

City of Brisbane

Agenda Report

TO: City Council via the City Manager

FROM: Community Development Director

SUBJECT: Baylands Update

DATE: Meeting of November 17, 2008

City Council Goals:

1. To design infrastructure and public facilities to be efficient, cost effective and to contribute to the cohesion and character of the community.
2. To maintain and improve infrastructure.
3. To promote transportation opportunities that maximize safety, reliability, enhance circulation and create options, thereby reducing reliance on the use of the automobile.
4. To develop recreational facilities and promote recreation, educational and cultural programs and passive uses related to parks.
5. To develop plans and pursue opportunities to enhance open space.
6. To develop plans and pursue opportunities to protect natural resources.
7. To preserve and enhance livability and diversity of neighborhoods.
8. To encourage community involvement and participation.
9. To preserve the unique current character of Brisbane.

Purpose:

This report is intended to update the City Council on the current status of the Baylands planning process. The City Council may wish to provide further direction as it deems appropriate, particularly in regard to the public space/open space planning process, as well as in regard to potential future public speakers.

Recommendation:

The City Council provide direction to staff as it deems appropriate.

Background:

The City's commitment to develop a community-based land use alternative for the Baylands and to evaluate that alternative at the same level of detail as the developer's

proposal in the forthcoming environmental impact report (EIR) led to an intensive community process to develop and evaluate alternatives. As was discussed in detail at the July 28 City Council meeting, three alternatives have been developed for further community review and feedback.

The community process revealed widespread agreement regarding the community's desire for a sustainable and environmentally responsible project. Additionally, a strong preference was shown for a distribution of land uses across the site whereby substantial open space is located at the south end and development is concentrated to the north near transit. There was also support to encourage and promote non-automotive travel both to/from and within the site. Maintaining connectivity and access to Central Brisbane were other issues of common agreement, as was the desire for on-site energy generation.

While the community-based alternatives process has yielded invaluable information, there are still issues which merit further consideration before the City moves forward with the refinement and selection of a community alternative. As was previously discussed at City Council meetings in Spring 2008, one of the defining elements of the community alternative will be the public/open space component. This element must be better defined to allow for a community alternative to be fully developed and evaluated.

The second issue relates to the overarching goal that the project be sustainable. Sustainability is a concept with many different components. Staff believes it is important that the characteristics of sustainability be better defined and articulated to ensure that the community and decisionmakers have a common frame of reference when it comes to evaluating the sustainability of the project and/or project alternatives.

A third issue for the City Council to consider is the desirability of inviting additional public speakers to address specific Baylands-related topics, as discussed below.

Discussion:

Public space/open space planning

In October, 2008 staff and an ad hoc Council subcommittee consisting of Councilmembers Conway and Richardson met with a panel of professionals involved in the design and management of large scale public and open spaces, including the Presidio and Treasure Island in San Francisco and the Marin District of the State Parks system. While each entity has its own unique circumstances and issues, a number of common themes pertaining to the planning and management of large scale open spaces were identified, which would be relevant to the Baylands as well.

All panelists stressed the need to establish a unifying and common vision, define the essential qualities and elements necessary to fulfill the vision, and develop a strategy to implement and maintain the plan over the long term.

Addressing these three fundamental issues for large public spaces raises related questions. For example, who is the public space serving? What needs will it meet? It is regional or

local in scale and character? What are the measures of success? What is the appropriate mix between passive and active uses? Should there be revenue-generating opportunities and what should they be? What are the site constraints and opportunities? How does the public space relate to its surroundings and adjacent land uses? What are the opportunities for public/private partnerships? What are the options for operations, management and maintenance? How will long term maintenance and operations be funded? Who will be responsible for ongoing public space programming?

While a number of these issues have been touched upon through the community process to date, some of these critical questions remain unanswered. Additionally, the existing information has not been synthesized into a comprehensive and cohesive plan for the public space. Staff suggests that the preparation of a public space master plan would answer the critical questions posed above, give expression to the community's vision, and provide sufficient detail to allow for EIR preparation to move forward. Staff believes it is appropriate for such a master plan to be prepared before the community alternative is finalized.

Developing a master plan would involve the City's hiring (at UPC expense) of a qualified firm with expertise in parks and open space planning. The plan should build upon the community input obtained through the alternatives process. This process, while not focused on public space, has generated a great deal of valuable information regarding the community's desires regarding the character and nature of future public space, as well as a range of desired uses. Staff anticipates the master planning program would involve a review of all information collected to date, a review of site opportunities and constraints, and the identification of any critical informational or data gaps. Ultimately a conceptual master plan would be integrated into the community alternative. If this approach is pursued, a formal scope of work would be developed and subject to City Council review and approval. This would specifically include the level and form of further community involvement in this process, as well as a schedule for completion.

As an alternative to a city-sponsored master planning process, the developer had previously offered to develop an open space master plan, working with the appropriate City advisory boards and commissions. The City Council could reconsider this request.

