

July 11, 2006

Dear Bill, John, and Ken:

Here are my comments from the last two scoping meetings. I hope they will be useful for evaluating objectives in the Baylands Development.

**Scoping Meeting June 13th (the numbers represent the pages from UPC's Specific Plan)**

Part of Brisbane's pride is its attitude for doing things its own way. Because of our strong character and self determination, we have been able to hold on to our identity, while many cities in the area have lost theirs. Brisbane is a throw-back to how California used to be. The Baylands will never be Central Brisbane, but that doesn't mean we can't instill our values and sense of place. 29

In order to maximize its market potential, the Baylands commercial district needs to be unique. Creating Trade Commercial land use formulas that are similar to the surrounding cities will weaken Brisbane's leverage to achieve its economic goals because it will put Brisbane in direct competition with these cities. 13

Can the tanks at the tank farm be painted, so that they do not continue to be an eyesore? 22

Undeveloped land owned by the City and State should not be credited to the Developers Open Space commitment. 24

Can we have a framework plan that includes the entire site? 27

The Baylands should not be a development that is broken up into isolated entities. Natural ecosystems do not work this way, so why should development? Healthy communities, like healthy ecosystems, need integrated diversity. 29

Open Space needs to be user friendly. Accessibility is key to creating a healthy relationship between people and nature. 30

Open Space should be woven into the development, so that it is interconnected. This will give the sense of ruralness and slowing down, which will make the experience of being in the Baylands similar to how we feel living in Brisbane today. 30

If possible, all cement and large rocks along the shore of the Lagoon should be removed, so that a more natural shoreline may be created. 33, 178

The Roundhouse could be a museum dedicated to Bay Area natural history, protection and restoration of Open Space, and the remediating of brown fields. 34

The Open Area in the Quad should not be confused with Open Space. 34

Class 1 multi-use path around the Quad, that connects with the Class 1 multi-use path along Tunnel road. 34, 211

Most of the land use options in the plan tend to be either economical or Open Space. I hope we look at the recreational (gyms, ball fields, skating rinks, martial arts studios, etc.), art (music halls, theaters, museums, workshop space, etc.) and educational (college campus, job training, etc.) opportunities. 39

The Baylands should not be a development that competes with its neighbors, but rather inspires them. We need to search the globe for the most creative, economically viable developments that exist today. Sales tax income should not be the #1 reason for accepting a particular use. 39

A "Public Market" restaurant concept, similar to the one in Emeryville, would be well suited near the inter-modal station. 41

Pedestrian-only pathways should be embedded into the developed areas. Safe, non-automobile links from retail to commercial, to hotel or housing will encourage less use of the car. All great European cities have pedestrian-only streets. Ithaca, New York is a great American example. 42, 195

To have the inter-modal station in Brisbane, but have no light rail service in the Brisbane portion of the Baylands is unacceptable. It also does not make sense for Brisbane to spend millions of dollars from its Measure A request to build the inter-modal facility, if it is not going to receive light rail service. If this is truly to be a green development, light rail needs to play a part. Light rail should go east along Geneva, then south on Retail Main Street, making the loop around the Quad, and then back to Geneva. 44, 198, 263

Lagoon Way should stay curvy, keeping its rural feel. Straightening the road will make it too fast, and ruin the feeling of coming into a sanctuary of country slowness. No development should be seen from this road until one turns the corner to see Central Brisbane nestled into San Bruno Mountain. 47, 221

North Creek Park Way should have a nice bridge over the creek. 47

Will the intersection of the Bay Trail, freeway, and Frontage Road be safe and user-friendly? 47

The distance between the Bay Trail and Frontage Road needs to be wide enough to feel safe and non-competing with the automobile. 47

Explore Valley Drive entrance to the Baylands. If Brisbane implements its vision for a Civic Center, this route would make it easier for the exchange of people from Brisbane to the Baylands. This would also allow a faster response to the Baylands for police and fire needs. 48, 243

Visitation Creek should not be so deep that it appears like a ditch. The creek should be wide enough to provide viable habitat. Open space corridors should connect the River Park and the Lagoon. 50, 175

Can the entire Visitation Creek Park be created at one time, rather than in phases? 50, 175

What is the volume of water that is produced by the watershed? Is the water clean before it reaches the Baylands? Are there safe uses for the water? 52, 238

What is the feasibility of using spring water? 238

Could the watershed provide needed water in case of a major fire? 55

Can the treated waste in the sanitary system be used as an energy source? 55

Can SSFSG create a food waste reusable policy similar to San Francisco? 56

Land use should provide balance between living, work, social, recreational, and environmental issues. Providing a solid tax base is a major key to the success of a development, but it should not be the lead factor in determining what uses are chosen. Brisbane's needs are not as hungry as other cities, so it has the luxury to put values over money. 59

