



Association of Bay Area Governments
Bay Area Air Quality Management District
Bay Conservation and Development Commission
Metropolitan Transportation Commission

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JOINT POLICY COMMITTEE — REGIONAL PLANNING PROGRAM

Date: March 11, 2009
To: Joint Policy Committee
From: Ted Droettboom, Regional Planning Program Director
Subject: Progress on Items of Interest to the Joint Policy Committee—March 2010

This is the fourth progress report on items in which the Joint Policy Committee (JPC) has an interest. This interest may stem from the statutory responsibilities of the JPC, from previous agenda items, or from new interagency issues and opportunities. The narrative for each item is deliberately short, but agency staff would be happy to provide more detail for any item if requested.

1. Focused Growth—including FOCUS, TOD, TLC, and Station Area Planning

PDA Assessment

To assist in the preparation of the Sustainable Communities Strategy (pursuant to SB 375) staff has initiated a systematic assessment of planned PDAs to evaluate their capacity and readiness to absorb population and employment growth. This assessment will also explore the potential for reduction of vehicle-miles traveled (VMT) through the development of complete communities.

The effort was kicked off with a regional multi-sector workshop on October 2, 2009. This was followed by meetings with 47 local jurisdictions. At these meetings ABAG, MTC, and JPC engaged in a dialogue with city planning, redevelopment, and public works directors as well as transit and congestion management agencies to understand challenges and accomplishments in the planning process. This was also a process of learning about local priorities and strengthening partnership.

We are currently preparing a survey for local jurisdictions that will capture up-to-date quantitative and qualitative data on the development process. This PDA assessment will provide a regional profile of places that are ready to address transit-oriented and equitable development. It will identify the barriers to implementation and strategies for overcoming them as well as the required strategic funding programs to support these efforts. It will also inform the regional growth allocation in the Sustainable Communities Strategy and help ensure that, at least for PDAs, it is realistically attainable.

Station Area Planning Program

The Station Area Planning program is intended to foster increased transit ridership by creating communities that offer a range of housing choices near transit, and allow residents increased opportunities for walking and bicycling. Originally developed to advance MTC's Transit Oriented Development policy, which set minimum levels of zoning for land adjacent to Resolution 3434 transit corridors, MTC expanded the program to include FOCUS Priority Development Areas in October 2007. In June 2008, MTC approved \$7.5 million in funding for 20 new grants. In De-

ember 2009, MTC approved \$1.8 million in funding for 7 new grants along the Sonoma Marin Area Rail Transit (SMART) corridor.

An update on current planning processes follows.

- **The San Francisco Bayshore Access (Bi-County) Study** has completed its Existing Conditions Report and has developed a Goal Statement and a set of Evaluation Criteria to be used in developing and evaluating alternative station connection designs. The Study has initiated community and stakeholder outreach in San Francisco and Brisbane, including interviews with twelve key public agencies and private land owners affected by, and with important implementation roles in, future transit connections. The Study is currently working on the Transit Service Planning and Parking Analysis, which will identify potential future service, ridership, station access modes, and parking demand, as well as options for accommodating them in the station's physical requirements program. This analysis is the last requisite task leading to the development of station connection alternative designs.
- **The San Francisco Market-Octavia Circulation and Infrastructure study** is finalizing the Existing Conditions report draft. The report established key circulation issues based on stakeholder input and existing traffic volumes and origin-destination patterns, safety conditions, and pedestrian, transit and bicycle facilities, and the team has drafted a list of possible candidate projects. Prioritization criteria for these projects are being developed for narrowing down the project list in conjunction with community input, with a public meeting targeted for April.
- **San Francisco Eastern Neighborhoods-Trips** has scheduled the first Community Task Force Meeting to review the project scope, schedule, process and potential projects. The Consultant has conducted traffic counts at 50 intersections and created a draft report detailing mode specific analysis and overall network issues and opportunities. This report will be released shortly, with a large Community Forum planned in April to discuss its findings.
- **San Mateo Hillsdale Station Area Plan** has completed a draft Existing Conditions report, preliminary traffic modeling and analysis of potential new uses in the area. The first community workshop will be held on March 24th.
- **San Mateo North Fair Oaks** (Unincorporated County) has completed a public outreach program and schedule, as well as outreach documents and methods including a project website (<http://www.northfairoaksnow.org/>). The draft existing conditions analysis and report is complete, detailing a broad range of existing conditions in the community, and some initial recommendations to address changes to existing conditions. The planning team has also partnered with Redwood City 2020 and the Peninsula Conflict Resolution Center to help engage the community in the process, particularly regarding youth outreach and other hard-to-reach populations.
- **The East Palo Alto Dumbarton Station Area Specific Plan** has produced two documents, the Existing Conditions Report and the Market Analysis, and has held five public meetings. Attendance has been excellent due to an extensive outreach campaign. Average attendance has been about 38 people at each meeting. There were 70 at the Kick Off Meeting and 50 at the Community Workshop. The Land Use Alternatives phase of the project is now beginning.