The third alternative would be for City Council to move forward with the alternatives development process without a more detailed public space master plan. The Council could use the current information to make judgements regarding the public space character and the range and mix of anticipated uses. The level of detail would be as needed to allow for the community alternative to be fully studied in the forthcoming draft EIR. Council could use a facilitator (as was used for the recent ad-hoc committee meeting) and meet a couple of times to identify potential uses in enough detail to satisfy the needs for the EIR.

Sustainability

While the EIR scope and budget will address the topic of sustainability, staff is also exploring the feasibility of other tools which might be valuable in modeling and

quantitatively measuring project sustainability. These include life cycle costing and/or life cycle assessment, which rely on detailed, quantified data. The key environmental issue is Greenhouse Gas Emissions (GHC). To maximize the environmental assessment of land-use options we need to understand the impacts on GHC on different land use mixes.

That said, it is unclear if current tools and methodologies are suited to analyzing a long term land use program as contemplated under the specific plan, but staff is still researching these options with the goal of identifying analytical tools that will assist the council in the project alternatives process.

Speaker Series

The past speaker series has been very helpful in assisting all of us to think about more global issues. At this time a series of speakers focused on the Baylands site specifically would be beneficial. There are number of experts here in the Bay area that have the experience to enhance our understanding of the site in terms of our goals of sustainability, open space and recreation use, minimizing impacts of Greenhouse Gas Emissions.

Surveying:

Now that we have obtained a lot of information from the public and are learning more regarding the site conditions and what is feasible on the property it might be useful to develop a more intense and sophisticated surveying tool. In the 1990's the City embarked on a survey method that was door to door and allowed all Brisbane residents to participate at their choosing. The survey information would be helpful in assisting the Council in your deliberations regarding the project alternatives and when the EIR is completed in your final deliberations approving a specific plan.

Fiscal Impact:

Most of the activities discussed in this report (public space master planning, surveying, quantitative sustainability modeling, additional speakers) are not included in the current alternatives development/EIR scope or budget, and would require additional funding by the developer. Precise costs would be defined as activities are identified and refined scopes of work established.

Measures of Success:

Additional education, processes or studies as discussed in this report are intended to facilitate the community alternatives process. The desired outcome of this process is to develop a feasible community alternative which captures the community's vision for the Baylands.

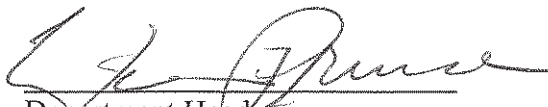
Attachments:

PB&R Survey Results

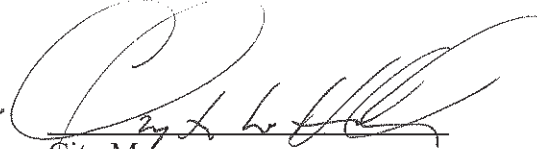
OSEC Comment Letter

PB&R Memorandum

Public Workshops on Alternatives-Summary of Open Space Comments



Department Head



City Manager

ATTACHMENT 1

Report to the Parks, Beaches, and Recreation Commission

PB&R SURVEY RESULTS

May 2, 2007

Jessica Aloft, Aloft Consulting

About the Survey

The purpose of this survey was to gauge the public's impression of current recreational programs, services, and facilities, as well as to help define potential future improvements. The last such survey of Parks & Recreation services was done over four years ago, in 2002.

The survey was commissioned by Jim Skeels, Brisbane Parks & Recreation Director, for the Parks, Beaches, and Recreation (PB&R) Commission. Jessica Aloft, principal at Aloft Consulting, created the survey and compiled the results. The PB&R Commission provided feedback on the survey instrument as it was being developed, and reviewed the initial results with the consultant.

There were 166 responses to the survey, exactly half electronic (83) and half paper copies (83). The survey contained 16 questions, with a mix of quantitative and qualitative questions, and took roughly 8-10 minutes to complete.

The survey was distributed as a tear-out in the winter 2006 issue of the Brisbane Star, which was mailed to every household in Brisbane. It was also made available electronically on the City's website using a template from Surveymonkey.com. Additional hard copies were distributed to community groups and schools, and made available at public locations such as the post office, community center, library, and local businesses. Respondents had nearly two months to complete the survey; the survey closed on January 19th, 2007.

A prize drawing of all completed surveys was held at Monte Carlo Night in late January. The prize was the winner's choice of a free Parks & Recreation class or a family swim pass at the Brisbane Pool.

QUESTION 9: With the possibility of development in the Baylands north of central Brisbane, the City may be able to create new recreation facilities. What kinds of new facilities would you like to see in the Brisbane Baylands?

105 Comments. Wide variety of ideas. Tops: Walk/bike trails (40); Gym (19); Athletic fields (18); Parks (11)

It would be nice for the preschool to have its own room so that the instructor can have their own area and not have to share it with kinder care and club rec programs.

A park with a trail along the lagoon connecting to Brisbane central and the bay. More trees for the birds. I've seen wonderful owls, hawks, etc in Brisbane but their habitat is shrinking. Trees can also serve as a wind block for a park to be more enjoyable.

Regulation size soccer field, golf course.

