



# 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

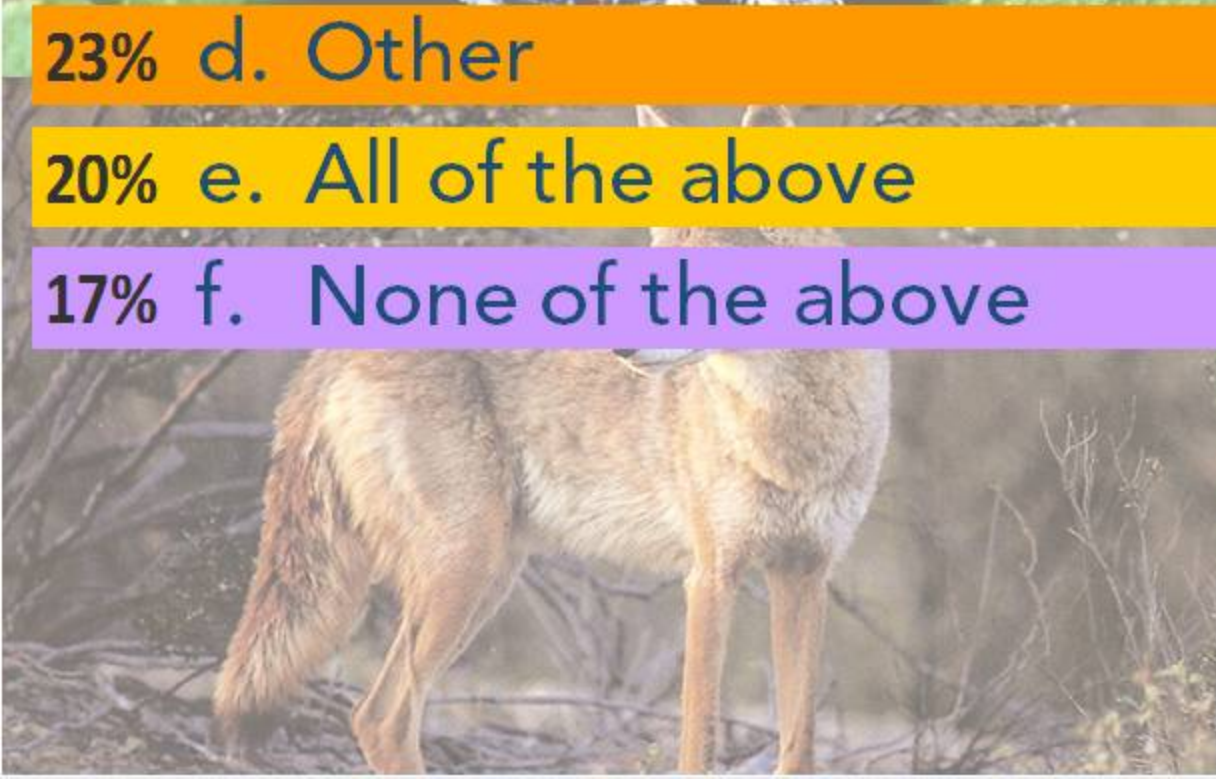
13% b. Coyote

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 layer and large, white, geometric shapes that resemble stylized letters or blocks. The text 'Building Block: Healthy Communities' is centered in a white box over the image.

# **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?





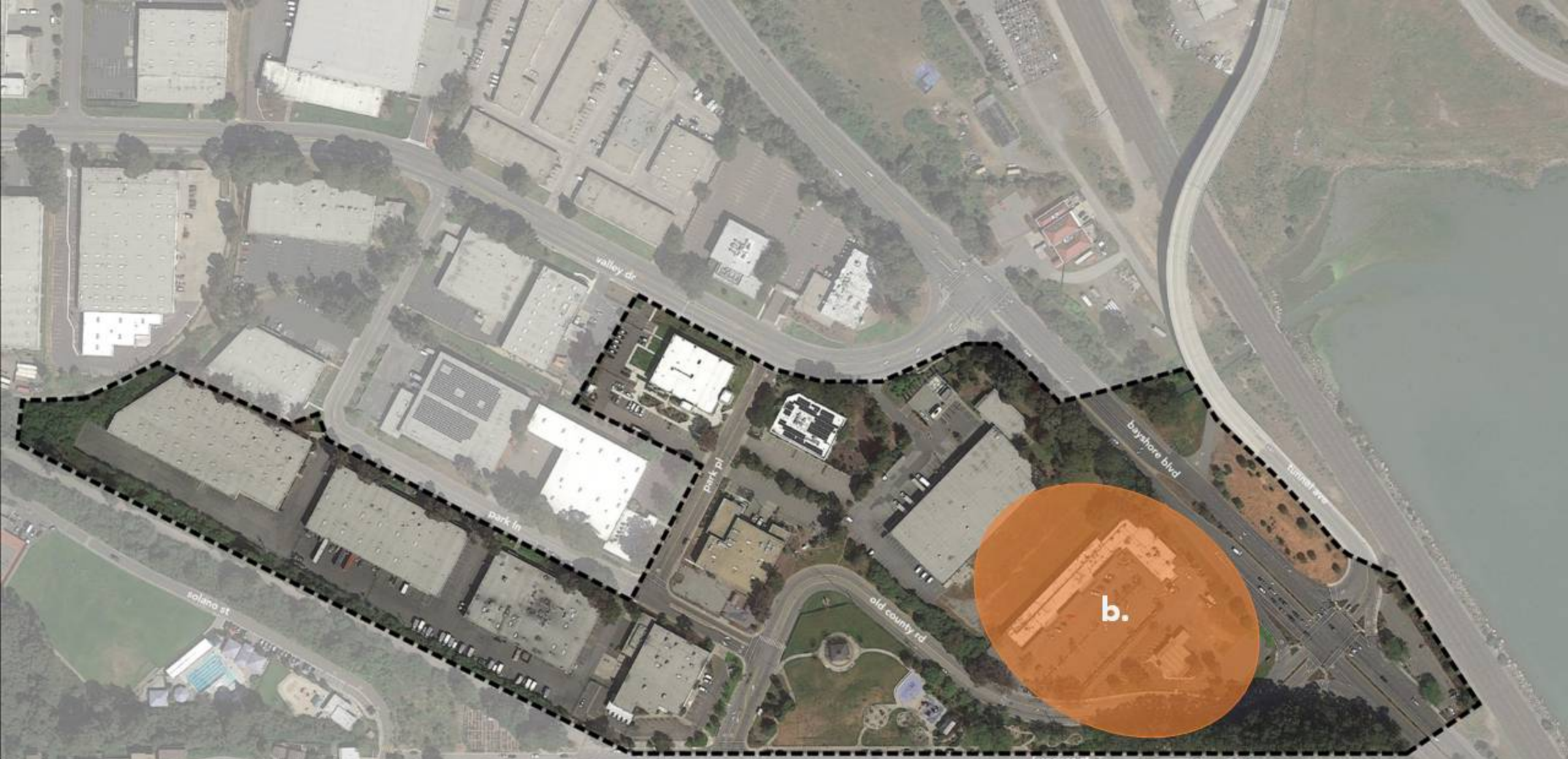
**BUILDING BLOCK:  
RETAIL AND COMMERCIAL**

