



Applicant DSP Presentation:
Brisbane City Council, May 23, 2017

Project Team

Project Information Center
132 Visitacion Avenue
Brisbane, California
(415) 825-5348

www.brisbanebaylands.com

UPC – Applicant/Owner/Developer

WRT – Specific Plan, Parks and Urban Design

Biohabitats – Sustainability, Natural Systems Design/ Habitat Enhancement

Brown and Caldwell - Water and Green Infrastructure

GI Energy – Renewable Energy

Geo Syntec – Environmental Remediation

GrafCon – Geotechnical and Environmental Remediation

BKF Engineers– Civil Engineers

Economic Planning Systems – Financial & Economic Feasibility

Consultant Team has 200 years collective experience in related complex Brownfield redevelopment projects in the region and nationwide.

Planning & Community Engagement History



- **EIR Scoping Sessions** (Sessions #1 – #5; 2006)
- Baylands Site Tours (since 2006)
- **Community Alternatives Visioning Workshops, City Council Meetings & Planning Commission Workshops, Speaker Series (2006-09)**
- Community Forum Series (2007 – Present)
- Clean Technology Crossroads Conference (2007)
- Community Events & Involvement (2010 – Present)
- Sustainable Design Tours (2010 – Present)
- Commenced work on Specific Plan Update (2010)
- **Updated Baylands Specific Plan released for public review (February 2011)**
- **Baylands DEIR published for public review (June 2013)**
- Monthly Mixers (2013 – Present)
- Informal Community Meetings / Java with UPC (2011-14)
- Monthly Speaker Series & Film Series (started March 2015)
- **Final EIR published (June 2015)**
- Project Information Center – opened in March 2015
- **Planning Commission/City Council Hearings – 2015 through June 2017**

Brisbane History: Ordinary People, Extraordinary Things



Brisbane History: Ordinary People, Extraordinary Things



Bay Area Key to Success: Think Different & Adapt



Project Vision

The Specific Plan for Brisbane Baylands envisions :

- Sustainable infrastructure
- Walkable living and working environment
- A comprehensive and integrated public open space network that will serve the community
- Repair historic damage to the Baylands environment by restoring ecological function through habitat creation, natural stormwater management



Regional Transit Hub

Brisbane Baylands sits at the **intersection of four regional transit systems;**

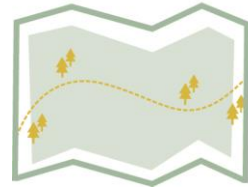
- SF Muni's (T-Line)
- Caltrain
- Sam Trans
- Proposed BRT link between Hunter's Point shipyard & Balboa Park BART station



THREE MODES OF TRANSIT WITHIN 5 MINUTE WALK

Significant transit resources position Baylands ideally to accommodate residential and commercial growth for the region

