Brisbane Baylands EIR

ALTERNATIVE PLANS



Visioning Workshop #1 Summary

May 2007

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Prepared by

DYETT & BHATIA
Urban and Regional Planners

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1 Introduction

1.1 PROJECT BACKGROUND

The Brisbane Baylands Planning Area consists of approximately 660 acres of mostly vacant land located entirely within the City of Brisbane. The Baylands area is bordered on the west by Bayshore Boulevard, on the north by Beatty Avenue and the City and County of San Francisco, on the east by the US 101 causeway, and on the south by the south end of the Brisbane Lagoon. Portions of the site were historically used as a municipal refuse dump and a Southern Pacific Railyard, resulting in the need for substantial environmental remediation that continues today. Within these general boundaries is an operational lumber company, located adjacent to several industrial parcels just north of the project area; as well as the Kinder Morgan Energy Tank Farm in the west-central portion of the Phase I Planning Area.

Consistent with the requirements of the Brisbane General Plan, the primary landowner of the Baylands, Universal Paragon Corporation (UPC) has submitted the Brisbane Baylands Phase 1 Specific Plan to the City of Brisbane for its consideration and approval. An important part of the City's decision-making process is the preparation of an Environmental Impact Report (EIR) for the proposed project, as required by the California Environmental Quality Act (CEQA). Among the criteria required by the City for completion of this EIR is detailed and serious consideration of possible alternatives to UPC's proposed plan, developed collaboratively with the community.

1.2 SCOPE AND PURPOSE OF THE BAYLANDS ALTERNATIVE PLANS

From a CEQA perspective, alternatives should be designed to minimize the negative impacts of the proposed project. They should also help accomplish the City's objectives for the Baylands as articulated in the General Plan, including maintaining a low-rise profile, maximizing open space and public accessibility, respecting the environmental sensitivities of the setting and its proximity to the Bay, promoting a diverse mix of uses, preserving views, and promoting multi-modal accessibility. Furthermore, the Alternative Plans are an important opportunity for the community to be involved in a systematic way in shaping the future of the Baylands.

The first phase in developing the Alternative Plans includes several opportunities for the public and decision makers to contribute their visions and ideas for the Baylands site. An initial round of stakeholder interviews and visioning workshops with decision makers is summarized in two separate documents: *Initial Stakeholder Interviews Summary* and *City-Council and Advisory Boards Visions Report.* This report summarizes community input from the first public workshop, which is the first of two visioning workshops with the public for the Alternative Plans. The information gathered from this first phase of workshops will serve as a valuable reference to guide the project team in formulating the Alternative Plans.

1.3 PUBLIC WORKSHOP #1: PURPOSE AND ORGANIZATION



The first community workshop for the Brisbane Baylands Alternative Plans was held on Saturday, May 12, 2007, at the Brisbane Community Center. Approximately 40 community members participated in the two-hour event. The purpose of this workshop was to give participants an opportunity to brainstorm about their visions for the future of the Baylands site. Additionally, workshop participants were encouraged to share their thoughts on specific issues including land use, building heights and intensity, open space and conservation, and sustainability.

The workshop was publicized using a variety of methods to maximize participation. These included:

- Article in the City of Brisbane newsletter sent to all mailing addresses citywide;
- Notices and postings on the City website and several city locations (library, City Hall, City sign board); and
- Mailings to individuals outside Brisbane who have expressed interest in the Baylands and/or participated in stakeholder interviews.

The workshop was structured to foster an open, free-flowing dialogue among community members. While signing in, attendees were randomly assigned to tables accommodating groups of seven to eight people. Each table was matched up with a neutral facilitator—either a public agency staff or consultant team member—whose job was to initiate and moderate the dialogue, guide the group through the exercises, and encourage all participants to contribute equally to the discussion. The public workshop agenda (see Appendix A) consisted of three major components:

- *Overview.* Presentation of the purpose and scope of the Brisbane Baylands Specific Plan EIR, process and schedule, and role of public input.
- *Activity 1: 2030 Vision for Brisbane Baylands.* This exercise included group visioning discussions, where participants created headlines for a hypothetical future California Today Magazine article featuring the Brisbane Baylands and dated May 2030. The small group facilitators asked participants to envision a reporter coming to town 23 years in the future to write a feature story, and asked that they create a headline based on their hopes and vision for the Baylands site. Participants first developed individual headlines, recorded on a mock cover. Following sharing of headlines, each group created a combined headline encapsulating popular features of the individual headlines and new ideas. (See Appendix B for a full list of both individual and group headlines.)

- *Activity 2: Issues Dialogue.* Attendants were asked to respond to five major planning issues posed by the facilitator. The issues included land use, building heights and intensity, transportation, open space and conservation, and sustainability. The ensuing discussions were recorded on note pads by the facilitators, summarized, and reported back to the rest of the groups at the end of the workshop (see Appendix C for the comments from this dialogue).



