



## Highlights from Brisbane's May 4 Community Conversation

On May 4, 2019, 65 people gathered at Mission Blue Center to share ideas about our community's future. The session built on input received during a community conversation held on March 21 with the overall goal of engaging a wide range of residents and local workers in thinking about Brisbane's future including the development of the Baylands. The meeting affirmed some broadly shared interests and provided common reference points about how past and future community input can be included in the Baylands planning process getting underway this summer.

Come up with plan to help the city be a great city to live, work and play for all citizens, including seniors.

- Participant



Both the March and May community conversations were co-sponsored by [Home for All](#), a community collaborative addressing housing challenges in San Mateo County. Participants at both meetings expressed the desire to continue interactive events and to keep the conversation going.

At the May 4th meeting, the first of two presentations by City Planning Director John Swiecki set the stage for facilitated table discussions that focused on developing broad understanding of the Baylands development process. The

second part of the meeting included a review of [previous feedback](#) about the Baylands and then attendees took part in a "gallery walk" to provide input on nine topics of community interest. [Click here to check out the meeting materials.](#)

## I. Presentation and Discussion about the Baylands Planning Process

Brisbane Community Development Director John Swiecki gave a [presentation](#) about the Baylands Planning Process that provided information about the role of the City, the community and the property owner and the sequence of planning milestones, including review from state agencies. After the presentation, the following questions were posed to participants for table discussions:

1. What do you think people need to know about:
  - The overall planning process and key milestones for the Baylands development?
  - Roles for the Baylands property owner, City government and Brisbane community?
2. What questions or concerns are coming up for you?
3. What would you like more information about?



### Information needed about the Baylands development process

Participants indicated that the information provided was helpful and they talked about the need for more clarity on the project timeline and opportunities for input. They were interested in continuing to provide feedback on the Baylands development and broader Brisbane initiatives. The following are examples of participants' comments and questions:

- "Good graphic presentation of the process ahead. Some realistic estimate of the timeline would be helpful."
- "Many residents do not realize their input will be considered for the development. Word needs to be spread that their opinion/ideas will be taken seriously by the developer and City Council."
- Safety and remediation: "Need to understand state and federal regulators' methods and limitations; what is safe?"

### Frequently-cited concerns

- "How will state legislation impact the local process?"
- Community engagement: "How will community input [be] communicated to the developer?"

Please see Appendix I, which follows this report, for a full summary of the comments made at the various tables.

The following Baylands Review Process diagram was provided to attendees and is available on the [City's website](#).

## The City of Brisbane's Five Guiding Principles



### Safe Community

Residents and visitors will experience a sense of safety



### Community Building

Brisbane will honor the rich diversity of our City (residents, organizations, businesses) through community engagement and participation



### Ecological Sustainability

Brisbane will be a leader in setting policies and practicing service delivery innovations that promote ecological sustainability



### Fiscally Prudent

Brisbane's fiscal vitality will reflect sound decisions which also speak to the values of the community



### Economic Development

Brisbane will work with businesses and residents to provide for economic vitality and diversity

