friendly environment.

Existing Valued Uses:

The following uses currently occur on site and can readily be integrated into master plan proposals

Resting and connection to nature

Strolling & dog walking

Jogging

Bike riding

Bird watching

Fishing

Kite flying

Picnic and barbecue

Watching regional fireworks displays

Sunset watching

Public toilets

Existing uses that might contradict open space master plan goals include car rally, and drone flying.

New uses for consideration:

Multi-purpose field

Amphitheater

Playground

Retail opportunities:

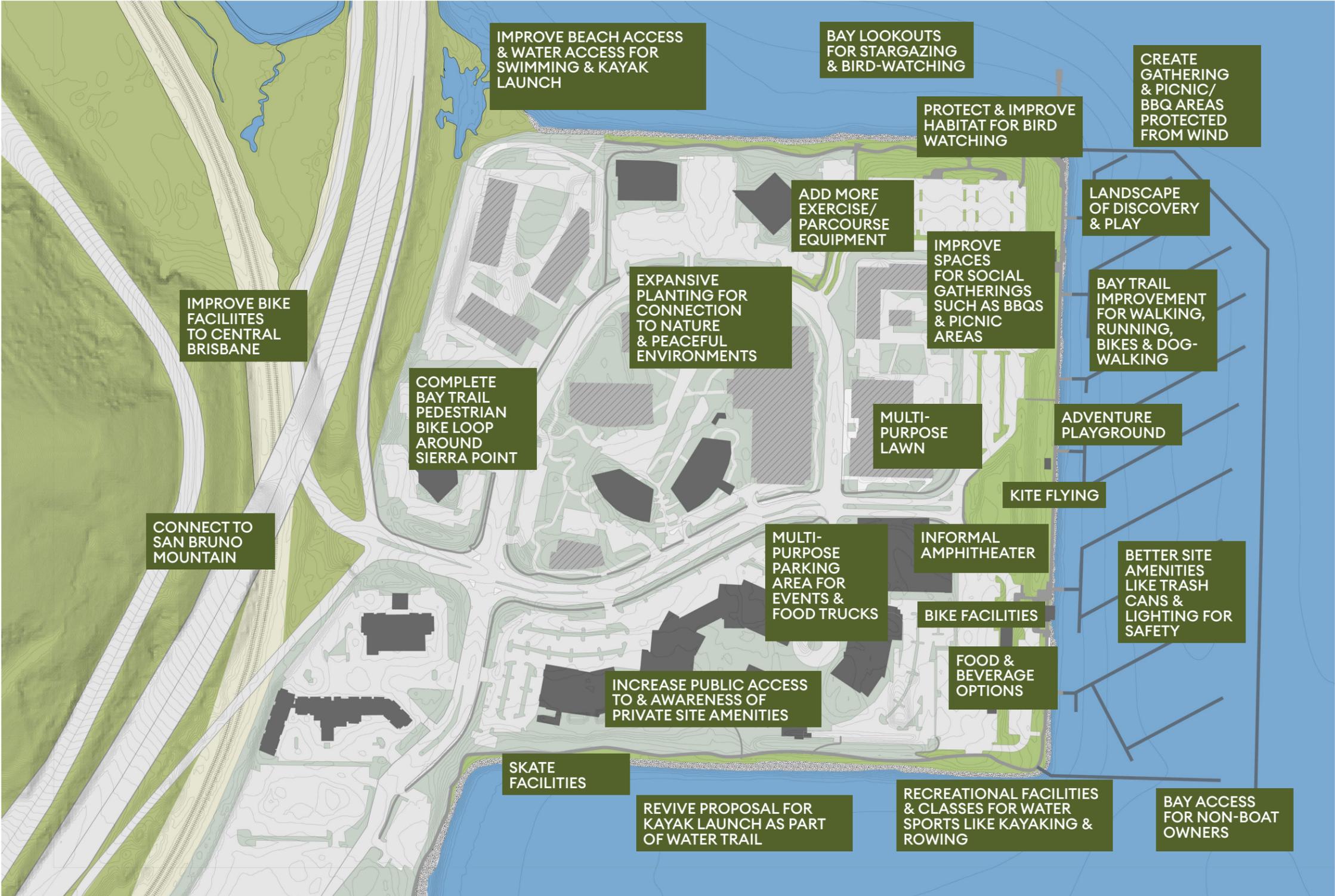
They can include food trucks and pop-up carts, or additional permanent food and beverage facilities. Stakeholders expressed interest in coffee and pastries at a minimum, and offerings could be expanded to what does not require an on-site kitchen.

Marina uses:

The marina plays a historic and important role at Sierra Point. Full time residents benefit from the landside amenities and would value park improvements, including picnic and barbecue areas and other public amenities. New programs at the marina might include a float-in dock, small craft launch, and sailing classes. As the Bay Area expands its public serving water services a water taxi or ferry landing might be appropriate.



RECREATION GOALS



Section 6:
APPENDIX



Task 01: Discovery

Sierra Point Open Space & Parks Master Plan

Appendix

1. Bibliography & Reference Documents
2. Reference for kayak launch location & feasibility at Sierra Point
3. Day in the Park Public Engagement Overview Discovery Survey Summary & Discussion
4. Discovery Survey Paper Form & Survey Data
5. Meeting Agendas

Task 01: Discovery

Sierra Point Open Space & Parks Master Plan

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MEMORANDUM

To: Joe Dux, Project Manager, Division Of Boating and Waterways, Loan and Grant Financial Services
Date: July 13, 2015

From: Joshua Burnam, D.Env., Anchor QEA, LLC

Re: City Of Brisbane Application for A Non-motorized Boating Facility Grant – Additional Information

INTRODUCTION

The information in this memorandum is presented to supplement and further inform the City of Brisbane’s (City’s) application for a Non-motorized Boating Facility Grant. Specifically, this information is in response to the site visit conducted on June 23, 2015.

UPDATED DESIGN

Following our site visit, Anchor QEA, LLC, conducted additional evaluations to determine the ability to remove the previously proposed vertical groin wall. We believe that it is possible to remove this wall by updating the design of the dock itself. Thus, the City has updated the design to include the following: 1) a heavy-duty 60-foot-long by 16-foot-wide steel barge dock with a low-profile boarding area along the landward side of the dock; 2) a 6- or 8-foot-wide by 48- or 60-foot-long aluminum gangway; 3) an 8-by-12-foot reinforced concrete gangway platform; 4) platform aluminum railing and signage; 5) four 10-strand Seaflex type mooring cables and Manta Ray type soil anchors; and 6) information and directional signage. No new utilities are needed, and existing site lighting should provide adequate coverage of the new dock.

In addition to the proposed grant funded items, the City will independently fund and improve landside improvements, including the following:

- Striping for two Americans with Disabilities Act compliant parking spaces in the existing parking lot
-

Task 01: Discovery

Sierra Point Open Space & Parks Master Plan

Reference for kayak launch location & feasibility at Sierra Point

- Development of an improved picnic area, including plantings, seating, and a barbecue pit
- Improved trail access and grading

The estimated City investment, applying similar markups and contingencies, is approximately \$45,000 of non-grant funds. These overall improvements are shown in Figure 1.

ADDITIONAL ALTERNATIVES CONSIDERED

The City considered the use of concrete mats such as those used at Coyote Point. Following the site walk, we visited the Coyote Point site and evaluated the construction. We do not believe that is a viable option for the City, because the existing rock slope at Brisbane Marina is too steep, at approximately 2 Horizontal to 1 Vertical (2H:1V), whereas the mats at Coyote Point are resting on a much gentler slope (about 5H:1V).

In addition, the City also considered an “inside the breakwater” option (Figure 2). While this facility location would be less expensive (approximately \$383,000), the City prefers to keep the facility outside in order to maintain separation from motorized uses, and to not subject non-motorized users to the challenging ingress/egress of a narrow entrance to the marina. Keeping the facility outside will require more active management from the City during storm conditions.

Updated Project Cost for Revised Preferred Alternative

Item No.	Item Description	Unit of Measure	Estimated Quantity	Item Price	Total
1	Mobilization/Demobilization	LS	1	\$30,000	\$30,000
2	Bonds and Insurance	LS	1	\$12,000	\$12,000
3	Construction Surveying	LS	1	\$5,000	\$5,000
4	Gangway Platform (8-by-12 foot Reinforced Concrete)	LS	1	\$20,000	\$20,000
5	Removable Aluminum Gangway (6 feet wide x 48 feet long)	LS	1	\$32,000	\$32,000
6	Steel Sectional Barge (16 feet wide by 60 feet long by 5 feet deep)	SF	960	\$275	\$264,000
7	Internal Bulkheads (barge stabilization and strength)	EA	2	incl	
8	Barge Marine Paint and Anodes	LS	1	incl	
9	Internal Mooring Tubes	EA	4	incl	
10	Shipping	LS	1	incl	
11	Barge Shop Drawings, Inspection, and Calculations	LS	1	incl	
12	Provide Mooring Lines (4-point connection with 10-strand Seaflex and chain)	LS	1	\$50,000	\$50,000
13	Provide Soil Anchors (Manta Ray type into seafloor)	EA	4	\$3,000	\$12,000
14	Installation of Barge, Gangway, Soil Anchors, and Mooring System	DAY	5	\$8,000	\$40,000
15	California Department of Boating and Waterways Dedication Sign	LS	1	\$4,000	\$4,000
	Total Estimated Base Construction Items				\$469,000
	Department of Boating and Waterways Base Construction Contingency (10%)				\$46,900
	Total Base Bid Recommended Construction Budget				\$515,900
	Engineering (12%)				\$61,908
	Inspection and Testing (5%)				\$25,795
	Permits (Fixed)				\$15,000
	Total Estimated Opinion of Construction Cost				\$618,603
	Rounded Total				\$620,000

Notes:

EA = each
 Incl = included

LS = lump sum
 SF = square feet

ANTICIPATED USAGE

The City desires to maintain a multi-use facility that includes the dock, to facilitate access for a variety of non-motorized users of the City's waterfront. As discussed at our meeting, the goal is to energize this area which already benefits from connection to the bay trail, nearby parking and restrooms. The area is primed for an increase in public waterfront recreation and boating access.

There is public support for the proposed project, especially since it would create safe and efficient access for hand-carried boat launching of non-motorized craft, such as kayaks, stand up paddleboards (SUPs), and canoes. To date, various kayak and SUP organizations and outfitters have been contacted including the Bay Area Sea Kayakers (BASK), Sea Trek Kayak & SUP, California Canoe & Kayak, Boardsports School & Shop, and representatives from the San Francisco Bay Area Water Trail and the Mid-peninsula Regional Open Space District, all of whom provided positive feedback and support for the project.