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



**a. Bayshore Blvd**





**b. Brisbane Village Area**

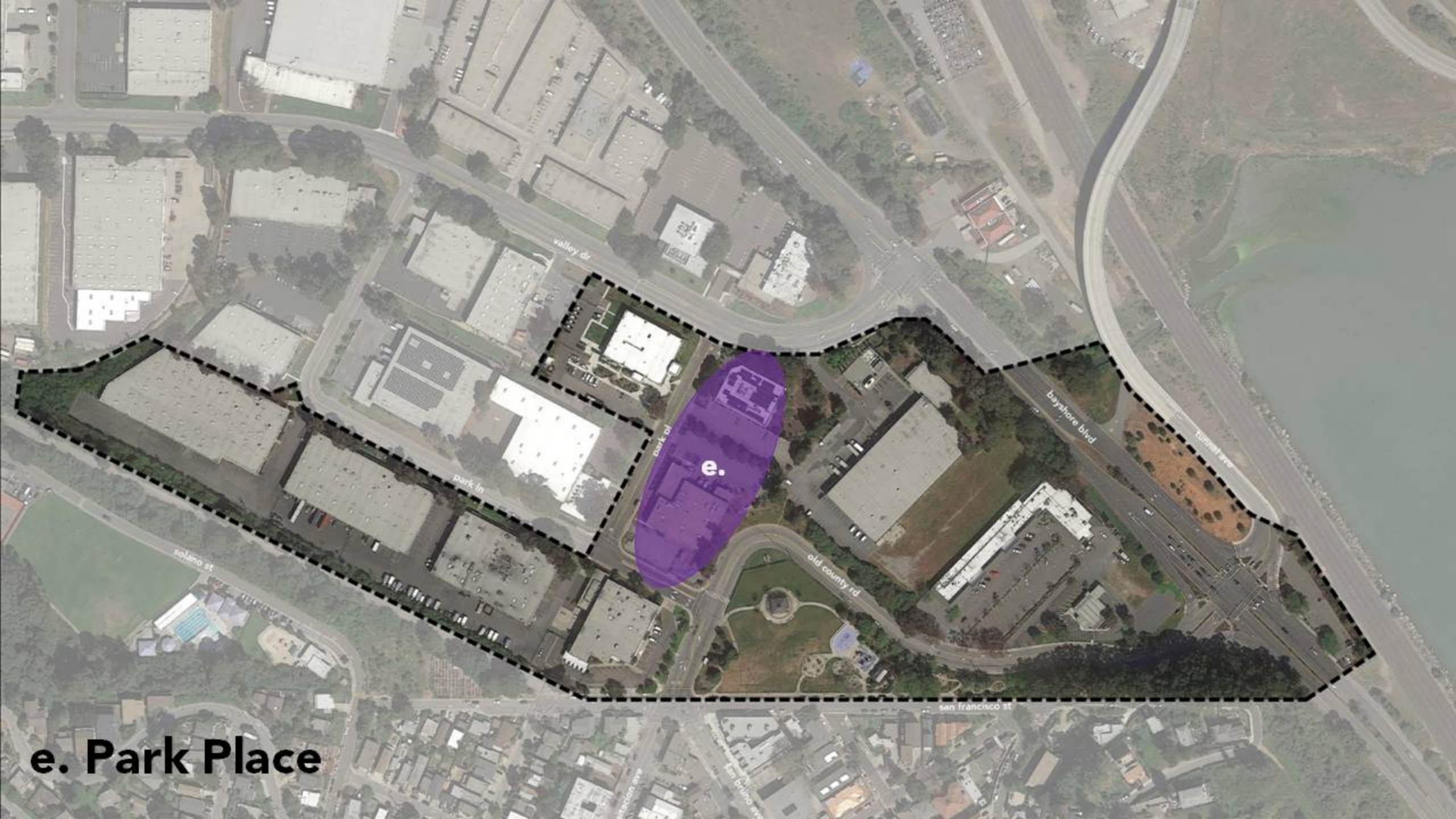


**c. Old County Road**



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 layer and several large, light-blue geometric shapes, including triangles and polygons, which create a modern, architectural feel. The text 'BUILDING BLOCK: HOUSING' is centered in a white box on the blue overlay.

