



# One Bay Area Grant (OBAG) Program Implementation: Priority Development Area (PDA) Draft Readiness Classification - Information Only

*Presented to ACTAC*  
November 6, 2012



# Overview

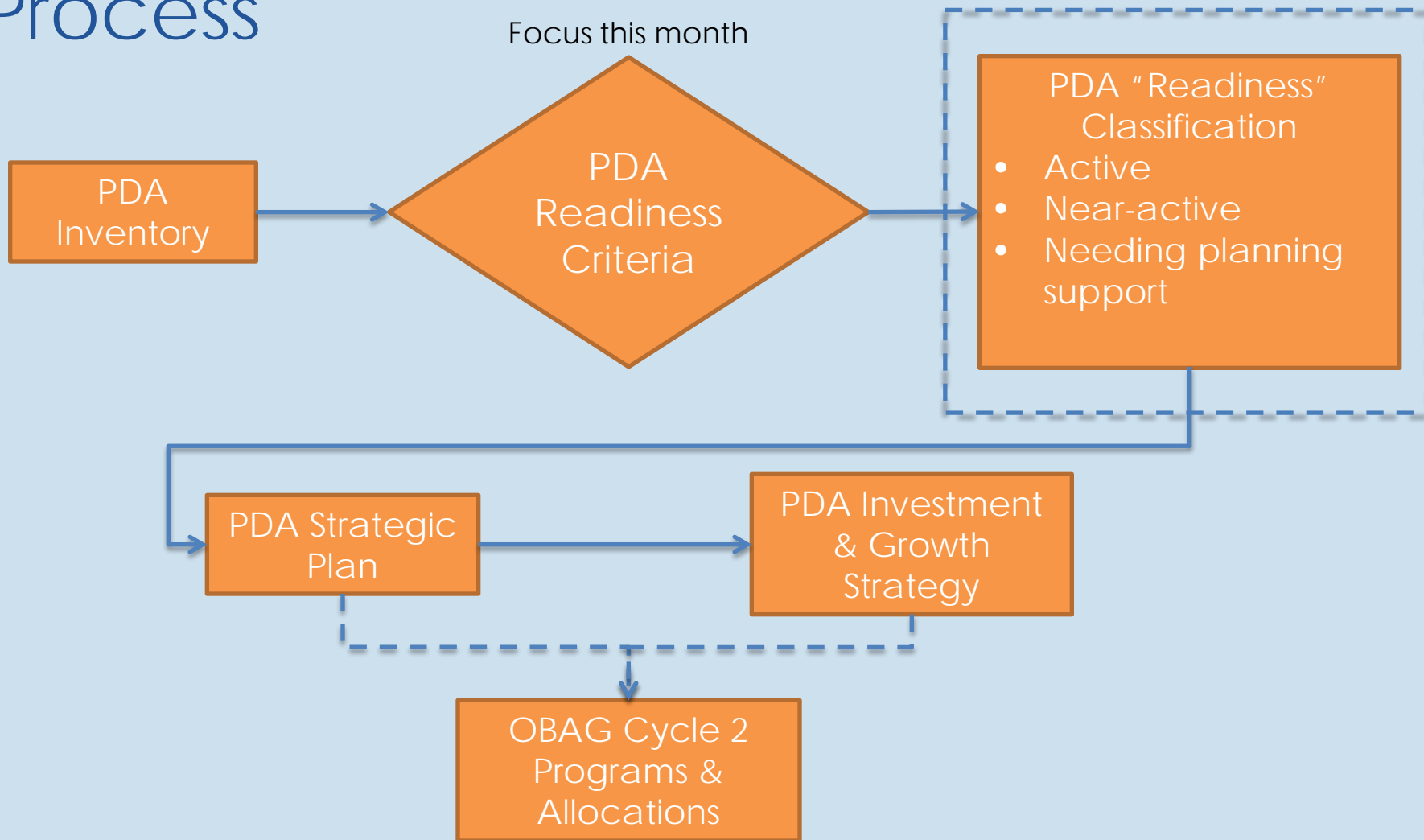
- PDA Investment and Growth Strategy Process
- PDA Readiness Classification – information only
- Next Steps

