

5 CONSERVATION AND OPEN SPACE

5.1 PURPOSE

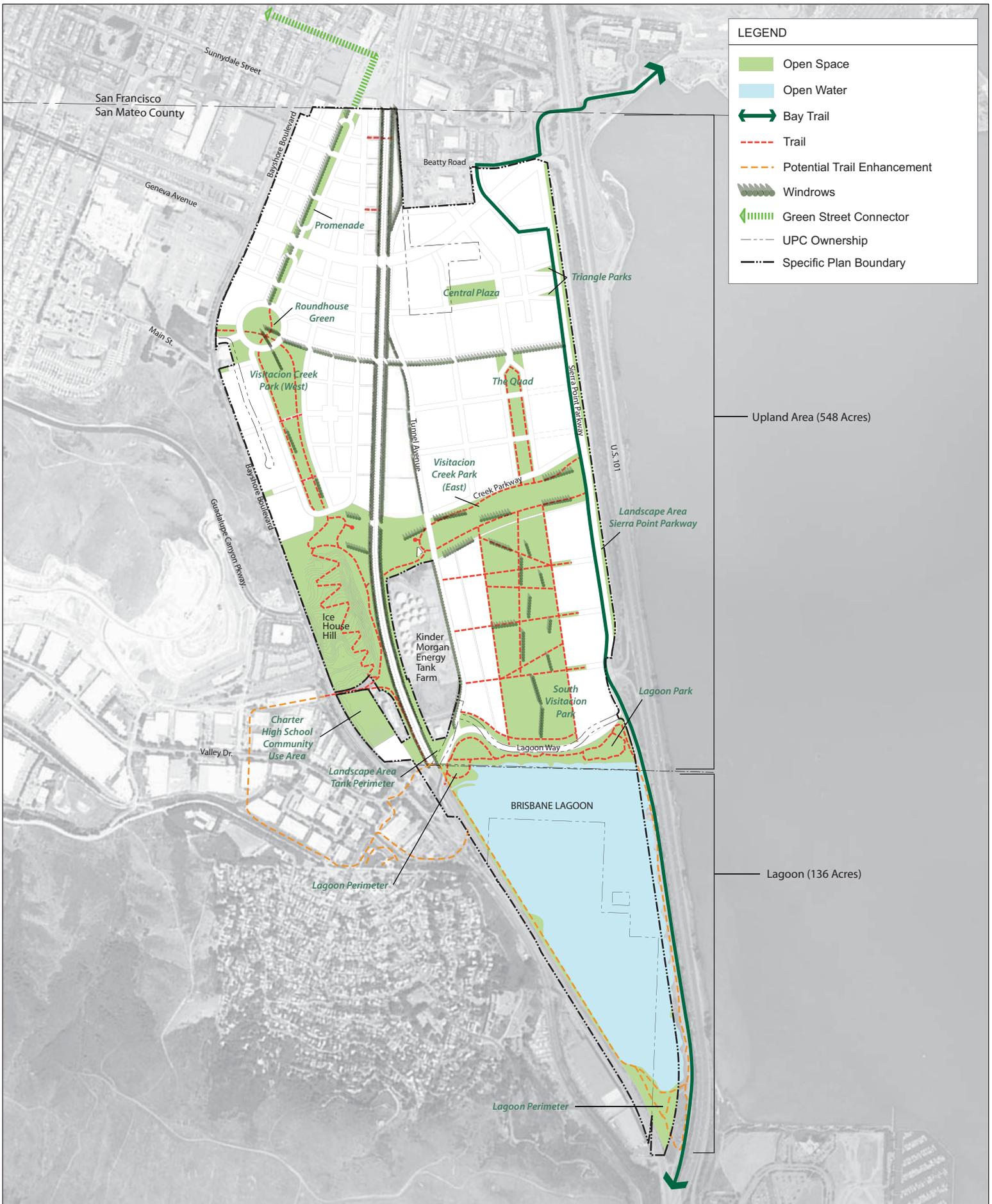
A strong public open space system is central to the Baylands Specific Plan. This system will be a trifold network that serves the recreational needs of the greater Brisbane community, includes areas for wildlife and vegetative habitats, and improves natural hydrological functioning for the site. As described in *Chapter 4: Land Use and Community Design*, the form of the open space concept draws its inspiration from the site's historic connection to the Bay and from the surrounding natural landforms and drainage patterns. Providing recreational open space, protecting the natural environment, and conserving resources are goals of the Brisbane General Plan.

This chapter describes the open space concept and specific elements addressed in the Specific Plan. Consistent with the requirement of the Brisbane General Plan, the Specific Plan preserves at least 25 percent of the Baylands as open space. Of the approximately 548-acre upland area, approximately 31 percent (approximately 170 acres) of land use is preserved as open space (See Figures 4.2A and 4.2B).¹ Additionally, five to ten percent

The open space network is designed to be integrated with the improved ecological function of the Baylands, including habitat areas and access along the Brisbane Lagoon, and the Lagoon Nature/Community Center, shown here.



¹ As defined elsewhere in the Specific Plan, “open space” is used in its more general and commonly recognized sense: land that is not covered by structures, roads or parking areas and that provides some measure of either physical or visual openness. In certain instances, “open space” is used in its more technical sense as defined in the Brisbane General Plan; refer to Appendix D, Glossary for more information regarding this distinction.

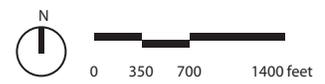


| LEGEND | |
|---------------------------------------------------------------------------------------------------|-----------------------------|
| | Open Space |
| | Open Water |
| | Bay Trail |
| | Trail |
| | Potential Trail Enhancement |
| | Windrows |
| | Green Street Connector |
| | UPC Ownership |
| | Specific Plan Boundary |

Upland Area (548 Acres)

Lagoon (136 Acres)

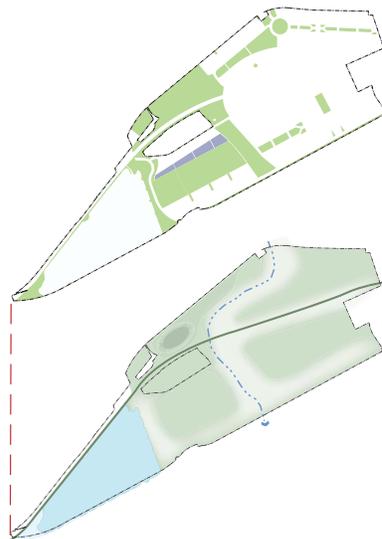
5.1 OPEN SPACE FRAMEWORK



of the land within all private development sites—approximately 16 acres—will be used as open area in the form of planted and paved outdoor spaces, such as plazas, courtyards, and gardens. In sum, approximately 33 percent of all upland area within the Specific Plan will be in the form of open space and open area.

The Specific Plan Area also includes 136 acres located south of the upland area. This area is comprised of the Lagoon, which is approximately 111 acres of open water, railroad and street right-of-way, and 11 acres of perimeter open space referred to as the Lagoon Perimeter. UPC owns a non-contiguous 74.5-acre portion of this southern portion of this Specific Plan area. Refer to Figure 2.2. Those areas that are not under UPC ownership are not dedicated as open space in this Specific Plan. However, they are included in the overall tabulation of open space. This total amount is 196.6 acres, or approximately 28.5 percent of the Specific Plan area, not including open water. Illustrated in Table 0.1, the Lagoon District includes the Lagoon Park that is planned within the upland area, the Lagoon Perimeter open space, and the Lagoon, which all together equals 136 acres.

As illustrated, the proposed open space network was informed by the natural and man-made topography of the Baylands. Low-lying areas include the drainage channel along Visitacion Creek, the Lagoon, and the Caltrain right-of-way. Ice House Hill is the highest point, while areas of fill form broad, flat areas on which development will evolve. Open spaces form the backbone of development, both by providing the central spines of land use districts and areas for habitat and passive recreation along aquatic and riparian zones.