# Brisbane Baylands Review Process

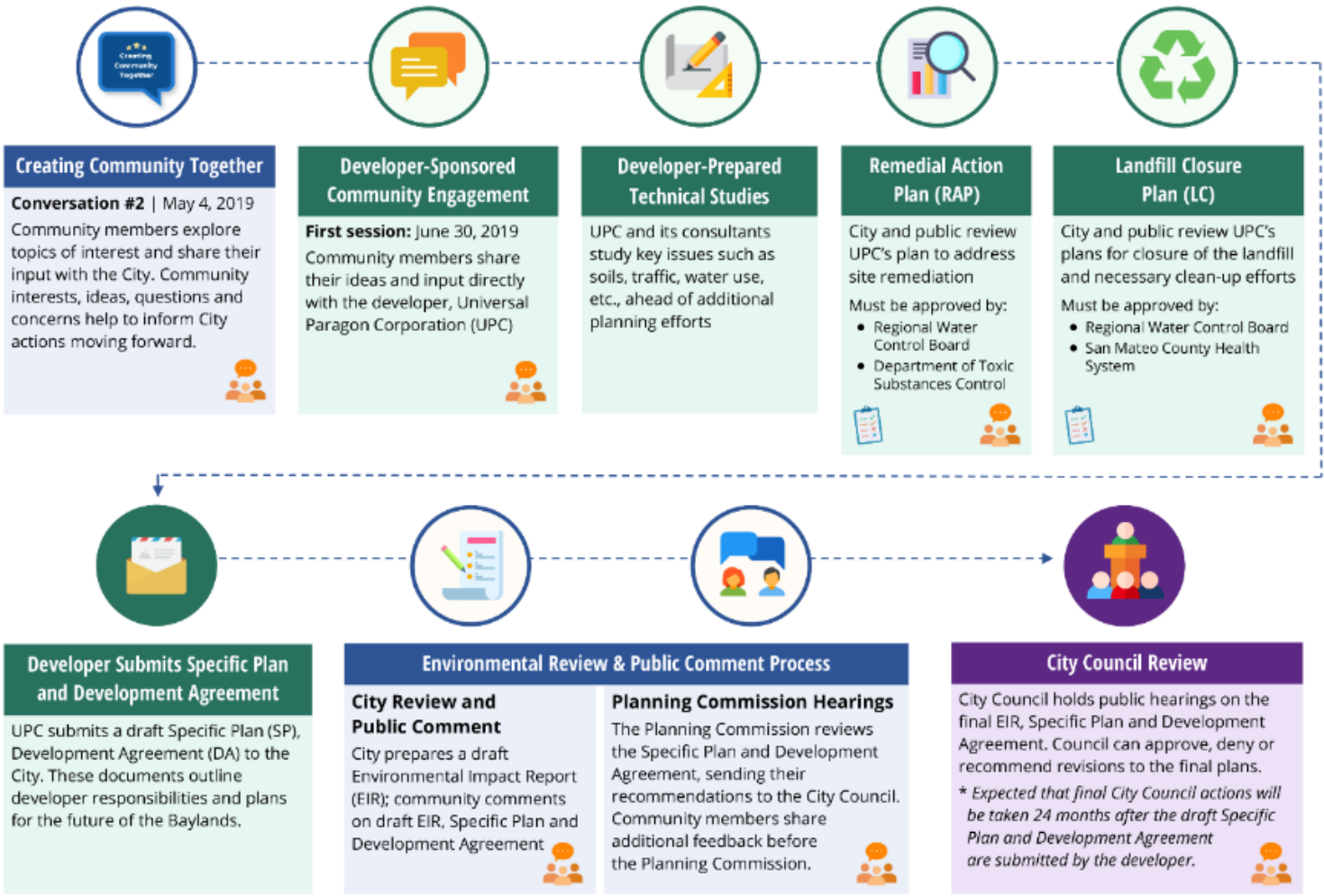
Key:

City Actions

Developer Actions

Council Decision

Opportunity for community input: Regulatory agencies:



## II. Gallery Walk on Nine Topics of Community Interest

In the second half of the afternoon, participants were invited to share their thoughts on any or all of nine topics of community interest that were identified by a thorough review of previous community input about the Baylands over the past several years. The topics were displayed in a “gallery walk” with a station for each topic where attendees shared their input, questions, and ideas on sticky notes.

- Safety & Public Health
- Sustainability
- Transportation & Mobility
- Housing
- Open Space, Parks & Historic Resources
- Business, Retail & Entertainment
- Education
- Building Community Connections
- Other (Fiscal Issues, Public Services, etc.)

