



Meeting Date: 3/12/2026

To: Sierra Point Park and Open Space Subcommittee

From: Noreen Leek, Parks & Recreation Director

Maziar Bozorginia, Public Works Director

Subject: Receive update regarding Parcel R park planning and review the 65% concept plans from CMG Landscape Architecture

Recommendation

Receive and review the 65% concept plans for Parcel R from CMG Landscape Architecture and provide feedback to the CMG team for revisions before the subsequent stage of planning.

Background

The Commission first considered this item at its January 14, 2026 meeting, during which staff presented an overview of the project to date. The Commission elected to establish an ad hoc subcommittee to further evaluate the site's constraints and opportunities before bringing the matter back to the full Commission. The subcommittee conducted a site visit at Parcel R on January 28, 2026 to walk the property, ask questions of City staff, and begin developing a vision for the site. They also met on February 4, 2026 to consolidate initial observations and prepare for discussion with the full Commission.

On February 5, 2026, the City Council approved a contract and scope amendment authorizing CMG Landscape Architecture to prepare conceptual designs for Parcel R and provide associated cost estimates. The intent of this work is to develop a concept plan that reflects feasible park amenities and landscaping within the site footprint, informed by community input.

The Parks and Recreation Commission continued its discussion on February 11, 2026, focusing on site priorities and developing a formal recommendation to the Council subcommittee regarding park development at Parcel R. In forming its recommendations, the Commission considered site and budget constraints as well as factors such as accessibility compliance, placemaking opportunities, broad appeal across diverse user groups, long-term durability, maintenance requirements, and connectivity. The Commission's recommendation to the Council subcommittee is included as Attachment 1 and was also provided to CMG to help inform the development of the conceptual designs.

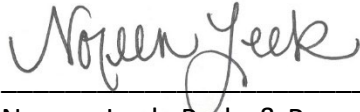
Discussion

At this time, the Council subcommittee is tasked with reviewing the draft conceptual designs at 65% and should provide comments and feedback to the CMG team. The 65% concept plan illustrates organization and layout of the landscape, recreational amenities, and site features, and indicates ecological character. Following this step, CMG will refine the preferred concept plan to 95% completion, and a rough order of magnitude pricing will be developed. This item will return to the Council subcommittee within the next 30 days for additional discussion.

Attachments

Attachment 1 Memorandum from P&R Commission regarding Park Development at Parcel R

Attachment 2 DRAFT 65% Conceptual designs from CMG



Noreen Leek, Parks & Recreation Director



Maziar Bozorginia, Public Works Director



MEMORANDUM

DATE: February 12, 2026

TO: City Council Sierra Point Park & Open Space Subcommittee

FROM: Parks & Recreation Commission

SUBJECT: Park Development at Parcel R

The Parks & Recreation Commission appreciates the opportunity to provide guidance on this significant park development initiative and views it as a meaningful opportunity to connect diverse user groups and visitors while fostering civic pride in Brisbane’s public spaces. The proposed development at Parcel R directly advances the Council-adopted Community Goals by promoting community engagement, strengthening integration with local businesses, enhancing recreational opportunities and public art, and elevating overall quality of life for residents. The project further underscores the value of inclusivity by creating welcoming spaces that encourage interaction among individuals of varying ages, cultural backgrounds, economic circumstances, and professions.

The Commission initially considered the development of a park at Parcel R in January 2026 and received a comprehensive project overview from staff. In light of the proposed project timeline, the Commission determined that it would be prudent to establish an ad hoc subcommittee to evaluate the site’s constraints and opportunities in greater detail before returning the item to the full Commission for further deliberation.

The ad hoc subcommittee convened at Parcel R on January 28, 2026, to conduct a site visit, ask questions of City staff, and to initiate the visioning process. The subcommittee subsequently met on February 4, 2026, to synthesize its observations and refine its preliminary concepts in advance of their discussion with the full Commission. The meeting notes from February 4, 2026, are attached to this memorandum.

On February 5, 2026, the City Council approved a contract and scope amendment for CMG Landscape Architecture to develop conceptual designs within the footprint of Parcel R with the goal being to create a concept design that will reflect feasible park amenities within Parcel R based on community input.

The full Commission met again on February 11, 2026, to identify key priorities and recommendations for the site. Their decision-making process considered geographic and financial limitations, accessibility compliance, placemaking, broad appeal across diverse user groups, longevity, durability and maintenance requirements, and overall connectivity. The Commission reached consensus regarding its highest priorities for the site, which are outlined as follows:

- 1. Improved accessibility to the site and connectivity to adjacent areas.** This may include: enhancement of the current decomposed granite pathway to serve as an alternate to the existing Bay Trail, landscaping improvements to allow for a continuous trail from the South to the North end of the site or extending sidewalks to improve pedestrian safety.
- 2. Strategic earthwork to create gathering spaces that are protected from the wind.** This may include: a plaza, amphitheater, picnic areas, or benches.
- 3. Active recreation opportunities.** This may include: bike skills features, play amenities, or a designated area for food trucks to support special events.
- 4. Public Art.** This may include: gateway signage to support placemaking, educational or historical installations, kinetic art, artful benches, or other public art installations.

The Commission also wishes to articulate a set of guiding principles to inform and frame future development of the site. These principles include preserving the peace, serenity, and natural beauty of the area; ensuring the project is thoughtfully future-proofed; selecting durable, low-maintenance materials; incorporating opportunities for modest revenue generation; and allowing for a phased implementation approach as additional funding becomes available.

The Parks & Recreation Commission appreciates the opportunity to provide input at this stage of the process and looks forward to continued coordination as the project progresses.

With appreciation,

The Parks & Recreation Commission

Trudi Davis, Chair
Tom Seawell, Vice Chair
Byron Anderson
Christine Gornitsky
Leesa Greenlee
Natalie Ocampo
Julie Sims

Enclosed: 2/4/2026 P&R Commission Ad hoc subcommittee meeting notes

Parcel R Ad Hoc P&R Commission Subcommittee

February 4, 2026 Meeting notes

Summary

The park planning effort for Parcel R envisions the site as a welcoming gateway to the marina and a key public-facing open space. The approximately 1.5-acre area of higher ground—located outside the BCDC 100-foot shoreline band and areas of immediate sea level rise risk—provides a strategic opportunity for near-term activation and long-term flexibility.

The project should prioritize improved connectivity and access, including ADA-compliant and continuous pathways, with an emphasis on phased, low-cost placemaking strategies that avoid significant upfront capital investment. Amenities should be broadly appealing, adaptable, and designed to support future development or expansion as conditions and funding allow.

The park is intended to serve a diverse user base, including families and children, anglers, marina slip holders, cyclists, runners and walkers, and nearby employees, reinforcing Parcel R as a vibrant, inclusive, and functional destination.

Programming and Infrastructure Concepts for Consideration

- Clear and improved signage to define the park and establish a strong sense of place
- Historical and educational signage that reflects the site's heritage and educates visitors
- Ample seating throughout the site, oriented to views and activity areas, bench berm
- Observation/lookout points with views to the north and south along the Bay
- Incorporation of a parallel Bay Trail to improve near-term connectivity and provide a long-term alternative to the existing trail impacted by sea level rise. Finish the existing path that leads to nowhere.
- Attention to site cohesiveness, grading transitions, and ADA accessibility
- Landscaping that prioritizes native, seawater-tolerant plant species
- Design elements that support site stabilization and long-term resilience
- Durable, low-maintenance materials capable of withstanding coastal conditions
- Rentable picnic areas and other modest revenue-generating amenities
- Small-scale amphitheater/plaza (approximately 30–50 people), strategically positioned to provide both seating and site stabilization, that can serve as a gathering spot
- Integration of public art to enhance character and visual interest

- Integrated play elements that encourage informal play without requiring full playground infrastructure (ie: slide & climbing wall)
- Incorporate aesthetically pleasing wind barriers that enhance comfort in exposed areas, using a “play with the wind” approach inspired by kinetic art
- Low-cost bike trail features to support cycling and active use
- Consideration of relocation or construction of public restrooms to serve site users, in the interim explore temporary restroom options
- Provision of accessible utilities (water and electrical) to support future programming and special events, as well as water fountain / bottle filler
- Site should support proper drainage
- Designated areas for food trucks to serve weekend and special event users, potentially accommodated outside Parcel R using adjacent existing hardscape areas
- Shade canopies may be considered a lower priority due to wind and cooler conditions

Additional Context Regarding Approach and Site Constraints

Additional considerations for the project include a phased implementation approach informed by consultant-provided feasibility analyses and cost estimates, recognizing that initial improvements may be delivered in stages with opportunities to pursue additional funding over time.

