Parkside Plan

Brisbane, California

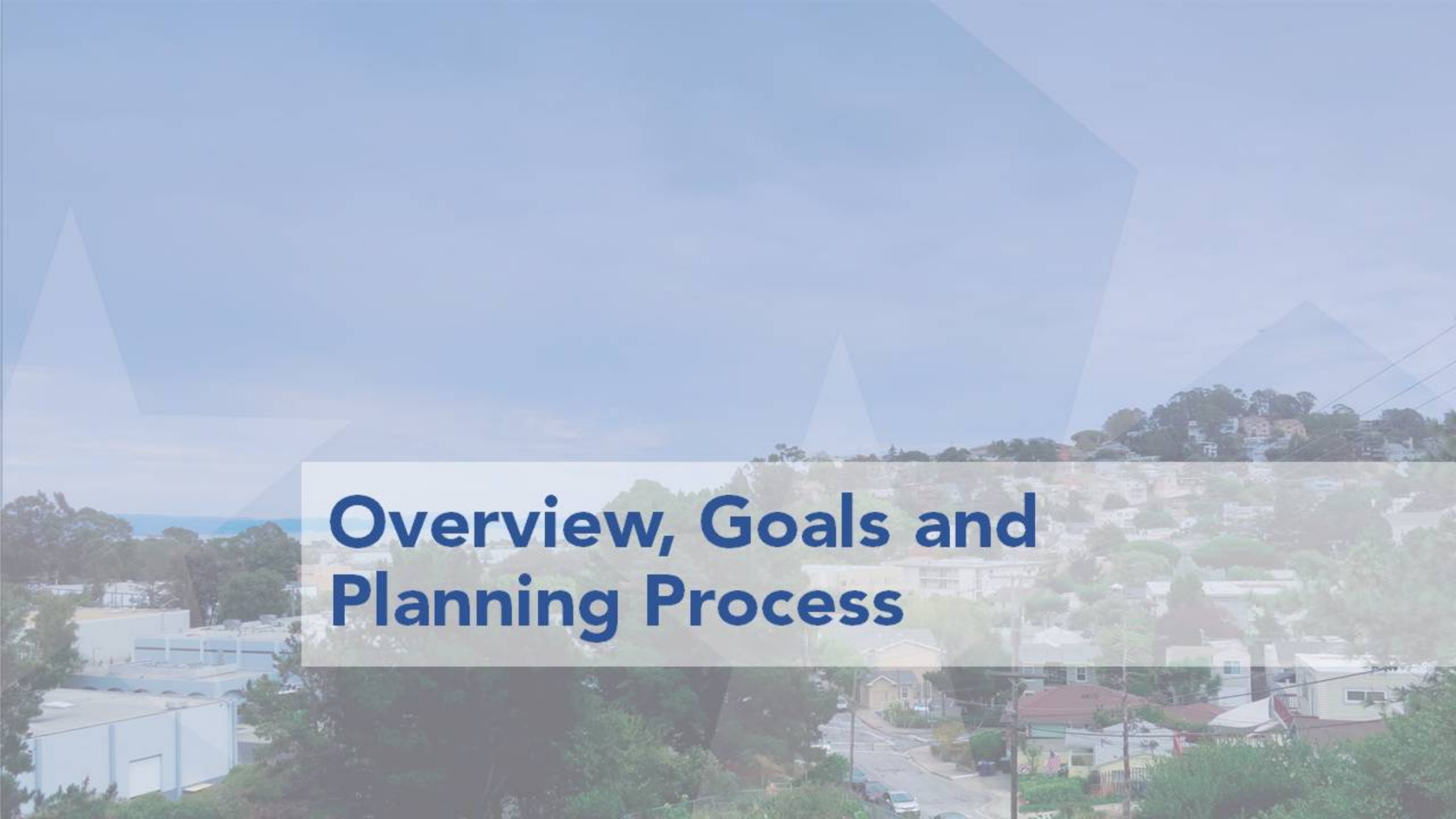
Plan Building Blocks Workshop

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



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.









Parkside Plan
Brisbane, California

City of Brisbane

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

MIG

N



Parkside Plan
Brisbane, California

Aerial

Plan Area Boundary

MIG

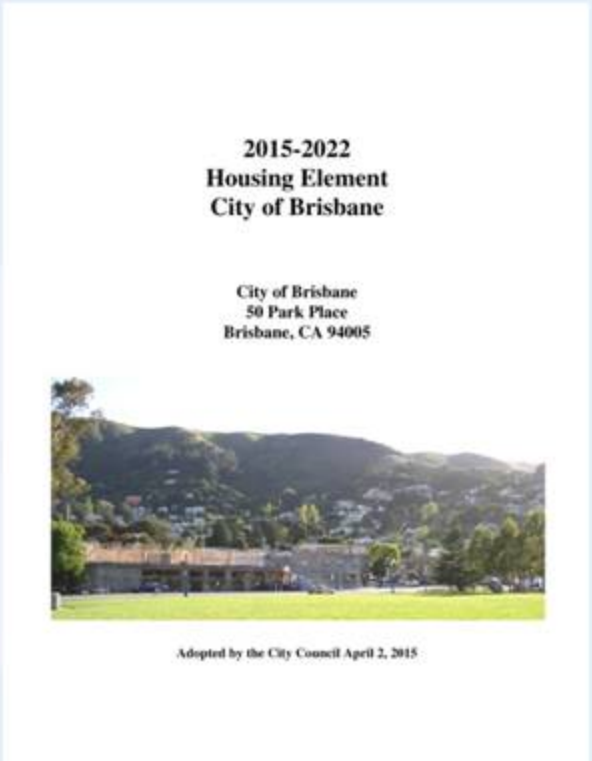
0' 75' 150' 300'

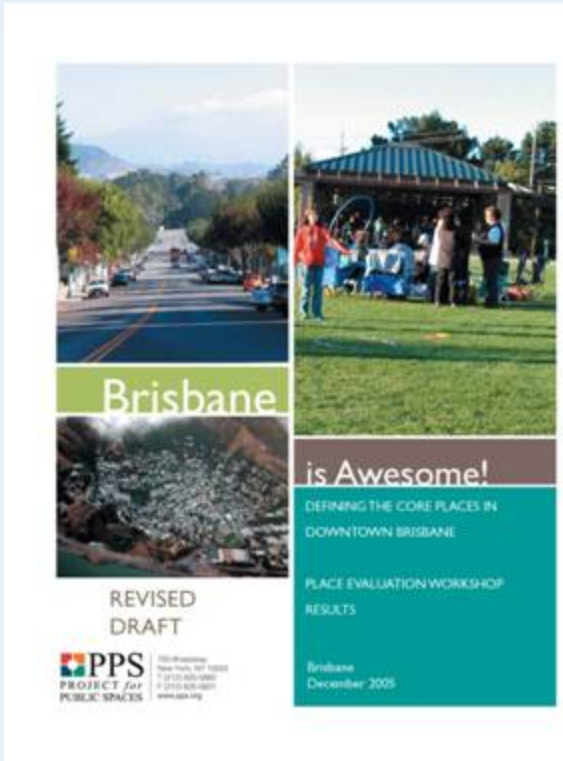
N

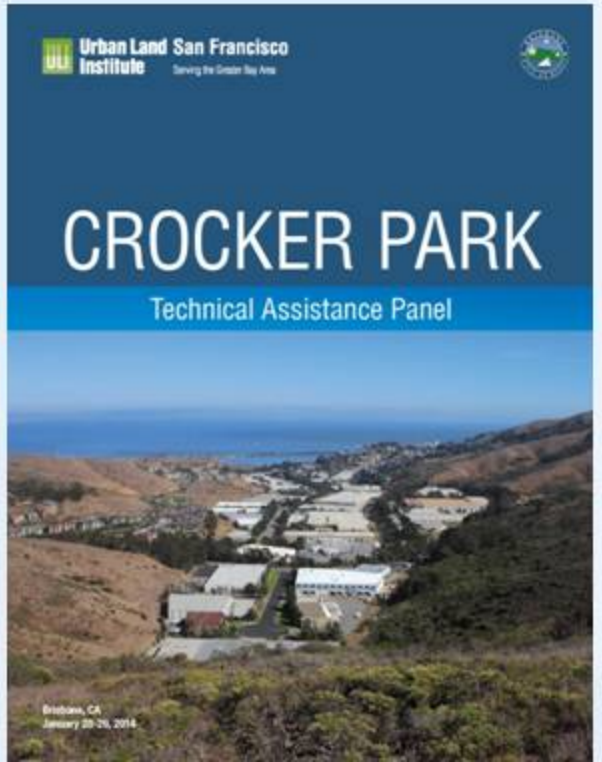
Key Documents and Planning Efforts

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



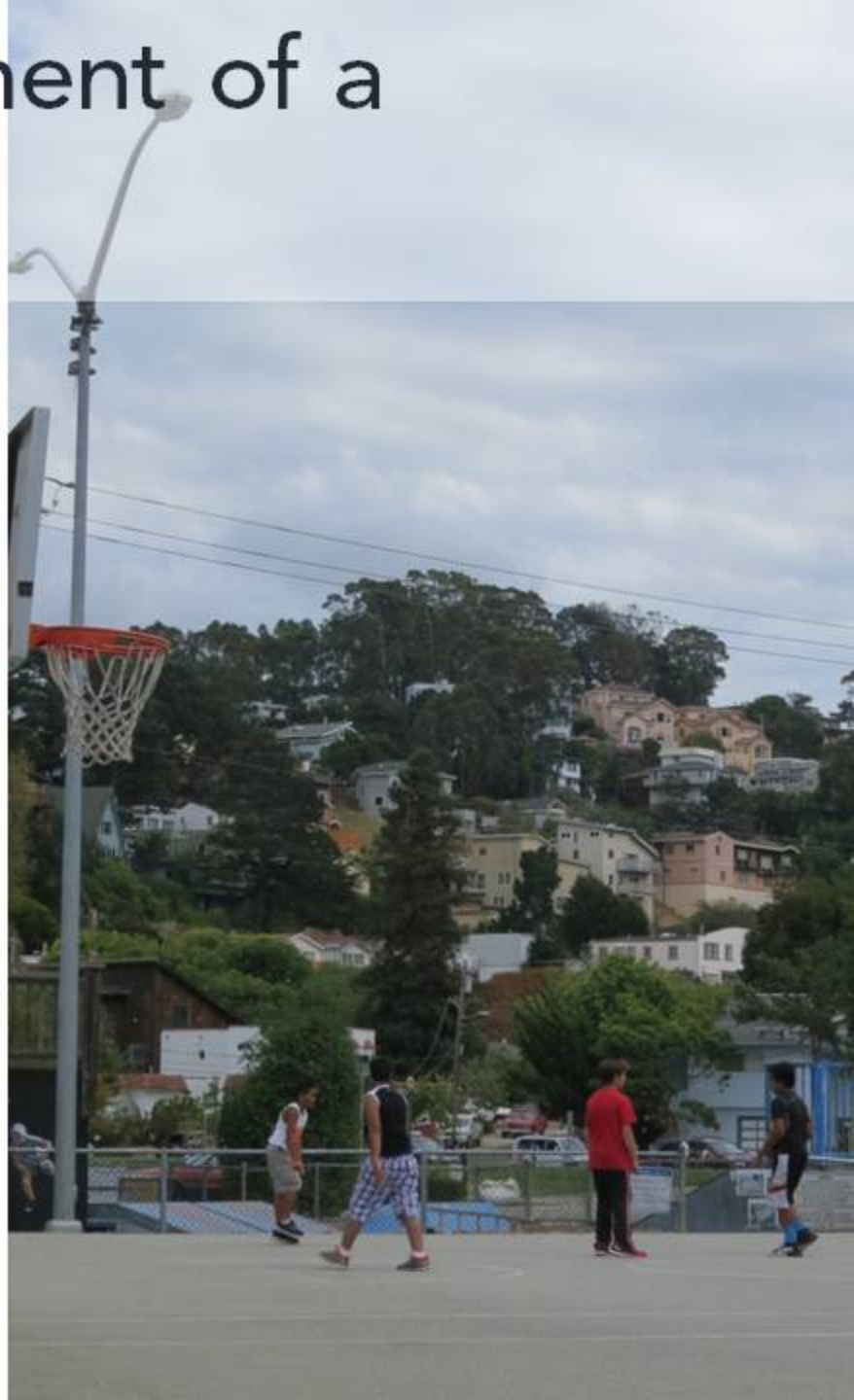
Goal 3: Build connections between destinations for all modes of travel



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 POP UP 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.









* 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!

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

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
Building healthy
communities with


BRISBANE HA
STOP


Terry
O'Connell
for
Council
DINOSAUR
on the POTTY


HARDWARE
Pitch In






I
BRISBANE
BECAUSE...
one person can
make a positive
difference!