Many minds working toward a goal is inspiring and creates a positive community experience

- Participant ”

All of the input posted on the nine Gallery Walk boards has been captured in Appendix II, which follows this report. The following are some quotes from the Gallery Walk boards:

- Create convenient transit options, including shuttles, that are accessible to all areas of Brisbane; “Multi-modal station with zero emissions for Muni, Caltrain, SamTrans, plus bike lanes and bike parking”
- Develop housing to support first time homebuyers and renters; “Affordable housing for teachers, police officers, [and] seniors”
- “Mix of business and retail should have goal of making leaving Brisbane become a choice, not a necessity”
- Continue to build a warm community culture; “I love our current culture and I want new community members to not only feel like a part of Brisbane but to add to it”
- “Trails connecting Brisbane to Baylands and Bayshore to Baylands”

Education, especially having a high school in Brisbane, was one of the topics with a high level of interest. Some thought the Baylands might be a good place for a new school. Others suggested other locations.

While participating in the Gallery Walk, participants had the opportunity to sign up to get more involved in one or more of the topics as they are addressed during the development process. If you didn't get a chance to sign up in person, or missed the meeting, you can still [sign up here online!](#)



Out of the attendees who submitted participant feedback forms, about three-fourths of respondents indicated that they have a better understanding of the Baylands development process as a result of the May 4th meeting. The next step for the Baylands community input process is a workshop on Sunday, June 30, hosted by Universal Paragon Corporation. Please consider joining the conversation!

## SAVE THE DATE

### EVOLVING THE VISION: BAYLANDS WORKSHOP, Hosted by UPC

Sunday, June 30 | Mission Blue Center | 475 Mission Blue Drive, Brisbane, CA  
1 p.m. Lunch | 2–5 p.m. Community Workshop

For more information about the May 4th community conversation, please contact Caroline Cheung at [ccheung@brisbaneca.org](mailto:ccheung@brisbaneca.org). The City has begun distributing New Resident packets, chock-full of helpful information to welcome new residents. If you have something you'd like to contribute to the folder, or would like to help in that effort, please contact us. We look forward to hearing from you as Brisbane continues to shape its shared vision for the Baylands development and the future of the greater Brisbane community.



CommonKnowledge



## Brisbane May 4, 2019 Community Conversation Table Discussion Notes



### Table 1

- Kim
- Michael
- James
- Christie
- Charlene

### Discussion #1

- What you think people need to know about the Baylands development:
  - Chart, good
  - Time, specify
  - Knowing who is responsible for approving which parts
  - Give certainty around timeframe, who's responsible for what
  - Interaction version outline – useful info, show which phase
  - Update Baylands website with dates and information
  - Dry materials – tour helpful, visual helpful, ongoing series of tours, including pictures and models (ex: Measure JJ factsheet). Include some history of land use; what needs to be done? What needs to be remediated?
  - FAQ sheet online – information from past, keep updated, monitored, response to community
  - Presence on Brisbane Facebook page
  - Deadline for community input
  - City can outreach more widely to community
- Questions or concerns
  - Types of housing developed in Baylands; community determining what and how it's used?
  - Role of City in Development Agreement – what are the limits pertaining to benefits?
- What you would like more information about
  - Deadline for community input
  - More information on community development agreement – limits
  - Role of city in development agreement

### Discussion #2

- Feedback and ideas following the gallery walk
  - Recorded
  - All have chance to speak
  - People from city/leaders reading
  - Prefer group discussion
  - More visuals of landmarks in slides/presentation

## Appendix I

- One to three words
  - Helpful
  - Positive
  - Exciting
  - Too much info – disorienting, organized way of giving information

### Table 2

- Jessa
- June
- Linda
- Bill
- Lita
- Scott

### Discussion #1

- What you think people need to know about the Baylands development:
  - Sounds like long process; clarity on time frame
  - Clarify how owner/developer will continue community conversation; including what happens after sale of property/occupancy
  - Clarity on public access to art for broader Brisbane engagement on culture
  - Clarity on weight of community input
  - Leverage/legal options; developer decisions vs. community
  - Clarity on distribution/communication of process
  - Hope best community for people that will eventually live there
- Questions or concerns
  - Concerns: toxics, public safety, policing, walkable

### Discussion #2

- Feedback and ideas following the gallery walk
  - Swap Cow Palace for Baylands; residential in Daly City and arts in Brisbane
  - Feel heard seeing feedback from council and staff
  - Like process; feel heard
  - Wonder how developer gets Home for All information and feedback

### Table 3

- Dana
- Kevin
- Lori
- Nancy

### Discussion #1

- What you think people need to know about the Baylands development:
  - Baylands section on the website with next steps showing where we are now
  - How can the community participate other than in-person?