# Action Requested

- Provide input on Draft PDA Readiness Classification
- Review and update PDA inventory data by **November 13, 2012**

# PDA Investment & Growth Strategy

## Process



# Funding Strategy for Current Cycle

- OBAG PDA-Supportive Transportation Investments (\$38.7 M)
  - *Focus on PDAs with completed planning and active development markets for this four-year funding cycle*
- Sustainable Communities Technical Assistance Program
  - *Supports wide range of planning, technical work in PDAs and GOAs*
- Potential sources for additional planning and transportation capital funds
  - *Measure B1*
  - *Others to be determined*

# PDA Readiness Categories

Category	Description	Screens
Active	<ul style="list-style-type: none"> <li>• Completion of planning, environmental and regulatory activities</li> <li>• History of development</li> <li>• Strong development activity underway</li> </ul>	<p>Completion of:</p> <ul style="list-style-type: none"> <li>• Detailed planning with council/board approval</li> <li>• Environmental review</li> <li>• Consistent general plan and zoning</li> </ul> <p>At least 3 of 4 development screens:</p> <ul style="list-style-type: none"> <li>• Must have housing built and in the pipeline</li> </ul>
Near Active	<ul style="list-style-type: none"> <li>• Some planning complete or in progress</li> <li>• Moderate or no development history</li> <li>• Moderate development activity underway</li> </ul>	<ul style="list-style-type: none"> <li>• Planning and/or regulatory updates are in progress or completed</li> <li>• At least 2 of 4 development screens</li> </ul>
Needing Planning Support	<ul style="list-style-type: none"> <li>• Need planning support/ zoning updates</li> <li>• Little to no development activity</li> </ul>	<ul style="list-style-type: none"> <li>• PDA-specific planning not yet initiated</li> <li>• 1 or fewer development screens</li> </ul>

# Planning & Development "Screens"

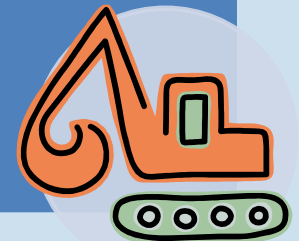
- Detailed planning for entire PDA that has council/board approval
- Required CEQA review complete
- Zoning/general plan consistency with PDA-specific plans

