Brisbane Baylands Specific Plan EIR

Alternatives Brainstorming Workshop









June 23, 2007

Planning Area



Agenda

- Alternatives Objectives and Process
- Initial Outreach Results
- Key Site Constraints
- **Alternatives Brainstorming**
- Report Back

Alternatives Overarching Objectives

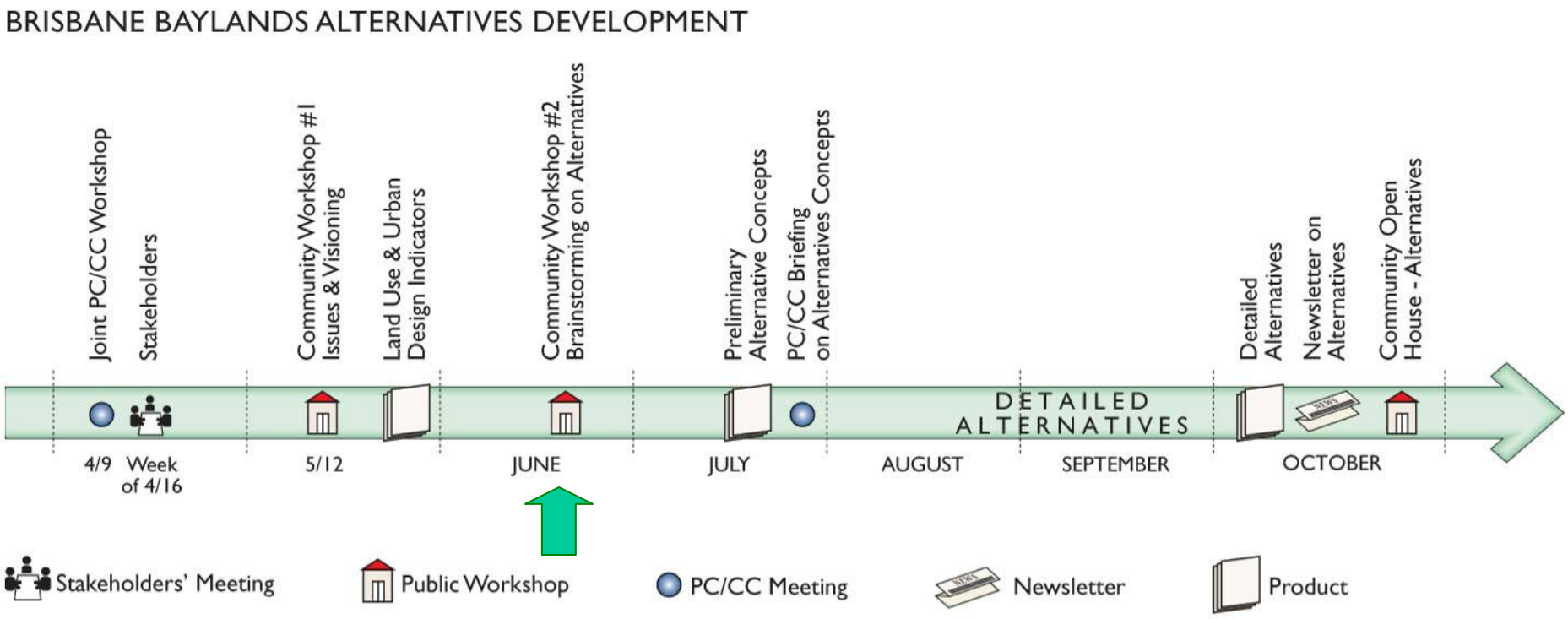
- Prepare a range of alternatives and evaluate impacts to enable confident choices
- Engage the community in preparing alternatives, and in creating a compelling vision for Baylands
- Evaluate one community developed alternative at the same level of detail as the proposed project by UPC

Public Participation:
Integral to Alternatives Development



- Stakeholder Meetings
- **Citywide Workshops**
- Citywide "Open House"
- Neighborhood/Key Group Briefings
- Newsletters
- Decision-maker meetings and workshops

Alternatives Schedule



Visions of City Council and Planning Commission (April 9)

- 30-50% of the site for habitat restoration, passive, and active open space uses
- Environmentally and socio-economically sustainable
- Cultural and regional destination
- Enhance Brisbane quality of life with community-serving services and venues
- Multi-modal transportation hub

Visions from Stakeholder Interviews

(week of April 16)

- **Increased habitat, passive, and active open space uses**
- **Sustainable development and renewable energy**
- Creation of a "sense of place"
- Mitigation of traffic impacts
- Remediation of on-site toxins
- Maintaining viewsheds

Visions of Open Space & Ecology Committee
(April 25)

- Designation of more open space versus open area (40-50% total)
- Maximized sustainability—energy and green building
- Preservation of sensitive environments like Ice House Hill
- Clustered development to maximize open space

Visions of Parks, Recreation, and Beaches Commission

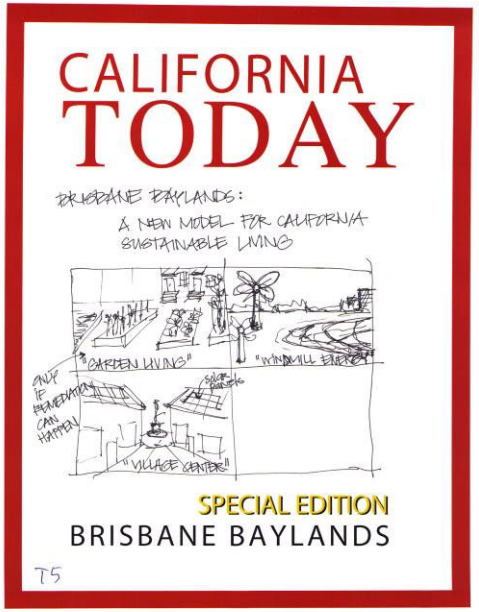
(April 25)

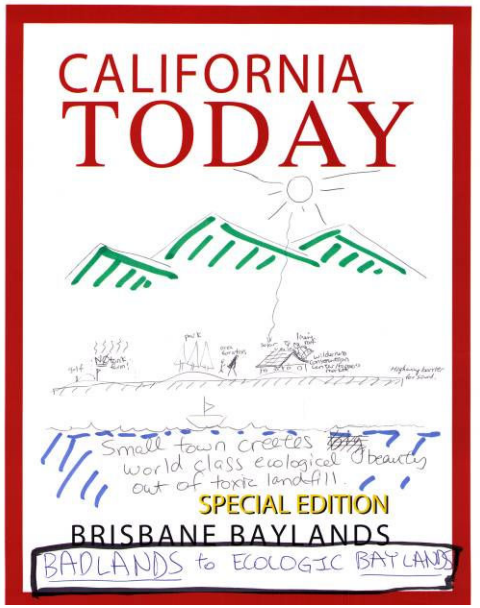
- Designation of at least 25% open space with mix of active and passive uses
- Recreation activities like lagoon boating, sports complex, walking trails, & playing fields
- Connectivity to surrounding trails
- Community center with performance/theater venue, gymnasium, etc.

