



PARKSIDE PLAN

BRISBANE, CALIFORNIA

Plan Building Blocks Workshop

February 1, 2016

Agenda

- 7:00 p.m. Welcome
- 7:10 p.m. Parkside Plan Overview and Background
- 7:40 p.m. Community Exercise and Discussion
- 8:40 p.m. Summary and Next Steps
- 9:00 p.m. Close

An aerial photograph of a coastal town, likely in the San Francisco Bay Area, showing a mix of residential buildings and greenery. A semi-transparent blue overlay covers the top half of the image. A white rectangular box is centered in the lower half, containing the title text. The background shows a hillside with houses, a street with cars, and a view of the ocean in the distance.

Overview, Goals and Planning Process

Project Overview

The City of Brisbane Parkside Precise Plan ("**Parkside Plan**") will proactively establish the **community's vision and goals**, develop a **plan framework**, and **create strategies** to implement the community's vision for the Parkside Area.



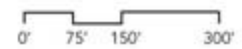
City of Brisbane

- City Limits
- Plan Area
- Key Streets
- Project Area



Aerial

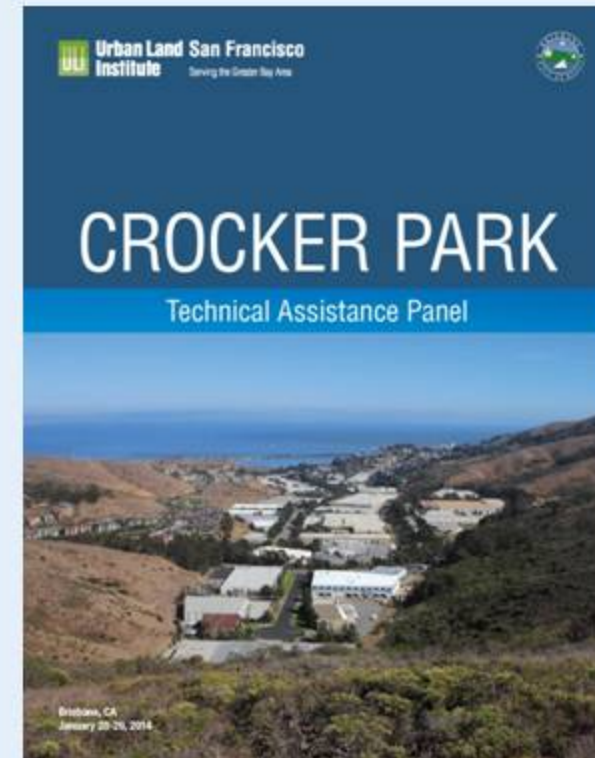
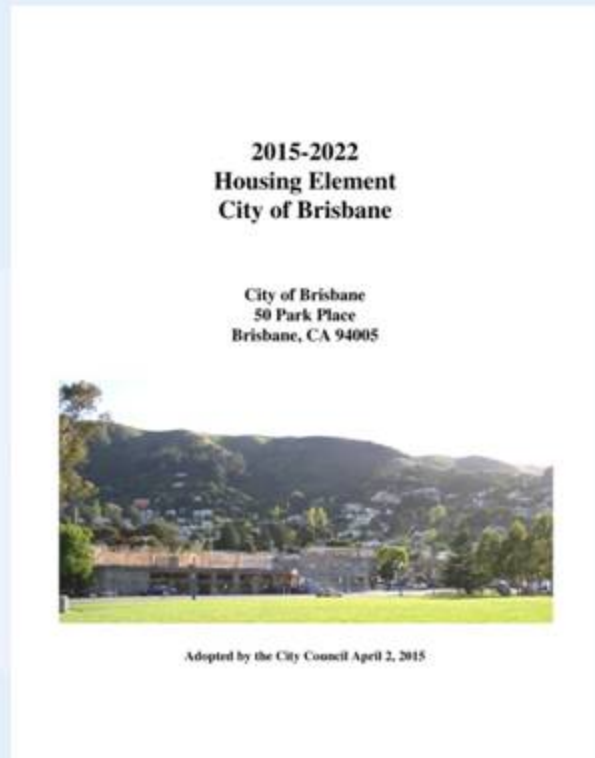
— ■ Plan Area Boundary



Key Documents and Planning Efforts

The plan is guided by:

- The General Plan, including the 2015-2022 Housing Element
- Brisbane is Awesome! Prepared by PPS (2005)
- Crocker Industrial Park TAP Report, prepared by ULI (2014)



Key Documents and Planning Efforts

The MIG Team analyzed and considered:

- Zoning, general plan
- Hydrology, parcels, landmark information
- Existing transportation conditions
- Market factors



Anticipated Contents of the Parkside Plan

- Vision and goals framework
- Development regulations
- Land use, urban design and zoning strategy
- Circulation recommendations
- Implementation action plan



Goal 1: Preserve Brisbane's small town feel



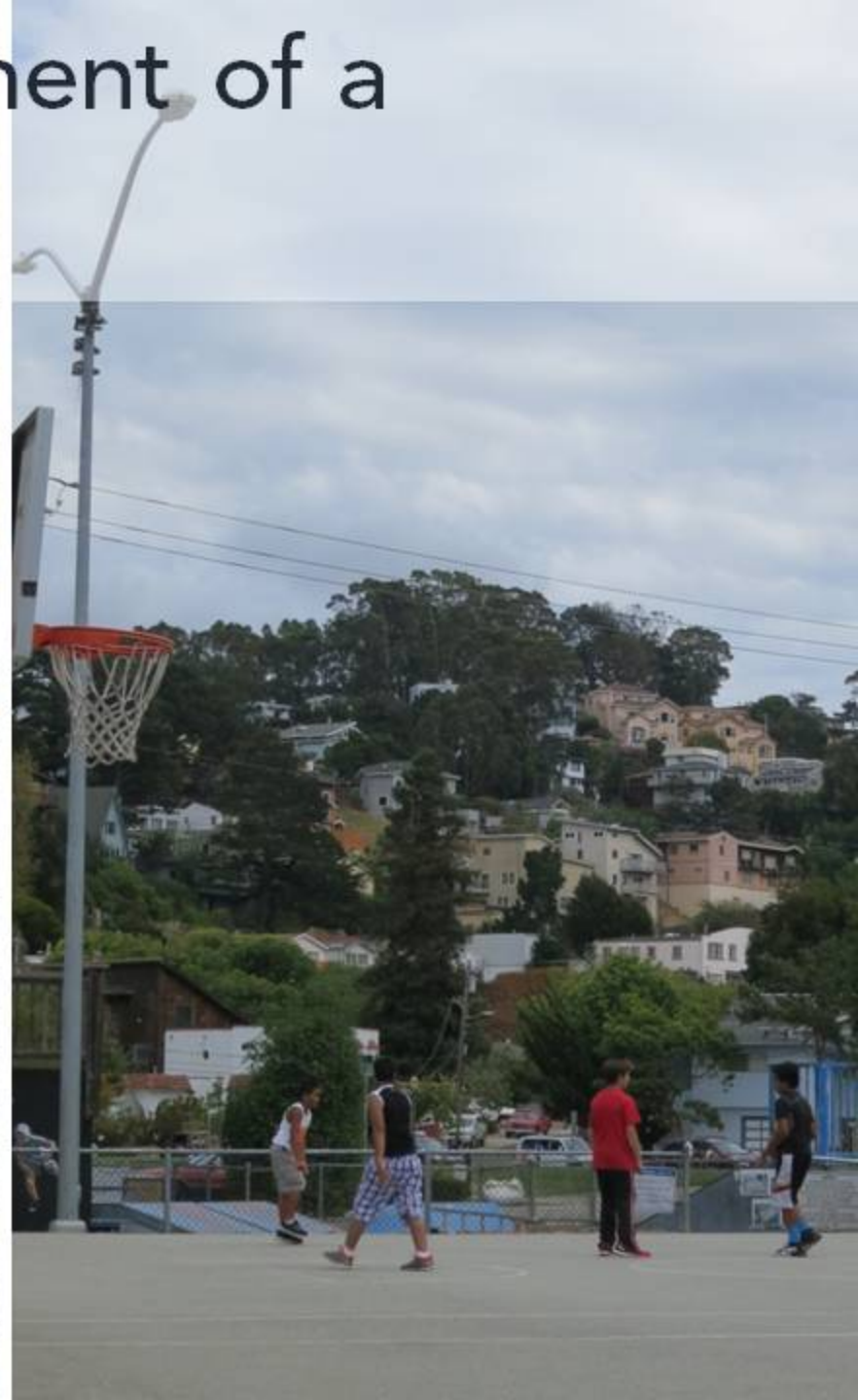
Goal 2: Promote holistic community health



Goal 3: Build connections between destinations for all modes of travel



Goal 4: Facilitate the development of a vibrant parkside area



Goal 5: Proactively plan for new residential development



Goal 6: Foster a sustainable Brisbane



Project Process and Schedule

- **2005:** Placemaking Workshop by Project for Public Spaces
- **2008:** Economic Development Subcommittee established
- **2011:** 2007-2014 Housing Element adopted. Implementing zoning was never adopted.
- **2014:** ULI Technical Assistance Panel (TAP) exploring Crocker Industrial Park and the Brisbane Village Shopping Center.
- **2015:** 2015-2022 Housing Element adopted.
- **Present:** City Council approved funding for the Parkside at Brisbane Village Precise Plan - the reason we're here today!

Project Process and Schedule

The project includes extensive community engagement opportunities and tools to keep people informed, including:

- Community-wide workshops
- Pop-up workshop
- Public meetings and hearings
- Press releases
- Online surveys and forums
- Comment cards
- Email updates

<http://brisbaneca.org/parkside-brisbane-village-precise-plan>



Parkside Plan Schedule

PHASE 1: Vision, Goals, and Analysis



Summer/Fall 2015

Parkside Plan Schedule

PHASE 1: Vision, Goals, and Analysis



Summer/Fall 2015

PHASE 2: Develop Draft Plan Framework



Winter 2015/2016

Parkside Plan Schedule

PHASE 1: Vision, Goals, and Analysis



Summer/Fall 2015

PHASE 2: Develop Draft Plan Framework



Winter 2015/2016

PHASE 3: Draft and Final Precise Plan



Winter/Spring 2016



PARKSIDE PLAN

BRISBANE, CALIFORNIA

Join us for food, music and family-friendly activities!

COMMUNITY

POPUP
EVENT

SATURDAY, OCTOBER 24th

10AM - 12:30PM*

INTERSECTION OF OLD COUNTY ROAD
AND PARK LANE

The City of Brisbane is preparing a plan for the Parkside Area to study opportunities, develop a vision for the future and identify an implementation process to achieve the community's goals.



Join us and take part in planning the future of Brisbane's Parkside Area!

Who: You! Especially if you live, work, or play in Brisbane

What: Community visioning event. Come tell us what you want to see in Brisbane!

When: October 24, 2015
10:00 a.m. - 12:30 p.m.

Where: At the intersection of Old County Road and Park Lane

Questions: Please contact John Swiecki:
jswiecki@ci.brisbane.ca.us or visit:

<http://brisbaneca.org/parkside-brisbane-village-precise-plan>

* Old County Road will be closed from 8am - 1pm between the Brisbane Village Shopping Center entrance and Park Lane

Everyone is encouraged to walk or bike to event!

Pop-Up Topics

- Building Design
- Building Height
- Building Use
- Preferred Retail/Commercial Businesses
- Pedestrian and Bicycle Transportation and Safety
- Brisbane Village
- Community Park
- Healthy Communities
- Favorite Places
- Gateways and Identity

SATURDAY
10/24
8AM-1PM







Cal

Jasneet



Get Healthy
SAN MATEO COUNTY

Building healthy
communities with
opportunity



Get
Build:







SCAVENGER
Pitch In

HARDWARE





Two-story residential

Two-story mixed use

Two-story commercial

Two-story residential

Two-story mixed use

Two-story commercial

Two-story residential

Two-story mixed use

Two-story residential

Two-story commercial

Two-story commercial

Two-story mixed use

Two-story mixed use

Two-story mixed use

Three-story residential

Three-story mixed use

Three-story residential

Four-four story mixed use

Handwritten notes on an orange sticky note.

Handwritten notes on an orange sticky note.

Handwritten notes on a blue sticky note.

we need more open space and we need to improve the wetland areas near the Bay Front

Affordable housing - lower cost of living

Opportunity to have all services in close proximity. Grocery, retail, High school + recreation (Hiking, trails)

I once took the 292 into SF and took the SF Ferry (at Park) however, once I arrived at the SF terminal there were no ways to get to Bayshore to get the 292 back to Redwood

yes, better transit connections

All, especially 5 + 6

Healthy affordable housing near transit hubs -

Always Prioritize:
- Access to public transportation
- Alternative transportation options: Walk, Bike, Jog
- Green buildings: Best practices
- Reduce sources of pollution
- Focus on open spaces and public access
- ART in Plaza and a program for Builders in historic and public places
- Dynamic mixed use planning

Clean up Visitacion!
• Too many bars (replace w/ small parks)
• Too many loiters
• Too many cars
Ditto
Yes!

Consider a small medical office
Needed for senior com

Walkability - I would like to ride my bike to grocery shopping

Safe bicycle water



This building and blank wall element for the city. How would the site transformed?

THIS WAS [unclear] (though)

I WISH THIS WAS BRISBANE THEMED MURAL

I WISH THIS WAS Mural

I WISH THIS WAS A quality food store Groceries

WAS [unclear]

I WISH THIS WAS Cafe with outdoor seating

I WISH THIS WAS mural + park space

I WISH THIS WAS More trees - More landscaping

I WISH THIS WAS [unclear]

I WISH THIS WAS [unclear]

I WISH THIS WAS [unclear]



Brisbane Lions Club
Pumpkin Patch
Oct. 24, 9am - 2pm, at the Gazebo
5. Shots
at the Sunrise Rm

MAM

Terri

Lily

FRESH
FRUIT

GLUCONOLACTONE
FRUIT







GOOD PLANETS ARE HARD


TOM H
CITY COU

BRISBANE
BECAUSE...
SMALL TOWN
FEEL!



|  BRISBANE
BECAUSE...
*of our proximity to
lovely open space and our
small town culture -*

|  BRISBANE
BECAUSE...
*We care for
each other!*

|  BRISBANE
BECAUSE...
of the Arts!

Pop Up Workshop Feedback

- Buildings
 - Community members tend to favor lower mixed-use buildings
 - People are generally drawn to more traditional architecture
 - Some support taller buildings and higher densities
- Retail
 - People asked for a grocery store, additional restaurants, and a pharmacy
 - Strong desire to protect existing businesses
 - Brisbane Village is seen as outdated



Pop Up Workshop Feedback

- Housing is seen as unaffordable
- Bike and walkability are strongly supported
- Community Park is much loved, though some would like improvements
- Healthy Communities measures are strongly supported
- Everyone loves the mountain and the marina
- Additional gateway/signage is desired



Brisbane Town Hall

- The City of Brisbane hosted an online Town Hall for people who could not attend the pop-up.
(<http://brisbaneca.org/parkside-brisbane-village-precise-plan>)



An aerial photograph of a residential neighborhood, likely in a coastal area, showing a mix of houses and buildings. The scene is partially obscured by a semi-transparent blue banner with white text. The background shows a dense residential area with various colored roofs and walls, interspersed with green trees. In the distance, a body of water and hills are visible under a clear sky. The overall tone is bright and clear.