1.4 NEXT STEPS

The ideas and information gathered from the first two Visioning Workshops will be used to facilitate the next step—the generation of Alternative Plans to be analyzed for the EIR. These alternatives will be based on stakeholder interviews, decision-maker workshops such as with the City Council and Planning Commission, and the two Community Visioning Workshops; as well as the issues, opportunities, and constraints identified in analysis of site conditions.

Upcoming public outreach entails a second Visioning Workshop in late June 2007. This second community meeting will present the opportunities and constraints engendered through the environmental, land use, and circulation analyses as they relate to the formation of the Alternative Plans. The workshop will engage small groups of participants to develop their own preferred vision of the Baylands.

2 Vision for the Brisbane Baylands

Predominant themes emerging from the visioning exercise follow below. While some of the headlines have been chosen to illustrate one particular theme, many touched on several themes identified during the exercise.

2.1 MAJOR THEMES FROM GROUP HEADLINES

Group headlines were formulated after each attendant created his or her own headline. They summarized the ideas and goals most esteemed and appealing to each group. The resulting group headlines from the visioning workshop depict a future that successfully transforms the Baylands into a model of sustainability and beauty. Specific emphasis is placed upon the City retaining its small-town character while rising as a leader in sustainable development. The group headlines are listed below:

- "A Small Town Provides Leadership on Renewable Alternative Energy and Green Development that is Economically Successful."
- "Brisbane Creates a Sustainable Mixed Commercial Development! Old Garbage Dump Transformed into a Vision of Beauty."
- "Brisbane Preserves a Sense of Itself While Transforming a Forever Toxic Dump Site Into a Unique, Green, and Safe Space by the Bay."
- "Small Town Leads World in Creating a Model of Sustainable Development and Open Space."
- "Blight To Beauty: Protect Rare Habitats."





2.2 MAJOR THEMES FROM INDIVIDUAL HEADLINES

The origins of the composite visions above can be traced to the headlines first created individually by workshop participants. Below is a summary of individual headlines organized by prominent themes (See Appendix B for all individual and group headlines).

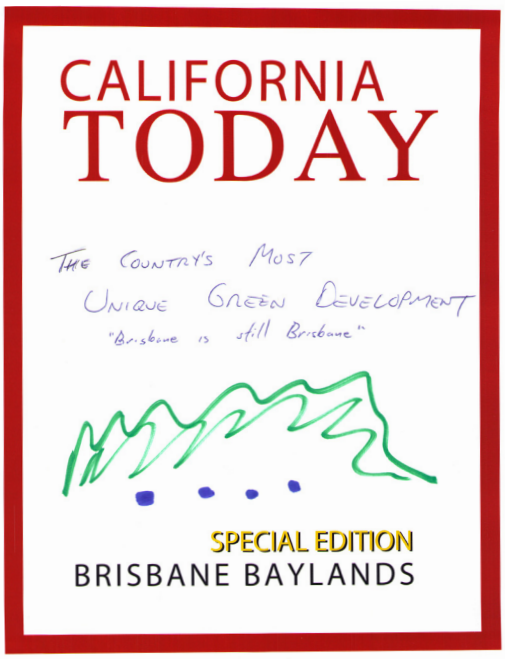
COMMUNITY CHARACTER

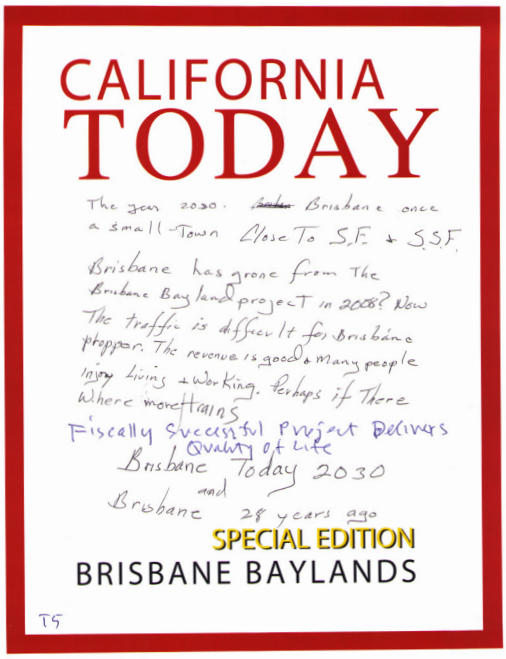
An underlying theme of many of the individual headlines was the importance of retaining Brisbane's small-town character. Often, this desire was juxtaposed with establishing Brisbane as a world-class leader and model for sustainable design and clean technologies. Many felt that both of these goals could be met—however, others expressed their concern for the loss of the small-town feel of the city due to increased traffic and the overall scale of new development in the Baylands. Headlines commenting on Brisbane's character include:

- "The country's most unique green development: 'Brisbane is still Brisbane'."
- "A small town's big idea: Redefining development."
- "Small town leads the way: Solar & wind farm show the way to the future."
- "…Fiscally successful project declines quality of life."