Softball Field and Baseball field back to back (no soccer allowed on field), soccer field, water park, trail, snack bar

I would like to see a large open playing field. Which could be configured for atleast 2-3 full size soccer fields. (used for soccer, youth and adult, youth football) In addition, one area of ample size for children and adults to play/practice while games were in progress. In addition there should be one

dedicated Little League diamond (girls softball already has Mission Blue) and one full size baseball diamond. Ideally all of these facilities would have lights, possibly a common bathroom/locker rooms and potentially a snack bar.

A bike trail.

A larger community theater. Some kind of a gym facility and maybe a Whole Foods Market

If something needs to be built you could build a climbing wall, community gym, track, art studios, horse stables (I am thinking big here)

hiking trails near or around the lagoon

A high school!!!!

Rentable space for events would be nice - maybe with a variety of sized spaces. Are there swings in any of the parks in town? I know BES and the park on Old County Road don't have them. My daughter loves swings!

I would love to have a place where to grow organic food for the community.

A Soccer field, a new library.

a very, very large park with facilities for families, such as: trails, play structures, bowling alley, go-karts, bicycle paths, education center for wildlife and the ecosystem for kids (interactive!).

Larger community center Parks/playground Walking trails

Big open fields for play. A dirt trail for walking. The new Crocker trail is pretty rocky and difficult to walk on.

It would be great to have a little bit of everything. Play structures, tennis courts, playing fields.... the works. Plus, some type of trail like the new Crocker Trail sweeping in and around the whole area.

Playgrounds. Bike Lanes.

more parks, more organized sporting location

24hour fitness. Good walking/jogging/stroller paths.

sports....skateboarding, golf, tennis, running, walking, parks

tennis, miniature golf, jogging course, concert venue

Tennis. Extension of the Bay Trail.

I would love a grocery store, and possibly a gas station.

hike/bike trails that connect to town an overpass connecting to a pier in the bay that could be used for kayaks and canoes
bike paths, walking trails, tennis courts

Soccer/football/baseball fields 8-hole golf course bocce ball

A functional gym with free-weights, machines, aerobic machines. Just a thought, as there is no gym near Brisbane.

Walking trails (esp. that allow dogs)

multi use trails for walking and bicycling to connect with marina and downtown Brisbane.

An actual auditorium with a stage would be nice...it's hard to view a play at the Mission Blue.

no big box stores, unless its trader joes. a nice big park for bike riding and walking with no cars. bike rentals, skate rentals, like slow lake. maybe an outdoor amphitheater for shows theatrical events. gathering place.

Frisbee golf course. Walking and cycling trails.

A full service gym and perhaps 3 classrooms dedicated to dancing and art & crafts. etc.

New gym, better basketball courts, tennis courts, on the water recreational uses such as wind surfing, kayaking, botanical garden, walking track

A sports complex: Soccer field, baseball field, Gym, running track around the complex. other facilities for Baylands: golf driving range, some recreational water oriented facilities for Lagoon: kayaking, or similar facilities

adult badminton

Softball fields

More bike/pedestrian trails. Why not a beach? There is a beach at Oyster point. Also a boat ramp for small boats.

Bike trail

A fitness center

boating for kids, golf, miniature golf and bowling

paved trails

Open space

More (paved) trails or bike routes.

Lots of multi-use open space from pedestrian/bike even equestrian (linked to ice house hill) trails to lagoon front water uses. Include full size soccer and softball fields. Make sure the majority of the open space/open area can be used by a broad cross section of the public vs. focusing just on a golf course that would appeal to a relatively small and wealthy segment of the population. If golf turns out to be the way the community wants to go, then leave room for other uses intermingled and consider a small 9 hole course so it doesn't dominate the site. Consider also large event sports and convention facilities for some of the buildings.

Bathrooms, Drinking fountain, dirt trail, flora/fauna education placards on self guided walks.

YMCA with the works! Infant-toddler center/day care. Family destination like a science center, urban farm or zoo, etc. integrated bike/ped trails.

New gymnasium, a room (other than Mission Blue) for yoga, exercise, etc.

Trees, rock climbing, picnic tables, bike path

Library, gymnasium

Big playground for kids

Raquetball court, ceramics and art studio

Childrens' museum

A childrens' space, childrens' museum

YMCA or gym, more tennis, playing fields

Baseball/football stadium - to generate more income for our city (if the land is big enough).

Basketball court, football field

Not sure, as these have potential hazardous waste. Don't want my family exposed to it.

Activities for teens and pre-teens

Shoreline trail, bikepath, nature habitat, park

Daycare

Nature trails, parks, open space, golf course

Walking trails

Bowling, croquet, bowling-on-the-green, picnic grounds, horseshoe courts, bocce ball

A world-class complex of soccer fields: like Crestmoor but professional-grade

NONE! There should be no development in the Baylands.

More walking trails. Move skateboard park to Baylands and improve; new sports complex

Walking trail with benches, restrooms

Roller rink

Walking and bicycle trails

Bike trails; larger, better dog park

Soccer field so I don't have to drive to Westmoor.

A new children's playground with indoor space for birthday parties.

Larger dog park; softball and baseball field with snack bar

Not sure if I want to see development, but a continuation of the Bay-side trail, as it is along Marina (Sierra Point to Oyster Point) would be great.

