

# *City of Brisbane*

## *Agenda Report*

**TO:** City Council via the City Manager  
**FROM:** William Prince, Community Development Director  
**SUBJECT:** Baylands Alternatives Update  
**DATE:** Meeting of July 23, 2007

### **City Council Goals:**

1. To provide for effective and efficient delivery of City services.
2. To design infrastructure and public facilities to be efficient, cost effective and to contribute to the cohesion and character of the community.
3. To maintain and improve infrastructure.
4. To promote economic development that stabilizes and diversifies the tax base.
5. To promote transportation opportunities that maximize safety, reliability, enhance circulation and create options, thereby reducing reliance on the use of the automobile.
6. To develop recreational facilities and promote recreation, educational and cultural programs and passive uses related to parks.
7. To develop plans and pursue opportunities to enhance open space.
8. To develop plans and pursue opportunities to protect natural resources.
9. To provide public service that assures the safety of property and citizens residing, working or visiting in Brisbane.
15. To encourage community involvement and participation.
16. To preserve the unique current character of Brisbane.

### **Purpose:**

To update the City Council on the ongoing process to develop community-based project alternatives for the Baylands, and for the City Council to provide input on this effort.

### **Recommendation:**

That the City Council:

1. Provide input to the ongoing alternatives development process;
2. Review a proposed scope of work with economic consultant Keyser-Marston to participate in the further development of community-based alternatives.

**Background:**

Since 2003, when Universal Paragon submitted a conceptual development plan for the Baylands, the community has been engaged in both an educational process and dialogue regarding the Baylands Specific Plan. These activities, from the community workshops held in 2004, discussion of application completeness in 2005, EIR scoping meetings in Spring 2006, and the ongoing Baylands speaker series, have been undertaken to engage and equip the community to participate in a meaningful and informed dialogue regarding the future of the Baylands.

The work program for the Baylands Specific Plan Environmental Impact Report (EIR) further reflects the City's ongoing commitment to active community involvement in the process. It calls for the development of project alternatives based on community input, and for one or more of the community-based alternatives to be evaluated in the forthcoming EIR at the same level of detail as UPC's proposal.

Dyett & Bhatia, the City's EIR subconsultant for the preparation of project alternatives, has spent the last several months engaging the community in this process through stakeholder meetings, meetings with Council advisory boards, a City Council/Planning Commission workshop and two community workshops. The results of all these activities have been summarized in reports which are available on the City's Baylands website, and a summary of the most recent public workshop is attached to this report. At tonight's meeting, Rajeev Bhatia of Dyett and Bhatia will be summarizing the results of the process to date.

The consultants are now preparing to dedicate significant time and effort in refining the community's ideas and concepts into preliminary land use alternatives, which are anticipated to be presented in the fall for another round of community review and feedback. If the City Council has specific issues or comments that it would like considered as the preliminary alternatives are being developed, now would be an appropriate time for such comments. Additionally, the consultant will be seeking City Council feedback regarding several issues that have come up through the public visioning process, such as the extent of open space and land uses patterns that could be considered.

The alternatives to be developed by Dyett and Bhatia over the summer will be preliminary, presented and discussed in additional public workshops in the fall. This process will likely result in further refinement of and/or revisions to the alternatives. As such, there remain substantial opportunities for public input into the alternatives development process.

As the development of alternatives moves forward, staff believes that even at this preliminary stage it is critical that economic considerations be taken into account. Without an economically viable plan, the community's vision for the site will not be realized. The City also has a legal obligation to consider feasible alternatives within the EIR. The City already has an ongoing contract with Keyser-Marston to provide economic analysis services pertaining to the Baylands, and it is recommended that Keyser Marston be involved in preliminarily testing the economic feasibility of various land use scenarios under consideration, as discussed in the attached scope of work.

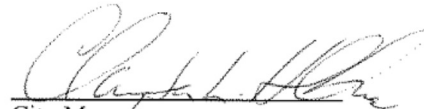
**Fiscal Impact:**

The alternatives development process as outlined in this report falls within the budget and work scope for the Baylands Specific Plan EIR. The services to be provided by Keyser-Marston fall within the scope of the City's existing contract with Keyser-Marston, which is funded by UPC. As such, no fiscal impacts to the City will result.

**Attachments:**

June 23 Visioning Workshop Summary  
Proposed Scope of Work- Keyser Marston

  
Community Development Director

  
City Manager