

PROJECT UPDATES: CITY COUNCIL PUBLIC HEARINGS

UPDATE – Revised Draft General Plan Amendment

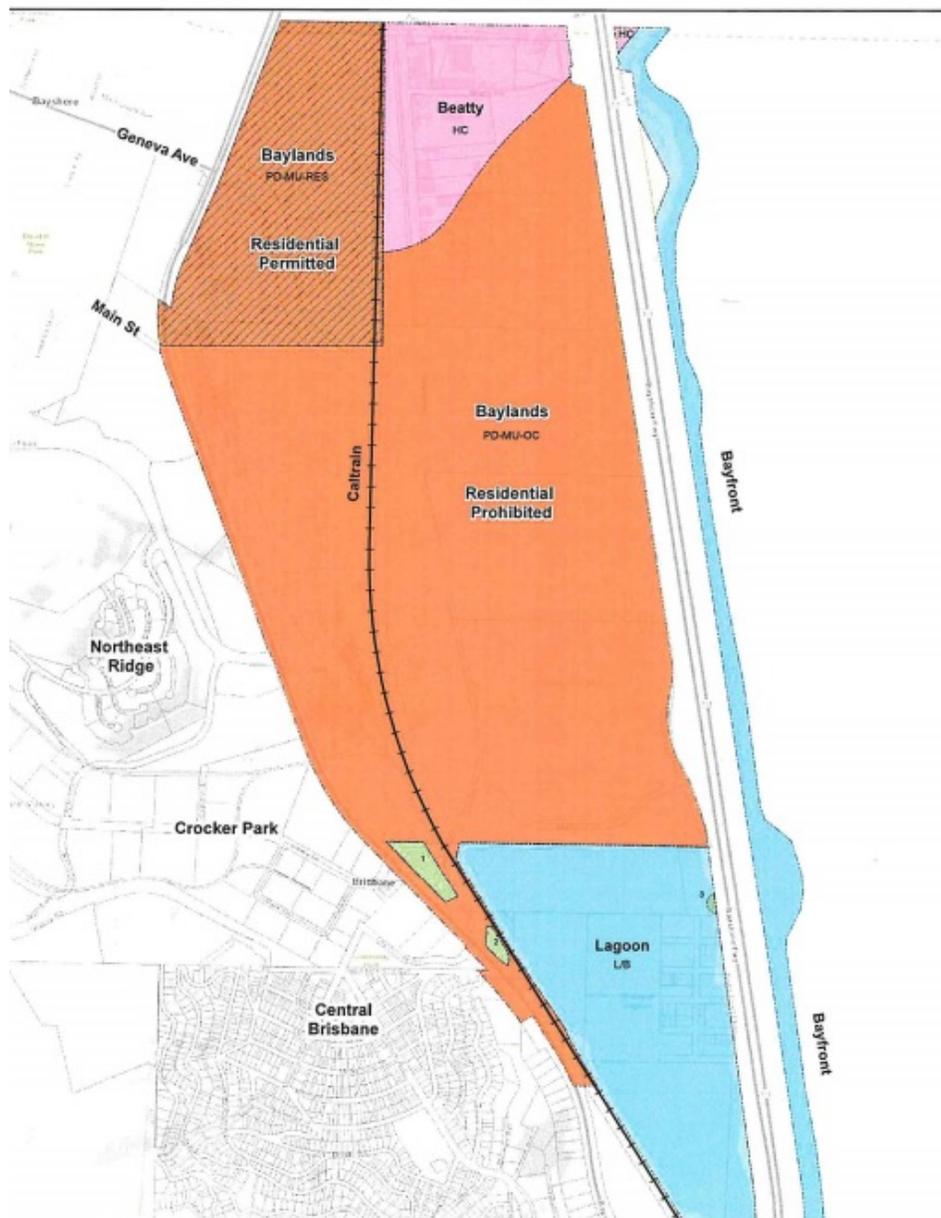
The City released the revised draft general plan amendment based on the community's input from the June 7th public hearing. Visit the [City's website](#) to review the agenda, staff report and accompanying materials related to the draft General Plan Amendment and ballot language that will be considered at the **Public Hearing on Thursday, July 12th, 7:30pm at Brisbane City Hall.**

One of the revisions from the draft GPA include an increase of allowable commercial from 4 million sf and 500,000 sf of hotel to 6.5 million sf and 500,000 sf of hotel. Per the staff report, the increase will serve as a fiscal buffer. In addition, the increased commercial would enable it to be distributed geographically to both the east and west side of the site.

Another revision is the area zoned for residential. Previously permitted to the area just north of Geneva Avenue, the footprint was extended south, with the Main Street extension as the boundary. See below for a revised zoning map that will be reviewed at the public hearing. Please attend or consider submitting a written comment to the City Council: baylands@ci.brisbane.ca.us. The City may take final action on the Baylands at the July 19th Council meeting.

Proposed General Plan Land Use Diagram

GP - 1 - 18



To learn more about the original draft General Plan Amendment and June 7th hearing, see the summary below.

Currently the City Council is considering a draft General Plan Amendment, as well as related language for a November ballot, allowing the voters of Brisbane to have the ultimate say on the Baylands.

At the June 7th public hearing, the City's consultant for the Brisbane Baylands opened with an overview of the various components of the Draft General Plan Amendment, which can be found on the [City's website](#). The draft proposes up to 4.5M sq.ft. of commercial, an additional 500,000 sq.ft. of hotel and 1800 to 2200 housing units. In addition to the new land use designation, the proposed revision to the 1994 General Plan

The response to the City's proposal invoked a passionate response from constituents that desires a community that is integrated and reflective of Brisbane's values. A longtime Brisbane resident wondered if the proposed density was enough to give the community life, lamenting over the missed opportunities should the new neighborhood lack the people and livelihood to support the amenities. He observed how Brisbane residents talk about their own desires for the Baylands, but inquired about the needs and desires of the new neighborhood: "We never ask, what do they want? What do they need?"

The Executive Director of the [Center for Creative Land Recycling](#)(CCLR), Sarah Sieloff, explained that CCLR is a resource and offers free technical services and resources related to brownfield redevelopment, invited the Council to CCLR's major conference in the Fall and offered the Councilmembers to participate in their newly launched national mentorship program. She also pointed out the opportunity of leveraging the developer's willingness to remediate OU-2 for residential development.

Jonathan Scharfman of UPC introduced the company's new team members: Greg Vilkin, formerly of MacFarlane Partners, Forest City and Related California, as well as Peter Calthorpe, a leader of urban design and sustainable building practices. In his opening statement, Vilkin said "I want to see a wonderful extension of your community being built here."

After closing public comment, the Council directed staff to incorporate the changes for a revised Draft General Plan. The next hearing to review the revised proposal and related ballot language is Thursday, July 12th 7:30pm at City Hall, 50 Park Place, Brisbane.

We commend the City for moving forward with a plan that includes residential to support the proposed commercial development. However, our team continues to assess the economic feasibility of a scaled back land use program on 548 acres of land, considering our original proposal is 12M sq.ft. of new development on the same amount of land. This includes 4,434 homes – double the amount the Council is recommending – and 7M sq.ft of commercial development. The program consists of community benefits like hundreds of acres of open space, water recycling plant, a solar farm, extensive remediation and infrastructure improvements. As such, our legal and technical team is reviewing the City’s recommendation for project feasibility. In addition, we hope the City will proactively work with us to deliver the project in an expeditious manner. In the City’s 2015 survey, 78% of voters strongly support “the City engaging with developers in order to ensure that any development reflects the City’s values.”