

Addendum A to Attachment 2

Re: Agenda Report for the City Council Special Meeting of July 13, 2017

Dated: July 10, 2017

2017 Council Member Lentz's Brisbane Baylands Goals

My goals for the Brisbane Baylands have evolved through my years of public service (8 years on the Brisbane Planning Commission and almost 8 years on the Brisbane City Council). The Council is about to embark on a great journey with our Community, as we set out to organize and construct our goals for developing a vast section of our town that very few citizens have ever set foot on.

To help prepare for the Council deliberations, I have read extensively and have attended numerous conferences and lectures on urban planning, healthy communities and sustainability. Most importantly, I have listened to our community, taking in your aspirations and concerns, and requiring staff to provide more extensive data to help us all make better determinations on what would be an appropriate development for this part of our City.

I have laid out my goals by first identifying what I feel are the essential building blocks of creating a sustainable development for the Baylands. From there, I take a geographical route, starting with the Lagoon and going clockwise to the Mission Blue Nursery, Ice House Hill, south of the Roundhouse, the Roundhouse, north to Schlage Lock, Recology, north of the Creek, south of the Creek, and then finally heading north through the middle of the site to the potential new multi-modal station. I've created this grid to help me get a better sense of place for the Baylands and understand how the goals are connected.

I believe the goals we set out for the Baylands should have strong sustainability standards, where respect for the environment, social equity, and fundamental economics are harmoniously woven together into all decisions. The goals also need to be realistic. I've attached a link to each of the goals in this document, demonstrating their feasibility.

I look forward to working with my Council colleagues, staff, UPC and our great Community. Together, we will put forth a vision for the Baylands that will represent our values and commitment to a safe, responsible and sustainable development for this area.

ESSENTIAL GOALS

REMEDIATION

The Baylands needs to be safe. I would like to see the most stringent standards of remediation be implemented for the desired intended uses. If there are remediation standards that are more stringent in other states or countries, I would like to incorporate those standards into our Remediation Action Plan (RAP).

Remediation and monitoring of the Baylands will need to be funded by the developer and future property owners. All remediation and monitoring must be evaluated by the City of Brisbane's peer review consultant in perpetuity. The RAP must clearly identify funding mechanisms that maintain

remediation infrastructure, as well as replacing any faulty or worn-out components of the remediation infrastructure in perpetuity.

http://esdat.net/Environmental_Standards.aspx

QUALITY OF LIFE

The development of the Baylands should not have a negative impact on the quality of life of current residents in Central Brisbane and the Ridge. We need to incorporate measures into the Development Agreement and Conditions of Approval that ensure that public services that are administered to the Baylands are funded by development in the Baylands – there should be no non-Baylands General Fund revenue streams providing for the cost to provide Baylands services.

<http://www.californiataxdata.com/pdf/assessmentdistrict.pdf>

<https://www.californiataxdata.com/pdf/Mello-Roos2.pdf>

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 Mt., the Lagoon and the Bay. Revise the Open Space Plan to reflect these concepts.

<http://www.hphpcentral.com/article/urban-planning-and-the-importance-of-green-space-in-cities-to-human-and-environmental-health>

ZERO CARBON

The Baylands should strive to be a zero-carbon development. All buildings should be built to be Zero Net Emissions. <http://www.packard.org/about-the-foundation/our-green-headquarters/>

ENERGY NEUTRAL

Through efficient building practices and use of alternative energy sources, the Baylands should provide for its own energy needs annually. At times when the site may need energy from the grid, alternative energy should be used. <https://www.peninsulacleanenergy.com/opt-up/> The Baylands should be free from using carbon-based forms of energy.

http://greensource.construction.com/projects/0704_calpers.asp

ZERO WASTE

The Baylands should incorporate a Zero-Waste Mandate, creating a strong culture of reusing, recycling, and strongly limiting non-compostable packaging. <https://www.goboxsfbay.com/> Where possible, waste should be turned into alternative energy. <http://zerowasteenergy.com/what-we-do/our-projects>

Explore the possibility of building an Urban Biomass Facility. <http://www.energy.ca.gov/biomass/>

ZERO WATER

The Baylands should incorporate a Zero-Water Wasting Mandate, creating a strong culture of conservation through business and household use 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. <http://www.ameresco.com/solution/biogas> Explore the feasibility of building a waste-water treatment facility that would not only serve the Baylands, but the rest of Brisbane.