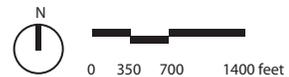
2. Parks & Open Space

1. Land Forms & Drainage

The open space network is informed by both natural and man-made topography, and hydrologic systems.



5.2 REGIONAL OPEN SPACE



5.2 RELATIONSHIP TO THE GENERAL PLAN AND OPEN SPACE PLAN

The Open Space chapter of the 1994 General Plan outlines the City’s plan for stewarding its open space lands. Specifically, this chapter sets the following goal:

The City of Brisbane will be a place...where open space lands have been set aside to protect the natural environment; where outdoor areas provide recreational open space and educational opportunities; where open space and natural areas provide respite to both residents and businesses; and where residents reciprocate by respecting and maintaining the land and the waters for future generations. (General Plan, pg. 110)

The Open Space chapter of the General Plan establishes a means for the “comprehensive, long range preservation and conservation of open space lands...” (General Plan, pg. 118). The Open Space Chapter outlines policies and programs for the preservation and acquisition of such lands. These policies and programs emphasize using a wide variety of acquisition methods consistent with the priorities established by a community survey conducted as part of the 1994 General Plan. This survey suggests that residents favor allowing the private development of undeveloped lands within the City as long as developers provide public benefits, such as open space. The survey also asked residents to indicate which open spaces within the City should be preserved by the City, and the largest number of respondents indicated that the Lagoon was either their highest or second highest priority (General Plan, pg. 118-121). In order to implement the open space policies of the General Plan, an advisory implementation document—the 2001 “Open Space Plan” study—identified, evaluated, and analyzed open space resources by General Plan subarea. Prepared by the City of Brisbane Open Space and Ecology Committee, the study’s recommendations for the Baylands emphasize:

- Permanently protecting open space uses surrounding the Lagoon and existing drainage channel, which is proposed to be a “wetland river park”;
- Providing trails, such as the undeveloped segment of the Bay Trail; and
- Any development of the remaining portion of the Baylands shall require quality urban design and the inclusion of sufficient open areas, particularly south of the drainage channel.

These concepts and the direction provided by the General Plan provided the starting point for the goals and policies of this chapter as well as the Specific Plan’s designation and recommended programming of open space lands.

5.3 OPEN SPACE GOALS

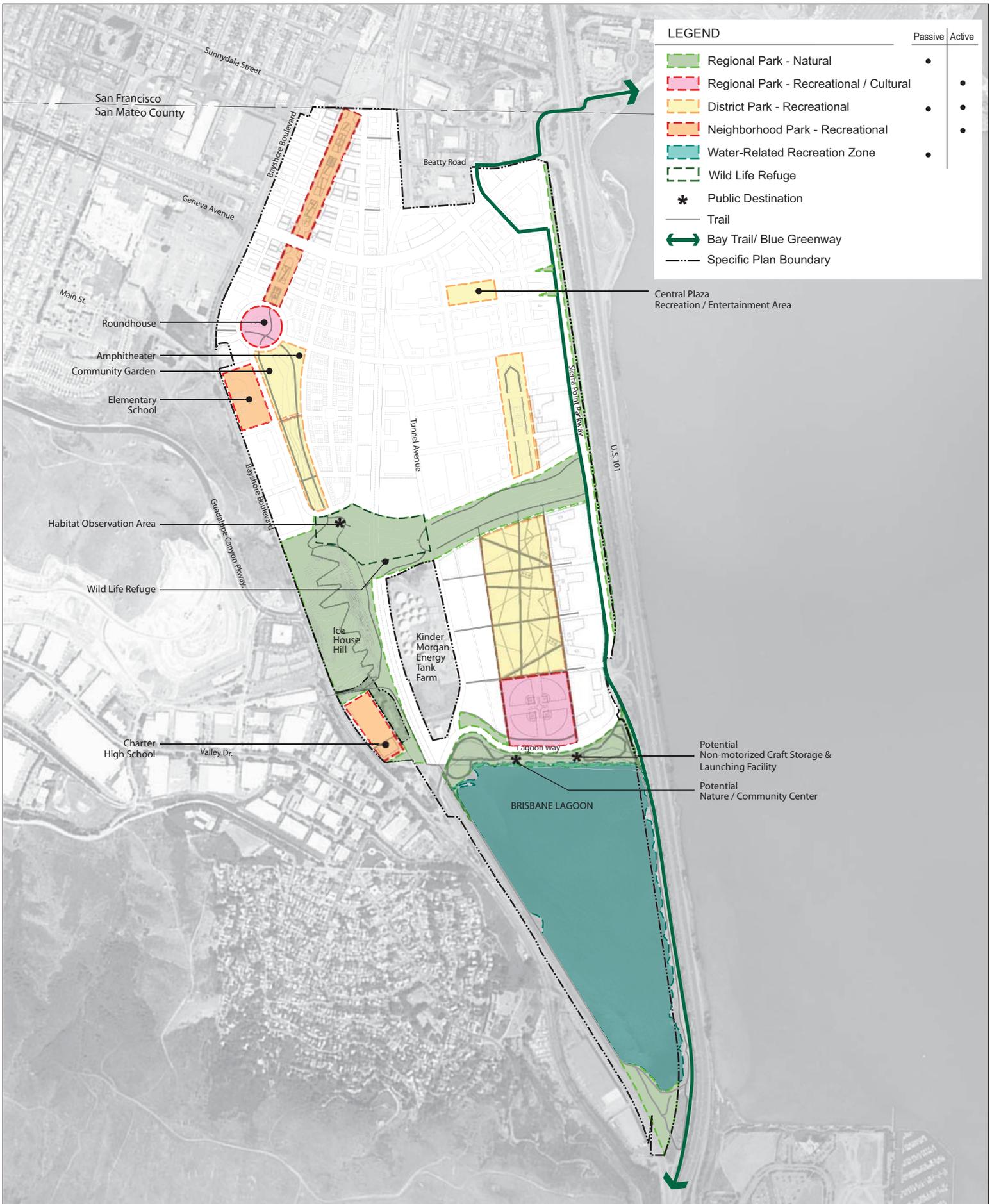
Using the direction provided by the 1994 General Plan and the recommendations of the 2001 Open Space Plan, the following section includes the open space goals for the Baylands Specific Plan.

The Open Space network is a combination of key, unifying frameworks, and the individual parks and open spaces that complete the system. Similar to the land use plan, the open space network is driven by overarching urban design goals of the Specific Plan and influenced by the natural forms and historic fabric intrinsic in the site geography. (See Figure 4.1: Key Features.) The Baylands features a wide variety of open space areas, including large natural areas such as South Visitation Park at 47 acres, to small privately-owned gardens. Together, these provide a natural setting for future development within the Baylands and a constant reminder and link to the natural surroundings and adjacent regional open space—a key goal of the General Plan, and of the present Specific Plan. Regional open space resources to which the Baylands Open Space plan is connected and draws inspiration are illustrated in Figure 5.2: Regional Open Space.

Goal 5.1: Open space that reveals and celebrates the natural features of the Baylands and provides the community with multiple opportunities for recreation and education.

The plan creates major open spaces that will provide public access to and enjoyment of the area's natural resources and affirm Brisbane's connection to the Bay. The Baylands open space network will offer a range of both passive and active recreation opportunities. Public programming amenities may include a nature and interpretive center, a habitat observation area, and a youth education center with associated trails, boardwalks, and overlooks to enrich the public's experience and understanding of the local ecology. Open space areas may also include recreational amenities such as soccer and baseball fields, tennis, basketball, and volleyball courts, dog parks, and driving ranges. Additionally, spaces adjacent to the Brisbane Lagoon may include water related activities such as a pier and a non-motorized craft storage and launching facility.² Trails will be provided throughout to offer recreational enjoyment of the Baylands' natural setting.

