

**8. SB 375/SCS report by Martin Engelmann, CCTA Deputy Executive Director, Planning**

**Attachments:**

- September 7, 2011 CCTA Staff Update on SB 375 Implementation
  - Memo from ABAG re: Proposed Alternative Land Use Scenarios, 8/26/11, pages 1-2.
- To see the complete ABAG memo, go to [www.ccta.net](http://www.ccta.net), Meetings and Agendas, Planning Committee, Meeting Agenda 9/07/11, Item #12.0.




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## Planning Committee **STAFF REPORT**

September 7, 2011

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### **SB 375/SCS Implementation Update**

#### **ABAG/CCTA Executive Directors Meeting**

On August 12, the Executive Director Randy Iwasaki and Authority Planning Staff met with ABAG's Executive Director, Ezra Rapport and members of his Planning Staff to discuss the Sustainable Communities Strategy (SCS) process and alternative land use scenarios under development. Mr. Rapport made a point of thanking us for our proactive approach to the SCS process, for working collaboratively with the regional agencies, and for engaging consultant support to help the Contra Costa jurisdictions' evaluate the SCS. The Authority reiterated its request for the agencies to provide growth and funding opportunities for the communities outside of the urban core, as well as those without PDAs or GOAs, and to keep the SCS process as transparent as possible. The meeting was very positive, and gave staff from both agencies a sense of having found common ground as we move forward together with the SCS.

#### **Defining the SCS Alternatives**

On August 26, ABAG released a memo providing some detail on the three new alternative land use scenarios as part of the SCS. These new alternatives are constrained-growth scenarios, as opposed to the Initial Vision Scenario (T-2035 Investment Strategy) and the Core Concentration (Core Transit Capacity Network) scenarios, which were unconstrained growth element. They share a common baseline household and job forecast, with the future year extended out to year 2040. The three new scenarios are:

1. *Constrained Core Concentration Growth Scenario:* This scenario concentrates housing and job growth at *selected* PDAs in the inner Bay Area (defined as areas along the Bay from Richmond south to San Jose and up to San Francisco), along the region's core transit network.
2. *Focused Growth Scenario:* This scenario recognizes the potential of the PDAs and GOAs, with an emphasis on housing and job growth along major transit corridors.
3. *Outer Bay Area Growth Scenario:* This scenario addresses higher levels of housing and jobs growth in the outer Bay Area.

Overall, the regional growth projections from 2010-2040 for the above three scenarios are lower than those in the IVS, with 260,000 fewer new households and 470,000 fewer new jobs.<sup>1</sup> All three scenarios

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<sup>1</sup> Originally, IVS had 903,000 in household growth. This was increased to 1,031,000 to reflect a new horizon year of 2040 (previously 2035).

concentrate much of their growth in Priority Development Area (PDA) and Growth Opportunity Area (GOA) locations, with intensity based on the place-type designations developed by the local jurisdictions. Outside of the PDA/GOA locations, household growth is allocated based on employment, transit access, and housing production, while job distribution is based mainly upon the existing employment patterns.

The regional agencies will be looking for input from stakeholders in the context of the following three themes:

1. *Distribution of Growth:* Is growth concentrated in the appropriate places? Do these land use scenarios provide an appropriate spectrum for sustainable and equitable development trends, especially as compared to the historical trend of dispersed growth.
2. *Development of Vital and Healthy Places:* Are housing and jobs converging at the appropriate places? For low and moderate income populations? Are local expectations for regional equity and sustainability addressed?
3. *Planning Strategies and Investments:* How can local jurisdictions and community/business organizations converge their goals into a coherent regional strategy? What policies and investments should be prioritized to support the SCS?

**Planning Directors Meetings:** The next Planning Directors meeting scheduled for September 9, 2011, has been postponed, and will be rescheduled for a later date.

