

It's been awhile since our last update! After a six-month pause in Brisbane's deliberations of the Baylands development proposal, the City Council reconvened on [January 16th](#). The City stated the time was needed to evaluate the various state bills for their potential impacts on local land use decisions. The agenda and staff report revealed the City's concern with the State's recent push in holding cities accountable to approve and build more housing. Specifically, the Council disclosed that part of the 2017 housing legislation package included a proposal that would allow the State to streamline approvals for the Brisbane Baylands. According to the staff report:

*It is also clear the City's State representatives anticipate the Legislature will enact such a bill in 2018 if the City does not take action publicly in early 2018 to signal that it is open to a reasonable amount of residential development on the Baylands, subject to the developer satisfying City-specified siting and other appropriate and responsible conditions and enforceable guarantees.*

In an effort to preserve local control over the Baylands, the Council agreed to staff's recommendation to conduct a fiscal impact analysis of potential land use programs that includes residential and maintains fiscal neutrality. The City's economic consultant is evaluating four different development scenarios, ranging from 2 to 6 million sf of commercial and 1,000 to 2,200 residential units. The Baylands plan, on the other hand, proposes double the amount of housing at 4434 units, for a total of 12 million sf of new development on 550 acres of land. The San Francisco Housing Action Coalition wrote a [recent Op-Ed](#) that muses over the implications of forgoing the optimal use of one of the region's last undeveloped opportunity sites.

Although there is no legal requirement that any land use proposal concerning the Baylands be submitted to the voters, it is a Council policy decision to provide Brisbane voters a say regarding the Baylands. The deadline for the City to submit ballot language in time for the November election is June 30, 2018, approving the General Plan amendment to allow housing on the Baylands.

Of interest with the City's fiscal impact study is the need to validate assumptions with market data and analysis, and the economic feasibility of the project with the City's directive for a scaled back land use program on the same amount of land. For example, in 2016 the City conducted an economic impact analysis that focused on the two plans analyzed in the EIR (Environmental Impact Report), the Community Preferred Plan (CPP) and the Developer Sponsored Plan (DSP). The CPP proposes 8 million sf of commercial and zero housing units, and the DSP (aka the Brisbane Baylands) proposes 4,434 homes and 7 million sf of commercial. The findings demonstrated that although the DSP delivered \$1 million annually to the City's General Fund, the CPP delivered over \$8 million in revenue to the City. However, the consultants pointed out that the CPP relied heavily on hotels for revenues. Given market fluctuations, the consultants advised hotels should be considered a secondary instead of a primary land use. To learn more about the report and analysis, click here for [a summary](#) or visit the [City's webpage](#).

At the next Council meeting, Thursday, March 22<sup>nd</sup> at 8:00pm, the City Council will review the consultant's analysis for the different development scenarios. If interested in supporting a feasible land use plan for the Baylands, please share your thoughts with us at [www.brisbanebaylands.com/GetInvolved](http://www.brisbanebaylands.com/GetInvolved) or email the City Council at [baylands@ci.brisbane.ca.us](mailto:baylands@ci.brisbane.ca.us). You can review submitted comment letters from last year [here](#). The [2018 written comments](#) needs to catch up!

Check for staff report and agenda by [visiting the City's website](#).

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