

A P P E N D I X



Character Workshops

The City held two public workshops to generate a community vision for what it means to build “The Brentwood Way.” The first Brentwood Character Workshop consisted of a picture review session followed by roundtable discussions and group presentations. During this workshop, the community outlined their preferences for the aspects of landscape and landscape elements, building colors and materials, and buildings that combine to form “Brentwood Character”

The second character workshop employed a Visual Preference Survey to refine the vision of Brentwood Character and consisted of another picture review session followed by

a group discussion. The Visual Preference Survey built upon the first character workshop to determine how the community’s perception of Brentwood Character could be applied to different building types, further refining what it means to “Build the Brentwood Way.”

The results of these two character workshops were used as the basis for the Architectural Standards and Guidelines within this Specific Plan. These regulations will be built in the style and character that is fundamental to Brentwood’s Heritage.



City of Brentwood
Downtown, Corridor, & Empire Triangle Specific Plan

Character Workshop
“How do we build the Brentwood Way?”
Thursday, May 19th 2004

The Process:

1 - Welcoming / Orientation

- Welcome and introductory remarks (City of Brentwood)
- The Need to plan for Downtown’s Future (Claude Gruen, Gruen Gruen + Associates, Economists)
- The Role of tonight’s Character Workshop in the Planning Process (Michael Freedman, Freedman Tung and Bottomley)

2 - Brentwood Character Review

- Brief Introduction to the Process (Freedman Tung and Bottomley)
- Step 1 Get the room right
- Step 2 Picture Review Session
- Step 3 Roundtable Discussions

3 - Summary Roundtable Group Presentations to the full workshop

4 - Closing Remarks

- Next Steps (Freedman Tung and Bottomley)
- Schedule of future workshops and important dates (City of Brentwood)

**“How to Build...
Buildings
The Brentwood Way”**



- “Not just a box”: Shape the “mass” of a building with smaller bays, entries and roofs to feel more town-like and human-scaled.
- Use pedestrian-oriented elements like porches, balconies, and entryways to make buildings inviting and welcoming
- Create roof interest with pitched roofs, gables, dormers, and towers
- Vary awnings and overhangs to create shadows and visual interest
- Use interesting details to add a feeling of craft and quality

**“How to Build...
Building colors and materials
The Brentwood Way”**



- Use light colors; especially tans, beiges, and other earth tones
- Use wood, stone, brick, iron, and other natural materials
- Use subtle accent colors where appropriate

**“How to Build...
Landscape and Landscape Elements
The Brentwood Way”**



- Provide community spaces in the downtown – made sure they feel safe and that they are designed so that the whole family can use them.
- Use a mix of trees & plants with hardscape elements such as bricks, iron, and special paving materials
- Provide a variety of seating options in the downtown
- Preserve the small town character, the feeling of a “village center.”


City of Brentwood
Downtown, Corridor, & Empire Triangle Specific Plan

Community Workshop #5 –
Developing a Community Vision for Downtown
Wednesday June 2nd, 2004

Agenda


- 1 - Welcoming / Orientation
 - a. Welcome and introductory remarks - City of Brentwood
 - b. Orientation to the Workshop - Michael Freedman, FTB
- 2 - Visual Preference Survey Part 1: Slide survey of development types – Facilitated by FTB
- 3 - Economic Components for a Healthy and Successful Downtown – Claude Gruen, Gruen Gruen + Associates, Economists
- 4 - Break – Grab a snack
- 5 - Building on the Results of The Brentwood “Character” Workshop – Michael Freedman, FTB
- 6 - Visual Preference Survey Part 2: Discussion of Part 1 findings – Facilitated by FTB
- 7 - Closing remarks next Steps

**“How to Build Downtown...
Residential Buildings
The Brentwood Way”**





- Use setbacks, ample planting strips and trees to buffer buildings and sidewalks from the street
- Use porches, balconies, varied windows, and craftsman details to create visual interest and a range of building designs
- Break up building massing to make larger buildings feel like a collection of smaller buildings using pitched roofs, gables, varied cornices, balconies, and other architectural elements
- Supplement lawns, trees, and porches with rear-loaded parking to create a safe and intimate streetscape setting