THREE STORY RESIDENTIAL
THREE STORY MIXED USE
THREE + STORIES RESIDENTIAL


we need more open space and we need to improve the wet land area near the Bay Front
Yes
Affordable Housing - lower cost of living
Opportunity to have all services in close proximity Grocery, retail, High school + recreation (Hiking trails!)
yes, better transit connections
All, especia 5 + 6
Healthy affordable housing near transit hubs —
Always Prioritize:
Access to Public Transportation
Alternate transportation options
WALK, Bike, Jog
Green building practices
Reduce sources of pollution
Focus on open spaces and public areas
ART in Plazas and a
Walkability — I would like to ride my bike to
Clean up Visitacion!
· Too many bars (replace w/ small parks)
· Too many loiters
· Too many cars
Ditto
Yes!
Consider small medical office
Needed for senior com
Safe bicycle
PARKSIDE PLAN
BRISBANE, CALIFORNIA
This building and blank wall
element for the city. How wo
site transformed?
I WISH THIS WAS
BRISBANE THEMED MURAL
Mural
Cafe with outdoor seating
mural + park space
More Trees — More landscaping


Brisbane Lions Club
Pumpkin Patch
Oct. 24. 9am - 2pm. at the Gazebo
Terri


Get
Healthy
Pitch In
Pitch In




NASA
I
BRISBANE
BECAUSE...
SMALL TOWN
FEEL!
TOM H
CITY COU
ood Planets Are Hard


I BRISBANE BECAUSE...
of our proximity to lovely open space and our small town culture —
I BRISBANE BECAUSE...
We care for each other!
I BRISBANE BECAUSE...
of the Arts!
Canon

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 viewed as unaffordable by many
- 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**)



EXISTING CONDITIONS



Existing Conditions Topics

- Land Uses and Character
- Circulation
- Economics



Parkside Plan
Brisbane, California

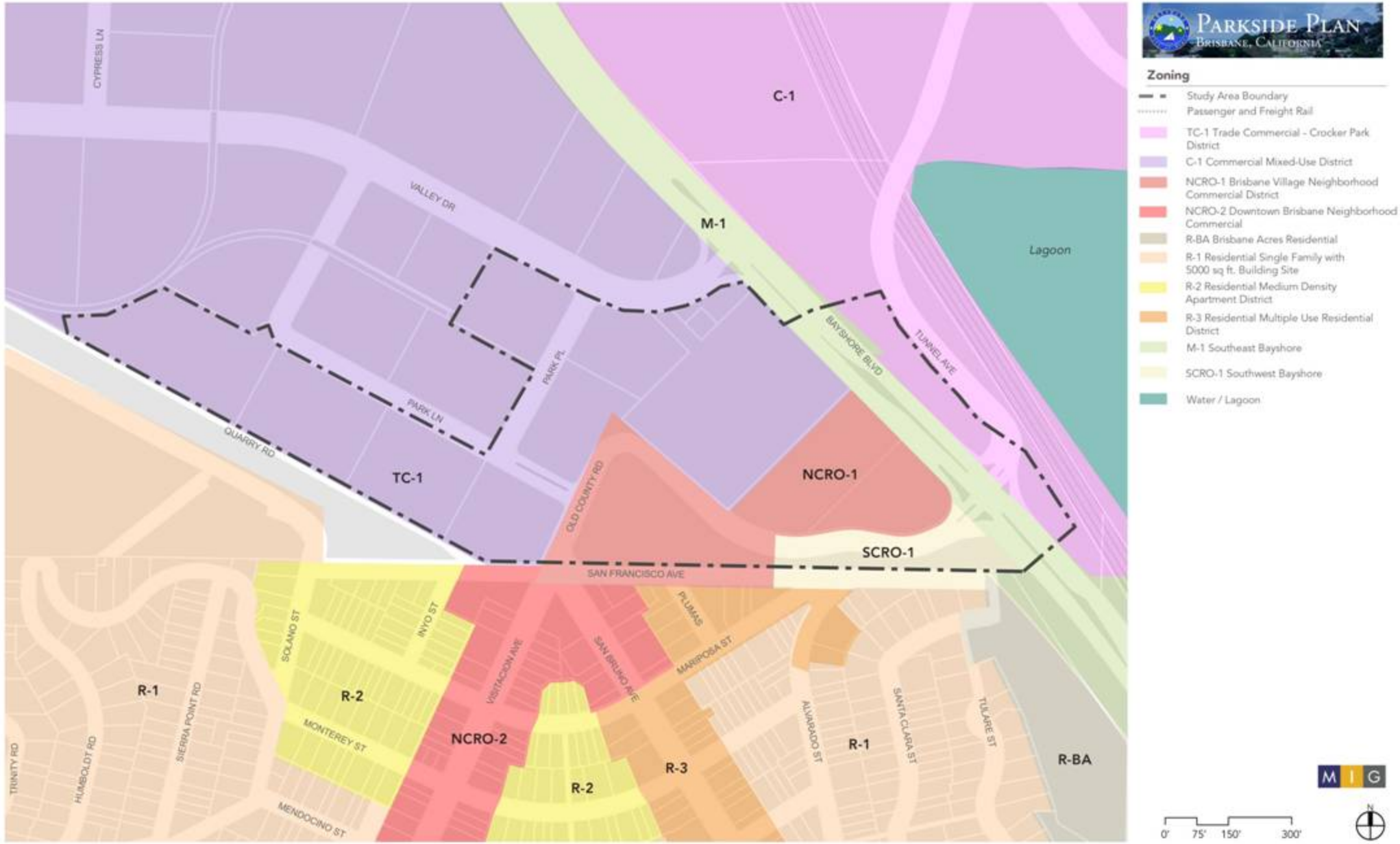
Aerial

Plan Area Boundary

MIG

0' 75' 150' 300'

N


PARKSIDE PLAN
BRISBANE, CALIFORNIA
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
C-1
M-1
Lagoon
TC-1
NCRO-1
SCRO-1
NCRO-2
R-1
R-2
R-3
R-BA
CYPRESS LN
VALLEY DR
PARK PL
PARK LN
QUARRY RD
BAYSHORE BLVD
TUNNEL AVE
OLD COUNTY RD
SAN FRANCISCO AVE
SOLANO ST
INYO ST
VISITACION AVE
SAN BRUNO AVE
PLUMAS
MARIPOSA ST
ALVARADO ST
SANTA CLARA ST
TULARE ST
TRINITY RD
HUMBOLDT RD
SIERRA POINT RD
MONTEREY ST
MENDOCINO ST
MIG
0' 75' 150' 300'
N


VALLEY DR
Dog Park
Brisbane City Hall
PARK PL
PARK LN
QUARRY RD
Lagoon
BAYSHORE BLVD
TUNNEL AVE
Basketball Courts
Skate Park
OLD COUNTY RD
Brisbane Village Shopping Center
Brisbane Community Center
Brisbane Community Garden
Post Office
Community Park
SAN FRANCISCO AVE
SOLANO ST
INYO ST
VISITACION AVE
SAN BRUNO AVE
PLUMAS
MARIPOSA ST
Water View Park

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

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

0 0.5 1 Miles

STRATEGIC ECONOMICS

Sources: US Census TIGER Line Data, 2013; CoStar Group; 2015; Strategic Economics, 2015.

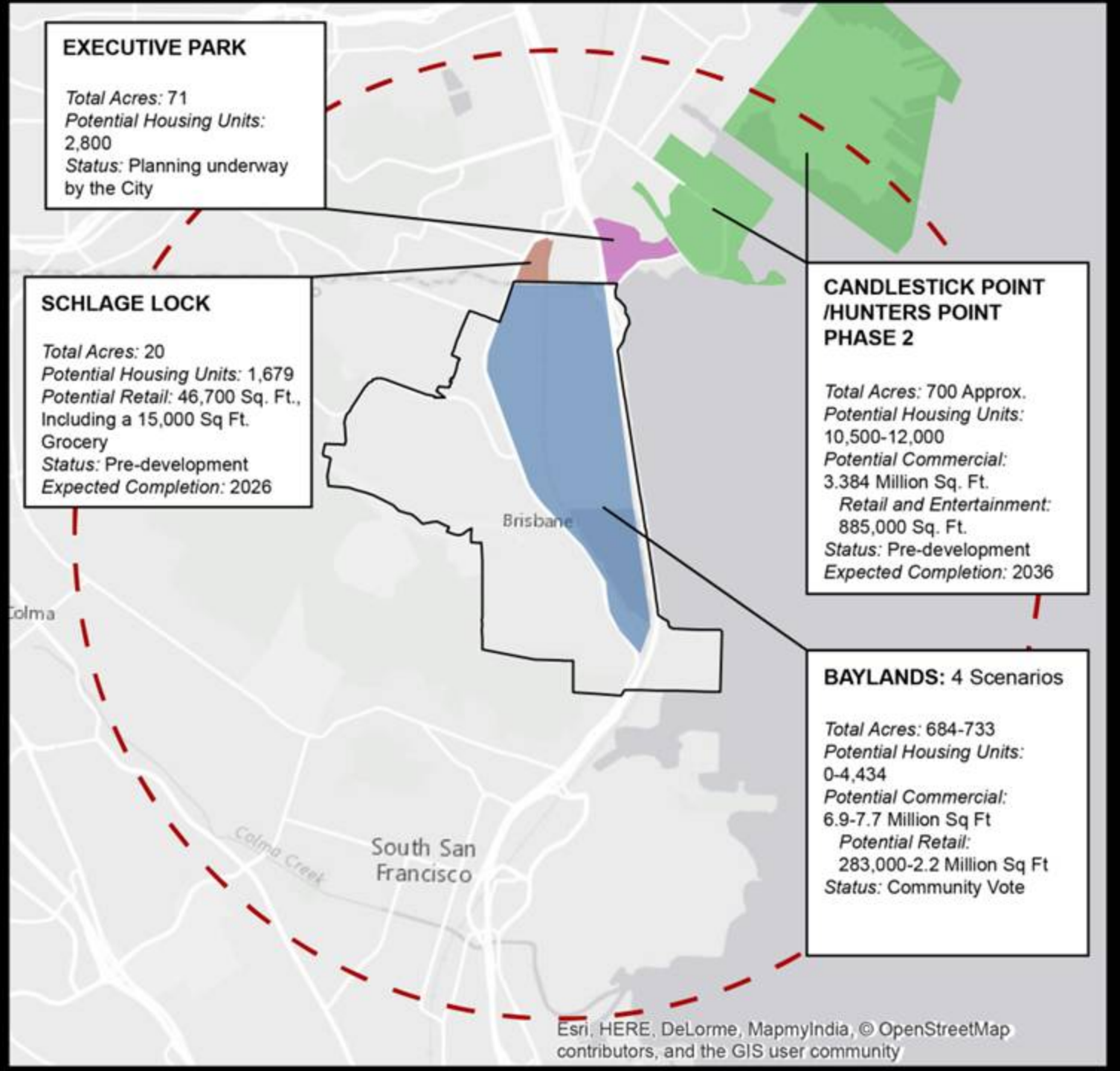
Comparative market areas

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
South San Francisco
Colma Creek
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

Retail constraints in Brisbane

- Day time and night time **populations are low**
- **No large retail sites** are 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 the constraints, opportunities include:

- 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
- **Mixed-use development** lower than four stories is challenging

Parkside Plan

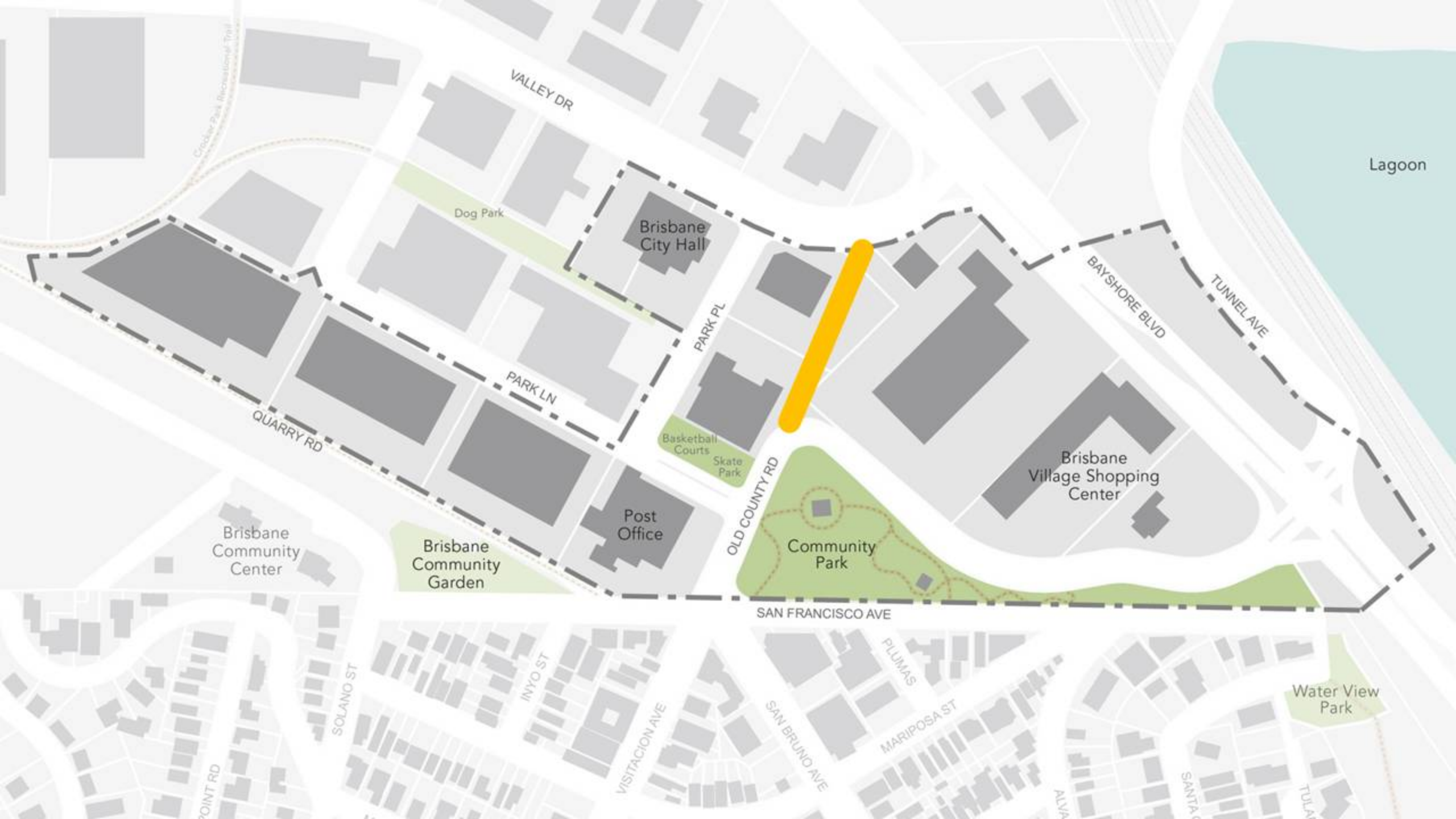
Brisbane, California

TRANSPORTATION





Figure 3
Intersection Lane Geometry & Existing Traffic Volumes


VALLEY DR
Dog Park
Brisbane City Hall
PARK PL
PARK LN
QUARRY RD
Basketball Courts
Skate Park
OLD COUNTY RD
BAYSHORE BLVD
TUNNEL AVE
Lagoon
Brisbane Village Shopping Center
Post Office
Brisbane Community Center
Brisbane Community Garden
Community Park
SAN FRANCISCO AVE
SOLANO ST
INYO ST
VISITACION AVE
SAN BRUNO AVE
PLUMAS
MARIPOSA ST
Water View Park

