



MEMORANDUM

DATE: 6/22/2017
TO: Planning Commission
FROM: John Swiecki, Community Development Director
SUBJECT: **Workshop: Draft Parkside at Brisbane Village Precise Plan**

Purpose

The purpose of this evening's workshop is to provide an introduction of the Draft Parkside at Brisbane Village Precise Plan (Parkside Plan) to the Planning Commission and the public prior to formal review of the Draft Plan at public hearings in July. The workshop will consist of a staff presentation outlining the planning process to date and an overview of the Draft Plan's purpose, organization, and policies. The Planning Commission is encouraged to ask clarification questions of staff and may additionally accept informational questions from the public at the discretion of the Chairperson. Since this is not a formal public hearing it would not be appropriate to accept public testimony on the plan, nor would it be appropriate for the Commission to engage in substantive discussions regarding the plan or to deliberate in any fashion.

Background

Parkside Plan Purpose and Overview

The Parkside Plan originated with the primary purpose to implement residential overlay zoning over several parcels in the Plan Area as required by the City's 2015-2022 Housing Element. Throughout the planning process, the Parkside Plan evolved to proactively define the community's vision and establish clear land use direction, design standards, and procedural requirements to encourage future private and investment throughout the 25-acre Parkside Plan Area. A map of the Plan Area is provided on page 6 of the Draft Plan.

Through public workshops and study sessions at the City Council, it was determined that the Parkside Plan should include the required residential overlay zones to implement the Housing Element obligations, along with physical development standards for new residential development. The Parkside Plan additionally proposes a vision for the redevelopment of several commercial properties in the Plan Area, including the Brisbane Village Shopping Center and immediately adjacent properties. The vision for the commercial area is intended to guide private landowners' future redevelopment plans and does not include any zoning regulation amendments.

Parkside Plan Timeline and Milestones

Consultants MIG were hired by the City Council in September 2015 to prepare the Parkside Plan and facilitate a community-wide dialogue on the planning process. Important milestones in the planning process to date include:

- **October 3, 2015:** A community booth at the Day in the Park to advertise the Parkside Plan process;
- **October 24, 2015:** An interactive “pop-up” community workshop held on a portion of Old County Road to gauge community members’ preferences for types, location, and intensity of land uses, community health, and multi-modal circulation in the Parkside area;
- **October-November 2015:** Stakeholder interviews with community groups, business and ownership interests, and Council and Commission representatives (former Chairperson Do represented the Planning Commission);
- **February 1, 2016:** A second community workshop at City Hall that featured an instant polling exercise to refine community preferences for land use, circulation, recreation services, community health, and community amenities in the Parkside area;
- **February-March 2016:** A follow-up survey was distributed in the monthly STAR (mailed to every household) and available online to gather additional feedback on the instant polling results from Workshop #2;
- **June 2, 2016:** A “check-in” workshop with the City Council to provide focused input on the preferred land use scenarios for both the residential overlay zones and the commercial vision area. The community and Council members voiced support for lower-intensity alternatives A and B.
- **September 1, 2016:** A second “check-in” workshop with the City Council at which the Council directed the Economic Development Subcommittee, comprised of Mayor Liu and CM Lentz, and an ad hoc subcommittee comprised of CMs Davis and O’Connell, to work with staff and MIG to refine the preferred land use scenarios for the “commercial vision area” and residential overlay zones, respectively, prior to the Draft Plan being presented to the Planning Commission.
- **November - December 2016:** The City Council subcommittees met with MIG and staff to refine the preferred land use concepts for the residential overlay zoning sites and commercial vision area.

Parkside Plan Studies and Supporting Documents

In coordination with lead consultant MIG, economic consulting firm Strategic Economics produced an economic feasibility study that analyzed current market constraints and opportunities for the development of different land uses in the Parkside area. In addition, transportation consulting firm Hexagon Transportation Consultants, Inc. assessed existing transportation constraints and evaluated opportunities to improve roadway and pedestrian and bike circulation throughout the area. Get Healthy San Mateo County (Get Healthy), affiliated with the County Health System, provided guidance and feedback on incorporating policies to enhance community health throughout the planning process and will provide an assessment of the Draft Plan specifically regarding community health goals prior to the

Planning Commission's first public hearing.