- **Pittsburg/Bay Point BART:** A second community meeting, followed by a Land Use Subcommittee meeting was held in January to generate a “preferred” land use and circulation alternative on which the master plan and future analysis will be based. An online survey was made available for community members to vote on preferred alternatives. The Transportation Assessment Report, Parking Demand Analysis, Station Access and Connectivity Plan, and Accessibility Plan are expected to be complete this spring.
- **Antioch Hillcrest eBART:** The draft Infrastructure Financing & Implementation Plan is complete, and the document is expected to be finalized and adopted this spring.
- **San Pablo Avenue Corridor:** (City of San Pablo): A community meeting to discuss the land-use alternatives was held in November and a General Plan Advisory Committee meeting was held in February to review the market study and land use alternatives. A preferred land use plan has been selected. The affordable housing strategy, parking demand strategy, circulation plan and accessibility plan are now being drafted.
- **Concord Naval Weapons Station:** The Concord City Council adopted the Concord Community Reuse Plan (preferred alternative) and certified the final EIR in February. The parking analysis, station access study, pedestrian-friendly-design standards, and financing and implementation sections of the plan are expected to be complete by the end of 2010.
- **Downtown Lafayette:** The City has completed the Draft EIR for the Downtown Strategy and Specific Plan. The Draft EIR was issued for public comment in January 2009. The deadline for comments is March 16, 2010. The final Downtown Strategy and Specific Plan is expected to be adopted in July.
- **Berkeley:** The City presented draft goals and design concepts for the Streets and Open Space Improvement Plan (SOSIP) to the public at an open house on February 6. These concepts were revised based on public comments and presented to a subcommittee representing key city commissions on March 8. Consultants are now evaluating potential sources of revenue for proposed projects. Work is ongoing on the parking/transportation demand management strategy and downtown development code.
- **Newark:** The City held a community meeting on February 10 to gather feedback from the public about the Dumbarton Rail TOD concept plan.
- **Oakland - Broadway:** The city gathered feedback about draft land use alternatives from the public at a Community Stakeholder Group meeting on January 14 and a public workshop on January 28. The draft Access Plan and Streetscape Design Concepts were presented to the Community Stakeholder Group on February 11.
- **Oakland - Lake Merritt:** The city presented the Existing Conditions Report to the Community Stakeholder Group on February 18. Work on the Market Study is underway.
- **San Leandro:** The city held its second public workshop on February 23, where the city solicited feedback from the community about several design alternatives for changes to the San Leandro Boulevard - BART pedestrian interface.
- **Dublin:** The City released a Notice of Preparation for the Specific Plan EIR and held a Scoping Session on February 11, 2010. The comment period on the NOP closed on March 3, 2010.

- **San Jose:** The Diridon Station Area planning process has resumed after awaiting further work on the High Speed Rail alignment through the Diridon area. While alignment has not been settled and may still affect the station location, the City has decided to resume work on the plan. The next community meeting is scheduled for March 27.
- **Cloverdale:** The content for the final Station Area Plan and a negative declaration were presented and adopted by the City Council on February 24, 2010. City staff is now working on final design and layout of the plan document.
- **SMART Corridor Station Area Planning:** Windsor is in the consultant selection process. Santa Rosa, San Rafael, Petaluma, and Rohnert Park are still preparing funding agreements.

FOCUS Technical Assistance Program

Four jurisdictions were awarded Technical Assistance grants in February. The awarded projects are: Downtown Berkeley Comprehensive Financing Plan, Downtown Martinez Infrastructure Study, San Carlos TOD Ordinance and Form-Based Code Project, and SamTrans Economic and Housing Opportunities Study (ECHO) Phase 1. On-call Technical Assistance consultants have been assigned to each of these projects, which are expected to get underway this month. Projects will be complete by the end of the year.

