

### **CITIZEN COMMUNICATIONS**

Dennis Busse, Brisbane resident, complained that people using the soccer fields on Sunday mornings are playing boom boxes too loud. He said he approached the driver of one car and asked that the noise be reduced, but the person responded in a hostile manner. He recommended posting signs advising people to keep noise levels down or requiring field users to register or post a deposit. He noted that the noise is especially annoying on Sundays when church is in session, and there are elderly people living nearby.

Mr. Busse reported that he registered a complaint at a recent City Council meeting about emptying garbage cans, and that problem has been corrected.

Mr. Busse observed that there are some trees near City recreational areas with large pine cones that could fall and injure people. He suggested finding maintenance-free trees to avoid safety problems.

Chairperson Almeida said regular field users are supposed to have permits. She noted that the Commission has heard similar complaints in the past and the staff will be monitoring field use more closely. Commissioner Marmion commented that the City has a noise ordinance that should be enforced.

Parks and Recreation Director Skeels promised to follow up and report back to the Commission on the issues Mr. Busse identified.

### **BAYLANDS PUBLIC SPACE DISCUSSION**

Chairperson Almeida invited Community Development Director Prince to address the Commission.

Community Development Director Prince noted that the City Council has requested the PB&R Commission's input on planning the open space at the Baylands. He introduced the City's consultant Peter Dangermond, and his associate, Joanna Ross, of The Dangermond Group, and gave a brief description of Mr. Dangermond's background.

Mr. Dangermond said his firm focuses on three main areas of work: park master planning, park system plans and trails, and land preservation. He noted that all three areas come into play with respect to the Baylands. He observed that parks and open space represent key tangible assets and focal points for the community.

Mr. Dangermond indicated that his work in developing an open space master plan for the Baylands will build on information and ideas from past meetings and public workshops. He said he would also be meeting with the Planning Commission and the Open Space and Ecology Committee to gather their input. He noted that the purpose of this first stage of open space

**BAYLANDS PUBLIC SPACE DISCUSSION (cont.)**

planning is to determine the kinds of open space and recreational uses at the Baylands and then specific locations can be considered.

Mr. Dangermond showed a map of the Baylands site and pointed out its main features. He said Brisbane has already defined a vision for the Baylands development, and the primary concepts include sustainability and green development, extensive open space, and a mix of active and passive uses. He noted that the guiding principles reflect the community's consensus that most of the area south of Visitacion Creek should be left open and natural, sustainability should be the foundation for the open space at the Baylands, the wetlands areas along the creek and the lagoon should be restored, the development should provide a balance between community amenities and regional attractions, and the Baylands should be connected via pedestrian, bicycle, and enhanced vehicle routes.

Mr. Dangermond indicated that the primary features and opportunities presented by the Baylands are its historic structures, Visitacion Creek, the lagoon, and the Bay Trail. He observed that the site also has a number of constraints and challenges, such as freeway noise, wind, separation from the rest of the community, the lagoon shoreline, and the areas of contamination and differential settlement.

Mr. Dangermond said the first part of the planning process entails gathering information on five major issues: technical concerns, environmental issues, aesthetics, social issues, and financing. He emphasized the need to address all five areas in a comprehensive and integrated manner in order to ensure the success of the development. He noted that although Brisbane is sheltered by the surrounding mountains, the Baylands development will have a regional impact, so connections with neighboring communities also need to be considered in the planning process.

Mr. Dangermond observed that the problems and challenges of the Baylands site also present opportunities for creativity and innovation. He noted that when the high-speed railway is operating, the tracks and fences will divide the Baylands into two distinct parts. He suggested building mounds and berms to screen the transportation corridor and the tank farm from the development. He talked about rerouting the road connections to enhance views and link the Baylands with the rest of Brisbane. He also recommended thinking about the most appropriate kinds of uses for the areas subject to contamination and differential settlement.

Mr. Dangermond presented a slide showing the existing habitat areas and the natural areas that could be expanded and restored. He showed a conceptual diagram of different kinds of uses that could be considered for the open space in various parts of the Baylands. He noted that the community's vision of sustainability and green building could be reflected in a visible public focal point near the freeway.

Mr. Dangermond discussed ideas for circulation and connectivity. He suggested bicycle and

**BAYLANDS PUBLIC SPACE DISCUSSION (cont.)**

pedestrian paths between the developed areas and the transit hub, connections with Brisbane's industrial area and Bay Trail, and links with the trails on San Bruno Mountain.

Mr. Dangermond displayed a list of ideas for open space and recreational uses that were identified at previous meetings. He said the items were grouped in terms of active uses likely to generate revenues, specialized and youth-oriented active uses, less active adult-oriented uses, team sports, cultural and educational facilities, trail-oriented uses, water-oriented uses, typical park facilities, and habitat. He displayed a diagram showing the scale of the different uses and potential sites in the Baylands where they could be located.

