



CITY *of* BRISBANE

Economic Development Subcommittee Agenda

Wednesday, August 9th, 2023 at 1:30PM • Hybrid Meeting
Brisbane City Hall, Large Conference Room, 50 Park Place, Brisbane, CA

The public may observe/participate in the Subcommittee meetings by using remote public comment options or attending in person. Subcommittee members shall attend in person unless remote participation is permitted by law. The Subcommittee may take action on any item listed in the agenda.

JOIN IN PERSON

Location: 50 Park Place, Brisbane, CA 94005 - [Large Conference Room](#)

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TO ADDRESS THE SUBCOMMITTEE

IN PERSON PARTICIPATION

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REMOTE PARTICIPATION

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Email: aibarra@brisbaneca.org

SPECIAL ASSISTANCE

If you need special assistance to participate in this meeting, please contact Angel Ibarra at (415) 508-2109 or aibarra@brisbaneca.org. Notification in advance of the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

SUBCOMMITTEE MEMBERS:

Councilmember Cunningham, Councilmember Lentz

ROLL CALL

- A. Consider any request of a City Councilmember to attend the meeting remotely under the “Emergency Circumstances” of AB 2449

PRESENTATIONS AND DISCUSSION ITEMS

- B. Receive an Update and Discuss the Community Planning Process for the Former Bank of America Branch Located At 70 Old County Road in Brisbane
- C. Economic Development Update

PUBLIC COMMENT

ADJOURNMENT

B.

File Attachments for Item:

B. Receive an Update and Discuss the Community Planning Process for the Former Bank of America Branch Located At 70 Old County Road in Brisbane



CITY COUNCIL SUBCOMMITTEE AGENDA REPORT

Meeting Date: 8/9/2023

From: John Swiecki, Community Development Director

Subject: 70 Old County Road Planning Update

Background

In early 2022 the City of Brisbane purchased the approximately 1.27 acre former Bank of America site at 70 Old County Road. The City Council expressed its intent and desire to engage the community in a thorough and thoughtful manner to determine the preferred land use of this key site at the entrance to Brisbane. Staff solicited a proposal from Good City land use consultants to undertake a community visioning process for the site. Before the City Council considered the proposal in October 2022, councilmembers expressed concerns that a planning effort limited to the site was too narrow in scope, and that the planning effort should be expanded to include the adjacent Brisbane Village Shopping Center. It was subsequently suggested that the planning program be expanded further in scope to include Crocker Park, with specific consideration given to evaluating the potential for future housing sites within Crocker Park.

The item was tabled as Planning staff's resources were directed toward Housing Element completion, adoption and certification, which was completed in May 2023. In the proposed Community Development budget for the 2023-24 fiscal year, a placeholder of \$150,000 was included to advance this work program, with the understanding that the final scope and budget would be subject to City Council approval. However, it was ultimately pulled from the budget as an item that would be reconsidered in a mid-year review.

Discussion

If the City Council is interested in moving this work program forward later in this fiscal year the issue of work scope needs to be clarified in order to develop a realistic scope and budget. A community engagement and planning program limited to the 70 Old County Road site will be reduced in scope and cost as compared to a broader effort addressing the shopping center and/or Crocker Park potential housing sites. A community engagement and planning program for 70 Old County could be handled as a standalone project. If the Council wished to consider a broader scope it would likely be handled as a revision to the Parkside Plan.

Staff sees the pros and cons with the various approaches. Limiting the planning efforts to the city-owned site at 70 Old County would likely reduce the cost and time of any planning effort, potentially giving the city the opportunity to move forward with a project with high community value in a timely manner. On the other hand, planning for this site

without understanding what may happen on adjacent properties could result in future unintended consequences.

A holistic and comprehensive planning program addressing a larger area can have a greater community benefit in the long term by ensuring cohesive and well-integrated development. On the other hand including privately owned properties the city does not control creates uncertainty as to the implementation of a future plan. It is unknown if this would delay or otherwise impact the city's ability to move forward with a project at 70 Old County Road. In regard to the consideration of potential future housing in Crocker Park, this is a significant policy determination for the City Council to make. It is unknown at this time if the City will need to identify additional housing sites in future RHNA cycles. If so, any City efforts to proactively plan for housing would put the City in a better position in the long run.

The purpose of today's subcommittee meeting is to discuss these issues and get the subcommittee's feedback on:

- A. whether this work program should move forward in the near future, and
- B. what should the project scope be if the City Council chooses to move forward.



John Swiecki, Community Development Director

C.

