

# SPUR

**Ideas + Action for a Better City**

learn more at [SPUR.org](http://SPUR.org)

*tweet about this event:*

*@SPUR\_Urbanist*

*#BigVisions*



MAXIMUS

# PARKMERCED

SPUR | June 14, 2016





152 Acres

3,221 Apartment Homes

Parkmerced Today



# Community Amenities

10 Min. Walk

4 Min. Walk

Neighborhood  
Retail & Amenities



Grocery Store



Daycare/ K-5



Community Center



Neighborhood  
Commons





# Open Space Improvements

Community  
Gardens

Juan Bautista  
Circle / Social  
Heart



Community  
Gardens



Recreation  
Fields



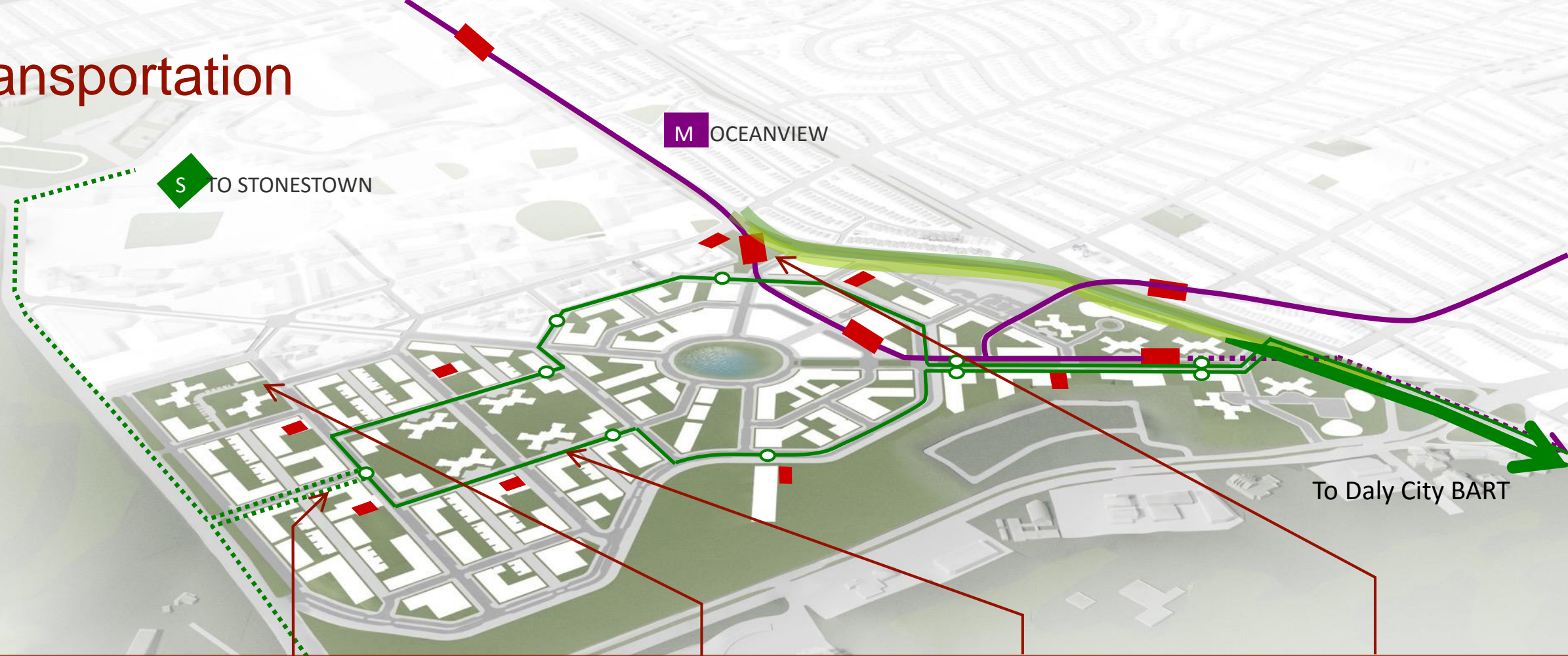
Stream  
Corridor



18-acre  
community park



# Transportation



## Transportation Coordinator



## Bike Share



## Car Share



## Shuttle Service



## Muni Improvements





## Residential

Existing Homes to Remain	1,683 Tower Apartments
Existing Homes to be Replaced	1,538 Garden Apartments
New Homes	5,679 Net New Homes
TOTAL HOMES	8,900

## Commercial, School, Recreation, and Open Space

Neighborhood Retail	230,00 square feet
Office	80,000 square feet
School	25,000 square feet
Community Center	64,000 square feet
Open Space & Parks	68 acres



## Schedule

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JULY 2011	Entitlements Approved and Effective
FALL 2014	CEQA Litigation Resolved and EIR Upheld
FALL 2014	Design Kick-off
SPRING 2015	Development Phase 1 Application - Approved
SUMMER 2015	Informational Planning Commission Hearing
	Street Improvements Plans Submitted and Ongoing
FALL 2015	Tentative Subdivision Maps - Approved
	Building Design Review Applications - Approved
WINTER 2015/16	Site Permit Applications Submitted
FALL/WINTER 2016	Hopeful Construction Start





# PARKMERCED SUBPHASE 1A & 1B





199 Vidal

300 Arballo

455 Serrano

850 Gonzalez

1208 Junipero Serra

1218 Junipero Serra

95 Chumasero

99 Chumasero

5 Projects





LMS<sup>A</sup>

- 5 Architects
- 3 General Contractors
- Over 30 consultants common to all projects



WOODS  
BAGOT™



HYDROCONSULT ENGINEERS, INC.

horton lees brogden lighting design



EDCI  
ENGINEERS

WJE  
ENGINEERS  
ARCHITECTS  
MATERIALS SCIENTISTS  
Wiss, Janney, Elstner Associates, Inc.



PLANT

MURPHY BURR CURRY INC.  
STRUCTURAL ENGINEERS



ENGINEERS / SURVEYORS / PLANNERS

SYSKA HENNESSY  
GROUP



The Fire  
Consultants, Inc.  
Fire Protection Engineering  
& Building Code Consulting



PAE

stōk



ARS



STYLE Interior Design, Inc.

Treadwell & Rollo  
A LANGAN COMPANY



HBA  
HIRSCH BEDNER ASSOCIATES

SOM

MAXIMUS

The Team

SFSU

- Phase 1A&1B Scope:
- New Utilities and Streets
  - 15 Acres of New Landscaping
  - (3) New Play Areas
  - (3) New Parks
  - Community Gardens
  - Dog Park
  - 957 Net New Units
  - 4,178 Total Units

