



DAVID CRABBE ARCHITECT
ARCHITECTURE • PLANNING • INTERIOR DESIGN

July 12, 2017

Mayor and Members of the Brisbane City Council
C/O City Clerk

RE: Baylands Development - Basic Principles Discussion

As you formalize your basic principles, I urge you to add one absolutely essential sub-goal under “Distribution of Land Use”. That goal is: ***“Determine the number of jobs that can be expected within the Bayland Plan and provide for enough new housing units to accommodate those expected employees within the Baylands, elsewhere in the city of Brisbane, or in collaboration with other cities so as not to exacerbate the current jobs-housing imbalance in both San Francisco and San Mateo Counties.”***

This is essential to meet the equity element of the sustainability guidelines.

This means that the amount of housing, if any, on the Baylands can be controlled by limiting the amount of potential job-creating development such as R&D and office. Limit the commercial and you can limit the housing. Increase the commercial and you obligate the city to provide the needed housing.

To assess the number of housing units needed for jobs-housing balance, there is a very simple formula: **Number of jobs X 2/3 = number of housing units needed***.

Respectfully Submitted,

David Crabbe

¹ Rule of thumb = 1.5 jobs per dwelling unit (some say 1.4 and some 1.6, but this is a reasonable average)