## Planning



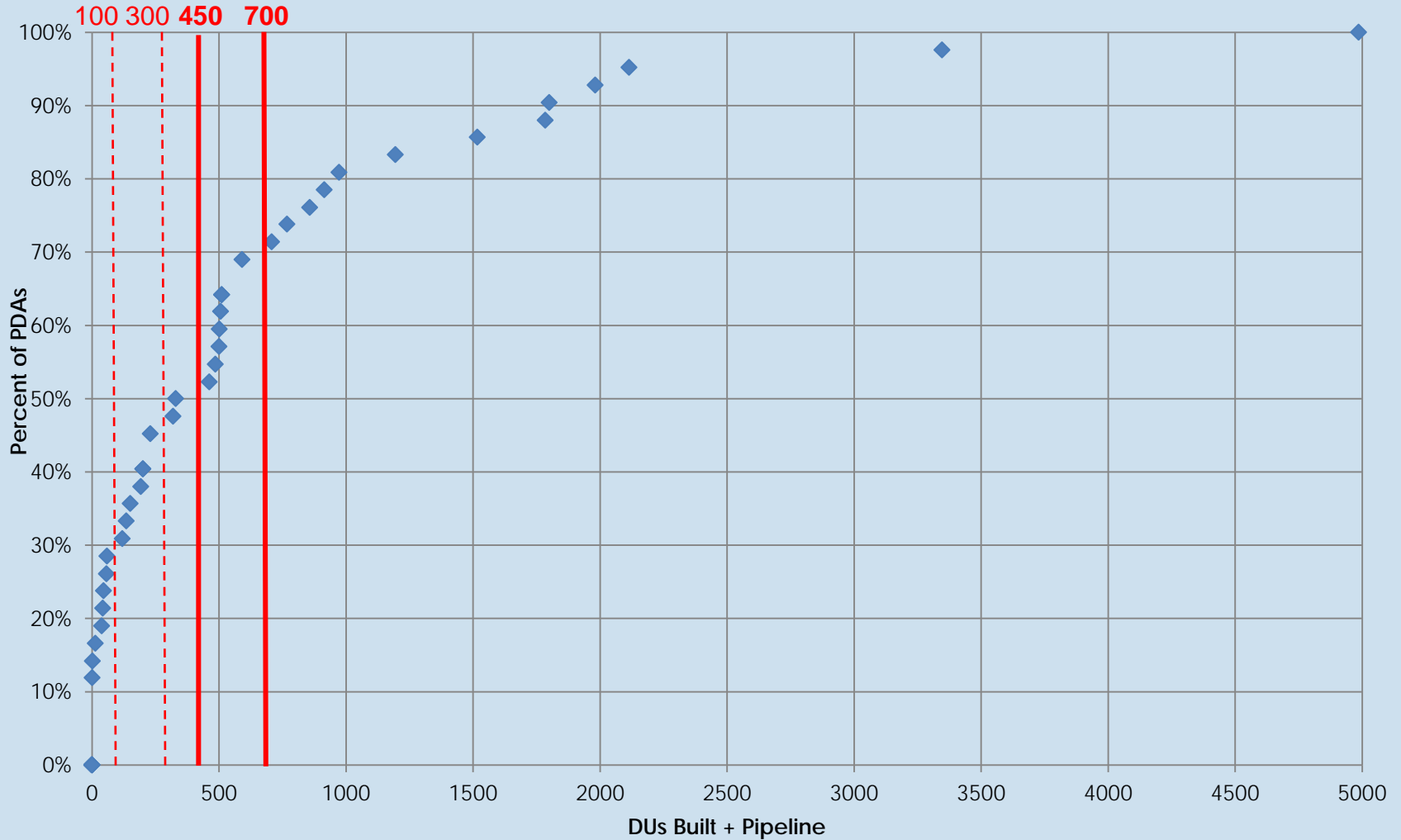
- 100+ housing units constructed since 2007
- 700+ housing units built or "in the pipeline"\* (450+ for near-active)
- Commercial square footage constructed since 2007
- Commercial square footage underway or "in the pipeline"\*

## Development



\* In the pipeline = in one of the following stage of approvals process: building permits, entitlements, or CEQA document complete

# PDA Inventory-Based Breakpoints





# Draft PDA Classification

PDA	Development Screens					Planning Screens		Overall Readiness Classification
	# Units Built	# Units Built + Pipeline	Comm. Sq. ft. Built	Comm. Sq. ft. Pipeline	Development Readiness	Planning, Environmental, Regulatory Complete	Planning Readiness	
Oakland: TOD Corridors	533	4,986	87,792	285,750	Active	Yes	Active	Active
Oakland: Downtown and Jack London Square	2106	3,346	220,820	3,007,885	Active	Yes	Active	Active
Dublin: Town Center	953	2,114	0	1,565,000	Active	Yes	Active	Active
Oakland: West Oakland	1019	1,981	72,848	38,500	Active	Yes	Active	Active
Union City: Intermodal Station District	811	1,784	9,000	43,700	Active	Yes	Active	Active
Emeryville: Mixed Use Core	739	1,517	522,780	200,000	Active	In Progress	Near Active	Near Active
Dublin: Transit Center/Dublin Crossing	674	1,800	15,000	1,700,000	Active	In Progress	Near Active	Near Active
Fremont: Irvington District	447	707	9,200	6,830	Active	In Progress	Near Active	Near Active
Oakland: MacArthur Transit Village	56	1,194	165,000	1,452,500	Near Active	Yes	Active	Near Active
Dublin: Downtown Specific Plan Area	0	914	24,580	3,035,000	Near Active	Yes	Active	Near Active
Oakland: Fruitvale & Dimond Areas	123	591	29,020	15,000	Near Active	Yes	Active	Near Active
Berkeley: University Avenue	400	510	20,000	5,000	Near Active	Yes	Active	Near Active
Pleasanton: Hacienda	0	506	680,580	117,700	Near Active	Yes	Active	Near Active
Oakland: Coliseum BART Station Area	373	501	55,120	5,451	Near Active	Yes	Active	Near Active
Alameda: Alameda Naval Air Station	200	500	0	140,000	Near Active	In Progress	Near Active	Near Active
Berkeley: Downtown	240	485	60,000	26,600	Near Active	Yes	Active	Near Active
Fremont: Centerville	308	462	61,000	58,000	Near Active	In Progress	Near Active	Near Active

