

# PLANNING STRATEGIES



# MODERATOR

Allison Brooks

Executive Director  
*Bay Area Regional Collaborative  
(BARC)*







**Amy Worth**  
Chair  
*Bay Area Regional  
Collaborative (BARC)*



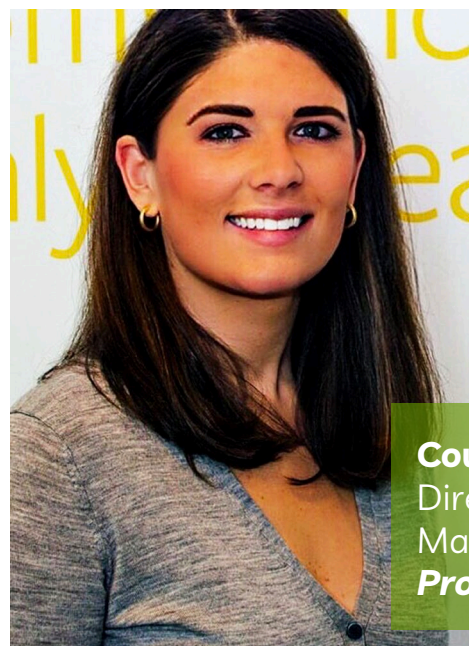
**Roger Leventhal**  
Senior Engineer  
*Marin County Public Works  
CHARG*



**Violet Saena**  
Founder & Executive Director  
*Climate Resilient Communities*  
Equity Program Manager  
*BayCAN*



**Len Materman**  
Chief Executive Officer  
*OneShoreline*



**Courtney Bell**  
Director of Project  
Management  
*Prologis*

September 30, 2022

## *Bay Planning Coalition   Fall Summit*

San Mateo County Flood and Sea Level Rise Resiliency District

Len Materman, CEO

[info@OneShoreline.org](mailto:info@OneShoreline.org)

**OneShoreline**  
Building Solutions for a Changing Climate



San Mateo County is the most vulnerable CA county to the first 3 feet of sea level rise in terms of:

- population, incl. underrepresented population
- number of homes and contaminated sites
- Climate change is a transformative challenge the County is well positioned to address.
- State legislation established OneShoreline on January 1, 2020 as the first



independent government agency in CA to build resilience to the water-related impacts of climate change. Our mandate relates to flooding, SLR, coastal erosion, stormwater, water supply, recreation, and the environment.

OneShoreline takes a holistic approach to:

THREATS

GEOGRAPHY

OBJECTIVES

OneShoreline aims to set an example with resilience planning that is:

- cross-jurisdictional and positions all communities for success
- cross-sector (governments, CBOs, and businesses)
- cross-disciplinary (land use, housing, transportation, water, energy, etc.)

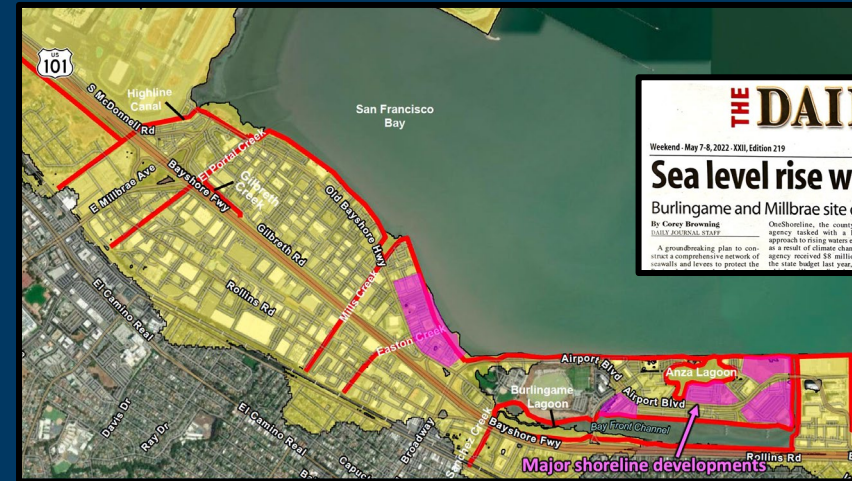
# Key ingredients to long-term resilience:

1. Local leadership eager to use authorities to maximize opportunities for long-term resilience and minimize the need to retrofit later

*Currently engaged cities in San Mateo County: San Carlos, San Mateo, South San Francisco*



2. A cross-jurisdictional effort, like OneShoreline's Millbrae and Burlingame Shoreline Area Protection & Enhancement Project, to guide - and integrate developments into - an aligned regional solution.



3. Opportunities for new waterfront developments to contribute to site-specific and regional resilience

*Currently, developers and agency staff consult with OneShoreline on projects in Burlingame, San Carlos, South SF, Redwood City, Belmont, and East Palo Alto.*



