Brisbane Baylands

Planning Commission Deliberations

Distribution of Land Uses

April 28, 2016

Question for this Evening:

How should land uses be distributed within the Baylands?

Distribution of Land Uses within the Baylands

- The Planning Commission has previously addressed:
  - Basic principles for Baylands development.
  - Land uses that may be appropriate within the Baylands.
- By defining key features to be preserved or recognized within the Baylands, potential development areas can be defined.
- The most appropriate uses for each of these potential development areas can then be addressed.
  - The most appropriate use may be some form of development or open space.

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.

Basic Principles Relevant to Distribution of Land Uses

- Preserve large unbroken blocks of open space that provide for restoration of wetland areas and provide continuity and flow of open space throughout the Baylands.
- Protect key habitat areas.
- Restore the Roundhouse, provide for rail-related and educational uses, and maintain compatible adjacent uses.
- Maintain transit orientation for development, including connectivity between Central Brisbane and the Bayshore Caltrain Station.
- Ensure that the site is safe for the future uses approved for development.

Key Features

- Existing land uses
- Roundhouse
- Environmental protection areas
- Geneva Avenue extension and Candlestick interchange
- Caltrain line
- Lagoon Road alignment
- Transit orientation:
  - ½ mile radius from Caltrain station as the primary TOD area

Key Features

- Existing Land Uses



Key Features

- Existing Land Uses
- Roundhouse



Key Features

- Existing Land Uses
- Roundhouse
- Environmental Protection
  - Brisbane Lagoon



Key Features

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- Roundhouse
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- Roundhouse
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  - Daylighted Creek



Key Features

- Existing Land Uses
- Roundhouse
- Environmental Protection
  - Brisbane Lagoon
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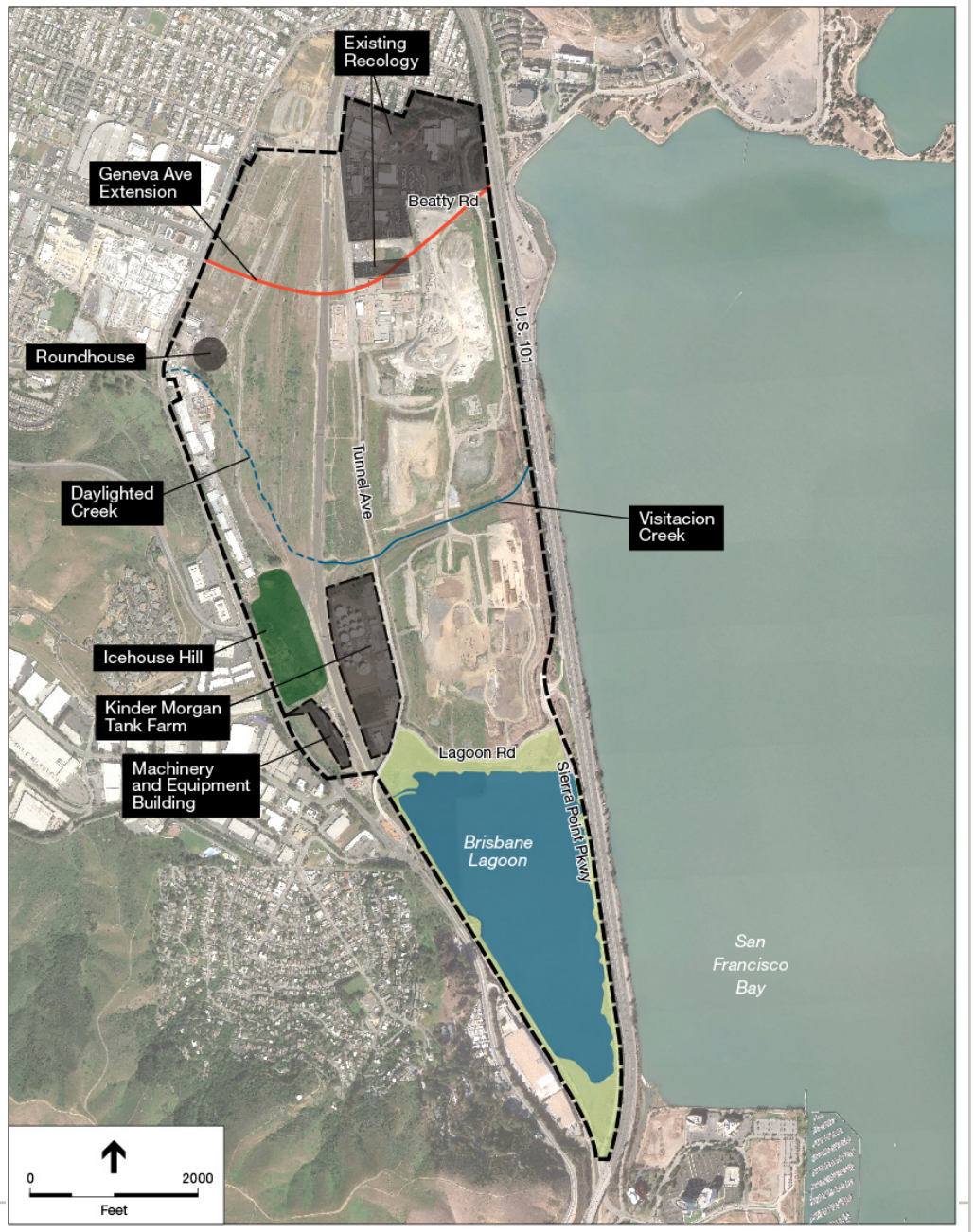
  - Daylighted Creek
- Geneva Avenue Extension



Key Features

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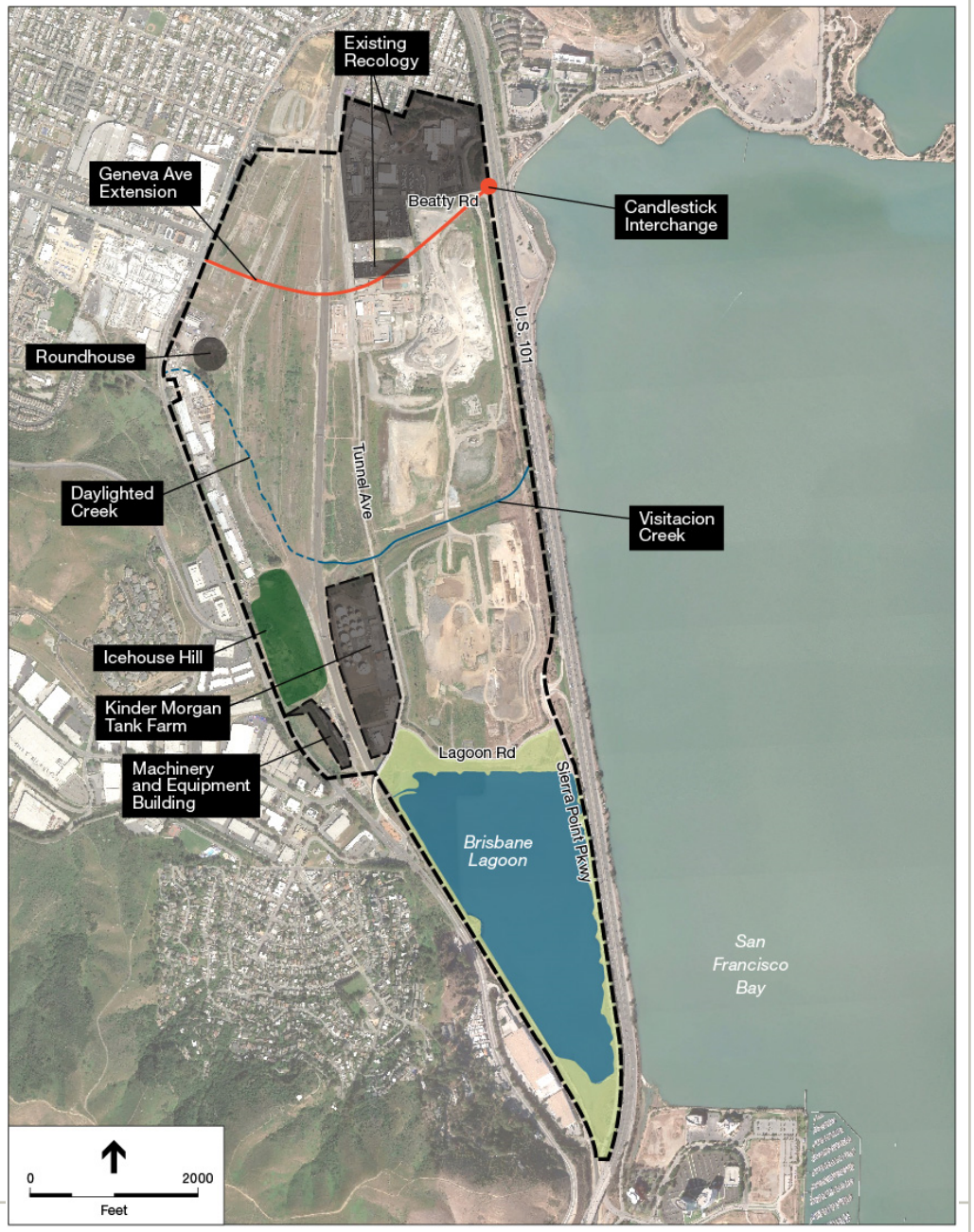
- Roundhouse
- Environmental Protection
  - Brisbane Lagoon
  - Icehouse Hill
  - Daylighted Creek
- Geneva Ave. Extension
- Candlestick Interchange



