Brisbane Baylands

Planning Commission Deliberations

Distribution and Intensity of Uses

May 18, 2016

Question for this Evening:

What is the appropriate intensity for future development within the Baylands?

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.

Previous Planning Commission Discussions

The Planning Commission has previously addressed:

- Basic principles for Baylands development.
- Land uses that may be appropriate within the Baylands.
- Key features to be preserved or recognized within the Baylands, around which potential planning/development areas will occur.
- The most appropriate uses for each potential planning/development area based on key site features.

Key Features

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



Key Features & Development Areas

Potential Development Areas

East of Caltrain

1. North of Geneva
2. Between Caltrain and Visitacion Creek
3. South of Visitacion Creek

West of Caltrain

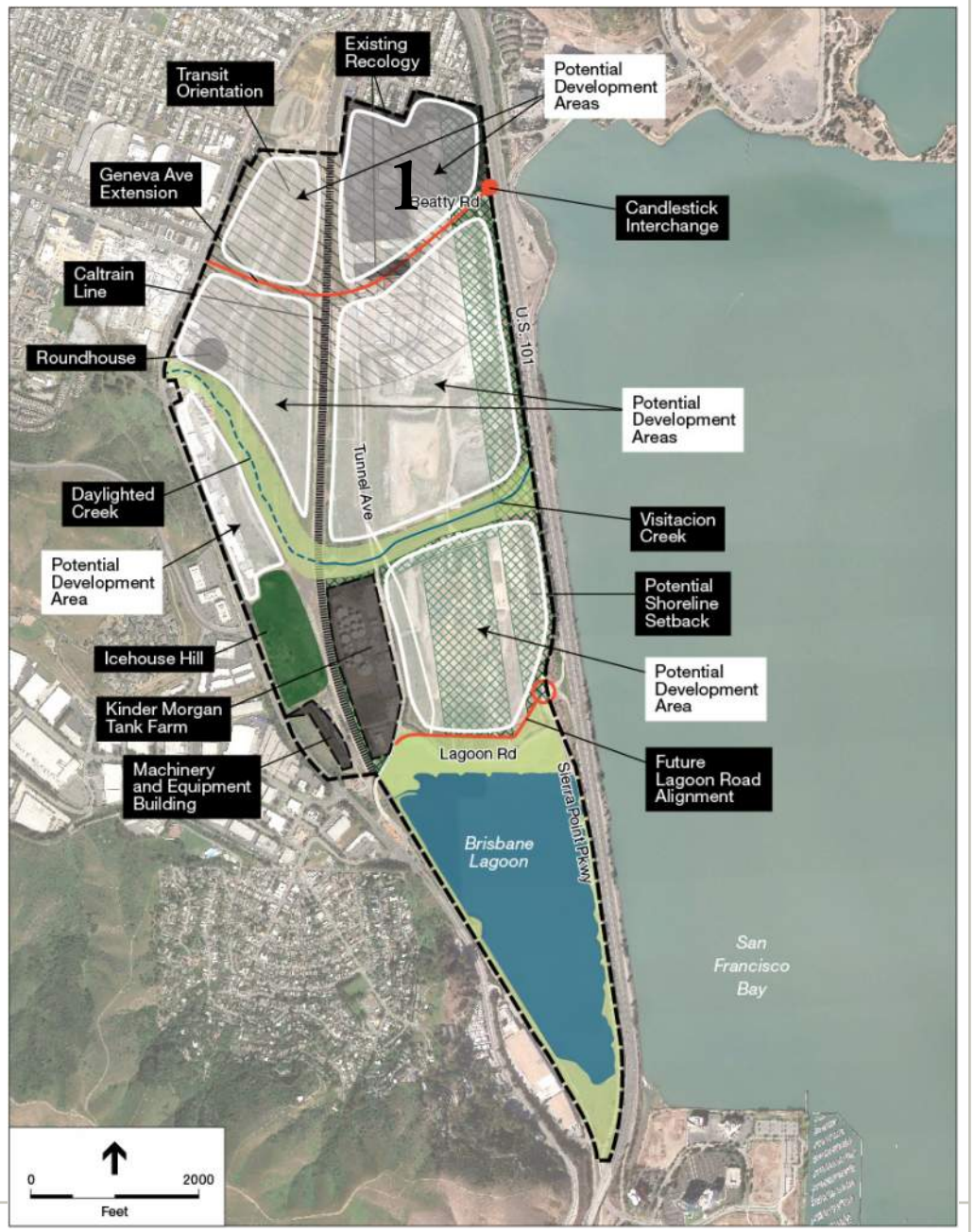
4. South of Visitacion Creek
5. Between Caltrain and Visitacion Creek
6. North of Geneva