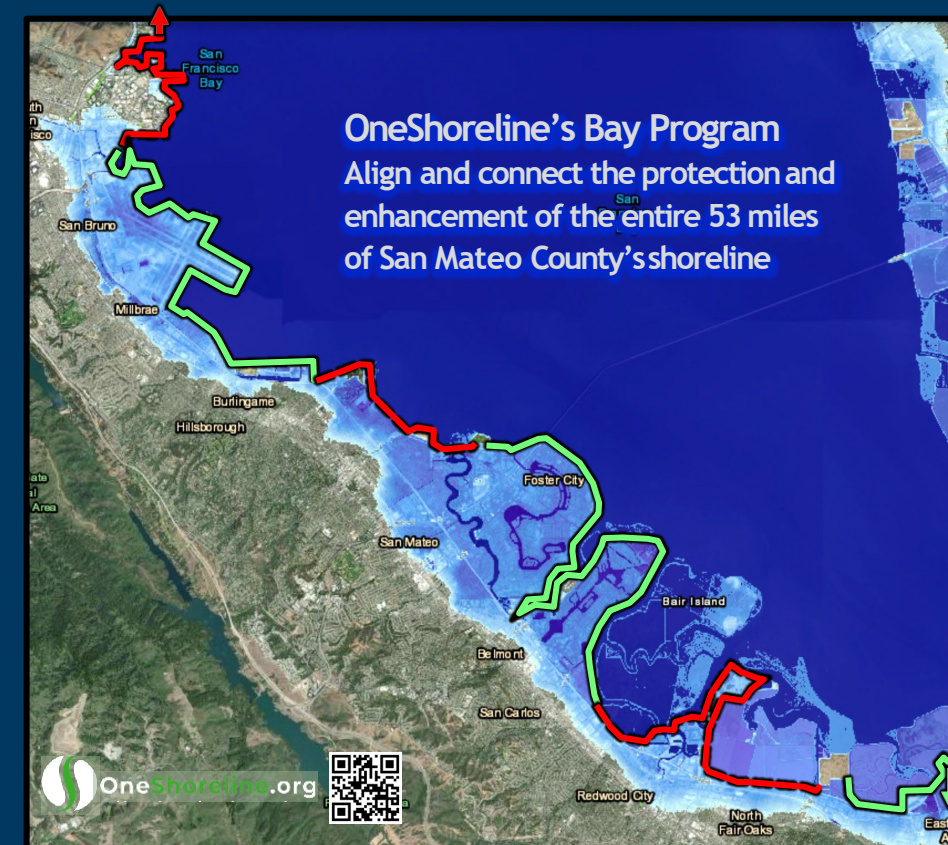


**OneShoreline Planning Guidance Policy** - a standardized, evolving resource for cities and the County to account for climate-driven future conditions in their planning documents, processes, and approvals.

- Buffer zones and easements along water for flood protection, recreation/access, and habitat
- Elevation & other standards for protection infrastructure and 1<sup>st</sup> floor of new developments
- Finance resilience and disclose climate-driven hazards in real estate transactions
- Stormwater capture & drainage, and groundwater rise

## Overview of OneShoreline's draft guiding principles and objectives for our Bay shoreline area projects

- Key stakeholders share responsibility for multi-faceted, long-term protection aligned across jurisdictions
- Sustain the viability of key built, ecological, and recreational assets
- Enhance shoreline access and recreation
- Create habitats that can flourish in future conditions
- Work with nature, rather than against it, where possible





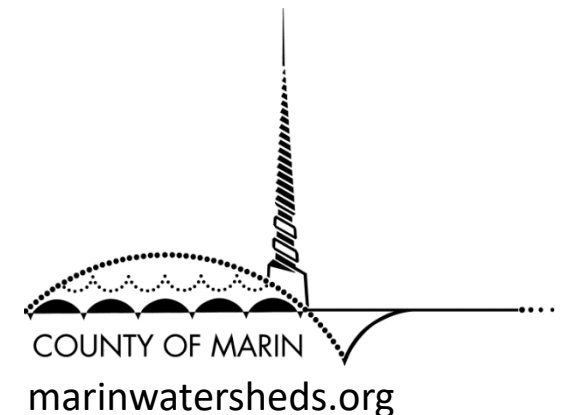
# Bay Planning Coalition Fall Conference

## CHARG Engineering SLR Update



Roger Leventhal, P.E.  
Senior Engineer  
Marin County Flood Control  
CHARG Vice-Chair  
[rleventhal@marincounty.org](mailto:rleventhal@marincounty.org)