# **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

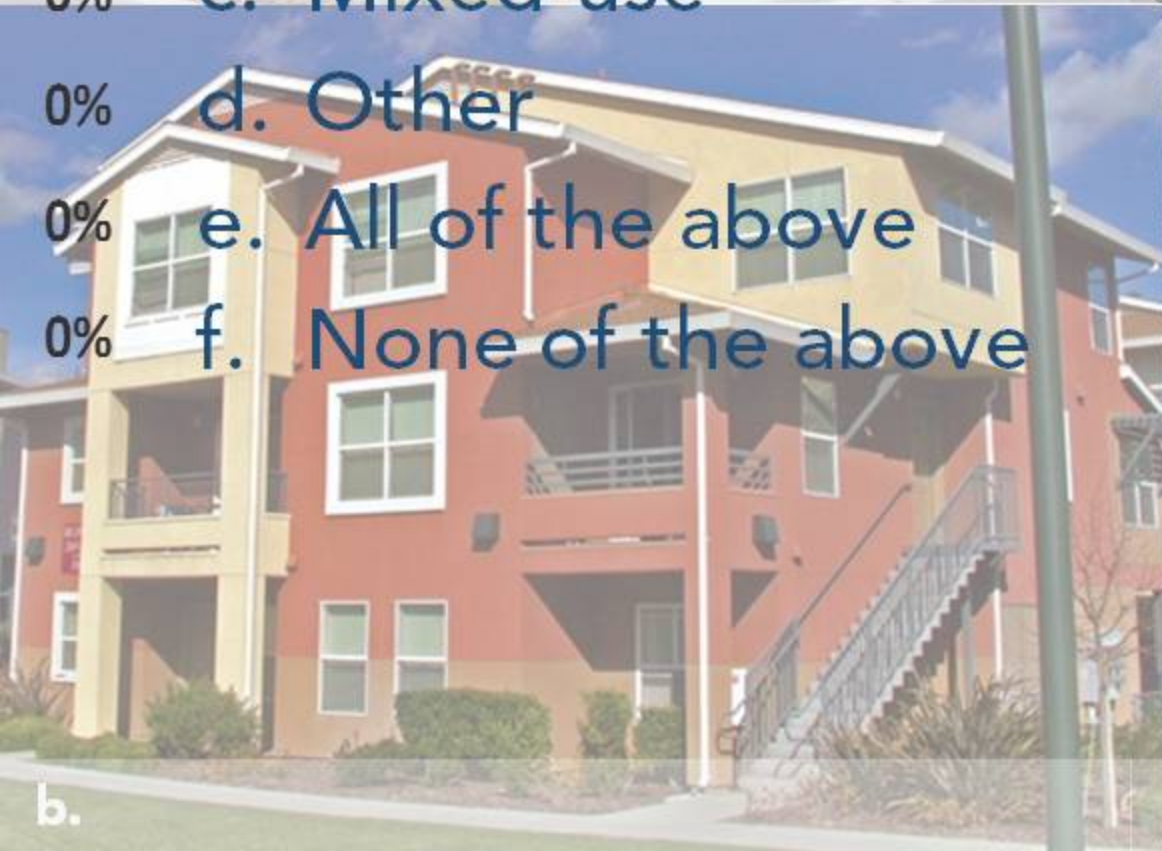




c. Mixed-use

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

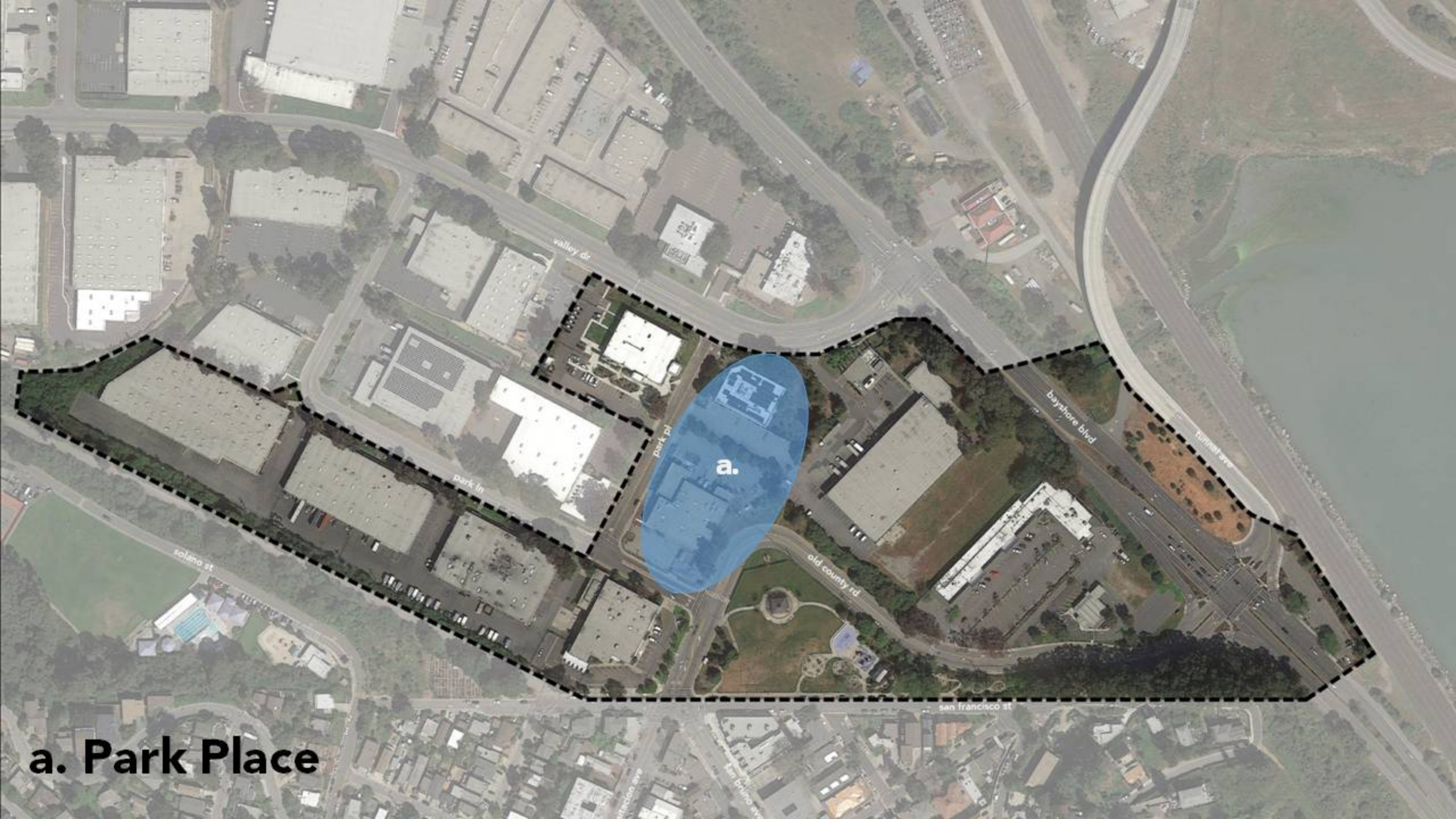
- 0% a. Townhomes
- 0% b. Multi-family
- 0% c. Mixed-use
- 0% d. Other
- 0% e. All of the above
- 0% f. None of the above



b.

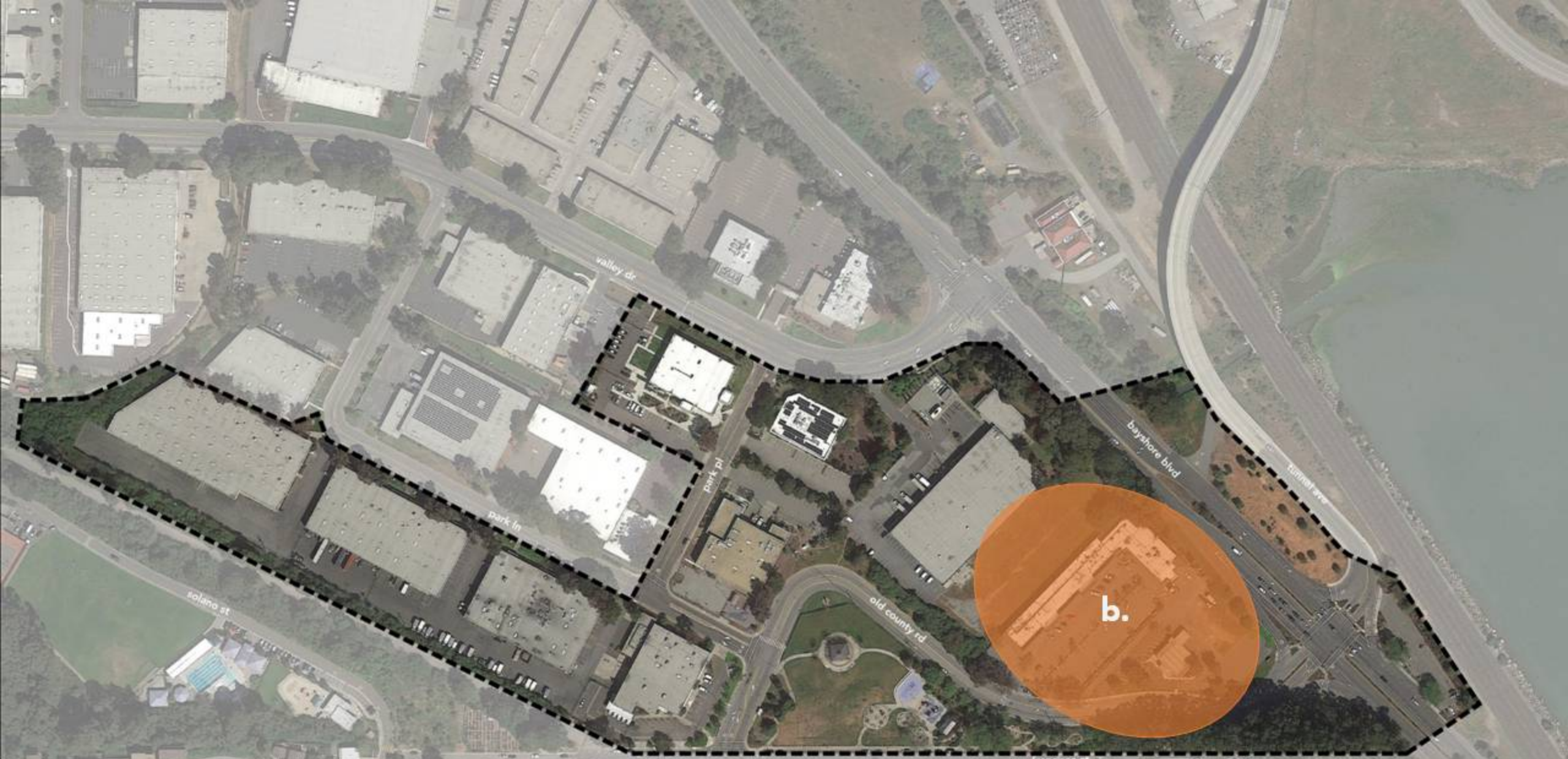
c.

