

ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



ABAG

Date: March 11, 2015
To: ABAG Executive Board
From: Miriam Chion
Planning and Research Director
Subject: **Priority Development Area Criteria and Guidelines**

Staff is requesting that the Executive Board adopt the recommendation of the ABAG Administrative Committee to retain the existing Priority Development Area (PDA) Criteria. Staff is further requesting, consistent with the December Executive Board Meeting, that the Executive Board retain the existing PDA Density Guidelines and modify the PDA Area Guidelines to reflect the diversity of the region's PDAs. This revision will not affect the status or eligibility of existing PDAs. Upon adoption by the Executive Board, the updated guidelines will apply to applications for new PDAs and to existing PDAs applying for modifications.

Attached to this memo for additional context are: 1) The November 19, 2104 Executive Board staff memo; and 2) The February 6, 2015 staff report to the ABAG Administrative Committee and MTC Planning Committee.

Background

At the request of the Executive Board and Regional Planning Committee (RPC), in 2014 staff prepared a review of the PDA criteria and guidelines adopted in 2008. At its October 1, 2014 meeting, the Regional Planning Committee adopted a staff recommendation, based upon this review, that the Executive Board:

- Retain the three PDA criteria without modifications. These include:
 - Within the urban footprint or urban growth boundary of an existing community;
 - Planned, or planning for, additional housing;
 - Access to transit infrastructure, including areas primarily within: 1) ½ mile of an existing rail station or ferry terminal; 2) ½ mile of a bus or Bus Rapid Transit stop served by a route with a minimum headway of 20 minutes during peak weekday commute periods; or 3) ½ mile of a planned transit station defined in MTC's Resolution 3434.
- Retain the PDA Density Guidelines, which provide general guidance on the density and mix of land uses in different types of PDAs.

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- Revise the PDA Size Guidelines—which in similar fashion to the Density guidelines provide general guidance—from a range of 100-500 acres to 40-640 acres. This proposed revision reflects the diversity of the region's PDAs, whose boundaries have often taken into account unique local characteristics.

It is important to note that PDA Criteria are eligibility requirements, while the PDA Guidelines are advisory in nature and not required.

Staff presented the RPC's recommendation to the Executive Board at its December 2014 meeting for adoption. Following discussion, Executive Board members requested that staff engage the ABAG Administrative and MTC Planning Committee in a discussion regarding the PDA Criteria, with a specific focus on the Transit criterion.

ABAG and MTC staff presented a PDA Criteria staff report on the PDA Criteria to the Joint ABAG Administrative Committee and MTC Planning Committee. The purpose of including MTC staff and its Planning Committee was to engage in a broader discussion about the Transit Criteria; however, the ABAG Administrative Committee was responsible for taking action on the criteria. Following discussion, the Administrative Committee adopted staff's recommendation that the Executive Board retain the existing PDA Criteria.

Recommended Action

The Executive Board is requested to:

- Retain the PDA criteria without modifications.
- Retain the PDA Density Guidelines
- Revise the PDA Size Guidelines from a range of 100-500 acres to 40-640 acres.

Attachments

ABAG Executive Board Staff Memo, "Review of Priority Development Area Criteria," including attachments, dated November 19, 2014

ABAG Administrative and MTC Planning Committee Staff Memo, "Priority Development Areas Criteria Review," dated February 6, 2015