

# *City of Brisbane*

## *Planning Commission*

**TO:** Planning Commission

For the Meeting of April 14, 2016

**FROM:** John Swiecki,  Community Development Director

**SUBJECT:** Brisbane Baylands Deliberation Meeting #4 - Consideration of Baylands Fiscal and Economic Considerations

### **Background:**

In this Baylands planning process, the City Council authorized that an independent economic consultant (Keyser Marston Associates-KMA) be hired by the City to evaluate fiscal/economic issues associated with potential future development of the Baylands. Specifically KMA was directed to evaluate the potential impacts of Baylands development at buildout on the City of Brisbane's general fund, specifically to assess whether project buildout would generate more revenue to the City than the cost of providing services and maintaining public facilities, or if the costs to the City exceed revenue generated by the project. Separate from this fiscal analysis, KMA was requested to provide contextual information regarding broader economic feasibility considerations associated with a large scale development as is under consideration for the Baylands, This information is intended to inform the City's decisionmaking process.

KMA has prepared "*A Preliminary Assessment of Fiscal Impacts*" dated March 2016, and a memo entitled "*Baylands: Economic Feasibility Considerations*" dated March 22, 2016. Both of the documents have been provided to the Planning Commission and made available to the public for review in advance of this meeting. There are currently available for review at the Brisbane Community Development Department and on the City's website at <http://www.brisbaneca.org/baylands-information>.

KMA will be making a presentation outlining their analyses and conclusions at this Commission meeting.