

From: Tim Colen
Sent: Tuesday, September 20, 2016 2:09 PM
To: Swiecki, John
Subject: SUPPORT Housing at Brisbane Baylands

Dear Mr. Swiecki,

I run the SF Housing Action Coalition, a 17-yr old housing advocacy non-profit.

On behalf of our 300 members, we are sending the attached letter to various Bay Area leaders who might be interested in tracking the progress of this regionally important project.

Please do not hesitate to contact me if I can answer any questions.

Sincerely,
Tim Colen

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September 19, 2016

The Honorable Clifford Lentz, City of Brisbane
Brisbane City Hall
50 Park Place
Brisbane, CA 94005

Re: Support Housing at Brisbane Baylands

Dear Mayor Lentz,

The San Francisco Housing Action Coalition (SFHAC) is a 17-year-old, 300-member non-profit that advocates for the creation of well-designed, well-located housing at all levels of affordability that meets the present and future needs of our residents. Our organization has never taken a position on a development located outside San Francisco's borders until now. Because of the regional importance of the Brisbane Baylands project, its proximity to San Francisco and its potential impact on housing and transportation, it is imperative that we weigh in.

The Bay Area must retain low- and moderate-income residents in order to remain a diverse and economically competitive region. In addition, our cities must produce significantly more housing close to jobs and transit if we are to address the enormous environmental and social challenges that face us. It is frustrating that local municipalities throughout the region continue to approve large commercial or office complexes that create thousands of new jobs, while neglecting to add any housing to accommodate the influx of new workers for which they are designed. These choices result in sprawl, longer commutes, environmental degradation and increasingly unaffordable housing. It is our understanding that Brisbane supports a proposal that would build up to two million square feet of commercial-office space, with zero housing. This would only exacerbate the region's already severe problems.

Alternatively, there is before you a proposal for a mixed-use development that includes over 4,400 homes, integrated with office buildings, hotels, retail and significant amounts of parks and community space. We urge the City of Brisbane to choose this alternative proposal instead. This plan aligns with standard best-practice urban planning guidelines and SFHAC's own values.

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The SFHAC's Project Review Committee formally examined the alternative proposal for Brisbane Baylands recently, evaluating it according to our long-established endorsement criteria. These include the following:

Land Use

The Brisbane Baylands site consists of 684 acres of vacant, underutilized land that is largely inaccessible to the public. The "Plan Bay Area 2013" identified it as a Priority Development Area, as it has the potential to contribute to the growth and vibrancy of the region in a responsible way. It is near several important residential developments that are currently being built, including Schlage Lock, Executive Park, and Candlestick Point. A mixed-use community at Brisbane Baylands would connect with these emerging neighborhoods and, most importantly, build a multi-modal transit node at Caltrain's Bayshore Station, one of the least used stations along its line.

Density

The proposal's highest density is located immediately adjacent the Caltrain station and decreases away from it. We would support a project that increases housing density near the Caltrain station as well as to the south near Brisbane's center, so residents would be within walking distance of local amenities. For comparison, the anticipated density of Brisbane Baylands is about half that of San Francisco's Mission Bay community and about equal to the nearby Schlage Lock site. The SFHAC believes that the alternative proposal's density represents best land use practice.

Affordability

The proposal is currently projected to build about 4,400 homes, with at least 15 percent of them being permanently affordable through private subsidies. The SFHAC strongly supports including subsidized homes for middle-income residents, from about 80 to 120 percent of the area's median income. It is important to consider that overall the proposal's homes will be affordable to far more people than comparable housing in San Francisco.

Parking and Alternative Transportation

The project would be built around and significantly invest in improving the existing Caltrain Bayshore Station. This would convert the least-used station in their system to a multi-modal, regional transit node that would connect the project with San Francisco and cities along the Peninsula. This station is currently underutilized because there is very little housing or employment in the immediate vicinity. It is a logical place to increase density. A transit improvement like this would offer a significant future benefit to Brisbane.

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Successful cities across the country are investing in improvements to transit that give their residents alternatives to private car use. As a region, we cannot afford to plan for the past.

Historic Preservation

The SFHAC understands that the proposal includes a commitment to restoring the Southern Pacific Roundhouse with a plan that will transform it into an attractive civic and cultural amenity.

Urban Design

Our members were pleased that the proposal adheres to a form-based code that encourages active pedestrian and bicycle use in its interior streets. While we understand this proposal must strike a balance between the suburban nature of the existing community and proposed urban land use patterns, we strongly encourage a project that prioritizes pedestrian uses that would create a greener, more livable neighborhood. Such features should include narrow streets, wide sidewalks, active ground-floor uses, buried parking and proper building setbacks.