² Recommended recreational amenities were obtained from the City of Brisbane Baylands Public Space Master Plan, prepared by The Dangermond Group. June 22, 2009.

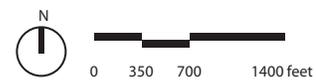


| LEGEND | | Passive | Active |
|--------|-----------------------------------------|---------|--------|
| | Regional Park - Natural | • | |
| | Regional Park - Recreational / Cultural | | • |
| | District Park - Recreational | • | • |
| | Neighborhood Park - Recreational | | • |
| | Water-Related Recreation Zone | | • |
| | Wild Life Refuge | | |
| | Public Destination | | |
| | Trail | | |
| | Bay Trail/ Blue Greenway | | |
| | Specific Plan Boundary | | |

Central Plaza
Recreation / Entertainment Area

Potential
Non-motorized Craft Storage &
Launching Facility

Potential
Nature / Community Center



Goal 5.2: Improvement of the site’s ecological and hydrological function through habitat creation and natural drainage and stormwater management.

Consistent with the 1994 General Plan and the 2001 Open Space Plan, the plan concentrates major open space around the existing drainage channel and along the northern edge of Brisbane Lagoon where it will contribute to the ecological health of the Baylands and the waters of the Bay and Lagoon. Additionally, all open space and open area will be a part of an improved water cycle at the Baylands, aided by bioswales within the street rights-of-way and created wetlands within major open space areas.

Visitacion Creek Park will serve as the central open space for the Baylands. This park, which has both an eastern and western portion, begins at Roundhouse Green in the Icehouse district and extends southward along the existing drainage channel and newly configured creek corridor to the broad, flat area at the northern foot of Ice House Hill. From this point, the park extends eastward to the Bay with an integrated band of wetlands and fields, and opportunities for community gardens. South Visitacion Park expands southward from this axis to form a broad open area that extends to meet Lagoon Park at the southern end of the Planning Area and features a system of detention wetlands and chaparral hills.

An important feature of the open space network, occurring at the base of Ice House Hill at the lowest topographical point of the Planning Area, is the main tidal wetland and estuary habitat reserve. Similarly, Lagoon Park will build on the Lagoon’s natural history as a Bay remnant and its saltmarsh habitat to showcase native ecology. This system of natural areas provide both an opportunity for wildlife habitat and restored functioning of the water cycle and natural filtration which will improve water quality on the site and in the Bay.

The wildlife refuge located within Visitacion Creek Park (West) will feature native habitat and wetlands, and will be lined with windrows according to the overall open space framework.



Goal 5.3: An extensive and visually distinctive open space framework that organizes the site, counterbalances the impact of developed areas, protects views of San Bruno Mountain and the Bay, and gives a distinctive identity to the Baylands.

The network of parks, landscaped easements, and windrows will give visual continuity to the site and contribute to the image of a green Baylands characterized by trees, parks, and greenways. Orientation to the open space network provides an overarching structure to the development framework, with views to natural resources and access to parks providing rationale for the urban plan. In addition, the windrows—lining major open space and roads helping to mitigate the winds blowing across the site—will tie the site together visually and soften the impact of development as seen from Central Brisbane and from the freeway, helping to protect views out to the Bay and back toward San Bruno Mountain.

Goal 5.4: An integrated pedestrian and bicycle trail system that provides direct links to adjoining open space resources and trail systems as well as improved access to and through the Baylands.

The open space program for the Baylands includes recommendations for recreational facilities such as pedestrian paths and a bicycle trail system. These networks will facilitate movement throughout the Baylands, connecting major open spaces internally and linking the Baylands to its immediate surroundings and the greater Bay Area. This includes links to San Bruno Mountain via Central Brisbane and the continuation of the Bay Trail along the eastern edge of the Planning Area. A new perimeter trail that connects to the Bay Trail and creates a continuous path along the Lagoon edge may be included as part of a future planning study.

Goal 5.5: Opportunities for community gardens that can provide access to healthy food options and an enhanced connection to the natural environment.

Many communities are including sites for community gardens in open space as a means of both increasing access to healthy foods for urban inhabitants and for enhancing recreational and social infrastructure. Several areas within the Baylands open space network may accommodate community gardens in raised planters and groves of native fruit trees. These are primarily located in the Icehouse district, adjacent to the elementary school, and in Visitacion Creek Park (East), alongside the wetlands areas. Groves are also provided in Lagoon Park and in the Central Plaza among the East Geneva office developments. These are dispersed within the Baylands in order to offer proximity to residents and workers and to utilize the most suitable open space sites.

Table 5-1: Open Space and Open Area

| | <i>Land Area (Acres)</i> | <i>Percent of Total Open Space & Open Area</i> | <i>Key Attributes</i> |
|-----------------------------------------------------|------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Open Space (Upland) | | | |
| The Promenade | 4.1 | 2.1% | Linear park to anchor transit-oriented residential and commercial areas. |
| Roundhouse Green | 3.4 | 1.8% | Public open space and preservation of historic roundhouse. |
| Central Plaza | 2.7 | 1.4% | Key public park/plaza space within commercial and office district and venue for outdoor events. |
| Triangle Parks | 0.3 | 0.2% | Green space gateway to hotel and conference area. |
| The Quad | 4.7 | 2.4% | Campus-style planted quad with pathways and seating areas; passive recreation. |
| Visitacion Creek Park (West) | 21.2 | 10.8% | Enhancement of wetlands and riparian habitat in creek corridor; with passive and active recreation. |
| Visitacion Creek Park (East) | 26.0 | 13.2% | |
| South Visitacion Park | 47.2 | 24.0% | Broad open space feature with habitat and constructed wetlands with passive and active recreation facilities. |
| Ice House Hill | 31.7 | 16.1% | Iconic topographical feature of Baylands to include recreational trails and habitat |
| Charter High School Community Use Area | 5.3 | 2.7% | Shared-use recreational facilities with charter high school |
| Lagoon Park | 13.3 | 6.8% | Enhancement of the Lagoon frontage for native habitat and improved public access; active and passive recreation. |
| Landscape Areas | 9.7 | 4.7% | Densely planted areas adjacent to Sierra Point Parkway and Tank Farm. |
| Open Space (Upland) Sub-Total | 169.7 | 86.3% | |
| Open Areas (Upland) | | | |
| Open Area within Development Sites | 15.9 | 8.1% | Planted or paved areas that contribute to a feeling of openness, such as courtyards or plazas. |
| Open Space and Open Areas (Upland) Sub-Total | 185.6 | 94.4% | |
| Open Space (non-Upland) | | | |
| Lagoon Perimeter | 11.0 | 5.6% | Undeveloped area around Lagoon that may be integrated with regional trail connections. Includes lands not under UPC ownership. |
| Total Open Space & Open Area | 196.6 | 100% | |

Source: Wallace Roberts & Todd, LLC, 2011.

Note: Figures have been rounded to the closest whole number and, therefore, may not total 100 percent.

5.4 OPEN SPACE AND OPEN AREA

The Specific Plan defines land to be designated for open space and open area as shown in Figure 5.1. The acreage and key attributes are summarized in Table 5-1. The following policies address the future ownership and management of parks and open space following the adoption of the Specific Plan.

Policy 5-1: All lands in the Planning Area designated “Open Space (OS)” and areas designated for public recreation shall be owned and maintained by one or more of these options:

- *Lands designated as Open Space shall be dedicated in fee title to the City or a public open space agency designated by the City or have permanent open space easements placed upon them. These areas will be owned and maintained consistent with the City’s parkland dedication requirements and the City’s ability to maintain these open space lands.*
- *A Mello-Roos Community Facilities District or another special assessment district shall be established to raise funds for park maintenance. Those areas designated as Open Space parcels shall then be owned by the City of Brisbane and shall be maintained by a private management group contracted by the City to oversee park maintenance, security, landscaping and janitorial service.*
- *Open Space areas will be developed by the primary developer and shall remain under private ownership. These areas will be leased to individual property owners or developers and subsequently be maintained by funding through homeowners associations and/or business improvement districts. Parks will be intended for public use.*

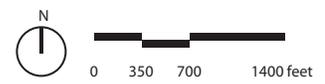
Policy 5-2: Recreational amenities that are intended to be linked with regional networks, or may be outside of the Specific Plan boundary, will be coordinated with applicable regional agencies and land owners.

