

BRISBANE BAYLANDS

City Council Deliberations

July 13, 2017

BASIC DIRECTION FROM 6-19 DECISION TREE DISCUSSION

- Develop new plan starting with elements from both Planning Commission recommendation and Applicant's proposal.

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 City Council in later discussions and prior to the Council's final decision.

BASIC PRINCIPLES FOR BAYLANDS DEVELOPMENT

COMMUNITY CHARACTER

- Protect Brisbane's unique small-town character.

SUSTAINABILITY

- Incorporate the Sustainability Framework into the General Plan.

OPEN SPACE

- Preserve large unbroken blocks of open space that provide for restoration of wetland areas and provide continuity and flow of open space throughout the Baylands. “Open space,” as used in these principles means both public- and privately-owned lands for:
 - Active and passive recreation;
 - Protection of resources (e.g., sensitive habitat areas); and
 - Protection of public health.
- Site-specific developments will be provided with independent open space areas.

OPEN SPACE

- Protect key habitat areas, including Icehouse Hill and wetlands.
- Protect the Brisbane Lagoon and potential habitat areas adjacent to it.
 - Relocate Lagoon Road north, expanding the buffer area between the former landfill and the lagoon.
 - Prohibit water-based recreational use of the lagoon or other uses that would disturb aquatic habitats.

PUBLIC SAFETY

- Ensure that the Baylands site is safe for the future uses approved for development by the City in relation to:
 - Site remediation and Title 27 landfill closure;
 - Seismic and geologic hazards;
 - Flooding, including hazards related to sea level rise;
 - Traffic safety and emergency response; and
 - Provision of public safety services.

REMEDIATION AND LANDFILL CLOSURE PROCESS

- Actively participate in the regulatory and CEQA processes undertaken by DTSC and RWQCB:
 - Retain an independent consultant to provide 3rd party review;
 - Seek implementation of best practices;
 - Seek the highest practical standard for remediation of the Baylands;
 - Independently review studies, plans and agency comments;
 - Provide comments to regulatory agencies; and
 - Negotiate any differences in standards, implementation requirements, or expectations for performance between the City, regulatory agencies, and developer.

REMEDIATION AND LANDFILL CLOSURE PROCESS

- Perform regular independent testing, monitoring,;
- Provide an annual report to the Brisbane City Council; and
- Establish a financial mechanism to support long term independent monitoring

REMEDIATION AND LANDFILL CLOSURE PROCESS

- Plans for Title 27 landfill closure and Remedial Action Plans for OU-1 and OU-2 are to be completed to the satisfaction of the RWQCB and DTSC prior to approval of a specific plan.
- Subsequent project-level CEQA documentation would be required for adoption of a specific plan by the City.
- Following completion of CEQA documentation and approval of landfill closure and remedial action plans, physical remediation of the Baylands and closure of the landfill must be completed prior to site development of those areas.

SEA LEVEL RISE

- Natural solutions to protect development within the Baylands from the effects of sea level rise should be given priority over manufactured solutions.

EXISTING LAND USES

- Restore the Roundhouse, provide opportunities for rail-related and educational uses at the Roundhouse, and maintain compatible development adjacent to it.
- Protect the ability for Recology to modernize and expand their current operations within the Baylands.
- Provide for the relocation of Golden State Lumber, which is a major sales tax generator for the City.

DISTRIBUTION OF LAND USES

- Distribute land uses and development intensity within the Baylands, recognizing the individual “planning areas” formed by the key existing and planned features within the Baylands.
- Maintain a transit orientation for new development, including use of the Baylands to enhance access from Central Brisbane to the Bayshore Caltrain Station and other transit services within the Baylands.

BAYLANDS LAND USE AREAS

1. Recology Area
2. Renewable Energy Area
3. Active Recreation Area
4. Industrial Way
5. Roundhouse Area
6. Transit-Oriented Areas
7. Community Gardens Area
8. Tank Farm Area
9. Caltrain Corridor Area
10. Caltrain Corridor Area



WATER SUPPLY AND SITE DEVELOPMENT

- Concurrent with submittal of a Specific Plan, require applicant to identify a water source with reasonable likelihood of being approved that is capable of providing adequate water supply.
- Project-level environmental analysis shall address any needed agreements and facility improvements.
- Prior to approval of site-specific development water supply and conveyance agreements to be approved by all parties.
- Prior to issuance of certificates of occupancy, physical water supply to be available.

