



Specific Plan Overview

Baylands Development Inc

Agenda

Background on the Baylands Specific Plan

Overview of Conservation & Open Space Chapter

Q&A

What is a Specific Plan?

The Specific Plan is a tool to implement the General Plan for particular geographical areas.

Measure JJ requires the developer to prepare a Specific Plan, which details the land use program and addresses the following policy issues:

- Site remediation
- Water supply
- Revenue positive for the City
- Sustainability principles
- Habitat restoration
- Sea level rise and flood protection

2025 Baylands Specific Plan

Executive Summary

Chapter 1 - Introduction

Chapter 2 – Land Use Program and Definitions

Chapter 3 – Development Standards and Controls

Chapter 4 – Sustainability Framework

Chapter 5 – Conservation and Open Space

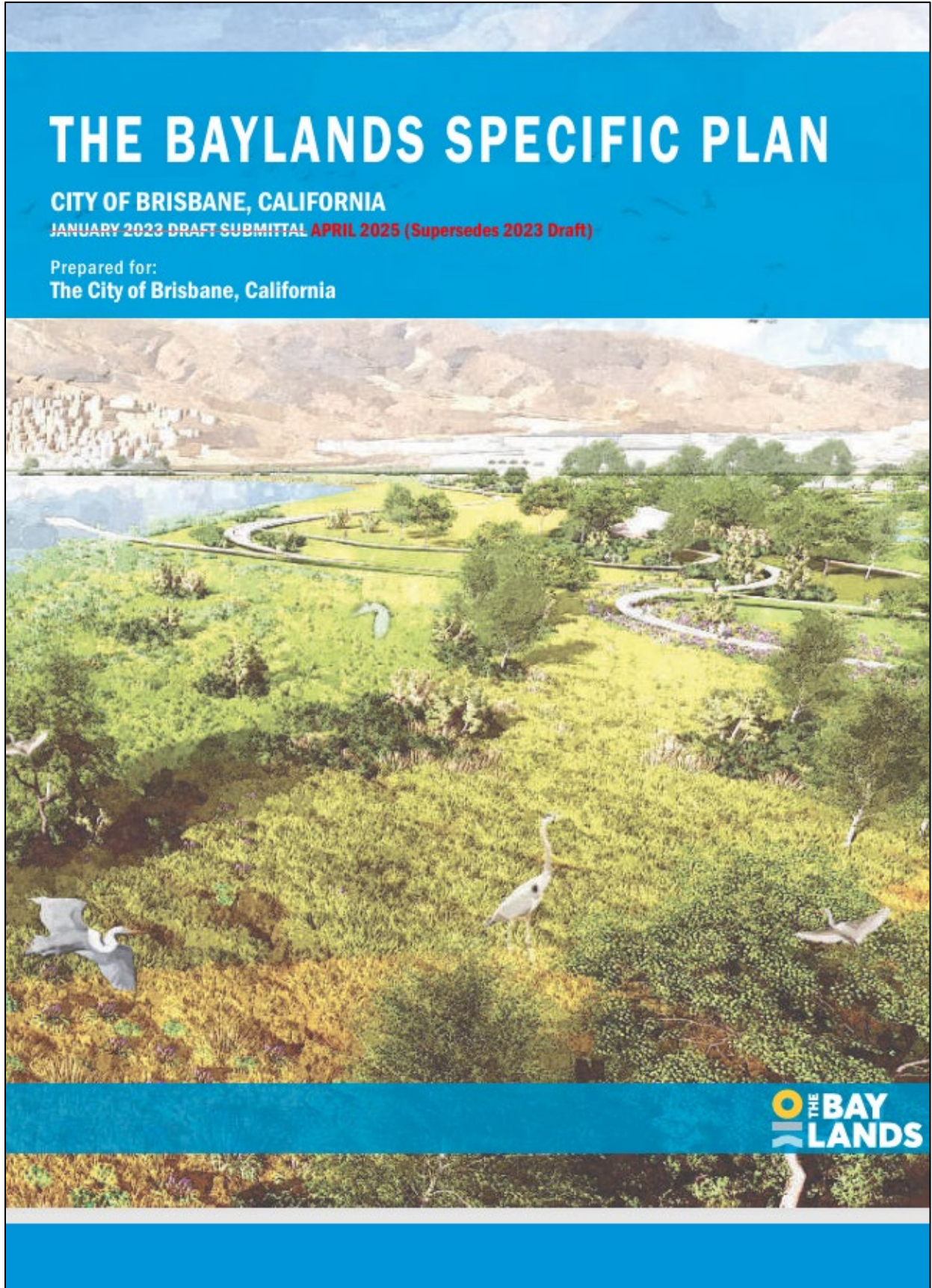
Chapter 6 – Circulation

Chapter 7 – Infrastructure

Chapter 8 – Public Facilities and Financing

Chapter 9 – Implementation

Chapter 10 – Appendices



25%+ Open Space



Bay Trail

Visitation Creek

Lagoon Park

Community Fields

Icehouse Hill

Ecological Park

Roundhouse Park

Baylands Park

Caltrain Station Plaza

Plan Overview

The Baylands includes a diverse range of open spaces:

- Ecological Greenspaces
- Active Recreation Areas
- Community Greens
- Trails and Pedestrian Networks
- Urban plaza

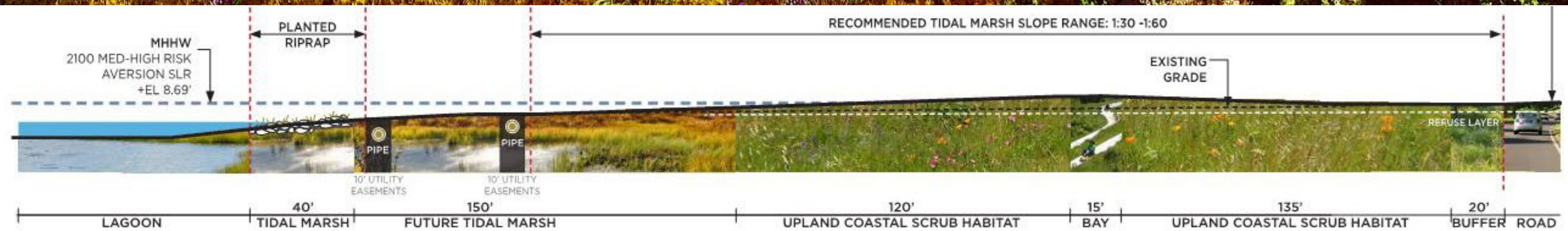


Ecological Preservation & Enhancement

A key objective of the Open Space Plan is “to identify and seek methods to protect, restore, and enhance natural habitats and connecting corridors, scenic areas, and other significant open spaces resources” (Open Space Plan, Section E).

- **Habitat Protection:** Limited use of landscapes to prevent the degradation of thriving native biotic/habitat communities
- **Habitat Restoration:** Modification of a landscape to assist in the recovery of impacted native biotic/habitat communities.
- **Habitat Enhancement/Creation:** Improvements to the landscape to increase its ability to support ecological functions, such as stormwater quality, connectivity, and other biotic/habitat values.





Icehouse Hill | Habitat Restoration

Invasive Species Management + Planting of the native butterfly host species



Habitat Enhancement & Creation



Ecological Park

- Central swale as the stormwater management & part of larger stormwater strategy
- Planted with grasslands, coastal scrub, and woodland
- Nest boxes to support bats and cavity-nesting bird species



Visitacion Creek Park

- Freshwater wetlands with habitat islands, tidal wetlands, and wildlife crossing/culverts

Questions?