Community Conversation 2
May 4, 2019
Introduction and Welcome

Welcome and thank you for joining us today

Thank you also to our partners:

[Logos of Home for All, PCRC, and Common Knowledge]
Our Purpose Today

- Bring our community together
- Build on our March 21 conversation
- Think together about our community’s shared future
- Use what we learn today to help guide us moving forward
About Home for All

A community collaborative addressing the housing challenge in San Mateo County

⭐ Educating
⭐ Innovating
⭐ Convening
Meeting Goals

★ Summarize results of community engagement to date

★ Describe Baylands planning process going forward

★ Summarize topics of community interest which can be addressed in Baylands planning process

★ Discuss where topics of interest can be addressed in the planning process
Who’s In the Room?
Agenda

- Introductions & Purpose
- Baylands Planning Process
- Discussion #1
- Topics of Community Interest
- Gallery Walk and Discussion #2
- Next Steps
Conversation Guidelines

- Speak from your own experience
- Listen to understand each other
- Respect differences; be curious
- Let everyone participate
- Your questions are valuable
Think/Pair/Share – Take :90 each

★ What brought you to this conversation today?
★ What do you hope to hear, share or learn this afternoon?
Highlights from March 21 Meeting

- Many shared values
- Location
- Sense of community
- Environment

- Need to address shared challenges together
- Want to be welcoming and connected with new residents
Baylands Planning Process

Next Steps for the City, developer and community
Amended the City’s General Plan

Established broad parameters for future development of the Baylands

Allows for 1800-2200 residential units and 7 million sq. ft. of non-residential space, but did not approve any development specifics

Requires the preparation of a Specific Plan (SP) and Development Agreement (DA) for the actual development of the site

- Both SP and DA must comply with terms of Measure JJ and are subject to approval by the City of Brisbane
City Roles and Responsibilities

- Structure and implement a fair and transparent planning process
- Facilitate meaningful community engagement in the planning process
- Perform technical review of plans and information
City Roles and Responsibilities

- Ensure that Specific Plan and Development Agreement comply with the City’s General Plan, Measure JJ and all other applicable laws, policies and regulations
- Ensure ongoing compliance with approved plans and agreements
Developer Roles and Responsibilities

- Prepare and submit **Specific Plan** and **Development Agreement** in compliance with Measure JJ for City consideration
Developer Roles and Responsibilities

- Obtain approvals and permits from other agencies as required
- Comply with approved plans and agreements during construction and ongoing operation over time
Opportunities for Participation

◦ Developer-sponsored engagement, specific plan preparation process
  • First session June 30, 2019

◦ Specific plan review process (City)
  • Dates TBD after developer submits draft specific plan/DA to the City

◦ Remediation plan review process
  • Regional Water Control Board
  • Department of Toxic Substances Control
  • Dates TBD by agencies
Brisbane Baylands Review Process

Creating Community Together

Conversation #2 | May 4, 2019
Community members explore topics of interest and share their input with the City. Community interests, ideas, questions and concerns help to inform City actions moving forward.

Developer-Sponsored Community Engagement
First session: June 30, 2019
Community members share their ideas and input directly with the developer, Universal Paragon Corporation (UPC).

Developer-Prepared Technical Studies
UPC and its consultants study key issues such as soils, traffic, water use, etc., ahead of additional planning efforts.

Remedial Action Plan (RAP)
City and public review UPC's plan to address site remediation. Must be approved by:
- Regional Water Control Board
- Department of Toxic Substances Control

Landfill Closure Plan (LC)
City and public review UPC's plans for closure of the landfill and necessary clean-up efforts. Must be approved by:
- Regional Water Control Board
- San Mateo County Health System

Developer Submits Specific Plan and Development Agreement
UPC submits a draft Specific Plan (SP), Development Agreement (DA) to the City. These documents outline developer responsibilities and plans for the future of the Baylands.

Environmental Review & Public Comment Process

City Review and Public Comment
City prepares a draft Environmental Impact Report (EIR); community comments on draft EIR, Specific Plan and Development Agreement.

Planning Commission Hearings
The Planning Commission reviews the Specific Plan and Development Agreement, sending their recommendations to the City Council. Community members share additional feedback before the Planning Commission.

City Council Review
City Council holds public hearings on the final EIR, Specific Plan and Development Agreement. Council can approve, deny or recommend revisions to the final plans.
* Expected that final City Council actions will be taken 24 months after the draft Specific Plan and Development Agreement are submitted by the developer.
As planning for the Baylands moves forward, we want to clarify the process that will follow.
The City, developer and community all have a role to play
Brisbane Baylands Review Process

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Table Discussion #1

- What do you think people need to know about:
  - The overall planning process and key milestones for the Baylands development?
  - Roles for the Baylands property owner, City government and Brisbane community?

- What questions or concerns are coming up for you?

- What would you like more information about?
Baylands planning process has been ongoing since 2005

- More than 50 public workshops, meetings and hearings
- Thousands of pages of documents produced and reviewed
- Organized input into 8 categories
What We Value About Brisbane

- Personal experiences and connections
- Community organizations and events
- Physical environment
  - San Bruno Mtn.
  - SF Bay
- Personal and shared principles & values
Topics of Interest

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
Topic #1

Safety & Public Health

◦ RemEDIATE site to accommodate ground level residential and support uses
◦ Soil testing
◦ Provide resiliency to address sea level rise over time
Topic #2

Sustainability

- Zero net energy or better
- Implement Baylands Sustainability Framework
Topic #3

Transportation & Mobility

- Minimize car trips, promote transit, bikes, walking
- Create a transit hub
- Developer responsible for completing required transportation improvements
Topic #4

Housing

- 1,800 – 2,200 units permitted
- Establish affordability requirements
- Define types/forms of housing to be built
Topic #5

Open Space, Recreation & Historic Resources

◦ Protect and enhance habitat areas
◦ Provide new parks/active recreation facilities
◦ Restore the railroad roundhouse
Topic #6

**Business, Entertainment & Retail**

- Accommodate businesses & create places that are amenities to the existing community
- Provide opportunities for small/local businesses
- Promote the City’s fiscal health
Topic #7

Education

- Explore how the project can best serve the educational needs of the existing community
- Consider setting aside land.space within the development for educational opportunities
Building Community Connections

- Create connections (physical/social/cultural) between Baylands and the remainder of the community
- Consider how community connectivity can be strengthened overall
Gallery Walk Instructions

- You can share your input, questions and ideas about any or all of the topic areas
- Write your ideas down and see what others are saying
- Let’s give everyone a chance to contribute
Gallery Walk

For any or all topic areas:

- Why is this topic important to you?
- What ideas do you have?
- What would you like to learn more about?

- To stay informed, use the sign-up sheets at each station
Group Check In at Your Table
Community Connections

★ 2-pager with tidbits of City information, contact info and community events

★ Save the Dates now!

★ Sign up to receive a weekly email from the City Manager’s office covering all of this at: www.tinyurl.com/blast321
Next Steps

⭐ We’ll make sure your email is added to the topic area list(s) you signed up for
⭐ Questions? Email ccheung@brisbanecac.org
⭐ A report about what was shared today will be sent out in the next few weeks – share it!
⭐ www.brisbanecac.org/lets-chat-brisbane
⭐ Attend the developer’s June 30th meeting here at 1pm. Help spread the word!
Evolving the Vision

UPC/Baylands Workshop

Sunday June 30, 2019

1 PM Lunch – 2-5 PM Workshop

Mission Blue Center
Thank you for spending a part of your Cinco de Mayo Eve with us!

www.brisbaneca.org