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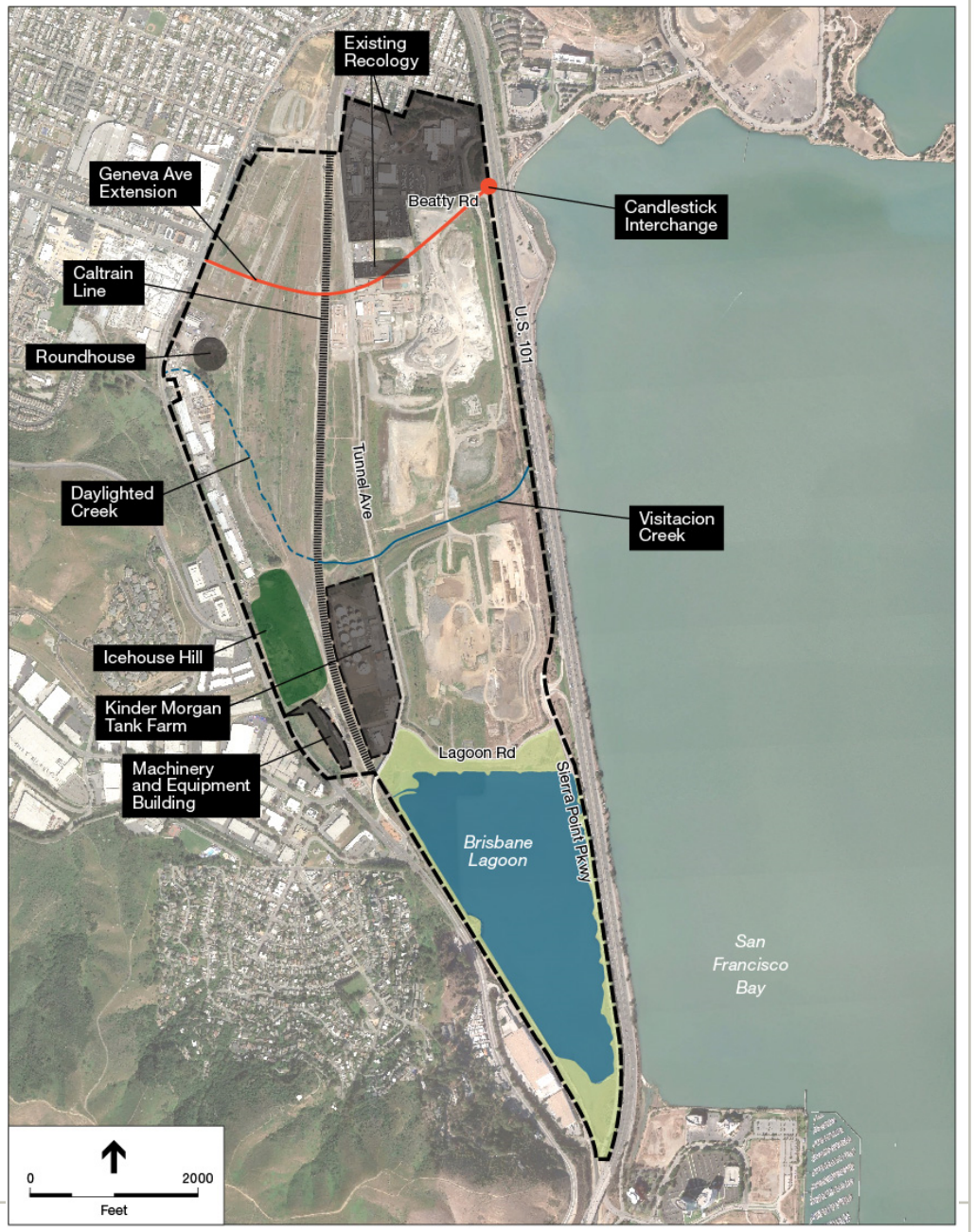

Key Features

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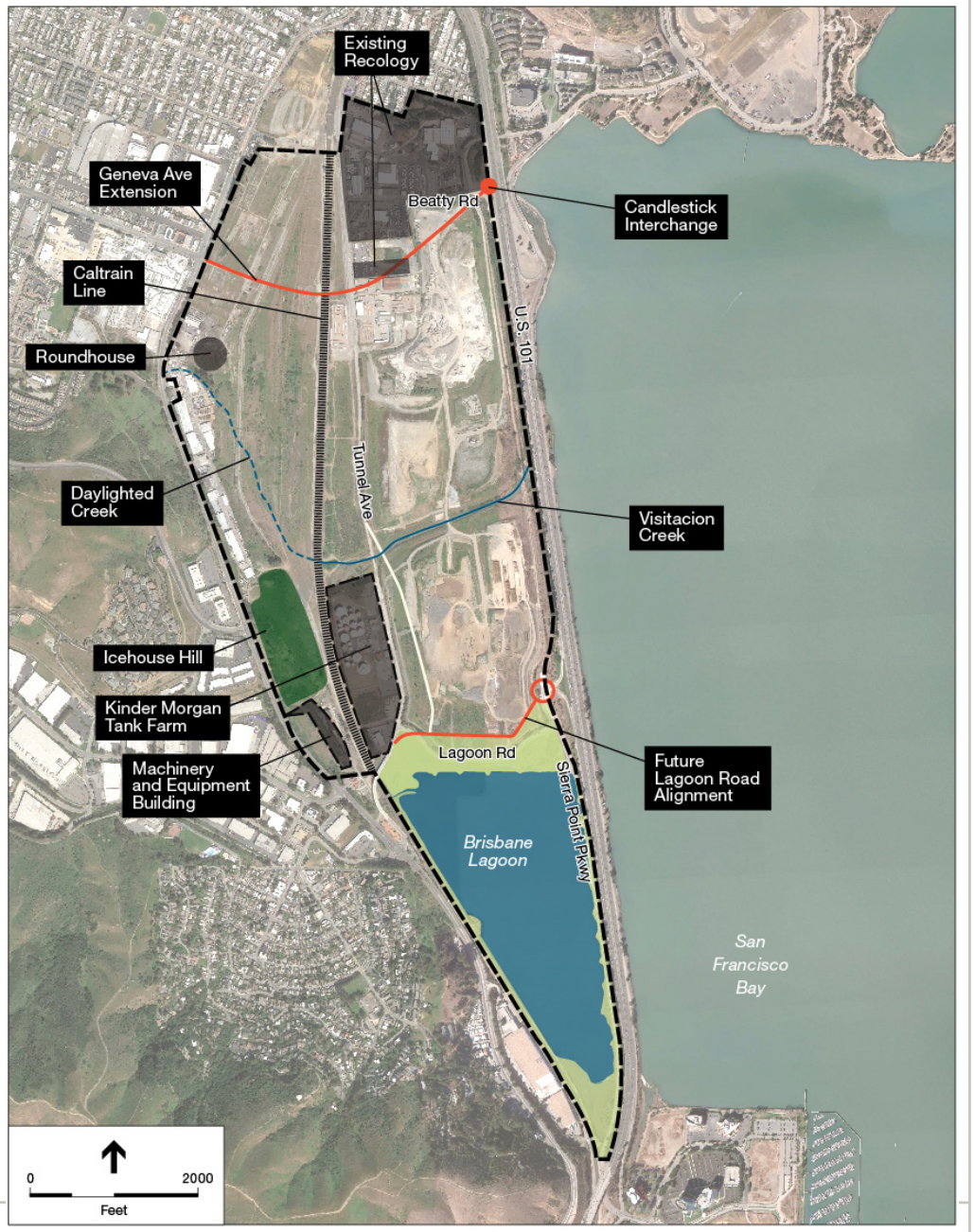
- Lagoon Road Alignment



Key Features

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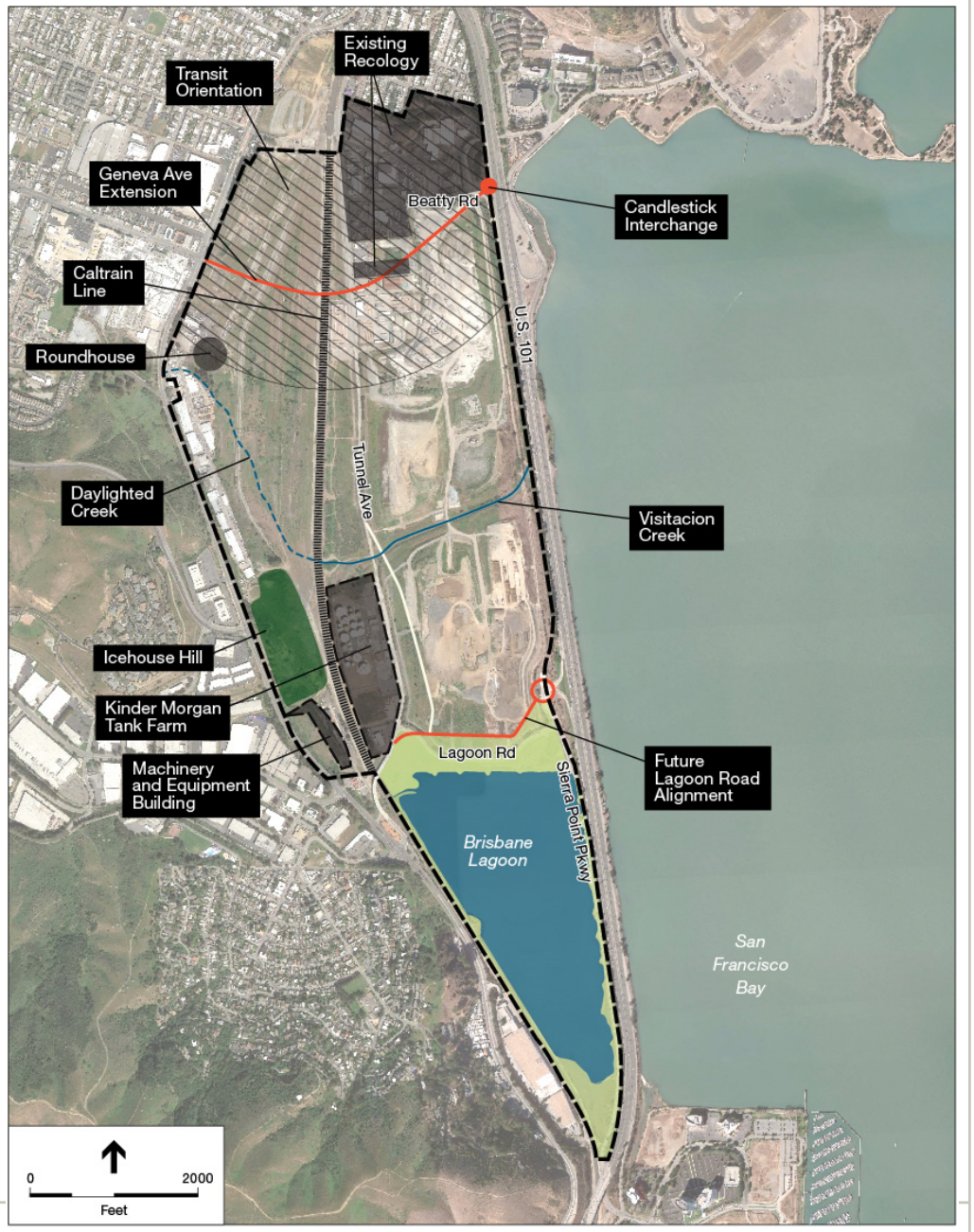
- Lagoon Rd. Alignment
- Transit Orientation



