

# PUBLIC SPACE AT THE BAYLANDS



## OBSERVATIONS & RECOMMENDATIONS



*The Dangermond Group*  
Creative Project Planning & Design

# PUBLIC SPACE MASTER PLAN PROCESS

- Reviewed background materials
- Met with Council, Commissions, Committee and Staff
- Studied three City Alternatives and Developer proposal
- Performed Opportunities and Constraints Analysis
- Conducted Field Reviews



# BRISBANE BAYLANDS - A PLACE OF CONNECTIONS

CONNECTING

- HABITATS
- PEOPLE
- USES
- VISIONS



# HABITAT CONNECTIONS - LOCAL

A connected habitat

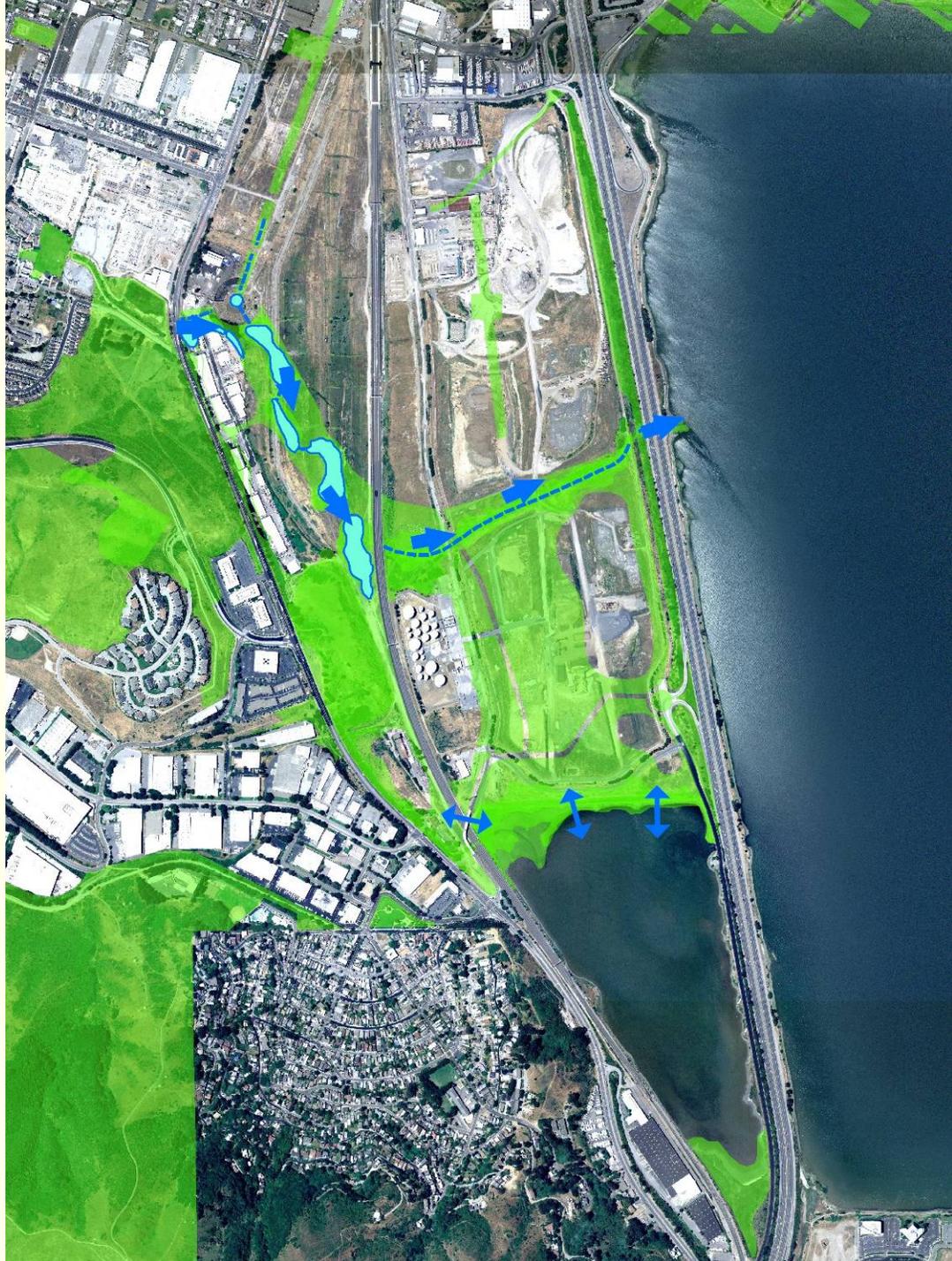
- Visitation Creek
- Ice House Hill
- The Brisbane Lagoon
- Integrated throughout suggested use areas