## Appendix I

- Specific questions to respond to
- Clarifying timeline for development +1 – two years from when? When does construction start?
- Zoning process more transparent and happens first
- How will state legislation impact this local process
- How will other commissions weigh in? OSEC, public art
- Toxic spots aren't parks; what is the environmental impact process?
- Opportunities for physical connection between communities in three neighborhoods
- How to incorporate the sustainability framework before going to EIR?
- Questions or concerns
  - Concern: Timing of developer workshop is too soon; need another session
  - Concern: Vehicles for communication; providing summary/cover of sustainability framework to community before developer community engagement
- What you would like more information about
  - Summarizing previous public workshops for people to be prepared for future developer workshops

### Discussion #2

- Feedback and ideas following the gallery walk
  - 10-minute forum on specific topics and ideas: who could this be implemented here? What are the 21<sup>st</sup> century cutting edge ideas we could implement, what could we leave behind? Drawing local examples so we don't have to reinvent the wheel.
  - Homelessness: Pods, hotels from Japan; shared resources
  - Specific time to read and process the input on sticky notes

### Table 4

- Marianne
- Janice
- Colin
- Paul

### Discussion #1

- What you think people need to know about the Baylands development:
  - What are the expected timeframes for these steps? What type of variation is to be expected? Only number on sheet is 24 months for last step. Helps to define your citizens' level of commitment.
  - Like the layout – high level and clear +1.
- Questions or concerns
  - We use our tax dollars for our city – want to be like other cities. How will the Baylands distract from other issues our city already has, like beautification/lack of green grass/lack of nice downtown like other cities?

## Appendix I

- The sheet doesn't address issues I'm interested in – grocery stores and restaurants aren't in our town – we invest in other communities. Beautification needs to be addressed there. Those things need to be addressed but aren't part of Baylands. How does this sheet address the things I'm interested in?
- Is the landfill still active? Will we have to do more remediation to clean that up – what we are putting in now?
- What you would like more information about
  - What information is already available about the remedial action? Get mailings from DTSC about meetings – is it worthwhile to go to those? High outreach for these community conversations but not those remedial meetings. How does BBCAC and other meetings connect to this conversation?

### Discussion #2

- Feedback and ideas following the gallery walk
  - Feeling cynical – like nothing's going to happen until developer makes a plan and this is just a PR activity. Can come up with all best ideas in the world and it won't matter.
  - Information gathering – optimistic and open to process. Trying to gauge how active want to be going forward.
  - Nice to see what the process is
  - Topic areas were divided up well
  - Nice to participate in this community engagement activity. Going forward, if developer doesn't take community input into account (they don't have to), who will mediate that?

### Table 5 & 8 (combined)

- Thu
- Leesa
- Didi
- Mike W.
- Fred
- Mike K.
- Nicole

### Discussion #1

- What you think people need to know about the Baylands development:
  - Build businesses first for revenue
  - Housing Association meeting; no one for cities showed up
  - Process still being shoved down throats; ensure developers pay for as much as possible
  - Need high school closer by arts/sciences/sports with in district; serves community and brings all together
  - Need new outreach approaches
  - More events and more locations



## Appendix I

- Environmental impact is plan and addressed upfront
- Need to avoid housing at all costs and do land swap with Cow Palace
- Questions or concerns
  - Really hard for families with little kids to give input

### Discussion #2

- Feedback and ideas following the gallery walk
  - Better checking in with community and build closer community ties before talking about Baylands projects

