City Council Alternatives Discussion Workshop









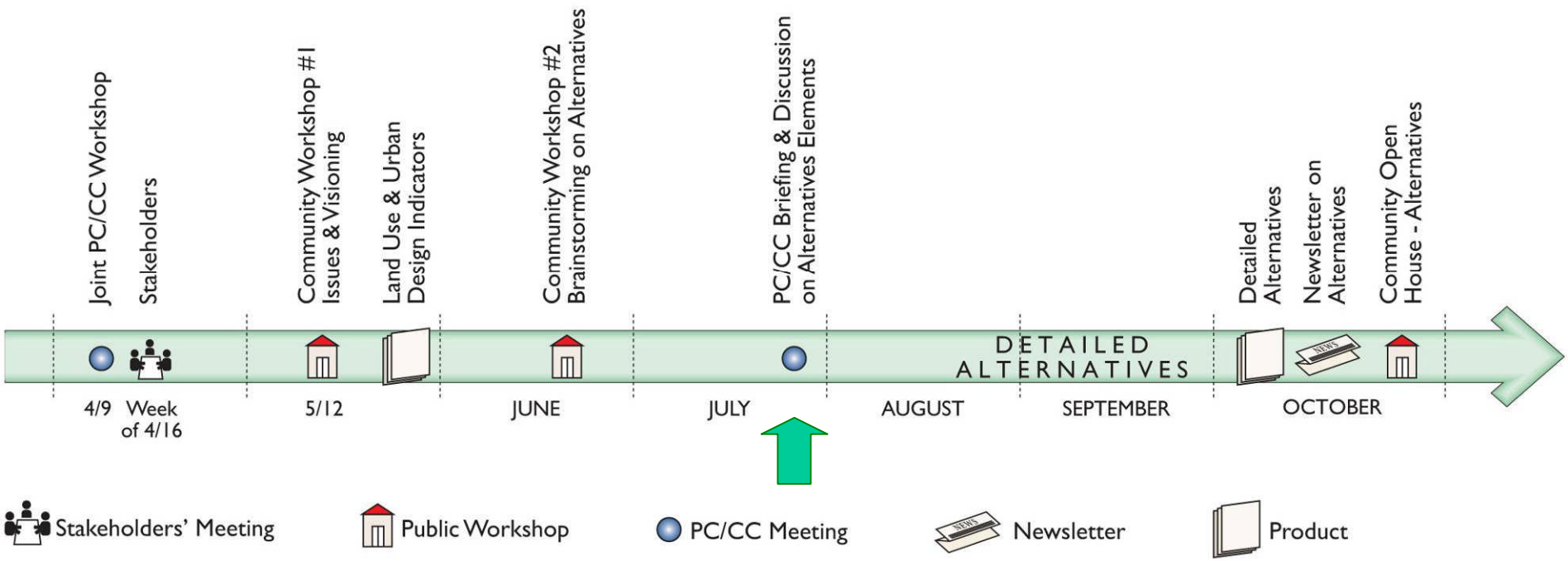


July 23, 2007

Agenda

- Overall Schedule
- Initial Outreach Results
  - **Stakeholders**
  - **Decision-makers/Advisory Boards**
  - **Community Workshop #1**
- Overview of Community Workshop #2
- **Alternatives Concepts: Key Components and City Council Feedback**

Alternatives Schedule





Public Participation:

Integral to Alternatives Development

Published Reports on Participation



http://www.ci.brisbane.ca.us/html/cityDept/comDev/baylands.asp

Visions of City Council and Planning Commission (April 9)

- 30-50% of the site for open space, both passive and active uses, focused south of Visitacion Creek
- Sustainable development and renewable energy sources
- Cultural and regional destination with commercial center—small minority for some housing
- Enhance Brisbane quality of life with community-serving services and venues
- Multi-modal transportation hub

Visions from Stakeholder Interviews

(week of April 16)

- **25-50% open space with increased habitat, passive, and active open space uses**
- **Sustainable development and renewable energy**
- Creation of a "sense of place"—regional destination with recreation/entertainment
- Mitigation of traffic impacts and alternative transit
- Encouraging structured parking
- 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—renewable energy sources and green building
- Preservation of sensitive environments like Ice House Hill
- Clustered development to maximize open space

Visions of Parks, Recreation, and Beaches Commission

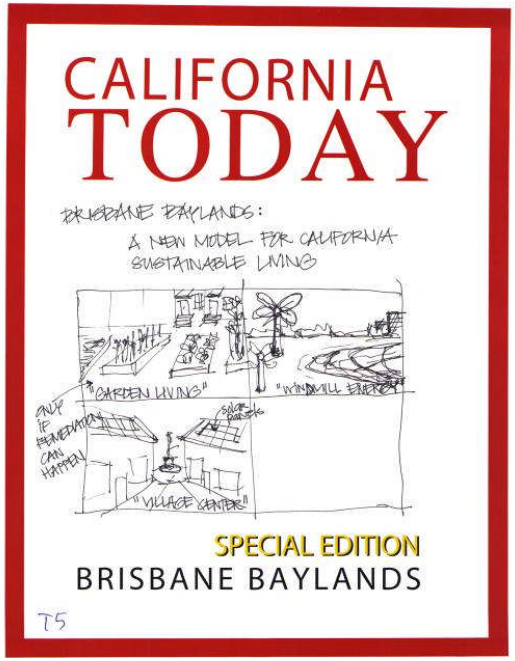
(April 25)

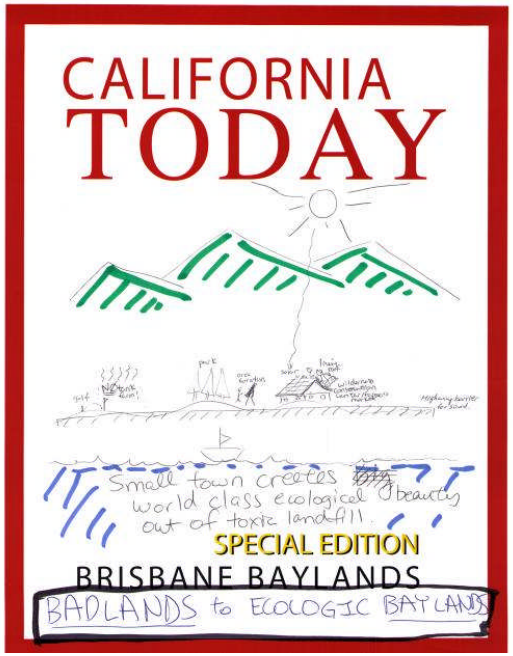
- Designation of at least 25% open space with mix of active and passive uses
- Recreation activities like lagoon boating, sports complex, walking trails, & playing fields
- Connectivity to surrounding trails
- Community center with performance/theater venue, gymnasium, etc.(for residents and employees)

Community Visions: Headlines

(Workshop #1, 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



Workshop #2 (June 23) Alternatives Developme

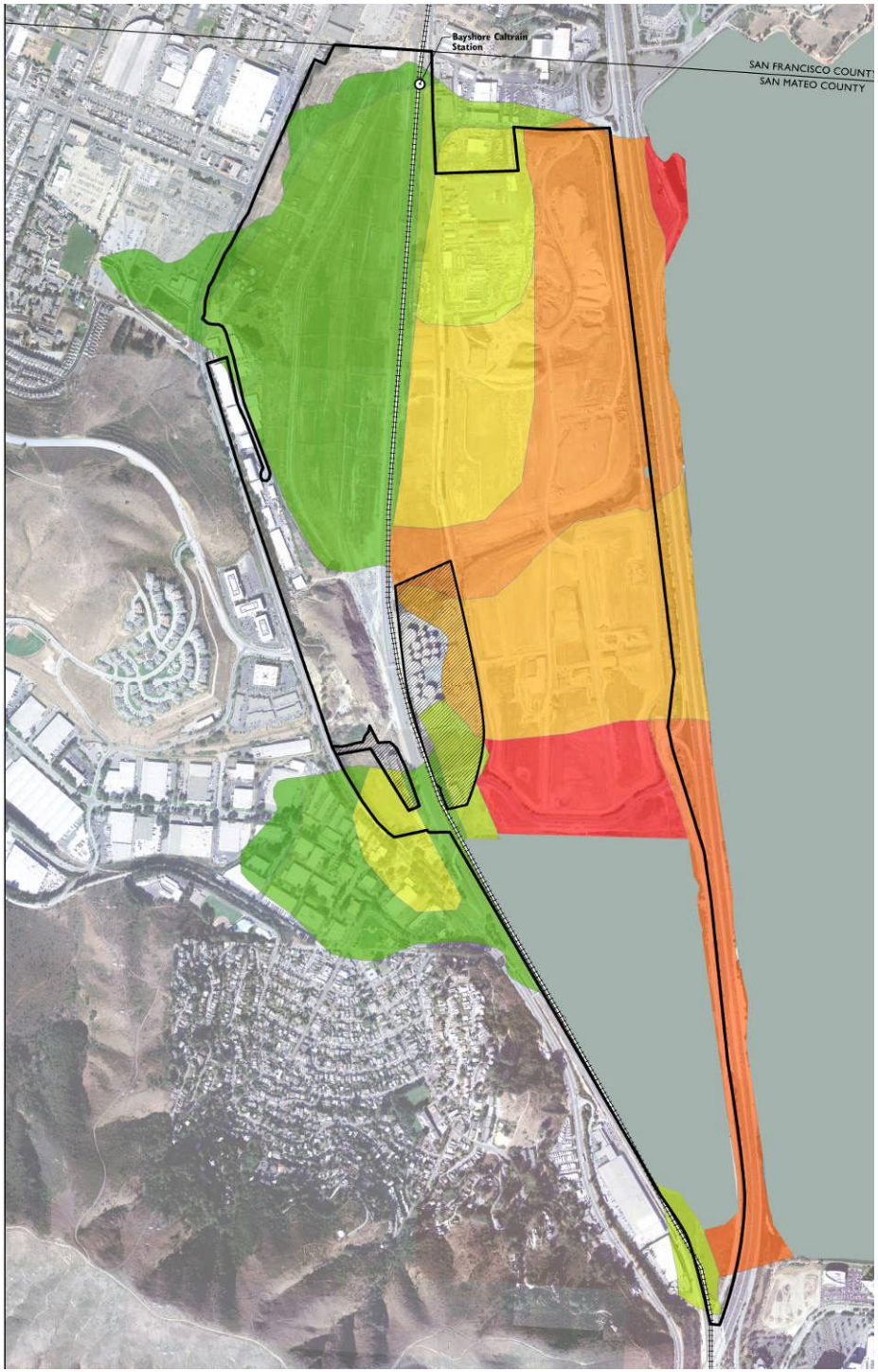
- Reviewed constraints
- Created seven group concepts
  - Land Use
  - Circulation
  - Open Space
  - Building heights, density, and character





