





04
SUSTAINABILITY FRAMEWORK

04 | SUSTAINABILITY FRAMEWORK

4.1 SUSTAINABILITY OVERVIEW

The Baylands development has been planned as a sustainable community. Every section of the Specific Plan has been designed as an integrated system in compliance with the principles of the Sustainability Framework for The Baylands. The Baylands makes it easy and attractive to live sustainably, happy, and well. The Specific Plan goes beyond standard design practices and incremental improvements to transform how people at The Baylands live, work and play in harmony with natural systems. The sustainability features of The Baylands also creates a culture of innovation and collaboration to adapt to new sustainability technologies and practices, and to enhance and protect in perpetuity important natural ecosystems.

With a walkable, transit-oriented mixed use community, The Baylands will benefit air quality, water quality, ecological resources, and climate change by moving more housing closer to jobs, by creating clean new jobs within the City, and by enhancing the City's park and trail resources, by restoring a degraded site into a thriving and resilient new neighborhood.

This Chapter describes the Sustainability Framework for The Baylands.

4.1.1 GENERAL PLAN GP-1-18, MEASURE JJ AND THE BRISBANE SUSTAINABILITY FRAMEWORK FOR THE BAYLANDS

In July of 2018 the City Council approved General Plan Amendment GP-1-18. In the November 2018 elections, GP-1-18 was introduced as Measure JJ and was then voted in by the citizens of Brisbane. GP-1-18 includes mandatory elements that must be included in The Baylands Specific Plan before development of The Baylands parks, infrastructure, residential and commercial development

can occur. Other chapters of this Specific Plan describe these mandatory measures, but an overarching measure that must also be met is that The Baylands must comply with the principles of the Sustainability Framework for The Baylands accepted by the City Council in November 2015 (Framework). This Chapter addresses each of these sustainability requirements.

The Sustainability Framework is based on the sustainable framework of the One Planet Communities program as it was adapted for The Baylands. As explained in the Sustainability Program:

- *The One Planet framework is a set of ten principles designed to achieve an ecological footprint based on the resources available on one planet - hence One Planet Living - and includes the social and economic aspects of sustainability as essential elements to achieving and sustaining the environmental outcomes. (Framework p. 8).*

The Framework then included adjustments to the One Planet principles that were “specific to The Baylands Brisbane project mission and goals.” (*Ibid.*)

- *“The Sustainability Framework does not itself include any mandatory measures: “The purpose of a Sustainability Framework is to create an approach to achieving sustainable development at the Brisbane Baylands. The principles, key performance indicators and implementation strategies in the Framework are aspirational and do not represent a contract for specific results, however, it is meant to inform the negotiation of binding understandings between the City and the Developer in a Development Agreement. This document will continually evolve over the course of the Baylands project to reflect new information, new funding mechanisms, new policies and technologies, and improvements to the project design.”*

The ten principles in the Sustainability Framework are in Table 4.1, and The Baylands implementation summary, is below. The Sustainability Framework also requires compliance with the many more stringent renewable energy, water and energy conservation, and other applicable federal and state and laws and regulations implemented as part of California’s commitment to climate

leadership and the protection of the environment and public health. The Sustainability Framework also includes the commitment to comply with the current Tier 1 of the CalGreen Building Code, which is an opt-in voluntary commitment to implement more environmentally and climate protective measures into the community design as well as building and infrastructure systems.

