Brisbane Baylands EIR

ALTERNATIVE PLANS



Community Input on Alternatives

July 2008

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1 Introduction

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.

1.1 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 profile southerly of the drainage channel, 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 multimodal accessibility. In addition to alternatives that will satisfy CEQA requirements for minimizing impacts of the proposed projects, the City is preparing a Preferred Community Alternative, which will be analyzed at the same depth as the Specific Plan. This Preferred Alternative planning process is an important opportunity for the community to be involved in a systematic way in shaping the future of the Baylands.

1.2 PUBLIC INVOLVEMENT

Public participation continues to be an integral aspect of preparation of the EIR, and especially critical to development of the Preferred Community Alternative. The public input process is designed to enable two-way communication—both the giving and receiving of information and ideas between the public, elected and appointed officials, City and other agency staff members, and the EIR team. The multi-pronged outreach process includes:

- *Newsletters.* An initial newsletter on the Alternatives was sent out citywide in early June 2008. This newsletter included a description of the alternatives, a schedule for future meetings, and a pre-addressed post card for use in submitting comments.
- *Stakeholder Interviews.* Stakeholder meetings were conducted at an early stage in the plan-

ning process in order to obtain a foundation of community perspectives. The results were compiled and utilized by the consulting team. Stakeholders included residents, property owners, business owners, interest groups, neighborhood leaders, service providers, and other community members. The report is available at the City of Brisbane website.

- *Community Workshops*. Community-wide workshops have been held at several points in the planning process to provide information to, and receive feedback from the public. A visioning workshop was held on May 12, 2007. A second workshop on June 23, 2007 helped to further define the direction of the Preferred Community Alternative. Both workshops were summarized in reports available on the City website. After three alternatives reflecting the community's input were prepared, two *Community Open Houses on Alternatives* were held on June 7 and June 9, 2008, to present the alternatives.

- *Neighborhood/Group Discussions.* The consulting team has also provided briefings to and collected feedback from the community. Three such briefings were recently held in the City—the first with the Planning Commission, Parks, Beaches and Recreation Commission (PB&R), and the Open Space and Ecology Committee (OS&E) on June 11, 2008; another at the Mission Blue Community Center on June 18; and the last on July 12, 2008 at the Brisbane Community Center. A presentation was also made to the Chamber of Commerce Board of Directors on June 10, 2008. Along with the community input from the City newsletter and Open House feedback forms, these briefings are covered in this report (Chapters 1 and 2).

- *City Council/Planning Commission Meetings*. A joint workshop of the two bodies was held in April 2007 to brainstorm visions and issues—a summary of which was provided in the Decision-makers Visions Summary available on the City's website. Additionally, the City Council was briefed on May 19, 2008, on initial concepts for the alternatives. Their comments are included in this report in Chapter 1. Decision-makers will continue to be briefed at several subsequent stages in the process to keep them informed and to solicit comments and ideas. This report and future planning documents will also be presented to the decision-makers when they are drafted.

- *Public Access to all Documents and Results*. The results of all public meetings, workshops, and presentations will be summarized and made available to the public, and will be posted at the City of Brisbane website.

1.3 REPORT ORGANIZATION

This report summarizes a workshop on the Alternatives for the Preferred Community Alternative with the City Council, as well as a Joint Meeting of the Planning Commission, Open Space and Ecology (OS&E) Committee, and Parks, Beaches, and Recreation (PB&R) Commission. It also summarizes input from the community, including Open House and Newsletter feedback, and neighborhood briefings. Each input session is summarized separately in the following chapters, where key issues and ideas are captured in discussion of major themes. Conclusions are drawn within each separate chapter; as well as in the final chapter, where next steps for the Preferred Community Alternative process are considered.

2 City Decision-Maker Meetings

2.1 CITY COUNCIL MEETING

Initial Alternatives concepts were presented to the City Council on May 19, 2008. The discussion and feedback were directed toward any refinements that would need to be made prior to finalizing the Alternatives for extensive public review. Comments from the City Council were primarily focused on economic feasibility and open space. The City Council wanted to ensure that the alternatives were economically feasible, and felt that a wide range of uses and development types be included. Council members also wanted to ensure that the area south of the creek and around Ice House Hill would remain as open space, and mentioned that they would like to see options where more open space is incorporated into the development area to the north. An additional suggestion for the open space area focused on the wetland river park, to ensure that it would serve as a potential flood control area as well.

2.2 PLANNING COMMISSION, PB&R, AND OS&E

A special joint briefing with the Planning Commission, PB&R Commission and OS&E Committee was held on June 11, 2008. This chapter provides a summary of the responses to the three Alternatives for the Preferred Community Alternative. The briefing included a presentation of the Alternatives, followed by discussion on the likes and dislikes on concepts presented in the Alternatives and the direction to be pursued in developing the Preferred Alternative.

MAJOR THEMES

Several common themes emerged in the discussion of the concepts and uses presented in the three Alternatives, including land use, density and heights, public/open space, sustainability, and transit and circulation.

Land Use and Location

Most commissioners and committee members supported the land use scheme presented in Alternative 1, although several land use components from the other Alternatives were also supported. The smaller amount of retail in Alternative 1 was preferred as there was skepticism about the amount of retail presented in Alternatives 2 and 3—many preferred to see less retail rather than more. However, there was also skepticism over the amount of office space in all of the Alternatives, as well as the viability of an exhibition center close to Cow Palace and Candlestick Park. Others were in full support of the exhibition center and suggested adding a performance venue as well.

Land uses that had mixed support included retail south of the creek and residential development. There were mixed feelings on the retail located down by the Lagoon in Alternative 2— most wanted to see the area development free while some liked the opportunity for retail closer to Brisbane and recreation. Residential development was similarly split—while most supported Alternative 1, there were reservations about residential uses being located within the Baylands site. Some did not want to see residential development at all, while others felt that its location in Alternative 1 was good, assuming the site could be remediated.

Density and Heights

Many commissioners and committee members were in support of the urban cluster, higher densities, and transit-oriented development shown in Alternative 1. They felt that these development features would contribute to less need for vehicular travel and support the multimodal station. However, there was some concern expressed over the heights mentioned for Alternative 1 (between 5-10 stories), although alternative heights that would be acceptable were not mentioned. As a basis for comparison, heights at Sierra Point range up to 12 stories and approximately 160 feet.

Public/Open Space

The uninterrupted and contiguous open space south of Visitacion Creek in Alternative 1 was the most preferred of the options in the Alternatives. Many liked the location and accessibility of this open space area, and the fact that it would provide a buffer between the city and new development. In addition to this open space area, many felt that the integrated network and connections of Alternative 2 should also be incorporated throughout new development—creating a mix of the two schemes. Whether or not these open space connections should include a wide buffer along the freeway was debated—some liked the idea of having a buffer between development and a wider area for the Bay Trail, while others felt that it was too close to the freeway.

Many commission and committee members supported passive uses and features for the open space area, including expanded wetlands and natural habitat areas—including Ice House Hill-as well as bioremediation areas. More active uses were also cited, including ball fields, a sports complex, performance venue, bicycle paths and trails connecting to Crocker Park and the Bay Trail, and a dog park. There was also mention of utilizing sustainable processes and alternative energy to maintain these uses—such as recycled water and on-site energy production for lighting.

Sustainable Measures

Everyone felt that alternative energy production on-site was a key element to any development within the Baylands, with some recommending that any new development should be energy neutral. This could include use of windmills or solar arrays in farms or on buildings, or even using tidal fluctuation in the Lagoon area. However, the method of energy production was not unanimous among everyone—there were mixed views, especially, regarding the wind farm component of Alternative 3. Some felt that its energy contribution would be a positive for the development, while others had concerns about visual and wildlife impacts.

Additional components that were supported by the commissioners and committee members included the water recycling facility from Alternative 1—many felt that this should be a key asset to the Preferred Alternative. Wetland preservation and remediation was also very important to many, including remediation of the Lagoon and the potential creation of seasonal wetlands.

Transit and Circulation

The concept of a multimodal station—present in all three Alternatives—was strongly supported by the group, with a caveat that they work best in areas of mixed residential and commercial uses. Several others liked the multimodal station in conjunction with the

exhibition and performance facility as shown in Alternative 3. Locating the multimodal station to the south by moving Caltrain was supported by many of the commissioners and committee members—however, some questioned the feasibility of achieving an extension of the 3rd Street Light Rail, and relocation of the Caltrain station itself.

The circulation pattern of Alternative 1 was the most preferred—particularly for its limited circulation south of Visitacion Creek and the frontage road along the freeway. Several commissioners and committee members voiced dislike for the central road through the open space included in Alternative 2—they preferred to leave the open space area uninterrupted.

2.3 CONCLUSIONS

Overall, the majority of commission and committee members preferred the land use scheme presented in Alternative 1 with slight modifications and inclusion of some components from Alternatives 2 and 3. The maximized open space, clustered development, and multimodal station of Alternative 1 were all aspects that the majority of commissioners and committee members wanted to see moved forward into a Preferred Alternative. However, additional elements from the other Alternatives were also cited for inclusion into the Alternative 1 scheme, including the possibility of a wind farm, open space integrated into development as in Alternative 2, and an exhibition center.

Additional comments on the Alternatives also addressed items that seemed to be missing from the land use drawings. For the most part, these included remediation processes and sustainable practices. Discussion centered on the need to address options for remediation—such as use of bioremediation techniques with plantings, wetlands, and solar energy. In addition, there was mention of the need to address the potential rise in sea level, and the impacts that would have on development.

3 Neighborhood Discussions

In addition to the special briefing with the City's Planning Commission, PB&R Commission, and OS&E Committee, two community-based briefings were held in June and July. The first was held on June 18, 2008, at the Mission Blue Center, where a small group of nine community members participated in a group-wide discussion of the Alternatives. The second briefing was held on July 12, 2008, at the Brisbane Community Center, where 25 attendees were split into three discussion groups on the Alternatives. The format for these discussions was an open forum for participants to voice their likes and dislikes about the concepts presented in the Alternatives, and to take steps toward defining the Preferred Community Alternative. The latter meeting also included a short presentation on additional alternative plans drafted by some local residents. However, comments presented in this report cover only the three Alternatives presented by the City.

3.1 MAJOR THEMES

The comments from community members are presented with respect to major themes, including land use, density and heights, public/open space, sustainability, and transit and circulation—each of which are discussed below.

Land Use and Location

For the most part, community members did not support big box or regional retail. They would rather see more local-oriented retail, as well as smaller-scale and higher-end retail options. However, there was some support for retail that would benefit the community, like a drug or grocery store. The location of retail and entertainment uses was also an important factor for many. Feelings were mixed as to whether locating retail off of major thoroughfares like Geneva Avenue or Bayshore Boulevard, or off of the freeway was ideal—as some thought it would be for entertainment uses—or whether it should be more integrated into the center of an urban district. Additionally, locating retail down by the lagoon was mixed among participants—some felt that the adjacency to the rest of the city could provide additional local retail, while others felt that local retail in the city was already suffering and more would not be viable.

Like retail development, residential uses were also a point of disagreement within the community. Half of the participants within the discussions felt that residential uses would be a necessary and beneficial addition to the Baylands site, especially within the mixed use urban center proposed in Alternative 1. They felt that residents would provide more activity during nights and weekends for retail areas, and that they would provide greater ridership to the multimodal station. On the opposite end of the spectrum, many community members adamantly opposed new residential development—whether in response to possible health and safety risks, or to the overall impact to resources and traffic congestion.

Most community members did support the inclusion of research and development (R&D) uses within the Baylands site, as well as high-end office development—however, for some, the development could be more integrated with open space. One group discussion emphasized the need for allowing for some industrial growth in addition to office and R&D, with the caveat that it follow best management practices for sustainability and safety. Another group felt that

all development within the Baylands site should be more diversified and mixed—allowing for greater flexibility for future development.

Urban Design, Density and Heights

Creating a walkable, pedestrian-friendly environment within the Baylands site was a key necessity for the community—many wanted to see development supporting pedestrian uses and connectivity to open space, transit, and complementary uses. Access to sunlight and design that emphasized the human scale were important components of this pedestrian environment.

To maximize transit opportunities, as well as to minimize impact on the environment, many participants felt that development should be clustered, as in Alternatives 1 and 2—for some, this meant that development should be vertical, rather than horizontal, to prevent sprawl.

Public/Open Space

Similar to the response from the City's Planning Commission, PB&R Commission, and OS&E Committee, community members favored the greater expanse of open space provided in Alternative 1, but felt that the concept would benefit from a greater integration of open space into development as in Alternative 2. While most preferred to have the open space more integrated into development north of the creek, some community members suggested that open space could be used as a buffer between development in San Francisco and Visitacion Valley and the Baylands site. Additional emphasis was placed upon the location of existing wetlands and the need to preserve these areas—such as north of Ice House Hill—that already have established wetlands and habitat.

Popular suggestions for open space included both passive and active use of the area, with some emphasizing the opportunity to provide civic, educational, and recreational amenities to the city. Several participants suggested an urban farm as an educational and cultural component, while others mentioned museums, ball fields or a sports complex. Bike paths, pedestrian trails, and incorporation of the Bay Trail into the open space in the Baylands were also mentioned often.

Sustainable Measures

Incorporating renewable energy production into the Baylands site was also unanimously agreed upon by community members. There was a diversity of opinion as to whether this would be best accomplished by a stand-alone wind farm, or the integration of smaller-scale wind and solar throughout the entire project, or some combination thereof. The recycled water facility presented in Alternative 1 was also well-supported by the community.

Emphasis upon sustainable practices and measures—whether they be LEED, life-cycle costing, use of clean technology and/or renewable energy—was an important element to be applied throughout development of the Baylands site, regardless of site-specific energy or sustainable land use options (such as a wind farm or recycled water facility).

Transit and Circulation

There were mixed views as to whether the Caltrain station should be moved to the south—primarily based upon whether moving the station would be financially and politically feasible. However, if it could be moved, community members agreed that a southern location for the

multimodal station would maximize opportunity for transit-oriented development. In addition to the multimodal station to the north, many community members felt that the downtown Brisbane area should be better connected to new development to the north—suggestions for additional transit options ranged from designated trails and bike lanes to light rail and shuttles.

While most of the community supported the gridded street network—particularly the smaller-scaled blocks of Alternative 1—some participants did not agree with the gridded street pattern of the Alternatives and preferred a more fluid, or perhaps a radial, non-gridded street network that would maximize orientation of development to renewable energy sources like solar and wind power.

3.2 CONCLUSIONS

Community members supported the overall land use options presented by Alternative 1, with the addition of several attributes of Alternatives 2 and 3. These were primarily the open space integration of Alternative 2, and the alternative energy production in Alternative 3, whether by stand alone wind farm or integrated throughout the development. The clustering of development, maximization of transit options, and focus on alternative energy production and low environmental impact were key elements that the community would like to see carried forward in the Preferred Alternative. However, there were several components that had mixed views—particularly the inclusion of housing into the project and the overall pattern of circulation within the site.

While the majority of community members felt that the Alternatives outlined viable options for the Baylands site, some felt that improvements needed to be made to the definition and provision of sustainable land uses on the site. They advocated a stronger emphasis on renewable energy and less on economic forces. Concern for and measurement of environmental impacts was also a missing element for some community members, who felt that the Alternatives were still not exhibiting an environmentally preferred alternative.

4 Community Input and Feedback

The Alternatives outreach process included several forms of participation and opportunities for feedback from community members and groups. The Alternatives were presented through a newsletter and two open houses in June, 2008. These venues provided several opportunities for public input: the newsletter, which was sent out to every household in the city included a description of each of the three Alternatives and a comment card; and the open houses included a feedback form to comment on the Alternatives. Additionally, public input was gathered at the joint Planning Commission, PB&R, and OS&E meeting, as well as through direct correspondence with the City in response to publication of the Alternatives—through the newsletter, open house, and City website.

Since the comment cards and feedback forms asked for specific feedback on each alternative, this chapter is organized by each Alternative. More generalized feedback is included as a separate section. Public input from the joint meeting is catalogued in the Minutes of the Special Joint Meeting—available on the City website—while comment cards, feedback forms, and correspondence are attached to this report as an appendix.

4.1 PUBLIC INPUT ON THE ALTERNATIVES

Both the comment cards and feedback forms provided an opportunity to comment on the Alternatives individually and as a whole—as well as to identify a preferred alternative of the three if there was one. Key components identified in these selections are listed below. These are followed by comments that relate to the major themes already identified throughout this report. A total of 52 comments were received, either in the form of comment cards, emails or other written correspondence.