Community Visions: Headlines

(Workshop May 12)

- Retain Brisbane's small-town character
- World-class leader for sustainable design and clean technology
- Active regional destination with shopping, restaurants, and recreation opportunities
- Create an ecological asset for the community with restored wildlife habitat and wetlands



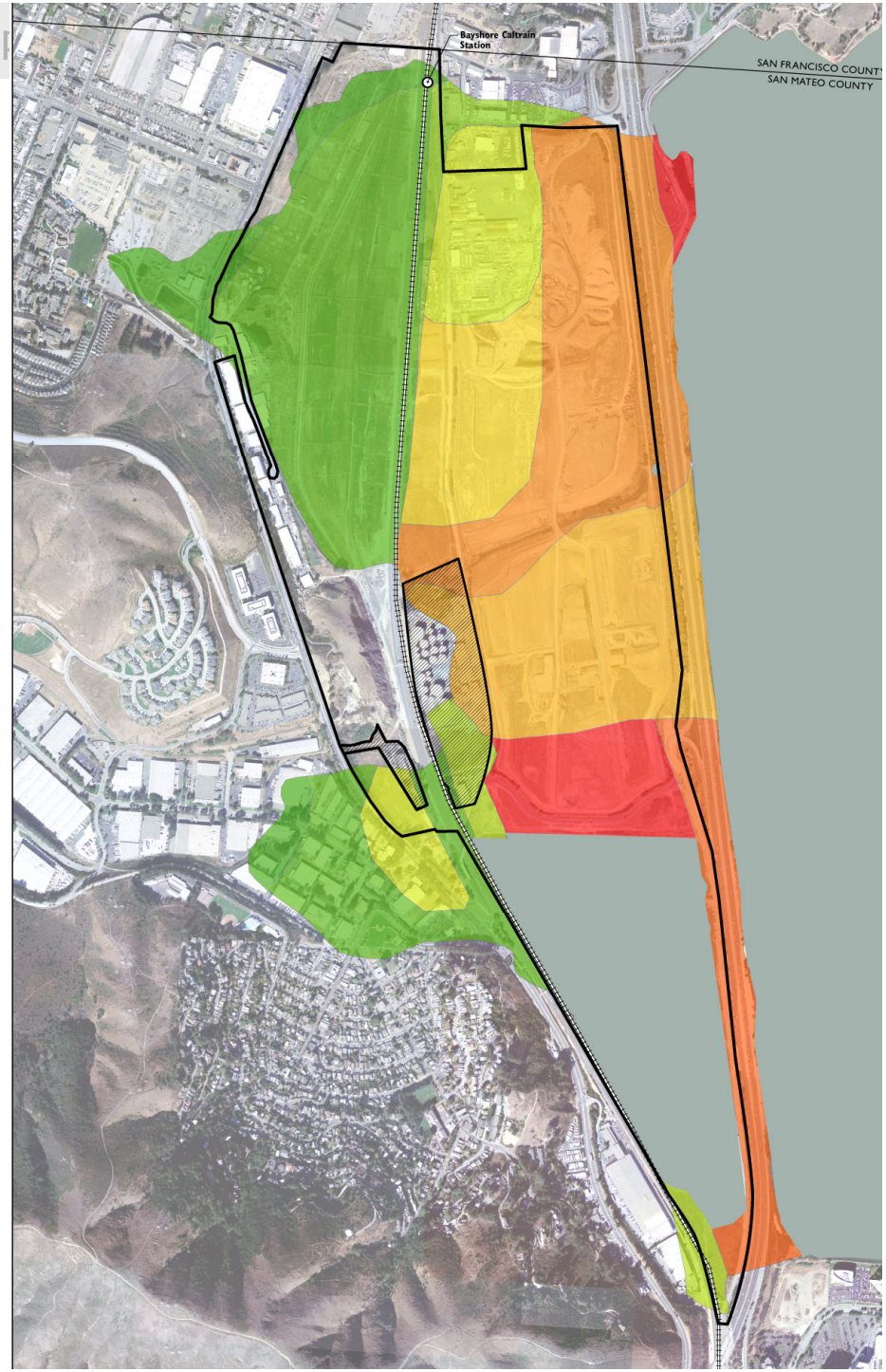


Community Visions: Major Themes

- Establish the Baylands as a model for sustainable development and clean technology
- Find a balance between community-serving uses and those that would establish a regional destination
- Maximize open space for wetlands and natural habitats, as well as human recreation
- Improve connectivity, access, and availability of transit
- Create an integrated pedestrian and bicycle network

