



CITY OF BRISBANE

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April 27, 2006

Dear Honorable Mayor, Members of the Council, and Planning Commission:

On behalf of the Open Space and Ecology Committee, I respectfully submit the following comments for consideration at the scoping meetings for the Baylands Specific Plan application. The Committee is pleased to have the opportunity to offer its input into the environmental review process for the Baylands.

At its February 22, 2005 meeting, the City Council authorized the Open Space and Ecology Committee to "offer suggestions on potential environmental impacts that should be included for study in the Baylands EIR... related directly to the particular subjects referred to the Committee by the City Council (e.g. open space, wetlands, sustainability)." The Planning Director, City Manager, and City Attorney have provided guidance that has helped clarify the Council's general direction to the Committee.

The following comments represent the goals and objectives, issues and concerns that the Open Space and Ecology Committee would like to put forward at this time for further study and analysis in the forthcoming EIR.

Sincerely,

Raymond Miller,
Chair, Open Space and Ecology Committee

Open Space and Ecology Committee
Comments on the Baylands Project

April 27, 2006

“The City takes the view that it must do at home what must be done on a state, national and global scale...Development decisions are to be analyzed so as not to overwhelm the long-term environment and in a manner that provides for sustainable development. Such sustainable development has been defined as ‘development that meets the needs of the present without compromising the ability of future generations to meet their own needs.’”¹

The Open Space and Ecology Committee views the Baylands development through the lens of environmental sustainability. Designing and building an ecologically sustainable project in the Baylands is the overarching core goal against which the Committee proposes the project and its alternatives be evaluated. Therefore, the Committee’s comments will focus on a set of goals and objectives pertaining to issues of environmental sustainability in the Baylands.

Development of the Baylands presents a formidable challenge, as well as a unique and historic opportunity for transformation from a contaminated brownfield into an environmentally sustainable development. The Committee recognizes that ecologically responsible remediation and redevelopment of brownfields is an environmentally sustainable practice, and that clean up of the Baylands implements General Plan Policy 172 which states that “it is of the highest priority that contaminated lands in Brisbane be remediated.”

While many aspects of environmental sustainability will be analyzed in the EIR through the CEQA process, which requires agencies to identify significant environmental impacts and to avoid or mitigate such impacts if feasible, there are gaps in the statute’s guidelines. For example, CEQA does not address air pollutants such as carbon dioxide and other greenhouse gases for which no standards have been established. The Committee believes that climate impact analysis should be incorporated into the environmental review process. Further, CEQA does not directly identify development of open lands as an environmental impact. The Committee believes maintaining the perception of an open landscape is an important value. The Committee would like to put forward the recommendations for maximizing open space and protecting natural resources that are established in the Baylands section of the Open Space Plan.

Although CEQA provides a standardized process and terminology for assessing environmental impacts in terms of significance, there is no set definition of significance; the determination is made by the local agency. The analysis of what constitutes a “significant” impact or a preferable alternative project rests on assumptions, either explicit or implicit, about the project’s goals and objectives.

¹ General Plan, Chapter IV.4 Environmental and Natural Resources, quoting from World Commission on Environment and Development, *Our Common Future* (Oxford: Oxford University Press, 1987).

The following are the goals, objectives, issues, and principles that have been identified by the Committee as fundamental for a successful and environmentally sustainable Baylands development. The Committee recommends that the project and any proposed alternatives be assessed in light of these aims.