5.4.1 Windrows

Windrows—a strong character-defining landscape feature of the Baylands—will reinforce the overall organizing framework of the Baylands urban plan. Winds coming down from Visitacion Valley and San Bruno Mountain are intermittently very strong and tend to fan out over the Planning Area and have significant impact on site environment. To mitigate this effect, rows of trees will be planted in the California agrarian landscape tradition along



5.4 HYDROLOGY



roads and open space, thereby “greening” the Baylands development, softening views of development areas, and screening undesirable elements such as the tank farm. The windrows are oriented so as to maintain unobstructed views of the Bay and San Bruno Mountain from within the Planning Area while screening some development from Central Brisbane. A distinct species for both the north-south and east-west windrows will be selected to emphasize the major axes of the Planning Area. In most cases the plantings will occur in landscape corridors or along the edges of open space. See Figure 5.1 for windrow locations and Chapter 4, Table 4-6 for recommended windrow trees.

5.4.2 Hydrology

The open space network is the central element for improving the natural hydrological functioning of the Baylands. The hydrology system is centered around the improved Visitacion Creek drainage channel and natural wetlands that respond to the tidal fluctuations of the Bay. Additionally, constructed wetlands are proposed within South Visitacion Park that will further detain natural stormwater flows. A wastewater treatment and recycling facility, the final stage of the on-site wastewater treatment process, is planned to be located east of the railroad and north of the tank farm. This facility will treat stormwater runoff before it enters the Bay via the Visitacion Creek drainage channel. These features are identified in Figure 5.4: Hydrology.

In addition to undeveloped land, and parks and open space, the entire street network will augment the improved hydrology system. Every street contains low-impact design facilities that will aid in stormwater management through the inclusion of structured and unstructured bioswales in a range of 5 feet to 10 feet, and raingardens in more dense residential areas. These will allow for stormwater retention and detention, which together slow runoff and treat contaminants in a manner similar to undeveloped land. These facilities, which are essential to realize the ecological restoration and overall sustainability goals of the Baylands, will be addressed in greater detail in *Chapter 6: Circulation* and *Chapter 7: Utilities and Infrastructure*. They will also contribute to the creation of green visual corridors that unite the natural aesthetic of the Baylands.



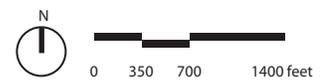
A combination of structured raingardens, bio-detention zones, and restored wetlands comprise the key hydrological functioning elements of the Baylands.





| LEGEND | |
|---------------------|---------------------------|
| Natural | |
| | Woodland |
| | Meadow/Field |
| | Chaparral |
| | Wetland |
| | Open Space |
| Semi-Natural | |
| | Windrows |
| | Groves |
| | Community Garden Area |
| | Recreational Open Space |
| Urban | |
| | Civic Plaza / Public Park |
| | Semi-public |
| | Private |
| | Specific Plan Boundary |

5.5 ECOLOGY/ LANDSCAPE ZONES



5.4.3 Parks and Open Spaces

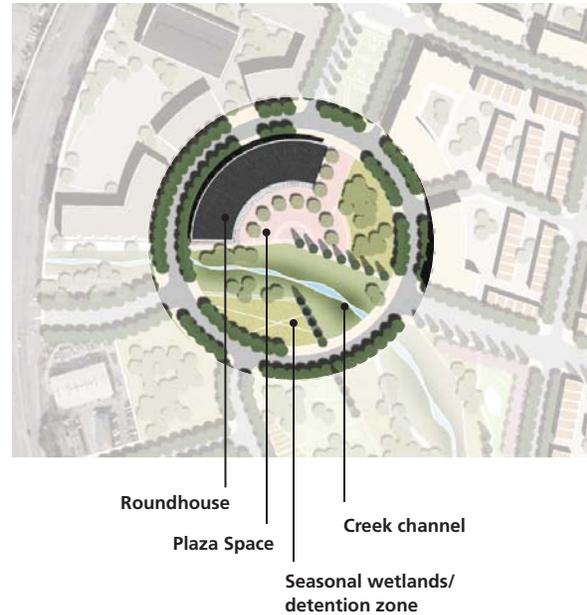


5.4.3.1 The Promenade

The Promenade is the central green space around which the residential neighborhoods of the Roundhouse district are oriented. The alignment of the Promenade is based on the historic alignment of the railyard towards the historic roundhouse, and parallel to Bayshore Boulevard, which is along the southwest axis. The approximately 4-acre park will be a linear green onto which medium- to high-density residential uses face. The park also crosses over both the Neighborhood Retail and Retail Main Streets (P Street and Geneva Avenue, respectively). Commercial uses may be oriented to take advantage of this outdoor amenity, and views of the Promenade will be prime features of the design of multi-family dwelling units. This open space will provide an area for passive and active recreation, with adequate space for smaller recreation facilities such as tennis and basketball courts. In general, this open space spine provides for a break within the urban environment of the Roundhouse district and serves as a key piece of the open space network.

5.4.3.2 Roundhouse Green

Roundhouse Green is a multi-purpose component of the open space network. The 3-acre site is located at the southern terminus of the Promenade at the westernmost point of the Baylands adjacent to Bayshore Boulevard and includes the historic roundhouse. The renovated roundhouse will be a potential location for renewable energy research, in addition to an exhibit space and cafes. The green is surrounded by the Roundhouse Circle, with open space to the south, and campus R&D and residential townhome development to the north. The proposed enhanced Visitation Creek drainage corridor passes through the center of the green with passive recreation fields and multifunction space making up the remainder of the open space. The Roundhouse Green is a key nexus of the open space network, uniting the northern and southern portions together along the western axis (Roundhouse Arc).



Roundhouse Green features the renovated Roundhouse with a public plaza and open space with a portion of a daylighted Visitation Creek.



5.4.3.3 Central Plaza & Triangle Parks

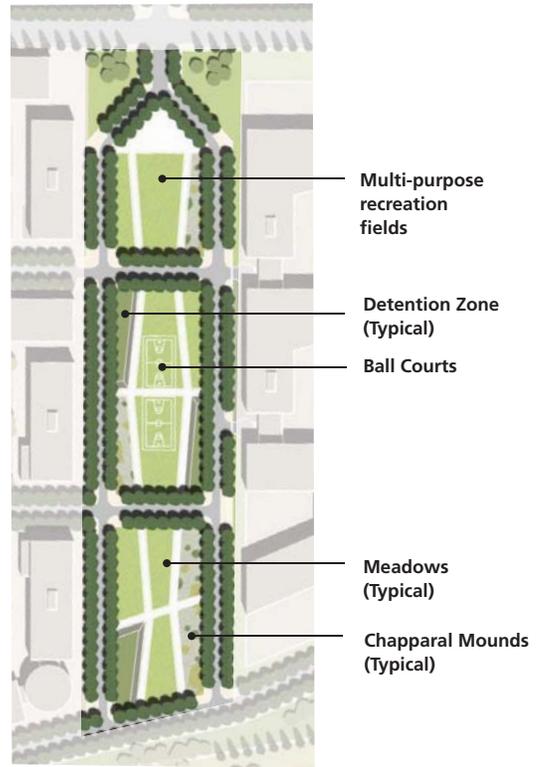
The Central Plaza and the Triangle Parks are the main open space components of the East Geneva district. The Central Plaza is 2.7 acres and the Triangle Parks together are 0.3 acres, located at the entrance to the hotel and convention center area adjacent to Sierra Point Parkway. The Central Plaza, which is likely to be privately-owned, serves as the main open space for the office uses of East Geneva as well as a component of the region retail destination extending from Geneva Avenue. This space is more urban in character and has characteristics of park and plaza designed for more intensive use and a variety of functions. Central Plaza will have public park elements such as seating and landscaped areas, and will offer the opportunity for gathering space, public art installations, and events such as concerts and festivals. The triangle parks are primarily designed to complement the hotel and convention area, enhance views to the Bay, and mark a gateway into the Baylands for this important tourism and business sector. These green spaces may also offer opportunity areas for seating and public art.