Block 20

Block 22

Block 6

Block 1

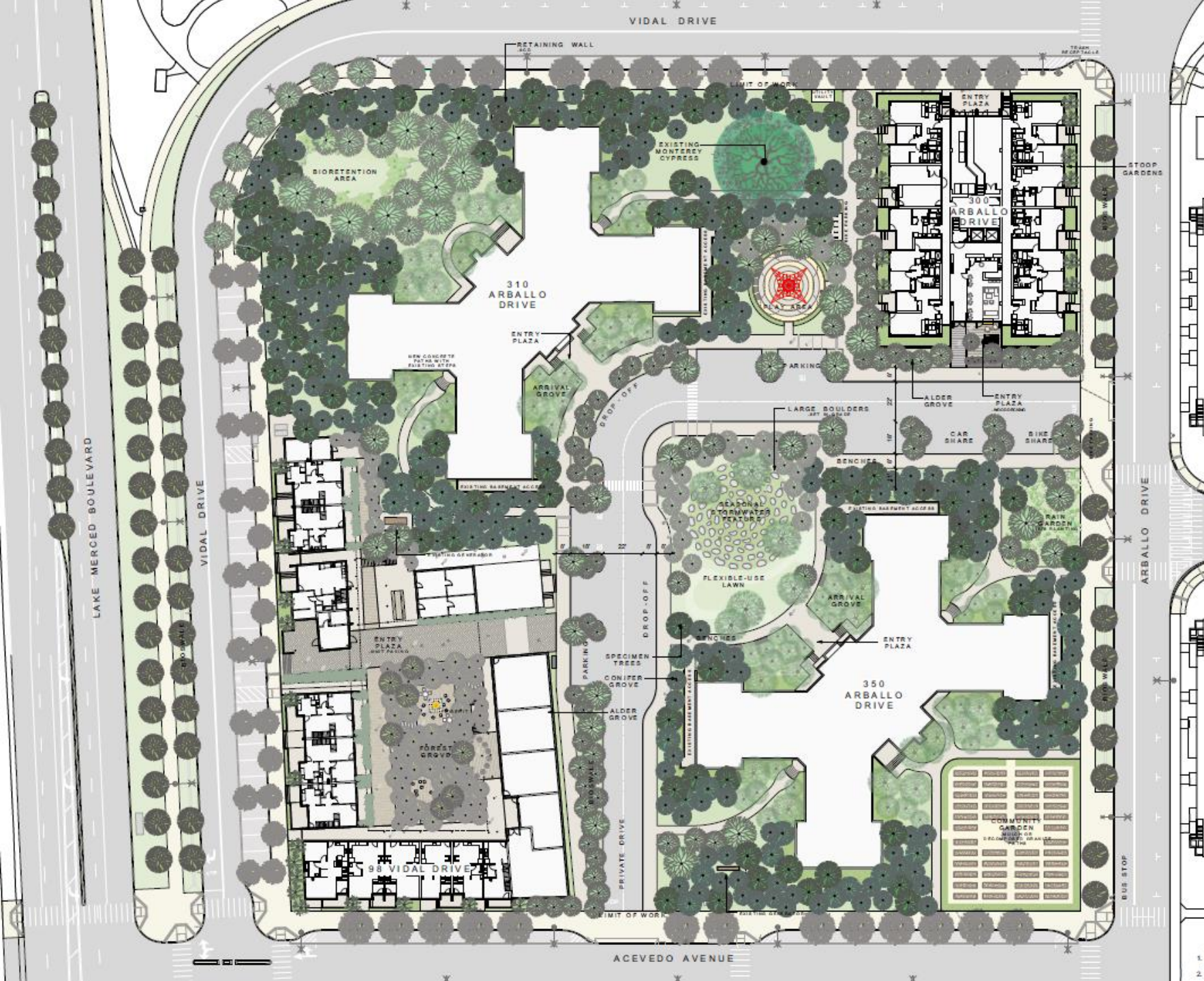
LAKE MERCED BOULEVARD

BROTHERHOOD WAY

NINETEENTH AVENUE

JUNIPERO SERRA BLVD





## Community Improvements:

- Play Area
- Community Garden
- Flexible Lawn
- All new landscaping
- Bike Share
- Car Share

# Block 1





# 199 Vidal

(4-stories)

- 40 Replacement Units
  - 4 BMR Units
  - 20 New Units





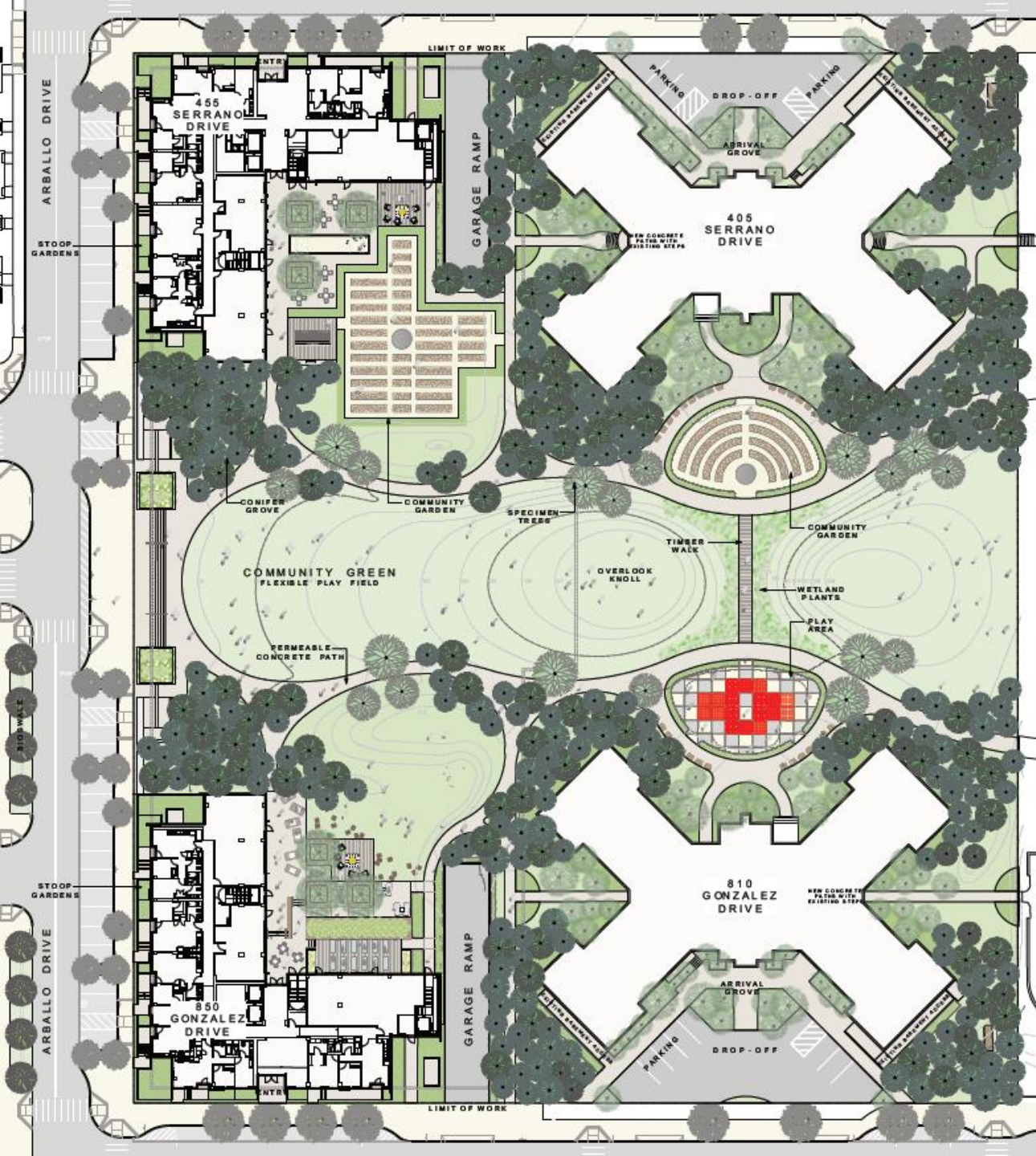
# 300 Arballo

(8-stories)

- 16 Replacement Units
- 16 BMR Units
- 57 New Units







## Community Improvements:

- Play Area
- Community Garden
- Community Green / Park
- All new landscaping

Block 6





# 455 Serrano / 850

(11-stories each)

- 124 New Units Each
- 2-story below grade garage
- 435 Spaces

WOODS  
BAGOT

MAXIMUS





## Community Improvements:

- Play Area
- Community Garden
- Community Green / Park
- All new landscaping



# 1208 Junipero Serra / 1218 Junipero Serra

(17-stories)

- 9 BMR Units
- 179 New Units

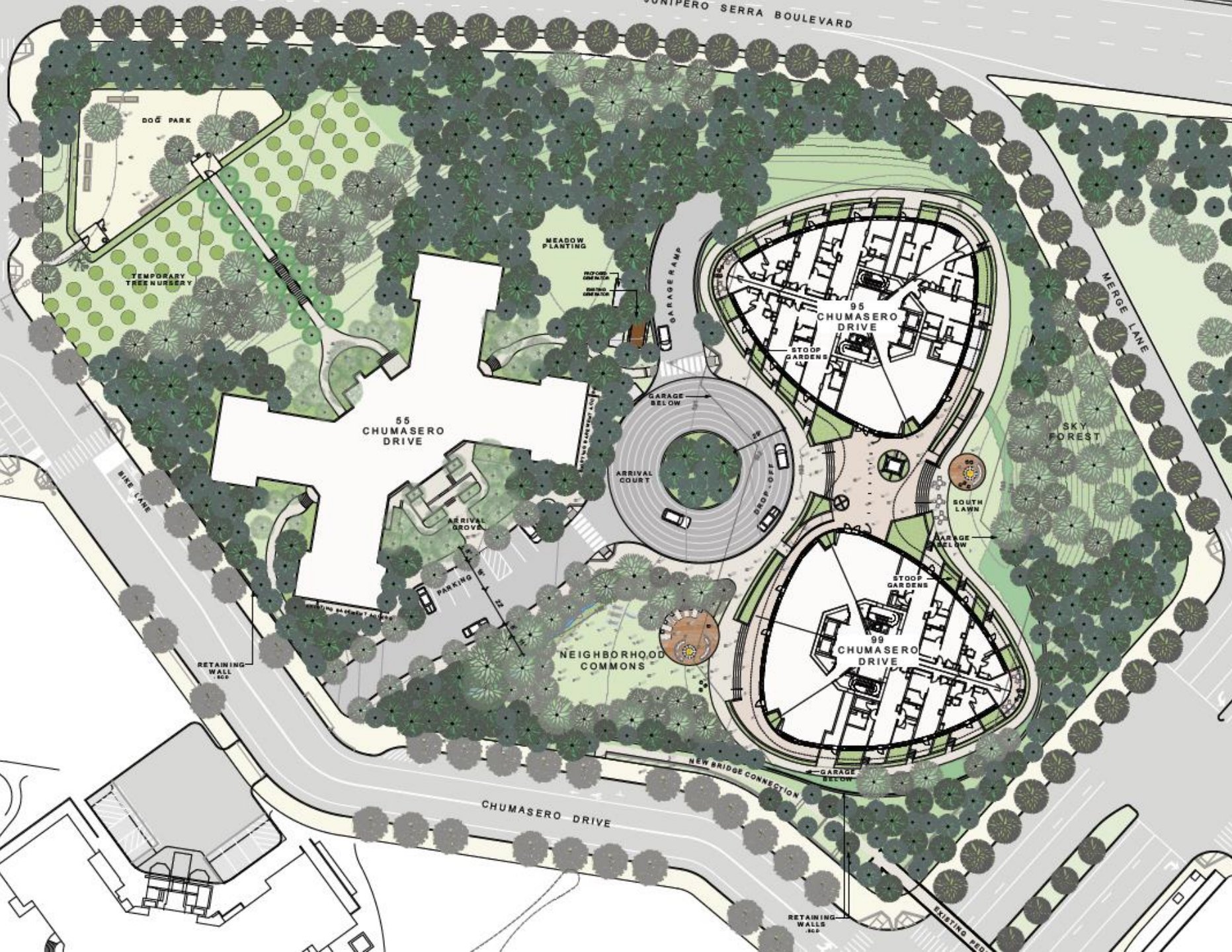
(8-stories)