An extensive survey of non-motorized small boat (NMSB) use in California, titled *Non-motorized Boating in California*, was performed by the California Department of Boating and Waterways (Cal Boating) in 2006 to 2007. The survey indicates that in 2006, there were an estimated 372,233 individuals in the Bay Area participating in NMSB use of all kinds, and that statewide NMSB use is expected to increase at a rate greater than population growth. According to the August 2010 Environmental Impact Report prepared for the California Coastal Conservancy for the Bay Trail:

Existing levels of non-motorized small boat use are estimated based on data collected by the California Department of Boating and Waterways in 2006 and 2007 (Cal Boating 2009). The number of participant-days¹ for non-motorized small boat use by individuals residing in the San Francisco Bay Area Region, as defined by Cal Boating (2009), and not including inflatable rafts, is estimated to be 6.2 million in 2010, based on 5.3 million participant days in 2006 and an estimated total of 174,000

¹ Participant-days are the number of days that boat owner uses his or her boat. A boat owner using a boat 3 days per year would have 3 participant-days; a boat owner using a boat 30 days per year would have 30 participant days. The average non-motorized small boat use rate is 24 days per year statewide (Cal Boating 2009).

non-motorized small boats owned by people from this region in 2006.² ... An annual growth rate in the use of non-motorized small boats by people in the San Francisco Bay Region of 3.84% per year is predicted (Cal Boating 2009).

San Mateo County had a population of 747,373 according to the 2013 census (about a tenth of the population of the San Francisco Bay Area). There are 22 Bay Area Water Trail NMSB launch sites listed for San Mateo County in the Bay Trail Plan. According to Cal Boating projections, at a rate of growth of 3.84% per year the Bay Area should see 7.5 million NMSB participant days in 2015. If evenly distributed throughout the region, San Mateo County should see 750,000 participant days; divided over 22 launch sites county-wide and, given that roughly a third of the small boats are kayaks, the proposed Brisbane Marina hand launch dock could see up to 10,000 launches annually.

SUMMARY

The City remains interested in funding an "outside the breakwater" option at this time, and our proposed grant amount of \$620,000 is based on the best information we have available to date.

The City would also be amenable to a lesser grant for design only to better refine the outside option. We believe that a grant for planning and engineering conducted in collaboration with Cal Boating prior to requesting a construction grant (for lesser funding, and with a better refined design) could be beneficial. The City believes that an amount of \$100,000 would enable substantial progress on design.

ATTACHMENTS

Figures

² This number excludes inflatables, which are used only on interior lakes and rivers, and make up 41.5% of non-motorized boats owned by California residents.

FIGURES



Figure 1
Proposed Plan - Alternative 1
Proposed Hand-Launching Access
City of Brisbane



Figure 2
Proposed Plan - Alternative 2
Proposed Hand-Launching Access
City of Brisbane

Task 01: Discovery

Sierra Point Open Space & Parks Master Plan

Day in the Park Public Engagement Overview

221001 Brisbane Day in the Park event

Collated & transcribed notes from community engagement boards & other day-of notes.

A. Character statements: "Sierra Point is... "

1) Nature-based value statements

Look and feel natural
No more buildings in Sierra Point!
Green
Down-to-earth
Practicality and beauty
Wild & free

2) Energy-level value statements

Mellow
Relaxing
Peaceful
Vibrant
Amazing
Destination
Crowning glory

3) Connection value statements

Connected
Embracing
Enticing
Welcoming
People + pet friendly

4) Character value statements

Diverse recreation invitations
Diverse
Unique to 'Bane
Quirky

Really fun!
Playful and fun

B. Programming – “What future uses & experiences at Sierra Point are most important to you?”

1. Connectivity

Biking side trail
Connect trails, biking to SP
Maintain mountain views of San Bruno
Dedicated bike paths without overlap with pedestrians
Walking path/connection to explore San Bruno trails
Dedicated bike path from center
Increase bike trails
Increase bike connections
Keep some parking for driving access
Better bike connections
Connections to central 'Bane
Make a loop!
Connect existing loop of trail to Brisbane for pedestrians
Increase bike/ped safety
Keep some surface parking
Green connections
More ferry terminals and routes
Connection to Oyster Point for ferry access
Connection from San Bruno trails to Sierra Point
Protected bike lanes
Safe connections
Parking for boaters

2. Recreation

Get in water!
Playground
Dog park
Protected cove - swimming
Small gravel beach
Get in the water
Small boat launch
Pool?
Picnic areas
Family-friendly
Water-front restaurant
Bike access
Children-friendly
Themed-restaurant
Dog-friendly
Restaurant or cafe
Flexible spaces open to interpretation

Space for family-gathering
Space for kids
Small shops
Brunch space for family & friends
Dog-walking space
Cafe by the water
Protected areas from wind
Yoga retreat location
Playspace
Waterslides
Concert venue
Picnic areas
Horseshoe
Bocce
Good cafe
Adventure play
Zipline or ropescourse
More biking infrastructure
Picnic
Skatepark or pumptrack
Pool
Swimming in bay
Maze
Public space
Outdoor exercise equipment
Child-friendly
Kids access to water
Food trucks
Parking spot for food trucks
Destination food program
Keep quiet
Peaceful place for tranquility
Affordable community restaurant
NICE restaurant
Food truck spots
Cafe
Bike connectivity
Concessions to draw people
Decent restaurant
Good coffee & pastry
Affordable food & drinks
Cafe
Kayak launch
Get into the water

Waterfront connection to bay & boats
Small craft launch
Kid's sailing or boating activities
Kite-flying
Nicer dog park than downtown Brisbane option
As much open space as possible
Beach access?
Unprogrammed or flexible spaces
Walk along water (daily use)
Seating for picnics
Yoga spot

3. Sustainability & stewardship

Less hardscape/surface parking
Net zero
Ecology
Native CA plants that are site-appropriate
Sequester CO2
Wetland rebuilt
Wetlands
Historic ecology - show what the land should look like if it were natural
High tide treatment in the afternoon
More native plants around waterfront
Sustainability
Soils & gas underneath (?)
Trees on site
Native plants - coast live oaks; arroyo willows; toyon; manzanita
Native plants & resources for pollinators
Maximize biodiversity
Pollinator garden
Meet Brisbane's climate emergency of 60% drawn down commitment
Resilient landscape
More greenery & trees
Green infrastructure
Respond to climate change

4. Art

Beautiful stonework
Art walls - e.g. Wynward
How do we avoid Lowes?
Kinetic art wind energy generation landmark
Site specific wind art

5. Other

As few buildings as possible
Businesses that benefit Brisbane
Express/leverage waterfront location
Yacht club event based - can they support more public pop-ups?
Keep clean & cared-for

C. Current uses of Sierra Point:

1) "What do you like most about Sierra Point right now?"

Biking
Running
Access to Oyster Point for ferry service
Great place to ride bikes - flat
Amazing views
Kite flying
Community
Great place to meditate
Cycle-cross at open lot
Remote planes & drones
Car shows
Place for daily walks
Visual connection to the Bay
Visual connection to Mount Diablo
Seeing the mountain!
Easy access to the marina/boating from Brisbane
Diversity of scenery within Sierra Point landscape
Views!
Great walking
Friendly people
Learned to drive in the parking lots here
Regatta event
Picnics with friends on slopes of marina
Commuting through Sierra Point to ferry at Oyster Point
Opportunity for family connections/events/get-togethers
Respite of Sierra Point open space during pandemic was critical

2) Other comments/issues

Bike death nearby

Biking on Sierra Point Parkway feels exposed
Wetlands Open Space Improvement Plans
High speed rail
Does additional development at Sierra Point trigger Public Art per ordinance?
Ground squirrels will destroy any project
Ground squirrels + landfill issues
Car shows used to happen here
Yacht club wants to expand building and programming offerings, especially for younger kids
Pickleweed present in marshy channel along 101 - habitat for federally protected Harvest Mouse & California Clapper rail (Ridgeway's rail)
Too many buildings as-is!
Keep the yacht club for boaters, not a social club
Amenities offered by office buildings are hard to access
Pickleball court never has a net up
Activities offered by yacht club are not widely known - Sunday brunch option for non-members
BBQ areas no longer have seats or chairs to use

Task 01: Discovery

Sierra Point Open Space & Parks Master Plan

Discovery Survey Summary & Discussion

TASK 01: SURVEY SUMMARY

The Sierra Point Open Space & Parks Master Plan: Discovery Survey survey was available for four weeks. Survey responses were collected online through a custom Google Forms portal, as well as through paper surveys. Paper copies of the survey were provided through the Parks & Recreation Department. Staff from that department manually input survey responses into the web-portal. Results summarized here include all recorded responses from both paper surveys and online responses. In total there were 113 unique survey responses recorded.

The content of the survey as well as the layout was reviewed and approved by the Parks & Recreation department as well as additional city staff.

The Parks & Recreation department publicized the survey through the city's weekly e-Blast/online newsletter.

Survey Structure

The Task 01: Discovery Survey asked nineteen questions; response structures varied depending on the survey question. Response formats included single-response questions (radio buttons allowing respondents to select one option), multiple-preference questions (check-boxes), preference scale questions (ranking how important a particular condition or feature was to respondents), and write-in responses. For each question that provided a list of answer options to select, respondents were also given the option to select "Other", and write in an additional response.

None of the questions were required to complete and submit the survey.

The average number of responses across all four sections of the survey was 102.37 responses per question, an average 90% response rate.

The most critical first three sections of the survey ("Sierra Point Today"; "Sierra Point in the Future - Important or Unimportant"; and "Sierra Point in the Future") had an average response rate of 96% for each question, with an average of 109 responses per question. The question with the fewest total number responses in this section asked "What types of new amenities would you like to see at Sierra Point?". The question was structured as a write-in response, and 90 respondents provided extensive, in-depth answers to this query. Details of their responses are discussed later in this survey summary.

The final section of the survey ("Tell us about yourself!") had the lowest average response rate of the survey. The question with the lowest response rate was the final question of the survey, "Anything else you want us to know about you? (Optional)", with 24 write-in responses. The question with the second-lowest response rate was also in the final section of the survey and asked for respondents to self-report their gender identity ("Gender identity (Optional)"); 59 responses were recorded for this question.

Section One: Sierra Point Today

The first section of the survey asked questions about respondents' current familiarity with and their current uses of Sierra Point.

Overall, survey respondents engage with Sierra Point on a regular to semi-regular basis and can be categorized as familiar with the project area. Only two respondents had never visited Sierra Point (and later disclosed that this engagement process had prompted them to visit for themselves). Respondents frequency of visits to Sierra Point was broad: 36 respondents visit Sierra Point once a week; 33 visited once a month. Nine respondents visit Sierra Point every day, and the remainder of the survey respondents visit in a few days a week (6), or visit in intervals of 6 months or longer (23). Only one respondent disclosed that they live at the marina.

For respondents to this survey, Sierra Point is a highly social space: of the 113 respondents, only 10 respondents indicated that they only visit Sierra Point by themselves. Most respondents visit with a variety of social groups (with friends, family, kids, significant others) in addition to visiting the site alone on other occasions.

The edges of the Sierra Point site are the most frequently visited: the most commonly visited areas of Sierra Point that respondents reported using are: Bay Trail loop (107), beach (23), marina (80), fishing pier (34) and Yacht Club (32); all but the Yacht Club are on the perimeter/bay edge of Sierra Point. Only one respondent reported visiting Sierra Point to use the hotel, and 10 respondents reported visiting Sierra Point's office buildings.

The most common reasons why respondents gave for visiting Sierra Point were recreational – 96% of the reasons that respondents gave for visiting Sierra Point were recreational, and only 3% of responses were NOT for recreation (living; work; commuting).