Central Plaza (looking east towards the Bay) provides a space for a variety of uses, including concerts and festivals, and a public space amenity for the East Geneva district.

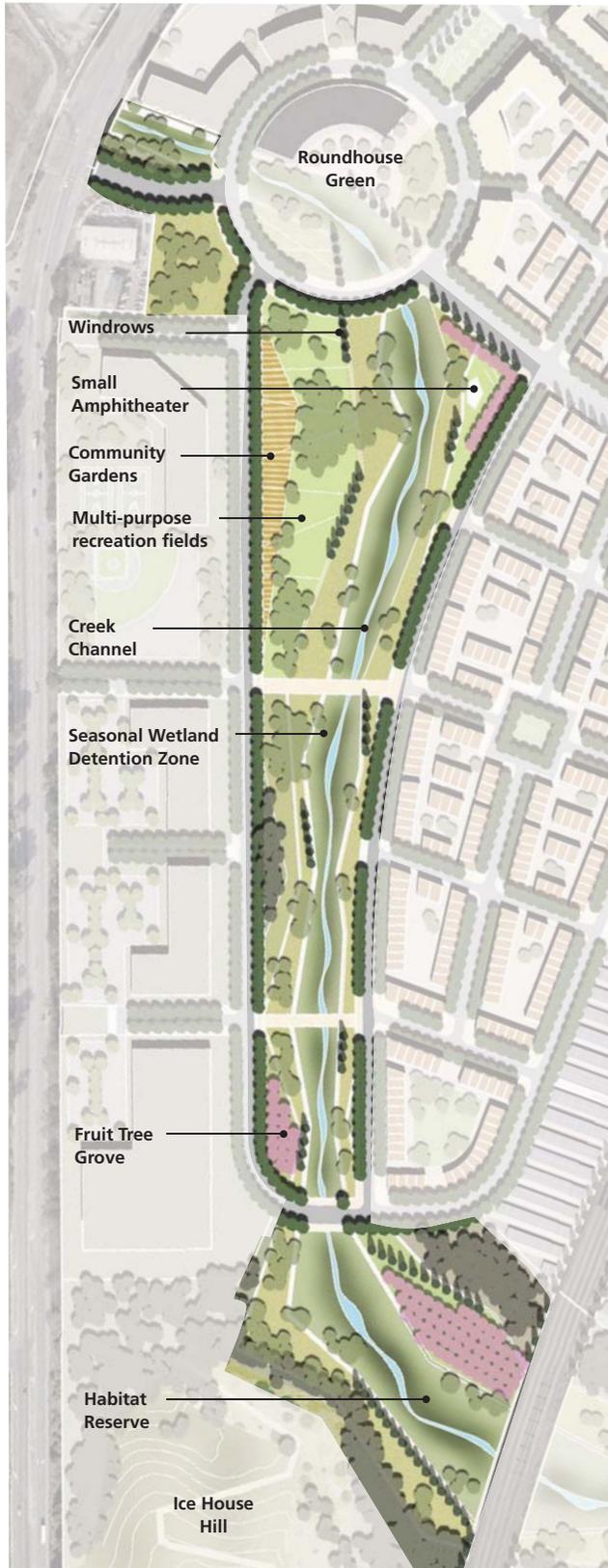
5.4.3.4 The Quad

Providing the primary western alignment on the eastern side of the Baylands, the Quad provides a connection between the commercial uses of East Geneva to Visitation Creek Park (East) to the south. The Quad, a five-acre linear greenspace will serve as the centerpiece of the Visitation Green North district, providing a simple, multifunctional park for informal recreation and a central greenspace amenity for the surrounding R&D campus development. Formally landscaped, the Quad will include shade and accent trees with multi-use zones in the center and landscaped areas along edges. Paved pathways will facilitate convenient pedestrian crossing of the Quad and will align with the larger circulation network and/or the entries to surrounding buildings. A publicly-accessible park, the Quad will allow for public and semi-public activities, such as food cart vending, special public and private events, and the gathering of the general public and employees of surrounding businesses. It may also accommodate small recreation facilities such as basketball and volleyball courts and multi-purpose recreation fields.



The Quad is the central green space for use by adjacent commercial uses in the Visitation Green North District. It includes plentiful trees, fields, and stormwater detention areas.





5.4.3.5 Visitation Creek Park (West)

Visitation Creek Park is the primary open space element in the Baylands. This extensive park is divided into two sections by the railroad right-of-way. The western portion, at 21.2 acres, is located north of Ice House Hill and south of Roundhouse Green.

The Visitation Creek Parks are centered around a new creek channel reconfigured around the existing tidal channel and serve as the centerpiece of this mostly passive wetland park. Native plantings, picnic facilities, multi-use paths, trails, overlooks, a small amphitheater, and interpretive features are proposed. The park will offer open vistas of the Bay, Ice House Hill, and San Bruno Mountain. The western portion provides sites for community gardens in raised beds and groves on the western edge, recreational open space, woodlands and meadows featuring native coastal scrub and grassland, and wetlands adjacent to the creek channel. Residential townhome development to the east and campus R&D and institutional uses to the west will have convenient access to this park, which terminates into the wildlife refuge/habitat observation area in the south, at the base of Ice House Hill. This low-lying portion of the creek drainage channel will serve a central role in the improved hydrological functioning of the Baylands and respond to natural fluctuations based on tides, flood events, and seasonal variations in the water table.



A small amphitheater may be included in the northern portion of Visitation Creek Park (West) for community events and performances.



Visitation Creek Park (West) (previous page) will be located in close proximity to the Roundhouse Green and the Icehouse district, providing neighborhood as well as regional recreational amenities.