Gym; Golf course on the Baylands; interactive exhibits on open space

Soccer field, ice skating, theater/concert venue

YMCA or low-cost gym for families, building for classes, including arts and music rooms.

Bike paths, walking paths.

Health club with indoor pool and spa

Park with trail for jogging, bikes, strollers; Petting Zoo (see Tilden Park). Childrens' discovery science center/museum for babies and toddlers (see Habitat in Berkeley)

Walking/bicycle trails

Miniature golf, golf, bowling

More for young children

Horse shoe, bocce court, hand ball court

Picnic area, bike ride trails, walk trails

Walking and bike trails; bird watching

Leave lagoon alone. Hiking trails through north Baylands.

More open space for walking, biking.

Performance space with stage and backstage, practice rooms, dual use for classes also. Meeting rooms for groups small and large. Full service gym.

Gym, full size soccer field, track around the full size soccer field

Shopping! Water access and activities on and around the lagoon!

Gym with weights and fitness classes

Gym, pool with spa

Baylands returned to natural state as a haven for birds

Bigger outdoor swimming pool, full gym and exercise classes

Indoor basketball/volleyball court for Brisbane teams.

A pre-school facility, with a multipurpose room for classes with children: dance, art, ceramics, etc.

Biking and hiking trails, roller-skating rink, fountain park with some play apparatus, pond or lake for birds, ducks, etc.

Gym; Multipurpose fields with lights, including soccer fields.

A full-size gym with indoor pool and spa facilities.

Concerned about toxicity of location and use by children - otherwise, soccer field, bike paths, velodrome

A Prime Time gym

Bicycle lanes and make parking with bigger added space

ATTACHMENT 2

CITY OF BRISBANE

50 Park Place
Brisbane, California 94005-1310
(415) 508-2100
Fax (415) 467-4989



April 27, 2006

Dear Honorable Mayor, Members of the Council, and Planning Commission:

On behalf of the Open Space and Ecology Committee, I respectfully submit the following comments for consideration at the scoping meetings for the Baylands Specific Plan application. The Committee is pleased to have the opportunity to offer its input into the environmental review process for the Baylands.

At its February 22, 2005 meeting, the City Council authorized the Open Space and Ecology Committee to "offer suggestions on potential environmental impacts that should be included for study in the Baylands EIR... related directly to the particular subjects referred to the Committee by the City Council (e.g. open space, wetlands, sustainability)." The Planning Director, City Manager, and City Attorney have provided guidance that has helped clarify the Council's general direction to the Committee.

The following comments represent the goals and objectives, issues and concerns that the Open Space and Ecology Committee would like to put forward at this time for further study and analysis in the forthcoming EIR.

Sincerely,

Raymond Miller,
Chair, Open Space and Ecology Committee

Open Space and Wetlands

Open Space should be maximized, consistent with General Plan Policy 331 to “maximize opportunities for open space and recreational uses in any land use planning for this (Baylands) subarea.” Figure 8 of the Open Space Plan shows the resource protection recommendations for the Baylands open space and wetlands resources. The Baylands development should meet or exceed the goals articulated in the Open Space Plan. (See Attachments “A” for details from the Open Space Plan pertaining to the Baylands Subarea, and Attachment “C” for relevant General Plan Policies.)

Closeness to nature and permanent conservation of high quality open space can be compatible with carefully planned, compact development. Greenways, such as corridors of native vegetation along streams, and small nature preserves should be incorporated throughout the Baylands. The Committee recommends:

- Open space that is designed to undergo natural change over time.
- A wetland river park with seasonal flood plain.
- Open space (specifically the wetland park) linked to San Bruno Mountain and the Bay; a progression of wetlands types, from tidal wetlands near the Bay changing gradually to upstream riparian habitat, and extending to grassland on the mountain.
- Walkways and observation platforms that bring people close to the wetlands
- S.F. Bay native plant materials for landscaping.
- Trail corridors wide enough to serve as wildlife corridors.
- Open space woven into the development and made readily accessible to people.
- Open Space for public health and safety as a buffer between the tank farm and Icehouse Hill
- Lagoon enhanced as a natural area with primarily passive low-impact recreational uses, and some protected habitat areas.
- Evaluation of potential project impacts on resident and migratory birds both at the river park and the lagoon.
- Study of the optimum configuration of the lagoon that would best support resident and migratory birds; analysis of the prospective re-creation of habitat for animal species that live and breed in the Baylands.
- Analysis of potential impacts of sedimentation, drainage flows, and their interaction on the lagoon and wetlands; modeling of entire drainage basin.

