

EIR Proposal Draft

In my view there are four important issues to be addressed in the EIR and I have outlined them in **RED**. In trying to identify the main issues for each of the subjects below, I am listing the Pro's and Con's as I see them. The enclosed schematic attachment shows the four "Points of Order" that I have referenced and is to be included in the EIR. This would be the ultimate scenario for the Baylands, and it would greatly benefit the City of Brisbane and the surrounding communities, while not hindering the building of the proposed housing units in the north.

1. Geneva Extension and new clover leaf interchange hook up at Hwy 101.
2. Redesign existing off ramp access from southbound 101 just north of Lagoon.
3. Relocate fire station in order to extend Valley Dr. from Bayshore Blvd around Ice House Hill and hook up with Industrial Way.
4. "The Recreation/Entertainment Alternative"

Geneva Extension

If UPC's pending proposed amendment to the General Plan and the EIR is adopted, it would make way for the construction and provision of some 2200 residential housing units on the northern most area of the Baylands and 8 million sq. ft. of Commercial Warehouse space within the Baylands. The only logical access to the proposed housing site would be by way of a new roadway going north from the Geneva Extension on the west side of the Caltrain tracks to the Housing site, and/or new accesses from Bayshore Blvd.

The new freeway interchange has been thoroughly studied by the Bi-County transportation group spearheaded by San Francisco, the San Mateo County Transportation Authority and Caltrans. Those parties are planning a new interchange that will link up Geneva Avenue with Hunter's Point and Candlestick; there is no more Candlestick. It may be the future route of the Bus Rapid Transit (BRT) however, these plans were drafted years ago prior to the proposed new housing on both sides of the freeway, and other possible multiple commercial venues. These new and future proposed entities would increase traffic substantially, and does not support the existing plan that has the Geneva Extension, east of the railroad tracks, curve northward after bridging the Caltrain tracks and joining it with the roadway that goes through the Recology Center Area, and then goes under the freeway and feeds into the existing northbound ramp onto the 101 freeway.

A more practical and long term solution would be to extend Geneva east as a straight roadway from Bayshore Blvd and connect it to Hwy101with a clover leaf interchange design. By not curving the Extension through the existing Recology Center Area, no land needed for the Center would be lost; in fact, available land for the Center would increase, garbage trucking would have an easier access onto and off 101, and traffic congestion entering and exiting 101 would be reduced for all commercial and personal vehicles at present and in the long term, especially with future unknown demands.

Extending Geneva eastward and connecting it to Hwy 101 would provide:

- A new and improved artery, providing access from Hwy 101 northeasterly and eventually to Hwy 280, so named **"the Geneva Extension"** in the EIR and as eastward from Bayshore Blvd. to Hwy 101.
- A new north access to Bayshore Blvd from Hwy 101 coming from the south, the Geneva Extension, would provide an alternative and bypass Brisbane's Visitation and Valley Drive that cross Bayshore Blvd. in Brisbane and thereby relieve traffic concerns by Brisbane residents.
- By extending the Geneva Extension straight to 101 and into a cloverleaf hook-up with 101, instead of having it go under 101 as it presently exists, it would relieve congestion substantially for east and west bound traffic exiting and entering Hwy 101 from northbound and southbound traffic.
- The proposed 2200 new housing units on the west side of 101, as well as the proposed new housing on the east side of 101, would greatly benefit by a proven free flowing interchange off the freeway.
- Implementing a straight shot from Geneva to 101 would mean acquiring the old Van Arsdale-Harris property owned by the Recology Center, through a land swap, and would benefit the Recology Center because no new roadway, as proposed, would cut through their operation and take up space.

Southbound 101 exit ramp by the Lagoon

The last off ramp on 101 going southbound from San Francisco into the Baylands, exits just north of the Lagoon. It feeds Lagoon Way that in traveling westbound, it "T's" at Tunnel Ave. In turning right onto Tunnel Ave. one is headed toward San Francisco, turning left one is headed toward Visitation Ave. and on into the City of Brisbane. Lagoon way is in less than optimum condition, and is need of major repair and/or relocation. I am proposing a redesign of the off ramp configuration, and relocation of Lagoon Way to become a straight roadway from the 101 exit to Tunnel Ave. This redesign would provide a safe and sane new interchange for motorists and truck usage at the off ramp, and make way for future safe frontage road extensions. The northward relocation of Lagoon Road would appropriately divide the two proposed recreation areas and it would directly align with the freeway access in contrast to the current convoluted setup.

- The redesign of the Off Ramp/On Ramp, Frontage Road (south bound and a new north bound) and relocation of Lagoon Way north to a new roadway northward that hooks up with Tunnel Ave. makes a lot of sense.
- The redesign and reconfiguration of the on/off ramp would provide a safe interchange connection.
- Eliminating, or at least moving Lagoon Way north, would expand the Wetlands along the Lagoon, and allow additional land for recreational uses.
- Lagoon Way is in desperate need of redesign, repair and safety upgrades.
- A new connection that would "T" at Tunnel Road from Hwy 101 would better serve as the traffic junction and provide easy access to any recreation development on the old Garbage Dump Site along the way.

