

A BRIEF OVERVIEW

SUSTAINABILITY FRAMEWORK: BRISBANE BAYLANDS

FEBRUARY 25, 2016

What (Origin)

In response to our citizens' concern for sustainability in the Brisbane Baylands project.



What (Origin)

Accepted by City Council November 5, 2015

Inform negotiation between the City and the Developer in a Development Agreement.

Planning horizon could be 20 years making this a **living document;** continually evolve over the course of the Baylands project



SUSTAINABILITY FRAMEWORK
FOR THE BAYLANDS

FINAL REPORT
Accepted by the City Council on
November 5, 2015

October 2015

INTEGRAL GROUP

Where

http://brisbaneca.org/baylands-sustainability-framework



Who

The committee consisted of many dedicated individuals from all levels of City staff and we began in July 2011.



Glenn Fieldman

Cliff Lentz

Renee Marmion

Ray Miller

Dave Reinhardt



Wendy Ricks

Chris Hart

Clay Holstine

Stuart Schillinger

Lisa Pontecorvo

Who

We also teamed up with a sustainability consultant to assist in developing the document.



http://www.integralgroup.com/

How

We evaluated 4 sustainability programs and selected One Planet Living (est. 2003) as the basis for our framework.

1. BioRegional's One Planet Communities program
2. The International EcoCity Framework and Standards
3. The International Living Future Institute's Living Building Challenge
4. LEED-ND (U.S. Green Building Council)









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How

We need to design for a healthy and sustainable ecological footprint.

If everyone on Earth consumed resources like Americans do, we would need **5 planets' worth of resources** to support us.



The fact is, it's almost impossible for the average American household to reduce their swollen **ecological footprint** by more than 25%. Our cities just aren't designed to support it so we need to design for it.

How

One Planet Living exceeds the highest standards in green building worldwide.

Example: Sonoma Mountain Village was America's 1st endorsed One Planet Community.

SONOMA MOUNTAIN VILLAGE



- 200 acres
- Ex-industrial site
- 5,000 people and 1,900 homes

To achieve sustainability, we need to make it easy, attractive and affordable for people everywhere to lead whole sustainable lifestyles – not just green buildings, but wider infrastructure and products and services as well – all wrapped up in a simple and clear story which people can understand.

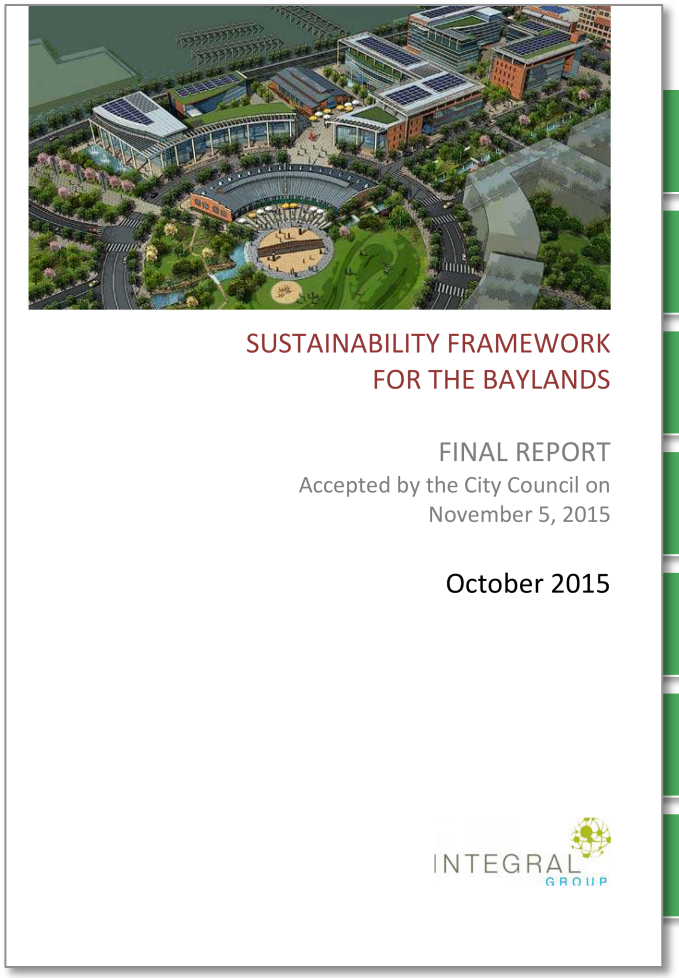
How

The 10 principles from One Planet Living were used to inform us in developing those for Brisbane.