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

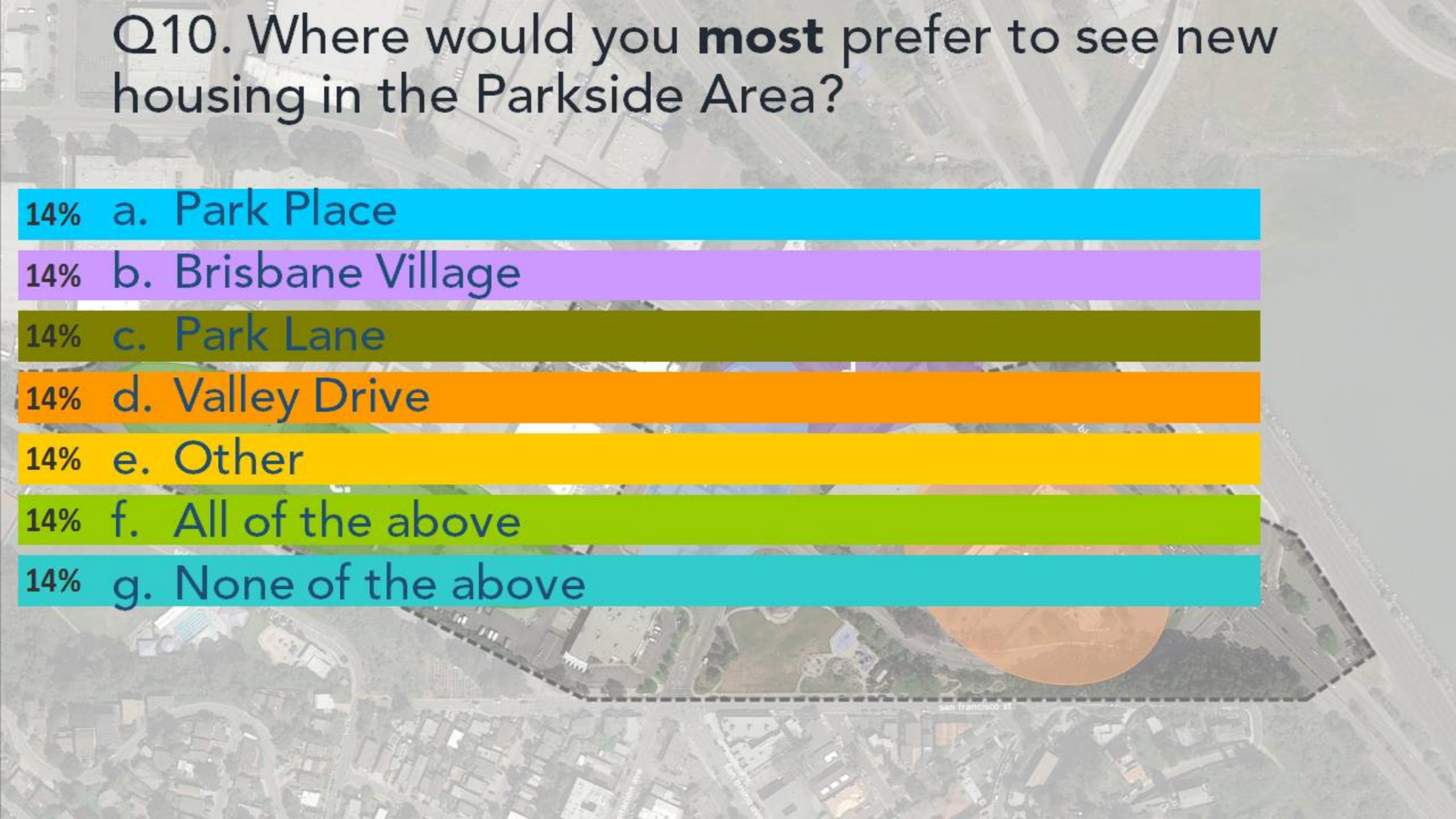
14% c. Park Lane

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

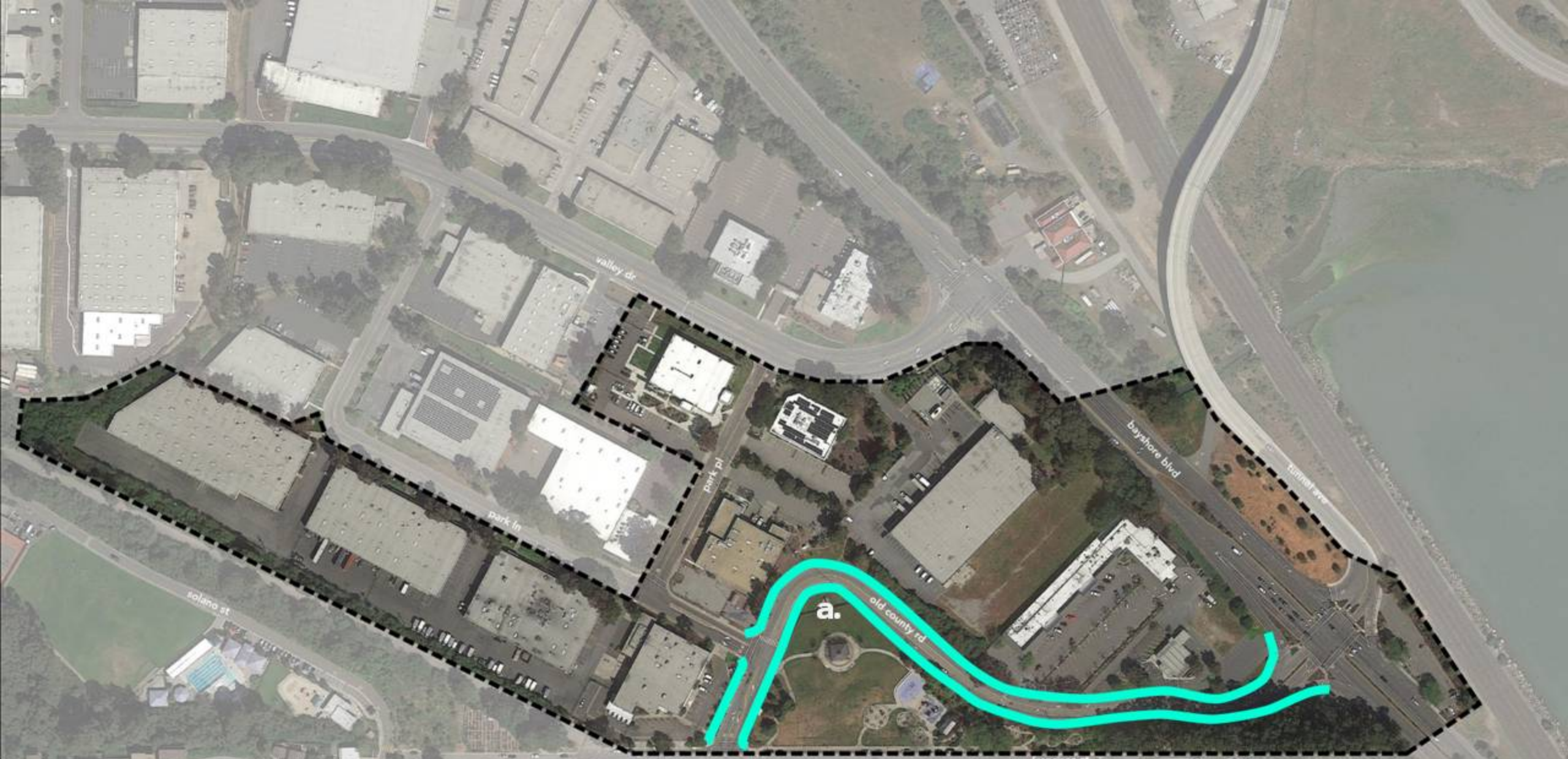
An aerial photograph of a residential neighborhood, likely in a coastal area, showing a mix of houses and buildings. The image is overlaid with a semi-transparent blue geometric pattern consisting of large, overlapping triangles. A white rectangular box is centered horizontally and vertically, containing the title text in a bold, dark blue font. The background shows a hillside with numerous houses, some with red roofs, and a glimpse of the ocean in the distance under a clear sky.