While some emphasized Brisbane's small-town character, others expressed excitement over establishing the area as an active regional destination. They saw the area anchored by a strong mixed-commercial and recreational component, complete with shopping, restaurants, and open space for hiking and picnics:

- "Brisbane creates a sustainable dream mixed-commercial development."
- "Enjoy the most accessible ECOLOGICAL JEWEL of San Francisco Bay at the foot of San Bruno Mountain: Premier shopping, picnics, hiking, bird watching, windsurfing, restaurants, theatre."



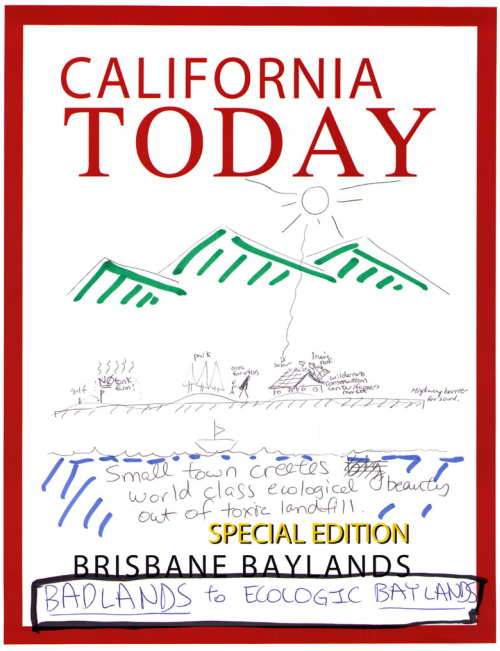


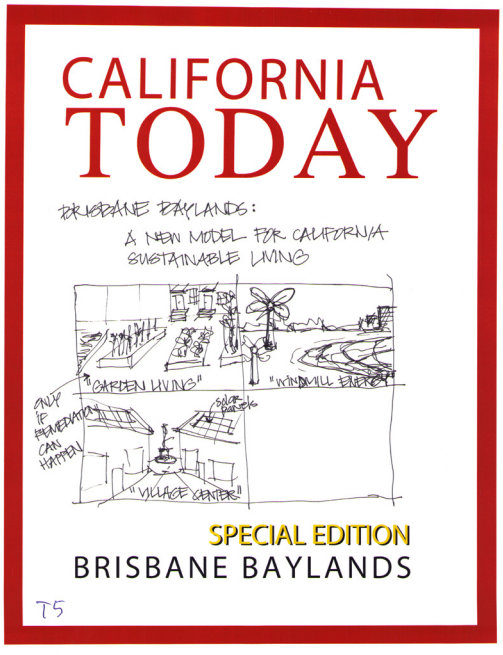
SUSTAINABLE DEVELOPMENT

Almost unanimously, participants described Brisbane as a world-class leader in "green" design and sustainable development. Many individual headlines focused on the marriage between sustainable technologies and remediation of the Baylands site, with the resulting transformation into a clean environment serving as an example for other communities. Sustainable design practices such as green building standards, wetlands remediation, and compact clustered development were mentioned, as were opportunities for establishing a source for clean technology and renewable energy.

Many participants also stressed the need for socio-economic sustainability as well. Development would be a balance between business-friendliness and sustainability, which would encourage good jobs and economic health for the city. Headlines that specifically address sustainability include:

- "BADLANDS to ECOLOGIC BAYLANDS: Small town creates world class ecological beauty out of toxic landfill."
- "A green city grows from garbage."
- "25 years later, wetlands environment cleans Bay waters and buried toxins: comprehensive testing indicates effective clean-up of harmful chemicals."
- "A star shines in California! Small town proves you can be green and business friendly."
- "Great jobs, strong communities, open Space: a model of sustainable development."
- "Brisbane boasts sustainability, integrative use of open space, and a center for renewable energy—a model for the future."
- "Model urban small town takes the lead—view an ecological energy-producing environmentally sensitive community today."
- "Brisbane Baylands: a new model for California sustainable living."