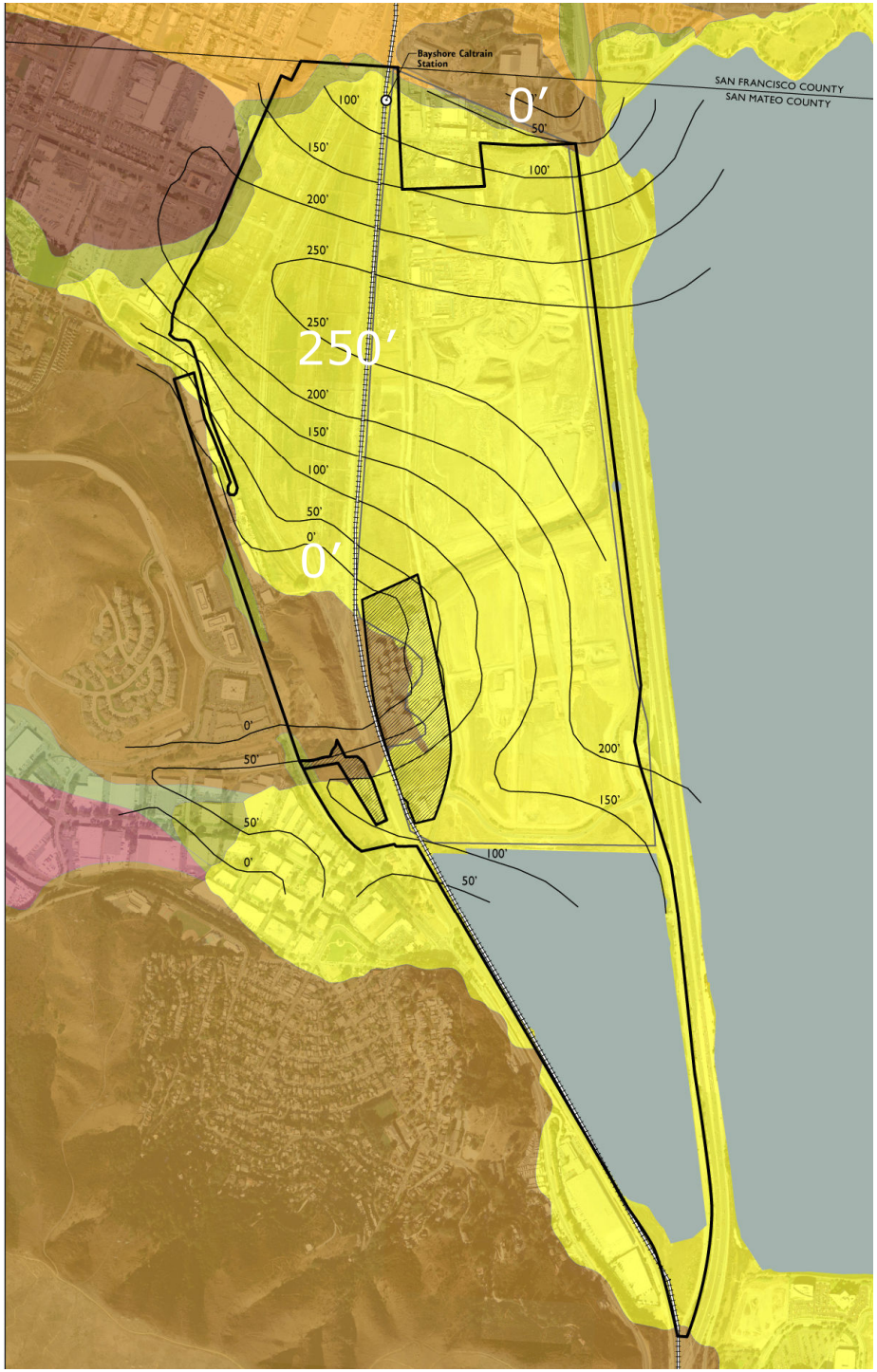
Landfill and Shoreline

- Extent of Landfill
- Evolution of Shoreline



Geology

- Soils
- Depth to Bedrock



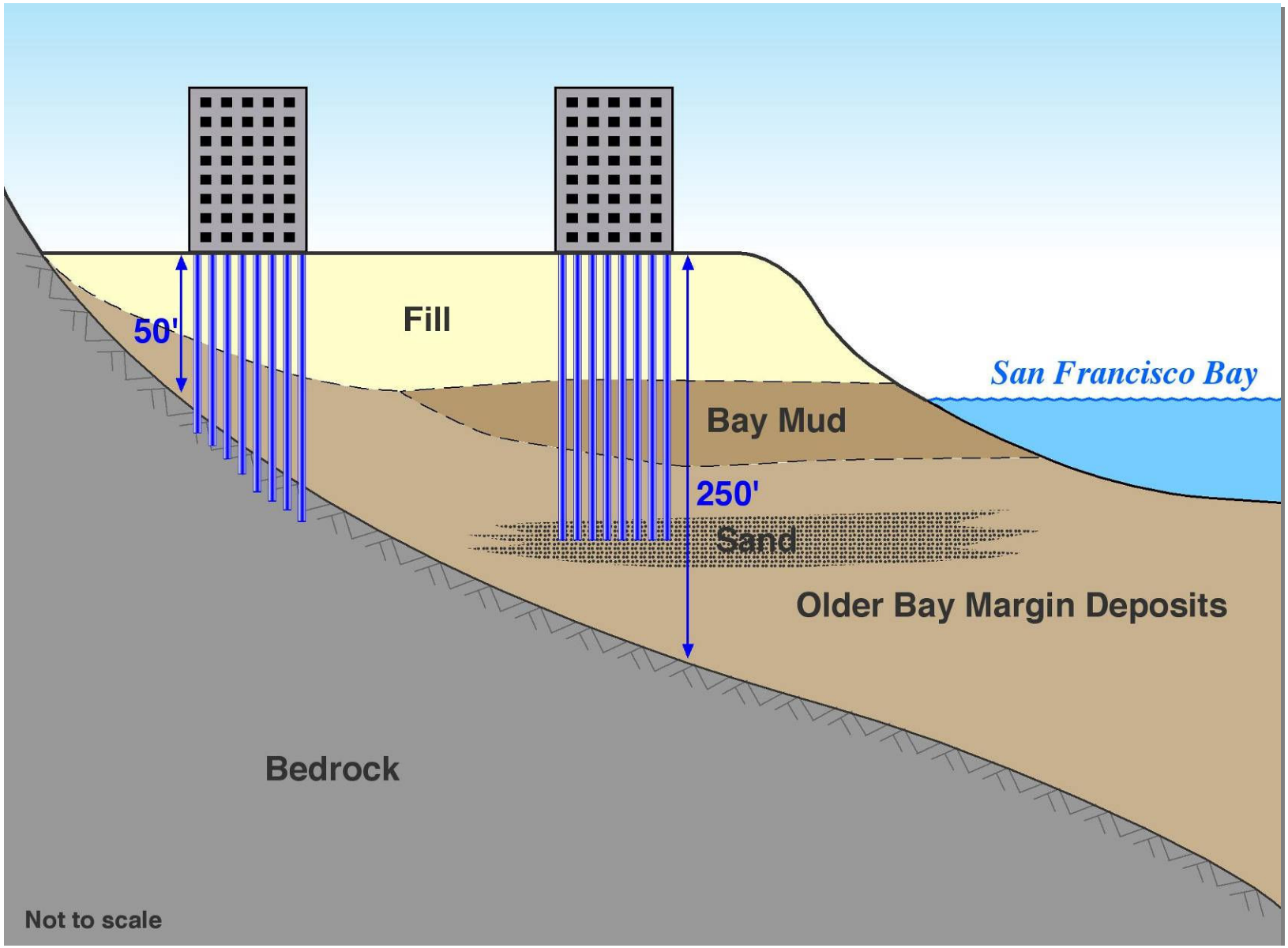
LEGEND

- Planning Boundary
- Not a part of Planning Area
- Existing Caltrain
- Limits of Landfill
- Depth of Bedrock

Surficial Geologic Units (from Witter et al., 2006)
Geologic Unit

- Qha - Holocene Alluvium, undifferentiated
- Qoa - Quaternary Older Alluvial Deposits
- Qpa - Pleistocene Alluvial Deposits, undifferentiated
- Qpf - Pleistocene Alluvial Fan Deposits
- af - Artificial Fill (man-made)
- afbm - Artificial Fill over Bay Mud
- br - Bedrock