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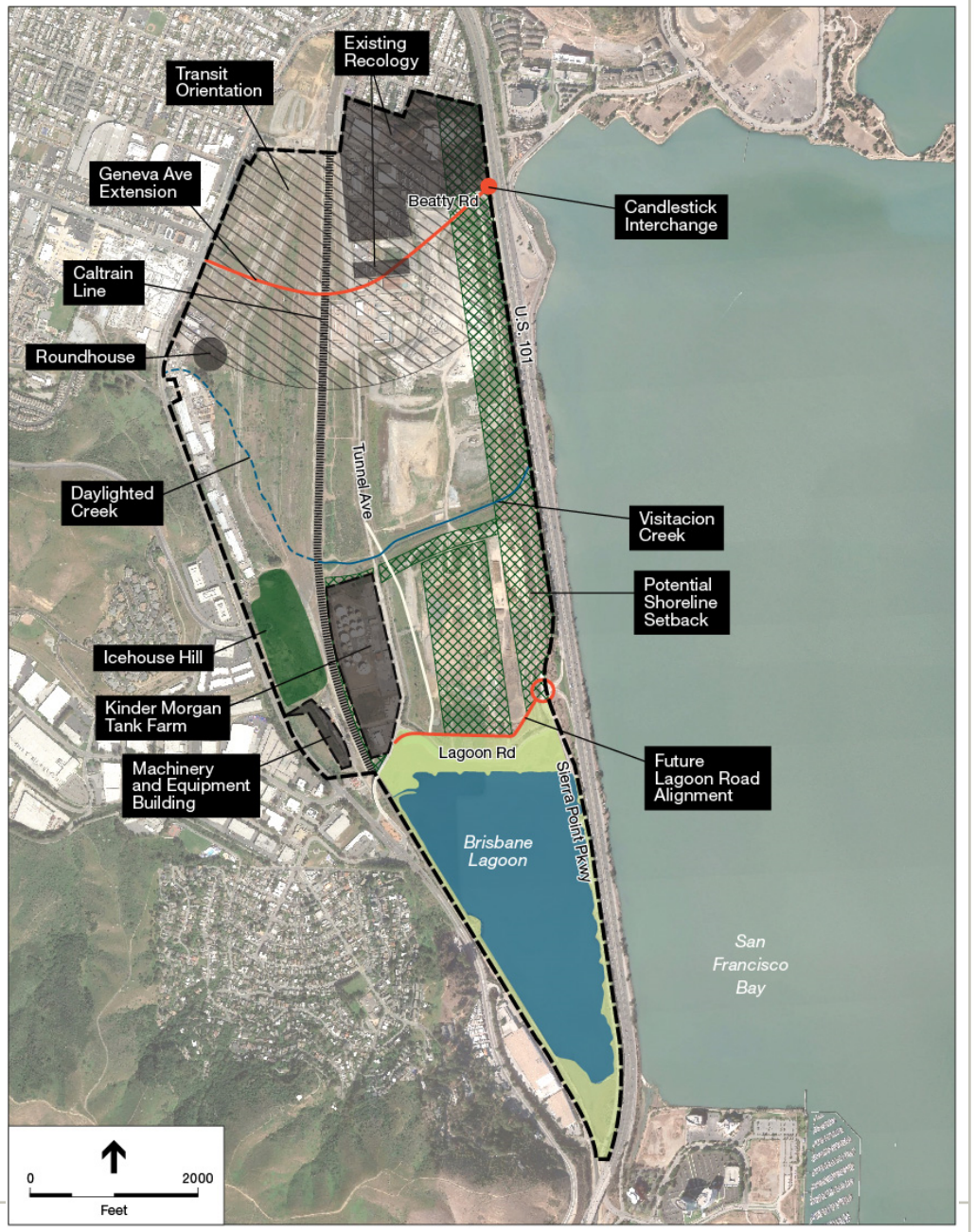
- Transit Orientation
- Potential Open Space Connectivity



Key Features

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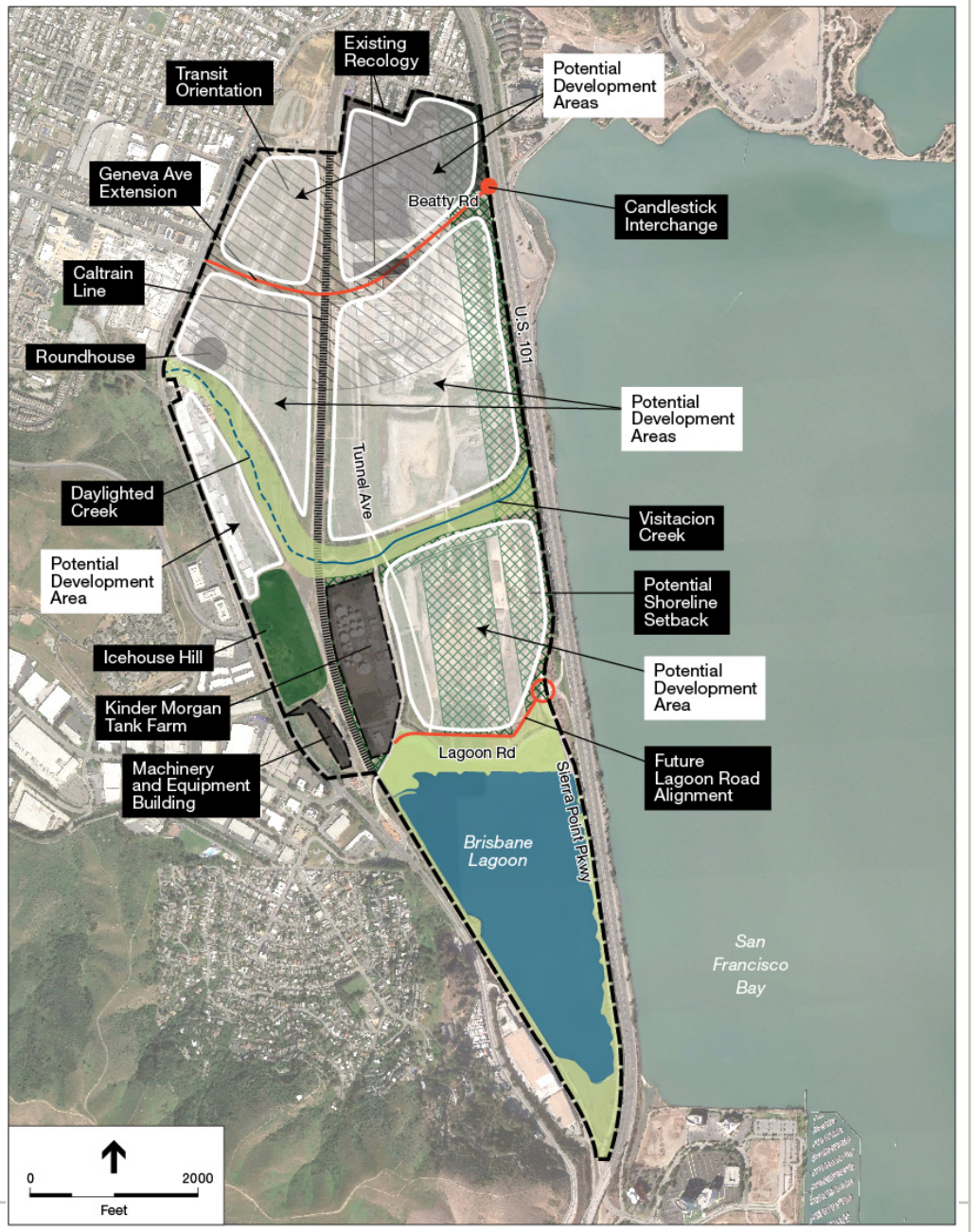
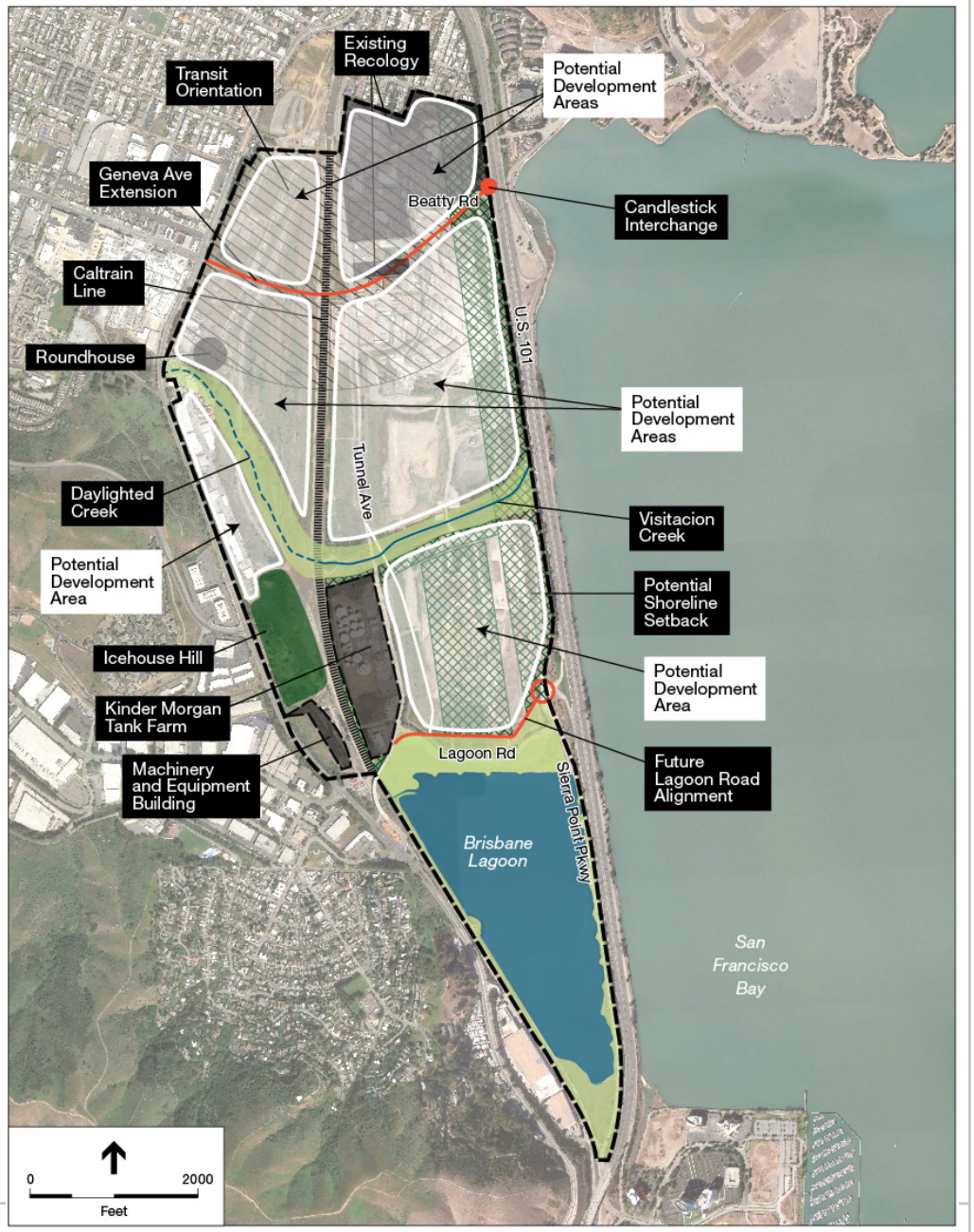