CATEGORY	PRINCIPLE (Framework, p. 8-9)	BAYLANDS IMPLEMENTATION SUMMARY
1. Zero Carbon Buildings	Making buildings more energy efficient and delivering all energy with renewable technologies.	Carbon emissions reductions are achieved through energy conservation and building efficiency measures and a combination of planning elements, such as transit and pedestrian design features to reduce automobile use, landscaping and lighting designs that reduce energy and water use, and building design standards to reduce energy and water usage. A minimum of 85,000 megawatt hours (MWh) of electricity annually will be generated by onsite solar panels installed on buildings and in parking areas, and in a solar farm required to be built on the southeast area of the site. The Specific Plan also includes five additional sustainable infrastructure plan subareas (along with roof tops and parking lot areas) to accommodate additional electricity generation and storage technologies. Battery storage facilities and equipment installed in buildings and within sustainable infrastructure areas will extend the reliability and resiliency of renewable electricity produced on and offsite and has independent utility to facilitate the storage of offsite renewable energy produced when generation exceeds demand. The sustainability infrastructure subareas also include, as authorized uses innovative renewable electricity generation and storage technologies supporting self-reliance and resiliency. Additional electricity needed at The Baylands will utilize the 100% renewable electricity offered by Peninsula Clean Energy (PCE) to the maximum extent allowed by law. The Baylands will feature all-electric residential and commercial buildings.
2. Zero Waste	Reducing waste, reusing where possible, and ultimately sending zero waste to landfills.	The Baylands includes specific targets for both construction and operational waste reduction, and reuse and recycling to avoid and minimize waste disposal at landfills. These targets are more specific than, and meet or exceed targets identified in, the PEIR and Framework.
3. Sustainable Transport	Using low carbon modes of transport to reduce emissions and reducing the need to travel with good planning	The Baylands includes a mix of commercial, residential, retail and recreational uses in a transit-served location with a pedestrian-oriented design that creates a network of pedestrian and bicycle routes within the site and connecting to surrounding neighborhoods. The Baylands also includes electric vehicle (EV) charging infrastructure, shuttle systems, secure bike parking and other features designed to minimize automobile use and fossil fuel usage. Shared workspaces will be created to support remote work and reduce the need for offsite travel. Many of these measures, coupled with state mandates to eliminate the sale of cars and pickup trucks using gasoline or other fossil fuels, go beyond measures included in the Framework.
4. Local and Sustainable Materials	Using sustainable healthy products, with low embodied energy, sourced locally, made from renewable or waste resources	Sustainability measures require compliance with specific compliance metrics for local and sustainable materials, with tracking for both health and embodied carbon. These measures exceed those required by law, and support use of sustainable materials that were not identified as commercially feasible or available in the Framework.
5. Local and Sustainable Food	Choosing low impact, local, seasonal and organic diets and reducing food waste.	The Baylands will offer weekly farmers’ markets and food trucks to support local food suppliers and take other specific steps to encourage food retailers to source local, sustainable, and organic food products. Waste reduction from these food operations is included in the comprehensive waste management program included under Principle 2. Zero Waste.

TABLE 4-1 SUMMARY OF SUSTAINABILITY FRAMEWORK ONE PLANET PRINCIPLES FOR THE BAYLANDS

6. Sustainable Water	Using water more efficiently in buildings, landscaping and in the products we buy, and addressing local flooding, as well as wetland and stormwater pollution.	Water conservation is required for indoor building use, and for outdoor landscaping. Once the Project achieves 0.22 million gallons per day (MGD) wastewater flow, (20% built out), sufficient quantities of wastewater will be produced to support a water recycling facility (WRF), which will thereafter provide treated water to outdoor irrigation and designated indoor (“purple pipe”) sanitary system uses. As explained in the Infrastructure Chapter, finished site elevations protect against current and future flood risks from sea-level rise. Some wetlands will require removal as part of required remediation activities, but wetlands will be recreated and must be maintained in perpetuity thereafter. Stormwater from the site is subject to detention and water quality standards to protect surface waters.
7. Open Space and Habitat	Protecting and restoring biodiversity and natural habitats through appropriate land use and integration into the built environment	As described in Chapter 5: Open Space and Conservation, a minimum of 25% of the total site area is reserved for open space park, trail, wetlands, and similar uses. The Specific Plan also preserves as open space the 121-acre lagoon area, restores critical butterfly habitat, and supports the San Bruno Mountain Watch (Mission Blue Nursery).
8. Culture and Heritage	Reviving local identity and wisdom; supporting and participating in the arts.	The historic Roundhouse is required to be rehabilitated for community uses, and cultural institutions and art uses are also supported.
9. Economic Vitality with Equity and Ecology	Creating ecologically-based economies that support equity and inclusive communities	Developing this under-utilized, abandoned, and contaminated site into a vibrant, diverse, mixed-use, mixed housing product type, and sustainable new community on a remediated and restored site helps address the environmental and equity issues caused by the acute housing shortage while creating a fiscally-positive development inclusive of new commercial and hotel uses. Further, new public parks and other amenities will be required to be maintained at no cost to existing city residents and businesses.
10. Recreation, Health, Safety and Happiness	Encouraging active, safe, meaningful lives to promote good health and well-being	The Baylands has been designed to encourage active transportation such as biking and walking, as well as the routine enjoyment of safe public parks and trails.