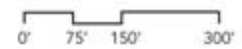
EXISTING CONDITIONS

Existing Conditions Topics

- Land Uses and Character
- Circulation
- Economics

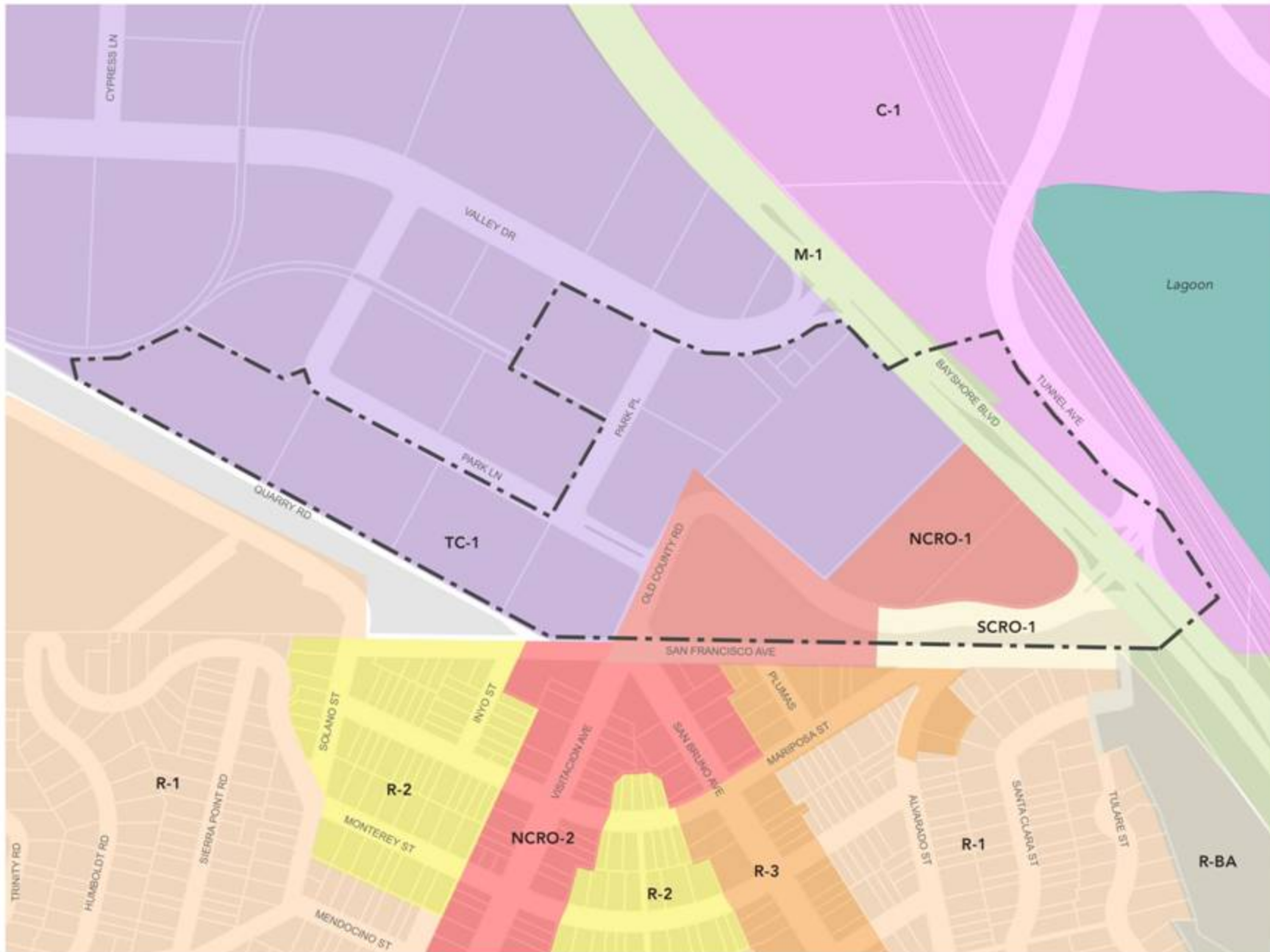
Aerial

— ■ Plan Area Boundary



Zoning

- Study Area Boundary
- Passenger and Freight Rail
- TC-1 Trade Commercial - Crocker Park District
- C-1 Commercial Mixed-Use District
- NCRO-1 Brisbane Village Neighborhood Commercial District
- NCRO-2 Downtown Brisbane Neighborhood Commercial
- R-BA Brisbane Acres Residential
- R-1 Residential Single Family with 5000 sq ft. Building Site
- R-2 Residential Medium Density Apartment District
- R-3 Residential Multiple Use Residential District
- M-1 Southeast Bayshore
- SCRO-1 Southwest Bayshore
- Water / Lagoon





Lagoon

VALLEY DR

Dog Park

Brisbane City Hall

BAYSHORE BLVD

TUNNEL AVE

PARK PL

PARK LN

Basketball Courts
Skate Park

Brisbane Village Shopping Center

QUARRY RD

Post Office

OLD COUNTY RD

Community Park

Brisbane Community Center

Brisbane Community Garden

SAN FRANCISCO AVE

Water View Park

POINT RD

SOLANO ST

INYO ST

VISITACION AVE

SAN BRUNO AVE

PLUMAS

MARIPOSA ST

ALVA

SANTA

TULSA

Land Uses



Character



Key Findings

- **The Parkside Area is a pivotal area of Brisbane**, including commercial and retail space, restaurants, Community Park, and the potential for a new residential community
- **Connections are a key consideration:** Between residential areas; housing and other areas; Brisbane and the region; open spaces and recreation areas
- **Small-town character should be preserved and strengthened** through careful design and placemaking efforts
- **Public and private spaces have great potential** to further promote active transportation, recreation and public health: some bike and pedestrian facilities are currently lacking

An aerial photograph of a coastal town, likely in the Pacific Northwest, showing a mix of residential and commercial buildings, lush green trees, and a view of the ocean in the distance. A semi-transparent blue banner is overlaid across the middle of the image, containing the word 'ECONOMICS' in white, bold, sans-serif capital letters. The background image is slightly faded to make the text stand out.

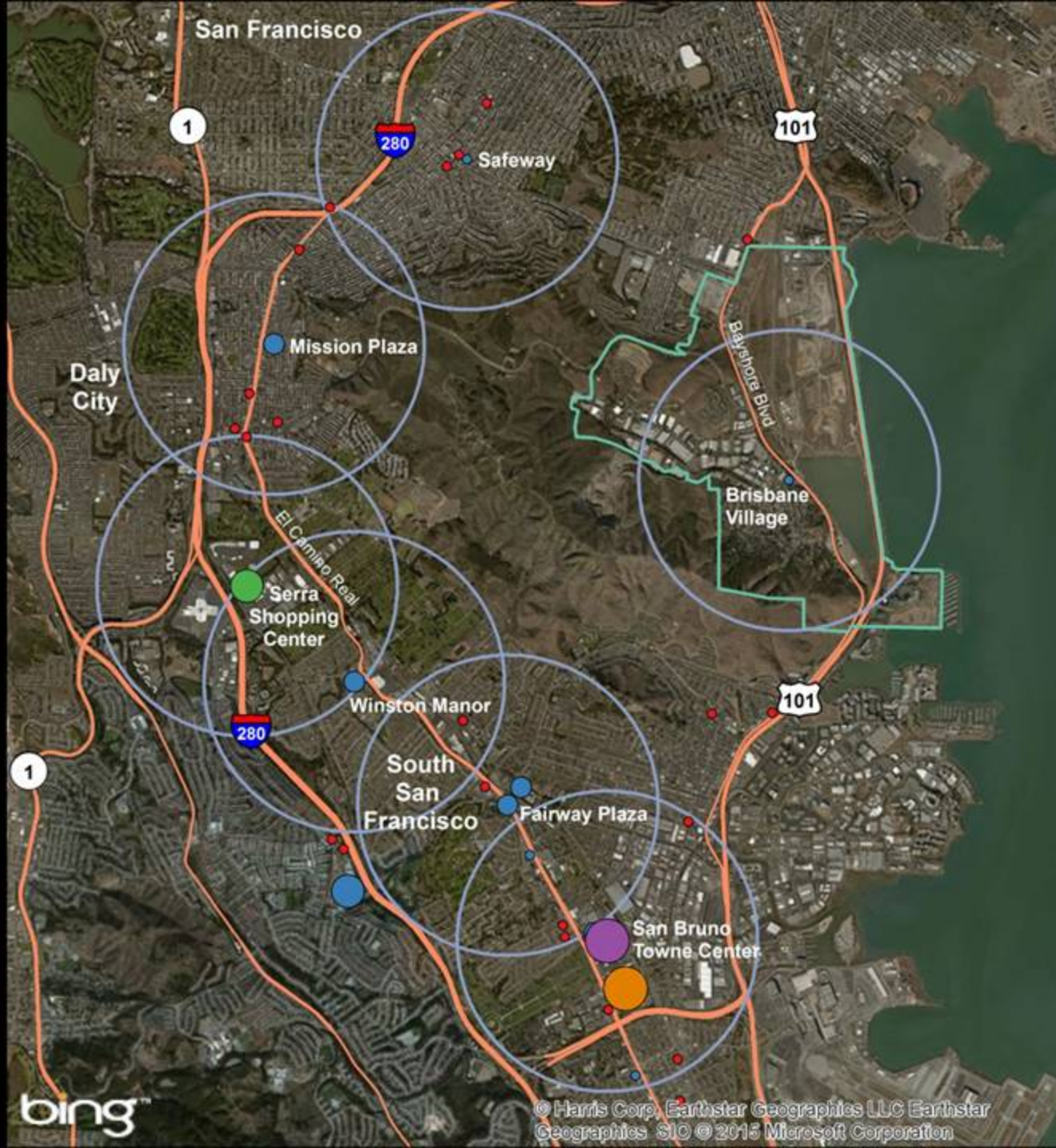
ECONOMICS

What we looked at...

- **Demographics** and household trends
- **Competitive market** for neighborhood-serving retail, including; potential to attract grocery stores, drug stores and additional dining options
- **Feasibility for building new housing** under 26 du/acre (2015 Housing Element target)

Demographics and household trends

- Brisbane's population is **relatively affluent** and desires certain businesses (grocery store, pharmacy, additional restaurants)
- The **population is too low** to draw larger businesses to locate in Brisbane
- Brisbane **does not form a "larger retail market area"** with neighboring communities



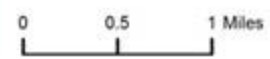
Center Type

- Strip Center
- Neighborhood Center
- Community Center
- Power Center
- Super Regional Mall

Center RBA, Square Feet

- Less than 40,000
- 40,000 - 104,999
- 105,000 - 349,999
- 350,000 or more

- 1 Mile Trade Area
- Brisbane City Limits



Comparative market areas

1-Mile Trade Area Characteristic	Brisbane Village S.C.	San Bruno Towne Center	Trader Joe's (near Winston Manor)
Population	4,969	36,319	34,665
Households	2,157	12,743	12,005
Workers	2,842*	18,677	7,535
ADT	20,135	33,000	24,500
Incomes above \$50k	68%	70%	73%
Incomes above \$100k	38%	38%	40%
Bachelor's Degree or Higher	50%	31%	33%
Center Visibility/Access	Limited	Excellent	Good

* Total Brisbane worker population is approximately 7,000 with 2,842 being within one mile of Brisbane Village

Grocery, pharmacy and restaurant criteria

- For chains:
 - **Grocery stores** want 12,000 nearby residents and 50K square feet
 - **Pharmacies** want 18,000 nearby residents
 - **Restaurants** look for dense, “hip” locations, high incomes and high daytime traffic
- Independent operators are more likely to buck these trends

EXECUTIVE PARK

Total Acres: 71
Potential Housing Units:
2,800
Status: Planning underway
by the City

SCHLAGE LOCK

Total Acres: 20
Potential Housing Units: 1,679
Potential Retail: 46,700 Sq. Ft.,
Including a 15,000 Sq Ft.
Grocery
Status: Pre-development
Expected Completion: 2026

CANDLESTICK POINT /HUNTERS POINT PHASE 2

Total Acres: 700 Approx.
Potential Housing Units:
10,500-12,000
Potential Commercial:
3.384 Million Sq. Ft.
Retail and Entertainment:
885,000 Sq. Ft.
Status: Pre-development
Expected Completion: 2036

BAYLANDS: 4 Scenarios

Total Acres: 684-733
Potential Housing Units:
0-4,434
Potential Commercial:
6.9-7.7 Million Sq Ft
Potential Retail:
283,000-2.2 Million Sq Ft
Status: Community Vote

Brisbane

Colma

Colma Creek

South San
Francisco

Retail constraints in Brisbane

- Day time and night time **populations are low**
- **No large retail sites** exist or are likely to be built
- **Competitive shopping centers** are nearby
- **Basic needs** are met by existing restaurants and Midtown Market
- **Visibility and access** are limited
- Overall **demand** is the limiting factor

Potential retail strategies

Despite constraints, Brisbane can have a vital retail center

- Explore **food co-ops or non-profits** for additional grocery options
- Improve the **design** of retail sites, including access, visibility and shopping experience
- **Assist businesses** through grants or other resources
- Consider **expanding demand** by increasing residents or nearby workers

Residential development feasibility

- Housing market is **strong**, but requires willing owners for development
- Recent detailed pro forma analyses found that:
 - Mixed-use **multi-family rental** products (~32 du/acre) are feasible in Brisbane
 - **Condominiums** are marginally feasible at 48 du/acre
 - **Townhomes** are feasible at 26 units/acre
- **Housing** is more likely than retail to lead to transformation in the Parkside Area than retail
- Mixed-use development lower than four stories is **challenging**