Survey responses indicate that Sierra Point is currently used for a combination of active and passive activities. The most frequently selected options for visiting Sierra Point were: running (94); access to nature (58); biking (49); social gatherings (36); and dog walking (35). Use of marina facilities, or activities related to the marina (Boating; to use the marina facilities; to use the fishing pier; visit SPYC) accounted for 45 responses. Put another way, 40% of the survey respondents self-reported that they visit Sierra Point for marina-related reasons.

Section Two: Sierra Point in the Future - Important or Unimportant

The seven questions in this section asked respondents to consider potential program elements and character for Sierra Point and note how important or unimportant the statement was to them on a six point scale, where '0' indicated not important and '5' indicated very important. Respondents were able to give a single response to the prompt, rather than select multiple items from a list as with previous question formats.

The seven questions in this section asked respondents to consider potential program elements and character for Sierra Point and note how important or unimportant the statement was to them on a six point scale, where '0' indicated not important and '5' indicated very important.

Respondents were able to give a single response to the prompt.

Scale responses have been aggregated and interpreted as follows:

Selections from 0 to 1 indicate that the statement is very unimportant, or important to the respondent; selections from 2 to 3, at the center of the scale, indicate ambivalence, indifference, lack of agreement or disagreement, and/or withholding of a decision; selections from 4 to 5 on the scale indicate important, or very important to the respondent.

Responses to the prompt 'Sierra Point should be a regional destination' were the most evenly split across each level of importance: 27% of respondents (31 responses) indicated that this is very unimportant, or unimportant to them; 38% of respondents (43 responses) indicated weak agreement or disagreement; and 33% of respondents (38 responses) indicated that this was important, or very important, to the future of Sierra Point.

Responses to the prompt 'Sierra Point should be a hidden gem for Brisbane' were more consistent and indicate that for most respondents, it is important or somewhat important that Sierra Point be a hidden gem for Brisbane (56% of respondents, or 63 responses). 25% of respondents indicated ambivalence (28 responses), while 19% of respondents (22 responses) indicated that it is unimportant, or very unimportant, that Sierra Point be a hidden gem for Brisbane.

Responses to the prompt 'Sierra Point should be quiet and peaceful' were even more closely aligned and indicate that for a majority of respondents (71% of

respondents, or 80 responses), it is important or somewhat important that Sierra Point be quiet and peaceful. 23% of respondents indicated ambivalence (26 responses), while only 6% of respondents (7 responses) indicate that peace and quiet at Sierra Point is unimportant or very unimportant to them.

Responses to the prompt 'Sierra Point should be lively and vibrant', taken together, indicate that many respondents do not feel strongly one way or another about this potential quality: 51% of respondents (58 responses) fall into ambivalent range. 22% of respondents (25 responses) indicated that it is very unimportant, or unimportant, to them that Sierra Point should be lively and vibrant in the future, while 26% (29 responses) indicated that it is very important, or important, that Sierra Point be lively and vibrant in the future.

A write-in response to the final question in the survey ("Anything else you want us to know about you? (Optional)") also provides a different interpretation of the two complementary questions: "I set tranquil and busyness at the same level. Most days should be tranquil, but festivities and food truck days are fun, just not all of the time."

Responses to the prompt 'Sierra Point should be an arts destination' are also weighted toward between responses indicating that this is very unimportant (45 responses, or 40% of survey respondents) and ambivalence (47 responses, or 42% of survey respondents), with only 17% of total survey respondents (20 responses) indicating that this is important or very important to them for the future of Sierra Point.

Responses to the prompt 'Sierra Point should offer a natural environment and ecology' showed high amounts of internal agreement, with 84% of respondents indicating that this is very important, or important, to the future of the site. Only 5% of respondents (6 responses) indicated that it was very

unimportant, or unimportant to them, while only 10% (12 responses) of respondents indicated ambivalence in their answers.

Similarly, responses to the prompt 'Sierra Point should offer access to the Bay for recreational purposes' also indicate high amounts of internal agreement, with 71% of respondents (81 responses) indicating that this is very important, or important, to them; 19% of respondents (22 responses) indicated ambivalence, while 9% of respondents (10 responses) indicate that this is very unimportant, or unimportant.

Taken together, these responses suggest that there is a community consensus around the overall character of Sierra Point in the future and one element of its programming – a quiet and peaceful area with a natural environment, ecology and access to the Bay for recreational purposes.

Section Three: Sierra Point In the Future

There were 90 write-in responses to the question "What types of new amenities would you like to see at Sierra Point?" Within those 90 write-in responses, respondents named 201 items (i.e. most participants asked for more than one new amenity).

The responses to this question can be summarized as follows: 35 requests for a small craft launch & facilities, such as a kayak launch; 8 requests for some sort of workout/parcourse equipment; 13 requests for paths for running and walking; 8 requests for bike facilities and amenities; 12 requests for various types of sports courts; 17 requests for some sort of permanent food & beverage amenity; 9 requests for access to nature, beaches & the bay; 8 requests for playground facilities; and finally, 40 requests for various types of site amenities such as tables & benches, picnic areas lights, interpretive signage, shade, restrooms, trash/waste control, etc..

Items that did not receive more than four requests and could not easily be consolidated with other, similar requests, (for instance: "indoor skydiving", and "jet-ski rental/shuttle service to the East Bay") are not displayed.

Section Four: Tell us about yourself!

Of the respondents that shared where they currently work, 28 work in Brisbane (31%); 7 work both in Brisbane and outside of it (8%); 38 work outside of Brisbane (43%); and 18 reported that they are retired (20%). 93% of the respondents (103) live in Brisbane, while 7% (8 respondents) live outside of Brisbane.

Summary & Conclusions

Survey results are consistent with in-person conversations conducted with community members during the October outreach & engagement process with the Brisbane community, as well as with conversations and meetings with members of the City of Brisbane staff. Community members appreciate the way that Sierra Point is used now as a flexible space close to nature and the bay, and want to see it augmented and expanded upon. This is highlighted by the summary of the responses for the question "What types of new amenities would you like to see at Sierra Point?", as many of the responses can be characterized as improvements upon existing amenities, rather than completely new amenities – with the exception of the overwhelming expression of interest in a small craft launch facility, such as for kayaks or other non-motorized crafts.

Task 01: Discovery

Sierra Point Open Space & Parks Master Plan

Discovery Survey Paper Form & Survey Data

TASK 01: Paper Survey

Sierra Point Open Space & Parks Master Plan



Section 1: Sierra Point now

How often do you go to Sierra Point?

- I've never visited Sierra Point
- I go to Sierra Point once every few years
- I go to Sierra Point once every 6 months or so
- I go to Sierra Point once a month or so
- I go to Sierra Point once a week or so
- I go to Sierra Point every day
- Other: _____

Areas of Sierra Point that you visit: (Pick all that apply)

- Office buildings
- Bay Trail loop
- Beach
- Marina
- Fishing pier
- Yacht club
- Other: _____

What do you do at Sierra Point/why do you go? (Pick all that apply)

- Recreation/exercise - running or walking
- Recreation/exercise - biking
- Recreation/exercise - other
- Social gatherings with friends and/or family
- Boating
- To use the Marina facilities
- To use the fishing pier
- Dog/pet walking
- Picnicking/BBQ-ing/grilling
- I live at Sierra Point
- Commuting
- Work
- Access to nature
- Other: _____

Who do you visit Sierra Point with? (Pick all that apply)

- I go to Sierra Point by myself
- I go to Sierra Point with my family
- I go to Sierra Point with my kids
- I go to Sierra Point with friends
- I go to Sierra Point with my significant other(s)
- I go to Sierra Point with my dog or other pets
- Other: _____

How do you get to Sierra Point? (Pick all that apply)

- I drive to Sierra Point from Brisbane
- I bike to Sierra Point from Brisbane
- I walk to Sierra Point from Brisbane
- I drive to Sierra Point from elsewhere
- I bike to Sierra Point from elsewhere
- I walk to Sierra Point from elsewhere
- I get to Sierra Point via another method of transportation: _____

What existing Sierra Point amenities do you use? (Pick all that apply)

- Picnic tables
- Site furniture - benches
- BBQ/grills
- Office building amenities
- Exercise equipment
- Bike lanes along Sierra Point Boulevard
- Bay Trail loop at Sierra Point - walking
- Bay Trail loop at Sierra Point - biking
- Bay Trail loop at Sierra Point - other
- Other: _____
- Fishing pier
- Accessible parking spots
- Public parking
- Marina parking
- Yacht club parking spaces
- Office building parking
- Marina facilities
- Slips/docks
- Yacht club facilities
- Yacht club events
- Public bathrooms
- On-site laundry
- Marina/slip bathrooms
- Harbormaster's office
- Launch facilities
- Boat/trailer parking

What nearby, existing amenities do you use? (Pick all that apply)

- Ferry at Oyster Point
- San Bruno Mountain
- Bay Trail bike connection to South San Francisco & beyond
- Bike connection to Brisbane through the 101 underpass
- Park & Ride
- Fisherman's Park at the Brisbane Lagoon
- Other

Survey continues on the next page!

Section 2: Sierra Point in the future

What types of new amenities would you like to see at Sierra Point?

- Connectivity
- Sustainability & stewardship
- Art
- Recreation
- What else?

Important/unimportant	CRITICAL	VERY IMPORTANT	SOMEWHAT IMPORTANT	SLIGHTLY IMPORTANT	NOT IMPORTANT
Sierra Point should be a regional destination.....	<input type="checkbox"/>				
Sierra Point should be a hidden gem for just Brisbane.....	<input type="checkbox"/>				
Sierra Point should be quiet & peaceful.....	<input type="checkbox"/>				
Sierra Point should be lively and vibrant.....	<input type="checkbox"/>				
Sierra Point should be an arts destination.....	<input type="checkbox"/>				
Sierra Point should offer a natural environment & ecology...	<input type="checkbox"/>				
Sierra Point should offer access to the Bay for recreation....	<input type="checkbox"/>				

Anything else you want us to know about the future of Sierra Point?

Section 3: Tell us about yourself

Where do you live right now?

- Inside Brisbane
- Outside of Brisbane

Where do you work right now? (Optional)

- Inside Brisbane
- Outside of Brisbane

Age: (Optional)

- Under 14
- Under 18
- 18-24
- 25-34
- 35-44
- 45-64
- 65-84
- Over 85

Gender (Optional)

Anything else you want us to know about you? (Optional)

Take the survey online! bit.ly/SierraPointSurvey01

Find out more about the project! <https://www.brisbaneca.org/community/project/sierra-point-open-space-and-parks-master-plan>

TASK 01: Online Survey Data

Online Introductory Text

The Sierra Point Open Space and Parks Master Plan is a compelling opportunity to reinvigorate a remarkable section of the Bay shore and Brisbane's waterfront for the next century of use: by creating a welcoming and resilient place to play and recreate, engage with the natural world, and foster connections across generations and communities. The Master Planning process is officially underway with the City's selected consultant, CMG Landscape Architecture. The City established a project Subcommittee comprised of members from the City Council, Parks and Recreation Commission, Open Space and Ecology Committee, Complete Streets Safety Committee, IDEA Committee, and Public Art Advisory Committee. From now until Spring 2023, the Subcommittee will be working alongside staff to ensure this Plan guides future open space improvement while maintaining important goals: enhance the natural environment, create public value by supporting social and cultural life outdoors, and increase connection to the water.