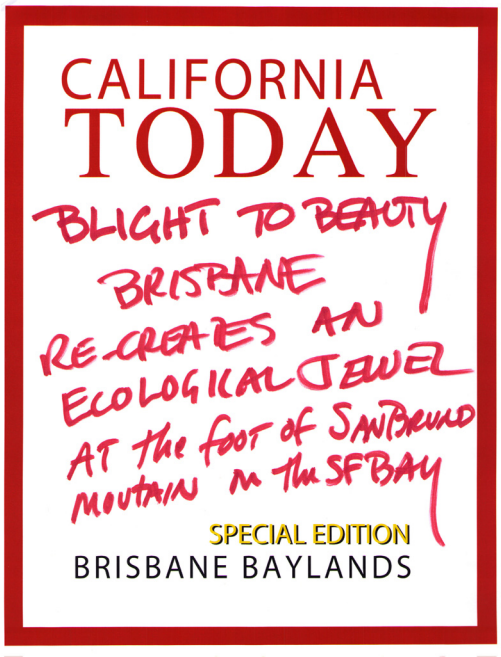
OPEN SPACE AND THE ENVIRONMENT

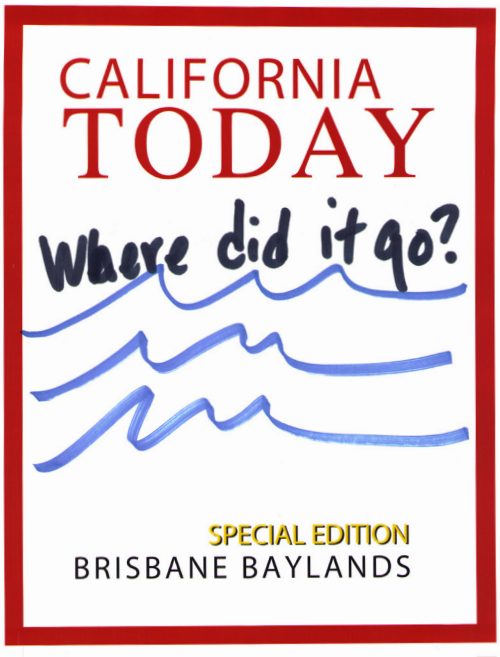
Many participant headlines focused on the creation of an ecological asset for the community that would serve both human recreation needs as well as provide restored wildlife habitat. Mentioned as a key element of sustainable design, open space and recreational concepts included wetlands, habitat for endangered species, a golf course, and integrated open spaces throughout the site. Several headlines specifically mentioned these ideas:

- "Brisbane Baylands: a development designed with the highest green building standard and 50% open space."
- "Blight to beauty: Brisbane recreates an ecological jewel at the foot of San Bruno Mountain on the San Francisco Bay."
- "Brisbane's far-sighted vision 20 years ago pays big dividends in saving the open space and habitat restoration. Many communities across the nation followed Brisbane's example of saying 'no' to big development 'yes' to generations to come and ensure open space for tomorrow's children."

Although most participants shared a positive view of the future of the Baylands site, a few expressed their concern over both existing and future environmental issues. The threat of rising sea levels, as well as concern for the level of remediation possible for the existing toxic land fill site, was expressed in a few headlines, including:

- "Where did it go?"
- "Dump to sump: Brisbane trying to stay above water."





3 Planning Issues

This chapter provides a summary of the most frequent responses to the planning issues raised during the second half of the workshop. Key issues and visions/goals for the future tended to revolve around the themes below. A breakdown and complete list of responses is included in Appendix C.

- Establish the Baylands as a model for sustainable development and clean technology.
- Find a balance between community-serving uses and those that would establish the area as a regional draw for people to come shop, learn, and play.
- Maximize open space for wetlands and natural habitats, as well as opportunities for human recreation.
- Improve connectivity, access, and availability of alternative modes of transportation.
- Create an integrated pedestrian and bicycle network that connects to both new development and the natural environment.

3.1 LAND USE, MIX, AND PHASING

LAND USE

Overall, the community's vision for land use in the Baylands was comprised of three major themes: enhancement to Brisbane's quality of life; sustainable development; and creation of a regional destination. As such, the suggestions for land use in the Baylands encompassed an array of mixed-use, retail, office/research and development, alternative energy production, and even residential uses.

- *Quality of Life:* Many participants wanted to see uses that would enhance the quality of life for Brisbane residents and serve community needs. Suggestions included day care, educational venue, community center, community-oriented retail and artist lofts/studios. Additional uses to benefit populations in need, as well as the rest of the city, included a medical center, assisted living facility, mausoleum, and recreational facilities like a golf course, sports fields, and a gym.
- *Sustainable Development:* Participants envisioned a mix of uses that would benefit the City as well as the environment. A key component of this sustainable development would be the production of alternative energy and fuels through wind and solar power, as well as refuse combustion. Working in tandem with these uses would be green technology businesses, a recycled water plant, and a remediation research center.

- *Regional Draw:* Almost all of the workshop participants viewed the Baylands as a regional draw—whether through commercial, cultural, recreational, or educational means. Suggested anchors for this regional draw included a performing arts center, cultural center, convention center and hotels, educational center, and even a theater. Participants also saw retail as an important element, but stressed that they did not want to see big-box stores or chain stores like Home Depot or Costco. However, opinions on retail uses were split, since types of retail mentioned ran the gamut—from community-serving, smaller stores, to a Macy's and other higher-end stores that would be located at the north end of the site.

Finally, uses that were discouraged for the site included state-owned or run properties such as a university (since local control would be lost over development), industrial development, and big-box retail (as formerly mentioned). However, the most contentious of land uses discussed during the workshop was that of residential development: Many participants stated emphatically that residential uses should not be included in the site either because of toxin levels or dilution of Brisbane's small town atmosphere; while others felt it would be acceptable and complementary to new development as long as the site was fully remediated.