PARKSIDE PLAN

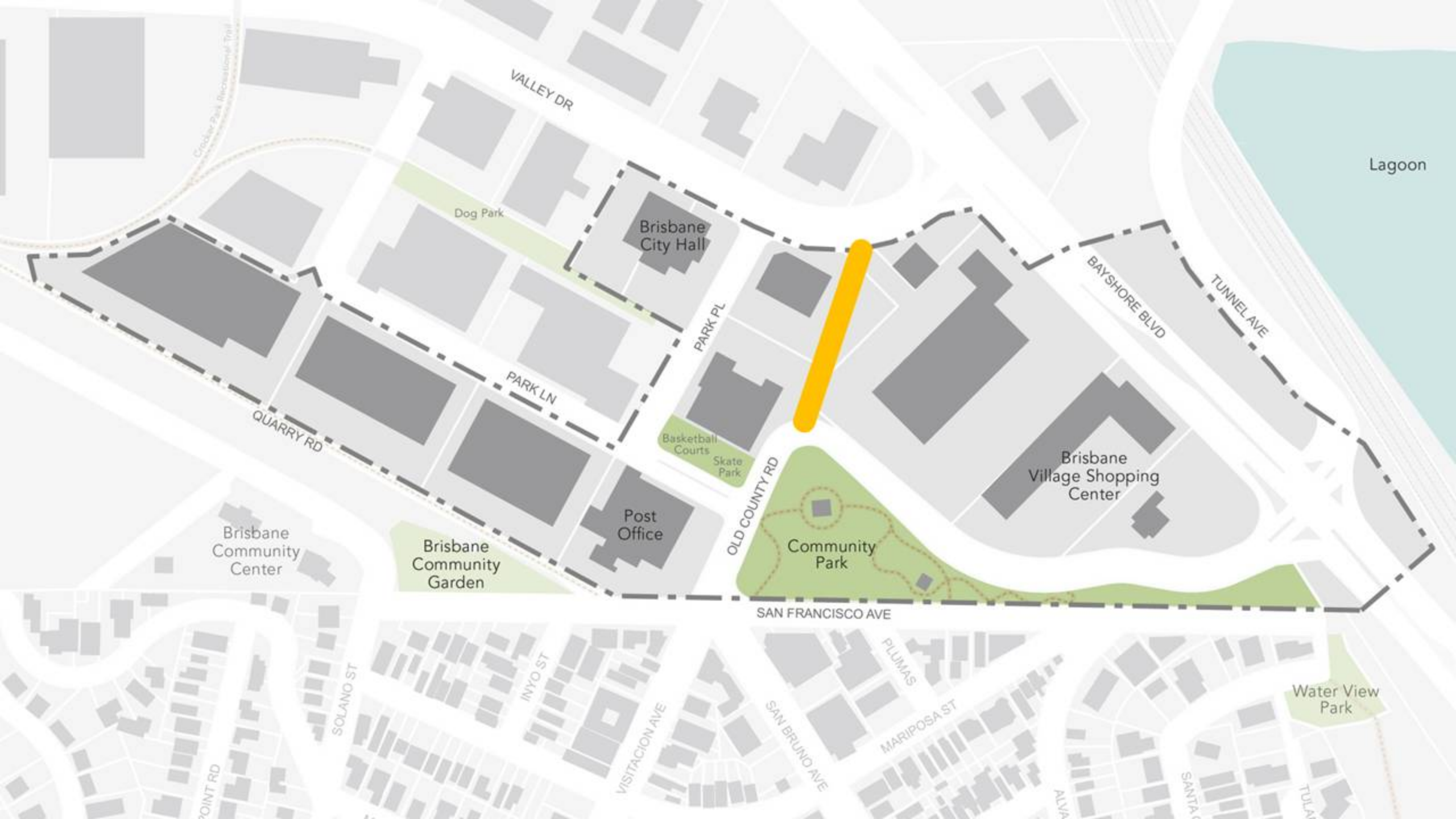
BRISBANE, CALIFORNIA

TRANSPORTATION





Figure 3
Intersection Lane Geometry & Existing Traffic Volumes



Lagoon

VALLEY DR

Dog Park

Brisbane City Hall

PARK PL

BAYSHORE BLVD

TUNNEL AVE

QUARRY RD

PARK LN

Basketball Courts
Skate Park

Brisbane Village Shopping Center

Brisbane Community Center

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Post Office

OLD COUNTY RD

Community Park

SAN FRANCISCO AVE

Water View Park

SOLANO ST

INYO ST

VISITACION AVE

SAN BRUNO AVE

PLUMAS

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PARKSIDE PLAN

BRISBANE, CALIFORNIA

HEALTHY COMMUNITIES



Planning for Healthy Communities

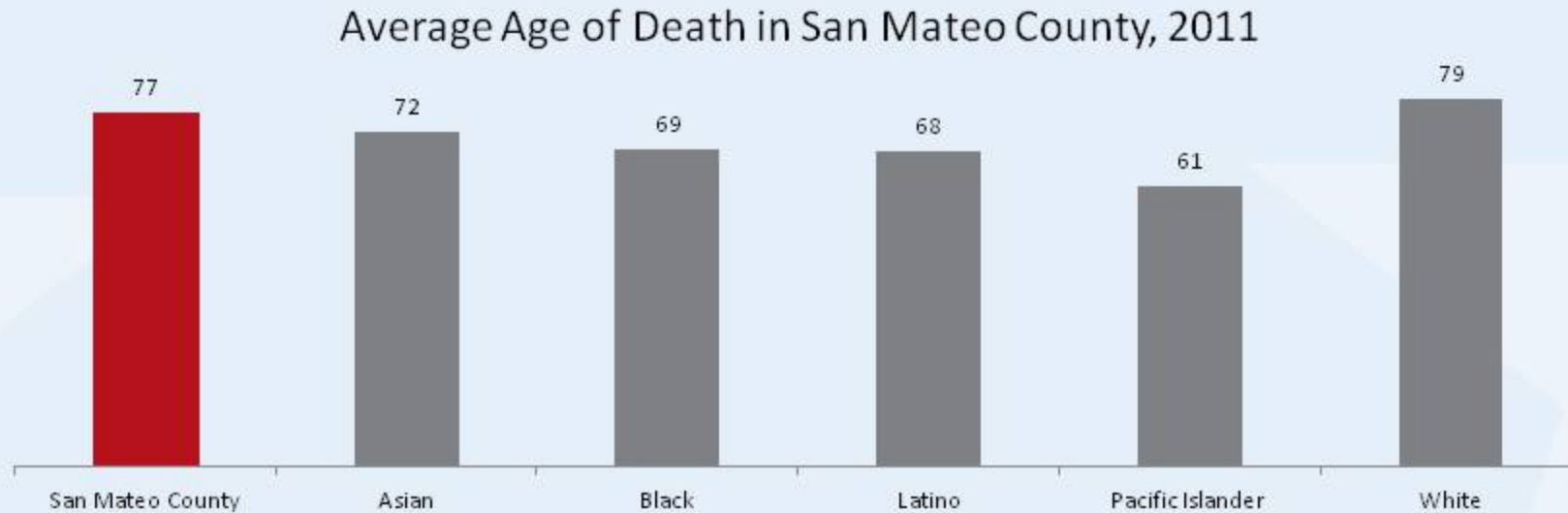
Jasneet Sharma, Sr. Community Health Planner
San Mateo County Health System

Get
Healthy
SAN MATEO COUNTY
gethealthysmc.org



Building healthy, equitable communities for all

- **Mission:** Uses policy change to prevent diseases and ensure everyone has equitable opportunities to live a long and healthy life



Source: San Mateo County Vital Statistics, 2011 Death Data Files; Note: American Indian/Alaska Native data not shown due to small sample size

A photograph of a suburban neighborhood. In the foreground, a group of people and dogs are gathered on a grassy area. A woman in a pink shirt sits on a wooden bench, talking to a woman in a green jacket. A man in a red shirt sits on the bench next to her. A woman in a blue jacket stands nearby. A man in a dark jacket stands further back. Several dogs are visible, including a grey dog, a black dog, and a white dog. In the background, there are several two-story houses with white siding and brown roofs. A dark pickup truck is parked in a driveway, and a teal pickup truck is parked on the street. The scene is set under a clear blue sky with large green trees.

— Dr Vivek Murthy, US Surgeon General

Key Components of Healthy, Equitable Communities

- Stable and affordable housing
- Complete neighborhoods and communities
- High Quality education
- Thriving and inclusive economy
- Healthy food access
- Active transportation options
- Safe and diverse public places, parks and open space
- Sense of community
- Clean environment
- Community-based public services and infrastructure

Components of Healthy Communities

- Stable and affordable housing
- Thriving and inclusive economy
- Healthy neighborhoods





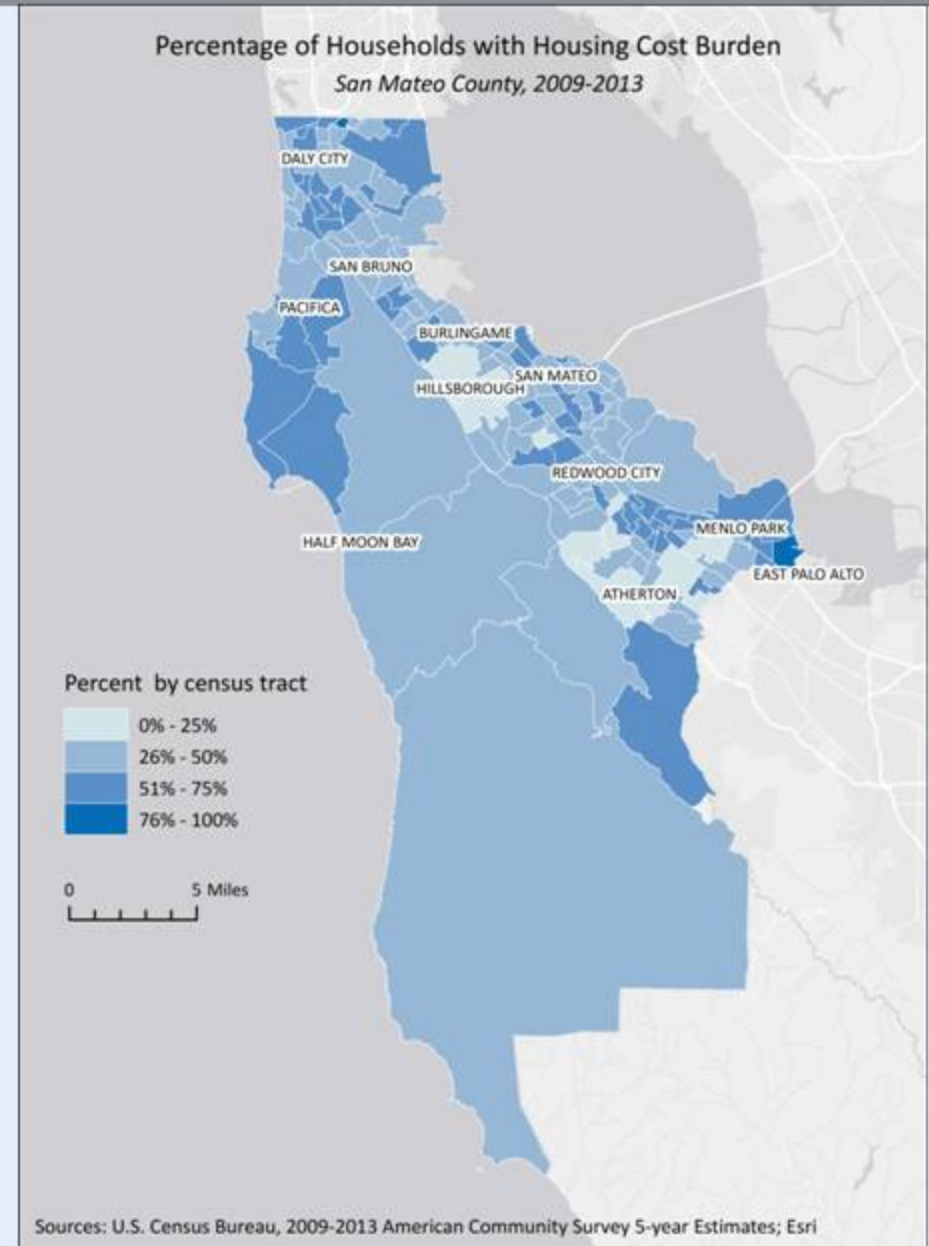
Healthy Housing: People who live in healthy, affordable housing live longer

Health and housing are connected

- Housing costs have increased nearly 70% in San Mateo County
- Impacts of high housing costs
 - Overcrowding
 - People are forced to move away
 - Longer commutes
 - Loss of social support
 - Forgo on basic needs like healthy foods and medical care

Provide Stable and Affordable Housing

- Housing Cost Burden
 - Majority households spend 30% or more of income on housing costs.
 - 68% of residents in Brisbane are housing burdened
 - 43% of all 65+ struggle to meet their most basic needs in San Mateo County





Healthy Economy: People with higher incomes live longer

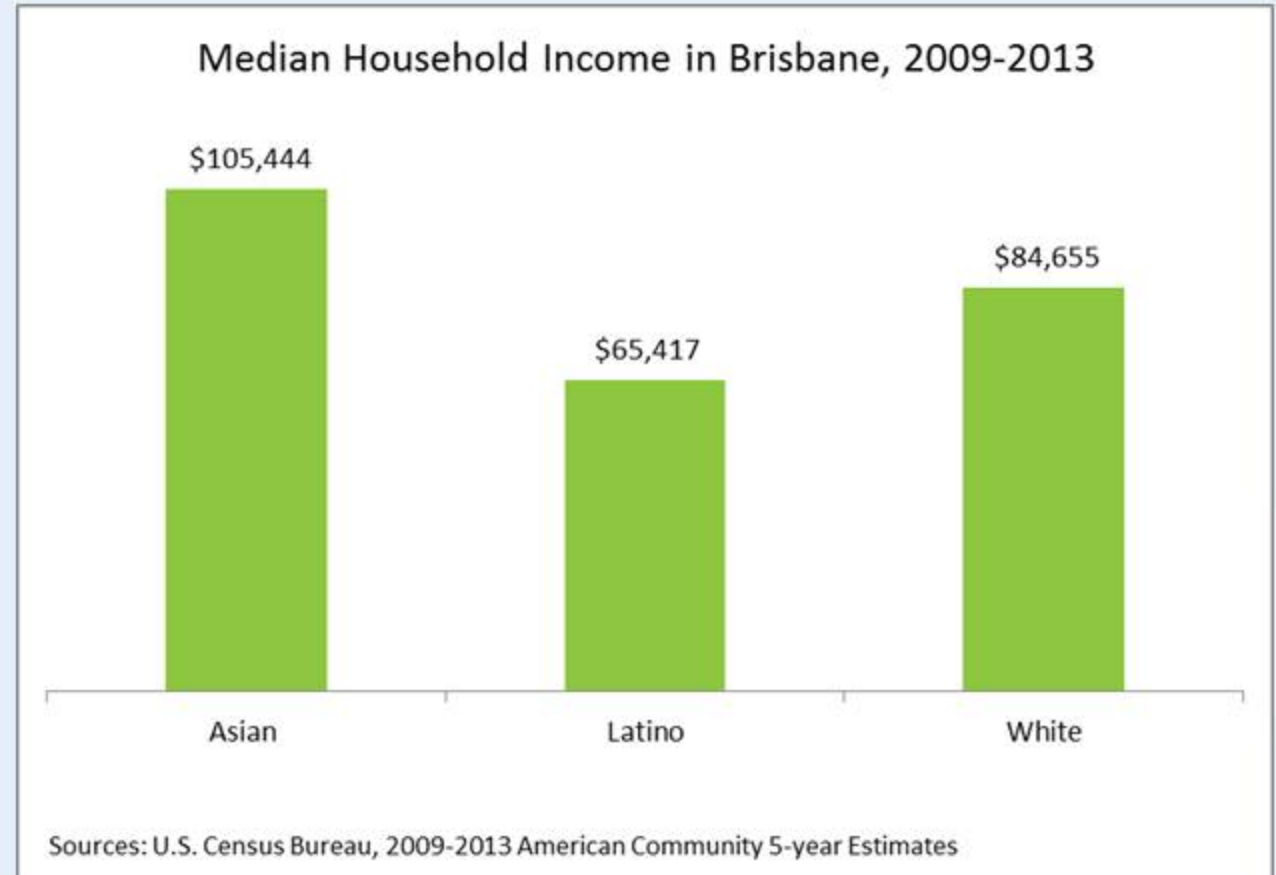
Financial stability improves health and well-being

- Chronic diseases are highest among low-income people
- Stable employment helps build financial stability
- People with higher incomes and more wealth live longer
- Children growing up in better neighborhoods earn more.



Create thriving and inclusive economy

- Promote and support local businesses
- Retain and provide well-paying job opportunities





Healthy Neighborhoods: Make the healthy choice
the easy choice

Everyday physical activity improves health

- Build environment affects everyday physical activity
- Safe places to walk and bike increases everyday physical activity
- Access to open space and parks promotes healthy activity



Create opportunities for everyday physical activity

- Streets, Circulation and Transit
 - Design streets to prioritize people, not just cars
 - Advance land use design that supports active travel



Create opportunities for everyday physical activity

- Parks/Open Space
 - Safe access to Parks/Open space
 - Spaces and amenities for active recreation
 - Ample green spaces





www.gethealthysmc.org

www.Facebook.com/GetHealthySMC; www.Twitter.com/GetHealthySMC

Email: jsharma@smcgov.org



PARKSIDE PLAN

BRISBANE, CALIFORNIA

INTERACTIVE EXERCISE



Instant Polling! Getting Familiar with the Keypads

- Images will appear and represent a range of possibilities in three general categories:
 - Streetscape character
 - Open space character
 - Building character
- There are no right or wrong answers!
- You will have a short time to review each image . . .
- Go with your “gut reaction!”