Attachment "A"

Open Space Plan: Baylands Subarea

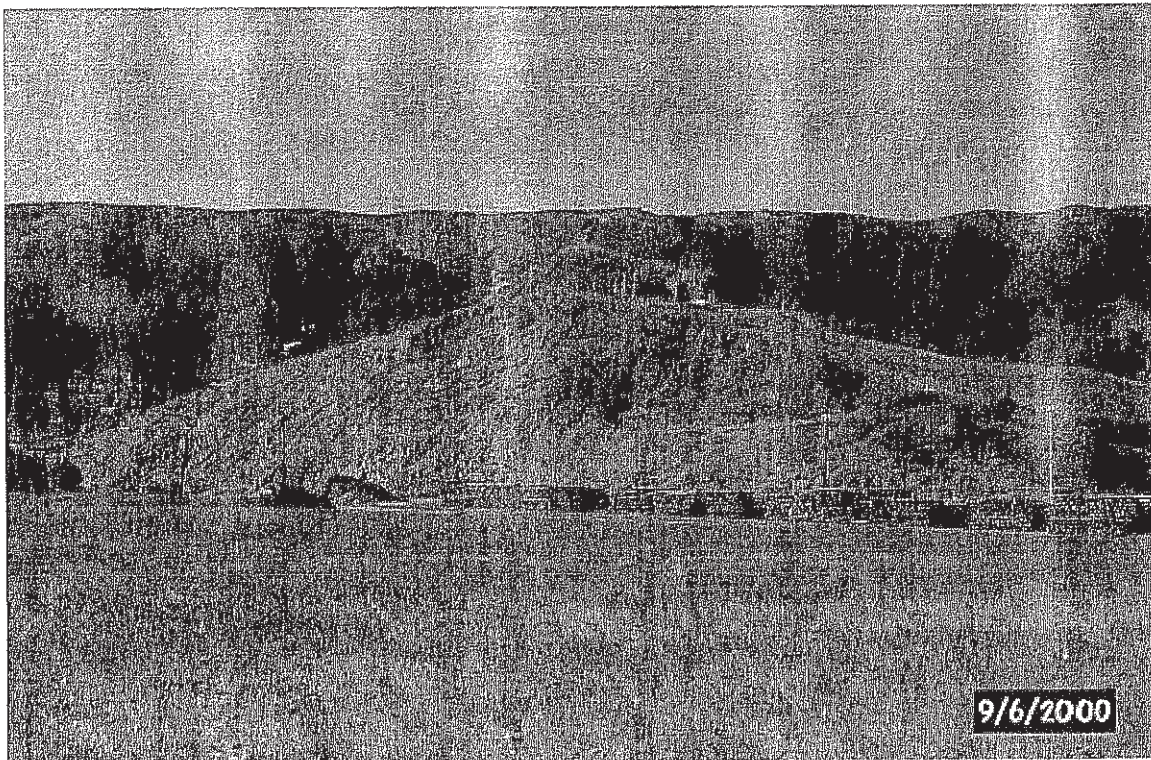
b. Conclusions

Figure 8 shows the open space and resource protection recommendations for the Baylands and adjacent subareas. The Committee based its recommendations regarding the open space resources in the Baylands subarea on General Plan policies. General Plan Policy 331, in particular, which states, "maximize opportunities for open space and recreational uses in any land use planning for (the Baylands) subarea," guided the Committee's suggestions. The Committee envisions that as the Baylands subarea develops, the property owner will dedicate land to the city. This idea is founded on Policy 355 which states, "Provide in-lieu fees for the acquisition of open space or land dedication in conjunction with development." The Land Use Element, on Page 63, states that "A *minimum* (emphasis added) of 25% of the surface land of any subarea designated Planned Development shall be in open space and/or open area". The Baylands is one of three subareas designated PD in the 1994 General Plan. Open areas are defined on Pages 86 and 87 and Open space is defined on Page 111 of the 1994 General Plan.

The Committee recommends that areas north of the drainage channel, if developed, be so in a manner that is consistent with adjoining urbanized areas and with good urban design principles that emphasize opportunities for open areas. A building of historic interest, the Roundhouse, occurs on the western portion of this area – the Committee, guided by General Plan Policy 334, encourages an adaptive reuse of the structure.