5.4.3.6 Visitation Creek Park (East)

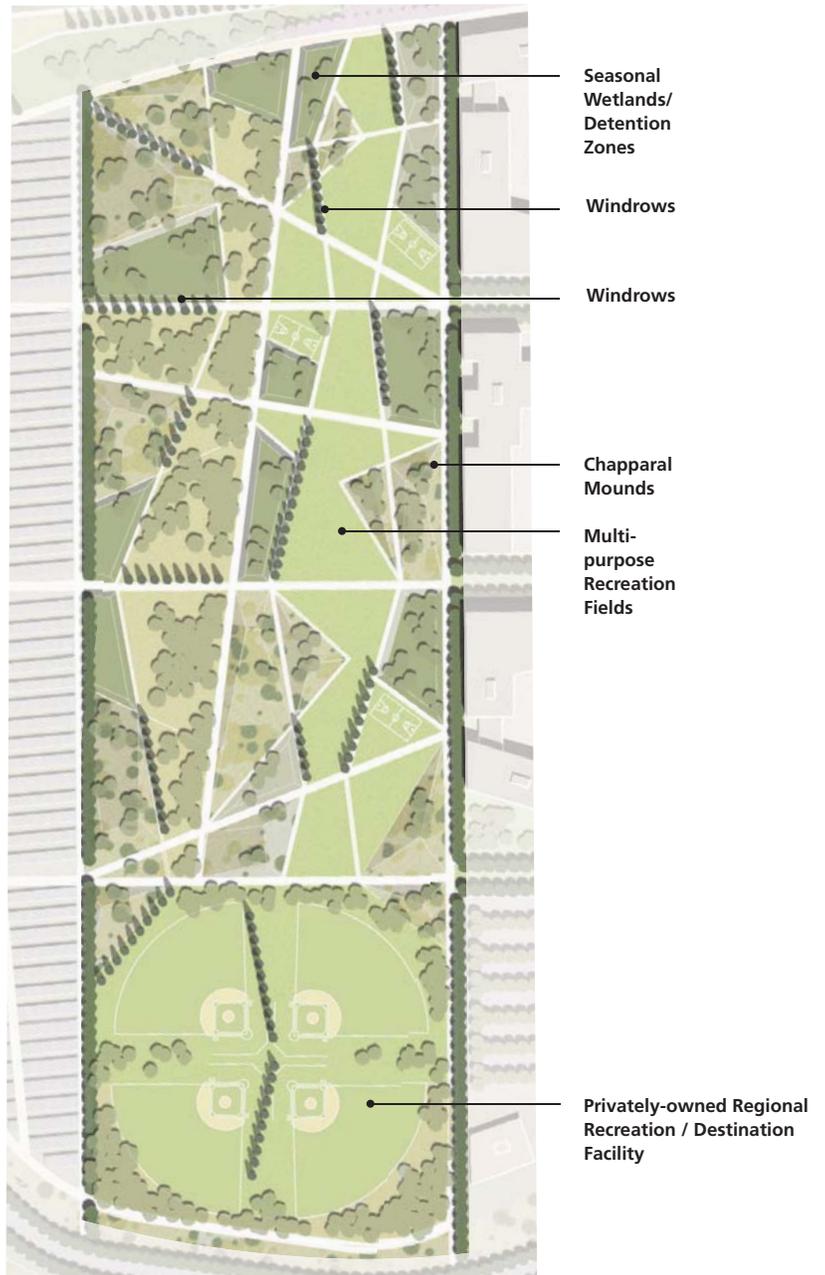
The eastern portion of Visitation Creek Park, at 26.0 acres, will continue the Baylands central open space feature from the railroad right-of-way to the eastern boundary of the Baylands. The park originates at the restored habitat area at the base of Ice House Hill and, similar to the western portion, features a restored tidal channel and wetland area, native scrub and grasslands, and sites for community gardens and groves. This open space area may also include picnic facilities, multi-use paths, trails, overlooks, and interpretive elements. At the center of the open space network, this park will be accessible to bicyclists and pedestrians from areas to the north, south, and west, and from Sierra Point Parkway/Bayshore Trail to the east. The improved creek corridor will be a significant aspect of the hydrological system of the Baylands.



5.4.3.7 South Visitation Park

In the southern third of the Baylands Specific Plan area, development gives way to open space as the predominant use. South Visitation Park is the approximately 700-foot broad open space area that anchors the Visitation Green South district and brings the open space network to meet the Lagoon. The 47.2-acre South Visitation Park expands upon the eastern open space axis established by the Quad and Visitation Creek Park (East), and provides the physical orientation as well as recreational opportunities for the development of the campus R&D uses at the eastern edge of the Baylands. These uses will be accessed from the east at Sierra Point Parkway and from the South at Lagoon Way as no vehicular access is planned through the center of the park.

Programmatically, South Visitation Park features significant vegetative habitat areas and open space connected by a network of trails. The park also provides a substantial hydrologic function through seasonal wetlands and bio-detention zones that augment the natural drainage system. Privately-owned, publicly accessible baseball fields or golf facilities are potential uses for the southernmost portion of South Visitation Park that will serve the dual purpose of active recreation and stormwater detention area. To the east of South Visitation Park is the commercial area that may include uses such as a restaurant and related retail uses that will capitalize upon views to the Bay, the Lagoon, and the recreational amenities in the vicinity.



South Visitation Creek Park (view looking south towards Lagoon and Oyster Point) provides both local and regional recreational amenities adjacent to campus R&D uses.

5.4.3.8 Ice House Hill

Ice House Hill, a remnant of the former ridge system of the site, is a key feature of the open space network and an icon for the City of Brisbane and the Baylands. The highest point of the Baylands, Ice House Hill will include more rustic recreational trails that will supplement the lower-lying trails that circulate through the tidal and wetland areas. This 30-acre park includes woodlands habitat, as well as native grasslands and chaparral. This entirely undeveloped area will be a prime location for wildlife habitat and educational opportunities associated with the observation of the natural ecology of the Baylands.



Ice House Hill is located directly west of the Kinder Morgan Tank Farm and the railroad, and will be a prime feature of the habitat open space areas.



The Charter High School Community Use Area offers the opportunity for joint-use recreational fields for both community and school use.



5.4.3.9 Charter High School Community Use Area

The Charter High School Community Use Area is the open area associated with the charter high school at the southern edge of the Baylands at the base of Ice House Hill. This approximately 5.3-acre site, though part of the high school grounds, may offer the opportunity for shared-use recreational fields, such as tennis and basketball courts, with the community.

5.4.3.10 Lagoon Park

Closest to Central Brisbane neighborhoods and the City's downtown, the 13.3-acre Lagoon Park will be located along the northern edge of Brisbane Lagoon. A variety of open space uses are proposed to meet the recreational needs of the community and to ensure the protection of habitat resources. Multi-purpose recreation fields and meadows will constitute the majority of the park, augmented with trails, picnic tables, boardwalks, viewing platforms, interpretive elements, and native gardens. Parking and restrooms facilities may be included as needed. A key element of this park is the Lagoon Nature/ Community Center. This facility will provide community space and programs related to the history and ecology of the Baylands. In addition, a non-motorized craft storage and launching facility may be provided for canoes and kayaks. Proposed habitat enhancement could include shoreline restoration of tidal marsh, upland coastal scrub, and grassland. Provisions for aquatic habitat enhancement or restoration should be explored.

Access to the park will be provided from Central Brisbane via Lagoon Way, which will include a sidewalk and bicycle lane in each direction. The park will also feature recreational trails that link the Lagoon to the trails included throughout the open space network.



A non-motorized craft storage and launching facility for canoes and kayaks, and nature/ community center with interpretive elements are proposed as potential amenities within the Lagoon Park. Mission Bay and the EcoCenter at Heron's Head Park in San Francisco local examples of similar facilities.

5.4.3.11 Lagoon Perimeter

Extending south from Lagoon Park along the railroad, and south of the Lagoon near Sierra Point is an additional 11 acres of open space within the Specific Plan that may be maintained as a recreational and environmental resource. (UPC owns approximately 4 acres of this open space). Although no specific proposals are made for this area as part of the Specific Plan, the plan suggests that future recreational facilities established within the Baylands are united with regional networks through coordination with related recreational plans and planning entities. This includes potential trail enhancements within the City of Brisbane and a contiguous recreational trail loop around the Lagoon edge. Currently, the western side of the Lagoon directly abuts the railroad right-of-way and the eastern edge is outside of the Specific Plan area. A study to gauge the feasibility of this trail loop and to identify alternative locations, such as along Bayshore Boulevard, may be addressed separate from this Specific Plan in the future.

