

parkside at brisbane village precise plan



City of

BRISBANE

CALIFORNIA

Land Use and Urban Design
Existing Conditions Report
January 25, 2016



In association with:
Hexagon Transportation Consultants, Inc. | Strategic Economics

Table of Contents

I. Introduction.....	3
II. Existing Conditions.....	14
Overview, Background and Context.....	16
Existing Buildings.....	35
Parks and Open Spaces.....	65
Streets.....	79

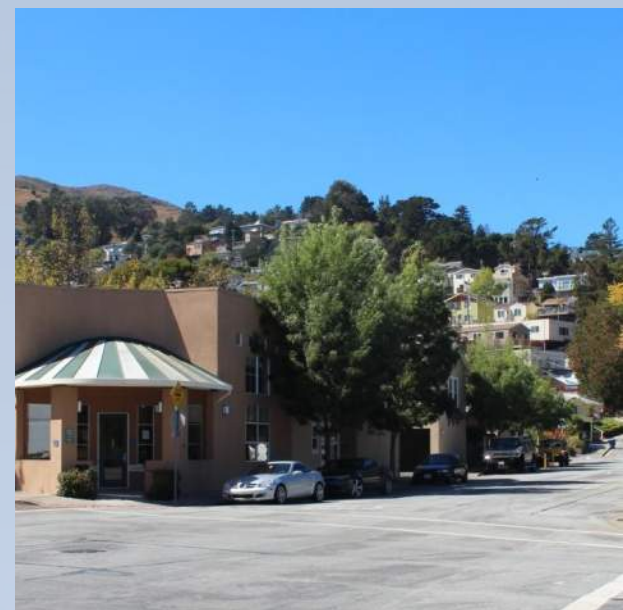


I. Introduction



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.



What is a Precise Plan?

A Precise Plan is a policy document that proactively defines the community's vision for a specified area, addresses a community's unique issues, and sets the course for achieving the community vision. It is a tool to enhance the economic vibrancy, character, overall health and quality of an area.



Project Goals

The Parkside Plan is guided by several important goals:

- ▶ **Goal 1: Preserve Brisbane's Small Town Feel** - Residents of Brisbane are passionate about working towards the betterment of their community, and fiercely loyal to their city. Brisbane is a tight-knit town where people really know each other's names and look after one another. It is also a place of unique, eclectic charm and character. Brisbanians want to ensure that the intimate, distinct sense of community, place, and scale is preserved and enhanced by the Parkside Plan.
- ▶ **Goal 2: Promote Holistic Community Health** - Residents and City leadership are dedicated to promoting health and well-being through sound land use decisions, establishment and enhancement of community programs, fostering health-promoting businesses, and access to active transportation and recreation opportunities.

Project Goals

- ▶ **Goal 3: Build Connections between Destinations for All Modes of Travel** - The Parkside Plan should prioritize safe and seamless connections, particularly for bicycles and pedestrians, both within the plan area to Community Park, City Hall, and Village Shopping Center and to wider destinations such as San Bruno Mountain, the Bay Trail, and nearby communities.
- ▶ **Goal 4: Facilitate the Development of a Vibrant Parkside Area** - Brisbane has a dynamic, storied past as a small city with a big heart and vibrant commercial and downtown areas. Residents are eager to retain and increase this vibrancy by improving and expanding existing open spaces, creating new shopping and dining destinations, enhancing and beautifying entryways into town, and sensitively connecting these resources to the broader community.

Project Goals

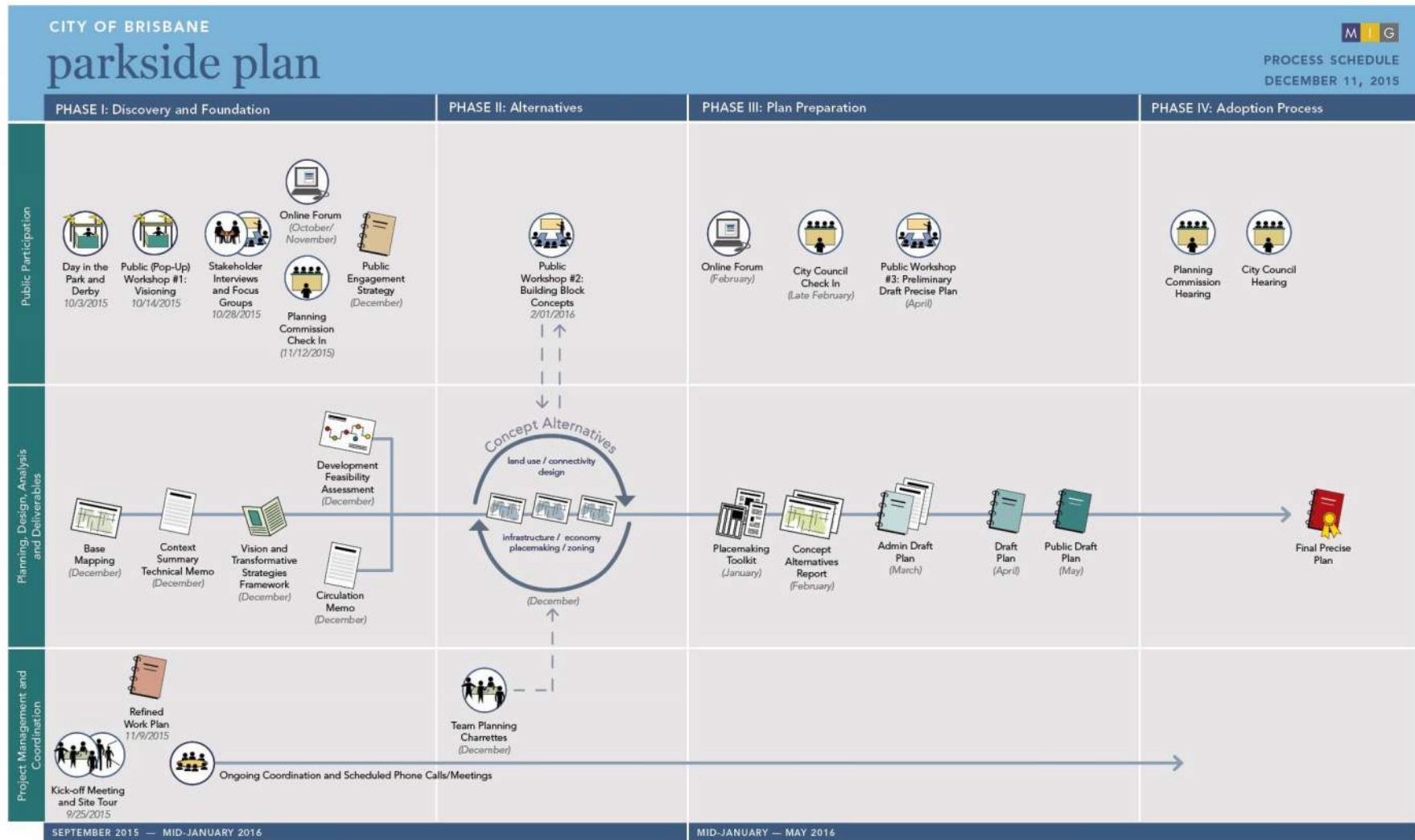
▶ **Goal 5: Proactively Plan for New Residential Development-**

Brisbane is a unique city due to its compactness and surrounding natural space in the densely populated San Francisco Bay Area. Housing affordability issues and state legislation require that Brisbane allocate and zone land for new residential development. The Parkside Plan will proactively guide this new residential development in such a way that it benefits the entire community by enhancing urban design and aesthetics in the Parkside Area, and appropriately weaving any new housing development into the existing fabric of the city.

▶ **Goal 6: Foster a Sustainable Brisbane** - Between the hills of San Bruno Mountain and the shores of the San Francisco Bay and Brisbane Lagoon, Brisbanians are dedicated to preserving and enhancing the natural environment, community equity, affordability and economic strength. The Parkside Plan will promote local sustainability through green building, infrastructure and landscape design.

Project Process and Schedule

The planning process is anticipated to transpire from September 2015 – May 2016.