### Table 6

- Karim
- Tony
- Sepi

### Discussion #1

- What you think people need to know about the Baylands development:
  - City resource limitations – transportation and utility costs
  - Vision lacking – long-term
  - Know about vs. know personally – more communication
- Questions or concerns
  - Folks know – staff facilitator/information – not decision maker – may be unused
  - Difficulty of dealing with toxic remediation; agencies – their rules!
  - Long term desires – facilities, transportation, etc. Environmental concerns
  - Broad picture; politics; points of view
  - Discuss: parks possibilities – don't say no!
  - No more water resources

### Table 7

- Dan
- Kumara
- Leesa
- Prem
- Roland

### Discussion #1

- What you think people need to know about the Baylands development:
  - Clean up standards – SF clean at military base was poor
  - People are living on contaminated land in SF
  - We have no guarantee for Brisbane
  - Landfill records are allegedly fraudulent or sketchy
  - How to verify what in landfill is not hazardous
  - City is supposed to have oversight
  - Describe in detail what the city's oversight is

## Appendix I

- Process in 2003 for a private house was excruciatingly painful and thorough
- Spectrum – conspiracy
- Excavated tested and dealt with
- Transportation – viable transport plan – street log jam
- Define toxic – EPA rules, state, city, and county
- Brown field – highly toxic
- What is the cost and time?
- More traffic from South San Francisco
- Soil liquefaction
- All the people, no taxes
- Questions or concerns
  - Water supply – where is it coming from – Oakdale? San Francisco?
  - Water toxics
  - Will Baylands be subject to short term rental (Airbnb) restrictions?
  - School districts (Bayshore and Jefferson): how to negotiate one common educational solution?



## Brisbane May 4, 2019 Community Conversation Gallery Walk Notes

### Station #1 Safety & Public Health

#### *General feedback*

- How might we build a community that feels like a part of Brisbane?

#### *Remediation*

- How do we ensure over the long-term that the site has been properly cleaned and is safe? +2 Some Brisbane residents do not trust the process (inspections and remediation requirements) – how can the city and the builder guarantee that the site will be safely built for many generations to come?
- Idea: tours provided during stages of remediation or videos of what is being done
- City should have seat at table with regulators to encourage regulators to require highest level of clean-up standards
- How long will the remediation take to be completed?
- Totally safe

### Station #2 Sustainability

#### *General feedback*

- Distill/summarize key points in Sustainability Framework so people can choose from “menu” of sustainability options when giving feedback to developer before Specific Plan is submitted
- What are “zero carbon emissions”?
- Don’t bother

#### *Energy and waste*

- Encourage future residents (businesses, schools, residents, etc.) to be zero-waste/low-waste
- Self-supportive energy production: need to have zero on net utilities such as gas and electricity; free cable for residents

### Station #3 Transportation & Mobility

#### *General feedback*

- Trails connecting Brisbane to Baylands and Bayshore to Baylands (attendee included their contact information).

## Appendix II

### *Transit*

- Shops at transit station
- Free shuttle between the Baylands, central Brisbane, the Ridge, and Sierra Point. +1 Stops at rail stations.
- Better Caltrain access for current residents
- Shuttle services to take people, specifically those who have special needs to restaurants, recreational facilities, etc.
- Having full time bus or shuttle service in Brisbane; in addition, there should be stops at BART and Caltrain
- Overhead tram
- Multi-modal station with zero emissions +2 for Muni, Caltrain, SamTrans, plus bike lanes and bike parking; connects us to the surrounding communities and lessens our dependence on cars
- Caltrain connections to Bart
- Encourage zero-emission transportation built in central Brisbane, Ridge, and Baylands to encourage connectivity

### *Roads and transportation demand management*

- How will the developer provide evidence that traffic congestion will not occur at the Baylands?
- Geneva Ave. extension must be completed

### *Biking and walking*

- Insist that bicycle lanes be established along Tunnel Road and any further roads to support development
- Connect bike paths to all three neighborhoods
- Well-lit paths; wide for bikes and safety

### *Online platforms*

- Make Commute.org or some other transportation system more reliable and scheduled throughout the day, not just at rush hour