Parkside Plan

Brisbane, California

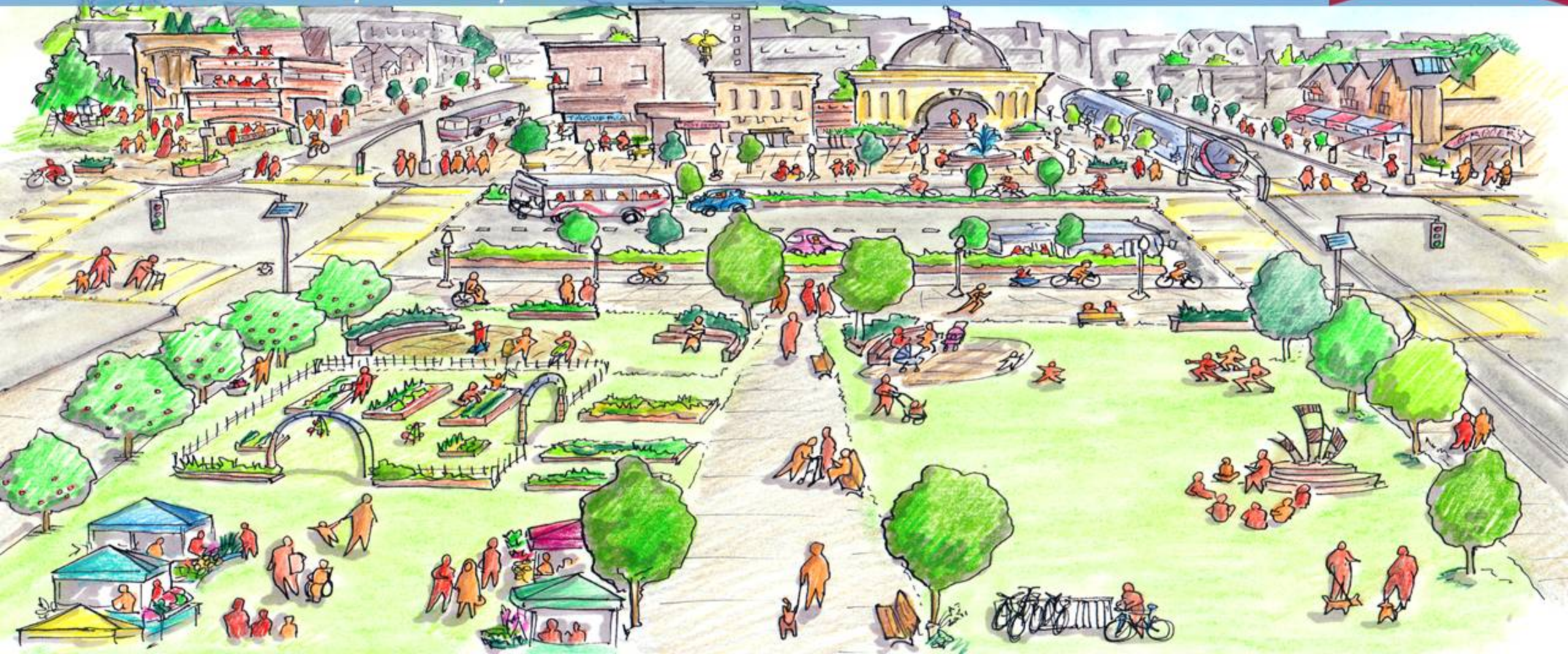
HEALTHY COMMUNITIES



Planning for Healthy Communities

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

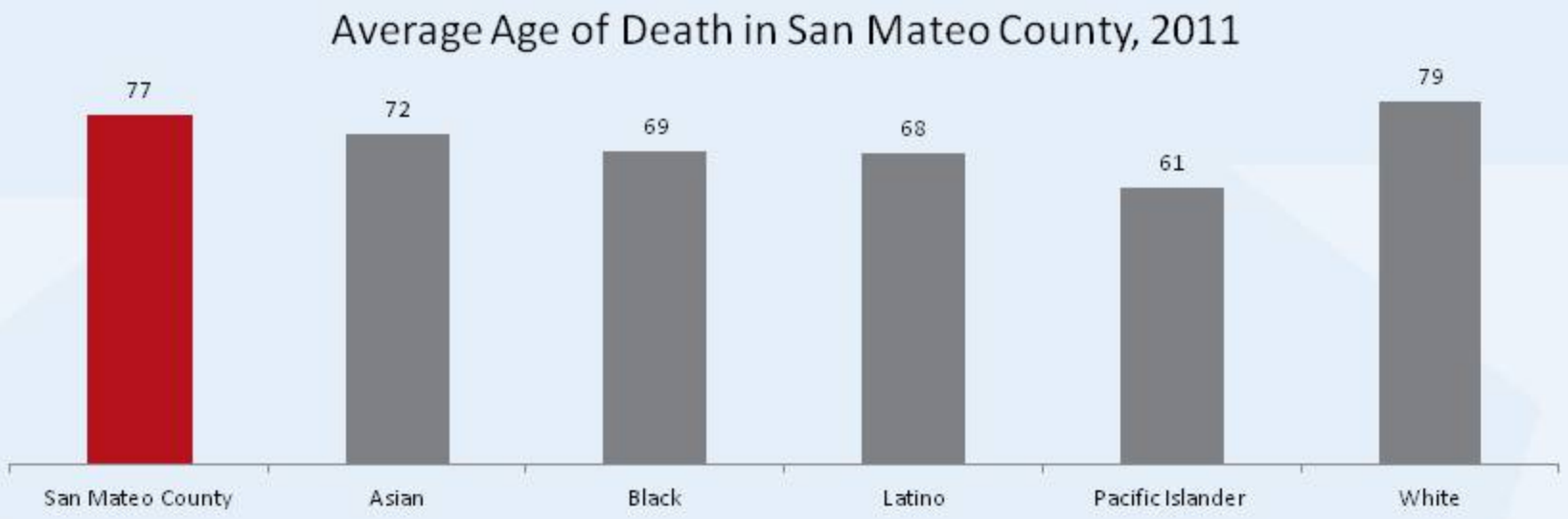
Get Healthy
SAN MATEO COUNTY
gethealthysmc.org



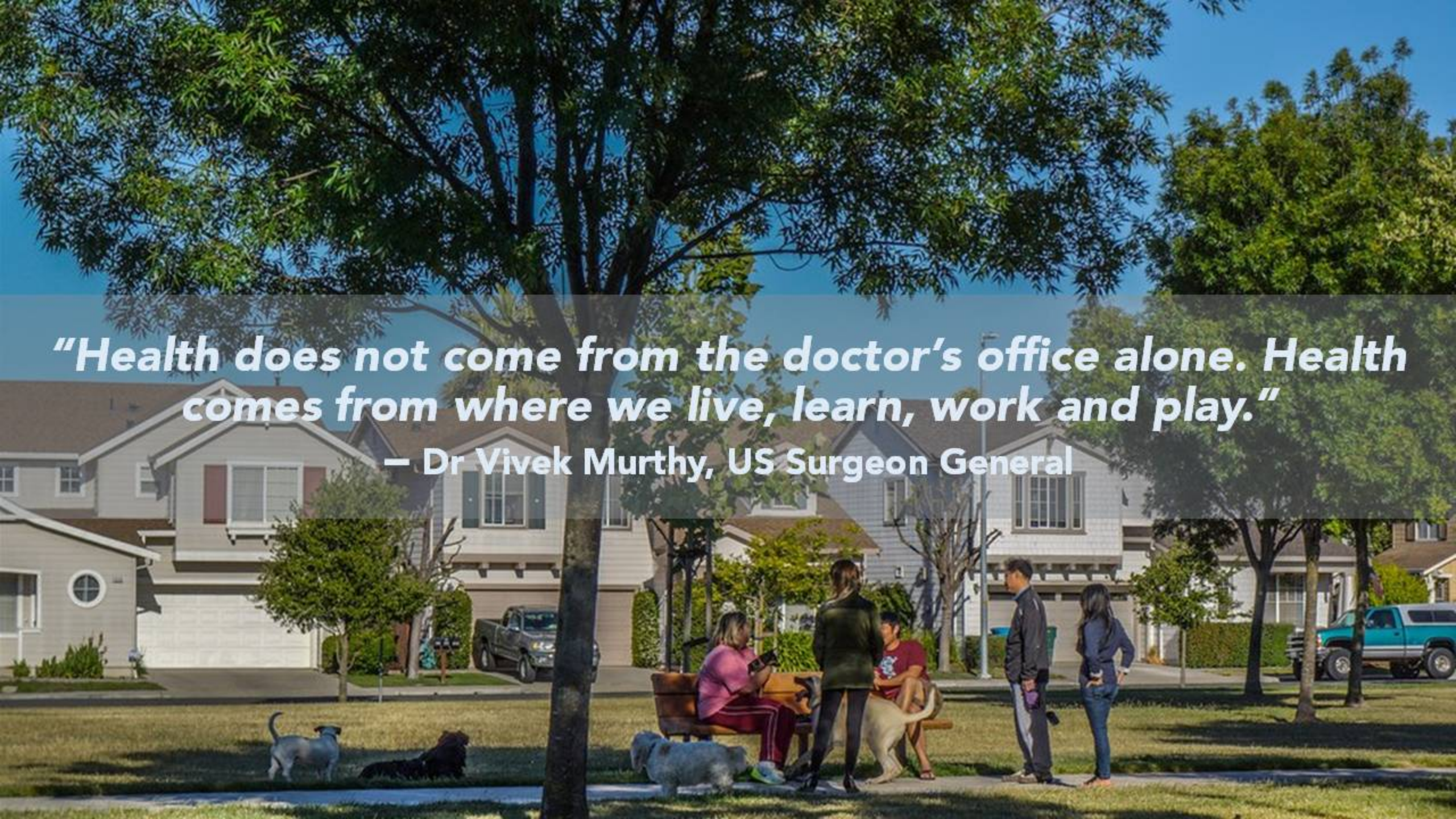
Building healthy, equitable communities for all

Get Healthy SAN MATEO COUNTY gethealthysmc.org

- **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


"Health does not come from the doctor's office alone. Health comes from where we live, learn, work and play."
– Dr Vivek Murthy, US Surgeon General