Project Process and Schedule

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

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



Project Process and Schedule

The planning milestones leading up the Parkside Plan include:

2005: The City held a Placemaking Workshop sponsored by Project for Public Spaces (PPS).

2008-2011: During the “Great Recession,” the City Council formed an Economic Development Subcommittee to discuss the long-term future of Crocker Park.

2011: The 2007-2014 Housing Element, adopted by the City Council in 2011, identifies future mixed use (housing and commercial) development at properties on Park Place and one property on Valley Drive adjacent to the shopping center. The implementing zoning was never adopted.

2014: The City partnered with the Urban Land Institute (ULI) to hold a Technical Assistance Panel (TAP) exploring land use and design issues at Crocker Industrial Park and the Brisbane Village Shopping Center.

2015:

Following a lengthy review process by the Planning Commission, the City Council adopted the 2015-2022 Housing Element, which supersedes the previous Housing Element and designates future residential development on three properties on Park Lane, and mixed use (residential and commercial) on two properties on Park Place.

Present: In July 2015, the City Council voted to approve funding for the Parkside at Brisbane Village Precise Plan- the reason we’re here today!

Key Documents and Current Planning Efforts

The plan is guided by several past and current planning documents and initiatives, including:

- 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 Current Planning Efforts

In addition, the MIG Team considered GIS files containing zoning, general plan, hydrology, parcels, landmark information. The team also assessed the existing transportation conditions and conducted a market analysis.



HEXAGON TRANSPORTATION CONSULTANTS, INC.

DRAFT Memorandum

Date: December 8, 2015
To: Christina Paul, MIG
From: Gary Black
Subject: Parkside Plan – Existing Transportation Conditions

Hexagon Transportation Consultants, Inc. has prepared this memo to describe the current transportation system and existing traffic conditions in the study area of the proposed Parkside at Brisbane Village Precise Plan. 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. The goal of the Precise Plan is to develop a plan that emphasizes a walkable, healthy and equitable community that offers accessibility, affordability, stability, diversity, safety and equity for the study area.

Within the study area of the Precise Plan, the following locations were evaluated (see Figure 1).

- Old County Road between Bayshore Boulevard and Visitation Avenue
- Valley Drive between Park Lane and Bayshore Boulevard
- Park Lane between Old County Road and Valley Drive
- The intersection of Old County Road/Tunnel Avenue and Bayshore Boulevard
- Bayshore Boulevard between Valley Drive and Old County Road
- The intersection of Old County Road/Visitation Avenue and San Francisco Avenue
- The Brisbane Village Shopping Center
- The pedestrian connection between the Community Park and the surrounding streets

Old County Road between Bayshore Boulevard and Visitation Avenue

Old County Road is a curved three-lane roadway that carries traffic from the Bayshore Boulevard and traffic from the Tunnel Avenue. The center lane is striped as a two-way left turn lane but acts as a median because there is nothing to turn into or out of along most of the section of Old County Road, except for one small section serves as a left turn lane for traffic getting into the Brisbane Shopping Center.

The average daily traffic volume along Old County Road is 5,045 (Brisbane Baylands Draft Environmental Impact Report, June 2013). Sidewalk is available on the north side of Old County Road and partially along south side of Old County Road. There is one pedestrian crosswalk connecting the Community Park on the south side of the Old County Road to the Brisbane Village Shopping Center. This pedestrian crossing on Old County Road has pavement markings in both directions and a sign in the middle of the street (see Figure 2). There is a curve sign with posted advisory speed for eastbound traffic. For westbound traffic, there is one curve sign without an advisory speed. Residents have complained about the speed of traffic along Old County Road.

Old County Road provides the most direct connection for bicyclists traveling between the Bayshore Boulevard and Baylands area and Central Brisbane. But there are no bike lanes along Old County Road.

4 North Second Street, Suite 400 - San Jose, California 95113 - phone 408.971.6100 - fax 408.971.6102 - www.hextrans.com

II. Existing Conditions



Organization of the Existing Conditions Report

The Existing Conditions section includes representative photos, mapping analysis and key findings regarding **context, land use and zoning, urban design, existing buildings, parks and open space within the Parkside area.**

Overview, Background and Context

Brisbane's Parkside Plan Area is a unique place located between Bayshore Boulevard and the downtown business district along Visitacion Avenue. The Parkside Plan Area is rich in both amenities and uses, encompassing the City Hall, Community Park, Quarry Road Park and Trail, Brisbane Village Shopping Center, Crocker Park Recreational Trail, numerous light industrial uses, a lift station, a basketball court and a skatepark.



Regional Context







Regional Context Map



City of Brisbane



City of Brisbane

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

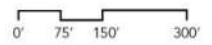


Parkside Plan Area



Parkside Plan Area Map

Study Area Boundary

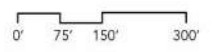


Land Use – Existing General Plan

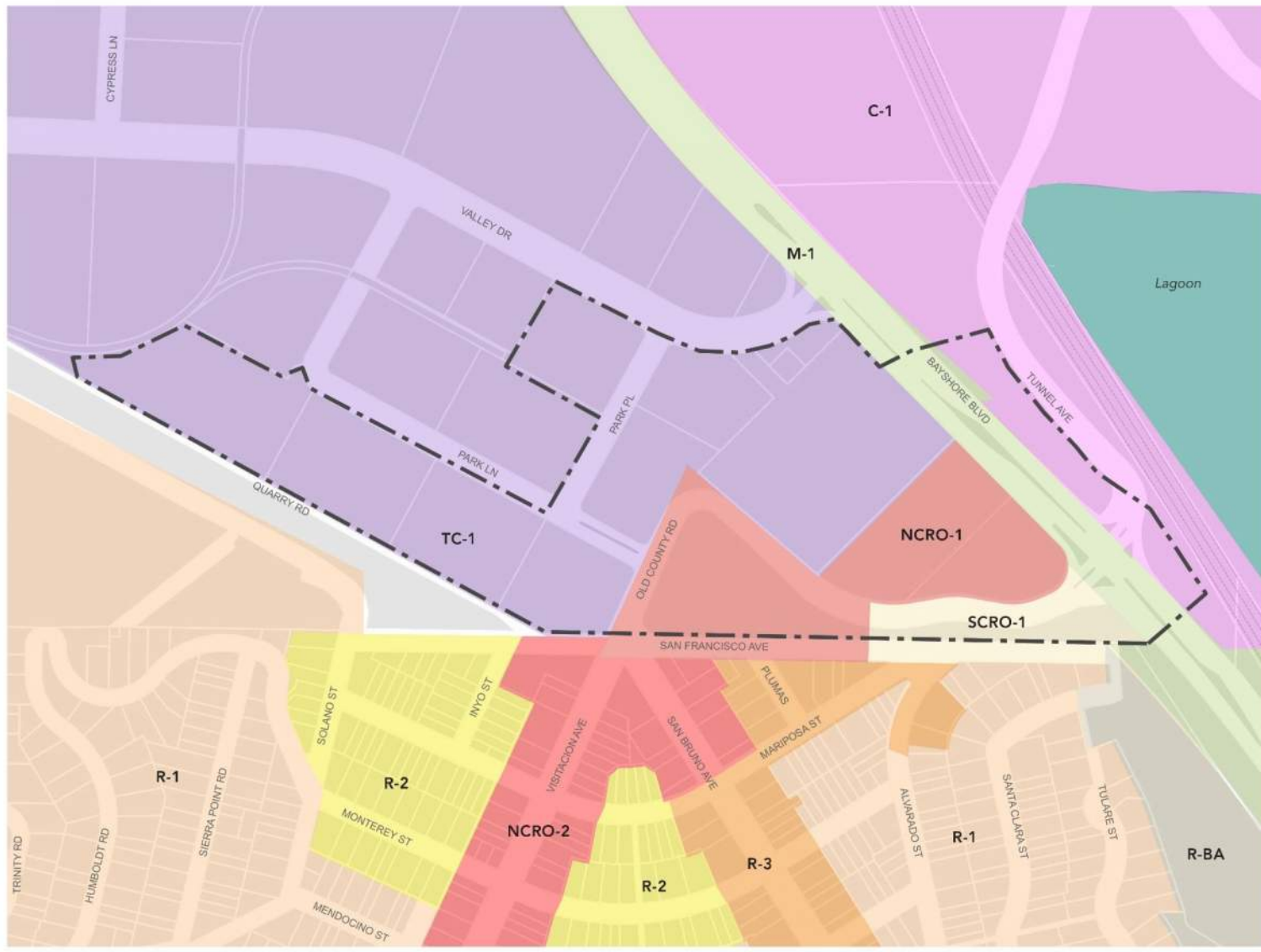


Land Use - General Plan

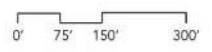
- Study Area Boundary
- Passenger and Freight Rail
- NC/R/O: Neighborhood Commercial/ Retail/Office
- R 0-2: Residential 0-2 Dwelling Units/Acre
- R 2.5-14: Residential 2.5-14 Dwelling Units/Acre
- R 15-30: Residential 15-30 Dwelling Units/Acre
- PFP: Public Facilities and Parks
- OS: Open Space
- PD-TC: Planned Development - Trade Commercial
- TC: Trade Commercial
- AA: Water / Lagoon