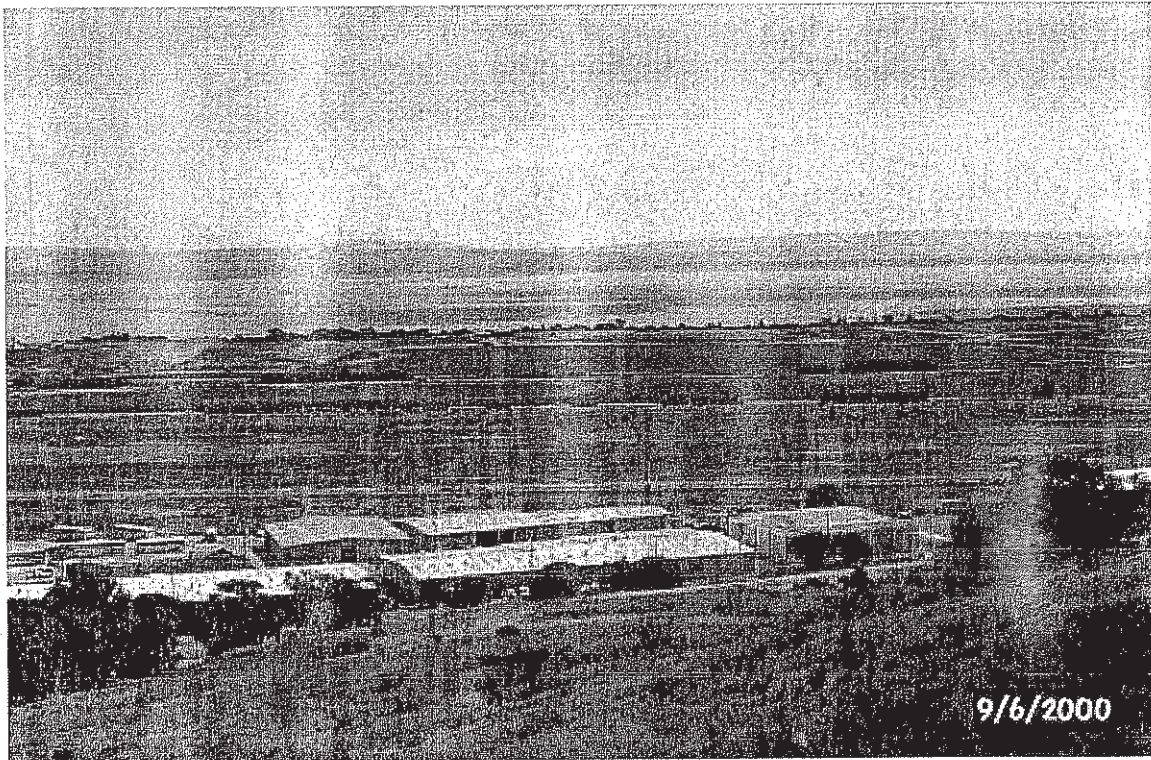
The Committee recommends that portions of the subarea south of the drainage channel and north of Lagoon Way be maintained in a way that maximizes open areas. General Plan Policy 330 states that, "development south of the...drainage channel shall maintain a low profile" and should be developed "to maximize the amount of landscape and open space or open area in this portion of the subarea." The Committee envisions that these lands contain an open, relatively undeveloped pattern and that recreational uses, landscape and open areas be maximized.

The Committee recommends preservation of maximized open areas on the southern side of Icehouse Hill, which contains an old shooting range. The latter may contain substantial amounts of lead in the soil from spent bullets and shell casings which could be a source of contamination. It should be kept as open area or dedicated as open space. The Committee recommends that other portions of Icehouse Hill should be dedicated for open space or conservation purposes, such as portions which are adjacent to Bayshore Boulevard, the eastern portions of Icehouse Hill that contain native grasslands and potential habitat for the endangered butterfly species, and the northern side of the hill, encompassing a ravine that currently contains horse stables and other structures. The Committee based its recommendations on Policy 348 of the General Plan, which states, "enhance the natural landform and biotic values of Icehouse Hill and preserve its ability to visually screen the Tank Farm."



Icehouse Hill, looking west from central Baylands Subarea. Photo: Raphael Brien

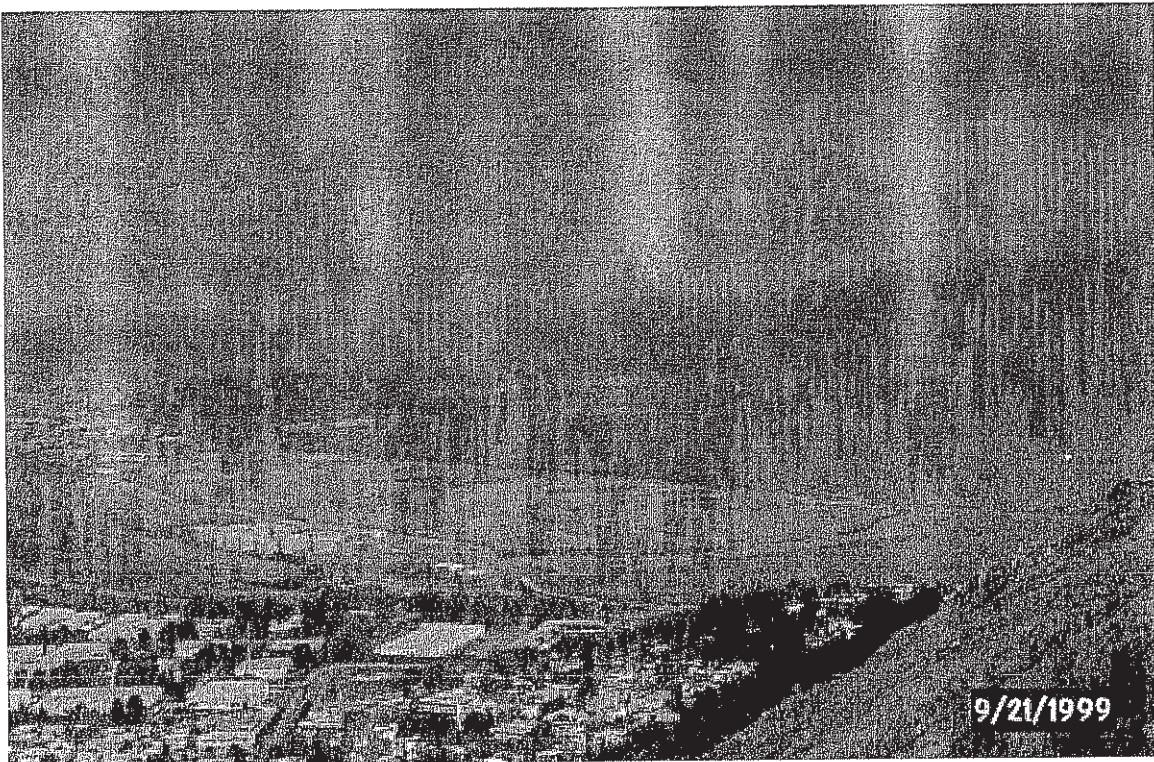
The Committee recommends that the westernmost portion of the Baylands Subarea, north of Icehouse Hill and adjacent to Industrial Way, be maintained as open space or open area (see Figure 8). It is envisioned that this area contain a landscaped “wetland river park” with a seasonal flood plain that doubles as recreational space possibly continuing out to the bay. This idea was included as part of the conceptual storm drainage improvement plans prepared by the Brisbane Department of Public Works. The Committee recognizes that environmental studies analyzing the potential toxic contamination issues in this area need to be conducted prior to developing a wetland river park.