## **Station #4**

### **Housing**

#### *General feedback*

- Tiered housing pricing
- Ensure all building meets code and will stand up to flooding, winds, and earthquakes
- How will the housing affect current Brisbane residents?
- Housing for people

## Appendix II

### *Housing types and locations*

- Planning Director said housing type/density would be next phase of the planning program. Are there dates? A deadline? A defined process?
- Inclusionary zoning for developments
- First time buyers! +1 Studios, 1 bedroom to promote first time buyers.
- Would require the developer to build at least 30% affordable housing – tie increase this term to a teacher’s average salary in the area
- Senior housing +1: there seems to be a long list – residents should come first. Want more senior housing.
- Affordable housing (below market rate housing) +2 for teachers, police officers, seniors
- Teachers and first responders
- Housing for families +1 – demand exceeds supply
- What will be the % of housing that is ownership based versus renter based? Is there a plan? Who will decide how much affordable housing there will be? Want to see more.
- How much income will be needed to afford a one or two-bedroom apartment or condo? Can \$50,000 per year afford an apartment? Will there be mini houses? 200 square feet?
- Smart-growth housing: more density near transportation; variety of housing options

### *Design and infrastructure*

- Landscaping architectural details (not a bunch of ugly buildings)
- Housing designs that encourage community (i.e. shared open space)
- How will housing affect our public infrastructure? What will the developer bring to balance this? Will they contribute resources (or build additional roads, fire stations, etc. as part of their plan) to mitigate the pressure of a growing population?
- Not all clumped together

### *State Legislation*

- Stop Weiner! +1 We need public control of our communities; concerned about “one size fits all” decisions. What’s the state doing being our backs? SB 50?

## **Station #5**

### **Open Space, Parks & Historic Resources**

#### *General feedback*

- Terraform Baylands like Maya Lin or Charles Jencks. Make the form of land have meaning.
- Brisbane needs beautification!!!! Why can’t our town look like Millbrae, Burlingame, South San Francisco, San Bruno????
- Think big great new urban park, not SOS (attendee included their name).

#### *Trails and open space*

- Trails and recreational outdoor theater playground
- Have an 8-mile trail like the old streeter from SF

## Appendix II

- What wildlife is going to be protected?
- Every business work station and housing living space should be within a 10-minute walk to an open space. Distribute small parks throughout project
- Would love to see a bike and pedestrian trail to link the coastal views, lagoon and waterway area – Also would love to have a farm area related to icehouse hill; great educational areas too!
- Will the Park and Recreation Commission have input into the development of new parks and recreational facilities?
- Open space that lets the current residents (coyotes, hawks, vultures, etc.) have homes that are not in danger in the name of “housing”
- Would love to see a scenic area created around the lagoon
- Eucalyptus trees are not native trees; why do we have them on San Bruno Ave. messing up the road!
- Wetlands river park!

### *Biking and exercise*

- Direct MTB course around project
- Bicycle trail north/south should have some wind protection; maybe south elevation higher, bike downhill to Caltrain
- Bicycle network that is separate from cars, and includes a dirt MTB skills course, and/or BMX pump track
- Outdoor fitness gyms; skatepark; dog park
- Water access for fun stuff

### *Public arts*

- Sculpture park in Seattle; a great exchange of incorporating public art and remediation
- I would like to have a bike line for Brisbane Ridge to Brisbane town, down to school
- Public Art well-planned out prior to building or in planning stage so themes can be determined

### *Retail*

- Roundhouse renovation +1 – with stalls like the Ferry Building or where we can gather and have a nice cup of coffee!

## **Station #6**

### **Business, Retail & Entertainment**

#### *General feedback*

- Let's develop an attractive and reasonable schedule for developer and community interaction. Sunday, June 30 is the weekend preceding July 4. Could we revise it?
- Can be planned for but not forced; also need to consider our main street businesses
- Would property be allowed to be rezoned in order to accommodate future need?