Mr. Dangermond welcomed feedback from the Commission and members of the public. He encouraged the Commission to identify priority uses and think about what mixes of uses would be best to serve both residents and visitors.

Chairperson Almeida invited comments from the Commission.

Commissioner De La Torre said he considered Group 8 uses the most beneficial.

Commissioner Waters noted that most people in the community want to see a considerable amount of open space with walking and biking trails, consistent with the results of the community survey. He recommended exploring sustainability issues, water reclamation, and alternative power generation.

Mr. Dangermond pointed out possible walking and biking trails and connections with Brisbane, Visitacion Valley, and San Bruno Mountain. Commissioner Waters noted that building trails up and over the railroad tracks will be challenging. Mr. Dangermond suggested making an elevated trail crossing a condition of approval.

Commissioner Waters asked what areas are subject to differential settlement. Mr. Dangermond suggested that the area between the lagoon and the freeway might be a good location for a soccer field and a community park rather than buildings. He said another possibility might be a sports complex with a golf driving range, tennis courts, and fields. Commissioner Waters observed that these areas might be well suited for a bicycle course, an idea discussed by the City Council at its February 2 meeting.

Commissioner Waters asked if the buildings could incorporate entertainment facilities like museums and theaters. Community Development Director Prince said a retail-entertainment district in the northeast corner of the site is one of the possibilities being considered.

Commissioner Marmion asked if the historic buildings such as the roundhouse and packing house would be retained or demolished. Mr. Dangermond responded that the developer is

**BAYLANDS PUBLIC SPACE DISCUSSION (cont.)**

talking about keeping the Schlage Lock office building. He noted that it might be possible to convert the railroad roundhouse and adjacent charcoal building to a public facility. Principal Planner Swiecki clarified that both the roundhouse and the charcoal building are designated for retention and rehabilitation.

Commissioner Bologoff asked where a gymnasium would fit. Mr. Dangermond responded that the location and size of facility will depend on whether it serves just local residents or whether it would be operated by a private company as a profit-making enterprise. He talked about a recreation complex he visited in an office park near Chicago. Commissioner Bologoff noted that employees of local businesses often play basketball during their lunch breaks, and she recommended including facilities like basketball courts near the office buildings.

Chairperson Almeida said she liked the idea of establishing a visible focal point to represent Brisbane and attract visitors. She expressed support for having walking and bicycle trails, a climbing wall for kids, and a balance of active and passive recreational uses, and possibly a dog park.

Commissioner Bologoff added that she also liked the idea of a focal point.

Commissioner Waters recommended providing public gathering spaces throughout the development. Mr. Dangermond agreed, and noted that the site has great views and natural beauty that people should be able to enjoy. He mentioned a small deli in the Sierra foothills that has become a popular gathering spot for people in the community.

Commissioner Marmion advocated incorporating picnic areas, connected bike and walking paths, restoring the wetlands on the south shoreline of the lagoon, landscaping with trees and native grasses, some public amenities like restrooms and drinking fountains, public art, a play area for kids, and a dog park. She noted that paddleboats might be an appropriate active use for the lagoon itself. She emphasized the importance of preserving bird habitat.

Commissioner Waters observed that the area needs a good-size soccer field. He recommended having the facility surrounded by trails and other attractions to entertain spectators.

Mr. Dangermond advised that it might be difficult to establish a tidal wetlands area near the creek and lagoon because of the debris and rip-rap currently lining the watercourses and the limited volume of water during the non-rainy season. He noted that it might be possible to create a freshwater wetlands area between the development and the Bay to function as a bioremediation measure.

Chairperson Almeida invited comments from members of the audience.

**BAYLANDS PUBLIC SPACE DISCUSSION (cont.)**

Beth Grossman, Brisbane, expressed hope that the existing nature and history of the Baylands will be reflected in the development. She said Brisbane has an opportunity to capitalize on some of the unique historical structures like the roundhouse as a focal point, and the arts are one of the best ways to create a sense of identity and place.

Ms. Grossman indicated that she submitted a proposal to the City Council in 2004 about using the Baylands as an educational model for how to reclaim, restore, and remediate contaminated land. She recommended approaching green technology companies and monitoring the land to make sure it is safe for human activities.

Ms. Grossman suggested building an environmental conference center and environmental art museum. Because the star is the symbol of Brisbane, she advocated creating a star-shaped land form with street layouts and paths.

Ms. Grossman urged the City to engage in brainstorming sessions with artists to ensure that art is incorporated and considered early in the planning process.