Central Baylands Subarea from Northwest Bayshore Subarea. Photo: Raphael Brien

Infrastructure does not serve most of the Baylands subarea and there is no legal and safe pedestrian or bicycle access between the area and central Brisbane and other areas of the city. Tunnel Avenue, the only north/south accessway in the subarea, lacks sidewalks and a designated bicycle lane. The Committee, based on General Plan programs 86a and 86b and policies 336 and 343, recommends developing a pedestrian and bicycle system from the subarea to reach all areas of the city. The Committee also recommends development of a separated bike lane along Bayshore Boulevard.

The Committee envisions that the 'wetland river park' will contain a trail that connects to a multi-use trail running in a north/south direction along both sides of Tunnel Avenue. If technologically feasible, the Committee recommends a trail connection east of Tunnel Avenue along the existing drainage channel extending to the Bay Trail. The Tunnel Avenue trails, in turn would connect with central Brisbane via the new Tunnel Avenue overpass, which, when built, will provide pedestrian and bicycle access. Policy 346 states "include the upgrade or replacement of Tunnel Avenue and its overpass or alternative access in the circulation plan for the Baylands." The Committee recommends that the future trail over the Tunnel Avenue overpass connect to the city-owned former railroad rights-of-way in Crocker Industrial Park generally by way of a private easement that currently provides access to Machinery and Equipment Company and shown on some maps as Industrial Road and an abandoned railroad tunnel under Bayshore Boulevard.

