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To: Johnson, Kenneth
Subject: Brisbane Baylands

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Comm. Dev. Dept. Brisbane

To Whom It May Concern:

I am writing today to show my support for the Brisbane Baylands proposed development with the housing density proposed by UPC. I do not live in Brisbane but I have been living in the Candlestick Point neighborhood of San Francisco for the past 10 years. I moved into the Candlestick Point condos on Crescent Way in 2006 and soon purchased a second property at the Candlestick Cove townhouse development in 2012. Being so close to Brisbane, I shop and dine in Brisbane several times a week and am a regular at several of your local restaurants. I am also a residential and commercial real estate appraiser and have appraised many homes in Brisbane. I strongly support the Brisbane Baylands development with as high of a residential density as feasible due to several reasons. I work in real estate and I see the economic benefits of housing development everyday. I've heard a statistic that every new home sale contributes \$60,000 to the local economy on average. This can come in the form of income to agents, appraisers, loan officers, local contractors, retailers, and others. As an appraiser, I have seen new large scale projects take root and communities start to form such as at the San Francisco Shipyard. The Candlestick project is finally on it's way as well and my family can't wait for the development to be done. It looks like a great place to live and shop. I also believe that the amount of vacant land at Brisbane Baylands, right on the border of San Francisco, is too large to not have housing or to leave as open space. There is plenty of open space in northern San Mateo County with San Bruno Mountain State Park nearby. Bayshore Caltrain is currently highly underutilized and is probably the best reason to develop relatively high density housing within walking distance. I have met many homeowners from Brisbane from my appraisal work and I understand that many locals want to keep the small town character of the city. However, the housing crisis will not improve in the Bay Area if huge plots of developable land remain undeveloped or underutilized. I support San Francisco's long term efforts to add housing units in large projects such as the Shipyard, Candlestick, and Treasure Island, as well as the large amount of infill development which is evident just bring driving around and seeing all the construction cranes. I sincerely hope the Planning Department and City approve the housing density to create a mixed-use vibrant community and not just another office/R&D park. Thanks for reading.

Lawrence Chung