PREFERENCES

The majority of the comments spoke to preferences or dislikes related to components of the various alternatives. However, some respondents did identify a "preferred alternative." By a slight margin, Alternative 3 was preferred, followed by Alternative 1 and then Alternative 2. In general, the most common reasons for these selections include:

- Alternative 3. Respondents liked the alternative energy component, as well as the overall low profile to development. They also liked the type and location of retail—for some, having it located the furthest from Brisbane was ideal, while others liked that it provided expanded options for retail that Brisbane is currently missing.
- Alternative 1. The amount of open space in this alternative was key for many, who also appreciated the compact development area, transit-oriented development, and the greater variety and mix of uses. For some, the inclusion of housing was also attractive, while others disapproved of the alternative because of its presence.
- Alternative 2. Responses favoring Alternative 2 often mentioned the diversity of the proposal, with its strong mix of open space, retail, and public transit. Respondents cited the integration of open space with development as their favorite part of this alternative, while others liked the size and scale of retail uses and the urban district.

MAJOR THEMES

Land Use and Location

Almost unanimously, respondents felt that development should be located as far north as possible, with open space located to the south. Many respondents agreed with the mix of uses presented in the Alternatives—such as the range of office, R&D, and retail uses, and mixed uses within the urban districts. However, differences revolved around the scale and type of these uses, as well as whether they should include housing.

Most respondents valued a mix of uses, particularly within the urban district of Alternative 1, while others liked the scale and variety of uses like the expanded retail/entertainment areas in Alternatives 2 and 3. Several respondents mentioned that Brisbane was lacking in retail options like a Target, Trader Joes, or Whole foods, and that they would like to see additional local-serving retail. However, not all agreed that retail should be expanded—some were skeptical of the overall amount, while others questioned the format—i.e. main street retail in Alternatives 1 and 2 or the large-scale parcels in Alternative 3. Additionally, many opposed retail uses down by the lagoon, although some liked the idea of local retail nearby central Brisbane and adjacent to recreational and open space uses.

There were mixed responses on whether housing should be included—some did not want to see housing at all, and referenced the General Plan as prohibiting housing in the Baylands; while others supported having housing more integrated into the development or at least located in the northern-most area of the site.

The inclusion of office and R&D space in the Alternatives was less contentious for respondents—support for these types of development was expressed particularly for their location along Bayshore Boulevard in Alternative 2 as well as the campus development style included in Alternative 3. One respondent felt that there was too much office and R&D development in Alternative 1. Additional land uses, like the exhibition center and hotel uses, were not addressed as a major issue, although a few respondents debated the need for more or less hotel uses.

In addition to the land uses shown on the Alternatives, there were several respondents and community members who emphasized the need for a high school in the Baylands site to help keep students within the city. Other land use options suggested by respondents included greater open space within urban areas, as well as preservation and reuse of older structures—especially with historic and cultural significance.

Urban Design, Density and Heights

While clustering of development was seen as necessary for many of the respondents—how that should be accomplished, and to what intensity, was the divergent factor. Some respondents liked the lower scale of development as in Alternative 3, and emphasized that no buildings should be over three stories south of Geneva, or that there should not be high rises in the Baylands. However, others wanted to maximize density and thus minimize development area, and thus called for high-rise development to maximize open space.

Public/Open Space

For the most part, respondents and community members supported having only open space and wetlands south of Visitacion Creek, with the exception of a few who could envision a small amount of retail as in Alternative 2. Options for this space included many active uses like a golf course and soccer fields, while others felt it should be more passive and reserved for restoration of the lagoon and wetlands. There was also a wish to see this open space area connected to the Brisbane community and existing natural areas like the Ice House Hill and the San Francisco Bay on the other side of the freeway. Many felt that extended open space areas as in Alternative 2 could provide opportunities for greater bicycle and pedestrian connections through the site and to outside the area—however, there was some skepticism over the viability and use of these open space connections through urban areas.

Sustainable Measures

Reflecting the common desire of the Brisbane community, respondents and community members felt that energy production was a key element to the alternatives—they desired to see all buildings built for energy neutrality, incorporating solar and wind energy production and other sustainable practices. The majority of respondents wanted to see alternative energy production in the Baylands, while a minority of respondents either did not mention it as necessary or expressed concern for the safety of wildlife and birds.

Concern was also expressed regarding the sustainability of any new development included whether there would be adequate water resources to accommodate the amount of projected growth.

Transit and Circulation

Many respondents wanted to see central Brisbane connected to the new development in the Baylands site, and particularly to the planned multimodal station. Suggestions for modes of transit ranged from bicycle paths to bus, shuttles, and light rail—all of which were viewed as a better option than driving. Reducing vehicle miles traveled by the location of development and expansion of transit modes was a key theme for many, although there were still suggestions for creating better vehicular access to central Brisbane through closer road connections off of Bayshore Boulevard.

The location of the Caltrain station was again a mixed response—supporters of keeping it in its existing location appreciated the greater feasibility and closer to access to San Francisco and Daly City residents; while those who wished to see it move felt that it would foster greater transit oriented development further south.

4.2 OTHER ALTERNATIVES FROM THE PUBLIC

In addition to comments received on the three Alternatives presented to the City, several community members submitted alternatives of their own. This section provides a brief summary of this additional input—more detail on each is provided in Appendix B where full submissions are attached.

A group of local residents proposed an alternative they characterized as the "environmentally preferred alternative." The points of emphasis in the alternative included energy-reduction,

energy renewal, reducing health risk for the citizens and the environment, and using alternative transportation to reduce environmental impacts. Several land use variations were presented—many of which focused on opportunities to incorporate remediation and energy production into development. One such alternative envisioned development occurring in a series of star shaped pods. As noted previously, two variations of this land use alternative were presented at the July 12 community workshop. They were not submitted to the City so they are not included within this summary document

Members of the Mothers of Brisbane (MOB) organization also submitted an alternative. This alternative is focused on ensuring that the Baylands area include more family-oriented uses, such as a children's museum, all-ages park playground, and family gym similar to the YMCA in the City of Brisbane. Other components to the alternative—such as retail, housing, and transportation—were recommended to be designed with strong consideration for families within in the City. This included housing for families, grocery and goods-oriented retail, and improved pedestrian and bicycle safety.

Another alternative submitted by a local resident is focused on creating a more diverse, balanced, and self-sustaining City. The proposal included an urban district with a variety of uses, as well as an extensive open space area that included an urban farm. It also included art and cultural museums, creating a balanced retail district for businesses and local shops, and increasing public transportation throughout the city in addition to establishing a multi-modal station close to Geneva Avenue. It includes a suggestion to establish an Eco-Power Plant and Eco-Sewage Treatment Plant to create the needed energy and recycling facilities for Brisbane.

4.3 CONCLUSIONS

Community members had a very diverse range of responses to the Alternatives—views ranged widely, from wanting to see more compact, taller development, as in Alternative 1, to more spread-out, lower-scale development in Alternative 3. Several factors were mentioned as key components across the board—these included the production of alternative energy; ensuring a diverse range of activities and options for open space and wetlands areas; and connecting central Brisbane to new development via improved transit and circulation. Other factors that remain in question are the inclusion of housing, types and amount of retail and businesses, and what type of alternative energy will be pursued as part of the Preferred Alternative.

5 Implications for the Preferred Alternative

All of the input contributed by the community and City decision makers is a significant contribution to the development of the Preferred Community Alternative. The planning process will benefit from better understanding the large areas of agreement and concern expressed by the community. The process will also benefit from the exposure to unique perspectives or singular issues that were not necessarily addressed by this first conceptual round of the Alternatives. For instance, several issues remain either unresolved or in need of greater study and definition. These include:

- Establishing a clear definition of sustainability for the Preferred Alternative—in terms of environment, equity, and economic feasibility;
- Refining environmental analysis and constraints to further development land use options and locations;
- Considering housing as a land use;
- Considering the inclusion of a high school as a land use;
- Locating the Caltrain/multimodal station—whether to keep it in its existing location or to move it south;
- Defining the mix and type of retail uses in the Alternative; and
- Establishing a greater definition for the public/open space identified in the alternatives.

Appendix

This appendix is separated into three sections: Decision-maker meetings, Alternatives comments, cards and feedback forms, and separate alternatives. Items have either been scanned or reproduced within this report verbatim from emails and letters.

DECISION MAKERS

City Council Meeting, May 19, 2008

Special Joint Meeting with the Planning Commission, Parks, Beach and Recreation Commission, and Open Space and Ecology Committee, June 11, 2008

CITY COUNCIL/REDEVELOPMENT/GVMID

MINUTES

CITY COUNCIL REGULAR MEETING

MAY 19, 2008

BRISBANE COMMUNITY CENTER/LIBRARY, 250 VISITACION AVENUE, BRISBANE

CLOSED SESSION

A. Conference with labor negotiator, pursuant to Government Code Section 54957.6

At 7:00 p.m., the City Council met in closed session in the Library Conference Room to discuss personnel matters.

CALL TO ORDER/FLAG SALUTE

Mayor Barnes called the meeting to order at 7:30 p.m. and led the flag salute.

ROLL CALL

Councilmembers present:	Bologoff, Conway, Richardson, and Mayor Barnes
Councilmembers absent:	Waldo
Staff present:	City Engineer/Public Works Director Breault, City Manager Holstine, Fire Chief Myers, Community Development Director Prince, Administrative Services Director Schillinger, City Clerk Schroeder, City Attorney Toppel

ADOPTION OF AGENDA

CM Bologoff suggested adding a presentation by the Fire Chief on the recent fires in Brisbane, and he proposed placing this item before the Consent Calendar.

CM Conway made a motion, seconded by CM Bologoff, to adopt the agenda as amended. The motion was carried unanimously by all present.

Councilmembers asked questions about the cost of the retailer permits, the applicability of the ordinance to vending machines, and the County's enforcement process. He reported that according to the County's fee schedule, tobacco retailer permits will cost $108 through 2009, and then increase to $115 and $118 in subsequent years. He said the sole purpose of the ordinance is to control the sale of tobacco products to minors, and it does not apply to cigarette vending machines.

City Attorney Toppel advised that the County will process applications and issue permits; the enforcement of state laws regulating tobacco products will still be up to local police departments.

CM Conway asked if the two local stores that sell tobacco products were informed of the proposed ordinance. City Attorney Toppel confirmed that the vendors were notified.

CM Bologoff observed that state law already forbids sales of tobacco products to minors. City Attorney Toppel explained that the proposed ordinance provides a civil enforcement mechanism through the permit application process, which will be more effective than the existing criminal remedies. He clarified that the ordinance will impose no additional burden on the police.

CM Richardson noted that San Francisco was considering adopting an ordinance to require a permit for minors to purchase guns; she said she was under the impression that minors could not purchase guns anyway. City Attorney Toppel confirmed that understanding. He indicated that gun dealers are required to have licenses.

CM Bologoff made a motion, seconded by CM Richardson, to introduce Ordinance No. 532 as proposed. The motion was carried unanimously by all present.

B. Consider accepting Baylands Alternatives Workshop report and provide input and comments

Community Development Director Prince drew attention to the chronology in the staff report detailing the public input process the City established for considering the Baylands development and alternatives. He said that based on feedback gathered from the community and City Council, the City's consultants, Dyett & Bhatia, developed three draft project alternatives, which are described in detail in the attached report.

Community Development Director Prince invited the consultants to give a presentation on the alternatives.

Rajeev Bhatia showed an aerial photograph of the Baylands development site. He reviewed the City's objectives and goals and public outreach efforts so far. He said open space and sustainability were the two major themes that emerged as a result of stakeholder meetings and workshop sessions, and the alternatives were developed around these concepts.

Mr. Bhatia drew attention to the colored maps illustrating the three alternatives and pointed out their key features. He said Alternative 1 has the most amount of open space and the least amount of developed area. He noted that the focus of Alternative 1 is a mixed-use district with a main street connecting the area to Bayshore Boulevard. He pointed out the small residential component connected to the Schlage Lock development to the north. Mr. Bhatia observed that transit is a major element of Alternative 1, which includes extending the Third Street light rail system to the site, a rapid-transit bus route along Geneva Avenue, and a relocated Caltrans station surrounded by higher-density development.

Mr. Bhatia said Alternative 2 also has a considerable amount of open space, and overall development intensities are somewhat less than in Alternative 1, resulting in a more spread out project. He pointed out the regional retail center along Highway 101, research and development and office uses along Bayshore Boulevard, an institutional hub around the historic round house, and the small retail component near the lagoon.

Mr. Bhatia noted that Alternative 3 has a more regional focus and the largest amount of developed area, although the overall development square footage is less than the other alternatives. He said Alternative 3 features a variety of land uses, including a wind energy facility along Geneva Avenue.

Mr. Bhatia stated that the intensity of development is controlled by floor area ratios, which tend to be higher in the north and lower toward the south of the project site. He said all three alternatives have less developed square footage than the Universal Paragon Corporation (UPC) proposal.

Mr. Bhatia discussed the next steps in the alternatives review process. He noted there will be two open house sessions and a series of workshops before the refined alternatives come back to the City Council in July.

CM Conway asked about the size of the entire project site, and Mr. Bhatia responded that the site is approximately 660 acres, including the lagoon. Community Development Director Prince clarified that Phase I of the project, the area east of Highway 101, is about 328 acres.

CM Conway said he was not sure he liked any one of the three alternatives as presented. Mr. Bhatia advised that the City can mix various elements from the three scenarios into one preferred alternative. CM Conway expressed his preference for keeping most of the area south of the lagoon and the area around Ice House Hill as open space. He noted that having equestrian facilities might be a good way of keeping the Ice House Hill area weed-free and attractive.

CM Conway commented that one of the primary purposes of the wetland river park is flood control, and he recommended incorporating this feature in the alternatives. He also expressed

concern about protecting the development from rising sea levels in the future.

CM Conway asked about the possibility of removing the tank farm. City Manager Holstine said the City is monitoring the remediation plans and other activities at the tank farm, and he offered to provide an update. He stated that the City has no strategy regarding removing the facility.

City Manager Holstine noted that the staff and consultants will continue to work with the developer to define the project elevations and develop appropriate infrastructure. He suggested keeping options flexible over the next few months as the alternatives are refined and consolidated.

Mr. Bhatia said the consultants will obtain input from UPC as well as major property owners in the vicinity as part of the review process.

CM Bologoff asked about the status of plans to extend Geneva Avenue to the east. City Manager Holstine pointed out that the maps of the alternatives show slightly different alignments for the Geneva Avenue extension and the location of the multi-modal transportation hub. He added that it is likely that the Geneva Avenue extension will move forward in some configuration.

CM Richardson questioned the reasons for the inclusion of light industrial uses in Alternative 3. Mr. Bhatia said an industrial component could help make the project more viable economically, and he pointed out that industrial uses can include green technology and biotechnology businesses. He noted that the City's economic consultants are currently investigating the economic feasibility of the proposed project. Mr. Bhatia indicated that that the goal in developing the alternatives was to provide a range of options for open space and development, and the exact details of the mix of uses will be determined as the process moves forward.

Mayor Barnes noted that the City Council will be holding a workshop on Baylands public space planning on June 2. He said he agreed that most of the open space in development should be located toward the southern end of the site, but there should also be open space and public space scattered throughout the development north of the channel, as shown in Alternative 2. He recommended considering recreational facilities and athletic fields, and possibly a high school, in the southern portion.

Mayor Barnes asked if some industrial uses would be required to make the project economically feasible. Mr. Bhatia responded that the project site is so large that it would be prudent to have a wide range of uses, including industrial. Mayor Barnes commented that economic diversity seems to be the key, and Mr. Bhatia agreed.

Mayor Barnes noted that recent newspaper articles have talked about the possibility of a stadium on the Baylands, and he expressed strong reservations about pursuing this idea without an agreement between the landowner and the stadium builder or stadium tenant. He said the City of

Santa Clara is trying to get a stadium built there, but the land rights have not yet been secured. He urged the City Council to require a binding agreement and assurances that the land is available before further consideration of this possibility.

CM Bologoff agreed. He recalled the situation a few years ago when the University of California at San Francisco approached the City about building a campus at the Baylands; in that case, he noted, Brisbane was just being used as a pawn to give UCSF more leverage to obtain a better site. He expressed concern that the talk of a stadium might be a similar manipulative ploy because San Francisco is unlikely to give up the 49ers.

CM Richardson asked if UPC was receptive to the idea of a football stadium at the Baylands.

Mayor Barnes emphasized the importance of having an agreement among the parties confirming the landowner's willingness to have a football stadium on the Baylands property.

