

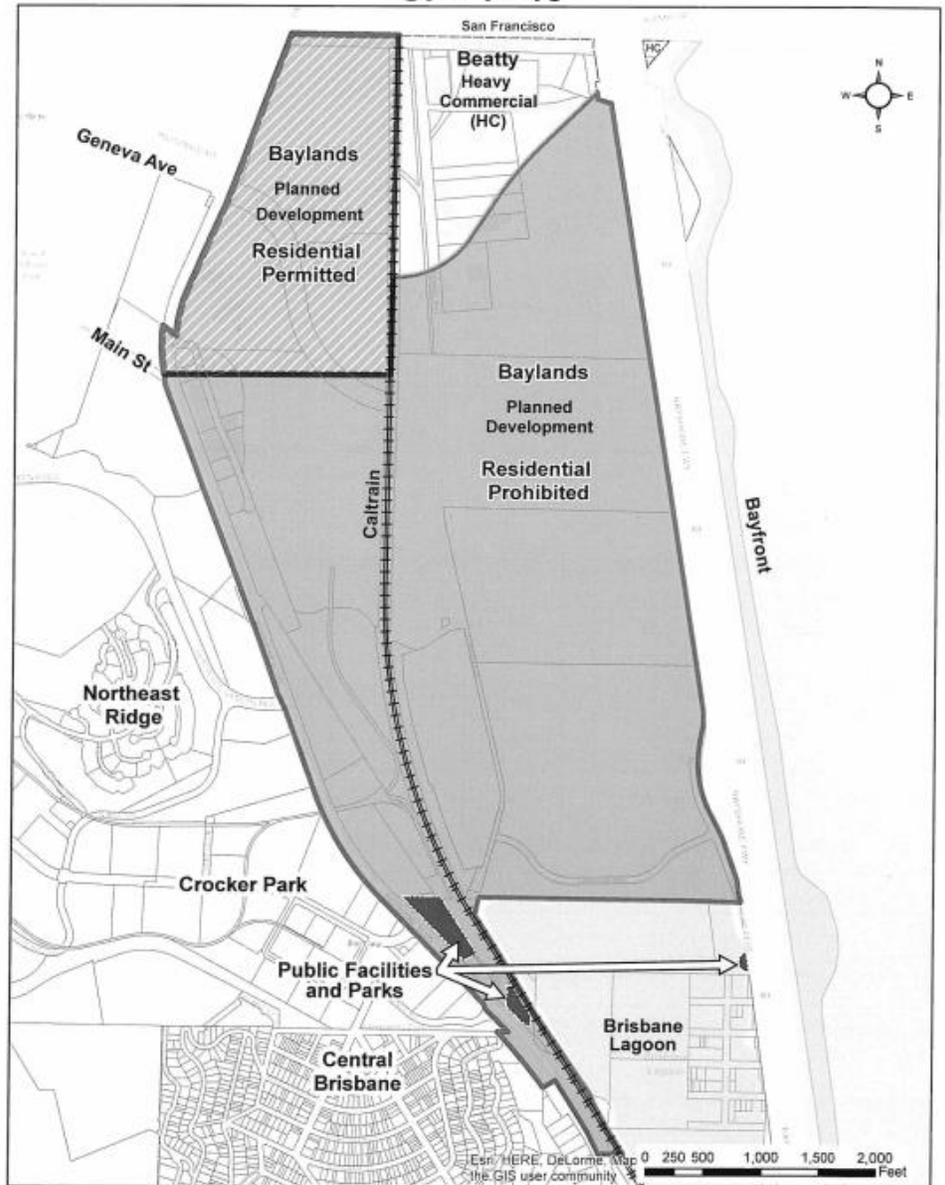
# FACT SHEET: The Baylands and Measure JJ

- ✓ Approved by Brisbane voters in November 2018 by a 55%/45% margin.
- ✓ Allows a range of 1800 - 2200 dwelling units, up to 6.5 million sq. ft. of new commercial development, and an additional 500,000 sq. ft. of hotel development with the Baylands.
  - The non-residential development would be distributed to both the east and west sides of the rail line.
  - Residential development would be permitted only in the northwest quadrant of the site.
- ✓ Requires the preparation of a Specific Plan and Development Agreement which is subject to City review and approval

which will address the following:

- Detailed plans for closure of the landfill and Remedial Action Plans (RAP) for the other portions of the site that have been approved by all appropriate regulatory agencies;
- A specific schedule establishing the timeframes by which the landfill must be closed in full compliance with Title 27;
- Specific means by which the City may enforce the established schedule for closure and remediation and identify specific consequences, (fines, suspension of permits, etc.) that the City may impose on the applicant for failure to comply;
- A reliable water supply approved to support the proposed uses within the Baylands must be secured and approved by the City **prior to** development.
- All residential development shall be designed and remediated to accommodate ground-level residential uses and ground-level residential-supportive uses, e.g. a daycare, parks, schools, playgrounds, and medical facilities.

General Plan Land Use Diagram  
GP - 1 - 18



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- Each increment of development shall be provided with appropriate transportation-related and other infrastructure, facilities, and site amenities as determined by the City.
  - Such transportation-related and other infrastructure, facilities, and site amenities (e.g. parks, open space preservation, habitat enhancement) shall be provided at the developer's cost.
- ✓ Baylands development shall be revenue positive to the City on an annual basis where all City costs are exceeded by project-generated revenues to the City during all phases of development and upon final build-out.
- ✓ Sufficient assurances for the satisfactory ongoing performance of site remediation and site development shall be provided as determined by the City.
- ✓ The Specific Plan will include a sustainability program for new development consistent with the principles of the [Sustainability Framework for the Brisbane Baylands](#), whose Final Report was accepted by the City Council on November 5, 2015. Baylands development shall be designed so as to be energy neutral on an ongoing basis.
- ✓ Key habitat areas, including Icehouse Hill and the Brisbane Lagoon and adjacent habitat as identified in the [2001 Open Space Plan](#) shall be preserved, enhanced, and protected.
- ✓ The historic Roundhouse shall be protected and preserved. The Specific Plan shall ensure rehabilitation of the Roundhouse for adaptive reuse at the developer's cost.
- ✓ Baylands development shall be designed to protect uses from the 100-year flood, including 100 years of projected sea level rise.
- ✓ Prior to the issuance of a grading permit to export soil or move soil from the existing landfill area for incorporation in a remediation or grading plan, the soil shall be tested in a manner approved by the City.

