



PARKSIDE PLAN

BRISBANE, CALIFORNIA

Concept Alternatives Discussion

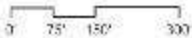
City Council . 1 September 2016

Plan Area



Aerial

— ■ Plan Area Boundary



Plan Process

PHASE 1: Vision, Goals, and Analysis



Summer 2015

Plan Process



Plan Process



Community Engagement

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

- 2 Community workshops
- 2 Public meetings
- Stakeholder interviews
- Online surveys and forums
- Comment cards
- Email updates
- Website:

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



Plan Goals

- 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



Components of Healthy Communities

Healthy Community factors the Parkside Plan will focus on:

- Housing
- Economy
- Neighborhood Structure





ECONOMICS

Potential Retail Strategies

Opportunities:

- 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
- **Housing** is more likely than retail to **lead to transformation** in the Parkside Area
- **Mixed-use development** lower than four stories is **challenging**

An aerial photograph of a residential neighborhood, showing houses, trees, and a road. A large, semi-transparent blue geometric shape, resembling a stylized 'W' or a series of overlapping triangles, is overlaid on the top half of the image. A white horizontal bar is positioned across the middle of the image, containing the text 'CONCEPT ALTERNATIVES' in blue, bold, sans-serif capital letters.

CONCEPT ALTERNATIVES

Concept Alternative Common Elements

General

- Allow at least **228 housing units** per requirements of Brisbane's Housing Element
- Provide guidelines for **improving the retail environment**
- Zone housing at or above **20 development units/acre (du/ac)** per requirements of State law
- Improve **Bayshore Boulevard's** function and aesthetics

Concept Alternative A



Concept Alternative B



Concept Alternative C



Concept Alternative Common Elements

Land Uses

- Locate affordable multi-family development along Park Lane
- Concentrate commercial along Bayshore Blvd and Brisbane Village Area
- No changes on east side of Bayshore – consider separately
- No housing along Bayshore

Open Space

- Consider additional recreation/active facilities
- Add open spaces where possible
- Buffer and preserve the skate park
- Improve active recreation facilities

Concept Alternative Common Elements

Buildings

- Prioritize low-rise buildings (3 stories or less)
- Consider higher buildings in order to secure affordable units, better urban design or mixed-use
- Design housing for all types of people

Transportation

- Increase walkability and bikeability
- Strengthen ties to open spaces

Note: The final Preferred Alternative will diagram transportation and streetscape designs in detail.

Concept Alternative Common Elements

Buildings

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Concept Alternative Common Elements

Connectivity



Concept Alternative A



Alternative A: Program Summary

Housing

- 228 Multi Family Residential Units
- 14 Live/Work Lofts
- 352 Parking Spaces

Commercial

- 75,000 sf New Office Space
- 336 Parking Spaces
- Brisbane Village Structures (60,000 sf) and Parking Unchanged

Concept Alternative B



Alternative B: Program Summary

Housing

- 186 Multi Family Residential Units
- 49 Town Homes
- 325 Parking Spaces

Commercial

- 97,500 sf Office and Retail Space
- 280 Parking Spaces

Alternative C: Program Summary

Housing

- 672 Multi Family Residential Units
- 1,055 Parking Spaces

Commercial

- 105,000 sf Office and Retail Space
- 350 Parking Spaces

Program Comparison

Alternative		A	B	C
Residential	Multi Family Units	242	186	672
	Townhomes	-	49	-
	Stories	3 to 4	2 to 4	3 to 5
	Parking	352	325	1,055
Commercial/Retail	Retail Area	60,000	84,500	105,000
	Office Area	75,000	13,000	-
	Stories	2 to 3	1 to 2	4 to 5
	Parking	336	280	350

Program Comparison

Alternative		A	B	C
Residential	Multi Family Units	242	186	672
	Townhomes	-	49	-
	Stories	3 to 4	2 to 4	3 to 5
	Parking	352	325	355
Commercial/Retail	Retail Area	60,000	84,500	105,000
	Office Area	75,000	13,000	-
	Stories	2 to 3	1 to 2	4 to 5
	Parking	336	280	350



Program Alternative: A2

REVISED ALTERNATIVE A - TOTAL 231



An aerial photograph of a residential neighborhood, showing houses, trees, and a road. The image is overlaid with a semi-transparent blue filter and several large, light-blue geometric shapes (polygons) that create a modern, architectural feel. A white horizontal bar is positioned across the middle of the image, containing the text 'ALTERNATIVE A'.