Area 1:
North of Geneva
East of Caltrain

Commission Discussion

- Existing **Recology** Facility
- **Light Industrial** between Recology and the Geneva Avenue extension



Area 2:
Between Geneva & Channel East of Caltrain

Commission Discussion

- **Renewable Energy Generation**
- Potential for **some R&D** or other compatible development type



Area 3:
South of the Channel
East of Caltrain

Commission Discussion

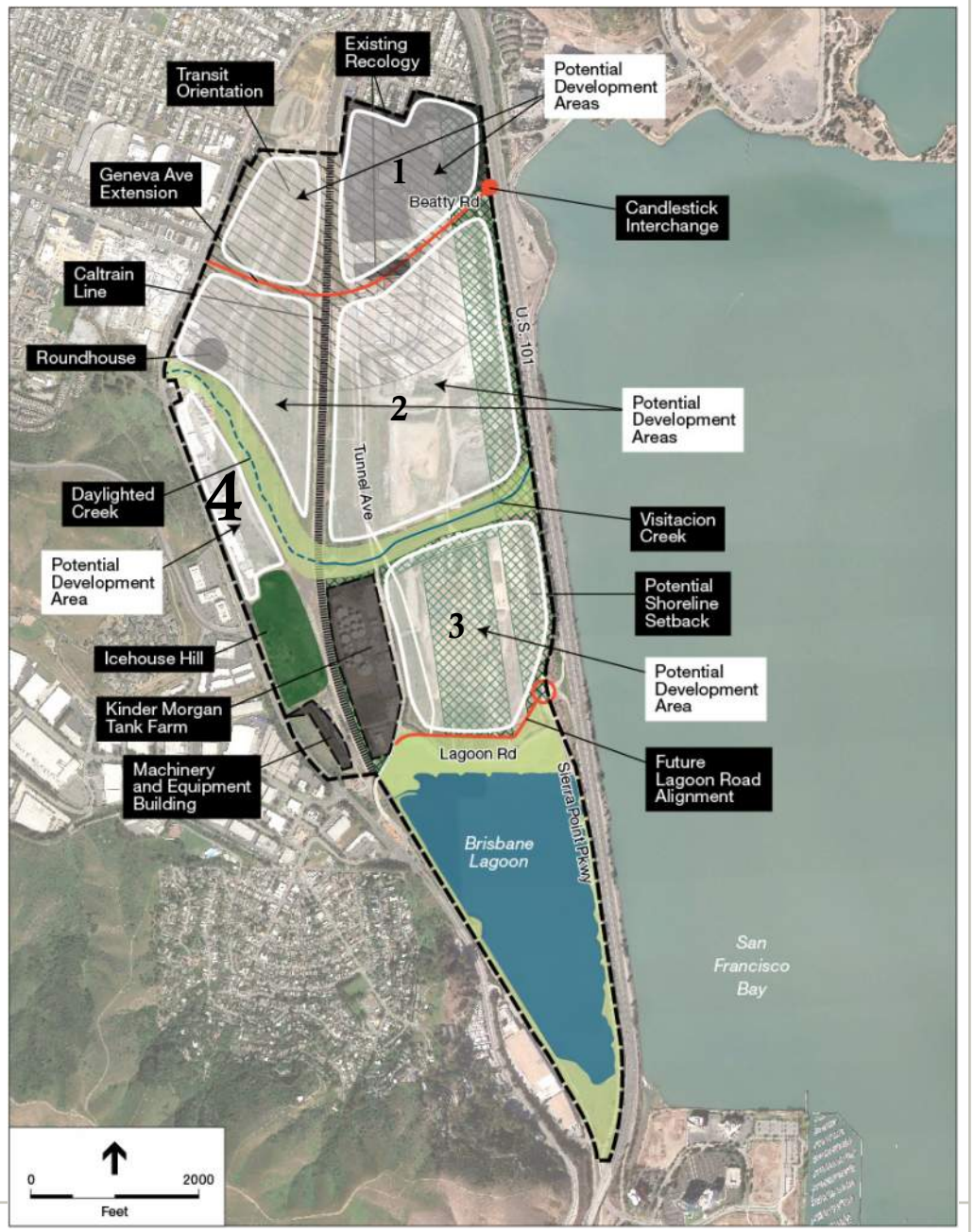
- **Open Space** with potential for **Commercial Recreation**