- 19 BMR Units
- 92 New Units

3-story below grade garage

- 354 Spaces





## Community Improvements:

- Neighborhood Commons
- Dog Park
- All new landscaping
- Temporary Tree Nursery



# 95 & 99 Chumaseo

95 Chumaseo (14-stories)

- 164 New Units

99 Chumaseo (14-stories)

- 149 New Units

3-story below grade garage

- 266 Spaces



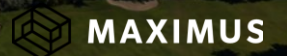
SOM

MAXIMUS



## Transportation Improvements:

- Unbundled Parking
- BART Shuttle
- Shuttle access to MUNI
- Car-free living with Uber
- Car Share
- Bike Share



New Access to Public Transportation



# parkmerced

basis of design guidelines 06.12.2015

draft 2

## parkmerced basis of design for new buildings

- 01 Introduction
- 02 Sustainability Goals
- 03 Site Goals  
BKF Engineers
  - 03.01 District Level Services and Utilities
- 04 Exterior Building Enclosure System Goals  
Skidmore, Owings & Merrill LLP
  - 04.01 Introduction
  - 04.02 Thermal Performance
  - 04.03 Moisture Flow
  - 04.04 Air Infiltration
  - 04.05 Solar Radiation and Light Transmittance
  - 04.06 Acoustics and Sound Transmittance
  - 04.07 Fire Resistance and Life Safety
  - 04.08 Structural Strength and Rigidity
  - 04.09 Appendix
- 05 MEP Systems Goals  
PAE Engineers
  - 05.01 Residential Thermal Comfort Analysis
  - 05.02 Residential Appliances
  - 05.03 Building Mechanical Systems
  - 05.04 Building Electrical Systems
  - 05.05 Building Plumbing Systems
  - 05.06 Building Fire Protection Systems
- 06 Technology Systems Goals  
TBD
- 07 Lighting Goals  
TBD
- 08 Acoustics Goals  
Shen, Milsom & Wilke, LLC
- 09 Vertical Transportation Design Goals  
Syska Hennessy
- 10 Appendices
  - 10.01 Outline Guideline Specifications











# THE BRISBANE BAYLANDS



## **SPUR Lunchtime Forum: Big Vision/Breaking Ground**

June 14, 2016





# LOCATION

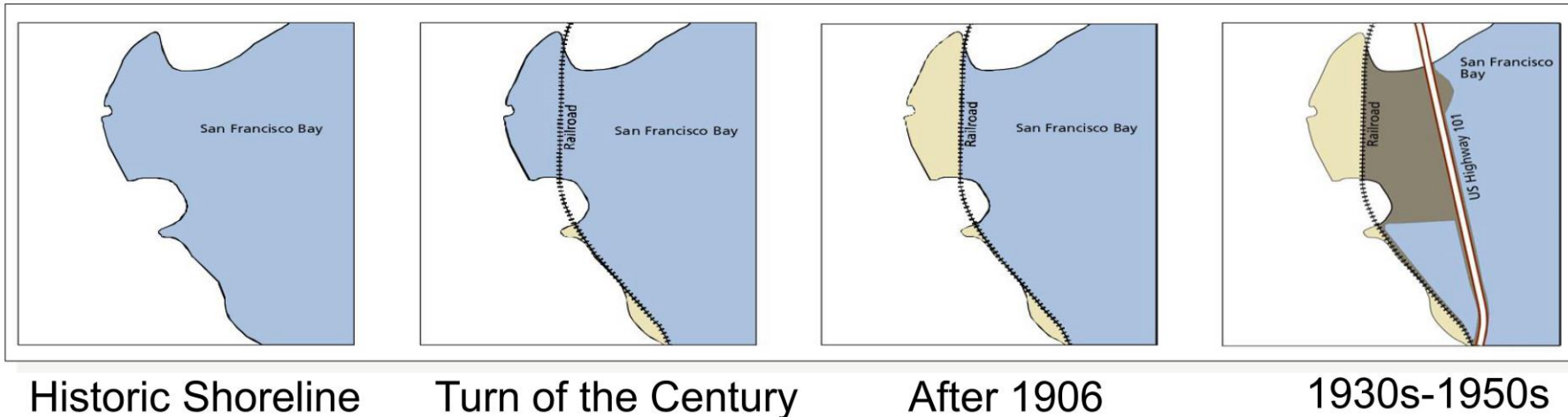




# ORIGINS

The Brisbane Baylands is a product of some of the most important Bay Area events of the 20th century:

- Earthquake and firestorm
- Growth of the railroads
- World War II
- Rapid population growth





# PROJECT DRIVERS

1. Provide housing near jobs and transit to reduce greenhouse gas emissions
2. Create a bayfront innovation/technology hub between SFO and downtown
3. Create local and regional retail and entertainment destinations
4. Remediate an existing, underutilized, transit-oriented site
5. Enhance existing native habitats with active and passive open space
6. Accommodate regional housing demands while contributing to Brisbane's strong sense of place





# COMMUNITY BENEFITS

**EASY ACCESS TO THE  
ENTIRE BAY AREA**



**AN EDUCATIONAL OUTDOOR LAB  
FOCUSED ON BAYLANDS &  
RESTORATION ECOLOGY**



**4,400 HOUSING UNITS ADDRESS  
REGIONAL SHORTAGE**



**THREE MODES OF TRANSIT  
WITHIN 5 MINUTE WALK**

**20,000+  
NEW JOBS  
OF ALL LEVELS**



**POWERED BY  
RENEWABLE  
ENERGY**



**MILES  
OF HIKING &  
BIKING TRAILS**



# LOCAL CONTEXT

- Brisbane is a small town – 4,400 Population
- Brisbane has two commercial areas
- Brisbane's Caltrain station is isolated

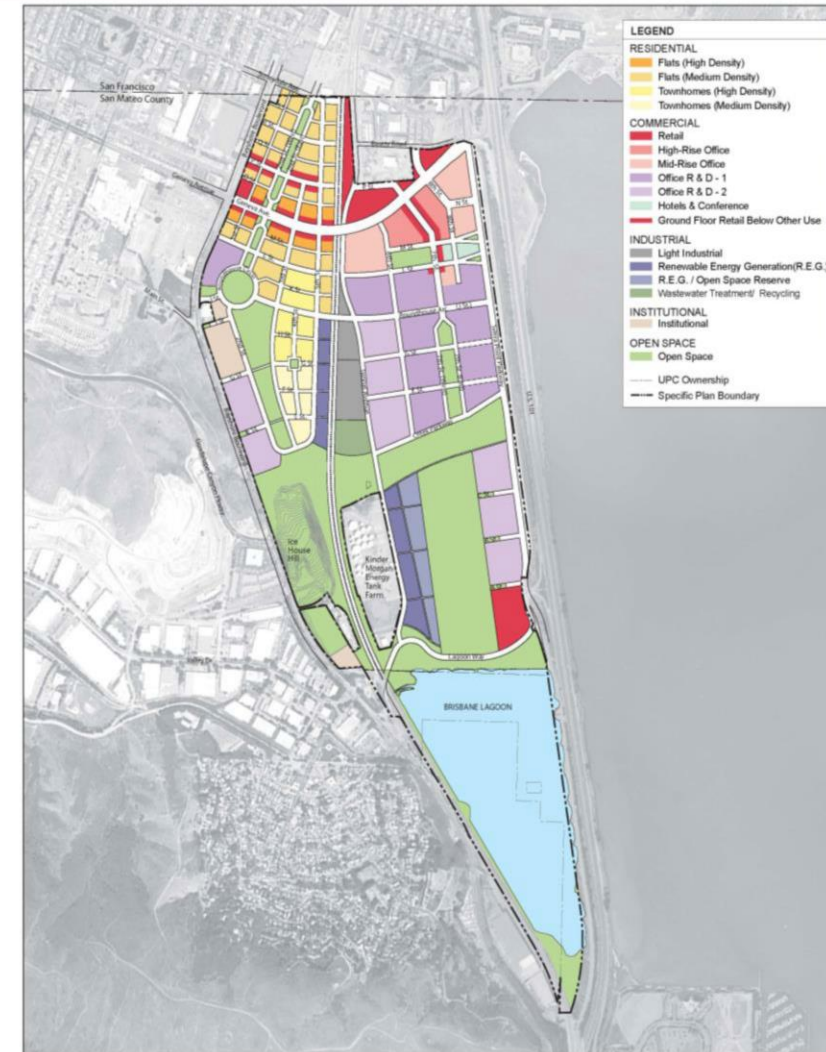




# LAND USE PLAN

- 12m SF of total development
- 4,400 housing units/15% BMR
- 7m SF of commercial/R&D and light industrial
- 500K SF of retail
- 170 acres of open space and 136-acre Lagoon
- 25-acre renewable energy site