Overall Project Goals and Objectives

1. Energy: the project should be energy neutral, i.e. the Baylands development should generate sufficient power from on site renewable sources to be primarily self-sufficient. When necessary, the project could purchase green power from the grid, while at other times it could sell excess power to the grid, resulting in net energy neutrality. The feasibility of the project achieving this goal should be investigated in the EIR. The project could achieve this goal by minimizing demand for energy, emphasizing conservation and efficiency, and producing energy through renewable means.
2. Open Space: the project should maximize open space (as distinguished from open areas), consistent with the Open Space Plan. According to Chapter VII of the General Plan, “the land use designation ‘Open Space’ is reserved for lands that are essentially unimproved and dedicated or proposed to be dedicated to the public for outdoor recreation and for the preservation of biotic communities...” In contrast, “open area” is defined in the General Plan as “parcels of land or portions thereof, primarily in private ownership, that serve to soften the impacts of urban development and otherwise provide primarily green areas and a feeling of ‘openness’ to the development pattern.” The project should maximize natural areas that are freely accessible to the public at all times, and contain habitat that is historically native to the area.
3. Green Building: the project should be designed and built to achieve the LEED Silver rating, a nationally recognized standard for commercial construction developed by the U.S. Green Building Council. The Green Building Council developed LEED in order to define “green building” by establishing a common standard of measurement. LEED provides a framework for assessing building performance and meeting sustainability goals by promoting strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. Additionally, the project should comply with “LEED Plus” measures that have been proposed by the Open Space and Ecology Committee to address issues of greater importance to the City of Brisbane.
4. Transit: the project should offer a range of transportation choices, including walking, biking, and public transportation in order to lessen dependence on automobiles, decrease congestion and pollution, and significantly reduce the use of fossil fuels. Infrastructure should be designed for alternatives to driving, such as light rail, and should include dedicated Class 1 bike lanes and safe places to store bicycles.
5. Infrastructure: the project should minimize the impacts of new development on the surrounding existing infrastructure. New infrastructure should protect natural features,

and avoid negatively impacting natural areas, such as Icehouse Hill, wetlands, trails corridors, and wildlife corridors. The impacts of artificial light on wildlife behavior and patterns should be studied.

6. Local/Regional Environment: the project should minimize impacts on the local and regional environment. It should include an integrated stormwater and greywater recycling system; develop alternative water systems that utilize wells and springs, if feasible; provide for adequate reserve water storage facilities; minimize stormwater runoff and ensure it is clean; maximize energy and water efficiency and water reuse; reduce impacts on air quality and traffic; and minimize waste generation both during and after construction. The EIR should 1) study the impact of fertilizer runoff on waterways and wetlands, and analyze alternatives to chemical fertilizer; and 2) develop a noise model to study impacts on the surrounding communities.

7. Global Environment: the project should minimize global environmental impacts. It should minimize greenhouse gases that contribute to climate change.

8. Views: the project should maintain the quality of Brisbane's San Francisco Bay views, and minimize light trespass and pollution.

Energy

Energy requirements of the Baylands development should be met to the greatest extent feasible through efficiency, conservation, and maximum use of passive and active sources of renewable energy, in order to achieve the goal of energy neutrality. Consideration should be given to whether the Baylands has the potential to generate renewable energy beyond the project's needs, so that the Brisbane community could reduce its reliance on energy generated by fossil fuels. The Committee recommends that the Baylands project meet the following energy related objectives:

- Minimize consumption of non-renewable energy by maximizing efficiency, utilizing locally-generated thermal and electric renewable forms of energy, and purchasing green power from the electrical grid.
- Develop a comprehensive, integrated energy plan, including a renewable energy distributed power system. Include renewable energy sources such as wind and photovoltaic solar electricity. Utilize a network of locally interconnected generators; maximize use of solar thermal water heating systems.
- Maximize use of passive solar design. Design buildings to use thermal mass to reduce fossil fuel demand and minimize energy consumption. Orient buildings so that their long axis faces south and north to the maximum extent feasible. This allows for the effective use of sunlight, and the minimal use of artificial lighting, mechanical heating and cooling. Orient streets to allow for maximum solar exposure, and stagger cross-streets to reduce wind impacts.

Open Space and Wetlands

Open Space should be maximized, consistent with General Plan Policy 331 to “maximize opportunities for open space and recreational uses in any land use planning for this (Baylands) subarea.” Figure 8 of the Open Space Plan shows the resource protection recommendations for the Baylands open space and wetlands resources. The Baylands development should meet or exceed the goals articulated in the Open Space Plan. (See Attachments “A” for details from the Open Space Plan pertaining to the Baylands Subarea, and Attachment “C” for relevant General Plan Policies.)