TABLE 4-1 SUMMARY OF SUSTAINABILITY FRAMEWORK ONE PLANET PRINCIPLES FOR THE BAYLANDS

4.1.2 GREEN BUILDING AND NEIGHBORHOOD RATING SYSTEMS

LEED is the U.S. Green Building Council’s Leadership in Energy and Environmental Design program. The Baylands incorporates the current (as of 2022) LEED for Neighborhood Development (ND) strategies, as well as the current LEED v4 Gold minimum rating for new commercial buildings, and the current Greenpoint Rated Checklist for single family and multi-family new construction green homes in California. Because these green rating systems are managed by private organizations and may not always be consistent with the current (2022) version of the applicable CalGreen Tier 1 Building Code and applicable laws, regulations and ordinances in the event of a conflict

between the LEED or GreenPrint Rated Checklist and these applicable laws, regulations and ordinances, compliance with applicable legal requirements supersedes conflicting or inconsistent requirements in these private rating systems.

DEVELOPMENT STANDARD

1. LEED Gold or GreenPoint Rated (based on 2022 rating criteria for LEED and GreenPoint) is required for all new buildings constructed at The Baylands.
2. Residential and Nonresidential shall comply with CALGreenTier 1, also as applicable in 2022 (“CalGreen Tier 1”).
3. In the event of a conflict between the private LEED

and GreenPoint rating systems and applicable laws, regulations or ordinances (inclusive of CalGreen Tier 1), The Baylands is required to comply with applicable legal requirements.

Green building rating system compliance paths for each of the buildings have slightly different requirements depending on the building size, location in the development, and program. The credits that the building design and development team pursue are flexible to allow for design creativity and innovation. However, the sustainability attributes of the Master Plan horizontal development make it possible for the buildings to achieve several of the LEED or Green Point Rated Credits.

4.2 ZERO CARBON BUILDINGS

4.2.1 MAKING BUILDINGS MORE ENERGY EFFICIENT AND DELIVERING ALL ENERGY WITH RENEWABLE TECHNOLOGIES.

DEVELOPMENT STANDARDS

1. Provide 100% of the Specific Plan development's electricity from renewable energy, including a minimum of 85,000 MWh at buildout of solar generation from onsite solar panels on buildings, parking lots, and on approximately 87 acres of designated land area for sustainable infrastructure, including a 55-acre solar farm to be located at the southeast corner of the site, other renewable energy generation and storage, water treatment, and other infrastructure.
2. Design buildings to be energy efficient and achieve the Green Building Rating as described in Section 4.1.2 development standard to the extent consistent with applicable California laws and regulations, including CalGreen Tier 1.
3. Design buildings to be compliant with CalGreen Tier 1 requirements, including but not limited to building insulation, energy and water conservation, cool roofs, solar panels, net metering, EV charging infrastructure, HVAC systems, and window and lighting standards.

4. Prohibit natural gas usage in residential and commercial buildings.
5. Require to the maximum extent allowed by law, and as part of Conditions, Covenants and Restrictions for property sold, and in leases for rented and leased properties, that utility customers enroll in the 100% renewable energy option of PCE.
6. Require use of Energy Star rated products and equipment including appliances, lighting, data centers, electronics, office equipment, building envelope products, heating and cooling, water heaters, and commercial food service equipment.
7. Evaluate and deploy commercially-feasible, reliable, and cost-effective sustainable new technologies to reduce energy demand and increase the quantity and/or reliability of renewable energy supplies in future buildings and in sustainable infrastructure development sub-areas.