Area 4:
South of the Channel
West of Caltrain

Commission Discussion

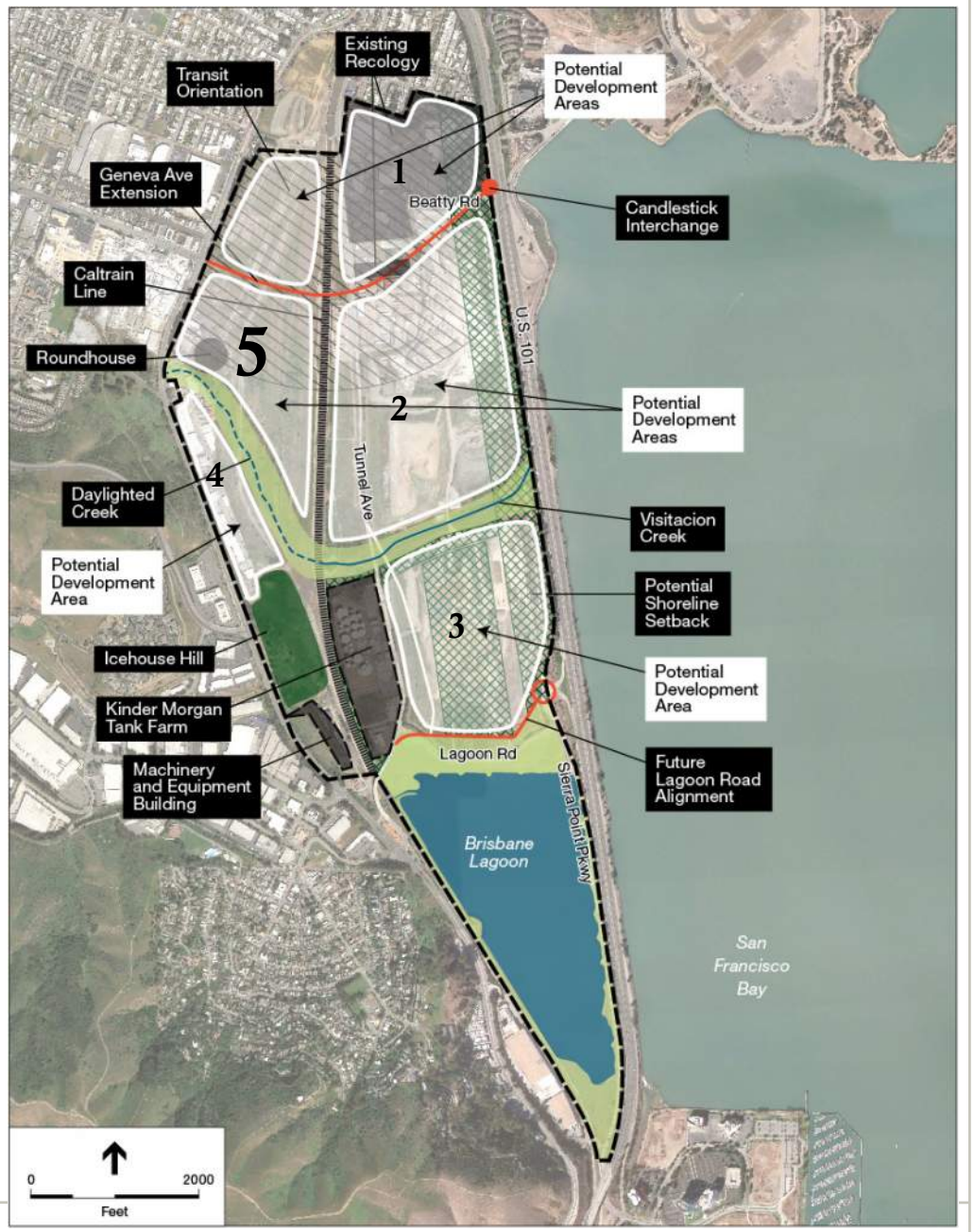
- Light Industrial



Area 5:
Between Geneva & Channel West of Caltrain

Commission Discussion

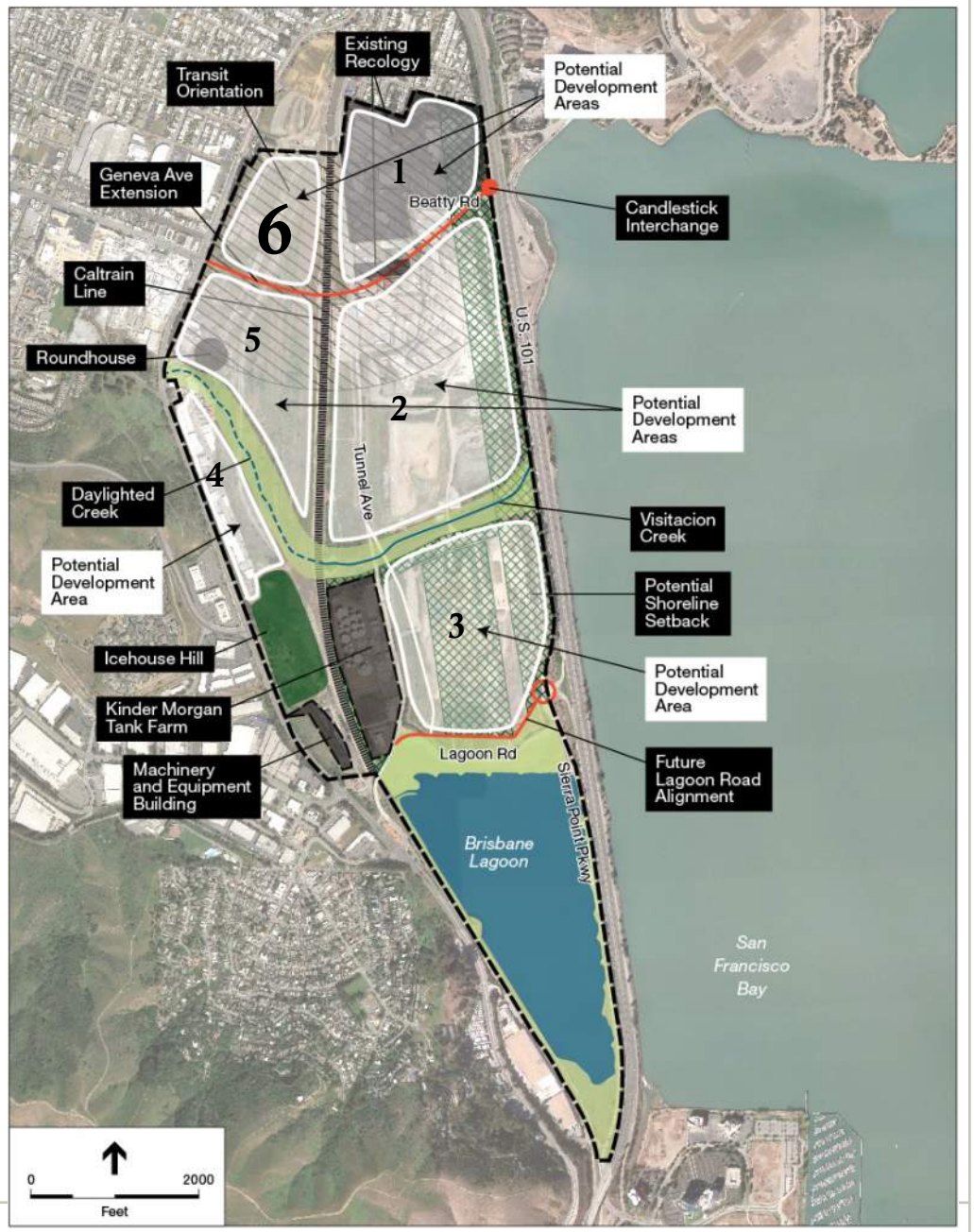
- Restore Roundhouse
- R&D



Area 6:
North of Geneva
West of Caltrain

Commission Discussion

- R&D



Land Use & Open Space Concepts

Based on discussion at Commission deliberations meetings to date, staff and a team of planners prepared concepts for:

- Open Space and Trails
- Land Use Intensity
- Circulation



Potential Baylands Land Use Areas

The six planning areas were refined to address:

- Desirability of a "Brisbane Bayview Park"
- Similarities and differences of land uses within Areas 5 & 6
- The area south of Icehouse Hill
- Buffers adjacent to the tank farm
- Characteristics of lands between Caltrain and Tunnel Avenue



Planning and Design Objectives

- Create a large, connected **Open Space Network** that:
  - Provides continuity and flow of open space
  - Protects and enhances habitat areas
- Restore the **Roundhouse** as a prominent site and community amenity
- Maximize **Transit Orientation**
- Create a world-class **Model for Sustainability**
- Provide for **Large-scale Campus** setting
- Recognize **Existing Land Uses**
  - Recology
  - Kinder Morgan Tank Farm
  - Machinery and Equipment Building