What is your favorite local creature?



a. Mission Blue Butterfly



b. Coyote



c. Ground Squirrel

What is your favorite local creature?

13% a. Mission Blue Butterfly

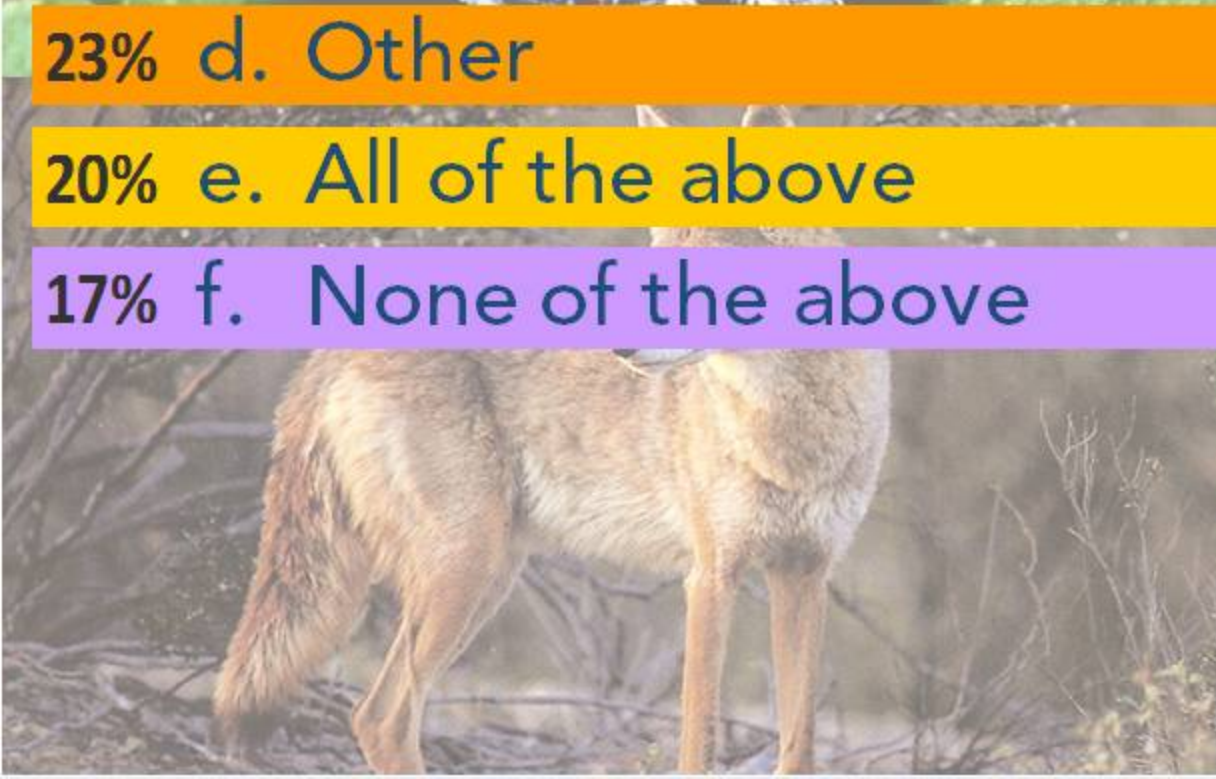
13% b. Coyote

13% c. Ground Squirrel

23% d. Other

20% e. All of the above

17% f. None of the above



What's your Brisbane story?

- 0% a. Just getting my roots down
- 0% b. Where the heck is Brisbane? (Shh!)
- 0% c. Born a Star
- 0% d. Other
- 0% e. All of the above
- 0% f. None of the above

Tell us about yourself!

- 0% a. I'm under 18
- 0% b. I'm 19-40
- 0% c. I'm 41-60
- 0% d. I'm 61-80
- 0% e. I'm 81 or older



PARKSIDE PLAN

BRISBANE, CALIFORNIA

TIME TO PLAN!



An aerial photograph of a residential neighborhood, showing houses, trees, and a road. The image is overlaid with a semi-transparent blue geometric pattern consisting of large, overlapping triangles. A white rectangular box is centered over the lower half of the image, containing the title text in a bold, dark blue font.

Building Block: Healthy Communities

Q1. What's most important to you in promoting a Healthy Brisbane?

- 20% a. Housing affordability
- 20% b. Public transportation and bike and pedestrian safety
- 20% c. Thriving economy with local businesses
- 20% d. Parks/open spaces with recreational programming
- 20% e. Sustainable practices: green building practices, clean air, resilience to climate change

Q2. How important is it to you that the impact of new proposed developments on health and safety should be considered during the development process?



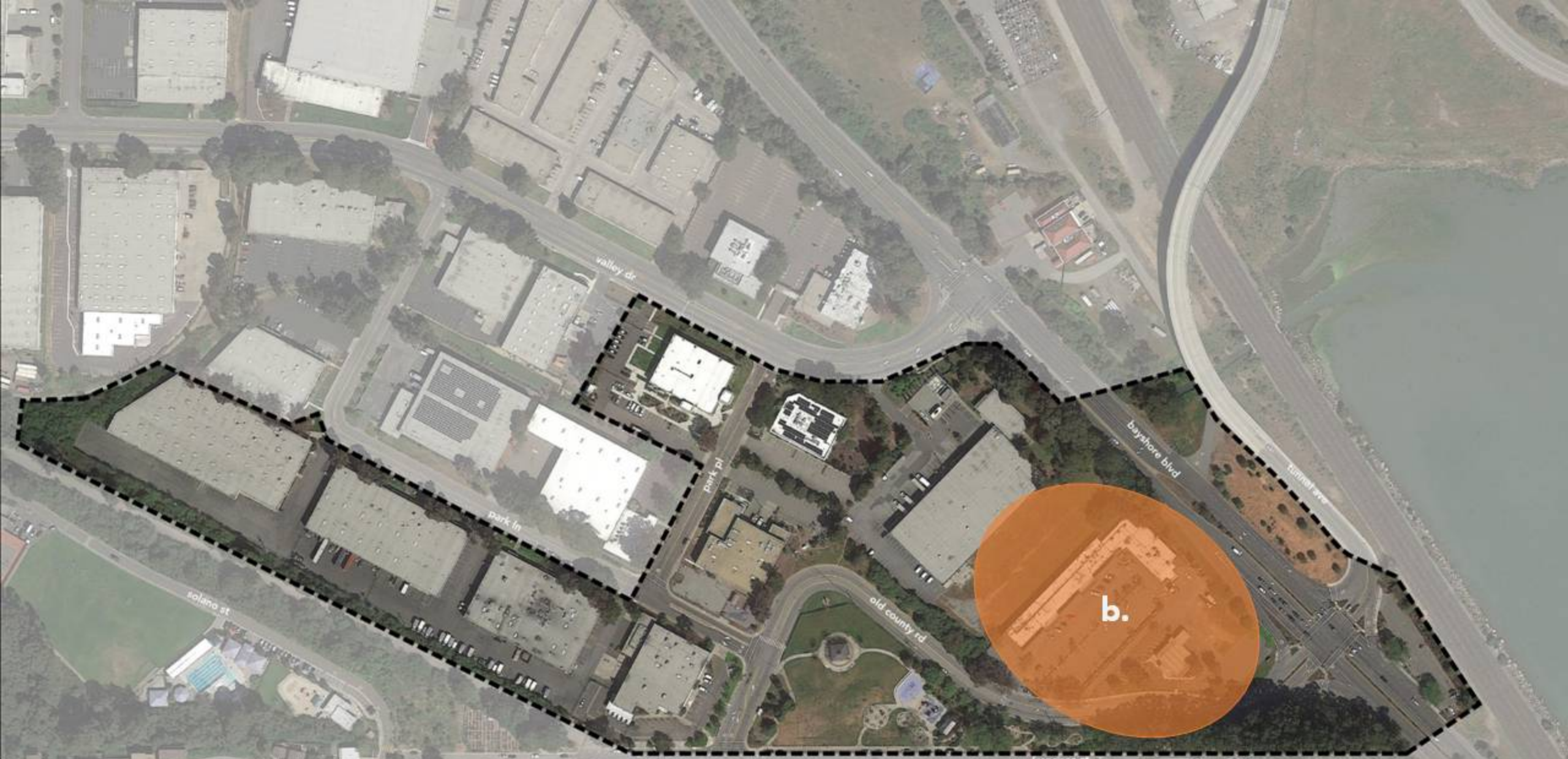


**BUILDING BLOCK:
RETAIL AND COMMERCIAL**

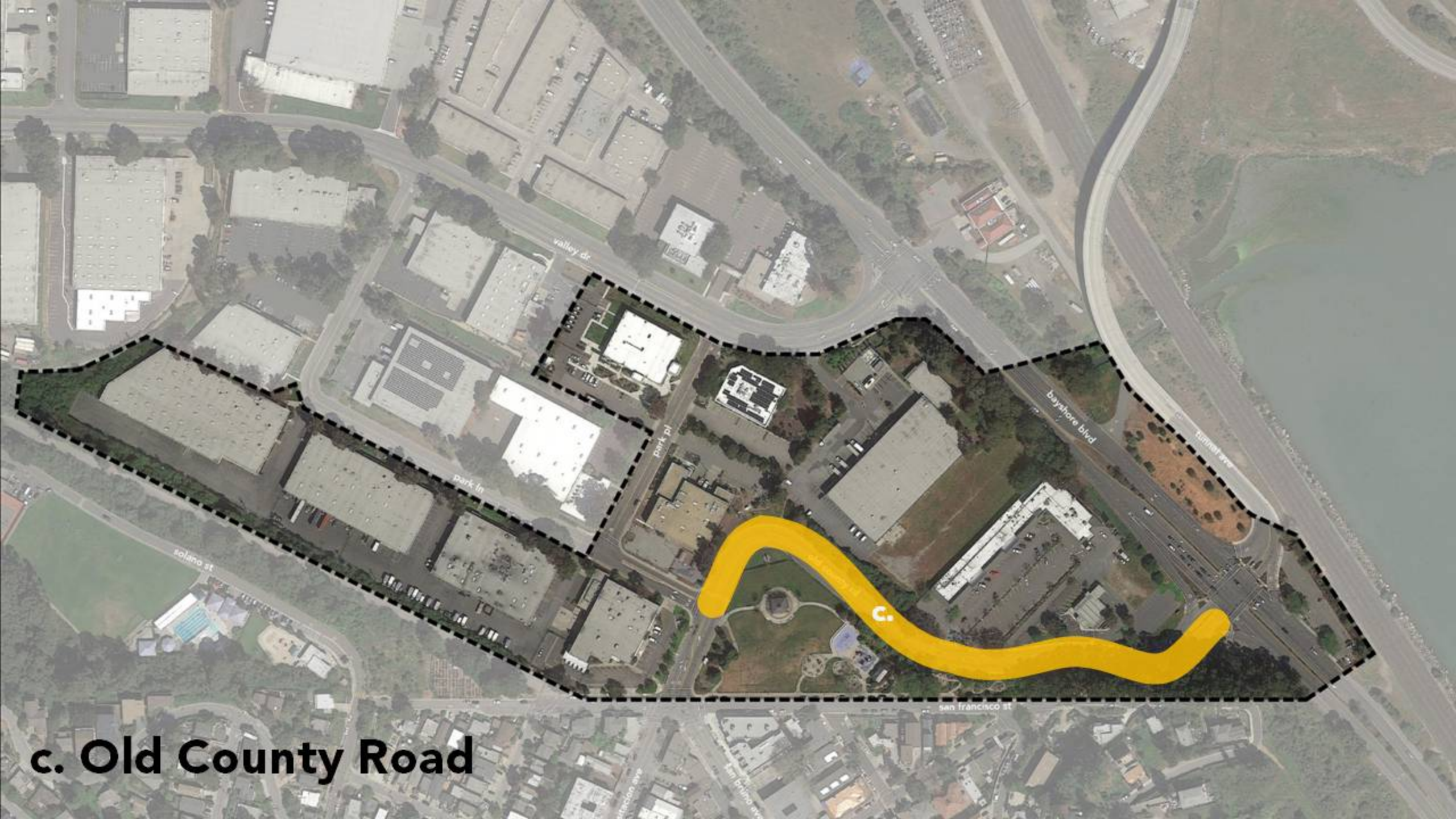
Q3. Where would you **most** prioritize retail and commercial space in the Parkside Area?



a. Bayshore Blvd



b. Brisbane Village Area

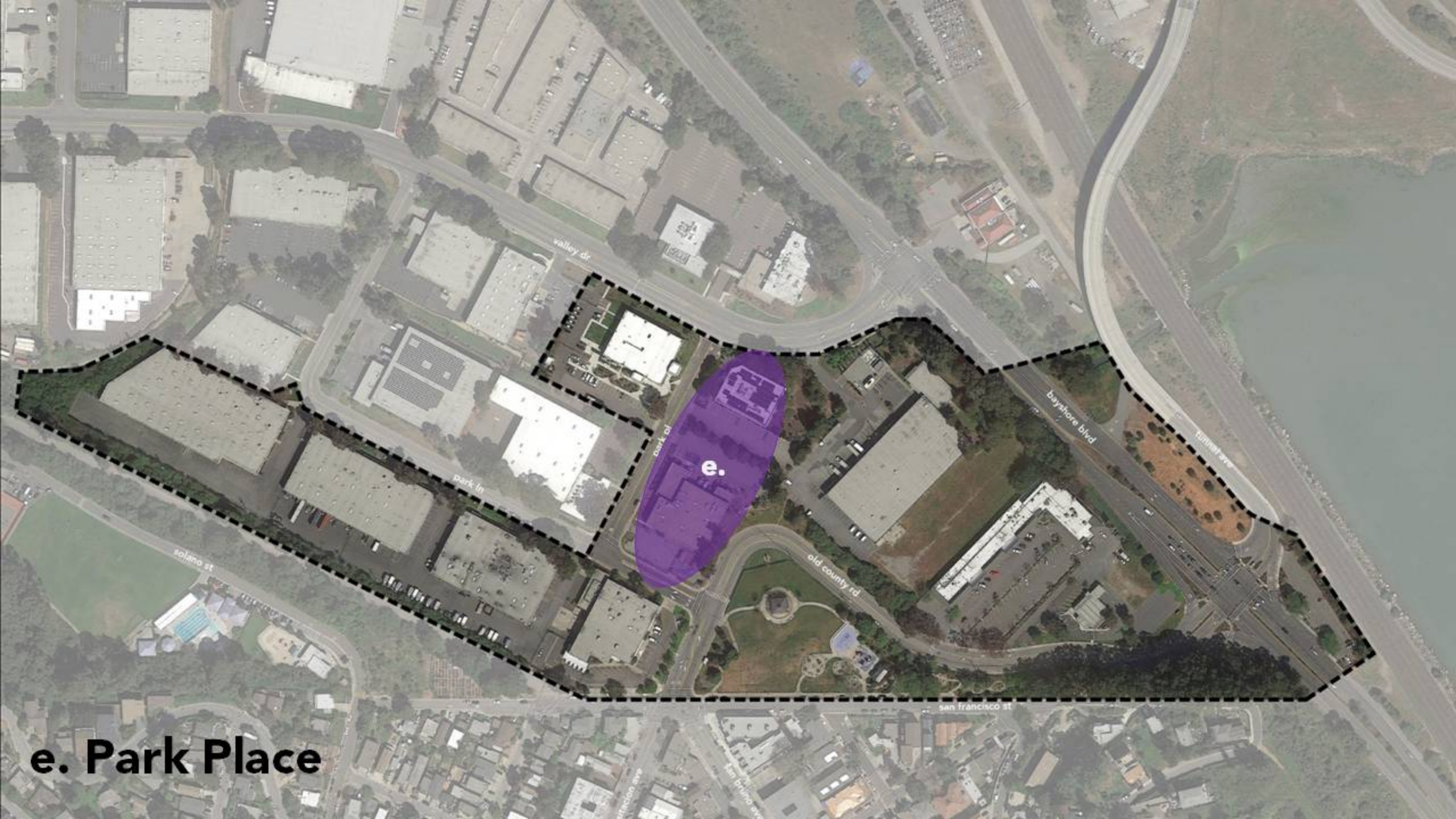


c. Old County Road



d.

d. Park Lane



e. Park Place

Q3. Where would you **most** prioritize retail and commercial space in the Parkside Area?