PHASING AND MIX

A few participants stressed that they would like to see a complete vision for the site, rather than have development parsed into two separate phases. The primary concern was that development would occur in a piecemeal fashion without an overall vision or continuity. An additional concern for the overall development was that of impacts of land uses on surrounding communities like Visitación Valley in San Francisco.

3.2 BUILDING HEIGHTS AND INTENSITY



Participants unanimously agreed that the southern portion of the Baylands (in general, described as south of Visitación Creek) should remain either undeveloped or with very low building heights. A few participants felt that the rest of the site should be developed similarly. However, the majority of participants described a mixture of heights, suggesting that taller buildings be located at the north end of the site. Most felt that this arrangement would allow for clustered development with more open space and greater walkability—which were high priorities for many. Others stressed the need for careful siting of taller buildings, in order to maintain views from both Brisbane and Visitación Valley to Downtown San Francisco and the Bay.

Design-wise, participants felt that buildings should be well-developed both aesthetically and sustainably, and suggested the incorporation of elements such as green roofs and human-scaled, "Main Street" style development. Landscaped boulevards and structured or underground parking were also mentioned, with many people stating they did not want to see surface parking.

3.3 TRANSPORTATION



The most important issue regarding transportation in the Baylands site was that of improved transit access and connectivity. Participants wanted to see changes to the existing rail network as well as opportunities for new transit modes. For most, these improvements were focused on creation of a transit hub with a more direct connection between the Third Street Light Rail and Caltrain systems. The new transit hub would include multi-modal connections to "green" transit options such as rapid bus and solar-powered shuttle service. Several participants suggested that the transit hub should connect to the San Francisco Airport and nearby ferry service as well. Providing connections between the transit hub, Central Brisbane, and new development within the Baylands was also a priority for many.

In addition to a strong public transit element, participants also expressed the need for safe, well-connected bicycle and pedestrian routes throughout the development. These would tie in to public transit as well as open space, regional trails, and the new street network within the Baylands. One example of this extended pedestrian and bicycle network was a connection either under or over Highway 101 to access the bayfront.

While transit and pedestrian access were major concerns for many, concern for potential impacts of new infrastructure and development were also voiced. These were primarily centered on traffic impacts that would affect existing infrastructure in Brisbane including Tunnel Road and access into Central Brisbane along Bayshore Boulevard. Although many were unsure of adequate capacity on existing roads, support for new infrastructure proposed in the Specific Plan was not unanimous: Comments included support for the Geneva Avenue connection, a desire to eliminate the extension of Lagoon Way through Ice House Hill, and an overall caution for the structural integrity of new infrastructure given the site's potential for subsidence and earthquakes.

3.4 OPEN SPACE AND CONSERVATION



Participants wanted to see both active and passive uses within new open space, as well as areas designated for wildlife and habitat restoration. Suggested active uses primarily focused on sports fields and gym facilities, and also included boating in the Lagoon. Passive uses were more directed toward providing opportunities for public access and walking trails through wetlands and wildlife habitats. One participant suggested a sculpture garden or park, which would incorporate remediation processes and art into the natural environment.

Meanwhile, emphasis upon fostering natural and restored habitats focused on the creation of wetlands and use of native vegetation, as well as improvements to the Lagoon water quality. Participants wanted to see natural systems preserved and reconstructed, including the Ice House Hill area as a sensitive habitat area, physical vegetation and drainage connections to the San Bruno Mountain habitat, and protected endangered species habitats. Many of the participants felt that these natural open space areas should remain separate from the rest of development, while others wanted to see an integration of the two.

While there was some disagreement on access and design of the open space, almost all participants agreed that open space—as opposed to open area—should be maximized in the Baylands. Suggested delineation of open space within the site ranged from a minimum 50 to 75 percent exclusive of the Lagoon and River Park, to 95 to 100 percent preserved for wetlands and open space. Conversely, one participant did suggest that open space should be limited to no more than 50 percent of the site.

3.5 SUSTAINABILITY

Of the planning issues and topics discussed during the workshop, the concept of sustainability as a central theme to development was the most consistent vision among both group and individual responses. Everyone agreed that Baylands would be a key opportunity to redefine development and growth—serving as a model for other communities and providing opportunities for education and research through on-site uses. Clean technology businesses, remediation processes, and sustainable development practices would all contribute to this learning environment.

Overall, workshop participants defined sustainable development in terms of reaching a balance between environmental, social, and economic needs. Environmentally, Baylands development would serve as an anchor and setting for clean technology and alternative energy. These uses would be complemented by a comprehensive remediation process that would create a foundation for research and learning. Examples of uses suggested included a clean technology business and education center, sewage treatment plant, and wind and solar power production. Several participants also stressed that an important part of creating a sustainable environment would include an understanding of the impact of any new development—thus, any future development should not only be energy positive, but should be examined for its overall carbon footprint and effects upon the environment. In addition, participants emphasized the importance of designing for sustainability, where utilizing green building standards, durable recycled-content materials, landscaped bioswales, and avoiding concrete or asphalt, would establish a strong, long-lasting foundation of sustainability.