4.3 ZERO WASTE

4.3.1 REDUCING WASTE, REUSING WHERE POSSIBLE, AND ULTIMATELY SENDING ZERO WASTE TO LANDFILLS.

DEVELOPMENT STANDARDS: CONSTRUCTION WASTE

1. Total construction waste generated from new construction activities shall not exceed 7.5 pounds of waste/square feet of new development.
2. For both residential and non-residential covered projects, recycle and/or salvage for re-use shall include a minimum of sixty-five percent (65%) of the nonhazardous construction and/or demolition waste.
3. Source 100% of recycled soils onsite.

DEVELOPMENT STANDARDS: OPERATIONAL WASTE

1. Information regarding recycling, reuse, minimization, management, container storage, and pickup operations shall be provided to new owners, lessees and renters by the Master Property Owners' Association (MPOA) or a designated residential or commercial property owners' association designated by the MPOA (collectively, HOA). HOAs shall also include with this information regarding waste segregation requirements including at minimum segregation of recyclable and composting (green waste).
2. The HOAs shall also provide on such websites and in designated public areas information regarding the management of wastes requiring special handling, such as household hazardous waste, universal wastes, paints, compact fluorescent bulbs, and electronics.
3. The MPOA shall encourage food retailers to use low-waste food packaging by requiring website training and review of online educational materials for new food vendors, including but not limited to retail grocery stores and restaurants, farmers' markets and food trucks, and in conjunction with events and gatherings.
4. The MPOA or its designees shall meet no less than annually with the refuse and recycling collection companies to identify items that cannot be recycled under current conditions, and update educational information on websites to encourage alternatives to landfilling such as encouraging customers to recycle and reuse their own plastic bags.
5. The MPOA shall require the installation and use of pet waste collection systems, including bags and waste containers, in designated outdoor pet areas and on trail segments allowing pets. Pet wastes shall be segregated for pickup, and to the extent feasible diverted from landfills if feasible alternatives exist, such as disposal at a methane recovery or other treatment facility.

4.4 SUSTAINABLE TRANSPORTATION

4.4.1 USING LOW CARBON MODES OF TRANSPORT TO REDUCE EMISSIONS AND REDUCE THE NEED TO TRAVEL WITH GOOD PLANNING

DEVELOPMENT STANDARDS

1. The Baylands residents and tenants shall be able to access at least 7 of 10 amenities within a 3-mile biking distance through a bicycle network. Amenities include:
 - Grocery Stores
 - US Postal Offices
 - Banks
 - Libraries
 - Pharmacies
 - Hardcourts (tennis, basketball, or volley ball)
 - Ballfields
 - Public transit (Caltrain and SF Muni Stations)
 - Bike/Skate Park
 - New retail within The Baylands
2. Baylands total off-street parking spaces shall not exceed 11,000 (inclusive of parking spaces dedicated to car share), and parking ratios for the following building types shall not exceed the following maximums :

Building Type	Maximum Parking Ratio
Multi-Family High	1.0 stall/DU
Multi-Family Mid	0.75 stall/DU
Multi-Family Low	1.25 stalls/DU
Townhome	1.25 stalls/DU
Single-Family/Duplex	1.25 stalls/DU
TOD Commercial	1.5 stall/1000 ft ²
Campus Mid	2.0 stall/1000 ft ²
Campus Low	2.0 stall/1000 ft ²
Hotel	0.5 stall/1000 ft ²
Amenity	0.25 stalls/1000ft ²

3. In addition to providing disabled parking as required by state law, parking lots and structures at The Baylands will be required to provide preferential parking for EVs and carpools, secure bicycle parking, carshare parking, and EV charging stations as required by CalGreen Tier 1 (2022), and described in the development standards in Chapter 03 Development Standards and Controls and in Chapter 06 Circulation.
4. The Baylands Specific Plan Area-wide TDM target shall be a minimum 25% trip reduction below baseline Average Daily Traffic (ADT).
5. The MPOA shall educate on its website new owners and occupants regarding the abundance of frequent transit services and multiple transit service providers located on or adjacent to The Baylands.
6. The majority of the residential population will live within a quarter-mile walk or bike ride to convenient public transit, and the majority of the total full time employment population will work within a one-half-mile walk or bicycle ride.
7. A Transportation Demand Management Plan is required and shall be submitted for City review as part of the application for a building permit for commercial and residential development and shall document compliance with these measures.