Key Features

Each of the concept plan scenarios and the Renewable Energy Generation Alternative are built around these same key features and potential development areas.

In some cases, these potential development areas are planned for open space.



DSP Concept Plan Scenario

- Existing Land Uses
- Roundhouse
- Environmental Protection
  - Brisbane Lagoon
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- Geneva Avenue Extension
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- Caltrain Line
- ~~Lagoon Road Alignment~~
- Transit Orientation
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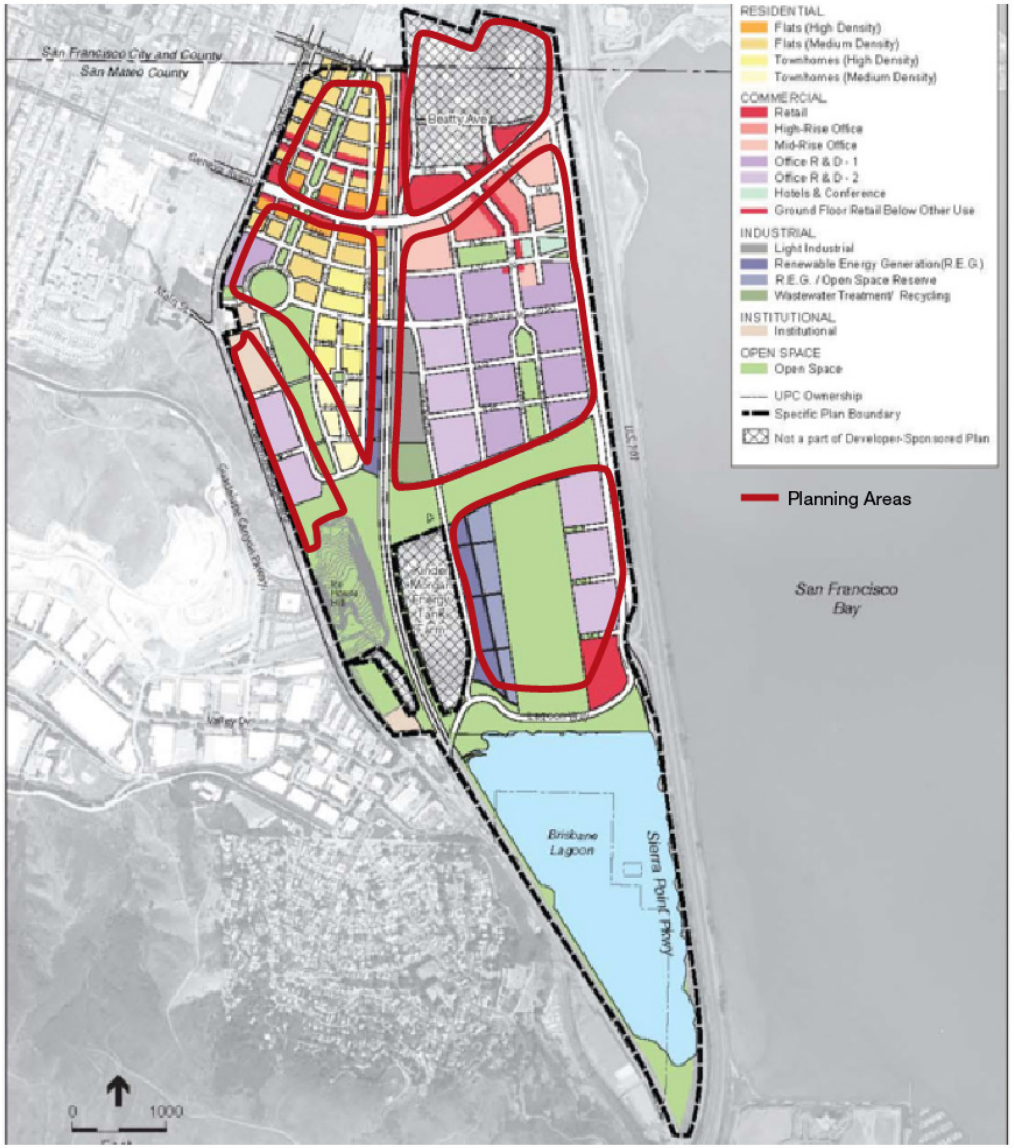
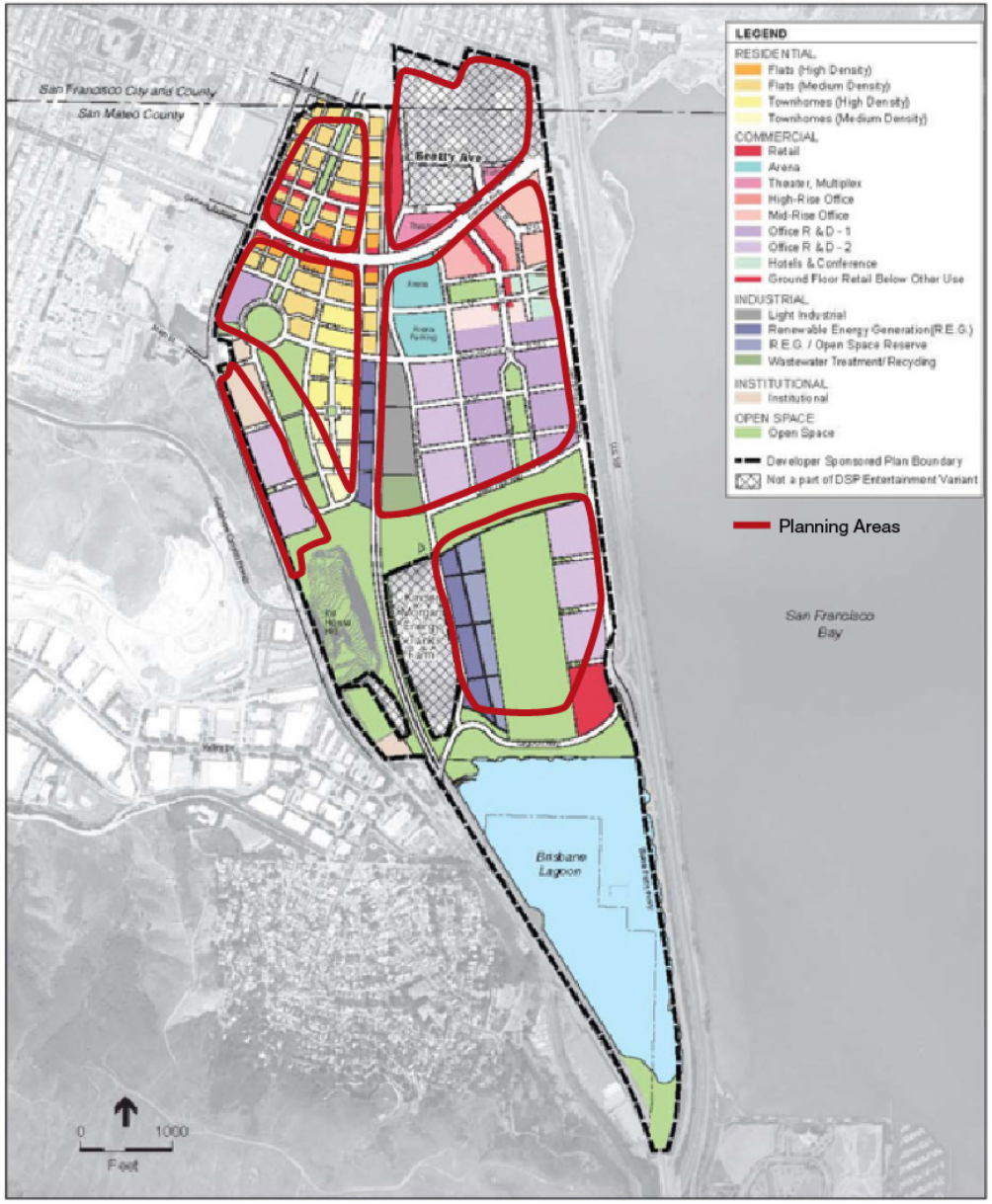


DSP-V Concept Plan Scenario

- Existing Land Uses
- Roundhouse
- Environmental Protection
  - Brisbane Lagoon
  - Icehouse Hill
  - Daylighted Creek
- Geneva Avenue Extension
- Candlestick Interchange
- Caltrain Line
- ~~Lagoon Road Alignment~~
- Transit Orientation
- Potential Open Space Connectivity