# Draft PDA Classification, cont.

PDA	Development Screens				Planning Screens			Overall Readiness Classification
	# Units Built	# Units Built + Pipeline	Comm. Sq. ft. Built	Comm. Sq. ft. Pipeline	Development Readiness	Planning, Environmental, Regulatory Complete	Planning Readiness	
Fremont: City Center	317	329	15,000	115,900	NS	Yes	Active	NS
Livermore: Downtown	124	229	19,911	7,500	NS	Yes	Active	NS
Oakland: Eastmont Town Center	24	57	0	99,000	NS	Yes	Active	NS
Alameda: Northern Waterfront	45	45	25,000	0	NS	Yes	Active	NS
Berkeley: San Pablo Avenue	81	319	14,000	33,500	NS	In Progress	Near Active	NS
San Leandro: Downtown TOD	0	200	82,000	0	NS	In Progress	Near Active	NS
Berkeley: Telegraph Avenue	0	38	0	4,000	NS	In Progress	Near Active	NS
Newark: Dumbarton TOD	0	1	0	0	NS	In Progress	Near Active	NS
Hayward: Mission Corridor	0	0	0	75,350	NS	In Progress	Near Active	NS
Livermore: Isabel Avenue/BART Station Planning Area	406	972	470,845	190,000	Active	No	NS	NS
Hayward: The Cannery	427	767	0	4,000	Active	No	NS	NS
Hayward: South Hayward BART Urban Neighborhood	0	857	0	78,484	Near Active	No	NS	NS
Livermore: East Side PDA	0	510	67,364	187,537	Near Active	No	NS	NS

# Draft PDA Classification, cont.

PDA	Development Screens					Planning Screens		Overall Readiness Classification
	# Units Built	# Units Built + Pipeline	Comm. Sq. ft. Built	Comm. Sq. ft. Pipeline	Development Readiness	Planning, Environmental, Regulatory Complete	Planning Readiness	
Albany: San Pablo Avenue/Solano Avenue Mixed Use Neighborhood	25	200	0	85,000	NS	No	NS	NS
Hayward: Downtown	60	192	78,277	9,158	NS	No	NS	NS
Berkeley: South Shattuck	0	150	0	23,000	NS	No	NS	NS
Alameda County: East 14th Street and Mission Boulevard Mixed Use Corridor	135	135	0	0	NS	No	NS	NS
San Leandro: East 14th Street	119	119	0	28,000	NS	No	NS	NS
Alameda County: Castro Valley BART	19	59	2,280	0	NS	No	NS	NS
Berkeley: Adeline Street	0	42	0	1,900	NS	No	NS	NS
Alameda County: Hesperian Boulevard	13	13	0	0	NS	No	NS	NS
Newark: Old Town Mixed Use Area	0	2	0	0	NS	No	NS	NS
Alameda County: Meekland Avenue Corridor	0	0	0	0	NS	No	NS	NS
Fremont: South Fremont/Warm Springs	0	0	0	0	NS	No	NS	NS
Hayward: South Hayward BART Station Mixed Use Corridor	0	0	0	1,391	NS	No	NS	NS
San Leandro: Bay Fair BART Transit Village	0	0	0	0	NS	No	NS	NS

# Next Steps

- Verify PDA inventory information by November 13, 2012
- Present draft classification list to PPLC on November 19, 2012 – information only
- Seek Commission approval of PDA classification list (January 2013)
- Develop draft Strategic Plan (January 2013)
- Develop draft PDA Investment & Growth Strategy (February 2013)