

# **Brisbane Baylands**

## **Planning Commission Deliberations**

### **Basic Principles for Development of the Baylands**

**January 28, 2016**

# Basic Principles for Development of the Baylands

- Overarching planning and environmental principles
  - Would apply regardless of the land use concept or alternative ultimately recommended by the Commission
- Can be used as a “filter” or “test” for later land use and environmental policy discussions

# Remember...

**Any decisions reached this evening and throughout deliberations are subject to reconsideration and modification by the Commission in later discussions and prior to the Commission's final recommendation.**

# Potential Basic Principles for Commission Consideration

- Preserve large unbroken blocks of open space and provide for restoration of wetland areas.
- Protect key habitat areas (Lagoon, Icehouse Hill, Wetlands).
- Restore the Roundhouse and maintain compatible adjacent uses.
- Incorporate the principles of the Brisbane Baylands Sustainability Framework into future development.
- Ensure that the site is safe for the future uses approved for development.
- Provide appropriate infrastructure and site amenities for each increment of development.

## **Preserve large unbroken blocks of open space and provide for restoration of wetland areas.**

- For tonight's discussion, "open space" means:
  - Lands for active and passive recreation; and
  - Lands for habitat protection.

## **Preserve large unbroken blocks of open space and provide for restoration of wetland areas.**

For discussion this evening:

- Confirm principle of large unbroken blocks of open space and continuity of open space throughout the site

For discussion at subsequent deliberations:

- Recommended configuration of open space
- How open space areas will be maintained in perpetuity
- General Plan's distinction between "Open Space" and "Open Areas" based on ownership

**Protect key habitat areas, including Brisbane Lagoon and adjacent habitat areas, Icehouse Hill, and wetlands.**

For discussion this evening:

- Confirm principle of protecting these habitat areas

For discussion at subsequent deliberations:

- Specific policies and requirements for habitat protection

# **Restore the Roundhouse and maintain compatible development adjacent to it.**

For discussion this evening:

- Confirm restoration of Roundhouse and principle of compatible adjacent development
- Should opportunity for rail-related activities be included?

For discussion at subsequent deliberations:

- Development requirements to maintain compatibility



# **Maintain a transit orientation for new development.**

For discussion this evening:

- Confirm principle of transit orientation

For discussion at subsequent deliberations:

- Types and intensity of land use
- Specific policy considerations related to transit use (e.g., Caltrain station location, clustering of development)
- Role of mixed-use development

# **Incorporate the principles of the Brisbane Baylands Sustainability Framework into future development.**

For discussion this evening:

- Confirm principle of incorporating Sustainability Framework into future development, as:
  - Stand-alone reference document for use in deliberations; and/or
  - Incorporated as appropriate into the General Plan and requirements for specific plans and site-specific developments

For discussion at subsequent deliberations:

- Specific sustainability provisions

# **Ensure that the site is safe for the future uses approved for development by the City.**

For discussion this evening:

- Confirm principle that an appropriate level of safety be provided for the uses to be permitted by the City

For discussion at subsequent deliberations:

- Appropriateness of state regulatory standards and ability of regulatory agencies to provide adequate safety for future uses
- Brisbane's role in the regulatory review process
- Specific remediation and landfill closure techniques

## **Provide appropriate infrastructure and site amenities for each increment of development within the Baylands.**

For discussion this evening:

- Confirm as basic principles that:
  - Each increment of development must be provided with appropriate infrastructure, services and facilities, and site amenities
  - The timing of proposed development is to be predicated on the provision of environmental site mitigation (e.g., remediation and landfill closure, open space dedication, transit and roadway improvements, and others).

For discussion at subsequent deliberations:

- Specific methods for ensuring principles will be met by future development.

## **Other basic principles for Baylands development.**

For discussion this evening:

- Other planning or development principles that must be identified as a core underlying principle for development, and would apply regardless of the Commission's eventual land use recommendation

For discussion at subsequent deliberations:

- Specific policy questions and issues

# Potential Basic Principles for Commission Consideration

- Preserve large unbroken blocks of open space and provide for restoration of wetland areas.
- Protect key habitat areas (Lagoon, Icehouse Hill, Wetlands).
- Restore the Roundhouse and maintain compatible adjacent uses.
- Incorporate the principles of the Brisbane Baylands Sustainability Framework into future development.
- Ensure that the site is safe for the future uses approved for development.
- Provide appropriate infrastructure and site amenities for each increment of development.
- Other.