CM Conway noted that it is ultimately up to the City, not the landowner, to decide what development takes place. He welcomed advice from the City Attorney as to what the City should do.

City Attorney Toppel said a stadium could be a component of a project alternative analyzed in the EIR. He pointed out that a stadium would occupy only one portion of the Baylands site. He concurred with Mayor Barnes that the City should secure an agreement with the property owner and stadium user before spending time pursuing this option.

Mayor Barnes said he just wanted to make sure written assurances were in place first. He noted that if a stadium is included in the EIR, the stadium operator should contribute toward the costs of the analysis.

CM Richardson expressed concern about the enforceability of such an agreement, recognizing there were many factors that could intervene to make the stadium an unrealistic option. City Attorney Toppel said a stadium proposal will be appearing on the November ballot in Santa Clara, and alternative sites would probably not be considered if the measure passes. Even if the measure fails, he noted, the 49ers could still select a site other than Brisbane. City Attorney Toppel observed that the planning process for the Baylands will be much further along by November, and it would be unwise to wait for the results of the Santa Clara ballot measure.

City Attorney Toppel advised that another approach would be to develop a community-based alternative that may include some kind of entertainment facility, and then that project alternative could be modified after the November election if it appears the Brisbane site is a viable possibility. He said a supplemental EIR would probably be required because the impacts of a stadium could be different from the impacts already analyzed in the EIR.

Mayor Barnes stated that he was concerned about maintaining the integrity of Brisbane's process by obtaining written assurances from all the parties before including a stadium in the EIR. Councilmembers agreed that a written agreement should be in place before proceeding further with this idea.

Mayor Barnes noted that no action was required of the City Council.

STAFF REPORTS

A. City Manager's Report on upcoming activities

City Manager Holstine said he had nothing to report.

B. Council direction to redraft Council Handbook regarding Council policy on expression of City or Council positions

City Manager Holstine suggested that the Council consider expanding the current policy regarding members of the City Council making statements to the media to apply to appointed members of City commissions and committees as well.

Councilmembers expressed support for revising the policy as proposed.

Mayor Barnes asked the staff to come back with a revised version of the policy for the Council's consideration.

City Attorney Toppel clarified that the policy would apply to situations when City officials initiate communications with the media, but not when members of the media contact officials for information or interviews. He said Councilmembers and committee members are always free to express their opinions as private citizens; however, problems can arise when officials make statements that purport to represent positions of the City without specific authorization from the Council.

MAYOR/COUNCIL MATTERS

A. Subcommittee Reports

CM Bologoff noted the Council's Water and Sewer Subcommittee would be meeting at 9:00 a.m. on May 20.

Mayor Barnes said the City had a bike-to-work station on the eastern side of the Tunnel Avenue Bridge the previous Thursday. He thanked Mad House Coffee, Buy Right Foods, VWR, and other local businesses for donating water and juice boxes. He noted that Susan Sullivan Maynard

BRISBANE PLANNING COMMISSION
PARKS, BEACHES AND RECREATION COMMISSION
OPEN SPACE AND ECOLOGY COMMITTEE
Minutes of June 11, 2008
Special Joint Meeting

CALL TO ORDER

Community Development Director Prince called the special joint meeting to order at 7:31 p.m.

ROLL CALL

Planning Commission:	Hunter, Lentz, Maturo, Munir, Parker
PB&R Commission:	Almeida, Bologoff, De La Torre, Marmion, Waters
Open Space & Ecology Committee:	Fieldman, Guetkanst, Liu, Whitten-Greenlee
Staff Present:	Community Development Director Prince
Consultants:	Sarah Nurmela and Colin Fair, Dyett & Bhatia

BAYLANDS ALTERNATIVES WORKSHOP

Community Development Director Prince welcomed the members of the City's advisory bodies. He explained that the purpose of the workshop was to review and discuss the Baylands alternatives developed by the consultants based upon community input received to date, and provide further input. He introduced Sarah Nurmela, Dyett & Bhatia to present the alternatives.

Ms. Nurmela said Dyett & Bhatia will gather community input on the three alternatives and develop a preferred plan for the City Council's consideration. She said that in addition to workshops, two open houses were held, and a series of focus meetings are planned for the future. She invited members of the community to attend the community meetings on June 18 and 28.

Ms. Nurmela summarized the specific plan submitted by Universal Paragon Corporation (UPC), the owner of the Baylands property. She showed a map of the plan area and pointed out Phase I and Phase II areas.

Ms. Nurmela moved on to describe the community alternatives. She noted that guiding principles reflected in all three of the alternatives include keeping the area south of Visitacion Creek as open space, incorporating sustainability, restoring wetlands areas, having community amenities and regional attractions included in the development, varying heights and scales of building to create diversity and architectural character, maintaining view corridors toward the Bay, including on-site energy production of some sort, and convenient access for pedestrians, bicyclists, vehicles, and mass transit.

Ms. Nurmela noted that the alternatives are intended to show a wide range of potential land uses, with considerable variation possible within each type of use. She said re-

tail/entertainment, for example, could include small shops and cafes, and industrial could include green technology and light manufacturing. She added that elements of the three alternatives can be combined to form a new alternative reflecting the features the community wants.

Ms. Nurmela described Alternative 1 as having the most open space and the smallest, but most intense, developed area. She noted the open space is located toward the south, and most of the developed area is centered around a mixed-use district to the north. She said the mixed-use district would be anchored by a multi-modal station, and would include a walkable urban retail area. Ms. Nurmela observed that this alternative assumes a relocation of the Caltrain station toward the south and extension of the Third Street light rail system to the new multi-modal hub. She added that Alternative 1 also assumes a residential development at the Schlage Lock site and a small retail uses along Geneva, within a five-minute walking radius of the multi-modal station.

Ms. Nurmela said Alternative 2 has the same amount of open space, but it is more integrated into the development. She characterized the developed area as a walkable urban district, consisting of an urban regional retail center near the intersection of Geneva Avenue and Highway 101, surrounded by office buildings and lower-scale research and development uses. She noted that Alternative 2 includes a small retail use to support and activate the open space uses south of Visitacion Creek.

Ms. Nurmela noted that Alternative 3 has the most regional scale, with an exhibition center near the multi-modal station, with office uses, some R&D and light industrial, and hotels. She drew attention to the wind channel, and said the City is still doing studies to determine the best location for a wind facility.

Ms. Nurmela compared the scale of development and amount of open space in the three alternatives and UPC's specific plan. She indicated that Alternative 1 has approximately 8 million square feet of development, and Alternatives 2 and 3 have about 1.5 million to 2 million less.

Ms. Nurmela introduced Colin Burgett of traffic consulting firm Fehr and Peers to discuss the estimated transit use rates and vehicle trip generation rates of the alternatives.

Mr. Burgett noted that the specific plan would generate the most traffic during peak times. Alternatives 2 and 3 would generate less traffic because they propose less development overall. He indicated that transit use would be about 8 percent for the specific plan, 13.6 percent for Alternative 1, and slightly less for Alternatives 2 and 3. He noted that the differences in transit usage were driven by the mix of uses and development intensity in proximity to the transit hub. The greater variety of uses and higher intensity near the transit station, the higher the transit usage.

Ms. Nurmela advised that the consultants plan to gather input through community meetings to develop a preferred community alternative for the City Council's consideration. She encouraged the members of the advisory groups to share their thoughts on the alternatives and indicate what they would like to see in terms of a preferred alternative.

Planning Commissioner James Hunter questioned whether the alternatives reflect a "build-it-and-they-will-come" approach rather than realistic plans. He noted there is speculation about the fate of the Cow Palace and Candlestick Park, and what happens at those sites could affect some of the ideas in the alternatives, such as the exhibition center. Commissioner Hunter also questioned the need for more retail development, given the existing vacancies in downtown Brisbane, along Geneva Avenue, and at sites like Sierra Point that are still not built out as anticipated.

Commissioner Hunter said he would be interested in finding out more about how multi-modal hubs affect their communities.

Community Development Director Prince thanked Commissioner Hunter for his comments. He asked Commissioner Hunter to share his views about the alternatives.

Commissioner Hunter stated that he liked the idea of an exhibition space and would prefer less retail. He expressed his opinion that all the alternatives were too dense.

Planning Commissioner Jameel Munir said he had reservations about the residential use assumed in Alternative 1 and the likelihood of the Geneva Avenue interchange improvements, given the current state of the economy. He asked how changes in these plans would impact plans for the Baylands.

Commissioner Munir said he would like to know more about the open space proposed as part of the Phase II development. Ms. Nurmela clarified that the community alternatives address the entire site and is not phased.

Commissioner Munir expressed strong support for multi-modal facilities and mass transit. He noted that multi-modal stations tend to work best in areas of mixed residential and commercial uses. He questioned the viability of the multi-modal hub without a nearby residential development. Commissioner Munir added that he liked the idea of moving the Caltrain station closer to Brisbane.

Commissioner Munir concluded by saying that he viewed Alternative 2 as a more balanced proposal than 1 or 3. He said Alternative 1 was questionable because of the residential component, and Alternative 3 had too much retail.

Open Space and Ecology Committee Chairperson Leesa Whitten-Greenlee expressed her preference for Alternative 1 because of the contiguous open space and wetlands and the bigger development footprint all in one spot. She said she did not like the road going through and breaking up the open space in Alternatives 2 and 3. She added that she liked the greenbelt area and wind farm in Alternative 3 and the recycled water facility in Alternative 1. She recommended leaving Ice House Hill in as natural and open state as possible.

Open Space and Ecology Committee Member Lori Liu said she favored sustainability, transit-oriented development, moving the Caltrain station further south, a recycled water facility, solar and wind energy production. She observed that Alternative 1 seems most desirable because of the contiguous open space and the exposition center, preferably focused on sustainability and green technology.

Committee Member Liu pointed out that Ice House Hill should be preserved as open space because it is too steep to be developed.

Planning Commissioner Cliff Lentz asked if members of the advisory groups would have an opportunity to ask questions about the alternatives later in the meeting. Ms. Nurmela said she would try to save some time for that purpose.

With respect to Alternative 1, Commissioner Lentz said that although the amount of open space proposed is not enough, it should be contiguous to provide better wildlife habitat and serve as a buffer between the development and the rest of Brisbane. He expressed support for moving the Caltrain station south and having a Geneva corridor serving the multi-modal station and transit systems. Commissioner Lentz noted that Alternative 1 would be better if it incorporated more open space into the densely developed area.

Commissioner Lentz suggested taking the Alternative 2 connections to McLaren Park, San Francisco, and Daly City and applying those features to Alternative 1. He indicated that he would prefer to limit low-level commercial development near the lagoon and promote passive recreational opportunities in the southern area. He stated that he would like to see the exhibition space in Alternative 3 incorporated in Alternative 1.

Commissioner Lentz said he had mixed feelings about a wind farm, although he supports alternative energy as a key element of any development at the Baylands. He proposed investigating creative ways to use windmills on buildings and in certain spots that offer artistic benefits as well as power generation.

Open Space and Ecology Committee Member Mary Gutekanst observed that many issues raised by the City Council and advisory groups had not been addressed in any of the alternatives.

Committee Member Gutekanst stated that she was more concerned about the quality of the open space than the quantity. She recommended building a seasonal wetlands and designing it to accommodate extreme weather events as well as future rises in sea level.

Committee Member Gutekanst recommended using the wetlands to help with remediation of toxics, a concept that was not mentioned anywhere in the review of the alternatives. She noted bioremediation can include using plants, solar energy, and more sophistical systems to remove contaminants.

Committee Member Gutekanst commented that members of the community have made their wishes clear about no housing at the Baylands, and she urged the consultants not to push this idea on land that used to be a dump site. She noted that transportation will be an important feature, and she questioned the feasibility of extending the Third Street light rail line, moving the Caltrain station south, and rerouting transit buses to the multi-modal station. Committee Member Gutekanst recommended focusing on uses that will not encourage car transportation. She said she liked the idea of putting unrelated uses together to reduce travel, having a convention center or performance center, and hotels, all accessible from mass transit.

Committee Member Gutekanst emphasized the need for all alternatives to have a sizable renewable energy component. Instead of designating a particular area for alternative energy facilities, she recommended incorporating these features throughout the development. Committee Member Gutekanst suggested investigating the possibility of using tidal fluctuations to generate power, particularly at the opening of the lagoon into the Bay. She observed that retail uses should be site-specific rather than generating more vehicle travel.

Planning Commission Chairperson Theresa Maturo expressed support for a multimodal transportation hub, a water recycling facility, and wind and solar energy production. She noted that Alternative 1 seems closest to what she envisioned, but it would be even better to create a fourth alternative that includes all the desirable features. She stated that she liked the expanded wetlands and contiguous open space, the urban type of development, and less retail in Alternative 1. Commissioner Maturo added that ten-story buildings may be too high in that area. Commissioner Maturo said the proposed residential development on the Schlage Lock site was more palatable than housing on a former landfill, as long as the land is safe.

Open Space and Ecology Committee Member Glenn Fieldman expressed her preference for Alternative 1 because of the concentration of density to the north and the contiguous open area. She cautioned that the concept may need rethinking if residential use is not a possibility. She indicated that she liked keeping the open area to the south undisturbed, without any roads or commercial uses there. Committee Member Fieldman commented that she was disturbed that only one of the alternatives had alternative energy facilities, and she expressed her opinion that any development at the Baylands should be energy-neutral.

Planning Commissioner Carolyn Parker stated that she liked Alternative 1 the best. She expressed concern about grading Ice House Hill. Ms. Nurmela clarified that all three alternatives call for Ice House Hill to be preserved.

Commissioner Parker recommended investigating the possibility of a salmon farm. She noted that a member of the community has been talking about using some of the wetlands to help restore salmon populations.

Parks, Beaches and Recreation Commissioner Michaelo De La Torre said he did not like Alternative 2 with its commercial development or Alternative 3 with its retail uses. He noted that Alternative 1 appears to be the best option, but it will attract outsiders to the community.

Parks, Beaches and Recreation Commissioner Bonnie Bologoff advised that she liked aspects of each alternative. She said she did not want too much commercial development, and she agreed with Planning Commissioner Maturo that ten-story buildings might be too tall. She expressed support for alternative energy facilities. Commissioner Bologoff noted that Brisbane's General Plan prohibits housing at the Baylands, and most people in the community agree that housing should be banned.

Commissioner Bologoff observed that Alternative 1 seemed preferable because it maximizes open space. She noted that the best solution would be to combine features from all three plans into a new alternative.

Parks, Beaches and Recreation Chairperson Linda Almeida said she considered Alternative 1 the best of the three because of the open space north of Guadalupe Creek and the reclaimed water facility. She noted that a source of alternative energy should be part of any development.

Commissioner Almeida recommended using some of the open space for active recreation, perhaps a sports complex and soccer field, and some for more passive uses. She expressed support for a cultural or performing arts center and an accessible multimodal transportation hub.

Parks, Beaches and Recreation Commissioner Renée Marmion proposed combining Alternative 1 with the portion of Alternative 3 above Geneva Avenue. She said she would like to see bicycle paths, foot paths, and a dog park in the open space areas. She recommended keeping much of the area to the south as a wetlands, and opposed having a restaurant near the lagoon.

Parks, Beaches and Recreation Commissioner Dan Waters commented that he liked Alternative 1 best because of its expanse of open space towards the west rather than office and R&D buildings. He noted that the PB&R Commission is interested in a soccer field and other recreational facilities. He advocated keeping the open space near the lagoon undisturbed.

Commissioner Waters supported having a recycled water facility and using reclaimed water for all irrigation and athletic fields. He recommended looking into artificial turf as a field surface because it requires no water and little maintenance.

Commissioner Waters said he liked the alternative energy facility in Alternative 3, and noted that energy generated on-site can be used to light the ballfields and provide power for other uses.

Commissioner Waters stated that he disliked the commercial uses around the lagoon shown in Alternative 2.

Commissioner Waters recommended including trails connecting the Baylands to Crocker Park and the rest of Brisbane. He recalled that the City's original master plan for the Crocker Park Recreational Trail called for using the tunnel under Bayshore to connect with the Bay Trail. He expressed support for a development that provides plenty of trails and bikeways so people can walk or bike throughout the site.

Commissioner Waters concluded by saying that Alternative 1 with some features from Alternative 3 seems to be the best option.

The meeting was opened for public comment.

John Christopher Burr, Brisbane resident, urged the City to take into account all reasonably foreseeable development proposals in the area, as required by the California Environmental Quality Act. He emphasized the importance of considering regional impacts and cumulative impacts.

