

Objective Standards Photo Survey: Results

October 11, 2021

The results of an “Objective Standards Photo Survey” conducted by the City of Brisbane, and its consultants Good City Company over July and August of 2021 are presented here. An accompanying memo provides discussion of key results and additional context.

Please note that subject-related results (Questions 10-31) are presented first and that demographic responses (Questions 1-9) are included at the end of this document. Twenty eight email addresses were collected in response to Question 32 and were added to the City’s project mailing list. The individual email addresses have been removed from these published survey results.

TOWNHOUSES - Example 1 of 3 (Questions 10-11)

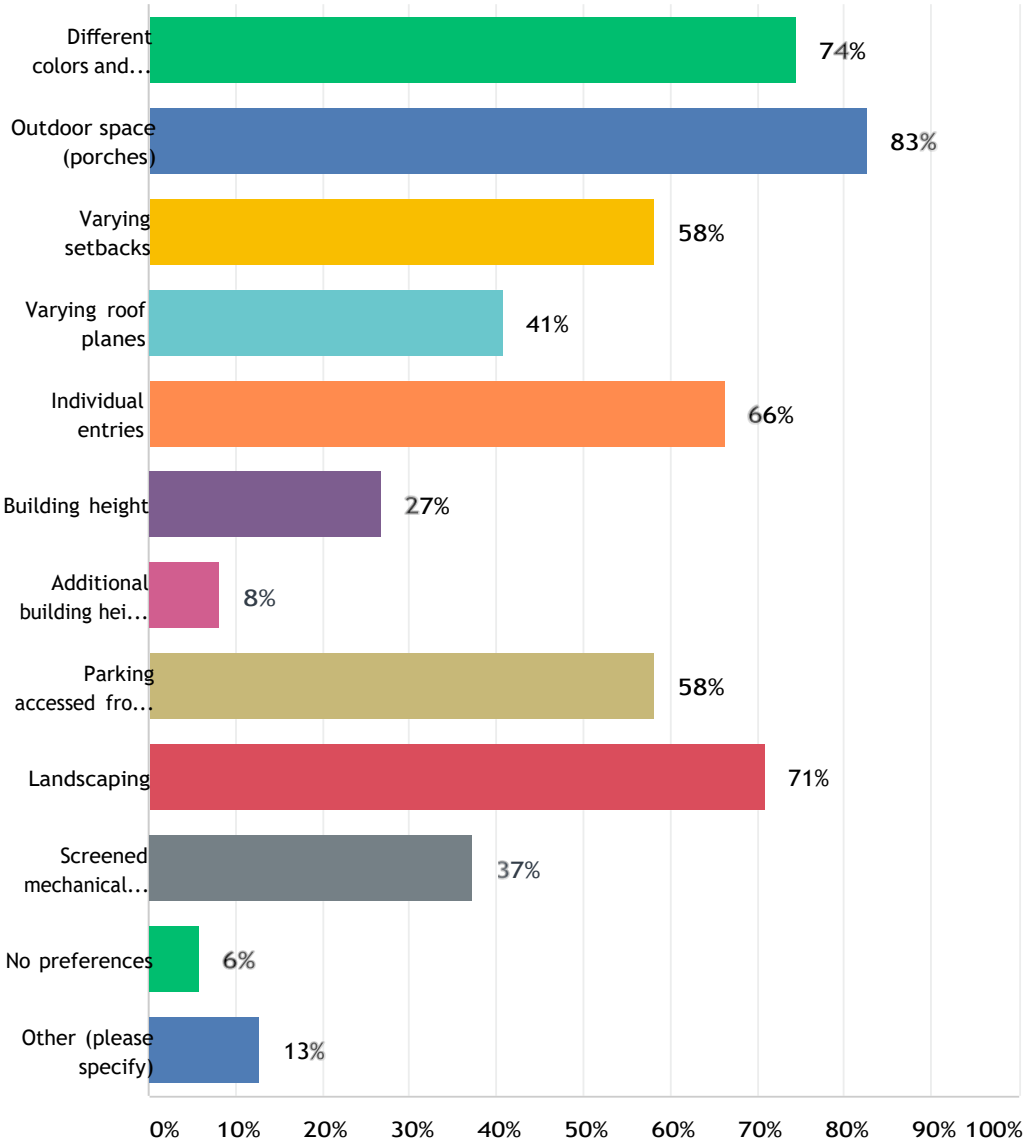
Townhouses are multi-floor homes that share one to two walls with adjacent homes and have their own entrances. Townhouses can be rented, or owned if established as a condominium development. In Brisbane, townhouses are allowed in the **R-2 and R-3 Residential zoning districts**. The number of units depends on the size of the lot they are built on.



These photographs show a townhouse development recently completed in a neighboring city on the Peninsula. The project includes individual entries and using color, setback, and material changes to differentiate each home. The project also features multiple exterior materials, overhangs and projections, planting areas, outdoor private space, visually screened mechanical equipment, and parking accessed from the rear of the units.

Q10 What design elements do you find appealing? Check all that apply.

Answered: 86 Skipped: 19



#	OTHER (PLEASE SPECIFY)	DATE
1	I like the different windows and window treatments.	9/1/2021 10:58 AM
2	too many people	8/1/2021 7:37 PM
3	The buildings are pretty. It would give the areas in Brisbane a lot more personality. A lot of buildings on Visitation, are tired and flat. I would love to see more personality and character to our little town. I would love to see more of a "Craftman" type of home in Brisbane.	7/23/2021 4:57 PM
4	Didn't understand 'Additional building height at corners'.	7/22/2021 4:10 PM
5	Vintage and classic styling.	7/22/2021 6:14 AM
6	No more townhomes	7/8/2021 4:06 PM
7	*No more than 3 stories high	7/7/2021 8:25 PM
8	5	7/7/2021 7:36 PM
9	As varied and unique as possible. No cookie cutter buildings. I think the quality of materials is more important. Look at old and newer parts of Sausalito and you will see what I mean. Marin City. The setback is important in this regard as well. Room for design elements (atriums, breezeways, etc.) is key.	7/3/2021 6:33 AM
10	Architectural details and fact that these would blend nicely with single family homes and not look obtrusive.	7/2/2021 12:00 PM
11	Above grade first floor	7/1/2021 3:01 PM

Q11 Please tell what else you do or do not like about this development.

Answered: 27 Skipped: 78

#	RESPONSES	DATE
1	I don't really like the cement stairs, or maybe it's the entryway feels cold.	9/1/2021 10:58 AM
2	trees are too big for such new construction.	8/27/2021 10:30 PM
3	I like the wide sidewalks, which encourages pedestrians/joggers.	8/21/2021 4:28 PM
4	No Garages-No Parking	8/17/2021 9:34 AM
5	The units in the photos are quite unattractive even though they incorporated the design elements I have checked. The elements are haphazard and thrown together in a need to fulfill a checklist rather than for an aesthetic purpose.	8/16/2021 8:51 AM
6	These are popping up everywhere and ultimately looks generic. The most interesting thing about walking around in Brisbane is all the home styles that were created over the years. These just scream mid-2010s.	8/14/2021 7:22 AM
7	visible balconies looks unappealing when it gets cluttered with hanging laundry or is used for storage	7/28/2021 8:07 AM
8	Don't like the additional building height at corners	7/27/2021 6:58 PM
9	I like the downward facing street lamps. I like the porches on the units. I'd prefer to see bigger eaves, as the additional shade would help with cooling on large stucco / hardi sided walls.	7/26/2021 8:34 AM
10	Doesn't look like you get much privacy. Buildings butt up to others and you're at the mercy of your neighbors to not be rowdy and keep their outside area looking pristine. I also would not like the condos to be too tall. I would love to see "Craftsman" type of design to these homes. Go the extra mile and make them look like something you'd want to go home to.	7/23/2021 4:57 PM

11	Too boxy, window shapes look mismatched; taller height at corner is odd; brick and wood seem to clash; entry stairs impossible for strollers or people with limited mobility.	7/22/2021 7:47 PM
12	I do not see any green space/garden space for the units.	7/22/2021 4:41 PM
13	It looks conservative and tasteful -- not interested in wild designs which may age quickly.	7/22/2021 4:10 PM
14	The street parking spaces not maximized due to curve in sidewalk	7/22/2021 3:43 PM
15	Too many different colors on the corner. Looks like a clown disguise. No body is fooled.	7/22/2021 6:14 AM
16	No concerns with this ktype of housing.	7/17/2021 4:04 PM
17	The landscaping could be more appealing (plant choices are pretty generic), the setbacks could be larger and the third floor rooms at the end of the buildings look odd and probably not very useful in a floorplan	7/15/2021 9:05 PM
18	I don't care for the corner unit and the height of the corner, I think I would prefer the top to be the full space of the corner unit. Looks strange like it's just one bedroom. Have it match the lower floor width	7/13/2021 8:59 PM
19	I feel like individual housing is the best	7/8/2021 4:06 PM
20	like the large patio/porch spaces on the corner unit - very inviting	7/8/2021 8:45 AM
21	*It's unclear whether these homes have sufficient parking available. *Are these homes ADA compliant? They don't look like it. *There should be solar panels on the rooftops.	7/7/2021 8:25 PM
22	All the new Multi dwelling's should be limited to two stories.	7/7/2021 7:36 PM
23	I like the wooden arbor	7/7/2021 10:21 AM
24	I DO NOT like the homogenized look of these type of buildings, in addition to the inexpensive materials that do not hold up to basic weathering and wear and tear. Central Brisbane is unique and beautiful and the variety of materials, styles is what makes it.	7/3/2021 6:33 AM
25	Nothing	7/2/2021 12:00 PM
26	While there is attractive landscaping in the front of these buildings, none of it is flat. More flat spaces would be conducive to impromptu neighbor gatherings a more human feel to the area and a connected community.	7/1/2021 3:01 PM
27	I would not live in a development-- no uniqueness	7/1/2021 2:27 PM

TOWNHOUSES – Example 2 of 3 (Questions 12-13)

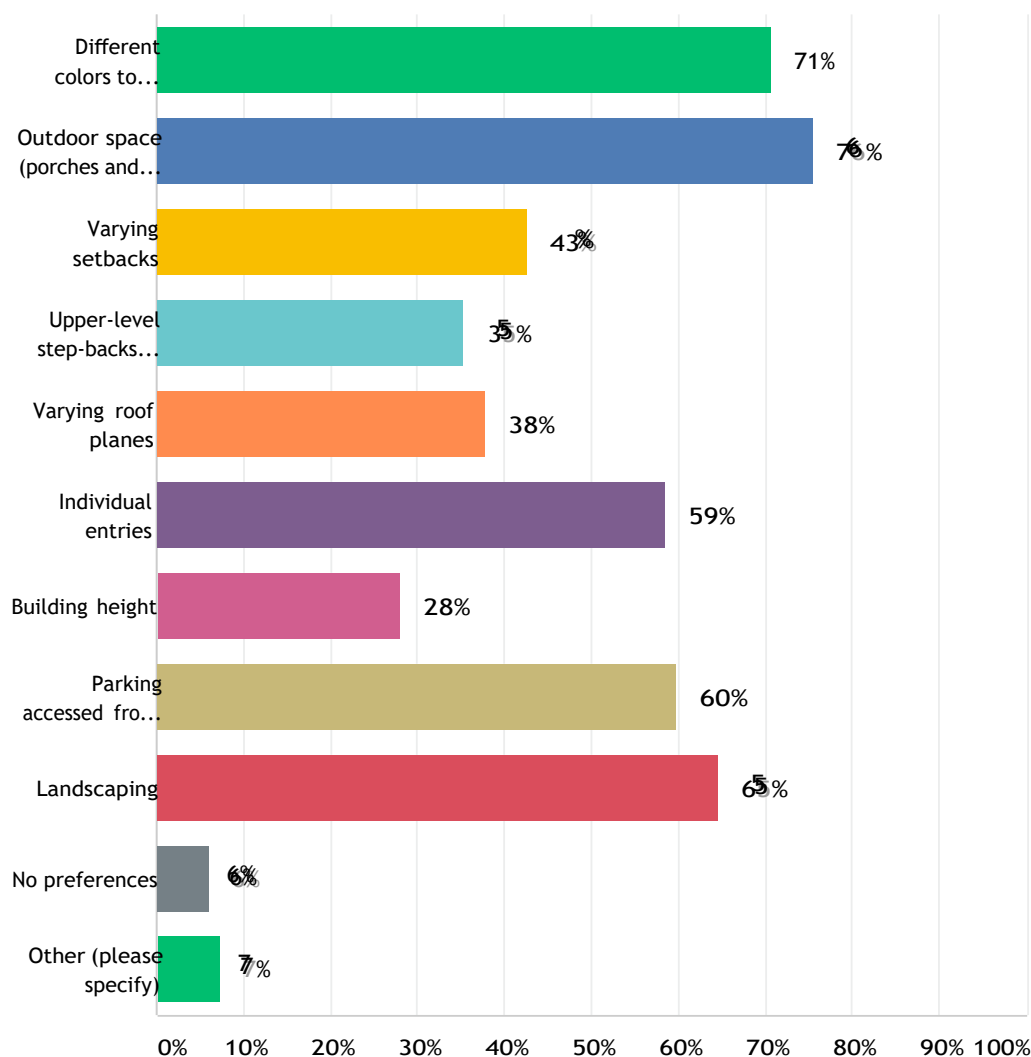
Townhouses are multi-floor homes that share one to two walls with adjacent homes and have their own entrances. Townhouses can be rented, or owned if established as a condominium development. In Brisbane, townhouses are allowed in the **R-2 and R-3 Residential zoning districts**. The number of units depends on the size of the lot they are built on.



These photographs show the main and alley sides of a townhouse development recently completed in a neighboring city on the Peninsula. The project includes individual entries and uses color and setback changes to differentiate each home. It also includes overhangs and projections, planting areas, outdoor private space, upper-level step-backs (partial), an entry level elevated above the sidewalk, and parking accessed from a rear alley or garage court.

