

# *City of Brisbane*

## *Agenda Report*

TO: Honorable Mayor and City Council

FROM: Community Development Director via City Manager

SUBJECT: Draft Baylands Sustainability Framework

DATE: June 15, 2015

### **City Council Goals:**

To develop plans and pursue opportunities to protect natural resources. (Goal #8)

### **Purpose:**

For the City Council to provide feedback on the April 2015 Draft Baylands Sustainability Framework.

### **Recommendation:**

That the City Council provide direction to the Baylands Sustainability Committee for finalization of the Baylands Sustainability Framework.

### **Background/Discussion:**

The Baylands Sustainability Committee (composed of Councilmembers Lentz and Miller and representatives from the Open Space and Ecology Committee, Parks and Recreation Commission, and Planning Commission) has been working on the Draft Baylands Sustainability Framework since 2009.

As a reminder, the Draft Baylands Sustainability Framework is organized around the ten One Planet Living principles developed by BioRegional. Each principle includes 5 components as identified below:

1. Common International Targets
2. Context
3. Summary Approach
4. Key Performance Indicators
5. Recommended Implementation Approach

Working drafts were previously provided to the City Council in 2013 and 2014. The April 2015 version of the framework under consideration this evening (distributed to the City Council in May and available on the City's website and at City Hall) represents an evolution from the

version previously transmitted to the City Council in June, 2014. One notable change from the June 2014 draft is that the name was changed from “Action Plan” to “Framework” to reflect its intended purpose as an aspirational, “living document” that will evolve over time. The draft framework also includes an Implementation Approach for each section, which was not included in the June 2104 version.

The City’s consultant (Andrea Traber of the Integral Group) will be making a presentation tonight on the Draft Framework.

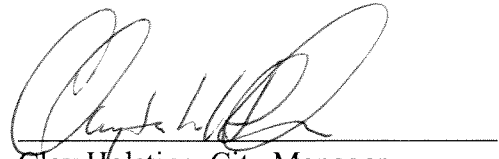
The three city advisory bodies engaged in the framework preparation process (OSEC, PC and P&R) were also provided the opportunity to review and comment on the Draft Framework, and these comments are attached for the City Council’s information.

**Attachments:**

- Open Space and Ecology Committee Comments
- Parks and Recreation Commission Comments
- Planning Commission Comments



John Swiecki, Community Development Director



Clay Holstine, City Manager

**Comments prepared for the Sustainability Framework for the Baylands by the**  
**Open Space and Ecology Committee**  
**Submitted 6/3/15**

1. The document should include a table of contents.
2. Pg. 8 recommended change to wording: Significant to catastrophic
3. The document needs to include information about deforestation.
4. Pg. 13 Switch D and C, since it is ranking order of importance.
5. In the transit section discuss the benefits of roundabouts and traffic-calming roundabouts should be considered.
6. Break text on pg. 33 into smaller, more comprehensible paragraphs.
7. Implement/offer company housing to reduce GHG emissions from commuting to work.
8. Pg. 43 Restaurants should include vegan options on their menu.
9. Avoid use of acronyms; write out titles. Or prepare a glossary with list of terms.
10. Pg. 53 Consider bringing more people under the regulations; consider separate submeters for outdoors if area exceeds 1000 square feet.
11. Methane capture is not mentioned in the plan. Explore feasibility of methane capture from the landfill.
12. Lifecycle assessment should be mentioned in the framework.  
<http://www.onecommunityglobal.org/>
13. Pg. 22. What are MTV requirements? (Refer back to comment #9).
14. Pg. 38 Where did 10% come from?
15. Pg. 44. The figure is blurry. Here is a higher resolution version:  
<https://4aa2dc132bb150caf1aa-7bb737f4349b47aa42dce777a72d5264.ssl.cf5.rackcdn.com/foodshedmap3.jpg>
16. Everyone who works on building the site should be trained in sustainable practices, e.g. what is recyclable and what isn't, recyclables sorting, proper disposal practices, etc.
17. The paper that this document is printed on is too nice/thick. I know it's my own fault for requesting a paper copy, but I do feel that the number of trees could have been reduced by 20% by using some thinner PCC paper.

