

# Brisbane Baylands

## Draft Environmental Impact Report

### Comments from Fran Martin, Visitacion Valley Resident

It is expected that one address issues of concern in a DEIR in an impersonal and detailed manner. Given the enormity and massive amount of information in the Brisbane Baylands DEIR, I am going to give an overall impression. I have concentrated on traffic, aesthetic, open space and Recology expansion issues and left the details and myriad issues to others better qualified.

Visitacion Valley is the neighborhood that will be most impacted by each of the development proposals for the Brisbane Baylands. The overall tenor of the DEIR does not take into account the needs of Visitacion Valley residents (as well as the Daly City/Bayshore neighborhood). Each of the plans disregards the health, well-being and rights of those living in Visitacion Valley, which includes Little Hollywood, Executive Park and the future Schlage Lock development. Ultimately, this is a question of social justice.

The least harmful plan to our neighborhood is the Community Proposed Plan. However, I am not adverse to housing where safe on the Baylands.

Even though the Baylands development is directly adjacent to Visitacion Valley, there is no formal governing body for planning issues that encompasses and represents the 3 cities and 2 counties in the greater Visitacion Valley Watershed. For the most part there has been no formal vehicle to share our viewpoints and little empathy towards those most heavily impacted by this massive development.

This development will create an overwhelming disruption of Visitacion Valley's character. In the aesthetic section (4.A) viewpoints of the site did not include any from the vantage of a major number of households on streets which look out on the site from the Visitacion Valley's amphitheater-like topography. The Sunnydale Avenue viewpoint is not representative enough of a sample to show the actual visual impact on the greater neighborhood. Yet, the Brisbane viewpoint from a hillside a mile or so away takes precedence over much more important vantage points that exist in Visitacion Valley. Perhaps, if our neighborhood were in Brisbane, much more attention would be paid to nearby viewing sites and the welfare of those living there.

Visitacion Valley's identity will be completely reconfigured to its detriment with a wall of buildings between it and the Bay, as well as Brisbane proper. When looking across Bayshore Boulevard from homes in Visitacion Valley (and Daly City), one will be confronted by a fortress of buildings out of context with the local neighborhood architecture and landscape. All along Bayshore Boulevard and other main arteries, buildings need to be stepped back. The tallest buildings should be in the center of the massing and not have massive, blocky footprints.

All of the proposals create a barrier between Visitacion Valley and Brisbane. Intrinsic to the DEIR is the attitude that what is not desired in Brisbane will be built at the northern end of the Valley adjacent to and at the social/economic/aesthetic/health expense of Visitacion Valley. All the site scenarios create a green barrier between Brisbane and its proposed dense development, as well as Visitacion Valley.

Meanwhile, the green connection to the southern portion of the site from the population center in Visitacion Valley is minimal. There should be a significant open space component in the northern

part of the site where people will live in order to insure a healthy environment and environmental justice.

This development will exacerbate the already intractable traffic problems that Visitacion Valley endures. (Section 4.N) So many of the intersections and 101 access and egress will be LOS F that traffic movement will be at a standstill in Visitacion Valley during peak hours. Yet, Brisbane proper will not be as affected since it will not be directly in the line of fire.

The negative aspects of the development are being concentrated in the north next to Visitacion Valley far from the view and experience of Brisbane residents. Again, this is an issue of social justice. Arguably, Visitacion Valley is the most neglected neighborhood in San Francisco. In the North, abandoned by city government, it lacks proper representation and has become the repository for what the City does not want in its other, more affluent and influential neighborhoods. To the South is Brisbane, which also seems from the DEIR to view Visitacion Valley less than benevolently. So our neighborhood is sandwiched between 2 entities that do not have its welfare in mind. Every proposal views both literally and figuratively the site from the perspective of what is best for Brisbane without proper regard for those most affected.

Visitacion Valley is going to bear the burden of outdated planning methods based on the sovereignty of each city rather than looking at planning from a regional standpoint. Since Brisbane will benefit from State, County and Federal funding, there should be a mechanism for regional planning that will include both Visitacion Valley and Daly City in the planning for the enormously important Baylands site. Brisbane's integrity could still be protected, but so could the Visitacion Valley and Daly City residents who at this time have no voice in Brisbane's planning decisions.

The plans we have seen for the Recology expansion definitely will be harmful on many levels to those living in Visitacion Valley. The aesthetic, environmental, traffic, air quality and noise issues are of great concern. However, our neighborhood, which will be profoundly affected, has not been a part of the planning process. The current plans place the Recology office building on the southern edge of its property and parking for the garbage trucks will be directly across Tunnel Avenue from Schlage Lock, which will have 1,650 new housing units. The office building should be built on the northwestern edge to act as a visual and sound barrier for the rest of the Recology expansion. The garbage trucks should be hidden and not contribute to visual blight and exacerbate noise and light pollution.

In spite of recalcitrant government support, our community has built the Visitacion Valley Greenway, the Leland Avenue Streetscape Improvement Project, a new Library, begun planning for Sunnysdale Housing Project and led the way for development at Schlage Lock. Visitacion Valley has demonstrated again and again its desire for new development that will create a healthy community and bring prosperity to our neighborhood. All we ask is a chance to have a voice in planning for the Baylands. We want to insure the best possible outcome for our future residents in Visitacion Valley, as well as Brisbane and Daly City.

Thank you.

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