Measuring "Development Intensity"

Setting Standards for the Amount of Development

- **Non-Residential Uses**: Development "**Intensity**"
  - Amount of building square footage within a given area
  - Floor Area Ratio (FAR): ratio between building square footage and site area

  FAR = total building area (in s.f.) ÷ total site area (in s.f.)

- **Residential Uses**: Development "**Density**"
  - Number of dwelling units per acre (du/ac)

Floor Area Ratio (FAR)

FAR = 1.0

60,000 s.f. building on a 60,000 s.f. site. **Building area is equal to site area**.

FAR = 2.0

120,000 s.f. building on a 60,000 s.f. site. **Building area is equal to twice the site area**.



Options for Defining Baylands Development Intensity

- Maximum allowable amount of building area for the entirety of the Baylands
- Maximum amount of building area for each area within the Baylands
  - Could be expressed as building square footage or FAR

Open Space Framework

Open Space Framework

A. Lagoon and adjacent habitat
B. Icehouse Hill
C. Visitacion Creek corridor
D. Brisbane Bayview Park
E. Active Open Space
F. Community Gardens

Major Trails

- Bay Trail
- Trail through Areas 2 &3
- Along Visitacion Creek
- Icehouse Hill





A **Bayview Park** can create a unique setting for the Bay Trail, active recreation, and other uses within the Baylands.



Visitacion Creek will be restored and enhanced for both wildlife habitat and a hiking and bicycling corridor



A **Community Gardens** area could include a native plant nursery and a restored Power Building as a community center for gardening & other activities





A nature preserve and nature walk will be created at the north end of the lagoon.

Brisbane Baylands

Land Use and Intensity Concepts

Development Concept

- Overall land use concept for Baylands based on previous deliberations meetings
- Created computer model of land uses and development intensity





Recology Area

Land Use and Intensity Concept

Recology Area

Land Use and Intensity Concepts

- Designate entire area as "Industrial Park"
  - Retains existing Recology facility
  - Allows Light Industrial use or expansion between Recology and Geneva
- 1,050,000 s.f. (0.4) FAR provides for use with or without Recology expansion



Renewable Energy Generation Area

Land Use and Intensity Concept

Renewable Energy Generation Area

Land Use and Intensity Concepts

- Maximize renewable energy generation
- Land use/intensity options for 85-acre area:
  - Renewable energy generation
  - Potential for R&D tech campus up to 1,320,900 s.f. (0.35 FAR) with rooftop and parking area solar



Renewable Energy Generation

Renewable energy generation could be ground-mounted, building mounted, or parking area-mounted.







