PARKSIDE PLAN

BRISBANE, CALIFORNIA

Draft Plan Review

City Council . October 16, 2017

Community Engagement

The project has included 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-about





Draft Plan Overview

Plan Organization

1. Introduction and Overview
   - Plan Goals

2. Land Use and Community Design Framework
   - Identifies areas of change in the Plan Area
   - Articulates key design concepts

3. Development Standards
   - Residential overlay zoning regulations
   - Physical development standards

4. Design Guidelines
   - Guidelines for physical form of new residential development
   - Guidelines for "commercial vision area" redevelopment

5. Administration
   - How will this Plan work?

Plan Area


PARKSIDE PLAN
BRISBANE, CALIFORNIA
Aerial
Plan Area Boundary
BAYSHORE BLVD
OLD COUNTY RD
SAN FRANCISCO AVE
MIG
0
75'
150'
300'
N

Land Use and Urban Design Framework

2.9 LAND USE AND URBAN DESIGN FRAMEWORK

The illustrative plan below outlines one potential future for the Parkside Area. Eventual development and change will be determined through both public and private investment as the plan is implemented. A residential neighborhood is envisioned along Park Lane, with a mix of two- and three-story housing. Lower-scale townhomes would be developed north of Community Park. The Brisbane Village Shopping Center could ultimately be redeveloped with a mix of community-serving retail, dining, a "brew hub", a boutique hotel, and other uses. Attractively landscaped pathways and open spaces would connect throughout the Parkside Area and to the greater community.



CHAPTER 2: Land Use and Community Design Framework

- Lays the foundation for implementing the community's vision in the Parkside Area
- Land Use Framework: defines areas of change in the Plan Area
- Community Design Framework: articulates key site design concepts

CHAPTER 3: Residential Development Standards

- Development standards for new residential development in properties within the PAOZ-1 and PAOZ-2 overlay zones, and streetscape improvements.
  - PAOZ-1 Zone: Townhome/small lot single-family residential (e.g., tiny homes)
  - PAOZ-2 Zone: Traditional multi-family development
- Overlay zones preserve the underlying TC-1 zoning; owners may choose to redevelop the property under the applicable overlay zone regulations, or continue existing land uses under TC-1 zoning