Q12 What design elements do you find appealing? Check all that apply.

Answered: 82 Skipped: 23



#	OTHER (PLEASE SPECIFY)	DATE
1	I like this much better than the last one. Front garden areas are really nice, very Brisbane. Very individualized homes.	9/1/2021 10:59 AM
2	Much better looking than the first photo. Looks like different houses, really.	7/22/2021 6:16 AM
3	*No more than 3 stories high.	7/7/2021 8:31 PM
4	#2 looks like #2	7/7/2021 7:39 PM
5	Viable individual front yards	7/2/2021 12:03 PM
6	Glat fron yards are conducive to neighbors gathering with each other.	7/1/2021 3:04 PM

Q13 Please tell what else you do or do not like about this development.

Answered: 31 Skipped: 74

#	RESPONSES	DATE
1	These look a bit too cookie-cutter.	8/31/2021 5:11 PM
2	Top photo - no setback, insufficient landscaping.	8/30/2021 11:10 PM
3	High population density.	8/29/2021 6:50 PM
4	Needs more texture and more variety in set backs	8/28/2021 2:16 PM
5	I dislike that off the bat, color is the only quick, easy way to differentiate the homes from each other. Other than color, they seem very monotonous.	8/21/2021 4:30 PM
6	To close together	8/17/2021 9:34 AM
7	Even though I feel the structures in one of the photos are too close to the sidewalk, the overall aesthetics are better than in Example 1	8/16/2021 8:58 AM
8	A little better than the first example, but still very generic.	8/14/2021 7:23 AM
9	I prefer the set back, yards, and landscaping of photo 2	8/12/2021 7:55 PM
10	white trim seems to highlight the height of the structure.	7/28/2021 8:11 AM
11	Don't like that set-backs are missing on individual units -- they look too flat from top to bottom.	7/27/2021 7:00 PM
12	The eaves are way too small, and the arched window and the one oval window are so out of place. I also think fake lites in the windows should be banned altogether (along with fake shutters.)	7/26/2021 8:38 AM
13	I like the diversity of the first one better; the second here is less visually interesting to me.	7/25/2021 10:33 PM
14	Much better than prior development; looks like a true neighborhood with a front yard, etc.	7/22/2021 7:48 PM
15	I really like the yards/gardens and the character they provide for each home.	7/22/2021 4:42 PM
16	They look attractive to me, and give the owners a real sense of individuality and pride of ownership.	7/22/2021 4:13 PM
17	Lack of setbacks and yards.	7/22/2021 6:16 AM
18	No preferences	7/19/2021 3:13 PM
19	The to[example looks too repetative.	7/17/2021 4:07 PM
20	These are much better than the first example. Front yards could be bigger, if possible. Large front porch on the house on the right is really nice as is the trellis in front of the house at the end.	7/15/2021 9:11 PM
21	Looks like a nice housing project.	7/13/2021 5:12 PM
22	*Is it ADA compliant? It should be. *Is there sufficient street parking? There should be. *Are there solar panels on the rooftops? There should be.	7/7/2021 8:31 PM
23	As stated #2 looks like #2	7/7/2021 7:39 PM
24	These are less visually appealing somehow as compared to the first one	7/7/2021 10:25 AM
25	Lack of privacy in backyard	7/5/2021 10:48 AM
26	Front looks very close to sidewalk.	7/3/2021 6:55 AM
27	Do not like the same type materials/texture.	7/3/2021 6:35 AM
28	Not enough space between buildings so the alley is narrow	7/2/2021 7:18 PM

29	You have shown two VERY DIFFERENT townhome designs. You should allow us to comment on them separately since they each have a different look. The first one is void of architectural features while the second one has lots of nice details.	7/2/2021 12:03 PM
30	The garage in front, with no setback is cold and very uninviting. It discourages community interaction and hinders the development of community.	7/1/2021 3:04 PM
31	Same comment	7/1/2021 2:28 PM

TOWNHOUSES – Example 3 of 3 (Questions 14-15)

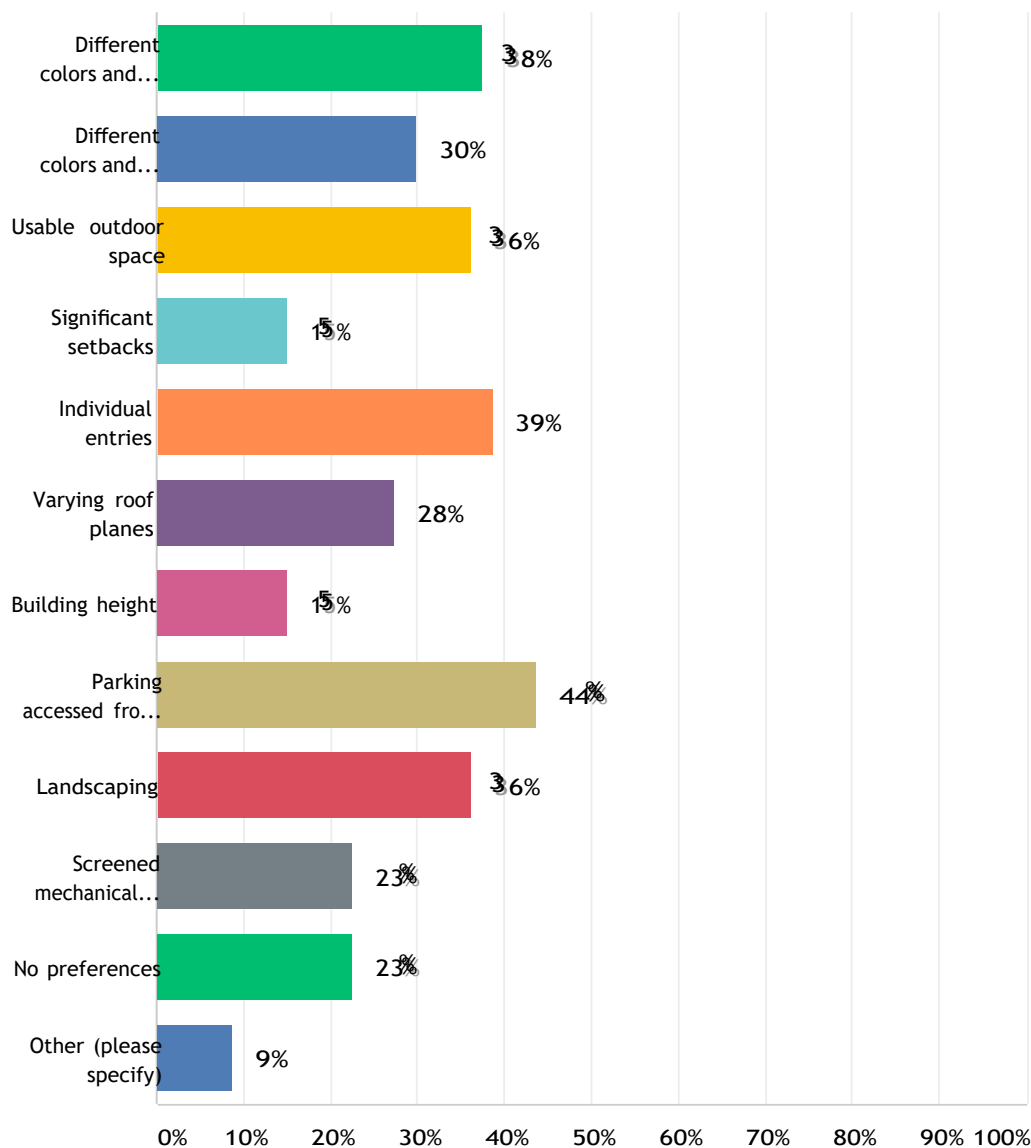
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This photograph shows a three-story townhouse development recently constructed in a neighboring city on the Peninsula. The project includes differing colors and materials at the ground floor, varying rooflines, setbacks and step-backs to articulate a long façade, usable outdoor space with fencing of limited height along the sidewalk, and parking accessed from rear alley or garage court (not pictured).

Q14 What design elements do you find appealing? Check all that apply.

Answered: 80 Skipped: 25



#	OTHER (PLEASE SPECIFY)	DATE
1	Not right for Brisbane.	9/1/2021 11:02 AM
2	looks like an institution	8/1/2021 7:39 PM
3	Nothing	7/22/2021 7:49 PM
4	None of the above this design is garbage.	7/7/2021 7:41 PM
5	Combination of wood, glass and metal is beautiful!	7/3/2021 6:58 AM
6	nothing is appealing about this design	7/1/2021 3:28 PM
7	Don't like it	7/1/2021 2:28 PM

Q15 Please tell what else you do or do not like about this development.

Answered: 37 Skipped: 68

#	RESPONSES	DATE
1	I like it but not for Brisbane. Not a "hometown feel" but rather a housing strip on El Camino Real	9/1/2021 11:02 AM
2	Like the more modern look of these as opposed to the previous 90s look.	8/31/2021 5:12 PM
3	Would prefer more landscaping and common area seating or pathways around building.	8/30/2021 11:12 PM
4	Ugly	8/29/2021 6:50 PM
5	This is off putting to me. Please don't ever build anything like this in Brisbane.	8/28/2021 2:20 PM
6	Too crowded	8/17/2021 9:35 AM
7	Not much landscaping	8/16/2021 12:58 PM
8	Aesthetically this is the most pleasing of the examples. Color, materials, and articulation are complementary and well-balanced. The overall structure is fairly massive and imposing so its location and proximity to existing builds is important.	8/16/2021 9:12 AM
9	I find this design relatively cold, and it does not feel like a community neighborhood	8/12/2021 7:58 PM
10	needs more camouflage on the ground level like how Santa Row in Santa Clara has murals painted on the buildings or like Stanford mall in Palo Alto has murals in the off shoots from the main mall walkway. The artwork provides visual interest.	7/28/2021 8:15 AM
11	Too modern; don't like the materials, almost too industrial-looking.	7/27/2021 7:02 PM
12	I think the eaves should be even bigger, but at least it's a start.	7/26/2021 8:40 AM
13	This has the feeling of something modern at the moment that might look dated in a couple of years.	7/25/2021 10:34 PM
14	Too modern for Brisbane	7/23/2021 11:27 PM
15	This building looks like it could be an office building or anything else, but not someone's home.. Nothing individual to tell whose home is whose. There is minimal green space. I wouldn't feel safe living on the ground floor. Don't like this one at all.	7/23/2021 5:19 PM
16	Least favorite, personal preference and previous negative experience.	7/22/2021 9:51 PM
17	Too urban/modern. Not good for Brisbane.	7/22/2021 7:49 PM
18	Outdoor space seems paltry.	7/22/2021 4:42 PM
19	Love many looking modern structures, but prefer the previous ones. However, am aware that cost has much to do with the final product...	7/22/2021 4:20 PM
20	What useable space? What significant setbacks? It's built right up to the sidewalk. Out door setting and display space is important these day.	7/22/2021 6:18 AM
21	I do not like this style of architecture. It looks too institutional	7/17/2021 4:08 PM
22	This is hideous. Can't even tell where the entry doors are, the colors are awful, there are no plants, there is no setback from the street, the balconies face a four lane street.	7/15/2021 9:15 PM
23	This is too modern for Brisbane. I can't identify the features that make it so. Perhaps the flat roof and generally flat facade.	7/14/2021 1:34 PM
24	Do not like the development at all. No character and boxy looking dark colors and doesn't look like town homes	7/13/2021 9:03 PM
25	I don't like the "standard" monotone look	7/13/2021 6:11 PM
26	This is awful. Does not fit the charm of Brisbane. Very boxy too.	7/13/2021 5:16 PM

27	The 'usable' outdoor space seems very small and impractical to actually use	7/9/2021 8:46 PM
28	To official/industrial looking	7/8/2021 4:08 PM
29	*These look ugly, like poorly designed college dormitories. *Ugly colors. *Is it ADA compliant? It should be. *Is there sufficient street parking? There should be. *Are there solar panels on the rooftops? There should be.	7/7/2021 8:35 PM
30	The design is horrible.	7/7/2021 7:41 PM
31	Ugly. Modern boxy design is just ugly. A huge "no" from me.	7/7/2021 10:26 AM
32	No charm	7/5/2021 10:48 AM
33	The pseudo decks on street level are rarely used/well and just collect garbage and have poor lighting.	7/3/2021 6:37 AM
34	It looks like an apartment house.	7/2/2021 10:20 PM
35	Too dense	7/2/2021 7:19 PM
36	Very flat front. Too much concrete in front and stucco. The porches are a nice touch but the building still has too much flat frontage. The large amount of stucco at the bottom makes this look like a commercial building. The ground-level doorways are like hollow holes and very unwelcoming.	7/2/2021 12:06 PM
37	do not like this design at all	7/1/2021 3:28 PM

MULTI-FAMILY RESIDENTIAL (1-3 STORIES) (Questions 16-17)

