

# *City of Brisbane*

## *Agenda Report*

**TO:** City Council via the City Manager

**FROM:** Community Development Director

**SUBJECT:** Baylands Community Alternative

**DATE:** Meeting of July 20, 2009

**Purpose:**

The Baylands community alternative is presented for the City Council's review. It reflects the results of an extensive community process, incorporates the public space plan previously reviewed and endorsed by the City Council, and integrates the policy direction provided by the City Council at its June 2009 meetings. As has been noted throughout the process, this community alternative represents a starting point for the environmental impact report (EIR). The City Council retains the right to modify the community alternative once the EIR is completed and the overall process moves forward. It is anticipated the information gained through the EIR process will be valuable in refining and enhancing the community alternative.

**Recommendation:**

That the City Council authorize the evaluation of the attached Community Alternative in the forthcoming Baylands Environmental Impact Report.

**Background:**

As noted previously, preparation of the Baylands community alternative has involved an intensive community process over the past several years, along with the preparation of a public space plan to serve as a foundation for the community alternative. The attached timeline exhibit summarizes the process to date.

**Discussion:**

The community process noted above revealed there is substantial community consensus on the vision for the Baylands. The community has expressed its desire for a sustainable and environmentally responsible project, with a strong preference for substantial open space at the south end of the site and concentration of development to the north near transit, which is clearly reflected in the alternative. The amount and intensity of

development to be evaluated in the EIR is intended to optimize the City's flexibility in ultimately approving a specific plan.

**Fiscal Impact:**


None. The original EIR scope of work and contract anticipated the evaluation of a community alternative.

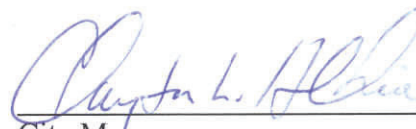
**Measures of Success:**

Definition of the Baylands community alternative for review in the EIR will help facilitate the City's previously stated goal of publishing a draft EIR for the Baylands Specific Plan in 2009.

**Attachments:**

Community Alternative  
Baylands Alternative Process Timeline

  
\_\_\_\_\_  
Department Head

  
\_\_\_\_\_  
City Manager

## Community Alternative

- Mixed Use District (Commercial/Office/R&D)
  - Cultural/Entertainment District
  - Regional Exhibition/Performance Venue
  - Office/Institutional
  - R & D
  - Hotel
  - Hotel/Extended Stay Overlay
  - Industrial
  - Civic/Cultural
  - Parks/Plazas
  - Public Space-Oriented Overlay
  - Public/Open Space
  - Open Space Connection
  - Wetlands
  - Public Use Envelope
  - Multi-modal Transit Hub
  - Caltrain
  - Bay Trail
  - Proposed Trails
  - Overpass
- \*Plan to incorporate alternative energy generation facility. Location, size, and type to be determined.



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FEET



**DYETT & BHATIA**  
Urban and Regional Planners



## LAND USE CLASSIFICATIONS

**Mixed Use District.** This classification is intended to encourage, support, and enhance the immediate multi-modal transit hub area as a high-intensity employment center. Uses include office, institutional, retail, and hotel development. The intensity and scale of this district is the highest in the planning area, with an average FAR of just over 2.0.

**Cultural/Entertainment District.** This classification includes a wide range of retail, cultural, and entertainment activities—within an urban, pedestrian-oriented scale. The area is anchored by a "main street" with active ground floor uses. Uses may include shops and stores, eating and drinking establishments, entertainment venues such as theaters and cultural institutions like a museum or community performance space.

**Regional Exhibition/Performance Venue.** This classification entails a regional destination that could include exhibit, convention, and performance space, with an 8,000 to 10,000 seat capacity.

**Office/Institutional.** This classification includes administrative, financial, business, professional, medical and public offices.

**R&D.** This classification includes research and development facilities, as well as supporting office space. Warehousing and distribution facilities are permitted as ancillary uses only.

**Hotel/Extended Stay and Overlay.** Hotel uses include short and extended stay facilities, with retail uses permitted as ancillary uses only.

**Civic/Cultural.** This classification is intended for civic and cultural activities open to the public. It may include historic buildings, as well as venues for public gathering, learning, or performance, such as a community center, educational/learning center, or theater.

**Industrial.** This classification is intended for a range of industrial uses (including light manufacturing, particularly of green products and technology uses). Industrial uses may also include existing uses that are relocated within the site. Existing industrial uses can continue in place as conforming uses within this designation.

**Public Use Envelope.** This classification represents potential locations where active and recreational public uses would be appropriate. Uses could range from commercial recreational facilities to schools and gathering spaces.