Possible Foundation Options for Mid-Rise



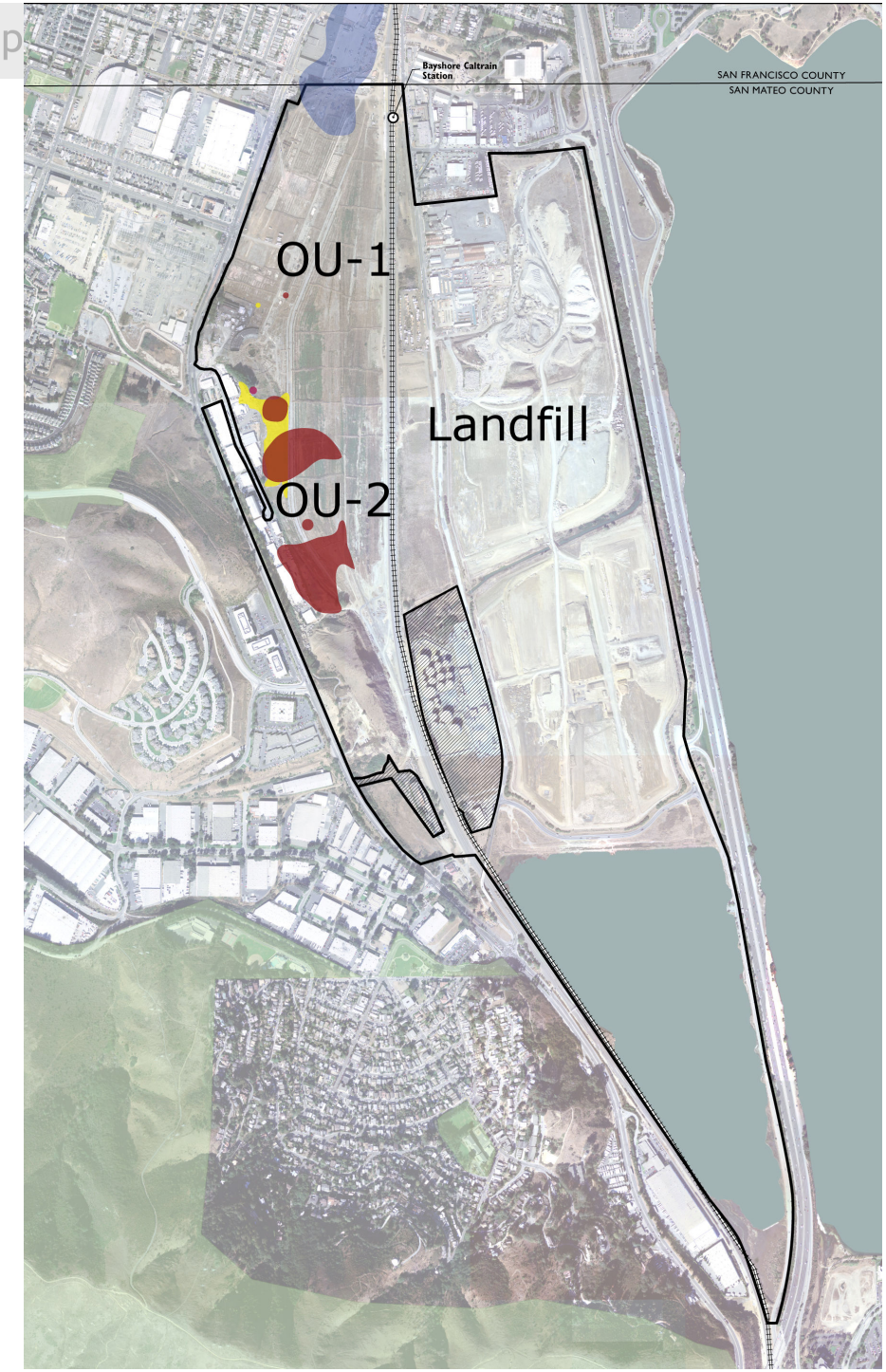
Existing Biological Resources

Habitat type

- Non-native grassland/Ruderal
- Non-native grassland/Ruderal/Barren
- Landscaped/Non-native grassland
- Coastal scrub/Non-native grassland
- Coastal scrub/Perennial grassland
- Coastal scrub/Ruderal
- Willow scrub
- Eucalyptus
- Developed/Barren
- Developed/Landscaped
- Ruderal/Barren
- Freshwater emergent wetlands
- Freshwater wetland drainage
- Tidal wetland drainage
- Tidal marsh-cordgrass
- Tidal marsh-pickleweed
- Tidal lagoon-open water
- not a part
- Lined drainage



Soil & Groundwater Contamination



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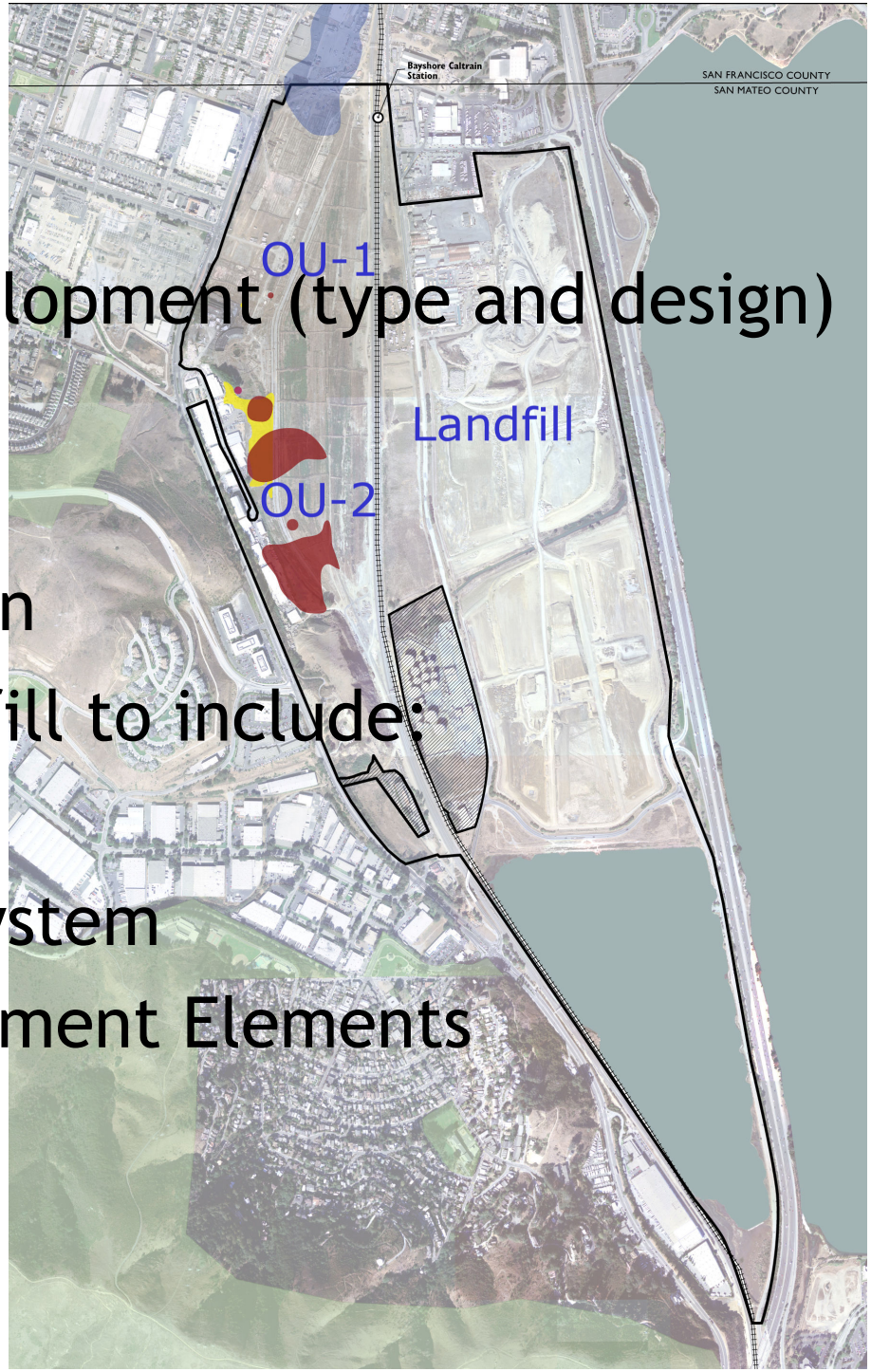
- Groundwater Plume
- VOC Impacted Soil
- Bunker C Impacted Soils
- Lead Impacted Soil