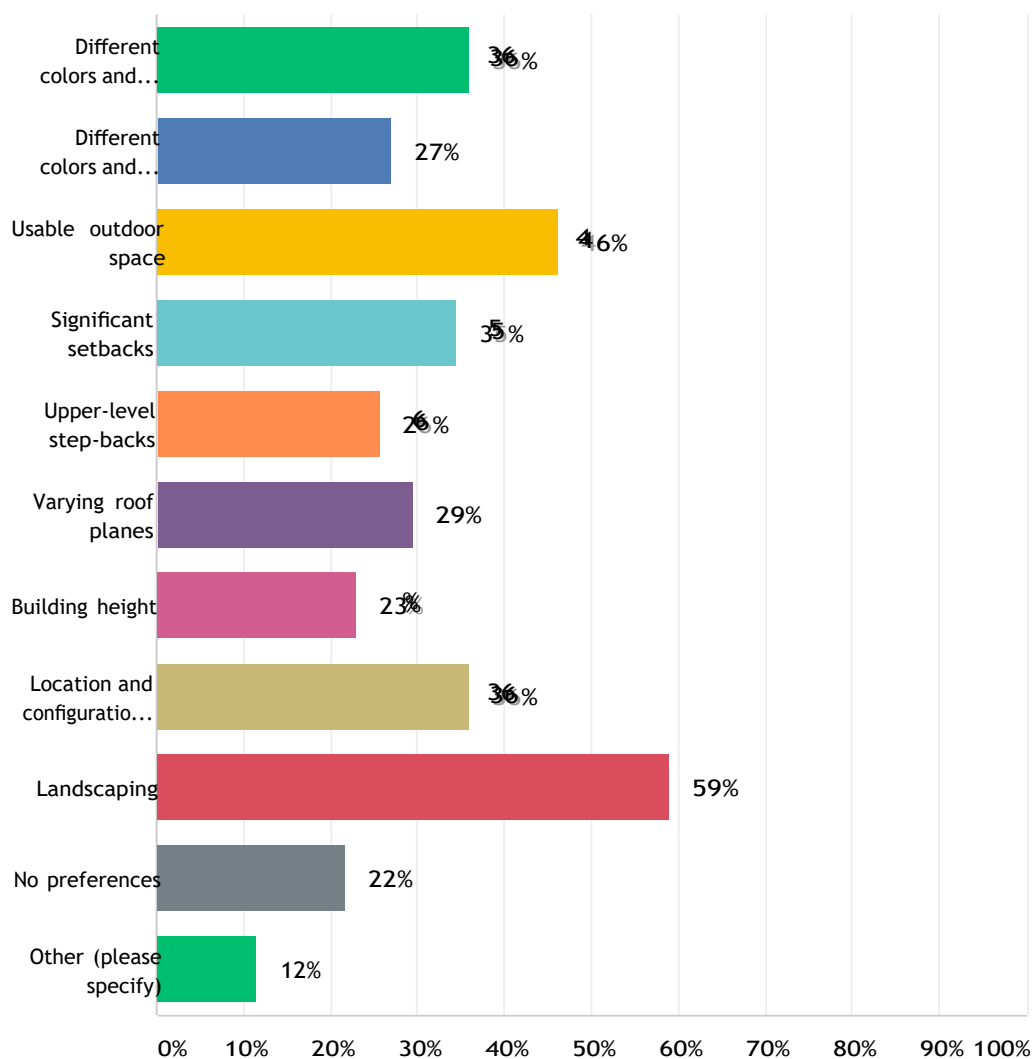
“Multi-family Housing” includes apartment buildings (multiple rental units in the same building) that are up to three stories tall. Given the maximum height limit of 30-35 feet for such buildings (depending on the zoning district), three stories is typically the maximum height for any new multi-family housing in Brisbane.



This photograph shows a three-story multifamily development recently completed in a neighboring city on the Peninsula. The project includes differing colors and materials at the ground floor, significant setbacks, and varying rooflines to articulate a long façade, usable outdoor space with fencing of limited height along the sidewalk, a stepdown of building height near neighboring low-rise buildings, and residential parking accessed from a single garage entry.

Q16 What design elements do you find appealing? Check all that apply.

Answered: 78 Skipped: 27



#	OTHER (PLEASE SPECIFY)	DATE
1	Underground parking is nice.	9/1/2021 11:08 AM
2	looks too busy	8/1/2021 7:40 PM
3	different textures w/similar earth tones & natural color pallet	7/28/2021 12:20 PM
4	This one is not something I'd want to live in. It looks like an apartment building with mostly flat walls. No character.	7/23/2021 5:23 PM
5	*Three stories high or less, as it should be.	7/7/2021 8:39 PM
6	Lower buildings heights with decks	7/7/2021 7:46 PM
7	Visually appealing. Looks like a mix of house and condo.	7/3/2021 7:00 AM
8	do not like the design	7/1/2021 3:29 PM
9	Don't like it. Dobnot wantvadjoining walls	7/1/2021 2:29 PM

Q17 Please tell us what else you do or do not like about this development.

Answered: 26 Skipped: 79

#	RESPONSES	DATE
1	I would have liked to see other examples. This complex is very outdated.	9/1/2021 11:08 AM
2	Windows are small, color variation between units should be more noticeable and bright. Has boxy look.	8/30/2021 11:14 PM
3	Ugly	8/29/2021 6:51 PM
4	This looks too cookie cutter	8/28/2021 2:22 PM
5	Could block neighbor's view	8/17/2021 9:37 AM
6	I understand the need for high-density housing. The overall design of these structures is fine but the location in town will be the most critical factor.	8/16/2021 9:18 AM
7	It would be nice to have signage or visible markings for pedestrians that cars come may frequently come in/out of garage.	7/28/2021 12:20 PM
8	don't like the material	7/27/2021 7:03 PM
9	I like this one.	7/26/2021 8:41 AM
10	Don't like the overall look, too boxy and dark	7/22/2021 7:49 PM
11	Nice looking units, but none so far have the charm of the initial offering.	7/22/2021 4:22 PM
12	Too many landscapes	7/22/2021 3:48 PM
13	Photo number two is best except this one has more green space. Otherwise too modern. Our town is cute. This is too modern and boxy to fit in.	7/22/2021 6:20 AM
14	The lower example looks too cluttered and "busy."	7/17/2021 4:10 PM
15	This is a pretty good looking apartment building. The pipes sticking out of the ground next to the garage entrance look kind of odd.	7/15/2021 9:18 PM
16	Do not like the earth tones not much of a difference in the colors not very appealing even with all the varying set backs	7/13/2021 9:05 PM
17	Too tall and boxy.	7/13/2021 5:16 PM
18	like the stepdown of building height near neighboring shorter buildings	7/8/2021 8:49 AM
19	*Boring colors, but not horrible. *Is it ADA compliant? It should be. *Is there sufficient street parking? There should be. *Are there solar panels on the rooftops? There should be.	7/7/2021 8:39 PM
20	Buildings over two stories should a no go, and for the most part these homes look like trash.	7/7/2021 7:46 PM
21	Too cookie cutter!	7/7/2021 10:29 AM
22	Don't like the garage	7/5/2021 10:49 AM
23	Too many units; doe not fit with current housing	7/2/2021 7:20 PM
24	First photo has large expanses of brick and wood blank walls.	7/2/2021 12:09 PM
25	design is boring	7/1/2021 3:29 PM
26	Monochromatic, no feeling of a home; from the appearance it could be homes or offices.	7/1/2021 3:06 PM

MULTI-FAMILY RESIDENTIAL (4-5 STORIES) – Example 1 of 2 (Questions 18-19)

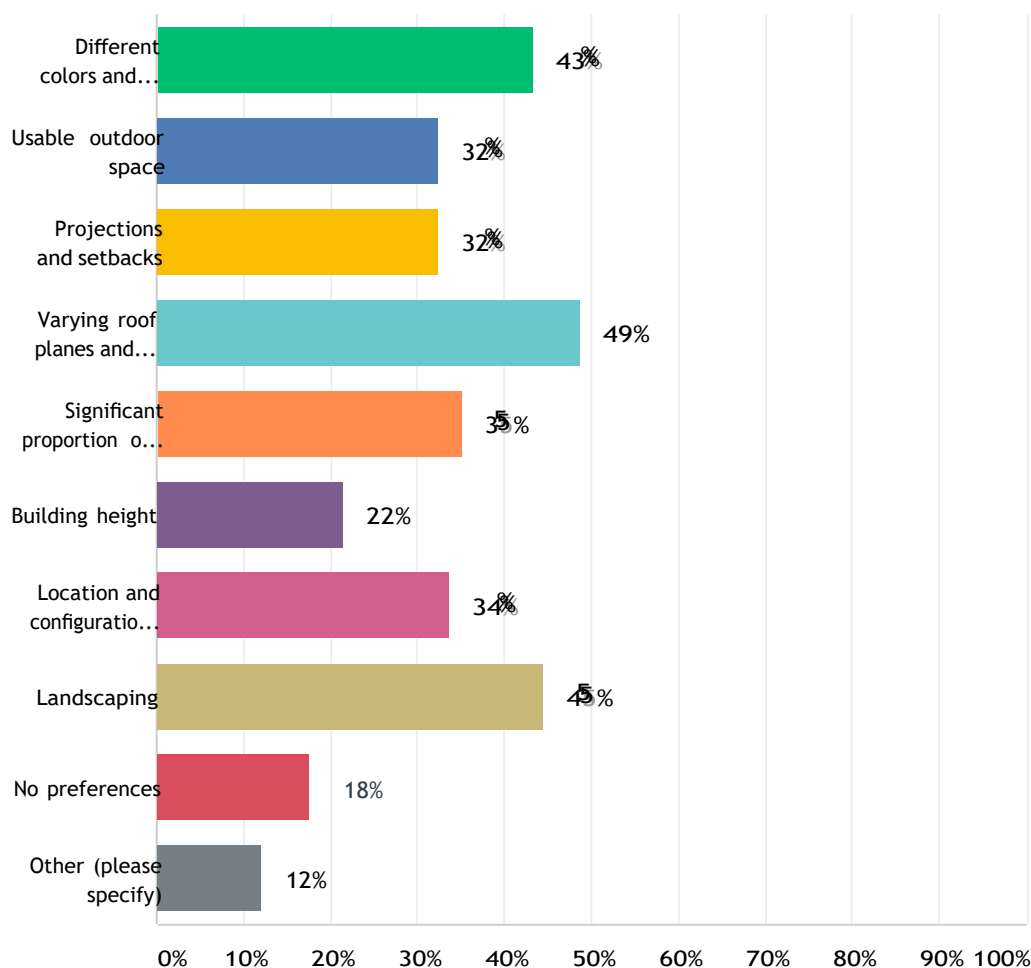
In Brisbane, the height of residential and mixed-use buildings is typically limited to three stories. However, the City needs to be prepared to consider developments that exceed the maximum height limit if developers request an adjustment to the height limit as part of a “density bonus” request under State density bonus law [2] and streamlining laws like Senate Bill (SB) 35 [3] that allow developers to exceed or modify local development standards as a condition of providing affordable housing. Adopting design standards for taller developments will help the City to control the design of such developments to make sure they are sensitive to surrounding development.



This photograph shows a four-story multifamily development recently built in a neighboring city on the Peninsula. The project includes differing colors, textures, and materials at the lower levels, varying setbacks, protrusions and varying rooflines to articulate the long façade (including a significant proportion of step-backs along the fourth floor), usable outdoor space with fencing, and residential parking accessed from a single garage entry along the main road.

Q18 What design elements do you find appealing? Check all that apply.

Answered: 74 Skipped: 31



#	OTHER (PLEASE SPECIFY)	DATE
1	This Mediterranean look is much better than the dated photos from the Multi-family example.	9/1/2021 11:08 AM
2	Beautiful design, reminds me of southern CA (San Diego, Santa Barbara) with a modern twist.	8/30/2021 11:15 PM
3	Just NO.	8/16/2021 9:21 AM
4	DEFINATELY way too large and tall. for this town'	8/1/2021 7:41 PM
5	didn't find anything aesthetically pleasing but this question required an answer in order to proceed with survey.	7/28/2021 12:25 PM
6	Getting more obtrusive to me, but still very attractive.	7/22/2021 4:30 PM
7	The upper level isn't set back.	7/22/2021 6:22 AM
8	tile roof	7/15/2021 8:53 AM
9	Don't like it	7/3/2021 7:02 AM

Q19 Please tell us what else you do or do not like about this development.

Answered: 27 Skipped: 78

#	RESPONSES	DATE
1	Nice premium roofing. Looks classy.	8/31/2021 5:14 PM
2	Better use of color, texture and contrasting architectural elements than the previous 2 examples. Not crazy about 4 stories but this one is pretty well done.	8/28/2021 2:25 PM
3	They are just apts.	8/17/2021 9:39 AM
4	I am not in favor of any structure over 3 stories in Brisbane. PERIOD.	8/16/2021 9:21 AM
5	The size and height of these seem too big for Brisbane.	8/14/2021 7:33 AM
6	Honestly this survey makes no sense to me. I don't differentiate between these types of housing	8/13/2021 7:05 PM
7	don't care for the 4 story height--too high for a small city of Brisbane. More appropriate for a larger city. Not enough setback, feels crowded.	7/28/2021 12:25 PM
8	don't like the style with tile roof and iron railings	7/27/2021 7:06 PM
9	The stucco walls will just bake all day and everybody will run their air conditioners all day to make up for it. Brisbane doesn't seem like the right setting for this spanish style architecture.	7/26/2021 8:43 AM
10	Can't really see the outdoor space	7/25/2021 10:37 PM
11	Gorgeous! Love the roof, balconies, overall flow.	7/22/2021 7:50 PM
12	You can never go wrong with Mediterranean architecture -- i.e., Stucco, tile roofs, and a creative archway here and there.	7/22/2021 4:30 PM
13	May be too dense for City of Brisbane.	7/19/2021 11:01 AM
14	Building height	7/17/2021 10:51 AM
15	This is pretty horrible. I don't really see much differentiation in color or texture; this building looks like it would just get dirty fast, like a white carpet. There is no landscaping other than some scrubby bushes and there are no setbacks from the street. I bet the rent on this building is incredibly overpriced because of all the faux "Spanish" touches. The balconies are too small to be usable for anything.	7/15/2021 9:24 PM
16	Not as bad for being a large complex - could use a little more Color something not so drab	7/13/2021 9:07 PM
17	Generally do not believe this is good for our town.	7/13/2021 5:17 PM
18	This is a big square mess with uselessly small balconies and no real style to it.	7/9/2021 8:48 PM
19	I like some step-back of upper level, but this seems a bit extreme & like a loss of potential additional housing space/units	7/8/2021 8:52 AM
20	*I do not want construction higher than 3 stories. *Is it ADA compliant? It should be. *Is there sufficient street parking? There should be. *Are there solar panels on the rooftops? There should be.	7/7/2021 8:39 PM
21	These actually don't look to bad but again to high. The state has thumbed its nose at the federal government we should do the same to the state.	7/7/2021 7:51 PM
22	The aesthetic is beautiful. Spanish style, curved wrought iron railings, tile roof.	7/7/2021 10:31 AM
23	Looks huge, like it is an institution or government building.	7/3/2021 7:02 AM
24	Not enough setback.	7/3/2021 6:48 AM
25	Too big	7/2/2021 7:20 PM
26	Ground floor is not welcoming. It's dark and the low concrete walls make it seem like a fortress where the upper stories feature openness and light.	7/2/2021 12:13 PM
27	Very compact which is not appealing - very congested	7/1/2021 3:31 PM