# HABITAT CONNECTIONS - LOCAL

A Habitat Plan connecting the bay and the site

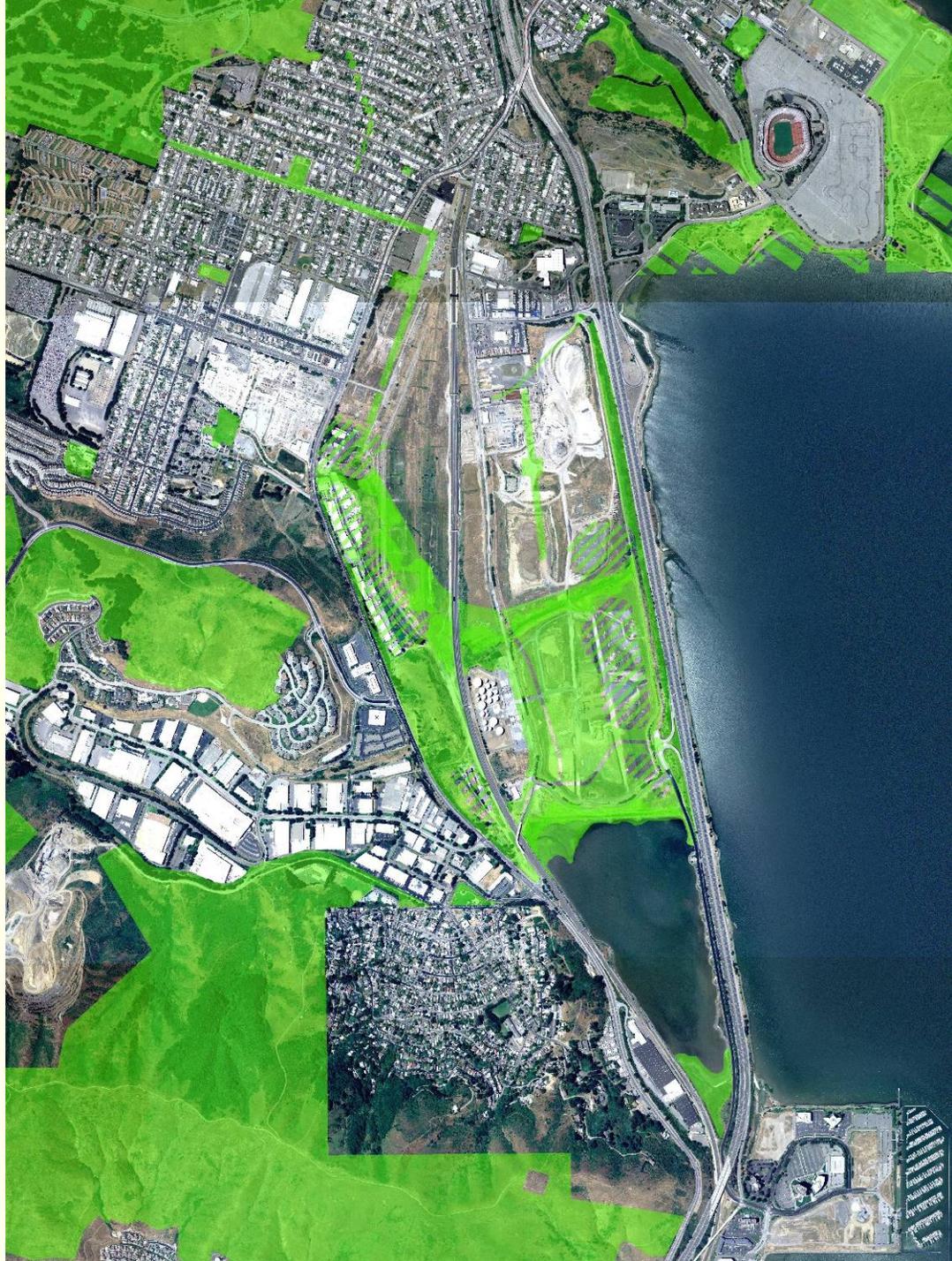
- Through Visitation Creek
- Starting with run off and reclaimed fresh water
- Transitioning to brackish and then salt water
- From Lagoon to shoreline areas