Regional coordination with OneShoreline and the Marina may be required, particularly where Bay Trail alignments are affected, and could present opportunities for partnership funding. Planning should account for the broader Sierra Point context to ensure all public land functions as a cohesive and well-integrated system.

Site constraints such as ground squirrel mitigation should be addressed early (explore adding signage about the need to mitigate), along with potential reconfiguration of adjacent roadways to improve pedestrian and bicycle access and safety, including resolving incomplete crosswalks and unsafe circulation around Parcel R. Evaluate site constraints related to existing trees.

The subcommittee agrees that a dog park is likely not needed in this space.

Consideration should also be given to updating or enhancing access to existing fitness clusters throughout the site to improve connectivity and user experience.

SIERRA POINT PARCEL R

65% Concept Design
March 12, 2026

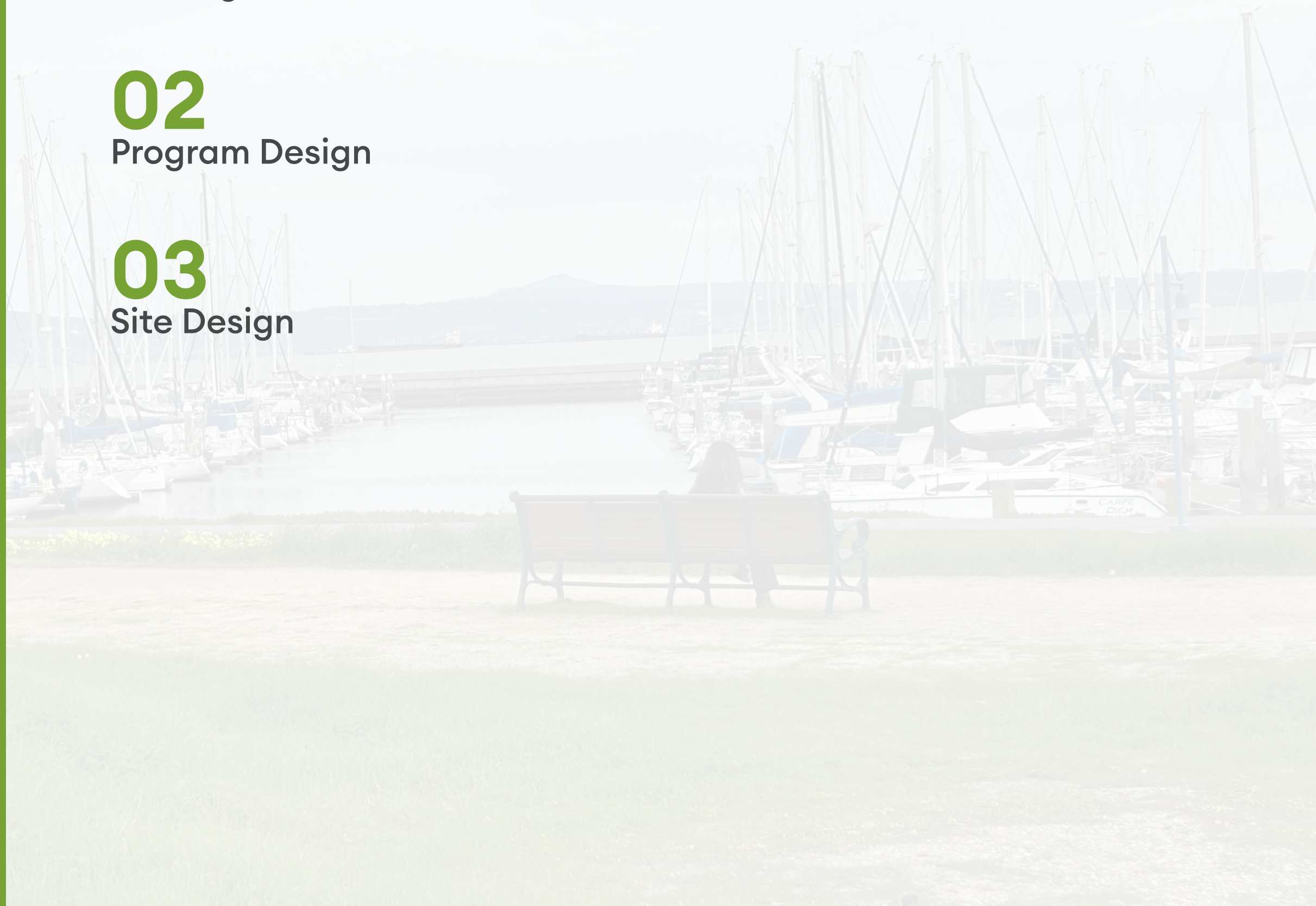


AGENDA

01
Existing Conditions

02
Program Design

03
Site Design



Section 01

EXISTING CONDITIONS

EXISTING CONDITIONS SITE CONTEXT



Google Earth

Data LDEO-Columbia, NSF, NOAA,
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