# **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

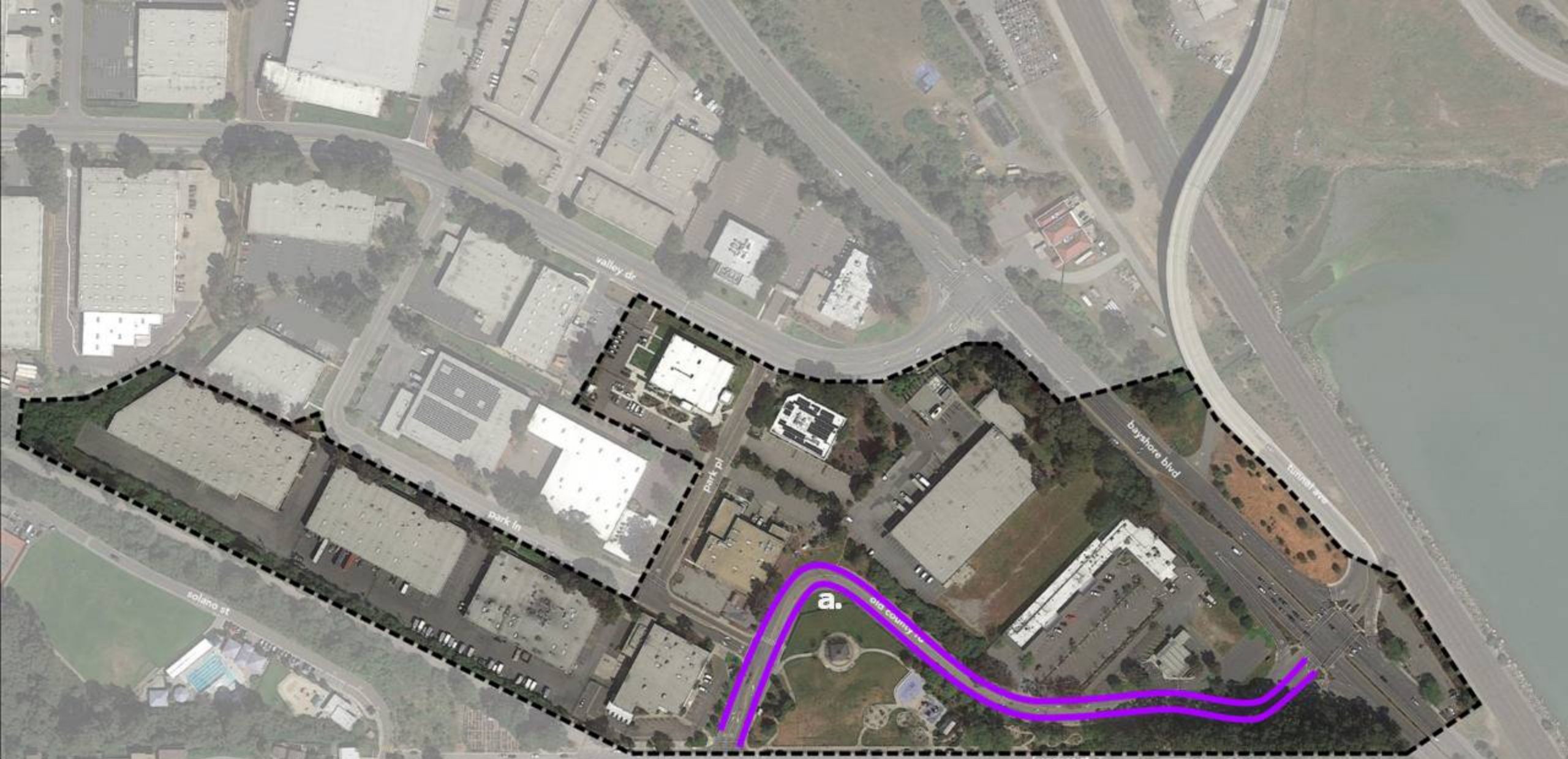
14% d. Improve intersection at Old County Road and Bayshore