Key Components of Healthy, Equitable Communities

Get Healthy SAN MATEO COUNTY gethealthysmc.org

- 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

Get Healthy SAN MATEO COUNTY gethealthysmc.org

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





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

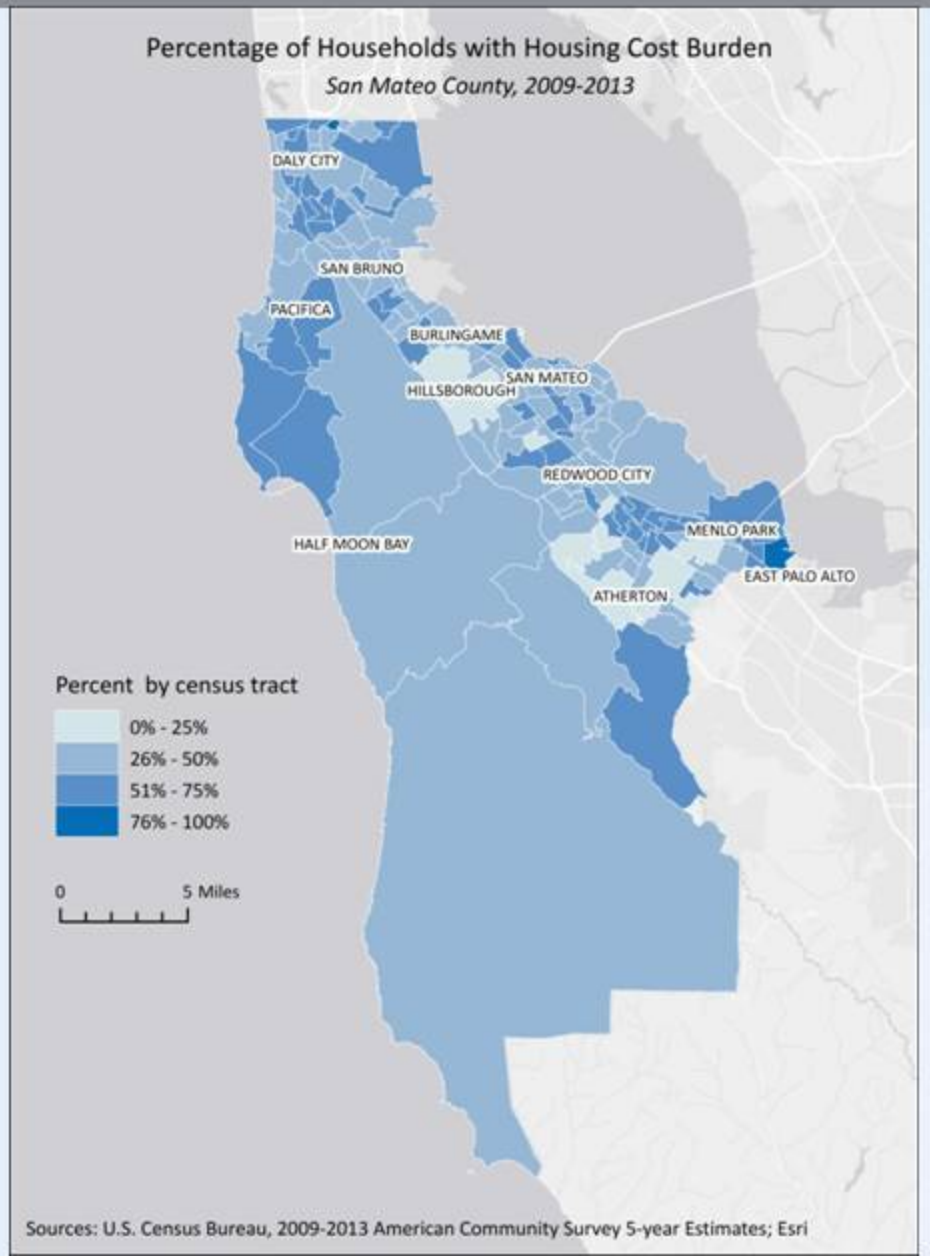
Health and housing are connected

Get Healthy SAN MATEO COUNTY gethealthysmc.org

- 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

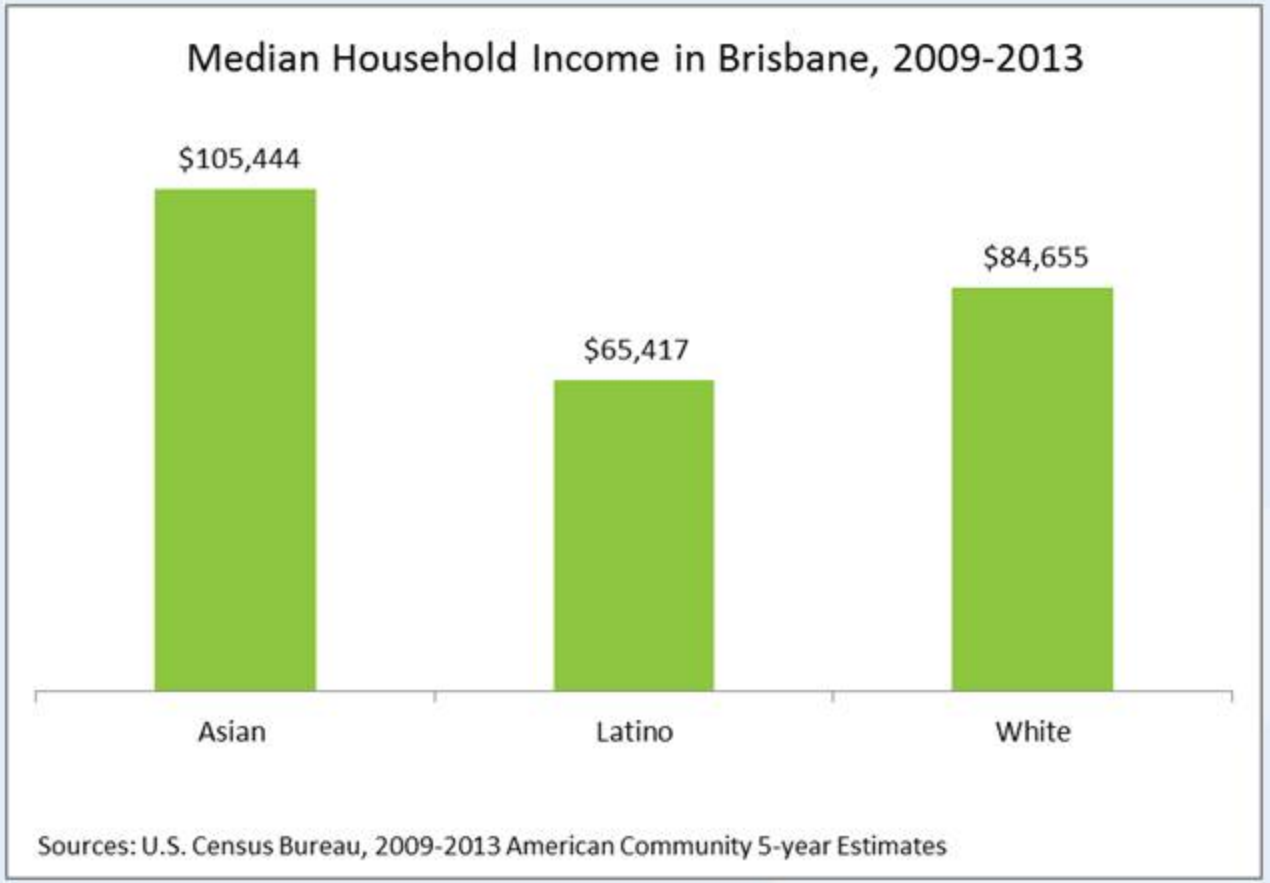
Get Healthy
SAN MATEO COUNTY
gethealthysmc.org

- 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

Get Healthy
SAN MATEO COUNTY
gethealthysmc.org

- 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

Get Healthy SAN MATEO COUNTY gethealthysmc.org

- 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

Get Healthy SAN MATEO COUNTY gethealthysmc.org

- 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?

38% a. Mission Blue Butterfly

15% b. Coyote

4% c. Ground Squirrel

27% d. Other

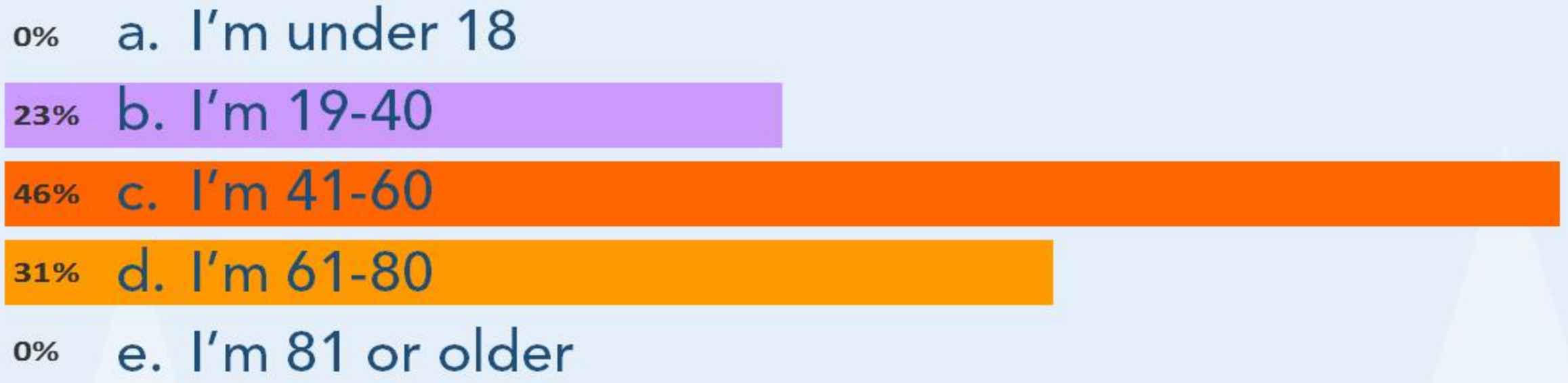
15% e. All of the above

0% f. None of the above

What's your Brisbane story?



Tell us about yourself!



Parkside Plan

Brisbane, California

TIME TO PLAN!





Building Block: Healthy Communities

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

19% a. Housing affordability

7% b. Public transportation and bike and pedestrian safety

30% c. Thriving economy with local businesses

33% d. Parks/open spaces with recreational programming

11% e. Sustainability: green building, clean air, climate, etc.

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?

48% a. Very important

48% b. Somewhat important

4% c. Not at all important



BUILDING BLOCK: RETAIL AND COMMERCIAL

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



a. Bayshore Blvd



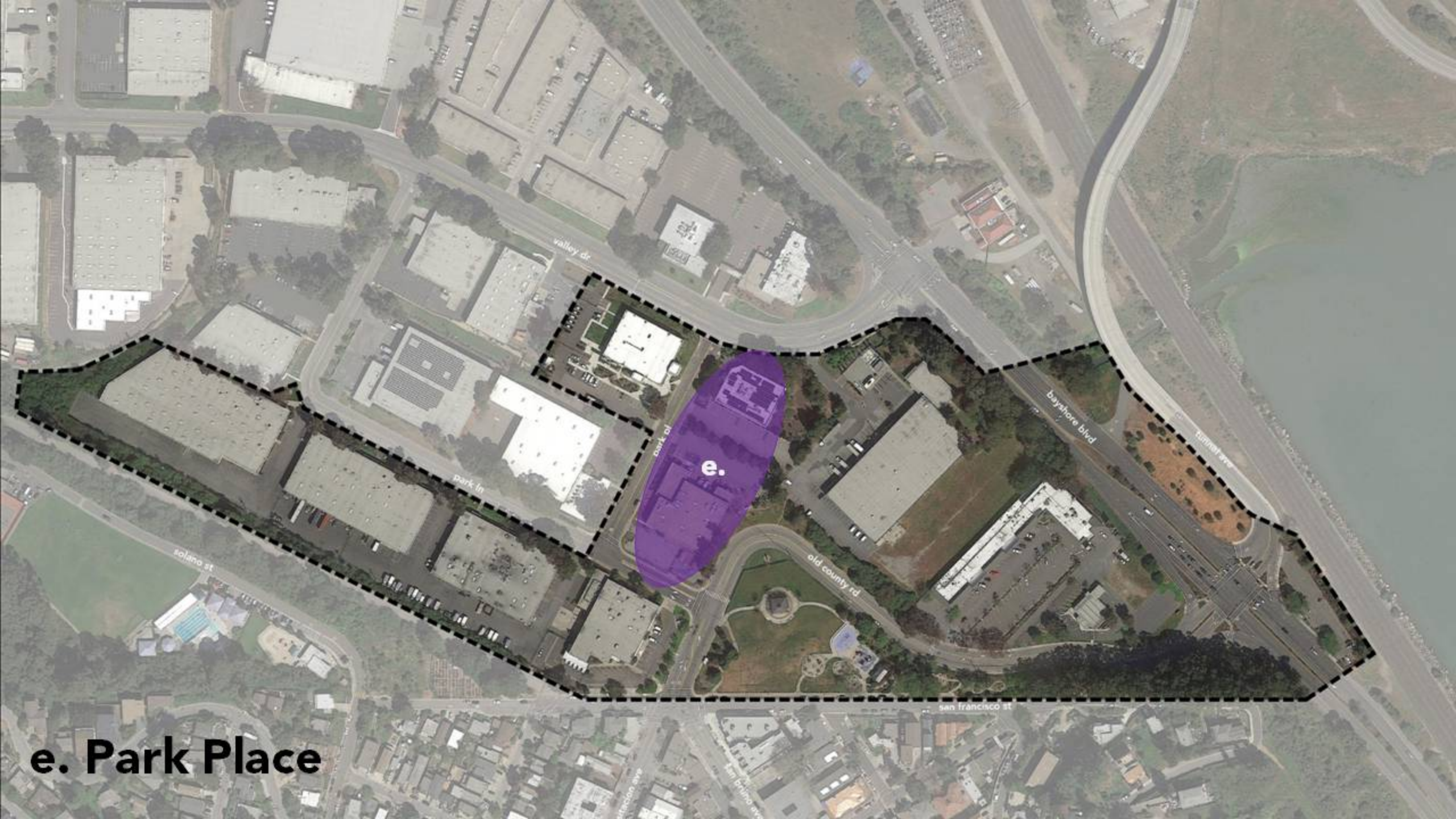
b. Brisbane Village Area



c. Old County Road


d.
valley dr
park pl
park ln
bayshore blvd
old county rd
san francisco st
solano st

d. Park Lane


valley dr
park pl
e.
bayshore blvd
tunnel ave
park ln
solano st
old county rd
san francisco st

e. Park Place

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

35% a. Bayshore Blvd

27% b. Brisbane Village Area

8% c. Old County Road

15% d. Park Lane

8% e. Park Place

0% f. Other

4% g. All of the above

4% 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?

22%	a. Vertical mixed-use
17%	b. Horizontal mixed-use
35%	c. Mixed-use lifestyle center
0%	d. Commercial shopping center
0%	e. Other
0%	f. All of the above
26%	g. None of the above









