



DRAFT Memorandum

Date: December 8, 2015
To: Christina Paul, MIG
From: Gary Black
Subject: Evaluation of the Potential Visitacion Avenue Extension

The proposed Parkside at Brisbane Village area includes approximately 25 acres of public and private properties positioned between central Brisbane, Crocker Industrial Park and the primary gateway into Brisbane. Suggestions have been raised about extending Visitacion Avenue to Valley Drive in order to provide better accessibility for the parcels between Valley Drive and Old County Road. MIG has produced three conceptual design sketches of the potential extension alignments (see the attached figures). In this memo, Hexagon Transportation Consultants, Inc. presents an evaluation of the potential Visitacion Avenue extension. The analysis is applicable to any of the design alternatives.

Accessibility to the Roadway System

One main reason for the suggestions to extend Visitacion Avenue to Valley Drive is to provide more access points for the parcels in the study area. However, the parcels in question already have direct access to Valley Drive, Park Place and possible access to Bayshore Boulevard and Old County Road. The suggested Visitacion Avenue extension would create access points for the parcels on both sides. However, the traffic loaded to the extended Visitacion Avenue would need to feed to either Old County Road, Valley Drive, or Bayshore Boulevard. Therefore, the extension would not divert or reduce traffic from the existing roadways or provide new routes for the traffic.

Roadway Capacity

In the study area, there are two east-west roadways: Valley Drive with four lanes and Old County Road with two lanes to provide direct access for traffic in the study areas from/to Bayshore Boulevard. The average daily traffic volume along Old County Road is 6,045 and the estimated average daily traffic volume along Valley Drive is 7,400 (Brisbane Baylands Draft Environmental Impact Report, June 2013). Two local streets, Park Lane and Park Place, connect Old County Road and Valley Drive. Both of these local streets have relatively low traffic volumes. The capacity of the existing roadways is enough to accommodate the existing traffic and the additional traffic related to the potential new development. Therefore, adding more roadway capacity by extending Visitacion Avenue would not be necessary.

Potential Issues with the Extension

By looking at the three preliminary design sketches for the extension, Hexagon found that all of these design options would create a new intersection between Valley Drive and the extended Visitacion Avenue. This new intersection would be very close to the intersection at Bayshore Boulevard and Valley Drive. The close proximity of these two intersections would potentially result in operational issues.

Besides the potential operational issues, cost related to the construction of the extended roadway would be high. To build a new roadway and a new intersection, right of way would need to be acquired. The total project cost would be several million dollars.

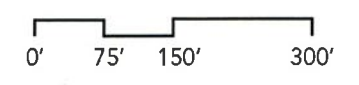
Conclusion

The cost of a potential extension of Visitacion Avenue would not be justified by the benefits. The parcels that would be served by the extension already have adequate alternative access points. The capacity of the existing roadway system is more than adequate to serve any potential new growth in the area.

BRISBANE VILLAGE PRECISE PLAN

Existing Conditions

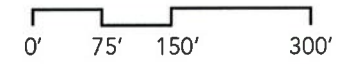
- Buildings
- Parcels
- Parks/Open Space
- Water
- Passenger and Freight Rail
- Trail
- Study Area Boundary



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