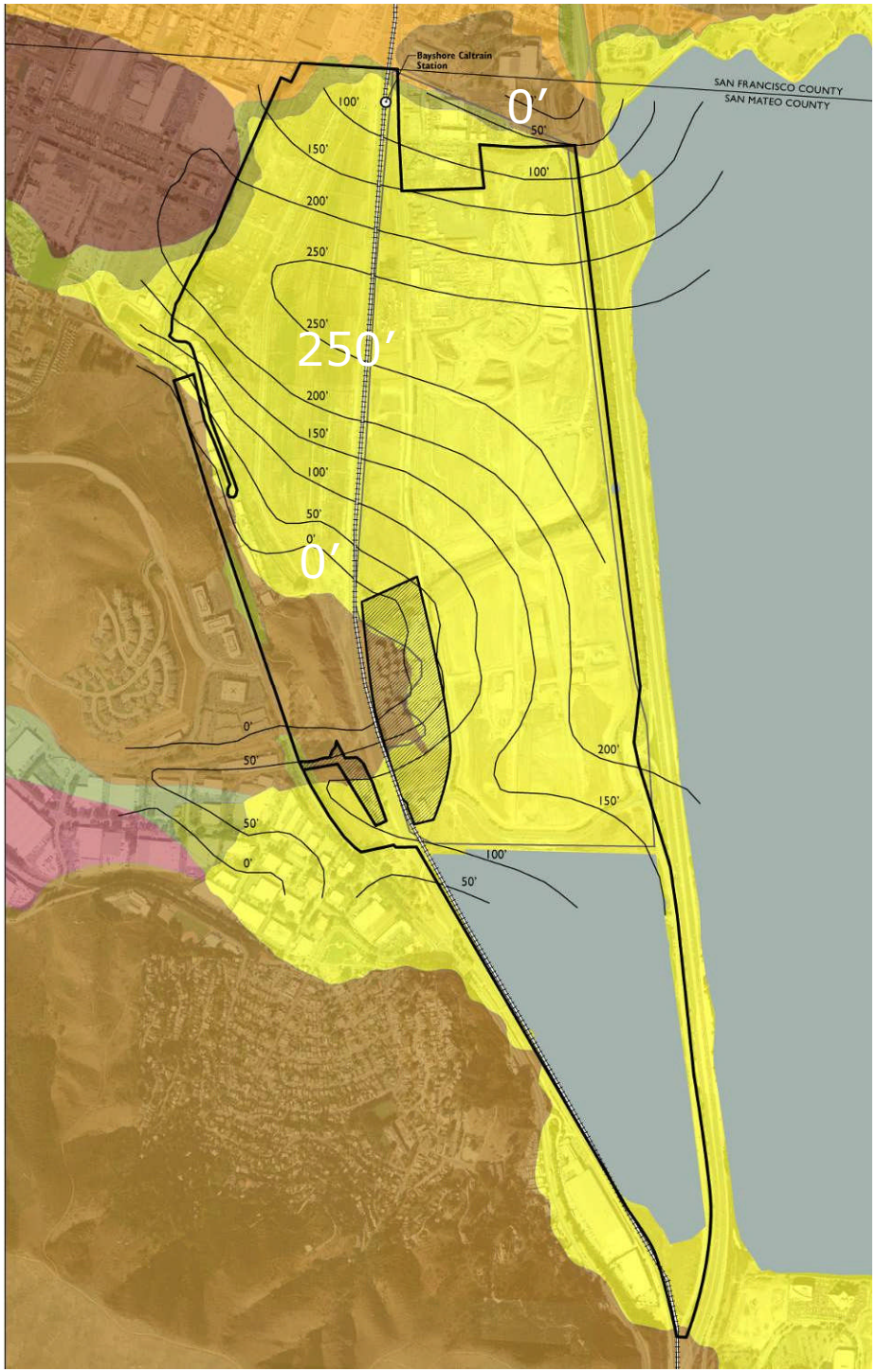
Landfill and Shoreline

- 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

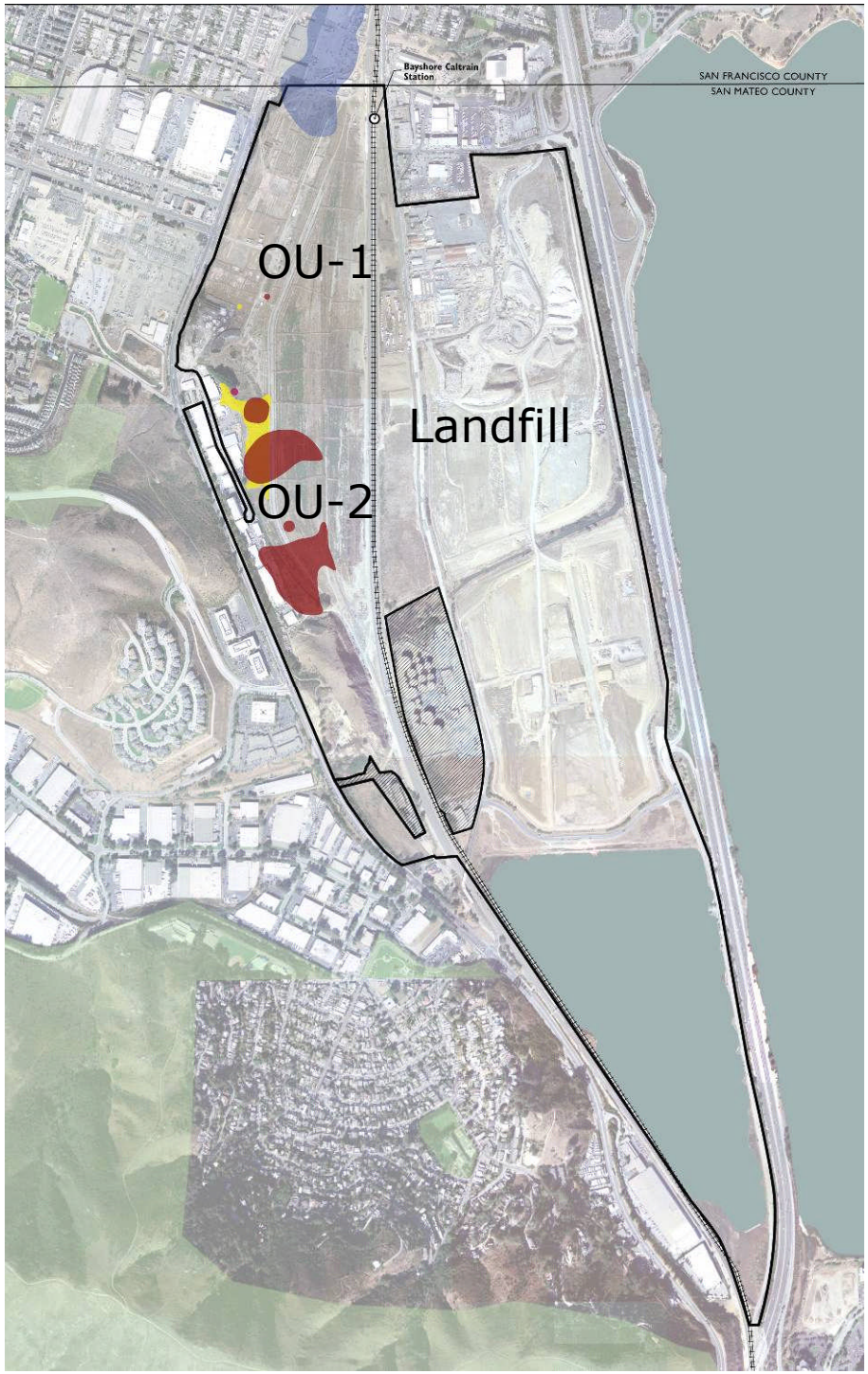
Existing Biological Resources

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