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





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



Townhomes



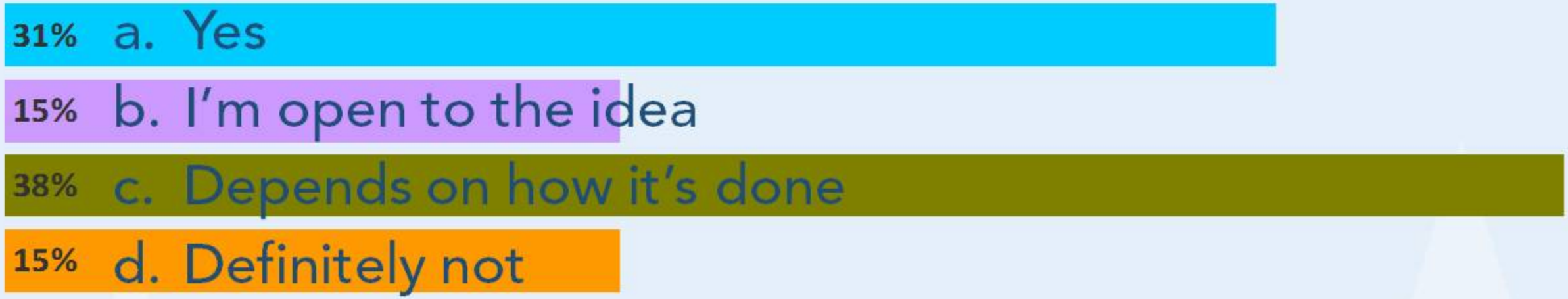
Multi-family with surface parking



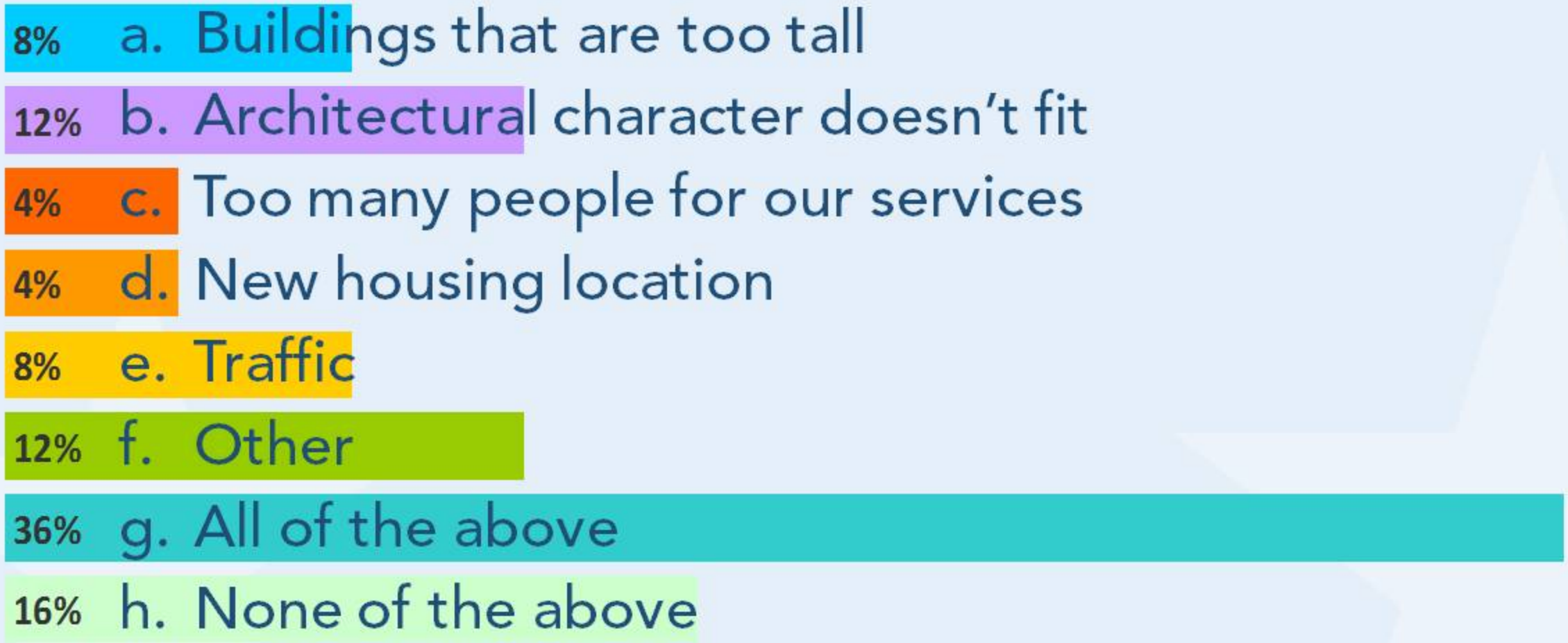
Multi-family over parking



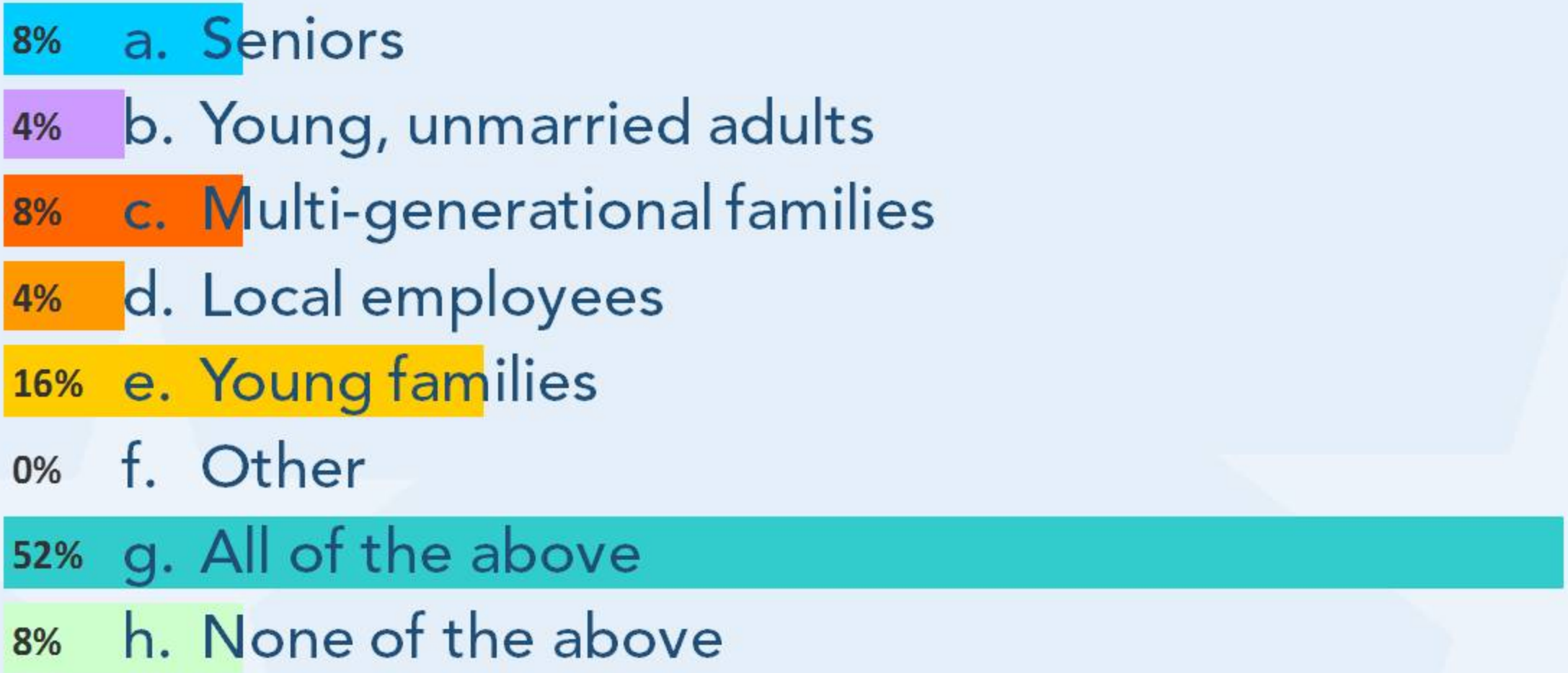
Q6. Are you excited to see new housing built in the Parkside Plan Area?



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



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



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?

36% a. Townhomes

20% b. Multi-family

16% c. Mixed-use

8% d. Other

4% e. All of the above

16% f. None of the above



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


valley dr
park pl
park ln
a.
bayshore blvd
tunnel ave
solano st
old county rd
san francisco st

a. Park Place



b. Brisbane Village Area


c.
valley dr
park pl
bayshore blvd
old county rd
solano st
san francisco st

c. Park Lane



d. Valley Drive

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

14% a. Park Place

0% b. Brisbane Village

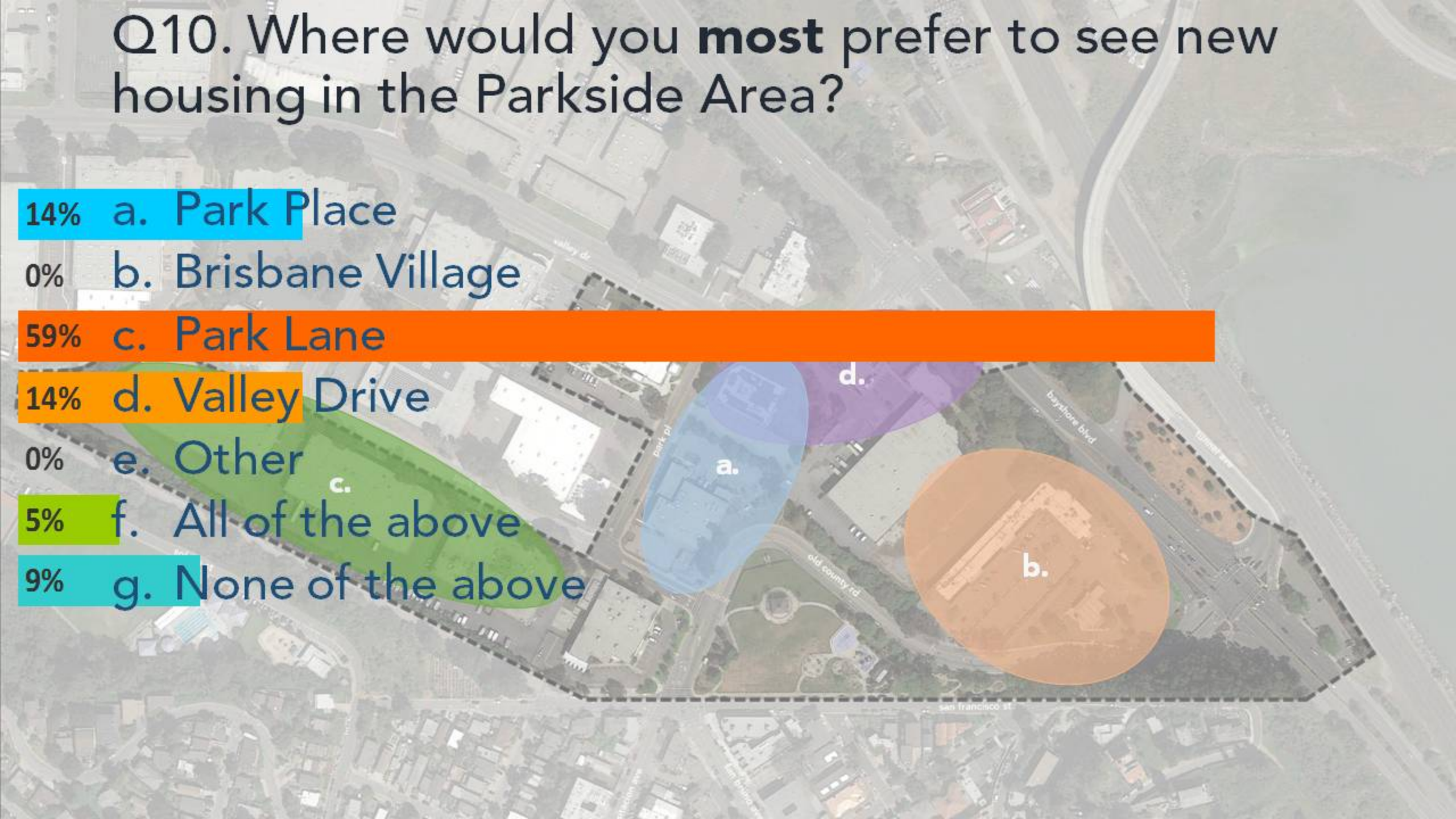
59% c. Park Lane

14% d. Valley Drive

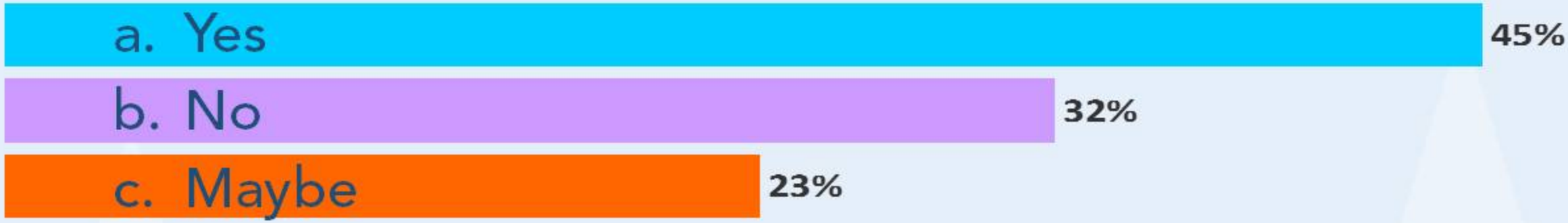
0% e. Other

5% f. All of the above

9% 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?



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?

55% a. Yes

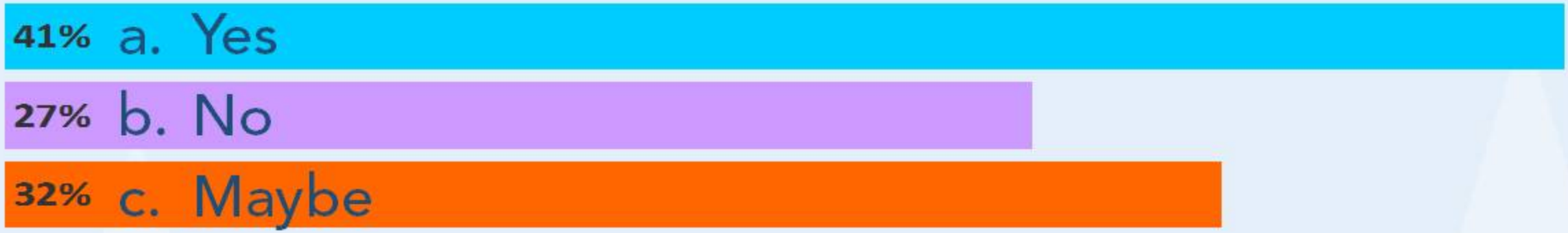
18% b. No

27% c. Maybe





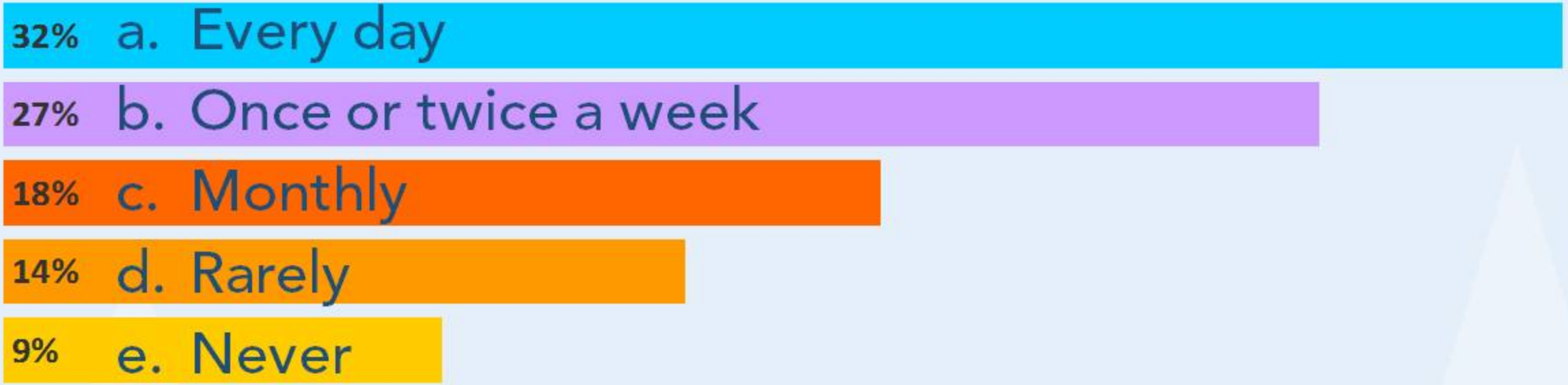
Q13. Would you be willing to consider higher density housing (up to four stories) in the appropriate location if it helped mixed-use development to be feasible?