Participants were also well aware of the social and economic impacts of development and the need to strike a balance between environmental assets and development feasibility. They wanted to see socially-responsible businesses that would offer long-term living wages for employees, as well as viable, sustainable development atmosphere for local, independent retailers and commercial uses. A few participants expanded upon this need for viable development, and stressed that profits and sales taxes for the City be maximized.

Appendix A

WORKSHOP AGENDA

Brisbane Baylands Community Visioning Workshop

Saturday, May 12, 10am-12pm
Brisbane Community Center

I. Welcome from City of Brisbane

II. Presentation of project context

Rajeev Bhatia, Dyett & Bhatia

III. Workshop Introduction

Rajeev Bhatia, Dyett & Bhatia

IV. Small Group Exercise Overview and Ground Rules

Rajeev Bhatia, Dyett & Bhatia

V. "Brisbane Baylands 2030 Visioning" group activity

VI. "Issues Dialogue"

VII. Group Report of "Issues Dialogue"

VI. Next Steps and Adjournment

City of Brisbane

Appendix B

COVER HEADLINES FOR 2030 SPECIAL EDITION MAGAZINE ON BRISBANE BAYLANDS

GROUP HEADLINES

Table 1

- "A Small Town Provides Leadership on Renewable Alternative Energy and Green Development That Is Economically Successful."

Table 2

- "Brisbane Creates a Sustainable Mixed Commercial Development! Old Garbage Dump Transformed Into a Vision of Beauty."

Table 3

- "Brisbane Preserves a Sense of Itself While Transforming a Forever Toxic Dump Site Into a Unique, Green, and Safe Space by the Bay."

Table 4

- "Small Town Leads World in Creating a Model of Sustainable Development and Open Space."

Table 5

- "Blight To Beauty: Protect Rare Habitats."

INDIVIDUAL HEADLINES

- "BADLANDS to ECOLOGIC BAYLANDS: Small town creates world class ecological beauty out of toxic landfill."
- "I'm so glad they saved all of the open spaces and endangered species in the Baylands."
- "Blight to beauty: Brisbane recreates an ecological jewel at the foot of San Bruno Mountain on the SF Bay."
- "Enjoy the most accessible ECOLOGICAL JEWEL of SF Bay at the foot of San Bruno Mountain: Premier shopping, picnics, hiking, bird watching, windsurfing, restaurants, theatre."

- "Brisbane Baylands: a development designed with the highest green building standard and 50% open space."
- "Dump to sump: Brisbane trying to stay above water."
- "A green city grows from garbage."
- "A small town's big idea: Redefining development."
- "Brisbane retail center and transportation link center nears completion: No waste and economic sense."
- "Brisbane boasts sustainability, integrative use of open space, and a center for renewable energy—a model for the future."
- "Great jobs, strong communities, open Space: a model of sustainable development."
- "Clean Tech Center: Brisbane leads the way to economic future for the state."
- "Small town leads the way: Solar & wind farm show the way to the future."
- "Brisbane creates a sustainable dream mixed-commercial development."
- "Old garbage dump transformed into a vision of beauty."
- "Promise of golf course superseded by commercial development."
- "Toxic land cleaned up by 21st century technology."
- "An amazing joint venture between UPC/Brisbane that preserved Baylands sense of community for all."
- "The year 2030. Brisbane, once a small-town close to SF and SSF. Brisbane has grown from the Brisbane Bayland project in 2008. Now, the traffic is difficult for Brisbane proper. The revenue is good and many people enjoy living and working there. Perhaps if there were more trains…Fiscally successful project declines quality of life. Brisbane today 2030 and Brisbane 28 years ago."
- "Brisbane Baylands: a new model for California sustainable living."
- "2030: New medical facility opens in Brisbane. The visions of the people in 2007 have reaped another Genentech type community. It is spacious, campus like. Buildings are compact, no taller than four stories."
- "Clean, safe, life-supporting pays off: Brisbane Baylands."
- "25 years later, wetlands environment cleans Bay waters and buried toxins: comprehensive testing indicates effective clean-up of harmful chemicals."
- "Energy, environment, and enjoyment: Brisbane's vision came true."