MULTIFAMILY RESIDENTIAL (4-5 STORIES) – Example 2 of 2 (Questions 20-21)

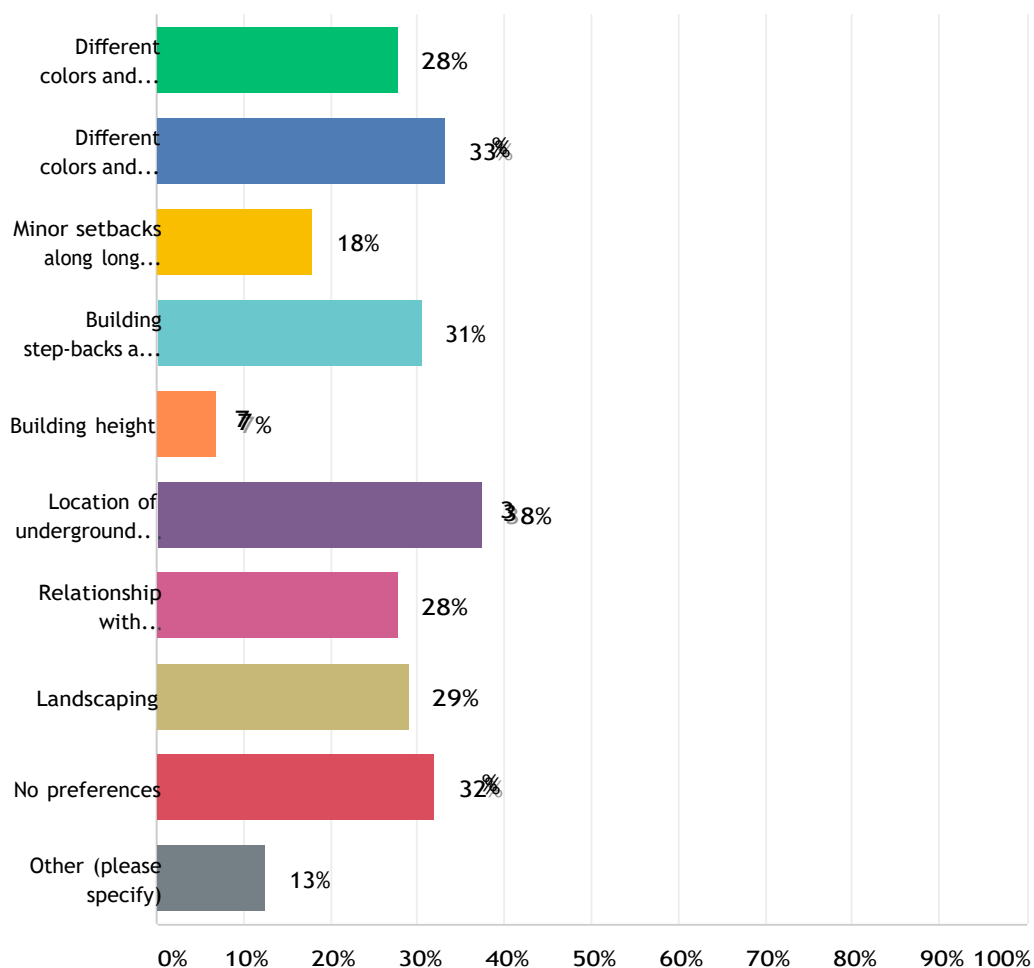
In Brisbane, the height of residential and mixed-use buildings is typically limited to three stories. However, the City needs to be prepared to consider developments that exceed the maximum height limit if developers request an adjustment to the height limit as part of a “density bonus” request under State density bonus or streamlining laws. Adopting design standards for taller developments will help the City to control the design of such developments to make sure they are sensitive to surrounding development.



The image shows a five-story residential project in a neighboring city on the Peninsula. One side of the building faces a lower-height residential neighborhood. The portion of the building adjacent to the lower-height residential buildings includes defined entry doors and stoops, significant step-backs at the fourth floor, and landscaping between the building and sidewalk. The building also features different exterior materials at the ground floor, underground parking not visible from the street, and minor setbacks along street frontages.

Q20 What design elements do you find appealing? Check all that apply.

Answered: 72 Skipped: 33



#	OTHER (PLEASE SPECIFY)	DATE
1	The trees are nice. At the very top steeple, they should have greenery. Sticks out like a sore thumb. Mural, garden rooftop, vines, dripping plants at the windows or balcony filled with greenery.	9/1/2021 11:17 AM
2	Varied building height makes tall building seem less imposing, and more likely to fit in with smaller buildings. Minimizes footprint.	8/30/2021 11:17 PM
3	NO	8/16/2021 9:22 AM
4	ridiculous for Brisbane, keep it small not filled to the brim	8/1/2021 7:42 PM
5	Not much to like	7/22/2021 7:51 PM
6	Way to imposing.	7/22/2021 4:35 PM
7	None looks like friggin crap	7/7/2021 7:53 PM
8	Don't like it.	7/3/2021 7:03 AM
9	not a big fan of this design - too congested	7/1/2021 3:32 PM

Q21 Please tell us what else you do or do not like about this development.

Answered: 26 Skipped: 79

#	RESPONSES	DATE
1	Looks more like a hotel than a residence and something next to a strip mall. Not my preference. Looks like something I'd find in San Jose not Brisbane.	8/31/2021 5:15 PM
2	This seems massive and would look very out of place in Brisbane.	8/28/2021 2:27 PM
3	I thought there was a water shortage?	8/17/2021 9:39 AM
4	Just too tall.	8/16/2021 9:22 AM
5	See previous response	8/13/2021 7:05 PM
6	same as previous 4 story development. Too high for Brisbane and not enough setback. Doesn't blend well with small city feel.	7/28/2021 12:27 PM
7	don't like the tile roof	7/27/2021 7:07 PM
8	The fake foam trim with stucco blown over it always looks cheap and terrible. I say let San Jose and it's neighbors keep this style to themselves. I would rather see solid flat walls than this. An industrial warehouse loft look would be way more fitting than this monstrosity.	7/26/2021 8:46 AM
9	Too big for Brisbane	7/25/2021 9:37 AM
10	Too tall	7/22/2021 7:51 PM
11	Just looking at the intersection where constructed, that certainly shows it is way out of scale for our little community.	7/22/2021 4:35 PM
12	Too big for Brisbane	7/22/2021 6:22 AM
13	Population density out of scale for Brisbane.	7/19/2021 11:02 AM
14	Building height	7/17/2021 10:52 AM
15	There is nothing likable about this building. This is the worse one yet, I have nothing positive to say about it.	7/15/2021 9:27 PM
16	Don't think this would fit in old Brisbane maybe bay lands?	7/13/2021 9:09 PM
17	I don't care for the facade	7/13/2021 6:12 PM
18	*I do not want housing structures higher than 3 stories. *Is it ADA compliant? It should be. *Is there sufficient street parking? There should be. *Are there solar panels on the rooftops? There should be.	7/7/2021 8:39 PM
19	Again to darn high looks like garbage.	7/7/2021 7:53 PM
20	It's not pleasant to look at. Example 1 of the 4-5 stories looked much better.	7/7/2021 10:34 AM
21	Looks like a care home for seniors with disabilities.	7/3/2021 7:03 AM
22	Too much height	7/3/2021 6:49 AM
23	Too big	7/2/2021 7:20 PM
24	Very "confused" architecture. The "columned" upper level porch in the first picture has possibilities, but they didn't carry it through the entire structure. While I usually commend architectural variety, this just looks like the architect threw the baby in with the bathwater to disguise an otherwise ugly stucco building. Absolutely NOTHING welcoming about the ground floor. This looks like ground floor retail with apartments above.	7/2/2021 12:19 PM
25	Very compact - not a fan	7/1/2021 3:32 PM
26	Ugly and cold	7/1/2021 3:08 PM

MIXED-USE (1-3 STORIES) (Questions 22-23)

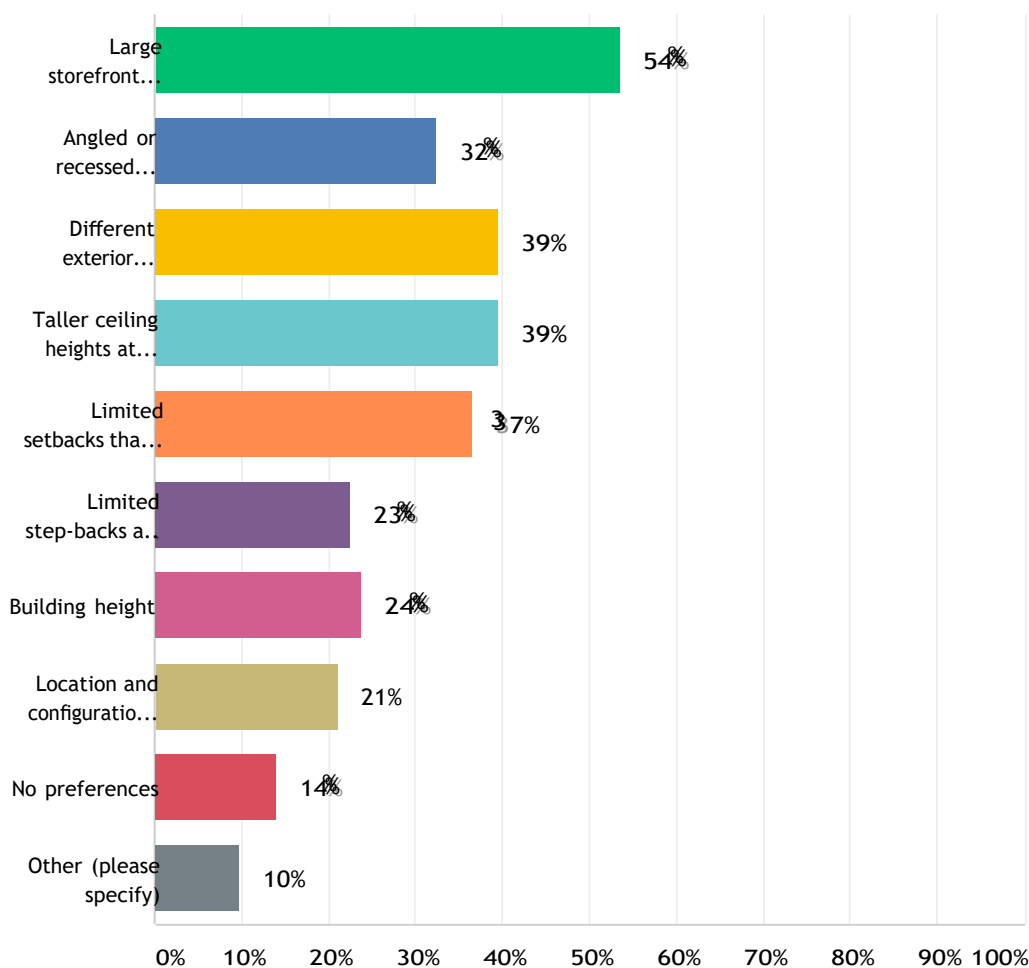
"Mixed-use" projects include any combination of housing and other land uses in the same building or on the same property. The NCRO-2 district includes properties along Visitacion Avenue and the first block of San Bruno Avenue, which include a variety of commercial, residential, and mixed-uses. The district also features small, narrow lots and narrow sidewalks. The next three questions focus on encouraging new residential and mixed-use development that respects the intimate scale of downtown.



The image shows a recently approved mixed-use project on Visitacion Avenue in Brisbane on a typical 25-foot-wide lot. The ground floor includes required residential parking, driveway, a residential entry (door), and leaves approximately one third of street frontage for commercial storefront (less than 600 square feet). The building also includes step-backs and outdoor space at upper floors.

Q22 What design elements do you find appealing? Check all that apply.

Answered: 71 Skipped: 34



#	OTHER (PLEASE SPECIFY)	DATE
1	Seems like it would in with existing downtown along Visitacion Ave. Good proportionality between retail and residential.	8/30/2021 11:19 PM
2	Mixed use.	8/29/2021 6:55 PM
3	BORING	8/1/2021 7:42 PM
4	Balconies	7/22/2021 7:52 PM
5	No architectural gem, but don't dislike a few here and there.	7/22/2021 4:38 PM
6	Nothing appealing about this building	7/13/2021 9:10 PM
7	Upper windows with grids allows it to blend with older structures. The facade over the ground floor is a nice statement of its retail nature.	7/2/2021 12:22 PM

Q23 Please tell us what else you do or do not like about this development.

