

## **Attachment 2 Brisbane Baylands Specific Plan Project Objectives and Policy Goals and Issues**

**June 2021**

### **Specific Plan Project Objectives and Policy Goals**

#### **1. Inclusivity**

- Develop a built environment that facilitates neighborhood interaction with shared spaces, resources, and amenities that foster community-building.
- Support a range of housing types from studios and live-work units to 3-4 bedroom units for families.
- Ensure housing affordability for a wide range of incomes, housing housing for all economic segments of the community.
- Provide private open spaces within residential developments along with as shared parks and open spaces.
- Provide flexibility to accommodate the housing needs of older adults, mobility-impaired residents, etc.

#### **2. Mobility and Transit-oriented Development**

- Provide a transportation network and supportive land uses that accommodate people who wish to have a car-free or car-light lifestyle as well as those who rely on vehicles due to limited mobility.
- Provide one or more centralized community hubs that are supported by transit and non-vehicular transportation systems.
- Reduce the walking distance between transit modes, including Caltrain, SamTrans, Muni and shuttle.
- Ensure a safe, comfortable, and stimulating walking environment to reduce the “psychological distance” between transit modes and between transit stops and community destinations.
- Provide a shuttle system that maintains connectivity within the Baylands, as well as between the Baylands and the Brisbane community.
- Provide connectivity to regional transit systems.
- Connect the Baylands to existing Brisbane neighborhoods and trails.
- Provide neighborhood services and community amenities such as childcare, medical and recreation facilities as well as small fresh food outlets and neighborhood-serving retail.
- Establish a project-wide transportation demand management (TDM) management to encourage non-single-occupancy vehicle travel.
- Provide market-oriented (external/ visitor-focused) development accessible to regional transit, including:
  - Hotels (including affordable options) and conference centers.

- Innovation district with complementary uses such as biomedical labs, research and development, incubation, college and university extension “innovation district.”

### **3. Land Use Diversity and Flexibility**

- Increase the availability of mixed-use buildings and active ground floors.
- Integrate non-residential uses and community spaces, and create opportunities for small retail outlets (e.g., “mom and pop” shops) within residential areas.
- Provide for new school site(s) that best serve the Baylands and existing Brisbane neighborhoods.
- Activate the public realm by better mixing land uses, including those included in the “Project Amenities” designation (including childcare, places of worship, and other community uses) currently planned for the southern edge of the residential area, a significant distance from many residences.
- Consider mixing housing types on the same streets and blocks rather than separating residential product types from one another. Improve the distribution of housing types and densities, reducing the predominance of low-density housing and need for 20+ story residential towers to achieve 1800-2200 dwelling. Consider providing a greater amount of medium-density housing types.
- Ensure that the maximum heights of residential buildings are at an appropriate scale for the site and context.
- Specify building heights from finished grade in feet.
- Integrate the Roundhouse as a community focal point and mixed-use hub that is easily accessible by multiple modes of travel.
- Develop innovative, context-specific and diverse architectural design guidelines to avoid “cookie-cutter” development.
- Ensure provision of a variety of community amenities including arts and cultural institutions.

### **4. Recreation and Open Space**

- Provide recreation opportunities for a diverse community, including family-friendly spaces and programming.
- Plan for more active recreation facilities (e.g., ballfields, courts, and play structures) throughout the Baylands and in the linear park within proposed residential areas.
- Integrate opportunities for activity and recreation throughout the Baylands (e.g., climbing walls and outdoor exercise equipment along trails).
- Provide for a maximum 10-minute walk for all Baylands residents and workers to parks and open spaces.
- Provide for shared use of fields and facilities as part of new school facilities provided as part of Baylands development.
- Ensure wind protection and other climate-friendly strategies that support user comfort.
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### **5. East Side Land Use**

- Develop a compelling land use, transportation, building design, public space, urban design program for the area east of the Caltrain tracks.
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- 6. Ensure that plans for the east side of the site are compatible with existing industrial uses that are expected to remain.**ainability**
- Incorporate a holistic sustainability plan that clearly commits to specific, stringent sustainability performance standards and accommodates integration of emerging technologies over time to meet community goals and requirements of Measure JJ.
  - Allow for multiple technologies and solutions to comply with Measure JJ-established Net Zero energy standards including such concepts as:
    - Micro-grids that reduce reliance on regional energy providers.
    - Context-appropriate solutions such as small wind turbines.
    - Battery storage.
  - Provide for multiple benefit solutions such as:
    - Community gardens that provide food, healthy activity and green space.
    - Stormwater treatments that contribute to safe and green roadways.
- Build in flexibility to accommodate technological and market changes over the next twenty years.