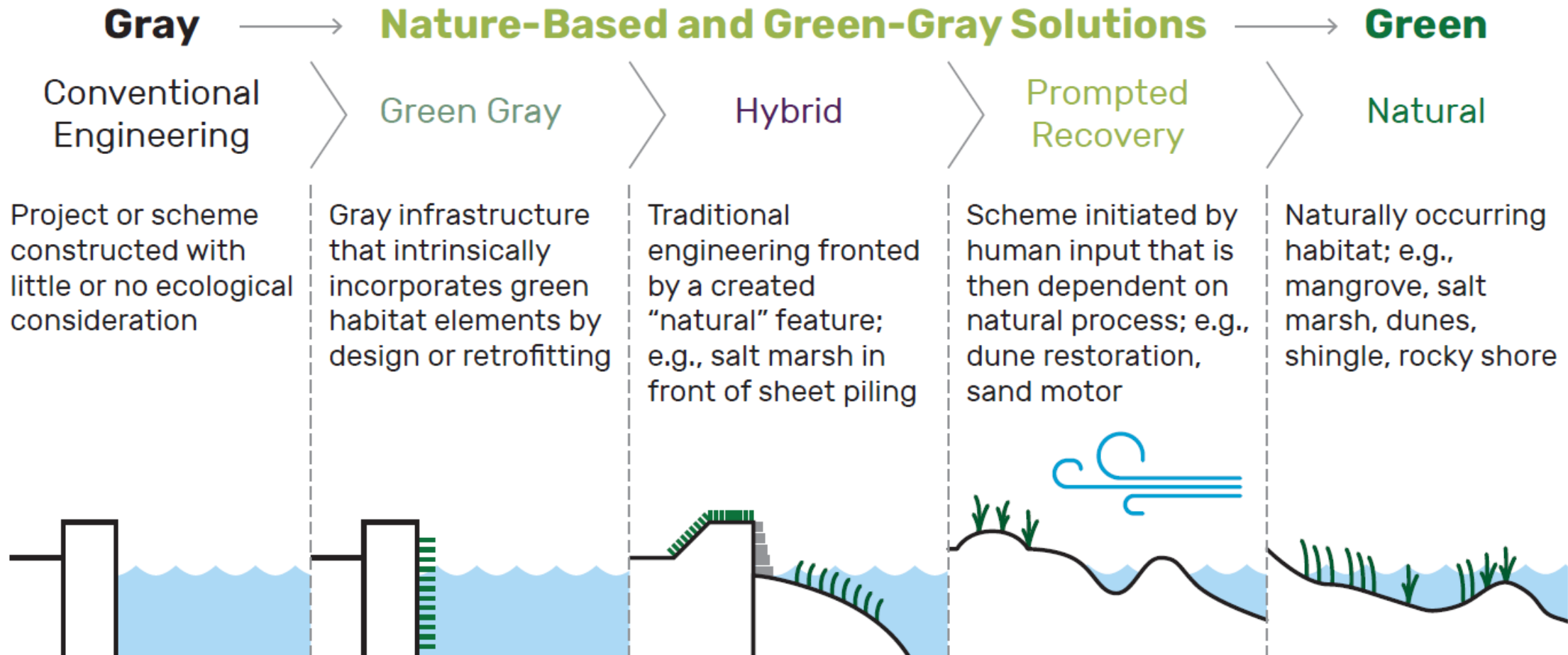
September 29, 2022



# Update Thoughts for Fall BPC Conference

- Problem still not solved since Spring BPC conference
- Divide SLR projects into two types
  - Habitat first with flood protection as required for CEQA
  - Flood protection first using NbS to improve performance with habitat benefits
- CHARG focuses on protection of communities along the urban edge
  - Solutions require working with communities
- Funding is uncertain into the future
- Agree with Warner to develop a rational process for funding
- CHARG writing WPs to help planners and decision makers understand engineering realities (2023)
- EwN is taking front and center these days which is good but what does it mean...

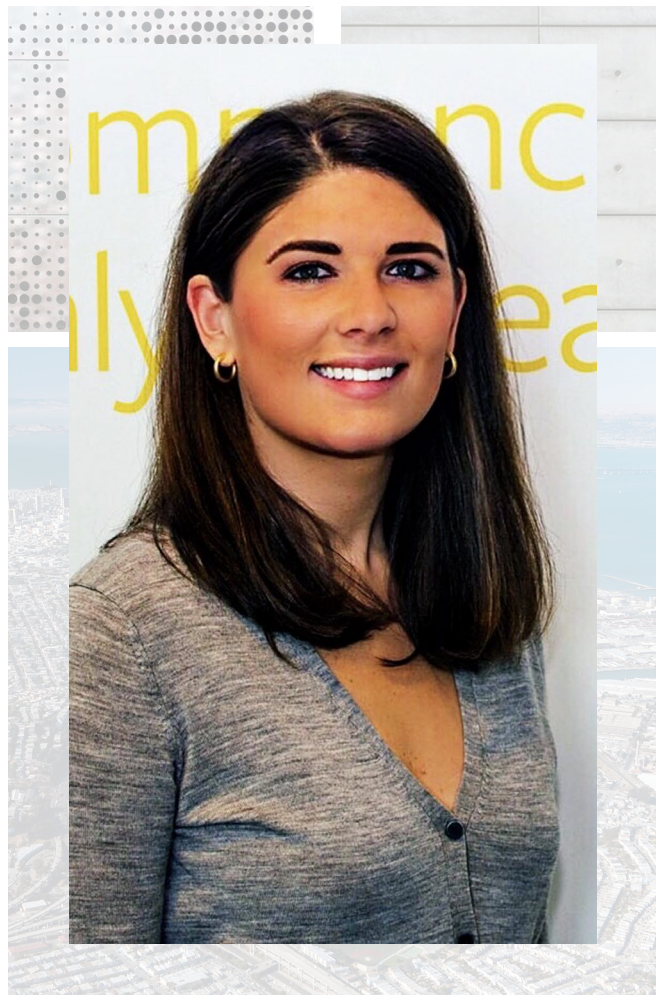
# EwN World - A Spectrum of Green





# Real World Issues with EwN

- Requires more space, often not available
- Unproven so design liability is higher. Cities can promote by accepting liability
- Money for construction easier to find than grant funds for maintenance which is often required for fully EwN projects
- Permitting costs may be higher due to regulatory concerns over impacts and need to “prove” there isn’t. Modeling....\$\$\$\$
- Requires taking risks...the resulting project may be much better, resilient and provide multi-benefits for habitat and public amenities