Closeness to nature and permanent conservation of high quality open space can be compatible with carefully planned, compact development. Greenways, such as corridors of native vegetation along streams, and small nature preserves should be incorporated throughout the Baylands. The Committee recommends:

- Open space that is designed to undergo natural change over time.
- A wetland river park with seasonal flood plain.
- Open space (specifically the wetland park) linked to San Bruno Mountain and the Bay; a progression of wetlands types, from tidal wetlands near the Bay changing gradually to upstream riparian habitat, and extending to grassland on the mountain.
- Walkways and observation platforms that bring people close to the wetlands
- S.F. Bay native plant materials for landscaping.
- Trail corridors wide enough to serve as wildlife corridors.
- Open space woven into the development and made readily accessible to people.
- Open Space for public health and safety as a buffer between the tank farm and Icehouse Hill
- Lagoon enhanced as a natural area with primarily passive low-impact recreational uses, and some protected habitat areas.
- Evaluation of potential project impacts on resident and migratory birds both at the river park and the lagoon.
- Study of the optimum configuration of the lagoon that would best support resident and migratory birds; analysis of the prospective re-creation of habitat for animal species that live and breed in the Baylands.
- Analysis of potential impacts of sedimentation, drainage flows, and their interaction on the lagoon and wetlands; modeling of entire drainage basin.

Green Building

Buildings in the Baylands development should be designed and built to achieve a LEED Silver rating, and should comply with the "LEED Plus" measures that have been developed by the Open Space and Ecology Committee to address key high priority issues. The Committee recommends that LEED Plus credits pertaining to parking capacity, light pollution, interior water use, building commissioning, renewable electricity, and indoor air quality, be required in the Baylands project. (See Attachment "B" for details.) However, none of the LEED Plus credits are intended to limit the overall project goals and objectives enunciated by the Committee.

All new buildings in the Baylands should be sited, designed, constructed, and operated to encourage resource conservation, minimize waste and pollution, maximize energy and resource efficiency, and promote healthy indoor environments. The Committee recommends that the Baylands project meet the following objectives:

- Utilize sustainable green building practices that take the environment into account throughout the design and construction process.
- Use materials that have high recycled content and are recyclable, are rapidly renewable, sustainably grown, and locally available.
- Create buildings and landscapes that are energy and water efficient, durable and nontoxic.
- Create landscapes that incorporate vegetation historically native to this ecological and climate zone, and that discourage encroachment of non-native invasive plants.
- Use the latest technology including computerized energy management systems to control heating, cooling and lighting systems, in order to reduce power needs and to monitor and track data related to building operation and reducing building utility consumption.
- Maximize indoor air quality by reducing pollutants. Design buildings to provide good ventilation and comfortable conditions, maintain quality lighting, incorporate daylight and views, and use low-emitting materials including paint, carpets, adhesives and sealants.

Other issues to be studied in the EIR

The Committee recommends that the environmental review of the Baylands Specific Plan:

- Consider remediation of contaminants to the highest standard possible, regardless of the ultimate land use in the Baylands. The feasibility of alternative methods for remediation should be studied, including capping, hauling away contaminants, and bioremediation.

- Evaluate bioremediation techniques that utilize plants and biological organisms to clean up pollution and remove contaminants from soil and water resources.

Bioremediation is the process by which living organisms and biological processes are employed to cleanup hazardous chemicals, destroy organic wastes, and reduce environmental risk. Wetlands use natural physical, biological and chemical aquatic processes to bioremediate polluted waters. There is a growing recognition of the restorative and purification functions performed by wetland environments, and the role that bioremediation can play in the restoration and enhancement of scarce wetland habitats.

- Evaluate freshwater resources and impacts on the salinity of the Bay.

Maintain historic salinity levels in the channel close to the Bay. Ensure that fresh water plants do not outcompete native saltwater vegetation. Study impact of fresh/salt water balance on fish, wildlife, and ecosystem.

- Explore funding mechanisms for maintenance of natural areas.

- Approach the Baylands development as an integrated project; ensure provision of wetlands river park and other open spaces by coordinating implementation of public amenities with private development.