ALTERNATIVE A

**massing diagrams
visualizations**

View down Park Lane (Looking West)

Alternative A Plan Location



View down Park Lane (Looking West)
Existing View



View down Park Lane (Looking West)

Alternative A Massing Study

Multi-Family
Stories: 2 - 4
Units: 124 (62 ea.)



View down Park Lane (Looking West)

Alternative A



View from the Community Park (Looking North)

Alternative A Plan Location



View from the Community Park *(Looking North)*

Existing View



View from the Community Park *(Looking North)*

Alternative A

Hub/Incubator Campus

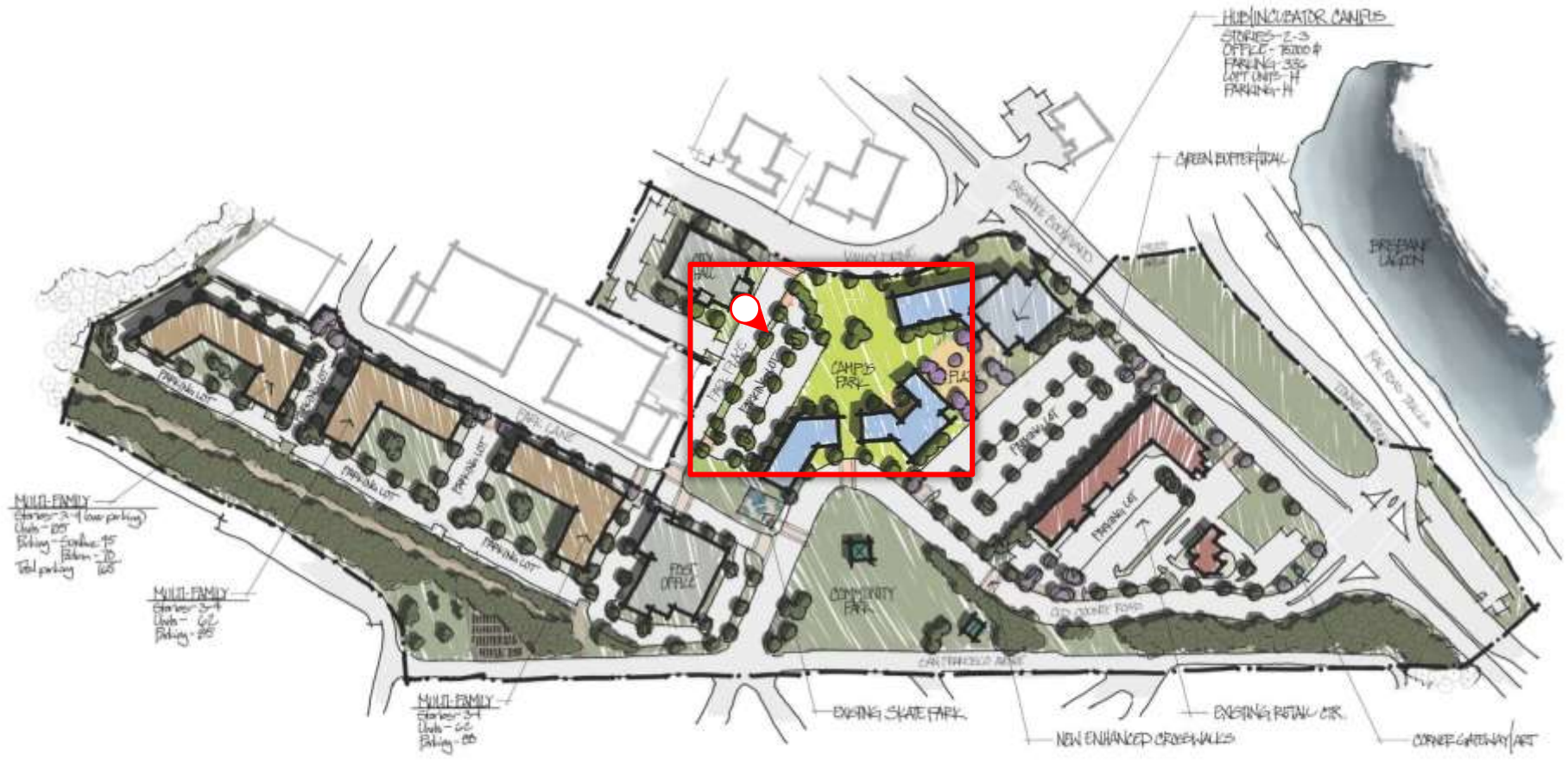
Stories: 2 – 3

Loft Units: 14



View from City Hall Patio (Looking Southeast)