Learn more about the project on our official, City of Brisbane website: <https://www.brisbaneca.org/community/project/sierra-point-open-space-and-parks-master-plan>

The information collected in this survey will be collated and published in the final Sierra Point Open Space & Parks Master Plan as part of the public engagement process summary. It will also be used to inform the content of the Master Plan document itself.

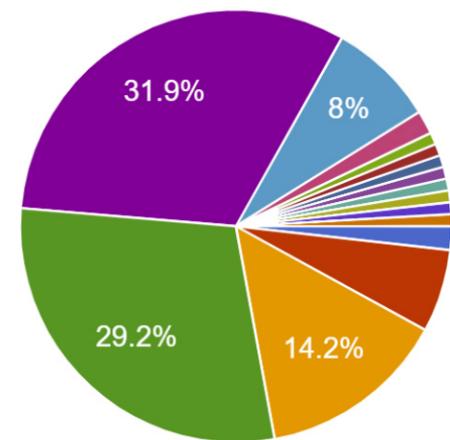
The survey will be available online until 11:59pm PST on November 18th, 2022.

This survey will take approximately 3 to 6 minutes to complete.

Sierra Point today:

How often do you go to Sierra Point?

113 responses

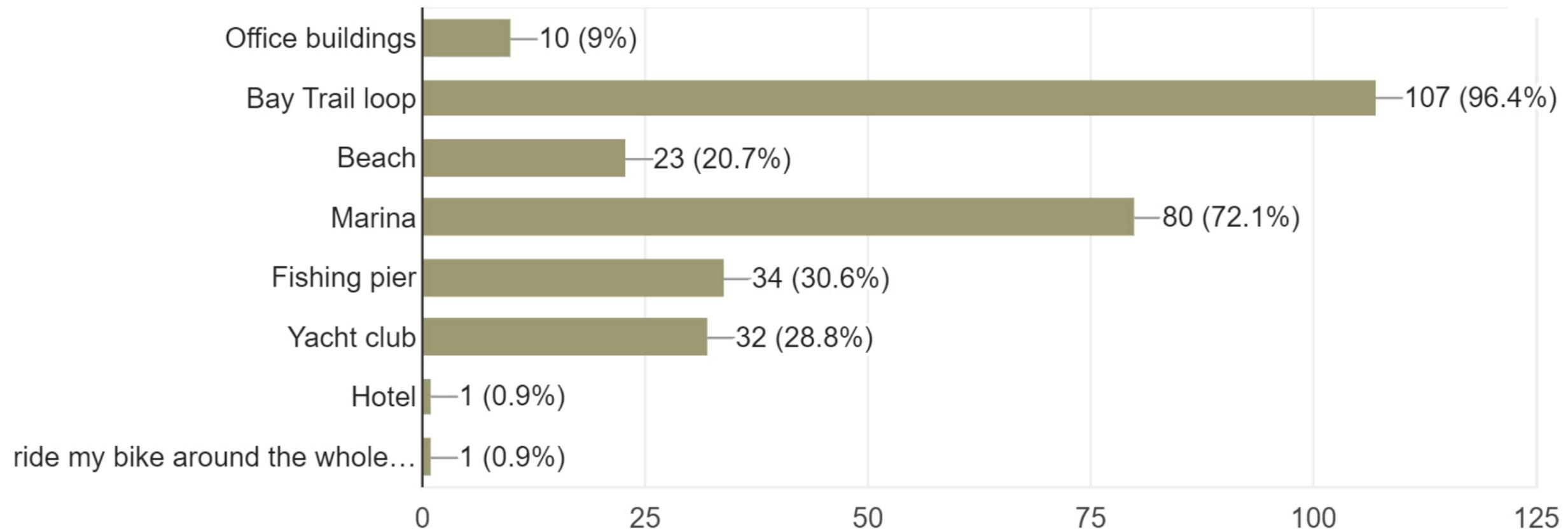


- I've never visited Sierra Point
- I go to Sierra Point once every few years
- I go to Sierra Point once every 6 mont...
- I go to Sierra Point once a month or so
- I go to Sierra Point once a week or so
- I go to Sierra Point every day
- 3 times a week
- Few days/wk
- 3-4 times per week
- I've only been there for events at the Yacht Club and hotel.
- Live at marina
- Several times a week
- several times per week
- I go to Sierra Point 3-4 times a week.
- 3 days each week

▲ 2/2 ▼

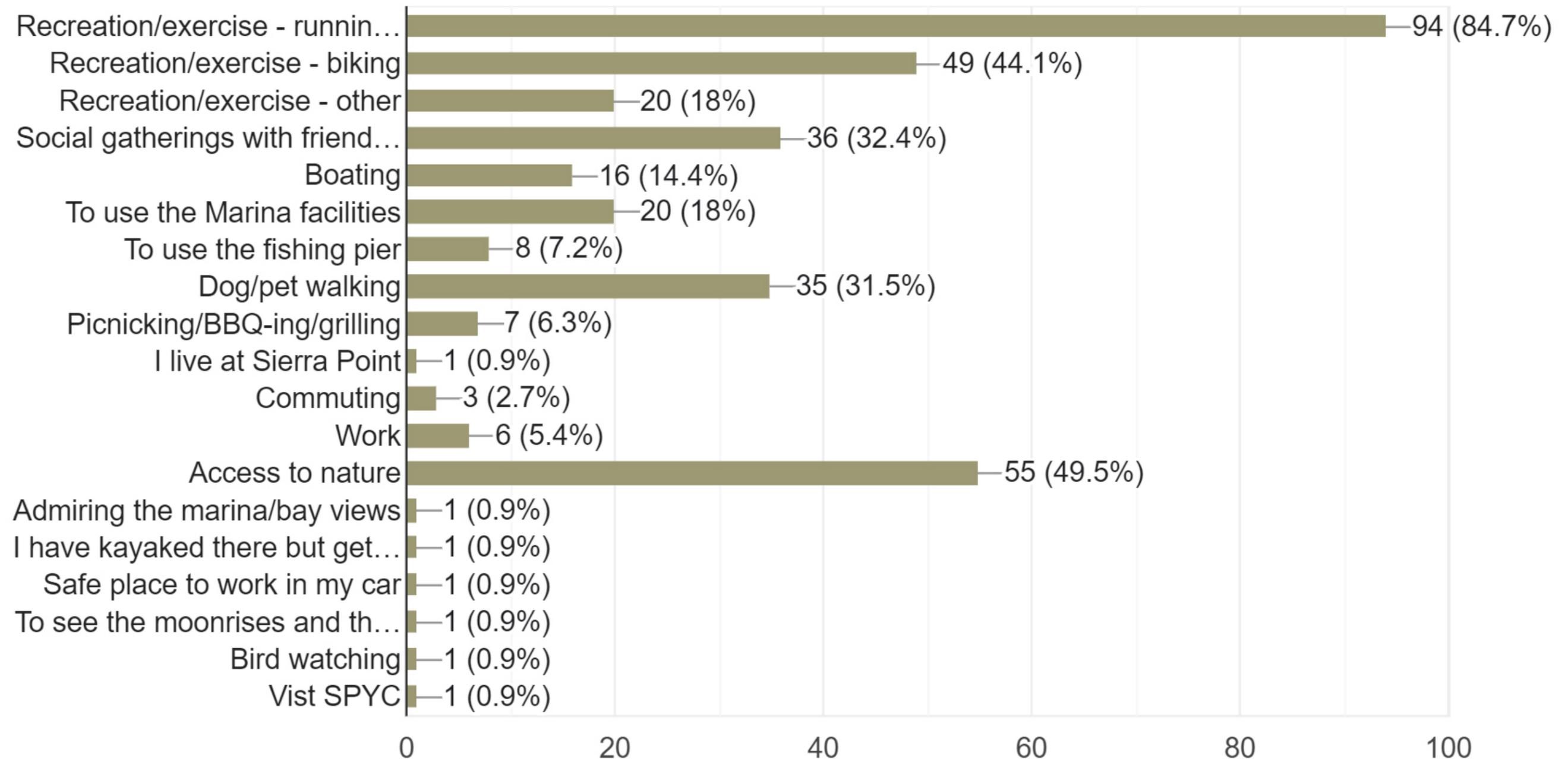
What areas of Sierra Point do you visit? (Pick all that apply)

111 responses



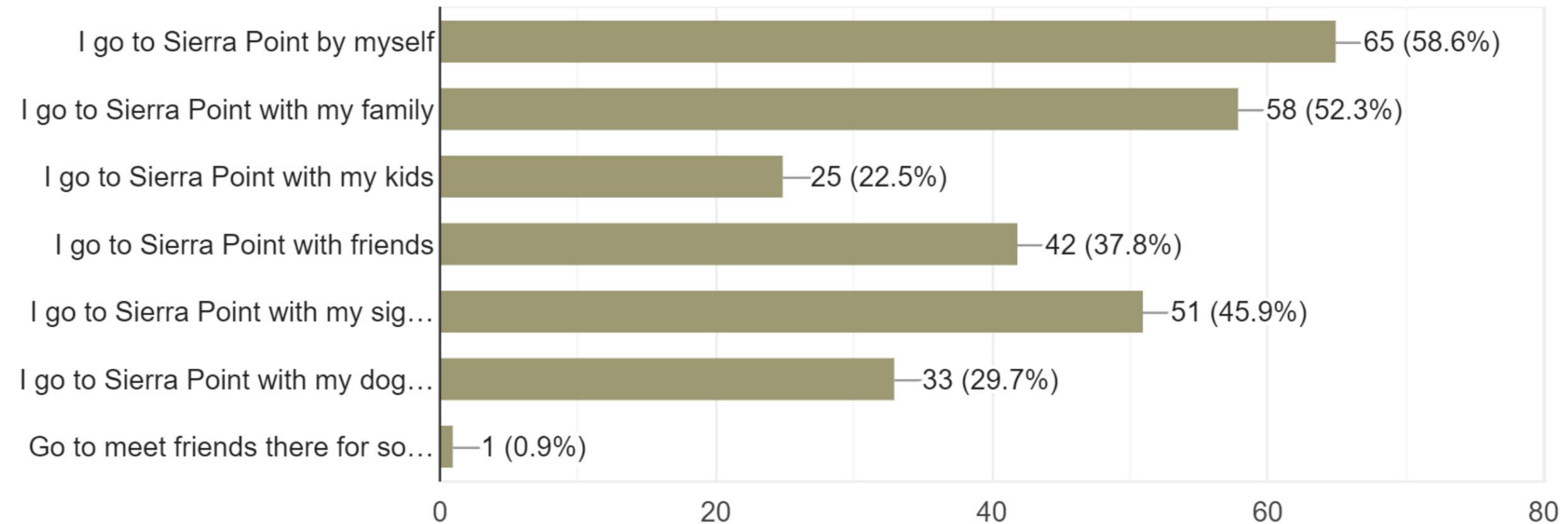
What do you do at Sierra Point/why do you go? (Pick all that apply)

