Presenters

• Management Partners, Project Management
  – Elaine Costello
  – Dan Marks

• Dyett and Bhatia, Planning Consultants
  – Rajeev Bhatia
  – Julia Malmo-Laycock
1. Background and Overview
2. Summary of Alternatives
3. Purpose and Development of the EIR Preferred Alternative
4. Council/Planning Commission Questions on the Presentation
5. Public Comment
6. Discussion of EIR Preferred Alternative to be Studied
1. Background and Overview
Planning Area
Meeting Objectives

- Review the Alternatives and results of the community outreach
- Discussion of the EIR Preferred Alternative development envelope
  - Confirm items of consensus
  - Discuss items that require decisions
  - Identify any additional information needed to reach decisions

EIR Preferred Alternative to be decided upon at December City Council meeting
What is an EIR Preferred Alternative?

- Alternative that will serve as the basis for environmental review
- Can reflect a bigger “development envelope” than the City may ultimately choose to adopt for the Specific Plan
- Approach that provides greatest latitude for the City Council when deciding on the Specific Plan
Next Steps

• Establishment of the EIR Preferred Alternative/Start EIR analysis
  – December 2018 City Council meeting

• Concurrent work on Specific Plan
  – Planning Commission/City Council will provide further input/direction on key topics prior to finalization (Spring 2019)

• Public Review Draft Specific Plan and EIR release
  – Anticipated for late Spring/Summer 2019

• City Council action on EIR/ Specific Plan
  – Fall 2019
2. Summary of Alternatives
Recommended Guiding Principles

1. Promote a Vibrant Mixed-Use Walkable District
2. Enhance the Public Realm and Promote Quality Design
3. Improve Multimodal Mobility
4. Foster Housing Development
5. Integrate Bayhill with the Greater San Bruno Community
6. Incorporate Public Amenities
7. Ensure Net Positive Fiscal Impact
8. Promote Optimal Long-Term Development Patterns
Alternatives development

• Address guiding principles
• Provide a range of options for community consideration
Elements Common to all Alternatives

- Significant increase in office space (beyond that anticipated by General Plan or permitted by zoning)
- Conformance with existing height limits (Transit Corridors Plan and Ordinance 1284)
- Mixed-use residential development along El Camino Real, consistent with the Transit Corridors Plan
- Retention of the Bayhill Shopping Center
Alternative 1: Central Spine

Figure 2-2: Alternative 1 Central Spine - Urban Design

- Central open space with programming and amenities
- Expanded street grid with pedestrian connections to San Bruno Avenue and El Camino Real
- Direct pedestrian access from Bayhill Drive to adjacent development
Figure 2-4: Alternative 2 Bayhill Square - Urban Design

Area for food trucks, farmer's market, outdoor gathering and seating
One-way traffic loop around central square
Mid-block pathways enhance pedestrian connectivity
Figure 2-6: Alternative 3 Cherry Plaza - Urban Design

Cherry Plaza occupies a segment of Cherry Avenue closed to vehicular traffic.

A series of publicly accessible linear green spaces enhance pedestrian connectivity to and across the Planning Area.

A narrowed Cherry Avenue segment provides access to the Bayhill Shopping Center.

Enhanced landscaping and crosswalks along and across San Bruno Avenue.

Corner plaza leads to network of paths and green spaces.

DYETT & BHATIA
Urban and Regional Planners
Alternative 4: Greenway Connection (Based on YouTube Proposal)
## Buildout Summary: Development

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Streetscape Concepts

• Focus on enhanced pedestrian realm and crossings
• Facilitate multi-modal mobility
• Enhanced pedestrian paths, sidewalks, bike lanes
• Continuous street trees, pedestrian lighting
Streetscape Concepts Examples
Outreach Activities on the Alternatives

• Online Survey: July 18 - August 12, 2018

• Property-owner forum: July 25, 2018

• Community Workshop: July 31, 2018
3. Developing an EIR Preferred Alternative to be Studied
EIR Preferred Alternative to be Studied

• Needs to provide maximum flexibility for Council action: may be a larger envelope than ultimately approved in Specific Plan
• EIR provides information on impacts and mitigations that can guide decision-making
• Starts with identifying areas of community consensus to date
• Requires Council direction in December after hearing public and Planning Commission input
Items of Consensus to Date

- Cherry Avenue remains open to vehicles
- Straighten Grundy Lane
- Bayhill Shopping Center maintained as retail
- Retain uses and permitted building heights as allowed under Transit Corridor Plan
Items of Consensus to Date (2)

- An enhanced pedestrian realm
- Support for publicly accessible open space
- Civic use considered as part of Specific Plan process
- Allow hotel capacity expansion east of Elm
1. Should housing be permitted, but not required, along San Bruno Avenue between Elm and Cherry through a Housing Overlay?

2. Should housing be permitted at Bayhill Shopping Center through a Housing Overlay?

3. Should the high end of office development be studied in the EIR (2.3 M sq. Ft. of additional space)?

4. Should additional office space be included for 801-851 Traeger?
Items for Discussion (2)

5. Is a major civic use (Library, Amphitheater, Recreation Center etc.) appropriate on the site or better located elsewhere in San Bruno?

6. Is a public park appropriate on-site or better located elsewhere in San Bruno?

7. Are additional street and pedestrian connections, bike lanes, street trees, and pedestrian lighting important to facilitate multi-modal mobility?
Next Steps in the Process

• Planning team to draft EIR Preferred Alternative with direction/input received today
• Final direction on draft EIR Preferred Alternative to be provided at December 4 City Council meeting
Thank you!
4. Council/Planning Commission Questions on the Presentation

5. Public Comment

6. Discussion of EIR Preferred Alternative to be Studied
THE END