PAOZ-1 and PAOZ-2 Designations

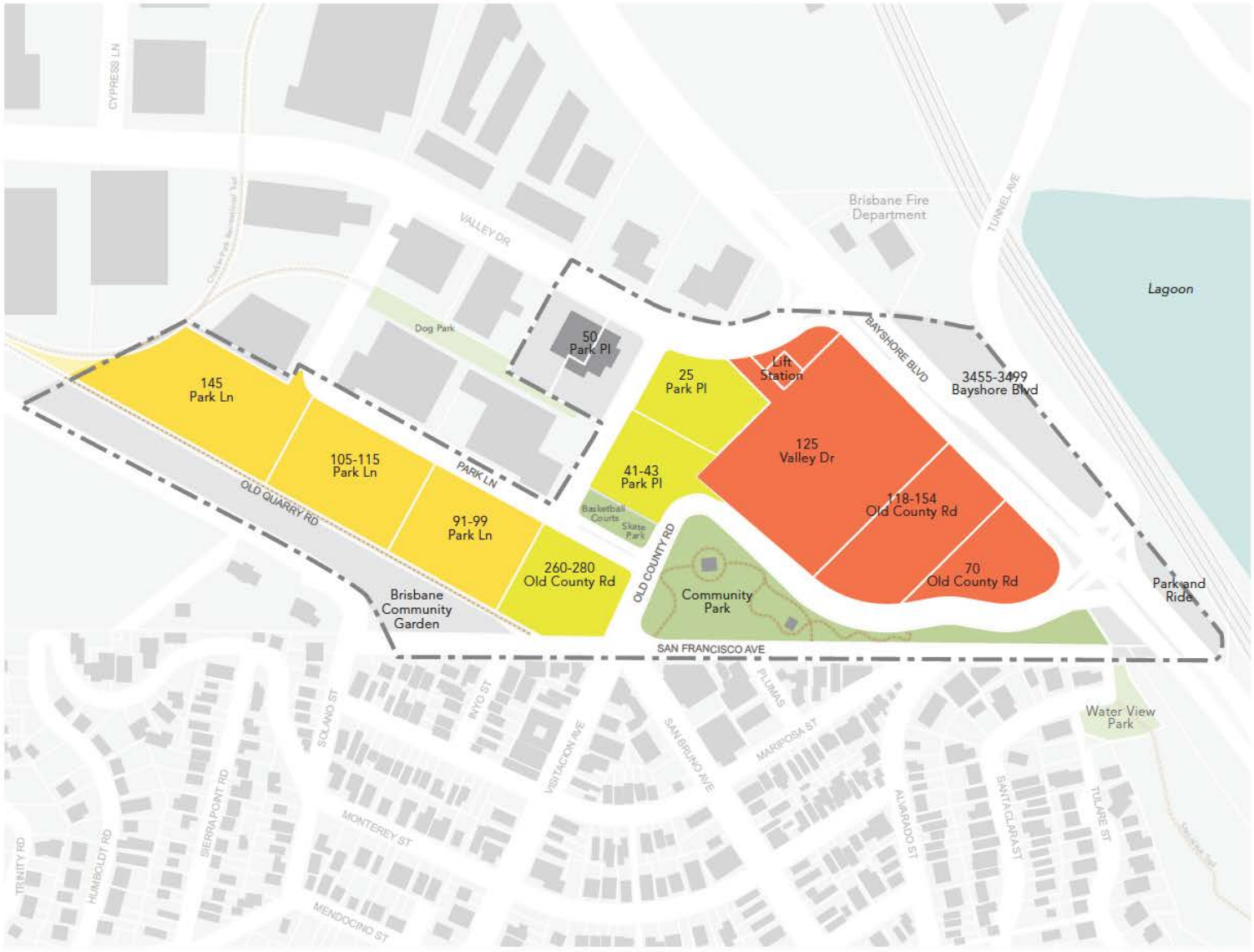


FIGURE 6. PAOZ-1 AND PAOZ-2

- Buildings
- Parcels
- Parks/Open Space
- Water
- Passenger and Freight Rail
- Trail
- Study Area Boundary
- Commercial Vision Area
- PAOZ-1
- PAOZ-2

0' 75' 150' 300'

N

PAOZ-1 and PAOZ-2 Development Standards

- Building Design
  - Building Design and Materials
  - Building Articulation
  - Building Orientation
- Site Design & Parking
  - Site Access (driveways, ped/bike access)
  - Vehicle Parking
  - Parking lot design
  - Bicycle Parking
- Landscaping and Open Areas
  - Minimum landscaping and yard requirements
  - 5,500 sq ft min. community garden

Proposed Circulation Plan



- **Circulation and Mobility**
  - Complete bicycle lane and sidewalk/pathway network throughout Plan Area

CHAPTER 4: Residential and Commercial Design Standards



Residential Design Guidelines

- Architectural Design
- Site Design/Access
- Open Area Design
- Landscaping Requirements
- Public Art



Regardless of architectural style, residential development should be intimate and detailed.



Subtle, well-designed screens should be used to allow daylight to enter while providing privacy to occupants.

Commercial Design Guidelines

- Programming
  - Low-rise, pedestrian friendly, intimate, and easily accessible from Bayshore
  - Appropriately sized and scaled to be flexibly used by different tenant types
  - Promote outdoor dining, "micro commerce," public art on sidewalks or small plazas to activate the streetscape and pedestrian environment



Commercial development should be pedestrian friendly, inviting and intimate.

