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Mayor, City Council Members C/o City Clerk

Re: Questions before going forward with Baylands rezoning and change in the Brisbane General Plan.

Honorable Mayor and City Council Members,

As a fairly new resident of Brisbane, I am concerned about the many unanswered questions about the proposed GPA. It would be to everyone's benefit if most, if not all, unanswered questions would be addressed before this major change to our wonderful community. As follows:

1. What is the specific plan for remediation and containment of the substantial toxins as part of the cleanup? Can we be sure that it can ever become truly safe for housing? Would this be a place where families could safely raise their children? Who determines the standards, oversees, and guarantees the level and quality of the remediation should there significant health, noise, air-quality traffic, and earthquake impacts, in Brisbane after allowing for this monumental change to the general plan? Would the City of Brisbane have significant liability?
2. What is the financial and economic benefits for Brisbane, since we have to maintain and expand roads, police, fire, schools, services, and etc. What are the benefits and financial impact of each of the alternates?

3. Why are we now considering amending the General Plan to include most of the Baylands areas to be zoned for mixed-use and now expanding housing in OU-2 area? Are we considering even more housing than the 2200 units? Since the developer has not accepted the proposed rezoning and GPA for his property, why are we going forward at all at this time? Would it not make sense to have a development agreement first before the GFA and rezoning?
4. What, if any, design standards will we be able to enforce on Baylands to make sure it is truly and integrated Brisbane community? (Models I have seen look more like SOMA than any part of Brisbane). Again, having an agreed upon development plan could address this.
5. Why has the proposed commercial/residential space been dramatically expanded from initial figures of four million square feet to seven million and how will that impact the size and distribution of the housing? What is the proposed or current vision of sizes of the 1800-2200 housing units and expected total housing square footage vs. commercial?
6. Should we not insist on researching and filling in the data gaps in the EIR, so we know what is underneath the ground and where, before we make major decisions on what and how much, what, and where to build? What happens if the severity of the contaminants and liquefaction issues limit building in certain, large areas? I will reference and point out all the issues and negative impacts that have affected the development of Hunter's Point in San Francisco and the Midway Village development in Daly City, because they were not properly researched and tested in the beginning!.

7. **What is the plan for water supply for the Baylands. Where will it come from? How do we meet and fulfill SFPCU and CEQA requirements without a thorough plan in place before the GPA and rezoning?**

8. **Without the finalization of the Highspeed Rail development in place and it's potential impacts on the Baylands through eminent domain, etc., how can we know the best way to allocate the Baylands for both commercial and residential development beforehand? Will this not have a huge impact on the allocation of space, use, construction, costs, and services? Should we not wait to find out more about this important development and changing the GPA?**

9. **Lastly, can we be confident that Brisbane voters will be guaranteed the right and opportunity to vote on this GPA and can we count on our decision be binding?**

Thank you for your thoughts and consideration.

Sincerely,

Peter Sutherland