

Swiecki, John

From:**Sent:** Friday, November 08, 2013 9:08 PM**To:** Scharfman, Jonathan**Cc:** Swiecki, John; Raymond Miller; Lentz, Cliff <at> gmail; Terry OConnell; Conway, Clarke; Liu, Lori**Subject:** NOV 8, 2013 RE: Draft EIR Comments

Hi Jonathan:

I imagine some of my concerns, if not all may be answered by the DEIR, which I have not yet completed studying. My concerns are based on both long personal experience as a person who grew up in Visitacion Valley where the San Bruno Mt. was a constant presence that had the power to stir our young imaginations and draw us to climb it. I've learned that all developments no matter how good or bad, were all the product of professional designers, and that leads me to clearly understand the inherent conflicts that exist between pure profit, and the legacy of vision: ie: the Eiffel Tower, and Golden Gate Park vs. filling in the bay and building ugly boxes. Building the Transamerica Pyramid and the Embarcadero Ctr. compared with the massive China Basin complex and its new cousins in the box world of Mission Bay. The opportunity to build anything on 660 acres in most highly populated urban areas is uncommon. Let's not blow it by thinking conventionally, small, and short sighted. UPC could be courting the Golden State Warriors to ditch their pier plans for an even better stadium shops and hotels complex in Brisbane right at the Cal-Train station - create your transit hub around that! Then Brisbane could receive the year round tax revenues from all of the other events that used to book into the Cow Palace. Of course in order to do any of this you have to think like a Donald Trump or Mark Cuban and the Sharks on TV.

- 1> I share the "think BIG" ability and philosophy of UPC even though I'm not a multi billionaire developer.
- 2> I fully support government shifting the tax structure as a means of encouraging what it knows will be positive environmental, economic, and social development.
- 3> Though the currently UPC owned properties in S.F. and Brisbane may generate some income to the state, I don't think they generate much income for the Cities: I see nothing about that on the Bayland's website. Can you advise me on that?
- 4> As one who grew up only a long stone's throw from the S.P. rail yard, it's hard to believe that what we always knew as the S.F. Dump (not the Brisbane landfill) has been closed for 46 years! Harder still to imagine that pollutants have made those areas so toxic that they require extensive clean-up. The wildlife that enjoyed living there up until UPC began grading operations some years ago, was thriving. So much so that it seems many of those inhabitants found their way up the hill to Viewpoint At The Ridge: coyote, raccoon, skunk, jack rabbits, and opossum.

Land and water pollution may not impact those species as much as it would humans who live many

more years? What does the science tell us?

5> You can't find a bigger safety advocate than me as Brisbane's best insurance broker. However, as a resident of a home overlooking the Baylands, I'm not pleased by the piercing back-up beepers of trucks and other equipment pushing dirt, or the sound of rock crushers and conveyors etc. Those noises, and the night time work lights are even less appreciated when I come home after dark to find them still working. I've called the BPD twice in about the past six weeks or so. I would've contacted you instead if I had known the permit was held by UPC, and not the tenant contractor. I don't know what the need or justification for them working until 11:00pm may be, but for all anyone knows, they could be burying murder victims out there, and no one would ever know!

I hope you have the power, and agree to put a stop to the work outside of normal business hours. I'd like to know what the current permit allows.

The BPD tell me they do not have a key to access that work area, and that would seem to be something you and the contractor would want them to have in order to respond to a potential theft of construction equipment, and emergency entry in case of a on the job injury.

I'm surprised the BPD and BFD have not already included that as a permit requirement since they would be the normal first responders.

6> I've put off reviewing the DEIR and site proposals closely until now, understanding that the process would be many years long, and go through many substantive changes. Now that the public comment period is set to close, I've begun studying closely. These are my thoughts so far:

a) The UPC and Brisbane Baylands websites are nothing more than the typical minimalist professional sales jobs.

I'm sure that UPC is capable of producing far higher quality information (which may indeed be found in the DEIR - I'll let you know soon).

b) The artist's renderings appear to be very selectively chosen to highlight what UPC views as positive key selling points to the community's diverse members, while cutting out, obscuring due to perspective, or airbrushing out items that may be more controversial i.e.: the Tunnel Bridge, the entry to Kinder- Morgan's facility, and the Machinery & Equip. Co. facility.

c) None of the various maps or renderings shown attempt to allow the viewer to see the whole project and zoom in on aspects of it as people are now commonly used to being able to do via Google Earth. Perspective is a critical factor applied to at least the aesthetic considerations noted in the DEIR.

A failure to provide people a clear understanding of building heights, and positions relative to existing landmarks, as well as the new construction proposed around them makes critical judgment impractical at best.

d) The housing component of the proposal will not fly. Whether due to sound logic, totally unjustified fear, or the practical knowledge that housing is a net drain on community resources as opposed to businesses which generate dramatic local tax revenue, everyone would be better served if UPC

chose to work with Brisbane and San Francisco to craft a plan better designed to satisfy the needs of all parties: allowing San Francisco to build the high density low to moderate income housing it so badly needs, while allowing UPC to develop the Bayshore corridor to the existing industrial park on Industrial Way for retail and office space that would set a new standard, and help both cities.

e) Some of the more fantastic things done in Dubai, and Hong Kong would not be allowed here, but other equally magnificent creations could be:

Imagine anyone who would say San Francisco should not have built Golden Gate Park.