DEVELOPMENT TO PAY FOR ITSELF

- Development shall generate more revenue to the City of Brisbane than the City's costs of providing and maintaining public services, facilities and infrastructure.
- Each increment of development shall, at a minimum, be revenue neutral to the City on an annual basis.

DEVELOPMENT TO PAY FOR ITSELF

- Project development shall pay for all required onsite and offsite capital facilities.
- Each increment of development must be provided with appropriate infrastructure, services and facilities, and site amenities.
- Development phasing shall include milestones for development in relation to provision of:
 - Environmental site mitigation
 - Roadway and transit improvements.
 - Transit improvements.
 - Other.

POLICE AND FIRE SERVICES

- To ensure that centrally located police facilities are provided and that adequate response times can be maintained, require specific plan(s) to prepare and implement a Police Services and Facilities Plan.
- To ensure adequate fire protection services and facilities and to maintain adequate response times, require specific plan(s) to prepare and implement a Fire Protection Services Plan.

RECYCLED AND WATER STORAGE

- Incorporate a recycled water plant into Baylands development.
- Consider locating needed water storage facilities within the Baylands, rather than a hillside location, using solar energy generated within the Baylands to pump water.

HIGH SPEED RAIL MAINTENANCE YARD

- Recognize the potential use of a portion of the Baylands for a high-speed rail maintenance yard, and identify City expectations for such a use, including:
 - Mitigation of the maintenance yard's environmental impacts.
 - Provision of community benefits.
 - Offset loss of existing and anticipated revenues to the City of Brisbane.

ADDITIONAL PRINCIPLES FOR BAYLANDS DEVELOPMENT

Suggested by Councilmember Lentz

July 12, 2017

SITE REMEDIATION

- Seek implementation of most stringent standards for the desired intended uses being used in California or other states or countries.
- Site remediation and monitoring to be funded by the developer and future property owners.
- All remediation and monitoring to be evaluated by City's peer review consultant.
- RAP must provide funding mechanism for maintaining and remediation infrastructure.

OPEN SPACE

- Open space should be embedded throughout the development, connecting residents and workers to nature.
- Where feasible, create habitat corridors with native plants, uniting the Baylands with San Bruno Mountain, the Lagoon and the Bay.

CARBON FOOTPRINT

- Strive for a zero-carbon development.
- All buildings should be built to be Zero Net Emissions.

ENERGY NEUTRAL

- Development within the Baylands should provide for its own energy needs on an annual basis.
- The Baylands should be free from use of carbon-based forms of energy.

ZERO WATER

- Incorporate a Zero-Water Wasting Mandate and a strong culture of business and household conservation through site and landscaping.
- If feasible, create a closed loop system where water is treated for additional uses and the solids are converted to alternative energy and compost.
- Incorporate enhanced wetlands into Zero Waste Water Management Plan.

GLOBAL WARMING

- Coordinate with government agencies such as Caltrans and BCDC to develop a strong action plan for dealing with sea level rise.
- Coordinate site development with Caltrans' efforts to protect Hwy 101 from sea level rise.

TRANSPORTATION

- The Baylands should be a destination where it is more convenient to use public transportation than drive a car.
 - Greatly limit the amount of personal parking.
 - Promote transit-oriented commercial use, as well as some transit-oriented housing.
 - Create a network of trails throughout the development. Provide a development-funded free shuttle system to connect the Baylands, other parts of the community, and transit.
 - Implement a strong bicycle sharing program.

SUSTAINABLE FOOD AND MATERIALS

- Use sustainable materials in the construction of buildings in the Baylands.
- Require a certain % of food to be local (up to 100-200 miles from the Baylands).
- Explore the possibility of producing food products within the Baylands.

BUILDING AND URBAN DESIGN

- Establish meaningful design guidelines that ensure creativity and uniqueness.
- Develop signage guidelines appropriate for the Baylands.
- Public art should be one of the major pillars that makes the Baylands a great development.

INFRASTRUCTURE

- Explore the feasibility of creating infrastructure tunnels throughout the Baylands, creating controlled conditions dealing with energy, waste and technology.