Brisbane Landfill

- Issues affecting the Development (type and design)
  - Limits of Waste
  - Landfill Settlement
  - Landfill Gas Generation
- Remedial action on landfill to include:
  - Final Landfill Cover
  - Landfill Gas Control System
  - Surface Water Management Elements



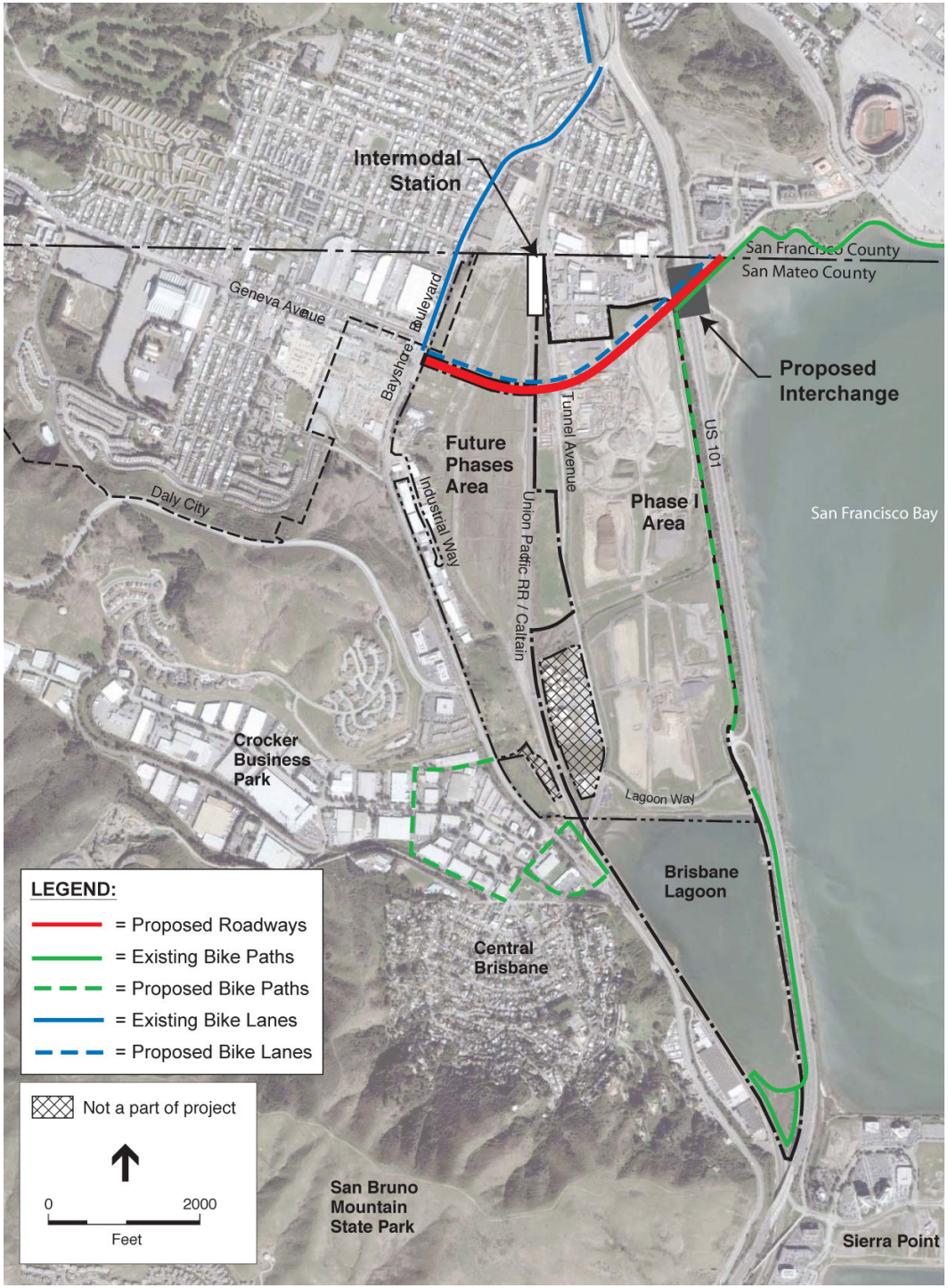
Soil & Groundwater Contamination: OU I & OU II

- OU I
  - Groundwater Extraction
  - Impermeable Final Cover
- OU II
  - Soil Excavation
  - Soil Cover



