

## **General Overview of Parcel R**

### **What is Parcel R and where is it located?**

Parcel R is a city-owned 1.5-acre site at 400 Sierra Point Parkway at the end of Sierra Point Parkway adjacent to the Bay Trail and marina.

### **Why was Parcel R acquired?**

Parcel R was acquired by the City of Brisbane through a 2017 agreement with Sierra Point LLC that released the developer's leasehold interest in the site, enabling the City to take full control of the land. As part of the agreement, the developer paid a one-time fee of \$300,000 for park development and committed to an additional fee of \$0.50 per square foot at building permit issuance, expected to generate another \$225,000. Separately, Healthpeak paid a \$1.5 million park development fee in exchange for additional construction rights at its Shore project. Altogether, these transactions provided the City with over \$2 million to initiate park improvements at Sierra Point.

### **How much funding is available for Parcel R?**

The City holds \$1.9 million in mitigation and impact funds for park planning and related Sierra Point improvements and some of the funds may be used to improve the Parcel R site.

### **What work is completed to date?**

The City hired firm CMG to begin a Sierra Point Parkway master planning process in 2022 and completed a sea level rise study. The City also made picnic area improvements on a small embankment and completed backflow device installation on Parcel R; further work has not been authorized by the City Council.

### **What kinds of amenities are realistic for a 1.5-acre Parcel R?**

Comparable waterfront examples show 2–3 features are typical on similar parcels: small lawns, picnic areas, overlooks, planting for ecological demonstration, a playground or plaza, and limited circulation or seating elements. Designs could include ecological planting to adapt to sea level rise and use existing mounding to shelter users from wind.

Potential amenities and improvements that could work on Parcel R are: multi-purpose lawn or plaza, amphitheater, overlooks, picnic/bbq, iconic features such as a wind and shade canopy, gardens, earthwork, playground, dog park, or improved access and esplanade.

### **What are the Next Steps for the City?**

The City Council directed staff to convene the Sierra Point Park, Parkway & Open Space Subcommittee to engage the public and develop recommendations. The subcommittee will then return to Council for public review and decision once they have formulated a recommendation for the Council to consider.

# EXISTING ON-SITE PARKING

- 808 Parking Spots
- 580 Marina Berths
- 0.60 regular parking stalls for every berth
- 348 parking stalls required for marina per CA Division of Boating and Waterways' 2005 *Marina Berthing Facilities – Design Guidelines*