<http://www.cnn.com/2014/05/01/world/from-toilet-to-tap-water/> Enhanced wetlands should be a part of our Zero Waste Water Management Plan. <http://hoffman-realty.com/properties/services/wetland-mitigation-bank/>

http://water.epa.gov/infrastructure/greeninfrastructure/gi_what.cfm

<http://www.waterworld.com/articles/iww/print/volume-13/issue-5/features/embracing-closed-loop-technology-for-recycling-and-reuse.html>

GLOBAL WARMING

Coordinate with government agencies such as Caltrans and BCDC to develop a strong action plan for dealing with sea level rise at the Baylands. Understand how Caltrans' efforts to protect Hwy 101 from sea level rise could affect developing the site. <http://www.adaptingtorisingtides.org/>

TRANSPORTATION

The Baylands should be a destination where it is more convenient to use public transportation than driving 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. A development-funded free shuttle system should connect the Baylands, as well as providing connectivity with the other parts of Brisbane. Strong bicycle sharing program.

<http://www.emeryground.com/phone/index.html>

[HTTP://WWW.BAYAREABIKESHARE](http://WWW.BAYAREABIKESHARE)

SUSTAINABLE MATERIALS

Use sustainable materials in the construction of buildings in the Baylands. Apply Life Cycle Assessment Optimization for evaluating sustainable materials goals. <https://www.usgbc.org/articles/life-cycle-leed-out-now-edcs-january-issue>

SUSTAINABLE FOOD

Create guidelines for requiring a certain % of food to be local – perhaps within a 100 or 200 mile radius of the Baylands. If feasible, explore the possibility of producing food products within the Baylands. Implement a Fair Trade policy. <http://www.localfoodswheel.com/sanfrancisco-bay-area>

<http://greenheartfamilyfarm.com/>

http://fairtradeusa.org/what-is-fair-trade?gclid=Cj0KEQjwy4zLBRCOg6-4h6vs3cUBEiQAN-yzflELVp7x0WD6KqEUWCK5MhaA2y_la9KTDtPNSC-jOL8aAhj58P8HAQ

BUILDING DESIGN

The design of buildings will be crucial to the vibrancy of the development. Often, large developments build similar-looking buildings that make the overall development cold and sterile. We need to establish meaningful design guidelines that ensure creativity and uniqueness.

<https://www.wired.com/2017/05/apple-park-new-silicon-valley-campus/>

PUBLIC ART

Public art should be one of the major pillars that makes the Baylands a great development.

<https://www.smartertravel.com/2017/06/19/best-9-cities-see-cool-public-art/>

EDUCATION

The development of the Baylands should financially benefit educational opportunities for the children of Brisbane. If feasible, explore the possibilities of creating a local high school on the Baylands or other locations in Brisbane. https://en.wikipedia.org/wiki/Small_schools_movement

SIGNAGE

Develop signage guidelines that are appropriate for the Baylands.

<http://www.codepublishing.com/AZ/Sedona/html/SedonaLDC/SedonaLDC11.html>

INFRASTRUCTURE

Explore the feasibility of creating infrastructure tunnels throughout the Baylands, creating controlled conditions dealing with energy, waste and technology. . [HTTP://GIZMODO.COM/8- MASSIVE-TUNNELS-BEING-BUILT-RIGHT-NOWUNDER-A-CITY-NE-1493440](http://GIZMODO.COM/8-MASSIVE-TUNNELS-BEING-BUILT-RIGHT-NOWUNDER-A-CITY-NE-1493440)

SUSTAINABILITY FRAMEWORK

Approve the Planning Commission's recommendation to implement the Sustainability Framework into the General Plan, and use the document as a guide to help determine land use types and development densities.

http://brisbaneca.org/sites/default/files/Baylands%20Sust%20Framework%20OCT%202015_Accepted_FINAL_2015-1105Reduced_0.pdf

THE LAGOON AREA

Create a more natural and habitat-friendly environment around the perimeter of the Lagoon. Remove rocks where feasible, and replace with wetlands.

Create a Class I trail through the open space between the Lagoon and Lagoon Road, connecting the overpass to a Class I trail along the eastern edge of the Lagoon (providing safe bicycle and pedestrian access to Sierra Pt). http://www.dot.ca.gov/dist1/d1projects/manila-atp/bikeways_explained.pdf

Explore the feasibility of allowing human-powered kayaks to launch from the northern shoreline.

Improve the fishing pier and provide a restroom.

Clean up the canal that feeds into the Lagoon.

Establish a habitat plan for the canal and Lagoon, identify funding sources for rehabilitating and maintaining a healthy eco-system in this area.