Current Zoning District Designations



- 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



Building Footprints

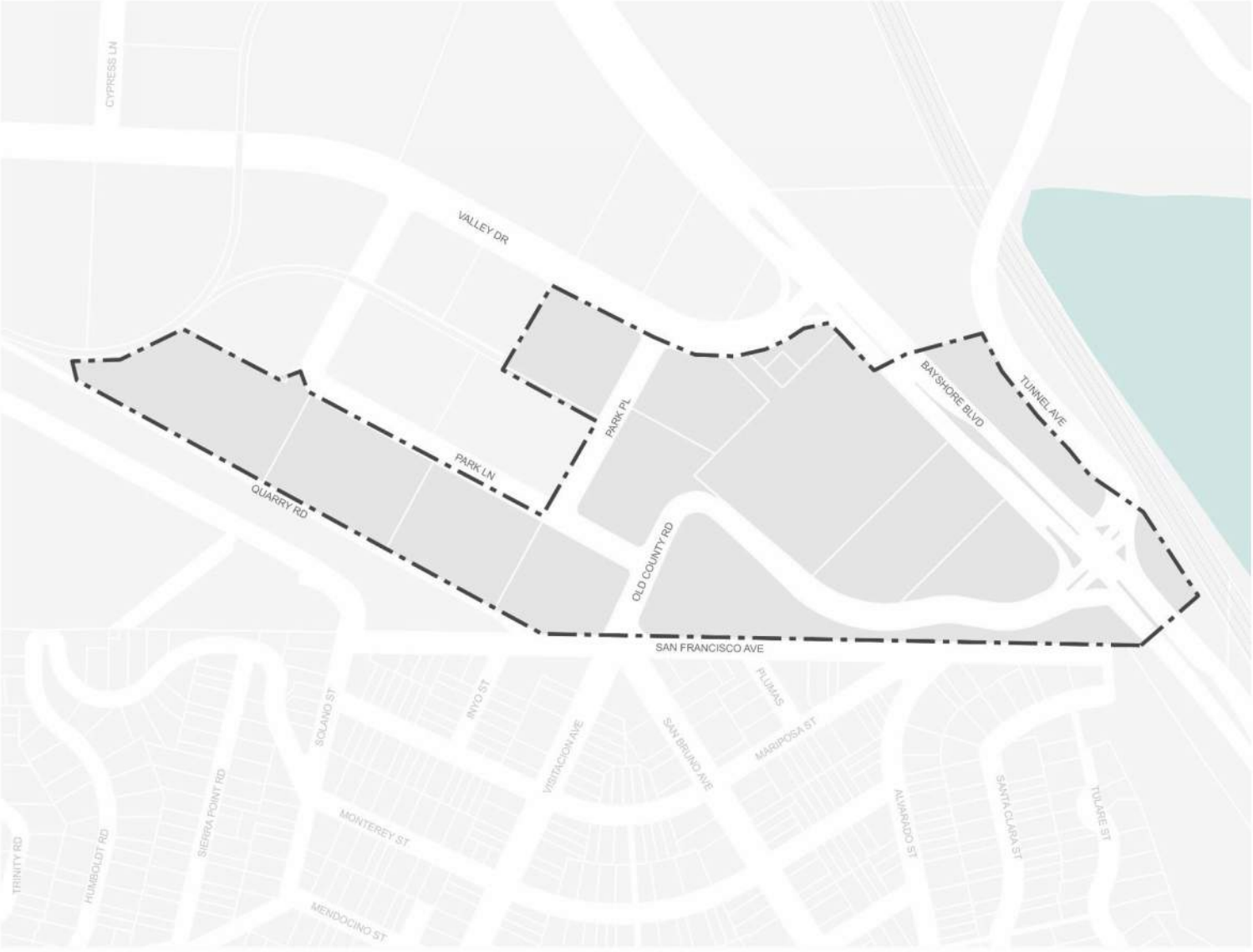


Building Figure Ground

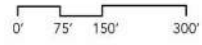
- Study Area Boundary
- Passenger and Freight Rail
- Parcels
- Buildings
- Water



Parcel Lines



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

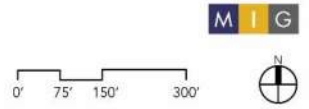


Parks and Open Space



Existing Conditions Map

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



Land Use and Urban Design - Introduction

Land Use

The Parkside area is largely comprised of light industrial, warehouse, office, commercial, civic, and open space land uses.



Land Use and Urban Design

Commercial, Office, and Light Industrial Uses



Land Use and Urban Design

Park and Open Space



Land Use and Urban Design

Civic Uses



Land Use and Urban Design

Architectural Character



Land Use – Key Observations

- Existing land uses are diverse and include trade commercial, office, neighborhood commercial and public facilities and parks.
- The majority of the light industrial areas are located off of Valley Drive and Park Lane, away from population centers.
- There are few neighborhood serving retail and service establishments.
- Many of the trade commercial sites are used as light-intensity warehouses and light manufacturing facilities.
- There is a general lack of pedestrian amenities including sidewalks, street furniture, landscaping and wayfinding elements.
- The bicycle network is lacking some safety elements, and connections within and beyond Brisbane could be enhanced.

Urban Design – Key Observations

- Transit stops are outdated and could be better integrated into the pedestrian network.
- The predominant architectural style of the industrial buildings is utilitarian, while City Hall has some modernist architectural detailing.
- The majority of the buildings are one story, though many of the one story warehouses are approximately 25 feet high.
- Brisbane Village currently serves as the gateway to Brisbane, and while it has undergone some aesthetic updates in the past, the community supports additional updates.

Existing Buildings

This section describes the existing conditions and general information regarding each of the buildings in the Parkside Plan Area. Information provided by the City, in addition to site visits, existing documentation and GIS, were all used to complete this analysis.



Existing Buildings



Buildings in Parkside Plan Area

Address	Owner	Existing Land Use	Building Size	Site Acreage	Proposed Housing Units
91-99 Park Lane	DCT	Warehouse	36,806 SqFt	1.85	49
105-115 Park Lane	DCT	Warehouse	43,500 SqFt	2.13	56
145 Park Lane	DCT	Warehouse	57,394 SqFt	2.87	75
25 Park Place	Arthur & Elena Court	Warehouse	10,576 SqFt	1.25	25
41-43 Park Place	Waken Ray Property	Warehouse	19,256 SqFt	1.11	23
11 Old County Rd	City of Brisbane	Community Park	N/A	2.86	
50 Park Place	City of Brisbane	City Hall	15,120 SqFt	1.55	
Park & Ride	City of Brisbane	Park Share	N/A	0.279	
3455-3499 Bayshore	City of Brisbane	Open Space	N/A	1.22	
260-280 Old County	DCT	Post Office	23,143 SqFt	1.46	
125 Valley Drive	STRS United Ng	Warehouse	56,466 SqFt	4.54	
118-154 Old County	Partnership	Shopping Center	60,460 Sq Ft	2.04	
70 Old County Rd	Bank of America	Bank	5,725 SqFt	1.17	
Crocker Entrance	City of Brisbane	Lift Station	N/A	0.344	

Total Square Footage of Land Uses:

Warehouse = 223,998 s.f.