If approximately 10,000 workers could be employed in the Baylands, where will they live? What is Brisbane's responsibility? 61

Is R&D accepted in the General Plan for the Baylands? R&D should be in its own area, like SSF, and not in an integrated development. 65

Does the success of the Baylands development depend on large format retail? Instead of the big box formula, could a style such as Union Square be just as economically viable? Can the city regulate who can set up shop? 74, 110

This development should be a role model for how we create infrastructure that is concerned about the issues of global warming, and strives to be less dependent on the automobile. Glorifying the automobile goes against these values. We want to create a development that is less taxing on our atmosphere. 76, 140

If an Auto Park were to be allowed, perhaps only hybrid or alternative fuel vehicles should be sold. 140

In regards to the Service Industrial area, the layout of the businesses, as well as the style of the buildings should be a compliment to the rest of the Baylands development. If it is recommended to screen these buildings from the rest of the Baylands, maybe they shouldn't be allowed to be built. 77, 150

We should encourage small to medium size businesses who see the benefits of a work environment that encompasses Open Space and Area with recreation, art, entertainment, nice dining, as well as the opportunity to inquire services that round out one's needs, not their excesses. 78

The Open Area of the Quad should provide recreational opportunities such as beach volley ball, skateboarding, etc., as well as a place to gather for outdoor entertainment, or a quiet place to read a book. 81

Open Space should be the directional theme of this development. This will establish the uniqueness of the development from others in the area, and ensures its success as a destination. Open Space will be Brisbane's connection with the Baylands. 81

In regards to the Lagoon Subarea, Lagoon Way should flow like a lazy river, to slow the driver down, and make them feel like they've entered a rural area. The area around the Lagoon should be a natural place, rather than the man-made looking Foster City. Low impact recreation should be an option as it provides an opportunity for people to be more connected with the area. The lagoon should be designed as a nature preserve, with opportunities to explore by trail or boat. 82

Buildings should be embedded into the Open Space, so that the development becomes one unit. The buildings should complement the Open Space. 88

The amount of surface parking needs to be reduced, and replaced with more garages. 100

Parking structures should be well connected to light rail and bus service. The exterior of the structures should be covered with art or vegetation. 100

Parking structures should have electrical outlets at all parking stalls. This could be a source of revenue for the City. 100

It is very important that Brisbane mandate signs that are small in scale, to uphold the town's rural character. Perhaps a consistent signage program should be installed such as the one you would find in Hawaii. 101

Brisbane needs to have sign standards that reduce the pollution caused by corporate branding. The size of the sign should be just big enough to identify the location; signage should not be a form of advertisement. 106

All business districts should flow into Open Area or Open Space opportunities. 103

Restaurants should be in locations that are easily accessible by walking or public transportation from all areas of the development. Brisbane should set the standard which emphasizes the enjoyment of food; diversity in cuisine, no fast food franchises, no drive thru eateries, a good balance of \$ rated eating establishments, and wonderful views of Open Space and Open Areas. 121

The Restaurant area should be pushed inward, away from the Lagoon. Its focus should be on the activity of the campus, rather than being a distraction to the Open Space of the Lagoon. 121

Restaurant signs should not be highly visible from U.S. 101. We do not want the appearance of corporate restaurants like AppleBee's, Starbucks, Chilies, etc., to be clustered together like so many other roadside developments. 123

Could one parking structure serve the needs of the Restaurant area, instead of separate parking lots? 126

The Quad should be reconfigured to accommodate the Restaurant Area. Mixed uses in the Quad will provide balance and diversity to the site, much like a great university with various departments efficiently connected to a Student Union, athletics and the arts. 130

An Open Space corridor should run down both sides of the Quad, so that the Quad is completely surrounded by Open Space. This will establish a connected rural sense for the southern portion of the development, as well as providing viable wildlife corridors from Visitation Creek to the Lagoon. 132

How do we find the best models for getting people to recycle outside of their homes? Which cities have successful recycling programs? 165

Does the amount of bicycle racks make a difference in the willingness of people to use their bikes? We should look at communities which have high bicycle use, and see if implementing their plan for encouraging bicycle use would be appropriate. 166

Street lights create an important sense of place. Fixtures should be functional and attractive. 166

Does the City need to be responsible for maintaining landscape improvements in public areas, such as park and trail corridors, in order to maintain the standards set forth in the General Plan? 167

Sustainability Guidelines for the soul: 168

Easy access to Open Space and Areas should be available throughout the development.

Recreational opportunities should be integrated throughout the development.

A strong presence of the arts should be incorporated throughout the development.