	Square Feet	Units	DUs/Acre	FAR	Max Ht.
<b>Proposed New Land Uses</b>					
Hotel & Conference	261,100	369 rms		2.00 — 4.00	40' — 160'
Residential Condos/Apts	4,351,800	3,950 DUs	56	2.00 — 3.00	45' — 90'
Residential Townhomes	798,600	484 DUs	17	0.80 — 2.00	35'
Retail	566,300			0.40 — 1.25	35' — 40'
Office	2,651,200			2.25 — 2.75	45' — 90'
Research & Development	3,328,300			0.60 — 2.00	45' — 90'
Rnd House & Lazzari Charcoal	28,200			0.20 — 0.50	45'
Institutional	110,800			0.30 — 1.00	25'
<b>Total New Land Uses</b>	<b>12,096,300</b>				
<b>Existing Land Uses to Remain</b>					
Relocated Lumberyard	142,500			0.25 — 0.30	25'
<b>Existing Land Uses to be Removed</b>					
Brisbane Bayshore Industrl Pk	231,400			NA	
<b>Total Net New Land Uses</b>	<b>11,864,900</b>				



Brisbane Baylands Specific Plan Universal Paragon Corporation



# SUSTAINABILITY BY DESIGN



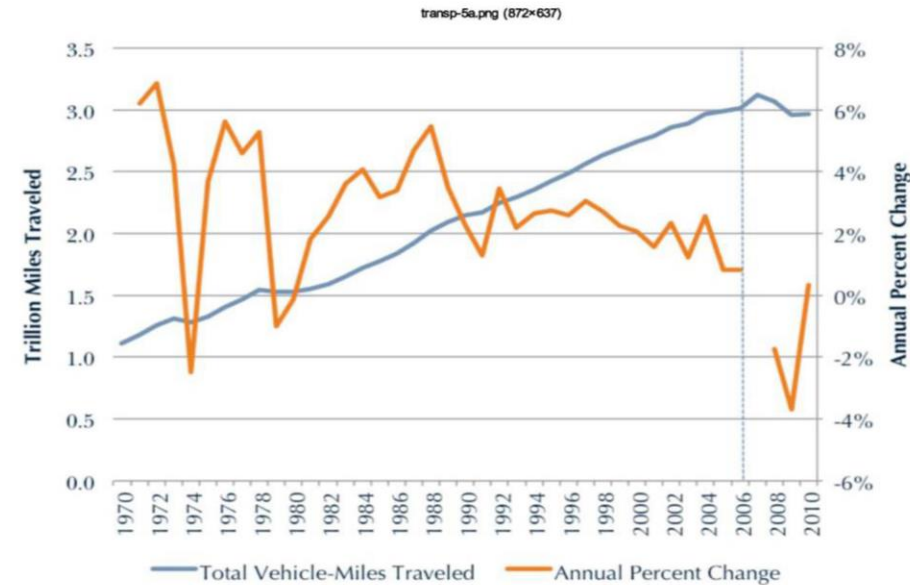
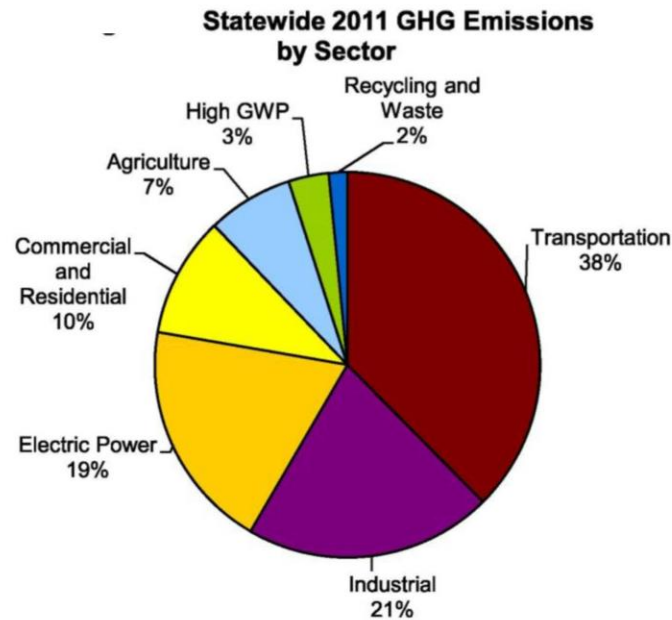
- Renewable Energy Generation
- Compact Development Accessible to transit
- Jobs to Housing Balance
- Wetland Wastewater Treatment/Recycling Facility
- Natural Stormwater Management
- LEED (or equivalent) Rated buildings
- Tidal/Freshwater Wetland, Coastal Meadow & Upland Habitat Restoration
- Extensive Open Space Network – Natural & Recreational



# TRANSPORTATION & GHG

- California is the 12th largest source of Greenhouse Gas Emissions in the world.
- The transportation sector generates 38 percent of the state's emissions.
- SB-375 requires the return of GHG emissions to 1990 levels by 2030.

Source: Transportation and Land Use Coalition (Oakland, CA) website: [www.transcoalition.org/c/sus\\_hsr/index.html](http://www.transcoalition.org/c/sus_hsr/index.html).



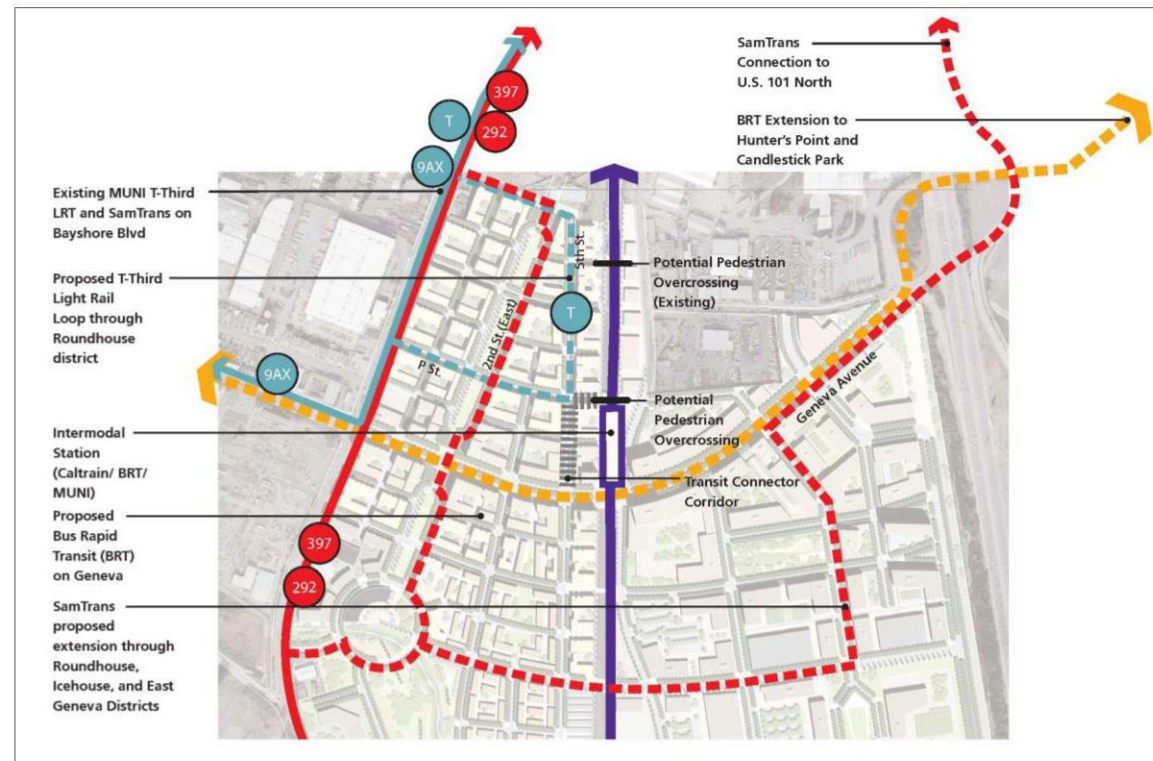
Note: Due to FHWA methodology changes, data from 2007-on are not comparable with previous data

Source: U.S. Department of Energy, Transportation Energy Data Book, Table 3.7, 2012.