Open space = 135,907 s.f.

Civic = 38,263 s.f.

Commercial = 66,185 s.f.

Other = 27,138 s.f.

91-99 Park Lane



91-99 Park Lane

Address	91-99 Park Lane
Owner	DCT
Occupancy	Trillium Graphics, Bakers of Paris
Existing Land Use	Warehouse/Office
Building Size	36,806 sf
Height	25ft
Site Acreage	1.85
Year Built	1966

Description

The warehouse located at 91-99 Lane is a functional building in good working condition. There are no sidewalks along the building, which disconnects the structure from the contextual pedestrian environment. Additionally, this site has been identified for a residential zoning overlay in the City's Housing Element.

105-115 Park Lane



105-115 Park Lane

Address	105-115 Park Lane
Owner	DCT
Occupancy	Zarc Recycling
Existing Land Use	Warehouse/office
Building Size	43,500 sf
Height	25ft
Site Acreage	2.13
Year Built	1966

Description

The warehouse located at 105-115 Park Lane is a functional building in good working condition. There are no sidewalks adjacent to the building, which disconnects the structure from the contextual pedestrian environment. This site has been identified for a residential zoning overlay in the City's Housing Element.

145 Park Lane



145 Park Lane

Address	145 Park Lane
Owner	DCT
Occupancy	Bright Event Rentals
Existing Land Use	Warehouse/office
Building Size	57,394 sf
Height	25ft
Site Acreage	2.87
Year Built	1961

Description

The warehouse located at 145 Park Lane is in good working condition. The façade of the warehouse has been treated with some simple planters and landscaping. There are no sidewalks adjacent the building, which disconnects the structure from the contextual pedestrian environment. Additionally, this site has been identified for a residential zoning overlay in the City’s Housing Element.

25 Park Place



25 PARK PLACE
ARTHUR COURT DESIGNS

25 Park Place

Address	25 Park Place
Owner	Arthur & Elena Court
Occupancy	Unoccupied
Existing Land Use	Warehouse
Building Size	10,576 sf
Height	14.8ft
Site Acreage	1.25
Year Built	1961

Description

The warehouse located at 25 Park Lane is functional architecture in good working condition. The warehouse, situated on a corner, has been planted with dense landscaping including mature trees. There are sidewalks that link this structure to the contextual pedestrian environment. Additionally, this site has been identified for a mixed-use zoning overlay in the City's Housing Element.

41-43 Park Place



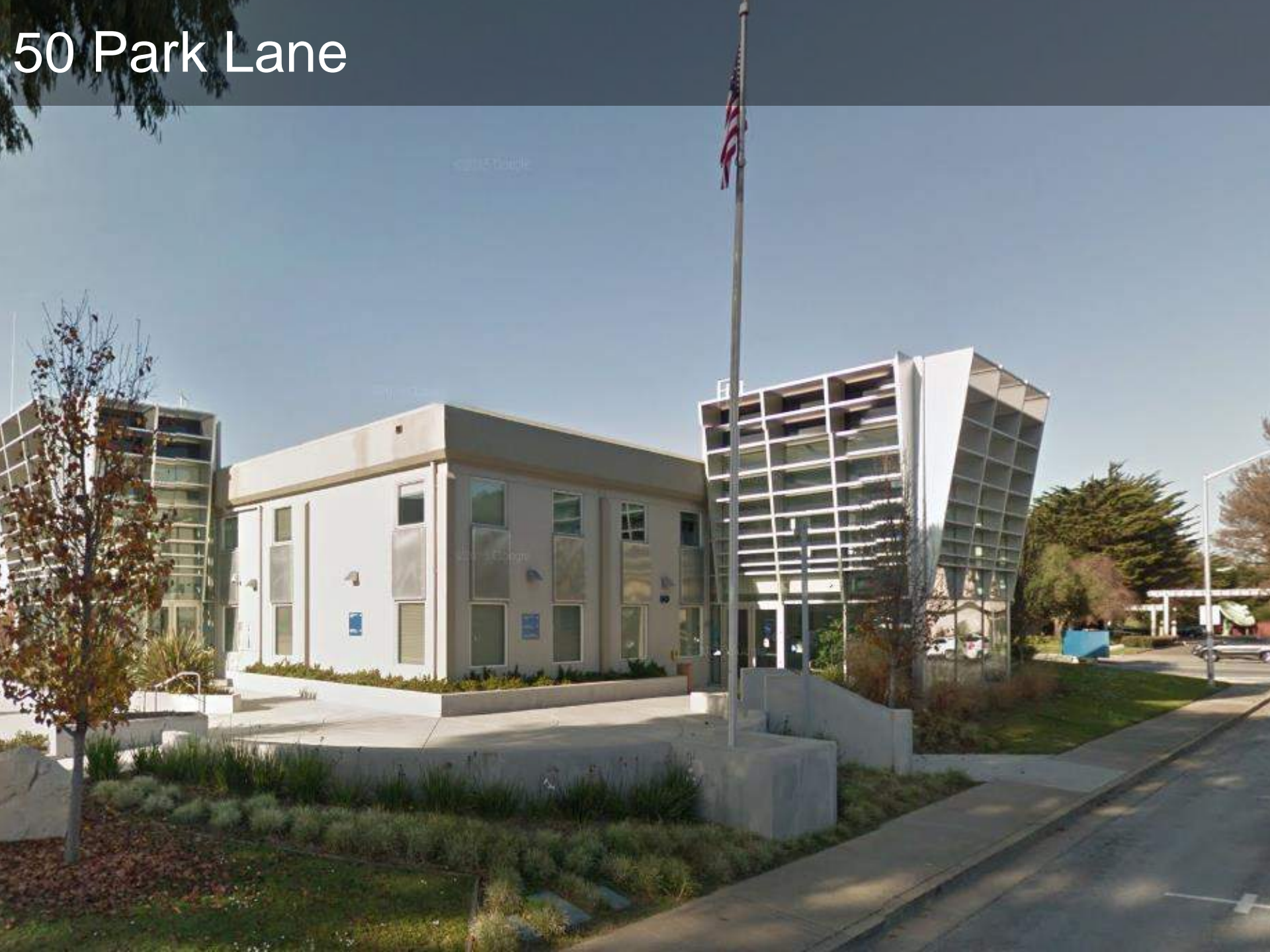
41-43 Park Place

Address	41-43 Park Place
Owner	Waken Ray Property
Occupancy	SFO Apparel
Existing Land Use	Warehouse/Light manufacturing
Building Size	19,256 sf
Height	Approx. 14ft (office area) and approx. 22ft (warehouse area)
Site Acreage	1.11
Year Built	1969

Description

The warehouse located at 41-43 Park Place is functional architecture in good condition. The exterior of the building is composed largely of blank walls, though windows dot the exterior wall along Park Lane. The rear side of the building abuts the basketball court and skate park. The streetscape along Park Place has recently been enhanced with tree plantings that will one day provide shade for pedestrians. Additionally, this site has been identified for a mixed-use zoning overlay in the City's Housing Element.

50 Park Lane



50 Park Lane

Address	50 Park Place
Owner	City of Brisbane
Occupancy	City of Brisbane
Existing Land Use	City Hall
Building Size	15,120 sf
Height	31 ft 3 inches
Site Acreage	1.55
Year Built	1977

Description

City Hall, located at 50 Park Lane, is a civic structure in good condition. The original building has been updated with architecturally ornamental features giving the structure a civic feel. The surrounding landscaping is in good condition. City Hall is relatively removed from central Brisbane, though there are sidewalks that connect the City Hall to the contextual pedestrian environment.

Park and Ride



Park and Ride

Address	Park and Ride
Owner	City of Brisbane
Occupancy	Public facilities and parks
Existing Land Use	Paved parking lot
Building Size	N/A
Height	N/A
Site Acreage	0.279
Year Built	N/A

Description

The Park and Ride facility on Bayshore is a community resources and should continue to be maintained and utilized. Additional signage and wayfinding would help community members and visitors navigate to and from the parking lot.