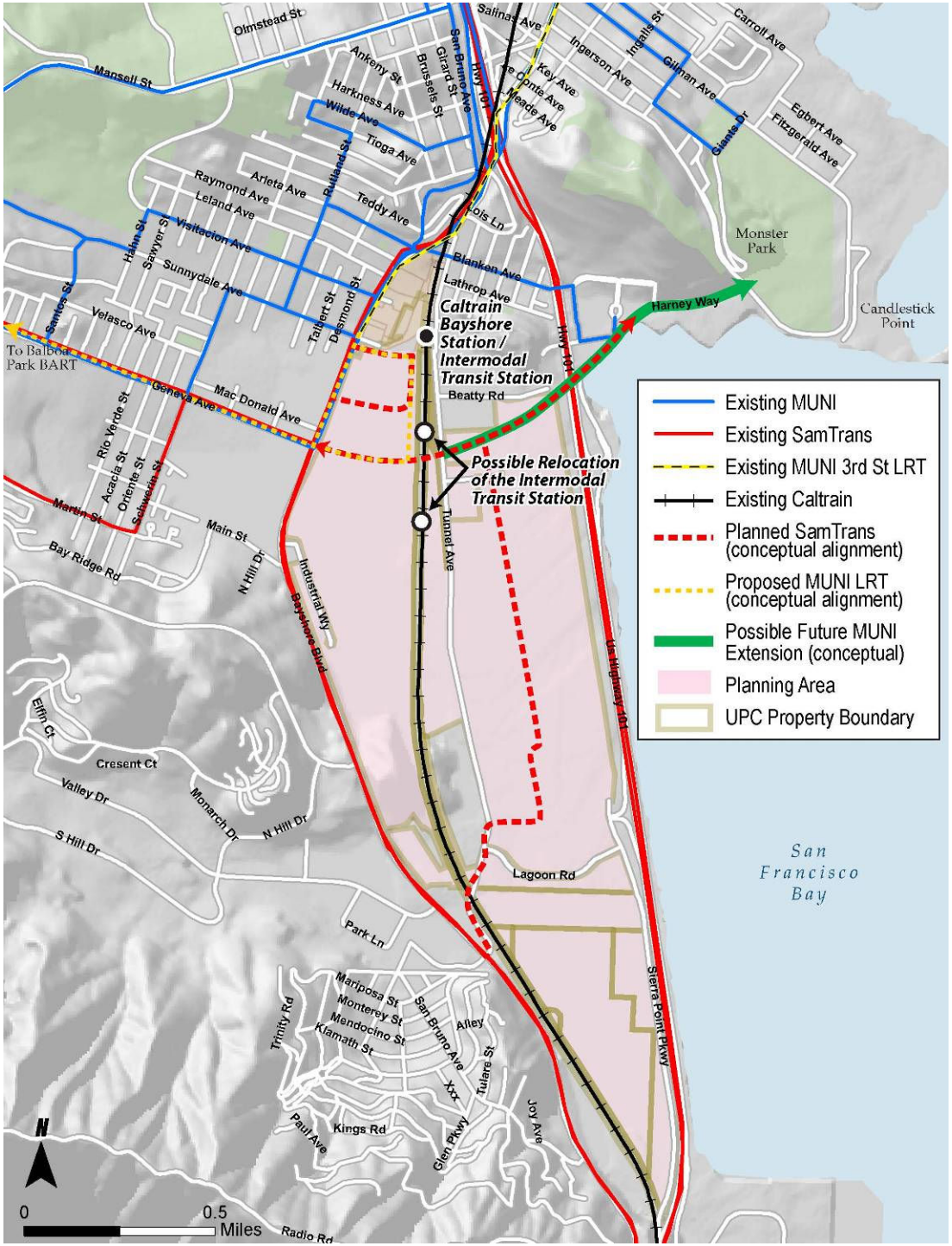
Transportation

- Circulation Network

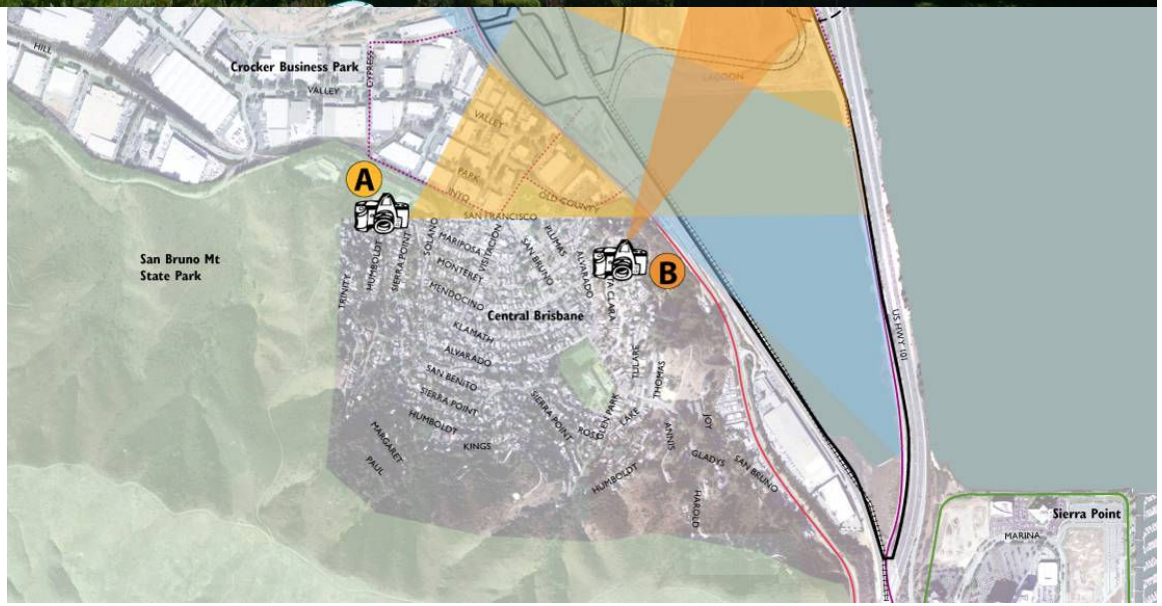


Transportation

- Transit Network




Downtown
San Francisco
Candlestick Park
A


Crocker Business Park
San Bruno Mt
State Park
Central Brisbane
Sierra Point
A
B

Views


McLaren Park
Bay View Park
Executive Park
Candlestick Park
Sunnyvale Ave & Brisbane Blvd Station
Brisbane Caltrain Station
SAN FRANCISCO COUNTY
SAN MATEO COUNTY