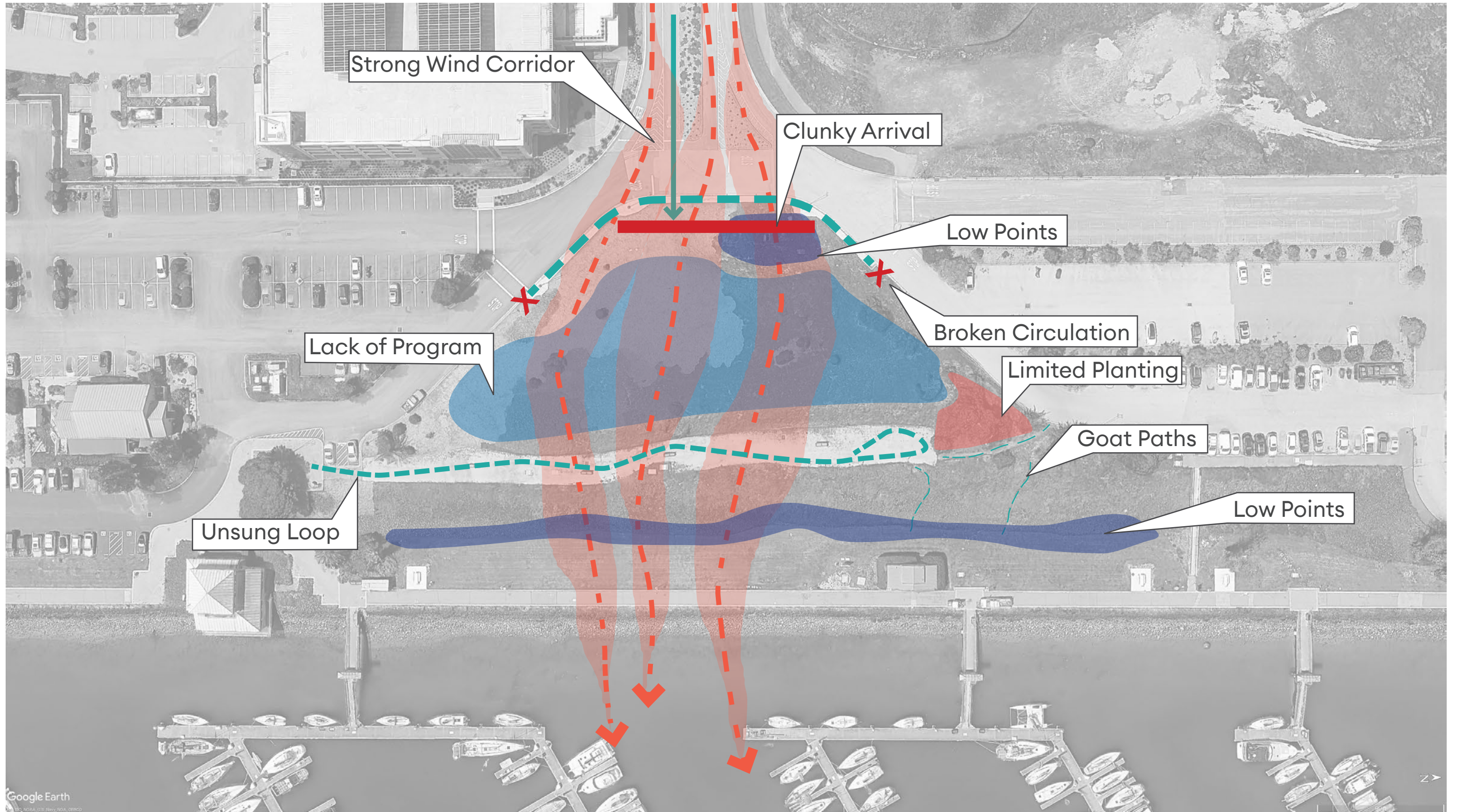
CORPORATE CAMPUS



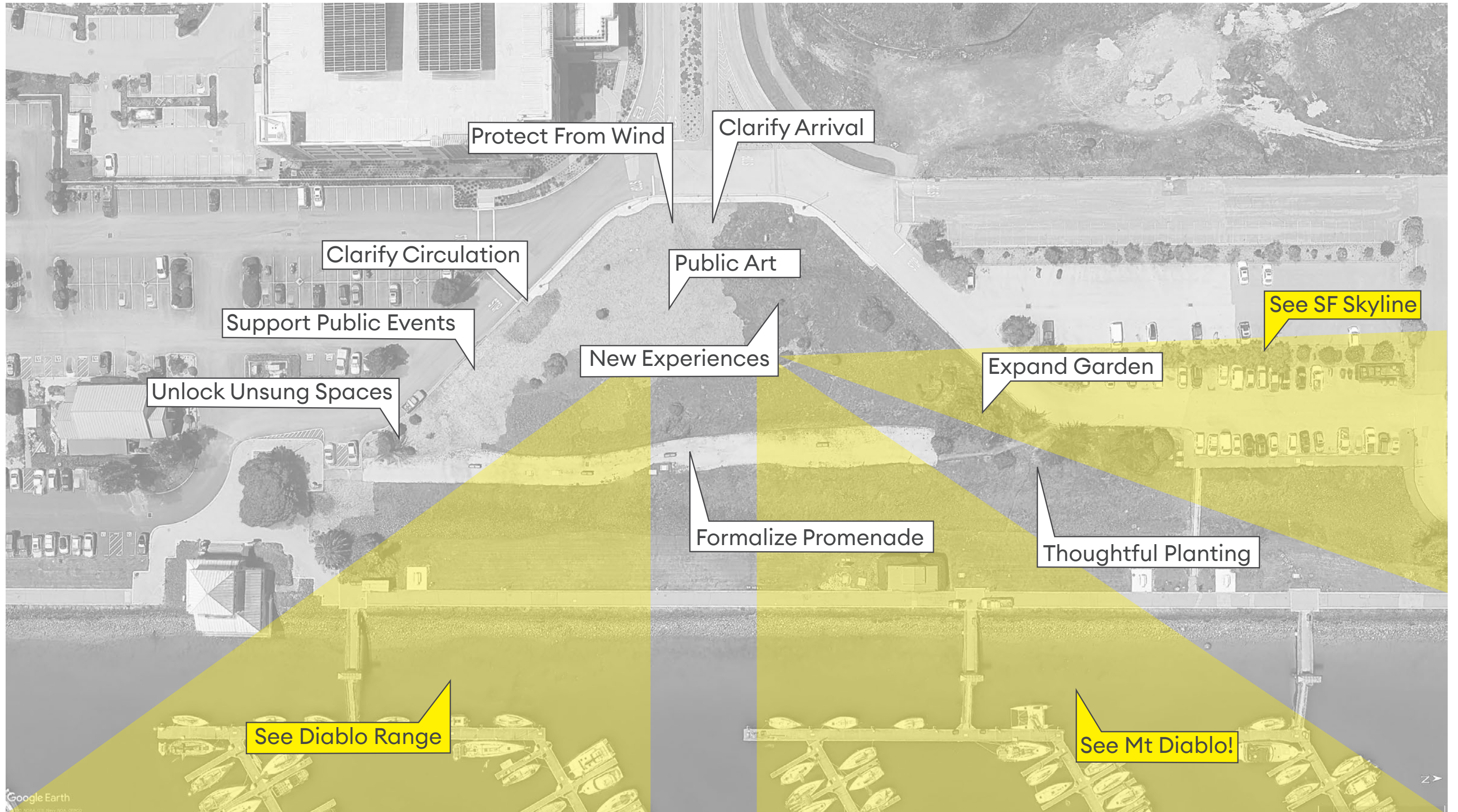
PUBLIC PARK



EXISTING CONDITIONS SITE CONSTRAINTS



EXISTING CONDITIONS **SITE OPPORTUNITIES**



Section 02

PROGRAM DESIGN

PROGRAM DESIGN SIZE COMPARISON

Parcel R - -2.8 AC



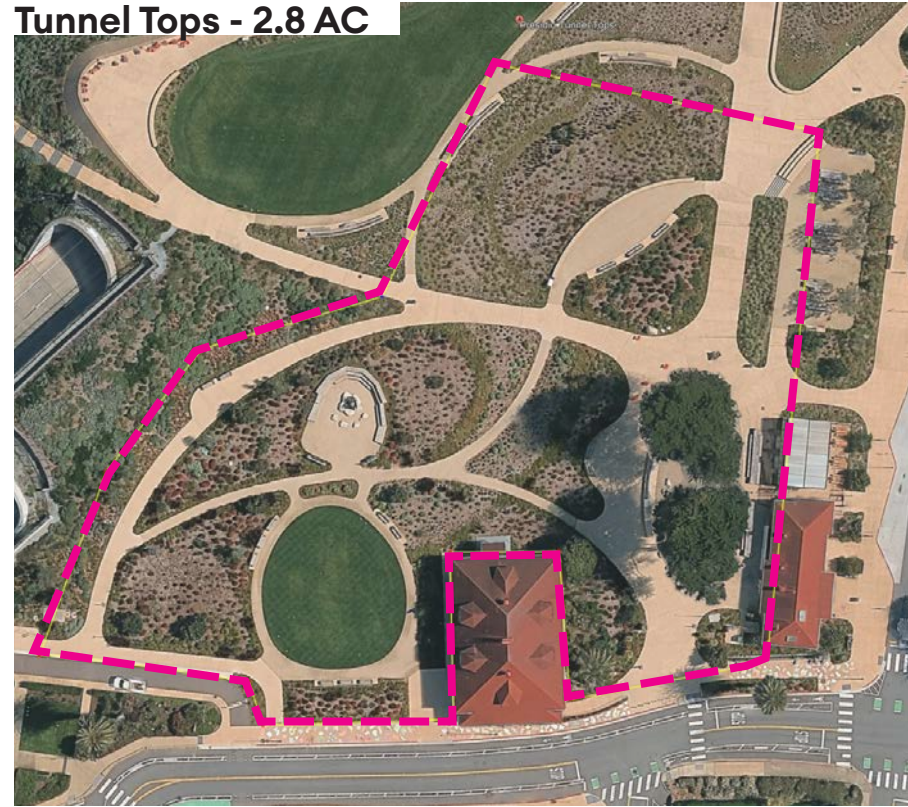
China Basin - 2.5 AC



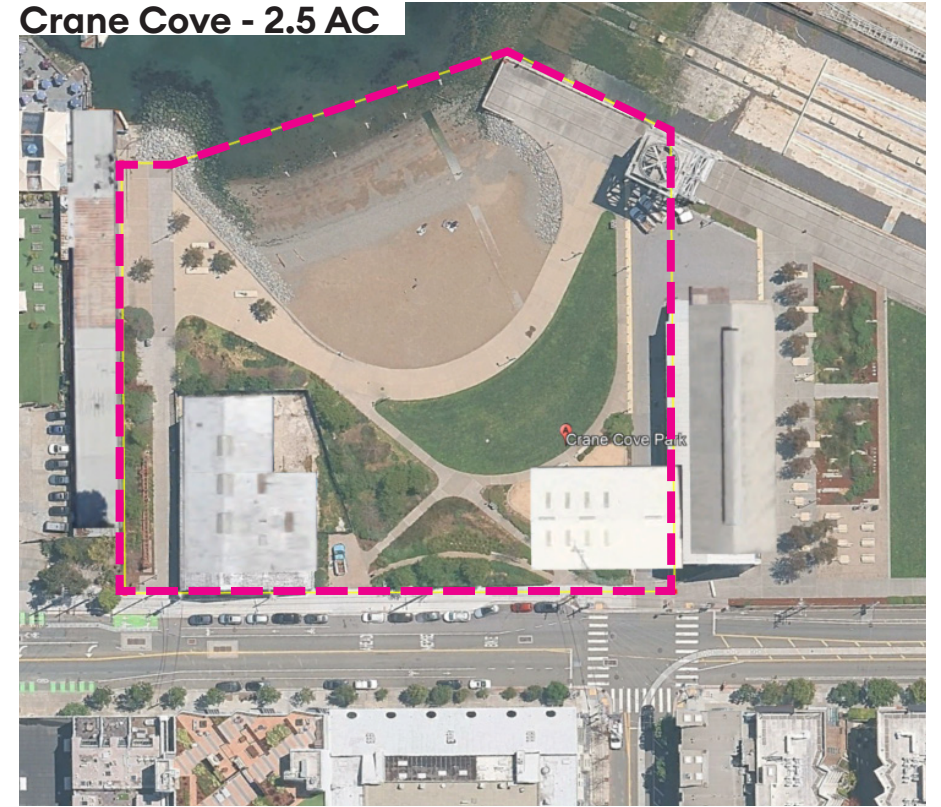
McLaren Park - 1.8 AC



Tunnel Tops - 2.8 AC



Crane Cove - 2.5 AC



PROGRAM DESIGN PREFERRED PROGRAM

- Sense of Place
- Wayfinding
- Observation Points
- Accessibility
- Native & Regional Planting
- Amphitheatre
- Picnic
- Informal Play
- Wind Protection
- Cycling Experiences
- Utility Upgrades
- Community Events