## Appendix II

### *Business & retail*

- Focus on city revenue (hotels)
- Small business park like “Novthill” more successful than empty high-rises in Sierra Point
- Mix of business and retail should have goal of making leaving Brisbane become a choice, not a necessity
- Will big box retail be limited?
- Brisbane needs a grocery
- Grocery store for Bayshore and Brisbane residents (such as Trader Joe’s, Walgreens, Whole Foods, Olive Garden, Lucky, Safeway, supermarket with organics) +4
- Need more in Brisbane: shops, grocery stores, pharmacy
- Nice places to meet friends; a Skydeck parking

### *Entertainment*

- Entertainment along the water – similar to Reno’s Riverwalk where they have small bars, cafés along the water and a path to walk along the river as well

## **Station #7**

### **Education**

#### *General feedback*

- Kids are our future. Education build communities. Baylands is Brisbane.
- Learn from the future
- What are examples of mitigating school impacts?

#### *K-12*

- Baylands parents want to have K-12 in area

#### *High school*

- Would like to have a high school in Brisbane +5
- #1 priority is a local high school +1. Many current parents are strongly in favor of this but do not have the time to attend city council meetings to express their opinion. The city needs to find easier ways for busy parents to be involved in the Baylands project.
- We would like a high school for the kids in the Bayshore, the Baylands, and Brisbane (attendee included their names and contact information).
- Funding for a high school in the ridge or elsewhere in Brisbane
- Would like to have a high school in the Baylands +1
- A top notch diverse high school that our kids can walk or bike to
- Brisbane school district needs to benefit from any school built in the Baylands. Merge with Bayshore District? Our students should benefit from a high school – could be built and run with Bayshore. Jefferson District could be included if willing to build a new school on Bayshore site.
- Does JUHSD support a Brisbane high school? If Brisbane had a smaller high school, what classes could it offer? How could it offer everything parents want?

## Appendix II

- Does Brisbane have enough students for its own high school? What if many future Brisbane parents chose to send their children to private high schools? Will the Baylands produce enough tax revenue to support a new high school into the future?
- High school is not in our city's control but a great location for it would be Valley Drive, not the Baylands!
- High school satellite
- CSM for high school students
- Recreation centers or part of high school for extension classes

### *College and adult education*

- Educational zone/civic zone of icehouse hill to roundhouse
- Satellite for College of San Mateo? +1
- Skyline satellite

### *Topics and fields of interest*

- Arts/performance arts +1
- STEM
- Adult education classes +1

## **Station #8**

### **Building Community Connections**

#### *General feedback*

- This is important to me because I love our current culture and I want new community members to not only feel like a part of Brisbane but to add to it, to develop their own, and to be proud to be a part of Brisbane.
- Important! How to? Pot luck, sharing talents. Who are we? Get to know much we do not know!

#### *Development attributes*

- Skydeck with bar
- A beautiful community gathering space (a renovated roundhouse)
- Roundhouse community meeting room
- How big or small will the community spaces be?
- Open large community park/center to include roundhouse and icehouse hill

#### *Transportation*

- Tram

#### *Community events*

- Dog park, Star Park concerts in morning (but too windy)
- More events like this!



## Appendix II

### Station #9

#### Other (fiscal issues, public services, etc.)

##### *General feedback*

- This has been an excellent format for bringing many ideas to the table. Many minds working toward a goal is inspiring and creates a positive community experience. I hope this format will continue in future community meetings. I feel heard.

##### *Baylands development*

- Let's discuss real issues – ask and answer hard questions
- Issues: No vision long-term; no developer plan. How to negotiate development agreement. High density versus standard home construction.
- Zoning must comply with the general plan – this is not an open, community-driven process if we have to wait for a specific plan to have input on densities, setbacks, uses, etc.
- How will the development be ensured to be revenue positive? What if it is not revenue positive?
- Let it be a cash cow
- The developer should be prohibited from planting fast-growing, non-native trees (e.g. eucalyptus) at the Baylands
- Negotiate public arts funding before construction
- What are the start and end dates of the Baylands project?

##### *Other housing suggestions*

- Floating structures in channels!