Priority Conservation Areas (PCAs)

ABAG staff will be meeting with conservation partners to continue collaboration to promote the conservation of Priority Conservation Areas. Work is also beginning on a survey of PCAs to maintain updated information.

Development without Displacement

The final report of a study completed to help mitigate unintended equity consequences from PDA development is available online at <http://www.bayareavision.org/initiatives/equitabledevelopment.html>.

Affordable Transit Oriented Development Fund

MTC has agreed to contribute \$10 million to support development of affordable housing within PDAs. The contribution is conditional on MTC being able to exchange STP and CMAQ monies for less restricted funding and on foundations and other sources contributing at least \$30 million for a total fund of at least \$40 million.

2. Climate Priorities

Begin development of the Sustainable Communities Strategy (SB 375)

A public workshop on regional GHG target setting was held in the MetroCenter on March 10th. This workshop, required by law, included presentations by CARB, ABAG, and MTC staffs.

A local-government kickoff meeting (*Bay Area 2010: The Future Begins Today*) will be held at the Oakland Marriott on April 22nd. Staff-level oversight and advisory groups, drawn from local governments in all nine counties and from stakeholder groups, were scheduled to begin meeting in February but will now meet starting in late April after the kickoff meeting. Meetings with local planning directors have been held in each county in partnership with CMA staff.

Staff continues to respond to a variety of invitations to speak on SB 375 and its implications, and work is proceeding on the modeling tools required to assess the impacts of alternative development patterns and transportation policies.

Design and adopt an Indirect Source Rule

Air District staff has initiated rule development activity on an Indirect Source Review rule, which is intended to reduce air quality impacts of new land use development. The ISR rule is also anticipated to play a key role in helping meet GHG reduction targets under SB 375. The Air District has convened a stakeholder work group consisting of local planning staff; business, environmental, and community groups; regional agency staff; and others to provide input throughout the process. The work group first met in May 2009 and anticipates a second working group meeting in April/May 2010. Staff is compiling background information and studies that will be needed for future working group deliberations.

Develop and advance climate-friendly regional parking policies

MTC will be approving a task order for \$100,000 with a consulting firm to provide basic and advanced training/consultation for reforming parking policies to support smart growth for interested local jurisdictions, working closely with the CMAs, to proceed late Spring 2010. Assistance on parking is also included in the FOCUS Technical Assistance Program as an eligible request. Parking projects are one of the three focus areas in MTC's new \$36 million Innovative Grant Program (part of the Climate Initiatives Program). MTC staff will be briefing the Planning Committee regarding potential regional strategies at their May meeting, looking for feedback as to top priorities to pursue.

Provide support for a coordinated public/private regional plan for electric vehicles

JPC, ABAG, MTC, and Air District staffs are working with a series of stakeholders in the region to develop a more coordinated and powerful electric vehicle (EV) strategy involving local, regional and state resources. In February, ABAG coordinated a regional AB 118 application for state funding for alternative fuel vehicles and infrastructure. Staff is now drafting a white paper on EV potential in the Bay Area and key barriers to EV implementation. EV projects are also one of the three focus areas in MTC's new \$30 million Innovative Grant Program (part of the Climate Initiatives Program).

Design and implement a regional solar installation/energy efficiency financing program for residential/commercial buildings

ABAG has placed its Property Assessed Clean Energy (PACE) financing program on hold pending further developments that would increase the potential success of program implementation, namely: (1) underwriting standards from Fannie Mae and Freddie Mac that define the PACE bond structure, and (2) federal treasury guarantee of PACE bonds.

ABAG is currently supporting the launch of the "CaliforniaFIRST" program by the California Statewide Communities Development Authority (CSCDA). This program has received ARRA funding through the State Energy Program to offset startup costs and provide an interest rate buy down. Four Bay Area counties (Alameda, San Mateo, Santa Clara, and Solano) are included in the initial phase of the program.

ABAG has received notice that its funding application to the California Energy Commission (CEC) for the State Energy Program has been preliminarily approved for \$10,750,000. This is a

two-year program that will promote energy efficiency retrofits in residential buildings in the Bay Area, and is expected to have the following impacts:

- Number of jobs created: 1,739
- Number of single family homes retrofitted: 15,000
- Number of multifamily homes retrofitted: 2,000
- Reduction of annual purchased energy consumptions: 390 billion BTUs (\$6.7 million)
- Total economic impact (\$ spent): \$170,750,000

In addition to region-wide activities (e.g., marketing, web site, call center), approximately \$9.5 has been allocated to individual Bay Area counties for specific programs in their areas. ABAG expects to negotiate a contract with the CEC in March and expects to complete initial market research and program design in May. It is anticipated that this program will coordinate significantly with any future financing district(s).