- Evaluate the impact of present industrial operations in the Baylands.

Research the quantity of particulate matter (dirt, dust) that results from current recycling and grading operations.

Examine the Kinder Morgan pipeline and the potential impacts of pipeline failure on open space, wetlands resources, and public health and safety. Study whether the tank farm has contaminated the area within the Baylands project, and develop a monitoring program to guard against contamination in the future.

Conclusion

These issues, concerns, and objectives reflect the Open Space and Ecology Committee's values and vision for the Baylands. The prospective development represents both an unparalleled challenge as well as an unprecedented opportunity to leave the Baylands a healthier site than it is today. To this end, the Committee proposes that the EIR study the feasibility of maximizing renewable energy, open space, and resource conservation, while minimizing negative impacts on the local, regional, and global environment. These goals form the basis for the Committee's central recommendation that any proposed project be evaluated in light of its potential to achieve ecological sustainability in the Baylands.

Attachment "A"

Open Space Plan: Baylands Subarea

b. Conclusions

Figure 8 shows the open space and resource protection recommendations for the Baylands and adjacent subareas. The Committee based its recommendations regarding the open space resources in the Baylands subarea on General Plan policies. General Plan Policy 331, in particular, which states, "maximize opportunities for open space and recreational uses in any land use planning for (the Baylands) subarea," guided the Committee's suggestions. The Committee envisions that as the Baylands subarea develops, the property owner will dedicate land to the city. This idea is founded on Policy 355 which states, "Provide in-lieu fees for the acquisition of open space or land dedication in conjunction with development." The Land Use Element, on Page 63, states that "A *minimum* (emphasis added) of 25% of the surface land of any subarea designated Planned Development shall be in open space and/or open area". The Baylands is one of three subareas designated PD in the 1994 General Plan. Open areas are defined on Pages 86 and 87 and Open space is defined on Page 111 of the 1994 General Plan.

The Committee recommends that areas north of the drainage channel, if developed, be so in a manner that is consistent with adjoining urbanized areas and with good urban design principles that emphasize opportunities for open areas. A building of historic interest, the Roundhouse, occurs on the western portion of this area – the Committee, guided by General Plan Policy 334, encourages an adaptive reuse of the structure.

The Committee recommends that portions of the subarea south of the drainage channel and north of Lagoon Way be maintained in a way that maximizes open areas. General Plan Policy 330 states that, "development south of the...drainage channel shall maintain a low profile" and should be developed "to maximize the amount of landscape and open space or open area in this portion of the subarea." The Committee envisions that these lands contain an open, relatively undeveloped pattern and that recreational uses, landscape and open areas be maximized.

The Committee recommends preservation of maximized open areas on the southern side of Icehouse Hill, which contains an old shooting range. The latter may contain substantial amounts of lead in the soil from spent bullets and shell casings which could be a source of contamination. It should be kept as open area or dedicated as open space. The Committee recommends that other portions of Icehouse Hill should be dedicated for open space or conservation purposes, such as portions which are adjacent to Bayshore Boulevard, the eastern portions of Icehouse Hill that contain native grasslands and potential habitat for the endangered butterfly species, and the northern side of the hill, encompassing a ravine that currently contains horse stables and other structures. The Committee based its recommendations on Policy 348 of the General Plan, which states, "enhance the natural landform and biotic values of Icehouse Hill and preserve its ability to visually screen the Tank Farm."



Icehouse Hill, looking west from central Baylands Subarea. Photo: Raphael Brienens

The Committee recommends that the westernmost portion of the Baylands Subarea, north of Icehouse Hill and adjacent to Industrial Way, be maintained as open space or open area (see Figure 8). It is envisioned that this area contain a landscaped “wetland river park” with a seasonal flood plain that doubles as recreational space possibly continuing out to the bay. This idea was included as part of the conceptual storm drainage improvement plans prepared by the Brisbane Department of Public Works. The Committee recognizes that environmental studies analyzing the potential toxic contamination issues in this area need to be conducted prior to developing a wetland river park.



