

# *City of Brisbane*

## *Agenda Report*

To: City Council via City Manager  
From: Administrative Services Director  
Subject: Sustainability Document for the Baylands  
Date: May 7, 2012

### **Purpose:**

Ensure the development of the Baylands is carried out in a fashion which is on the leading edge of sustainability while at the same time financial viable given the constraints of the economy.

### **Recommendation:**

Direct the Parks and Recreation Commission, Planning Commission, and the Open Space and Ecology Committee to review and comment on the Sustainability Goals for the Baylands.

### **Background:**

On January 5, 2009 the City Council created a Sustainability Committee. The Committee consists of three members: one from the City Council, one from Open Space and Ecology Committee, and one from the Planning Commission.

The committee was established to review the Sustainability Analysis in the draft EIR and make comments/recommendations to their respective bodies. In August of 2010 the City Council's Open Space Liaison subcommittee met and determined it would be appropriate for Parks and Recreation to be appointed to the committee. In September 2010 the City Council requested the Parks and Recreation Commission appoint a member to the Sustainability Committee so it had representation from all of the Commissions and Committees that will review the Draft Environmental Impact Report for the Baylands. On December 10, 2011 The City Council appointed Council Member Miller to continue his service on the Committee.

After reviewing various sustainability programs including One Planet Living the Committee chose to use the guidelines of One Planet as a base. One Planet Living guidelines was presented to the Community during the Brisbane University. It was used by Coddington Enterprises at Sonoma Mountain Village and will get world wide recognition during the Olympics as this will be the first Sustainable Olympics using the One Planet Principles as their guideline.

The Committee met numerous times with Geoff Syphers ( a consultant who has worked on One Planet projects including Sonoma Mountain Village) to develop the document which is being presented tonight.

After the Committee completed its draft it requested feedback from City staff and incorporated their ideas into the document. Only after it was a coherent draft which met the goals and needs of the

Committee was it provided to the developer. The developer will provide feedback during the next few months.

**Discussion:**

The next step in the process is to have the document be provided to the various commissions and committees which will have input on the overall Baylands Development and what sustainability means for future development. After the commissions and committees provide additional feedback the Council may wish to comment on the document and then request the Sustainability Committee to begin the next step of creating measurable goals for the project. After measurable goals are created an action plan will need to be developed to measure progress towards those goals.

The finished sustainability document will then assist the developer of the Baylands in determining the best method for building their development to achieve the goals set forth in the document. Some of the goals may be incorporated as part of mitigation measures per the EIR others may be placed in a Development and Disposition Agreement between between the developer and the City.

Based on this it may be best for the commissions and committees to get their feedback back to the City Council prior to their reviewing the Baylands EIR. Therefore, it may work best if the their review and feedback is completed by the end of June.

**Fiscal Impact:**

There is no fiscal impact of dispersing this document to the various commissions and committees. However, depending on the final outcome of this process there may be an overall fiscal impact when the project is completed. However, defining that impact at this time is difficult since there will be positive financial impacts from having a sustainable development, however, given the current method of measuring economics there may be some negative impacts based on the additional upfront costs of some of the requirements.

**Measure of Success**

The Baylands, upon completion, is considered to a world class development as it relates to sustainability principles.

**Attachments:**

Sustainability Goals for the Baylands draft for discussion – April 2012



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Administrative Services Director



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City Manager

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# SUSTAINABILITY GOALS FOR THE BAYLANDS DRAFT FOR DISCUSSION

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APRIL 2012

The citizens of Brisbane have widely expressed the importance of environmental responsibility and its application to the Baylands project. In response, the City Council formed a Baylands Sustainability Committee to provide this guiding document, which is organized around the ten One Planet Living principles developed by BioRegional. In parallel with this effort, the project is also under review as part of the Environmental Impact Report (EIR), and this plan will be updated to reflect information coming out of that process when it is available.

The purpose of a Sustainability Action Plan is to create the DNA for achieving sustainable results. It is aspirational and is not a contract for specific results, however it will inform the negotiation of binding criteria between the City and the Developer in a Development Agreement. This document will continually evolve over the course of the Baylands project to reflect new information, new funding mechanisms, new policies and technologies, and improvements to the project design, and thus it is termed a “living document.”

With this draft, the City invites input from the public and the developer to make this plan effective and to create the strategies that will be used to achieve the sustainability goals articulated here.

The Sustainability Committee holds this vision for the project:

*The Baylands presents an opportunity to create a development that heals the land, provides prosperity that is fair and equitable, strengthens our relationship with nature, and enhances Brisbane’s commitment to Community values. The core pillars of sustainability—environment, economics and social equity—will be woven into every building, park and transportation mode, creating a balanced approach to development that will be safe, engaging, and within the means of the Earth’s resources.*

## BACKGROUND

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To achieve our sustainability goals, the Sustainability Committee investigated the use of four different sustainable development programs<sup>1234</sup> and chose to use the framework of the One Planet Communities program and adapt it to this particular project. The framework is a set of ten principles designed around achieving a one-planet ecological footprint, and includes the social and economic aspects of sustainability as essential elements to achieving and sustaining the environmental outcomes. BioRegional's One Planet Community projects have received worldwide acclaim for their ingenuity in design, thoughtfulness towards local issues, and understanding the importance of harmony between development and nature – they recently teamed up with the city of London to create the first "One Planet Olympics."

1. **Zero Carbon Buildings** -- Making buildings more energy efficient and delivering all energy with renewable technologies.
2. **Zero Waste** -- Reducing waste, reusing where possible, and ultimately sending zero waste to landfills.
3. **Sustainable Transportation** -- Using low carbon modes of transport to reduce emissions and reducing the need to travel with good planning.
4. **Local and Sustainable Materials** -- Using sustainable healthy products, with low embodied energy, sourced locally, made from renewable or waste resources.
5. **Local and Sustainable Food** -- Choosing low impact, local, seasonal and organic diets and reducing food waste.
6. **Sustainable Water** -- Using water more efficiently in buildings and in the products we buy, and addressing local flooding, wetland and stormwater pollution.
7. **Open Space and Habitat** -- Protecting and restoring biodiversity and natural habitats through appropriate land use and integration into the built environment.
8. **Culture and Heritage** -- Reviving local identity and wisdom; supporting and participating in the arts.
9. **Economic Vitality with Equity and Ecology** -- Creating ecologically-based economies that support equity and inclusive communities.
10. **Health, Safety and Happiness** -- Encouraging active, safe, meaningful lives to promote good health and well-being.

The use of the ecological footprint is significant because it departs from green building programs by measuring real impacts. A new building that is 50% more energy efficient than allowed by code may be recognized as extremely green, but if it runs on fossil fuels then it still increases global emissions and harms the climate. Real impacts matter, and the ecological footprint is a good tool for evaluating them.

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1 *The U.S. Green Building Council's Leadership in Energy and Environmental Design for Neighborhood Developments (LEED-ND)*

2 *The International Living Future Institute's Living Building Challenge*

3 *BioRegional's One Planet Communities program*

4 *The International EcoCity Framework and Standards*