

ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area

MEMO

September 24, 2008

TO: ABAG Regional Planning Committee

FR: Ken Kirkey, ABAG Planning Director

RE: Priority Development Area Applications Received and Recommended Designations

At the October 1st RPC meeting, staff will seek committee approval of the recommended designations for Priority Development Areas (PDAs) proposed by local governments this year. With RPC support, these recommendations will be forwarded to ABAG's Executive Board at its November 20, 2008 meeting for adoption of these areas as part of FOCUS, the San Francisco Bay Area's Regional Blueprint Plan.

Background

Last year, the ABAG Executive Board adopted the first set of PDAs. Jurisdictions with adopted PDAs have since been eligible to apply for station area planning grants for the planning of Priority Development Areas as complete communities and have been more competitive in applications for funding from regional and state grant programs. Programs for planning and capital funding and technical assistance are being developed to continue supporting the development of Priority Development Areas as viable, transit-served neighborhoods that can accommodate much of the Bay Area's future growth and development. A second call for PDA applications was held this year to allow local governments to submit new areas for consideration as part of FOCUS.

Priority Development Area Applications Received

The application deadline for submitting a PDA application this year was September 12th, and applicants have until the end of October to submit a supporting local government resolution. Twenty PDA applications were received. Almost half of the applications were from jurisdictions in the North Bay. Staff have reviewed the applications received and have made recommendations for designation of PDAs as Planned or Potential areas. The primary difference between these two designations is that a Planned PDA has both an adopted land use plan and a resolution of support from the city council or county board. In general, these categories relate to readiness for funding: Planned PDAs are eligible for capital infrastructure funds, planning grants, and technical assistance, while Potential PDAs are eligible for planning grants and technical assistance, but not capital infrastructure funds. Staff will continue to move a PDA from the Potential to Planned category upon completion of the applicable plan and resolution.

Recommendation

Staff recommends that the RPC endorse the list of Planned and Potential PDAs for adoption by the ABAG Executive Board on November 20th.

Recommendations for PDA Designation

Area	Recommended Designation	Notes
Alameda, Naval Air Station	Potential	Planning in process; resolution pending
Emeryville, Mixed Use Core	Potential	General Plan in process; resolution pending
San Rafael, Downtown	Planned	Pending resolution
Benicia, Downtown	Planned	Pending Resolution
Suisun City, Downtown Waterfront District	Planned	Pending Resolution
Vacaville, Downtown	Planned	Pending Resolution
Vacaville, Allison Policy Plan Area	Planned	Pending Resolution
Cotati, Downtown and Depot	Planned/Potential	Depot area is Planned. Downtown is Potential given Specific Plan in process. Resolution pending
Santa Rosa, Mendocino/Santa Rosa Corridor	Potential	Planning in process; resolution pending
Santa Rosa, Sebastopol Road Corridor	Planned/Potential	Planned for area subject to Corridor Plan; resolution pending
Windsor, Redevelopment Project Area	Planned	Pending Resolution
Gilroy, Downtown Specific Plan	Planned	Pending Resolution
Morgan Hill, Downtown	Potential	Specific Plan in process; resolution pending
Sunnyvale, Lawrence Station Transit Village	Potential	SAP or Precise Plan has been proposed in a current study of the station area
Sunnyvale, Downtown	Planned	Majority of area in Downtown Specific Plan. Remainder considered in General Plan.
Sunnyvale, El Camino Real Corridor	Planned	
San Francisco, 19th Avenue Corridor: County Line to Eucalyptus Drive	Potential	No specific land use plan; resolution pending
Orinda, Downtown	Potential	Specific Plan in process; resolution pending
Pinole, Old Town	Potential	Specific Plan in process
San Ramon, North Camino Ramon Plan Area	Potential	Planning in process