Green Infrastructure Plan Support

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SMCWPPP Estimate of Future New and Redevelopment Land Area
January 13, 2017

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Presentation Outline

- Purpose for estimating New and Redevelopment Land Area

- Methodology for Area Estimation

- Initial Results

- Next Steps

Source: www.blogspot.com on 3.7.2012

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Purpose of Estimating Land Area

- Green Infrastructure implemented through C.3 requirements for new and redevelopment

- Projected to address a significant portion of TMDL reduction

- No current estimate for GI resulting from new and redevelopment by 2040

- Goal create a method for estimating that can be tracked and periodically updated

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Methodology for Area Estimation

- Identify source for estimating future growth distribution across the county
  - Countywide Transportation Plan uses demographic data for new households and jobs
    - Distributed to 350+Traffic Analysis Zones (TAZs)
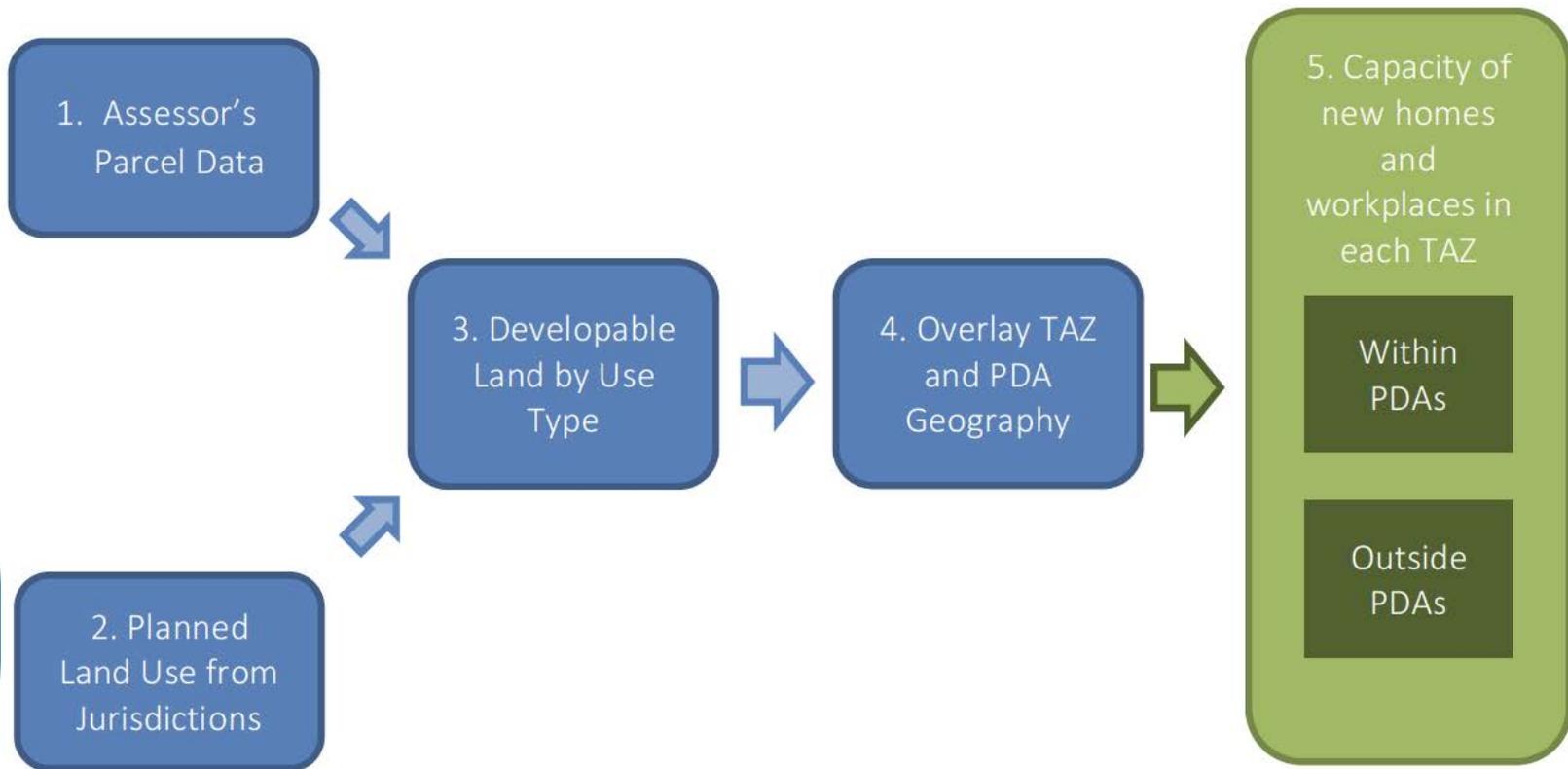   - Already reviewed and approved by local agency staff