**“How to Build Downtown...
Retail & Office Buildings
The Brentwood Way”**



- The pedestrian environment is paramount and development should be directed towards creating a vibrant and active downtown with interesting and inviting plazas, paseos, and other public spaces
- Use varied rooflines, setback upper stories, and a mix of materials & colors to break up building masses
- Activate the sidewalk with ground-floor retail, outdoor dining, varied building footprints and windows
- Use trees and awnings to provide shade, visual interest, and make buildings feel less massive

**“How to Build Downtown...
Parking Garages | Movie Theaters
The Brentwood Way”**

- Conceal building mass by varying the façade footprint, setting back upper stories, and using trees and other plantings
- Activate the ground floor using retail, windows, awnings, and architectural details
- Design the garage with a healthy dose of Brentwood character
- Design the theater to a scale consistent with the rest of downtown and in keeping with Brentwood’s “Old Town USA” character
- Have the theater participate in and enhance downtown’s intimate and inviting pedestrian environment
- Use the theater as an anchor to put the best of Brentwood’s character on display



Concept Plan

Downtown City Park
 City of Brentwood
 May 5, 2005



Report from Citizen's Advisory Committee regarding Community Facilities

May 24, 2005

Background

The Citizens Advisory Committee regarding Community Facilities was formed in August 2004 to make recommendations to the City Council on short and long term community facility opportunities for Brentwood. The Advisory Committee was charged with working on two phases of recommendations.

Phase I was to include the following:

- Inventory of existing facilities and opportunities related to community facilities
- Visioning□
- Opportunities for collaboration with other providers/agencies
- Fiscally responsible consideration of costs and funding opportunities
- Report to City Council on completion of Phase I

Phase II, as a result of the report to City Council from Phase I, will include:

- Prioritization of recommended services
- Recommendation of phasing
- Recommendation of financing for construction and on-going maintenance options
- Report to City Council on completion of Phase II

T□

The Committee began their work by discussing and reviewing all existing and proposed (approved) community facilities. They reviewed a map noting the location and the size of each of these facilities.

In December, the City's Finance Director, Grant Manager, and the County Librarian attended the Facilities Committee meeting and discussed financing options and opportunities for all future facilities, including a new Library. The Librarian discussed grant options and potential joint use projects. The Committee also brainstormed possible collaborations for respective facilities and will continue to explore opportunities to leverage City funds with grant funds.

In January 2005, Michael Freedman of Freedman, Tung and Bottomley attended the meeting and provided an update on the status of the Downtown Specific Plan. He provided useful information on the function of the downtown and the facilities that belong there. The Committee also received an update on the Bus Barn negotiations and the status of the City Hall project.

In February, the Committee brainstormed the future community facilities needs of the City at build-out. This brainstorming session covered the various types of facility possibilities, which types of facilities should be located in or near the downtown area, potential adjacencies and possible collaborations.

In March, the City's Finance Director returned to review the Capital Improvement Program and explained the City's fee programs in order for the Committee to better understand the financing opportunities for future community facilities. The Committee will continue to explore funding opportunities once we have direction from the Council. The Committee's recommendation will attempt to stretch the cities dollars by combining resources to the extent possible. As part of the Phase II work, the Committee will look more closely at the costs and ways to maximize our available resources.

In April, the Committee refined the report to the Council regarding the recommended Community Facilities at build-out (Phase I).

Michael Freedman returned to the Committee in May to review the final draft of the Downtown Specific Plan and Redevelopment Manager Gina Rozenski discussed the Redevelopment Agency Plans for the downtown.

At this time the Committee is reporting to the Council on the Phase I items included in their scope.

Findings

The Co□

The following are the results of the Committee's work over the past nine months.

Inventory of existing facilities and opportunities related to community facilities:

Facilities Square Footage

Street	Number	Name	Square Ft.
Brentwood Blvd. Bldg B	8440	Detective Office (leased, not owned)	893
Brentwood Blvd.*	9100	FUTURE Police Station	61500
Chestnut St.	100	Police Headquarters	4000
Elkins Way	2300	Modular Office Building	600
Elkins Way	2251	NEW Treatment Plant	26841
Elkins Way Bldg D	2201	Mechanics Shop/Central Storage	10431
Elkins Way Bldg G	2201	Maintenance Service Center, Water Office	800
First St.	757	Veterans Hall (including basement)	8559
First St.	757	Veterans Hall Office	529
First St.	739	Fire Station # 54	3387
First St.	739	Fire Station # 54 Garage	1235
Griffith Ln.	195	Brentwood Family Aquatic Complex	7121