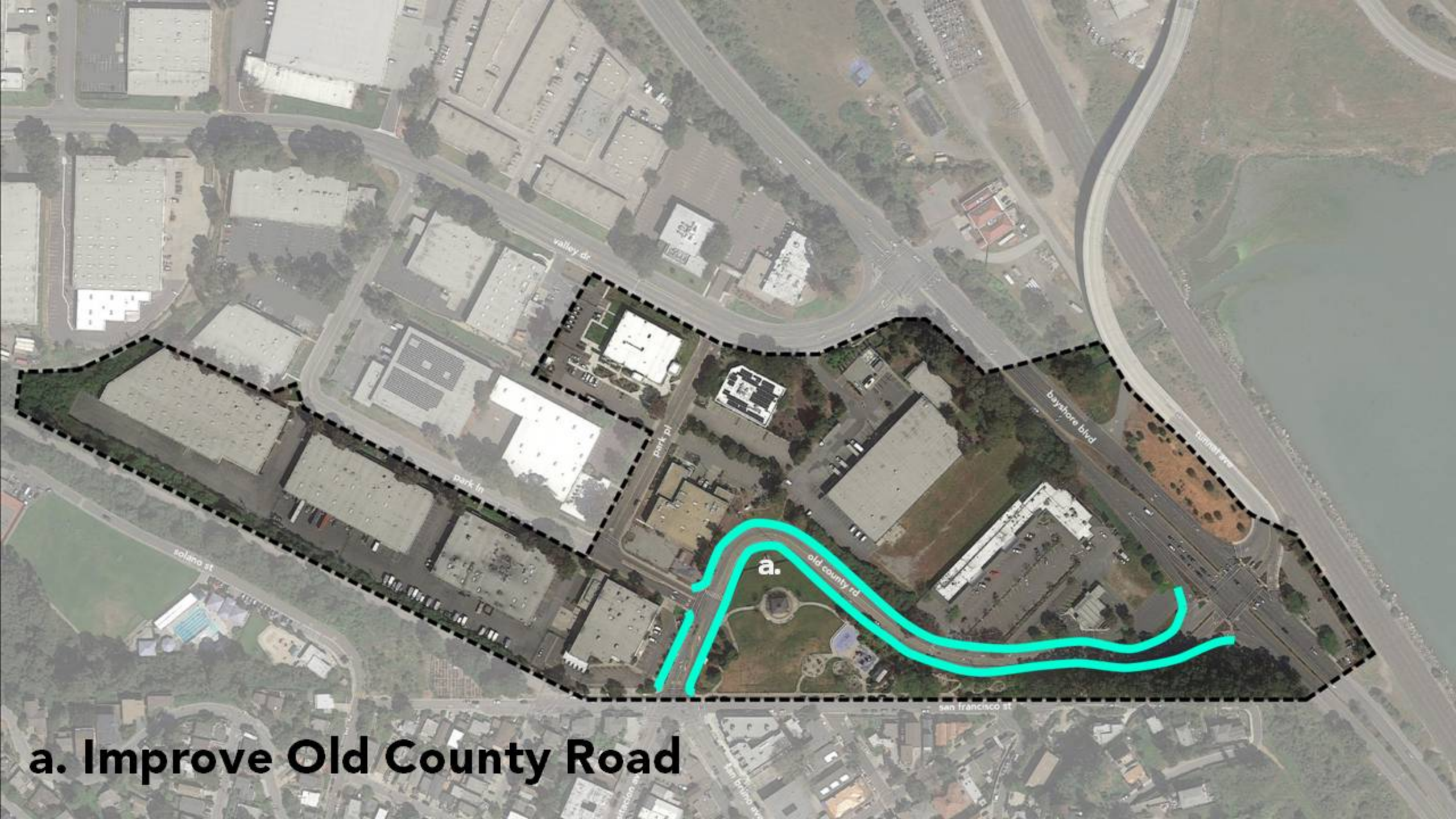


BUILDING BLOCK: STREETS AND CIRCULATION

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



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



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

57% b. Add sidewalks throughout the plan area

0% c. Improve access to the Village Center

19% d. Improve intersection at Old County Road and Bayshore

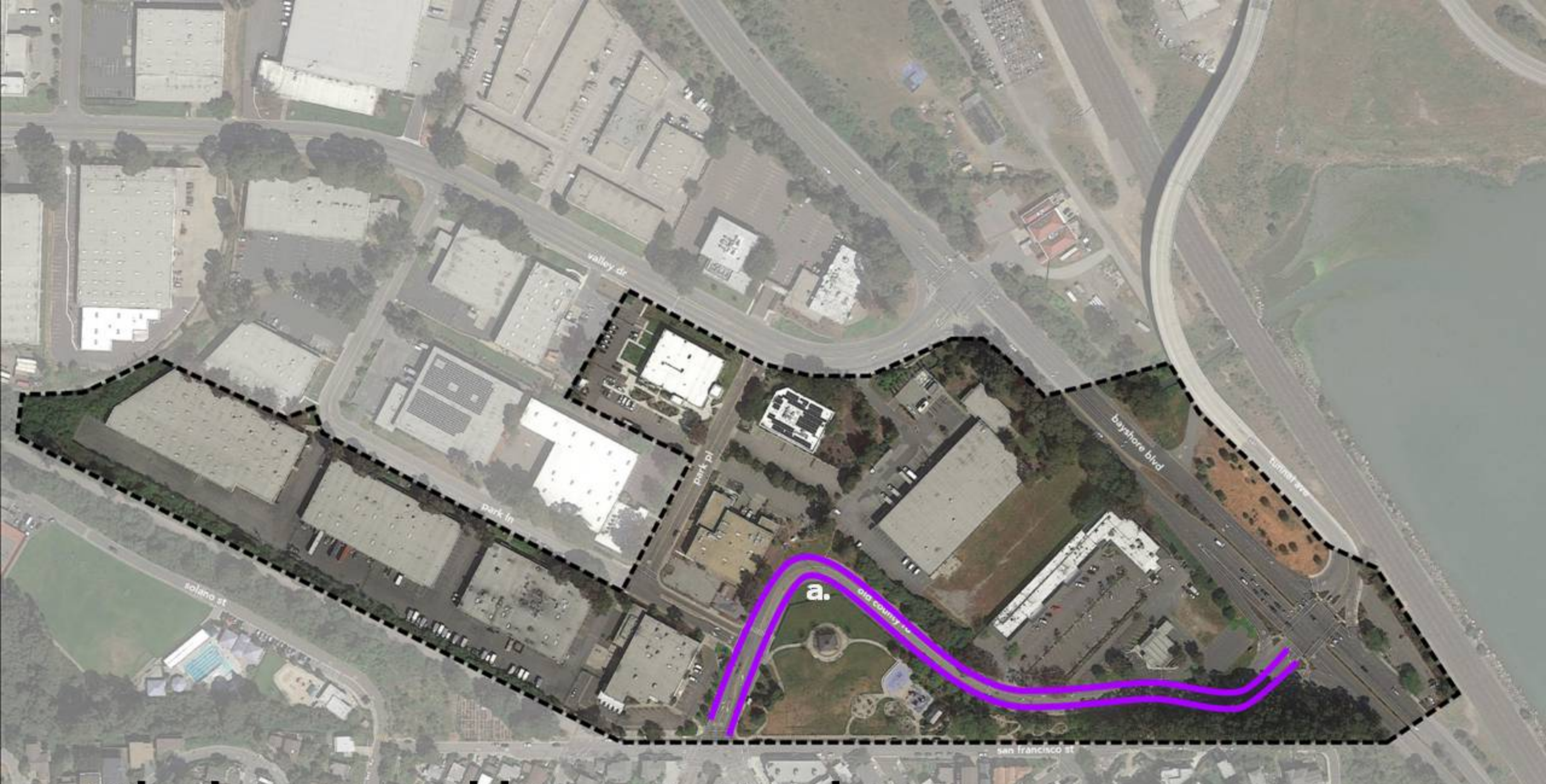
0% e. Other

0% f. All of the above

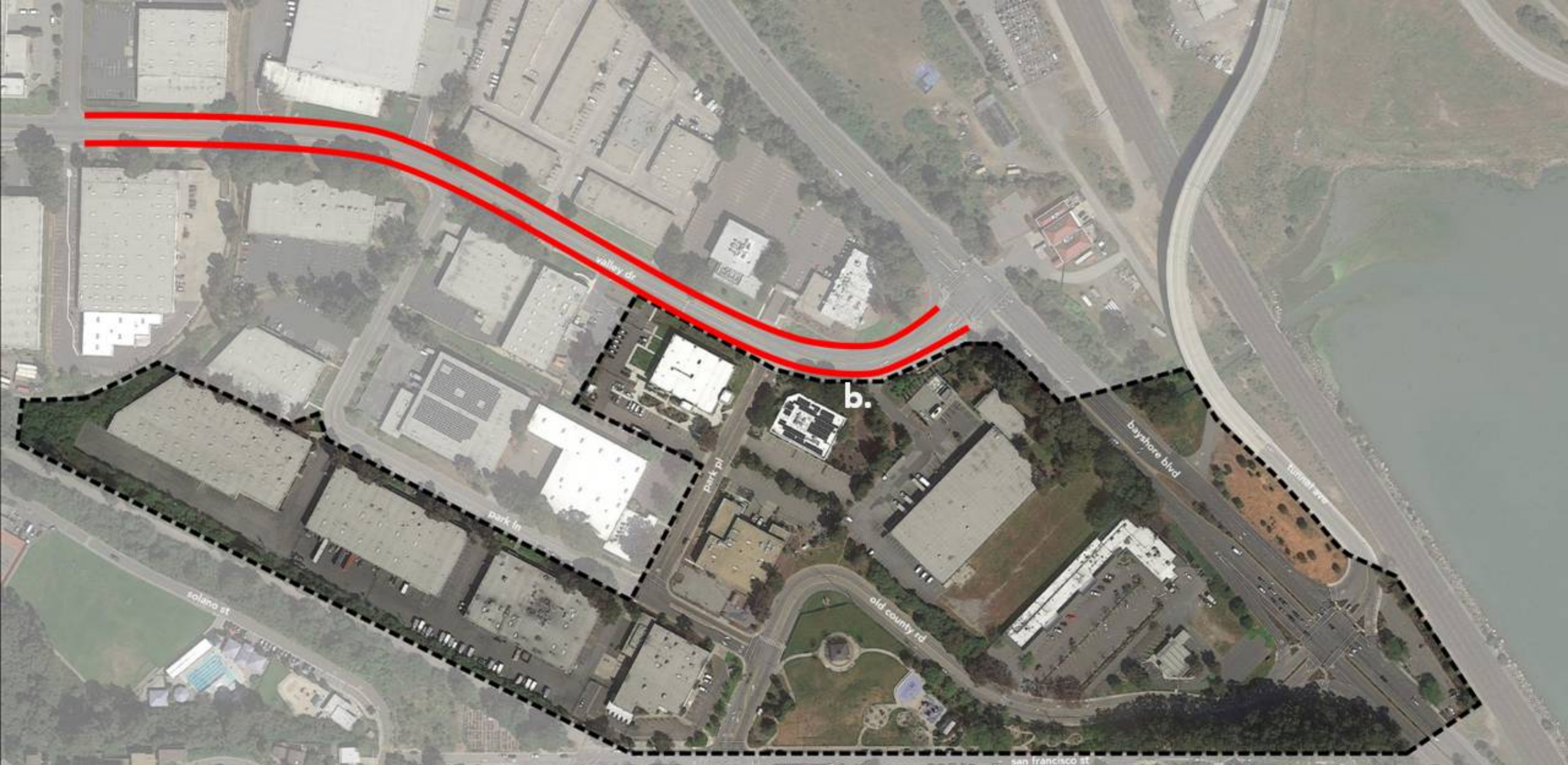
10% g. None of the above



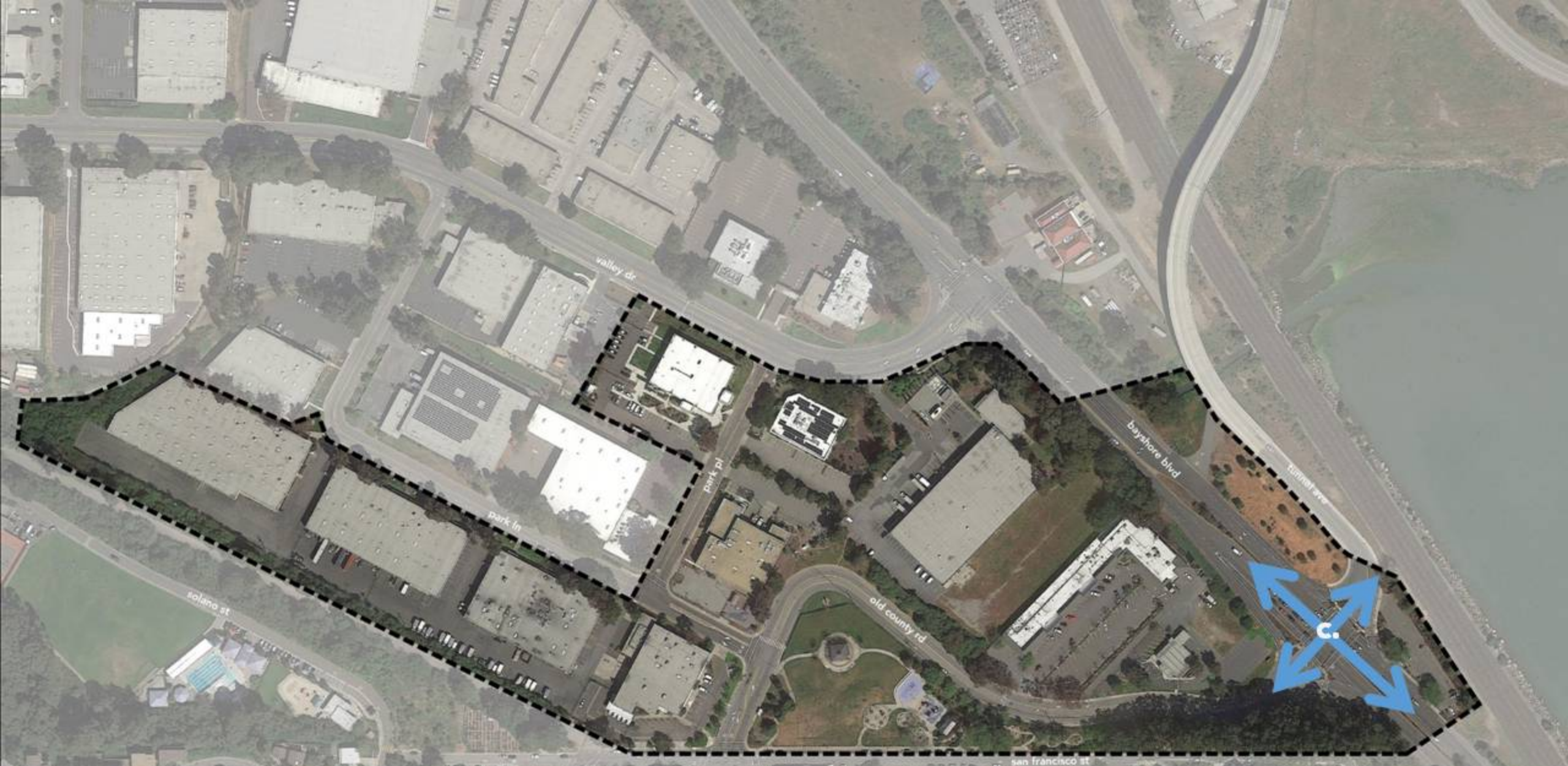
Q16. What is the **most** important improvement the City can make for bicyclists?