PROGRAM DESIGN PROGRAM PRECEDENTS



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Section 01

SITE DESIGN

SITE DESIGN 65% CONCEPT PLAN



SITE DESIGN 65% CONCEPT PLAN - ROUGH GRADING

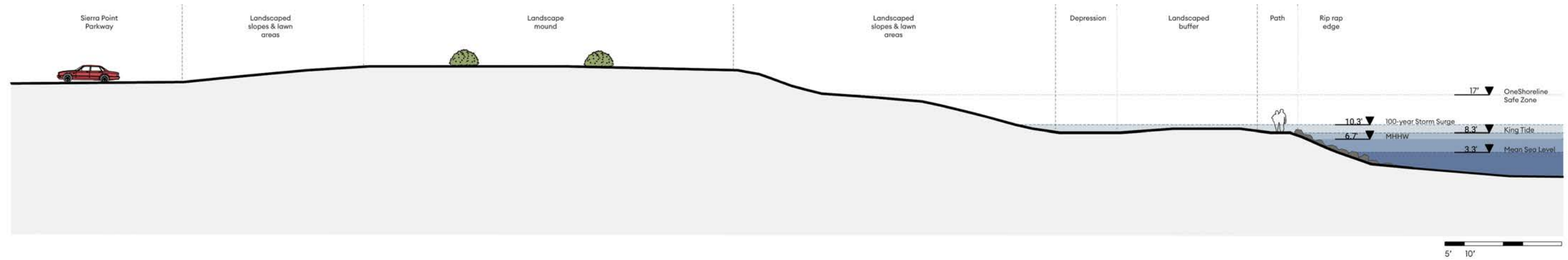


SITE DESIGN 65% CONCEPT PLAN - MATERIALS

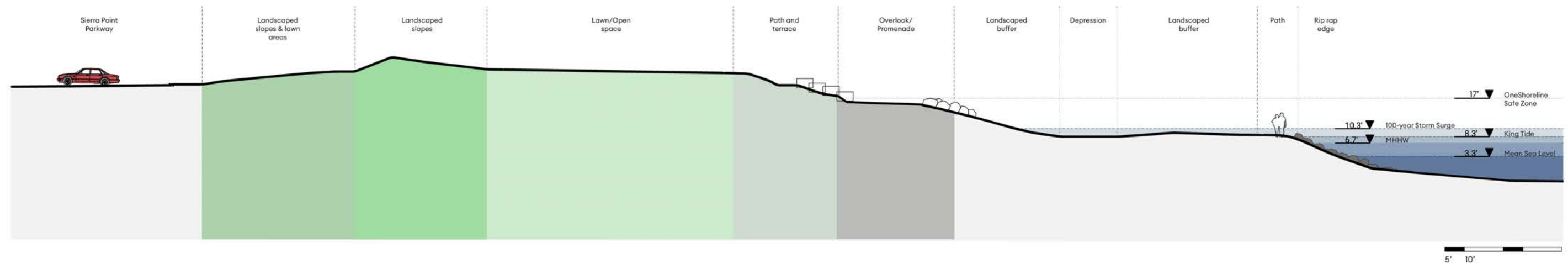


SITE DESIGN SECTIONS