Griffith Ln.	195	FUTURE Recreation Facilities @ Aquatic Center	8375
Griffith Ln.	195	FUTURE Recreation Facilities Concession Stand	600
Guthrie Ln.*	400	CD Building behind old U.S. Print building	20000
Homecoming Way	2000	Water Treatment Plant	2261
John Muir Pkwy.	201	Fire Station # 52	6841
Oak St.	104	Community Development Offices	5060
Oak St.	120	Engineering Department Offices	7774
Oak St.	118	Health Center	4800
Second St.	648	Brentwood Women's Club	741
Sunset Rd.	255	Mechanics Shop	3750
Third St.	708	City Hall	9798
Third St.	730	Library	4960
Third St.	730	Delta Community Center (includes Park & Rec Offices and Council Chambers)	13877
Village Drive	633	Village Drive Resource Center	700 seats
in the Vineyards		FUTURE Amphitheater	2500
West Sand Creek Rd.	101	Brentwood Education & Technology (includes Los Medanos College section)	34500

**located next to each other despite different street addresses*

Assessment of the type of facilities needed at General Plan build-out

The Committee agreed the following list of facilities would be needed at General Plan build-out. The list is NOT in priority order, and those facilities that would be important to have in or near the downtown area are noted with an asterisk.

- * 1. Library
- * 2. Senior Center/Nutrition Site
- * 3. Community Center (could be more than one)/Event Center
- * 4. Art Center – gallery/exhibits/classrooms
- 5. Teen Center
- 6. Museum
- 7. Social Service Facility
- 8. Community Theater/Performing Arts Center
- * 9. Inter-modal transportation center (E-BART)
- * 10. City Hall/Council Chambers
- * 11. Parking Structure

Opportunities for collaboration with other providers/agencies

The Committee then discussed those facilities that could/should be adjacent to one another and those that work together. Following are the recommendations from the Committee:

1. The Library, Community Center and Art Center should all be near each other and close to City Hall.
2. The Transportation Center and the Parking Structure should be near each other and contiguous to downtown.
3. The Library, Senior Center, and Art Center should be near the transportation center.
4. The Senior Center should be near senior housing, and the transportation center.

Finally, the Committee discussed potential collaborating partners for each facility:

1. The Library could include collaboration with the County and the School Districts. It was noted that for a Library/School joint project, the land must be owned by the School District.
2. The Senior Center could possibly collaborate with the private sector, a State Bond, the County and/or neighboring jurisdictions.
3. Community Center – no collaborations were identified.
4. The Art Center could collaborate with the Adult Education Program, the Arts Society and individual artists.
5. The Teen Center could possibly collaborate with commercial sponsorships and the private sector.
6. The Museum could include collaboration with non-profit 501(c)3 groups.
7. The Social Service Facility could partner with the County, charities and non-profits.
8. The Community Theater/Performing Arts Center could work with theater groups and community theater companies.
9. The Transportation Facility should work with BART, the State, Federal Agencies, the County and other Transportation Agencies.
10. The City Hall project is the responsibility of the City of Brentwood.
11. The Parking Structure project needs collaboration with the business community.