Mr. Burr recommended thinking in terms of what would be the most responsible thing to do with the Baylands toxic waste dump. He noted that the global climate crisis also needs to be addressed, and Brisbane should do what it can to reverse the disastrous trend resulting from doing business as usual. He pointed out that with even a small rise in sea levels, this former dump site and many like it around the Bay Area will be submerged and leak into the water. Mr. Burr added that the site is also considered hazardous because of its susceptibility to liquefaction in the event of a major earthquake. Given these possibilities, he suggested using the Baylands to generate power. He pointed out that this use would counter rising oil prices and help everyone in the region.

Mr. Burr distributed a flyer about a company offering interesting and attractive windmills that can be used in different conditions and settings. He said these simple devices can be installed on most buildings, and they do not vibrate or kill birds, unlike inefficient propeller models.

Mr. Burr suggested using the Baylands toxic waste dump to solar panels, windmills, and other power generation facilities, and he proposed that this was the best alternatives for the site.

Clara Johnson, Brisbane resident and former City official, commented that she was pleased so many of the advisory group members were present, noting that only one of the 15 total people was unable to attend.

Ms. Johnson expressed her opinion that the impacts of the maximum possible development of Phase II need to be evaluated in order to understand the cumulative impacts of Phase I, and she encouraged the City to proceed in that direction.

Ms. Johnson recommended adding a guiding principle requiring any developer to enhance, not just maintain, wildlife habitat. She agreed with previous speakers that the anticipated rise in sea levels should be taken into consideration. She stated she would like the development to be as sustainable as possible, and she pointed out that having to pump all the water and sewer, as is currently proposed, would require considerable expense and energy.

Ms. Johnson advocated a mix of uses. She reminded the advisory groups that the General Plan calls for "singular architecture," and she emphasized the importance of creating a noteworthy project that is unlike all the others in the area that were constructed during the past decade.

Ms. Johnson suggested developing a fourth alternative reflecting what the town wants. She stressed that it is up to the people to identify the preferred alternative, and the possibilities are not limited to the three plans prepared by the consultants.

Ms. Johnson recalled that the original drawings in the specific plan showed a Visitacion Park providing a water feature running east-west across the Baylands, and she noted this would be a great place for recreation.

Ms. Johnson recommended that the City require a minimum of 49 percent open space, and also insist that the open space be of high quality. She said she liked the amount of open space together south of Visitacion Creek, at Ice House Hill, and around the la-

goon. She noted there are areas in the upper corner of the site near the Geneva Avenue interchange that could become wetlands. She agreed with other speakers that open space should also be integrated throughout the developed portion of the project for the benefit of people who work and shop there.

Ms. Johnson suggested preserving the historic round house and providing a north-south water feature that would flow through the development. Before planning a site for recreation fields, she cautioned that the City needs to check on long-term effects of toxins that might be present. Ms. Johnson said she liked the idea of trail connections, an exhibition and performance space, with sports facilities and hotels. Finally, she recommended establishing an oversight entity funded by the developer to monitor compliance with the thousands of conditions and mitigation measures that will be required over the coming decades to protect the environment and human health.

Paul Bouscal, Brisbane resident, recommended requiring the developer to develop some of the open space now and provide amenities such as trail connections.

Mr. Bouscal expressed concern about the close proximity of the developed area to the tank farms. He said he would like to see the tank farm eliminated altogether. He noted there is a high-pressure petroleum pipeline running underneath the site near the lagoon that should be relocated to avoid problems in the future, and he expressed his opinion that Kinder Morgan, the tank farm operator, should be required to relocate the pipeline.

Dana Dillworth, Brisbane resident, said people should understand that Alternative 1 has 8.16 million square feet, Alternative 2 was 6.4 million, and Alternative 3 was 6.1 million. She pointed out that as the amount of open space increases, the density in the north also increases.

Ms. Dillworth emphasized the need to preserve the wetlands. She observed that each of the alternatives has some kind of development, whether office, institutional, or R&D, cutting through the most sensitive freshwater habitat areas. She expressed support for stream restoration.

Ms. Dillworth noted that the public needs to be aware that the alternatives all call for leaving the toxins in place, in the soil. She said that unless the City insists on a higher level of cleanup, the land will remain unsafe and the tank farm will continue to leak.

Ms. Dillworth observed that the proposed wind farm is located on land not owned by the applicant, and she recommended checking with Norcal about the future use of their property. She added that it would be more sensible to move the wind farm closer to the Martin Substation in the middle of the site.

Ms. Dillworth said transportation needs to be thoroughly analyzed in the EIR. She asked whether certain existing operations, such as the businesses along Industrial Way, will continue after the Baylands develops.

Ms. Dillworth expressed concern about the recycled water facility, noting that if more pharmaceutical production takes place at the Baylands, there will be far more pharmaceutical waste in the water, which may not be a good.

Josiah Clark, Nature In the City, San Francisco, stated that Brisbane was lucky to have such a rare natural area as the freshwater wetlands at the Baylands, and he advocated preserving and protecting this environment.

Mr. Clark urged the City to insist on smarter and more sustainable development. He observed that Alternative 1 has the most open space, but it also allows development in endangered wetland areas. He noted that the seasonal frog ponds and the wildlife habitat at the Baylands will be degraded and destroyed if a drainage channel is put through the middle of the wetlands. He recommended instead creating a place where people can observe rare ecology happening.

Jim McKissock, Donner Earth Care, stated that he had been studying the wetlands all last winter and previously. He attested to the accuracy of Mr. Clark's description of the Baylands as an incredibly rare habitat area, the largest freshwater seasonal wetland on the San Francisco Peninsula. He talked about species of ducks, snipes, and stickleback fish that live in the area, and objected that a drainage channel across the property would drain the wetlands and destroy the processes taking place. He noted that keeping development toward the north, as shown in Alternative 1, would probably be the best use of space. He recommended keeping a buffer area between the developed area and the wetlands.

Jonathan Scharfman, representing the applicant, Universal Paragon Corporation (UPC), stated that climate experts agreed that in order to achieve climate stability, emissions must be reduced 80 percent from 1990 levels by 2050. He said the best way to make a substantial difference is to reduce the number of vehicle miles traveled. He pointed out that forcing workers to commute long distances from more affordable communities does not lead to sustainability.

Mr. Scharfman clarified the level of pollution identified at the Schlage Lock site. He said the Department of Toxic Substances Control and the City of San Francisco are looking at an aggressive cleanup program that will make the site safe for housing. He added that Schlage Lock is considered the most contaminated site in the region.

Terry O'Connell, Brisbane resident, recommended keeping open space contiguous, establishing connections between the Bay and mountain to provide continuity of habitat and trails, preserving the wetlands, and containing the existing plume of contamination from the Schlage Lock site to prevent its spread southward.

Community Development Director Prince thanked the members of the public for their comments. He asked if any of the advisory group members had additional points.

Commissioner Lentz asked if UPC would provide feedback on the alternatives before a preferred alternative is developed. Community Development Director Prince stated that the City will maintain an ongoing dialogue with the applicant. He emphasized that the purpose of this process is to define the community's alternative, and the developer will have an opportunity to react to that alternative in the future.

Community Development Director Prince commented that Brisbane's priority has been on the environmental "E" of sustainability, but economics will be a consideration in the EIR analysis of the preferred alternative and the applicant's proposal.

Community Development Director Prince observed that a number of advisory group members indicated a preference for Alternative 1, which reflects principles of smart growth and compact, dense development. He said critical to both smart growth and the new urbanism are good transit connections, walkability, and a dense and friendly mix of uses.

Commissioner De La Torre asked about the impact of Alternatives 2 and 3 on the level of waste produced by the community. Ms. Nurmela responded that the alternatives had not been analyzed at that level of detail. She said the preferred alternative will be studied in depth.

Commissioner De La Torre expressed his opinion that Alternatives 2 and 3 would not be good for Brisbane and would cause more harm than good.

Commissioner Munir asked if the advisory groups would have an opportunity to review a combination Alternative 4 before it is presented to the City Council. Mr. Prince advised that the City Council would ultimately determine the process as it continues to evolve.

Commissioner Munir commented that it would be helpful at future meetings to remind participants of the subject being addressed. He noted the purpose of this joint meeting was to review and comment on the alternatives, but many speakers talked about issues for EIR analysis and the viability of the project itself.

ADJOURNMENT

There being no further business, the special joint meeting was adjourned at 9:21 p.m.

ALTERNATIVES RESPONSES

These responses include comment cards, feedback forms, and email responses.

Baylands Alternatives Comment Card 080605-01

Please answer the following questions. The newsletter includes information regarding the alternative for your reference.

1. Which aspects of the alternatives do you like and/or dislike for the Baylands site?

I like Alternative #1. It has the most & best open space areas. I believe the recycled water facility is a great idea. It has some residential which is a good idea. R+D areas are important & are in adequate amounts in this plan & I believe this plan has the best mix of everything.

2. Do you have any other comments or suggestions for the alternatives?

Would it be practical in the future to build a tunnel to the bay from the baylands for a person to go fishing & clamming on the bay's beach? and maybe a Jetty (Rock) built into the bay to go fishing there.

Res

iks for your participation.

Baylands Alternatives Comment Card 080610-03

Please answer the following questions. The newsletter includes information regarding the Alternative for your reference.

1. Which aspects of the alternatives do you like and/or dislike for the Baylands site?

I prefer Alternative 1. No high rises please.

2. Do you have any other comments or suggestions for the Alternatives?

It seems to me that to put a Wind Farm anywhere in the plan where it could slice and dice the winged creatures we are trying to protect is a terrible idea.

Responses due June 30. Comments accepted electronically at planning@ci.brisbane.ca.us . Thanks for your participation.

Baylands Alternatives Comment Card 080630-02

Please answer the following questions. The newsletter includes information regarding the alternative for your reference.

1. Which aspects of the alternatives do you like and/or dislike for the Baylands site?

Overall I like Alternative 1. I especially like the compact, transit oriented development with a main street. Housing should be high quality, live-work/loft style, and should extend down to the Main Street district (1/2 block either side of the Main Street) to add to the life of that area. Similarly, other uses could be extended up into the area designated only as residential.

Include lots of bike/pedestrian connections within the development and to areas outside Brisbane.

I like having a small amount of retail/restaurant south of the Creek. However, consider obtaining the M&E building and the property where the City equipment yard is currently located (with a berm and plantings to screen the Tank Farm) and convert these locations to retail/restaurant uses that could serve Central Brisbane more and be more integrated into the Open Space. Also, this district should be water and recreation oriented and could be combined with civic/cultural. The M&E building could be a historically significant site and provide a "bridge" between Central Brisbane and provide a stopping off point for people to walk out onto a network of trails to enjoy the Open Space (I like the wetlands adjacent to both of these locations –consider extending a small channel and include a canoe/kayak dock at one of these locations). Perhaps, in the future, the M&E building location could double as another transit station, since it is right next to the rail line and is fairly centrally located between Crocker Park, Central Brisbane and The Ridge. It is also located along what will be an extension of the Crocker Park Trail; so it will be accessible to pedestrians without crossing Bayshore Blvd.

An Exhibition Center might be included as part of Alternative 1. This could replace some of the Office Institutional along the eastern portion of Geneva Ave (between the Multi-modal hub and 101). Along with that, consider expanding the hotel overlay area somewhat. Consider another park integrated into this northeast area, and/or provide incentives for future development to provide public spaces.

Baylands Alternatives Comment Card 080616-01

Please answer the following questions. The newsletter includes information regarding the alternative for your reference.

1. Which aspects of the alternatives do you like and/or dislike for the Baylands site?

1) LIKE PUBLIC AREA CONNECTED TO WETLANDS - ALL TOGETHER - ALTERNATIVE 1 & ALTERNATIVE 3
2) LIKE WIND TURBINES - ALTERNATIVE 3
3) LIKE AMT PUBLIC SPACE - ALTERNATIVE 1

2. Do you have any other comments or suggestions for the alternatives?

KEEP AS MUCH BUSINESS, INDUSTRIAL, RETAIL TO NORTH TOWARDS GENOA. KEEP PUBLIC GREENS NEAR LAGOON.

Responses due June 30. Comments accepted electronically at planning@ci.brisbane.ca.us . Thanks for your participation.

Baylands Alternatives Comment Card

Please answer the following questions. The newsletter includes information regarding the alternative for your reference.

1. Which aspects of the alternatives do you like and/or dislike for the Baylands site?

'Wind Farm on Solar should BE REQUIRED FOR BAYLANDS' Local Like PLAN 3

2. Do you have any other comments or suggestions for the alternatives?

Responses due June 30. Comments accepted electronically at planning@ci.brisbane.ca.us . Thanks for your participation.

Baylands Alternatives Comment Card 080618-01

Please answer the following questions. The newsletter includes information regarding the Alternative for your reference.

1. Which aspects of the alternatives do you like and/or dislike for the Baylands site?

3

2. Do you have any other comments or suggestions for the Alternatives?

more alternative energy ie SOLAR, etc

Responses due June 30. Comments accepted electronically at planning@ci.brisbane.ca.us . Thanks for your participation.

Baylands Alternatives Comment Card 080620-01

Please answer the following questions. The newsletter includes information regarding the alternative for your reference.

1. Which aspects of the alternatives do you like and/or dislike for the Baylands site?

I LIKE THE MOST ALTERNATIVE 3 BECAUSE IT HAS THE MOST OPTION FOR RETAIL VENUES THAT ARE NEEDED IN BRISBANE. THE LEAST ALTERNATIVE THAT I LIKE IS ALTERNATIVE 1. IT EXPANDED RESIDENTIAL AREA BUT THERE ARE VERY FEW BUSINESSES IN THE AREA THAT ACTUALLY SERVICE RESIDENCES. SO PLEASE MORE RETAILS FOR THE PEOPLE WHO LIVE IN BRISBANE. THANK YOU

2. Do you have any other comments or suggestions for the alternatives?

PLEASE DO PROMOTE EXPANSION OF BRISBANE WITH IN MIND THAT THERE ARE RESIDENCES HERE AS MUCH AS BUSINESSES, AND THAT ENHANCEMENT OF DAILY SERVICES TO THESE RESIDENTS IS ADDRESSED.

THANK YOU

Responses due June 30. Comments accepted electronically at planning@ci.brisbane.ca.us . Thanks for your participation.

Baylands Alternatives Comment Card 080625-01

Please answer the following questions. The newsletter includes information regarding the alternative for your reference.

1. Which aspects of the alternatives do you like and/or dislike for the Baylands site?

(1) Like: Open space, transit orientation

(2) Dislike: Housing in alt. 1 – Completely against citizen preferences and GP. Enough housing already planned in SF adjacent to site.

2. Do you have any other comments or suggestions for the alternatives?

(1) Wind turbines at various locations should have been shown on all 3 alternatives, per City Council order based on community workshops.

(2) Why housing against General Plan?

Responses due June 30. Comments accepted electronically at planning@ci.brisbane.ca.us . Thanks for your participation.

Baylands Alternatives Comment Card 030625-01

Please answer the following questions. The newsletter includes information regarding the Alternative for your reference.

1. **Which aspects of the alternatives do you like and/or dislike for the Baylands site?**

PLEASE INCLUDE WIND AND/OR SOLAR ENERGY

PLEASE KEEP OPEN SPACE (NOT RESTAURANTS) NEXT TO THE LAGOON

2. **Do you have any other comments or suggestions for the Alternatives?**

PLEASE REQUIRE A SHUTTLE – SPARE US FROM INCREASED TRAFFIC & POLLUTION

Responses due June 30. Comments accepted electronically at planning@ci.brisbane.ca.us . Thank you for your participation.

Baylands Alternatives Comment Card 080625-02

Please answer the following questions. The newsletter includes information regarding the alternative for your reference.

1. Which aspects of the alternatives do you like and/or dislike for the Baylands site?

2. Do you have any other comments or suggestions for the alternatives?

ENVISION A WORLD-CLASS GOLF COURSE AND THE BEAUTY + REVENUE CREATED. HOUSING + COMMERCIAL USE COULD BE CONCENTRATED MORE ON THE OLD SCHLAGE LOCK SITE + CANDLESTICK PARK. OR CREATE A LARGE BEAUTIFUL PARK WITH TRAILS (INCLUDING FOR HORSES!), LAKES, FAMILY PICNIC AREAS, CHILDREN'S AREAS. A PERFECT SITE BETWEEN SF (GGP) + COYOTE POINT. SEEMS MORE OF A NATURAL DEVELOPMENT OF THE AREA + RESOURCES.

Responses due June 30. Comments accepted electronically at planning@ci.brisbane.ca.us . Thanks for your participation.

Baylands Alternatives Comment Card

08 06 30 - 01

Please answer the following questions. The newsletter includes information regarding the alternative for your reference.