# HABITAT CONNECTIONS - REGIONAL

- San Bruno Mountain
- The Brisbane Lagoon
- Candlestick Point
- McClaren Park

Building upon community  
preservation efforts



# CONNECTING TO A VISION

*"The Baylands as a hallmark for sustainability and green development with a mix of active uses and extensive open space"*

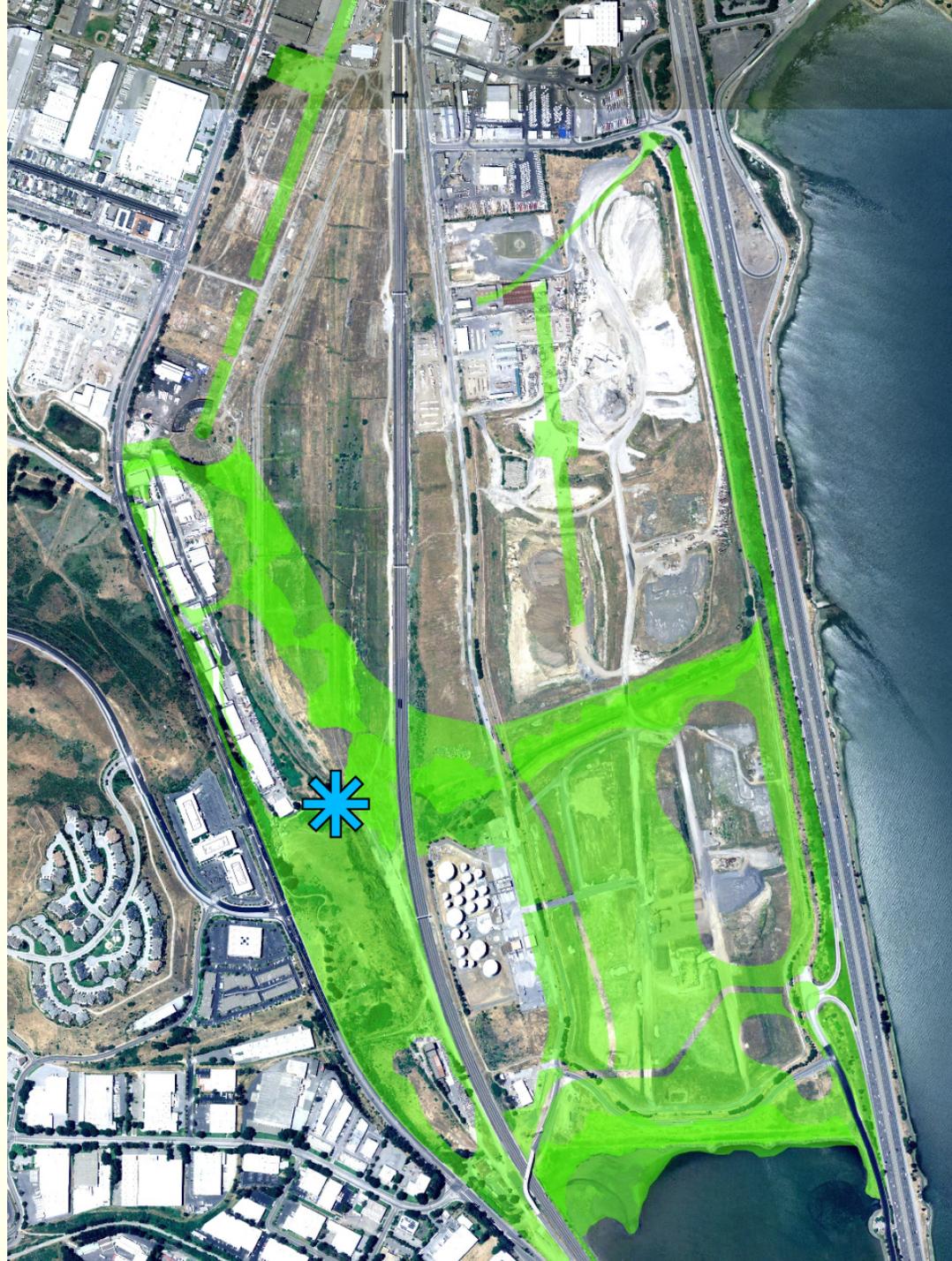
Create a focal point use area that represents this vision