Source: www.blogspot.com on 3.7.2012

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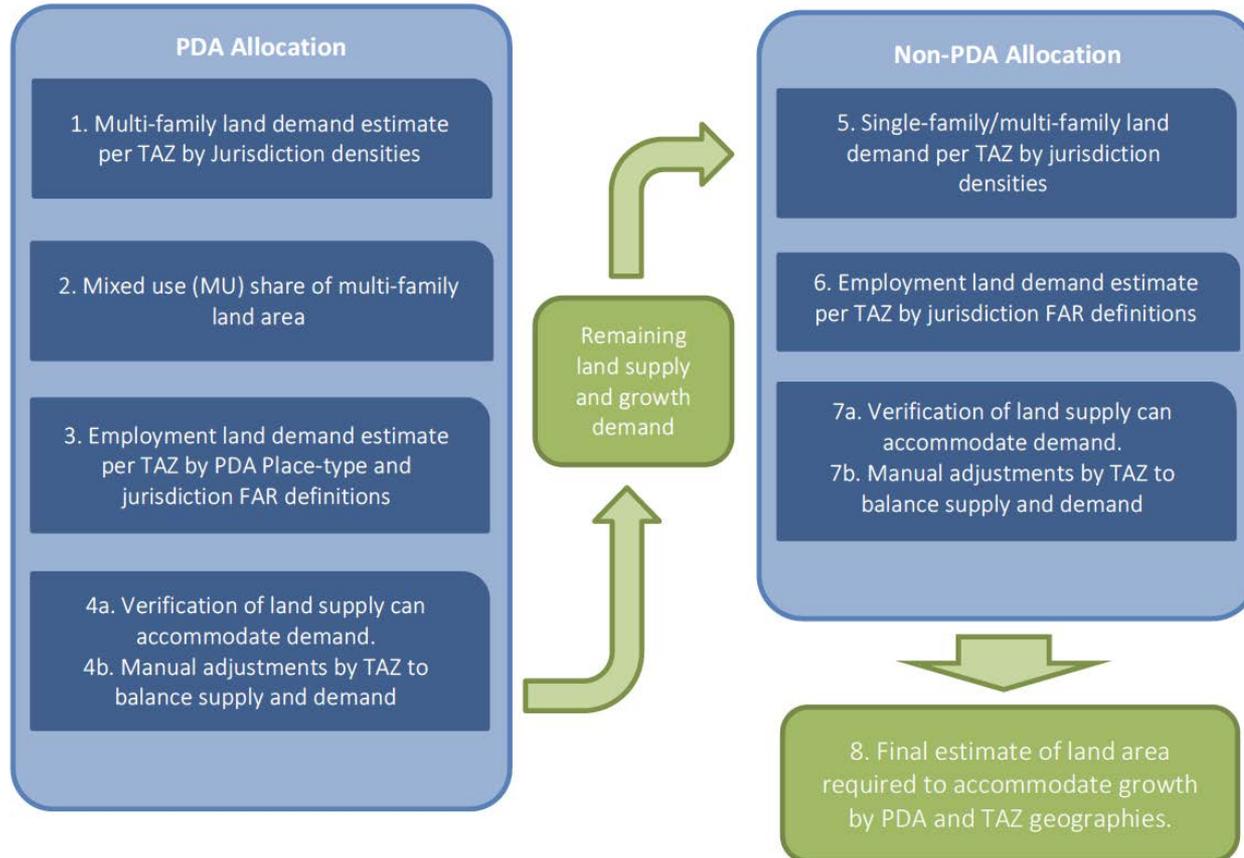
Methodology for Area Estimation

- Four step process
    1. Identify available capacity for future homes and work places
    2. Identify demand for future homes and work places
    3. Allocate projected demand to available land area supply
    4. Refine land use policy and available land area as needed to fully accommodate growth

Source: www.blogspot.com on 3.7.2012

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Methodology for Identifying Capacity for Future Development

Methodology for Converting Demographic Projections to Demand for New and Redevelopment