13% a. Bayshore Blvd

13% b. Brisbane Village Area

13% c. Old County Road

13% d. Park Lane

13% e. Park Place

13% f. Other

13% g. All of the above

13% h. None of the above

Q4. What format of retail/commercial building do you **most** prefer?



a. Vertical mixed-use



b. Horizontal mixed-use



c. Mixed-use lifestyle center

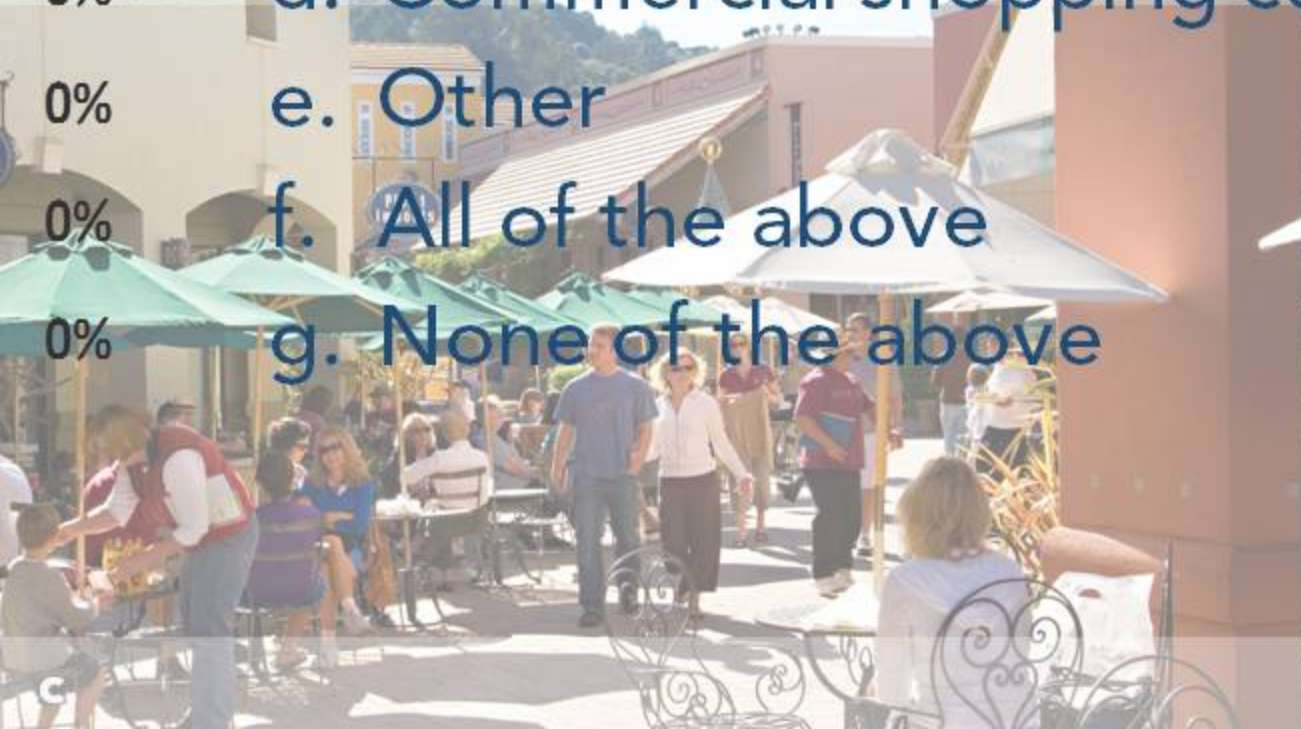


d. Commercial shopping center

Q4. What format of retail/commercial building do you **most** prefer?

0%
0%
0%
0%
0%
0%
0%

- a. Vertical mixed-use
- b. Horizontal mixed-use
- c. Mixed-use lifestyle center
- d. Commercial shopping center
- e. Other
- f. All of the above
- g. None of the above



Q5. What are the kinds of businesses that you would **most** like to see in the Parkside Area?

- 0% a. Co-Op grocery market
- 0% b. Brisbane-serving offices, like dentists
- 0% c. Restaurants
- 0% d. Small, flexible spaces
- 0% e. Retail shops
- 0% f. Other
- 0% g. All of the above
- 0% h. None of the above

An aerial photograph of a residential neighborhood, showing a mix of houses and buildings. The image is overlaid with a semi-transparent blue geometric pattern consisting of large, overlapping triangles. A white rectangular box is positioned in the lower-middle part of the image, containing the text 'BUILDING BLOCK: HOUSING' in a bold, blue, sans-serif font. The background shows a hillside with various houses, some with red roofs, and a street with parked cars. In the distance, a blue body of water is visible under a clear sky.

BUILDING BLOCK: HOUSING

Housing Discussion

- What we've heard about housing
- Different sites encourage different types of development
- Options: Building heights and types
- Mixed use development feasibility at low densities
- Surface parking versus podium parking
- Set backs, step backs and building articulation
- Affordability and density (townhomes may not be considered "affordable")

Mixed-use



Multi-family with surface parking



Multi-family over parking



Townhomes



Q6. Are you excited to see new housing built in the Parkside Plan Area?

- 0% a. Yes
- 0% b. I'm open to the idea
- 0% c. Depends on how it's done
- 0% d. Definitely not

Q7. What is your **primary** concern about new housing in the Parkside Area?

- 0% a. Buildings that are too tall
- 0% b. Architectural character doesn't fit
- 0% c. Too many people for our services
- 0% d. New housing location
- 0% e. Traffic
- 0% f. Other
- 0% g. All of the above
- 0% h. None of the above

Q8. Who would you **most** like to see living in new housing in the Parkside Area?

- 0% a. Seniors
- 0% b. Young, unmarried adults
- 0% c. Multi-generational families
- 0% d. Local employees
- 0% e. Young families
- 0% f. Other
- 0% g. All of the above
- 0% h. None of the above

Q9. What type of housing would you **most** prefer to see in the plan area?



a. Townhomes



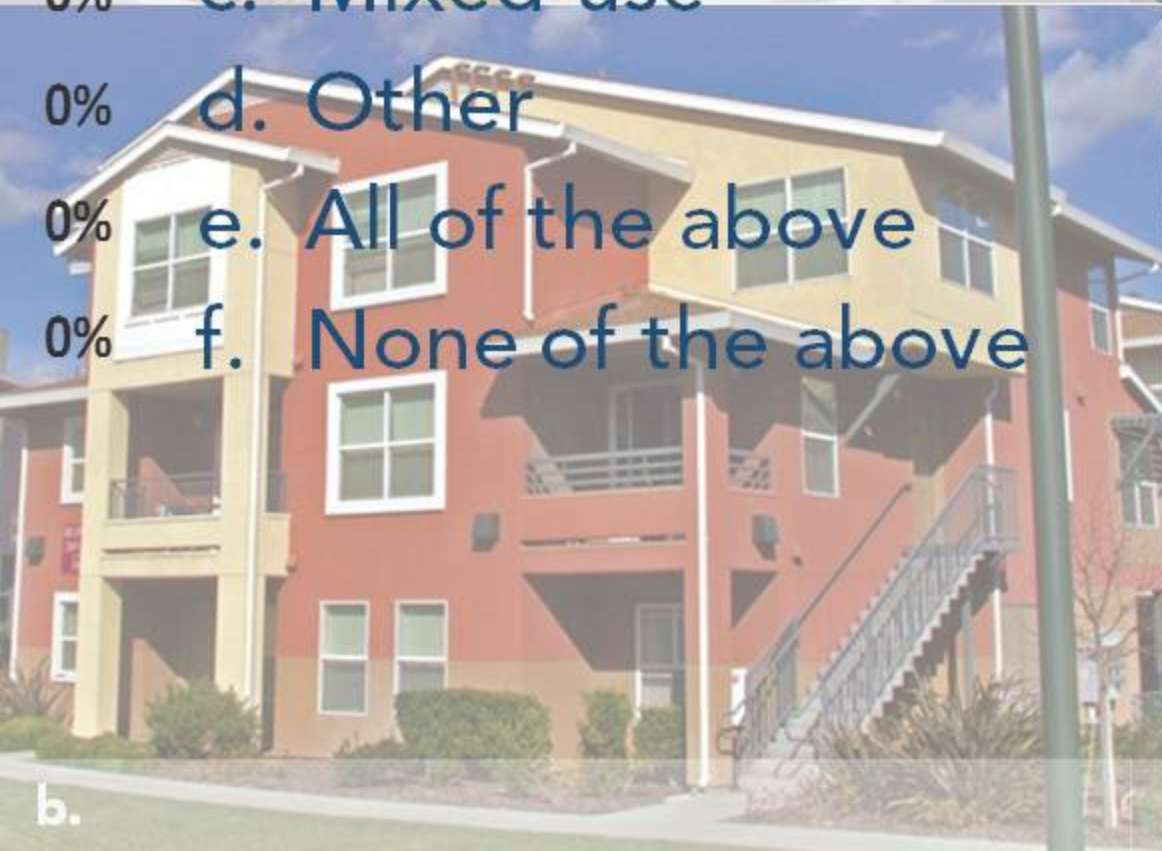
b. Multi-family



c. Mixed-use

Q9. What type of housing would you **prefer** to see in the plan area?

- 0% a. Townhomes
- 0% b. Multi-family
- 0% c. Mixed-use
- 0% d. Other
- 0% e. All of the above
- 0% f. None of the above



b.

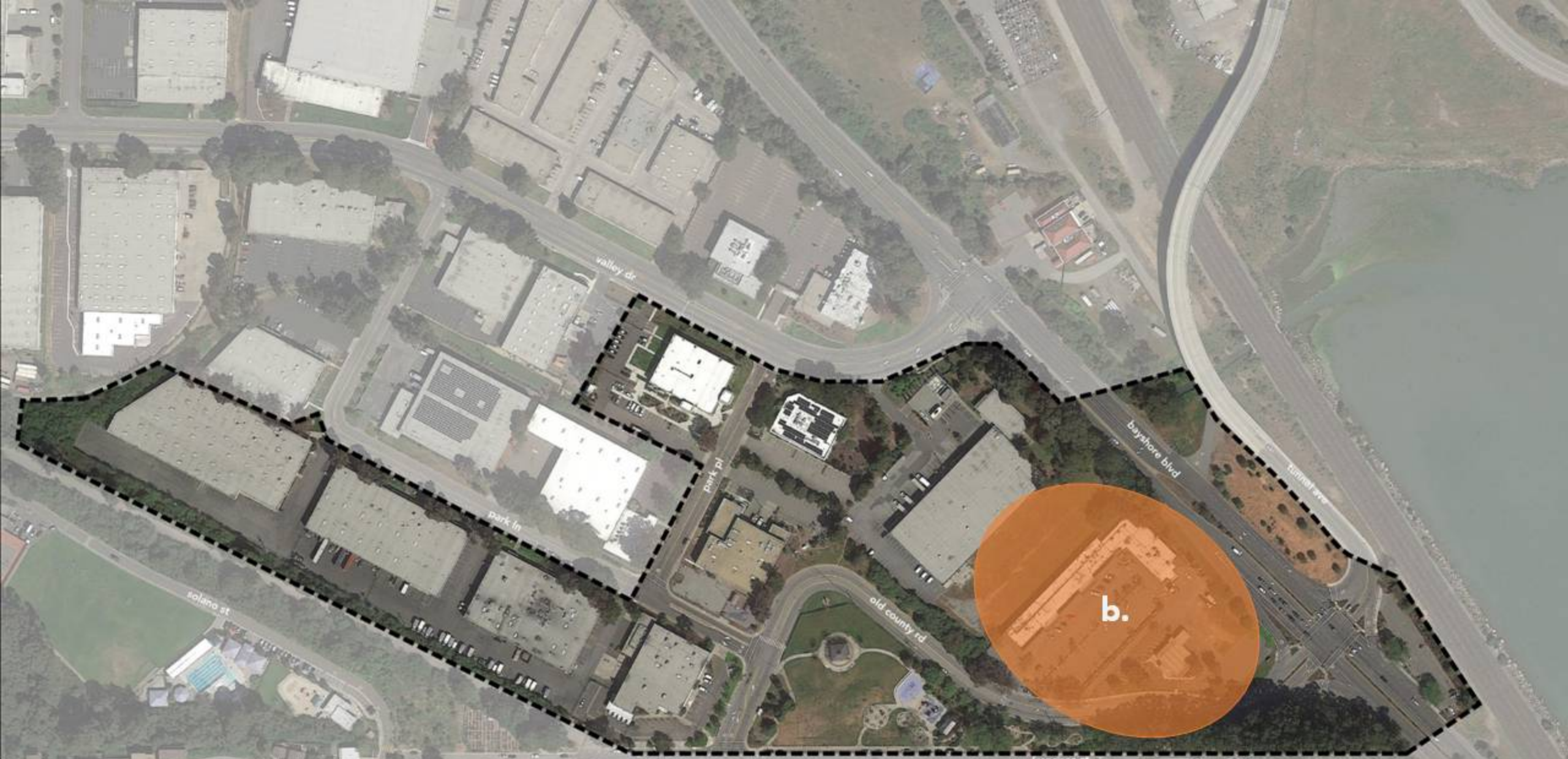
c.

Q10. Where would you **most** prefer to see new housing in the Parkside Area?



a.

a. Park Place



b. Brisbane Village Area



c. Park Lane



d.

d. Valley Drive

Q10. Where would you **most** prefer to see new housing in the Parkside Area?