Potential Tech Campus Integrated with Renewable Energy Generation

- Could be designed over 1/3, 2/3, or all of Area 2
  - 0.35 FAR
  - 2 and 4 story buildings with green roofs and solar on buildings and and solar on parking structure roofs
  - 440,300 s.f. to 1,320,900 s.f.



Active Recreation Area

Land Use Concept

Active Recreation Area

Land Use Concept

- Provide for active recreation, including potential for commercial recreation
- 66 acres





Industrial Way Area

Land Use and Intensity Concept

Industrial Way Area

Land Use and Intensity Concepts

- Designate entire 28 acre area as Light Industrial
- Replace existing structures with modern buildings over time
- Provide secondary access
- Maintain existing development intensity
  - 231,400 s.f.







Roundhouse Area

Land Use and Intensity Concept

Roundhouse Area

Land Use and Intensity Concepts

- Maintain railroad theme
- Large (1-acre) plaza
- Emphasis on retail, restaurants, and small office space
- Transit-oriented R&D to the east
- 185,000 s.f. building area
- 0.15 FAR
- 1-2 story buildings





The Roundhouse will be restored and enhanced to serve as a unique community gathering place with potential for changing railroad exhibits, performances and connections to nearby restaurants and small shops.



The “Lazzarri Fuel” building will be restored and enhanced to serve as interesting complement to the Roundhouse.

Transit Oriented Development Areas

Land Use and Intensity Concept

Transit Oriented Development Areas

Land Use and Intensity Concepts

- Designate for R&D
- Allow for supporting commercial use
- Up to 3,600,000 s.f.
- 1.2 FAR
- Building height
  - 3-5 stories north of Geneva
  - 2-3 stories south of Geneva
- Structured parking





Other Areas of the Baylands

Machinery and Equipment Area

Land Use and Intensity Concepts

- Existing Machinery and Equipment building is **not a part** of applicant's proposal
- Potential use of adjacent area for community gardens/native plant nursery
- Potential future use of building in association with community gardens





Tank Farm Area

Land Use and Intensity Concepts

- Tank Farm is **not a part** of applicant's proposal, and will remain
  - Designate as Industrial
- Create buffers adjacent to the tank farm
  - Visitacion Creek to north
  - Recreation and realignment of Tunnel Ave. to the east