CPP Concept Plan Scenario

- Existing Land Uses
- Roundhouse
- Environmental Protection
  - Brisbane Lagoon
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- Lagoon Road Alignment
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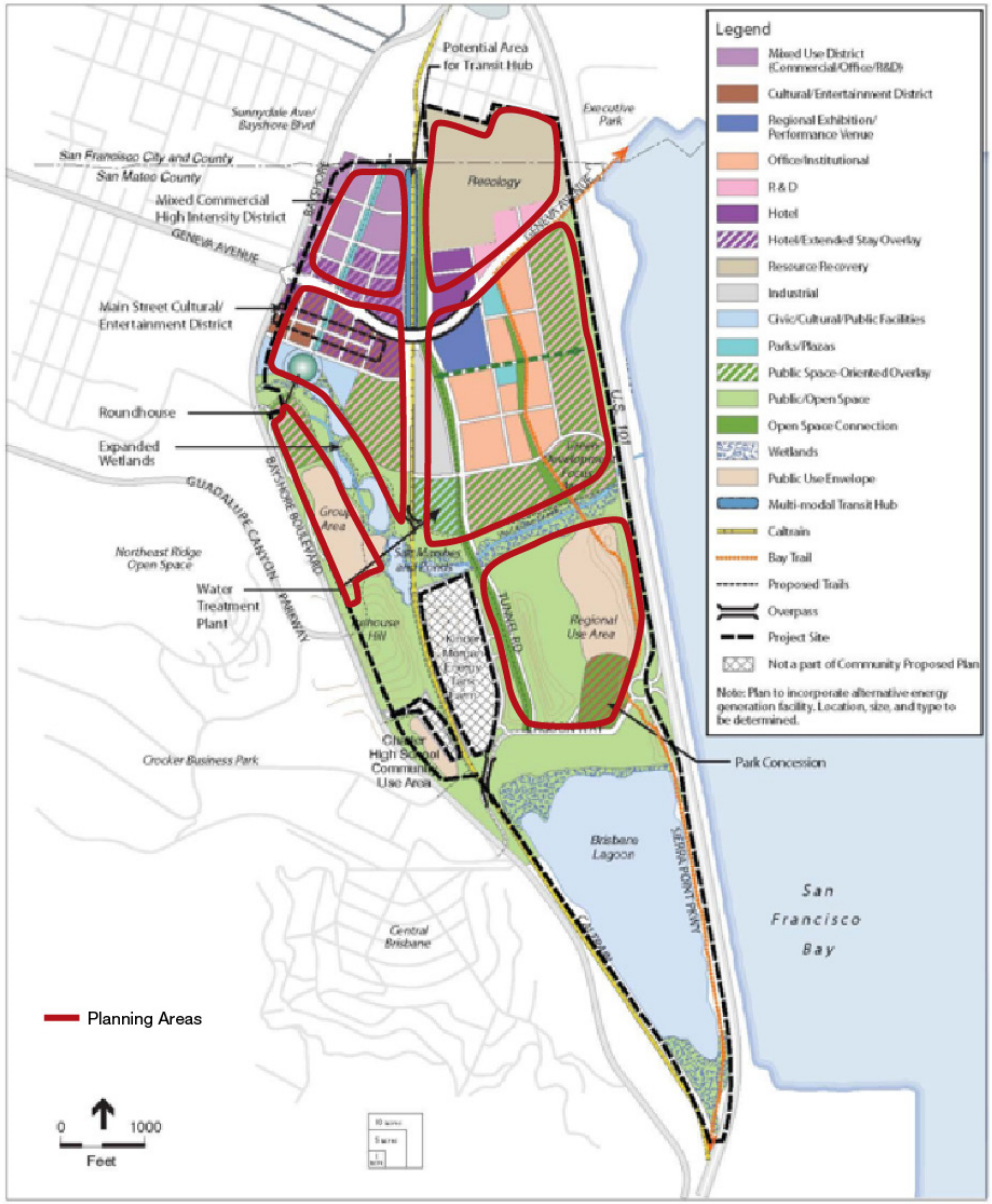
- Potential Open Space Connectivity



CPP-V Concept Plan Scenario

- Existing Land Uses
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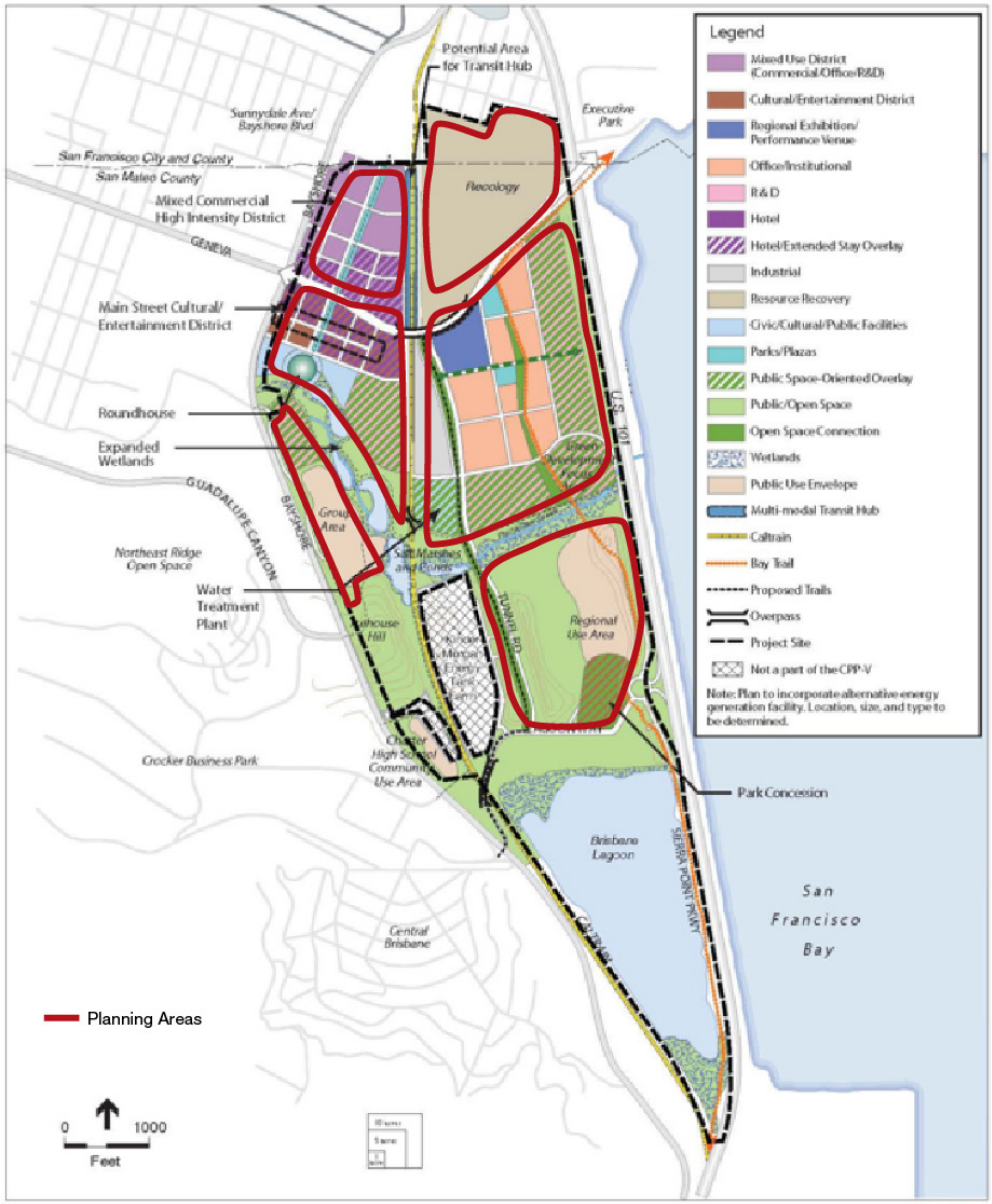