Downtown San Francisco
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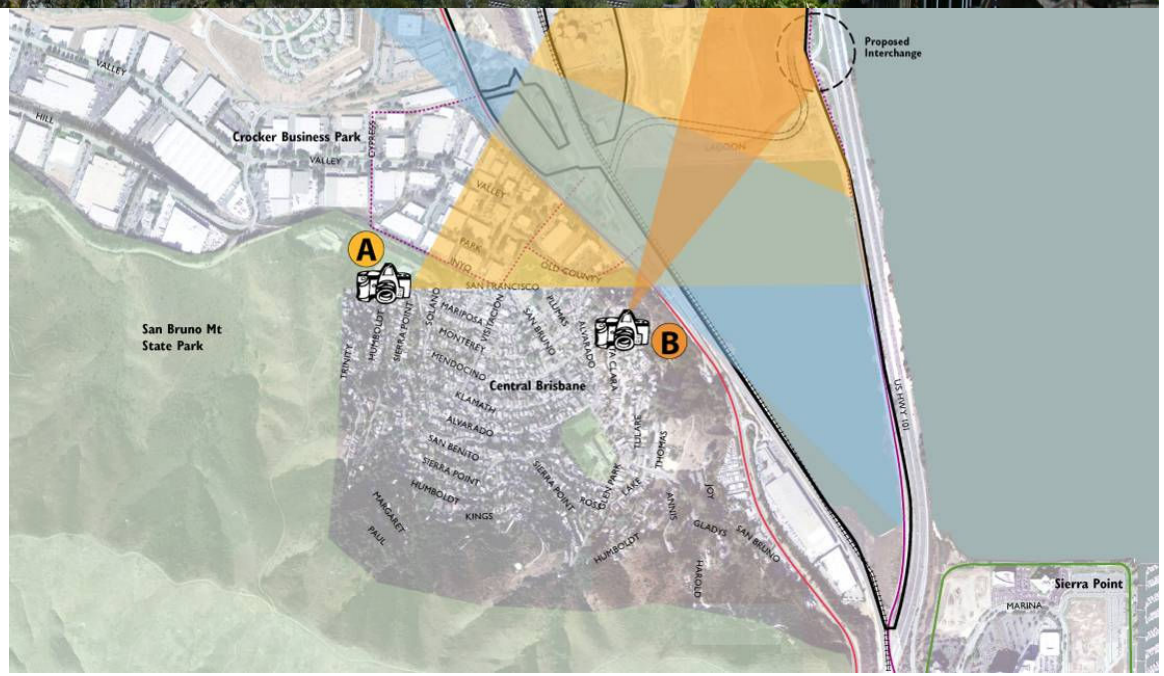
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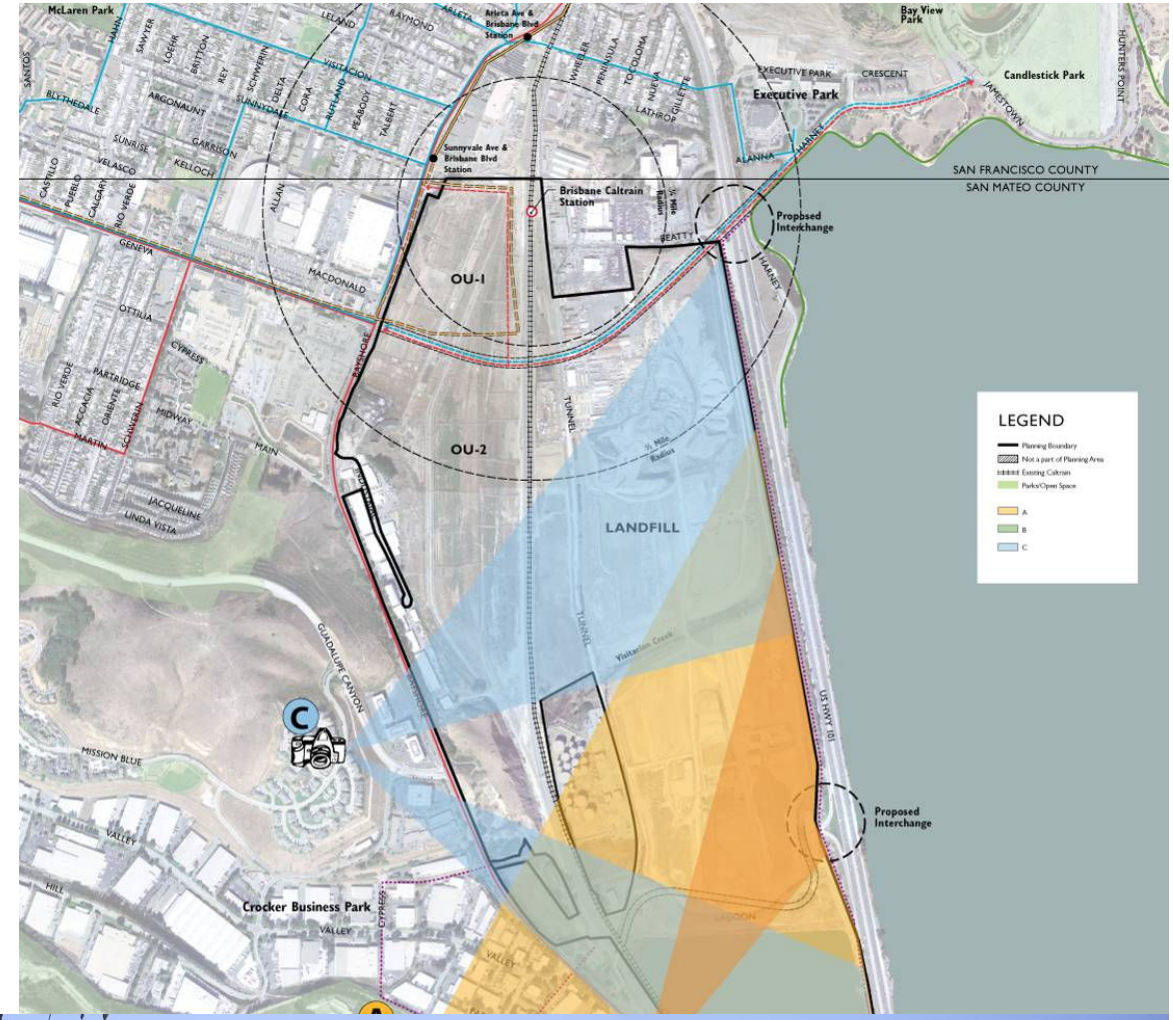
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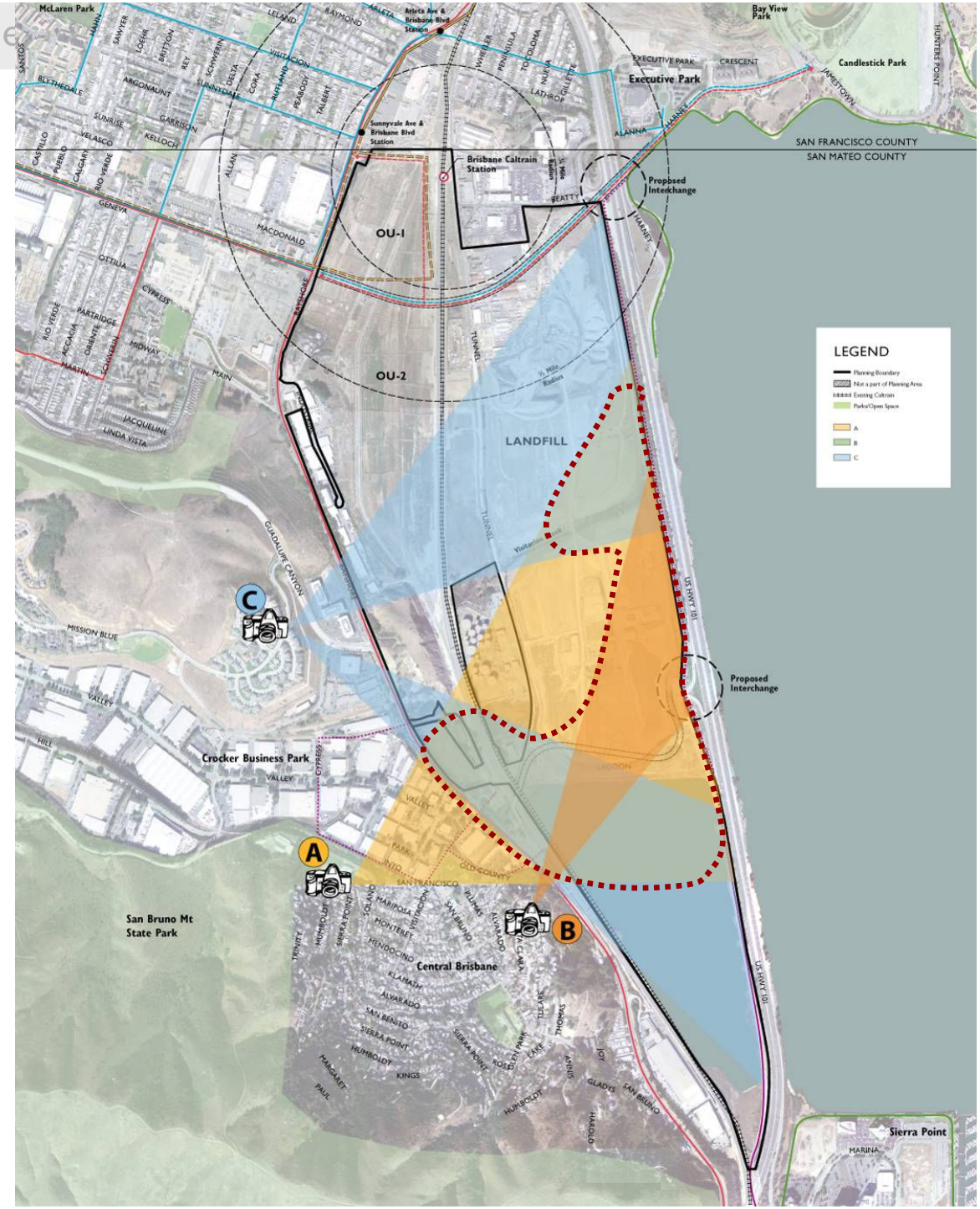
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Crocker Business Park
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US HWY 101
GUADALUPE CANYON
MISSION BLUE
MACDONALD
GENEVA
MAIN
JACQUELINE
LINDA VISTA
MARINA