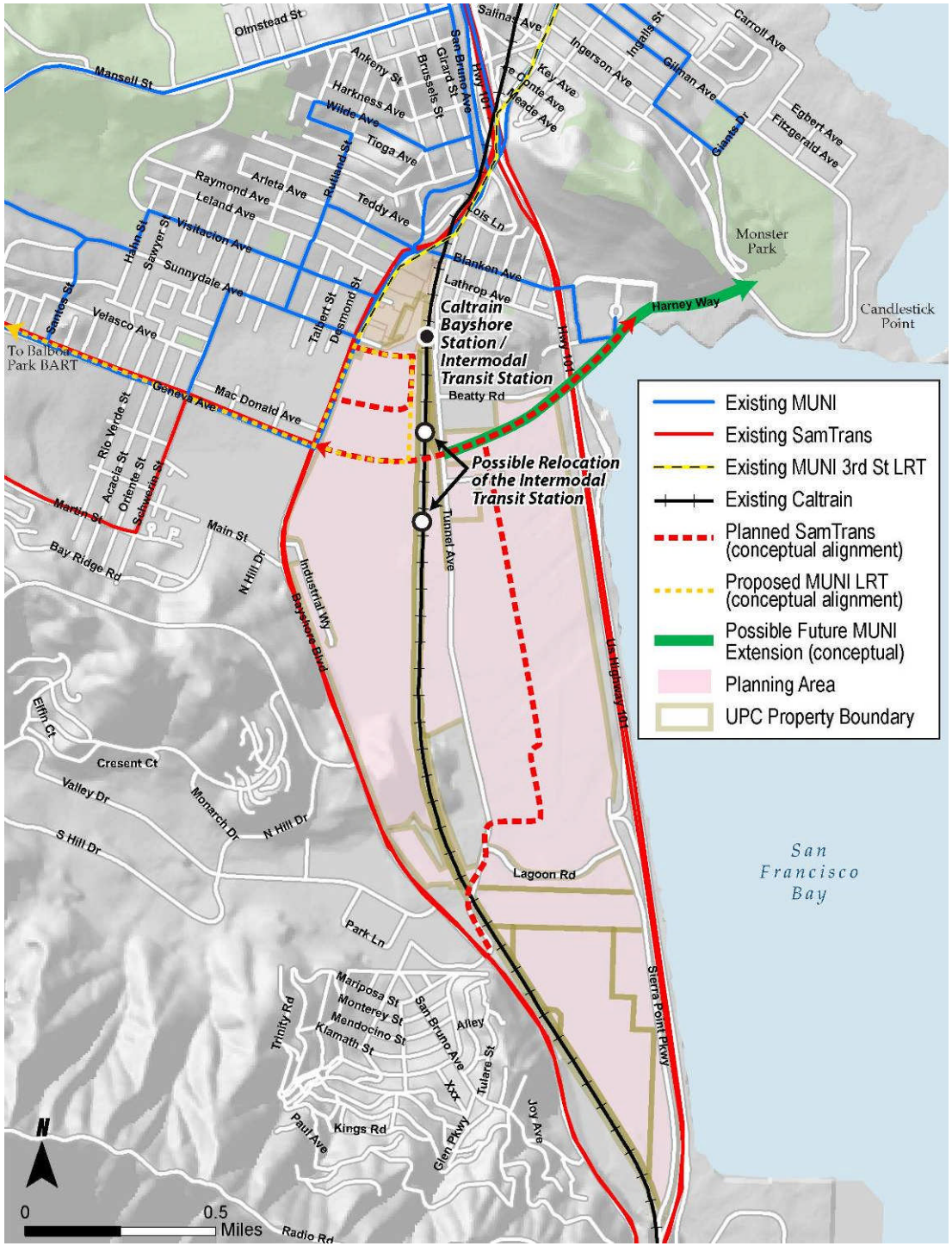


LEGEND

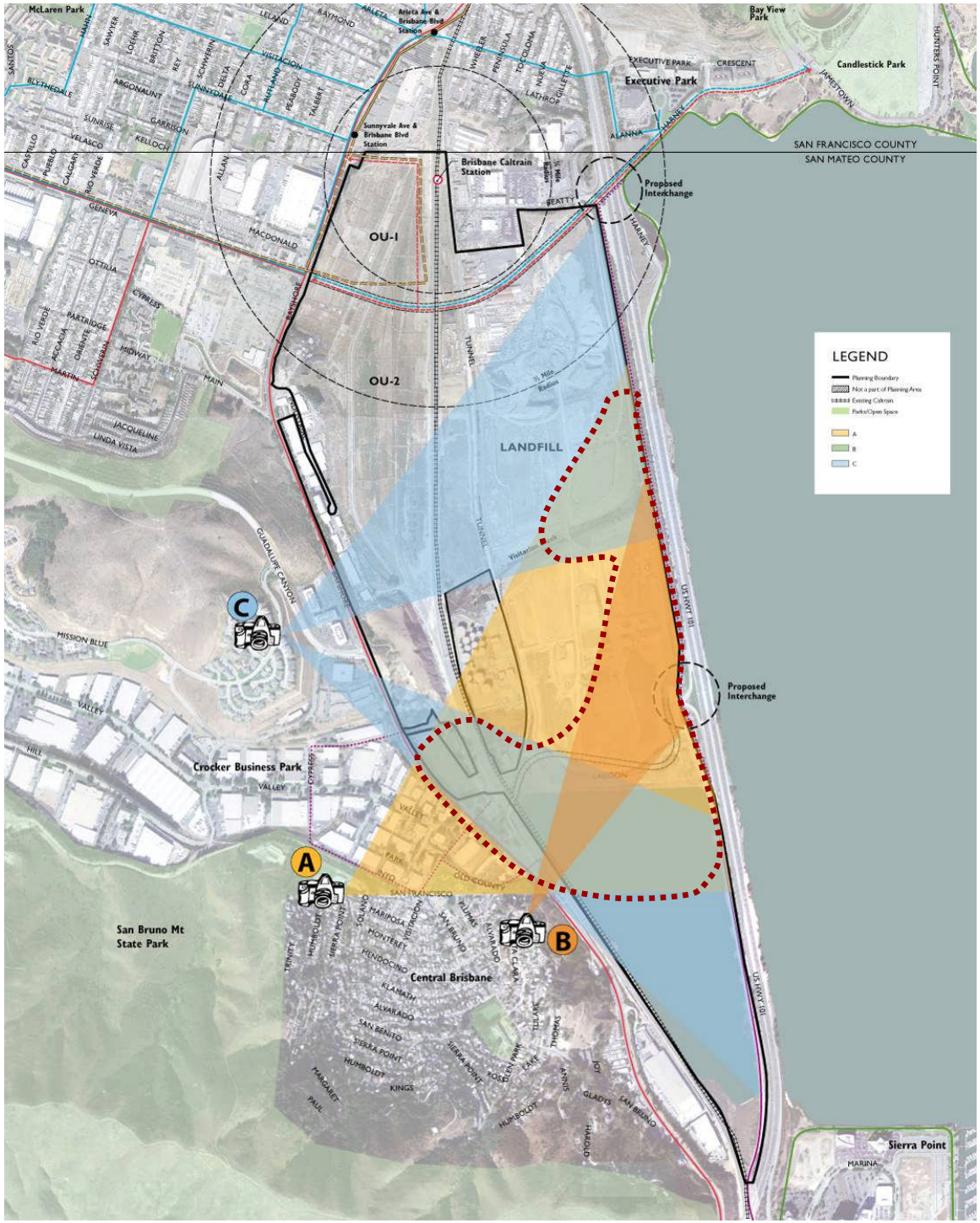
- Planning Boundary
- Not a part of Planning Area
- Existing Caltrain
- Groundwater Plume
- VOC Impacted Soil
- Bunker C Impacted Soils
- Lead Impacted Soil