Move Fire Station & join Valley Dr. with Industrial Way

The location of the Fire Station is in need of a more advantageous location to serve and provide safer health wise surroundings. Recent mold and mildew findings at the Station House, as well as ease of access to the residents of Brisbane and the existing commercial entities is obviously in need of upgrading. There are several sites that could be used to accommodate a new Fire Station and satisfy the need for faster emergency response time for the residents of Brisbane. By moving the Fire Station it opens the way to extend Valley Drive from its intersection at Bayshore Blvd down and around Ice House Hill and connecting it to Industrial Way.

- The existing location of the Fire Station was born out of the use of available City land at the time of its inception.
- It is not in the best location to serve the needs of the Brisbane residents in times of an emergency because of the winding and twists from the Station to finally getting pass the City Park and up Visitation to Brisbane's Residential homes and populous.
- There are several sites that would be better suited for a Emergency Services Center so sorely needed by the Brisbane residents.
- The developers (UPC) should also be required to provide another Fire Station and Emergency Services Center within their Baylands development.
- In addition, by relocating the Fire Station, it would open up the way to extend Valley Drive around Ice House Hill and connect it with Industrial Way.

Recreational/Entertainment Plan

I also believe there is a valid alternative to the developer's Specific Plan entitled "**The Recreation/Entertainment Alternative**". In order to approve that Plan, UPC must allow Brisbane to Purchase and/or Lease all the land east of the railroad tracks from the proposed Geneva Extension southward to the Wetlands Areas on both sides of Visitation Creek, Visitation Creek itself, the old Garbage Dump Site, the Wetlands surrounding the Lagoon, and the Lagoon. That Plan should include these viable areas for sorely needed community recreation.

There must be some amiable way for Brisbane to obtain the Wetlands on both sides of Visitation Creek, the Creek, the old garbage site and the Lagoon, including its surrounding Wetlands. In reading the proposed EIR and the attached schematics as to proposed uses to be implemented by UPC, the sites I am in reference to could easily be dedicated to the City of Brisbane as an EIR alternative to the developer's Specific Plan entitled "**The Recreation/Entertainment Alternative.**"

The City could pass on the remediation costs and uses/improvement costs onto the tenants, and reap future rental revenue as well. I have been told that the main reason that the city would not want ownership of the old garbage dump site is the liability issues involved, so would a long term lease work?

- UPC's proposed development plan on its 660 acres includes some 2200 residential units on 50 +/- acres and commercial warehouse space on 600 +/- acres, but there is no mention of where a recreation area might be located and what activities would be considered.

- UPC'S plans for recreation are ambiguous, the old garbage dump site and the Lagoon itself should be looked at for recreation use and have merit.
- There can be no buildings of any size or weight on the old Garbage Dump Site because of the State of California's Title 27 mandated restrictions for use on a closed dump site.
- I propose an Alternative Plan requiring UPC to transfer ownership of the old Garbage Dump Site and the Lagoon to Brisbane in exchange for amending the General Plan that will allow residential units and several million square feet of commercial warehouse use. If liability is the main concern over the transfer of land through a sale to Brisbane, then would long term lease (50-100 years) calm the storm?
- If one was to multiply the amount of square feet of warehouse space as the EIR proposes, by the going rental price per square foot per month, UPC stands to make a fortune.

"The Recreation/Entertainment Alternative" is a viable alternative to the developer's Specific Plan; it proposes a whole range of recreation activities south of Visitation Creek, they could include;

1. Circular 400-yard diameter Golf Driving Range (25 acres) surrounded by: a bowling alley, theater, fitness center, restaurants, specialty shops, multi-use amphitheater, and solar panel covered parking, totaling approx. (20 acres)
2. Indoor Water Park surrounded by several miniature golf courses, baseball batting cages, arcade, food court, picnic areas, and open areas. (20 acres)
3. Soccer Fields and Multi-use grass areas (5-10 acres)
4. Construction of a Pier into the Lagoon with Wetlands along its shoreline.

The three major recreational structures proposed north of Visitation Creek are;

1. Soccer Stadium—(10-12 acres) plus parking (30-35 acres)
2. Sports Gymnasium/Arena—(6-8 acres) plus parking (15-20 acres)
3. Trade School Campus—(3-5 acres) plus parking (5-7 acres)

Acreage for the Soccer Stadium, Sports Arena/Pavilion and a Trade School Campus totals approximately 25-30 acres with an additional 50-60 acres for parking. The commercial revenue potential of each is enormous. While the tech building boom is coming to an end, there is a shortage of commercial recreation activities, passive and active. The revenue potential of each is enormous, and needed which is why they collectively are a better land use than the developer proposed campus for some information technology or biotech corporation. To me the homeowners should have the right to "kick the tires" and assure this unsightly mess is finally cleaned up; that recreation will not be an afterthought to whatever UPC plans to do and that recreation options are spelled out precisely. The enclosed schematic attachment shows the four "Points of Order" that I have previously referenced, to be included in the EIR. This would be an ultimate scenario for the Baylands, and would greatly benefit Brisbane and the surrounding communities, and it would not hinder the proposed housing units in the north or the proposed commercial warehouse footprint. The warehouse footprint could be condensed by engineering a second or third floor within the warehouses, the square footage could be maintained with no loss to the overall desired usage space. If my proposed Multi-Use Pavilion, Soccer Stadium and Trade School are not approved, then more commercial warehouse space becomes available, but Brisbane would suffer a loss of a fantastic opportunity. I have studied the Baylands for over 15 years and I truly believe with a few tweaks, that this is a great plan, even if I do say so myself.