The economic feasibility study, transportation analysis, and community health planning strategies from Get Healthy San Mateo County are available on the Parkside Documents webpage (referenced at the end of this report) on the City website.

Draft Parkside Plan Policy Overview

Vision for Residential Areas

The Draft Parkside Plan establishes two residential overlay zones over the five properties identified as housing opportunity sites in the 2015-2022 Housing Element, as well as an additional site (280 Old County Road) identified by the ad hoc City Council subcommittee. (Refer to Figure 5, Page 19 of the Draft Parkside Plan for the residential overlay zone sites). The two Parkside Overlay Zones (PAOZ) are tailored to the two distinct housing types envisioned by the City Council ad hoc subcommittee: smaller unit sizes and/or lot sizes along Park Place and Old County Road in the PAOZ-1 District, and traditional multi-family development along Park Lane in the PAOZ-2 District. These housing types are illustrated in the conceptual land use and urban design framework found in Figure 2.9, page 22 of the Draft Plan.

Physical development standards and policies for both the PAOZ-1 and PAOZ-2 Districts are established in Chapter 3 of the Draft Parkside Plan. The PAOZ-1 development standards are intended to provide flexibility to landowners to develop small-lot subdivisions, where multiple "tiny" homes could be constructed on many small lots, or traditional attached townhomes on larger lots, with an emphasis on private yard areas for each home and generous landscaping and setbacks from roadways. The PAOZ-2 development standards ensure multi-family developments are highly articulated and requires developments to be broken up into smaller buildings with shared or private spaces for recreation, landscaping, and gathering. New residential buildings in both overlay zones are limited to three stories.

Design guidelines for both new residential development and redevelopment of the commercial area are provided in Chapter 4. The design guidelines provided detailed requirements for high quality architectural styles and materials, sustainable site design, public realm improvements, and many more design components intended to ensure redevelopment will complement and enhance the City's character.

Note that as overlay zones, the underlying TC-1 Crocker Park Trade Commercial zoning district regulations is preserved. Property owners may elect to redevelop their properties consistent with the overlay zone regulations, or may opt to continue the use of the property as allowed under the TC-1 zoning district regulations.

Vision for Commercial Areas

The commercial area vision is detailed in the Design Guidelines in Chapter 4. These guidelines clearly outline the specific types, design, and orientation of commercial redevelopment desired by the

community. A notable recommendation that came out of the City Council check-in workshops and Economic Development Subcommittee meetings was for a boutique hotel, as well as “experiential” retail and new gathering places for residents and visitors alike. These components are illustrated in the conceptual land use and urban design framework (Figure 2.9, page 22 of the Draft Plan).

Vision for Circulation Improvements

The Draft Parkside Plan also proposes a series of improvements to pedestrian and bicycle circulation within the Plan Area. (Refer to Figure 12, Page 43 of the Draft Parkside Plan for the proposed circulation plan). A significant focus of the circulation improvements are to bridge the gap between existing sidewalks and bike lanes, which are currently fragmented in the Plan Area. The circulation plan also proposes two new dedicated pedestrian and bicycle pathways (no autos) to connect the residential overlay zones to Central Brisbane and the rest of the Plan Area, connecting Park Lane and the Old Quarry Road pathway and Park Place and the commercial areas.

Next Steps

Following this informational workshop, a formal public hearing will be scheduled at which the Planning Commission will hear public comment and provide a recommendation to the City Council regarding the Draft Plan. The public hearing is tentatively proposed for a special meeting on July 19, 2017.

Attachments:

1. [Draft Parkside at Brisbane Village Precise Plan](#) – available on the City’s website

Note: All Parkside Plan documents released to date are available to view on the Parkside Plan Documents webpage: <http://www.brisbaneca.org/parkside-plan-documents>