1. Which aspects of the alternatives do you like and/or dislike for the Baylands site?

RECEIVED
JUN 30 2008
Comm. Dev. Dept. Brisbane

2. Do you have any other comments or suggestions for the alternatives?

Start over again! All alternatives should start with full sustainability. Now it looks as if only one has renewable energy – one has recycled water – and the other may have some green buildings.

False choices!!!

Responses due June 30. Comments accepted electronically at planning@ci.brisbane.ca.us . Thanks for your participation.

Baylands Alternatives Comment Card

080603-07

Please answer the following questions. The newsletter includes information regarding the alternative for your reference.

1. Which aspects of the alternatives do you like and/or dislike for the Baylands site?

WE LIKE ALTERNATIVE 2 - IT HAS THE BEST MIX OF RETAIL, OPEN SPACE + OTHER USES. WE STRONGLY RECOMMEND A SUPERMARKET, GAS STATION AND OTHER CONSUMER-FRIENDLY SITES TO HELP REDUCE VMTs (VEHICLE MILES TRAVELED).

2. Do you have any other comments or suggestions for the alternatives?

Responses due June 30. Comments accepted electronically at planning@ci.brisbane.ca.us . Thanks for your participation.

Baylands Alternatives Comment Card

080603-03

Please answer the following questions. The newsletter includes information regarding the alternative for your reference.

1. Which aspects of the alternatives do you like and/or dislike for the Baylands site?

WE MUST DO EVERYTHING POSSIBLE TO SLOW POPULATION GROWTH OR THERE WILL ONLY BE FAMINE AND DEATH. THE FUTURE WORLD WIDE IS LOOKING VERY GRIM. SOMEONE HAS TO SAY STOP. WILL IT BE US?

2. Do you have any other comments or suggestions for the alternatives?

THIS IS ONLY FOR PROFIT. THIS WILL BRING INCREASED WATER USAGE WHEN WE ARE FACING POSSIBLY A VERY SERIOUS DROUGHT. THERE IS NO GUARANTEE OF A POSITIVE WATER SOURCE CAUSING HARDSHIP FOR ALL.

Responses due June 30. Comments accepted electronically at planning@ci.brisbane.ca.us . Thanks for your participation.

080603-04

Baylands Alternatives Comment Card

Please answer the following questions. The newsletter includes information regarding the Alternative for your reference.

1. Which aspects of the alternatives do you like and/or dislike for the Baylands site?

#3

KEEP OPEN SPACE ON BOTH SIDES OF LAGOON WAY!

2. Do you have any other comments or suggestions for the Alternatives?

KEEP RETAIL/ENTERTAINMENT TOGETHER LIKE #3.

NO BUILDING ON LAGOON WAY — TOO MUCH VEHICLE TRAFFIC!!

Responses due June 30. Comments accepted electronically at planning@ci.brisbane.ca.us . Thanks for your participation.

Baylands Alternatives Comment Card 080605-01

Please answer the following questions. The newsletter includes information regarding the alternative for your reference.

1. Which aspects of the alternatives do you like and/or dislike for the Baylands site?

ALTERNATIVE #3

WITH THIS YOU DO NOT HAVE TO MOVE CAL-TRAIN STATION
IT ALSO HAS PROVISIONS FOR WIND FARM, THINKING
GREEN AS THIS PROJECT MAY TAKE YEARS TO COMPLETE.

2. Do you have any other comments or suggestions for the alternatives?

WHY DO'S THE LIGHT RAIL NOT GO TO BAL PARK?

Responses due June 30. Comments accepted electronically at planning@ci.brisbane.ca.us . Thanks for your participation.

Baylands Alternatives Comment Card

080605-02

Please answer the following questions. The newsletter includes information regarding the alternative for your reference.

1. Which aspects of the alternatives do you like and/or dislike for the Baylands site?

#2 More open space and restaurants/cafes along the lagoon.

2. Do you have any other comments or suggestions for the alternatives?

What about the light rail going into Brisbane? Do we walk to the Baylands or take the Samtrans? No good.

Responses due June 30. Comments accepted electronically at planning@ci.brisbane.ca.us . Thanks for your participation.

Baylands Alternatives Comment Card 080609-01

Please answer the following questions. The newsletter includes information regarding the alternative for your reference.

1. Which aspects of the alternatives do you like and/or dislike for the Baylands site?

I like Alternative #2 best because of having spread-out options for business, retail, residential, and open-space.

2. Do you have any other comments or suggestions for the alternatives?

It seems, for all options, that access to the overall site ought to be more centralized (for Brisbane after all) such as nearer to Guadalupe Canyon Parkway and Bayshore Blvd?

Responses due June 30. Comments accepted electronically at planning@ci.brisbane.ca.us . Thanks for your participation.

Baylands Alternatives Comment Card 080610-01

Please answer the following questions. The newsletter includes information regarding the Alternative for your reference.

1. Which aspects of the alternatives do you like and/or dislike for the Baylands site?

My wife and I prefer ALT # 3 because it is low Profile and has the least commercial activity near Brisbane and the Lagoon

2. Do you have any other comments or suggestions for the Alternatives?

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JUN 10 2008
Comm. Development Brisbane

Responses due June 30. Comments accepted electronically at planning@ci.brisbane.ca.us . Thanks for your participation.

Baylands Alternatives Comment Card 080610-02

Please answer the following questions. The newsletter includes information regarding the Alternative for your reference.

1. Which aspects of the alternatives do you like and/or dislike for the Baylands site?

DISLIKE - ANY INCLUSION OF RESIDENTIAL BUILDINGS IN ANY PARTS OF BAYLANDS AT ALL! ANY BUILDINGS OVER 3 STORIES TALL SOUTH OF GENEVA! THE NOTION OF A PHONY "MAINSTREET" DEVELOPMENT

LIKE - WIND FARM! (IF BRIS. CAN USE/SELL ALL THE POWER) OPEN SPACE/WETLANDS — ONLY SOUTH OF VISITACION CREEK!

2. Do you have any other comments or suggestions for the Alternatives?

TURN THE ROUND HOUSE INTO A PERMANENT FARMER'S MARKET (LIKE THE FERRY BUILDING, OR FANIEUL HALL IN BOSTON) [SLOW FOOD!] FOOD HALL +

INSIST THAT ALL BUILDINGS BE ENERGY NEUTRAL WITH SOLAR ROOFING, SOLAR WATER HEATING, WIND POWER AUXILIARY SYSTEMS (SMALLER TURBINE TYPES)

Responses due June 30. Comments accepted electronically at planning@ci.brisbane.ca.us . Thanks for your participation.

Brisbane Baylands EIR
COMMUNITY ALTERNATIVES

Name: Ray Liu
Address: 58 Sierra Pt Rd
Brisbane CA 94005
Phone: (415) 460-9156
Email: rliu3@yahoo.com

Do you...

Live in Brisbane?	☑ yes	☐ no
Work in Brisbane?	☐ yes	☑ no
Own a business in Brisbane?	☐ yes	☑ no

Please describe what you like and/or dislike about each of the Alternatives:

Alternative 1 All alternatives should include more connection between icehouse hill open space & ~~other~~ main open space area. Emphasis should be placed on design to block out tank farm. I like walkability of this plan. I like amount of open space continuous.

Alternative 2 All alternatives - my strong preference would be to extend bus line or other public transit to central Brisbane. I like moving Cal train station south of Alt 1&2. I don't like the tank farm - relocate? I like open space strip along Bay → I like wetlands strip of plan 1&2 better.

Alternative 3 I like wind farm area ~~[illegible]~~. I like regional nature of this plan. Would like to see Caltrain station moved to Geneva. Would like to see an open space strip added along 101. I like campus idea. I don't like larger blocks on this plan for retail. Should keep retail as smaller stores ideally high end stores.

Overall, is there an Alternative you prefer? *(select one)* ☐ 1 ☐ 2 ☒ 3 (only if you move Caltrain to Geneva & keep retail as smaller stores)

Additional comments: Icehouse hill should not count as open space under requirements of open space plan. No mention in alternatives regarding sound barrier from 101?

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OR DROP OFF AT: Planning Development, Brisbane City Hall

Thank you for your time and input!

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HERE

Dyett & Bhatia
Attn: Brisbane Baylands EIR Alternatives
755 Sansome Street, Suite 400
San Francisco, CA 94111

Brisbane Baylands EIR
COMMUNITY ALTERNATIVES

Name: S. DRITZ

Address: _____

_____

Phone: _____

Email: _____

Do you...

Live in Brisbane?	☒ yes	☐ no
Work in Brisbane?	☐ yes	☐ no
Own a business in Brisbane?	☐ yes	☐ no

Please describe what you like and/or dislike about each of the Alternatives:

Alternative 1 _____

Alternative 2 _____

Alternative 3 _____

Overall, is there an Alternative you prefer? *(select one)* ☐ 1 ☐ 2 ☐ 3

Additional comments: TOTAL OPEN SPACE - WITH MINIMAL H-RISE IN NOTH WEST CORNER

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Dyett & Bhatia
Attn: Brisbane Baylands EIR Alternatives
755 Sansome Street, Suite 400
San Francisco, CA 94111

Brisbane Baylands EIR
COMMUNITY ALTERNATIVES

Name: Maria Martinez
Address: 480 Sierra Point Rd

Phone:
Email:

Do you...

Live in Brisbane?	☑ yes	☐ no
Work in Brisbane?	☐ yes	☐ no
Own a business in Brisbane?	☐ yes	☐ no

Please describe what you like and/or dislike about each of the Alternatives:

Alternative 1 I like that you have recycled water facility. I DISLIKE THAT IT SEEMS YOU DO NOT HAVE A BAY TRAIL

Alternative 2 We like the trail along US 101

Alternative 3

Overall, is there an Alternative you prefer? *(select one)* ☐ 1 ☒ 2 ☐ 3

Additional comments:

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Thank you for your time and input!

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Dyett & Bhatia
Attn: Brisbane Baylands EIR Alternatives
755 Sansome Street, Suite 400
San Francisco, CA 94111

Brisbane Baylands EIR
COMMUNITY ALTERNATIVES

Name: Ken Walker
Address: 480 Sierra Point Rd
Brisbane, CA 94005
Phone: 415-990-8007
Email: brisbanestar@hotmail.com

Do you...

Live in Brisbane? ☑ yes ☐ no
Work in Brisbane? ☑ yes ☐ no (I work in SF and have a home biz.)
Own a business in Brisbane? ☑ yes ☐ no

Please describe what you like and/or dislike about each of the Alternatives:

Alternative 1 Like Mixture of some R&D/office space with open space along Bayshore.

Like some residential on north side

Alternative 2 Don't ~~like~~ like retail area near lagoon
Like landscaped buffer along 101.

Alternative 3 I don't like this one. I don't think it is a good place for conventions.

Overall, is there an Alternative you prefer? *(select one)* ☐ 1 ☑ 2 ☐ 3

Additional comments: The city desperately needs a full size soccer field with a track around it. Will serve youth & adults.

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Thank you for your time and input!

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Dyett & Bhatia
Attn: Brisbane Baylands EIR Alternatives
755 Sansome Street, Suite 400
San Francisco, CA 94111

Brisbane Baylands EIR
COMMUNITY ALTERNATIVES

Name: JIM MARTIN
Address: 62 MONO ST
BRISBANE
Phone: 415 467-0848
Email: jgmartabutch@earthlink.net

Do you...

Live in Brisbane?	☒ yes	☐ no
Work in Brisbane?	☐ yes	☒ no
Own a business in Brisbane?	☐ yes	☒ no

Please describe what you like and/or dislike about each of the Alternatives:

Alternative 1 NO HOUSING, PLEASE. WE ALREADY HAVE TWO BRISBANE'S WITH THE ADDITION OF THE RIDGE, NO NEED TO ADD A THIRD EVEN MORE ISOLATED FROM THE TOWN.
WHO WILL WANT TO RENT OFFICE SPACE NEXT TO THE DUMP?

Alternative 2 DITTO ON THE DUMP.
THE CURRENT ECONOMIC LANDSCAPE SHOULD BE INSTRUCTIVE TO THOSE IN LOVE WITH ENDLESS RETAIL.

Alternative 3 I LIKE THE WINDFARM AS WELL AS THE OVERALL USE SCHEME. A CONVENTION CENTER IS NEEDED BADLY, GIVEN THE LIMITATIONS OF MOSCONE + THE COW PALACE.

Overall, is there an Alternative you prefer? *(select one)* ☐ 1 ☐ 2 ☐ (3)

Additional comments: NICE PRESENTATION ON 6/7. VERY USEFUL.

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Thank you for your time and input!

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Dyett & Bhatia
Attn: Brisbane Baylands EIR Alternatives
755 Sansome Street, Suite 400
San Francisco, CA 94111

Brisbane Baylands EIR
COMMUNITY ALTERNATIVES

Name: S DRITZ

Address: _____

_____

Phone: _____

Email: _____

Do you...

Live in Brisbane?	☒ yes	☐ no
Work in Brisbane?	☐ yes	☐ no
Own a business in Brisbane?	☐ yes	☐ no

Please describe what you like and/or dislike about each of the Alternatives:

Alternative 1 _____

Alternative 2 _____

Alternative 3 _____

Overall, is there an Alternative you prefer? *(select one)* ☐ 1 ☐ 2 ☐ 3

Additional comments: GOLF COURSE, OR CEMETARY

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Thank you for your time and input!

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Dyett & Bhatia
Attn: Brisbane Baylands EIR Alternatives
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San Francisco, CA 94111

Brisbane Baylands EIR
COMMUNITY ALTERNATIVES

Name: S. DRITZ

Address: _____

_____

Phone: _____

Email: _____

Do you...

Live in Brisbane?	☒ yes	☐ no
Work in Brisbane?	☐ yes	☐ no
Own a business in Brisbane?	☐ yes	☐ no

Please describe what you like and/or dislike about each of the Alternatives:

Alternative 1 _____

_____

_____

_____

Alternative 2 _____

_____

_____

_____

Alternative 3 WIND FARM IS VERY DANGEROUS! NUMEROUS BIRDS ARE KILLED EACH YEAR AT ALTAMONT PASS WIND FARM. WIND FARM IS NOT A GOOD IDEA NEAR LAGOON OR STATE PARK.

Overall, is there an Alternative you prefer? *(select one)* ☐ 1 ☐ 2 ☐ 3

Additional comments: _____

_____

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OR DROP OFF AT: Planning Development, Brisbane City Hall

Thank you for your time and input!

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Dyett & Bhatia
Attn: Brisbane Baylands EIR Alternatives
755 Sansome Street, Suite 400
San Francisco, CA 94111

Brisbane Baylands EIR
COMMUNITY ALTERNATIVES

Name: Peter A. Bollier
Address: 115 Alvarado St. Brisbane, CA 94005
Phone: 415-269-1364
Email:

Do you...

Live in Brisbane? ☒ yes ☐ no
Work in Brisbane? ☐ yes ☐ no
Own a business in Brisbane? ☐ yes ☐ no

Please describe what you like and/or dislike about each of the Alternatives:

Alternative 1 IT IS IRRESPONSIBLE TO ENCOURAGE GROWTH WITHOUT A POSITIVE CONTINUOUS SOURCE OF FRESH WATER. THIS LAND SHOULD BE USED FOR A DESALINIZATION PLANT AND WILD LIFE SANCTUARY.

Alternative 2 WE SHOULD FOLLOW CHINA'S LEAD AND ADOPT A ONE CHILD PER FAMILY POLICY.

Alternative 3 THE END RESULT OF CONTINUOUS GROWTH FOR OUR GRAND CHILDREN WILL BE CONGESTION, POLLUTION, SICKNESS, AND ULTIMATELY STARVATION.

Overall, is there an Alternative you prefer? *(select one)* ☐ 1 ☐ 2 ☐ 3

Additional comments: ENFORCED STERILIZATION AFTER ONE CHILD

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OR DROP OFF AT: Planning Development, Brisbane City Hall

Thank you for your time and input!

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Peter A. Bollier
115 Alvarado St.
Brisbane, CA 94005

SAN FRANCISCO CA 941
16 JUN 2008 PM 6 L

USA FIRST-CLASS FOREVER

Dyett & Bhatia
Attn: Brisbane Baylands EIR Alternatives
755 Sansome Street, Suite 400
San Francisco, CA 94111

94111$1705 C017

Brisbane Baylands EIR
COMMUNITY ALTERNATIVES

Name: MERYL SOKOLOFF
Address: 224 CRESCENT CT
BRISBANE, CA 94005
Phone: 415-468-8656
Email: mjune224@aol.com

Do you...