Renewable Energy Generation Alternative

- Existing Land Uses
- Roundhouse
- Environmental Protection
  - Brisbane Lagoon
  - Icehouse Hill
  - Daylighted Creek
- Geneva Avenue Extension
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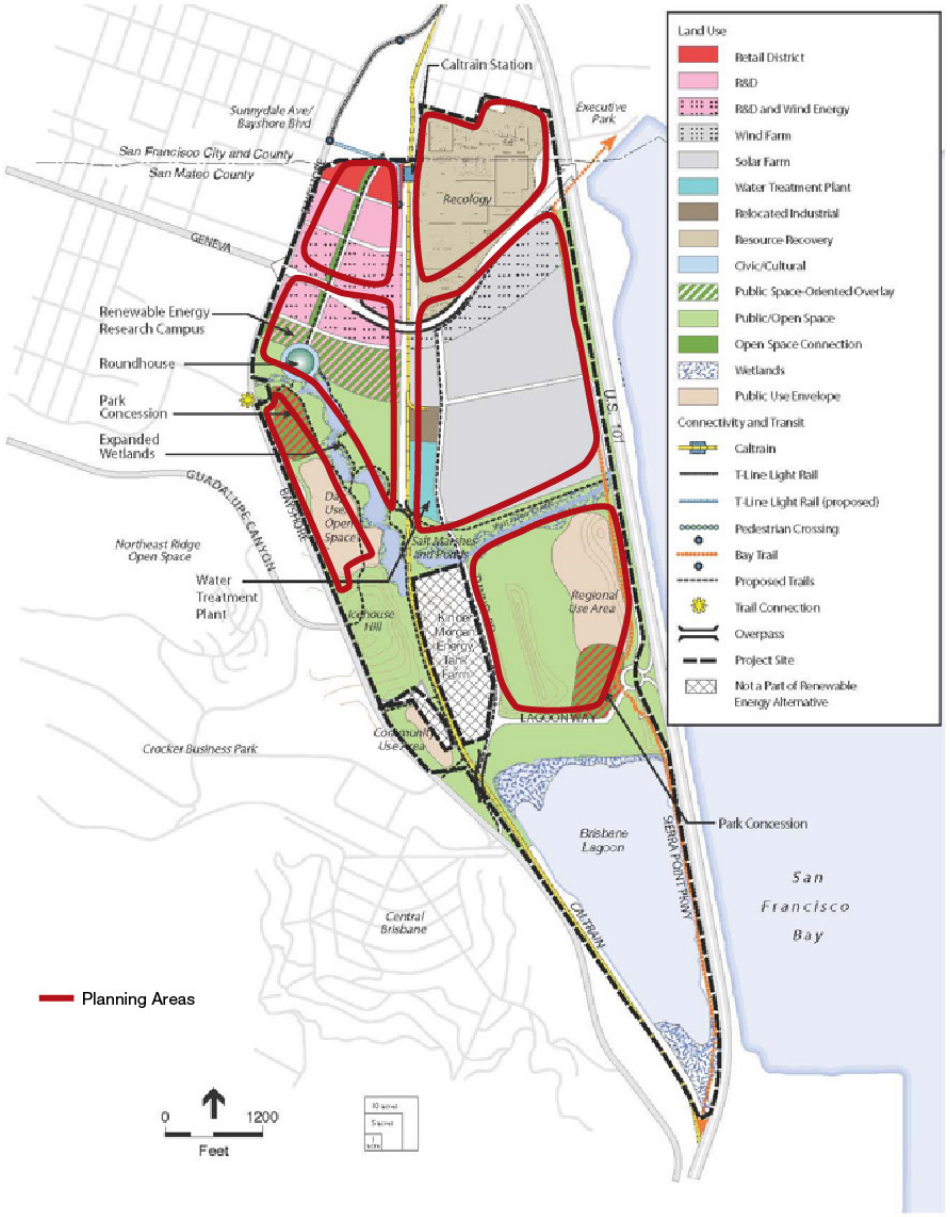
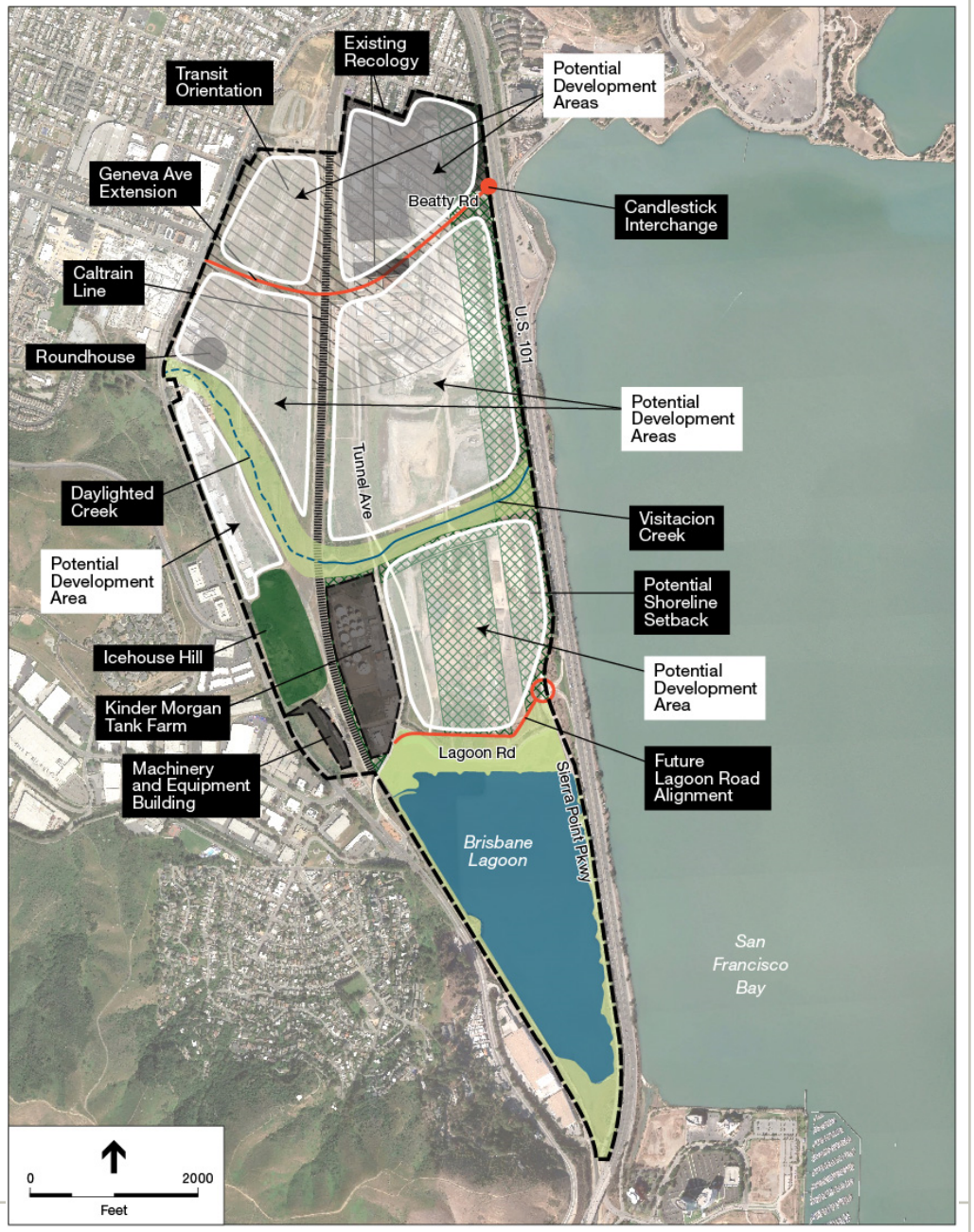
- Transit Orientation
- Potential Open Space Connectivity



Distribution of Land Uses

What type(s) of land uses (development or open space) would be most appropriate for each of these areas?



Potential Baylands Uses

	Single Use Type	Multiple Use Types			
		Commercial Office	Mixed Use	Business Park	Industrial Park
Retail	✓	✓	✓	✓	
Office	✓	✓	✓	✓	
Hotels and Conference Facilities	✓	✓	✓		
Residential	✓		✓		
Light Industrial, R&D	✓			✓	✓
Recology	✓				✓
Renewable Energy Generation	✓				
Commercial Recreation	✓		✓		