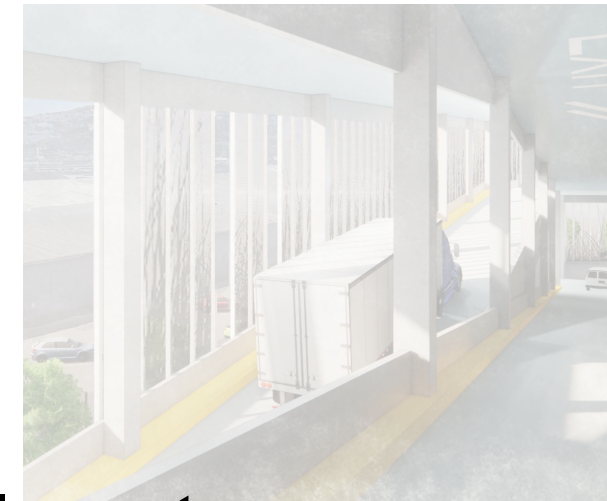
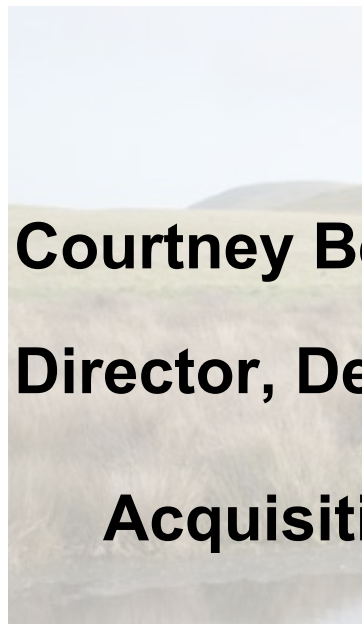