Transportation

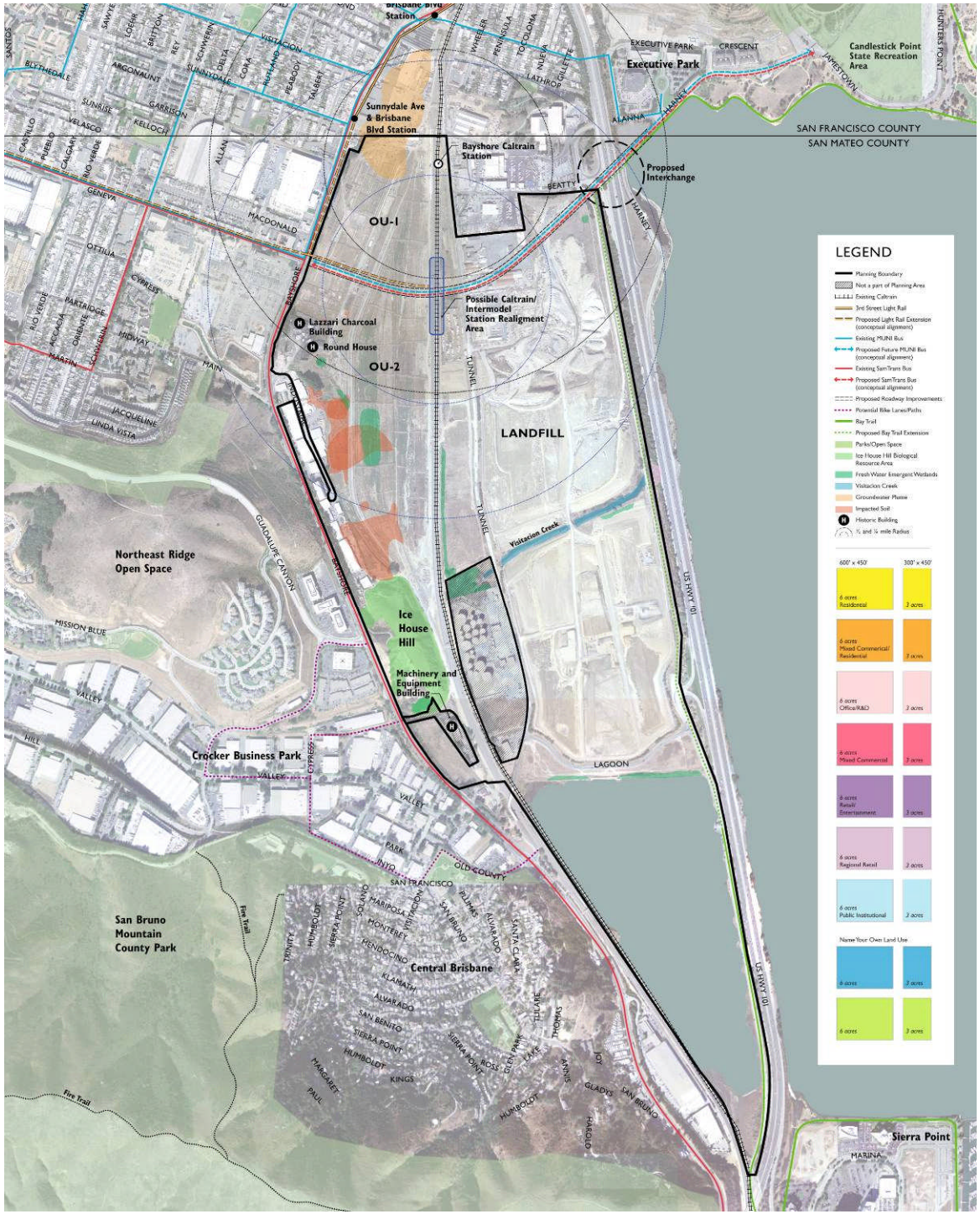
- Transit Network



Views


McLaren Park
Bayshore Blvd & Brisbane Blvd Station
Bay View Park
Executive Park
Candlestick Park
Sunnyvale Ave & Brisbane Blvd Station
SAN FRANCISCO COUNTY
SAN MATEO COUNTY
Brisbane Caltrain Station
Proposed Interchange
OU-1
OU-2
LANDFILL
LEGEND
Planning Boundary
Not a part of Planning Area
Existing Caltrain
Parks/Open Space
A
B
C
Proposed Interchange
Crocker Business Park
San Bruno Mt State Park
Central Brisbane
Sierra Point
MARINA
US HWY 101