Answered: 26 Skipped: 79

#	RESPONSES	DATE
1	It's a little bland and cold looking. Like that one built on the 100 or 200 block of San Bruno that is fairly new.	9/1/2021 11:21 AM
2	The concept is fine but this is missing architectural interest and it looks like the 3 stories don't belong together at all - like someone just stacked pieces together. There would need to be more to tie the 3 stories together or at least the top 2 stories and then add more differentiation at the ground floor.	8/28/2021 2:32 PM
3	It's ok	8/17/2021 9:41 AM
4	no commercial needed	8/2/2021 8:28 AM
5	location of parking, better if hidden from main street and safer for pedestrians.	7/28/2021 12:28 PM
6	don't like the flat boxy look; needs more interest with set-backs at upper levels	7/27/2021 7:08 PM
7	If you're not going to have eaves that serve a purpose, than you might as well get rid of them. Visually it's so much more appealing than an almost useless 1' overhang.	7/26/2021 8:48 AM
8	I don't like where the parking is. Would prefer it in the back or alley way.	7/24/2021 5:29 PM
9	Don't like - Looks very plain	7/22/2021 7:52 PM
10	Looks neat & efficient for a downtown city street.	7/22/2021 4:38 PM
11	Don't need to include garage since no one parks cars in garage??	7/22/2021 3:51 PM
12	Ugly!! Would not fit in Brisbane. Modern brutalist	7/22/2021 6:24 AM
13	I hope it doesn't come to this.	7/17/2021 4:16 PM
14	The balconies are nice. It should be stepped back from the sidewalk with green space in front.	7/15/2021 9:30 PM
15	This is a boxy no character building	7/13/2021 9:10 PM
16	Boxy	7/13/2021 5:18 PM
17	This feels jammed into a very small lot. Requiring the garage seriously cuts into the viability of the commercial space	7/9/2021 8:51 PM
18	is it possible for residential parking to be access/located from the back of the building? Would rather see more of the ground level available for the storefront & parking be more hidden if feasible in a given location.	7/8/2021 8:57 AM
19	It's so boxy on top.	7/7/2021 9:02 PM
20	*Is it ADA compliant? It should be. *Is there sufficient street parking? There should be. *Are there solar panels on the rooftops? There should be.	7/7/2021 8:40 PM
21	No charm	7/5/2021 10:50 AM
22	Is such a small commercial space on Ground floor viable?	7/3/2021 7:05 AM
23	More setback.	7/3/2021 6:52 AM
24	Ground floor is a welcoming storefront.	7/2/2021 12:22 PM
25	As long as there is space between buildings, this design could work	7/1/2021 3:33 PM
26	Too urban for a suburban area. The recent ones I have seen built in Daly City and SSF are not working-the shops are all empty. That discourages the creation of community	7/1/2021 3:10 PM

MIXED-USE (3-4 STORIES) – Example 1 of 2 (Questions 24-25)

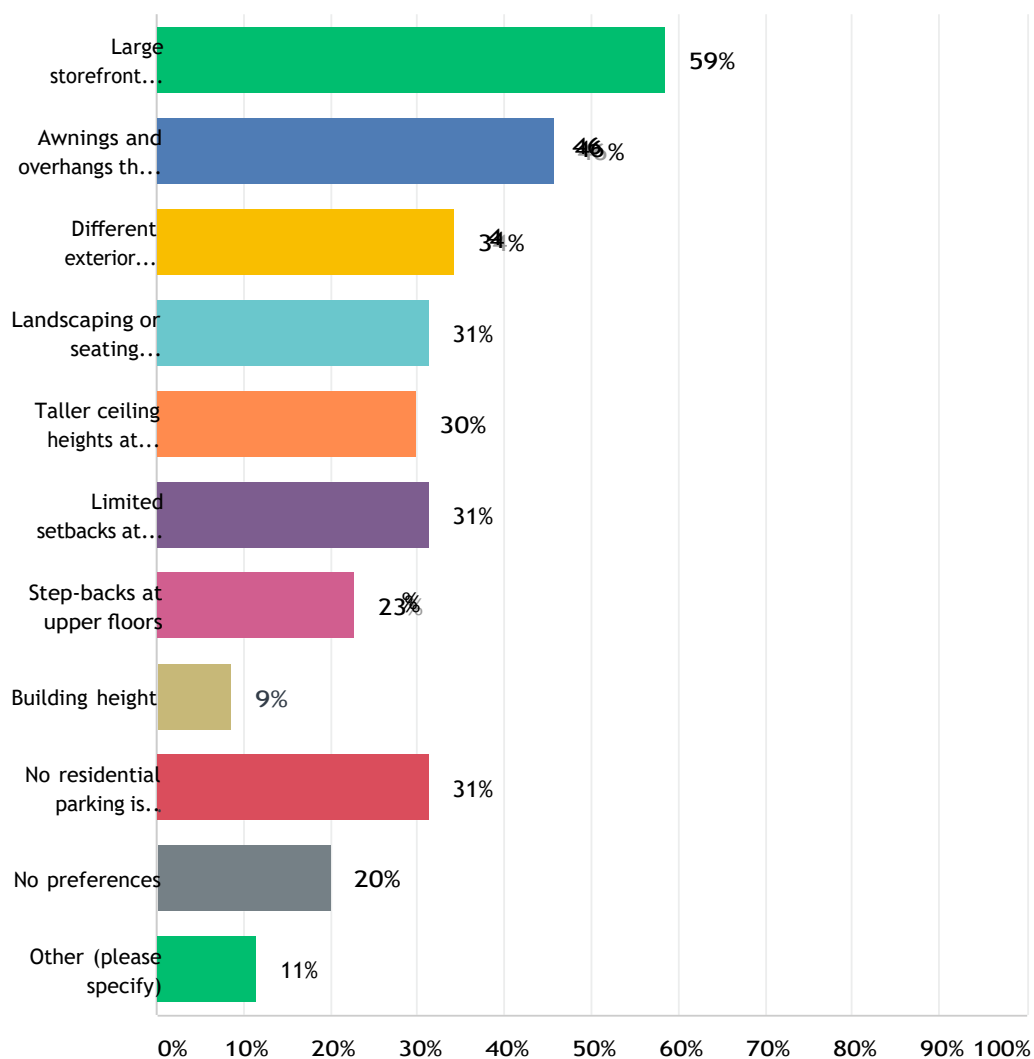
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The images show a mixed-use project in a neighboring city on the Peninsula. The design includes a significant step-back at upper floors, usable outdoor space, generous glass storefronts, and no residential parking is accessed from the commercial street, allowing for larger commercial areas on narrow lots. It also includes small front setback allowing for plantings and bike racks on a narrow sidewalk.

Q24 What design elements do you find appealing? Check all that apply.

Answered: 70 Skipped: 35



#	OTHER (PLEASE SPECIFY)	DATE
1	Colors are nice.	9/1/2021 11:55 AM
2	Uggh.	8/16/2021 9:34 AM
3	FOR A LARGER TOWN, GO TO SSF! WE DO NOT HAVE MUCH OF A COMMERCIAL AREA, WE DON'T HAVE THE POPULATION OR FOOT TRAFFIC	8/1/2021 7:43 PM
4	Cool looking modern structure.	7/22/2021 4:43 PM
5	Xxx	7/10/2021 5:42 AM
6	I don't find any close to appealing about this design.	7/7/2021 7:57 PM
7	Do not like it	7/3/2021 7:06 AM
8	Nothing appealing about this design	7/1/2021 3:33 PM

Q25 Please tell us what else you do or do not like about this development.

Answered: 31 Skipped: 74

#	RESPONSES	DATE
1	Again not sure if it fits Brisbane, but i like it compared to the other square building designs	9/1/2021 11:55 AM
2	Too boxy and contemporary. Would prefer more windows and less focus on concrete walls.	8/30/2021 11:21 PM
3	Having trouble with 4 stories but understand we may have to go there. The residential stories need more character. Even with the set backs this looks like a big box.	8/28/2021 2:36 PM
4	Commercial should be commercial, residential should be residential	8/17/2021 9:43 AM
5	That is one ugly building. Aside from the fact that I dislike the overall design of the structure, no thought was given to the visual impact on the neighborhood. Totally incongruous with adjacent structures. I'm trying to be objective but in my mind, there is no excuse for something like this other than a lack of knowledge of the community or just no caring.	8/16/2021 9:34 AM
6	This could work downtown in order to bring in more businesses, but I would be cautious of ousting existing businesses and the character of downtown currently.	8/14/2021 7:34 AM
7	its not needed	8/2/2021 8:28 AM
8	too modern, prefer more natrual/earthy look--needs more than clear/glass balcony to blend in	7/28/2021 12:31 PM
9	Don't like the materials used; looks to industrial	7/27/2021 7:09 PM
10	I'd have to say it's not worse than the visually appalling designs that surround it... Although, I feel like it will look dated sooner rather than later.	7/26/2021 8:52 AM
11	Does not fit with Brisbane aesthetic	7/23/2021 11:30 PM
12	Uhg! Too modern/boxy; generic Bay tech. Bland.	7/22/2021 7:52 PM
13	Lack of parking seems short-sighted for both business/commercial and residential aspects.	7/22/2021 4:44 PM
14	Again, too large for Visitation or San Bruno Ave(s). Appears the size of the offerings are slowly getting larger once again. Look at the width of the sidewalks...	7/22/2021 4:43 PM
15	I don't understand lots of the terms, is this survey going to end yet	7/22/2021 3:53 PM
16	Ugly!! Would not fit in Brisbane. Modern brutalist	7/22/2021 6:24 AM
17	Population density out of scale for Brisbane	7/19/2021 11:04 AM
18	This would be an improvement over just about anything currently located on Visitation Ave.	7/17/2021 4:19 PM
19	The upper floors aren't stepped backed, I don't know what you are talking about. Bushes aren't landscaping. the top of the building doesn't have anything to do with the bottom of the building.	7/15/2021 9:34 PM
20	Terrible looking	7/13/2021 9:11 PM
21	Not a fan of heightened commercial access	7/13/2021 6:13 PM
22	*I do not want mixed-use structures taller than 3 stories. *Ugly colors. *Is it ADA compliant? It should be. *Is there sufficient street parking? There should be. *Are there solar panels on the rooftops? There should be.	7/7/2021 8:42 PM
23	The darn thing is wrong for Brisbane.	7/7/2021 7:57 PM
24	Ugly	7/7/2021 10:36 AM
25	No	7/5/2021 10:51 AM
26	Looks huge and too heavy.	7/3/2021 7:06 AM
27	Too big and blocky. Architectural style not complementary to Brisbane.	7/3/2021 6:58 AM

28	Too tall	7/2/2021 7:22 PM
29	Size and massive nature of structure looks like it landed from Mars. It has made attempts at setbacks but the sides still have large masses of blank wall space. More balconies or windows to break up the space would have helped. If they had continued the orange and black on the front it would not look so large. The mass of white stucco is what makes it look imposing. Darker colors help hide the mass of a building.	7/2/2021 12:28 PM
30	Not a fan - very commercial feel - would NOT like this in Brisbane	7/1/2021 3:33 PM
31	This type of building needs a large consumer base to support the ground floor businesses. Brisbane does not have the critical mass to make this work	7/1/2021 3:12 PM

MIXED-USE (3-4 STORIES) – Example 2 of 2 (Questions 26-27)

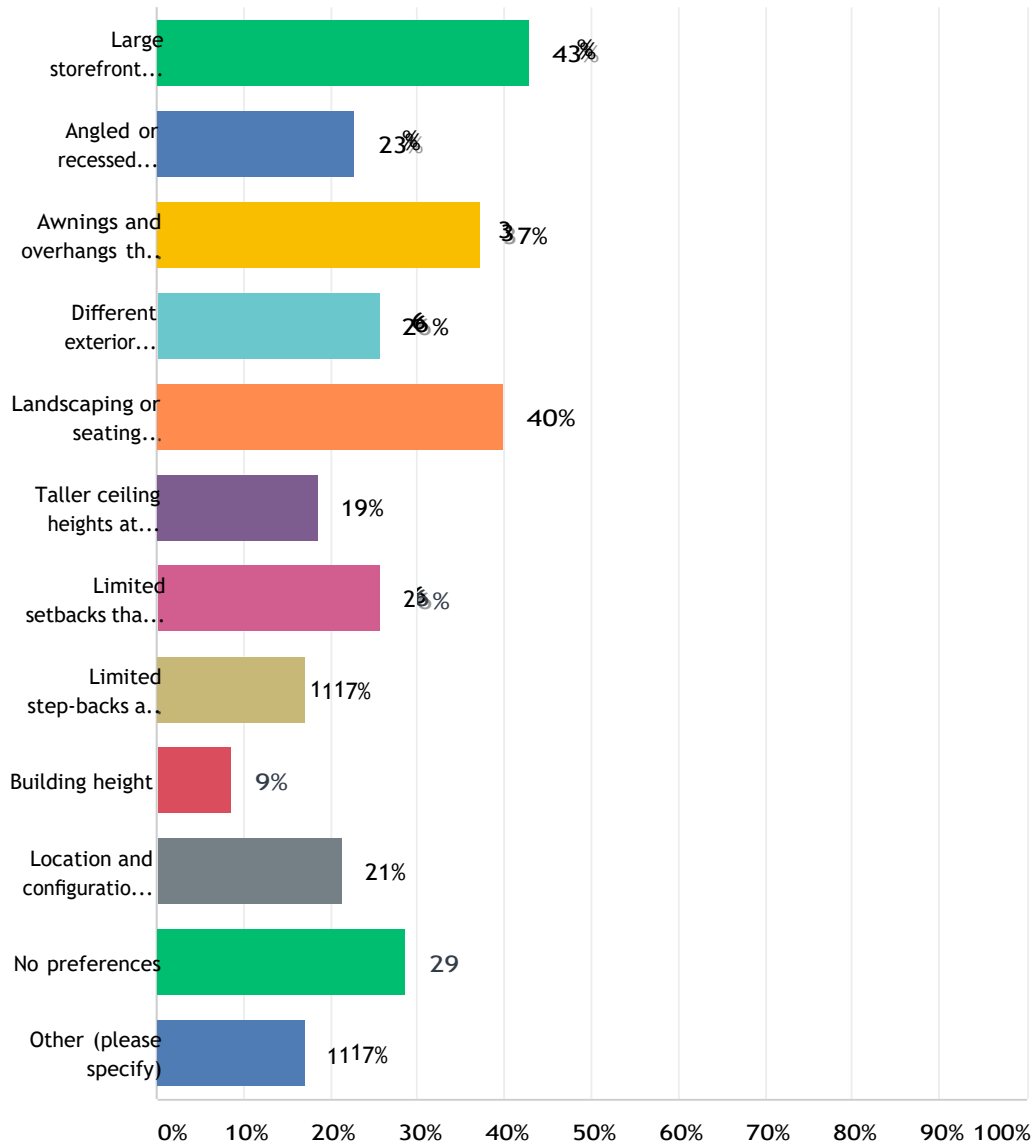
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The image shows a mixed-use project in a neighboring city on the Peninsula. The project includes step-backs at upper floors, usable outdoor space, generous glass storefronts, and no residential parking is accessed from the commercial street, allowing for larger commercial areas on narrow mixed use lots. It also includes a small setback allowing for plantings and seating on a narrow sidewalk.