Our Format

Each principle has the following sections.



- Principle Name
- Int'l Targets
- Context
- Summary
- KPIs
- Implementation
- Discussion

Our Format

What it is and the big picture view.

8. CULTURE AND HERITAGE

- Principle Name
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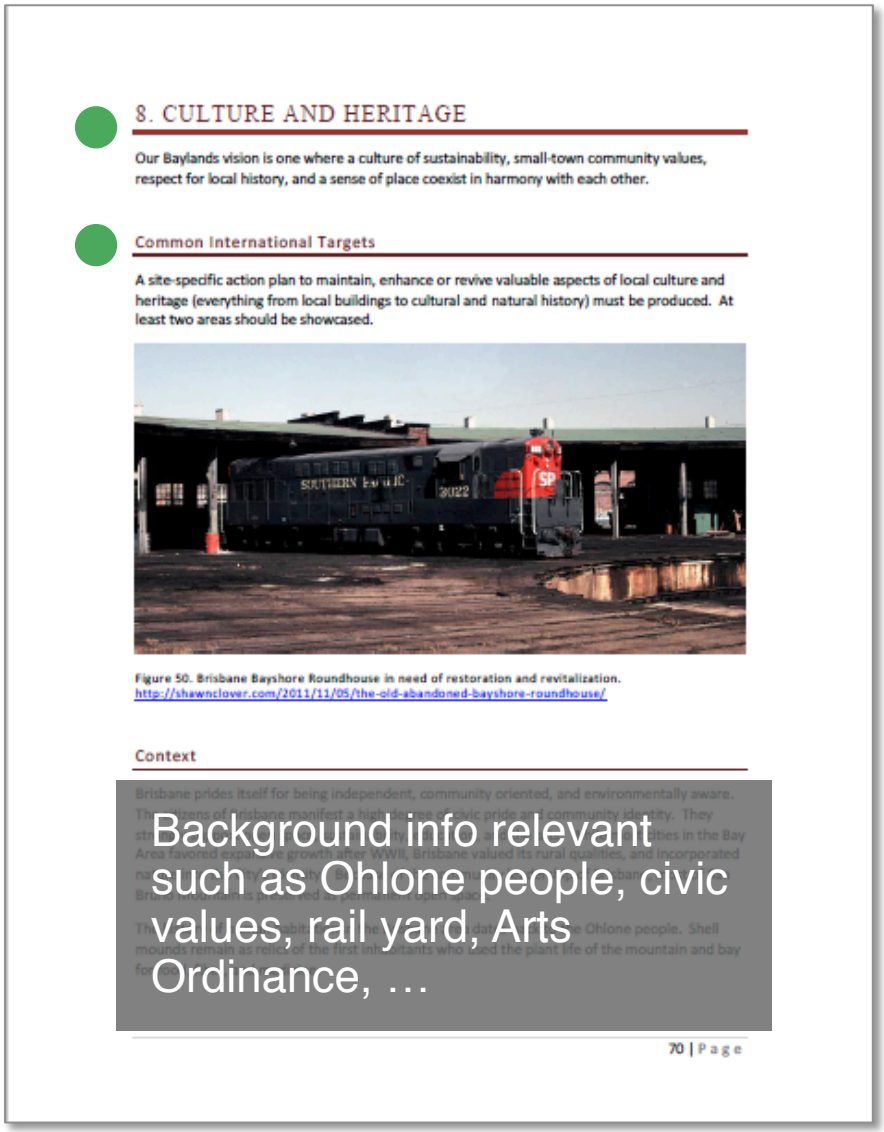

8. CULTURE AND HERITAGE

Our Baylands vision is one where a culture of sustainability, small-town community values, respect for local history, and a sense of place coexist in harmony with each other.

Common International Targets

A site-specific action plan to maintain, enhance or revive valuable aspects of local culture and heritage (everything from local buildings to cultural and natural history) must be produced. At least two areas should be showcased.