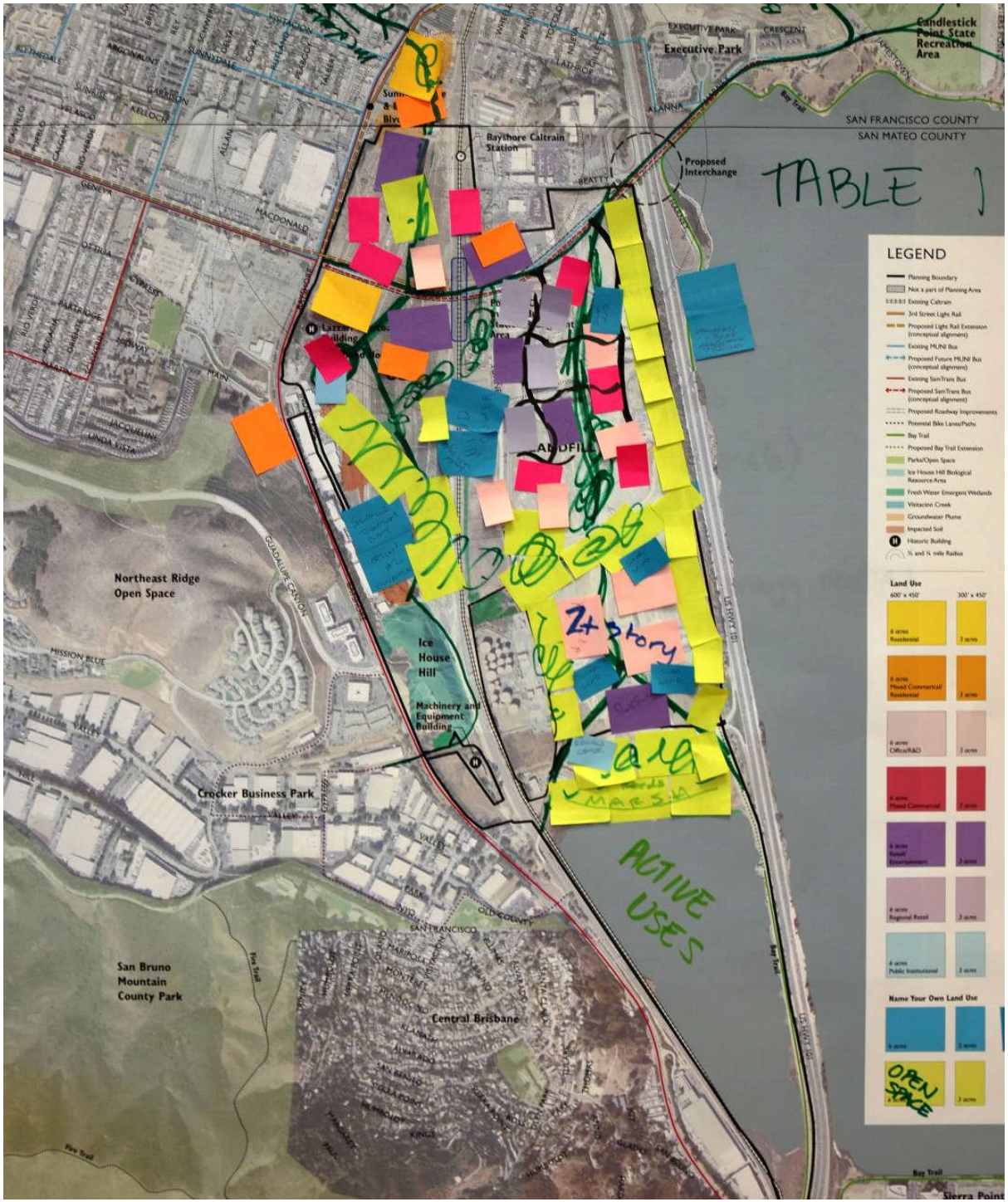
Group Concepts Base Map



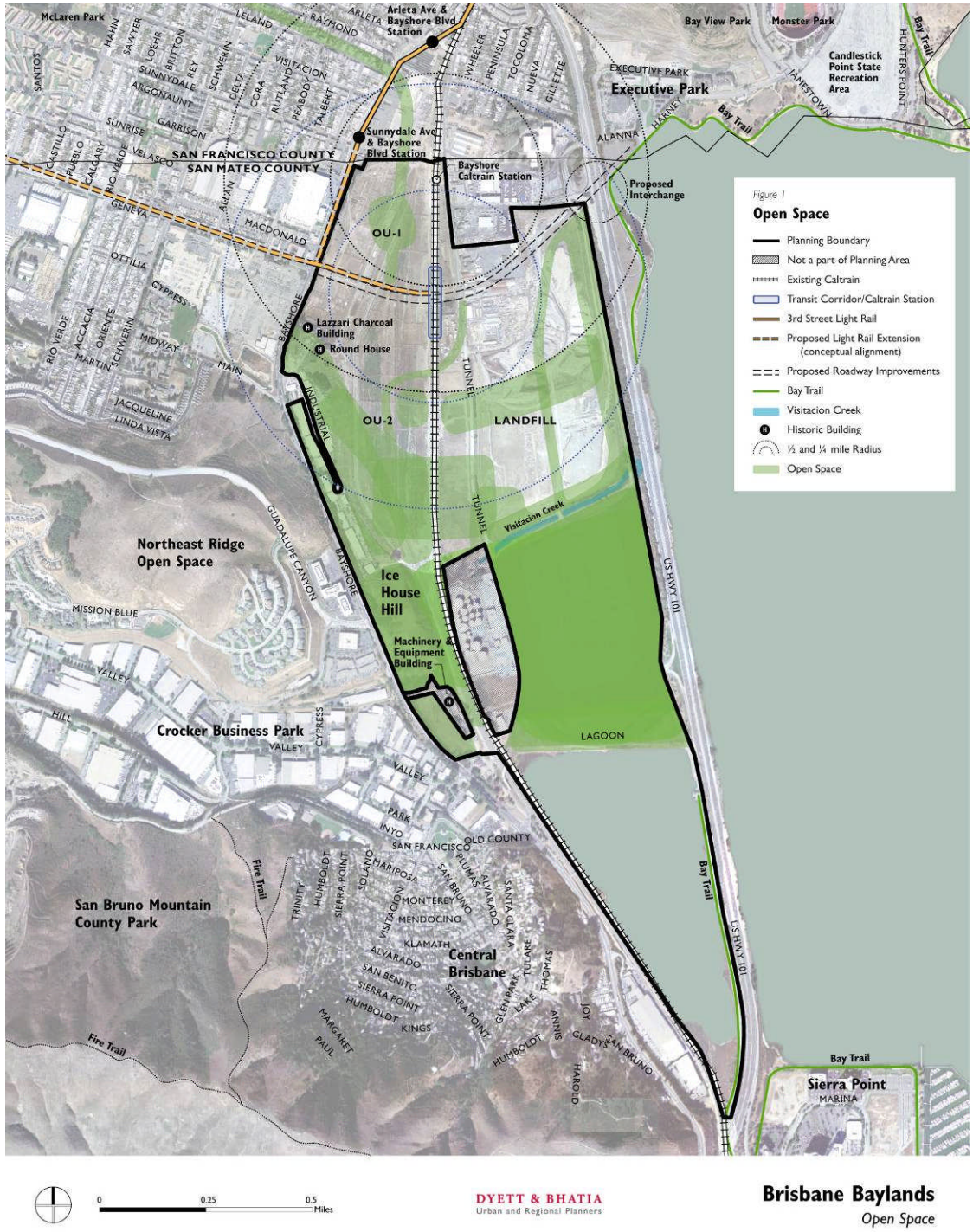
Area Legend


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

Group Concept Example



Open Space


McLaren Park
Arleta Ave & Bayshore Blvd Station
Bay View Park
Monster Park
Candlestick Point State Recreation Area
Executive Park
Sunnydale Ave & Bayshore Blvd Station
SAN FRANCISCO COUNTY
SAN MATEO COUNTY
Bayshore Caltrain Station
Proposed Interchange
OU-1
OU-2
LANDFILL
Lazzari Charcoal Building
Round House
Northeast Ridge Open Space
Ice House Hill
Machinery & Equipment Building
Visitacion Creek
LAGOON
Crocker Business Park
San Bruno Mountain County Park
Central Brisbane
Sierra Point
MARINA
Bay Trail
Fire Trail
US HWY 101
Figure 1
Open Space
Planning Boundary
Not a part of Planning Area
Existing Caltrain
Transit Corridor/Caltrain Station
3rd Street Light Rail
Proposed Light Rail Extension (conceptual alignment)
Proposed Roadway Improvements
Bay Trail
Visitacion Creek
Historic Building
½ and ¼ mile Radius
Open Space
0
0.25
0.5
Miles
DYETT & BHATIA
Urban and Regional Planners
Brisbane Baylands
Open Space

