

To: City and County Planning Staff

From: MTC/ABAG Regional Planning Staff

RE: Plan Bay Area 2040 - Draft Preferred Scenario: Local Jurisdictional Input

Date: 9-15-16

## DRAFT Preferred Scenario – Plan Bay Area 2040 (PBA2040)

This brief memo is intended to provide additional background on the development of the PBA2040 Draft Preferred Scenario and guidance for providing input to inform the Final Preferred Scenario slated for adoption on November 17, 2016.

### UrbanSim and the Draft Preferred Scenario Growth Pattern - Overview

UrbanSim is the regional land use model utilized by MTC/ABAG that combines information to forecast likely future development patterns in the San Francisco Bay Area. The model is being used to establish the growth pattern for the Draft Preferred Scenario for Plan Bay Area 2040 (PBA2040).

In producing a future development pattern, UrbanSim considers a range of information for each land parcel in the Bay Area. Significant inputs to the regional land-use model to develop the Draft Preferred Scenario include: the general plans of every city and county in the region (the local plans are the model's foundation along with the related individual parcel database); the Plan Bay Area land use pattern (adopted in 2013); feedback related to the PBA2040 Alternative Scenarios; Land Use targets developed by ABAG staff incorporating local jurisdictional input; and, the Priority Development Area (PDA) Assessment that provided information regarding the viability of growth in many of the PDAs across the region.

### Jurisdictional Inquiries

Cities or counties that are seeking to provide input relative to the Draft Preferred Scenario are requested to do so in writing no later than October 14, 2016.

In addition to meetings with Planning Directors in each county during September, Regional agency planning staff are available to meet with local jurisdictional planning staff in one-on-one meetings from September 27-29. Meetings may occur either at the Bay Area Metro Center in San Francisco or via teleconference. Please contact Megan Espiritu [mespiritu@mtc.ca.gov](mailto:mespiritu@mtc.ca.gov) to request a meeting.

To help ensure a productive dialogue, local planning staff are asked to provide information outlining the specific issue(s) that will be the subject of the requested meeting. If you have clarifying questions regarding the inputs, growth allocations or other matters pertaining to the Draft Preferred Scenario please forward them to [kkirkey@mtc.ca.gov](mailto:kkirkey@mtc.ca.gov) and I will direct your inquiry to the appropriate staff person. The following are key parameters of UrbanSim utilized to establish a growth distribution across the region's 101 cities and 9 counties:

## Zoning:

- Local zoning and/or general plans are the base representation in UrbanSim.
- Allowable intensity: does not exceed the maximum number of dwelling units allowed per acre, the maximum height allowed, and/or the maximum FAR allowed by zoning or the general plan
  - Other policies that impact effect maximum density (e.g., set-backs, hillside ordinances) are represented by adjusting the maximum dwelling units per acre or the maximum FAR
  - PDA modifications: in some PDAs, maximum intensities have been increased
- Prohibitions: development is not allowed on government-owned land, parcels with long-term conservation easements, transportation/city infrastructure, water or wetlands, and parcels with very old/historic buildings
- Developer profitability:
  - More expensive existing uses increase cost of development on the parcel (and decrease development likelihood, all else equal)
  - Higher demand for a potential development in a location increases profit (and increases development demand, all else equal)