18. Pg. 8 2<sup>nd</sup> full paragraph. Consider replacing "significant" with "catastrophic." According to *Life on the Edge*, if climate change continues completely unchecked (unlikely but possible) we could be looking at a loss of 50% of the earth's productivity. Assuming that we leave some nature intact, the results would be catastrophic for humanity. I think the use of tame language is unhelpful given our current trajectory.

"For every 1 degree rise in global temperatures there is a 10% decrease in many crop yields." *Years of Living Dangerously*

- Brown, L. (2009). Plan B 4.0: Mobilizing to Save Civilization. (Talking about rice yields) L. H. Allen, Jr., one of the scientists who is analyzing the temperature-yield relationship at the U.S. Department of Agriculture, concludes that each rise of 2 degrees Fahrenheit (1.1 degrees Celsius) above ideal levels reduces yield by 10 percent. [http://www.earthpolicy.org/books/pb4/PB4ch3\\_ss5](http://www.earthpolicy.org/books/pb4/PB4ch3_ss5)

John Sheehy at the International Rice Research Institute in Manila has found that damage to the world's major grain crops begins when temperatures climb above 30 degrees C during flowering. At about 40 degrees C, yields are reduced to zero. "In rice, wheat, and maize, grain yields are likely to decline by 10 percent for every 1 degree C increase over 30 degrees. We are already at or close to this threshold," Sheehy says, noting regular heat damage in Cambodia, India, and his own center in the Philippines, where the average temperature is now 2.5 degrees C higher than 50 year ago. <http://www.worldwatch.org/node/572>

"By 2100, because of the heat, some states in the Southeast, the lower Great Plains, and the Midwest risk losing 50% to 70% in average annual crop yields (corn, soy, cotton, and wheat).

- Risky Business, The Economic Risks of Climate Change in the United States, p 5 <http://riskybusiness.org/report/overview/executive-summary>

- Bloomberg, 3/17/14. Crop Yields Seen Damaged by Climate Change Earlier Than Thought. <http://www.businessweek.com/news/2014-03-17/crop-yields-seen-damaged-by-climate-change-earlier-than-thought>

19. Consider adding to page eight, some information about the effects of deforestation.

Global deforestation accounts for about the same amount of greenhouse gas emissions as all the transportation on the planet. *Years of Living Dangerously*

"Deforestation and forest degradation, through agricultural expansion, conversion to pastureland, infrastructure development, destructive logging, fires etc., account for nearly 20% of global greenhouse gas emissions, more than the entire global transportation sector and second only to the energy sector."

<http://www.un-redd.org/AboutREDD/tabid/102614/Default.aspx>

As global temperatures rise, the bark beetles are able to reproduce twice per season, drought further weakens trees, trees die and release CO2 furthering climate change. This is one area where the danger of feed back loops in the climate system is in full evidence.

"Thanks to the worst drought in over a 1,000 years, trees in California are dying by the millions. The USFS estimates that about 12.5 million have already died in the state's national forests, and the massive die-off is not over, as millions more are expected to die over the summer.

All these dead trees and dry conditions are making California's forests dangerously flammable. This means that any small fire can turn into a huge blaze, potentially destroying many more trees as well as killing wildlife and damaging other property."

<http://www.treehugger.com/clean-water/drought-has-killed-over-12-million-trees-californias-national-forests-millions-more-to-come.html>