MISSION BLUE NURSERY AREA

Expand the Mission Blue Nursery to accommodate demand for propagating native flora for the Baylands open space areas, as well as providing flora to ensure greater habitat connectivity with San Bruno Mt.

<http://www.mountainwatch.org/mission-blue-nursery>

Seismically retrofit the former Ice House building and turn it into an incubator site for non-profit organizations.

https://www.google.com/search?q=Machinery+%26+Equipment+Co.,+Inc++brisbane+ca&source=lnms&tbm=isch&sa=X&ved=0ahUKEwj_0tqGv_UAhVE-mMKHfKWBkcQ_AUICCGD&biw=1366&bih=662

Remove all industrial parts and garbage, as well as invasive flora from the site.

Establish a habit plan for the area and Ice House Hill, so that a healthy green belt between the two areas can be created. Identify funding sources for rehabilitating and maintaining a healthy eco-system in this area.

Build a trail system that connects the Crocker Park Trail to the west (through the train tunnel), the overpass to the south, the western edge of the train tracks, and the foot trail that goes over Ice House hill to the north.

Allow opportunity to continue graffiti art in the train tunnel, but regulating it in a way that keeps the site clean from litter and not a hazard for pedestrians and cyclists.

Supply workforce housing (tiny houses) for Mission Blue Nursery and non-profit workers at the former Ice House building. <http://thetinylife.com/what-is-the-tiny-house-movement/>

ICE HOUSE HILL AND AREAS JUST NORTH

Remove invasive species from Ice House Hill.

Build a foot trail to connect the Mission Blue Nursery area with a potential Urban Farm.

Create a potential Urban Farm on the north slope of Ice House Hill to reconnect with Brisbane's rural past. <http://www.motherearthliving.com/green-living/americas-top-10-urban-farms>

Build proper stalls for horses, so that people could ride in the Baylands.

Have farm animals such as goats, chickens, cows and pigs, allowing kids and families to get better acquainted with animals. <http://www.hiddenvilla.org/>

<http://deerhollowfarmfriends.org/>

Build raised beds for growing fruits, vegetables, herbs and medicinal plants. Bee hives.

Create an artisan food manufacturing and retail zone, so locals and workers can purchase products such as eggs, cheese, herbs, honey, micro-beer.

<http://sonomafb.org/Farm+News/Farm+News+Archive/2014/Sep+14/Agriculture-Processing-Code-Change.htm>

<http://brewhub.com/>

Part of the zone could include restaurants that use local and regional foods in their menus, as well as beer and wine options.

Build workforce housing for the folks that would work in this zone and along Industrial Way, creating a unique village.

The zone could border open space and the Baylands Creek to the northeast. A multi-use trail (horse, cycle, pedestrian) could meander through this space.

INDUSTRIAL WAY AREA

Current commercial uses such as automotive, trades and light industrial should continue and be expanded – we all need these services. <http://sunsetgarageinc.com/>

Fix up the road and buildings, so that the area does not look blight.

ROUNDHOUSE AREA

Rehabilitate the Roundhouse so that it becomes the epicenter of culture, art, and knowledge for the Baylands.

Excellent example from Cris Hart of the repurposed roundhouse in Vancouver, BC.

<http://roundhouse.ca/> The Roundhouse could be the site for a museum, highlighting the local and regional scene from the natural environment, to the man-made. Being a former railyard building, it would be great to have interesting railroad artifacts and machines incorporated into the design of the building.

Explore the possibility of bringing a rail line to the roundhouse, so that currently operating train engines from the past can spend time at an outside exhibit area.

Have a permanent space for Friends of Brisbane Trains, so that they can continue to tinker with industrial machines for making train parts.

Create an outdoor amphitheater for acoustic performances, Shakespeare plays, lectures. Could perhaps have a retractable roof for nighttime performances. <http://roundhouse.ca/facilities-rentals/room-information/turntable-plaza/>

<http://roundhouse.ca/facilities-rentals/room-information/performance-centre/>

Create an Artist Village, where artists could live and work for one, two and three year periods. Some of the artists could be working on public art projects throughout Brisbane.

<https://theabundantartist.com/artist-housing-projects/> Explore the option of using money from the Public Art Ordinance to help subsidize rent and workspace area.

The southeast border of the Roundhouse could be flanked by open space and the creek.

The northeast border of the Roundhouse could be flanked by one- to two-story commercial uses.