The Baylands EIR Issues & Needs — Questions/Answers

General Plan

- Need to identify proposed Zoning throughout the Baylands.
- Six to Seven separate Use Parcels can be identified and named under new City Zoning ordinances; 1) proposed Housing site in the north, 2) area between Housing and Geneva Extension, 3) Area south of Geneva Extension, 4) Industrial Way Business Areas, 5) the area south of the Geneva Extension and east of Railroad tracks down to Visitation Creek, 6) old Garbage Dump Site, 7) the Lagoon.
- Only two areas in the Baylands have only one or two borders —the old Garbage Dump Site, boarded by Visitation Creek on its north and the Lagoon on its south. The Lagoon itself is isolated by only one, the closed Garbage Dump Site on its north.

Remediation Issues

- Regulatory Agencies set rules, mandates and policy for the entire Baylands as to Remediation Mandates as set by the State, County and City
- Costs and Underwriting is easier by separating Zoned Areas for remediation and projecting timeframes for completion.

Infrastructure

- Roadways that ease traffic flow and patterns that serve the community
- Sewer System connections and possible new Pumping Station
- Storm Drainage and upgrade Visitation Creek between Bayshore Blvd. and Tunnel Ave.
- Utilities can easily be connected to existing services along Tunnel Ave.

Housing

- How many Residential Units are proposed by UPC?
- How many are 1BR, 2BR, and 3BR units?
- Are there Apt's included in UPC's Plan? How many BR's are in the Apt's?

Commercial

- Strip Mall's variety of retail store outlets
- Grocery and Drug Stores
- Convenience Stores
- Commercial Entities
- Restaurants/Bars
- Service Stations/Car Repair

Services

- Emergency Care Facility, Medical Offices and Clinic
- Police Station
- Fire Station
- Garbage Pickup
- Street Sweeping

Open Space/Recreation

- Wetlands with Vista Decks, Rest Platforms
- Multi-Use Open Space featuring; Picnic Areas, BBQ Pits, Grass Lawns, etc.
- Commercial Activity Centers—Passive and Active

Facts, Possible Remedies, Solutions

- Access to the new proposed Housing in the north can only be achieved by way of completing the Geneva Extension and have an interchange connection with Hwy 101. Additional access can be achieved with new roads that connect to Bayshore Blvd. between Geneva and Arleta.
- The remediation process is enormous and cannot be carried out all at the same time, but it can be done in stages by addressing each of the named zoning areas and remediate each, one at a time.
- It is going to take many years for the remediation to be completed and many more for all the proposed improvements to be made. Interim uses would verify their viability and sustainability prior to accepting them as permanent operations.
- Open Space and Recreation should be under the control, usage and scheduling by the City of Brisbane as well as the benefits and revenues.

Political and Social Issues

- In today's world there are many questions posed toward the American relationships we have with foreign countries. China seems to be top on the list. Housing is a high priority demand in the Bay Area and especially in this location, but why did Brisbane acquiesce, or so it seems, to allow the abandonment of its Open Space/Recreation and Non-Development Areas in the General Plan and now seriously consider 8 million sq. ft. of Commercial Warehouse Space in the Baylands.
- San Francisco's only true Family Fun Center, Playland at the Beach, has been closed for many years and Malibu Grand Prix in Redwood City, some 20+ miles away, became its closest replacement. It too has closed making an abbreviated facility in Sunnyvale, 35+ miles away the closest amusement facility. A Family Fun Center is sorely needed for the community and the Baylands would afford the perfect venue. Our Youth, our Teenagers, our Families and even our seniors need passive and active recreation. The City of Brisbane needs to demand that the isolated 65+ acres at the old Garbage Dump Site be dedicated as a Recreation Area.
- There are many Hall of Famers from all the Major Sports that live in the Bay Area, as well as Entertainment Celebrities and successful business tycoons that I believe would be interested in participating in such a venture. I am sure that in speaking with a few, I can solicit enough financial support and even enlist some as potential operators at several of the Activity Centers to make this happen.

"The Recreation/Entertainment Alternative" is the most fantastic sports and recreational development opportunity anywhere in the greater San Francisco Bay Area.

The **Geneva Extension**, the **On/Off Ramp by the Lagoon**, and the **Relocation of the Fire Station** are important issues for traffic flow and safety.



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Alternate Developer Plan (ADP)
Proposed Land Use Plan