**Courtney Bell**

**Director, Development - Prologis**

**Acquisitions, Due Diligence, Entitlements**

**Focus on Multistory Design in Urban Infill Markets**

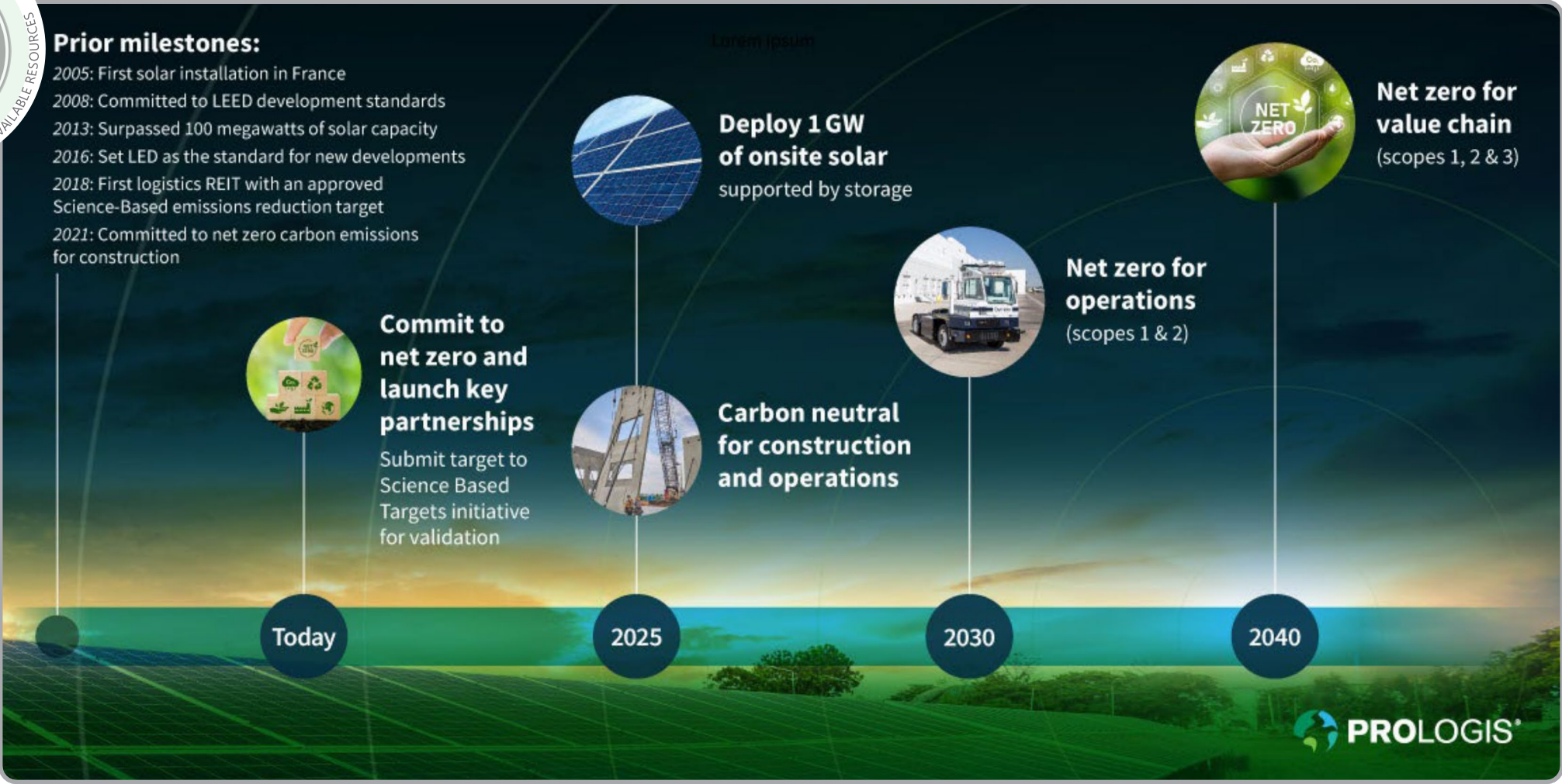






SUSTAINABILITY AND LEED

LEADING THE INDUSTRY IN SUSTAINABLE DESIGN

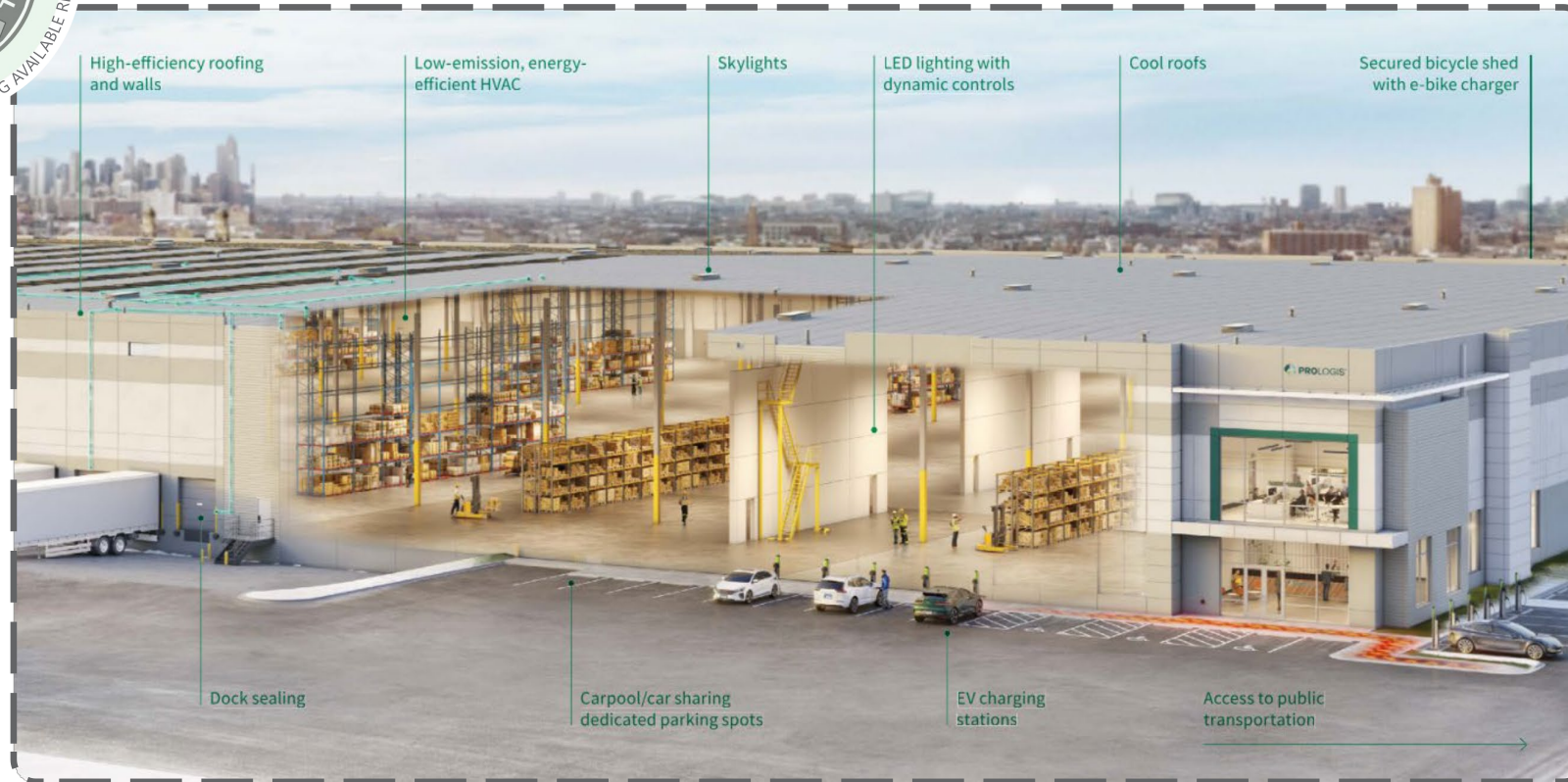






## SUSTAINABILITY AND LEED

LEADING THE INDUSTRY IN SUSTAINABLE DESIGN



Primary sustainability goals:

### LEED Gold or higher

Key Strategies to include:

- Local materials
- Low-emissions, energy efficient equipment
- LED lighting and Controls
- Daylighting as possible
- EV charging
- Carpooling | Car Share
- Bicycle parking | showers & lockers

### Carbon neutral construction

Key Strategies to include:

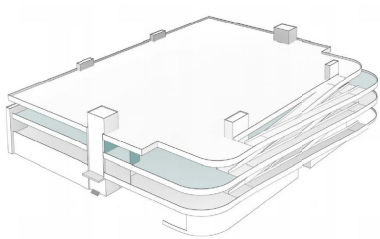
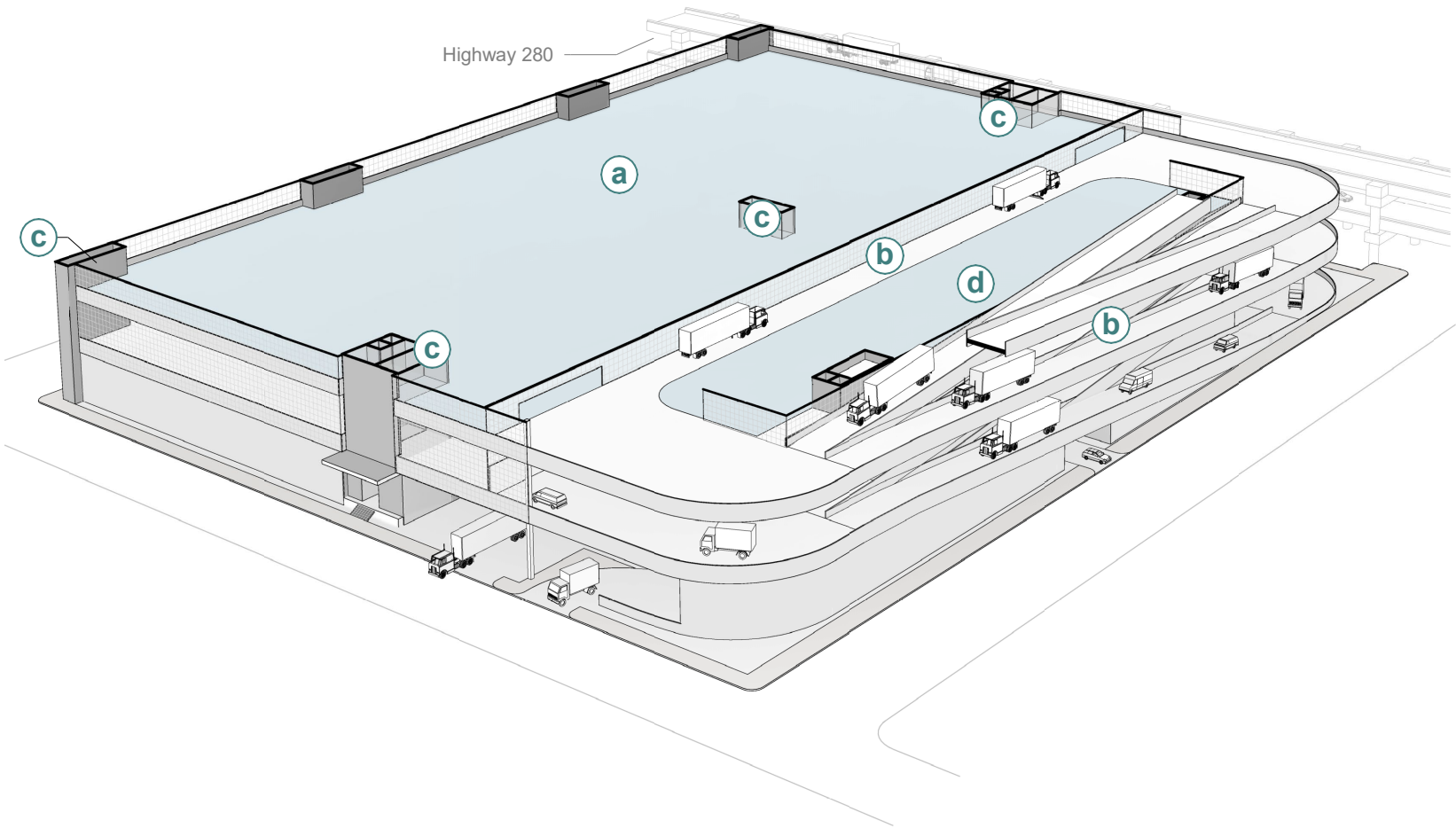
- Reduce embedded Carbon in construction materials
- Efficient construction process
- Offsets







LEVEL 3



- a. PDR
- b. Common Vehicle Circulation
- c. Elevator and Stairs
- d. Logistics Yard







## PROJECT OBJECTIVES



### **PDR JOBS**

Foster PDR job growth and support local businesses



### **PDR + INNOVATION**

Develop first and best in class urban infill PDR space to address City's need



### **COMMUNITY CONNECTION**

Develop long term collaborative community partnerships



### **RESILIENCY**

Boost City's supply chain and disaster response through design and scale of facility



### **SUSTAINABILITY**

Implement innovative sustainable features that bridge between design and operations