14% e. Other

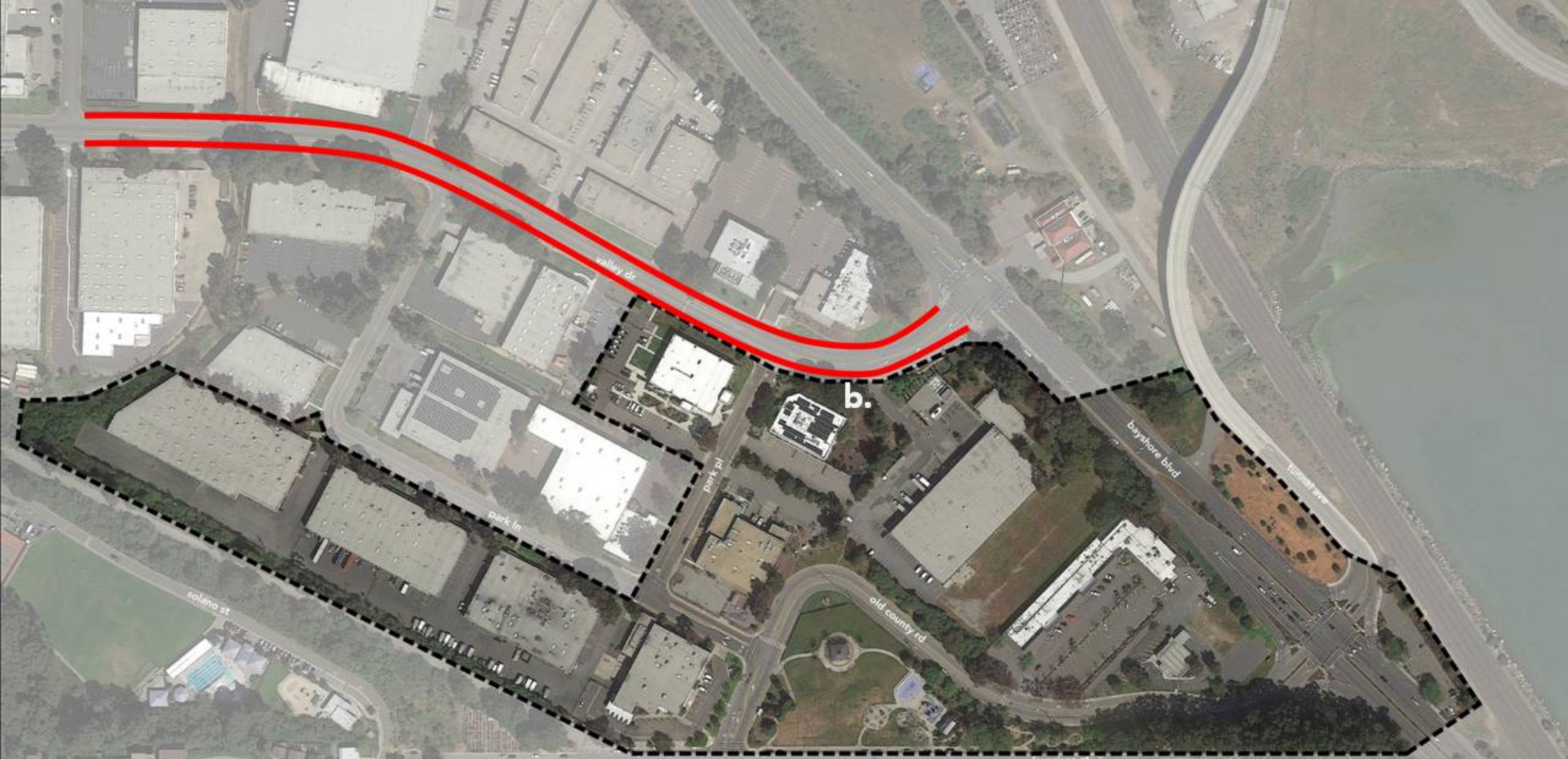
14% f. All of the above

14% g. None of the above

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



**a. Bike lanes on Old County Road**



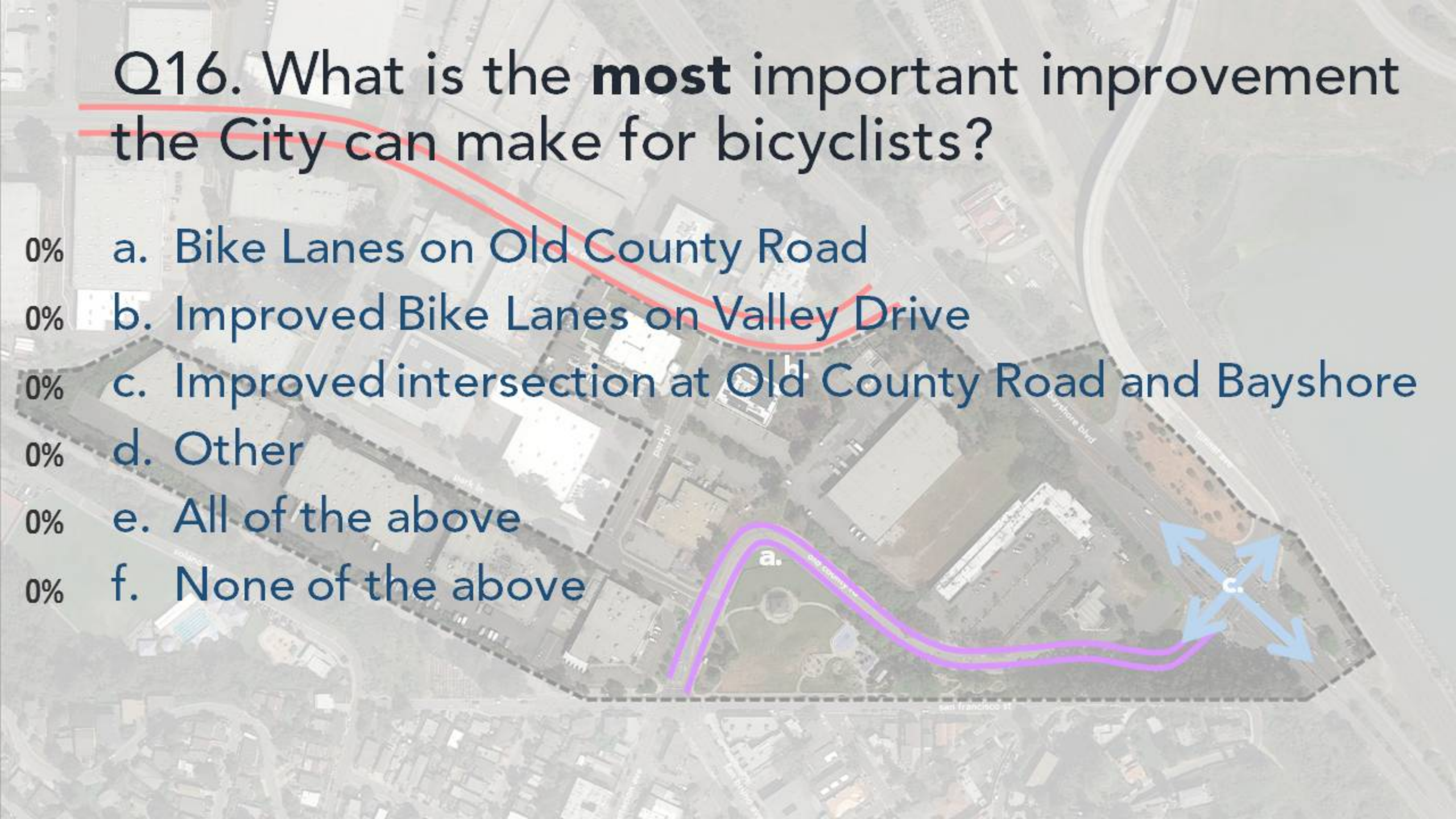
**b. Improved bike lanes on Valley Drive**