# MULTI-MODAL TRANSIT

- A new transit station will be located at intersection of Geneva Ave and CalTrain Corridor
- CalTrain, Geneva Ave BRT, an extended MUNI T-Third light rail and SamTrans buses would all service the station
- Transit surrounded by housing and located near jobs would enhance walkability, increase ridership and reduce GHG's from auto emissions





# PEDESTRIAN & BIKE CIRCULATION



- All roadways designed according to pedestrian and bike usability
- Internal Bike lanes linked to surrounding regional bicycle networks
- Bike sharing system with multiple stations
- Bay Trail to be extended through the Site



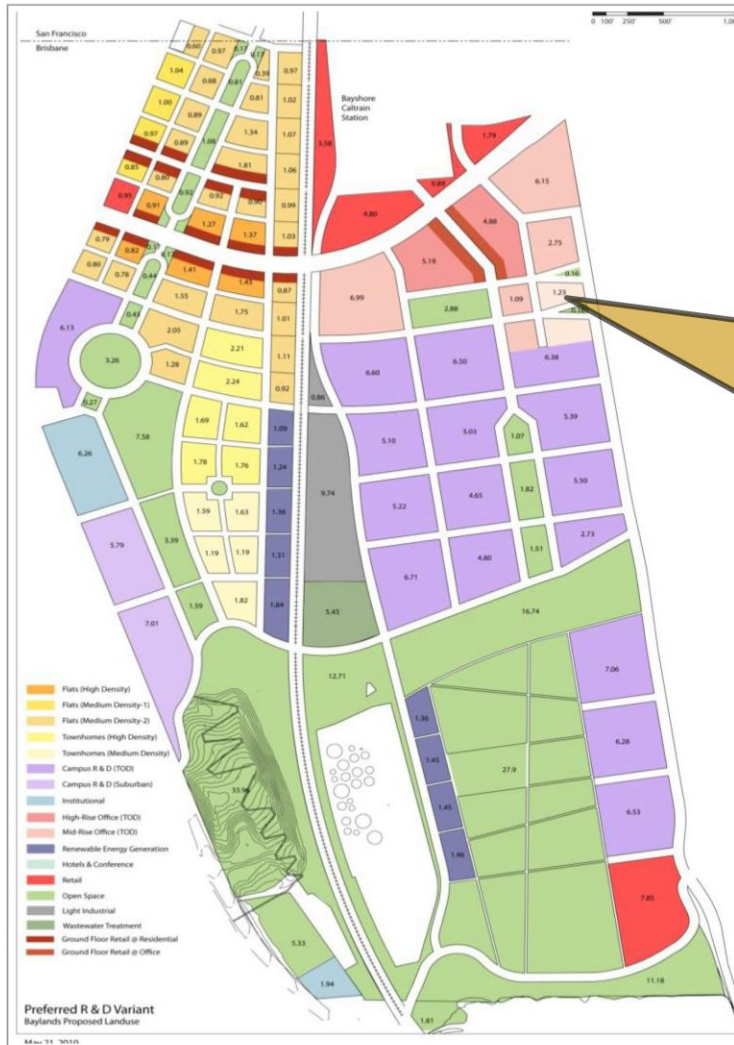


# PROJECT HIGHLIGHTS



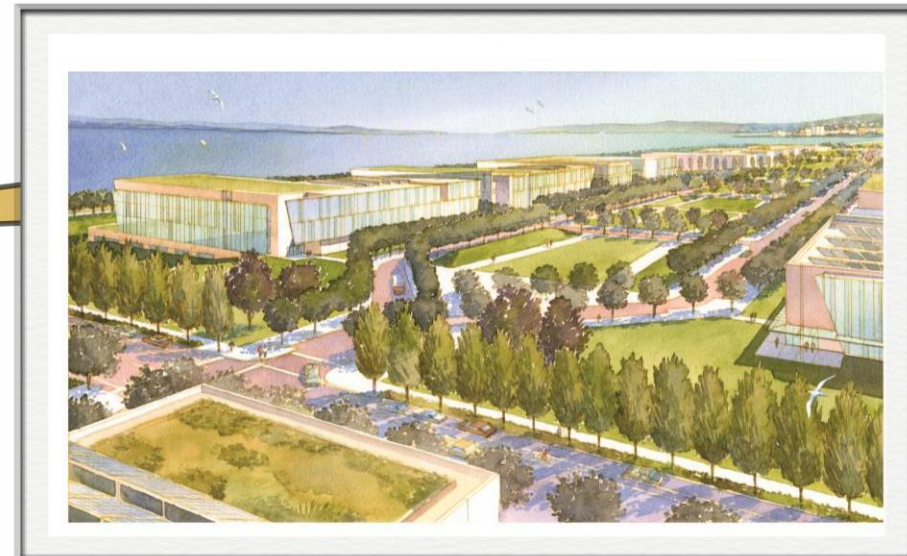
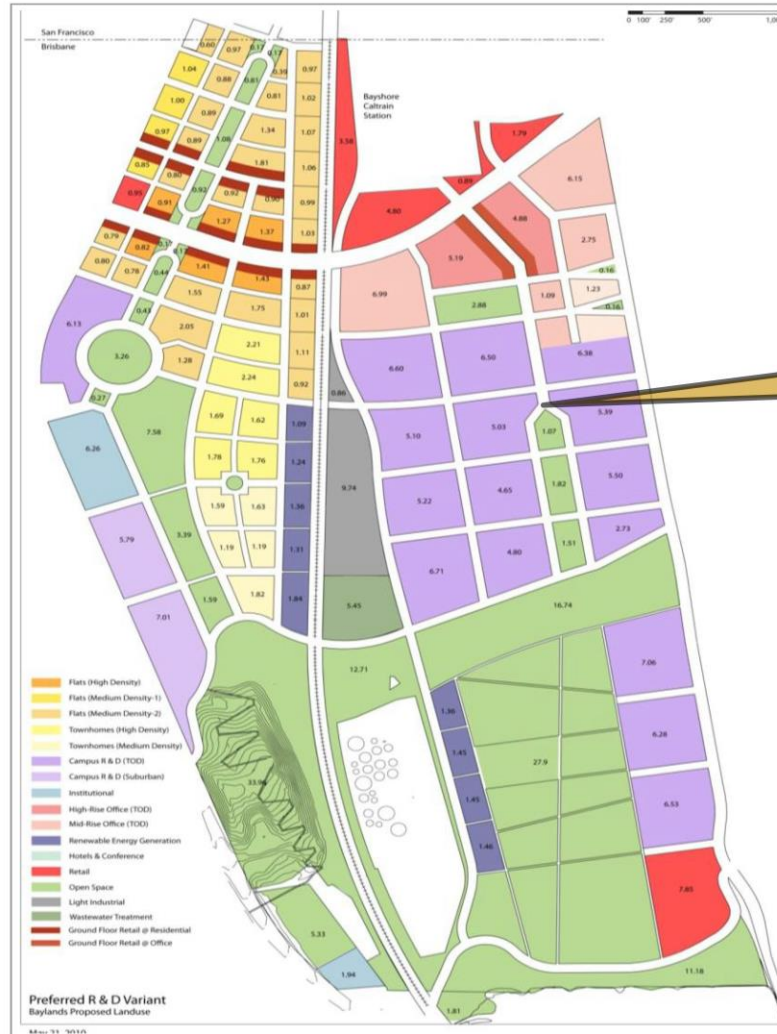