**Parks/Plazas.** This classification includes parks and plazas that are located within a developed setting, providing open space for

employees and visitors to the planning area and providing a central focus for businesses and retail/pedestrian-oriented development.

**Public/Open Space.** This classification represents parks, natural habitat, wetlands, and open space areas for the general community.

**Public Space Oriented Overlay.** Underlying uses are oriented to enhance and support adjacent public spaces. Development within the overlay area would include connections to adjacent public space areas.

**Green Development Focus Area.** This area is a development focal point that represents the sustainability vision for the Baylands. It may include public, private, or nonprofit development (or a combination thereof), with uses that promote, interpret, or provide education of the Baylands sustainability vision.

7/16/2009

### Proposed Buildout of Community Alternative

Land Use	Preferred Community Alternative
Mixed Commercial/Office <sup>1</sup>	2,031,100
Combined Office/Institutional/R&D	3,140,300
Office/Institutional	1,234,200
R&D <sup>2</sup>	1,906,100
Industrial/Warehousing	366,400
Entertainment/Cultural District	549,600
Hotel/Extended Stay <sup>3</sup>	1,245,100
(Hotel Rooms)	1,780
Public/Civic/Cultural	227,200
Exhibition Space	312,600
<b>Total Non-Residential</b>	<b>7,872,300</b>
Residential	n/a
<b>Total Residential Units</b>	<b>n/a</b>
<b>Total Development</b>	<b>7,872,300</b>
Total Open and Public Use Space	~330 acres

<sup>1</sup> Square footage represents 85% of potential buildout, as shown in the Assumptions table below.

<sup>2</sup> Includes Green Development Focal Point.

<sup>3</sup> Estimated using 700 square feet per room, considering a portion is attributed to conference space. Includes 15% of potential buildout in Mixed Use District.

### Assumptions

	FAR Assumptions
Land Use Designation	Community Alternative
Mixed Use District	2.25 - 2.75
Office/R&D/Institutional (85%)	
Hotel/Extended Stay (15%)	
Retail/Entertainment	1.00
Office/Institutional	1.00
R&D	0.7 - 1.00
Industrial	1.00
Hotel	2.00
Hotel/Extended Stay Overlay	0.75
Public/Civic/Cultural	0.50
Exhibition Center	0.75



## **Baylands Alternatives Process**

- 2/20/07: City Council meeting to establish Alternatives Development Process
- April 2007: City's consultant Dyett and Bhatia interviews 16 stakeholder groups regarding Alternatives Visioning
- 4/9/07: City Council/Planning Commission Alternatives Visioning Workshop
- 5/12/07: Community Alternatives Visioning Workshop #1
- 6/23/07: Community Alternatives Visioning Workshop #2
- 7/23/07: City Council Workshop on Results of Public Alternatives Visioning
- 3/17/08: City Council Update on Alternatives Process
- 5/5/08: City Council approves next phase of Alternatives Review Process
- 5/19/08: City Council Workshop on Alternatives
- June, 2008: *City News* published with 6-page insert describing the alternatives and process, inviting the public to open house and workshops. Includes comment card to be filled out and returned to City Hall.
- 6/2/08: City Council meeting on Baylands Public Space Planning
- 6/7/08: Alternatives Open House #1
- 6/9/08: Alternatives Open House #2
- 6/10/08: Alternatives Presentation to Chamber of Commerce Board of Directors
- 6/11/08: Joint PC/PBR/OSEC workshop on Alternatives
- 6/18/08: Alternatives Community Workshop #1
- 7/12/08: Alternatives Community Workshop #2
- 7/28/08: City Council Update- Community Input on Alternatives
- Nov2008-May 2009 Baylands Public Space Plan developed
- 4/13/09 City Council endorses Public Space Plan
- 5/18/09 City Council Update on Alternatives Process
- 6/8/09 City Council Review of Outstanding Policy Issues to be Resolved for Community Alternative
- 6/22/09 City Council Review of Outstanding Policy Issues to be Resolved for Community Alternative

**Alternatives Documents Published and Available on City Baylands Website-"EIR Alternatives" link on <http://www.ci.brisbane.ca.us/html/cityDept/comDev/baylands.asp>**

- [Community Input on Alternatives Report \(7/08\)](#)
- [Initial Stakeholder Interviews Report \(5/07\)](#)
- [City Council & Advisory Boards Visions Report \(5/07\)](#)
- [Visioning Workshop #1 Summary Report \(5/07\)](#)
- [Visioning Workshop #2 Summary Report \(7/07\)](#)