5.4.3.12 Bay Trail Greenway

The missing segment of the Bay Trail planned from the northern edge of Brisbane Lagoon (at Sierra Point Parkway) to Beatty Avenue and Alanna Way is proposed as part of the Specific Plan implementation. This segment would tie into the southern end of the “Blue Greenway” portion of the Bay Trail. This segment of the Bay Trail is envisioned as a paved, off-street Class I bicycle path and pedestrian trail developed within a linear greenway along the extension of Sierra Point Parkway that transitions to sidewalks and a combination of Class I and II bicycle facilities on the northern end as Sierra Point Parkway curves away from U.S. 101. Extensive plantings within this 5-acre zone will screen U.S. 101 and shade the trail. A Class I multi-use path connection to the existing improved Bay Trail segment along Harney Way, however, would be preferable to the current unimproved segment

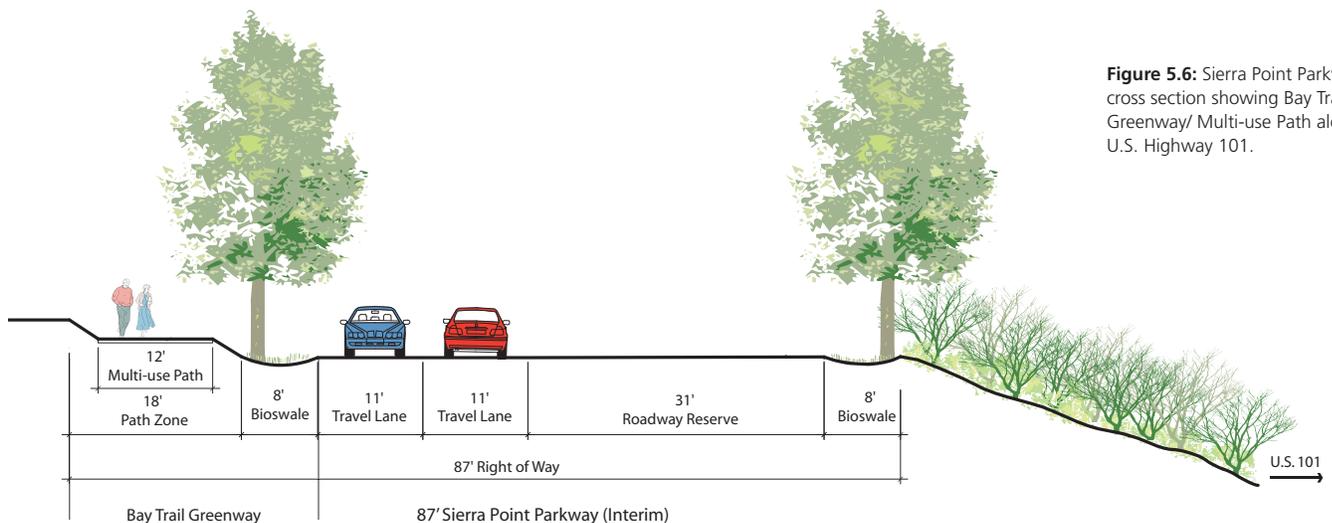


Figure 5.6: Sierra Point Parkway cross section showing Bay Trail Greenway/ Multi-use Path along U.S. Highway 101.

along Alanna Way, and the Specific Plan recommends that the Association of Bay Area Governments consider such an alternative. Such a connection should be considered as part of the proposed ramp replacement and overpass construction project for the adjacent U.S. 101 interchange. The location of the Bay Trail is illustrated in Figure 5.2: Regional Open Space and Figure 6.4: Pedestrian and Bicycle Circulation.

5.4.3.13 Landscaped Areas

Landscaped areas include the portions of open space that will feature landscape treatments to screen undesirable views, mark entryways, or provide visual continuity at the periphery. These transitional areas will contribute to the overall natural landscape character desired for the Baylands. As a whole, these landscape areas, which include the landscape periphery around the tank farm and the strip of landscaped area along Sierra Point Parkway, total 9.7 acres, or about 1.5 percent of the Specific Plan area. These areas are illustrated in Figure 5.1: Open Space Framework.

5.4.3.14 Open Area within Development Sites

Open area within development sites (“open areas”) will play an important role in achieving the open space character of the Baylands by effectively integrating the built environment and the open space network. As defined by the 1994 General Plan, open areas are, “parcels of land or portions thereof, primarily in private ownership, that serve to soften the impacts of urban development and otherwise provide primarily green areas and a feeling of ‘openness’ to the development pattern” (1994 Brisbane General Plan, page 86). Open areas include both landscaped areas, such as yards, gardens and planted setbacks, and hardscaped areas, such as plazas and patios. Approximately 16 acres of developable land within the Planning Area is anticipated as open area, as conceptually illustrated as Urban Open Space in Figure 5.5: Ecology/ Landscape Zones. Examples of these types of open spaces include private interior courtyards and landscaped front yards in residential development and the semi-public open spaces that will be included atop podiums in office block developments. These open areas will introduce a sense of nature and a place for outdoor enjoyment into the

Open area can be included in front area setbacks (left), interior courtyards of residential or commercial developments, and at podium level in campus R&D buildings (right).



built environment. These open areas form an integral piece of the natural focus of the Plan's vision for the Baylands.

5.5 GREEN SPACE ORIENTATION

The combination of the extensive open space network, windrows, and open areas will create an overall feeling of integration with the natural environment throughout the Baylands. Development zones will be segmented and contained by this green framework, and street alignments and visual axes will terminate at park areas and natural features such as the Bay and Brisbane Lagoon, always orienting the user towards the green space and larger natural setting. This framework will continually reinforce the importance of nature and public open space within the Baylands.

5.6 OPEN SPACE GUIDELINES

While parks and open space areas are intended to be largely undeveloped, a limited number of buildings and structural improvements will likely be introduced, including small-scale park and recreational, educational, and support facilities, such as interpretative centers, restrooms, a facility for storage and launching of non-motorized water craft, parking lots, etc. Additionally, the network of pedestrian and bicycle paths that traverse the open space areas will be developed in a manner that will reinforce the circulation hierarchy, link elements aesthetically, and complement the natural surroundings. The following guidelines and standards apply only to improvements in designated Open Space areas.

In areas where visitor facilities may be included within open space areas, applicable visitor services should be provided. In these cases, individual project plans should be undertaken to address building design, interpretation, and necessary servicing and infrastructure.

Paths

Path design will be tailored to respond to the needs of likely user groups, with a range of paved and unpaved options. In habitat observation areas, elevated paths may be necessary to limit environmental impact in sensitive areas.

Paths should be constructed of materials that closely match the natural material of



Open space areas will clearly mark areas for pedestrian and bicycle circulation and incorporate natural plant materials.



Path paving can attractively highlight natural areas.



Bridges will harmoniously blend with natural environment.

the site, such as dirt and gravel. When paving is necessary, porous pavement is encouraged. Paths may also be used in an artistic manner to draw users into focal areas using special pavement techniques.

The overall network of paths and trails is described in greater detail in *Chapter 6: Circulation*, which includes cross sections for each trail and path type.

Bridges

Bridges will strongly shape the overall image of the Baylands open space areas and enhance the visitor experience. A variety of bridge types may be included throughout natural areas to provide access to habitat observation areas or connect circulation elements.

Bridges will be designed according to environmental and structural requirements in order to limit environmental impact. Bridge aesthetics will be coordinated to create a unifying architectural language while providing opportunity for place-specific variation to enrich the imagery and allow for functional differences.

Site Amenities

In order to enhance public enjoyment and understanding of the open space resources, a number of amenities will be provided. A signage program may be implemented to guide and inform visitors through areas of interest, such as the wildlife refuge. Lighting will be used minimally throughout the open space areas unless needed for safety. Lighting and signage design should be low-profile and made with materials that complement the natural surroundings. Other