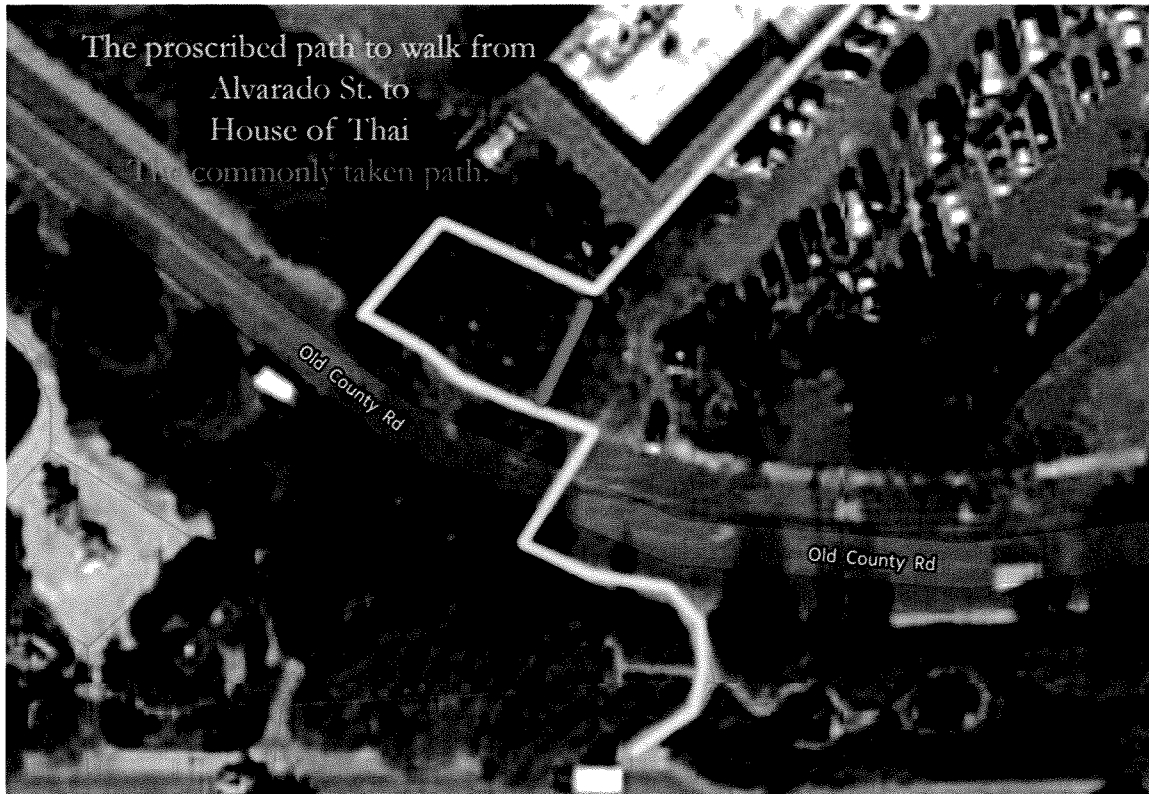
20. Page 13, Item 3. My personal preference would be to switch d. and c. I feel that a CCA is preferable to outsourcing our renewable energy.

21. Zero Waste. First I would like to relay an anecdote. We recently had some work done at our house. The workers had ready access to the garbage, recycling and green waste. I found plastic packaging in the green waste, food & soda cans in the garbage and wood scraps in the recycling. Home owners overall seem responsible to me, but employees do not feel like proper waste disposal is part of their job and seem very reluctant to take the time. Perhaps they don't feel like they are earning their wage or supplying the customer with good value? I'm uncertain how to solve this problem, but if any ideas can be generated, I would love to see them added to this document.

22. I would like to see roundabout mentioned in the transit section.

[http://www.sustainablecitynetwork.com/topic\\_channels/transportation/article\\_8c4e3d34-0b2f-11e1-b613-0019bb30f31a.html](http://www.sustainablecitynetwork.com/topic_channels/transportation/article_8c4e3d34-0b2f-11e1-b613-0019bb30f31a.html)

23. Bike and pedestrian walkways are often designed for recreation, relaxation and site viewing. A point should be made about efficient and direct paths used by people for simply getting from point A to point B lest the designers create a walking environment uncondusive to people with a destination in mind.



24. Riot for Austerity Goal for fuel consumption is 50 gallons per person per year or about 6 miles round trip per work day in a 30 MPG vehicle. This is a very clear goal. I'm somewhat confused by the goal as stated on page 33. Is driving to work considered under business related CO<sub>2</sub> or commercial OC<sub>2</sub>? How do visit to grandma and trips to the grocery store play into this? Are they accounted for in any way?

Continuing on to the next page, if people must live within 4 miles [8 round trip] to stay within the targets [assuming that public transportation or carpooling continue to not be widely adopted], then a husband and wife must have jobs within 8 miles of each other and 4 miles from home. Further more, child care must be found within this radius. I think this provides an excellent illustration of why transportation emissions have been such a difficult issue.

