

MEMO

November 23, 2010

TO: ABAG Regional Planning Committee

FR: Justin Fried, Regional Planner

RE: Proposed Potential Priority Development Area in the City of Livermore

Recommended Action

At the December 1st Regional Planning Committee (RPC) meeting, staff will seek committee approval of a new Priority Development Area (PDA) submitted by the City of Livermore. With RPC support, this recommendation will be forwarded to ABAG's Executive Board at its January 20, 2011 meeting for adoption of this area as part of FOCUS, the San Francisco Bay Area's Regional Blueprint Plan.

Background

FOCUS is a voluntary, incentive-based, multi-agency development and conservation strategy for the San Francisco Bay Area. As part of FOCUS, over 60 local government entities have stepped forward and proposed over 120 PDAs, which have been adopted by the ABAG Executive Board. Working in partnership with local jurisdictions and its partner regional agencies, ABAG and the Metropolitan Transportation Commission (MTC) seek to support the development of the PDAs as complete communities. Complete communities are mixed-use neighborhoods served by transit with shops, parks and other amenities to provide for the day-to-day needs of residents. PDAs are within an existing community, near transit, and are either planned for more housing or there is a vision to create such a plan.

PDAs are designated as either "Planned" or "Potential." 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, while Potential PDAs may be lacking either of these. 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. The first set of PDAs was adopted by the Executive Board in November 2007 followed by the adoption of additional PDAs in November 2008 and in September 2009. Priority Development Areas encompass the vast majority of transit-served neighborhoods in the nine-county Bay Area.

Proposed City of Livermore Priority Development Area

The City of Livermore has proposed the 'BART Vasco Road Station Planning Area' as a new area that would be designated as a "Potential" PDA. The area includes the half mile radius around the proposed BART Vasco Road Station general location (see attached map for proposed boundary).

The area is currently served by the Altamont Commuter Express (ACE) rail line and the Livermore Amador Valley Transit Authority (LAVTA) 'Wheels' bus system. Future plans include a BART station as part of the BART extension to Livermore (where the Vasco Road Station has been selected as part of the preferred alignment by both the City of Livermore and the BART Board) and improvements to the ACE system as part of the California High Speed Rail system.

The area has been designated for both housing and employment growth through various efforts, including the Brisa Neighborhood Plan (2006) for 35 acres within the area and the i-GATE/i-HUB state designation as an energy research cluster and science and technology center (2010).

The City of Livermore has indicated it will be looking to develop a Ridership Development Plan for the BART Station and a Station Area Specific Plan for this area. In its application, the city indicated that "the overall vision for the area is a revitalized research and technology center, accessible by a regional transportation corridor and local transit, integrated with affordable housing of varied types and commercial services close by to serve both the daytime population and the residential community."

Next Steps

As a Potential Priority Development Area, the BART Vasco Road Station Planning Area would be eligible for planning funds. Upon completion of a specific plan, the area would be eligible for designation as a 'Planned Priority Development Area'.

Recommendation

Staff is seeking the endorsement of the following recommendation for adoption by the Executive Board on January 20, 2011:

- Designate the BART Vasco Road Station Planning Area as proposed by the City of Livermore as a Potential Priority Development Area.

ATTACHMENTS:

Maps of the proposed BART Vasco Road Station Priority Development Area