Environmental Features

We understand the project sponsor has committed to developing an environmentally modern project that emphasizes sustainable practices and resource usage. About 80 percent of the housing and office space would be located within a quarter mile of the Caltrain Bayshore Station and about 95 percent within half a mile. The project sponsor would pursue a rating from the "One Planet Living Program" which incorporates state-of-the-art energy and water conservation methods and technologies.

Community Input

The SFHAC places high importance on any project sponsor making a good-faith effort to seek the views of the surrounding community. This project sponsor began the Environmental Impact Report scoping sessions in 2006, 10 years ago. To say their community outreach efforts have been robust would be an understatement. Their team regularly hosts tours of the site and has opened an information center where residents can ask questions, make suggestions and learn more about the proposal. There has been and continues to be ample opportunity for the community to offer their views on how make a better project.

The decision made by Brisbane for this site will have an impact that extends far beyond its borders. A project of this scale that includes only office-commercial uses with no housing would cause significant harm to the region. It would perpetuate practices that force longer commutes, sprawling development, and spiraling housing prices. Given the

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challenges the Bay Area faces, it would be an irresponsible use of this important site because it asks surrounding communities to bear the problems worsened by Brisbane's choice. We respectfully urge you to choose a new direction.

Thank you for your consideration.

Sincerely,



Tim Colen
Executive Director

CC:

John Swiecki, Brisbane Community Development Director
Brisbane Planning Commission
Brisbane City Council
Senator Jerry Hill
Assemblyman Kevin Mullin
Mayor Edwin Lee, San Francisco
Mayor Sam Liccardo, San Jose
Mayor Libby Schaaf, Oakland

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BAR Architects
Christiani Johnson Architects
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Pyatok Architects
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Inc.
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Baker Street Associates
Charles M. Salter Associates
Curtis Development and Consulting
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Jonathan Moftakhar
Kathleen Houlehan
Pantoll Advisors
Prowler, Inc.
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Sharon Polledri
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Contractors

Cahill Contractors Inc.
Fisher Development
James E Roberts-Obayashi Corporation
Lend Lease
Nibbi Brothers General Contractors
Occidental Express
Pankow Builders
Plant Construction
Swinerton Builders
Suffolk Construction

Engineers

ENGEO
KPF Consulting Engineers
Santos & Urrutia Structural Engineers,
Inc.

Home Builders

4Terra Investments
AGI Avant
Align Real Estate

Build Inc.
Cathedral Hill Associates
Community Housing Partnership
Crescent Heights
DDG Partners
DIVCO Group, LLC
DM Development Partners, LLC
Emerald Fund
Encore Capital Management
Equity Community Builders
Equity Residential
Forest City
Genesis Real Estate Group
Greystar
Grosvenor Americas
Group i
Habitat for Humanity Greater San Francisco
Hanover Company
Hines
JS Sullivan Development
Lennar Multifamily Communities
Lennar Urban
Local Development Group
Martin Building Company
Maximus Real Estate Partners LLC
Mercy Housing CA
Mill Creek Residential Trust
Mission Housing Development Corporation
Nick Podell Company
One Vassar LLC
Oryx Partners, LLC
Pacific Eagle Holdings Corporation
Panoramic Interests
Paragon Real Estate Group
Parkmerced Investors Properties LLC
Pillar Capital
Pocket Development LLC
Prado Group
R Group Inc.
Realtex, Inc.
San Francisco Giants
Shorenstein Residential

Starcity
SKS
Tenderloin Neighborhood Development Corporation
The John Stewart Company
Thompson | Dorfman
Tidewater Capital LLC
Tishman Speyer
Trumark Urban
Universal Paragon Corporation
Urban Green Development
Westlake Urban

Community Groups

Civic Center Community Benefits District
Construction Industry Workforce Initiative (CIWI)

Public Affairs Firms

Barbary Coast Consulting
BergDavis Public Affairs
GCA Strategies
Goodyear Peterson & Hayward

Real Estate Services

Beckett Capital Inc.
Better Homes & Gardens J.F.F. Realty
DZH Phillips
Fundrise
Hearst
San Francisco Association of Realtors
The Mark Company

Sales Company

Mega Western Sales

Technology Firms

Owlized

Trade Unions

Local Union No. 38
San Francisco Building & Construction Trades Council

San Francisco Electrical Construction
Industry Local 6
Sheet Metal Workers Local Union No.
104
Sprinkler Fitters Local and Apprentices
U.A. Local 483

Urban Livability Groups

Building Owners and Manager
Association (BOMA)
Catholic Charities CYO
Coalition for Better Housing
Friends of the Urban Forest
Non-Profit Housing Association of
Northern California
Northern California Community Loan
Fund
PG&E
San Francisco Bicycle Coalition
San Francisco Chamber of Commerce
San Francisco Parks Alliance
SPUR
Walk SF