I would like to see the idea of company housing introduced in this document. I feel that it maybe our only hope for employees who want to live near their place of employment. If you can eliminate the need for a car to get to work, then you have removed the biggest single barrier to living car free.

25. Local and Sustainable food. Page 40

I recently wrote an admittedly convoluted article on Food, Water and Farming in CA.

<https://greenknowe.org/content/water-conservation-farming-and-food-california>

I want to call forward a fact of note. In Figure 34, 59% of the emission associated with food has been created before the food reaches the consumer.

I would also like to suggest that the key performance indicators include a balanced vegan meal at each eating establishment and that Food Implementation Strategies consider the quarry as a possible farm site once it has been closed.

26. We talked a quite a bit during the DEIR process about the inadequacy of the 100 year flood zone as a metric. As climate change progresses, the 100 year events will occur more and more frequently. The combination of subsidence and sea level rise means that building 1' above the 100 year event is not a sufficient margin of safety. Please consider revising this to reflect a much greater margin.

27. Page 54. Sub-meters are required for landscape over 5000 square feet. Since the standard lot size in Brisbane is 5000 sq ft and normally about 50% of the lot is covered by structures and amenities like walk ways and driveway, this threshold is nearly meaningless in the residential zone. Current water conservation ordinance only permits for 100 sq ft of irrigated landscape. I would suggest moving the threshold down substantially [1000-2500 sq ft?]. I would also like to see the threshold for non-residential move down to a comparable level. Also, please consider some sort of exemption for businesses that convert outdoor landscaping to employee garden plots.

28. Green Bridges/ page 58. I have long felt that there needs to be more than one corridor. Wildlife is wild and necessarily avoids human traffic. The creation of corridors and bridges free from human presence is essential to the migration of wildlife.

29. Methane Surveying



Fracking fields and oil wells leak tremendous amounts of methane but doesn't stop there. Our aging infrastructure has left us vulnerable to leaks right outside our front door. Since methane is 80x more potent as a greenhouse gas than CO<sub>2</sub>, it's in our interest to make sure we aren't releasing it into the atmosphere before it has done its work. Human health and safety are also considerations. There are also economic benefits to conserving our supply. There should be continued monitoring of the Baylands landfill to make sure the methane capture is effective and that new sources are not created by development.



More information can be found at

<http://www.edf.org/climate/methanemaps>

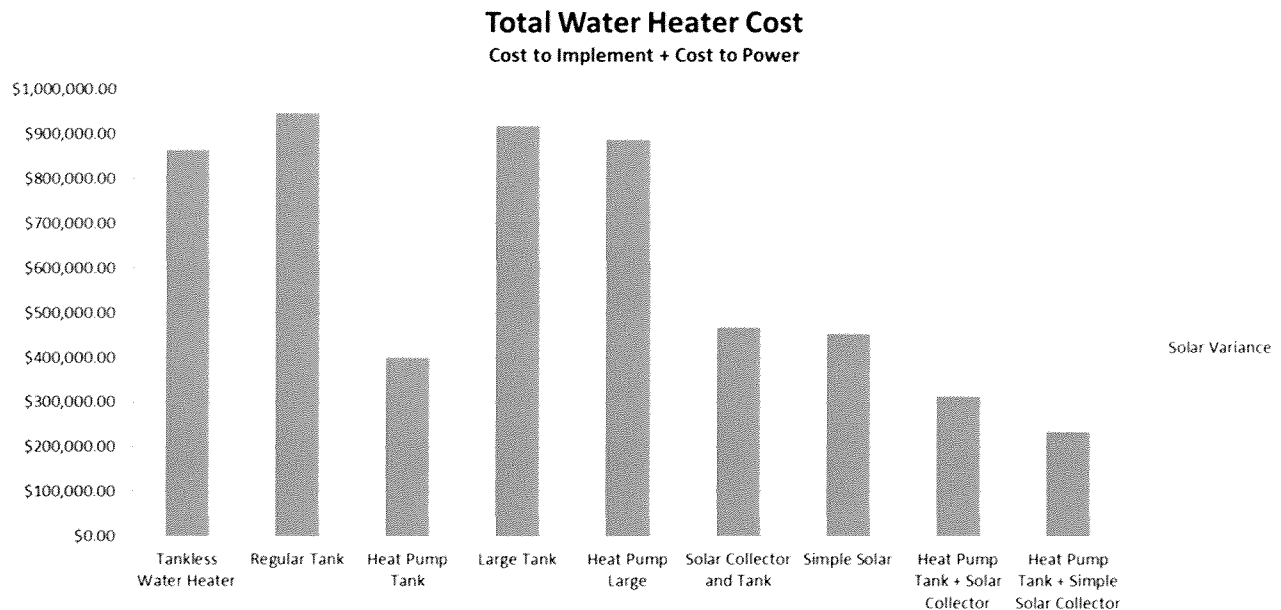
<http://cleantechnica.com/2013/03/05/new-mobile-methane-surveyor-could-put-an-end-to-the-fracking-debate/>

