



Community Conversation 2

May 4, 2019

Introduction and Welcome

Welcome and thank you for joining us today

Thank you also to our partners:



**HOME
FOR ALL**

SAN MATEO COUNTY



PCRC

PENINSULA
CONFLICT
RESOLUTION
CENTER

CommonKnowledge

Our Purpose Today

- ★ Bring our community together
- ★ Build on our March 21 conversation
- ★ Think together about our community's shared future
- ★ Use what we learn today to help guide us moving forward

About Home for All

A community collaborative addressing the housing challenge in San Mateo County

- ★ Educating
- ★ Innovating
- ★ Convening



Meeting Goals

- ★ Summarize results of community engagement to date
- ★ Describe Baylands planning process going forward
- ★ Summarize topics of community interest which can be addressed in Baylands planning process
- ★ Discuss where topics of interest can be addressed in the planning process



Who's In the Room?



Agenda

- **Introductions & Purpose**
- **Baylands Planning Process**
- **Discussion #1**
- **Topics of Community Interest**
- **Gallery Walk and Discussion #2**
- **Next Steps**



Conversation Guidelines

- ★ Speak from your own experience
- ★ Listen to understand each other
- ★ Respect differences; be curious
- ★ Let everyone participate
- ★ Your questions are valuable



Think/Pair/Share – Take :90 each

- ★ What brought you to this conversation today?
- ★ What do you hope to hear, share or learn this afternoon?



Highlights from March 21 Meeting

- ★ Many shared values
 - ★ Location
 - ★ Sense of community
 - ★ Environment
- ★ Need to address shared challenges together
- ★ Want to be welcoming and connected with new residents





Baylands Planning Process

Next Steps for the City, developer and community



Measure JJ



**Amended
the City's
General Plan**



**Established broad parameters
for future development
of the Baylands**



**Allows for 1800-
2200 residential
units and
7 million sq. ft. of
non-residential
space, but did not
approve any
development
specifics**



**Requires the preparation of
a Specific Plan (SP) and
Development Agreement
(DA) for the actual
development of the site**

- Both SP and DA must comply with terms of Measure JJ and are subject to approval by the City of Brisbane



City Roles and Responsibilities

- Structure and implement a fair and transparent planning process
- Facilitate meaningful community engagement in the planning process
- Perform technical review of plans and information



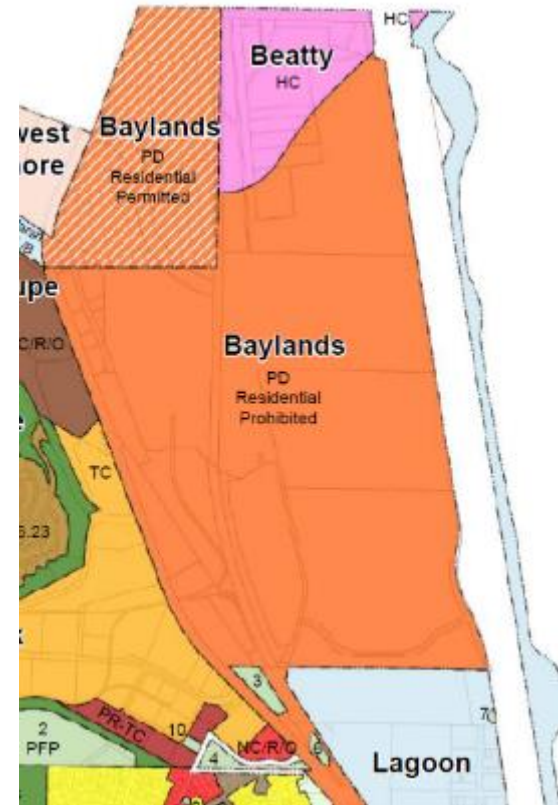
City Roles and Responsibilities

- Ensure that Specific Plan and Development Agreement comply with the City's General Plan, Measure JJ and all other applicable laws, policies and regulations
- Ensure ongoing compliance with approved plans and agreements



Developer Roles and Responsibilities

- Prepare and submit **Specific Plan and Development Agreement** in compliance with Measure JJ for City consideration



Developer Roles and Responsibilities

- Obtain approvals and permits from other agencies as required
- Comply with approved plans and agreements during construction and ongoing operation over time



Department of
Toxic Substances
Control



SAN MATEO
COUNTY HEALTH

All together better.