Alternative A Plan Location



View from City Hall Patio *(Looking Southeast)*

Existing View



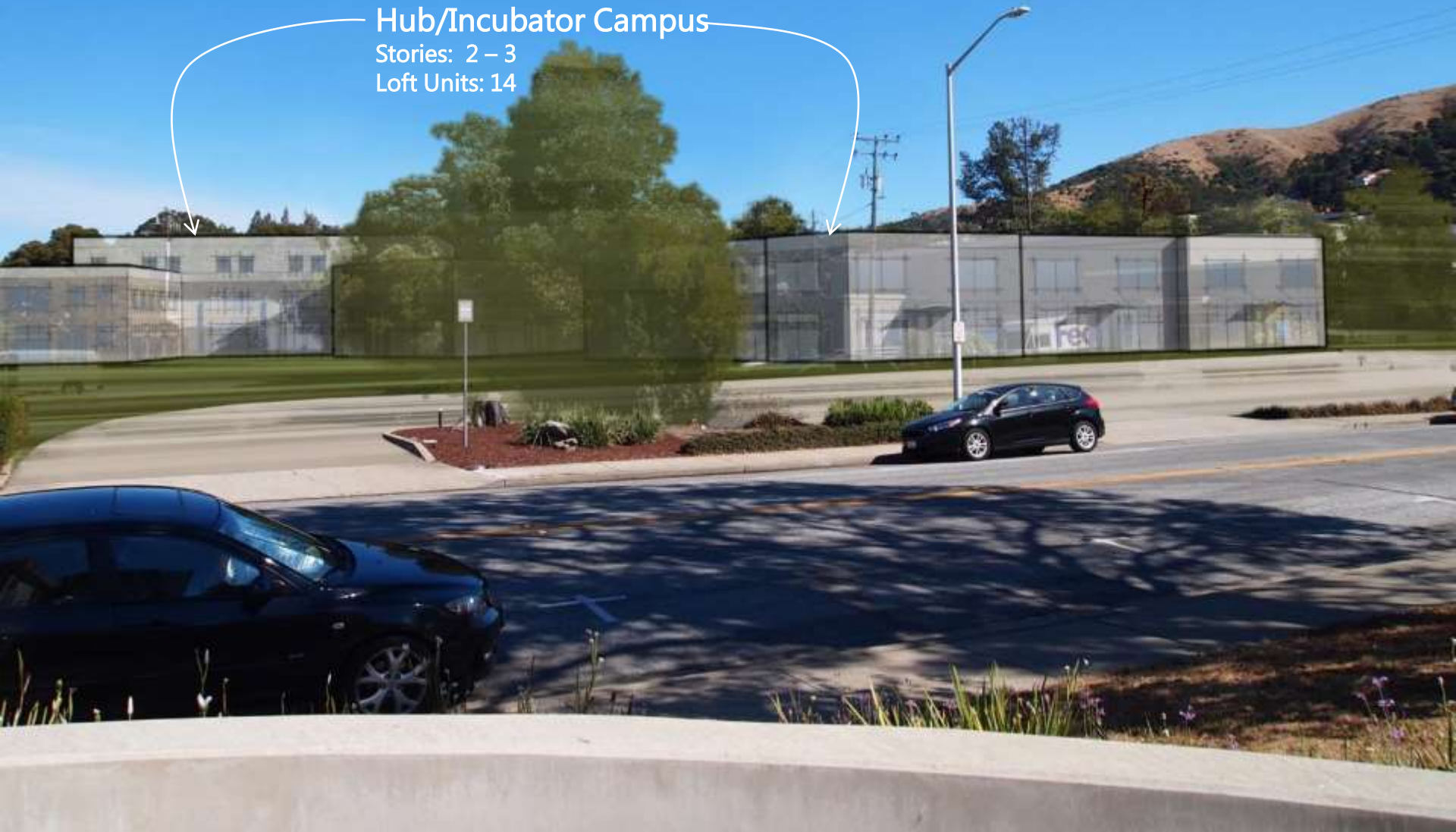
View from City Hall Patio *(Looking Southeast)*