111 responses



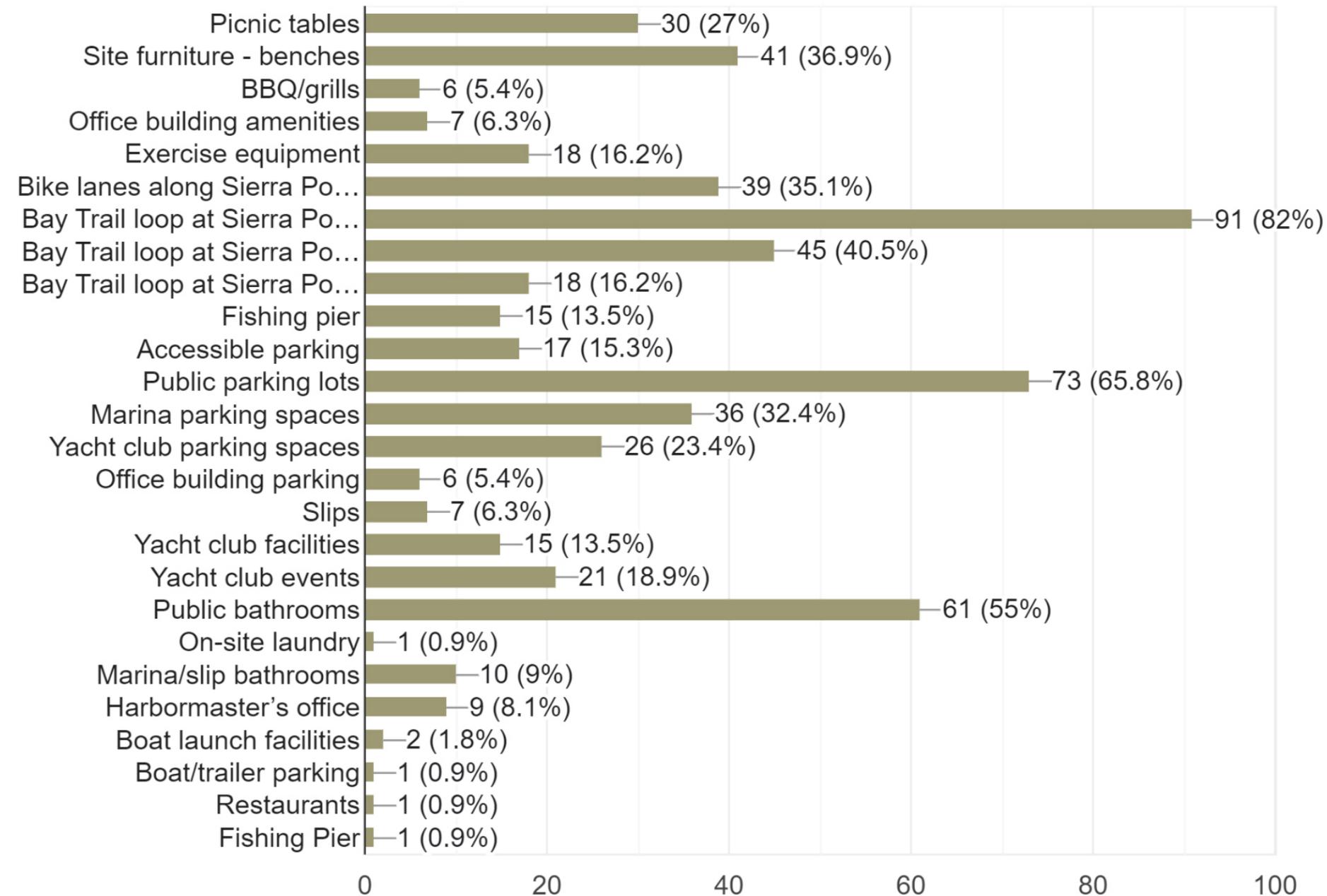
Who do you visit Sierra Point with? (Pick all that apply)

111 responses



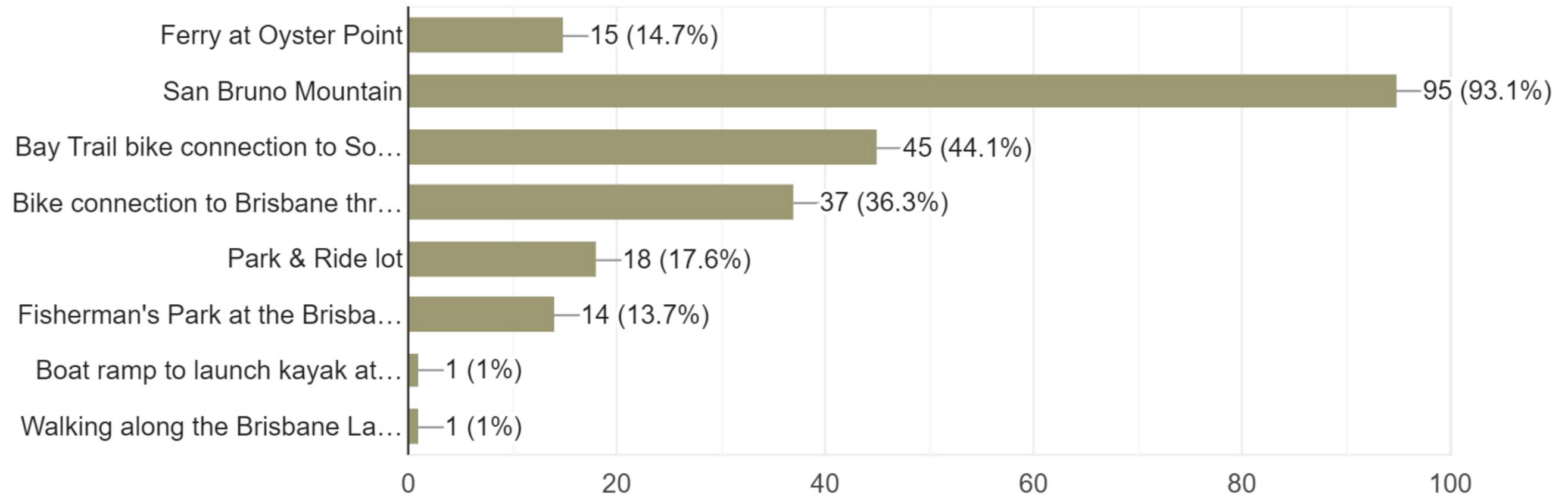
What existing Sierra Point amenities do you use? (Pick all that apply)

111 responses



What nearby, existing amenities do you use? (Pick all that apply)

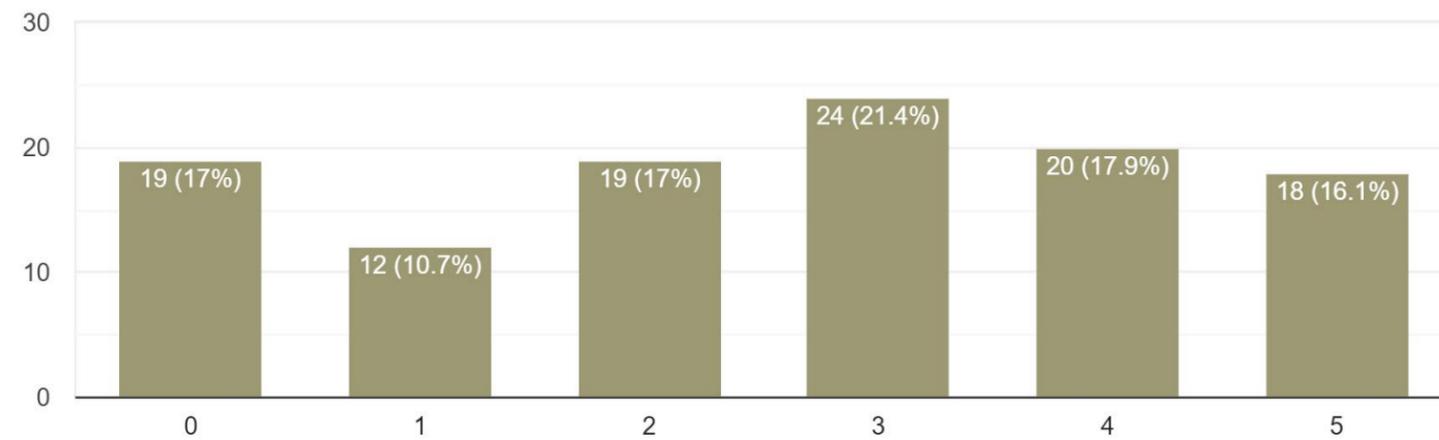
102 responses



Sierra Point in the future: important or unimportant

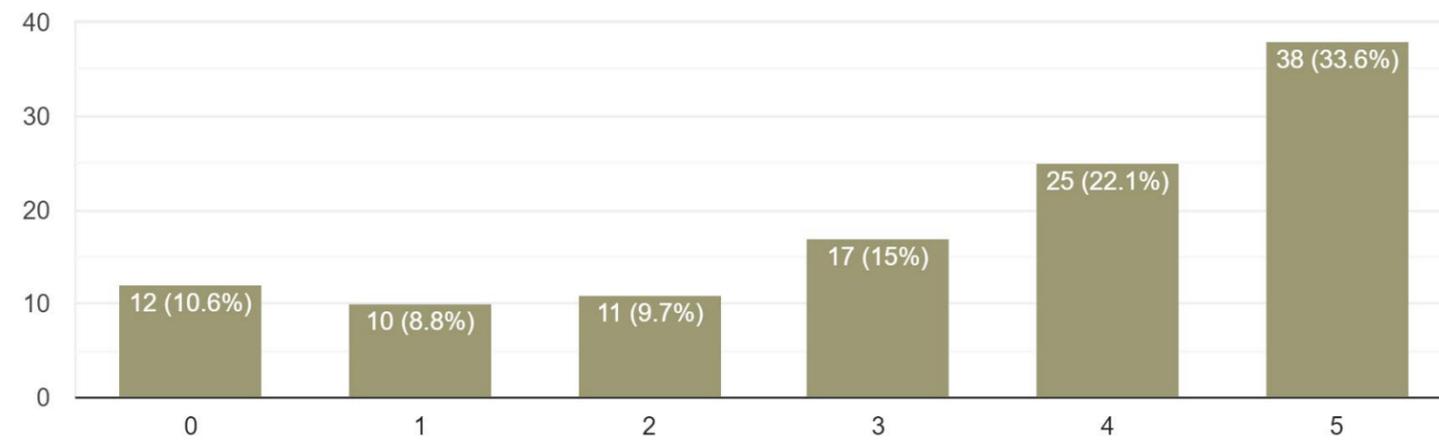
Sierra Point should be a regional destination