Live in Brisbane?	☑ yes	☐ no
Work in Brisbane?	☐ yes	☐ no
Own a business in Brisbane?	☐ yes	☐ no

Please describe what you like and/or dislike about each of the Alternatives:

Alternative 1 I would like to see more mixed use overall but not commercial/office/RED, but as Residential/Retail Brisbane has enough office/hotels.

Alternative 2 I would like to see less emphasis on bussinesses & RED overall (re: #1 & #2) - I am concerned about greenbelt "next to freeway (#2) - Noisy, windy - who would use it? Idea - Does it have to be grid pattern? How about Spokes ? open space? Inclusion

Alternative 3 - Convention center & hotels - NO!! This does not serve the community (except as a source for tax revenue) - Also way too much large retail. We have already given up our waterfront to hotels - please NO MORE HOTELS!!

Overall, is there an Alternative you prefer? *(select one)* ☐ 1 ☐ 2 ☐ 3

Additional comments: Prefer: Small Retail/Residential/Open Space/Small amt. of office/RED STORES

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OR DROP OFF AT: Planning Development, Brisbane City Hall

Thank you for your time and input!

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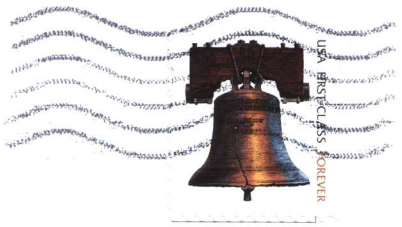
SAN FRANCISCO CA 941
19 JUN 2008 PM 9 L



Dyett & Bhatia
Attn: Brisbane Baylands EIR Alternatives
755 Sansome Street, Suite 400
San Francisco, CA 94111

94111+1706

Linda Seekins

Dear City Council,

I much prefer alternatives 3 to 1 & 2, with 1 as my second choice. My reason is because of the increased open space near the lagoon. Regardless of everyone's best intentions, having restaurants close to the lagoon will certainly result in more trash finding its way into the water. The windfarm in alternative 3 would be a wonderful addition to the project.

It seems to me that this might be a good time to address the problem of the conspicuous lack of access to public transportation in Brisbane. I fear that this development may cause some of the businesses in Brisbane to close. It would be a sad change if allowing the Baylands requires us to start our cars to get a quart of milk or lunch or a light bulb. Can we ask the developers to provide a shuttle around the new development with a stop at the entrance to town? Said shuttle could also act as an interface to give Brisbane residents access to Caltrain and the Third St light rail. It would also reduce pollution and traffic congestion. Let's do all we can to see that the Baylands doesn't increase our dependence on cars and foreign oil. Think green please.

David Primmer

I've studied the 3 alternatives and saw on the comment card that I could reply via email.

I like elements from all 3 alternatives.

I appreciate the attempt to put some housing in #1. I'm a bit skeptical if people will want to live sandwiched between a busy part of bayshore, and the caltrain and the dump. I know the wind blows the other way but still. It might be pushing it.

I'm also not sure the idea of more integration with the green corridors in #2 works. Those areas in my experience tend to get overrun by the urban stuff and become trash or homeless zones.

Especially with the wind that whips through there, they'll just collect flotsam and jetsam. Might as well just go 100% urban. It's very hard to keep these areas attractive. Oh, and is that a "Greenway to Mclaren park" in #2. or "Greenway to the projects"? Hmm..

I like the location of the train station in 1 and 2, however, I'm not sure the 3rd street light rail connection is done properly in either case. I think you should shoot for being as intermodal as possible with little walking between. The 4 long blocks you have to walk from caltrain to downtown SF makes it unusable by most commuters.

Another thing I was skeptical of was the entertainment area in the eastern part of #3. Unless this is completely closed in, like a movie theater, it will not be a pleasant place to hang out. Right southwest of the dump (the wind often carries lots of stuff in that direction) and right next to the freeway. Not a fun place. However, I love the wind farm in #3. Just not sure "wind farm" and "entertainment" go together, unless there's some good wind-powered rides!

In general, I'm hoping that Geneva extension happens and I'm also curious about what that arrow going over 101 over to candlestick is all about. Overpass?

Also, where are the Google Earth visualizations using Sketchup? I'd love to know about those if they're available to the public.

http://www.google.com/sketchup/green/architechture.html

Thanks for you time.

Llolita Lekha

Certainly it is refreshing and excellent that opportunity is available to people of Brisbane to participate in its development. I wish that this sincere process was more of a norm in other urban areas.

Lagoon: I would like to suggest a 'walking trail' perhaps of raised wooden planks, be constructed around the Lagoon. It would be a lovely feature and provide good healthy exercise and vistas whilst encouraging regular exercise. Perhaps some perches could be constructed in the middle of the lagoon to encourage nesting my egrets and others.

I am a visitor to Brisbane and have got very fond of it, as I am fortunate to come here fairly regularly.

I am a bit miffed to hear that the large open space "Baylands" may be "developed" with more concrete space and retail buildings. I wish it were possible for it to remain an open area landscaped, community gardens tennis courts, picnic areas etc.

"Just a Visitor" who loves Brisbane!!

Chris Giorni

Dr. Mr. & Mrs.

I support a 4th alternative to the Brisbane Wetlands project, one that supports native flora & fauna as well as meeting the interest of local residents for sustainable development.

Best

Sondra Becchetti

I don't think there's any one plan of the 3 options that entirely addresses all issues. I think the wind farm is a necessity. The other suggestion is that recreational space is provided by the water, this includes restaurants. Over the years I have seen all the water views being eaten up by large office buildings, most of which are empty.

I think Brisbane needs to start thinking of itself as a leader in the community and in the state. We have an opportunity here to become known as an alternative energy center. We should encourage businesses involved in green activities and alternate energy to have their headquarters in Brisbane. We have enough biotech in the area and we need to move beyond to another way of thinking. Brisbane could become the hub for businesses that are destined to become mainstream in the coming years. We should not allow any building on the baylands that is not green either. Restoring the lagoon and wetlands is also essential as is having as much public/open space.

I will be out of town for the workshop but wanted to express my views. I think it would be a shame to pass up the opportunity for Brisbane to be a model for other communities in that these ideas will grow in other areas.

Beth Grossman

Dear Clay, City Council Members and Planning Commission Members,

I have been following the baylands development for many years and this project is very important to me. I am most sorry to have not been able to attend any of the community reviews of the different proposed alternatives as summer is the time when I do most of my traveling, like many residents. I would like to re-submit my proposal that I presented to the City Council in 2004 for consideration to be a part of the city's alternative plans. I have also shared this with Jonathan Scharfman at UPC. Below is the original proposal from Sept 1, 2004:

Dear Honorable Council Members,

I would like to take this opportunity to propose an idea for a model international Eco-Arts Park, an environmental research center or think tank to study toxic waste clean-up and management at the Baylands. The former dump has inspired me to think creatively of how we might turn our large area of toxic land that runs off into our fragile bay into an exemplary prototype of restoration.

Rather than simply trying to cap the toxicity (which does not work in the long-run), I envision the Baylands to be developed with science and environmental research labs, which would have scientists regularly monitoring the toxic conditions and potential seepage into the bay and ground water. A large part of the Baylands would be dedicated to restoration projects, which could be walk-through educational park demonstrating clean-up and restoration technology. Eventually, the restored land will provide safe non-toxic open space with wildlife habitat and recreation.

Our location next to the San Francisco International airport is ideal for attracting visiting research scientists and leading environmentalists for conferences, study residencies and employment. I would like to propose the creation of a world-class indoor and outdoor environmental art and educational museum and conference center that would be a destination for scientists, environmentalists, policy makers, artists, journalists and students of all ages.

I would also propose involving artists in the planning of the Baylands. Artists will add an aesthetic dimension to the outdoor study areas, and open spaces by creating sculpture gardens and innovative large scale environmental art projects. For example, I can imagine designing the landscaping and urban planning to incorporate the subtle shape of our town's symbol, a gigantic star that be seen from the sky by the thousands of airplanes going by Brisbane. The center of the star would be the central plaza.

I would also hope that art would adorn the plazas and interiors of all buildings built on the Baylands. This brings up another important proposal to implement in our plans for the Baylands. Many cities have a percent for the arts as part of their development policies. Such a policy would be appropriate here to ensure that the development is aesthetically pleasing.

Along with beautifully designed indoor/outdoor research labs, the Baylands could also have artists' studios, restaurants and cafes, possibly a hotel to house visiting scientists, artists and conference attendees. Retail businesses that internationally distribute and sell the technology for toxic waste management and alternative energy products could provide important revenue.

A natural addition to the Baylands environmental research park would be research, development, distribution, demonstrations and international retail sales for solar and wind and other alternative power technology.

In my proposal at the Special City Council Workshop with Mr. Freedman On August 23, 2004, I asked how much money retail uses would generate for the City. Mr. Freedman responded that cities collect about one percent of the sales generated by local businesses. I propose that a study be undertaken to determine exactly how much revenue the City would earn (short term and long term) from Big Box and commercial development once it is offset by the costs to the City of Brisbane in services such as fire, police, traffic control, water, sewage, garbage, schools, long term environmental damage, etc. I am confident that we could develop a vision of this large-scale international environmental research center that would provide long term revenue for the City of Brisbane and the land owners.

Just imagine, Brisbane, California becoming renown for our progressive vision and contribution to the field of toxic clean-up, restoration and alternative energy sources that will unfortunately require more research, resources and expertise as we move through this century.

Thank you for you consideration,

Lindsay LeDucq

Hello, Clay,

Thank you again for your response on the frogs. From the sound of things, they seem to be doing well, and I did see more tadpoles and eggs once the pond recovered a little.

On another note, I wanted to send you an email regarding the Bayland's proposed development. My husband and I had the opportunity to tour the project site a couple weeks ago and really enjoyed seeing first hand the site of the potential development. It is clear that this is a prime location for any additional development in Brisbane—proximate to the freeway, immediate to public transit and ultimately situated on wasteland that will be cleaned up and future pollution prevented. As a city bordering San Francisco, with 600 acres of undeveloped urban wasteland, it is neither practical nor reasonable to believe that the property could go undeveloped. I believe that the debate in Brisbane should not center on whether or not to let this land be developed, but rather how can we as a community help to structure this development in a way that preserves and enhances our citizens' quality of life and preserves the values of our community.

I am personally passionate about this because I grew up in a small, island community in the Pacific Northwest that grappled with a similar development. A timber company owned a considerable portion of the Island and had proposed a large development on their land. At the time, the changes would have been radical for a small community with a fairly insular population. In addition to the housing development, the timber company would also have been responsible for sidewalks, roads and other infrastructure including parks and an elementary school. Rather than working with the developer to come up with a proposal to integrate the development into the existing feel of the City and create amenities that would benefit the community, citizens fought the development for years. Finally, the timber company gave up, and parceled off and sold their holdings on the Island. 10 years later, smaller developers are building blocks of 10, 15, 20 houses at a rapid clip. Congestion on main roads on the Island has come close to unbearable at certain times and the rural roads are littered with sidewalk islands stretching in front of small developments but never connecting. The community was so focused on not having the development happen today, that they lost the opportunity to effectively influence development in a way that would integrate with, preserve and enhance the character of the Island.

Frankly, I see Brisbane at the same crossroads. There were 3 women on our tour, one I believe sat on the Brisbane Community Advisory Group, that were so negative about the proposed Baylands development, that they refused to get off the tour bus to actually see the property. I was loathe to learn that anyone could be serving Brisbane in a "representative" role that refused to even gather some facts before making judgment.

With this project, I believe that we have a fabulous opportunity as a community to help craft a development to enhance our existing community. The City should approve this project and work closely with UPC to make sure that the structure of the development will add to our community.

Here are some key things I like as well as some concerns with the proposals:

1. I liked the interest in preserving and incorporating existing historic structures in the development.

2. Usable parks and open space are key components of Brisbane's character. Creating a park at the North end of the lagoon would be a key integration of existing Brisbane character into a space that people can enjoy and recreate in.

3. I like the interest in sustainability around this project. I think that should be a key in any future development. My husband has worked in renewable energy for 6 years. I do, however, think this needs to be tempered. The goal of sustainability needs to be structured in a way that it doesn't overtake and ultimately undermine the project.

4. I like the rehabilitation and integration of the existing creek in the development proposals.

5. I like that the entire development is immediate to public transportation with both Cal Train and Muni. I think that this is a key part of the "sustainability" notion and that the Cal Train station should be moved to be more proximate to Muni and Geneva Ave. For whatever reason, Cal Train doesn't stop any where productive to riders between Millbrae and San Francisco. The Bayshore station is not in an optimal location for riders.

6. I would like to see a potential for the continuation or connection of the Bay trail from Sierra Point.

7. I am concerned about Brisbane's existing downtown. It would be unfortunate to see the new development draw business away from the existing downtown, making integration and access between the two extremely important. To that end, I think a Cal Train stop at Tunnel Ave and Bayshore would help.

8. I think it is imperative that this development be done in an "inclusive" way to the rest of the existing community. Brisbane's existing areas have not been well integrated as a community, in my opinion, and as much as possible should be done to prevent that. Perhaps this development could even become the bridge between "the Ridge" and "Old Brisbane".

9. I think making this pedestrian and transportation oriented in a way that is accessible and realistic is the ideal. Both because of proximity to San Francisco and because of the need to reshape our communities to help prevent global warming.

10. I like that a single developer is taking this project on. From my past experience, that puts us, the citizens, in a better position to ensure development happens in a way that fits with the values of our community. I think it is important that the City be aware of these benefits and take measures to move the development forward to benefit all parties. If we make this too bureaucratic as a community, we run the risk of no project, a poorly done project or the scattering of the project by sale of the property. It is imperative that we do not do business this way as a community if we want the opportunity to meaningfully shape this development.

In closing, I would like to reiterate the importance of engaging in a meaningful conversation around what we want our community to look like with this development, rather than debating whether or not the development should happen. I am a firm proponent that Brisbane move forward with this development in partnership with UPC. Please let me know if you have any questions. Regards

Kit Yarrow

Dear John,

It was a pleasure to meet you at our homeowners meeting last week. I hope that as we develop Brisbane we make plans to accommodate a supermarket like Safeway or Trader Joes.

As much as I love our small town feel and appreciate the natural beauty of Brisbane I'd also like my busy work week to be a little less stressful by having some of the shops and services that we need a little closer to home. It also bothers me to have to drive so much for these things - it's not just the high price of gas, but also the wasted energy and pollution. So if I had my way - I'd like to see a Safeway, a gas station, a Peet's, a couple more restaurants and maybe a card shop or bookstore.

Thanks for listening

Van O. Chan

Dear City Council,

I'm a resident at 58 Golden Aster Court here in Brisbane. First of all, I want to commend the city government for making a priority to solicit the views of its citizens. The Bayland project is an exciting and important project that will impact the viability of this city. As such, I would like to share my opinion as to what should be done to the Bayland area.

My key concerns/ideas are -

1.) Prevention of urban blights - which ever alternatives we choose, we need to keep in mind of the office and warehouse vacancy rate in Brisbane and surrounding area. Why would we want to build more office and warehouse spaces if there are existing ones that sitting unoccupied.

2.) Choices for our city inhabitants - Retail - our residents really need a grocery store that's close and convenient. A grocery store like Whole Food, Albertson, or Safeway would be nice. It would be great to have a huge box store like Target to meet our everyday needs. For the residents that doesn't like to shop at the big box, they will continue to patronize the moms and pops. Why not give the other residents a choice? Whether we will have these outlets or not, I will continue to shop at Target and Albertson in South SF. Why not have these outlets closer to residents like myself especially with the gas prices and the need to cut down on pollution.

3.) Opportunity to attract family to our city - High School - This is an excellent opportunity for us to create state of the art high school. Family will only stay in cities that meets their needs. For example, a lot of young families are moving to Burlingame and Millbrae due to their outstanding schools. Why can't we be make our city equally attractive? This not only help the families here with kids but will help the existing residents through increase in home value due to demand.

4.) Incorporating green thinking into our plan - Instead of installing turbines, which will eventually looks as depleted as the power grids we have on Geneva and Bayshore, why don't we have solar panels install over parking spaces? I saw a small article in Business Week where these solar panels are installed over parking spaces, thus, generating energy and keeping the cars cool since the panels are covering the vehicles. A bigger parking lot could offer the developer more flexibilities because they could build over the parking areas if there's a demand for building/office space or leave it until the demand is there. How about creating a green tech park, which is the next big thing for the Venture Capital communities? We practice what we preach by having green certified office buildings through out the development.