Wetlands

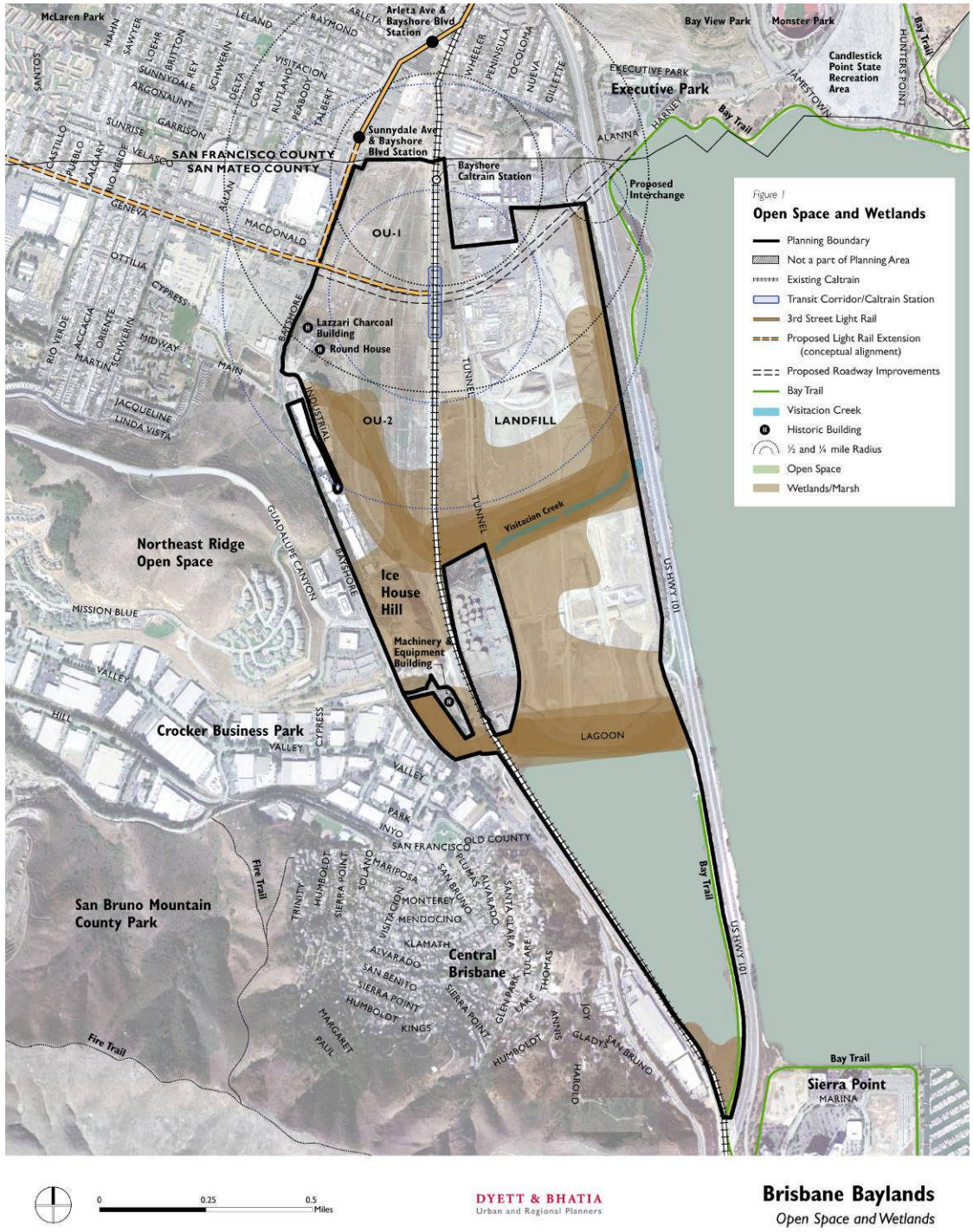


Figure 1
Open Space and Wetlands
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Existing Caltrain
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3rd Street Light Rail
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Proposed Roadway Improvements
Bay Trail
Visitacion Creek
Historic Building
½ and ¼ mile Radius
Open Space
Wetlands/Marsh
OU-1
OU-2
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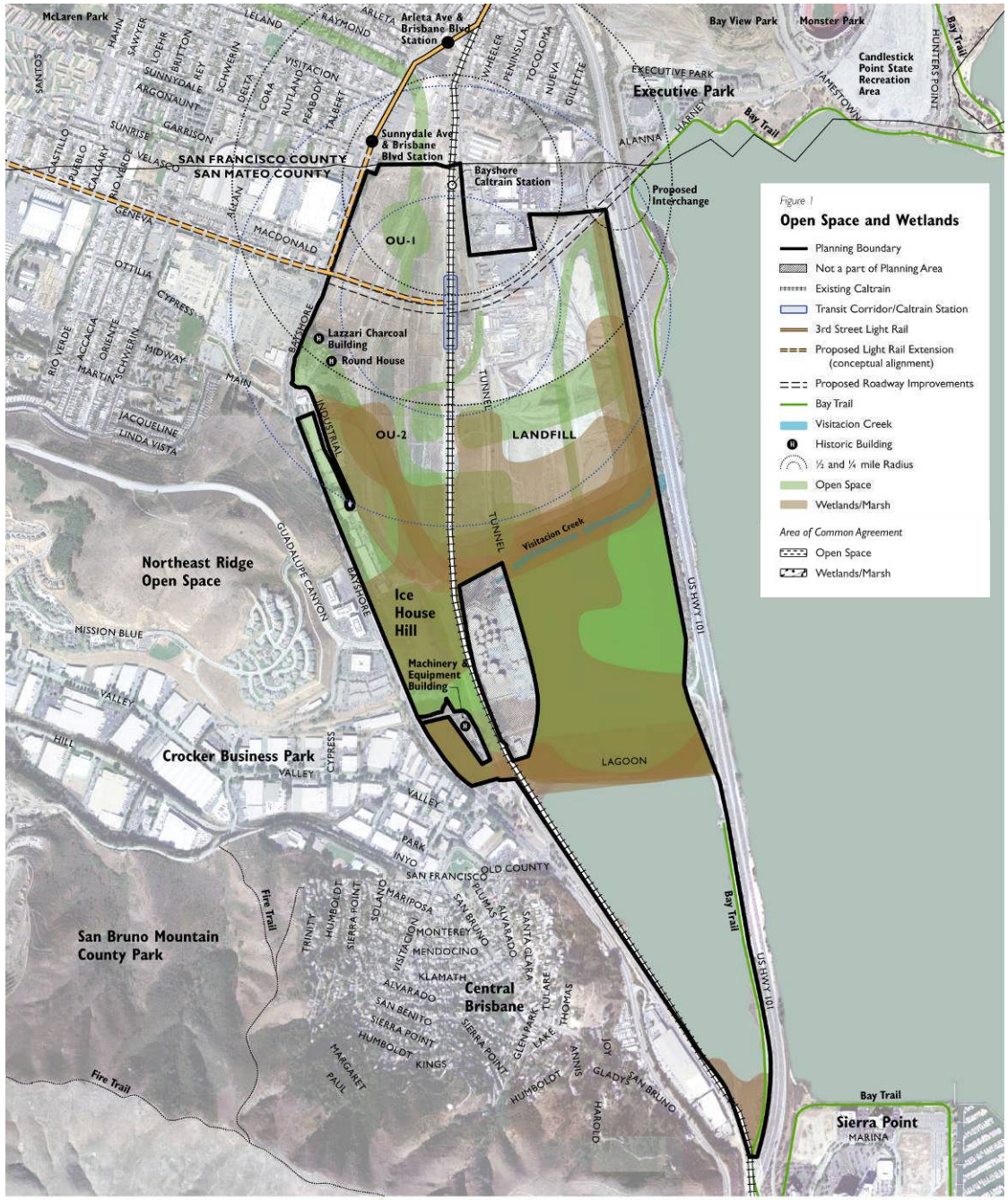
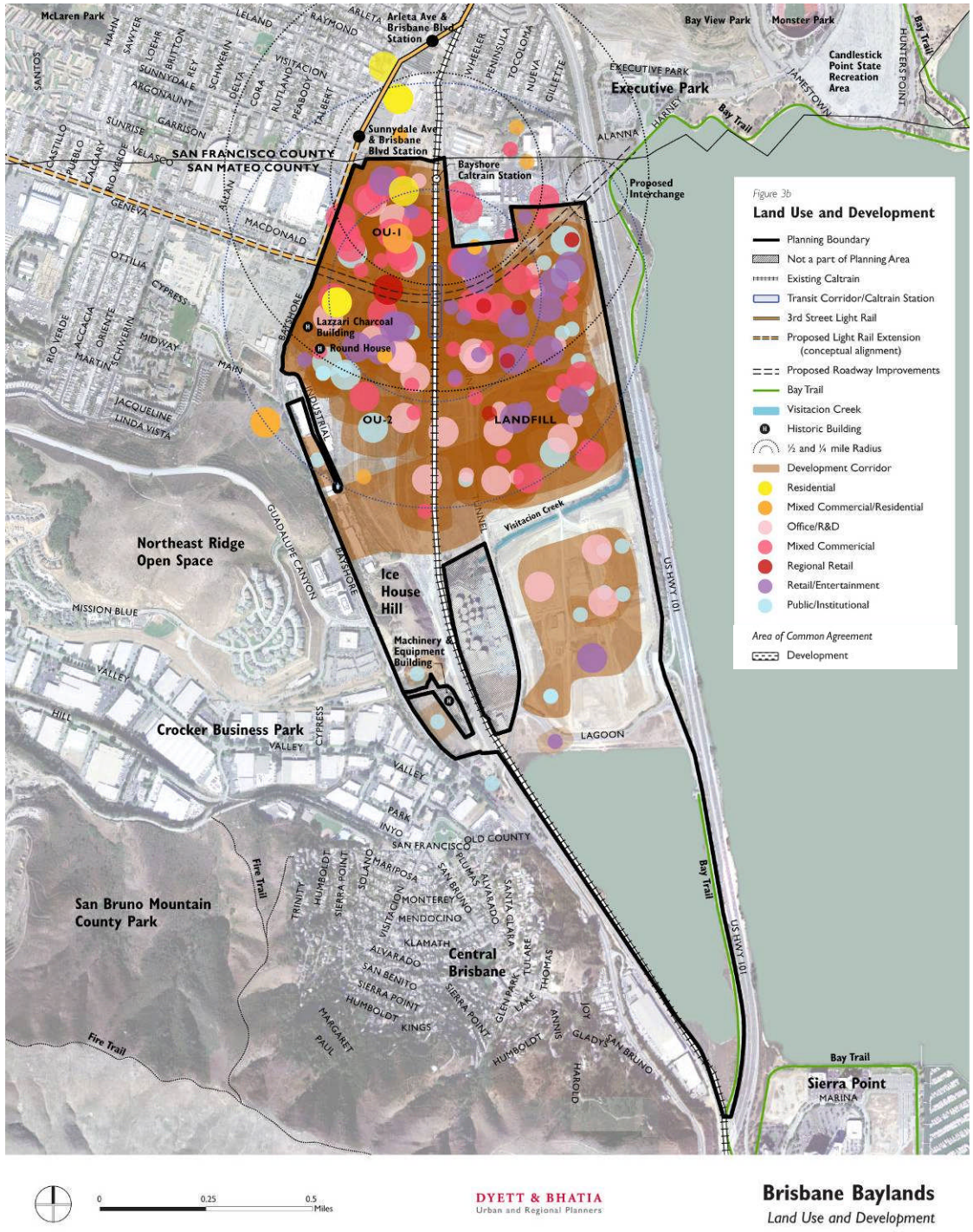
Open Space and Wetlands