Q26 What design elements do you find appealing? Check all that apply.

Answered: 70 Skipped: 35



Other (please specify)

17%

12

Total Respondents: 70

#	OTHER (PLEASE SPECIFY)	DATE
1	Colors are nice	9/1/2021 11:55 AM
2	Too tall	8/16/2021 9:43 AM
3	Oh Stop! this is for a much larger city	8/1/2021 7:44 PM
4	Stop with the increasing size, please.	7/22/2021 4:46 PM
5	Out of scale for community	7/19/2021 11:05 AM
6	Nothing	7/13/2021 9:12 PM
7	I don't like this building	7/9/2021 10:52 PM
8	Not a darn thing.	7/7/2021 8:00 PM
9	Too tall	7/5/2021 10:51 AM
10	Don't like it	7/3/2021 7:07 AM
11	Wooden planter box on right front of building	7/2/2021 12:31 PM
12	Not a fan - too much of a commercial feel	7/1/2021 3:34 PM

Q27 Please tell us what else you do or do not like about this development.

Answered: 30 Skipped: 75

#	RESPONSES	DATE
1	Too boxy and modern. Too much concrete and not enough windows.	8/30/2021 11:22 PM
2	The residential floors are non-descript. Need more texture and interesting architectural elements. I imagine this looking very sad and dated in 10 years.	8/28/2021 2:41 PM
3	Horrible pack em in like sardines-Where's the water?	8/17/2021 9:45 AM
4	without getting into an in-depth critique of modern architecture, the main tenant is balance. This building lacks it. Also, again a lack of consideration of the structural landscape.	8/16/2021 9:43 AM
5	I don't see the difference in any of these. Please build affordable housing for all so we can alleviate the housing crisis!!!	8/13/2021 7:06 PM
6	more setback for outdoor seating and plants to hide the height of the building. Don't like the clear balconies since it will show clutter.	7/28/2021 12:33 PM
7	The covered porches are pretty cool. I don't dislike this one.	7/26/2021 8:53 AM
8	The first is more visually interesting to me than this second one.	7/25/2021 10:42 PM
9	Too big for Brisbane	7/25/2021 9:42 AM
10	Does not fit with Brisbane aesthetic	7/23/2021 11:31 PM
11	Nice sidewalk area, otherwise still too boxy and too modern.	7/22/2021 7:53 PM
12	Cold exterior design, and showing ugly 'parklets' no less...	7/22/2021 4:46 PM
13	Lack of parking is not ideal.	7/22/2021 4:45 PM
14	Ugly!! Would not fit in Brisbane. Modern brutalist	7/22/2021 6:25 AM
15	Population density out of scale for Brisbane	7/19/2021 11:05 AM
16	Stunningly unattractive.	7/17/2021 4:20 PM
17	This is a pretty good looking building. No landscaping but the seating area is nice except that stupid parklet needs to go. Balconies are really nice.	7/15/2021 9:39 PM
18	This is just a sad looking building	7/13/2021 9:12 PM
19	Dislike because of too much foot traffic	7/13/2021 6:14 PM
20	Not very homey.	7/13/2021 5:19 PM
21	*I do not want mixed-use structures taller than 3 stories. *Unpleasant colors, but not horrible. *Is it ADA compliant? It should be. *Is there sufficient street parking? There should be. *Are there solar panels on the rooftops? There should be.	7/7/2021 8:43 PM
22	The best thing about this design is if we're never considered or built.	7/7/2021 8:00 PM
23	Ugly, but not as bad as other example in this category. Some of the mixed use ones in the video were nicer.	7/7/2021 10:39 AM
24	Looks strange	7/3/2021 7:07 AM
25	Too bulky	7/3/2021 6:59 AM
26	Always a flat roof -- can't the architects do better?	7/2/2021 10:28 PM
27	Too high	7/2/2021 7:23 PM
28	Can we say "ugly"? This is an eyesore. terrible use of colors and materials. Even the seating	7/2/2021 12:31 PM

in front looks like an afterthought.

29	Do not like this design - this is not Brisbane	7/1/2021 3:34 PM
30	Same as previous example, too urban. Leave this for SF and Oak	7/1/2021 3:13 PM

MIXED-USE (4-5 STORIES) (Questions 28-29)

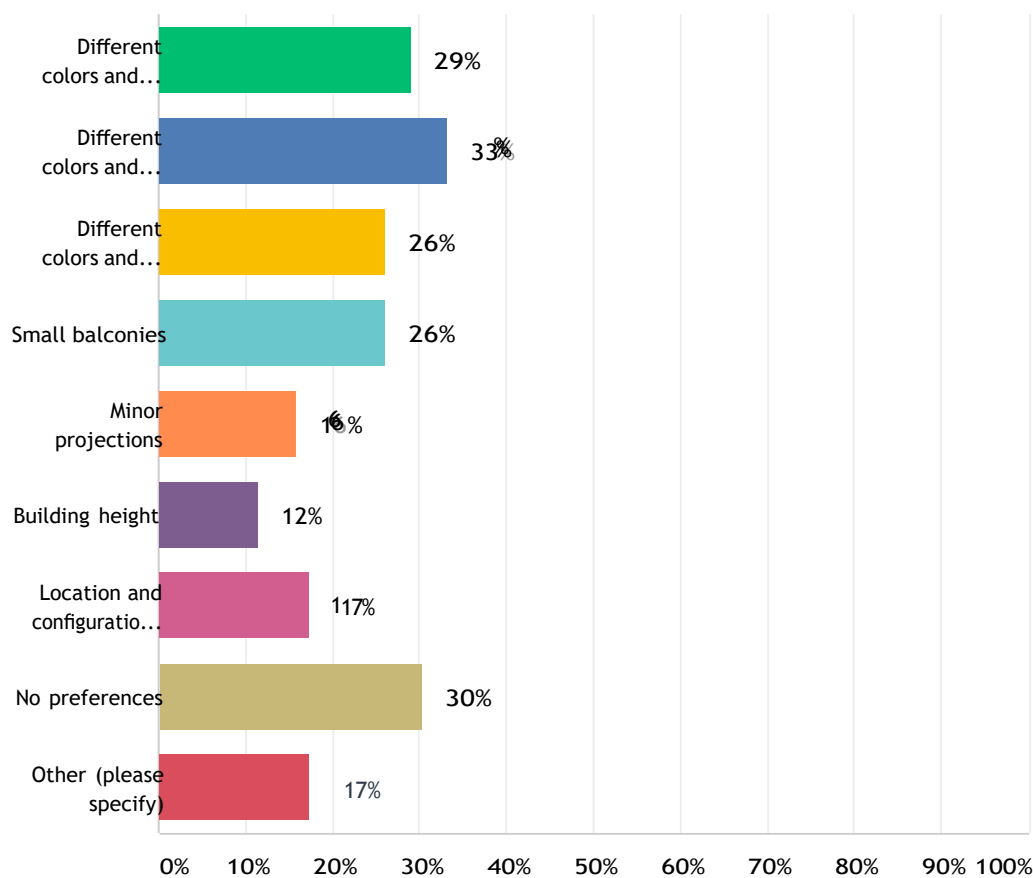
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The image shows a 4-story mixed use project in a neighboring city on the Peninsula. The project features differing colors and materials at the ground floor, change of color and texture to suggest an upper floor setback, projections, canopies, and small balconies to break up the

Q28 What design elements do you find appealing? Check all that apply.

Answered: 69 Skipped: 36



#	OTHER (PLEASE SPECIFY)	DATE
1	Canopy is nice	9/1/2021 11:58 AM
2	Don't like this design. Too black and white.	8/31/2021 5:19 PM
3	The plaza concept is interesting.	8/28/2021 2:47 PM
4	too big	8/16/2021 9:45 AM
5	hideous	8/1/2021 7:45 PM
6	Not much is to like with this baby.	7/22/2021 4:50 PM
7	Out of scale, too busy	7/19/2021 11:06 AM
8	nothing	7/15/2021 9:42 PM
9	Again more garbage.	7/7/2021 8:01 PM
10	Cleaner lines. Nice outside space in front.	7/3/2021 7:09 AM
11	Arbors	7/2/2021 12:35 PM
12	Not a fan - too dense	7/1/2021 3:35 PM

Q29 Please tell us what else you do or do not like about this development.

Answered: 35 Skipped: 70

#	RESPONSES	DATE
1	Everything about it is ugly and cold for Brisbane. Natural colors only, bars are off-putting.	9/1/2021 11:58 AM
2	Not enough color, too much black/white, looks like a jail. Like common area in front of building with seating and shade structure. Balconies too small and don't like metallic materials.	8/30/2021 11:24 PM
3	Having trouble with 4 floors but 5 will seem very out of place. The projections, canopies and railing on the small balconies are all too much the same. This would look better with more varied pieces and perhaps color. Also there is choice about location and parking but it is not mentioned in the description.	8/28/2021 2:47 PM
4	seems antiseptic. i.m not fooled by the faux set backs.	8/27/2021 10:49 PM
5	Horrible	8/17/2021 9:45 AM
6	Uninspiring and imposing.	8/16/2021 9:45 AM
7	Doesn't fit with the character of Brisbane	8/14/2021 7:35 AM
8	I don't see the difference in any of these. Please build affordable housing for all so we can alleviate the housing crisis!!!	8/13/2021 7:06 PM
9	same as previous answer.	7/28/2021 12:35 PM
10	these small balconies are a joke. the minor projections are not that appealing. the darker colors aren't inviting	7/27/2021 7:12 PM
11	Those fake balconies are atrocious. Let the people sit outside on their balconies and enjoy a drink.	7/26/2021 8:56 AM
12	I find this one very meh.	7/25/2021 10:43 PM
13	Looks bulky	7/25/2021 9:43 AM
14	Still too bland	7/22/2021 7:54 PM
15	Generic and cheap looking comes to mind, (and already said I like some modern), but not his one.	7/22/2021 4:50 PM
16	No parking built into design is a negative.	7/22/2021 4:45 PM
17	Ugly!! Would not fit in Brisbane. Slightly less ugly than the others. Our Main Street sports a lot of art Nuevo.	7/22/2021 6:27 AM
18	Out of scale	7/19/2021 11:06 AM
19	Parking?	7/17/2021 4:22 PM
20	This is looking a bit too Urban for our town IMHO	7/17/2021 10:54 AM
21	Hideous. Unusable balconies. Looks like the outside of a maximum security prison.	7/15/2021 9:42 PM
22	This is a little better for a large building	7/13/2021 9:13 PM
23	Not enough private outdoor space	7/13/2021 6:14 PM
24	Just too impersonal.	7/13/2021 5:19 PM
25	Too large and too close to the street.	7/10/2021 5:43 AM
26	can't see parking & wasn't mentioned -- but that probably means I like it! Also like the canopies/trellises	7/8/2021 9:01 AM
27	Where is the parking?	7/7/2021 9:05 PM

28	*I do not want mixed-use structures taller than 3 stories. *Is it ADA compliant? It should be. *Is there sufficient street parking? There should be. *Are there solar panels on the rooftops? There should be.	7/7/2021 8:44 PM
29	Again not a darn thing is good about this design.	7/7/2021 8:01 PM
30	Again, ugly contemporary monstrosity	7/7/2021 10:40 AM
31	Too tall	7/3/2021 7:09 AM
32	Too large	7/2/2021 7:23 PM
33	This is the perfect example of cookie cutter stucco nightmares with the "bad hair day" metal grates on the top corner and a splatter of metal grates over upper windows. There's some articulation but mostly expanses of blank stucco that will look like hell in 10 years or less. Ground level retail is just large windows with no imagination. I think developers must be getting these designs out of catalogs where they can buy the plans real cheap!	7/2/2021 12:35 PM
34	Should avoid at all costs - too dense, too commercial. Does not fit Brisbane	7/1/2021 3:35 PM
35	Same as previous 2.	7/1/2021 3:13 PM

SINGLE-FAMILY HOMES ON RIDGELINES (Questions 30-31)

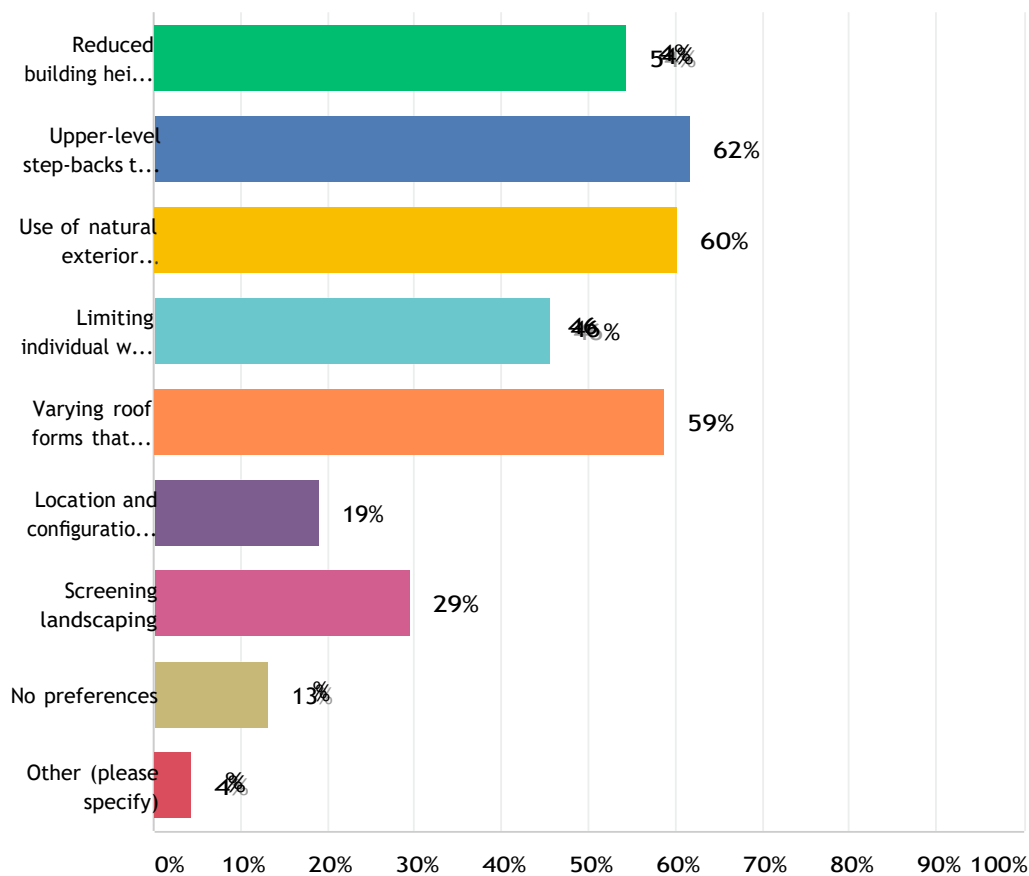
San Bruno Mountain defines Central Brisbane's layout and the character of built structures along its lower flanks. Recognizing the importance of maintaining public views of the mountain, the Brisbane Acres- Residential (R-BA) zoning district requires Design Permit approval for new single-family homes that are located on mapped ridgelines coming down from the mountain. These ridgelines are shown in a map in the City's zoning ordinance.