EXISTING CONDITIONS

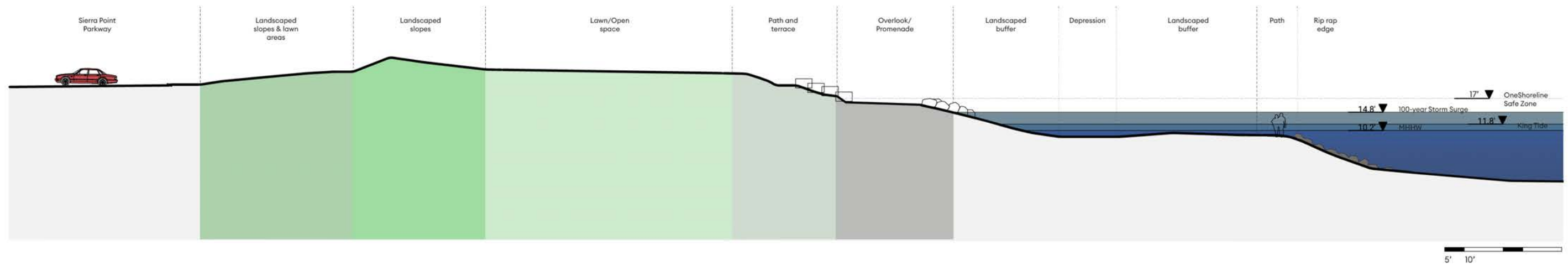


PROPOSED CONDITIONS

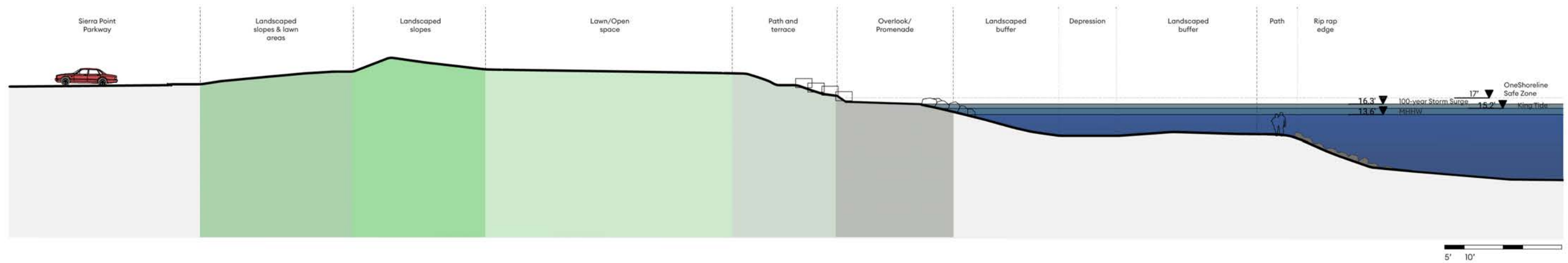


SITE DESIGN SLR SECTIONS

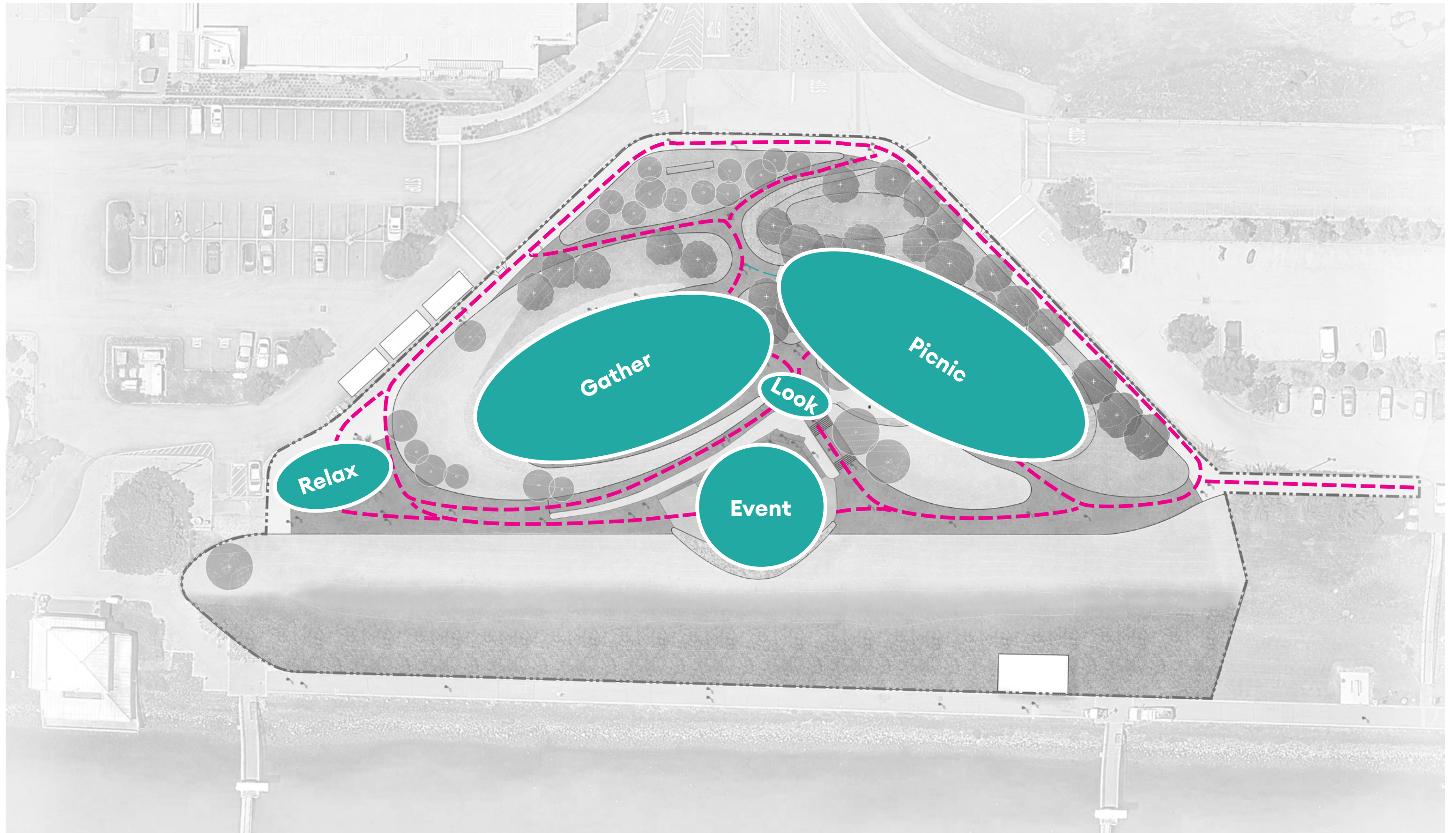
3.5' SLR - 2070



7.0' SLR - 2100



SITE DESIGN 65% CONCEPT PLAN



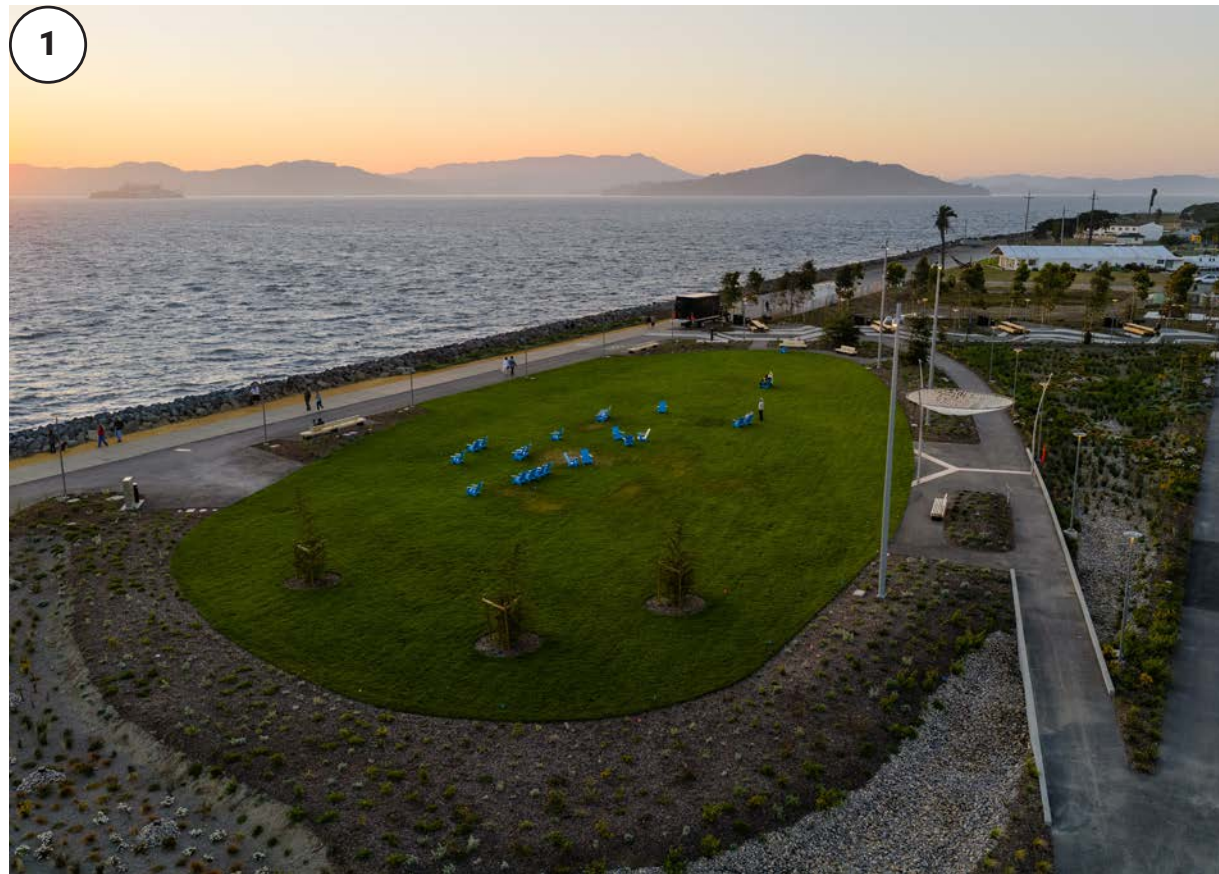
SITE DESIGN ENLARGEMENT - GATHERING (SYNTHETIC) LAWN