5.) Impact of future SF development in HP - We need to also consider what SF is doing with the Naval Yard and Visitation Valley area. If we know ahead of time, we could consider the impact of their development into our alternatives. If they're going to build homes, then have a retail complex will be sustainable. Grocery stores will be shopped in. Big box stores will have a pool of human capital to draw from.

Thank you.

Todd Springett

Hello,

I am a Brisbane resident. I feel that it is high priority for the community to include a High School in the Baylands EIR assessment.

Please, please help this happen!

Thank you,

Barrie Copp

Hello Mayor Mike and Principal Planner John,

Thank you both for attending our homeowner meeting at Landmark last week. We enjoyed meeting you and hearing your remarks. You asked us for suggestions about the Baylands. My wife and I feel quite strongly that our town, Brisbane, needs a full service food market of some type. We know the townspeople don't want a chain, so OK, but we need something like a Whole Foods, Lunardi's, Trader Joe; SOMEBODY to be part of the Brisbane scene.

Also personally we would like to see an alfresco place or two where we can sit outside in comfort to enjoy some lunch, drinks, etc. Brisbane has wonderful views to appreciate. Sitting out would help enjoy these views of mountain, bay, etc.

And finally one thing we dearly miss in town is an ice cream shop; a malt shop - something like that. After an evening movie or dinner out, there is NO place we can come home to visit an ice cream parlor. That would be really nice!

Thanks for reading this and best wishes,

Chuck Meier

Dear council members,

I am writing to encourage to include a high school to be studied in the Community's Alternative Plan in the Baylands. I have two kids in Brisbane Elementry and would look forward to a local Brisbane H.S.

Thanks and regards,

Beth Grossman and Storrs Hoen

Dear City Council,

We would like to express our interest and support for a high school in Brisbane. We have heard that one proposed site would be in the Baylands. While this would not be our first choice because of toxic environmental concerns, we would like to request that it be studied as part of the initial Baylands EIR to keep our options open.

Therese Stucky

Thank you for your consideration,

Hello,
My name is Therese Stucky and I am a Brisbane resident. I feel
that it is high priority for the community to include a High School
in the Baylands EIR assessment. I did all my school years in my home town in Switzerland, I felt safe and I did not need any Transportation (Car, Bus), I could walk to school or take my bike. When I was done with my school years, I was ready for the City and all the big things.

Thank you

Danielle Bonequi

Hello,

My name is Danielle Bonequi and I am a Brisbane resident with 2 children - ages 7 and 2.

I feel that it is high priority for the community to include a High School in the Baylands EIR assessment. I do not want my children attending the current public high schools in the Jefferson District, and yet I don't want them to have to leave our beautiful community in order to attend a private high school.

I would also like to see some bicycle trails and a high-quality grocery store. But most importantly, I would like a high school.

Thank you

100 YEAR PLAN

Schroeder, Sheri

From: KF6MXK [KF6MXK@sbcglobal.net]
Sent: Tuesday, June 17, 2008 10:17 PM
To: Schroeder, Sheri
Subject: Baylands

As 30 year residents of Brisbane My wife and I would like to see stores that we can afford to shop at. A safeway, trader joes or a walgreen . Or all three.
thank you,
Phil and Maureen Cornyn
401 san bruno ave.

Schroeder, Sheri

From: Rosanna Wagner [wagnerfamily06@sbcglobal.net]
Sent: Thursday, May 08, 2008 10:03 AM
To: Schroeder, Sheri
Subject: High School in Brisbane

Dear Brisbane City Council,

My name is Rosanna Wagner. I am writing to you on behalf of my family. We are requesting that a high school be studied as part of the Baylands Environmental Impact Report. We would very much like to see a high school in Brisbane.

Thank you for your consideration.

Sincerely,

Don and Rosanna Wagner
231 San Benito Road
Brisbane

Schroeder, Sheri

From: Richard Cutler [rcutler@exelixis.com]
Sent: Thursday, May 08, 2008 2:53 PM
To: Schroeder, Sheri
Subject: City's Baylands plan- High School

Dear Brisbane City Council Members,

I am the President of the Citizens for a Brisbane High School (CBHS), a group of citizens in Brisbane that is working to get a Public High School in Brisbane.

It has come to my attention that the Brisbane City Council has targeted July 2008 for definition of the City's Alternative Baylands Plan.
One of the complaints that I hear from other residents of Brisbane is that "it is a nice town but we will move out of town once our kids get old enough for High School".

As a citizen of Brisbane I feel that having a high school in Brisbane should be one of the highest priorities for the community. I strongly encourage the City to consider adding a high school as part of the City's Alternative Baylands Plan. I would also be interested in having park space on the Baylands site, restaurants and a grocery store.

Thank you for your attention to this important matter.

Sincerely,

Rich Cutler

Brisbane Resident

Richard E. Cutler Jr., Ph.D.
Clinical Development
Exelixis Inc.
210 East Grand Ave.
South San Francisco, CA 94083-0511

main: 650.837.7000
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Schroeder, Sheri

From: Lorraine Hemenway [lorraine@mhpsf.com]
Sent: Wednesday, May 28, 2008 10:46 AM
To: Schroeder, Sheri
Subject: High School in Baylands Study

To Brisbane City Council Members,

Please make it a priority to investigate the possibility of having a High School in Brisbane especially in regards to the Baylands planning. I can't imagine anything that could have a more positive effect on Brisbane's future. I have a six year old son in Brisbane Elementary and one of my biggest concerns is where he will attend High School.

Thanks for your consideration,

Lorraine Hemenway
300 Visitacion Avenue
Brisbane

Lorraine Hemenway
Legal Assistant
lorraine@mhpsf.com

McGuinn, Hillsman & Palefsky
535 Pacific Avenue
San Francisco, CA 94133
Tel: (415) 421-9292
Fax: (415) 403-0202

Schroeder, Sheri

From: Noelle Abney [noelleabney@yahoo.com]
Sent: Thursday, May 29, 2008 1:33 PM
To: Schroeder, Sheri
Subject: highschool/baylands

Dear Brisbane City Council Member,

We are homeowners and business owners in Brisbane. We have learned that the Brisbane City Council needs to define the use of the Baylands. We feel that a public high school should be part of the plan for the Baylands. As long as the Baylands is a safe and healthy location for our children to learn and thrive. We hope you include soil safety studies. Other considerations for this space if deemed safe would be a grocery store, gymnasium, more restaurant choices, and open park space. Thank you for taking the time to read this email and in considering what we feel are important needs for the citizens of Brisbane.

Sincerely,

Noelle and Mike Abney

Schroeder, Sheri

From: nancy lacsamana [nlbrisbane@earthlink.net]
Sent: Sunday, June 01, 2008 6:47 PM
To: Schroeder, Sheri
Subject: bayland development : consider a high school spot

to city council members

we would like to lend our support for the consideration of a high school as part of the baylands development.
our town needs a high school in our school district and now is a perfect opportunity to make that a reality.
a high school would add to the overall town desirability for young family residents to stay in our town.
we have a good school district with active parents and involved teachers.
we can recruit from a broad area to work in our desirable town. it is a win-win situation.
we urge you to work with the developers in allowing space for a high school.

thank you.

nancy and lory lacsamana
230 humboldt
residents of brisbane
415-4670-1364

ADDITIONAL ALTERNATIVES FROM PUBLIC

The three additional alternatives were Alternative 4 Brisbane, MOB Alternative, and Alternative for the Baylands Project.

Alternative4Brisbane.org

Alternative4Brisbane.org is a not-for-profit group of residents, citizens, and community groups organized to develop a fourth alternative for the Brisbane Baylands, the Environmentally Preferred Alternative. Community members chose to organize as the three alternatives resulting from workshops under the leadership of Dyett & Bhatia failed to recognize certain environmental conditions and opportunities making all three choices offered, unacceptable.

Generally speaking, the Public response is that the three conceptual drawings are merely the same design with increasing impacts, not a real alternative. We will focus on alternatives which the basis will have fewer impacts and "be more Brisbane."

For example, trip generation impacts can be lessened by reducing roads or offering different transportation scenarios. Energy use will be reduced through clustered design concepts utilizing renewable resources and meeting regional needs. The 4th Alternative will reduce health risks to people and the environment.

We are not prepared to make a presentation at this time, but would like the opportunity to do so within a month. We would like the time to work out the economics and details of our submission.

The City has asked for our likes and dislikes as well as general comments and suggestions for the three alternatives supplied. Here are some comments from our sessions, not in any particular order:

Density, Uses, Planning:

- "Don't want more crap, no more San Francisco encroaching on Brisbane."
- "It's a city within a city."
- "They didn't hear my suggestions."
- "This [plan] needs to serve the region. It's a regional issue. It should be a regional solution."
- "We need a refuge, a break from constant urbanization."
- "The more we build around this area, the more important it is to have a peaceful, unobstructed open space sanctuary here for years to come."
- "Why is Sierra Point Lumber moving? It's fine where it is."
- "Involve artists in the planning. Art should adorn plazas and interiors of all buildings."
- "Integrate Brisbane's symbol, the star into the design, so it can be seen from above as thousands of planes and future visitors pass Brisbane."
- "Open space should start at the Round House and go due east to the rail."
- "The recycling facilities and R&D need to be in the Northeast corner, near the supply."
- "3 firsts: 1.) Clean up first, 2.) Open Space Buildout First, 3.) Dedicate to Public First.

Environment

- " Fresh water and Saltwater wetland mitigations are not interchangeable.
- (Puddle ducks need the railyard, Bay ducks need the Lagoon.)"
- "The railyard is a lake, look at the Google satellite map. Look at the historical maps."
- "We need to honor the Migratory Bird Act."
- "In alternatives 1 and 3, what's the water source for the wetlands along the Lagoon?"
- "We need open space, like the regional parks in the East Bay."
- "A map of the biodiversity out there should be done."
- "Ball fields [and the like] should not be smack in the middle of habitat."
- "The methane burners are wasted."
- "Watershed and habitat fragmentation should never be allowed."
- "Add a decent wildlife corridor connecting Candlestick point to the Mountain (via Levinson Property.)"

Items for further consideration

- Environmental Learning and Conference Center adjacent to a Remediation R&D Testing Grounds
- Renewable Energy R&D Testing Grounds and Energy Farm in more appropriate place.
- Regional Water Storage
- Educational Museums to include Rail, Native American, Native Plant, and Small Sustainable Farm
- Golf Course, Green Burial, Fish Farm or Not
- High Impact vs. Low impact zones so uses don't compete
- We thank you for the opportunity to comment on the plans.

Mothers of Brisbane

Alternative for the Baylands

July 12, 2008

This memo describes elements that the Mothers of Brisbane would like to see included in the final development plan for the Brisbane Baylands. The Mothers of Brisbane is a local community group with over 150 members in Brisbane and surrounding communities. Our mission is to provide a welcoming community of support, education, and resources for parents, and to sustain and enhance a high quality of life for families in Brisbane. To achieve this, we propose the following elements for the Brisbane Baylands plan, also shown on the attached "MOB Alternative" map.

Children's Museum/Farm (Regional Civic/Cultural)
A large, high quality family destination oriented to environment/science/nature. It should be a hands-on, experiential learning environment for children of all ages. Examples are a children's museum (such as Discovery Museum in Sausalito, Randall Museum in SF, Exploratorium), or children's farm/garden (such as SF Children's Zoo, Palo Alto Jr. Museum, Hidden Villa). It should have both an indoor and outdoor component. Our area is badly underserved in terms of fun, educational destinations for families; nothing like this exists between Palo Alto and central San Francisco.

Proposed Location: In the Retail/Entertainment and large Public/Open Space area north of Lagoon Way in Alternative 2

Large Park & All-Ages Playground (Public/Open Space)
A large playground with different areas suitable for different aged children, from toddlers to pre-teens. Brisbane's two playgrounds are not big enough or diverse enough in equipment to meet the needs of Brisbane's growing family population. The area needs a destination park/playground, as the nearest large playground is in SF's Excelsior district several miles away. The park should have large grassy areas for games and picnic tables nearby. The playground should have a water element, and must have restrooms onsite. Examples of good playgrounds with water elements are Ryder Park in San Mateo and Qew Gardens in Toronto, Canada. The playground could be located a short walk away from the children's museum/farm to increase the draw to that area for families. The park should be integrated with open space trails for increased green space connections.

Proposed Location: In the large Public/Open Space area between Lagoon Way and Visitacion Creek.

Public Access to Lagoon (Public/Open Space, Civic/Cultural)
The lagoon and surrounding areas are a special resource that should be made available for passive uses. These could include a boardwalk along the edge of the wetlands for walking and bird-watching, picnic areas, and a place to rent paddleboats for use on the lagoon. Small scale restaurants with outdoor seating along the waterfront would provide views over the lagoon and toward central Brisbane. There

could be a small educational center about the history of the Baylands included in this area. Examples of naturalistic, yet publicly accessible, waterfronts are Crissy Field in SF and the Palo Alto Baylands. Proposed Location: In the Retail/Entertainment area north of Lagoon Way in Alternative 2, and the Wetlands area of the Lagoon.

Family Gym/YMCA (Civic/Cultural)
Brisbane families would benefit from a full-service YMCA-type community center and gymnasium. Such a facility could feature an indoor pool (a retracting roof would allow it to be open to the sky in warm weather), a variety of classes, meeting space, childcare, basketball courts, and other services.

Proposed Location: In developed area near jobs and residences, within ¼ mile of transit hub.

Childcare (Office/Industrial)
Brisbane has no full-time childcare option for working families, and no childcare option at all for children under 2.5 years. Brisbane families desperately need a full-service childcare facility that offers both full-time and part-time childcare, and accepts infants and toddlers. The YMCA-type facility described above would be ideal. Childcare centers should also be integrated into office complexes built in the Baylands so that childcare is available where people work. Genentech is an excellent example of how employer-provided onsite childcare can work.

Proposed Location: YMCA-type facility in developed area within ¼ mile of transit hub and near Office/Institutional jobs. Childcare center overlay throughout offices, R&D, commercial, residential areas.

Retail Services (Retail)
Brisbane families currently have to drive to other cities for full-service grocery stores, drugstores, clothing, gifts, and many other needs. Many of these types of shops and services could be accomodated in the Baylands, and could be integrated with housing above and structured parking embedded behind buildings to make shopping more pleasant and pedestrian-accessible. Examples are the new Trader Joe's/housing/retail complex near the South San Francisco BART station (at El Camino and Lawndale), and the multi-story Target store in north Berkeley.

Proposed Location: Retail/Entertainment area the size described in Alternative 2; expand along Geneva Ave near 101 in Alternative 1.

Housing for Families (Residential, Mixed Use)
Housing with space enough for children at prices young families can afford is a critical need for Brisbane families. Affordable rental and for-sale homes should be included in the Baylands plan to accommodate the housing needs of young families, grandparents and other relatives, and home service providers such as nannies, housecleaners, and other service workers. These homes should be apartments or condos located within ¼ mile of the CalTrain station, park space and playgrounds, and services such as grocery stores, pharmacies, and childcare centers. There should be a range of family-sized homes, including 3- and 4-bedroom units, both for sale and for rent.

Proposed Location: Residential overlay throughout Mixed Use District in both Alternatives; keep Residential area in Alternative 1.

Transportation for Families
Brisbane families, childcare workers, relatives, and others need free or low-cost shuttle service linking central Brisbane, the Ridge, Bayshore Blvd residential areas, and the Baylands. Shuttles would help

those without cars, including many at-home parents, seniors, and teens, to get around Brisbane quickly and easily. Shuttles would also enable childcare providers and other home service providers a way to get from the Bayshore CalTrain station to other parts of Brisbane. To meet these needs, shuttle service should continue throughout the day---not just during morning and evening commute hours.

Proposed Location: Shuttle service from central Brisbane, Bayshore, and the Ridge to the Baylands.