Figure 50. Brisbane Bayshore Roundhouse in need of restoration and revitalization.
http://shawnclover.com/2011/11/05/the-old-abandoned-bayshore-roundhouse/

Context

Background info relevant such as Ohlone people, civic values, rail yard, Arts Ordinance, …

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Our Format

What we want to do within this principle.

8. CULTURE AND HERITAGE

- Principle Name
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Figure 51. Recology's Artist in Residence program created in 1990 an outdoor garden art exhibit. "It insists that we change our ways and our thinking and become guardians of the resources of the earth which supports our life and is more fragile and endangered than we used to believe possible." –Artist and activist Jo Hanson (1918–2007) http://www.flysfo.com/museum/exhibitions/art-recology-artist-residence-program-1990-2013#sthash.MLz3NJ1a.dpuf

The Brisbane City Council adopted the "Public Arts Ordinance" in 2014. For private nonresidential projects, including new and remodeled buildings, with development costs over $1 million are required to contribute at least 1% of their development costs into the Brisbane Public Art Fund. Projects over $5 million may put the 1% contribution directly into publicly accessible art on site. Private residential projects between 10 and 20 units contribute 0.5% to the fund, and projects over $10 million contribute 1% to the fund, or may invest this contribution on publicly accessible art on site. City building projects with development costs over $500,000 will either contribute 0.5% to the fund or install public art on site. Brisbane's General Plan emphasizes the desire to have architecture that is inspiring.

Summary Approach

… topics such as living culture, public art, trail network, the Roundhouse, Tank and Boiler shop, the landfill, small town values, … how to weave them in.

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Our Format

How to do it and measure our progress.

8. CULTURE AND HERITAGE

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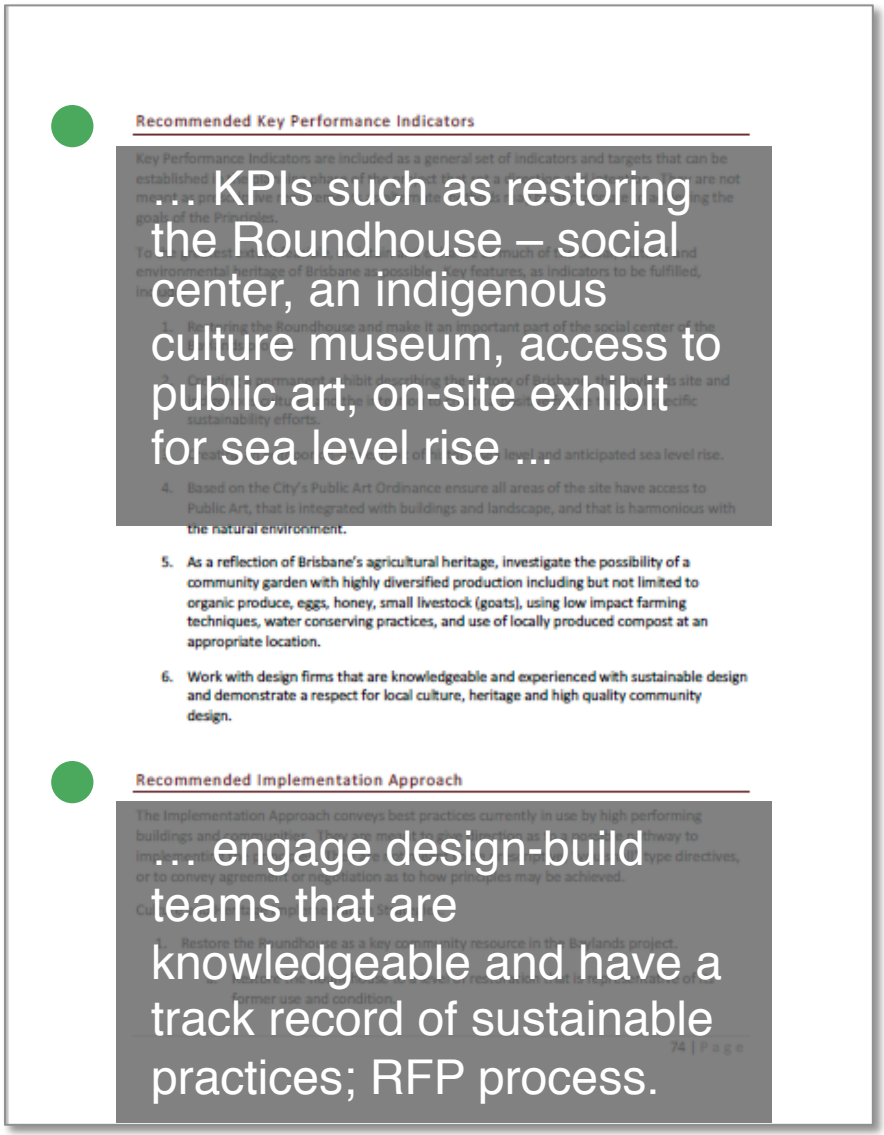