Central Baylands Subarea from Northwest Bayshore Subarea. Photo: Raphael Brien

Infrastructure does not serve most of the Baylands subarea and there is no legal and safe pedestrian or bicycle access between the area and central Brisbane and other areas of the city. Tunnel Avenue, the only north/south accessway in the subarea, lacks sidewalks and a designated bicycle lane. The Committee, based on General Plan programs 86a and 86b and policies 336 and 343, recommends developing a pedestrian and bicycle system from the subarea to reach all areas of the city. The Committee also recommends development of a separated bike lane along Bayshore Boulevard.

The Committee envisions that the 'wetland river park' will contain a trail that connects to a multi-use trail running in a north/south direction along both sides of Tunnel Avenue. If technologically feasible, the Committee recommends a trail connection east of Tunnel Avenue along the existing drainage channel extending to the Bay Trail. The Tunnel Avenue trails, in turn would connect with central Brisbane via the new Tunnel Avenue overpass, which, when built, will provide pedestrian and bicycle access. Policy 346 states "include the upgrade or replacement of Tunnel Avenue and its overpass or alternative access in the circulation plan for the Baylands." The Committee recommends that the future trail over the Tunnel Avenue overpass connect to the city-owned former railroad rights-of-way in Crocker Industrial Park generally by way of a private easement that currently provides access to Machinery and Equipment Company and shown on some maps as Industrial Road and an abandoned railroad tunnel under Bayshore Boulevard.

