

Brisbane City Council Brisbane Bayland meeting July 19, 2018

- 1> Brisbane has a record as one of the few non rural small CA towns to grow significantly during the past 20 years. Brisbane is not anti reasonable, sustainable growth, but Brisbane is conflicted about where and how to build it. Meanwhile, existing housing stock continues to be remodeled, torn down and replaced, and vacant lots built out. For housing - the Baylands is a tease - not the best place for housing to be unless it is super high rises on the transit hub and county line.
- 2> It is a matter of debate whether the Brisbane Baylands development has been dramatically slowed by the wishes of local government as opposed to the lack of financing and determination to build on the part of the property owner/applicant.
- 3> Sacramento wants more housing now, but knows that is not realistic even under a no barriers environment.
- 4> The developer wants land entitlements now, knowing they will greatly increase the value of their polluted land holdings increasing their options to either develop or sell regardless of what CalTrain and/or CA HSR may eventually decide to do in Brisbane. This GPA is an extremely valuable give away with only promises in return.
- 5> We are being offered a set of problems in search of a solution. We are being asked to sell out our small town not for one of the world's leading architect's greatest visions of great sustainability combined with great use of outdoor spaces, but for something common, boxy, generally market rate housing (which means most units will be

market rate, and what passes for affordable will be more than most would consider to be truly affordable).

- 6> What about the claims the developer couldn't clean up their property until they knew what they would be allowed to build on it? Excuse! The City, State, and Federal agencies would not prevent a willing property owner from volunteering to clean up their property to the highest living standards. They had almost thirty years of being a landlord, and developing nothing but a huge concrete and dirt mountain in our collective front yards.
- 7> What is owned to any developer who knowing the general gravity of the site's pollution - chose to stick his neck out to purchase it accepting the requirement to clean it up? The law would likely say fairness, not any form of taxpayer/voter bailouts like this one.
- 8> Many good points are included in the proposed GPA, the map is not one of them, and neither is the housing.

General Plan Amendment - VOTE NO!

Tony Verreos

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