14% a. Park Place

14% b. Brisbane Village

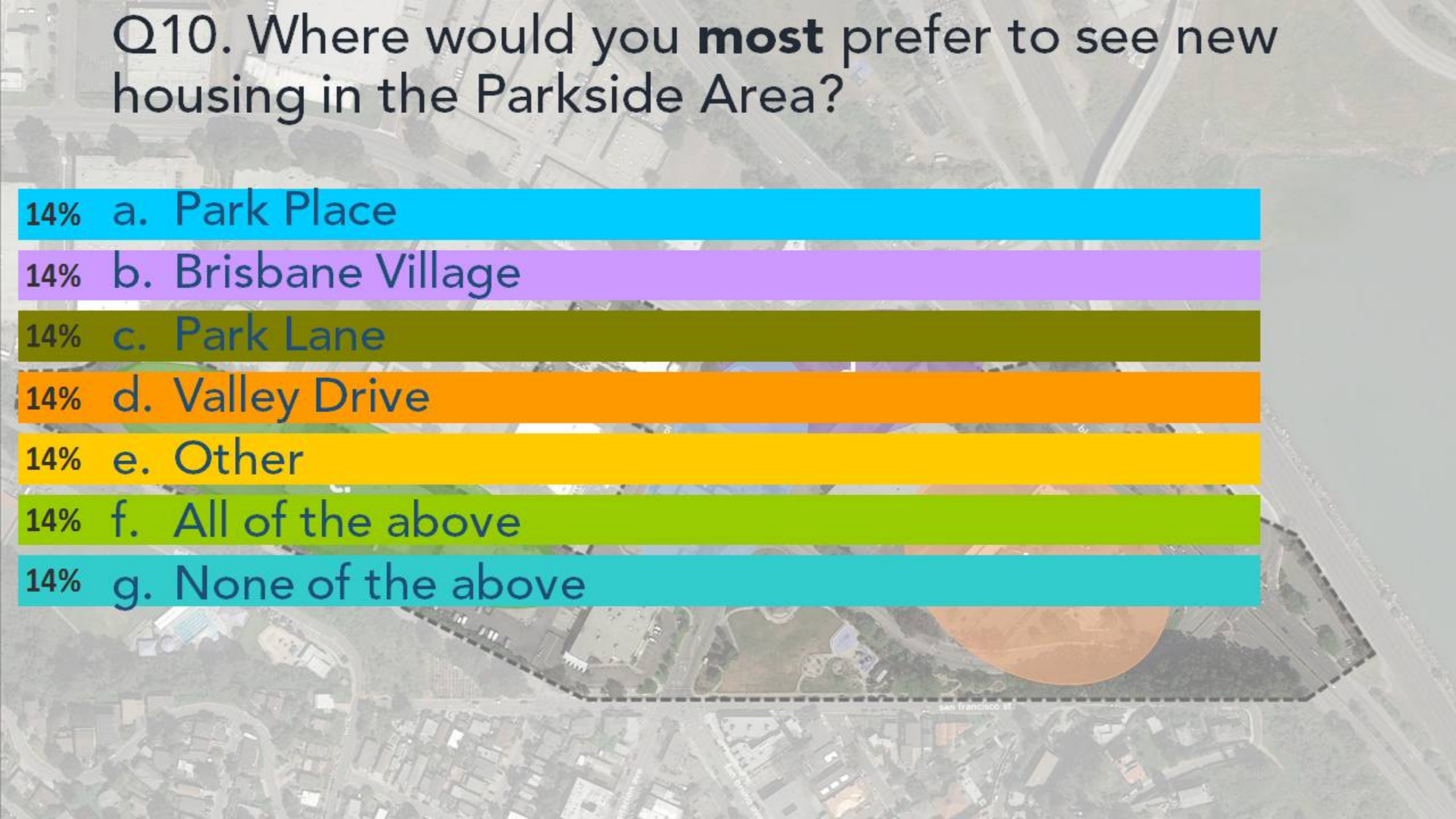
14% c. Park Lane

14% d. Valley Drive

14% e. Other

14% f. All of the above

14% g. None of the above



Q11. Would you be willing to consider higher density housing (up to four stories) in the appropriate location if it helped create housing at more affordable price points?

- 0% a. Yes
- 0% b. No
- 0% c. Maybe

Q12. Would you be willing to consider higher density housing (up to four stories) in the appropriate location if it helped reduce surface parking and improved urban design?

- 0% a. Yes
- 0% b. No
- 0% c. Maybe



Q13. Would you be willing to consider higher density housing (up to four stories) in the appropriate location if it helped mixed-use development to be feasible?

- 0% a. Yes
- 0% b. No
- 0% c. Maybe

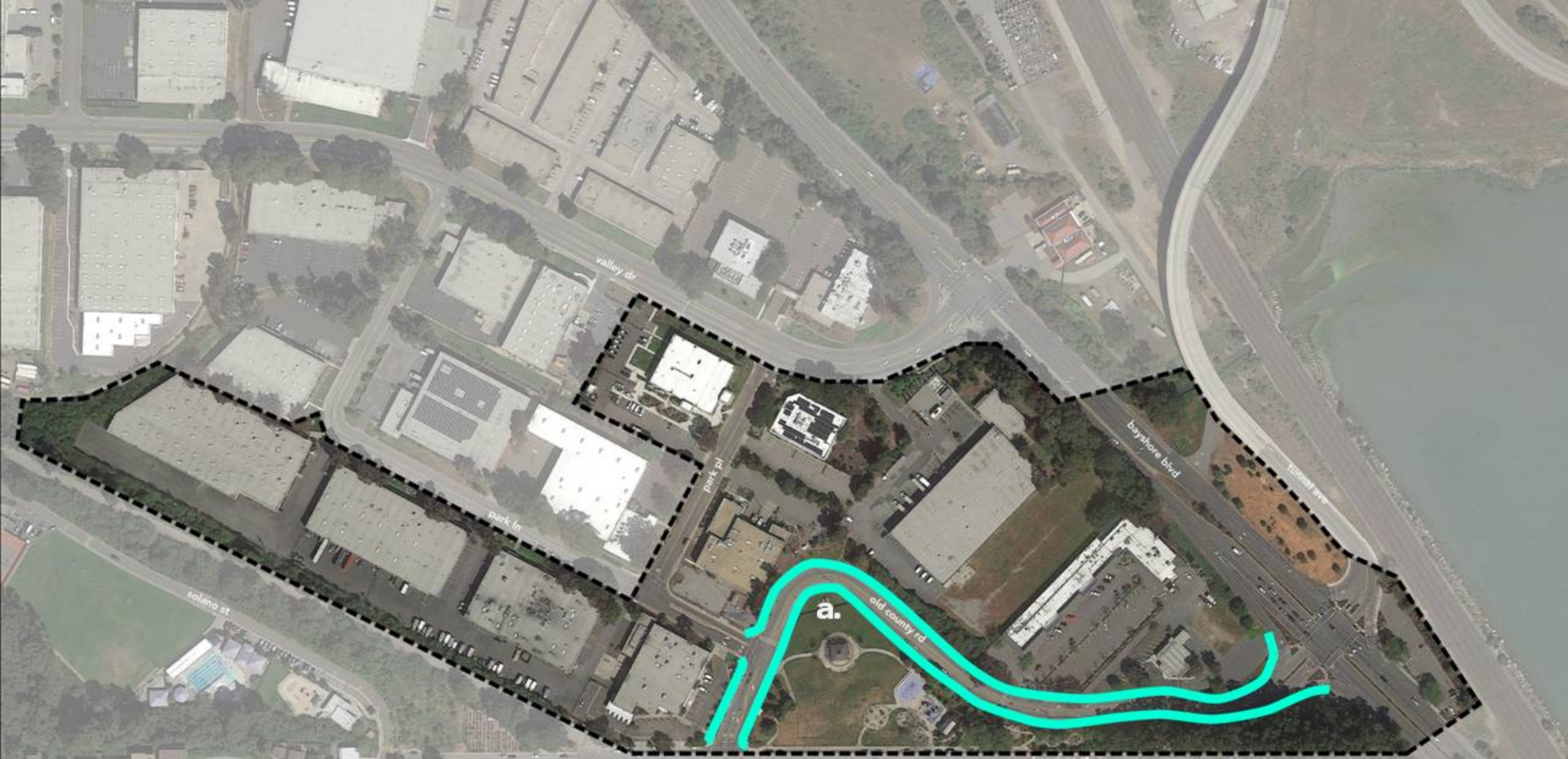
An aerial photograph of a residential neighborhood, likely in a hilly area, with various houses and trees. The image is overlaid with a semi-transparent blue layer and several large, light-blue geometric shapes, including triangles and polygons, which are part of a design or branding element. The text is centered in a white rectangular area.

**BUILDING BLOCK:
STREETS AND CIRCULATION**

Q14. How often to you walk or bike through the plan area?

- 0% a. Every day
- 0% b. Once or twice a week
- 0% c. Monthly
- 0% d. Rarely
- 0% e. Never

Q15. What is the **most** important improvement the City can make to improve the walking experience in the plan area?



a. Improve Old County Road

existing sidewalk
no sidewalk



b. Add sidewalks throughout the plan area



c. Improve access to the Village Center



d. Improve intersection at Old County Road and Bayshore Blvd

Q15. What is the **most** important improvement the City can make to improve the walking experience in the plan area?

14% a. Improve Old County Road

14% b. Add sidewalks throughout the plan area

14% c. Improve access to the Village Center

14% d. Improve intersection at Old County Road and Bayshore

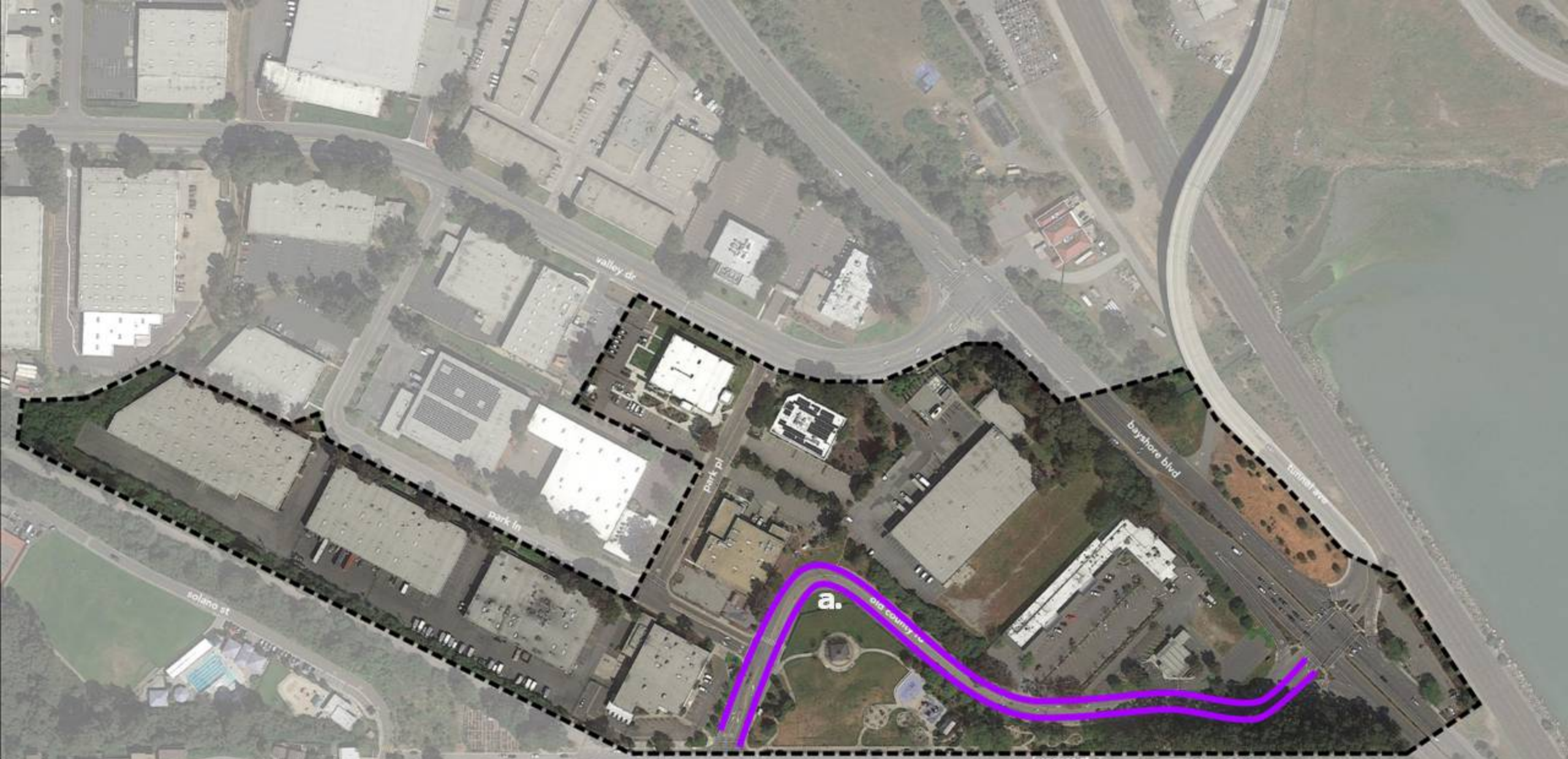
14% e. Other

14% f. All of the above

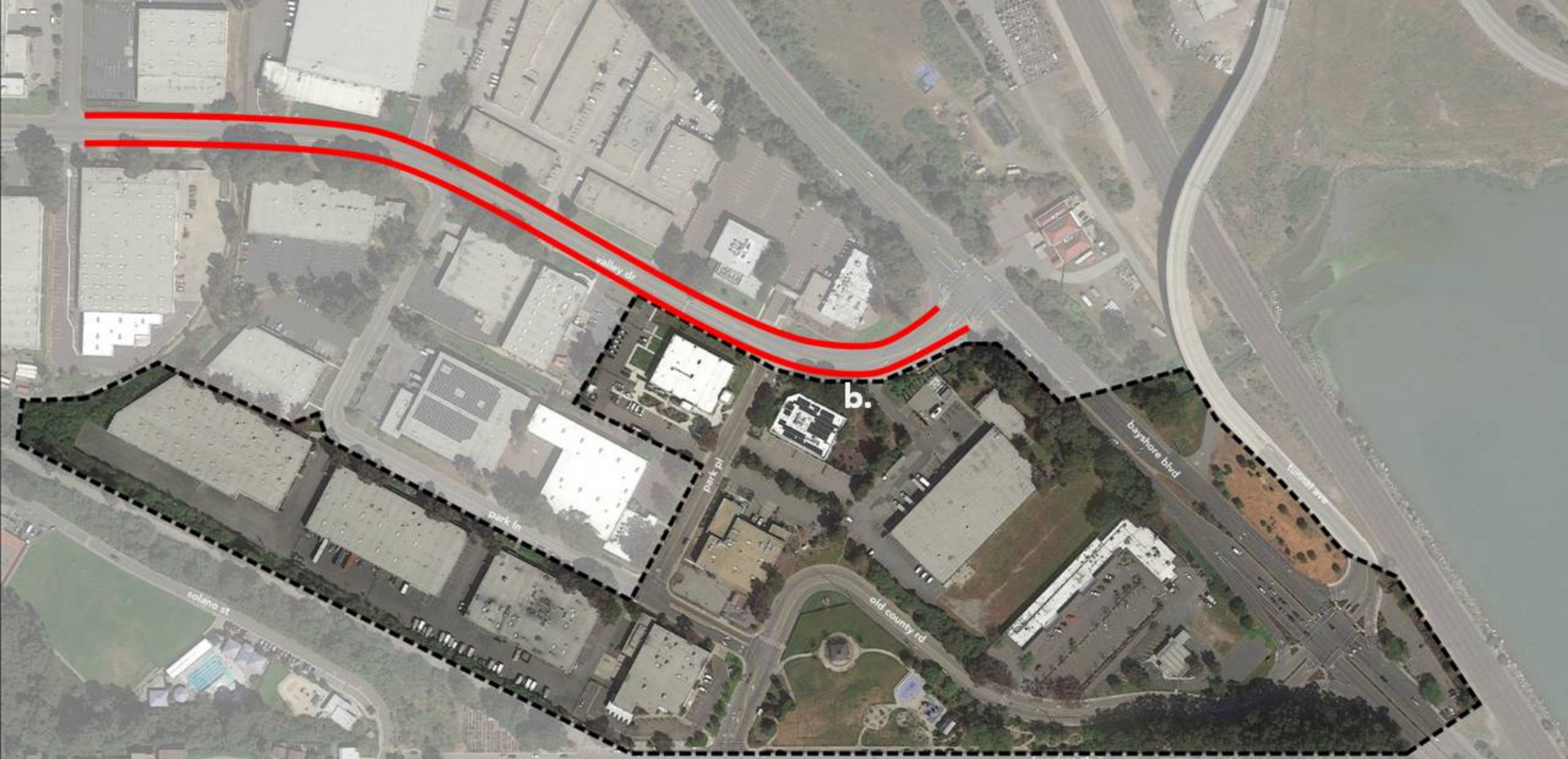
14% g. None of the above

San Francisco St

Q16. What is the **most** important improvement the City can make for bicyclists?