112 responses



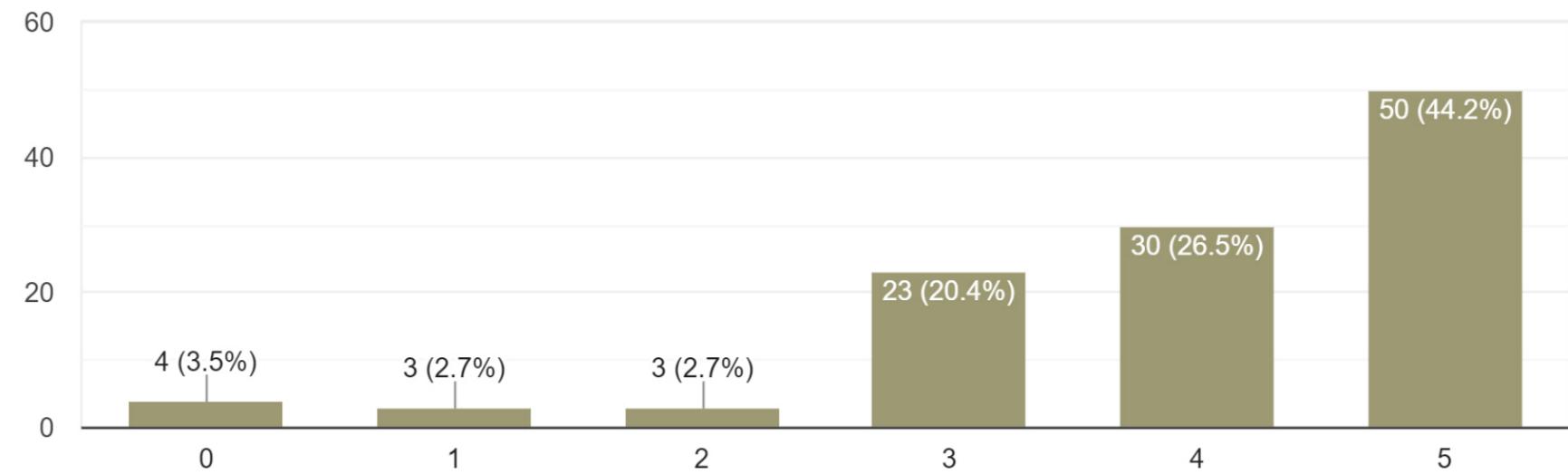
Sierra Point should be a hidden gem for Brisbane

113 responses



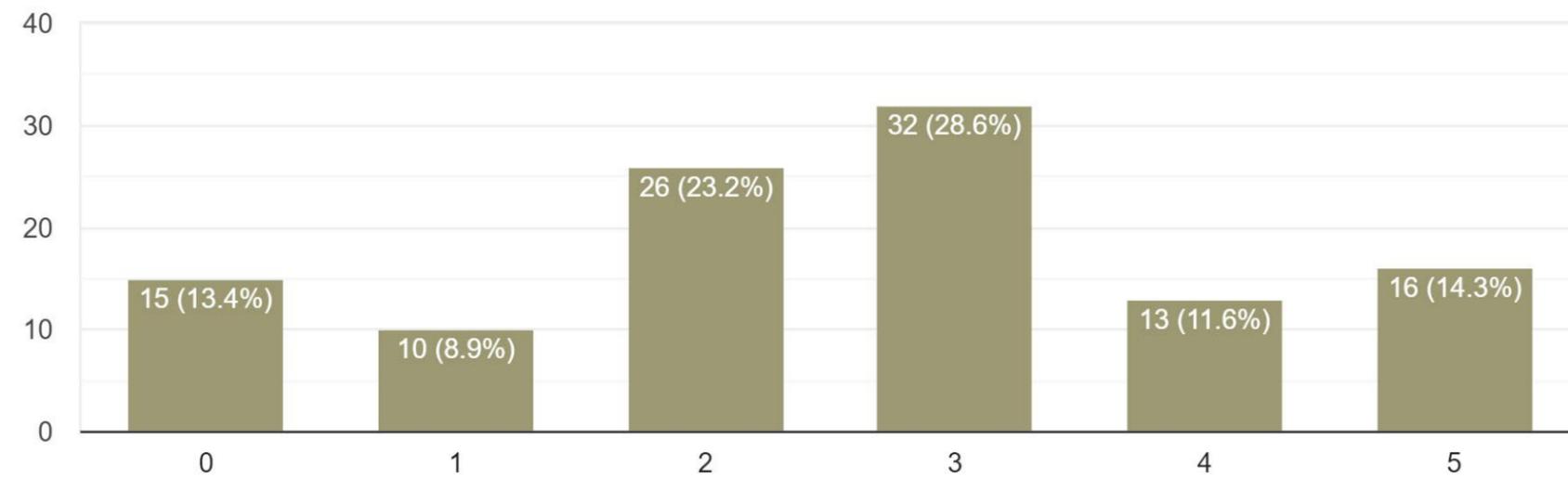
Sierra Point should be quiet & peaceful

113 responses



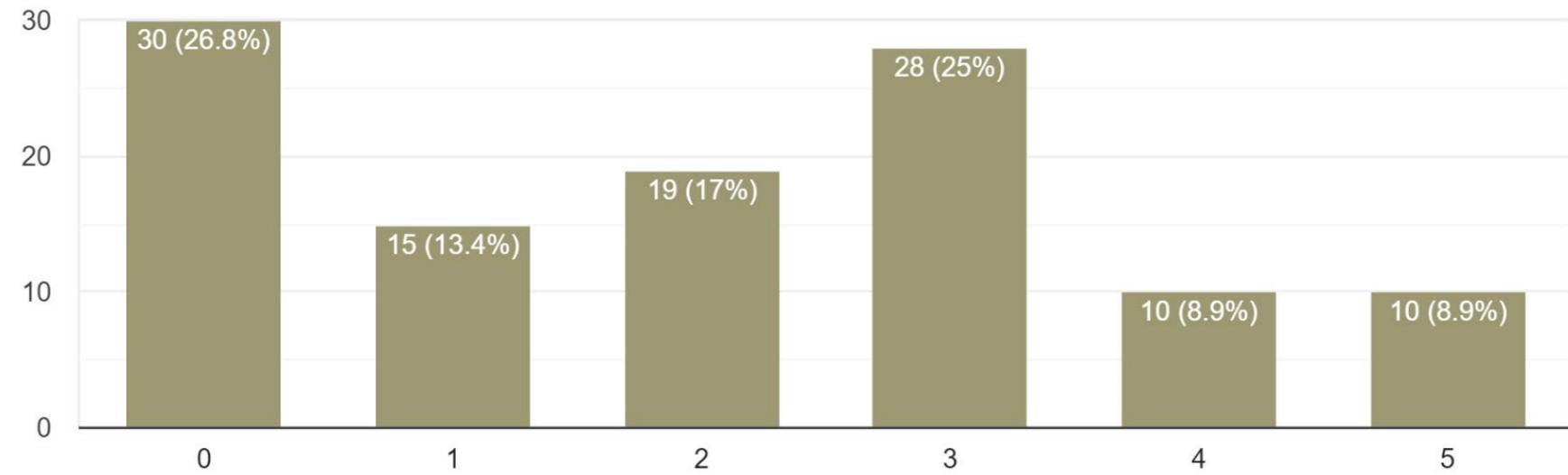
Sierra Point should be lively and vibrant

112 responses



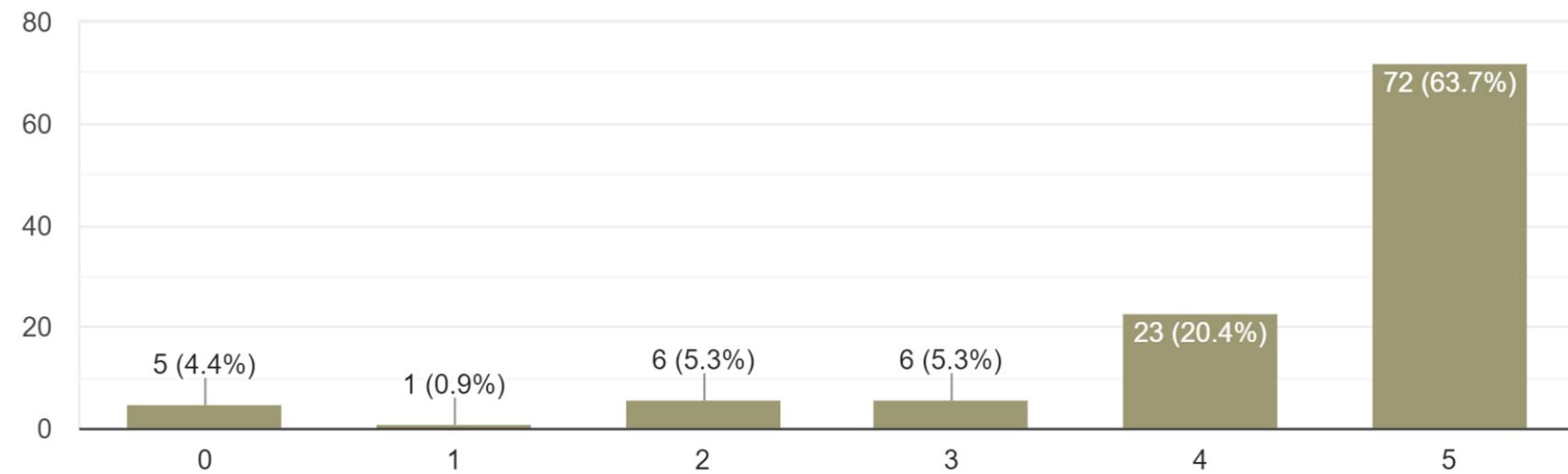
Sierra Point should be an arts destination

112 responses



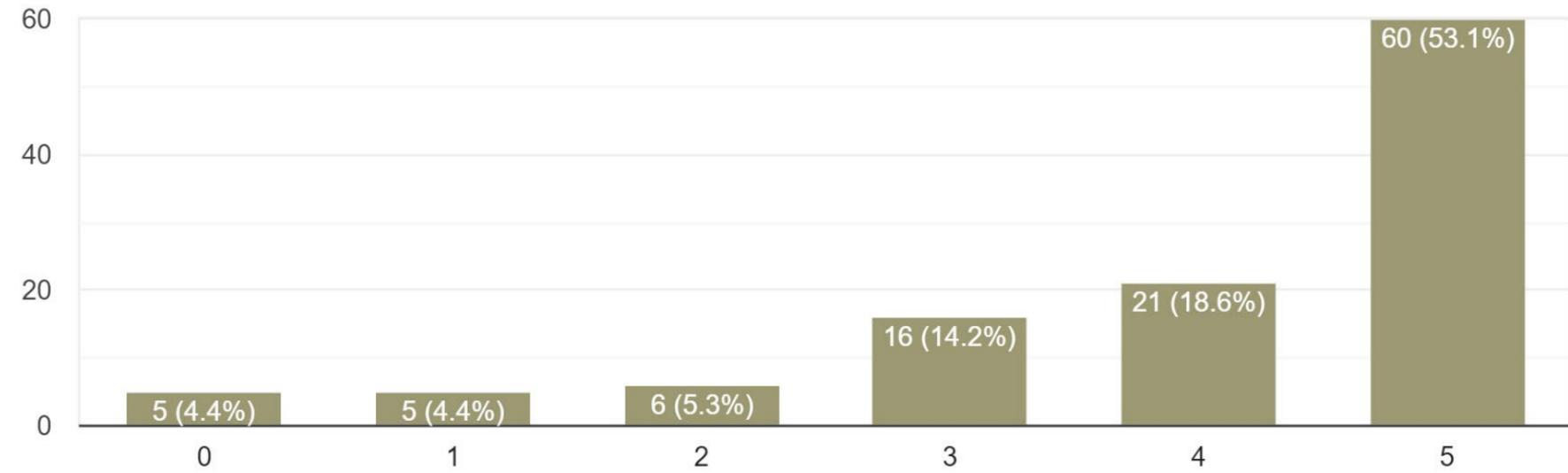
Sierra Point should offer a natural environment & ecology

113 responses



Sierra Point should offer access to the Bay for recreational purposes.