Caltrain Corridor Area

Land Use and Intensity Concepts

North of Geneva Avenue

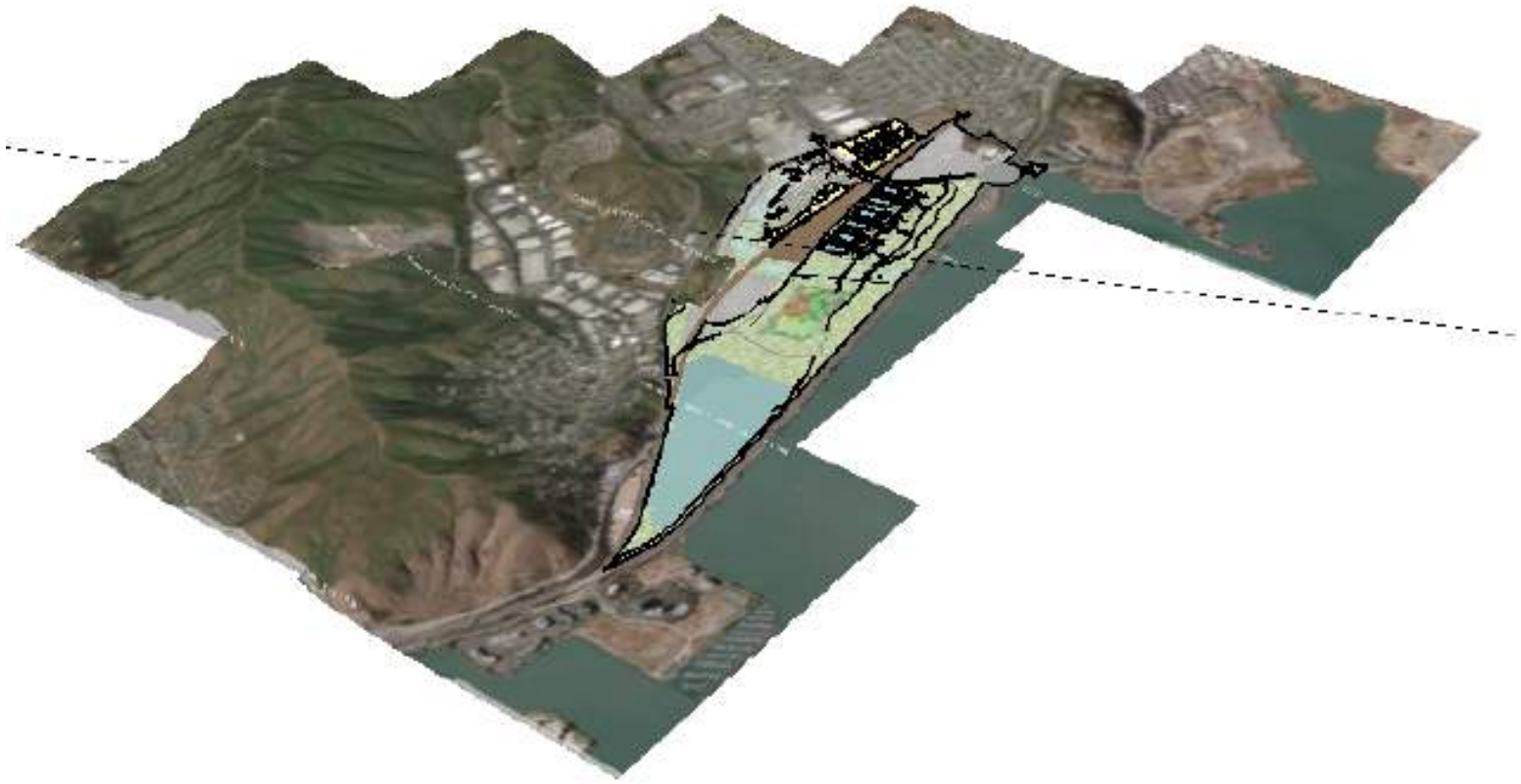
- Retain for Caltrain parking

South of Geneva Avenue

- Lumber yard relocation
- Caltrain parking



Land Use and Development Intensity Modeling



Baylands Development Concepts





Land Use and Intensity

What is the appropriate intensity for future development within the Baylands?

Brisbane Baylands
Land Use Options

Colors on map reflect first option listed for each area.

Area 1: ☐ Recology/Light Industrial
☐ Other _____

Area 2: ☐ Solar Farm
☐ Tech Campus
☐ Other _____

Area 3: ☐ Public Open Space
☐ Commercial Recreation
☐ Other _____

Area 4: ☐ Light Industrial
☐ Other _____

Area 5: ☐ Transit Oriented Development
☐ Retail, restaurants, small shops
☐ Small offices
☐ Public plaza/gathering place
☐ R&D
☐ Hotel
☐ Workforce Housing
☐ Other _____

Area 6: ☐ Transit Oriented Development
☐ Tech Campus, R&D
☐ Ground floor retail, restaurants
☐ Hotel
☐ Workforce Housing
☐ Other _____

Area 7: ☐ Public Open Space
☐ Community Gardens
☐ Power Building Restoration
☐ Other _____

Area 8: ☐ Industrial (Tank Farm)

Area 9: ☐ Light Industrial
☐ Relocated Lumberyard
☐ Caltrain Parking
☐ Water Treatment Plant
☐ Other _____

Area 10: ☐ Light Industrial
☐ Caltrain Parking
☐ Other _____