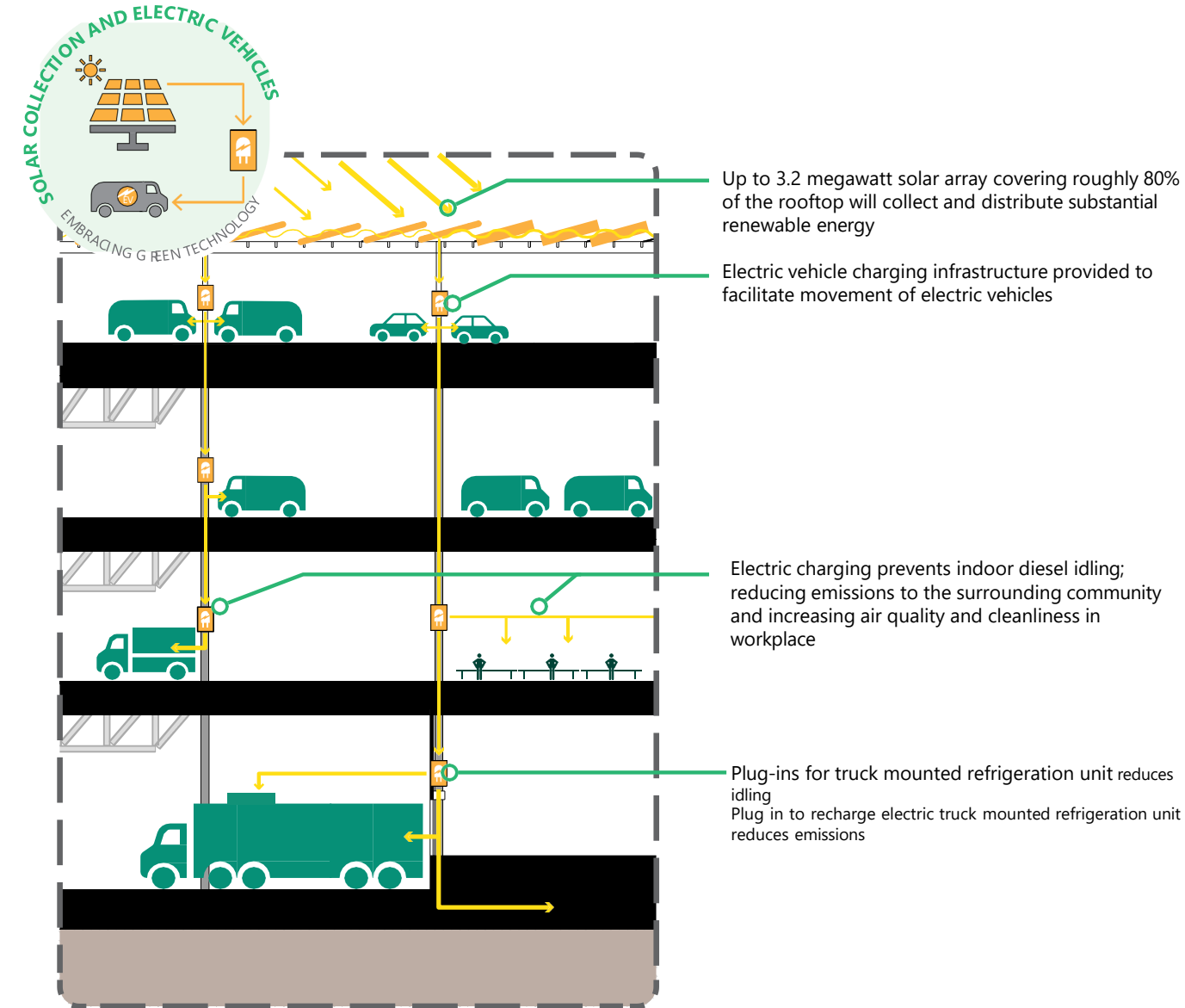


### **SAFE GREEN INFRASTRUCTURE**

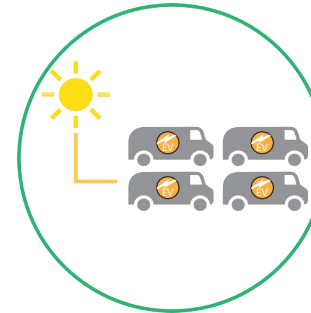
Develop green infrastructure and a safe and compelling streetscape

## SOLAR COLLECTION AND ELECTRIC VEHICLES

EMBRACING GREEN TECHNOLOGY



Project's solar array projected to **generate up to 5.6 million kilowatt hours** of solar energy a year



**Committed to** significantly exceeding code minimums for **EV charging** and **solar array** coverage

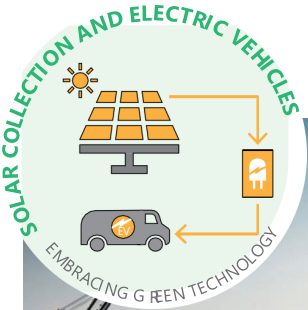


Enough **clean energy** generated by solar array to **power over 600 homes annually**



# SOLAR COLLECTION AND ELECTRIC VEHICLES

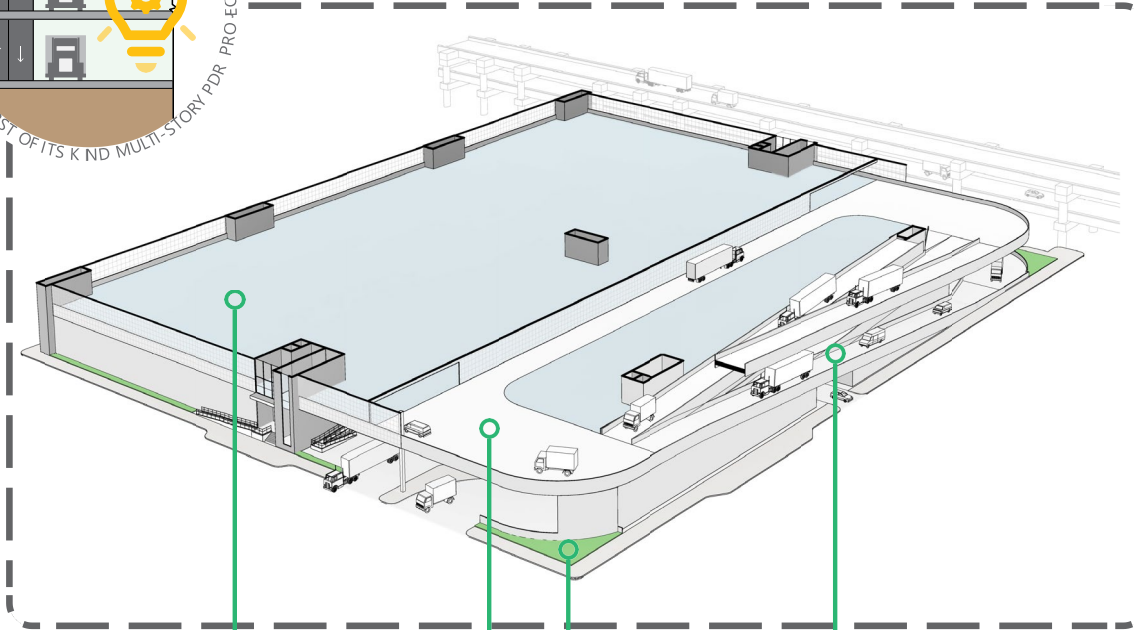
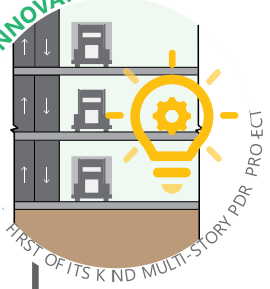
EMBRACING GREEN TECHNOLOGY