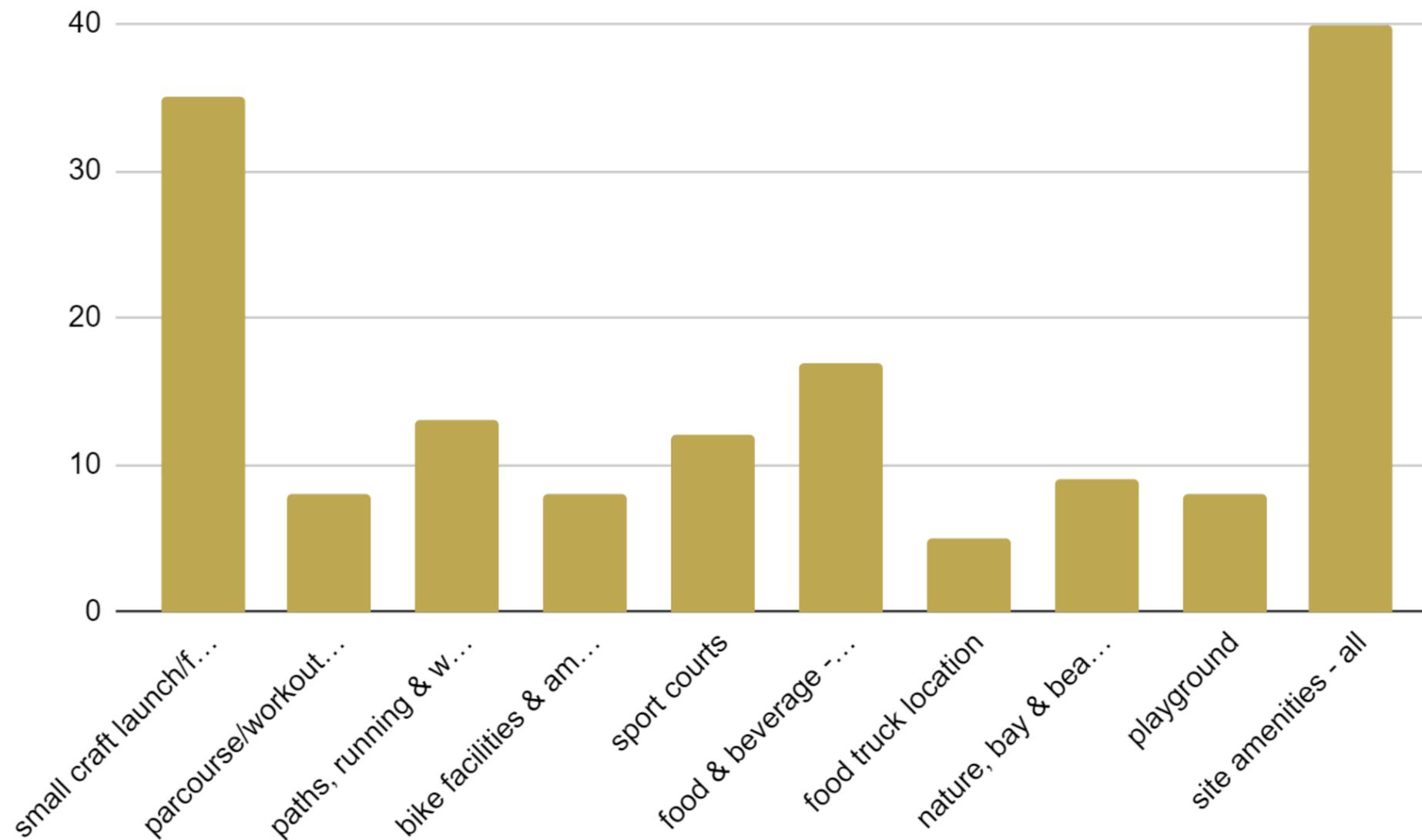
113 responses



Sierra Point: in the future!

What types of new amenities would you like to see at Sierra Point?

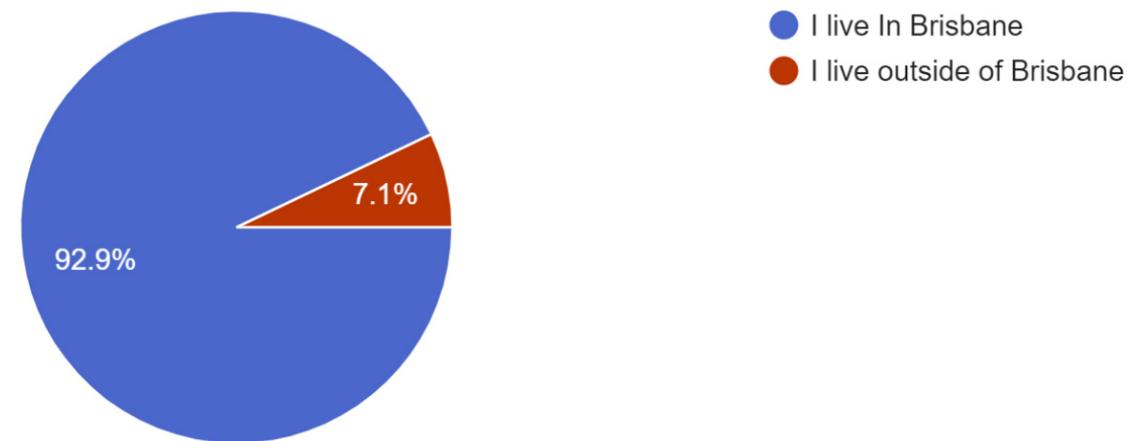
90 responses



Tell us about yourself!

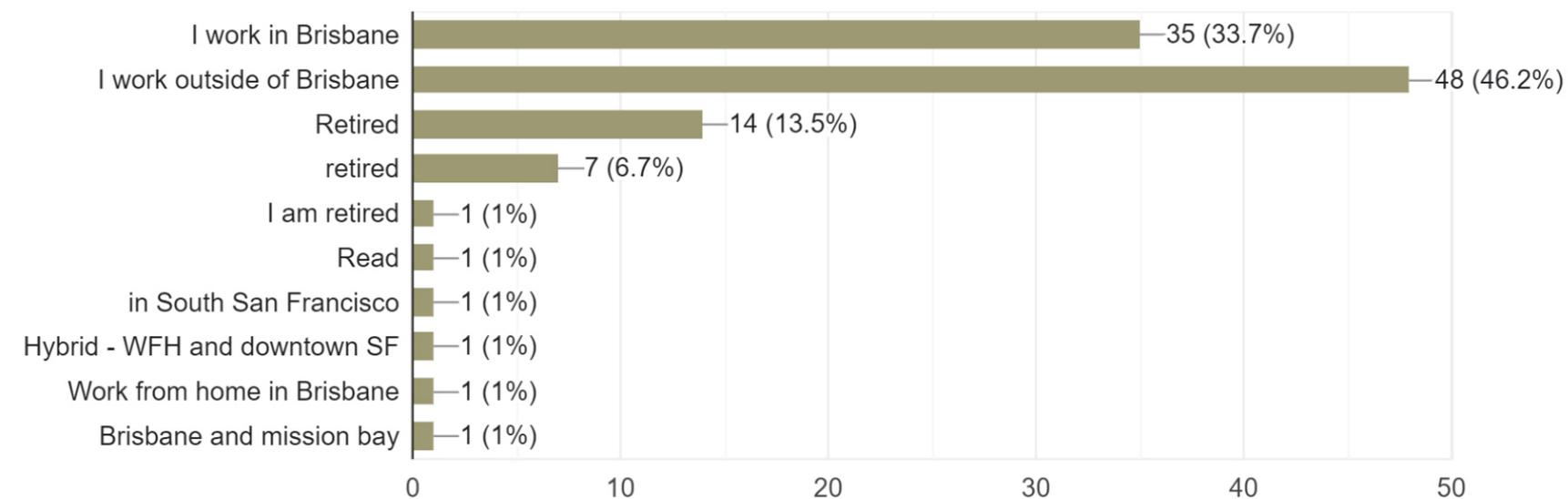
Where do you live right now? (Optional)

113 responses



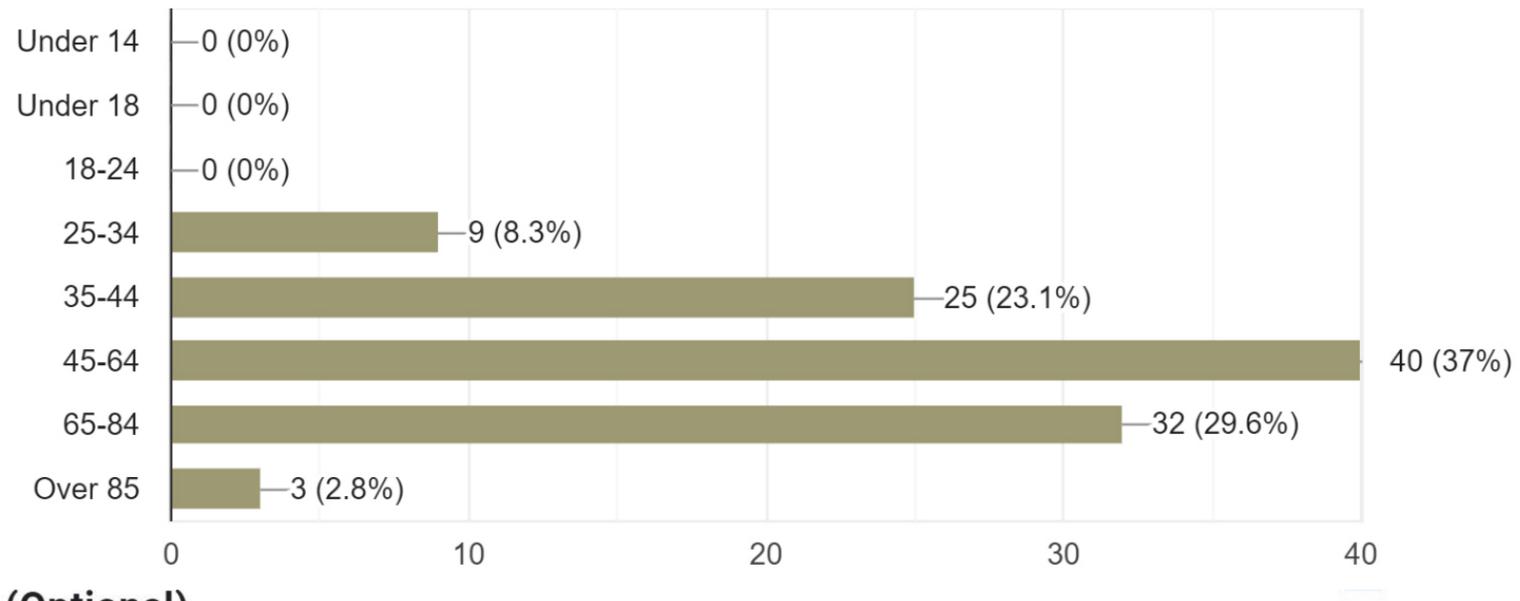
Where do you work right now? (Optional)