# CONNECTING PEOPLE WITH NATURE

Locate an interpretive center that promotes site features including:

- Fresh and salt water wetlands
- Ice House Hill
- Butterflies
- Bioremediation processes
- Processes to seal and stabilize the rubbish
- Organic farming



# CONNECTING PEOPLE WITH NATURE THROUGH ART

Use thoughtful siting of  
Environmental Art  
throughout the Baylands

Potential locations:

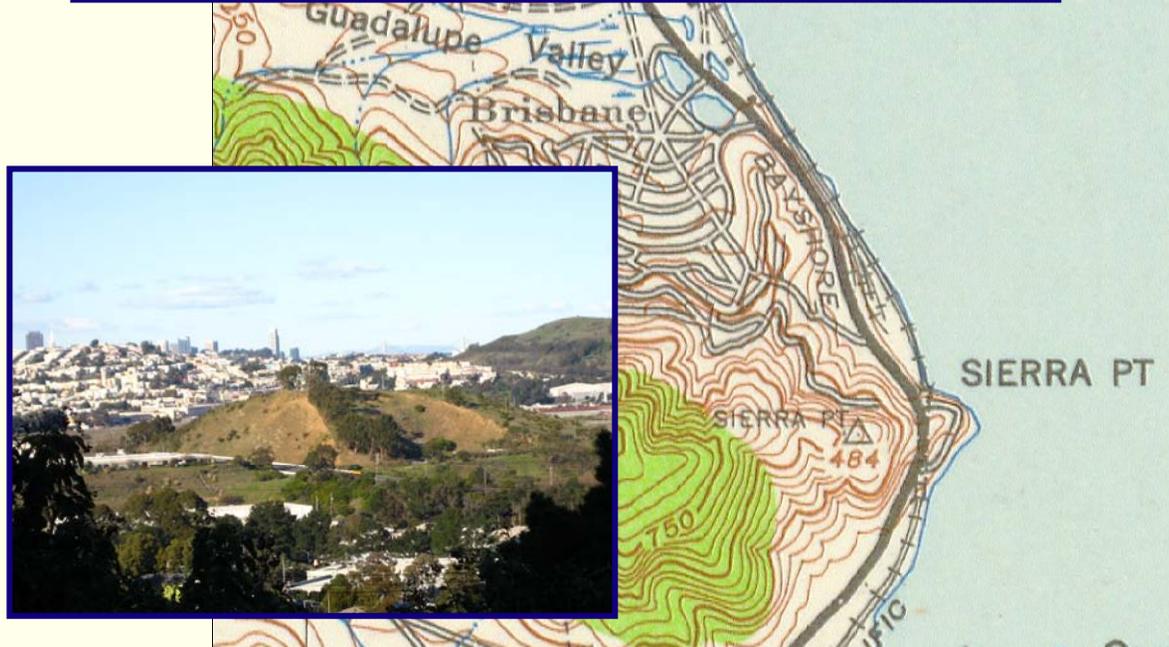
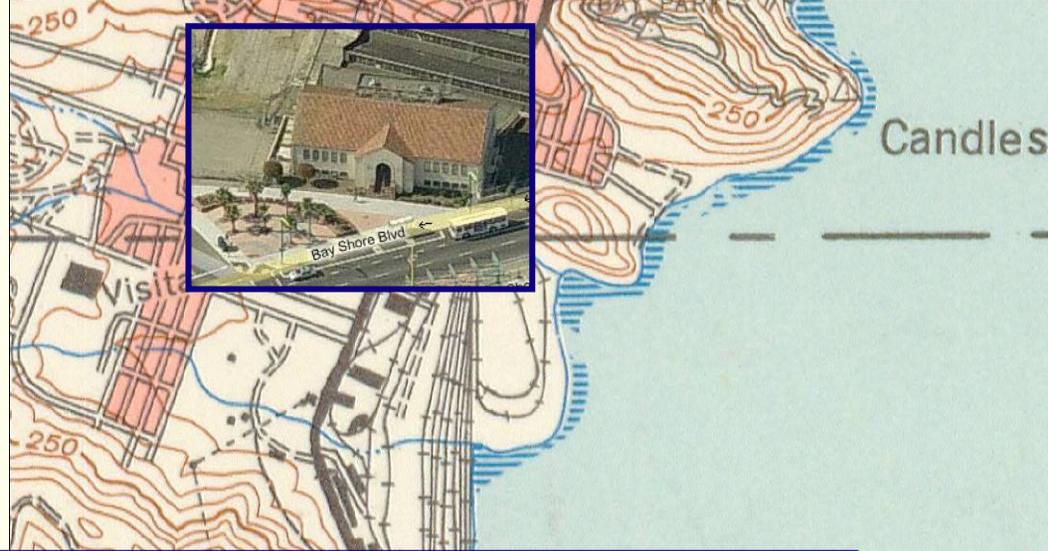
- Visitacion Creek
- Ice House Hill
- The Lagoon
- Open spaces
- Use Areas
- Bridges & Trails



# CONNECTING PEOPLE WITH HISTORY

Respect and integrate  
historic site resources

- Roundhouse
- Schlage building
- Ice House
- Remnant of  
Original Bayshore  
Highway
- Native American
- Rancho period



# A PLACE CONNECTED BY TRAILS

A variety of users:

- Bikers
- Walkers
- Residents
- Workers

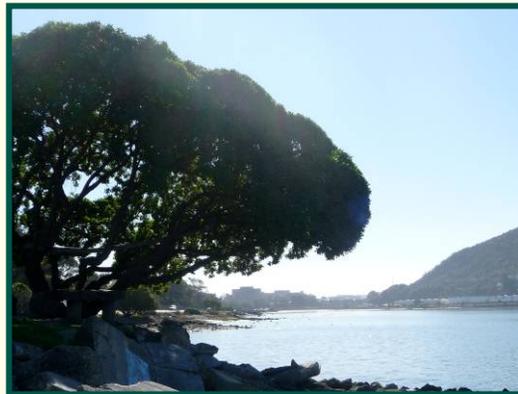
Connecting:

- Brisbane & neighbors
- Parks
- Natural areas
- Baylands development



# THE BAYLANDS PUBLIC SPACE PLAN

- Habitat areas create a unifying natural landscape
- A green identity & sustainable vision
- A place for connections



# AREA 1

## Community Oriented

- Separated by rail line
- Historic preservation within civic/cultural land use
- Group use areas
- Community park
- Interpretive center
- Icehouse Hill trail & overlook
- Charter high school
  - Historic preservation
  - Gym
  - Soccer field
  - Adult education
- Environmental Art
- Green Technology



# AREA 2

## Regionally Oriented

- Scenic entry road to Brisbane
- Lagoon habitat shoreline
- Use area with lagoon and city views
- Large regional activity area partially overlooking Bay
  - Bicycle Center or Golf Training alternative



# AREA 3

## Development Oriented

- Identification of a focal point that communicates the vision of the Baylands
- Development edge oriented towards public space resources
- Trail connections paralleling creek
- Wetlands with creek connection to the bay



# AREA 4

## Development Oriented

- Connections through the development
- Transportation connections
- Small public space parks and plazas
- Distinctive Brisbane feel through entry statements and streetscape



# TRAIL NETWORK

Develop a network of interconnected trails that link to:

- regional trails,
- transit,
- points of interest and
- the local community

User groups:

- Commuters
- Recreational users
  - Community and Baylands bicyclists and pedestrians
- Long distance bicyclists, including Bay Trail users



# GOVERNANCE OF PUBLIC SPACE

## Numerous Potential Alternatives:

- Public Agency  
(City or County)
- Joint Powers Authority
- Private
- Public/Private Partnership
- Non-profit Land Trust
- Local Non-profit  
Organization

## Need Consensus on Objectives:

- Avoid liability issues
- Joint decision making  
(Board make-up)
- Adequate funding for Op.  
and Maintenance
- Financial management  
capabilities and incentives
- Capability to lease to  
concessionaires, other  
agencies, non-profits, etc.



# FUNDING OF PUBLIC SPACE

## Needs

- Initial habitat enhancement and establishment
- Initial Facility improvements
- Revenue Stream to complete
- Ongoing funding for Operation, Maintenance, and Programming



## Strategies

- Natural upland habitats
  - Lower cost to establish and maintain
- Revenue generating facilities where possible
- Concessionaire leases
- Leases to non-profit entities
- Joint powers with school district
- Baylands Assessment district
- Earmark portion of transit occupancy tax

# Input Categories

1. Habitat Enhancement/Open Space
2. Recreational/Public Space Use Areas
3. Public/Private Space Use Areas
4. Trails
5. Lagoon
6. Additional Elements
7. Governance, Economics, Operations & Maintenance





# 2. Recreational/ Public Space Use Areas

- Approximately 57 acres
- community serving and regional recreation uses
- West of Caltrain line:
  - Charter High School/Community Use Area
  - Interpretive Center
  - Community Park
  - Group Area
- Easterly of the Caltrain line
  - Regional Use Area



# 3. Public/Private Space Use Areas

- 112 acres
- Transitional between the public space and the development
- Should incorporate native landscaping and public elements such as plazas and trails
- Specific Public/Private Use Areas include:
  - *Park Concession (near lagoon)*
  - *Civic-Cultural Envelope (adjacent to roundhouse)*
  - *Green Development Center*



# 4. Trails

- Robust, interconnected trail network
- Pedestrians and multiple bicycle users (commuters, recreational, local, regional)
- Linking the community, points of interest, transit, and regional trails





# 6. Additional Elements

- Visitation Creek Corridor Parkway
- Enhanced Entry Drive to City
- Themes of environmental art and sustainability



# 7. Governance, Economics, Operations & Maintenance

- Revenue generating elements
- Leases
- Natural upland habitats
- Creative methods for governance
- Other non-profit models should be explored
- Income streams



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## QUESTIONS AND DISCUSSION



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