Opportunities for Participation

- Developer-sponsored engagement, specific plan preparation process
 - First session June 30, 2019
- Specific plan review process (City)
 - Dates TBD after developer submits draft specific plan/DA to the City
- Remediation plan review process
 - Regional Water Control Board
 - Department of Toxic Substances Control
 - Dates TBD by agencies



Brisbane Baylands Review Process


Key:

City Actions

Developer Actions

Council Decision

Opportunity for community input: 

Regulatory agencies: 



Creating Community Together

Conversation #2 | May 4, 2019

Community members explore topics of interest and share their input with the City. Community interests, ideas, questions and concerns help to inform City actions moving forward.



Developer-Sponsored Community Engagement

First session: June 30, 2019
Community members share their ideas and input directly with the developer, Universal Paragon Corporation (UPC)



Developer-Prepared Technical Studies

UPC and its consultants study key issues such as soils, traffic, water use, etc., ahead of additional planning efforts

Remedial Action Plan (RAP)

City and public review UPC's plan to address site remediation

Must be approved by:

- Regional Water Control Board
- Department of Toxic Substances Control



Landfill Closure Plan (LC)

City and public review UPC's plans for closure of the landfill and necessary clean-up efforts

Must be approved by:

- Regional Water Control Board
- San Mateo County Health System



Developer Submits Specific Plan and Development Agreement

UPC submits a draft Specific Plan (SP), Development Agreement (DA) to the City. These documents outline developer responsibilities and plans for the future of the Baylands.



Environmental Review & Public Comment Process

City Review and Public Comment

City prepares a draft Environmental Impact Report (EIR); community comments on draft EIR, Specific Plan and Development Agreement



Planning Commission Hearings

The Planning Commission reviews the Specific Plan and Development Agreement, sending their recommendations to the City Council. Community members share additional feedback before the Planning Commission.



City Council Review

City Council holds public hearings on the final EIR, Specific Plan and Development Agreement. Council can approve, deny or recommend revisions to the final plans.

** Expected that final City Council actions will be taken 24 months after the draft Specific Plan and Development Agreement are submitted by the developer.*



Key:

City Actions

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Opportunity for community input:



Regulatory agencies:



As planning for the Baylands moves forward, we want to clarify the process that will follow

Key:

City Actions

Developer Actions

Council Decision

Opportunity for community input:



Regulatory agencies:



Key:

City Actions

Developer Actions

Council Decision

Opportunity for community input:



Regulatory agencies:



**The City, developer and community
all have a role to play**

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Developer Engagement Program

First session
Community members meet with the developer to discuss the Planning Code.

Developer Submits Specific Plan, Development Agreement and Environmental Impact Report

UPC submits a draft specific plan (SP), Development Agreement (DA) and Environmental Impact Report (EIR) to the City. These documents outline developer responsibilities and plans for the future of the Baylands.

City & Public Engagement

City Council holds public hearings on the draft Development Agreement.

They go to the City Council

City Action (2019)

City reviews the SP to address any outstanding issues.
Approved by:
Mayor
City Council
Board of Health

Landfill Closure Plan (LCP)

City and public review UPC's plans for closure of the landfill and necessary cleanup efforts.
Must be approved by:
* Regional Waste Control Board
* San Mateo County Health System

City Council Review

City Council holds hearings on the final SP, Specific Plan and Development Agreement. Council can approve, deny or recommend revisions to the final plans.
* Final City Council actions will be taken 24 months after the draft specific plan and Development Agreement are submitted by the developer.



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Brisbane Baylands Review Process

City Action

Developer Action

Council Action



Landfill Closure Plan (LCP)

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- Must be approved by:
 - Regional Waste Control Board
 - Sanitation Council



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Developer Submits Specific Plan, Development Agreement and Environmental Impact Report

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City Council Review

City Council holds hearings on the final SP, Plan and Development Agreement. City Council approves, denies or recommends on the final plans.

City Council actions will be taken immediately after the draft Specific Plan and Development Agreement are submitted by the Developer.



Developer Submits Specific Plan and Development Agreement

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Brisbane Baylands Review Process

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Developer Action

Council Action



Creating Community Together

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SPC submits a draft specific plan (SP), Development Agreement (DA) and Environmental Impact Report (EIR) to the City. These documents outline developer responsibilities and plans for the future of the Baylands.



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Table Discussion #1

- What do you think people need to know about:
 - The overall planning process and key milestones for the Baylands development?
 - Roles for the Baylands property owner, City government and Brisbane community?
- What questions or concerns are coming up for you?
- What would you like more information about?