# OFFICE / COMMERCIAL DIST.



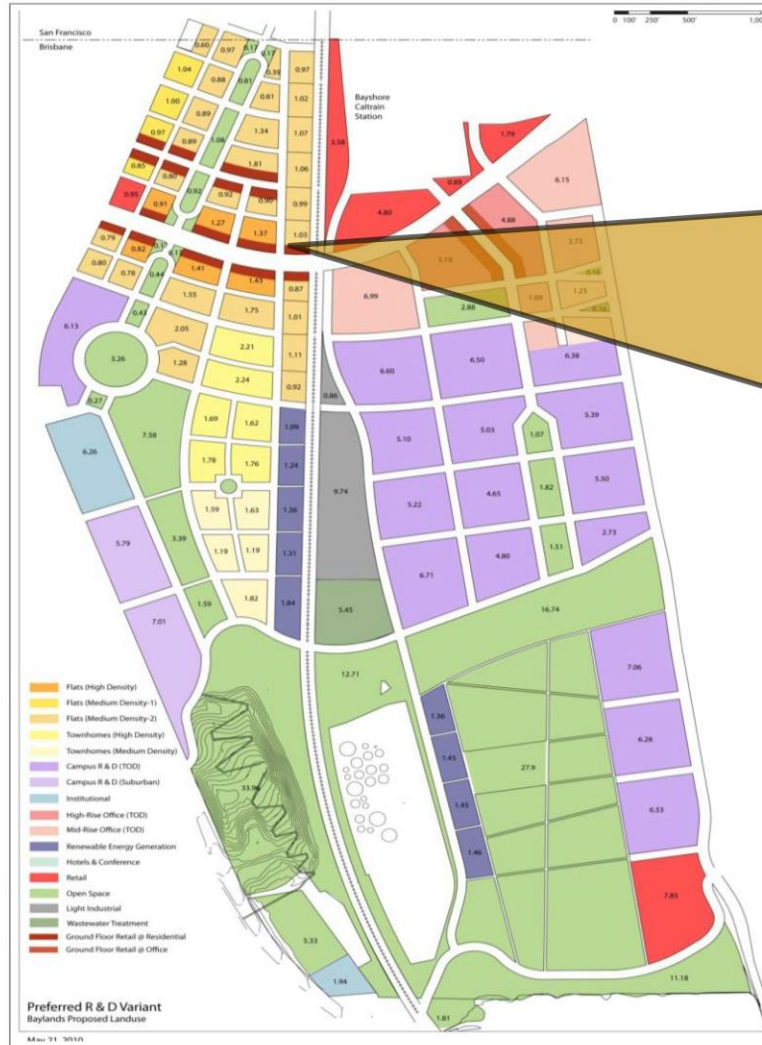


# R & D DISTRICT



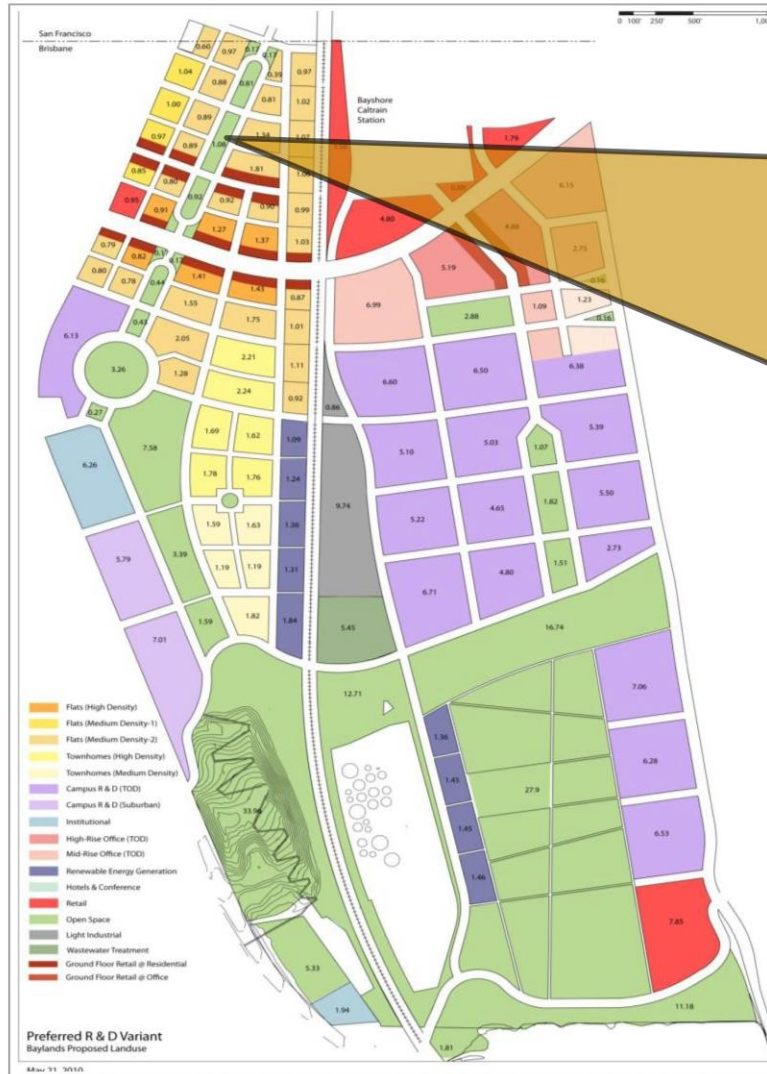


# MULTI-MODAL STATION



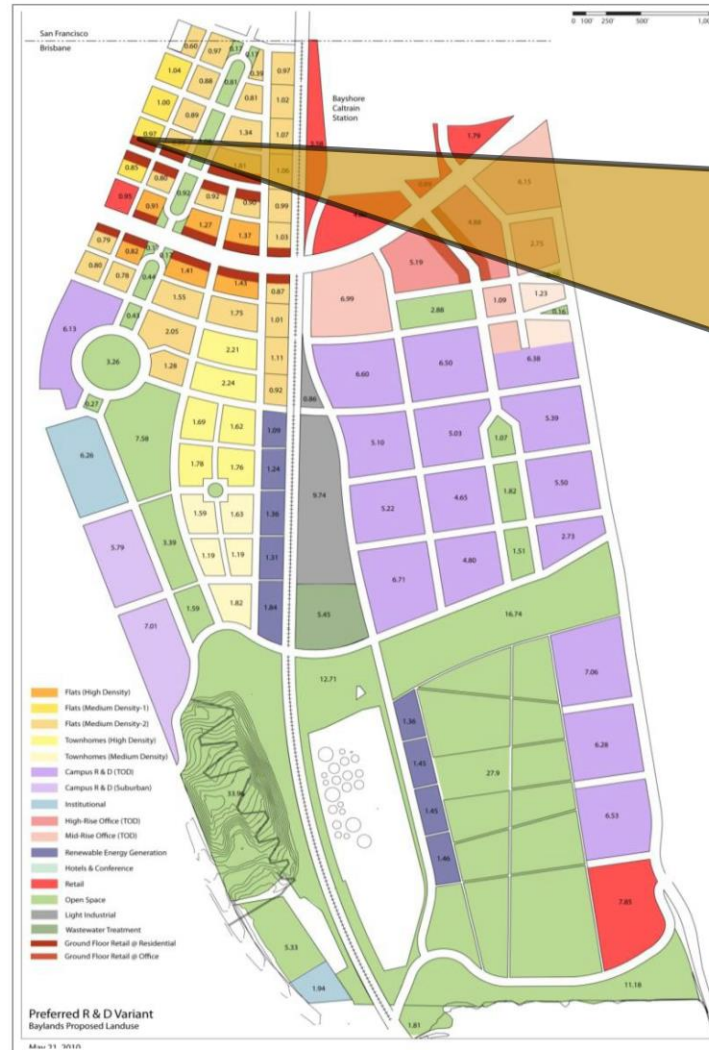


# HOUSING NEAR TRANSIT



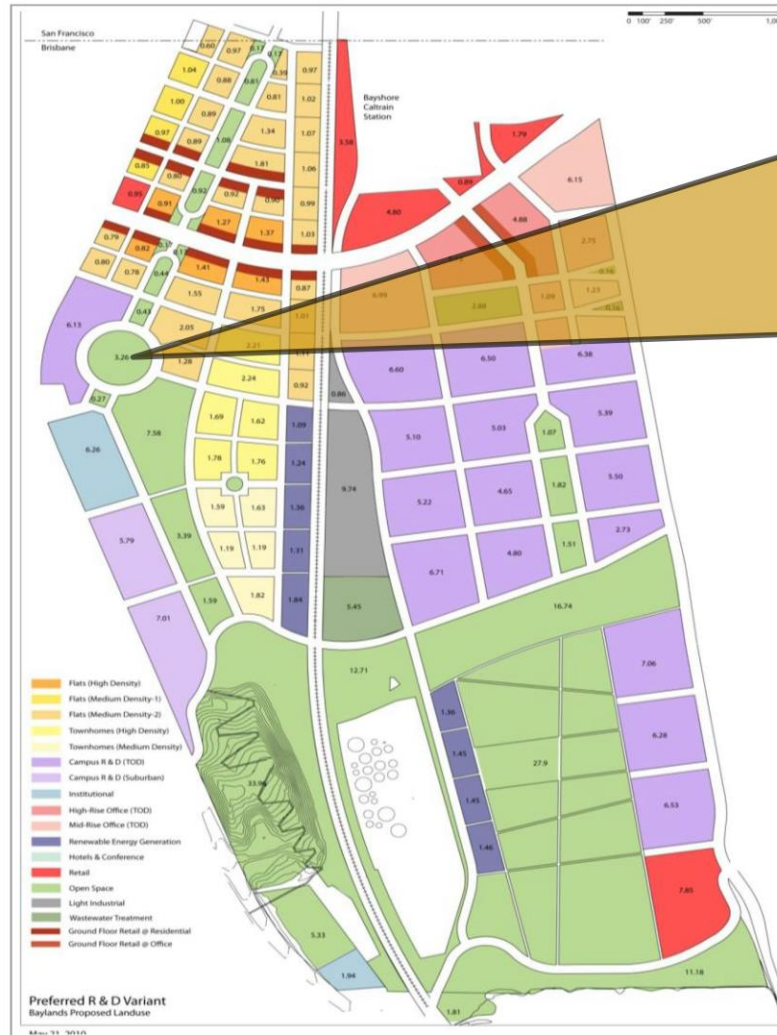


# NEIGHBORHOOD RETAIL



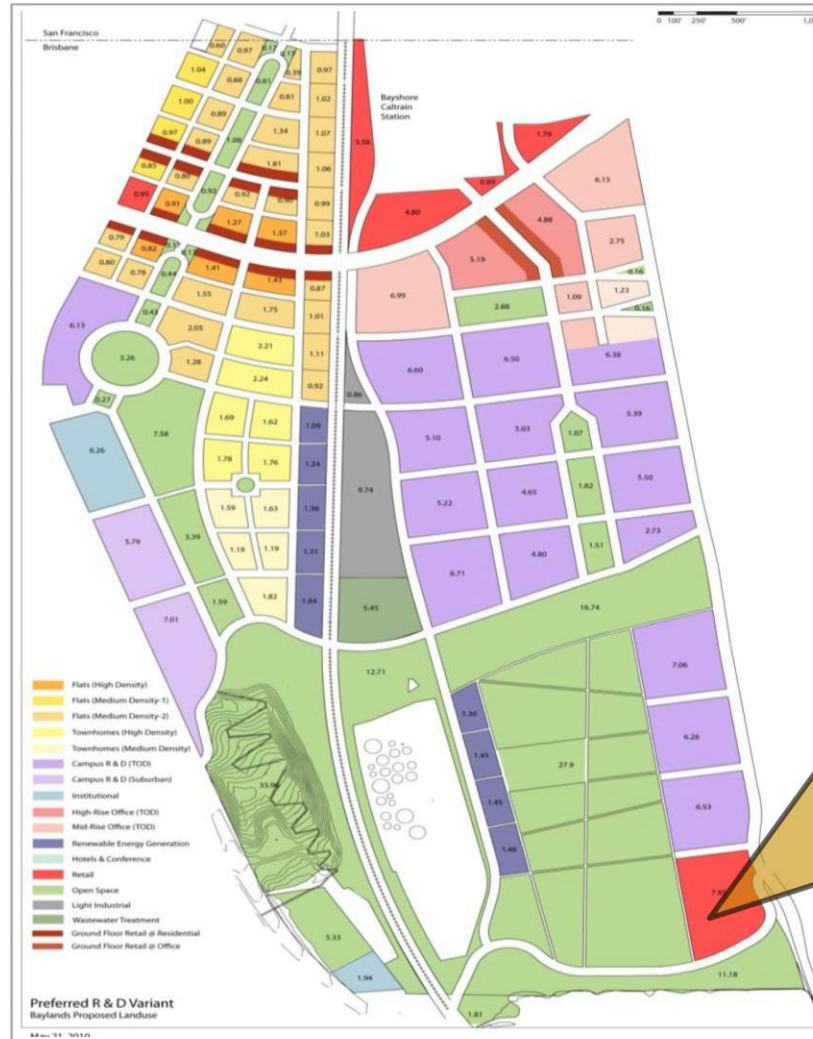


# TECHNOLOGY/INNOVATION CENTER



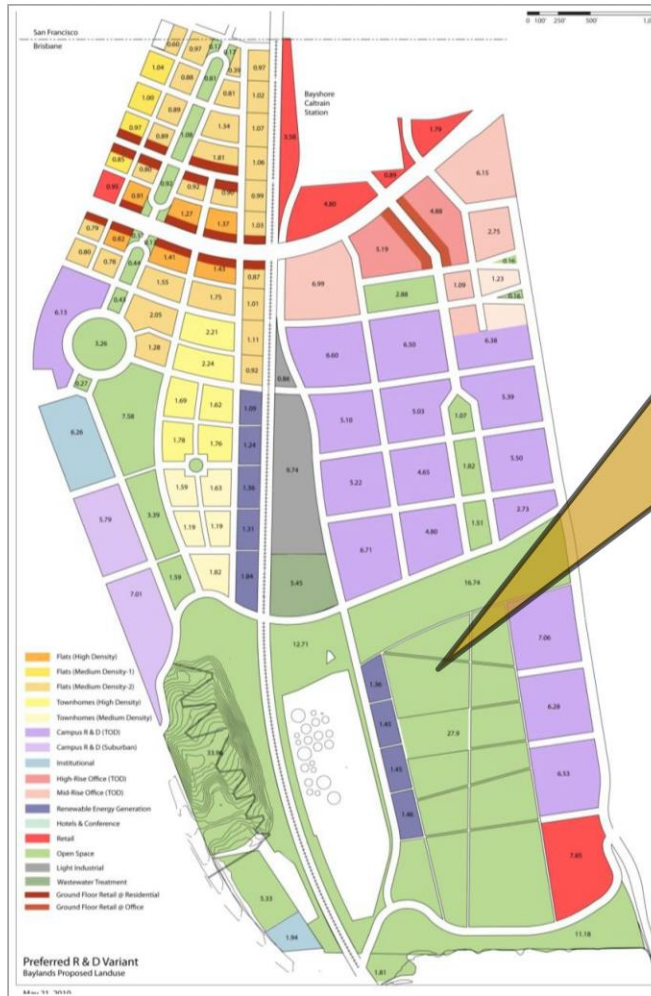


# RESTAURANT / RETAIL CLUSTER



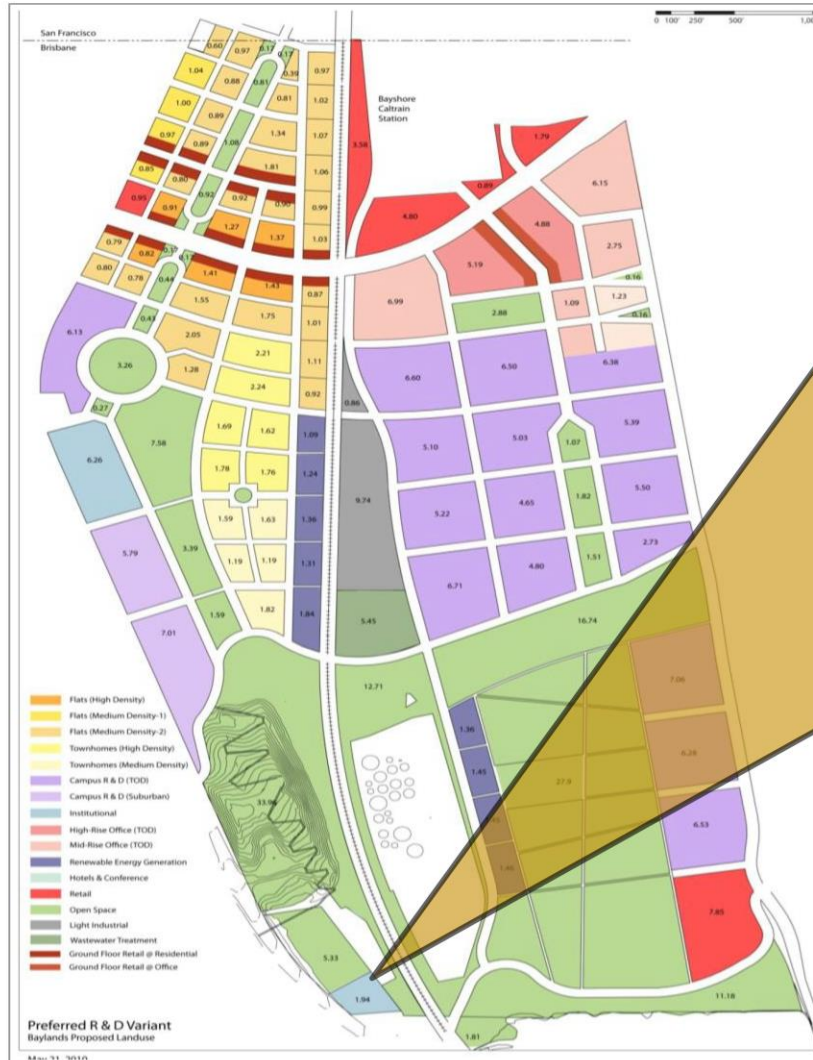


# SOLAR FARM



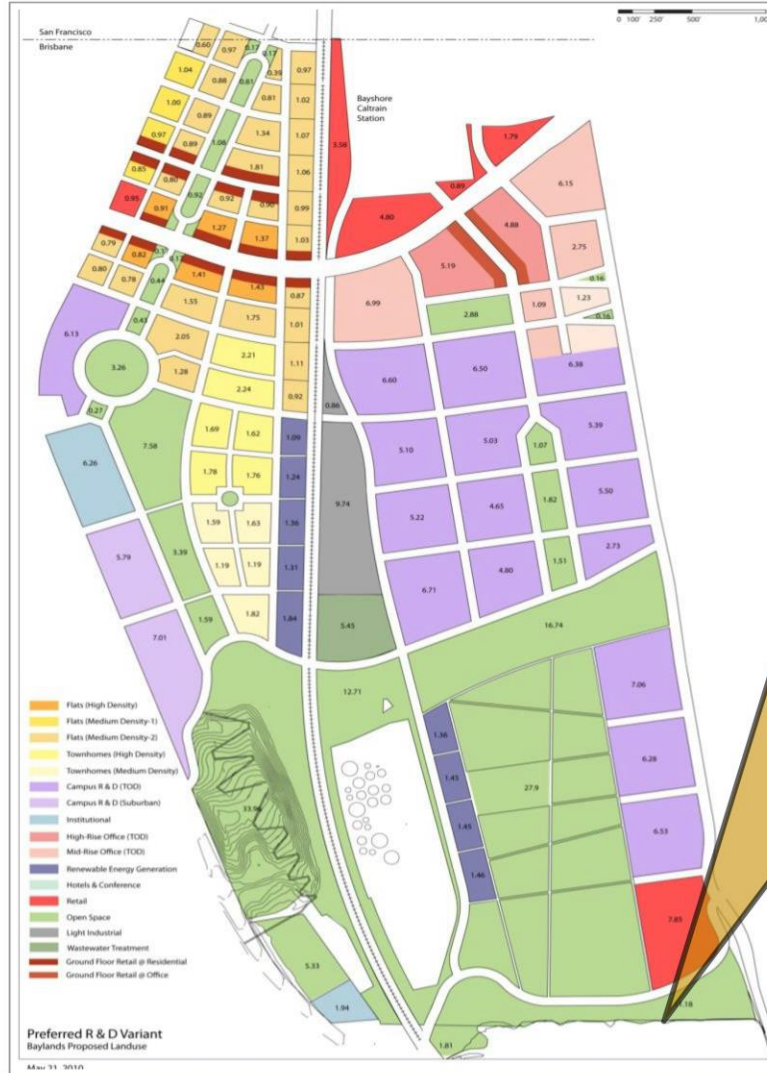


# CHARTER HIGH SCHOOL



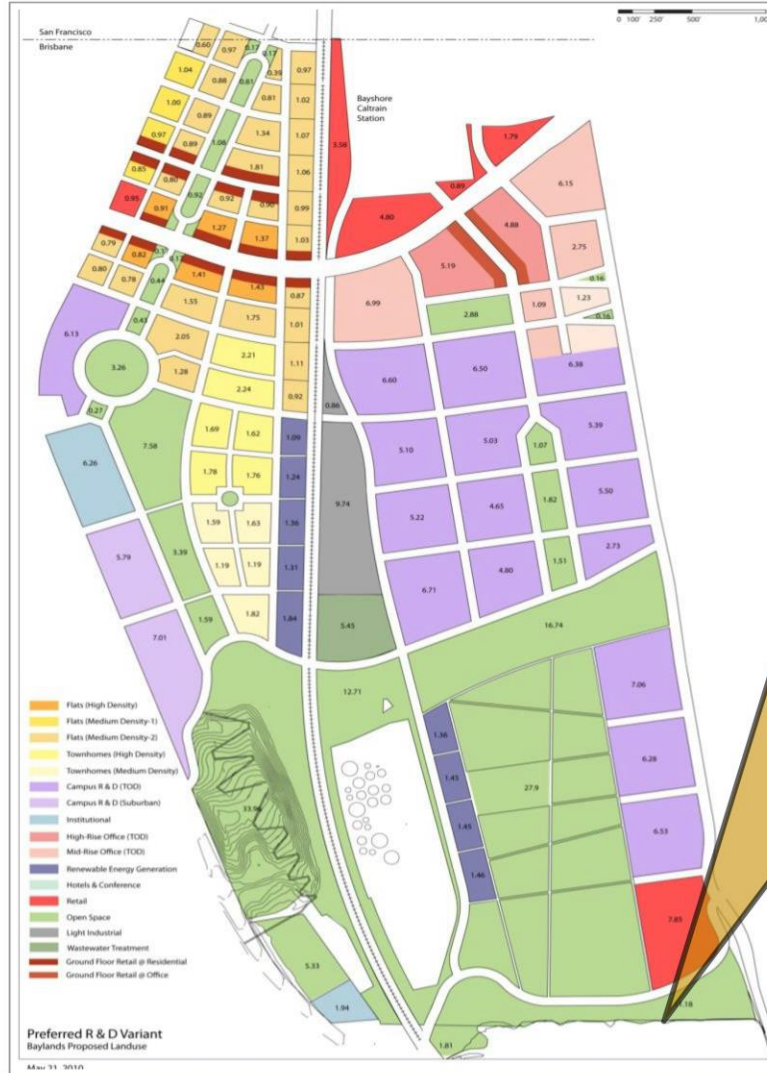


# LAGOON PARK





# LAGOON PARK





# APPROVAL STATUS

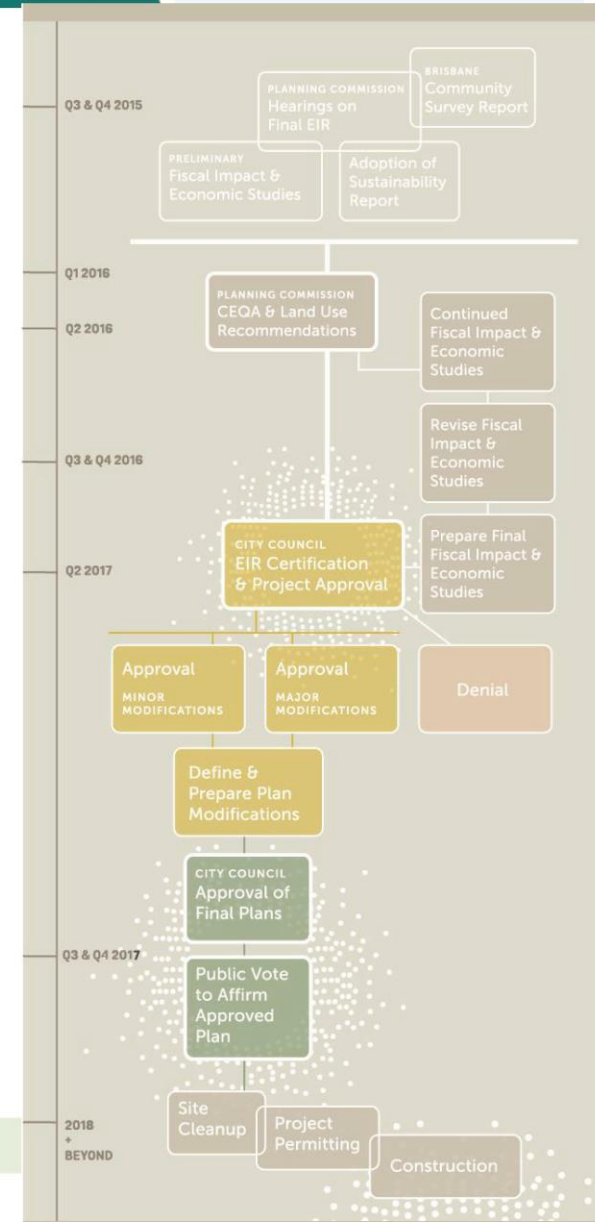