Local and Regional Benefits



AN EDUCATIONAL OUTDOOR LAB
FOCUSED ON BAYLANDS &
RESTORATION ECOLOGY



0 NET
ENERGY
CONSUMPTION



MILES
OF HIKING &
BIKING TRAILS



NEW
GROCERY
AND PHARMACY



300+ ACRES
OF RESTORED AND
ENHANCED HABITATS



**4,400 HOUSING UNITS ADDRESS
REGIONAL SHORTAGE**



**DEDICATED LAND FOR LOCAL
HIGH SCHOOL**

Sustainability Summary Plan

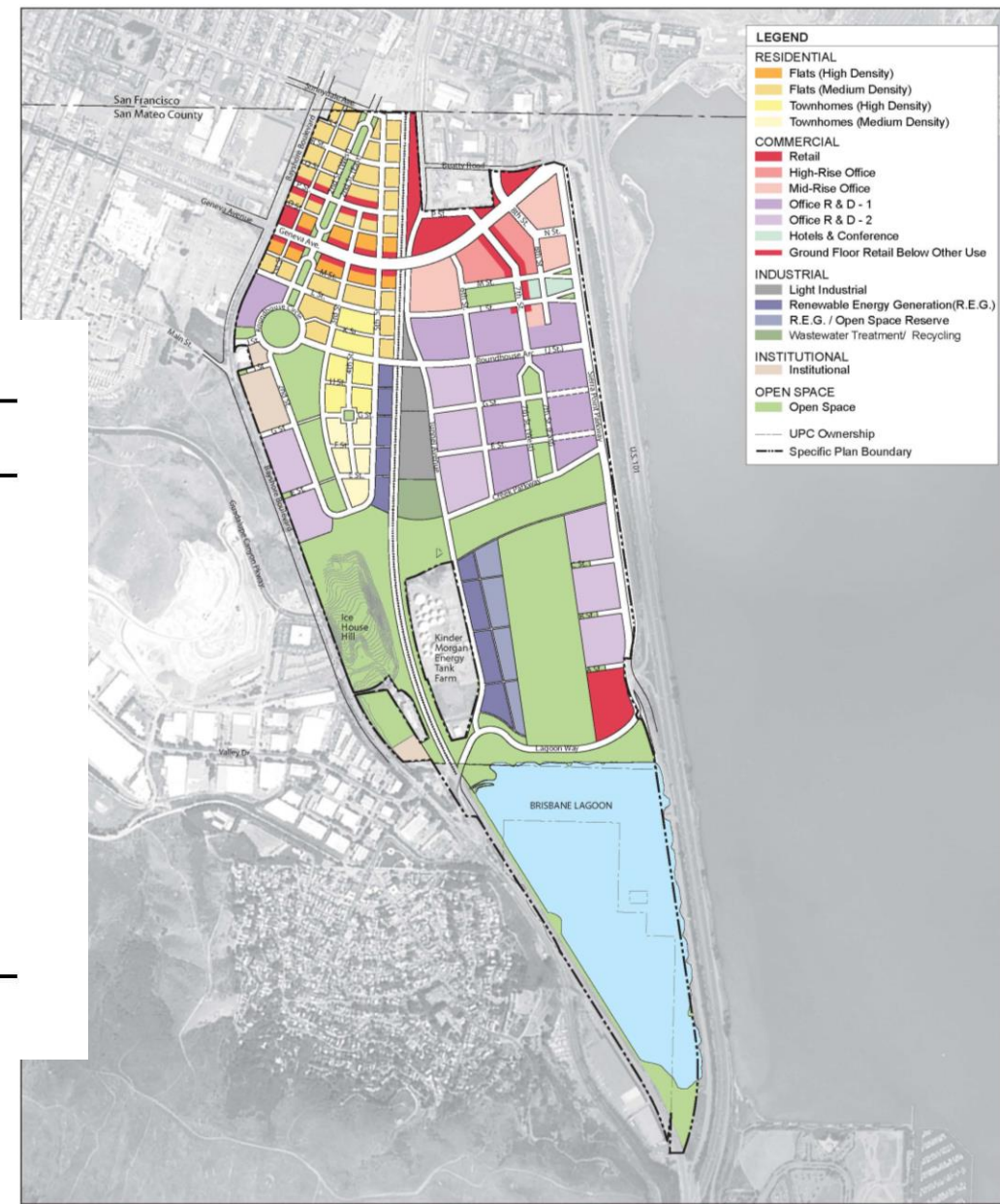
- Endeavor to meet Sustainability Framework Aspirations
- Net Zero Energy Goal
- Compact Development Accessible to transit
- Jobs to Housing Balance
- Wetland Wastewater Treatment/Recycling Facility
- Natural Storm Water Management
- LEED (or equivalent) Rated buildings
- Tidal/Freshwater Wetland, Coastal Meadow & Upland Habitat Restoration
- Extensive Open Space Network – Natural & Recreational



Brisbane Baylands Specific Plan Universal Paragon Corporation

Proposed DSP Land Use Plan

	<i>Square Feet</i>	<i>Units</i>	<i>DUs/Acre</i>	<i>FAR</i>	<i>Max Ht.</i>
Proposed New Land Uses					
Hotel & Conference	261,100	369 rms		2.00 — 4.00	40' — 160'
Residential Condos/Apts	4,351,800	3,950 DUs	56	2.00 — 3.00	45' — 90'
Residential Townhomes	798,600	484 DUs	17	0.80 — 2.00	35'
Retail	566,300			0.40 — 1.25	35' — 40'
Office	2,651,200			2.25 — 2.75	45' — 90'
Research & Development	3,328,300			0.60 — 2.00	45' — 90'
Existing Historical Buildings	28,200			0.20 — 0.50	45'
Institutional	110,800			0.30 — 1.00	25'
Total New Land Uses	12,096,300				