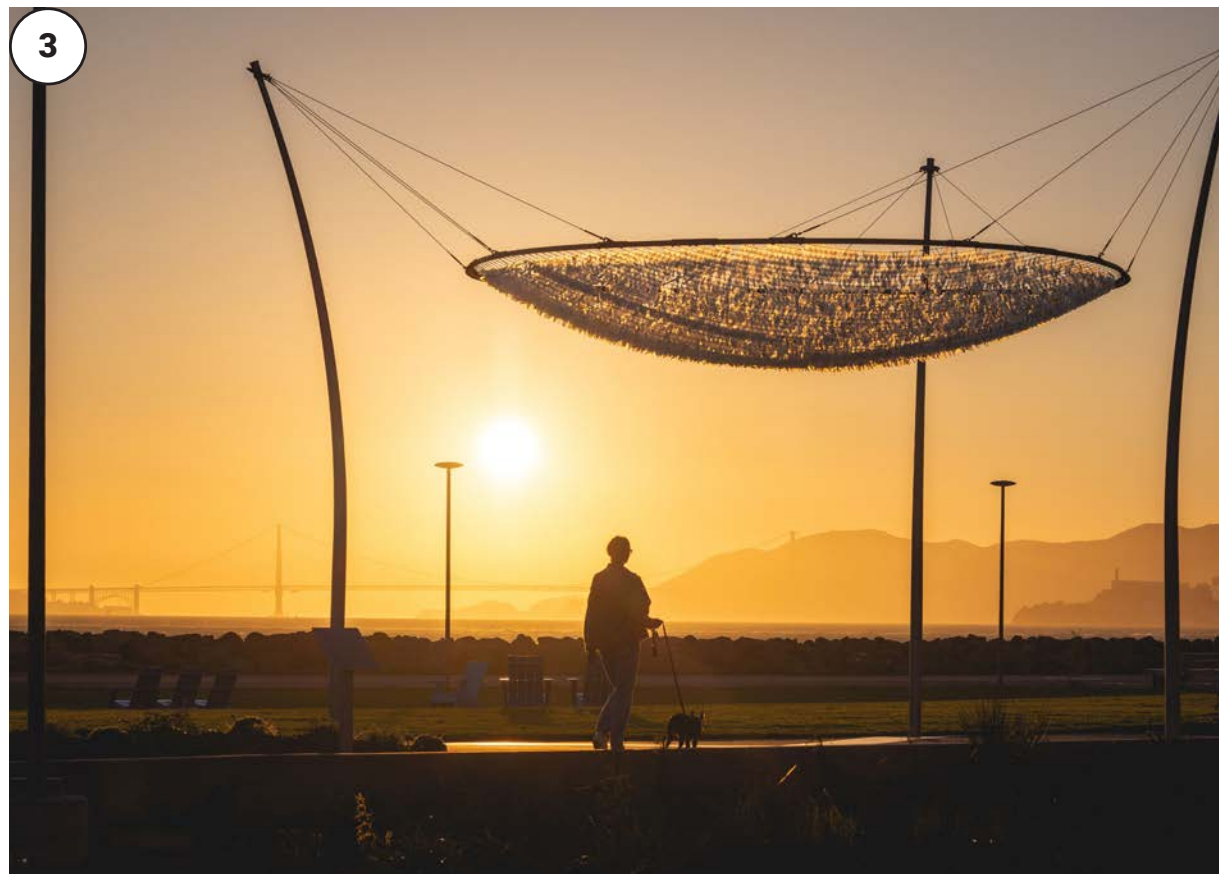
- 1 Flexible Synth Lawn*
- 2 Sloped Synth Lawn
- 3 Art TBD
- 4 Buffer Planting

**Lawn is presently approx. 5,250 SF, and could accommodate -(15) 10'x10' pop-up tents along its perimeter.*

SITE DESIGN ENLARGEMENT - GATHERING (SYNTHETIC) LAWN



- 1 Flexible Synth Lawn
- 2 Lounge/Sloped Synth Lawn
- 3 Art TBD
- 4 Buffer Planting



SITE DESIGN ENLARGEMENT - PICNIC GROVE



- 1 Picnic Area
- 2 Buffer Planting
- 3 Art & Play Zone*
- 4 Grass & Riprap Slopes