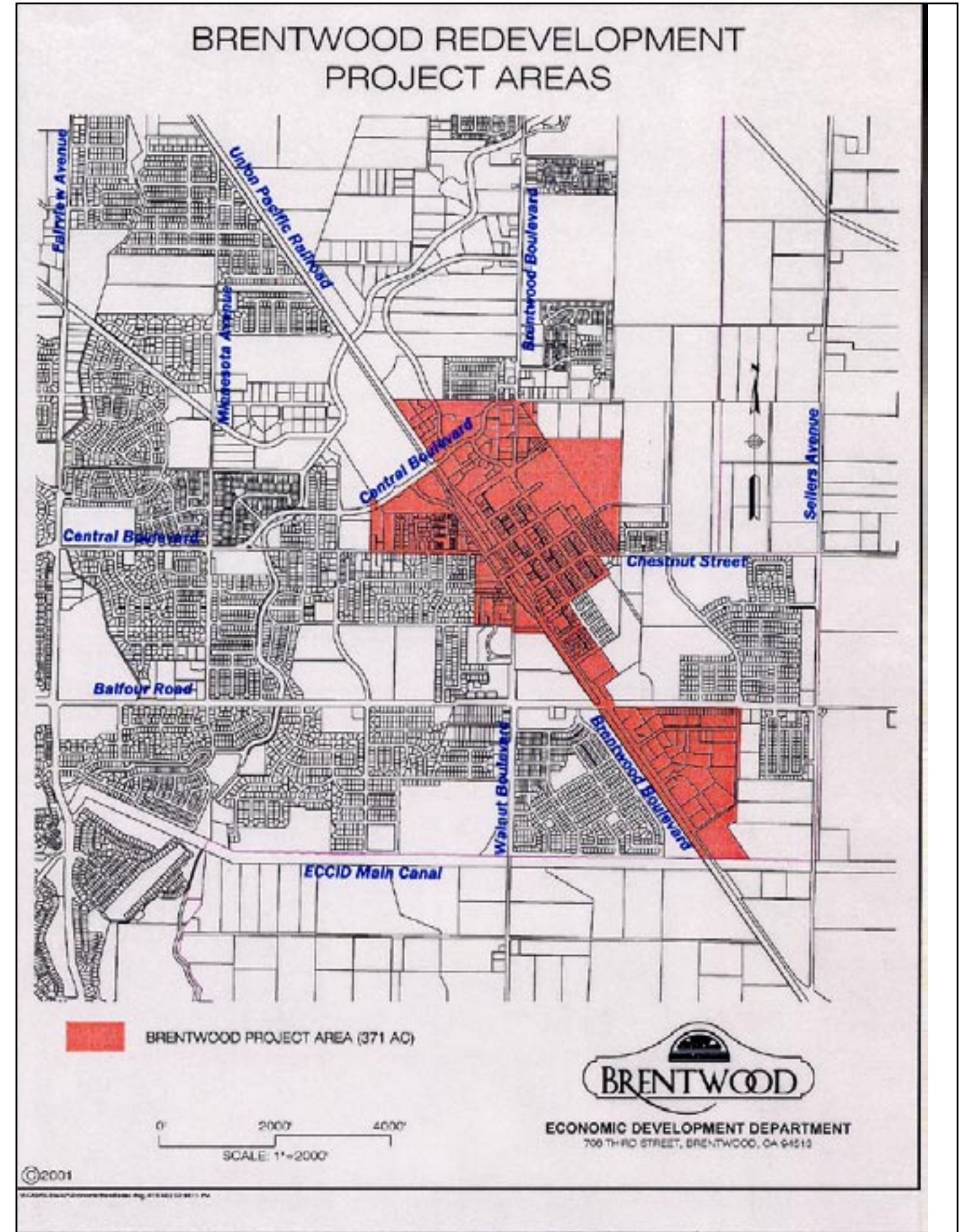
Conclusion

The Committee has spent considerable time discussing the future needs of community facilities and believes the list above addresses the needs of all existing and future groups within the community. Once the Council provides feedback regarding the list of facilities, in Phase II the Committee will begin the process of determining priorities, phasing and funding on those facilities that the City Council directs the committee to continue to work on.

The Committee respectfully requests feedback from the Council regarding our work to date.



Speed Ramp Option



Acknowledgements

2005 City Council

Brian Swisher, Mayor
 Ana Gutierrez, Vice Mayor
 Annette Beckstrand, Council Member
 Bob Taylor, Council Member
 Robert Brockman, Council Member

2003-2004 City Council

Brian Swisher, Mayor
 Annette Beckstrand, Vice Mayor
 Bill Hill, Council Member
 Ana Gutierrez, Council Member
 Milan “Pete” Petrovich, Council Member

2005 Planning Commission

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 Steve Padgett, Vice Chair
 Arthur Londos, Commissioner
 Russell Pitkin, Commissioner
 Don Stirling, Commissioner

2003-2004 Planning Commission

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 Joan Douglas, Vice Chair
 Steve Padgett, Commissioner
 Jeff Schults, Commissioner
 Ray Shipley, Commissioner

Redevelopment Project Area Committee

Edward Stack, Chair
 Ronald Reagan, Vice Chair
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