This image shows an approved design for a 3-unit dwelling on a hillside lot in Brisbane. The design features organic rooflines that mimic the topography of the lot, upper-level step-backs, natural exterior materials and colors, and limited building segment heights to no more than two-stories.

Q30 What design elements do you find appealing? Check all that apply.

Answered: 68 Skipped: 37



#	OTHER (PLEASE SPECIFY)	DATE
1	Very interesting and beautiful. I like the natural colors, very adobe-esque.	9/1/2021 12:03 PM
2	I don't see parking in the rendering, unless it is the front off-street apron. If so, that is far from adequate for a tri-plex.	7/22/2021 5:02 PM
3	*Roof sculpting looks nice, though it may lead to pooling of water.	7/7/2021 8:48 PM

Q31 Please tell us what else you do or do not like about this development.

Answered: 25 Skipped: 80

#	RESPONSES	DATE
1	Beautiful design that mimics topography of mountain. Would like more landscaping.	8/30/2021 11:25 PM
2	It is creative and flowing. I would hate to have to use those stairs.	8/28/2021 2:49 PM
3	With 3 units, each unit will only have 1 car? Don't think so. Therefore they will park in front of somebody else's house and piss em off	8/17/2021 9:49 AM
4	Good design. Well thought out. Low visual impact. Attention to the surrounding topography.	8/16/2021 9:51 AM
5	I don't see the difference in any of these. Please build affordable housing for all so we can alleviate the housing crisis!!!	8/13/2021 7:06 PM
6	takes away from street parking since now there is a driveway	7/28/2021 12:37 PM
7	don't like the curved rooftop that follows topography	7/27/2021 7:14 PM
8	This is cool. I can't tell if the two telephone poles are symbolic of trees or actual telephone poles... I don't see much room left over for any landscaping, and tree coverage would help cool the home and neighborhood.	7/26/2021 9:01 AM
9	Following ridge line topography is mandatory for the roof building height. Using natural colors and building materials is very important.	7/25/2021 9:46 AM
10	As someone with a stroller, these stairs would be impossible and dangerous for kiddos. But love the organic flowy design, esp if could be more accessible.	7/22/2021 7:55 PM
11	Again, neat modern looking place, but feel some important aspects may have been ignored/bypassed.	7/22/2021 5:02 PM
12	Not sure where parking for 3 units is on that image? Also, what "screening landscaping"?	7/22/2021 4:47 PM
13	This is a nice building but it takes up the whole lot. There is no landscaping or greenscape to absorb rainwater, everything is paved.	7/15/2021 9:44 PM
14	I don't like the roof line. With all the problems on the ridge with break ins I think it's important to have new construction homes with large windows in the front of the house as to see the street and hopefully avoid areas where homes don't have street visibility	7/13/2021 9:18 PM
15	Too big and sprawling. Not enough space left for landscaping	7/10/2021 5:45 AM
16	I don't want any more mountain development	7/8/2021 4:55 PM
17	very attractive design!	7/8/2021 9:03 AM
18	*There should be a garage, and it's not clear this structure has one. *There is a hazard to removing enormous amounts of soil from the mountain to build - less soil means that less water can be absorbed into the ground during heavy rainfall, increasing the likelihood of flooding.	7/7/2021 8:48 PM
19	It's ok but not my to my taste.	7/7/2021 8:03 PM
20	Doesn't look like it has a garage, parking is difficult!	7/7/2021 10:42 AM
21	Not enough setback	7/3/2021 7:10 AM
22	Looks exciting and innovative.	7/2/2021 10:30 PM
23	The ground level garages (assuming that's what the blank wall is) are a bit ugly, but the lightness of the upper levels punctuated by a proliferation of windows of different sizes and shapes breaks up the mass of the structure. The sloping roofline is a one-off and certainly would be a landmark, but I would not want to see a proliferation of this.	7/2/2021 12:39 PM
24	Now you're talking - this is great design, more fitting for Brisbane	7/1/2021 3:36 PM
25	1, Where's the parking? It looks to be on street-no, no, no, no, no. 2. Please do not start stuffing multifamily units into single family communities.	7/1/2021 3:20 PM

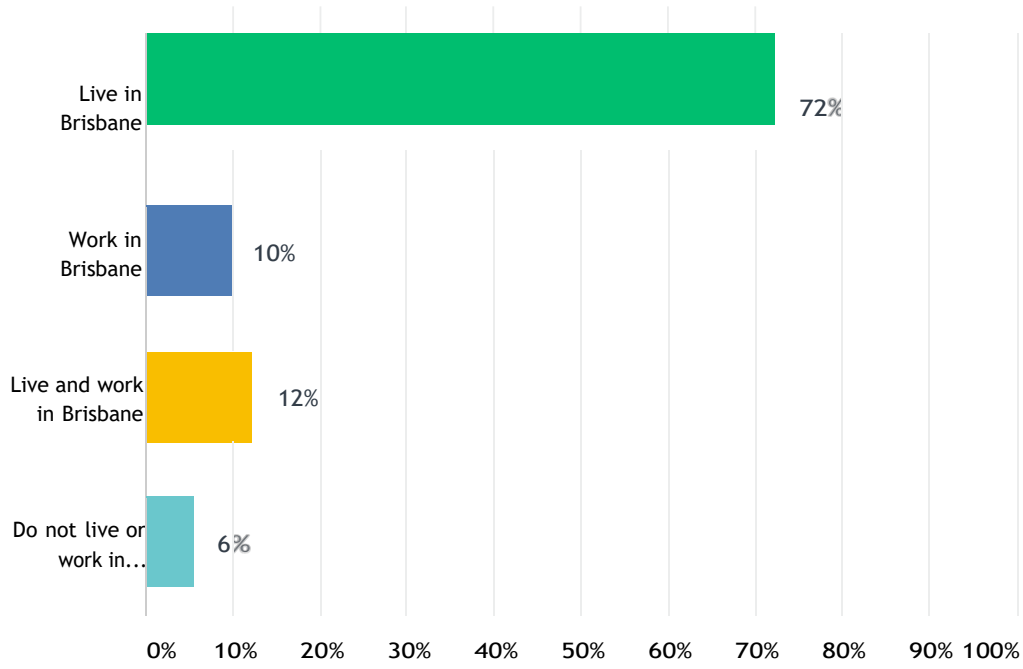
Q32 Please submit your email below to be added to our project update mailing list!

Answered: 26 Skipped: 79\

[NOTE: The 28 email addresses provided on this form were added to the City's project mailing list. The individual email addresses have been removed from published survey results]

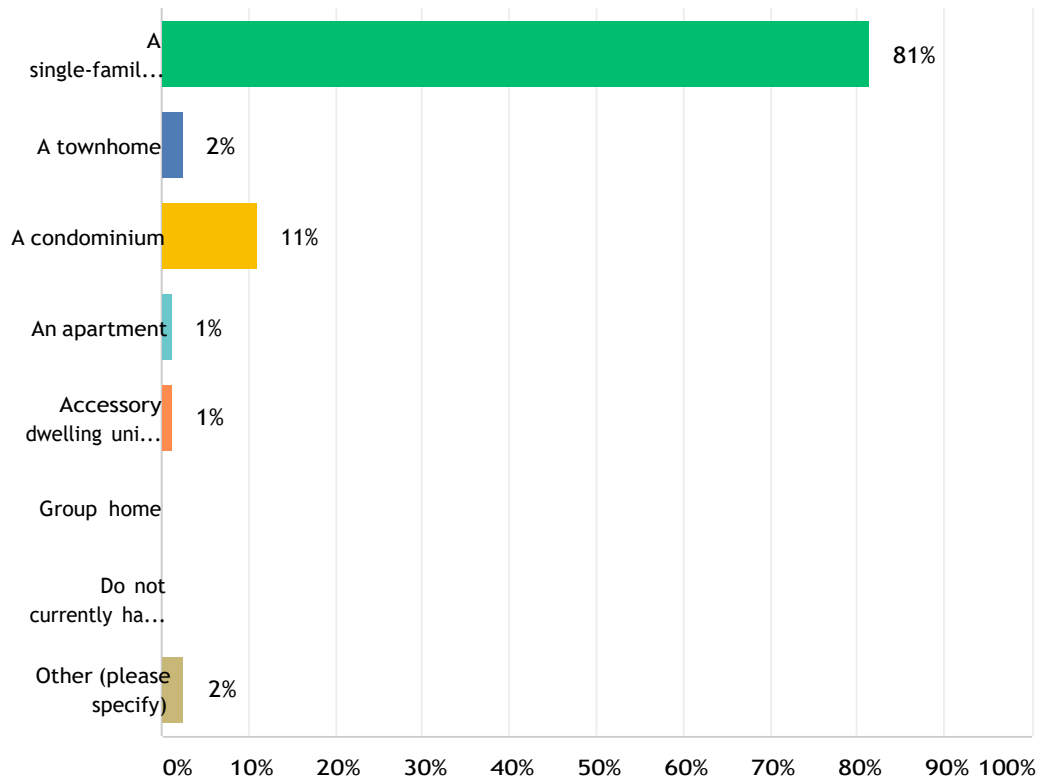
Q1 Currently, do you

Answered: 105 Skipped: 0



Q2 What type of home do you live in?