Further information about circulation and transportation for The Baylands is in Chapter 6: Circulation.

4.5 LOCAL AND SUSTAINABLE MATERIAL

4.5.1 USING SUSTAINABLE HEALTHY PRODUCTS, WITH LOW EMBODIED ENERGY, SOURCED LOCALLY, MADE FROM RENEWABLE OR WASTE RESOURCES.

DEVELOPMENT STANDARDS

1. Reduce the embodied carbon in buildings by 10% below California standard construction practices as of 2022, as demonstrated through a Whole Building Life Cycle Assessment submitted with building permits.
2. 90% of all composite wood installed, by cost or volume, for The Baylands contain no added formaldehyde, as determined by the applicable standard to its product type:
 - *Composite wood shall be certified as ultra-low-emitting formaldehyde (ULEF) product under EPA Toxic Substances Control Act, Formaldehyde*
 - *Emission Standards for Composite Wood Products (TSCA, Title VI) (EPA TSCA Title VI) or California Air Resources Board (CARB) Airborne Toxic Control Measure (ATCM), or certified as no added formaldehyde resins (NAF) product under EPA TSCA Title VI or CARB ATCM*
 - *Wood structural panel manufactured according to PS 1-09 or PS 2-10 (or one of the standards considered by CARB to be equivalent to PS 1 or PS 2) and labeled bond classification Exposure 1 or Exterior Structural wood product manufactured according to ASTM D 5456 (for structural composite lumber), ANSI A190.1 (for glued laminated timber), ASTM D 5055 (for I-joists), ANSI PRG 320 (for cross-laminated timber), or PS 20-15 (for finger-jointed lumber).*
3. Consistent with CalGreen Tier 1, the RCV shall not be less than 10 percent of the total material cost of the project.

The evaluation of product life cycle impacts, especially on global warming potential, can be assessed on a building-by-building basis in the building design phases to reduce the overall impact of the building construction on global warming through informed building product sourcing. Building design strategies to reduce embodied carbon may include, but not be limited to:

- *Using building materials that minimize the amount of energy needed to extract, process and/or transport materials (e.g., lumber rather than steel/cement to the extent allowed by applicable codes).*
- *Using building materials manufactured or transported, at least in part, from renewable energy.*
- *Incorporating where compliant with applicable codes, and comparable in cost and energy efficient, structural and other materials such as concrete and steel with lower carbon materials, reducing quantities of required materials, and using materials that include recycled content.*
- *Deconstructed construction debris materials and fill may be reused within the Specific Plan Area or for nearby off-site use for pavement and road fill, thereby reducing the need for quarried materials and truck hauling, thereby reducing transportation-related emissions*

The goal of the healthy materials principle is to use building materials that minimize or eliminate the exposure of humans and wildlife to hazardous chemicals often found in building products. Health concerns include known carcinogens and respirator disrupters. Compliance with the formaldehyde and low VOC standards address this healthy materials principle.

4.6 LOCAL AND SUSTAINABLE FOOD

4.6.1 CHOOSING LOW IMPACT, LOCAL, SEASONAL AND ORGANIC DIETS AND REDUCING FOOD WASTE.

DEVELOPMENT STANDARDS

1. Partner with a local agricultural group to include a small urban farm and community garden in the park area adjacent to Icehouse Hill to grow organic produce for use in The Baylands and other Brisbane neighborhoods.
2. Provide educational materials on the MPOA website for new commercial and residential owners and tenants to include planter boxes and rooftop gardens

(in roof areas not used for solar panels).

