

# **Brisbane Baylands**

## **Planning Commission Deliberations**

### **Distribution and Intensity of Uses**

**June 9, 2016**

# The Planning Commission has previously addressed:

- Basic principles for Baylands development.
- Land uses that may be appropriate within the Baylands.
- Key features to be preserved or recognized within the Baylands, around which potential planning/development areas will occur.
- The most appropriate uses for each potential planning/development area based on key site features.
- Appropriate development intensity for most areas of the Baylands.

# Open Space Framework

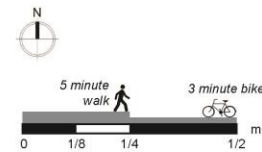
- A. Lagoon and adjacent habitat
- B. Icehouse Hill
- C. Visitacion Creek corridor
- D. Brisbane Bayview Park
- E. Active Open Space
- F. Community Gardens

## Major Trails

- Bay Trail
- Trail through Areas 2 & 3
- Along Visitacion Creek
- Icehouse Hill

### Brisbane Baylands Open Space and Pedestrian and Bicycle Circulation

- Planning Area
  - Caltrain Station
  - Caltrain Line
  - Off-Street Pedestrian, Bicycle and Electric Cart Path (20'+)
  - - - On-Street Protected Bike Lane (6'+ with planted divider)
  - New Traffic Circle
  - Ⓟ Potential Locations for Caltrain Station Parking
- Key Open Spaces
- Ⓐ Lagoon-Adjacent Habitat Area
  - Ⓑ Icehouse Hill
  - Ⓒ Visitacion Creek Corridor
  - Ⓓ Brisbane Bayview Park
  - Ⓔ Active Open Space
  - Ⓕ Community Garden



# Potential 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



# Question for this Evening:

What is the appropriate intensity for future development within three remaining areas of the Baylands?

1. Recology Area
2. Renewable Energy Area
6. Transit Oriented Development Area

# 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.**

# 1. Recology Area

## Land Use and Intensity Concepts

- Designate entire area as “Industrial Park”
- 585,000 s.f. rather than 1,050,000 s.f.
  - Retains existing Recology facility
  - Allows Light Industrial use or expansion between Recology and Geneva
  - Would allow Recology to request additional density



## 2. Renewable Energy Generation Area

### Land Use and Intensity Concepts

- Maximize renewable energy generation
- Large ground-mounted solar farm?
- Incorporate some level of development such as a tech campus?





# Transit Oriented Development Areas

## Land Use Concepts

- Designate for R&D
- Allow for supporting commercial use



# Development Intensity Benchmarks for TOD Area

- **1 million square feet**
  - 1-2 story buildings
  - Below low end of Bay Area development
- **2 million square feet**
  - 2-3 story buildings
  - 1/3 of building area of CPP
  - Comparable to outlying non-TOD development intensity
- **3 million square feet**
  - 2-4 story buildings
  - 55% of CPP scenario
  - Typical of recent Bay Area non-TOD development
- **4 million square feet**
  - 3-6 story buildings
  - 40% of DSP building area
  - Similar to Lower Intensity Non-residential alternative
- **6 million square feet**
  - 4-8 story buildings
  - 65% of DSP building area
  - Similar to CPP scenario
  - Typical of Bay Area TOD intensity in Area 6

# Anticipated Content of Commission Recommendation

- Land use and development intensity
- Recommendation regarding UPC's applications
- Should the EIR be certified?