- LEGEND**
- RESIDENTIAL**
 - Flats (High Density)
 - Flats (Medium Density)
 - Townhomes (High Density)
 - Townhomes (Medium Density)
 - COMMERCIAL**
 - Retail
 - High-Rise Office
 - Mid-Rise Office
 - Office R & D - 1
 - Office R & D - 2
 - Hotels & Conference
 - Ground Floor Retail Below Other Use
 - INDUSTRIAL**
 - Light Industrial
 - Renewable Energy Generation(R.E.G.)
 - R.E.G. / Open Space Reserve
 - Wastewater Treatment/ Recycling
 - INSTITUTIONAL**
 - Institutional
 - OPEN SPACE**
 - Open Space
 - UPC Ownership
 - Specific Plan Boundary

This Project has one of the longest Environmental Reviews in California History



Consider Expert conclusions & Community Opinion and Make an Informed Decision



Consultant Presentations



Applicant DSP Presentation: Final Comments
Brisbane City Council, May 23, 2017

Hear Community Concerns, Reject 'Alternative Facts', Believe the Experts



Follow your Sustainability Framework

Brisbane's Sustainability Framework
for the Brisbane Baylands
ESTABLISHED NOV. 2015

1. Zero Carbon Buildings
2. Zero Waste
3. Sustainable Transportation
4. Local & Sustainable Materials
5. Local & Sustainable Food
6. Sustainable Water
7. Open Space & Habitat
8. Culture & Heritage
9. Economic Vitality with Equity & Ecology
10. Recreation, Health, Safety & Happiness



Consult your Peers-Local



Mountain View has been here before



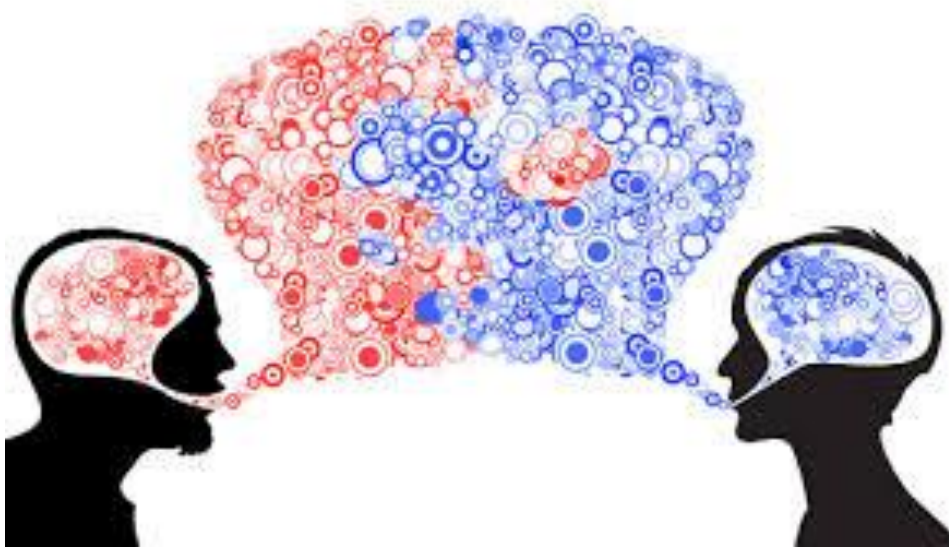
Consult your Representatives at County/State Levels



Consult with your future Employers



Negotiate with UPC



Economic Feasibility as Benchmark

Environmental and Social Factors have overwhelmingly outweighed Economic factors in Brisbane Public process/review of UPC Plan

A successful, sustainable outcome requires economically rational assumptions, and reasonable investment return.