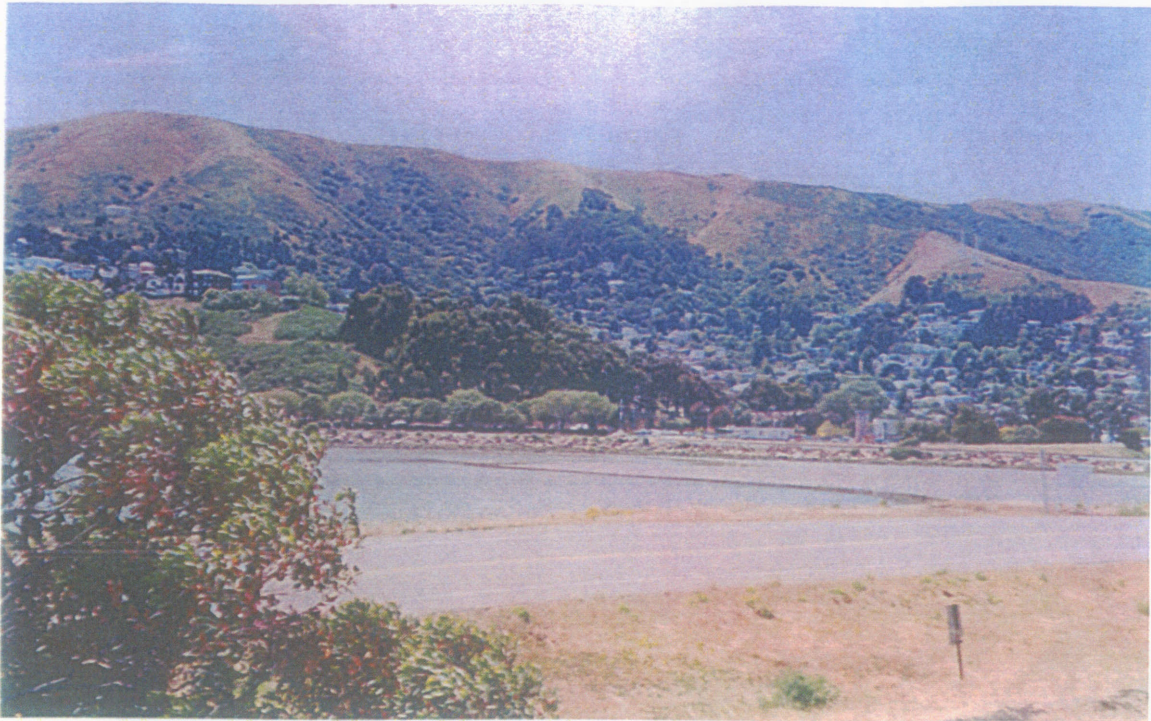


Baylands Subarea, looking north from San Bruno Mountain. Photo: Raphael Brien

The Committee also recommends dedication of land in the Baylands subarea for regional trail projects. The Bay Trail, administered by the Association of Bay Area Governments, is a multi-use corridor that, when complete, will encircle San Francisco and San Pablo Bays with a continuous 400-mile trail network. In accordance with proposals for the Bay Trail, the Committee recommends that within Brisbane, a short spur trail follow the shoreline along Harney Way, with the main route of the Bay Trail connecting Candlestick Point State Recreation Area with Sierra Point along a landscaped corridor west of Bayshore Freeway (see Figure 8). At Sierra Point the trail would split, with one leg of the trail continuing into South San Francisco. The trail would incorporate the existing Sierra Point Parkway bike lane and the public access trail that perimeters the Sierra Point subarea. The Committee also recommends the establishment of trails connecting west from the Bay Trail to central Brisbane, and on to San Bruno Mountain Park and the Bay Area Ridge Trail.

The Brisbane Lagoon occupies the southern portion of the subarea and is a valuable aquatic resource that contains tidal wetlands. There is a fishing area, locally known as Fisherman's Park, located on the lagoon's northeastern perimeter. The Committee, based on Policy 354, which states, "dedicate land area for open space, recreational uses and wetlands restoration, especially around the Lagoon," recommends that the lagoon and its environs be conserved as open space. A public pathway should be developed around the lagoon perimeter (Policy 350), linking with the future Bay Trail and Tunnel Avenue trail. Additionally, the Committee recommends that the area along the entire shoreline at the northern end of the lagoon, between the lagoon and Lagoon Way, be preserved as open

space as it provides significant recreational opportunities (see Figure8). This would be a very high priority open space area.



North end of Brisbane Lagoon, looking west. Photo: Randy Anderson



**City of Brisbane
Open Space Plan**

**Figure 8
Priority Resources
Baylands,
Sierra Point,
and Beatty Subareas**

Brisbane City Limits



Proposed open space
(lands to be acquired by
or dedicated to public agency
for permanent protection)



Proposed maximized
open areas
(recreational or other use
with open character)

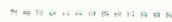


Proposed for substantial
open areas*
(in conjunction with future
development, specific plan)

* the minimum open area in the
PD zone is to be 25%



Proposed regional Bay Trail route



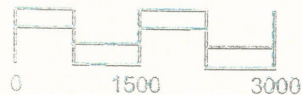
Proposed local connecting trails



Proposed local connecting trails
(if technologically feasible)



Scale in Feet



Attachment “B”

LEED: Leadership in Energy and Environmental Design

The U.S. Green Building Council developed the LEED standard to define “green building” by establishing a common standard of measurement. LEED provides a framework for assessing building performance and meeting sustainability goals, by promoting strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality.

Brisbane’s LEED Plus

While the LEED rating system is designed to offer the developer a range of options for achieving the LEED standard, Brisbane’s “LEED Plus” proposes that specific high priority LEED credits be mandated in order to ensure that practices of greater importance to the City are implemented. The Committee recommends that the following credits be required in the Baylands project.

PROPOSED LEED PLUS CREDITS	
Parking capacity	Mandate that projects provide no more than the City-required number of parking spaces.
Light pollution reduction	Require the minimization of light pollution to protect neighbors and the night sky.
Interior water use reduction	Mandate that projects use 20% less water than the water use baseline calculated for the building.
Enhanced Commissioning	Mandate enhanced commissioning, a quality control process designed to insure and verify that building systems perform as designed.
Renewable electricity	Require that all buildings install renewable energy systems to offset the maximum amount of energy identified under the current LEED Energy and Atmosphere Renewable Energy credit.
Indoor Air Quality	Mandate 2 out of 5 Indoor Air Quality Credits: -Construction IAQ Management, pre-occupancy -Low-emitting Materials, Adhesives & Sealants -Low-emitting Materials, Paints -Low-emitting Materials, Carpets -Low-emitting Materials, Composite Wood