Bayshore Blvd. Frontages

- Enhance aesthetics of Bayshore Blvd. between Valley Dr. and Old County Rd.
  - Properties fronting Bayshore Boulevard should be landscaped with native, drought-tolerant plants and regularly maintained.
  - Consider gateway elements within the right-of-way, such as signage, public art, landscaping, etc.
  - No land use changes proposed for City-owned parcels on east side of Bayshore at Tunnel Ave.

Public Realm Design

- Public Streets
  - Sidewalks, bike lanes, and street parking

FIGURE 13. PROPOSED OLD COUNTY ROAD STREET SECTION

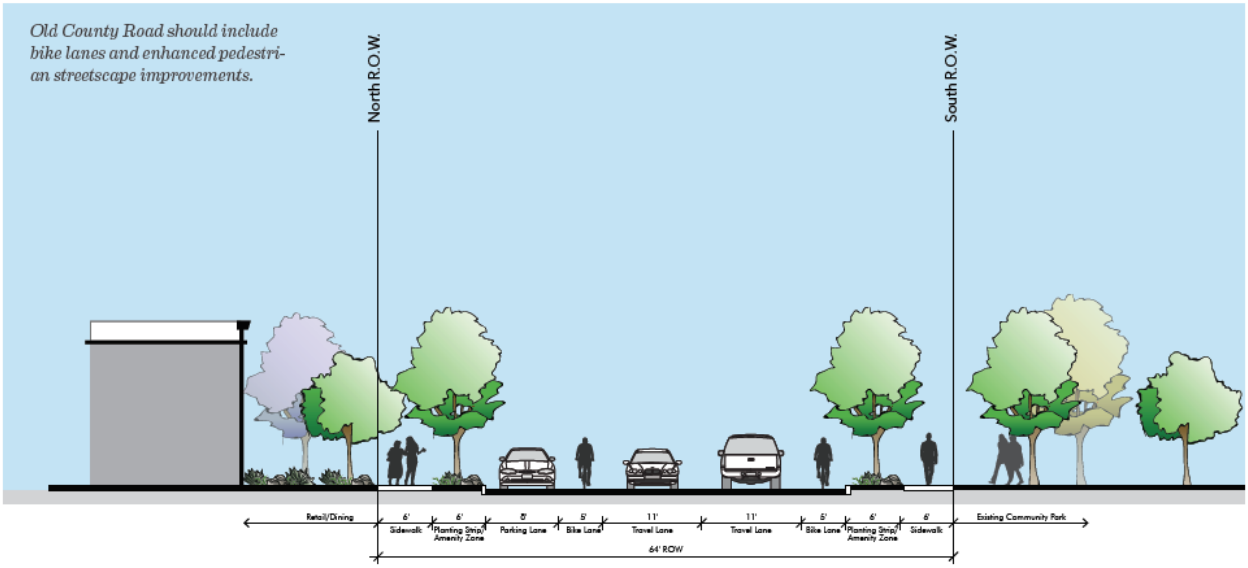
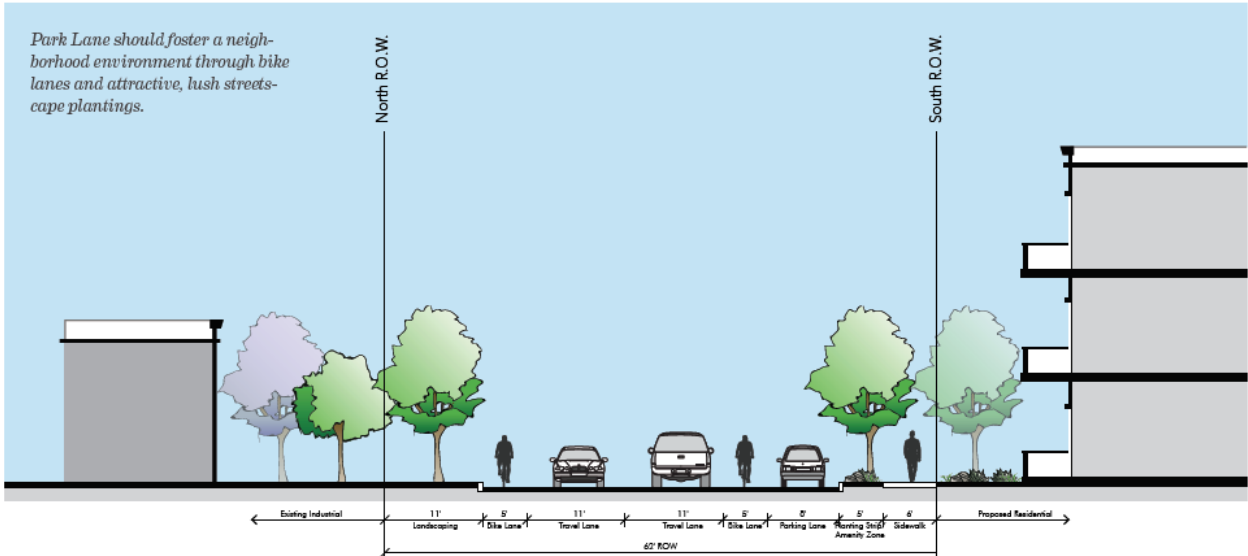
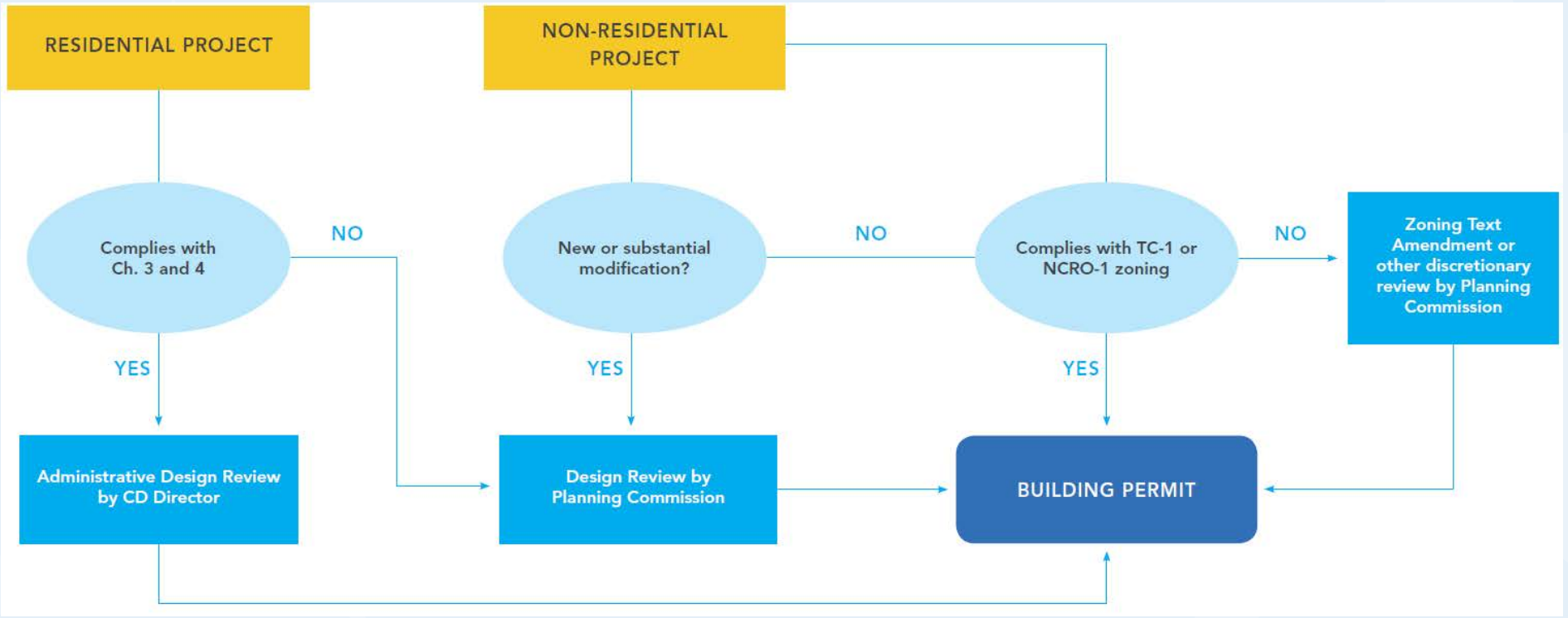