Whether for environmental cleanup, parks, renewable energy, Housing, commercial development Economic feasibility is critical



Travel Notes and Inspiration: 1992-2017

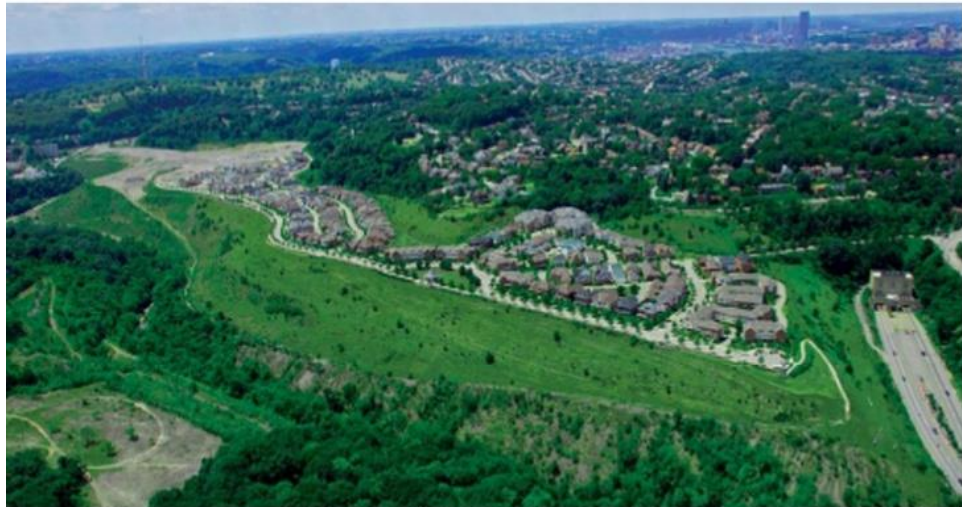


A Message from Tom Murphy: 2007 Brisbane Speaker Series

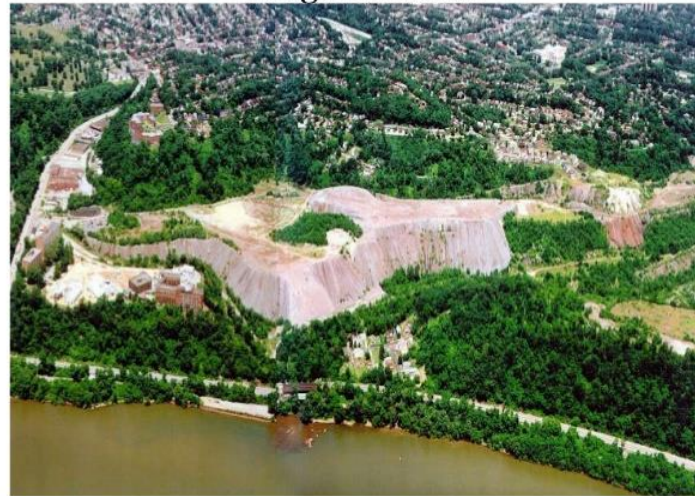


<https://youtu.be/WOj1bOiNJdo>

Summerset has become Pittsburgh's showcase
market rate residential community



The *Summerset* development has transformed a
former slag dump into a premier City
neighborhood



A Message from Pooran Desai:

Bioregional/One Planet Living Founder

I am sorry not to be with you in person, but I am pleased to share with you some initial findings from a report commissioned by Jonathan Scharfman.

The Baylands site is very unusual in being a large, brownfield site in close proximity to a metropolitan centre of global importance - San Francisco - as well as to the wider Bay Area.

Ideally, the site needs to be seen through the lenses of local, regional and planetary needs and wants – what we call ‘One Planet Living’. Given the information we have seen, our assessment of various options suggests that the largest beneficial impact will come from a mixed-use development, including community facilities and office space, but also maximising residential development. The residential element should of course include a large element of affordable and social housing.

We believe the site can provide even more desperately needed housing than that currently being proposed by the developer. If well-designed and if the development takes into account all the issues associated with forecast sea-level rise, it could support an even greater housing to jobs ratio than that proposed in Plan Bay 2040. A Zero Carbon, Transit Oriented Development integrating Smart City design and community services which promote health, well-being and quality of life would make this a global exemplar.

An incredible opportunity exists for a world-leading development to be conceived by the developer working with the City of Brisbane, its citizens and wider Bay Area stakeholders. Go for it!





BRISBANE BAYLANDS

Council Questions?