

Topics of Community Interest for the Baylands and Brisbane's Future

May 4, 2019 "Gallery Walk"



In Fall 2018, 55% of voters in Brisbane approved Measure JJ, which established new parameters for the development of the large Baylands property on Brisbane's bayshore. Actual development of the site will require the preparation of a Specific Plan and a Development Agreement that comply with the terms of Measure JJ and are subject to approval by the City of Brisbane.

Community members in Brisbane have been providing input on a variety of issues relating to the development of the Baylands over several years, as well as at the recent March 21 Community Conversation. This input has been grouped into eight topics:

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| 1 – Safety & Public Health | 2 – Sustainability |
| 3 – Transportation & Mobility | 4 – Housing |
| 5 – Open Space, Parks & Historic Resources | 6 – Business, Retail & Entertainment |
| 7 – Education | 8 – Building Community Connections |

For each topic below, there is a summary of what Measure JJ has defined, plus a recap of past community input. This is a starting point for community members to share what they would like to see happen in any or all of these topic areas. You can comment on as many of the topics as you like, using the sticky notes provided at your table and at each of the numbered stations. Feel free to use the individual feedback sheet to share additional input. If you'd like to stay informed about a particular topic, sign up on the contact sheet at each station.

Station #1

Safety & Public Health

What does Measure JJ say?

All residential development shall be designed and remediated to accommodate facilities such as daycares, parks, schools, playgrounds, and medical facilities. Soil shall also be tested in a manner approved by the City. Baylands development shall be designed to protect uses from the 100-year flood, including 100 years of projected sea level rise.

How will this topic be addressed through the planning process?

The developer must create detailed Remedial Action Plans (RAPs) for how to remediate the site. These plans must be approved by regulatory agencies such as the California Department of Toxic Substance Control and the San Mateo County Environmental Health Department. The Specific Plan will also reflect grading to meet flood protection requirements.

What have community members said about this topic in the past?

- The Baylands must be a safe place to live, visit, and enjoy recreational activities
- Ensure that remediation is maintained and monitored over time
- Make sure the Baylands is resilient in the face of storms, floods, sea level rise, and climate change

Station #2

Sustainability

What does Measure JJ say?

Baylands development must be designed to be energy neutral and must follow the City's sustainability principles.

How will this topic be addressed through the planning process?

The developer-prepared Specific Plan must include a sustainability program for new development consistent with the Sustainability Framework for the Brisbane Baylands. In taking action on the Specific Plan, the City Council will determine whether the plan adequately satisfies these requirements.

What have community members said about this topic in the past?

- Development should lead to zero carbon emissions and zero waste
- Ensure that Baylands development uses sustainable building practices, such as LEED
- Produce substantial renewable energy on-site

Station #3

Transportation & Mobility

What does Measure JJ say?

Transportation-related and other infrastructure, facilities, and site amenities must be provided at the developer's cost.

How will this topic be addressed through the planning process?

The Specific Plan and Development Agreement between the developer and City will detail the developer's responsibility for infrastructure and transportation improvements, such as roads, bike paths, streetlights, bus stops, etc.

What have community members said about this topic in the past?

- Minimize traffic impacts
- Ensure that the Baylands is walkable, safe for pedestrians, and easy to reach by bicycle
- Encourage mass transportation by offering many ways for people to get to and from the Baylands
- Build a transit hub that links the Baylands to Caltrain, light rail, local buses, and more efficient bus rapid transit (BRT) systems

Station #4

Housing

What does Measure JJ say?

Measure JJ will allow for 1,800–2,200 housing units. Housing would be permitted only in the northwest quadrant of the site.

How will this topic be addressed through the planning process?

The timeframe for development, affordability requirements, and precise housing types, locations, and development standards will be included as part of the Development Agreement and Specific Plan.

What have community members said about this topic in the past?

- Provide housing that working families can afford
- Include a mix of housing types to meet the needs of current and future Brisbane residents
- Make sure people who work in the Baylands can live in Brisbane.
- Easy access to public transit, amenities and open space is desirable

Station #5

Open Space, Parks & Historic Resources

What does Measure JJ say?

Key habitat areas identified in the Brisbane open space plan must be preserved, enhanced, and protected. These spaces include Icehouse Hill, Visitacion Creek and the Brisbane Lagoon. Measure JJ also requires protecting and restoring the historic Roundhouse.

How will this topic be addressed through the planning process?

The Development Agreement and Specific Plan will describe how open space and wildlife habitats are to be protected, restored, and enhanced. The Specific Plan shall ensure rehabilitation of the Roundhouse for adaptive reuse at the developer's cost and will include details about the location of parks and trails.

What have community members said about this topic in the past?

- Retain and enhance open space, including the area south of Visitacion Creek
- Preserve wetlands and wildlife habitats
- Build new parks and recreational facilities, such as ball fields and playgrounds
- Expand bike lanes and trails

Station #6

Business, Retail & Entertainment

What does Measure JJ say?

Measure JJ will allow for up to 6.5 million sq. ft. of new commercial development and an additional 500,000 sq. ft. of hotel development. This development would be distributed to both the east and west sides of the rail line.

How will this topic be addressed through the planning process?

The developer's Specific Plan will include space for offices, retail, and entertainment, as well as design guidelines. The developer will be seeking additional input on the type of features the community would like to see. The developer's first community workshop will be held Sunday, June 30.

What have community members said about this topic in the past?

- Provide space for retail establishments, including small and locally owned businesses
- Include space for shopping, dining and community gathering places
- Provide entertainment venues, such as theaters, sports arenas, ice skating rinks, or concert halls
- Build space for offices and for technical or industrial research and development

Station #7

Education

What does Measure JJ say?

Measure JJ does not include reference to educational facilities.

How will this topic be addressed through the planning process?

The developer is required to pay school fees to mitigate school impacts associated with new development. The developer may negotiate an agreement with the affected school districts that mitigates school impacts in a different way, such as providing on-site school facilities. Any on-site school facilities would need to be included in the Specific Plan approved by the City.

What have community members said about this topic in the past?

- The Baylands should offer educational opportunities for Brisbane students, including the possibility of space for a new public high school
- Brisbane should work with local school districts to discuss how to best meet the educational needs of new families living in the Baylands
- Ensure that development includes educational spaces geared toward Bay ecology, wetland education or STEM training

Station #8

Building Community Connections

What does Measure JJ say?

Measure JJ does not directly address the topic of community connections, but it does include language related to community spaces.

How will this topic be addressed through the planning process?

The developer's Specific Plan will include community spaces for recreation, entertainment, and historical preservation. The Development Agreement will establish terms for construction and ongoing maintenance/operations of these amenities.

What have community members said about this topic in the past?

- Build connection between the Baylands and the broader Brisbane community, physically and socially
- Host community events in the Baylands, such as community celebrations, concerts, sports events and farmers markets
- Create a process for welcoming new residents and helping them integrate into community life
- Encourage Baylands residents to participate in local nonprofits, clubs, and service organizations

Station #9

Other (Fiscal Issues, Public Services, etc.)

What does Measure JJ say?

Baylands development shall be revenue positive to the City on an annual basis where all City costs are exceeded by project-generated revenues to the City during all phases of development and upon final build-out.

What other ideas, questions and concerns do you have?

Share your thoughts at station #9 or on the back of your Input and Feedback form.

Share Your Input and Ideas with the Baylands Developer

Universal Paragon Corporation (UPC), the Baylands developer, will be seeking additional input on the type of features the community would like to see. These engagement sessions will take place over the summer and fall months, with the first workshop taking place on **Sunday, June 30, 2019** at Mission Blue Center starting with lunch at 1 pm.