**Cost is Assumed to be drawn from Arts Budget and not base project budget*

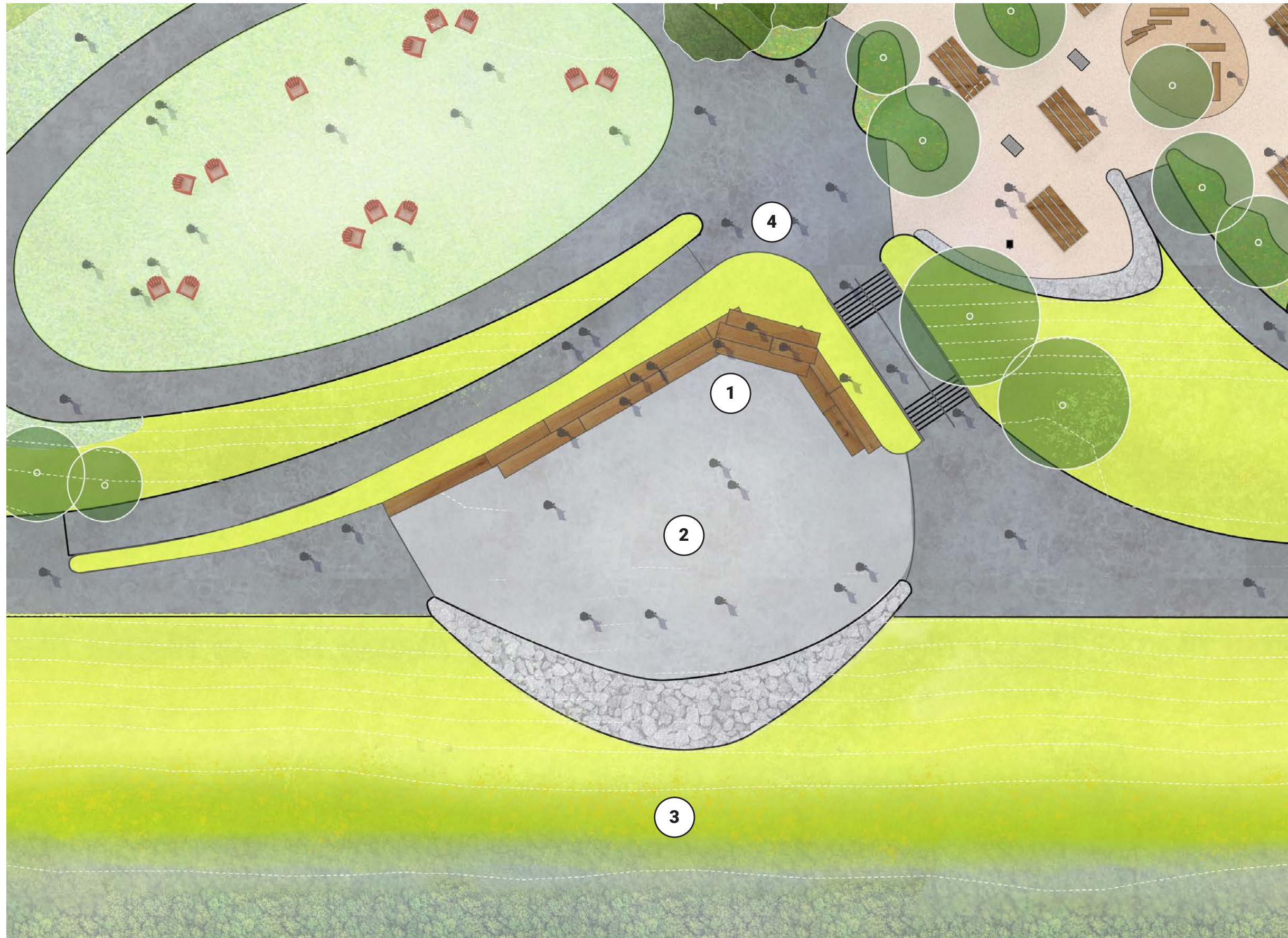
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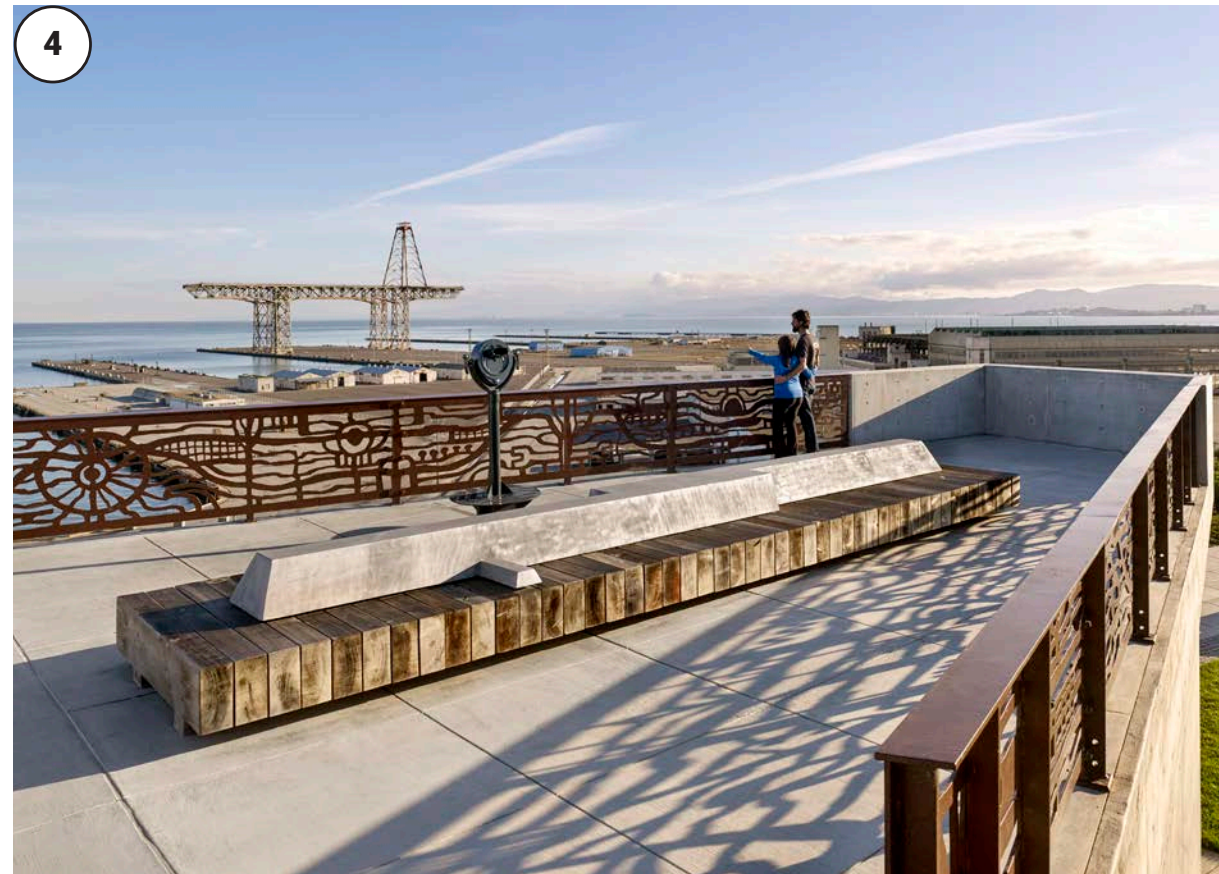
**Cost is Assumed to be drawn from Arts Budget and not base project budget*

