

City of Brisbane

Agenda Report

TO: City Council via the City Manager

FROM: Community Development Director

SUBJECT: Baylands Alternatives Process

DATE: Meeting of May 18, 2009

Purpose:

Provide a process for City Council to consider and approve a Baylands community alternative which will be studied in the forthcoming environmental impact report.

Recommendation:

The City Council authorize staff to proceed with the alternatives refinement process as set forth in this report, including scheduling a Council workshop on June 8, 2009.

Background:

The City's commitment to develop a community-based land use alternative for the Baylands resulted in an intensive community process in 2007 and 2008. This process is summarized in the attached exhibit, which also lists the alternatives-related documents prepared to date. This process revealed there is substantial community consensus on the vision for the Baylands. The community has expressed its desire for a sustainable and environmentally responsible project, with a strong preference for substantial open space at the south end of the site and concentration of development to the north near transit. There is also support for non-automotive access both to/from and within the site, as well as maintaining connectivity and access to Central Brisbane. The desire for on-site energy generation has also been made clear. Three community alternatives were presented to the City Council in July, 2008.

Given the importance of open space and public space as a defining element of the community's vision for the Baylands, Council determined the public space component should be better understood before the community alternative was finalized. The City undertook a public space planning program with The Dangermond Group to better define the public spaces and public uses for the Baylands. This program involved reviewing previous community input, identifying site opportunities and constraints, meeting with stakeholders and a series of workshops with the City Council, Planning Commission,

Parks, Beaches and Recreation Commission, and Open Space and Ecology Committee. On April 13, 2009 the City Council reviewed and endorsed a conceptual public space plan.

Discussion:

The next phase of the alternatives work program is to refine a community alternative for the City Council's consideration. One task is to integrate the input and feedback received through the extensive community alternatives process to date into a single community alternative. The community review of the three alternatives revealed that that none of the alternatives fully captured the community's wishes; rather there were preferred elements from each alternative that should be incorporated into a final version of the community alternative. Another task involves incorporating the public space plan into the community alternative.

The process described above is now underway. While there is consensus on the major concepts as discussed in the Background Section of this report, there are still several important policy and land use issues that were not fully resolved through the community process. It would be appropriate for the City Council to review and provide direction on these issues before the community alternative is fully refined.

Staff recommends that a City Council workshop be scheduled for June 8, 2009 to present the issues and provide the City Council the opportunity to provide direction. The meeting format will be similar to the April 13 public space workshop, where a list of issues will be presented for the City Council's consideration. The City Council will have the opportunity to provide direction before additional cost and effort are expended in refining the alternative. The refined alternative would then be completed based upon this input and presented to the City Council for final action.

Fiscal Impact:

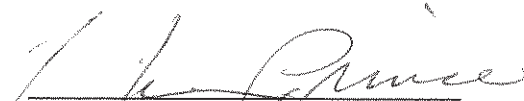
Staff believes the process outlined above is the most cost and resource efficient approach to finalize the Baylands community alternative.

Measures of Success:

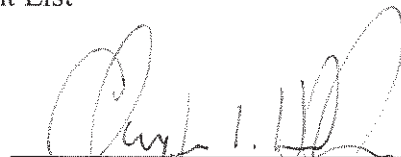
Timely finalization of the Baylands community alternative will help facilitate the City's previously stated goal of publishing a draft EIR for the Baylands Specific Plan in 2009.

Attachments:

Alternatives Process Timeline and Document List



Department Head



City Manager

Baylands Alternatives Process

- 2/20/2007: City Council meeting to establish Alternatives Development Process
- April 2007: City's consultant Dyett and Bhatia interviews 16 stakeholder groups regarding Alternatives Visioning
- 4/9/2007: City Council/Planning Commission Alternatives Visioning Workshop
- 5/12/2007: Community Alternatives Visioning Workshop #1
- 6/23/2007: Community Alternatives Visioning Workshop #2
- 7/23/2007: City Council Workshop on Results of Public Alternatives Visioning
- 3/17/2008: City Council Update on Alternatives Process
- 5/5/2008: City Council approves next phase of Alternatives Review Process
- 5/19/2008: City Council Workshop on Alternatives
- June, 2008: *City News* published with 6-page insert describing the alternatives and process, inviting the public to open house and workshops. Includes comment card to be filled out and returned to City Hall.
- 6/2/08: City Council meeting on Baylands Public Space Planning
- 6/7/08: Alternatives Open House #1
- 6/9/08: Alternatives Open House #2
- 6/10/08: Alternatives Presentation to Chamber of Commerce Board of Directors
- 6/11/08: Joint PC/PBR/OSEC workshop on Alternatives
- 6/18/08: Alternatives Community Workshop #1
- 7/12/08: Alternatives Community Workshop #2
- 7/28/08: City Council Update- Community Input on Alternatives
- Nov2008-May 2009 Baylands Public Space Plan developed

Alternatives Documents Published and Available on City Baylands Website-“EIR Alternatives” link on <http://www.ci.brisbane.ca.us/html/cityDept/comDev/baylands.asp>

- [Community Input on Alternatives Report \(7/08\)](#)
- [Initial Stakeholder Interviews Report \(5/07\)](#)
- [City Council & Advisory Boards Visions Report \(5/07\)](#)
- [Visioning Workshop #1 Summary Report \(5/07\)](#)
- [Visioning Workshop #2 Summary Report \(7/07\)](#)