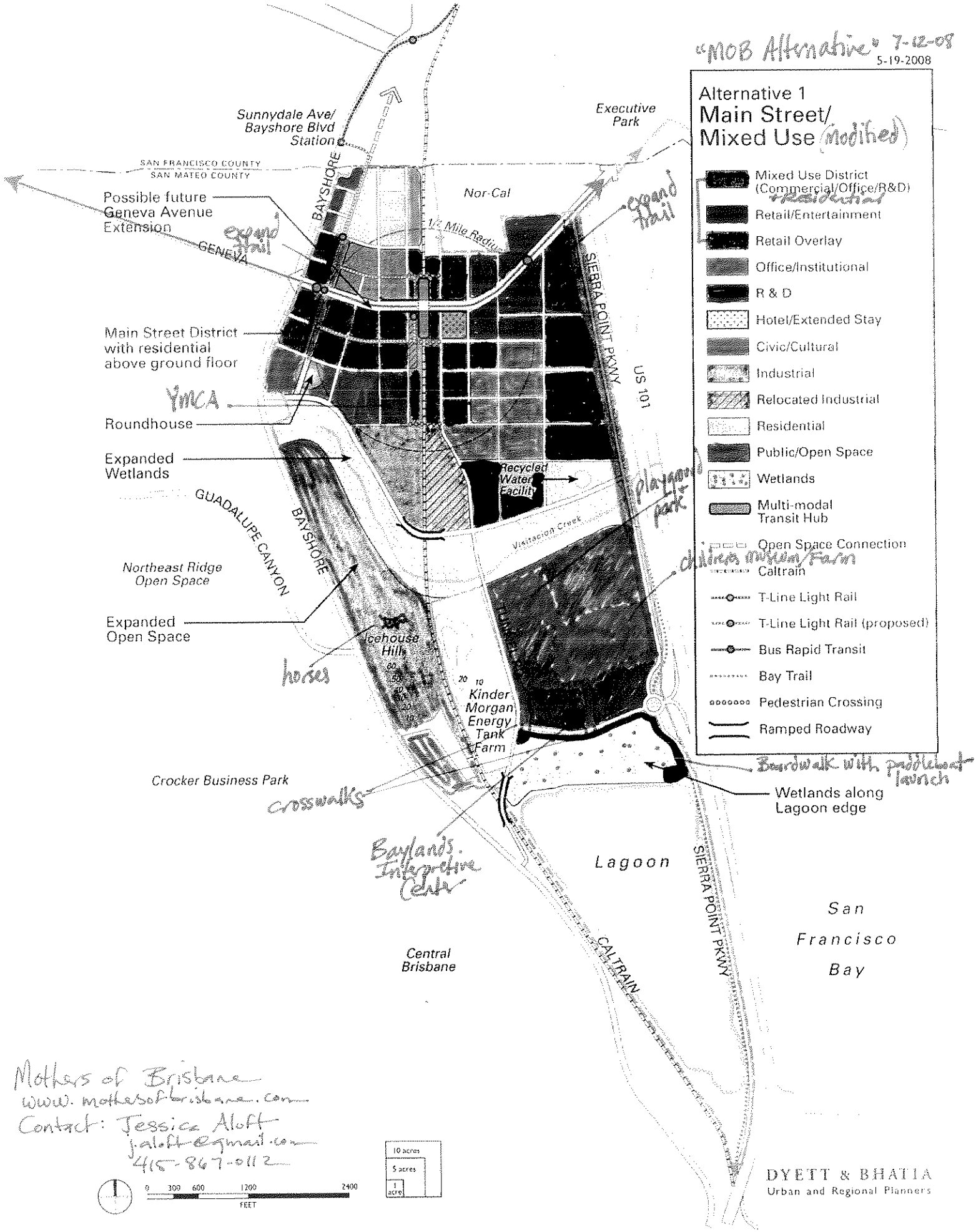
Safe Routes for Bicyclists and Pedestrians

Safe routes for walkers and cyclists should be integrated throughout the Baylands area internally, as well as to and from Brisbane's other developed areas. Families should be able to walk or bike safely from central Brisbane, the Ridge, and Bayshore Blvd residential areas to Baylands parks, attractions, services, and transit.

Proposed Location: Throughout the plan.

* * *

Thank you for considering these elements for the Brisbane Baylands. Should you have any questions about the Mothers of Brisbane or our vision for the future of the Baylands, please contact MOB co-chair Jessica Aloft at 415-867-0112 or j.aloft@gmail.com.



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ALTERNATIVES FOR THE BAYLANDS PROJECT

The guiding principle for the Baylands development should be sustainability. The core issues of sustainability, environment, economics and social equity should not be looked at as separate entities placed in individual sectors of the development, but rather woven together in a harmonious system.

OPEN SPACE (shown on the map in solid dark green is open space, solid light green for wetlands, the box with the green dots for the farm, and the area with the green diagonal lines for the ball fields and potential charter high school)

Open Space will be one of Brisbane's greatest gifts to this development.

Put the Bay Trail into the heart of the open space, rather than along the freeway. Once the trail leaves the wetlands area along Visitacion Creek, a large tributary of open space will continue north to Geneva, providing safe passage for the trail and its users. Design a "green bridge" over Geneva and continue the Bay Trail along the north side of Geneva to SF.

Position ball fields in the southwest corner of the open space, so that it will be more accessible to Central Brisbane. A low-key structure could be built in this area to provide amenities to the participants of the ball fields or other recreational users.

If a location cannot be found in Central Brisbane to build a high school, I would recommend a small charter high school clustered among the ball fields off of Lagoon Way. Besides a great school, there should be a first-rate auditorium and gymnasium that could also be shared by the community. The school would share the ball fields that accompany this part of the development. UPC should work with "Citizens for a Brisbane High School" to articulate the makeup of the school.

Create a "Little Farm" at the northern base of Ice House Hill. Allow a real working farm that is interactive with the public. Consider horse stables so people could ride the trails in the Baylands.

Provide recreational opportunities throughout the open space.

Provide a free bicycle program and install Class 1 bicycle lanes.

Visitation Creek should look like a creek, rather than a ditch.

Encourage greenway connections with SF and DC.

Design an elaborate trail system throughout the site, one that connects the Baylands to Central Brisbane, other areas of the Baylands, San Bruno Mountain, San Francisco and Daly City, and a boardwalk around the Lagoon.

CIVIC/CULTURAL DISTRICT (shown in teal on the map)

This district should be an area of personal and social learning and awareness of our significance in the world. We all have a role to play in making the planet a better place to live, and one of the best ways to make an impact is to start at home.

I would like to see art museums that open our minds and hearts, as well as museums that connect us to our history and to the environment.

Install a FREE health care clinic and legal advice clinic near the Main St. area for all Brisbane residents; something in line with what students get at a university. San Francisco has already initiated a universal health care system for their citizens.

Seek out the public's input for services that would improve their lives; wellness clinic, volunteer outreach programs, youth and teenage counseling.

We should respect and appreciate the role artists play in our lives by providing artists a place to work and reside.

Build a spiritual center that recognizes and respects all religions, and provides an opportunity to obtain knowledge and understanding of religion through engagement and prayer; too much of the world's suffering stems from religious indifference and ignorance.

There should be a strong connection with the Mixed Use/Main Street District and the multi-modal station.

"Greenways," pathways with trees on each side, would line one side of each major street, and would eventually terminate at other "greenways" or trail heads in the Open Space. The other side of the major streets, as well as all lesser streets should be landscaped.

RESIDENTIAL DISTRICT (shown in solid yellow on the map)

If people are going to live at the Baylands, it has to be as safe as any other place in Brisbane.

There is no such thing as sustainability for a development if we ignore where people live. Brisbane has a responsibility to provide some form of residential

option to offset the jobs that will be created in the Baylands. Brisbane residents who live at the Baylands will provide a greater balance of uses for the area, and will be the bearers of Central Brisbane's pride and character, similar to the residents of the Ridge.

The proposed Residential area is on the border with SF, so it is important that we establish housing that is sustainable while also complimenting the SF development. The City of Brisbane invited a representative from "One Planet Living" who showed us an example of a sustainable housing project that was built on a former London brownfield; some of our housing structures should be built in the same spirit as the BEDZED project. www.oneplanetliving.org/

"Greenways," pathways with trees on each side, would line one side of each major street, and would eventually terminate to other "greenways" or trail heads in the Open Space. The other side of the major streets, as well as all lesser streets should be landscaped.

RETAIL DISTRICT (shown in solid red on the map)

Stay away from the big box format. I'm not opposed to some corporate retail, as long as its presence does not dominate the scene; the City needs to establish a balanced ratio between corporate retailers/restaurants and small/family owned stores and restaurants. SF has established some boundaries at the airport and Metreon that addresses this need; I think Brisbane should adopt similar boundaries.

Streets should be landscaped and signs should be designed in good taste.

MIXED USE / NON-CAMPUS DISTRICT (shown in solid purple on the map)

The non-campus aspect to this district is to NOT have one or a handful of corporations dominating the site. This area is intended to bring a diversity of uses to the site such as, but not limited to commercial, office, R&D, hotel, extended stay, educational, with various amenities such as restaurants and pubs, day care centers, dry cleaners, etc., to provide services to this district.

"Greenways," pathways with trees on each side, would line one side of each major street, and would eventually terminate to other "greenways" or trail heads in the Open Space. The other side of the major streets, as well as all lesser streets should be landscaped.

I support the idea or relocating the multi-modal station further south into the Mixed Use District, along the Geneva extension.

MIXED USE / CAMPUS DISTRICT (shown in orange on the map)

This district would have the same uses as the Mixed Use / Non-Campus district, but would provide a larger footprint for companies or institutions to have multiple buildings for their operations.

"Greenways," pathways with trees on each side, would line one side of each major street, and would eventually terminate to other "greenways" or trail heads in the Open Space. The other side of the major streets, as well as all lesser streets should be landscaped.

MIXED USE / MAIN STREET DISTRICT (shown in purple with red diagonal lines)

I like bringing light rail into the heart of the Main Street District.

There should be some residential in this area to make it a "real" main street, rather than a "Disneyland" main street. Residential in the Mixed Use/Main Street District will provide the energy that is needed for any vibrant downtown neighborhood.

The main street with the light rail should have wide sidewalks with landscaping.

There should be a pedestrian-only thoroughfare with shops and restaurants that connects to the Cultural/Civic District.

Encourage small business owners, rather than corporate chains.

Streets should be landscaped and signs should be done in good taste.

MIXED USE WITH RETAIL / HOTEL / SPORTS / ENTERTAINMENT DISTRICT (shown in purple with red dots)

Incorporate the northeast portion of the site with retail/hotel/sports/entertainment. With its close proximity to the 101 and SF, this area would be an ideal location to bring in lots of people who are looking for a different way to shop and be entertained. I see this "complex" developed in a similar fashion as Caesar's Palace in Las Vegas, where everything is under one roof. I would not apply this "mega type" model to the other parts of the Baylands because I think a more "small scale" feel is better suited to what Brisbane residents would like to see in the development, however, this location could handle the masses, without controlling the ambience of the entire site.

SMALL COMMERCIAL DISTRICT (shown in brown on the map)

Create a small business zone in the area currently occupied by Industrial Way that caters to the trades (plumbers, electricians, craftsman, auto body and repair). We need to have a place for local business owners to provide these types of services for the residents of Brisbane.

The "Little Farm" would be accessed from the end of this district.

MANUFACTURING / INDUSTRIAL DISTRICT (shown in gray on the map)

This area would provide the new home for the currently existing lumberyards, as well as providing opportunity to manufacture green products.

The district could also include the Mixed Use / Campus portion that is located between Tunnel Road and Open Space.

ENERGY DISTRICT (shown in gold on the map)

Brisbane has the opportunity to create its own power and reuse its discarded water in a way that is not only beneficial to the environment, but will save its citizens money.

We need to have an Eco-Power Plant that gathers the unused solar and wind energy created in the Baylands and distributes it to the rest of Brisbane. The power plant should also have the capabilities to take "green waste" and "black waste" from our homes and businesses and turn it into bio-fuel that will run the shuttle buses that connect all of Brisbane, as well as all City owned vehicles.

Build an Eco-Sewage Treatment Plant that takes all of Brisbane's discarded water, and purifies it for reuse for consumption and irrigation. SF's sewer system is old and inefficient.

I would recommend locating the Power Plant and Sewage Treatment Plant next to the Nor-Cal Station so that material from Nor-Cal and the Sewage Treatment Plant can be easily transferred to the Power Plant.

The Baylands should produce enough energy to power itself, and the rest of Brisbane. It must be mandatory that all buildings be built to maximize their energy producing abilities from the sun and wind.

Windmills should be situated at key locations throughout the Baylands.

The Baylands should strive to have zero waste, so strong recycling programs need to be part of any development.

LEGEND

Open Space

Wetlands

Ball Fields and Potential Charter High School

Civic / Cultural District

Residential District

Retail District

Mixed Use / Non-Campus District

Mixed Use / Campus District

Mixed Use / Main Street District

Mixed Use / Retail/Hotel/Sports/Entertainment District

Small Commercial District

Manufacturing / Industrial District

Energy District

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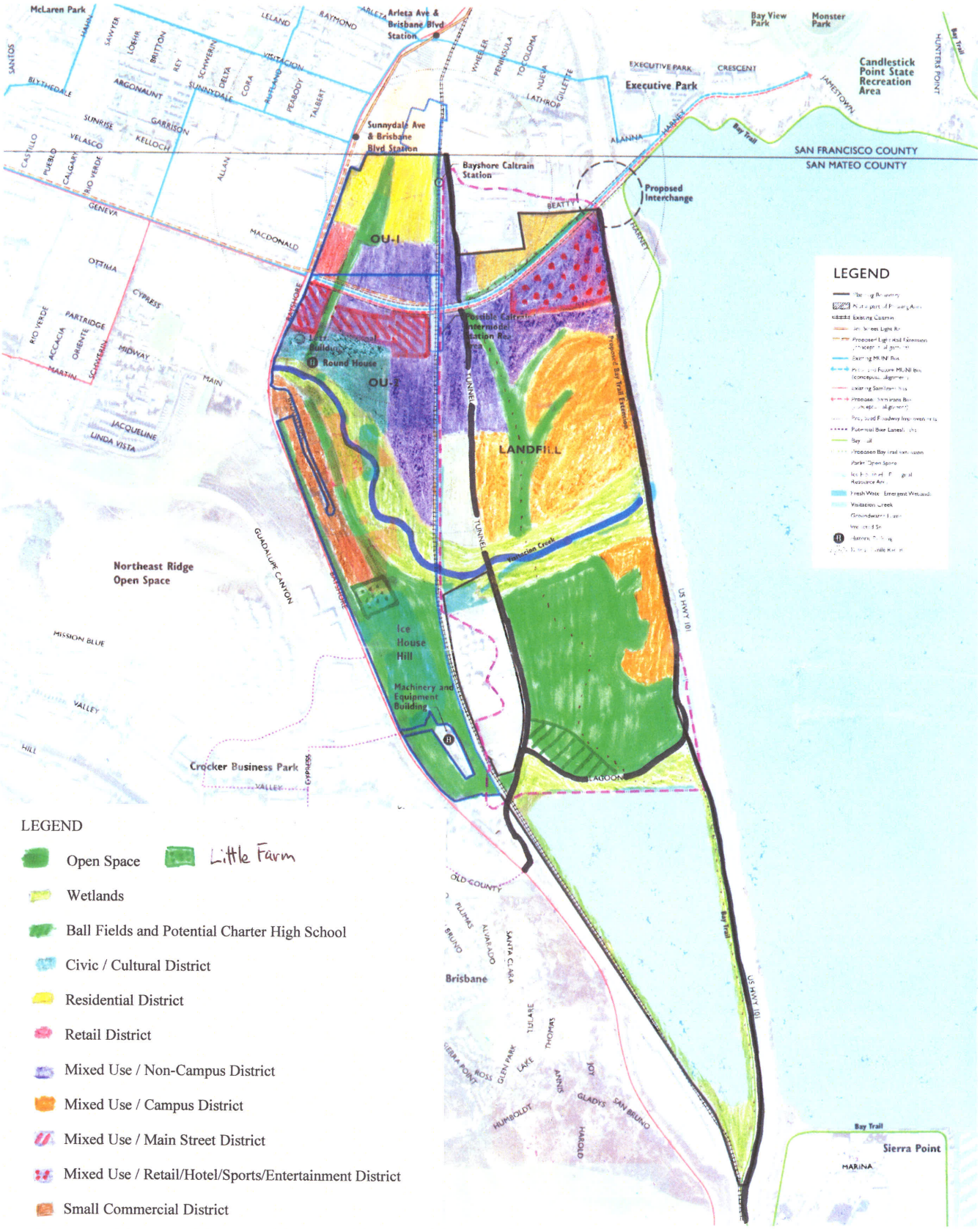

LEGEND

- Open Space
- Little Farm
- Wetlands
- Ball Fields and Potential Charter High School
- Civic / Cultural District
- Residential District
- Retail District
- Mixed Use / Non-Campus District
- Mixed Use / Campus District
- Mixed Use / Main Street District
- Mixed Use / Retail/Hotel/Sports/Entertainment District
- Small Commercial District
- Manufacturing / Industrial District
- Energy District

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