a. Bike lanes on Old County Road



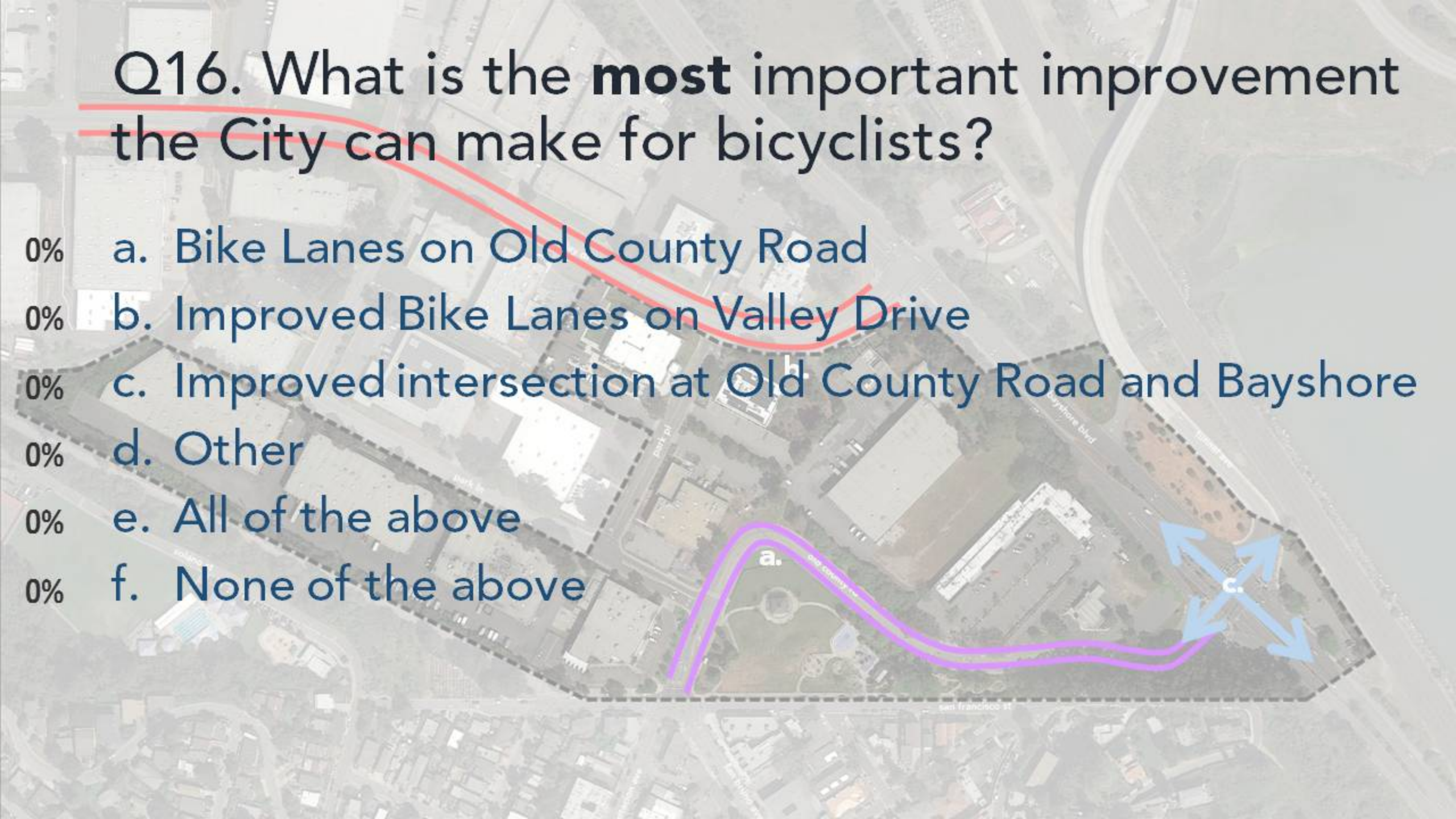
b. Improved bike lanes on Valley Drive



c. Improved intersection at Old County Road and Bayshore

Q16. What is the **most** important improvement the City can make for bicyclists?

- 0% a. Bike Lanes on Old County Road
- 0% b. Improved Bike Lanes on Valley Drive
- 0% c. Improved intersection at Old County Road and Bayshore
- 0% d. Other
- 0% e. All of the above
- 0% f. None of the above

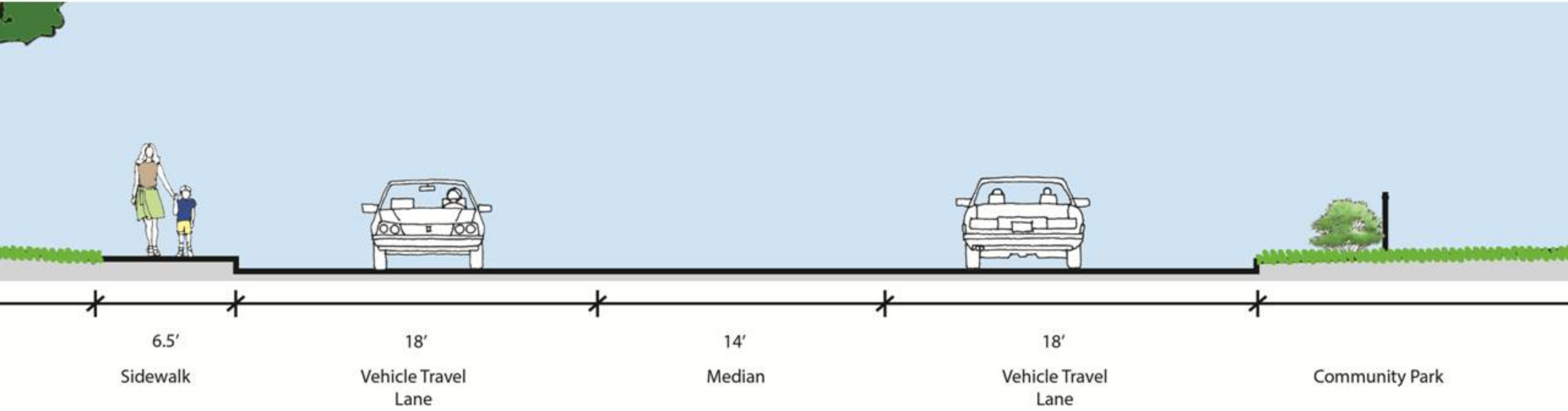


Q17. Do you like the idea of a roundabout at Visitacion and San Francisco?

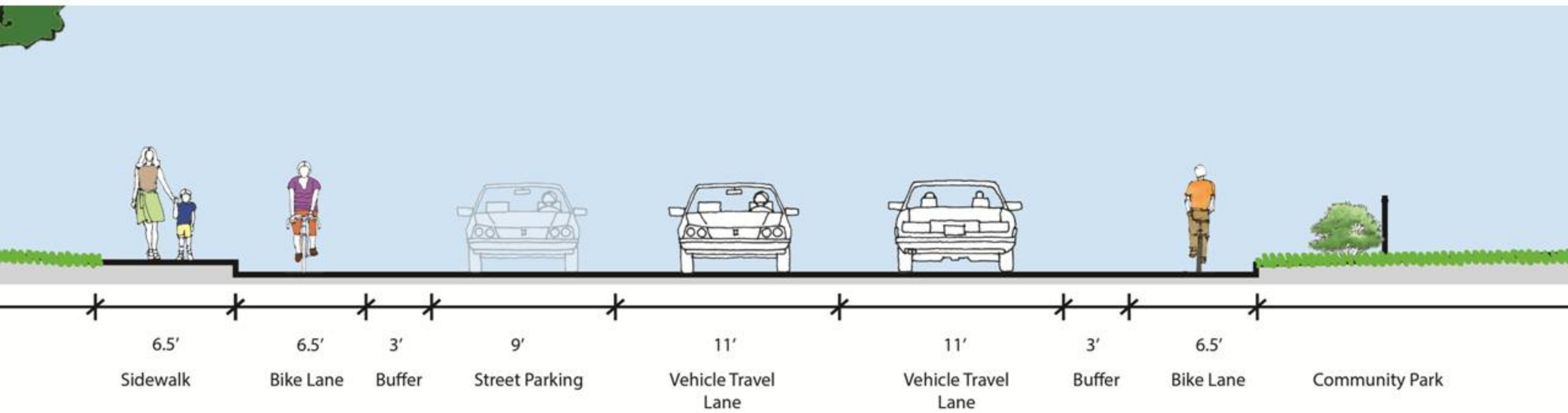
- 0% a. Yes
- 0% b. No
- 0% c. Maybe



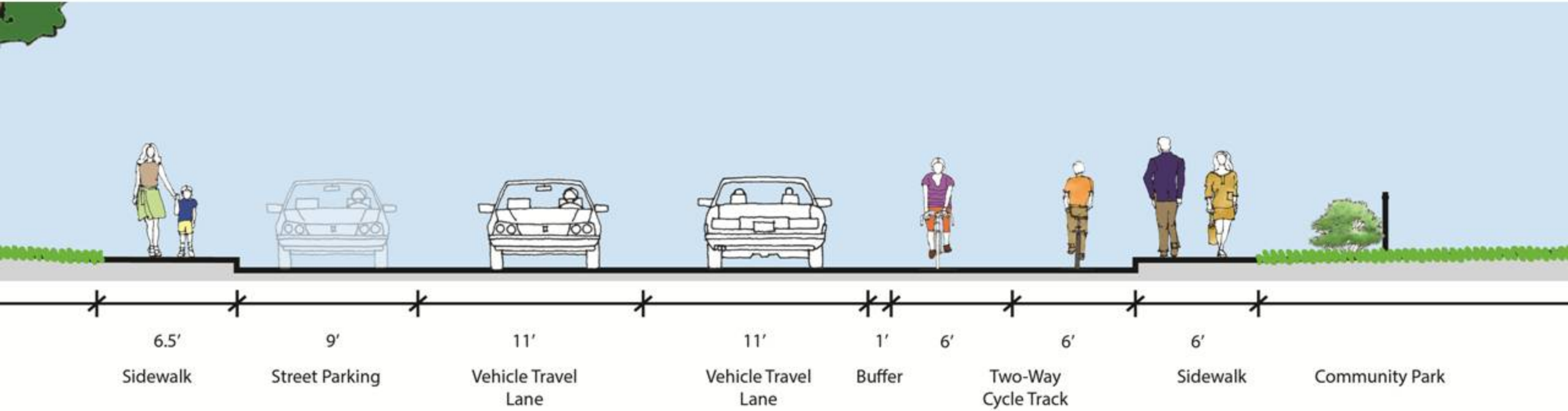
Q18. Which design do you **most** prefer for Old County Road?



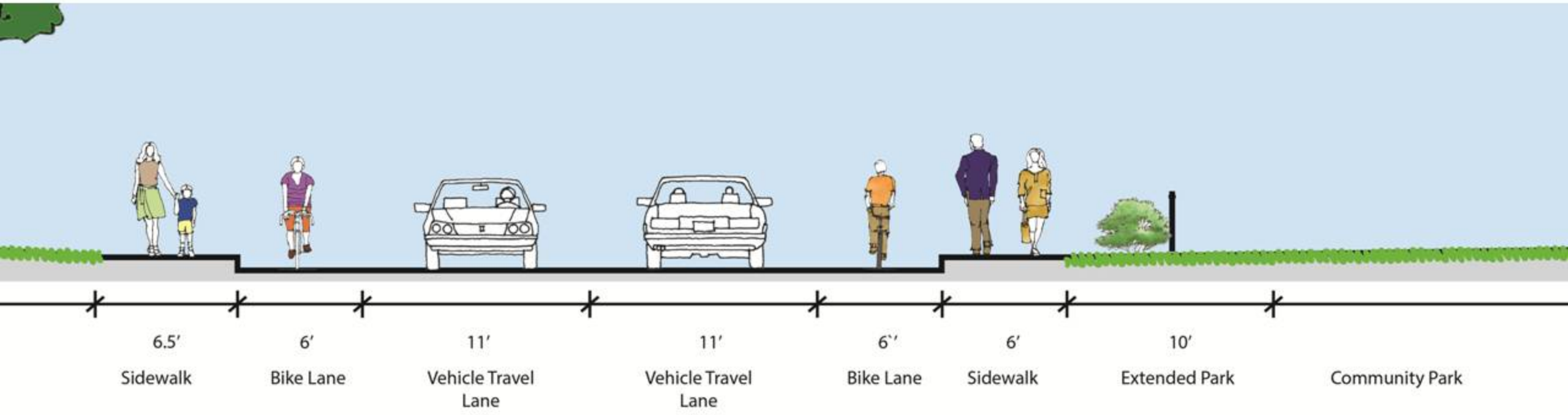
Existing conditions



a. One-way bike lane on both sides of the road, parking on one side, no median



b. Two-way "cycle track" on one side of the road, parking on the other side, no median



c. Expand park, add bike lanes in both directions, no median, add sidewalk on park side

Q18. Which design do you **most** prefer for Old County Road?