FIGURE 14. PROPOSED PARK LANE STREET SECTION



CHAPTER 5: Administration

- Administrative review for residential projects complying with Ch.3 and 4 (CD Director)
- Discretionary review for residential projects that do not comply with Ch. 3 and 4, or commercial projects



Community Benefits

- Balance community and property owner/developer needs and desires.
- Benefits to cities:
  - additional open space
  - guarantees on construction worker wages
  - additional affordable housing units
  - childcare facilities
  - community centers
  - off-site improvements
- Benefits to developers:
  - unit number or size
  - parking regulations
  - building height
  - other design guidelines
- The City may opt to consider community benefits subsequent to adoption of the Draft Plan
- Planning Commission recommended some community benefits in recommended text modifications in Ch. 2

Planning Commission Recommendation

Recommendation: Approval of General Plan text and map amendments and Precise Plan as amended

- New or revised residential development standards and design guidelines
  - Increase building height in PAOZ-2 (multi-family housing) to 4 stories **only in the rear** to allow podium parking with 3 stories of residential above to reduce surface parking.
  - Minimum 5 ft setback for 3rd and 4th stories in PAOZ-2 to provide additional articulation.

Environmental Review

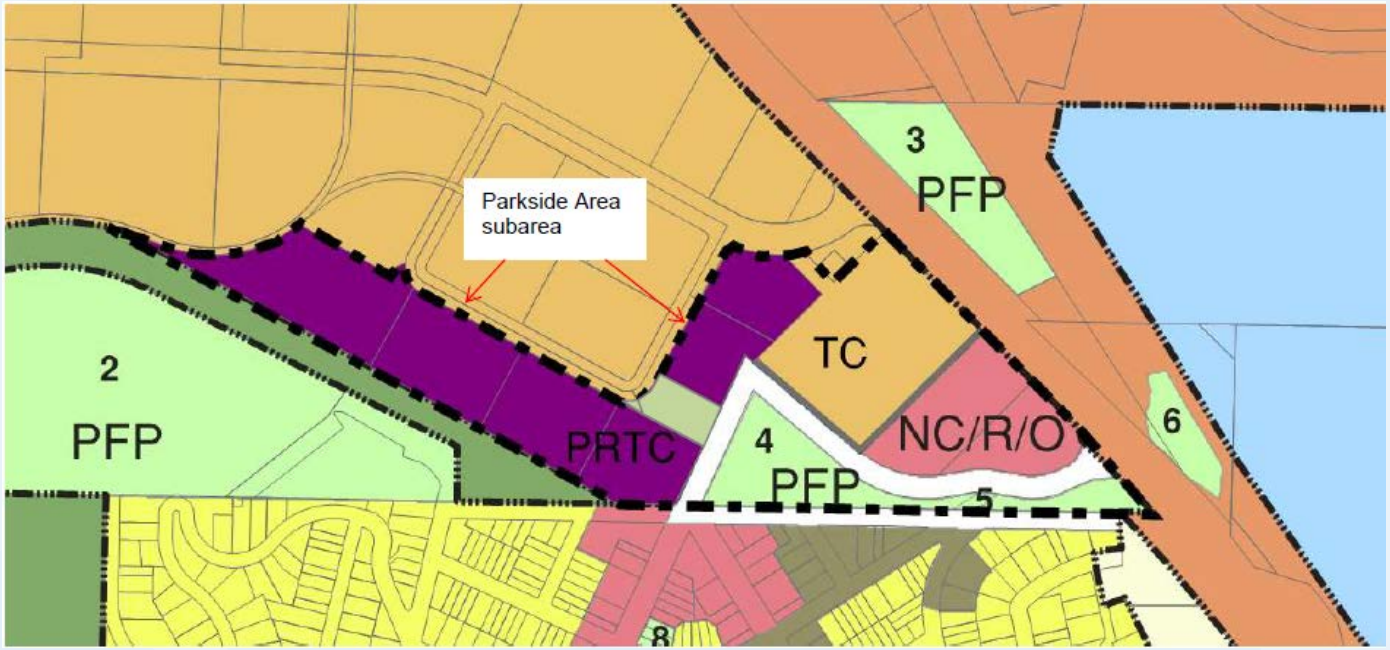