[http://www.picarro.com/community/blog/the\\_methane\\_road\\_less\\_taken\\_surveying\\_terrestrial\\_ch4\\_from\\_an\\_rv](http://www.picarro.com/community/blog/the_methane_road_less_taken_surveying_terrestrial_ch4_from_an_rv)

30. Lifecycle Assessment.

I'm just going to sneak this in right here because its one of my favorite infographics because it shows that the correct choice is not tank or tankless, but "other" for most use cases.

<http://www.onecommunityglobal.org/sustainable-water-heating/>



Questions:

Pg. 19 Is San Mateo County in partnership with Recology? How so?

Pg. 38 Item 3. How was 10% decided upon? Evidence indicates that we need to cut most sectors by roughly 80-90% to reach sustainability. I understand that cutting the embodied energy of basic materials by 90% is infeasible, but is there merit to setting a higher starting goal?

Pg. 38 Item 2a, bottom of page. Elaborate on "finish materials."

Page 52 Item 2a. These are much finer gradations of water than I am used to seeing. Can these be elaborated on or examples given

# *Baylands Sustainability Framework*

## *Response from Parks and Recreation Commission*

To: City Council via City Manager  
From: Administrative Services Director  
Subject: Comments on the Baylands Sustainability Framework  
Date: June 15, 2015

RECEIVED  
MAY 29 2015  
Comm. Dev. Dept. Brisbane

The framework shows an in-depth knowledge and concern for many different areas of sustainability, and a tremendous amount of knowledge and concern for our community. Our Commission thanks the many, many hours of work that the subcommittee spent in developing such a thorough document. The effort that the subcommittee put in shows throughout the document. As we read through it, we realized that as questions or ideas occurred to us the subcommittee already thought of them and provided very good and thought out solutions.

There are just few suggestions we would like to offer which we believe would make it a stronger framework and be even more reflective of our entire community.

On Page 3 Bullet point 10 it currently says Health, Safety, and Happiness. We think that the word and idea of recreation should be added to it. Therefore our suggestion is to change this to Recreation, Health, Safety, and Happiness. This should then be consistent throughout the document.

On Page 27 the last paragraph it says "... minimal parking areas, ...." There should be a definition or explanation for the term minimal. Minimal to one person may mean something different to another. Also, the issue of decreasing parking to reduce tail pipe emissions may deminison over time as more cars have zero tail pipe emissions. Also, if there is too little parking additional carbon emissions may result as people drive around looking for parking.

On Page 30 point number 5 states the need for accessibility of sidewalks, path, etc. The term accessibility should be inclusive not just for people who walk or ride bikes but also those that restricted to wheel chairs or have other physical issues which would require further accomadations. We need to make sure that the baylands provides a welcoming atmosphere for all people of different mobility abilities. This is an issue throughout the document where the term accessibility is used.

Page 40 topic Local and Sustainable Food should also include a target that food is not only healthy but also affordable. It will do the average person little good that food is sustainably grown and transported if (s)he cannot afford to buy it.

Page 45 bullet point 3 states there should be a grocery store if housing is allowed. We believe that we should encourage a grocery store even if housing is not allowed on site. The number of employees and surrounding residential population would benefit from a grocery store on the Baylands.

Page 45 bullet point 6 speaks to the need for a small urban farm and community garden adjacent to the Ice House Hill. We think the idea of urban farming and community gardens should be expanded to provide additional access for people to grow their own food.