Alternative A

Hub/Incubator Campus

Stories: 2 – 3

Loft Units: 14



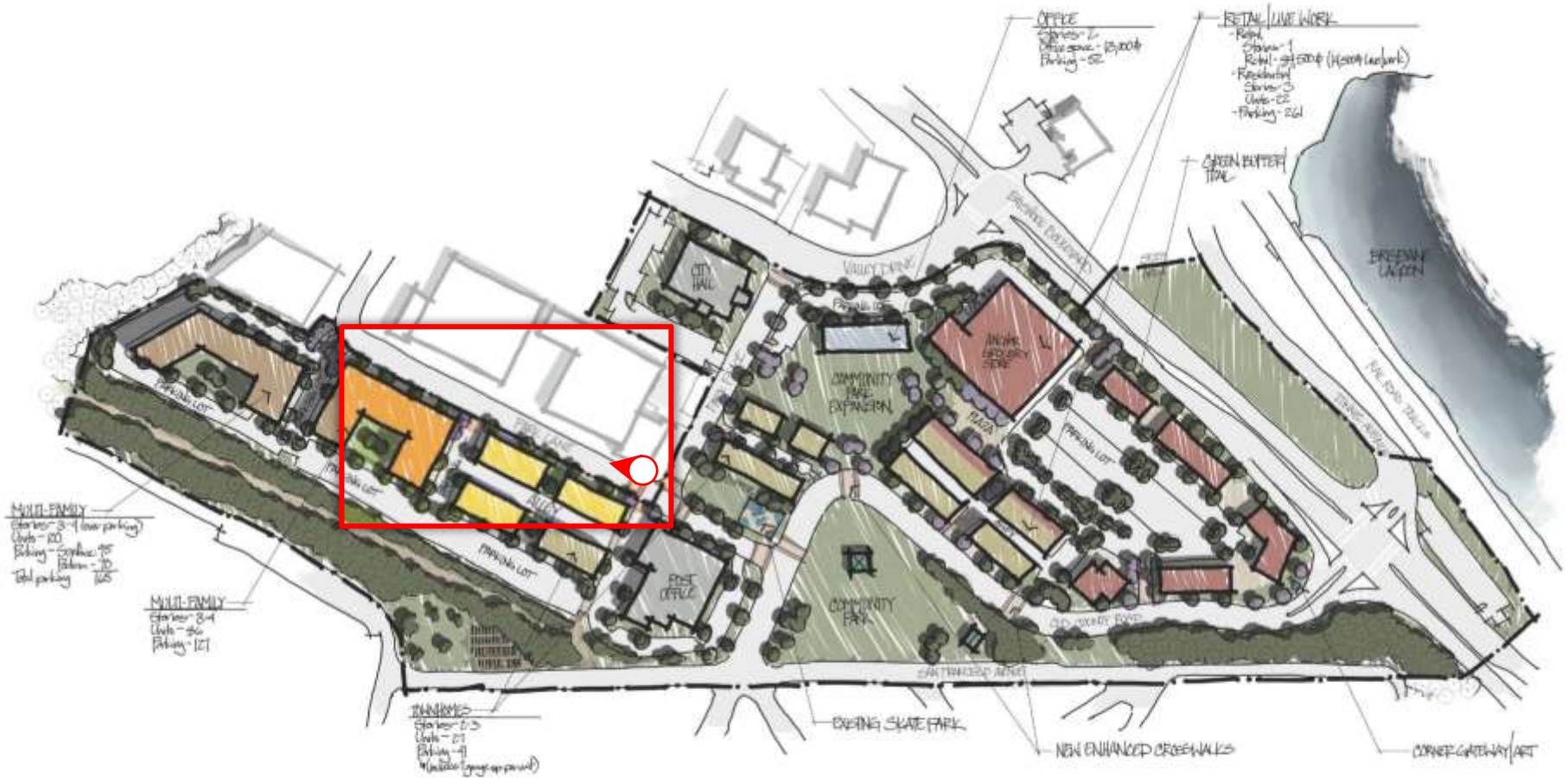
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ALTERNATIVE B