Michele Salmon expressed support for Ms. Grossman's ideas. She emphasized the need to protect the wild and natural space at the Baylands, the wetlands, and the interface with San Bruno Mountain and the environment. She observed that the list of ideas seems to include many sports-related and active uses. Ms. Salmon said she liked the idea of an environmental art museum and environmental learning center. She talked about a sculpture garden she visited near Hakone, Japan, and suggested using public art to attract people to the open space.

Ms. Salmon observed that San Francisco's Academy of Sciences and De Young Museum in Golden Gate Park are attracting many visitors, bringing much-needed revenues to the city. She recommended establishing the Baylands as a center for environmental science and art. She added that Brisbane has an excellent opportunity to show the world what can be done with a large brown-earth development.

Dan Schneider advocated incorporating bicycle trails and courses in the Baylands development. He noted that these uses would provide recreation opportunities for children and adults while helping to preserve native habitat from the creek to the lagoon. He expressed support for using mounds to separate and screen different sections of the site. He said bicycle skills development areas are facilities that require relatively small spaces. Mr. Schneider noted that dog parks, bicycle pockets, and multi-use trails can be integrated and connected, leaving areas of contiguous open space habitat to provide wildlife corridors. He offered to provide additional information about these possibilities.

Clara Johnson, Brisbane resident, said she was impressed with the overall conceptual plan presented by Mr. Dangermond and thought his ideas were consistent with the wishes of the

**BAYLANDS PUBLIC SPACE DISCUSSION (cont.)**

community. She expressed support for having an environmental art museum and a performance center. She recommended using the open space and habitat as the dominant planning pattern for the Baylands, with the buildings fitting into that context rather than the other way around.

Ms. Johnson advocated exploring use of green technology to control energy usage in the buildings. She agreed with Ms. Grossman that Brisbane has a wonderful opportunity to create a model of what can be done.

Dana Dillworth, Brisbane, expressed concern about rushing to fill the open space at the Baylands. She recommended putting recreational uses throughout the Baylands instead of in just one area. She emphasized the need to make sure the recreational uses are compatible with the habitat and environment, and she stressed the need to balance these issues.

Tom Heinz, Brisbane resident, agreed with Ms. Dillworth that there was no need to fill up all the open space at the Baylands. He said people need open space for informal activities as well as organized uses. He noted the tidal flats near Emeryville used to be filled with wooden sculptures, and he distributed pictures of a sculpture garden near Santa Fe, New Mexico. He recommended keeping much of the Baylands open and natural.

Chairperson Almeida thanked the members of the public for their comments.

Mr. Dangermond welcomed input regarding governance and financing issues. He encouraged the Commission to think about whether the development would be run by the City, a non-profit corporation, a private entity, or some combination of these possibilities.

Commissioner Bologoff expressed her preference for having the City own and control the facilities.

Commissioner Waters noted the Commission had talked about partnering with a non-profit entity like the YMCA to run a gymnasium. He observed that having another entity operate facilities would reduce the City's costs. He agreed with Commissioner Bologoff that the City should own the facilities.

Commissioner Waters commented that non-profit groups might be interested in converting the historic roundhouse into a railroad museum, and facilities like an environmental museum or art museum might also be good candidates for outside entities.

Commissioner Marmion observed that any trails and recreational facilities at the Baylands will need parking areas, and she emphasized the need to take this into account when planning the development.

**BAYLANDS PUBLIC SPACE DISCUSSION (cont.)**

Mr. Dangermond said the City also needs to consider issues of legal liability for taking on management responsibilities. Commissioner Waters asked about the possibility of land trusts to manage the open space. Mr. Dangermond noted that non-profit entities and governmental agencies need to have sufficient income streams to pay for operating costs. He said some developers are willing to establish endowments for these purposes. He encouraged the City to explore various options.

Mr. Dangermond thanked the Commission and members of the public for their input.

Commissioner Waters expressed support for Ms. Grossman's idea about involving artists in the planning process. He proposed holding a workshop to obtain input from local artists, and other commissioners agreed.

Parks and Recreation Director Skeels noted that the Commission can continue discussing open space planning for the Baylands at its February 18 meeting and provide additional feedback to Mr. Dangermond for his report. Commissioners agreed to revisit this topic at the February 18 meeting.

**OLD BUSINESS**

None.

**NEW BUSINESS**

None.

**REPORTS**

**Chairperson**

None.

**Subcommittees**

**Recreational Facilities**

Parks and Recreation Director Skeels recommended that the Recreational Facilities Subcommittee schedule a meeting within the next couple weeks. He said he would contact Commissioners Marmion and Waters after the meeting to arrange a date and time.