## DESIGN INNOVATION

FIRST OF ITS KIND MULTI-STORY PDR PROJECT

DESIGN INNOVATION



Building is designed with an open floorplate, allowing for flexibility and adaptability over time

Vehicle circulation occurs off the street and into the building envelope for loading and unloading activities

Innovative multi-story industrial design optimizes land use to provide substantial new PDR space for the City

Multi-level interlocking vehicle ramps allow large trucks to access upper levels



Project **prioritizes PDR users** and fosters **meaningful growth** of a disappearing industry

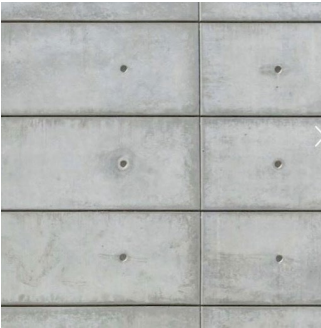
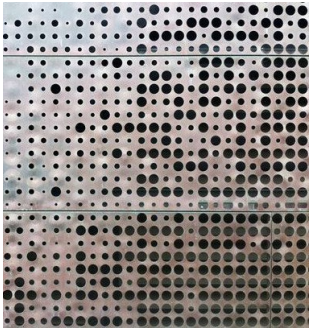


Design **maximizes** the capacity of this **rare large PDR space** inside of the city

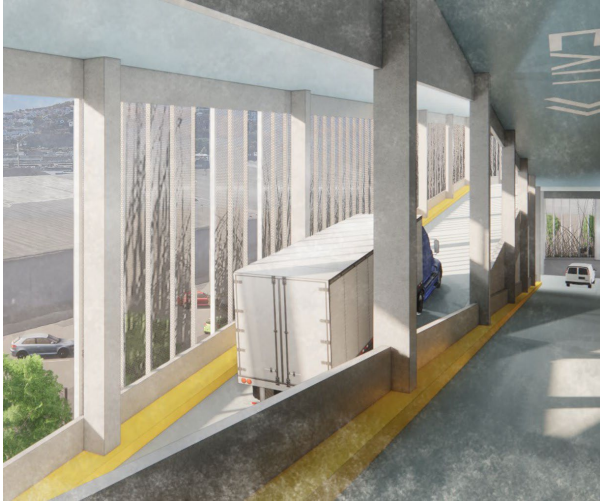


Brings **San Francisco** to the **forefront** of supporting an **innovative PDR future**





THANK YOU





# Community-Based Adaptation – East Palo Alto

- **Institution/Infrastructure**
  - Climate Change Community Teams
  - leadership
  - partnerships
- **Capacity Building**
- **Meaningful Engagement**
  - Climate Change Survey
  - Community Vulnerability Assessment
  - Adaptation Prioritization
  - Program Development



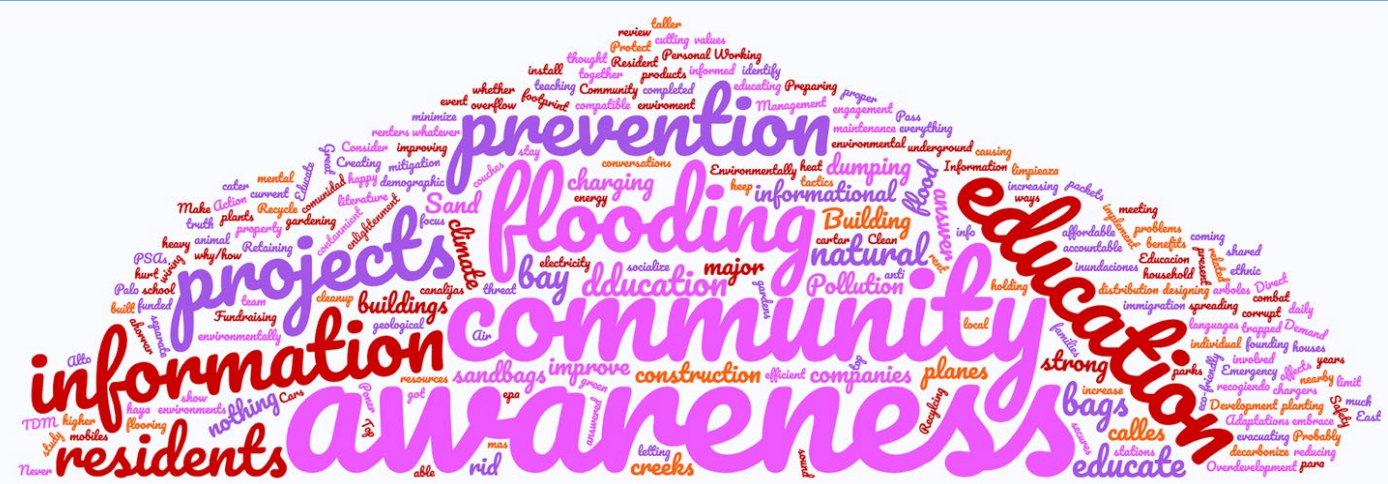
CCCT Planning Workshop (July 2019)

# Focus Groups





“What kinds of projects should the community/ local government be working on to address environmental issues?”





# Adaptation Projects

- Pilot Rain Garden and Water Cistern Project (Prop 68)
- Resilience Hubs (Partnership with Fresh Approach)
- Coastal Restoration Project (Measure AA)
- Youth Climate Collective (Fostering Youth Leadership)
- Resilient Homes
- Environmental Justice Network (Pipeline Project with YUCA)
- Safer Bay Project (SFCJPA)
- Air Purifier Campaign (CRC&CCCTS)

## Safer Bay Project - SFCJPA





# Reach out with any questions!

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