PDA Allocation

1. Multi-family land demand estimate per TAZ by Jurisdiction densities

2. Mixed use (MU) share of multi-family land area

3. Employment land demand estimate per TAZ by PDA Place-type and jurisdiction FAR definitions

4a. Verification of land supply can accommodate demand.
4b. Manual adjustments by TAZ to balance supply and demand

Remaining land supply and growth demand

Non-PDA Allocation

5. Single-family/multi-family land demand per TAZ by jurisdiction densities

6. Employment land demand estimate per TAZ by jurisdiction FAR definitions

7a. Verification of land supply can accommodate demand.
7b. Manual adjustments by TAZ to balance supply and demand

8. Final estimate of land area required to accommodate growth by PDA and TAZ geographies.

Acres of growth in San Mateo County TAZs

- Priority Development Areas
- 50.00+
- 25.01 - 50.00
- 10.01 - 25.00
- 0.01-10.00

Initial Results

- Land Area needed for 2040 projected growth

Land Use	Acres
Single-family homes	269
Multi-family homes	473
Work places	698
Total Land Area	1,440
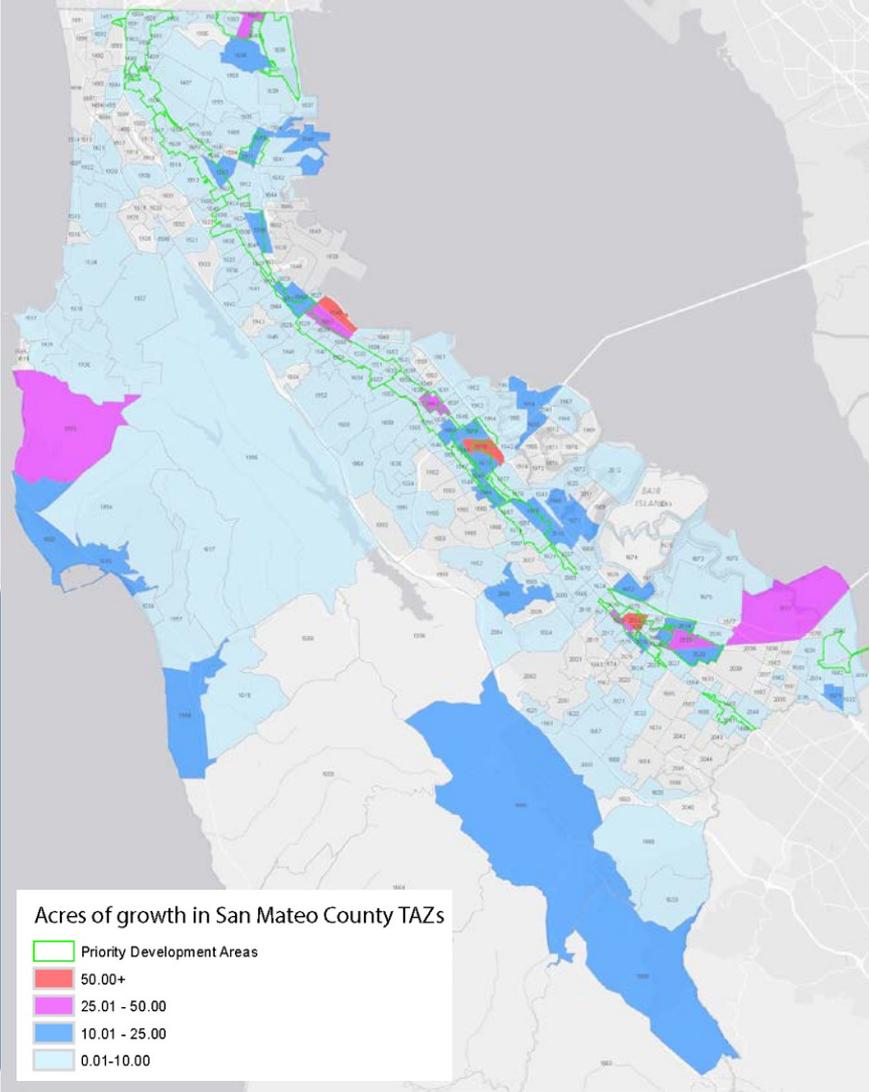
County Urban Land Area
- 73,455 acres in year 2000
- 1,440 acres by 2040 is 2% increase

Next Steps

- Review with Green Infrastructure Committee at January 25 meeting
  - Assumptions for
    - Units per acre
    - Jobs per square foot
  - Resulting land area amounts and distribution
- Make any adjustments
- Provide data to Paradigm for use in the RAA

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Clean Water. Healthy Community.