




MEMORANDUM

DATE: 12 July 2012

TO: Planning Commission

FROM: John Swiecki, AICP 
Community Development Director

SUBJECT: Planning Commission Workshop on Sustainability Goals

The City Council has directed the Planning Commission and Open Space and Ecology Committee to review and comment on the April 2012 *Draft Sustainability Goals for the Baylands* which were previously provided to the Planning Commission at the June 14, 2012 meeting. The May 7, 2012 City Council report regarding this matter is also attached for your information.

Stuart Schillinger, Administrative Services Director and lead staff to the Sustainability Committee, will be attending the July 12 workshop.

c: Stuart Schillinger

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

Stuart Schillinger
Administrative Services Director

Clay Holstine
City Manager