**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



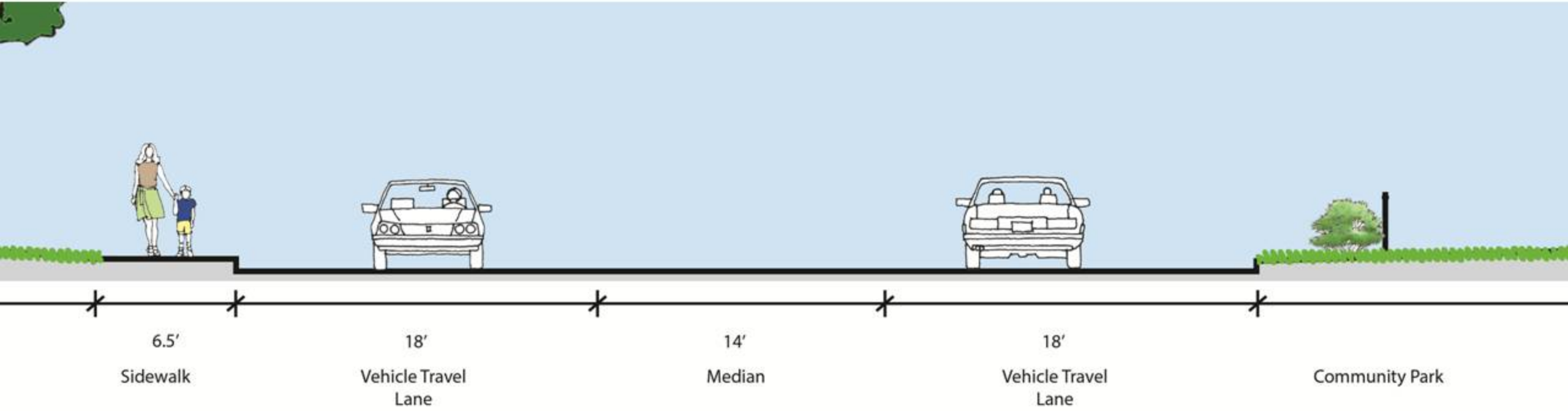


# Q17. Do you like the idea of a roundabout at Visitacion and San Francisco?

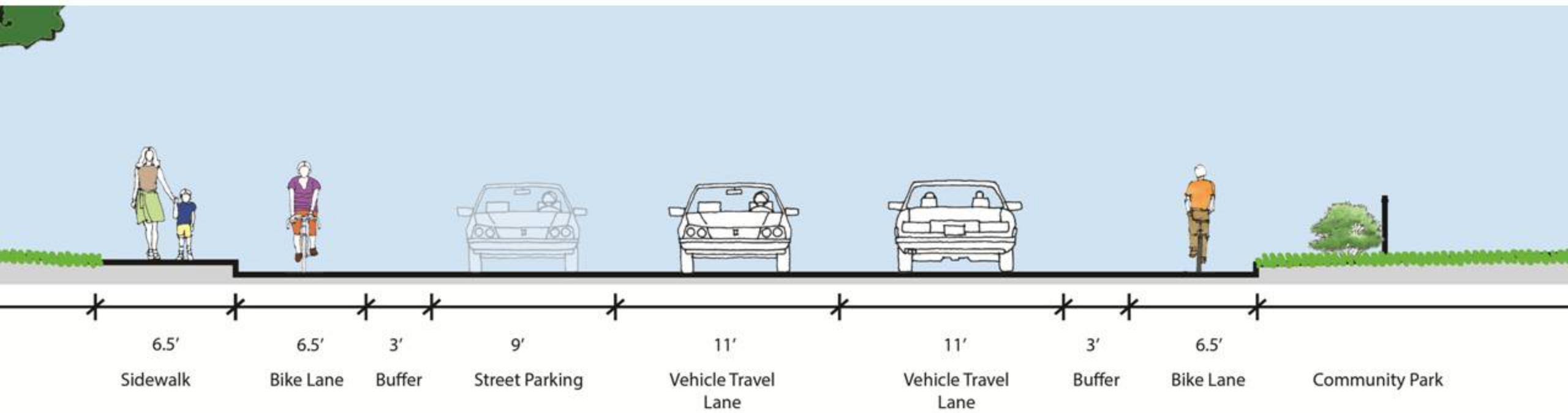
- 0% a. Yes
- 0% b. No
- 0% c. Maybe



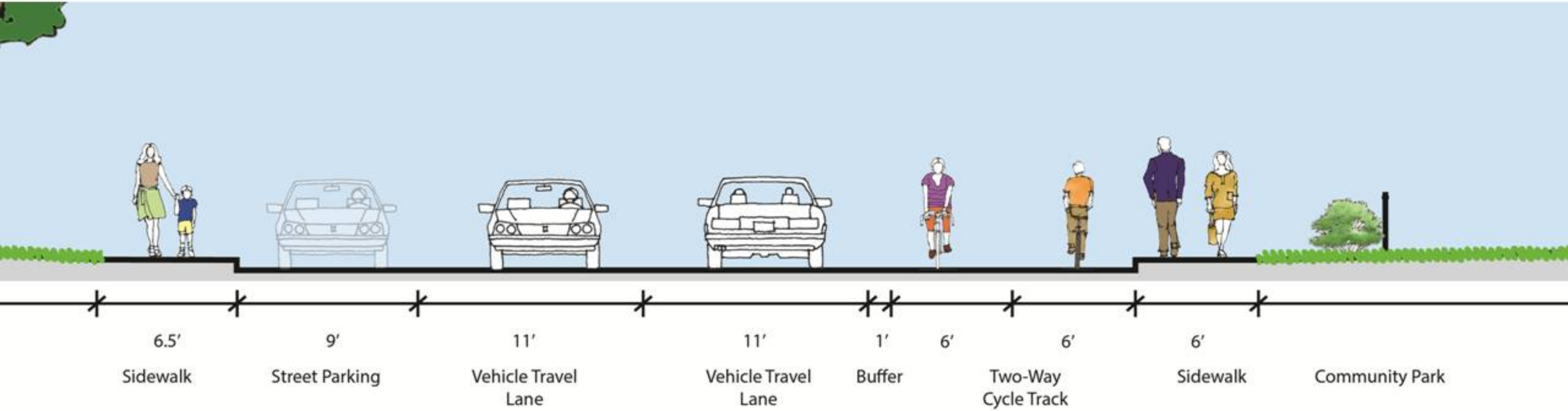
Q18. Which design do you **most** prefer for Old County Road?