Page 48 second paragraph from the bottom which has the Santa Clara Water District program. It seems as if there could be a better term than "toilet to tap" for their program. Unless this is the name the District themselves use.

Page 52 We should add a bullet point which encourages the development of non-grass playing fields.

Page 61 any trail or parks developed in the Baylands should be accessible for people of all abilities not just for people who can bike or walk. Also, specifically on bullet point 4 where open space should be within a 5 minute walk of all buildings may limit the ability of people who can walk ¼ mile in 5 minutes do to physical handicaps to have access to open space. All people should have access to maintaining a healthy lifestyle not just those who are most physically capable.

Page 64 last sentence of the 4<sup>th</sup> paragraph “Reuse of materials was typical practice of the railroad.” This sentence seems to be extraneous in this paragraph. We would recommend removing it as it would not change the meaning of the paragraph.

Page 65 the Summary Approach should include the need to develop a Master Trail Plan for the Baylands. The could specifically added on page 66 in the second paragraph.

Page 68 bullet point 5c the term accessible should be interpreted in the broadest possible terms to allow for people of all physical capabilities to have access and use of the community garden.

Page 73 and 74 Summary Approach should include the desire for having internships and apprenticeships available to allow people of varying education and skills to be able to start their careers on the Baylands

Page 76 Recommended Key Performance Indicators should include a bullet point which includes the idea of promoting skilled trade labor.

Page 80 Change the title as suggested previously Recreation, Health, Safety and Happiness.

Page 82 in the last paragraph change the sentence “Hiking trails on San Bruno Mountain and along the Bay not only provide ....” To Hiking trails on San Bruno Mountain and along *with* the Bay *Trail* not only provide . . .

Page 84 First paragraph change “A pedestrian friendly design will encourage walking, ....” To a friendly design will encourage *activity* .... We believe this makes this more inclusive for people of all abilities to be able to have access within the site.

Page 85 We should recognize in the design of buildings as shown in bullet point 3 incorporate the ability for all people to increase their daily physical activity.

Page 85 Bullet point 7 we want to make sure that not just people who can walk can quickly and easily have access to parks, recreation facilities, and trails.

Page 85 Bullet point 1a under Recommended Implementation Approach should include the word recreation for the proposed survey.

Page 86 Bullet point 2c should be broader and provide access to not just walking trails but fully accessible trails for all people.



# MEMORANDUM

DATE: June 3, 2015 For City Council Workshop on June 15, 2015  
TO: City Council via City Manager  
FROM: John Swiecki, Community Development Director  
SUBJECT: **Planning Commission comments on the Draft Baylands Sustainability Framework**

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The Brisbane Planning Commission reviewed the Draft Baylands Sustainability Framework at the regular meeting of May 28, 2015. The Commissioners were unanimous in their appreciation of the Sustainability Subcommittee's many hours of hard work and the close attention to detail that was evident throughout the document. The Commissioners provided individual comments on the document to staff that are summarized below.

## Individual Commissioner Comments

- Commissioner Do viewed the Framework as a "living document" and believed it worked "as is" at this stage in the process because it presented a higher level view and recommendation for as yet undefined or loosely defined possibilities. She thought details and regulatory aspects would be better addressed when particularities arise that require tailored responses and approaches.
- Commissioner Parker suggested requiring use of reusable and/or recyclable building materials (e.g., flooring) to minimize waste sent to landfills during tenant improvements of existing office space, tied into the zero waste discussion in Chapter 2. In reference to Chapter 6, Commissioner Parker suggested including discussion of engineered wetlands and other natural methods to remediate contaminated soil, as discussed by Dr. Alex Horne at a past meeting of the Brisbane Baylands Community Advisory Group.
- Commissioner Munir commented that the Framework seemed to be a "catch all" document that covered many different approaches, but he thought some may be too far-reaching or impractical to implement. He suggested that the document give condensed and clear regulatory guidance for each topic and that it reference applicable State and Federal regulations where appropriate. He thought the document should prioritize ideas or actions that are considered essential regardless of the future land uses, using language such as "will require" and "will prefer." He suggested expanding the discussion of mass transit and considering alternate methods for determining acceptable levels of traffic congestion. He also suggested assigning a planning horizon or timeframes for different tiers of goals.