3. The Baylands will offer farmers' markets and food trucks. The MPOA or its designee(s) shall manage the local farmers' market on alternate days as the current farmers' market, and shall encourage tenancies and permits of food retailers, restaurants, and food trucks with preferential participation by local food producers, including vendors of local, seasonal and organic producers committed to reducing food waste. The farmers' market shall include a food donation option for surplus food to local food banks or other charities.



A new farmers market is a vibrant community gathering spot enabling access to fresh, local, healthy food



West Coast Farmers Market Association, Brisbane, CA

4.7 SUSTAINABLE WATER

4.7.1 USING WATER MORE EFFICIENTLY IN BUILDINGS, LANDSCAPING, IN THE PRODUCTS WE BUY, AND ADDRESSING LOCAL FLOODING, AS WELL AS WETLAND AND STORMWATER POLLUTION.

DEVELOPMENT STANDARDS

1. Reduce indoor water consumption to meet Cal Green Tier 1 standards for residential and commercial once Water Recycling Facility (WRF) comes online, and comply with all applicable water conservation and use standards in applicable local ordinances, and state laws and regulations. .
2. Prohibit the use of potable water for non-potable uses (defined as irrigation to maintain established landscaping, and indoor domestic flush fixtures for commercial buildings), and provide treated wastewater for these non-potable uses. The WRF is required to be operational when the combination of completed development, and development under construction, at The Baylands has been estimated to produce average dry weather sewer flow volumes of 0.22 million gallons a day.
3. Provide blackwater treatment for sanitary sewage generating up to 0.52 million gallons per day (mgd) of non-potable, recycled water from The Baylands in a new on-site WRF, as further described in Chapter 7, Infrastructure.
4. Install a “dual plumbed system” in commercial buildings, and in public landscaped areas, that includes separate piping systems for recycled water and potable water.
5. Select ornamental plants for landscaping that are suitable for irrigation with recycled water, use locally adaptive native species to reduce irrigation water demand, and install drip irrigation watering systems instead of sprinklers.
6. Require outdoor landscaping irrigation to occur on a nighttime schedule, and automatically turn off during periods of rainfall, to further reduce irrigation requirements and avoid peak energy demand periods. These measures increase The Baylands resiliency



Purple pipe is used to designate reclaimed water and separate it from potable water. (Image Source: Brown and Caldwell)



The image above shows a water recycling facility similar to the one included in the Baylands design. (Image Source: Brown and Caldwell)

against drought. See also, Chapter 05 Conservation and Open Space and Chapter 07 Infrastructure for more information.

7. Install a system for stormwater management consisting of a network of green infrastructure measures to reduce the rate of runoff, aid in the process of biofiltration, and improve water quality within the development area, as described in Chapter 7, Infrastructure. A cohesive network of landscape-based stormwater treatment solutions manage, filter, treat and improve stormwater quality before it flows into waterways. The new stormwater collection system is designed to protect the Baylands Specific Plan Area from flooding. Green stormwater infrastructure features are integrated across the site to provide treatment of stormwater runoff. Stormwater treatment strategies within private development areas, street rights-of-way, and riparian corridors include additional

flood capacity to attenuate and detain peak flows during large storm events and tidal conditions

8. Prior to the issuance of any grading permit(s) for The Baylands, a Stormwater Pollution Prevention Plan (SWPPP) is prepared for construction activities and processed with the Regional Water Quality Control Board

4.8 OPEN SPACE AND HABITAT

4.8.1 PROTECTING AND RESTORING BIODIVERSITY AND NATURAL HABITATS THROUGH APPROPRIATE LAND USE AND INTEGRATION INTO THE BUILT ENVIRONMENT.

DEVELOPMENT STANDARDS

1. Dedicate a minimum of 25% of land area (area upland of 2100 SLR projected high tide) and an additional 26 acres, specifically for sea level rise and increased precipitation, into the design criteria for open space. This is in addition to the preservation of a 121- acre lagoon.
2. Implement a landscape plan designed for climate adaptation, considering increasing heat and precipitation projects due to climate change, such as tree canopy and strategically located drought-resistant and salt-resistant plantings
3. Implement an education program for residents that includes posted interpretive signs and informational materials regarding the sensitivity of preserved, restored and enhanced natural habitats, which also prohibit unleashed domestic animals in these areas.