Background

Baylands planning process has been ongoing since 2005

- ★ More than 50 public workshops, meetings and hearings
- ★ Thousands of pages of documents produced and reviewed
- ★ Organized input into 8 categories



What We Value About Brisbane

- ★ Personal experiences and connections
- ★ Community organizations and events
- ★ Physical environment
 - ★ San Bruno Mtn.
 - ★ SF Bay
- ★ Personal and shared principles & values



Topics of Interest

1. Safety & Public Health
2. Sustainability
3. Transportation & Mobility
4. Housing
5. Open Space, Parks & Historic Resources
6. Business, Retail & Entertainment
7. Education
8. Building Community Connections

Topic #1

Safety & Public Health

- Remediate site to accommodate ground level residential and support uses
- Soils testing
- Provide resiliency to address sea level rise over time



Topic #2

Sustainability

- Zero net energy or better
- Implement Baylands Sustainability Framework



Topic #3

Transportation & Mobility

- Minimize car trips, promote transit, bikes, walking
- Create a transit hub
- Developer responsible for completing required transportation improvements



Topic #4

Housing

- 1,800 – 2,200 units permitted
- Establish affordability requirements
- Define types/forms of housing to be built



Topic #5

Open Space, Parks & Historic Resources

- Protect and enhance habitat areas
- Provide new parks/active recreation facilities
- Restore the railroad roundhouse



Topic #6

Business, Entertainment & Retail

- Accommodate businesses & create places that are amenities to the existing community
- Provide opportunities for small/local businesses
- Promote the City's fiscal health



Topic #7

Education

- Explore how the project can best serve the educational needs of the existing community
- Consider setting aside land/space within the development for educational opportunities



Topic #8

Building Community Connections

- Create connections (physical/social/cultural) between Baylands and the remainder of the community
- Consider how community connectivity can be strengthened overall



Gallery Walk Instructions

- You can share your input, questions and ideas about any or all of the topic areas
- Write your ideas down and see what others are saying
- Let's give everyone a chance to contribute

Gallery Walk

For any or all topic areas:

- **Why is this topic important to you?**
 - **What ideas do you have?**
 - **What would you like to learn more about?**
-
- **To stay informed, use the sign-up sheets at each station**

Group Check In at Your Table

Community Connections

- ★ 2-pager with tidbits of City information, contact info and community events
- ★ Save the Dates now!
- ★ Sign up to receive a weekly email from the City Manager's office covering all of this at: www.tinyurl.com/blast321



Next Steps

- ★ We'll make sure your email is added to the topic area list(s) you signed up for
 - ★ Questions? Email ccheung@brisbaneca.org
- ★ A report about what was shared today will be sent out in the next few weeks – share it!
 - ★ www.brisbaneca.org/lets-chat-brisbane
- ★ Attend the developer's June 30th meeting here at 1pm. Help spread the word!





EVOLVING THE VISION

UPC/BAYLANDS WORKSHOP

Sunday June 30, 2019

1 PM Lunch | 2-5 PM Workshop

Mission Blue Center

Thank you for spending a part of your Cinco de Mayo Eve with us!

City of **BRISBANE** CALIFORNIA

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City-wide Alert: Water Quality Status

Public Meetings
(Including past Agendas and Minutes)

City News

PG&E Working on Humboldt and Surrounding Area
April 29 - May 17, 2019

May 2019 Marina News
Now Available to Read Online

"Let's Chat, Brisbane"
Creating Community Together - 5/4 @ 7:30pm

Upcoming Meetings & Events

Cannabis Issues Ad hoc Subcommittee
05/01/2019 - 5:30pm

Brisbane Farmers' Market
05/02/2019 - 3:00pm

City Council Meeting
05/07/2019 - 7:30pm

Ch. 27 Livestream



www.brisbaneca.org

Raffle Time!



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OUTDOOR VENUE • FOOD • SPIRITS

Sat., May 4, 2019 • 12pm to 12am

\$20 in advance at 7milehouse.com / \$25 at the door

FEATURING

Charles McNeal

Hristo Vitchev Trio

Andrew Speight Quintet

John Worley and Mochi

Steve Carter and Five Ten

Madeline Eastman

The Cabanijazz Project

Charged Particles and Tod Dickow

Play the Music of Chick Corea

Fred Randolph Quintet

Rhonda Benin Jazz and

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