The Planning Commission is in deliberations regarding the FEIR and will make their recommendations to City Council regarding the type, scope and location of uses in July, 2016.

Recommendations as of 6/9/16 include NO HOUSING and a maximum of 2 M square feet of new development.

The proposal will go to City Council later in 2016

Public vote anticipated in 2017

- Email Planning Commission: [planning@ci.brisbane.ca.us](mailto:planning@ci.brisbane.ca.us)
- Email Mayor: [cliffrentz@sbcglobal.net](mailto:cliffrentz@sbcglobal.net)
- Email City Manager: [clayh@ci.brisbane.ca.us](mailto:clayh@ci.brisbane.ca.us)







*Universal Paragon Corporation  
Bayside Development LLC  
Schlage/Visitation Valley Project*



*SPUR Lunchtime Forum  
June 14, 2016*





# PROJECT LOCATION





# PROJECT DESCRIPTION

## Phase 1

- 574 Residential Units (1, 2 and 3 bedroom units)
- Grocery Market
- Retail Stores
- Leland Park
- Pedestrian Access to Bayshore CalTrain Station

## Phase 2

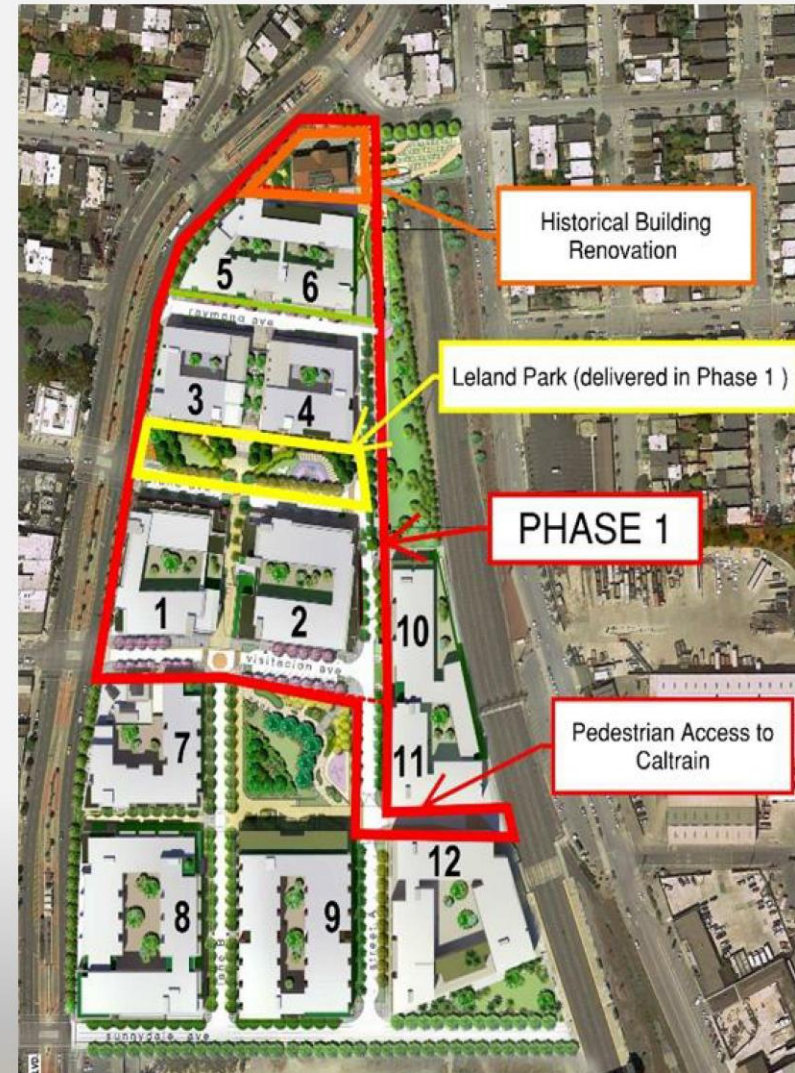
- 560 Residential Units (Estimates)
- Visitacion Park

## Phase 3

- 545 Residential Units (Estimates)

## Project Total

- **1,679 Residential Units**





# *Leland Greenway*



*Images are representational only*





# *Visitation Park*



*Images are representational only*





# PROJECT STATUS

## Phase 1 50% DD



Parcel 1



Parcel 2



Parcel 3



Aerial Rendering

