



MEMO

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To: Regional Planning Committee (RPC)

Subject: Planned Priority Development Area Assessment – growth, infrastructure needs, and readiness

Date: September 27, 2010

Executive Summary

The designation of the FOCUS Priority Development Areas (PDAs) as a network of neighborhoods that are expected to accommodate the majority of the region's population and employment growth in the Sustainable Communities Strategy (SCS) calls for a thorough understanding of the changes expected to occur in these areas and potential barriers to future development. ABAG and MTC have undertaken an assessment of Planned PDAs, since these PDAs have an adopted neighborhood-level land use plan, and thus are closer to implementing a specific vision for growth.

Using information primarily provided by local governments, the assessment evaluates the scale and type of growth planned to occur in Planned PDAs, the strategies needed to ensure that this growth results in complete communities, how ready local governments and communities are for growth to occur, and the investments needed to make this growth a reality.

Preliminary analysis indicates that jurisdictions in the Bay Area are planning for approximately 209,000 new housing units and 607,000 new jobs in the Planned PDAs over the next 25 years, and that the capital infrastructure needs to support this growth in the Planned PDAs total \$14.7 billion. Approximately 22% of PDA Assessment survey respondents have very robust plans that cover a comprehensive set of topics, while more basic plans are in place in 40% of the Planned PDAs. Projects are currently under construction or moving through the entitlement process in 73% of Planned PDAs, despite the downturn in the market.

We are enclosing the first two memos of the PDA Assessment: Growth and Infrastructure Needs Assessment and Readiness Assessment. Over the coming months, staff will conduct additional growth, needs, and readiness analysis to inform the SCS scenarios and growth allocation discussions. Staff is currently working on the final component of the PDA Assessment, the complete community characteristics, which focus on housing choices, multi-modal access and mobility, and neighborhood identity and vitality. A final report linking together the analyses of growth, need, readiness and completeness in the Planned PDAs will be completed and presented to the ABAG Regional Planning Committee by the Spring 2011.

Recommended Action

This is a discussion item. Staff is soliciting input on the regional policy implications of the PDA's growth, infrastructure need, and readiness findings for development of the (SCS).