4.9 CULTURE AND HERITAGE

4.9.1 REVIVING LOCAL IDENTITY AND WISDOM; SUPPORTING AND PARTICIPATING IN THE ARTS.

DEVELOPMENT STANDARDS

1. An art fee of 1/2% of building construction costs

shall be assessed on buildings at The Baylands, with proceeds used to fund art programs at The Baylands consistent with the City's public art program. Public art shall be located in community-oriented spaces including parks, plazas, sidewalks, and trails. The specific location of art installations in the new plan is determined in the landscape design at a futures stage of the development. The Art Fee will be spent on site. Public art to include, but not limited to: landscape/ environmental design elements, water features, signage, wayfinding, artist in residence program, and historic rehabilitation of the Roundhouse. Expenditures of the art fee will be consistent with the



Sea level rise educational exhibit example



The Brisbane Lagoon rip rap is softened and a low-impact boardwalk is built to make the space more usable.

City's implementation guidelines, SEC. 15.85.060.

2. The MPOA website, and interpretative signage on public trails and the restored Roundhouse, shall include information about the history of Brisbane and The Baylands, including:
 - *Early Indigenous cultures in the Brisbane area.*
 - *The biological history of the lagoon and its relationship the San Francisco Bay,*
 - *The history of the Southern Pacific railyard and the Brisbane landfill, and the evolution of The Baylands as an example of reclaiming former industrial land into a valuable resource and vibrant new neighborhood.*
 - *Design features of The Baylands, such as the restored Roundhouse, and the lagoon and Visitation Creek open space areas, that honor the history of The Baylands.*
 - *Along the waterfront, The Baylands includes an outdoor on-site exhibit of historic sea level and anticipated sea level rise that serve as a public education art piece*
3. The Round House is required to be rehabilitated in compliance with the National Park Service Guidelines on Flood Adaptation for Rehabilitating Historic Buildings and the Secretary of the Interior's Standards for Rehabilitation, meeting Standard #6 as well as 7 of the remaining 9 standards for retention of significant, character-defining features of the building while finding



The current condition of the historic Roundhouse building.

a new use for the structure that is compatible with its historic character.

4. A comprehensive emergency preparedness plan, developed in partnership with local first responder agencies, shall be developed as a key component of the wider resilience strategy, to protect people and property during an emergency and to minimize the recovery time after an event. The plan is developed prior to construction beginning on the first phase and is updated annually to account for changes as the development progresses. In addition to physical assets, operations and communications are critical to the overall longevity and resilience of the community. Preparedness planning includes maintaining critical services, including power, heat and water, along with on-site provisions for food and medical supplies. Combining physical resilience and preparedness planning, normal functionality is resumed promptly after an event, and could therefore serve as a community resource, aiding the recovery and enhancing the resilience of adjacent neighborhoods. Community education around emergency preparedness builds a culture of proactive resilience and benefits the wider Brisbane community.
5. The Baylands shall support the development of programming that promotes a connection to nature through outdoor environmental education. The Baylands invites local and national wildlife groups to collaborate and create programming, including tours of sustainable features on site, community and on-site food growing, waterline and wetlands protection and native species, and more.

4.10 ECONOMIC VITALITY WITH EQUITY AND ECOLOGY

4.10.1 CREATING ECOLOGICALLY-BASED ECONOMIES THAT SUPPORT EQUITY AND INCLUSIVE COMMUNITIES.

DEVELOPMENT STANDARDS

1. The Baylands Specific Plan Area shall be net revenue positive to the City on an ongoing basis.

2. The Baylands Specific Plan Area shall include a mix of housing types to serve diverse income levels and family types, including multifamily high, multifamily mid, multifamily low, townhomes, and duplex/single family homes.
3. Support the expansion of local technologies and biotech industries, and encourage commercial owners and tenants to provide incubator space for budding start-up companies to grow.
4. Targeted outreach via email and websites to local, small, and public benefit companies and non-profits is required as part of the marketing of available retail and commercial space.
5. In the spirit of “live work play”, the MPOA website or other digital mediums will provide digital channels for individuals to be able to voice their questions and comments to local leaders, politicians, and neighbors.
6. The MPOA website along with onsite experiential exhibits shall include information suitable for school children and visiting children about the natural and scientific attributes of Brisbane and The Baylands,

and about the trail and park amenities in this new Brisbane neighborhood.