File Attachments for Item:

C. Economic Development Update

Sierra Point Properties:**Phase 3 – (Genesis Marina)-**

Their parcel in the NW corner is listed on their website as “Genesis – Marina” and is continuing to proceed under construction. The current planned completion date for occupancy is the third quarter of 2023. The project (560,000 SF) is starting to take shape with the steel and glass already erected for the three buildings and the concrete is being poured and finished currently for the plaza element of the project. ***(The sidewalks, curbing and street paving have been started and the exteriors of the buildings look to be almost completed. Interior work is progressing and I expect some of the spaces to be occupied by late October/November).***

Healthpeak (formerly HCPI) – the group is continuing to finalize their work on the “The Shores at Sierra Point” “Tenants such as Janssen (Johnson & Johnson), Mycardia, Bristol Myers Squibb, and Annxon have moved into the project. ***(Arcus Biosciences and Interline Therapeutics have also moved into the site.)***

Healthpeak have also made inquiries into building additional buildings and a parking structure on their “The Towers at Sierra Point” project site. (Formerly the Hitachi building site).

Crocker Industrial Park – The business park is still in a very strong position with 96% leased occupancy as of August 2023. The park is vibrant with many changes over these past 10 years, with new companies (such as Amazon Fresh, TROVE, Vitalant, Encore, and GrassDoor, replacing companies such as Monster, BEBE, Charles Schwab, and others. ***A few parcels are currently for lease: The former Pacific Gourmet space; the former Williams Sonoma spaces and the former Forward Air space. (One of the Williams Sonoma spaces is slated to house Cruise, the GM backed autonomous car company). We have also heard rumors that Caliva cannabis has been bought by a larger company (The Parent Company) and may be closing the Brisbane location to move. They have been bought/merged into a new company but the relocation has not been confirmed officially yet.***

- Ample Battery Co. has increased their space by taking over 91 Park Lane (formerly Trillium Graphics). They now have 3 contiguous spaces (91-99 Park Lane)
- Twist Biosciences has taken over the spaces 151-159 Park Lane.
- Bekins Moving Co., has taken over 440 Valley Drive. A portion of the build is for lease as well.

- Fanatics – a pro sports team apparel and misc. products company has leased 500 Valley Drive.
- Allen Brothers Steaks and Seafood distribution has moved into 145 South Hill (formerly Del Monte Meat Co.)
- Little Giant Lighting and Grip Co. – a movie/tv production lighting firm has moved to South Hill Dr.
- California Closets has also leased a facility on South Hill Drive.

Other Items:

- **25 Park Lane:** Planning is continuing with the design and eventual interior remodel of the building and the eventual relocation of various city departments. The process is continuing with the development of floor plans and the placement of the departments, relating to Brisbane City staff and the North County Fire Department. ***The contract has been issued for the improvements and the contractor has started work.***
- **Brisbane Quarry** - We are continuing to work with Tyler Higgins. ***(No changes on our end since the last report).***
- **Clear Channel Advertising** - I had a productive meeting with Clear Channel Advertising last week to discuss their project proposal regarding their highway billboard at the North end of Brisbane, adjacent to highway 101. ***No change from Spring as they (Clear Channel) are working on a new lease arrangement with BDI.***
- **Updated Economic Development 10-year Recap** – I have been working on drafting an updated report on the Economic vitality and current benchmark within Brisbane for the period since the last large report (2013). I am collecting information from local and regional real estate professionals, the city finance department staff, and from the US Census Office. ***(Report is still in the drafting phase. Should have draft version completed within 30-60 days)***

- ***Cannabis Centric*** – I am still fielding occasional calls relating to groups that are interested in finding space for a cannabis dispensary for retail sales. It should be noted that the City of San Bruno has approved legislation for possible retail dispensary locations. ***(The number of calls has dropped as the cannabis industry appears to be going through a “shakeout” as acquisitions and mergers are taking place. Retail/wholesale pricing has dropped due to over supply of products and the continuing “health” of the non-licensed market)***

- ***Brisbane Village Shopping Center (Nothing new has happened since our last report)***

- I researched and issued a report on possible office population numbers for Councilmember Mackin regarding evaluating a fully built out Sierra Point. The report included both the Brisbane and South San Francisco portions of the area as both locations will contribute to traffic use and congestion.

- I had a discussion with Lisa Barron (Prologis) to get current information on the number of properties that they hold (own) within Brisbane and to establish a contact rapport with her. We are working to have an on-site meeting (in Brisbane) to discuss the Prologis portfolio, their impressions of working within Brisbane and where they see their ownership going into the future.