3455-3499 Bayshore Boulevard



3455-3499 Bayshore Boulevard

Address	3455-3499 Bayshore
Owner	City of Brisbane
Occupancy	Undeveloped
Existing Land Use	Open Space
Building Size	N/A
Height	N/A
Site Acreage	1.22
Year Built	N/A

Description

The open space along Bayshore Boulevard is in good condition and is well maintained by the City. This site is located at the City's primary access point from Tunnel Road and Bayshore and has high visibility from passing traffic. The site's location along Bayshore makes it a potential gateway site for the entrance of Brisbane.

260-280 Old County Road and 71 Park Lane



260-280 Old County Road and 71 Park Lane

Address	260-280 Old County
Owner	DCT
Occupancy	US Postal Service (280 Old County) and Novitex (71 Park Lane)
Existing Land Use	Warehouse/office
Building Size	23,143 sf
Height	25ft (Post Office) and approx. 14 ft (71 Park Ln)
Site Acreage	1.46
Year Built	1969

Description

The post office, situated at the center of community activity is well maintained and emblematic of 1960's functional architecture. The post office is a functional block style with simple façade articulation. Its parking lot and landscaping separates it from the sidewalk and disperses pedestrian activity. The parking lot along Old County Road has potential to be redeveloped.

125 Valley Drive



125 Valley Drive

Address	125 Valley Drive
Owner	STRS
Occupancy	Pitney-Bowes
Existing Land Use	Warehouse
Building Size	56,466 sf
Height	Approx. 20 ft (estimate)*
Site Acreage	4.54
Year Built	1976

Description

The warehouse located at 125 Valley Drive is a functional building in good working condition. It is set back from the street and has no connection to pedestrian or street-level activity beyond vehicular entrances and exits. The building has landscaped areas buffering it on all sides. Located behind the warehouse is a large undeveloped swath of land as seen in the image below.

*Architectural elevations in city files are either not to scale or partial. Estimates are best guesses based on available information.



118-154 Old County Road



118-154 Old County Road

Address	118-154 Old County
Owner	United Ng Partnership
Occupancy	Various retail and restaurant tenants
Existing Land Use	Shopping Center
Building Size	60,460 sf
Height	28 ft roof ridge (35 ft elevator tower element)
Site Acreage	2.04
Year Built	1979

Description

Brisbane Village, located at the entrance to the city, is positioned away from Bayshore, eliminating the possibility of patrons attracted from the Bayshore arterial. The aesthetic of the structure is emblematic of the late 1970's. Brisbane Village is connected to the larger pedestrian network through sidewalks and a crosswalk that links the village to the Community Park. Additionally, there is landscaping along all edges of Brisbane Village. The landscaping along Bayshore almost completely screens the site from view.

70 Old County Road



70 Old County Road

Address	70 Old County Rd
Owner	Bank of America
Occupancy	Bank of America
Existing Land Use	Bank
Building Size	5,725 sf
Height	14ft
Site Acreage	1.17
Year Built	1975

Description

The single story building at 70 County Road currently houses Bank of America. The building is in good condition and has well-maintained landscaping along its exterior. The building is a temporary structure set far back from the street and is surrounded by a large amount of parking and some bare ground. The site is without gateway elements, though it is at the main entrance to the City.

Crocker Industrial Park Entrance



Crocker Industrial Park Entrance

Address	Crocker Entrance
Owner	City of Brisbane
Occupancy	N/A
Existing Land Use	Lift Station
Building Size	N/A
Height	N/A
Site Acreage	0.344
Year Built	N/A

Description

The Crocker Industrial Park Entrance is marked by two low, curving concrete walls with metal lettering reading “Crocker Industrial Park”. This is the primary northern gateway to Brisbane. Temporary banners are hung from the walls announcing events like the Farmer’s Market. The entrance landscaping is well maintained, though the Crocker sign is aging. There is potential to redevelop this site as a branded gateway into the city.

Existing Buildings – Key Observations

- Many of the existing buildings are in good working condition but need aesthetic updates.
- A majority of the buildings are internally facing and do not interface with the street.
- There is a lack of unifying character in the Parkside Plan Area architecture.
- Connections between spaces are fragmented by insufficient pedestrian and bicycle facilities.
- There are a large number of blank walls, which have potential to be transformed into murals, living walls or gateway elements.
- Additional landscaping along the exterior of buildings would help to improve aesthetics and the pedestrian experience.
- Brisbane Village has potential to be repositioned to face Bayshore, become a significant entrance to the city and, in turn, become more economically viable.

Parks and Open Spaces

This section describes the existing conditions and general information regarding each of the parks and recreation areas in the Project Area. Information provided by the City, in addition to site visits, existing documentation and GIS were all used to complete this analysis.

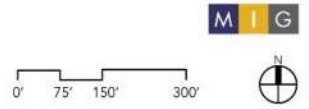


Parks and Open Space



Existing Conditions Map

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



11 County Road – Community Park



11 County Road – Community Park

Address	Basketball Court
Location	Old County Rd
Acreage	2.86
Use	Recreation

Description

The park is well maintained and hosts a variety of built structures, all of which are in good condition and used regularly. The gazebo, built in 1999, is often used as a stage for community events and gathering. The playground, situated on the far end of Community Park, is also in good condition and regularly used by children for play and as a gathering place for teenagers. There may be opportunities to incorporate additional play features that would facilitate fun for a larger spectrum of ages and abilities. The restrooms located at the far end of the park are in good working condition.

Basketball Court



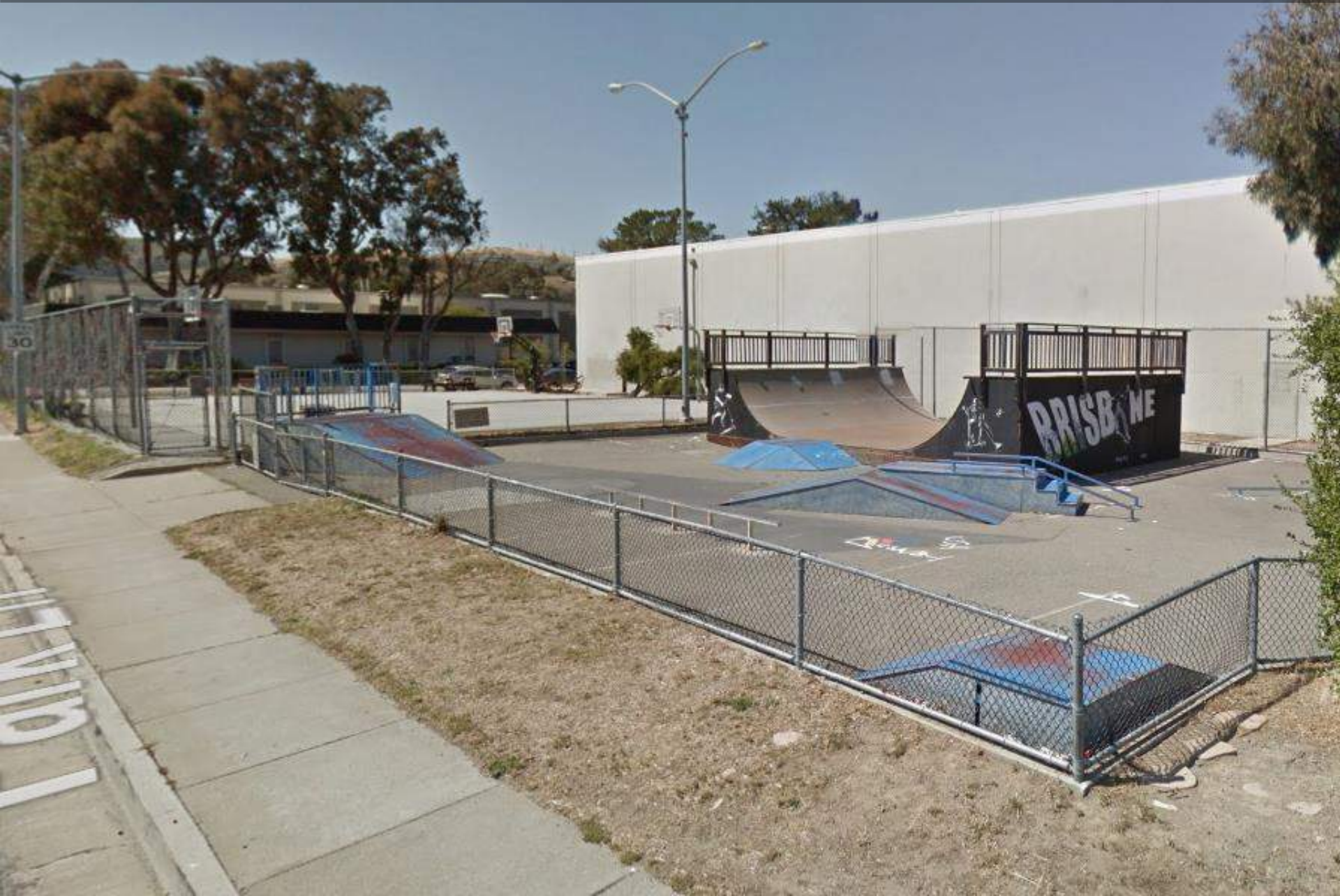
Basketball Court

Address	Basketball Court
Location	Park Lane and Old County Rd
Acreage	.16
Use	Recreation