Area 1:
North of Geneva
East of Caltrain

Proposed Land Uses

DSP

- Business Park

DSP-V

- Business Park

CPP

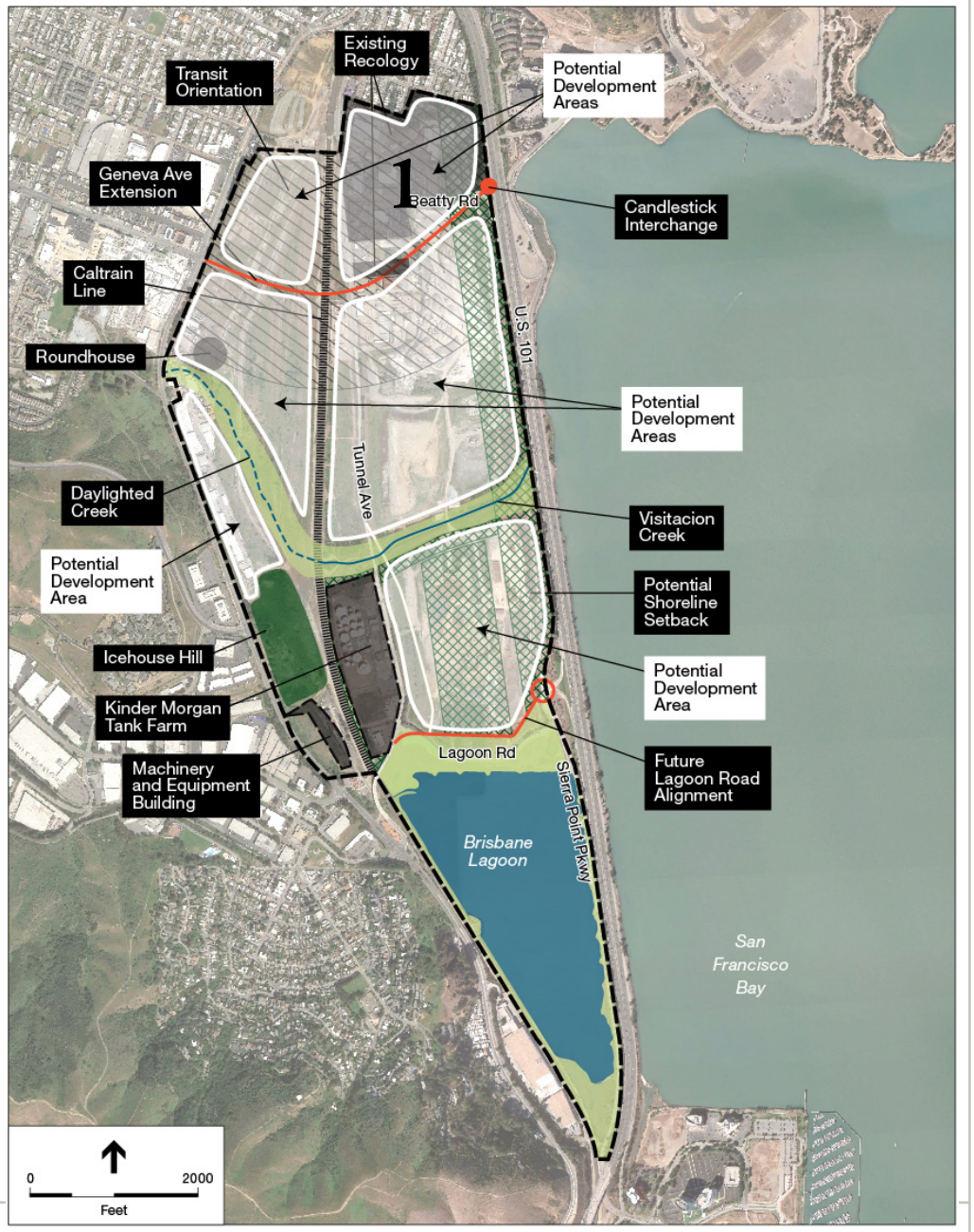
- Hotel/Recology/R&D

CPP-V

- Recology

Renewable Energy

- Recology



Area 2:
Between Geneva & Channel East of Caltrain

Proposed Land Uses

DSP

- Business Park

DSP-V

- Business Park

CPP

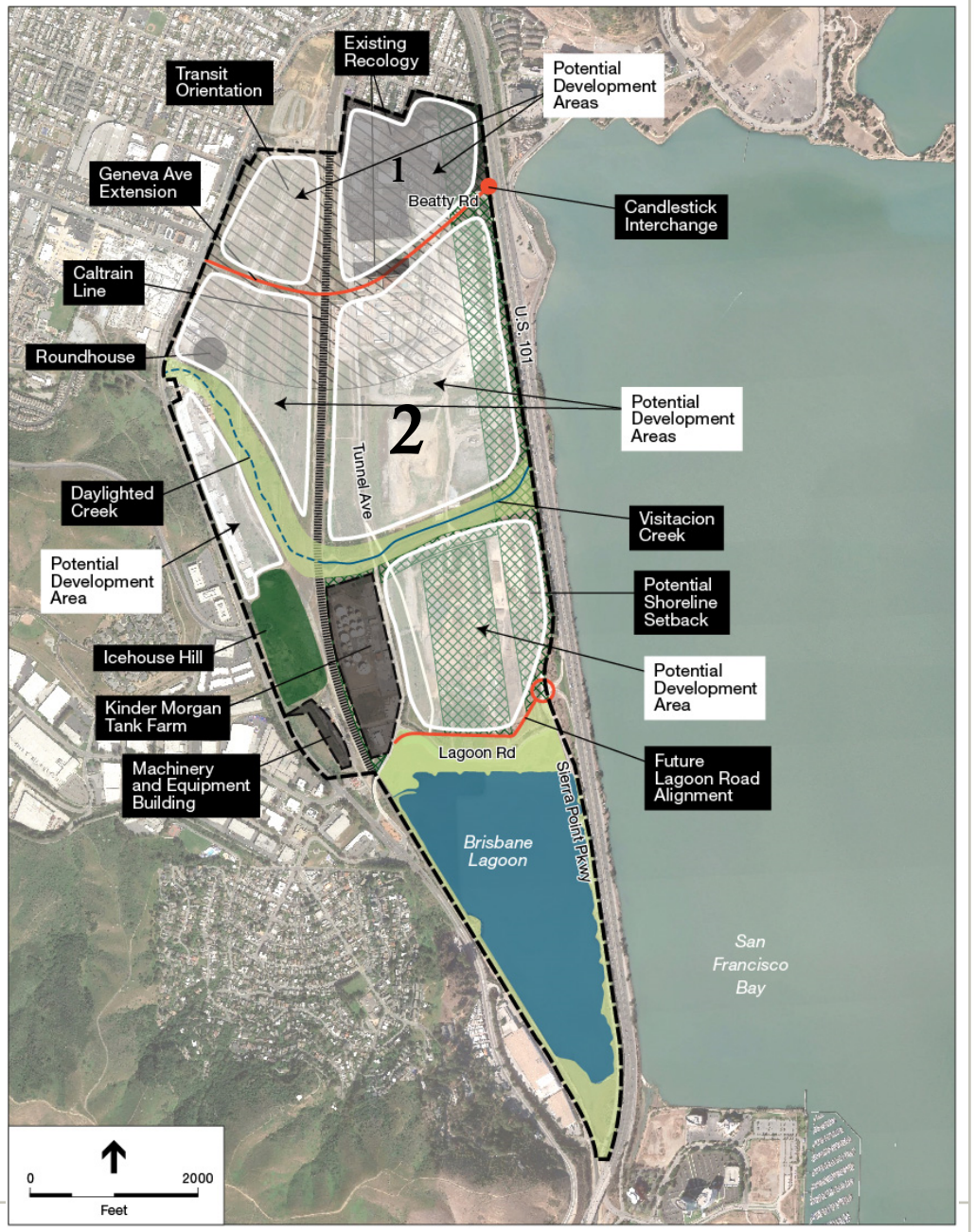
- Comm. Office/Civic/Open Space

CPP-V

- Comm. Office/Civic/Open Space

Renewable Energy

- Renewable Energy Generation



Area 3:
South of the Channel
East of Caltrain

Proposed Land Uses

DSP

- Business Park/Open Space

DSP-V

- Business Park/Open Space

CPP

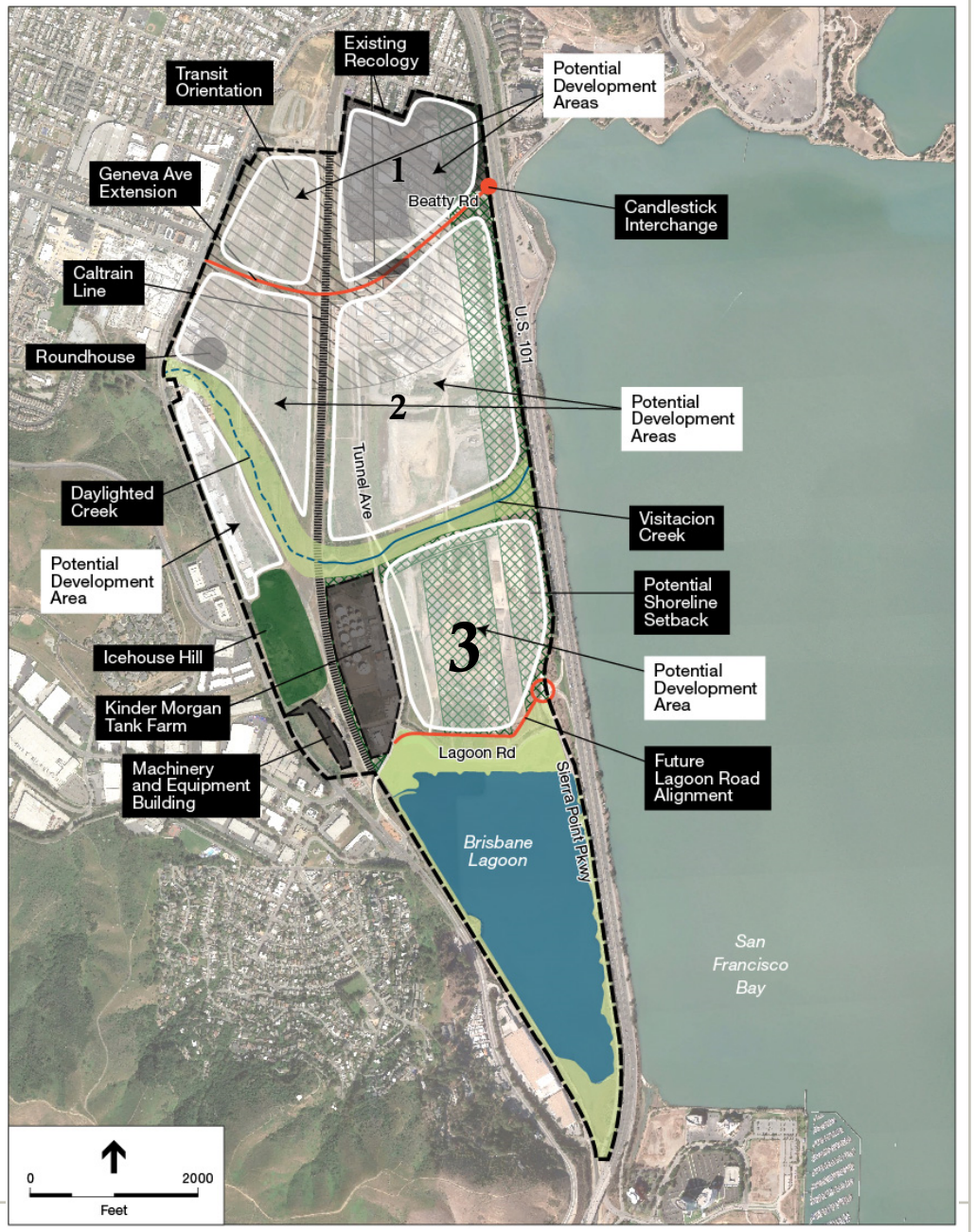
- Open Space

CPP-V

- Open Space

Renewable Energy

- Open Space



Area 4:
South of the Channel
West of Caltrain

Proposed Land Uses

DSP

- Business Park

DSP-V

- Business Park

CPP

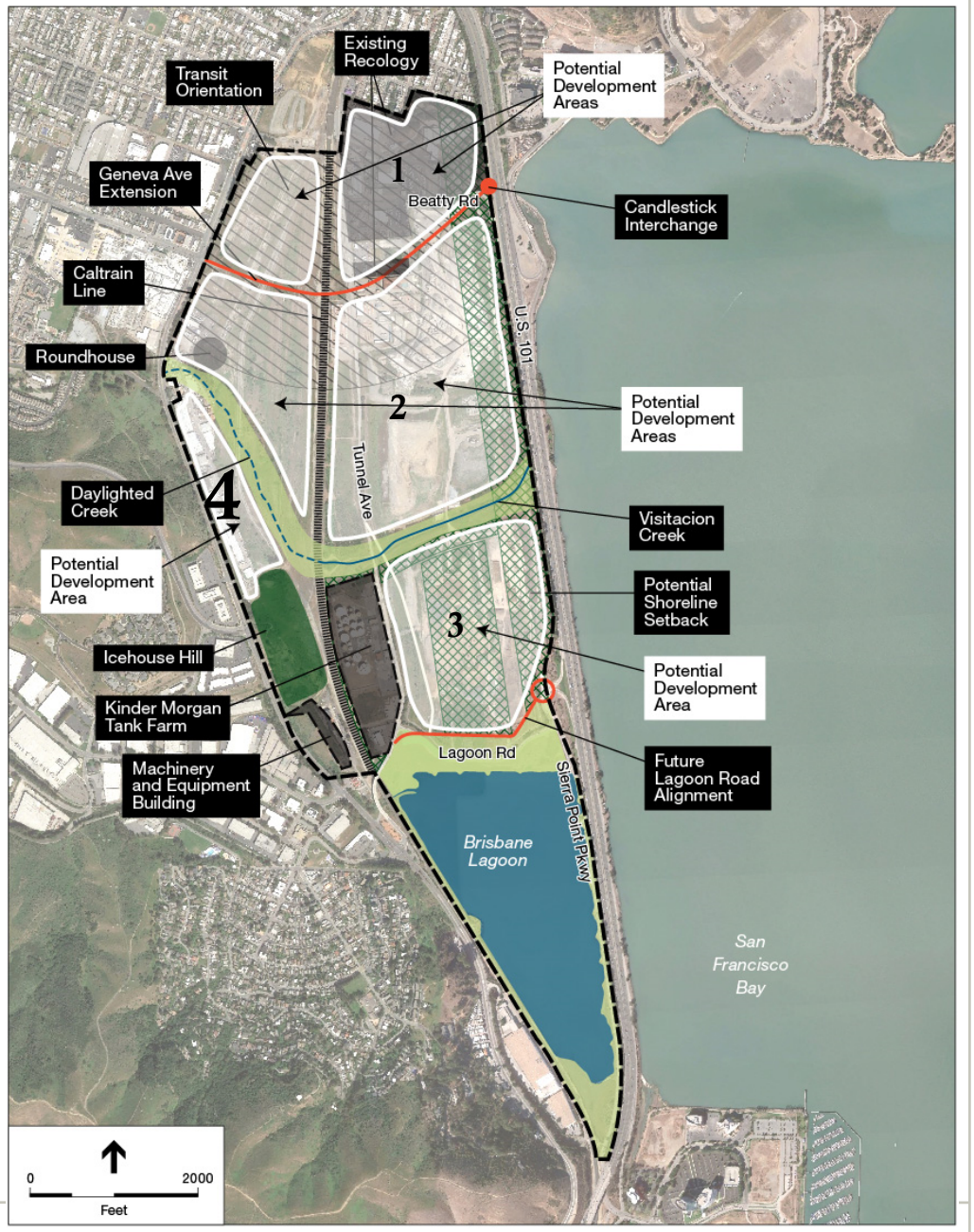
- Open Space

CPP-V

- Open Space

Renewable Energy

- Open Space



Area 5:
Between Geneva & Channel West of Caltrain

Proposed Land Uses

DSP

- Mixed Use

DSP-V

- Mixed Use

CPP

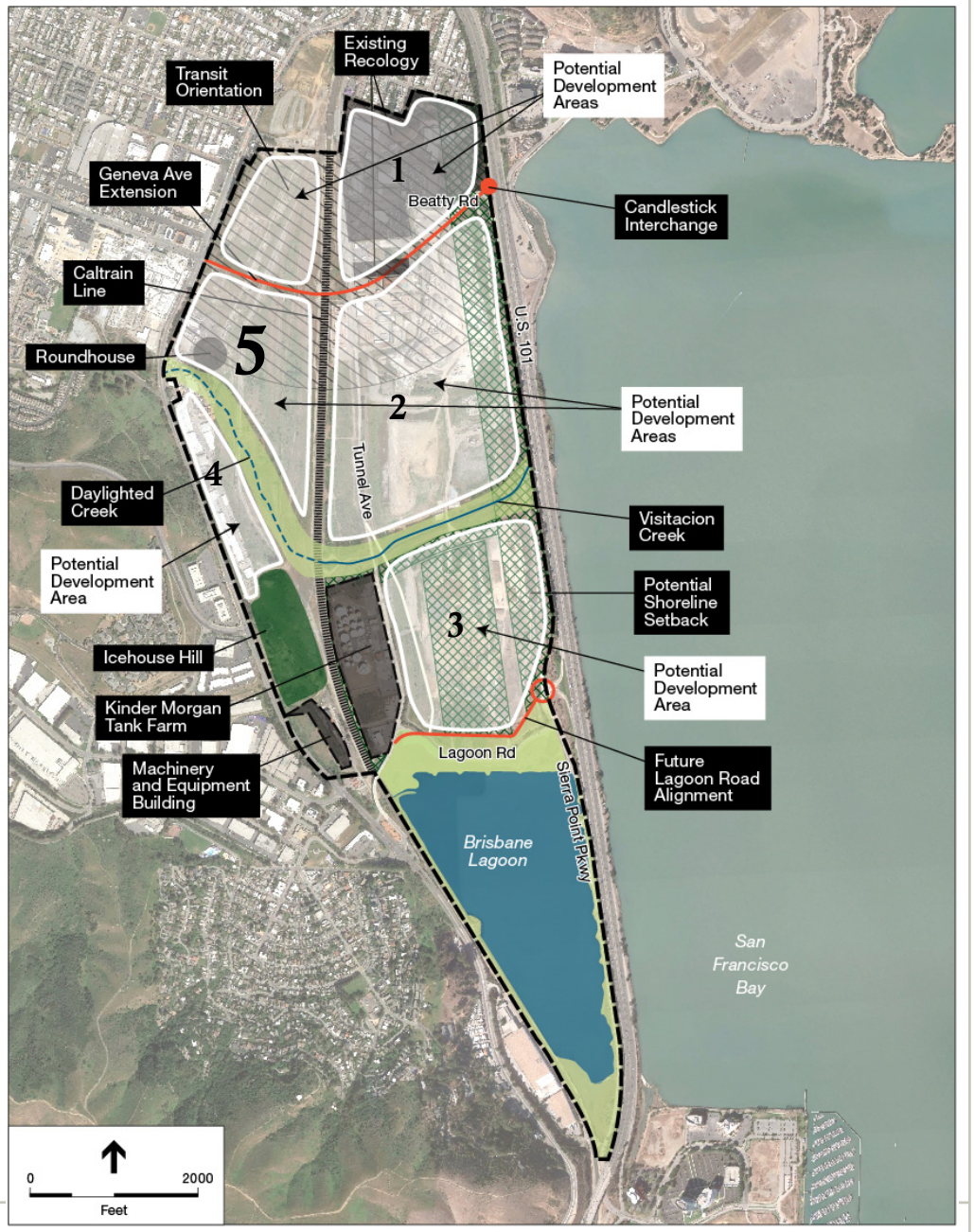
- Hotel/Civic/Open Space

CPP-V