CEQA Status

- General Plan amendments and Parkside Plan are consistent with Negative Declaration adopted for the 2015 Housing Element. (Council Reso. 2015-08)
- Comments raised during Commission's public hearings regarding site-specific geologic conditions (liquefaction), flooding and sea level rise, and potential contamination from historic industrial uses are addressed in CBC and BMC.
  - Commission added Community Health and Safety policy to General Plan Ch. 12 to recognize requirements to address environmental hazards applicable to site development
- SMC sea level rise vulnerability assessment uses most recent available science to project best and worst case scenarios.
  - Parkside Area outside of the projected impact area at the highest scenario of 6.6 feet of SLR.
  - SLR issues are not unique to Parkside area
  - Comprehensive Citywide studies evaluating scenarios reflecting higher levels of sea level rise may be prepared at Council's pleasure.

General Plan Amendments

Proposed General Plan Amendments: Ch. 5

- New General Plan subarea: Parkside Area
  - Includes 11 properties in Parkside Plan area
- New Land use designation: Parkside Residential and Trade Commercial (PRTC)
  - Applies only to six properties identified for residential zoning overlay
  - Allows residential and trade commercial land uses



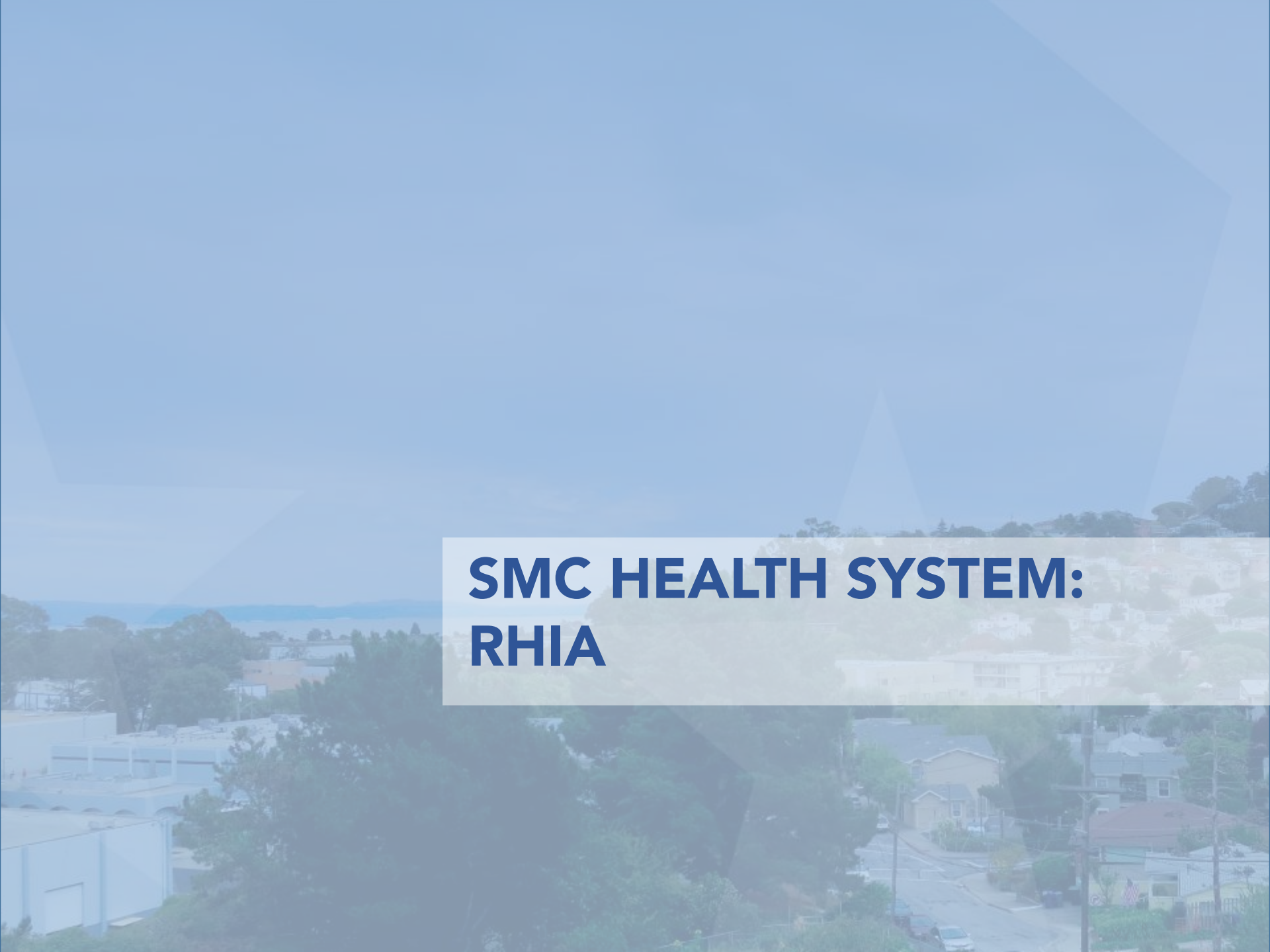
Proposed General Plan Amendments: Ch. 12