SITE DESIGN ENLARGEMENT - AMPHITHEATRE



- 1 Amphitheatre
- 2 Gathering Space
- 3 Coastal Grasses
- 4 Viewing Edge

SITE DESIGN ENLARGEMENT - AMPHITHEATRE



- 1 Amphitheatre
- 2 Gathering Space
- 3 Coastal Grasses
- 4 Viewing Edge

SITE DESIGN ENLARGEMENT - PALM GROVE



- ① Hammock Palm Grove
- ② Food Truck Staging

SITE DESIGN ENLARGEMENT - PALM GROVE



1 Hammock Palm Grove

2 Food Truck Staging

SITE DESIGN 65% CONCEPT PLAN



SITE DESIGN 65% CONCEPT PLAN



SITE DESIGN 65% CONCEPT PLAN - ALT OPTIONS

'BONUS' / ALT. OPTIONS

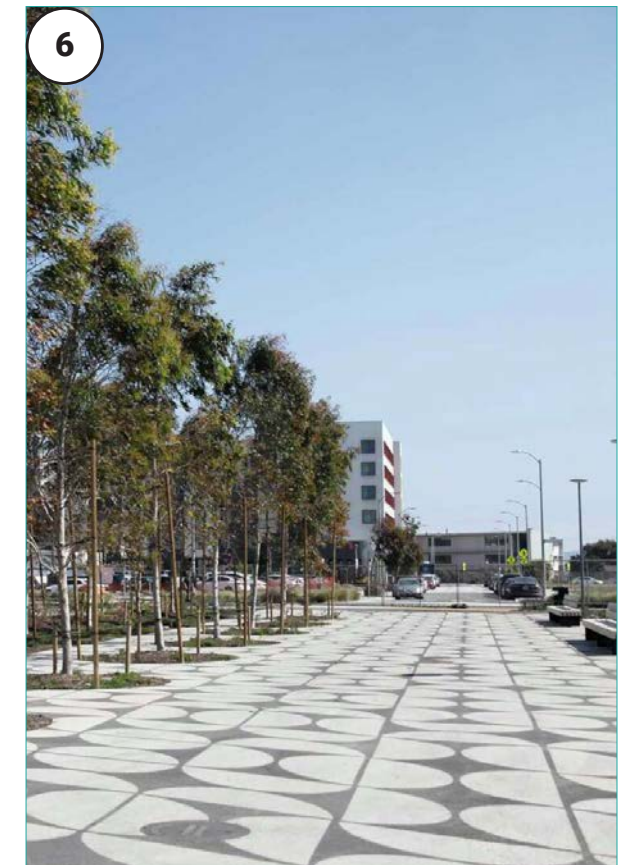
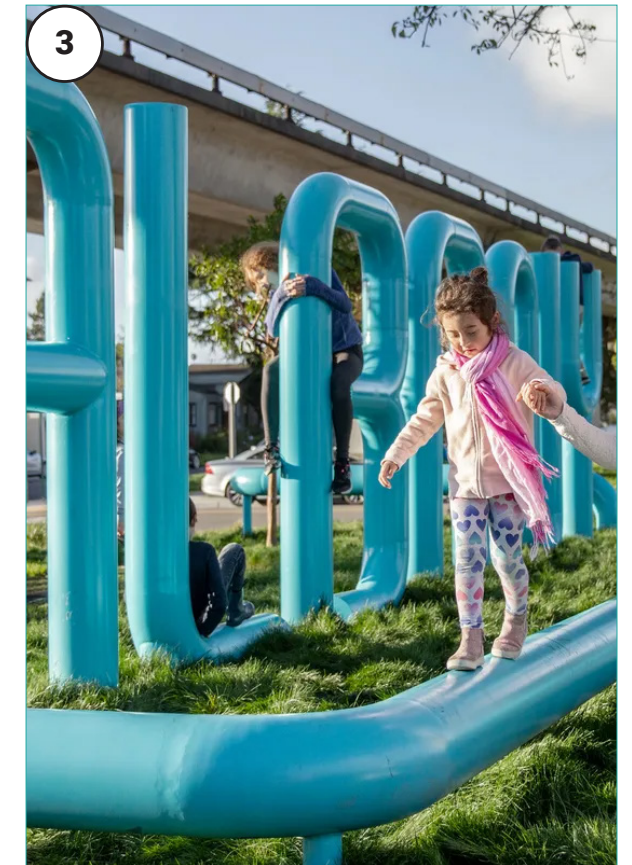
- ① Promenade Mural
- ② Expanded Amphitheatre
- ③ Boardwalk Connector
- ④ Temp. Bike Skills/Traffic Garden

**These options are budget dependent on both the Base Project and Public Art Funding. A select number of options are shown to graphically indicate some of the experiences and elements that could be implemented pending costing and tbdudget alignments, along with prioritization of key elements for community benefit.*

④ *Size, Shape & Location TBD, Shown for Reference Only

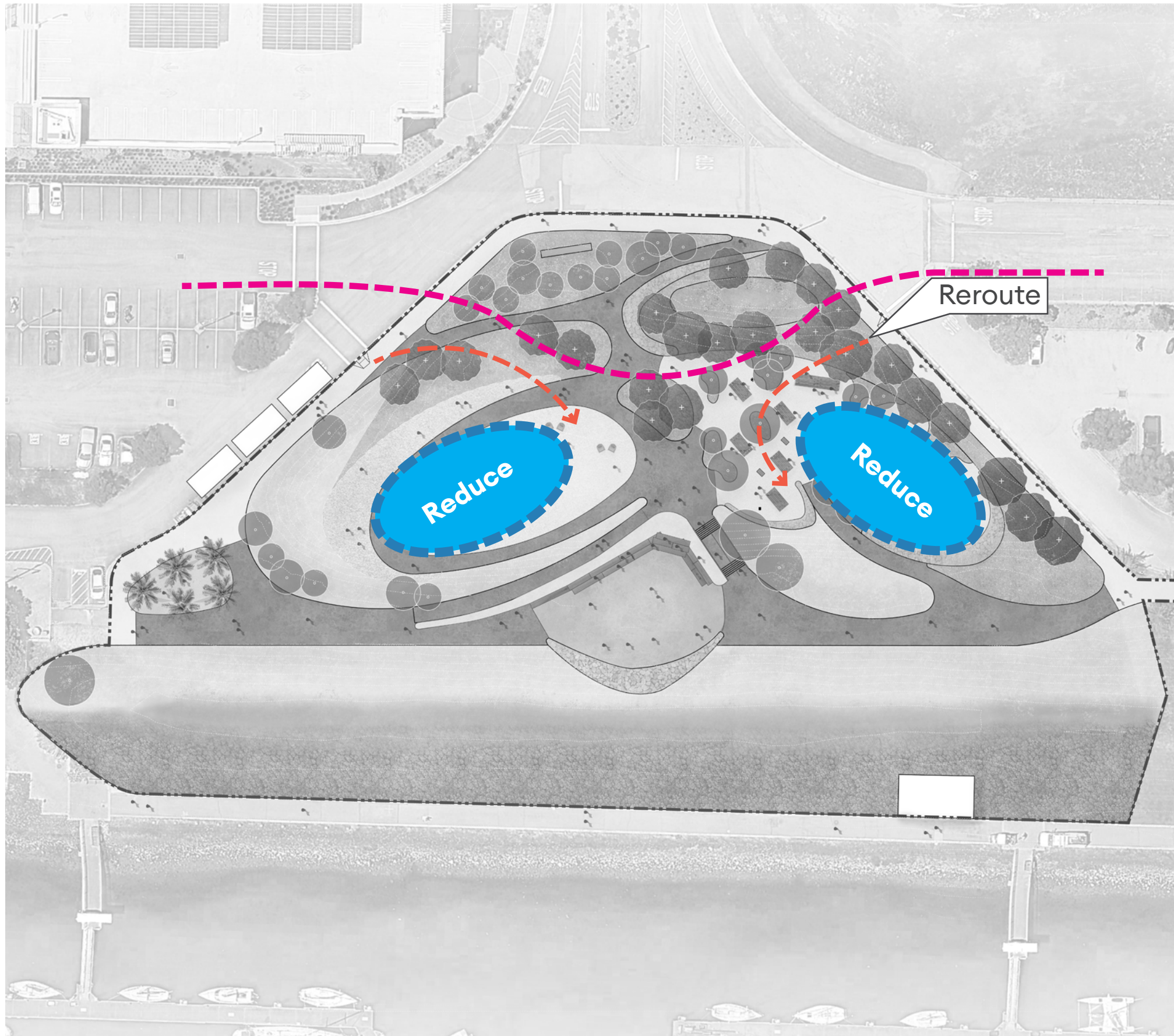


SITE DESIGN 65% CONCEPT PLAN - ART OPTIONS



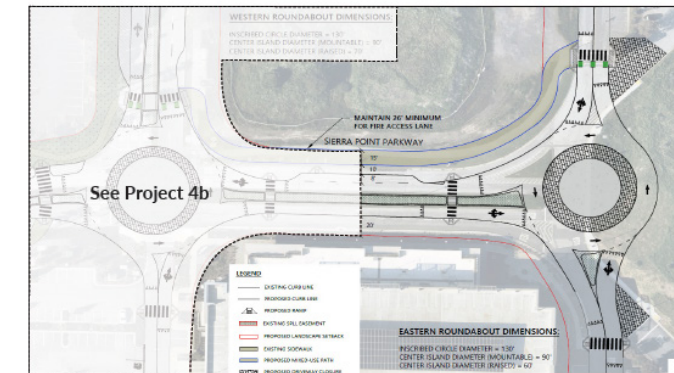
- 1 Public Sculpture Program
- 2 Wood Sculpture Play Element
- 3 Entry Signage
- 4 Wood Amphitheatre
- 5 Art in the Grove
- 6 Promenade Mural

SITE DESIGN 65% CONCEPT PLAN - ROUNDABOUT IMPACT



4c Sierra Point Parkway Terminus Roundabout

SIERRA PT



Source: Fehr & Peers, 2024

KEY INFORMATION

TIF District
Sierra Point

Location
Sierra Point Parkway at Brisbane Marina

Total Project Cost Estimate
\$ 2,000,000

Assumed TIF Contribution*
\$ 2,000,000 - Sierra Point

* Allocation of assumed TIF contribution is based on growth in traffic volumes.