Imagine anyone who would say Carmel should not have built Pebble Beach.

Imagine the wealthiest people on the planet flying in to play the world's best golf course in Brisbane! Far too expensive for most locals, but they

would all be able to stay in it's hotels, purchase from it's shops, and enjoys it's world class restaurants. Even though a public casino was shot down

for the Sierra Pt. proposed hotel project (due I think to concerns for traffic and crime), a private members only casino could be like Monte Carlo,

and assure Brisbane of major tax revenue that are proven sustainable. Surrounding these private facilities with high quality public park spaces would

then create a permanent open space buffet similar to what we have now, but far more attractive.

f) Energy. Everyone likes the idea of free wind and solar power until you show them what it looks like across from their house. NIMBY is the common

acronym used to blame people for not wanting someone else's great idea to damage the neighborhood they already enjoy living in .

Wind: The freight train winds that roar through Visitacion Valley almost every day like clock work argue for wind mills. The non traditional type appear

more like modern art than the old propeller blades that kill birds and take up so much space while being ugly as sin and expensive to maintain. Maybe

that's an option?

Geothermal wells could be placed in many areas where the above ground apparatus could be essentially hidden by trees. Chevron has all of the technological abilities to pursue this idea.

Solar on every roof top: sounds great, look terrible. What's the impact of all of those panels reflecting glaring light that we don't want into out homes?

And why would anyone recommend placing a solar power plant next to the Kinder-Morgan facilities which present a major catastrophic explosion hazard? Move them Bayside, and we'd barely notice them.

g) Buy-offs:

1> Wet lands - man has never successfully created any habitat on this planet. Remediation has been done successfully, but then if it's going to be

designed by professionals who think Disneyland is natural, it will only be a near miss.

2> Industrial: I guess the current land owners who are not UPC will want to keep their current operations, but none of those are properly presented

in UPC's online renderings. I'd imagine that all but Kinder-Morgan could actually be moved to better locations freeing up more open

space on Tunnel Rd.?

3> Many of the categories of the colored parcels noted online are too small to read, and in my opinion represent too much in fill rather than more sustainable two or three story higher density similar to a multi occupancy shopping mall or mixed use office complex.

4> High Tech/Bio Tech - why would Brisbane willingly cede firms like Genentech and others to South San Francisco when it can re-zone for them both on the Baylands and in Crocker Industrial Park? As an alternative to freight forwarding warehouses this seems ideal.

5> A new high school: that's more of a Brisbane School Dist issue as another stake holder than it is a matter for the City planner, however, again, who in their right mind would suggest placing a school and it's associated athletic facilities in close proximity to (?) 1M gallons of liquid fuel which is normally up-wind! A better idea would've been to take over the warehouse located next to the Chevron station on Bayshore for a new San Francisco High School that would better serve the needs of a large portion of Visitation Valley, the small section of Daly City near Geneva, and all of Brisbane, and that would create no burden on Brisbane or the Brisbane School Dist.

h) Historic Landmarks - I call them Ourstoric to be all inclusive.

1> I'm not sure how many there actually are other than the one that's already been thorough trashed - the round house. The rendering makes the round house look like a visitor center primarily aimed at being a railroad themed tourist restaurant rather than a real tourist attraction as a working railroad museum. I understand this would be a multi million dollar project, yet the Steinhart and DeYoung Museums prove that bigger things can be done where there is vision to appreciate their value.

At present the closest railroad museum is GGRM in Sunol, and then the next is Sacramento which is why I've never been to either one.

Brisbane should've sought out collectors with the deep pockets and love of steam who would raise the money to make this museum happen forty or fifty years ago, but it just wasn't on anyone's list of priorities. This should rightly be the crowning jewel of the Baylands development, not it's most important feature, just one of it's most profitable with the added bonus of preservation. San Francisco brings the tourists, all we need to do is build the attractions, and the profits will follow.

No I would not propose a Disney or Great America theme park any more than a line of car dealerships.

2> Maybe light pollution and noise are both covered well, I need to check the DEIR, but we currently seem to have no enforcement of any standards for lighting at the Recology, Cal-Train or Sierra Pt. Lumber facilities. Where they require security lights, they do not have them shielded to direct the light down, and prevent it from shining up where we do not want to

see it.

The Dark Sky movement seeks to get people to understand the value of not lighting up the night sky like all major cities do. One of the great beauties of small towns like Brisbane is the rare ability to see stars as if you were out camping. There is a priceless value to the quality of life in Brisbane as opposed to San Francisco only one short mile away.

I hope everyone is dedicated to working for wise progress, and never selling out those things we can never replace!

Tony Verreos
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Brisbane