- Parkside Area subarea added
  - New policies require residential and commercial development in Parkside Area subarea to conform to Parkside Plan design guidelines and application review procedures and address environmental hazards
- Associated renumbering to reflect added subarea; no changes to policy language

Zoning Amendments

Zoning Ordinance Amendments

- Separate application process following Council adoption of Parkside Plan and General Plan text and map amendments
- Amendments to Title 17, Zoning Ordinance, to adopt new PAOZ-1 and PAOZ-2 District regulations
- Subject to public hearings at PC and CC



SMC HEALTH SYSTEM: RHIA

Brisbane Rapid Health Impact Assessment:
Recommendations for Draft Parkside Precise Plan

Belén Seara, Senior Community Health Planner

October 16, 2017

Get Healthy SAN MATEO COUNTY gethealthysmc.org



Rapid Health Impact Assessment

- What is a Rapid Health Impact Assessment?

- Key project components
  - Community engagement
  - Key stakeholder interviews
  - Data analysis & literature review
  - Recommendations

Key Findings

Key Finding:	Health Connection:
Limited Affordable Housing Options.	Paying high housing costs diverts wages away from other basic needs such as health care.
Most people who work in Brisbane live outside of Brisbane.	Long commutes increase traffic and decrease air quality.
Many Brisbane households struggle with living expenses.	Higher incomes and well-paid jobs have a positive impact on health. Low income people are more likely to suffer of cardiovascular diseases, diabetes, obesity, and asthma.

Healthy Housing Recommendations

- Increase **housing density** to incentivize affordable units

- Dedicate the small-unit development area for **senior housing**

Healthy Economy Recommendations

- Promote **quality jobs** with career pathways
- Support **existing small businesses** to weather the changes

Questions?

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Join our monthly newsletter:
www.gethealthysmc.org/joinus
or on social media:
www.facebook.com/GetHealthySMC
www.Twitter.com/GetHealthySMC



Questions

Public Comment

Discussion and Reccomendations

Potential Next Steps

1. Recommend approval of Draft Plan and General Plan text and map amendments as drafted
2. Recommend approval with modifications

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