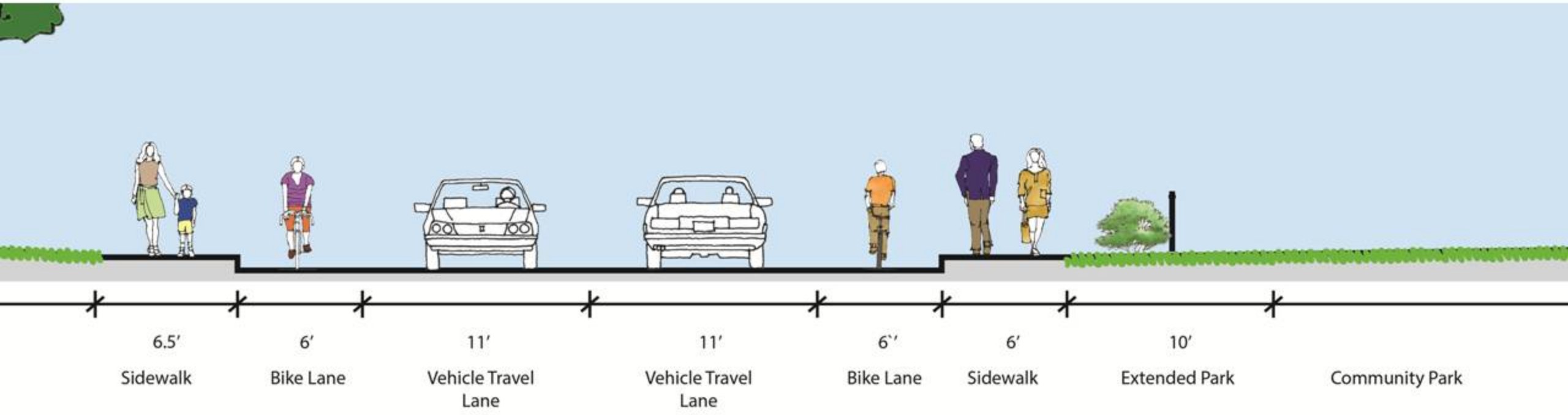
Existing conditions



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

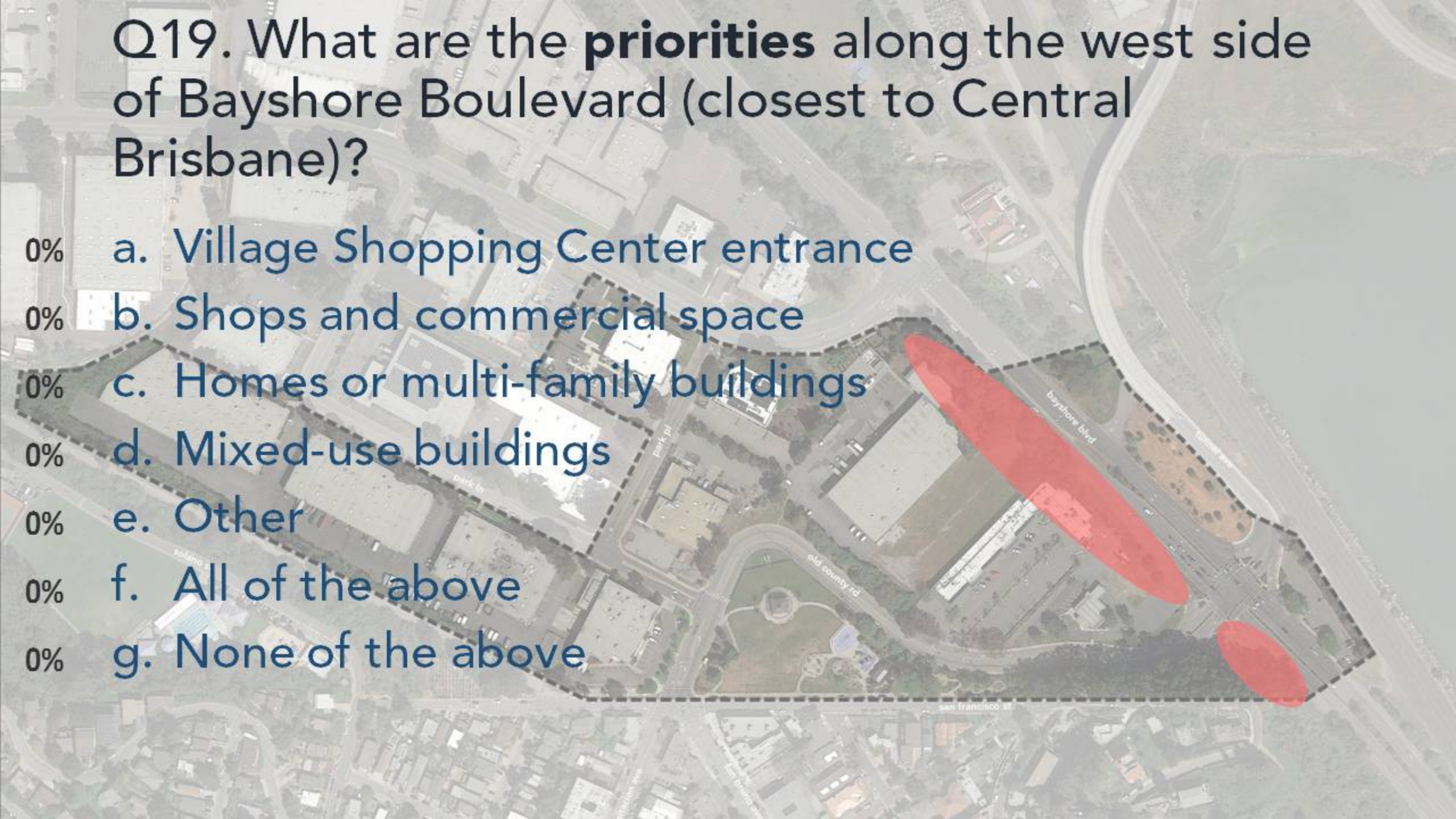


Bayshore Blvd



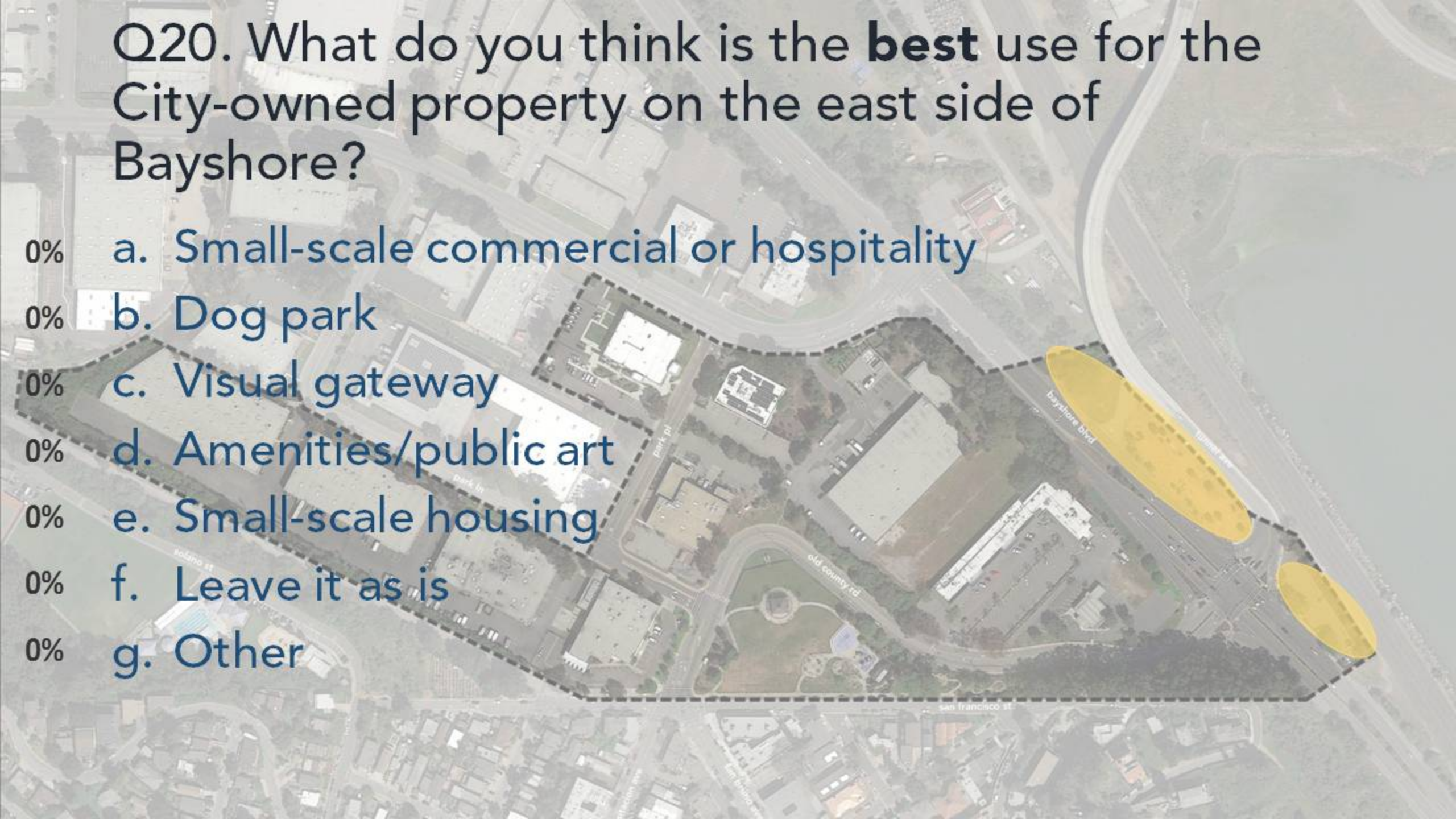
Q19. What are the **priorities** along the west side of Bayshore Boulevard (closest to Central Brisbane)?

- 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



**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.

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 middle of the image, containing the text 'BUILDING BLOCK: IMAGE AND IDENTITY' in a bold, blue, sans-serif font.

**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**



**c. Establish a unified signage system for all City signs**



**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>



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**THANK YOU!**