LEED-NC

LEED-NC Version 2.2 Registered Project Checklist

<< enter project name >>

<< enter city, state, other details >>

Yes ? No

Sustainable Sites 14 Points

Y	Prereq 1	Construction Activity Pollution Prevention	Required
	Credit 1	Site Selection	1
	Credit 2	Development Density & Community Connectivity	1
	Credit 3	Brownfield Redevelopment	1
	Credit 4.1	Alternative Transportation, Public Transportation Access	1
	Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
	Credit 4.3	Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles	1
	Credit 4.4	Alternative Transportation, Parking Capacity	1
	Credit 5.1	Site Development, Protect or Restore Habitat	1
	Credit 5.2	Site Development, Maximize Open Space	1
	Credit 6.1	Stormwater Design, Quantity Control	1
	Credit 6.2	Stormwater Design, Quality Control	1
	Credit 7.1	Heat Island Effect, Non-Roof	1
	Credit 7.2	Heat Island Effect, Roof	1
	Credit 8	Light Pollution Reduction	1

Yes ? No

Water Efficiency 5 Points

	Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
	Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
	Credit 2	Innovative Wastewater Technologies	1
	Credit 3.1	Water Use Reduction, 20% Reduction	1
	Credit 3.2	Water Use Reduction, 30% Reduction	1

Yes ? No

Energy & Atmosphere 17 Points

Y	Prereq 1	Fundamental Commissioning of the Building Energy Systems	Required
Y	Prereq 2	Minimum Energy Performance	Required
Y	Prereq 3	Fundamental Refrigerant Management	Required
	Credit 1	Optimize Energy Performance	1 to 10
	Credit 2.1	On-Site Renewable Energy	1 to 3
	Credit 3	Enhanced Commissioning	1
	Credit 4	Enhanced Refrigerant Management	1
	Credit 5	Measurement & Verification	1
	Credit 6	Green Power	1

continued...

Yes ? No

			Materials & Resources			13 Points
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Y						
				Prereq 1	Storage & Collection of Recyclables	Required
				Credit 1.1	Building Reuse , Maintain 75% of Existing Walls, Floors & Roof	1
				Credit 1.2	Building Reuse , Maintain 100% of Existing Walls, Floors & Roof	1
				Credit 1.3	Building Reuse , Maintain 50% of Interior Non-Structural Elements	1
				Credit 2.1	Construction Waste Management , Divert 50% from Disposal	1
				Credit 2.2	Construction Waste Management , Divert 75% from Disposal	1
				Credit 3.1	Materials Reuse , 5%	1
				Credit 3.2	Materials Reuse , 10%	1
				Credit 4.1	Recycled Content , 10% (post-consumer + 1/2 pre-consumer)	1
				Credit 4.2	Recycled Content , 20% (post-consumer + 1/2 pre-consumer)	1
				Credit 5.1	Regional Materials , 10% Extracted, Processed & Manufactured Region	1
				Credit 5.2	Regional Materials , 20% Extracted, Processed & Manufactured Region	1
				Credit 6	Rapidly Renewable Materials	1
				Credit 7	Certified Wood	1

Yes ? No

			Indoor Environmental Quality			15 Points
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Y						
				Prereq 1	Minimum IAQ Performance	Required
				Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
				Credit 1	Outdoor Air Delivery Monitoring	1
				Credit 2	Increased Ventilation	1
				Credit 3.1	Construction IAQ Management Plan , During Construction	1
				Credit 3.2	Construction IAQ Management Plan , Before Occupancy	1
				Credit 4.1	Low-Emitting Materials , Adhesives & Sealants	1
				Credit 4.2	Low-Emitting Materials , Paints & Coatings	1
				Credit 4.3	Low-Emitting Materials , Carpet Systems	1
				Credit 4.4	Low-Emitting Materials , Composite Wood & Agrifiber Products	1
				Credit 5	Indoor Chemical & Pollutant Source Control	1
				Credit 6.1	Controllability of Systems , Lighting	1
				Credit 6.2	Controllability of Systems , Thermal Comfort	1
				Credit 7.1	Thermal Comfort , Design	1
				Credit 7.2	Thermal Comfort , Verification	1
				Credit 8.1	Daylight & Views , Daylight 75% of Spaces	1
				Credit 8.2	Daylight & Views , Views for 90% of Spaces	1