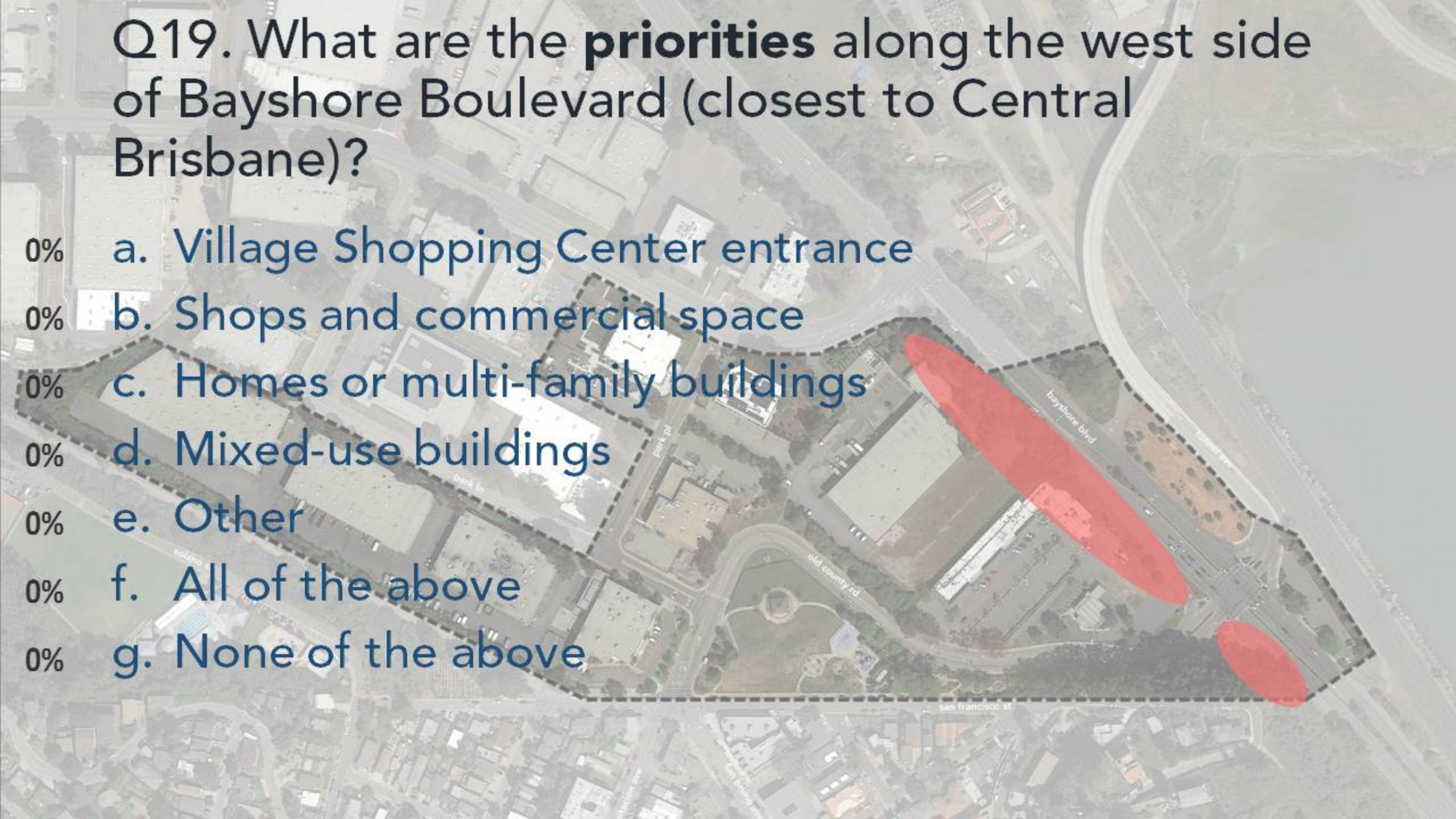
- 25% a. One-way bike lane on both sides of the road, parking on one side, no median
- 25% b. Two-way "cycle track" on one side of the road, parking on the other side, no median
- 25% c. Expand park, add bike lanes in both directions, no median, add sidewalk on park side
- 25% d. None of the above



Bayshore Blvd

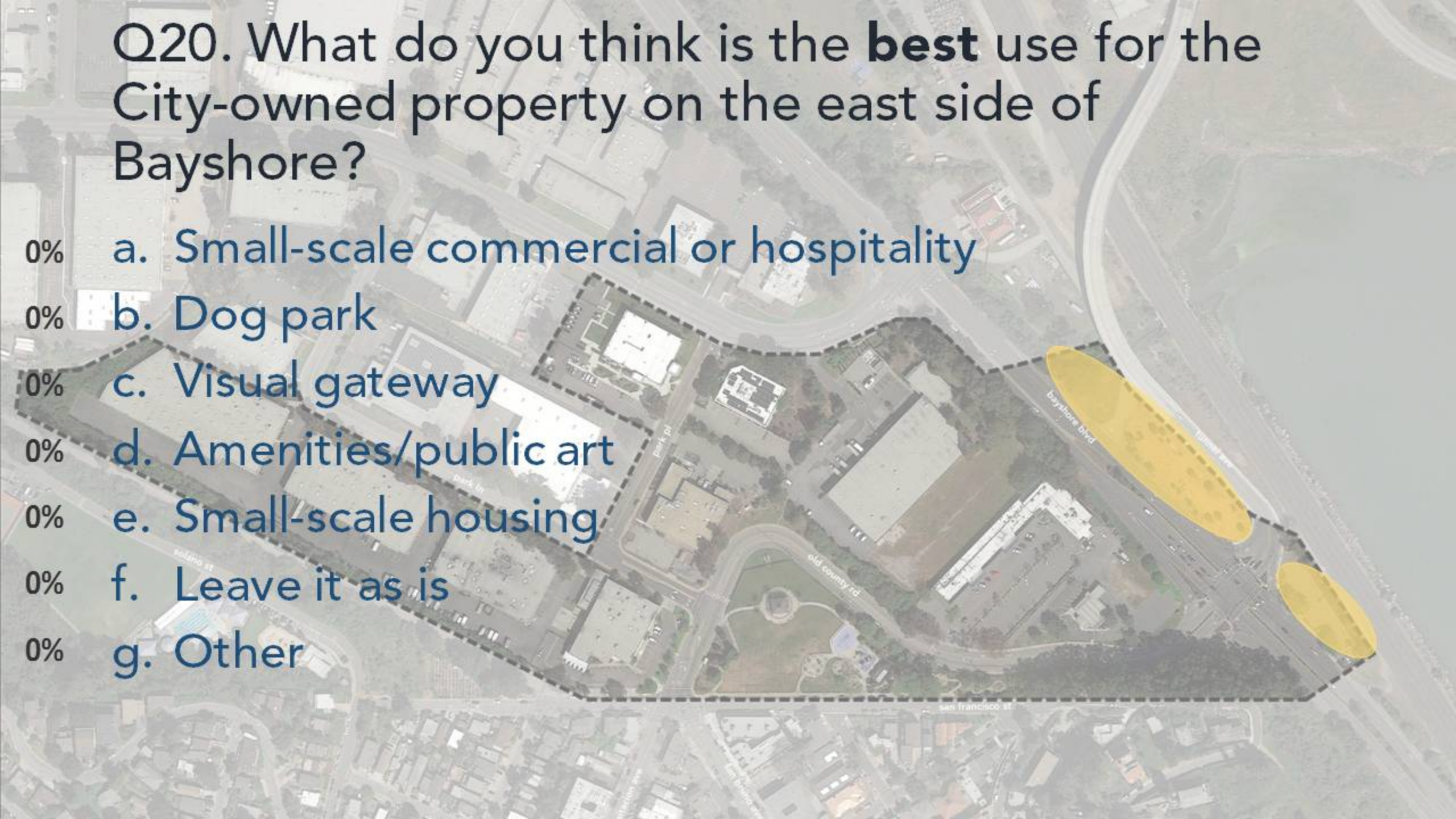
Q19. What are the **priorities** along the west side of Bayshore Boulevard (closest to Central Brisbane)?

- 0% a. Village Shopping Center entrance
- 0% b. Shops and commercial space
- 0% c. Homes or multi-family buildings
- 0% d. Mixed-use buildings
- 0% e. Other
- 0% f. All of the above
- 0% g. None of the above



Q20. What do you think is the **best** use for the City-owned property on the east side of Bayshore?

- 0% a. Small-scale commercial or hospitality
- 0% b. Dog park
- 0% c. Visual gateway
- 0% d. Amenities/public art
- 0% e. Small-scale housing
- 0% f. Leave it as is
- 0% g. Other



Q21. Which improvements would you **prioritize** along Bayshore Boulevard?



a. Improve pedestrian / bicycle facilities



b. Encourage slower speeds between Valley Road and Old County Road



c. Remove pedestrian islands at the Old County/Bayshore intersection to tighten intersection design and reduce speeds



d. Beautify Bayshore with landscaping and gateway elements



e. Improve transit stops

Q21. Which improvements would you **prioritize** along Bayshore Boulevard?

- 13% a. Improve pedestrian/bicycle facilities
- 13% b. Encourage slower speeds between Valley Road and Old County Road
- 13% c. Remove pedestrian islands at the Old County/Bayshore intersection to tighten intersection design and reduce speeds
- 13% d. Beautify western edge of Bayshore with landscaping and gateway elements
- 13% e. Improve transit stops
- 13% f. Other
- 13% g. All of the above
- 13% h. None of the above

An aerial photograph of a residential neighborhood, showing houses, trees, and a street. The image is overlaid with a semi-transparent blue layer. Large, white, bold text is centered on the image. The text reads:

**BUILDING BLOCK:
RECREATION AND OPEN
SPACE**

Q22. How often do you use the trails in central Brisbane, including Quarry Road and the Crocker Park Recreational Trail?

- 0% a. Every day
- 0% b. Once or twice a week
- 0% c. Monthly
- 0% d. Rarely
- 0% e. Never

Q23. How often do you use Community Park?

- 0% a. Every day
- 0% b. Once or twice a week
- 0% c. Monthly
- 0% d. Rarely
- 0% e. Never

Q24. What type of event or temporary amenity would you **most** like to see, or see more of, in Community Park?



a. Concerts



b. Outdoor movies



c. Snack bar



d. Festivals

Q24. What type of event or temporary amenity would you **most** like to see, or see more of, in the Community Park?

- 0% a. Concerts
- 0% b. Outdoor movies
- 0% c. Snack bar
- 0% d. Festivals
- 0% e. Other
- 0% f. All of the above
- 0% g. None of the above



Q25. What type of equipment/structure would you **most** like to see added to Community Park?



a. Fitness equipment



b. Trampoline



c. Rock climbing play structure



d. Group game/activity areas (volleyball court, bocce, pickleball, etc.)



d. Shade and wind structures



Q25. What type of equipment/structure would you **most** like to see added to the Community Park?

13% a. Fitness equipment

13% b. Trampoline

13% c. Rock climbing play structure

13% d. Group game/activity areas (volleyball court, bocce, pickleball, etc.)

13% e. Shade and wind structures

13% f. Other

13% g. All of the above

13% h. None of the above

c.

e.

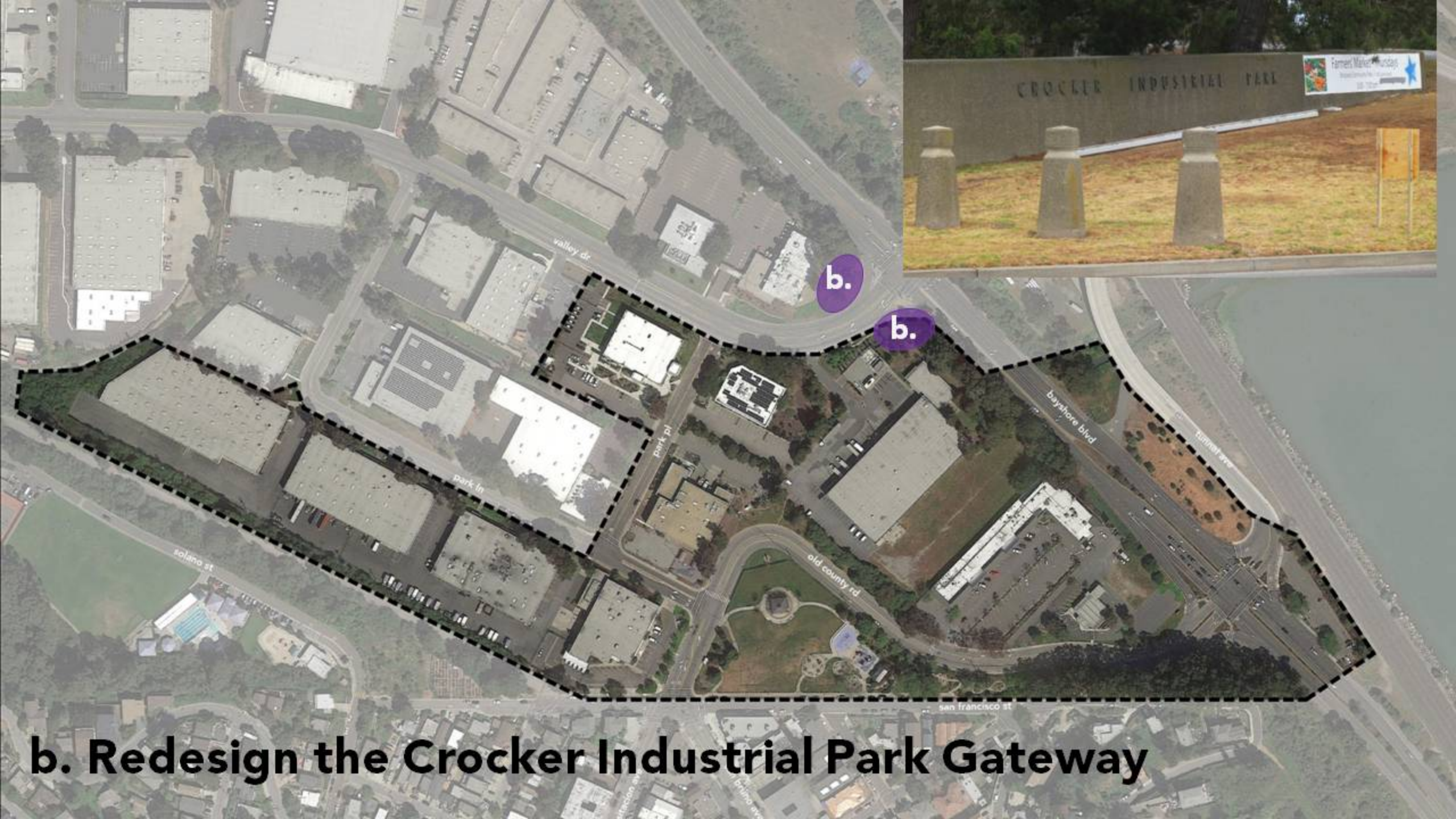
The background features a high-angle photograph of a residential neighborhood with various houses and trees. A semi-transparent blue geometric overlay, consisting of several overlapping triangles and polygons, is positioned over the top half of the image. A white horizontal bar is centered across the middle of the image, containing the text.

BUILDING BLOCK: IMAGE AND IDENTITY

Q26. Where would you **prioritize** improving the image and identity of Brisbane?



a. Establish a more prominent gateway on Old Country Road at Bayshore Boulevard using signage and landscaping



b. Redesign the Crocker Industrial Park Gateway



d. Place wayfinding signs on Tunnel Ave and Bayshore Boulevard celebrating arrival in Brisbane

Q26. Where would you **prioritize** improving the image and identity of Brisbane?

- 14% a. Establish a more prominent gateway on Old County Road at Bayshore Boulevard using signage and landscaping
- 14% b. Redesign the Crocker Industrial Park Gateway
- 14% c. Establish a unified signage system for all City signs
- 14% d. Place wayfinding signs on Tunnel Ave and Bayshore Boulevard celebrating arrival in Brisbane
- 14% e. Other
- 14% f. All of the above
- 14% g. None of the above

d.



PARKSIDE PLAN

BRISBANE, CALIFORNIA

SUMMARY AND NEXT STEPS



Parkside Plan Schedule

PHASE 1: Vision, Goals, and Analysis



Summer/Fall 2015

PHASE 2: Develop Draft Plan Framework



Winter 2015/2016

PHASE 3: Draft and Final Precise Plan



Winter/Spring 2016

Parkside Plan Schedule

- The information in this report will be used to inform the preparation of the Parkside Plan.
- Public Workshop #2: Building Blocks February 1, 2016
- Concept Alternatives Report February
- Admin Draft Plan March
- Public Workshop #3 April
- Final Precise Plan May/June



Stay informed at:

<http://brisbaneca.org/parkside-brisbane-village-precise-plan>



PARKSIDE PLAN

BRISBANE, CALIFORNIA

THANK YOU!