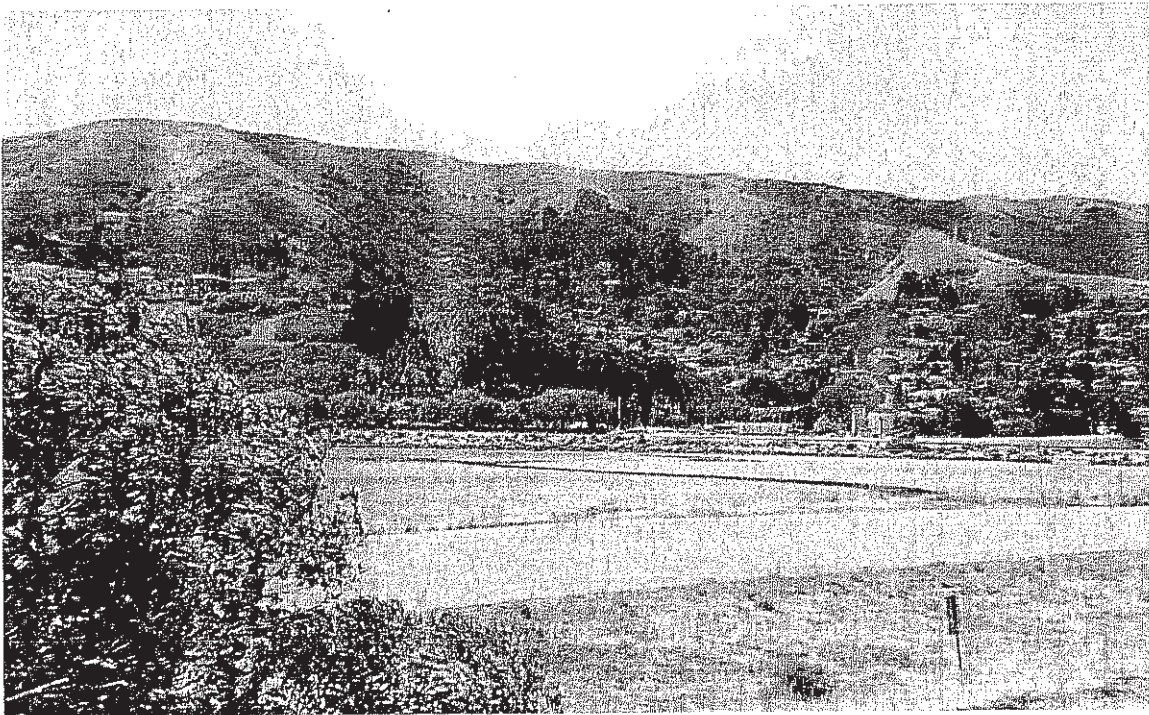


Baylands Subarea, looking north from San Bruno Mountain. Photo: Raphael Brien

The Committee also recommends dedication of land in the Baylands subarea for regional trail projects. The Bay Trail, administered by the Association of Bay Area Governments, is a multi-use corridor that, when complete, will encircle San Francisco and San Pablo Bays with a continuous 400-mile trail network. In accordance with proposals for the Bay Trail, the Committee recommends that within Brisbane, a short spur trail follow the shoreline along Harney Way, with the main route of the Bay Trail connecting Candlestick Point State Recreation Area with Sierra Point along a landscaped corridor west of Bayshore Freeway (see Figure 8). At Sierra Point the trail would split, with one leg of the trail continuing into South San Francisco. The trail would incorporate the existing Sierra Point Parkway bike lane and the public access trail that perimeters the Sierra Point subarea. The Committee also recommends the establishment of trails connecting west from the Bay Trail to central Brisbane, and on to San Bruno Mountain Park and the Bay Area Ridge Trail.

The Brisbane Lagoon occupies the southern portion of the subarea and is a valuable aquatic resource that contains tidal wetlands. There is a fishing area, locally known as Fisherman's Park, located on the lagoon's northeastern perimeter. The Committee, based on Policy 354, which states, "dedicate land area for open space, recreational uses and wetlands restoration, especially around the Lagoon," recommends that the lagoon and its environs be conserved as open space. A public pathway should be developed around the lagoon perimeter (Policy 350), linking with the future Bay Trail and Tunnel Avenue trail. Additionally, the Committee recommends that the area along the entire shoreline at the northern end of the lagoon, between the lagoon and Lagoon Way, be preserved as open

space as it provides significant recreational opportunities (see Figure8). This would be a very high priority open space area.



North end of Brisbane Lagoon, looking west. Photo: Randy Anderson



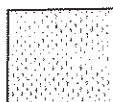
City of Brisbane Open Space Plan

Figure 8
Priority Resources
Baylands,
Sierra Point, and
Beatty Subareas

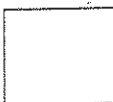
Brisbane City Limits



Proposed open space
(lands to be acquired by
or dedicated to public agency
for permanent protection)



Proposed maximized
open areas
(recreational or other use
with open character)



Proposed for substantial
open areas*
(in conjunction with future
development, specific plan)

* the minimum open area in the
PD zone is to be 25%

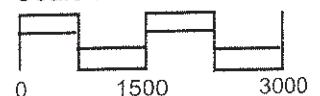
.....
Proposed regional Bay Trail route

.....
Proposed local connecting trails

.....
Proposed local connecting trails
(if technologically feasible)

NORTH ↑

Scale in Feet



ATTACHMENT 3

BAYLANDS RECREATIONAL FACILITIES

PARKS, BEACHES AND RECREATION COMMISSION

APPROVED FOR FORWARDING TO CITY COUNCIL ON
JULY 19, 2006

→ GOLF COURSE, PRACTICE AREAS, DRIVING RANGE, CONCESSION
STAND

→ COMMUNITY CENTER W/ GYMNASIUM & WORKOUT FACILITIES

→ TENNIS COURTS

→ MAN-MADE LAKE FOR BOATING & OTHER WATER OPPORTUNITIES

→ CHILDREN'S PLAY AREA

→ SPORTS COMPLEX WITH:

*FULL-SIZE SOCCER FIELD

*FULL-SIZE BASEBALL FIELD

*FULL-SIZE SOFTBALL FIELD

*CONCESSION STAND

→ WALKING/RUNNING TRACK/TRAIL

→ INDOOR ICE SKATING/HOCKEY RINK

ATTACHMENT 4

DYETT & BHATIA
Urban and Regional Planners

PUBLIC SPACE CONCEPTS FROM THE COMMUNITY

CONSERVATION

- Wetlands remediation, especially expansion of Visitacion Creek channel
- Restored wildlife habitat/habitat for endangered species
- Toxins remediation
- Sculpture garden or park
- Restored lagoon
- Ice House Hill - sensitive habitat area
- Green mausoleum

Sustainable Uses

- Renewable energy (solar or wind farm—all groups agreed)
- Wastewater treatment plant
- Greenhouse/nursery
- Biosphere

ACTIVE USE

- Walking/hiking/biking trails
- Golf course
- Sports fields/Sports complex (soccer, baseball and football fields including a football stadium)
- Gym facilities
- Ice-skating facility
- Community pool with diving facilities
- Boating on the Lagoon/marina
- Picnicking and outdoor recreation
- Bay Trail continuation/open space buffer along freeway

CHARACTER

- Integrated open spaces
- Mix of active and passive uses
- Whether passive spaces would be accessible to other uses/public was split

- Large scale parks to north and south but urban-scaled as well

AMENITIES

- Cultural or educational uses
 - Performing arts center
 - Cultural center
 - Educational center (Energy learning center)
 - Round House education center/museum
 - Science/resource center by the Lagoon
- Town square/farmer's market
- Bike and boat rentals