Economic Feasibility

- Remediation
- Transportation improvements
- Infrastructure
- Value of open space

Workshop Exercise Objectives

- Review Alternative Comparison Measures
- Brainstorm on:
  - Land use alternatives
  - Building heights, density, and character

Ideas generated will be used to design and test alternatives

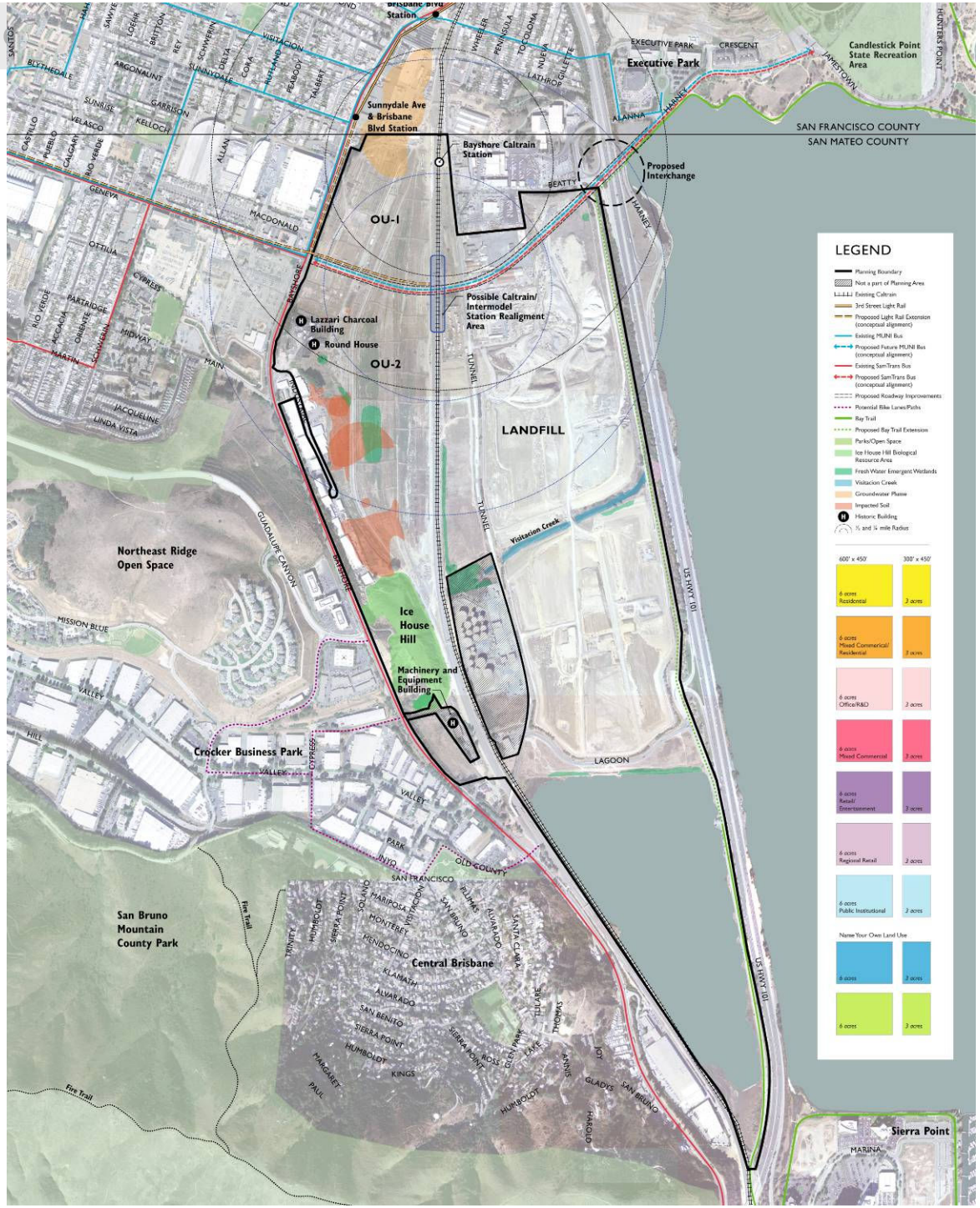
Results at http://www.ci.brisbane.ca.us/

Alternatives Comparison Measures

Alternatives Comparison Measures	
Land Use	Intensity of land uses and transit ridership generation within 1/4-mile and 1/2-mile radii from proposed intermodal transit station
	Total building area and jobs by land use
Open Space	Amount of open space by acres and type (parks, recreation, conservation areas, etc.)
	Percent of residents and employees within a 10-minute walk of open space
Transportation	Quantify various indicators including trip generation and LOS at peak times
	Anticipated trips by mode, including vehicle, transit, bicycle, and pedestrian modes
Building Heights & Density	Range of building heights by area, overall and specific area FARs
Sustainability*	Examine environmental issues such as waste production, water usage, energy resources, air quality, and water run off.
	Percent of roof surface area devoted to sustainable practice such as green roofs and solar panels.

*Part of future analysis of Alternatives in the EIR.

Planning Area



Area Legend


600' x 450'
300' x 450'
600' x 450'
300' x 450'
600' x 450'
300' x 450'
6 acres
Residential
3 acres
6 acres
Retail/
Entertainment
3 acres
6 acres
Name Your Own
Land Use
3 acres
6 acres
Mixed Commerical/
Residential
3 acres
6 acres
Regional Retail
3 acres
6 acres
Name Your Own
Land Use
3 acres
6 acres
Office/R&D
3 acres
6 acres
Public Institutional
3 acres
6 acres
Mixed Commercial
3 acres

Ground Rules

- Only one person to speak at a time
- Listen for understanding
- Suspend snap judgments
- Stay on the timeline; keep comments concise, avoid repetition
- Each member of the group is equal, all comments matter

Discussion Topics

- Alternatives Comparison Measures
- Land Use, Mix, and Phasing
- Building Heights, Density, and Character

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