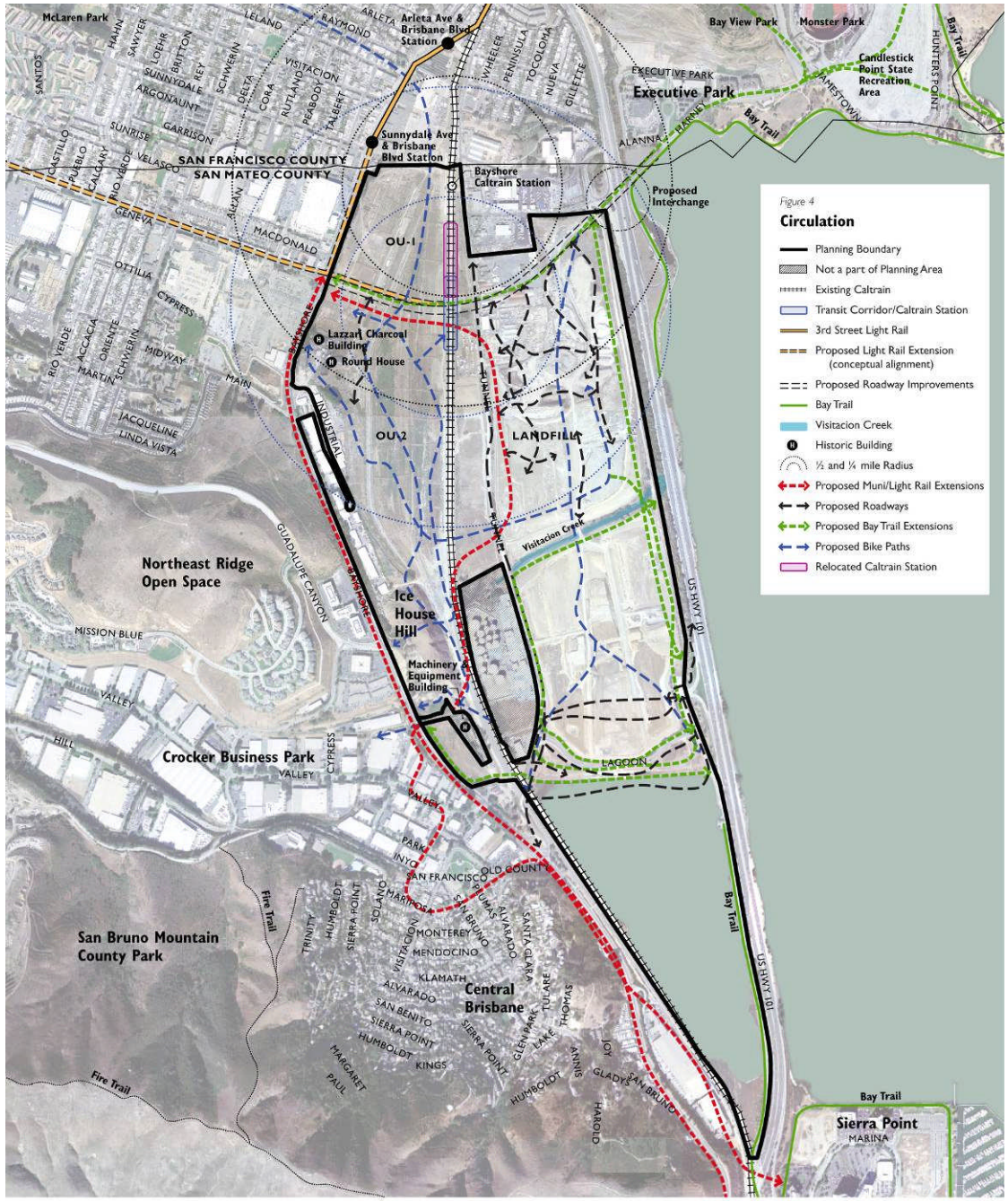
Open Space and Wetlands



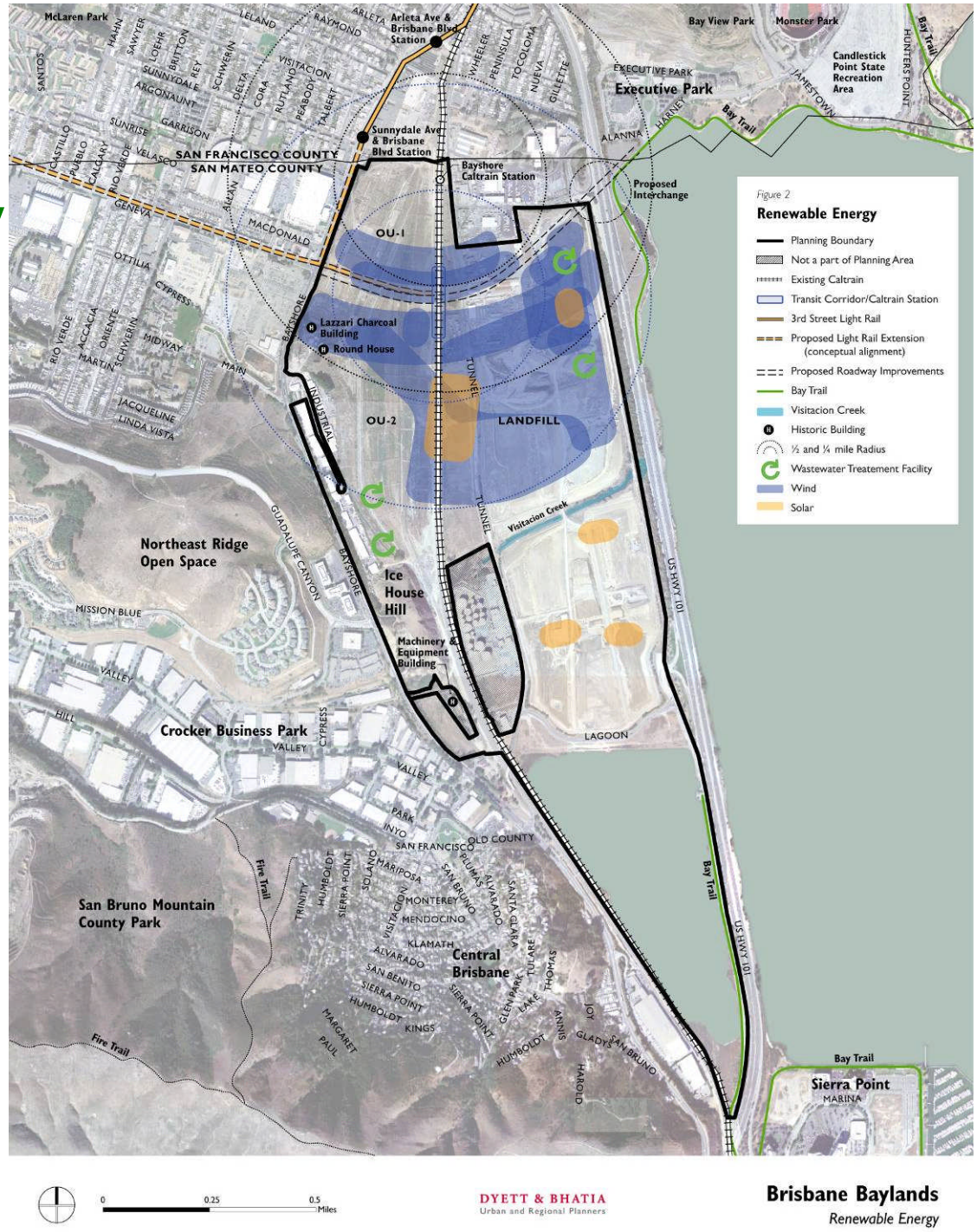
Land Use & Development



Circulation & Transit

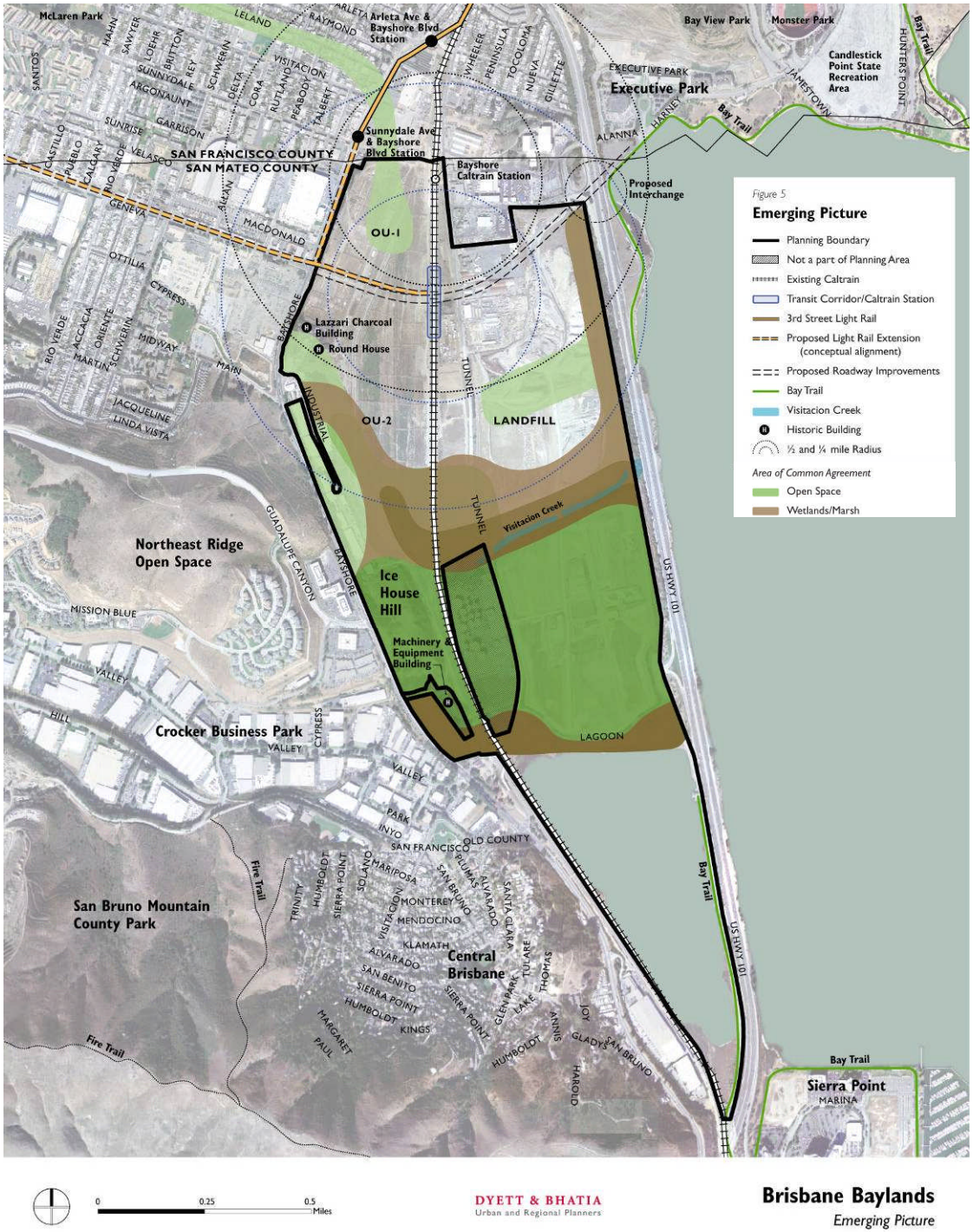


Renewable Energy



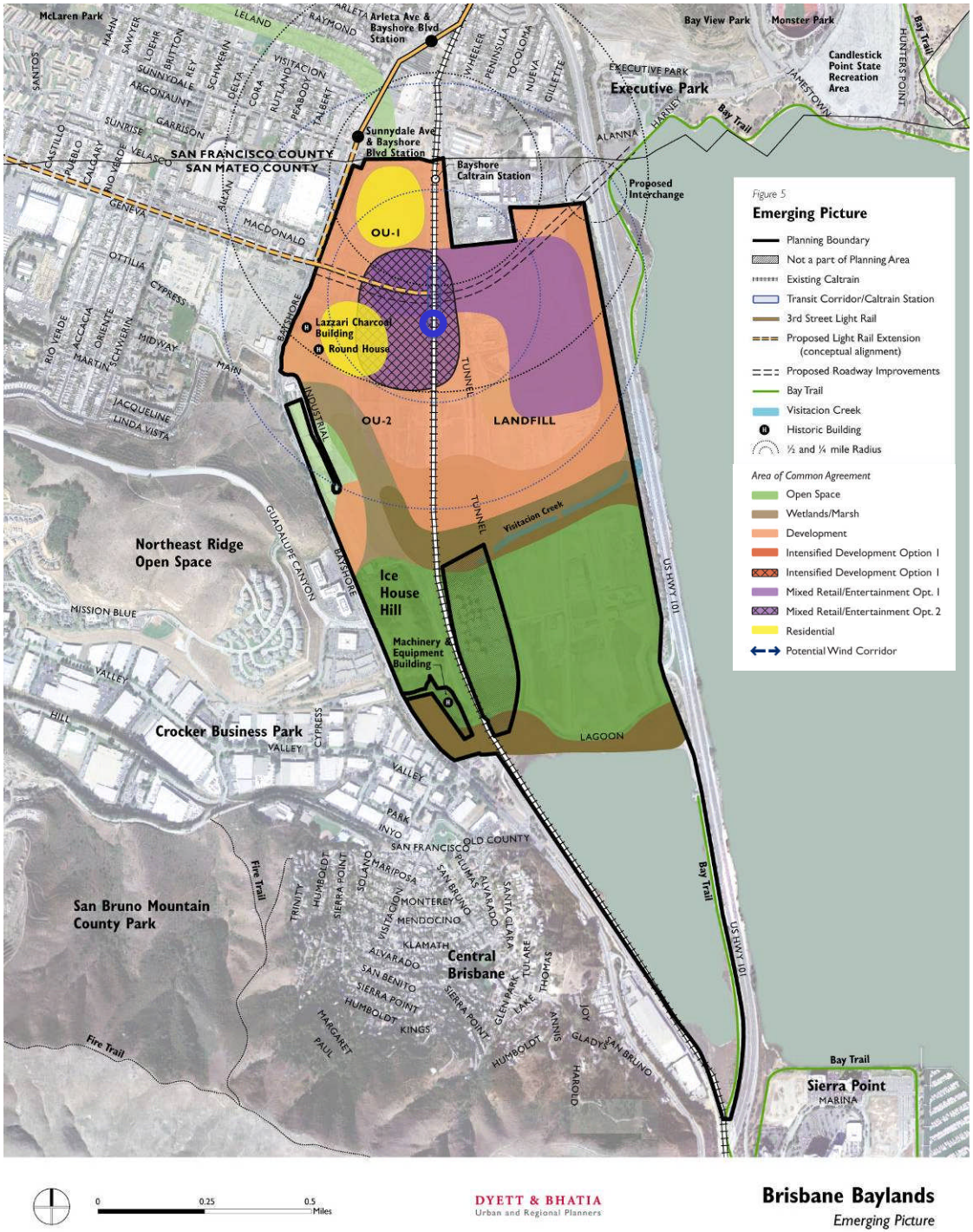
Emerging Picture

- Should all land south of Visitacion Creek be open space in all alternatives?
- Should wetlands be expanded along Visitacion Creek and OU-2, as well as north of the lagoon, in all alternatives?



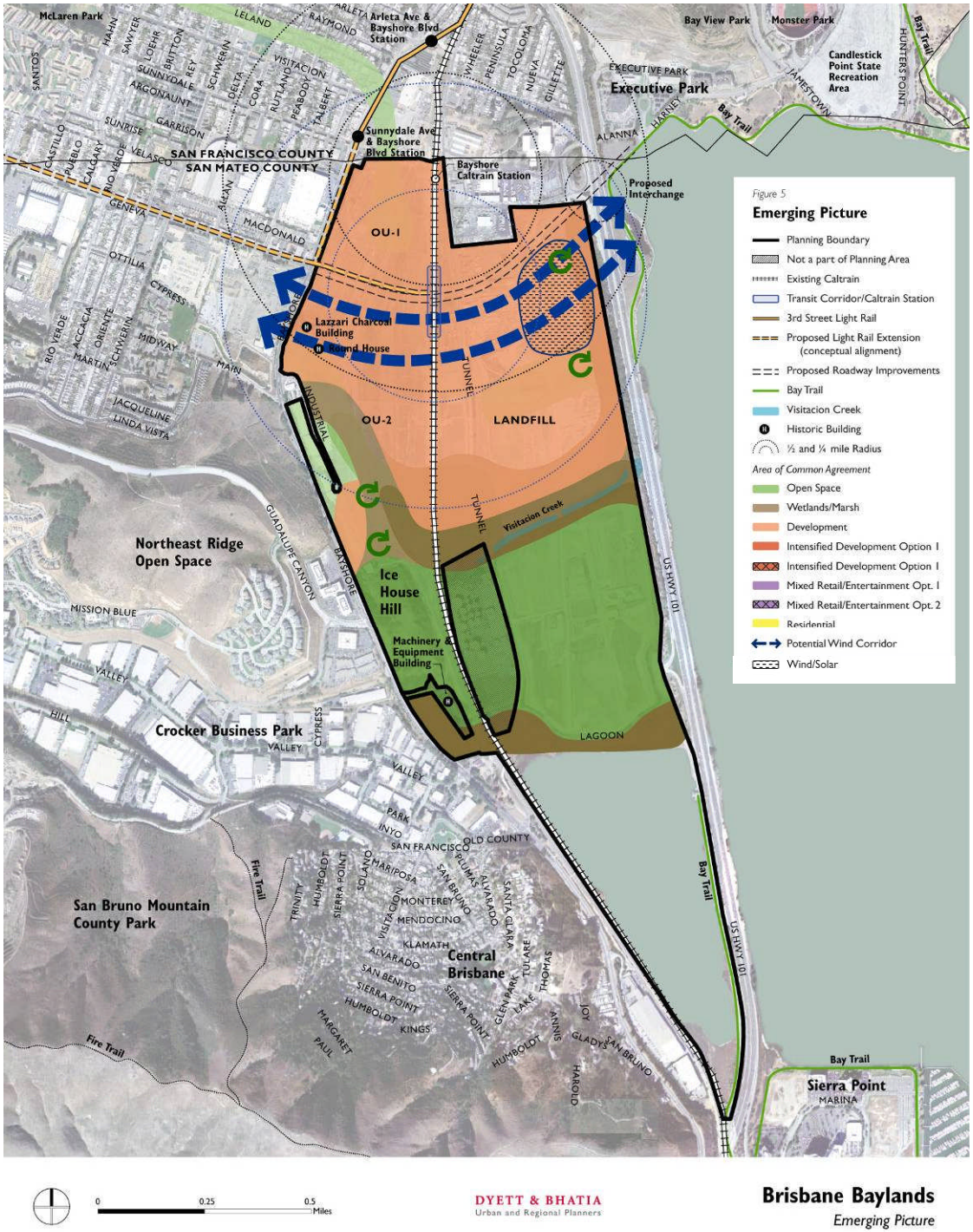
Emerging Picture

- What should be the extent of the development area?
- Concentration of development around Caltrain Station & potential relocation.
- How should retail be reflected in the alternatives?
- Should residential uses be included in one or more alternatives?



Emerging Picture

- Reflect wind farm in some alternatives
- Should a wastewater treatment plant be a part of any alternative?
- Phasing to encompass entire site?



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