**massing diagrams
visualizations**

View down Park Lane (Looking West)

Alternative B Plan Location



View down Park Lane (Looking West)
Existing View



View down Park Lane (Looking West)

Alternative B Massing Study

Multi-Family

Stories: 3 - 4

Units: 62

Townhomes

Stories: 2 - 3

Units: 27



View down Park Lane (Looking West)

Alternative B



View down Park Lane (Looking West)
Alternative B (Archetype Variation)



View from the Community Park (Looking North)

Alternative B Plan Location



View from the Community Park *(Looking North)*

Existing View



View from the Community Park *(Looking North)*

Alternative B

Office
Stories: 2

Retail/Live Work
Retail Stories: 1
Residential Stories: 3
Units: 22



View from City Hall Patio (Looking Southeast)

Alternative B Plan Location



View from City Hall Patio *(Looking Southeast)*

Existing View



View from City Hall Patio *(Looking Southeast)*

Alternative B

Retail/Live Work

Retail Stories: 1
Residential Stories: 3
Units: 22

Townhomes

Stories: 2 – 3
Units: 27 (partially shown)



View into Brisbane Village (Looking West)

Alternative B Plan Location



View into Brisbane Village *(Looking West)*

Existing View



View into Brisbane Village *(Looking West)*

Alternative B

Retail
Stories: 1



View down Old County Road (*Looking West*)
Existing View



View down Old County Road (*Looking West*)

ROW Improvements



View down Old County Road *(Looking West)* Alternative B



View down Old County Road *(Looking West)* Alternative B



An aerial photograph of a suburban neighborhood, showing a mix of residential buildings, trees, and a road. The image is overlaid with a semi-transparent blue geometric pattern consisting of large, overlapping triangles. A white horizontal bar is positioned across the middle of the image, containing the text 'DENSITY AND FORM' in a bold, dark blue font.

DENSITY AND FORM

Density and Form: 20-30 du/ac



291-295 Santa Clara Street
24 du/ac



30, 40, & 50 Mariposa Street
25 du/ac



60 Plumas St
26 du/ac

Density and Form: 30-45 du/ac



23 San Bruno Avenue
(APPROVED)
35 du/ac

Density and Form in Other Communities



1838 Ogden Drive:

45 condominiums on 0.89 acres = 50 du/ac
4 stories

BURLINGAME

Sunrise Assisted Senior Living Facility

79 units on .97 acres = 81 du/ac
4 stories



Density and Form in Other Communities



Baywood Place

17 condominiums on 0.75 acres = 23 du/ac
3 stories

Hillsborough Gateway

30 condominiums on 0.8 acres = 37.5 du/ac
3-4 stories

SAN MATEO



Density and Form in Other Communities



Density and Form in Other Communities



Willow Housing, Menlo Park

60 units of transitional & supportive housing for formerly homeless veterans

LEED Gold

Managed by EAH



Density and Form in Other Communities



Franklin Street Family Apartments, Mountain View
51 affordable units for families

Density and Form in Other Communities



College Vista, San Mateo
San Mateo Community
College
Affordable faculty housing
44 units

Density and Form in Other Communities



CAÑADA VISTA
REDWOOD CITY, CA

Cañada Vista, Redwood City
Cañada College Faculty Housing
60 units of affordable housing

Commercial Districts



San Mateo
Crystal Springs Shopping Center
1-2 stories
Neighborhood retail + grocery

Redwood City
Broadway at Winslow
1-2 stories
Vertical mixed use + standalone commercial



Commercial Districts

Redwood City

Courthouse Square

Community plaza on county-owned property



Grocery



Tech Hub



Spaces Office Hub, Menlo Park
Shared and collaborative office space

Gateway Elements



Community Garden

Food Truck Plaza



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NEXT STEPS

Next Steps

- City Council direction on final land use program
- Development of design requirements
- Development of zoning language
- Planning Commission review of draft
- Precise Plan, design guidelines, and implementing zoning regulations
- City Council adoption of final Precise Plan

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DISCUSSION

Concept Alternative A



Concept Alternative B



Concept Alternative: A2

REVISED ALTERNATIVE A - TOTAL 231





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