Brisbane Baylands

Planning Commission Deliberations

Appropriate Mix of Uses within the Baylands: Non-Residential

February 25, 2016

Existing General Plan Land Use Designations for the Baylands

- **Trade Commercial** (Baylands, Northeast Bayshore Subareas)
- **Heavy Commercial** (Beatty Subarea)
- **Marsh/Lagoon/Bayfront** (Baylands, Beatty Subareas)

Trade Commercial (Baylands, Northeast Bayshore Subareas)

"*Trade Commercial (TC)* represents a mix of commercial uses including warehouses, distribution facilities, offices, retail uses, restaurants, commercial recreation, personal services, as well as light industrial, research and development, and uses of a similar character. Public and semi-public facilities and educational institutions may be located under this designation. Repair and maintenance services, such as auto body repair shops, may be conditionally permitted in the implementing zoning districts."

Heavy Commercial (Beatty Subarea)

- *"Heavy Commercial (HC)* provides for bulk sales, offices, meeting halls, vehicle storage and equipment maintenance. It also allows outside storage of vehicles and equipment. No materials storage, other than that associated with bulk sales and no processing of materials are permitted."

Marsh/Lagoon/Bayfront (Baylands, Beatty Subareas)

- Baylands: Lagoon, Bayfront
- Beatty: Bayfront

Question for this evening's discussion:

Do the existing General Plan land use descriptions accurately describe the non-residential land uses the Planning Commission would recommend to the City Council for the Baylands?

The potential for residential development within the Baylands will be discussed at the Commission's March 10 meeting.

Remember…

Any decisions reached this evening and throughout deliberations are subject to reconsideration and modification by the Commission in later discussions and prior to the Commission's final recommendation.

Land Uses for Discussion this Evening

- Retail
- Office
- Hotels & Conference Facilities
- Industrial Uses
- Arena & Entertainment Uses
- Recology Resource Recovery
- Renewable Energy Generation
- High Speed Rail Maintenance Yard
- Commercial Recreation
- Schools

Retail

For discussion this evening:

- Should retail use be considered as part of Baylands development?

For discussion at subsequent deliberations:

- Should retail use be scaled to the needs of Brisbane including the Baylands, or have a more regional focus?

Considerations:

- Retail, restaurants, and services specifically included in Sustainability Framework's "web of mutual efficiency."
- Substantial support in community survey.
- Major sales tax generator.

Office

For discussion this evening:

- Should office use be considered as part of Baylands development?

For discussion at subsequent deliberations:

- Development intensity, locations, and building heights.

Considerations:

- Important part of jobs creation discussed in Sustainability Framework.
- Can be a key factor in Baylands sustainability (proximity to transit).
- 57 percent support for office use in the community survey.

Hotels and Convention Facilities

For discussion this evening:

- Should hotel and convention facilities be considered as part of Baylands development?

For discussion at subsequent deliberations:

- Development intensity, location, and building heights.

Considerations:

- Recognized in the Sustainability Framework's "web of mutual efficiency."
- 44 percent support / 53 percent opposition in community survey.
- Major municipal revenue generator.

Industrial Uses

For discussion this evening:

- Should industrial use be considered as part of Baylands development?

For discussion at subsequent deliberations:

- Development intensity and locations.

Considerations:

- Included in Trade Commercial designation and M-1 Zone.
- Prohibited in C-1 Zone (Baylands Subarea).
- 64 percent support R&D; 56 percent opposed to warehouses in community survey.

Arena and Concert Theater

For discussion this evening:

- Should an arena and concert theater be considered as part of Baylands development?

For discussion at subsequent deliberations:

- Size and location(s).

Considerations:

- Market support?
- 58 percent opposed to entertainment venues in community survey.
- Could be major economic generator.

Recology Resource Recovery

For discussion this evening:

- How should Recology be considered as part of Baylands development?

For discussion at subsequent deliberations:

- Recology expansion will have separate planning and environmental review.

Considerations:

- Existing use not included in identification of Heavy Commercial uses.
- Split opinion regarding proposed modernization and expansion in community survey (47 percent support, 49 percent opposed)
- Major municipal income generator.

Renewable Energy Generation

For discussion this evening:

- How should renewable energy generation be considered as part of Baylands development?

For discussion at subsequent deliberations:

- Specific locations and policies for renewable energy generation.

Considerations:

- Key concept in Sustainability Framework.
- Substantial support in community survey.
- Included in all scenarios and also addressed in EIR as part of Renewable Energy Generation Alternative.

High Speed Rail Maintenance Yard

For discussion this evening:

- Should a high speed rail maintenance yard be considered as part of Baylands development?

For discussion at subsequent deliberations:

- Specific locations and size of potential rail maintenance yard.

Considerations:

- No definite decision by the HSR Authority regarding location, size, or operational characteristics; environmental review just beginning.
- Policy framework.
- No CEQA requirement for alternatives analysis of maintenance yard.

Commercial Recreation

For discussion this evening:

- Should commercial recreation be considered as part of Baylands development?

For discussion at subsequent deliberations:

- Potential development intensity and building heights.

Considerations:

- Concept for golf-oriented development presented at hearings is but one of many potential commercial recreation uses.
- Retain identification of potential for commercial recreation use?

Schools

For discussion this evening:

- Should schools be considered as part of Baylands development?

For discussion at subsequent deliberations:

- Specific locations for schools.

Considerations:

- No portions of Baylands meet applicable State standards.
- School district(s) have authority for public schools and can request waiver based on mitigation measures to be implemented.
- No need for City to specifically address public schools.