4.11 RECREATION, HEALTH AND HAPPINESS

4.11.1 ENCOURAGING ACTIVE, SAFE AND MEANINGFUL LIVES TO PROMOTE GOOD HEALTH AND WELL-BEING.

DEVELOPMENT STANDARDS

1. The Baylands shall include a minimum of 50 acres of active and passive recreational facilities.
2. The Baylands shall include a comprehensive and cohesive bicycle network to encourage human powered transportation and physical activity while connecting to recreational facilities and open space. This includes a new connected bicycle and pedestrian network that runs through the site and connects the neighboring Bay Trail and San Bruno Mountain Trails. See Chapter 6: Circulation for more details on the vast new bike and pedestrian network planned for the community. Also see Chapter 5: Conservation and Open Space for the planned large areas of open space and parks.
3. Connect the existing Brisbane neighborhoods through The Baylands to the Caltrain station via a protected bicycle/pedestrian lane to improve access to transit and regional travel, and to the network of parks and trails in The Baylands.
4. All development parcels shall have access to bike paths, no further than ½ miles away, connecting active or passive recreational amenities.
5. The design of low and mid-rise commercial and low and mid-rise multi-family residential buildings shall achieve at least 6 of the following 10 Active Design features:
 - *Classify all regularly occupied floors for re-entry, allowing all building users to have access to and from these floors. Service floors do not need access for all users.*
 - *Make accessible staircases visible from the corridor*



Incubator and multi-functional flexible space enables a creative and diverse community to grow.

by either:

(i) Providing transparent glazing of at least 10 square feet (1 square meter) at all stair doors or at a side light,

(ii) Providing magnetic door holds on all doors leading to the stairs, or

(iii) Providing unenclosed stairs.

- Provide accessibility to at least one open or interconnecting staircase to at least 50% of the tenant/ occupant floors for convenient pedestrian vertical circulation.
- Locate a main staircase to be visible from main building lobby and within 25 foot (7.5 meters) walking distance from any one edge of the lobby. Ensure that no turns or obstacles prevent visibility of or accessibility to the qualifying staircase from the lobby.
- Locate a main staircase to be visible before an occupant visually encounters any motorized vertical circulation (elevator/escalator). The staircase must be visible from the principal point of entry at each building floor.
- Install architectural light fixtures that provide a level of lighting in the staircase(s) consistent with or better than what is provided in the building corridor.
- Provide daylighting at each floor/roof level of the stair(s) using either windows and/or skylights of at least 8 square feet (1 square meter) in size.
- Place signage encouraging stair use for health and other benefits at all elevator call areas, next to escalators and outside stairwells on each floor.



Network of active design features through outdoor recreation facilities throughout the development and playgrounds in the open space.



The site has access to an extensive bay trail.

- Use inviting sensory stimulation such as artwork and/or music in stairwells.
 - Provide exercise equipment or exercise opportunities for at least 5% of FTE occupants that can be used at employee workstations to allow workers opportunities for physical activity while working at their desks. Examples of appropriate exercise equipment include but are not limited to tread-desks, desk stationary bicycles, exercise ball chairs, desk stepper and others. A checkout system can be put in place to allow employees to check out equipment.
 - Provide a dedicated or multi-use space to act as an on-site exercise room, which includes a variety of exercise equipment, for use by at least 5% of FTE occupants.
6. All residents shall have access to bike share memberships or comparable access to bike use, including shared cargo bikes for shopping.
 7. Secure bike storage is required on commercial and residential development sites. Secure storage for active recreational sports equipment is required for low- and high- rise residential buildings.
 8. Multi-modal transportation signage is a required wayfinding design component to enable pedestrians and bicyclists to easily navigate the site including bike