Recommended Key Performance Indicators

Key Performance Indicators are included as a general set of indicators and targets that can be established [illegible] are not met, [illegible] the goals of the Principles.

To [illegible] much of the [illegible] and environmental heritage of Brisbane as possible, [illegible] key features, as indicators to be fulfilled, [illegible]

1. [illegible] the Roundhouse and make it an important part of the social center of the [illegible]
2. [illegible] exhibit describing the history of Brisbane, [illegible] site and [illegible] sustainability efforts.
3. [illegible] and anticipated sea level rise.
4. Based on the City's Public Art Ordinance ensure all areas of the site have access to Public Art, that is integrated with buildings and landscape, and that is harmonious with the natural environment.
5. As a reflection of Brisbane's agricultural heritage, investigate the possibility of a community garden with highly diversified production including but not limited to organic produce, eggs, honey, small livestock (goats), using low impact farming techniques, water conserving practices, and use of locally produced compost at an appropriate location.
6. Work with design firms that are knowledgeable and experienced with sustainable design and demonstrate a respect for local culture, heritage and high quality community design.

Recommended Implementation Approach

The Implementation Approach conveys best practices currently in use by high performing buildings and communities. They [illegible] type directives, or to convey agreement or negotiation as to how principles may be achieved.

1. Restore the Roundhouse as a key community resource in the Baylands project.

[illegible] former use and condition.

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… KPIs such as restoring the Roundhouse – social center, an indigenous culture museum, access to public art, on-site exhibit for sea level rise …

… engage design-build teams that are knowledgeable and have a track record of sustainable practices; RFP process.

Our Format

Topics that came up around this principle.

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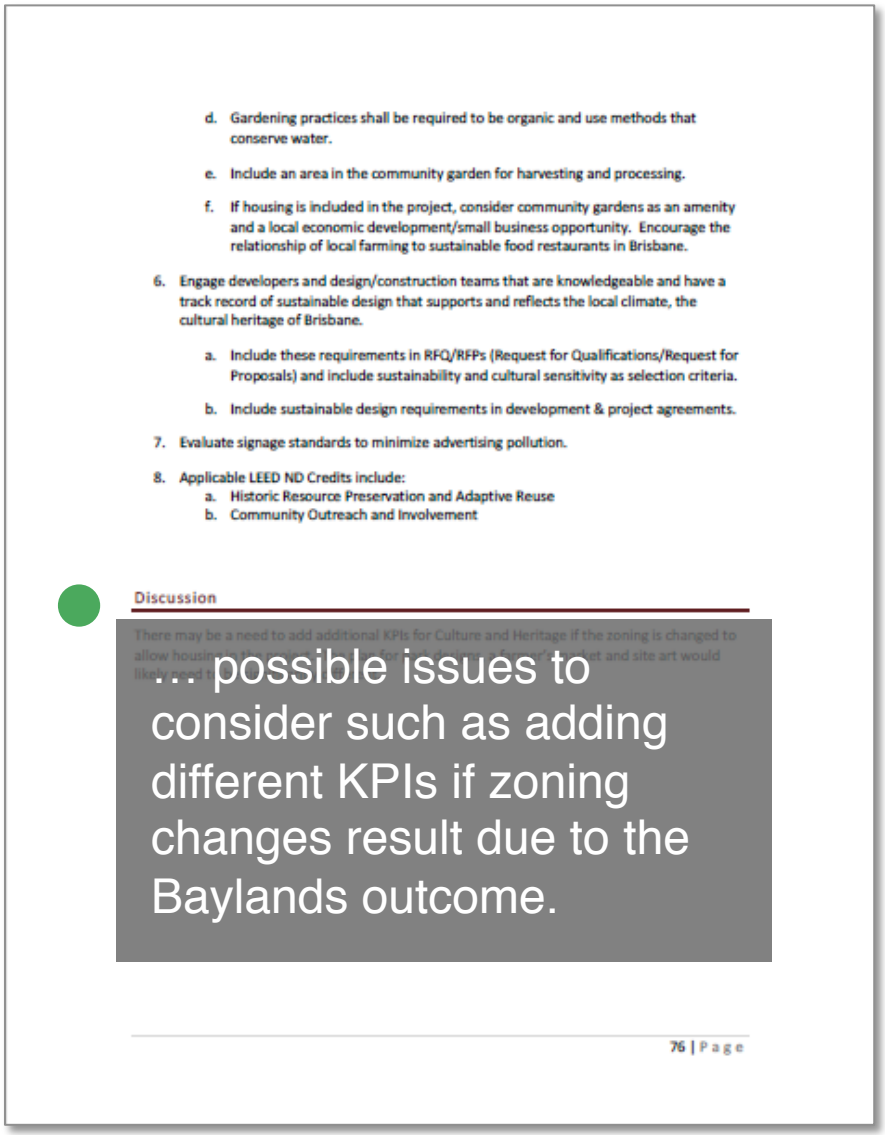