Description

The basketball courts located on Park Lane are an important community asset. Generally, the courts and adjacent seating area are in good working condition but could benefit from focused modifications and updates. The spectrum of possible improvements ranges from simple landscaping and shading additions to more dramatic updates to the recreation equipment.

Skatepark



Skatepark

Address	Skate Park
Location	Park Lane
Acreage	.1
Use	Skate Park

Description

The skatepark on Park Lane is both a recreation facility and an iconic community space. The park, originally built in 2006, is regularly used by kids of all ages. The mural on the half pipe has been incorporated into Brisbane branding and identity and is an important feature in central Brisbane. There are plans to update the skatepark which will ensure the continuation of the skatepark as an important, fun and safe space in Brisbane. Brisbane City Council authorized a final design in December 2015 and ground will break in Spring 2016.

Bay Trail Connection



Bay Trail Connection

Address	Bay Trail Connections
Location	Old County Rd and Bayshore Blvd
Acreage	N/A
Use	Intersection

Description

The confluence of Old County Road and Bayshore Boulevard is an auto-oriented intersection that accommodates cars entering and exiting Brisbane, and connects pedestrians and cyclists to the Bay Trail. There are designated bike lanes along Bayshore, but are missing for cyclists crossing from Old County Road to Tunnel Ave. There are crosswalks along all four sides of the intersection including connections to the pedestrian islands. There are no bike lanes on Old County Road. Cyclists accessing the Bay Trail would likely take Old County Road to Tunnel Ave, or take Bayshore to Sierra Point Parkway.

Crocker Park Recreational Trail



Crocker Park Recreation Trail

Address	Crocker Park Trail
Location	Old County Rd and Bayshore Blvd
Acreage	N/A
Use	Intersection

Description

The 2.5 miles long fragment of the former Southern Pacific Rail line that runs through Brisbane was transformed into Crocker Park Recreational Trail, owned and maintained by the City. The compacted rock surface is suitable for walking, jogging and biking. The trail is accessible from five different street intersections.

Quarry Road Park and Trail



Quarry Road Park and Trail

Address	Old Quarry Road Trail
Location	San Francisco Ave
Square Footage	N/A
Use	Trail

Description

The Quarry Park and Trail is accessible from San Francisco Avenue. The trail connects the center of Brisbane to San Bruno Mountain. Many Brisbanians use the trail for walking, jogging, biking and dog walking. Overall, the trail is in good working condition, but could benefit from additional signage and placemaking features.

Parks and Open Space – Observations

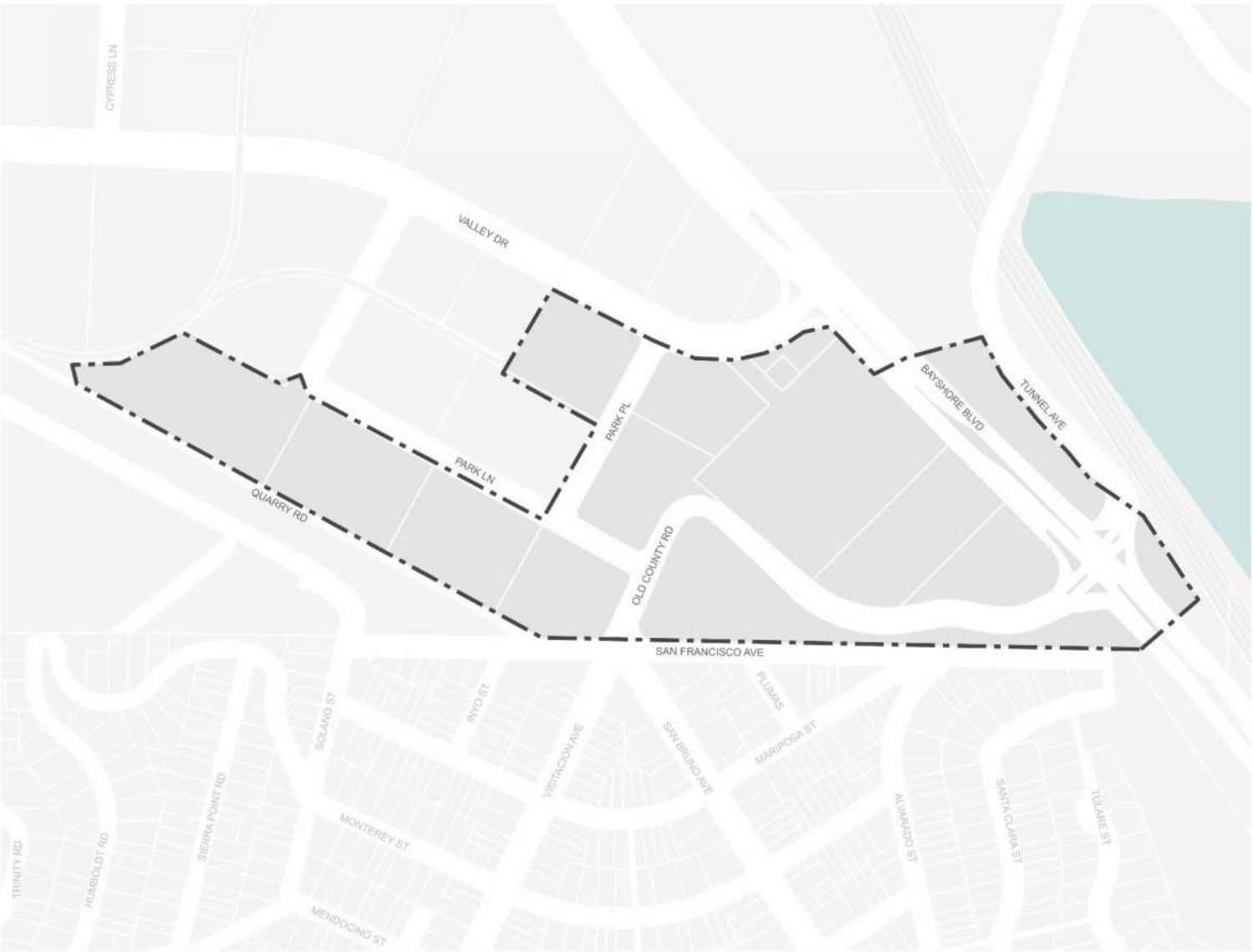
- There is a lack of cohesion between parks and open space within the Parkside Plan Area and to the surrounding community.
- Wayfinding elements would help to create a network of open spaces.
- Additional programming would help make the park more accessible for all ages and abilities.
- There is potential to integrate placemaking features within the park spaces.
- Updates to the recreation equipment, particularly to the basketball court and skatepark, will commence in 2016.

Streets

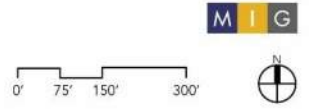
This section describes the existing conditions and general information regarding each of the streets in the Project Area. Information provided by the City, in addition to site visits, existing documentation and GIS were all used to complete this analysis.