104 responses



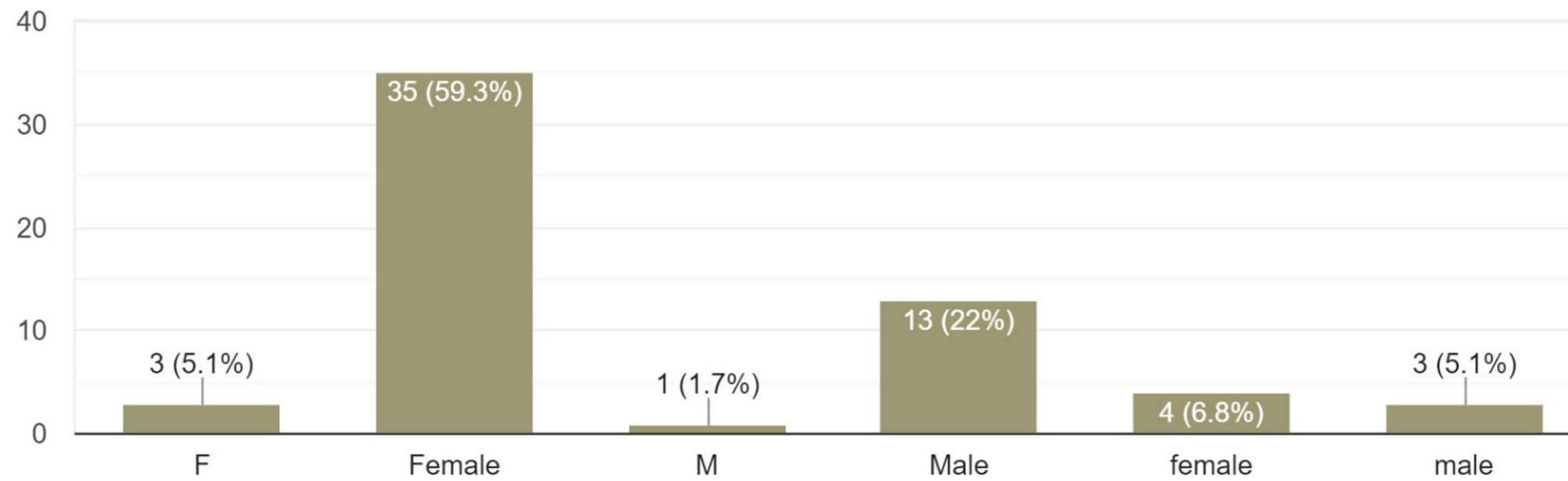
Age: (Optional)

108 responses



Gender identity (Optional)

59 responses



Anything else you want us to know about you? (Optional)

24 responses

Long-time resident, active in planning Sierra Point
More benches so that older or infirm people can sit and walk short distances. Windbreaks behind the east facing benches for comfort on windy days.

Love Brisbane and Sierra Point. We REALLY need a kayak ramp. Oyster Point is too windy.

Recently moved to Brisbane and LOVE it. Hadn't heard about Sierra Point until now but will check it out! Always wants to boat or kayak in that lake

Thank you for the survey - maybe a workshop too like parkside plan ?

I vote

"Thank you for your work on this project. We love Brisbane marina; we have been here since 2006. This space is wonderful but needs much more care and protection. Immense amounts of trash move from the parking lots into the bay here. We do our best to pick up litter but a much greater collective effort is needed.

Please prioritize the protection of the marine environment during your planning."

WE LOVE BRISBANE

The graffiti on the underpass walls is long overdue for cleanup. Cameras could help stop the daily (nightly) dumping around the lagoon.

Excrement from birds is a health problem all along the Bay Trail. It is important that the birds remain. However, a frequent, regular and fully funded clean-up program needs to be a part of Brisbane's Sierra Point Park Plan.

NA

I love having the Bay Trail so accessible!

I use these amenities so often and they are on of the key reasons I love living here. Thank you!

We go there more often in good weather!

I'm interested in affordable housing

More amenities for the boating community would be welcome.

I set tranquil and busyness at the same level. Most days should be tranquil, but festivities and food truck days are fun, just not all of the time.

Safety. You did not mention safety. This is super important to me. Other marinas have felt scary to be at as a woman alone.

I'm exercise everyday and frequently run on the bay trail at Sierra Pt as well as on the SSF side (Oyster Pt). The weather is typically nicer on the Brisbane side and I see lots of adults, and kids on bikes and runners. It would be nice to have more recreational features for everyone on the Brisbane side.

I do not want to be run over by bicycles racing by me when walking. The view sheds of the Mountain, the Bay, the sunset and sunrise, dark skies, the Marina are all very important and I love the quiet, peacefulness of walking at the Marina and on the Fishing Pier. Nature, the sky, the views - that is the true "Public Art" at the Marina. If we decide to do a piece of PA, I would expect something relevant, thematic, useful and educational -- like a solar powered all-in-one astrolab/telescope/sundial/binocular type thing that can be interactive.

Want safe outdoor spaces

I learned more about Sierra Point by taking this survey than by living in Brisbane for 4 and a half years - now I feel like I should go explore it

Homeowner with children, active family, social
I'm worried about our migrating and local water fowl that live here if you start building more and or changing Sierra Point. PLEASE DON'T!!

Task 01: Discovery
Sierra Point Open Space & Parks Master Plan
Meeting Agendas

220920 City Kick-off Meeting Agenda & Notes

Attendees:

City of Brisbane:

Noreen Leek, Parks & Recreation Director

Stuart Schillinger, Assistant City Manager

Randy Breault, Public Works Director

John Swiecki, Community Development Director

Andrew Rehberg, Harbormaster

CMG:

Willett Moss

Yann Guo

Amy McCosh Leonard

1. Introductions
2. Warm Up:
 - a. **Brisbane! (What makes it so special?)**
 - Environmental stewardship
 - San Bruno Mountain & Open Space
 - Deeply engaged
 - Outdoor connections
 - Small town
 - Ownership & input
 - Tight community - *highly* participatory
 - Like big city amenities while being a small town
 - Pride in distinct qualities
 - Tension between local vs. development by others
 - Volunteerism
 - Internal divisions between different parts of Brisbane – upper bowl vs. lower bowl; central Brisbane vs. the ridge
 - High status of life-long residents
 - b. **What should Sierra Point Open Space be?**
 - i. **Developing the Principles of Sierra Point: "Sierra Point is..."**
 - Adaptive
 - Inviting
 - Engaging
 - Carbon-neutral
 - Diverse & inclusive to visitors
 - Natural
 - iii. **What should Sierra Point be, framed primarily through the lenses of values/principles expressed in the RFP: Connectivity, Stewardship & sustainability, Art & recreation**
4. **Connectivity**

- Create a gradient of activity, offering a buffer to the marina
 - If included, higher-energy uses – “city life” – should be at the back of the transition near the buildings, away from the water/marina edge
 - Create connections through the development
 - Create connection to central Brisbane
 - Currently lacking a strong reason/destination to go to Sierra Point - current connectivity issues means there’s no reason to come through
 - Want a destination beyond a place to exercise
 - Place for regional events
- **Stewardship + Sustainability/resilience**
 - Want the project to have a 100+ year life
 - Climate action plan is important to Brisbane’s citizens
 - The city is at the forefront of environmental initiatives
 - Want a project that benefits the environment at the highest possible level
2. **Art & Recreation**
- See Arts Master Plan – has a budget, a committee – will get started next year some time
 - Real art program/destination
 - The landscape itself should be art
 - Community itself has been interested in land art lectures
 - How to create a landscape that in and of itself is full of meaning?
 - See the Garden of Cosmic Speculation
3. **Recreation**
- Want to maintain a family-friendly marina
 - Current development amenities are technically accessible to the public
 - Non-motorized boating – ‘Blue Trail’ – sounds good, but possibly not feasible on site because of cost and/or wind concerns?
 - Open space is resource for development
 - Could host events like a Farmer’s Market?
 - Amphitheatre - passive or programmed
 - Views!
 - Space to host regional events
4. **Other: overall character/relationship to Marina**
- Have tried express it as family-friendly; it’s peaceful and quiet as-is by design and would like to preserve that
 - Would like a gradual transition of activity from marina (peaceful) to higher energy (edge between buildings & new open space)
 - Visual blocks between marina and any new, high-energy programming
 - Do NOT want a marina that feels like a mini-Embarcadero, or Oxnard or Ventura

- sake of stuff
5. **Other comments & insights**
- Marina - 10% live-aboard allowed (but not at that level yet)
 - Current complaints about the marina as-is – no stuff, no bar, no restaurant
 - Tension between current tenants of Sierra Point – community/city wants to keep the campuses open, while biotech wants things closed
 - Council’s perspective – the park at Sierra Point will add value to the biotech companies, and keeping the buildings at high-occupancy will create revenue for the city
 - Currently striving for a reciprocity with the occupants/businesses at Sierra Point, but not always achieving that
 - Not sure that a second Farmer’s Market out here would be supported enough
 - Wind on site is also a challenge – added issue for hosting a farmer’s market
 - Marina is a functioning business and ideally is self-supporting

3. Project Overview

- a. Goals:
 - i. Open Space and Parks Master Plan to guide future open space improvement:
 1. Enhance the natural environment
 2. Support cultural and social life outdoors
 3. Provide connection to the bay and nature
- b. Deliverables:
 - i. Master Plan Report
 1. Illustrative Plan
 2. Landscape system diagrams + narratives
 3. Implementation plan--pricing and phasing
- c. Schedule:
 - i. September 2022 - February 2023

4. Discussion--Constraints and Opportunities

- a. New Development
- b. Access and Circulation
- c. Yacht Club & Marina
- d. BCDC relationship
- e. Stormwater
- f. Program

220926 City Kick-off Meeting Agenda & Notes

Attendees:

City staff

- Clay Holstine, City Manager
- Noreen Leek, Parks & Recreation Director
- Angel Ibarra, Admin Management Analyst, City Manager's Office

Sierra Point Parkway and Open Space Sub-committee

- Cliff Lentz – Mayor Pro Tempore/Councilmember
- Terry O'Connell – Councilmember
- Trudi Davis – Parks & Recreation Commission
- Barbara Ebel – Open Space and Ecology Committee
- Camille Salmon – Public Art Advisory Committee
- Mangesh Kolhatkar – Inclusion, Diversity, Equity & Accountability (IDEA) Committee

CMG:

- Willett Moss
- Yann Guo
- Amy McCosh Leonard

1. Warm Up:
 - a. Brisbane! (What makes it so special)
2. Discussion: What should Sierra Point Open Space be?

Experience & Project Advocates Interests:

i.Identity

- i. Local destination - Brisbane residents and SP workers
- ii. Regional destination - Brisbane, SF and South SF resource and attraction

ii.Connectivity

- i. Access to Sierra Point
- ii. Universal Access
- iii. Access to the Bay

iii.Stewardship + Sustainability

- i. Ecology
- ii. Sea-level rise
- iii. Active mobility + health

iv.Art & Recreation

- i. Types of art
- ii. Passive recreational program
- iii. Active Recreational program
- iv. Commercial/revenue generating program

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