- Hotel/Civic/Open Space

Renewable Energy

- R&D/Open Space



Area 6:
North of Geneva
West of Caltrain

Proposed Land Uses

DSP

- Mixed Use

DSP-V

- Mixed Use

CPP

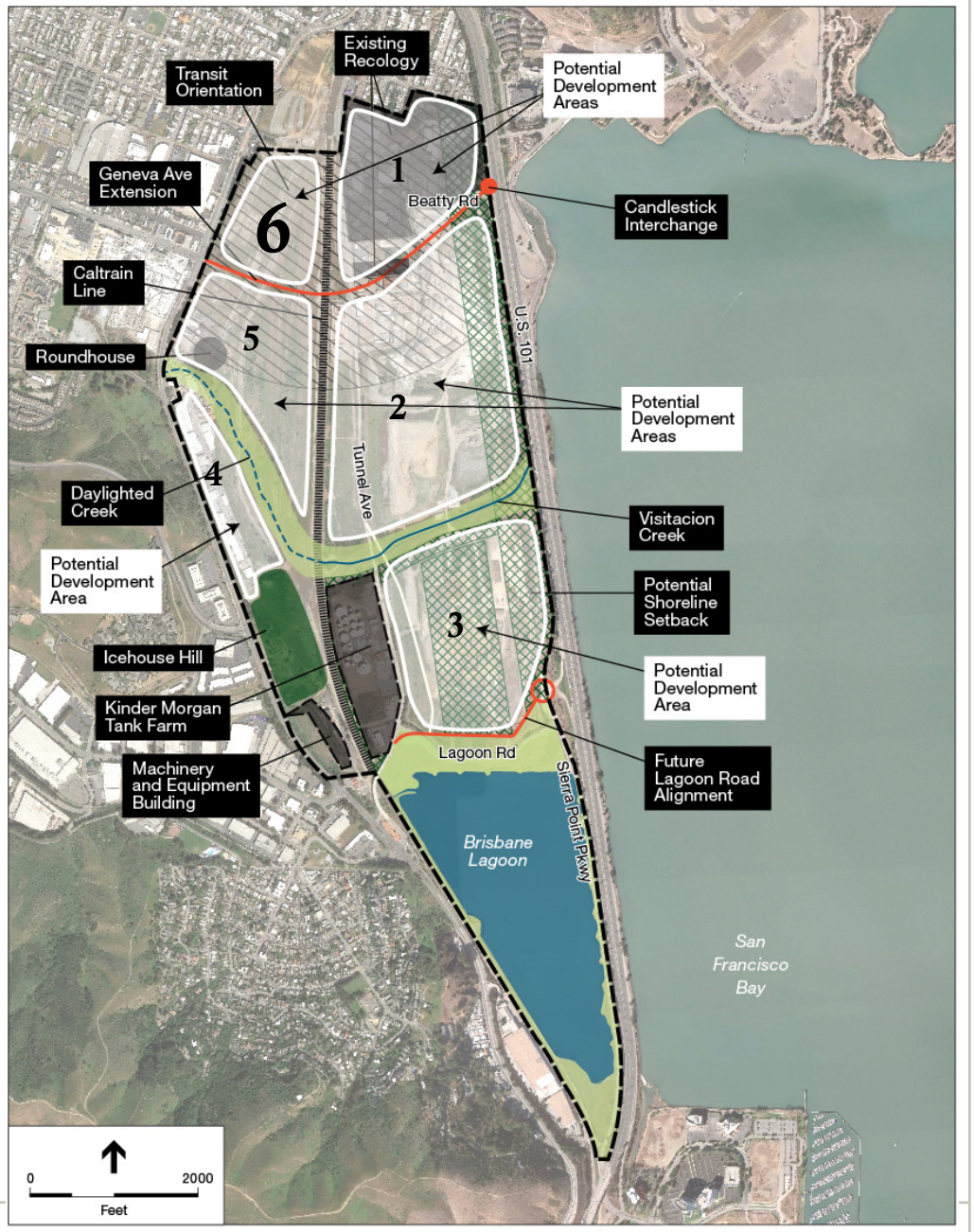
- Commercial Office

CPP-V

- Commercial Office

Renewable Energy

- Retail/R&D



Comparison of Scenarios and Renewable Energy Alternative

Planning Area	Concept Plan Scenario / Alternative				
	DSP	**DSP/V**	**CPP**	**CPP/V**	**Renewable Energy**
North of Geneva					
West of Caltrain	Mixed Use	Mixed Use	Commercial Office	Commercial Office	Retail/ Business Park
East of Caltrain	Business Park	Business Park	Hotel/Recology/ R&D	Recology	Recology
Between Geneva and the Central Drainage Channel					
West of Caltrain	Mixed Use	Mixed Use	Hotel/Civic/ Open Space	Hotel/Civic Open Space	R&D/ Open Space
East of Caltrain	Business Park	Business Park	Commercial Office/Civic/ Open Space	Commercial Office/Civic/ Open Space	Renewable Energy Generation
South of the Central Drainage Channel					
West of Caltrain	Business Park	Business Park	Open Space	Open Space	Open Space
East of Caltrain	Business Park/ Open Space	Business Park/ Open Space	Open Space	Open Space	Open Space