MAIN STREET AREA

Create a mixed-use, "Main Street" zone in the northwest area that connects Bayshore Blvd and the Roundhouse. <http://alwaymountaintime.com/kfmu/articles/50-best-small-town-downtowns-in-america/>

It would be great to have a Trader Joe's and other shopping options for all Brisbane residents and workers in a conveniently and centrally located area.

Explore the feasibility of designating the non-mixed use housing in this zone to be workforce housing for employees who work in Brisbane, thus making it likely that this housing will be affordable.

<http://www.nreionline.com/multifamily/why-every-city-needs-workforce-housing>

If feasible, do not allow any personal parking spaces for residential, but allow for some parking of shared electric vehicles – implement strong public transportation options.

<https://www.bostonglobe.com/business/2013/07/04/boston-limiting-new-parking-number-residences-soars/kYMnkSr6l55wBMgH4d7VKP/story.html>

Building heights should be no taller than two to three stories.

Build a park with a nice playground and places for people to have parties and socialize – like our own Community Park.

Plant lots of trees and create an open space corridor. <https://www.forestry.gov.uk/fr/infd-62ac6u>

NORTH OF THE GENEVA AVENUE EXTENSION

Allow for greater density with buildings with four stories near Bayshore Blvd, and up to eight to ten stories near the multi-modal station.

The area near the station could be a good location for a large corporate campus or hospital. Require some workforce housing based on a square footage formula be built on the property or nearby.

The area near Bayshore could be a real live/work zone, such as the example from BedZed, where work spaces, cars, gardens and other amenities are shared – a true communal living space. The BedZed model also emphasizes the importance of sustainability through the One Planet Living Principles.

<http://www.bioregional.com/bedzed/>

Plant native trees and plants to create an open space corridor.

RECOLOGY

Continue to support Recology's expansion and promote their zero-waste goals.

http://www.arup.com/Projects/Recology_advanced_resource_recovery_facility.aspx

Explore the feasibility of using vacuum tubes to transport waste to Recology and potential Urban Biomass facility. . <http://motherboard.vice.com/read/should-new-york-city-expand-its-network-of-trash-suckingvacuum-tubes>

<http://www.greenerideal.com/lifestyle/0213-automated-waste-collection-sucks-butthats-good/>

Design buildings that add value to the other buildings in the Baylands – a waste management facility doesn't have to look ugly.

Explore the possibilities of partnering on an Urban Biomass facility that turns organic waste into energy. <https://www.nytimes.com/2017/06/02/nyregion/compost-organic-recycling-new-york-city.html>

The expansion, as well as the existing buildings, should not emit significant odors. All buildings should be covered.

SOUTH OF RECOLOGY AND NORTH OF THE CREEK

This area should be developed for large corporate campuses, higher education, hospitals, incubator site.

Greater density of up to twelve stories near Recology and eight stories near the creek would be okay for this area, as views would not be significantly impacted.

Make this section of the Bay Trail an open space corridor. All buildings should be a five minute walk to the trail or a trail that connects.

BAYSHORE CREEK

The creek should not look like a ditch, but rather a riparian corridor that would support wildlife found in our region. Along the creek, the open space should expand and contract, giving it a more natural feel than if the creek was the same width from one end to the other.

<http://www.parksconservancy.org/visit/park-sites/crissy-field.html?referrer=https://www.google.com/>

SOUTH OF THE CREEK

The area closest to the creek could have some one to two story buildings.

As we move further south, I would like to explore this area for ball fields.

There should be nice open space connectivity between the creek and the Lagoon.

BETWEEN THE TRACKS AND TUNNEL ROAD

The southern section should be open space to the creek.

On the other side of the creek, leave a corridor of open space before the property of Golden State Lumber. Create a great showroom for Golden State Lumber. Lumber yard should be aesthetically pleasing.

MULTI-MODAL STATION

Create a multi-modal station where Caltrain, Third Street Light Rail, Bus Rapid Transit, regular bus service, free shuttle, and bicycle sharing all come together at one place.

Move the station to the south, connecting it with the Geneva Ave Extension, so that the BRT is connected to the station. Moving the station south will also allow for a ¼ to ½ mile radius of a variety of uses around the station.

Explore the option of partnering with the private sector to incorporate retail, hotel and entertainment into the station. <https://www.kyotostation.com/>

The station should be the hub of the development, providing excellent access to all parts of the Baylands through public transportation, bicycle riding and walking.

<http://bettercities.net/article/multimodal-station-andplan-spur-town%E2%80%99s-revival-21378>