- "A star shines in California! Small town proves you can be green and business friendly. Scottish type golf course (only native grass)."
- "Model urban small town takes the lead- View an ecological energy-producing environmentally sensitive community today."
- "Where did it go?"
- "Brisbane's far-sighted vision 20 years ago pays big dividends in saving the open space and habitat restoration. Many communities across the nation followed Brisbane's example of saying 'no' to big development 'yes' to generations to come and ensure open space for to-morrow's children."
- "The country's most unique green development: 'Brisbane is still Brisbane'."
- "The future is now: 30 years ago, the small city of Brisbane created a development that is still environmentally sound and sustainable today."
- "Brisbane: Keeps it green!"
- "Open park like, no housing, cluster building, trails to bay."
- "'Remarkable accomplishment.' Brisbane Baylands area today is an example of collaborative effort and vision of the people and the developer."
- "Insane and irresponsible consultants and stupid urban planners attempt to locate houses on a forever toxic waste dump site—mutants, feral monsters, billions of dollars risked in legal liability. Corporate greed overcomes sensible planning, ethics and morality."

Appendix C

Responses to Planning Issues.

C.1 LAND USE, MIX AND PHASING

Table 1

- Small town green and business friendly
  - Alternative energy
  - Little use >> native species
  - No long grasses
- Energy enjoyment and environment
  - Green technology businesses
- Clean up water and remove toxins
  - Wetlands environmental cleans Bay water and removes toxins
- Clean safe life support pays off
- Fish biodiesel
- Urban small town takes lead
- Energetic sustainable community
- Small town
- Renewable alternative energy
- Biological / Green.
- Includes business—output
- A small town provides leadership on renewable alternative energy and green development that is economically successful

Table 2

- Medical center
- Assisted living
- Mausoleum
- Alternative fuel station
- Hi-tech WWT plant / recycled water
- Residential near lagoon with hotel
- Residential ok with remediation
- Learning center with auditorium (connect with San Bruno Mountain)
- Golf (environmentally benign—clean runoff)
- Performing arts center
- Community-serving retail (no big box; restaurant ok)
- No state university—not subject to local control
- Office ok
- Convention center

Table 3

- New ruralism
- No housing
- Not another industrial park
- Artist studios/community
- Cultural center
- Vertical axis wind and solar power (see Paul Fenn CCA H Bonds)
- Playing fields/gym/sports complex
- Green technology businesses
- Community center
- Phase I + II—complete vision—whole project area (no piecemeal)
- Responsible, sustainable landscaping
- Wetlands, native vegetation

- Day care
- Large wetlands (95%)
- Clusters of development
- Carbon-footprint—examine for entire development
- Make it all pretty
- No big box stores/formula chains

Table 4

- Research and development—office
  - No residential
- No LFR (Home Depot, Costco etc.)
- OK department stores—Macy's etc.
  - Smaller size
- No residential
  - Connectivity
  - Dilute small town
- Clean energy facilities
- Hospitality
- Art and cultural
- Mixed use and parking MNG

Table 5

- Shopping / Theater on the north side
- Toxic remediation research center
- Be considerate to Visitación Valley area and don't put anything Brisbane doesn't want there
- High end shopping in the north
- People can come to shop then leave, with easy transit
- Nice buildings

C.2 SUSTAINABLE DEVELOPMENT

Table 1

- Important to clean up toxins
  - Not just leave
  - Present plan inadequate
- Clean up >> opportunity for environmental impact
- Energy neutral
- Environmental / Economic-Social Equality
- National Park setting but economically self-sustainable
- Locally produced items
- Safe chemicals in production / sales (green chemistry)
- Environmental businesses
  - Process and product

Table 2

- Remediate through biosales
- Green building—required
- Alternative energy (wind, solar—protect bats, birds)
- Hi-tech sewage treatment (recycle water)
- Maximize emergency water storage—use existing resources
- Community garden

Table 3

- Living wages
- Viable commercial uses with reasonable rents
- Carbon footprint—examine for development
- Energy positive
- Windmills, solar power
- Durable, long-life buildings

- Recycle building materials and site elements (benches, etc.)
- Living roofs
- Socially-responsible businesses
- Independent retailers
- Connected to community
- Balancing of natures
- Mycoremediation
- Use site as research lab while remediating toxic waste
- Population small and unique
- Maximum profits
- Sales taxes for city / tickets and hotels
- Union—long term living wage
- Healthcare providers would minimize exposure
- Environmentalist but max—75% open space
    - Bigger wetlands
    - Lagoon clean-up
    - Wind & solar farm

Table 4

- Environmental (Social) Equity, Economic
- Small town character—Central Brisbane
- Environmentally sustainable renewable energy
- Leading edge in technology—environment
- Redefine development and growth
- Open space
- Employment and social equity
- Access parking and transit

Table 5

- Both landscape and buildings
- Human scale
- Resurrected area, re-created
- Can be a world class area
- Environmental / alternative energy / toxic remediation research and art center
- More transportation connections
    - Get people out of cars
- Tourist destination
- Re-creation of a San Francisco Bay Area ecological jewel
- Recreation
- Protect frog habitats and rare natural habitats

C.3 BUILDING HEIGHTS AND INTENSITY

Table 1

- Only that serve Brisbane community or provide education to visitors
- Small town
- Small buildings / human scale
- Some feel that there might need to be some buildings
- Some feel that there might not need to be any buildings at all