**Regional Advisory Working Group:** The next RAWG meeting is scheduled for 9:30am on September 6, 2011 at MTC.

**Attachments:**

- A. Memo from ABAG re: Proposed Alternative Land Use Scenarios, August 26, 2011

# OneBayArea

## Sustainable Communities Strategy

### ALTERNATIVE LAND USE SCENARIOS Core Concentration, Focused Growth, and Outer Bay Area Growth

REVISED: August 30, 2011

In July, ABAG's Executive Board and the Metropolitan Transportation Commission approved a framework for Five Alternative Scenarios, which will be used to inform the development of the Preferred Scenario of the Sustainable Communities Strategy (SCS). Scenario 1 and 2 are based on unconstrained growth, assume very strong employment growth, and unprecedented funding to support housing affordability. Scenario 1, the Initial Vision Scenario was released in March 2011. Scenario 2, Core Concentration Unconstrained will be developed to provide a more concentrated development pattern along transit corridors. These two scenarios are essential to identify the challenges and policies for an ideal sustainable development path.

This report presents the land use patterns for scenarios 3, 4, and 5 based on an assessment of economic growth, financial feasibility, and reasonable planning strategies. They provide a range of housing and employment distribution patterns across places and cities that support equitable and sustainable development. The three scenarios are as follows:

- *Core Concentration Growth Scenario:* Concentrates housing and job growth at selected Priority Development Areas in the Inner Bay Area along the region's core transit network.
- *Focused Growth Scenario:* Recognizes the potential of Priority Development Areas and Growth Opportunity Areas across the region with an emphasis on housing and job growth along major transit corridors.
- *Outer Bay Area Growth Scenario:* Addresses higher levels of growth in the Outer Bay Area and is closer to previous development trends than the other two scenarios.

These three scenarios assume a strong economy supported by the appropriate affordable housing production. They also assume targeted local and regional strategies and additional funding to support sustainable and equitable growth. They are designed primarily around Priority Development Areas and Growth Opportunity Areas, as places for growth identified by local jurisdictions. (PDAs will refer to both areas in this report) The level of PDA growth is defined based on the Place Type established by the local jurisdiction (i.e., regional center, transit neighborhood, rural town), which provides a regional language to recognize the character, scale, density and expected growth for the wide range of places in the Bay Area. Beyond the PDAs, household growth is distributed based on employment, transit access, household formation, and housing production. Employment distribution is based upon the existing employment pattern, reversing the previous dispersal trends throughout the region.

### *Regional dialogue on land use scenarios*

The purpose of the land use alternative scenarios is to expand the regional dialogue on the type of development, planning strategies, and investments to define the SCS. We are seeking input from local jurisdictions, community organizations, business organizations, and general public on the following themes:

#### *Distribution of growth*

- Shifting from previous trends of dispersed growth, do these three land use scenarios provide an appropriate spectrum for sustainable and equitable development trends? Is growth concentrated at the appropriate places?

#### *Development of vital and healthy places*

- Are housing and jobs converging at the appropriate places? Can this convergence support greater access to jobs and housing, particularly for the low and moderate income populations?
- What elements of the scenarios would support the development of complete communities?
- Do the scenarios address the local expectations and necessary adjustments for regional equity and sustainability?

#### *Planning strategies and investments*

- How can local jurisdictions, community organizations, and business organizations converge into a coherent regional strategy?
- What policies and investments should be prioritized to support the SCS?

This report includes five sections and two appendices. The first section is a brief summary of the input received from local jurisdictions and stakeholders on local development and equity. The second section is an overview of regional employment and household growth between 2010 and 2040. The third section describes employment trends and distribution, including some details of the recent regional employment analysis undertaken by ABAG and MTC to inform the land use patterns. The fourth section provides an overview of the housing distribution, which relies on the housing analysis presented in previous reports. The fifth section covers the next steps towards the development of the Preferred Scenario. The appendices include, first, details on the methodology for growth distribution; and, second, tables of growth by PDA and local jurisdiction. Scenarios maps are compiled in a separate packet.

## **1. INPUT ON SCS SCENARIOS**

The development of the SCS Core, Focused, and Outer Bay Area Growth Scenarios are informed by a wealth of input we received on the Initial Vision Scenario (IVS) from local elected officials, planning directors, and Congestion Management Agencies (CMAs) as well as from the Regional Advisory Working Group, Equity Group, and stakeholders groups. County-level Basecamp sites have been well noticed and public workshops were held throughout our nine-county region.

As indicated in previous reports, land use decisions are a local responsibility governed by local jurisdictions. The land use scenarios presented here are based upon local input and strong

