

Brown Property, Foreside Road

January 6, 2010

Councilors provided initial feedback on the October 6, 2009 Brown Property Report and requested staff to develop some options for Council consideration.

Staff has organized all October suggestions made by councilors and translated them into confirmation questions for the entire Council. Reviewing those might lead to a greater Council consensus. It seemed that four broad issues emerged:

- Create, or do not create, parking;
- Sell, or do not sell, a front lot;
- Add or enhance, or do not add or enhance, recreation opportunities adjacent to the existing Underwood Park;
- Leave (remainder of) property “as is.”

Based on these issues, staff developed eight theoretically possible options/diagrams. Perhaps some of these options can be readily discarded. The Council may wish to select its preferred options and/or add more detail before going back to the public for further feedback.

No councilor appeared interested in conducting more study on parking needs, so that consideration was omitted.

October 2009 Councilor Feedback – Confirmation Questions

Anchorage

1. Does the Council want to expand the number of total moorings?
2. Does the Council want to give preferential mooring access at the anchorage to Falmouth residents?

Brown Property

1. Does the Council want to purchase land abutting Brown property?
2. Does the Council want to sell a front house lot from the Brown property?

Parking

1. Does the Council want to expand Underwood parking?
2. If so, how many spaces should be created?
3. Does the Council want to create parking at the Brown property?
4. If so, how many spaces should be created?
5. Should any parking at the Brown property be gravel or paved?
6. Should any parking at the Brown property be gated?
7. Should any parking at the Brown property have landscape screening?

Recreation

1. Does the Council want to make passive recreational improvements¹ at the Brown Property?

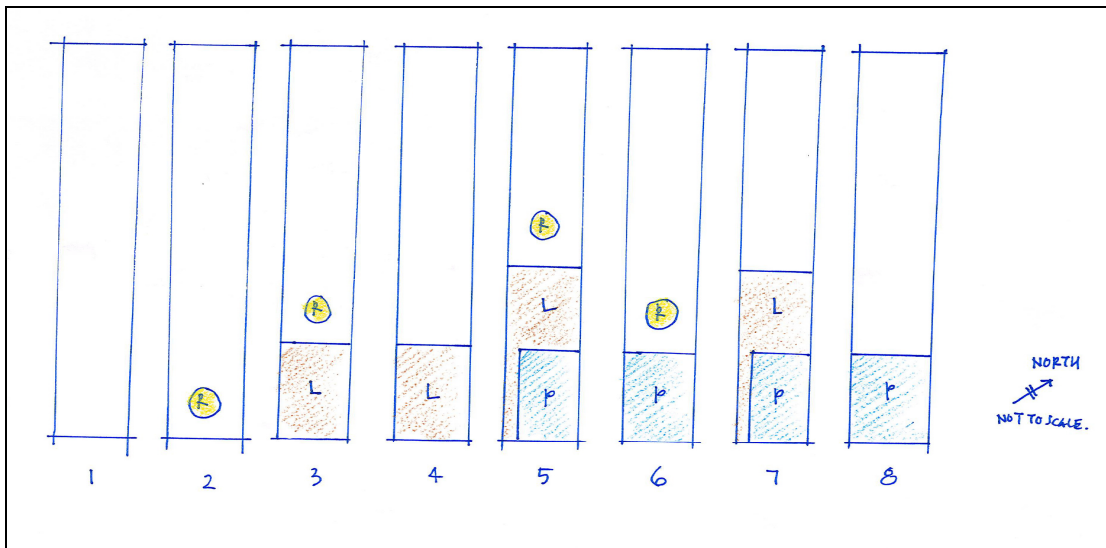
¹ “A passive recreation area refers a mix of uses in a neighborhood park, undeveloped land or minimally improved lands which includes the following: landscaped area, natural area, ornamental garden, non-landscaped greenspace, stairway, decorative fountain, picnic area, water body, or trail without recreational staffing.” (Source: http://www.parks.sfgov.org/wcm_recpark/DAP/AppendixC.pdf)

2. If so, which passive improvements are preferred?
3. Does the Council want to make active recreational improvements ² at the Brown Property?
4. If so, which active improvements are preferred?

Other

1. Does the Council want to sell other Town parcels?

Brown Property – Possible Options				
	Some Parking (P)	Sell Front Lot (L)	Make Recreational Improvements (R)	Leave Remainder As-Is
Option 1	No	No	No	Yes
Option 2	No	No	Yes	Yes
Option 3	No	Yes	Yes	Yes
Option 4	No	Yes	No	Yes
Option 5	Yes	Yes	Yes	Yes
Option 6	Yes	No	Yes	Yes
Option 7	Yes	Yes	No	Yes
Option 8	Yes	No	No	Yes



Note: The location of parking and residential lot in options 5 and 7 can be switched.

As the current fiscal situation is tight, making recreational improvements may not be feasible. Perhaps options 2,3,5, and 6 should be set aside.

² “Active recreation refers to a mix of uses in a neighborhood park that includes the following facilities or facility types: athletic fields, building or structures for recreational activities, concession, community garden, courses or courts, children's play area, dog play area, or a bike path.” (Source: http://www.parks.sfgov.org/wcm_recpark/DAP/AppendixC.pdf)

As the real estate market is soft, selling a residential lot may need to wait, but should remain a future option.

The key question is whether or not to create any parking at the site (options 7 and 8) or not (options 1 and 4).

If parking is an option, staff recommends a small, access controlled, gravel parking area of about ten to twenty spaces that is landscaped and has proper drainage. Such a lot could be created relatively inexpensively at the location where the original house and parking area were located. Seasonal access would be permitted. Such a parking facility would require Planning Board approval.

Based on use of this lot in the first year of its operation, decisions regarding its continuance, removal, or expansion, in conjunction with creation of a front lot, can be made accordingly by the Council. Cost information for the preferred option(s) can be developed by staff.

Staff will be happy to answer any questions the Council may have. Thank you.