Yes ? No

			Innovation & Design Process			5 Points
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				Credit 1.1	Innovation in Design : Provide Specific Title	1
				Credit 1.2	Innovation in Design : Provide Specific Title	1
				Credit 1.3	Innovation in Design : Provide Specific Title	1
				Credit 1.4	Innovation in Design : Provide Specific Title	1
				Credit 2	LEED® Accredited Professional	1

Yes ? No

			Project Totals (pre-certification estimates)			69 Points
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Certified 26-32 points **Silver** 33-38 points **Gold** 39-51 points **Platinum** 52-69 points

ATTACHMENT "C"

General Plan References

- Policy 331** Maximize opportunities for open space and recreational uses in any land use planning for this subarea.
- Policy 333** Establish a safety buffer around and provide for visual screening of the Tank Farm.
- Policy 334** Encourage an adaptive reuse of the Roundhouse and other structures identified as having historic, cultural and unique architectural value.
- Policy 335** Give aesthetic consideration to views of San Bruno Mountain, the Bay and the Baylands development itself from Central Brisbane as well as views from the Baylands in the design of any development.
- Policy 336** Consider methods for enhancing interaction between the residential community in Central Brisbane and uses on the Baylands. Methods may include pedestrian, bicycle and vehicular connections, recreational uses and educational facilities.
- Policy 343** Develop a pedestrian and bicycle system to reach all areas of the City from the Baylands.
- Policy 344** Connect all development within the Baylands with bicycle and pedestrian networks.
- Policy 345** Work with other agencies to promote interconnection with regional bicycle systems.
- Policy 346** Include the upgrade or replacement of Tunnel Avenue and its overpass or alternative access in the circulation plan for the Baylands.
- Policy 347** Cooperate with other agencies to develop the Bay Trail between Sierra Point and the Candlestick Recreation Area.
- Policy 348** Enhance the natural landform and biotic values of Icehouse Hill and preserve its ability to visually screen the Tank Farm.
- Policy 349** After the water environment is determined to be safe for public access, develop public water-related passive recreation at the Brisbane Lagoon, with due concern for the preservation and enhancement of the wetlands.
- Policy 350** Develop a public pathway and access facilities immediately adjacent to the Lagoon.

- Policy 351** **Establish a buffer zone between the Lagoon and adjacent uses.**
- Policy 352** **Plan for landscape improvements to the lands around the Lagoon, including screening of the industrial structures adjacent to Bayshore Boulevard from the Lagoon.**
- Policy 353** **Consider a possible golf course if compatible with environmental and conservation concerns.**
- Policy 354** **Dedicate land area for open space, recreational uses and wetlands restoration, especially around the Lagoon.**
- Policy 355** **Provide in-lieu fees for the acquisition of open space or land dedication in conjunction with development.**
- Policy 357** **Identify wildlife habitats and encourage programs to retain and/or enhance their natural features and habitat values in consultation with responsible agencies and independent professionals.**
- Policy 358** **Investigate methods to improve water quality in the Lagoon without adversely impacting waterfowl and fish.**
- Policy 359** **Seek opportunities to enhance and restore wetlands in consultation with responsible agencies.**
- Policy 360** **Incorporate new construction standards for energy efficiency and water conservation.**
- Policy 361** **Require water-conserving landscape plans, including suitable plant materials and irrigation systems, and explore the use of non-potable water.**
- Policy 362** **Support County and regional efforts to maintain and improve water quality in San Francisco Bay. Work closely with responsible agencies to assure monitoring of the landfill so as to avoid toxic leaking into the Bay and to have property owners repair any leaks.**
- Policy 363** **Improve water circulation and water quality in the Lagoon by control of sedimentation and by careful monitoring and maintenance of underground pipelines by responsible agencies.**