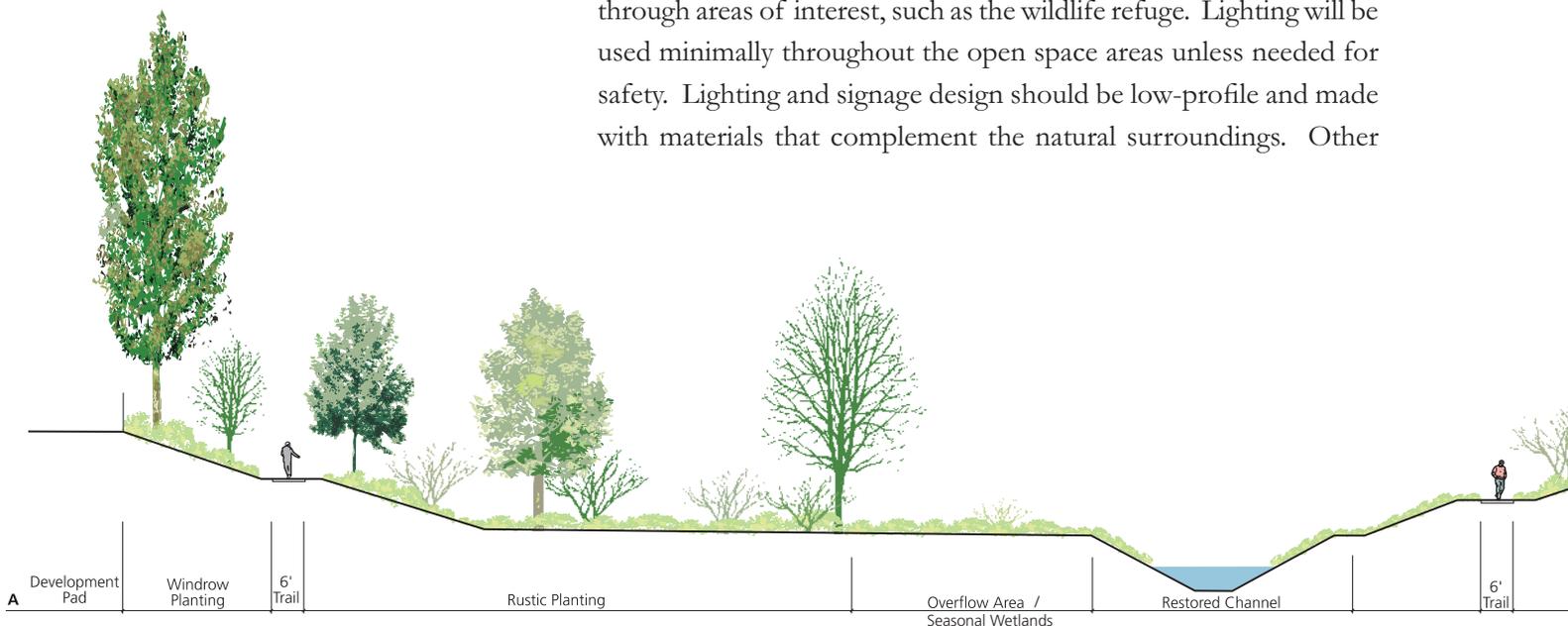


Figure 5.7: Visitation Creek Park Cross Section.

amenities such as benches and drinking fountains may be located at habitat observation areas, education and interpretive centers, and trail heads, and should reinforce the material and aesthetic character of the Baylands.

Building Design

Buildings and structures generally should be sited near the public street that accesses the area in order to facilitate utility connections and reduce intrusion into the open space. Buildings and structures generally should maintain a low-profile that blends into the open space setting and be constructed of natural, local materials. Buildings in open space areas should be designed to LEED Silver or GreenPoint Rated (or equivalent) standards or higher.

Landscaping

Landscaping of open space areas should be natural in character and predominantly use native species. Habitat improvement areas will require the preparation of individual restoration project plans.

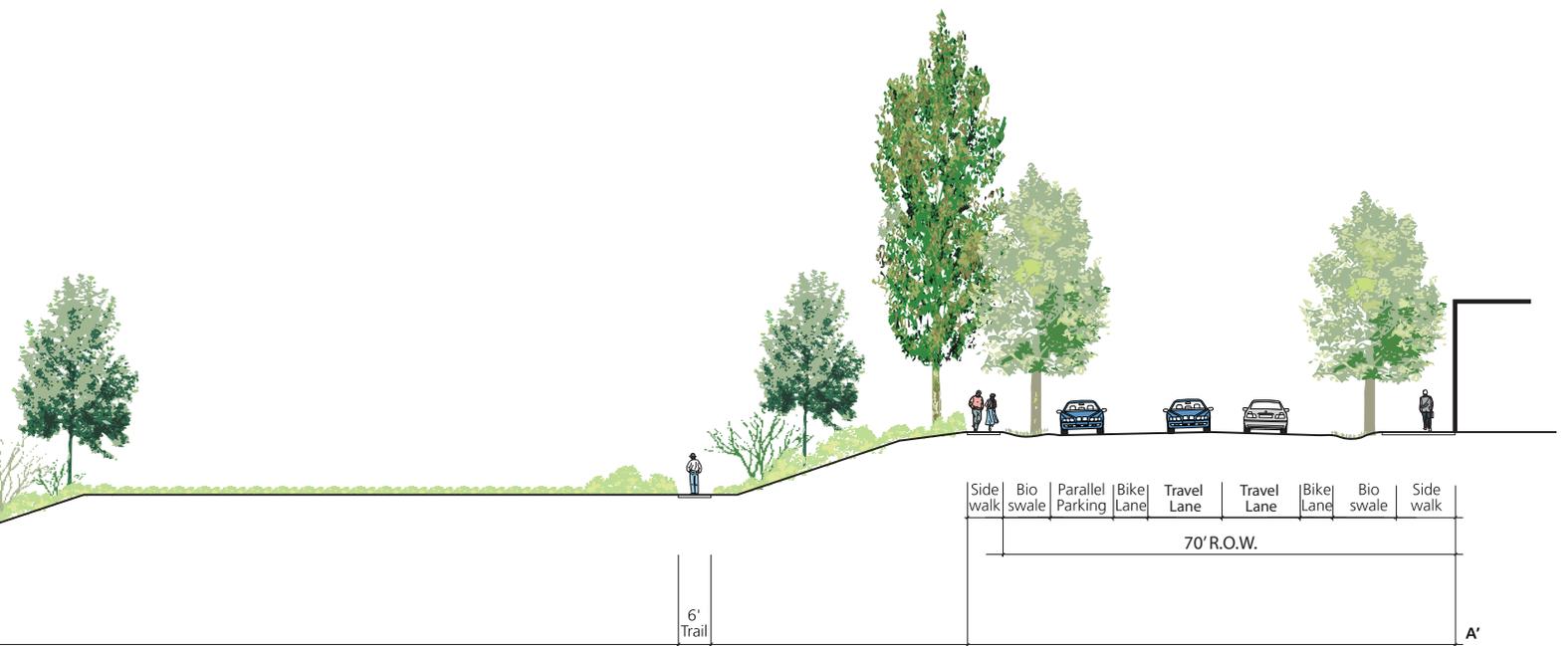
In general, landscape materials should match the native species of the coastal grassland, scrub, woodlands, and marshland typical to the San Francisco Bay. Chosen plantings should require minimal



Lighting, trash receptacles, and seating areas may be included in public spaces.



Buildings will be low-slung to integrate with topography.





Plant materials should be native species that complement the natural setting and require minimal maintenance.

maintenance and control erosion. Landscape treatments used as accent materials in visitor or recreational areas should follow these same principles to continue the highest degree of natural aesthetic for the Baylands.

Refer to Table 4-6 for the Recommended Tree List.

Parking and Loading

To enhance access to the open space and recreational resources proposed within the Baylands, additional parking facilities will be needed in various locations. Those areas indicated as regional resources in Figure 5.3: Recreation will need to accommodate visitors. Shared parking based on divergent peak times should be encouraged for the regional recreation facilities that are located adjacent to land uses that include substantial parking as part of development standards.

In general, parking for recreational uses should maximize use of on-street parking and/or share with adjacent uses. For example: recreational fields can share parking with the retail commercial uses located to the east, while the institutional use within the Roundhouse can share with the adjacent light industrial and school uses, as well as utilizing on-street parking. Additional parking will be addressed as part of individual project plans for regional facilities that are built within the Open Space designated uses.

Parking lot design at each of these locations will be consistent with the natural character of the open space. Parking lot surfaces will use compacted natural materials rather than paving. Native plant materials shall be used to screen parking from streets, paths, and interpretive areas.