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?

30% a. Bike Lanes on Old County Road

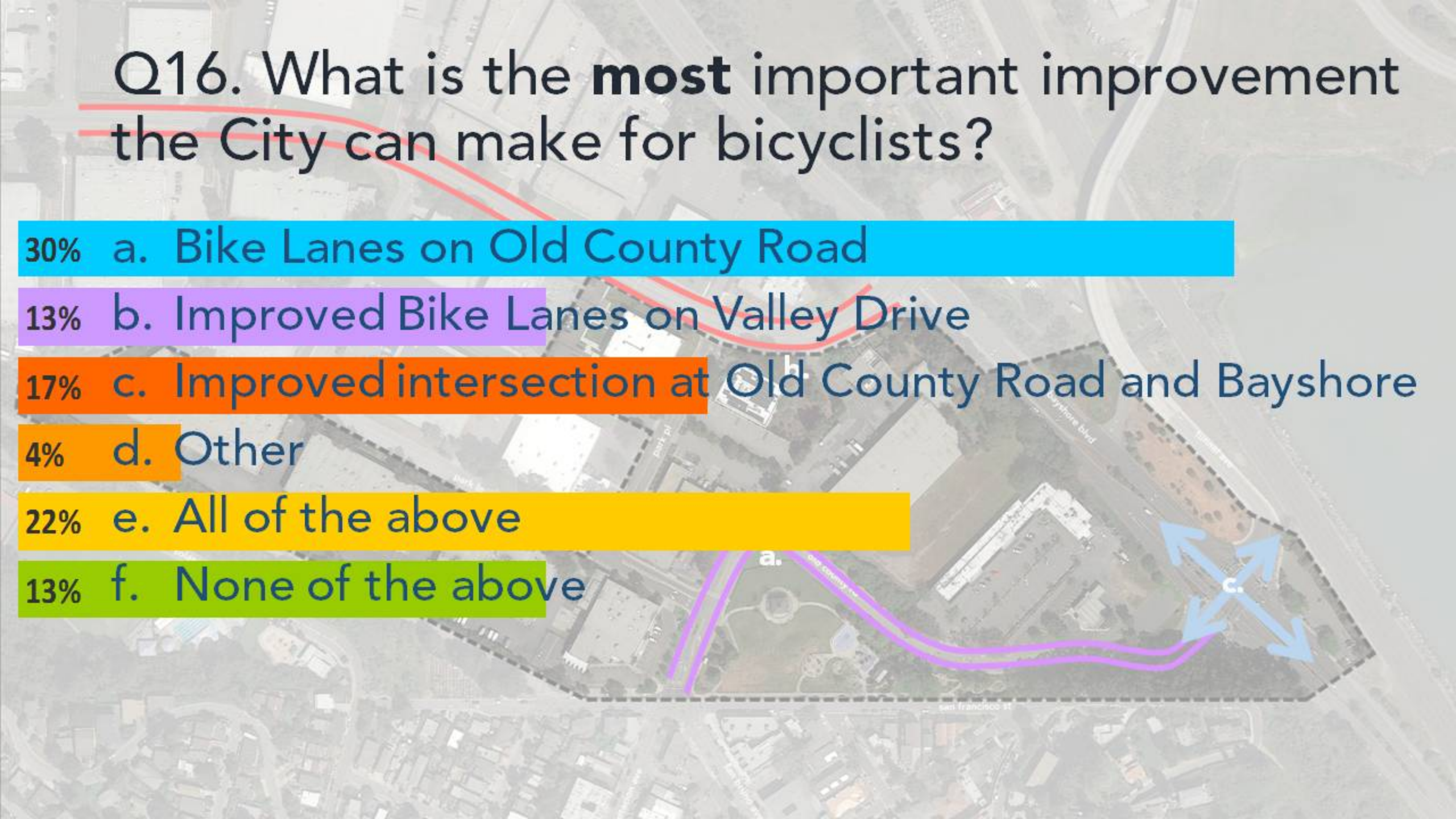
13% b. Improved Bike Lanes on Valley Drive

17% c. Improved intersection at Old County Road and Bayshore

4% d. Other

22% e. All of the above

13% f. None of the above



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

27% a. Yes

68% b. No

5% c. Maybe

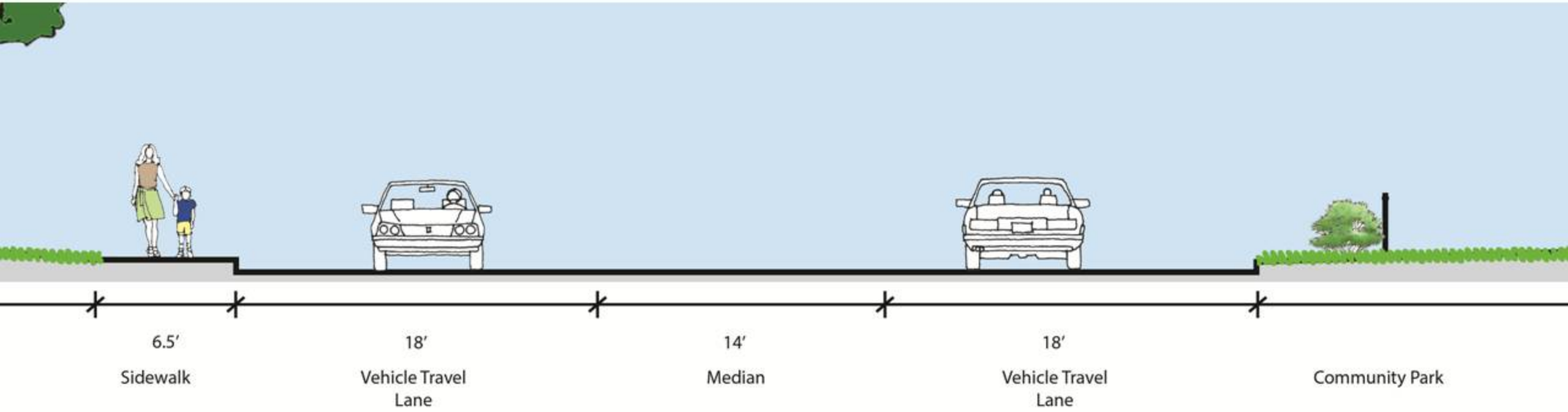




Q18. Which design do you **most** prefer for Old County Road?





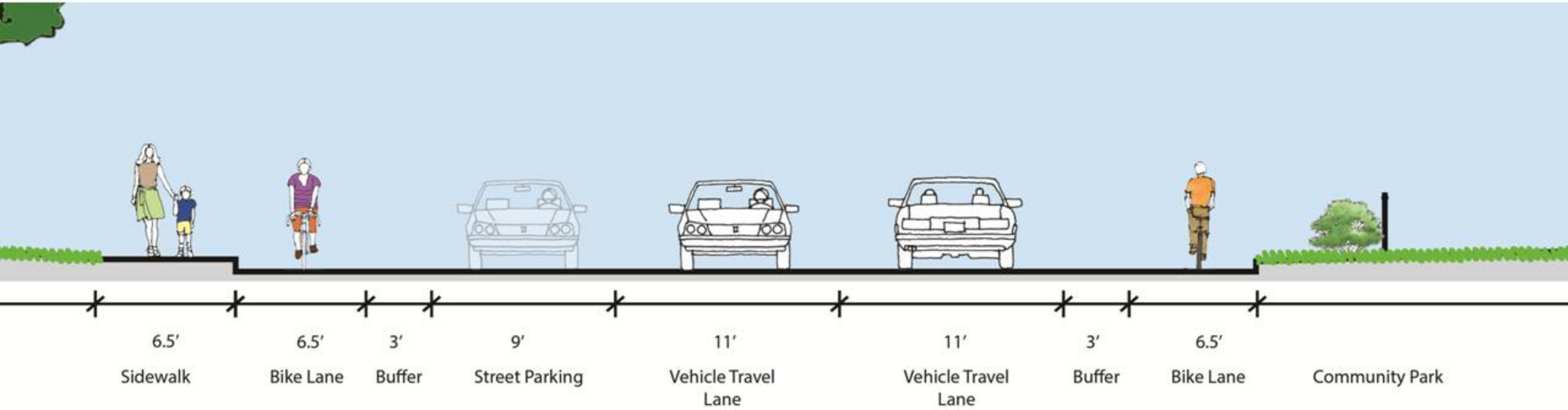


Existing conditions







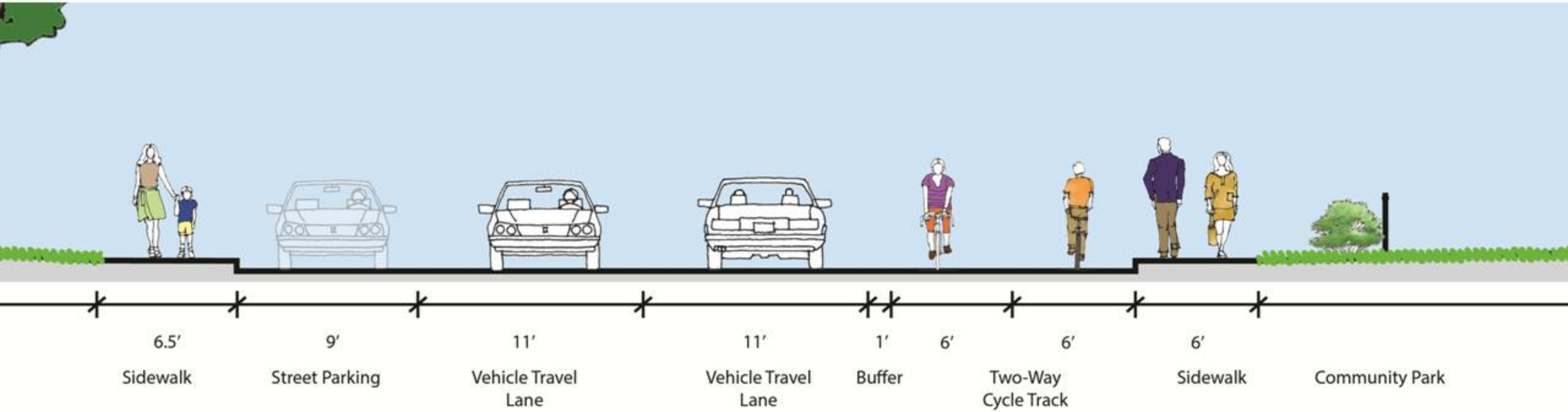


a. One-way bike lane on both sides of the road, parking on one side, no median







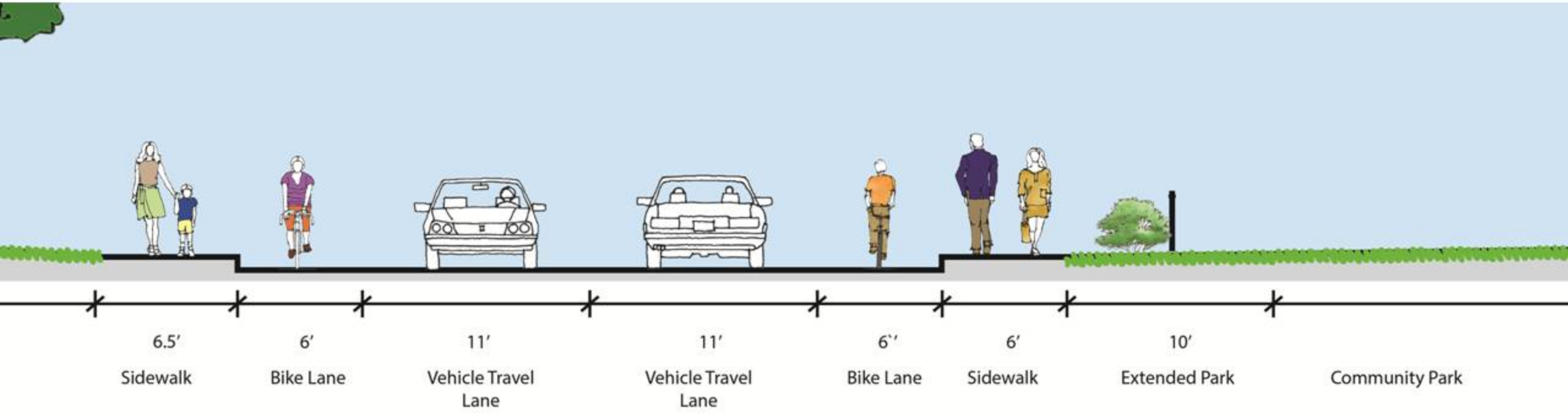


b. Two-way "cycle track" on one side of the road, parking on the other side, no median









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?