d. Gardening practices shall be required to be organic and use methods that conserve water.

e. Include an area in the community garden for harvesting and processing.

f. If housing is included in the project, consider community gardens as an amenity and a local economic development/small business opportunity. Encourage the relationship of local farming to sustainable food restaurants in Brisbane.

6. Engage developers and design/construction teams that are knowledgeable and have a track record of sustainable design that supports and reflects the local climate, the cultural heritage of Brisbane.
   a. Include these requirements in RFQ/RFPs (Request for Qualifications/Request for Proposals) and include sustainability and cultural sensitivity as selection criteria.
   b. Include sustainable design requirements in development & project agreements.
7. Evaluate signage standards to minimize advertising pollution.
8. Applicable LEED ND Credits include:
   a. Historic Resource Preservation and Adaptive Reuse
   b. Community Outreach and Involvement

Discussion

There may be a need to add additional KPIs for Culture and Heritage if the zoning is changed to allow housing [illegible] and site art would like

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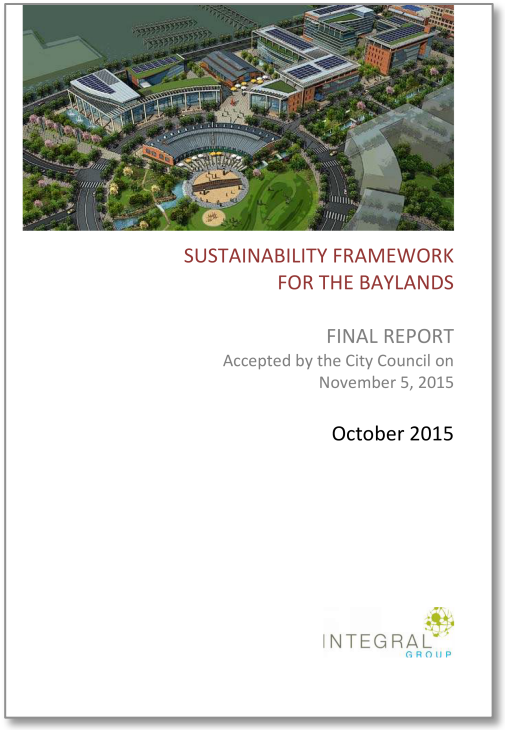
… possible issues to consider such as adding different KPIs if zoning changes result due to the Baylands outcome.

Next

The City continues to invite input from the public and UPC to make this framework effective … creating useful strategies.

- During deliberations
- During City Council hearings
- Throughout the life of the project







OUR VISION FOR BRISBANE

… to heal the land, contributes to prosperity that is fair and equitable, strengthens our relationship with nature, and enhances Brisbane's commitment to community values … creating a balanced approach to development that will be safe, engaging, and within the means of the Earth's resources.