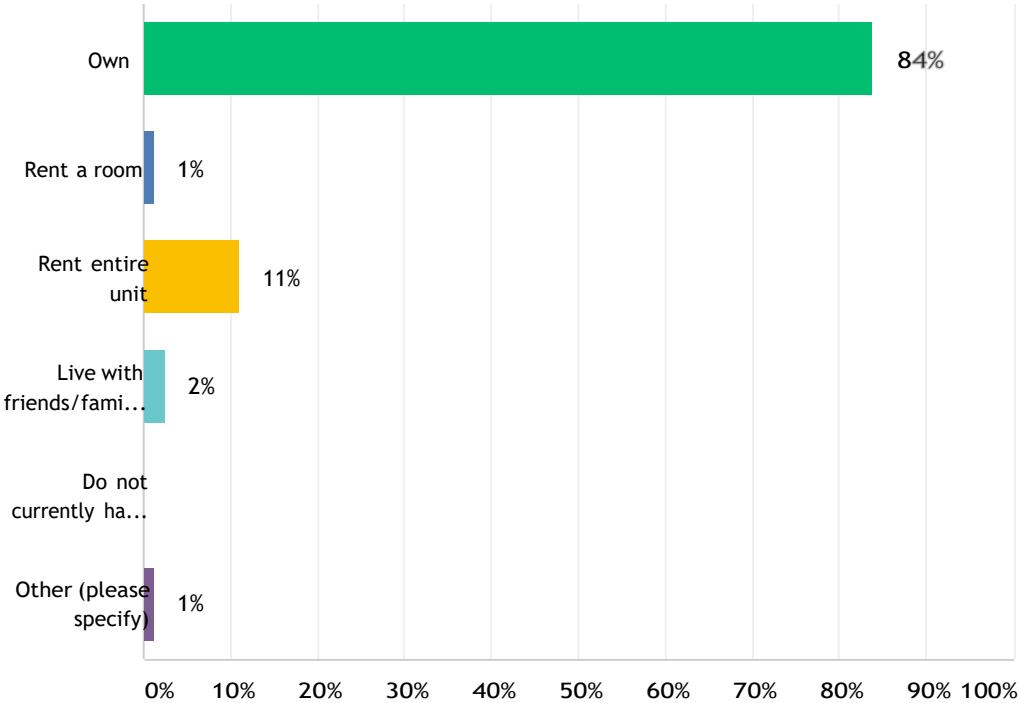
Answered: 81 Skipped: 24



#	OTHER (PLEASE SPECIFY)	DATE
1	duplex	7/23/2021 9:40 PM
2	Set of flats.	7/7/2021 7:30 PM

Q3 In your current home, do you

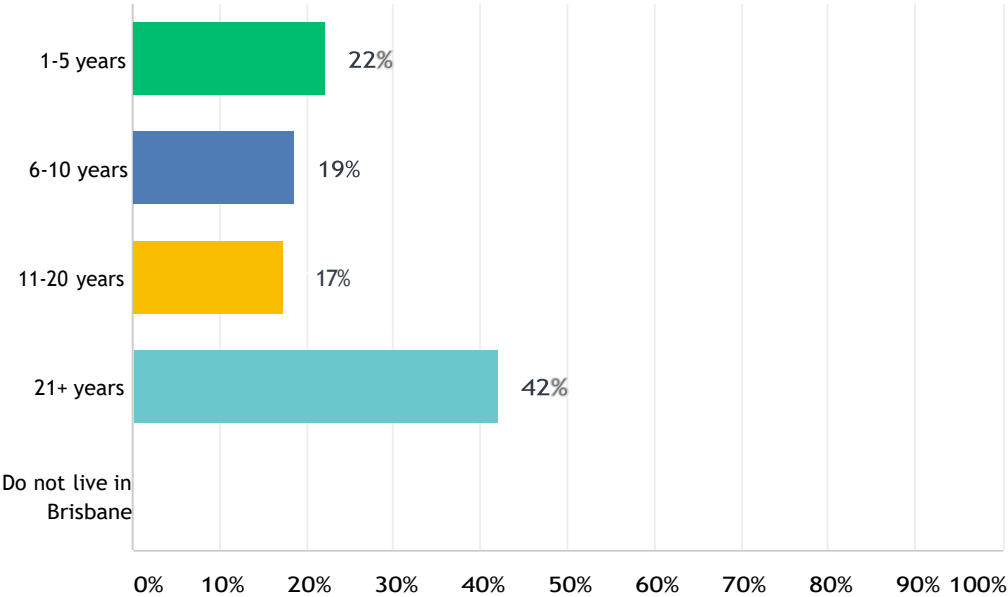
Answered: 81 Skipped: 24



#	OTHER (PLEASE SPECIFY)	DATE
1	own and rent a space in the mobile home park	7/15/2021 9:00 PM

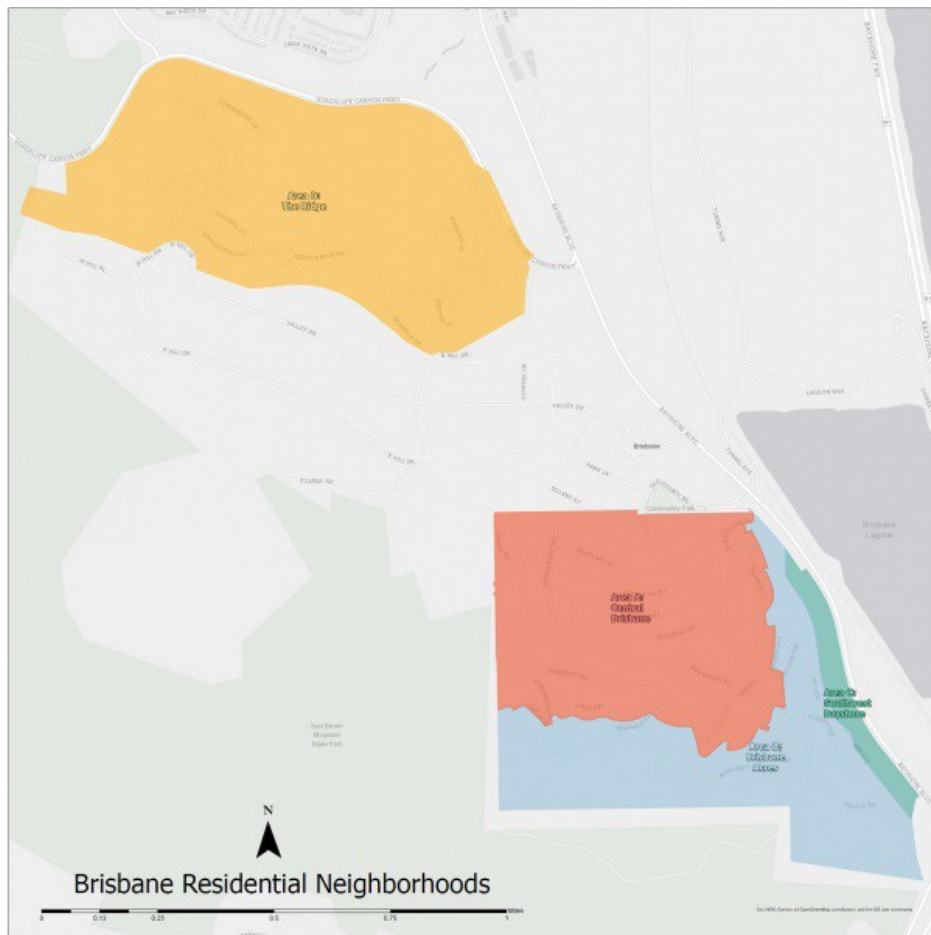
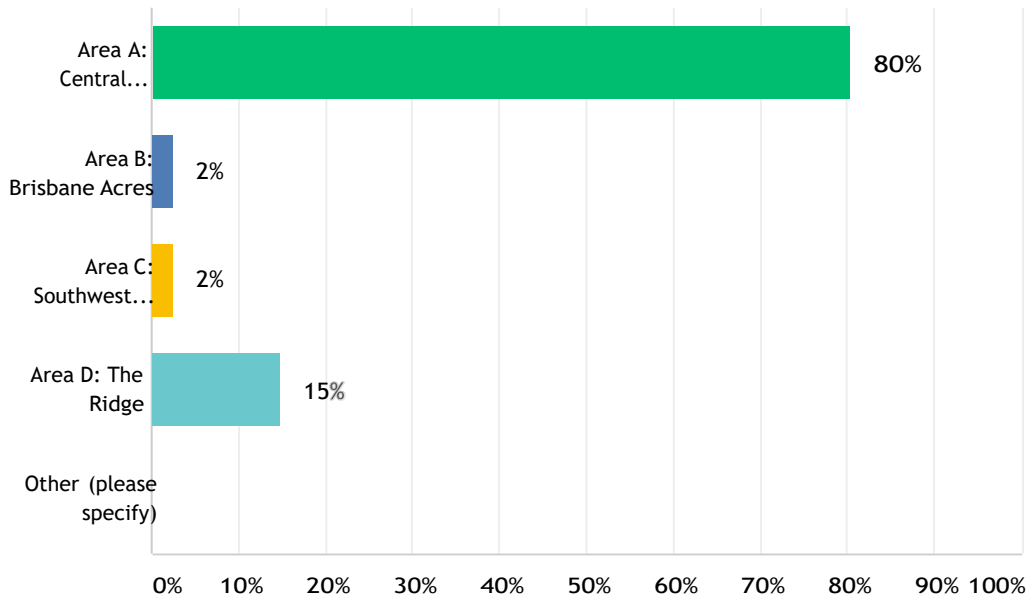
Q4 How long have you lived in Brisbane?

Answered: 81 Skipped: 24



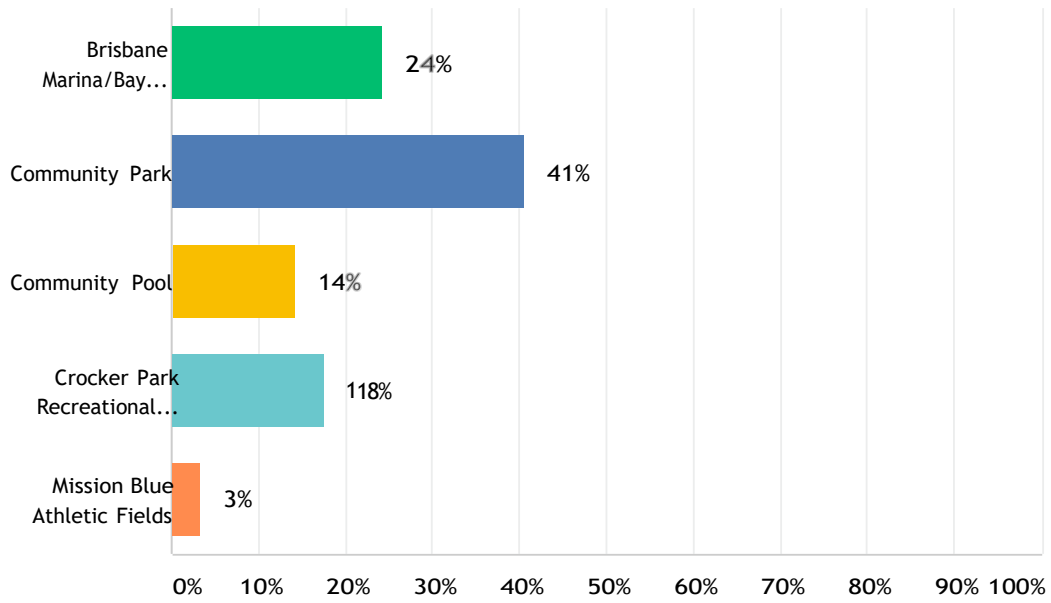
Q5 Referring to the map shown above, what area of the City do you live in?

Answered: 81 Skipped: 24



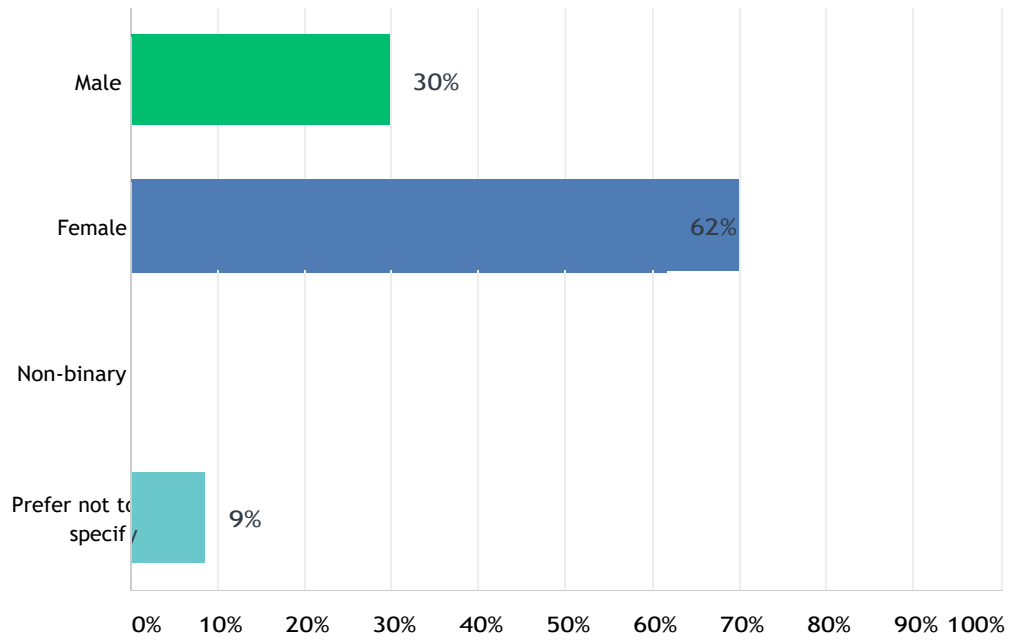
Q6 What is your favorite community amenity in the City?

Answered: 91 Skipped: 14



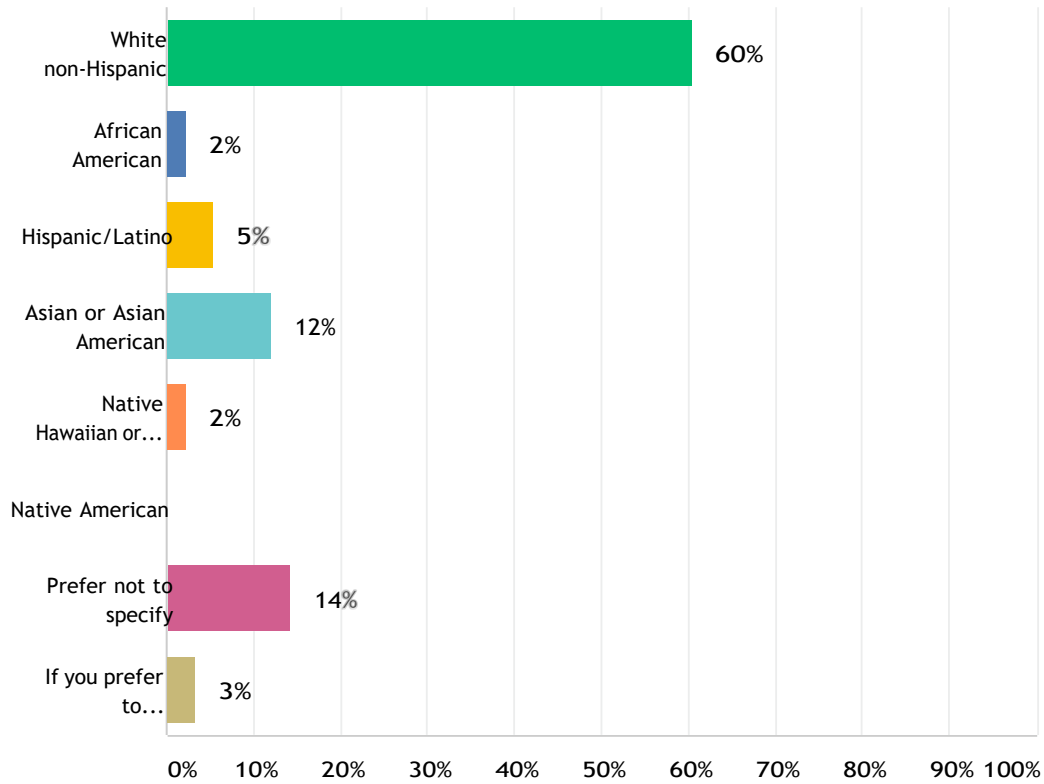
Q7 If you feel comfortable, please indicate your gender.

Answered: 94 Skipped: 11



Q8 If you feel comfortable, please share how you identify yourself.

Answered: 91 Skipped: 14



#	IF YOU PREFER TO SELF-IDENTIFY, DO SO HERE:	DATE
1	Earthling	8/16/2021 8:36 AM
2	Asian/White	7/9/2021 7:06 PM
3	American	7/7/2021 7:30 PM

Q9 What is your age group?

Answered: 93 Skipped: 12