Permanent public transportation throughout the development, so that a real effort is made to be less dependent on the automobile.

All Open Space land south of Lagoon Way should not be counted towards achieving the Developer's at least 25% Open Space dedication. Though the whole area is designated Planned Development, it is obvious that the land south of Lagoon Way is not really acceptable for building, so it should not be counted towards achieving the dedicated amount. The General Plan wants Open Space throughout the

development because the people of Brisbane know that Open Space is essential for a healthy lifestyle. The creators of the General Plan envisioned development that would be embedded within the Open Space to create a cohesive unit, rather than Open Space placed here and there, giving it second class status. 173

How do we upgrade the conditions of the creek that currently flows into the Lagoon, so that it provides better wildlife habitat and a more efficient means for cleaning storm runoff? 177

What are the possibilities of enhancing the SF Bay shoreline along U.S. 101? Could the Bay Trail be on the east side of the freeway?

The Bay Trail green-way needs to be wide enough to make it feel like a trail, rather than a thin strip along the side of the road to walk or ride your bike. A wider green-way will also serve as a wildlife corridor. 35, 179, 216

All trails in the Open Space should be non-asphalt.

Geneva Avenue and Tunnel Road should have more curves in them to slow down traffic, and make them feel like they are respecting the topography of the land. 186

There should be no Restaurant Road. Driving to the Restaurant area can be accessed via Lagoon or Frontage to the Quad Loop. 191, 212

Many of the local cross streets should be pedestrian-only. 202, 224

How do we find out who owns the Brick Arch Sewer? 229

Can we direct the storm-water to flow into the Bay, and have only the wastewater flow to the 78 inch sewer pipe? 240

Perhaps a police sub-station in the Baylands? 242

Could this development provide funds to reconfigure the old rail lines in Crocker Industrial Park to pedestrian and bicycle trails? 249

Could the Development Agreement provide enough funds to refurbish Brisbane Elementary School and Lipman Middle School, and upgrade existing text books and equipment? To acquire and remodel the warehouses that are next to Old County Road, so that the City could have a new library and have a high school with a state of the art auditorium? To pump new blood into the City's downtown district? To acquire Open Space in the Acres or along Bayshore? 249

Though the Specific Plan is focused only on the Phase 1 portion of the Brisbane Baylands, areas to the north of the site will be affected by this development. How do we plan accordingly to provide good communication between all of the cities in the watershed, so that development from all sides of the borders complement each other, rather than take away?

## **Scoping Meeting June 26th**

### Environment:

Open Space should be the conduit that connects old Brisbane with the Baylands

Create buildings that complement the Open Space

The vision for the Baylands should have buildings that are embedded into Open Space, rather than Open Space that is placed here and there among the buildings

James Wines - 'Constructing a human habitat in harmony with nature.'

James Wines - 'The integration of architecture and landscape, the fusion of buildings with context, and using the elements of earth and vegetation in such a way that they seem to be a part of the raw material of construction.'

James Wines - 'The ACROS Building by Emilo Ambasz, represents one of the most important examples of 'architecture as the garden, versus merely sitting in the garden.'

### Economics

The success of the Baylands as a role model for future developments in the United States is greatly dependent on the economic vitality of the development.

Brisbane should strive to invite all commercial participants who share our values of a living wage, and who respect workers' rights and the environment not only in the United States, but around the world.

Brisbane cannot just hope and pray for the corporations and merchants who share our values to invest their business in the Baylands, but rather we must seek out these entities if we are to ensure economic success on our own terms; a community task force should be created to recruit the corporations and merchants who share our values.

Sales tax revenue should not be the lead factor in determining what uses are accepted in the Baylands.

James Wines - 'Corporate greed is so strong and influential, that its message becomes reality and the public's consciousness is deluded into a state of complacency.'

### Arts:

James Wines - 'Without art, the whole idea of sustainability fails.'

Social Equity:

The Baylands Development should be the financial engine that helps old Brisbane achieve its Social Equity goals:

Create the new civic center that expands the main park, creates the new library and charter high school, and provides the gateway to a revitalized downtown district.

Upgrade and improve the learning experience at our schools

Purchase ALL of the remaining lots in the Brisbane Acres and along Bayshore Blvd., so that they can be dedicated to the City's Trust for Open Space

Safety:

Remediate the exposure to the Baylands' contaminants to the highest standard possible, regardless of the ultimate land use, to ensure the safety of all who use the site and eliminate ongoing ecological damage.

Walking on a street or trail in the Baylands should be just as safe as walking on Visitation or San Bruno Mountain. Being in a building in the Baylands should be just as safe as being in Brisbane's Community Center.

I look forward to working with all of you in this process.

Best regards,

Cliff