Table 2

- Some hi-rise ok (fire concern)
- Low-rise retail
- 12-story hotel ok
- Properly space hi-rise
- Test heights with story poles
- Taller buildings in north of site
- "Green building" density

Table 3

- No high-rise
- Still want to keep the news to Bay
- Mixture of heights
- Sustainable roofs
- 75% open space
- Scale heights down as approach the Bay
- Cluster buildings
- Higher buildings—more open space and walkability
- Structured parking, instead of flat parking lots
- "Main Street" style retail
    - Boulevards, landscaped with retail along it
    - University Avenue in Palo Alto

Table 4

- Cluster to the North
- Open to the South
- Height should not block view from Brisbane or Visitación Valley

Table 5

- Low / flat undulating buildings
- Green roofs
- Higher buildings in North
- Open space on south side
- High-density = more traffic
- Underground parking?

C.4 TRANSPORTATION

Table 1

- Where do cars go? Public transportation?
- Where will people park? Satellite parking?
- All main roads should be on structures, not the ground
  - Due to subsidence and earthquakes
  - Disneyland system where people have to walk after centralized parking
- Traffic—how many on 101?
  - Big issue—people and emissions on highway
- Extend light rail
- Ferries that transport people off but must be green
- Explore alternatives to car

Table 2

- Connectivity between Third St. light rail / CalTrain
- Bring in ferry service (at Candlestick) or Brisbane Marina
- Shuttle from ferry
- Park underground; permeable surface / low-heat
- Off-hour rail traffic
- Shuttle to SFO
- Eliminate extension of Lagoon Way through Ice House Hill
- Geneva Ave. connection is good
- Pedestrian connection under and over 101
- Park in buildings—not on surface
- Safe bicycle routes / connections

Table 3

- Cable car
- Shuttle, solar-powered
  - Help revitalize Brisbane (Central)
- Bike Paths & walkways
  - Part of the Bay Trail
  - Totally through open space
- Take advantages of CalTrain
- Encourage pedestrian access
  - Bridge (pedestrian)
- Don't screw up access to Brisbane
- Minimize traffic
- On and off ramps, 4-way clover on north end by transfer station

Table 4

- Transit—parking connections
  - Shuttles
- Multi-modal linkage
- Minimize automobiles
- Pedestrian accessibility
- Tunnel Road traffic concern
- Link bikes, pedestrians and transit to other areas: Central Brisbane
- Enhance Bayshore Transit corridor
  - MUNI Third Street rail
  - Rapid Bus service

Table 5

- Rail and ferry terminal
- Connect to CalTrain and Third Street Lite Rail
- Connection to UPC, Airport, SF
- Extend Third Street Rail to Brisbane
- People will ride if no transfers
- Right now have shuttles
- Residents need to be close to station, thus should be in city
- Safety concerns with a station
- CalTrain stop in Brisbane
- Some want rail to go through Crocket
- Some want rail to through Brisbane
- Need good auto connections to San Francisco and highways
- Over or under freeway to get to North Bound

C.5 OPEN SPACE AND CONSERVATION

Table 1

- Is a ball park open space?
- Local vegetation. No large buildings
  - No concrete / asphalt
- Natural or restored habitat (especially wetlands) x3
- Public access
- Real wetlands (functional)
- Birds sanctuary and nature center where kids can visit
- Ice House Hill to be reserved and a habitat corridor
  - Drainage basins
- More trails
- Keep view corridors
- Not something like Sierra Point
- Could be educational institutions?
- Youth summit to explore ideas?
- Facilities for recreation and sports
  - Rollerblading?
  - Soccer? etc.

Table 2

- Preserve / protect Ice House Hill
- Maximize open space (vs. open "area") exclusive of Lagoon and River Park
- Maximum 0.5 by lagoon

Table 3

- Maximize
- Separate from development
- Open space with development clusters in it
- Parks, trails (x2)
- Ball field

- Sense of separation between "City" and "open space"
- Planted with native species
- Buffer zone, native plants as well
- "Open areas" in development to be native as well
- All open space
- 50% minimum
- Wind & solar corridor
- Keep it open

Table 4

- Linkage / drainage (to SB mountain)
- Water quality—improve
- Natural versus active use of open space—both?

Table 5

- In the South
- Trees can remediate soil
  - How does that work with capping remediation?
- Some areas should have completely protected natural areas—no touch preserve
- Natural history center / activities in "Phase 1" areas
- Protect cross frog habitats—very important in "Phase 2" area—very rich area
- Can have walking paths and limited activity centers
- Concern with toxic contamination, thus needs to be completely cleaned up
- Also preserve areas surrounding and adjacent to natural habitats
- Difference between open space and open areas
- Open space does not equal open strips between buildings
- Sculpture garden / park
- Visible from 101
- "Star" shape development pattern with convergence center and paths
- National / international radio-controlled sailboat racing in Lagoon

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DYETT & BHATIA
Urban and Regional Planners