27% a. One-way bike lane on both sides of the road, parking on one side, no median

5% b. Two-way "cycle track" on one side of the road, parking on the other side, no median

36% c. Expand park, add bike lanes in both directions, no median, add sidewalk on park side

32% d. None of the above











Bayshore Blvd

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

50% a. Village Shopping Center entrance

25% b. Shops and commercial space

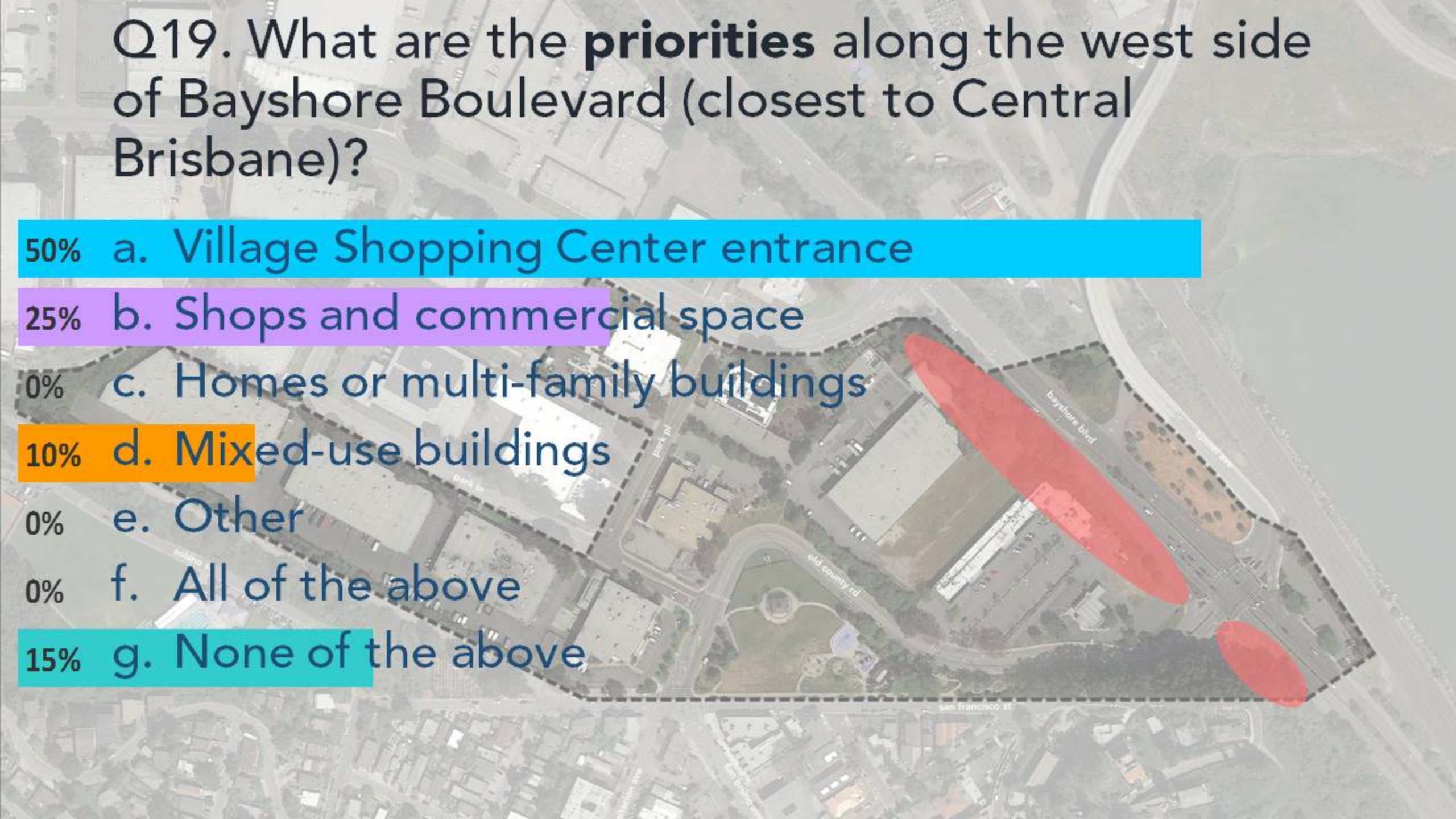
0% c. Homes or multi-family buildings

10% d. Mixed-use buildings

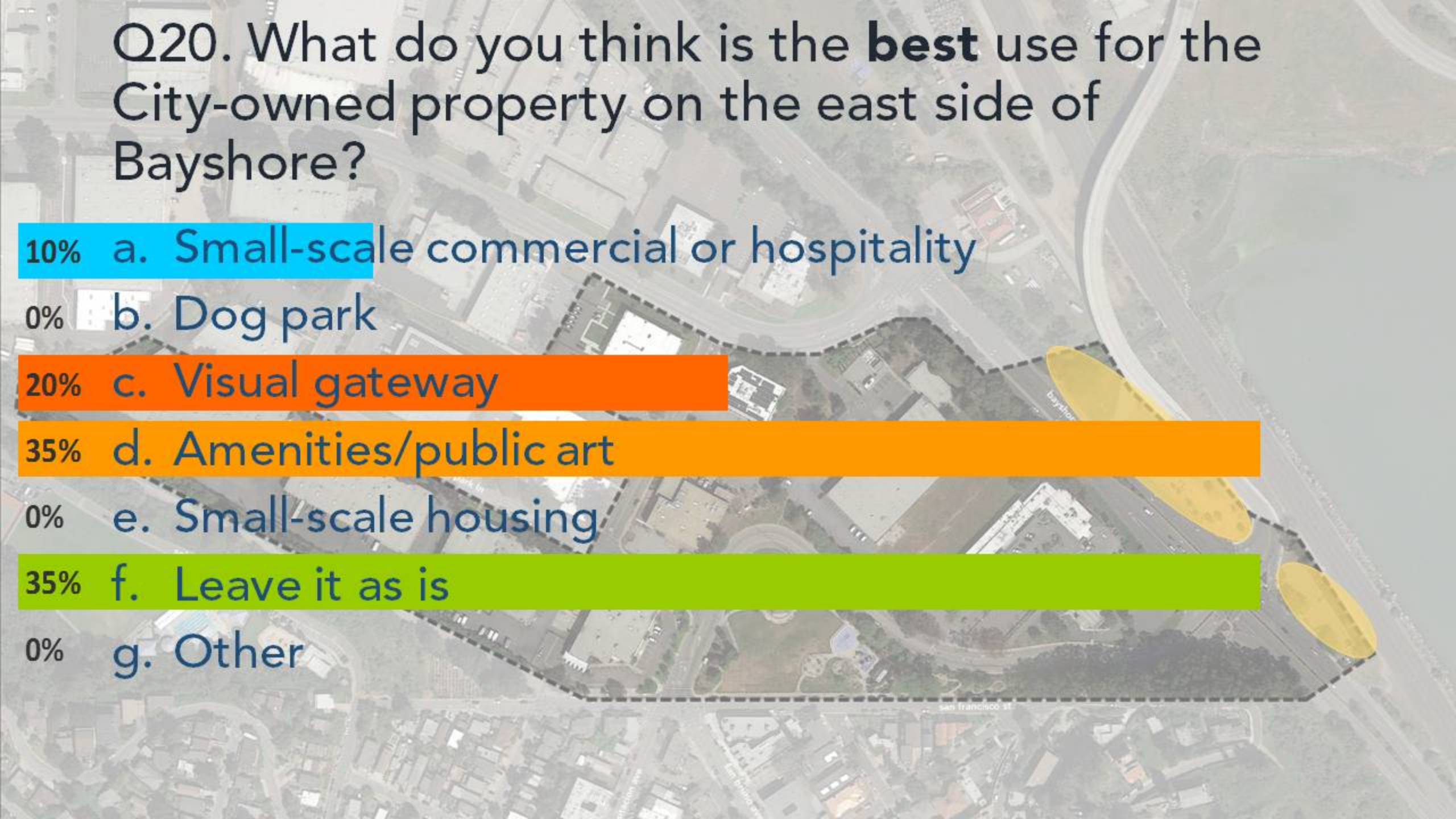
0% e. Other

0% f. All of the above

15% 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?



10% a. Small-scale commercial or hospitality

0% b. Dog park

20% c. Visual gateway

35% d. Amenities/public art

0% e. Small-scale housing

35% 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?

15% a. Improve pedestrian/bicycle facilities

10% b. Encourage slower speeds between Valley Road and Old County Road

5% c. Remove pedestrian islands at the Old County/Bayshore intersection

30% d. Beautify western edge of Bayshore with landscaping and gateway elements

15% e. Improve transit stops

5% f. Other

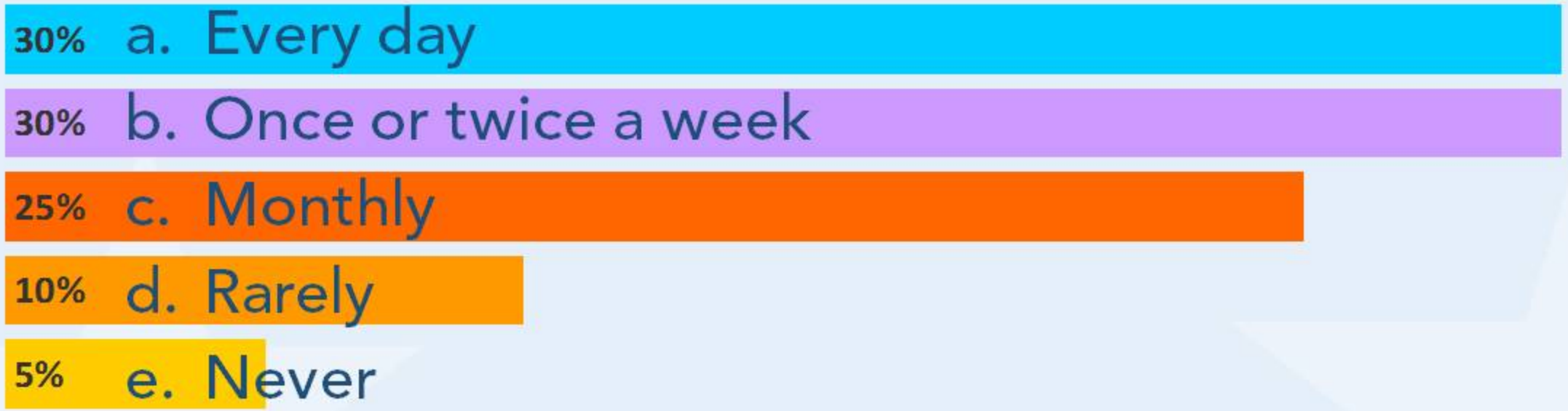
10% g. All of the above

10% 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?



Q23. How often do you use Community Park?



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?

30% a. Concerts

15% b. Outdoor movies

10% c. Snack bar

15% d. Festivals

5% e. Other

15% f. All of the above

10% 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?

16% a. Fitness equipment

0% b. Trampoline

5% c. Rock climbing play structure

37% d. Group game/activity areas (volleyball court, bocce, pickleball)

26% e. Shade and wind structures

0% f. Other

16% g. All of the above

0% h. None of the above



BUILDING BLOCK: IMAGE AND IDENTITY

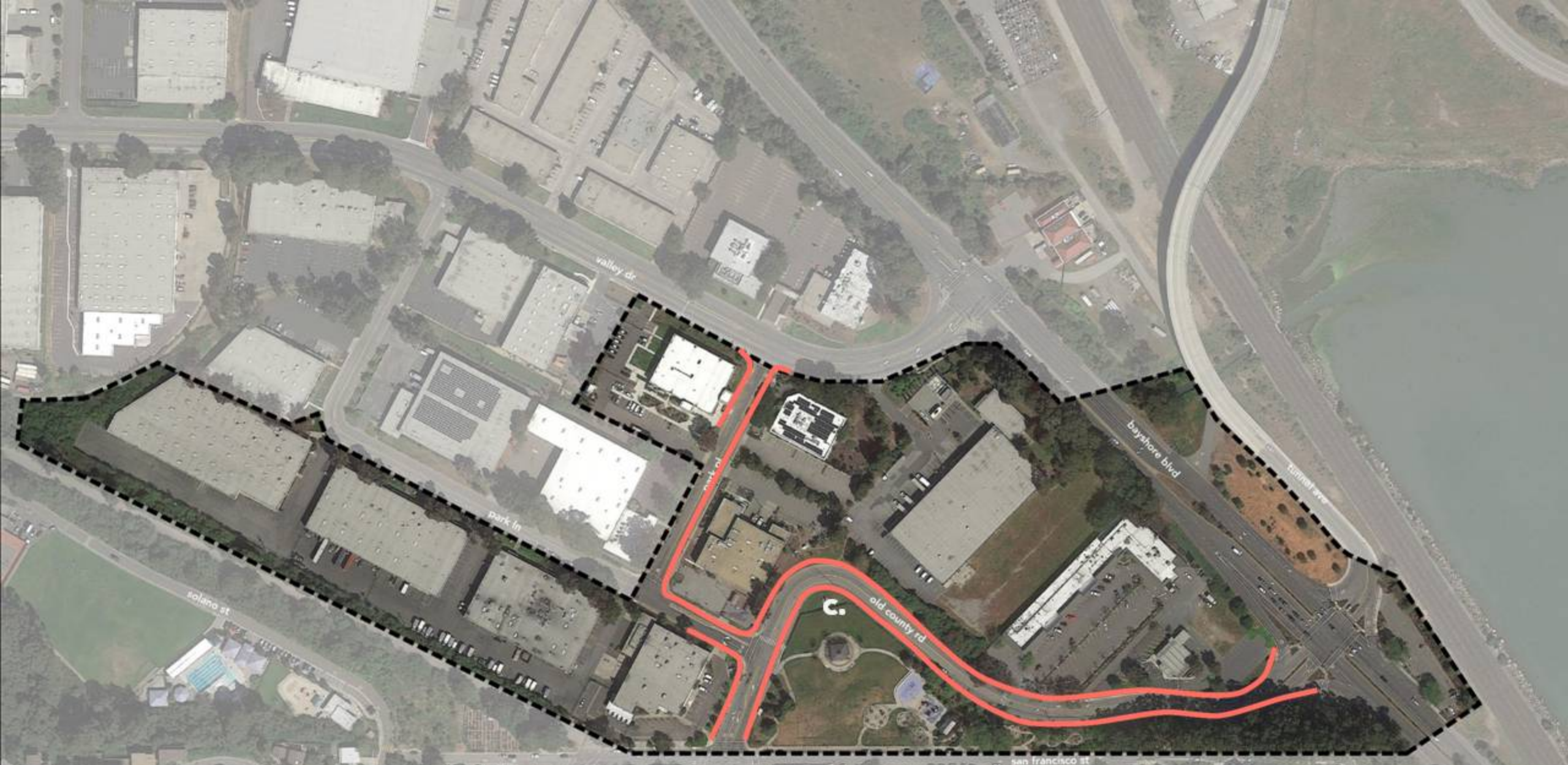
Q26. Where would you **prioritize** improving the image and identity of Brisbane?



a. Establish a more prominent gateway on Old County 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?

18% a. Establish a more prominent gateway on Old County Road

12% b. Redesign the Crocker Industrial Park Gateway

18% c. Establish a unified signage system for all City signs

29% d. Place wayfinding signs on Tunnel Ave and Bayshore Boulevard

0% e. Other

0% f. All of the above

24% g. None of the above

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



Stay informed at:

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

Parkside Plan

Brisbane, California

THANK YOU!