Streets



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



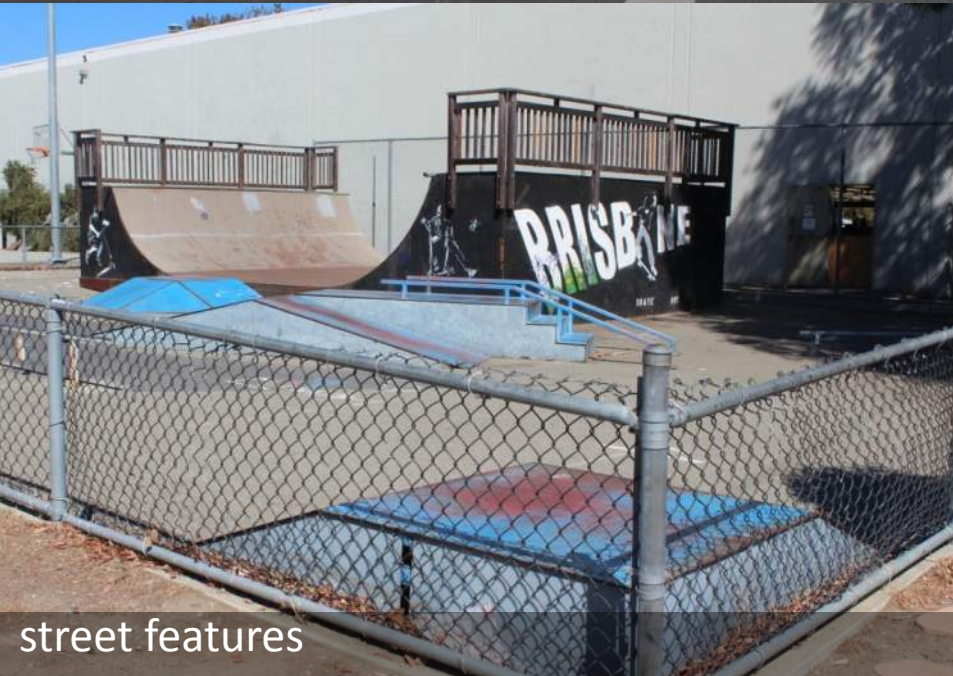
Park Lane



crosswalk conditions



sidewalk conditions



street features



street lighting

Park Lane

Description

Park Lane is a two-lane local street allowing access to and from Crocker Park businesses from Valley Drive and into Central Brisbane.

Existing Conditions:

- Sidewalks are only present along a small section of Park Lane between Park Place and Old County Road
- Sidewalks would provide pedestrian connections for the proposed residential development along Park Place to the Community Park and other downtown areas

Old County Road



crosswalk conditions



sidewalk conditions



street features



street lighting

Old County Road

Description

Old County Road is a curved three-lane roadway that carries traffic from/to Bayshore Boulevard and traffic from/to Tunnel Avenue.

Existing Conditions:

- Sidewalk is available on the north side of Old County Road and partially along south side of Old County Road
- There is one pedestrian crosswalk connecting the Community Park on the south side of the Old County Road to the Brisbane Village Shopping Center and one connecting the park to Park Lane
- Old County Road provides the most direct connection for bicyclists travelling between the Bayshore Boulevard, the Baylands area and Central Brisbane, though there are no designated bike lanes
- Community Park, on the south side of the road, is visually accessible but separated by a low fence

Valley Drive



Valley Drive

Description

Valley Drive is a four-lane east-west collector street between Bayshore Boulevard and West Hill Drive.

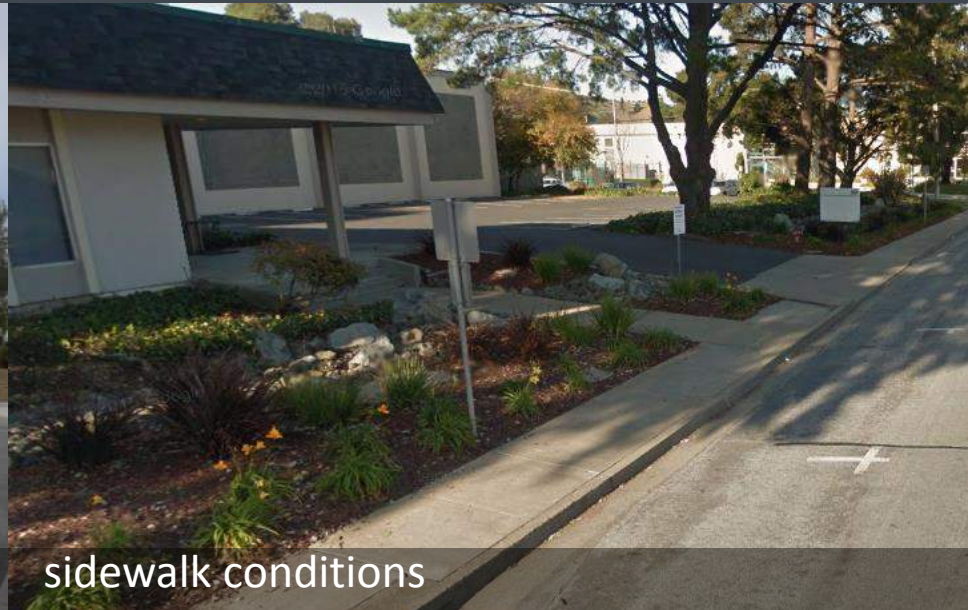
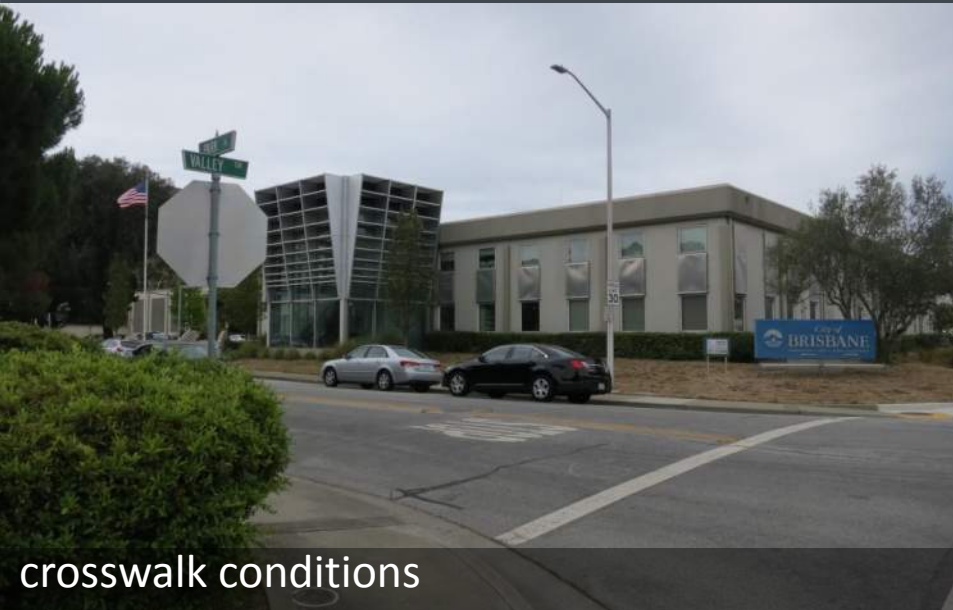
Existing Conditions:

- Sidewalks are available on the south side of Valley Drive
- There is one pedestrian crosswalk along Valley Drive in the study area with a pedestrian crossing cage in the middle of the street, which serves as a pedestrian diverter to increase safety
- Heavy truck traffic currently uses Valley Drive
- There is a narrow bike lane on the south side of Valley Drive but not on the north side

street features

street lighting

Park Place



Park Place

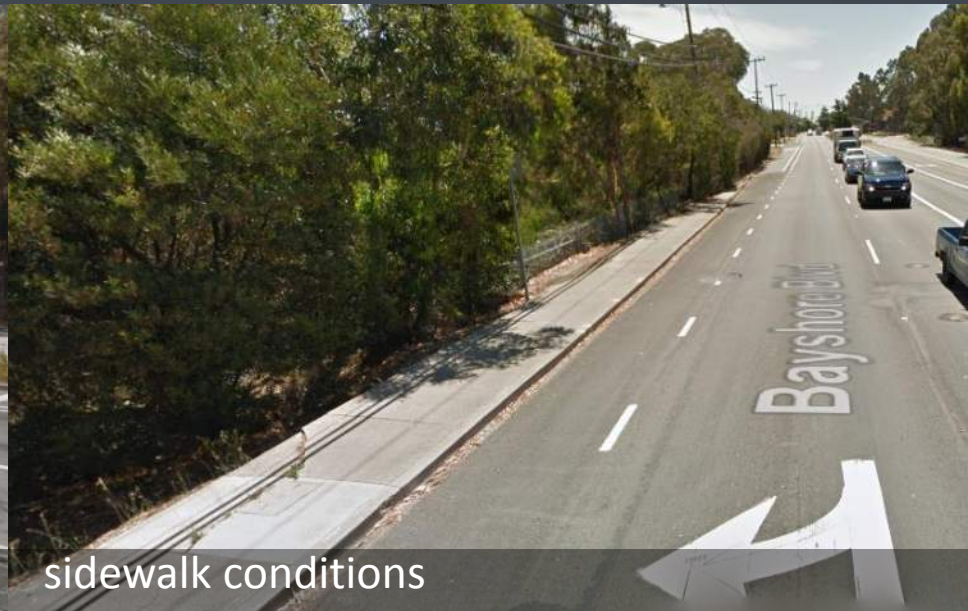
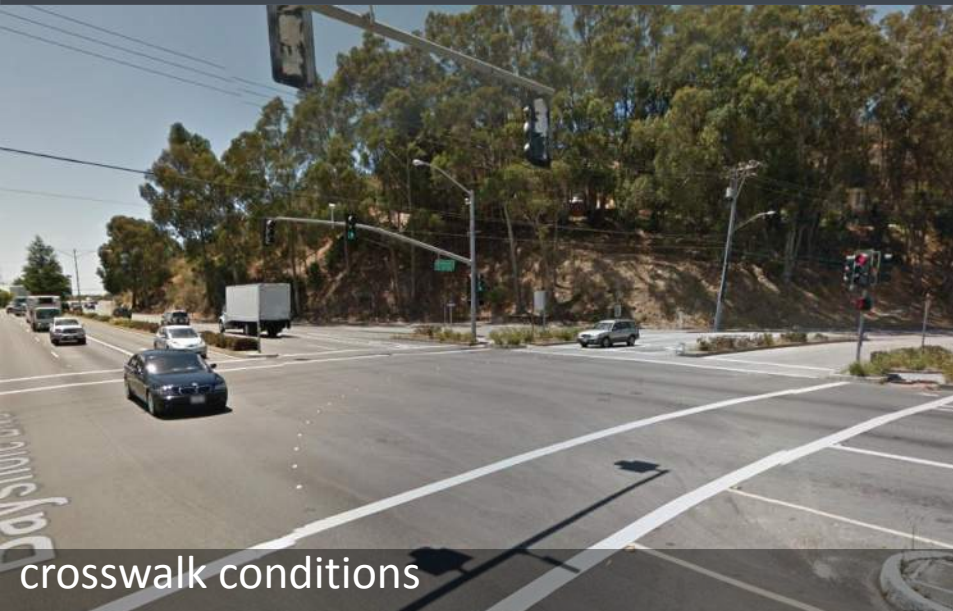
Description

Park Place is a one-block street that connects Park Lane and Valley Road and provides access for both City Hall and surrounding sites.

Existing Conditions:

- Sidewalks are available throughout the length of the road
- Crosswalks on Park Lane and Valley Drive bookend the street
- Street is lined with a moderate amount of landscaping including a few mature trees
- Street parking is available along both sides of Park Place
- Currently there are no bike facilities along this street

Bayshore Boulevard



Bayshore Boulevard

Description

Bayshore Boulevard is a major arterial road on the east side of Brisbane that intersects with Old County Road/Tunnel Avenue and Valley Drive, and marks the primary gateway into the study area.

Existing Conditions:

- Bayshore Boulevard is a five lane road that carries very fast-moving traffic with an average daily traffic volume of 20,135 (Brisbane Baylands DEIR, June 2013)
- It is the main access point to Brisbane.
- There are crosswalks along all approaches in the Old County Rd/Bayshore intersection and the Valley/Bayshore intersection
- Bike lanes are present in both directions along Bayshore Boulevard
- Sidewalks are intermittent along Bayshore Boulevard

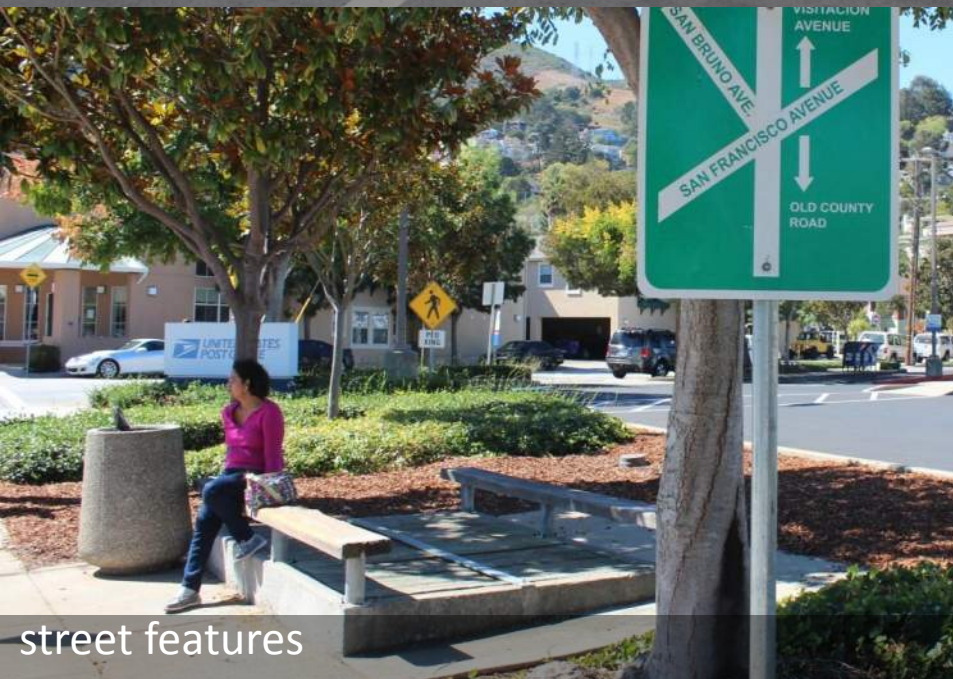
San Francisco Ave/Old County Road Intersection



crosswalk conditions



sidewalk conditions



street features



street lighting

San Francisco Ave/Old County Road Intersection

Description

San Francisco Avenue runs along the west side of Community Park, and intersects Old County Road marking the physical center of Brisbane.

Existing Conditions:

- This intersection is flanked by some of Brisbane's important community amenities, including the Post Office, Senior Sunrise Room, Community Park and the hardware store.
- All approaches at this five-leg intersection are controlled by stop signs.
- While there are some brick crosswalks at the intersection to make for safer crossing, the space is visually and physically dedicated to automobiles
- There is parking on both sides of San Francisco Avenue
- There is an opportunity to explore a roundabout at this intersection

crosswalk conditions

street features

street lighting

Streets – Key Observations

- Many of the streets have insufficient pedestrian and bicycle facilities.
- Old County Road has adequate right-of-way to accommodate improvements for pedestrians, bikes and parking.
- Pedestrian crosswalks need safety enhancements.
- Transit stops lack signage, contemporary structures and furniture.
- Wayfinding features could help Brisbane become more navigable for pedestrians and cyclists.
- There is opportunity to strengthen the pedestrian and bicycle connections between Brisbane and the Bay Trail, which are currently fragmented and indirect.

Next Steps

The information in this report will be used to inform the preparation of the Parkside Plan.

- Public Workshop #2: Building Blocks February 1st
- Concept Alternatives Report February 2016
- Admin Draft Plan March 2016
- Public Workshop #3 April 2016
- Final Precise Plan May 2016