Coordinate a regional/local approach to climate adaptation

BCDC's staff continues to meet with stakeholders, including representatives from the Bay Planning Coalition and the Bay Area Council, to gain a better understanding of their perspective on the proposed Bay Plan amendments.

Staff from JPC, BCDC and ABAG, including the San Francisco Estuary Project, are continuing to develop a proposal with a the State of California, UC Berkeley and other stakeholders for a comprehensive report on Bay Area climate impacts, vulnerabilities and adaptation strategies. The first stage of this effort, a Bay Area Region Study by the State's PIER program and UC Berkeley researchers, is expected to begin in June.

3. 2010 Clean Air Plan

Air District staff is working in collaboration with its regional agency partners to develop the Bay Area 2010 Clean Air Plan (CAP). The CAP will update the regional ozone plan to comply with state air quality planning requirements. The CAP will also serve as a multi-pollutant plan and propose a control strategy to reduce particulate matter, air toxics, and greenhouse gases, in addition to ozone precursors.

The Draft 2010 CAP and a Draft Program Environmental Impact Report on the CAP will be released by March 12. The Air District is also preparing a socio-economic analysis of the CAP. Air District staff will present the draft CAP to JPC on March 19. The Air District will hold public workshops on the CAP in April. Public comments on the draft CAP and the environmental document will be due by April 26. Staff will bring the final CAP plan to the District's Board of Directors for review and approval in the third quarter of 2010.

4. CEQA Guidelines

Air District staff is updating the District's CEQA Guidelines, which provide guidance to local lead agencies on the District's recommended procedures for evaluating air quality impacts of projects and plans in CEQA documents. Staff is updating significance thresholds, analytical procedures, and mitigation measures, and is also proposing new thresholds for greenhouse gases and local air quality impacts. Staff posted recommended thresholds on September 4, 2009, and revised thresholds, reflecting public comments, on October 8, 2009. The District released a proposed final CEQA Thresholds Report on December 7, 2009 that provides the substantial

evidence and justification for District-recommended thresholds of significance. The report is posted on the District's website at <http://www.baaqmd.gov/Divisions/Planning-and-Research/Planning-Programs-and-Initiatives/CEQA-GUIDELINES.aspx>. The District's Board of Directors held public hearings on November 18, 2009, December 2, 2009 and January 6, 2010 to consider adoption of the District's proposed CEQA thresholds of significance for air quality. At the January 6th hearing the Board directed staff to hold additional workshops for local government staff in each county prior to bringing the thresholds back to the Board. District staff has scheduled the nine county staff-level workshops and two public workshops during March/April 2010. Staff anticipates going back to the Board for consideration of the CEQA thresholds of significance on June 2, 2010.

5. Climate Bay Area

Climate Bay Area (CBA) has applied for foundation funding to begin a multi-sector strategic planning project. The project will bring together high-level leaders from diverse "3-E" stakeholder groups to define common interests and actions around GHG reduction, climate adaptation and regional sustainability. The project stems directly from the call at the CBA's November meeting for stronger regional leadership on these issues.

CBA recently hosted three meetings (Novato, Oakland and San Jose) to get local government feedback on a proposed GHG accounting/tracking platform. The meetings helped to shape the development of a possible state-funded Bay Area pilot project.

CBA hosted a February 25th meeting of seven organizations that are working regionally (or in multiple counties) on climate issues. The purpose of the meeting was to identify opportunities for better collaboration among the players—Silicon Valley Leadership Group (SVLG), Sustainable Silicon Valley (SSV), Joint Venture Silicon Valley (JVSV), the Bay Area Council (BAC), the Bay Area Air Quality Management District (BAAQMD), the International Council for Local Environmental Initiatives (ICLEI), and the Bay Area Council Economic Institute (BACEI).

CBA is about to begin a project to quantify GHG reductions for a series of Bay Area strategies. We will pull together existing research—by the State, cities and counties, ICLEI, SPUR, MTC and others—identify gaps, and fill them. The goal is to get agreement on a more standardized set of GHG numbers for key strategies.