

# Regional Collaboration, Healthy Communities

PRIORITY DEVELOPMENT AREAS AND  
THE GRAND BOULEVARD INITIATIVE



Cathleen Baker, San Mateo County Health System  
Get Healthy San Mateo County, March 17, 2014

# Overview



- A History of Collaboration
- GBI Principles Compared to Plan Bay Area Targets
- Plan Bay Area Elements
- Growth: GBI, PDA, RHNA
- Strategies & Opportunities

# History & Policy Alignment



- **2003 - 2005:** Early Corridor planning, Statewide “Blueprint” Planning
- **2006 - 2007:** GBI Guiding Principles, Existing Conditions Report, Awards; local support for launch of ABAG’s FOCUS Program
- **2008:** Sustainable Communities Act (SB 375), Complete Streets Act (AB 1358)
- **2009 - 2013:** Bay Area sustainable communities strategy; GBI Guidelines, Case Studies, Reports

# GBI Principles versus Plan Bay Area Targets




GBI Guiding Principle	Plan Bay Area Target
1. Target housing and job growth in strategic areas along the corridor	2) House 100 percent of projected growth, by income level without displacing current low-income residents
2. Encourage compact mixed-use development and high-quality urban design and construction	8) Increase gross regional product by 110% 7) Decrease by 10 percentage points (to 56%, from 66%) the share of low/middle-income residents' household income consumed H+T
3. Create a pedestrian-oriented environment and improve streetscapes, ensuring full access to and between public areas and private developments	10) Maintain the transportation system in a state of good repair: <ul style="list-style-type: none"> <li>• Increase PCI to 75 or better</li> <li>• Decrease distressed lane-miles of state highways to less than 10%</li> </ul>
4. Develop a balanced multimodal corridor to maintain and improve mobility of people and vehicles.	1) Reduce per-capita CO2 emissions from cars and light-duty trucks by 15 %
5. Manage Parking Assets	OBAG

# GBI Principles versus Plan Bay Area Targets

GBI Guiding Principle	Plan Bay Area Target
6. Provide vibrant public spaces and gathering places	<i>OBAG (Station Area Planning Grants and TA)</i>
7. Preserve and accentuate community character and the existing quality of life in adjacent neighborhoods	<i>Station Area Planning Grants</i>
<b>8. Improve safety and public health</b>	<b>3) Reduce premature deaths from exposure to particulate emissions.</b>
<b>9. Strengthen pedestrian and bicycle connections with the corridor</b>	<b>4) Reduce by 50% the number of injuries and fatalities from all collisions (including bike and pedestrian) 5) Increase the average daily time walking or biking per person for transportation by 70%(15 min./person/day)</b>
<b>10. Pursue environmentally sustainable and economically viable development patterns</b>	<b>6) Direct all non-agricultural development within the 2010 urban footprint 9) Increase non-auto mode share by 10 percentage points (to 26%of trips); decrease automobile VMT per capita by 10%.</b>

# Regional Growth Strategy

## Focused Growth

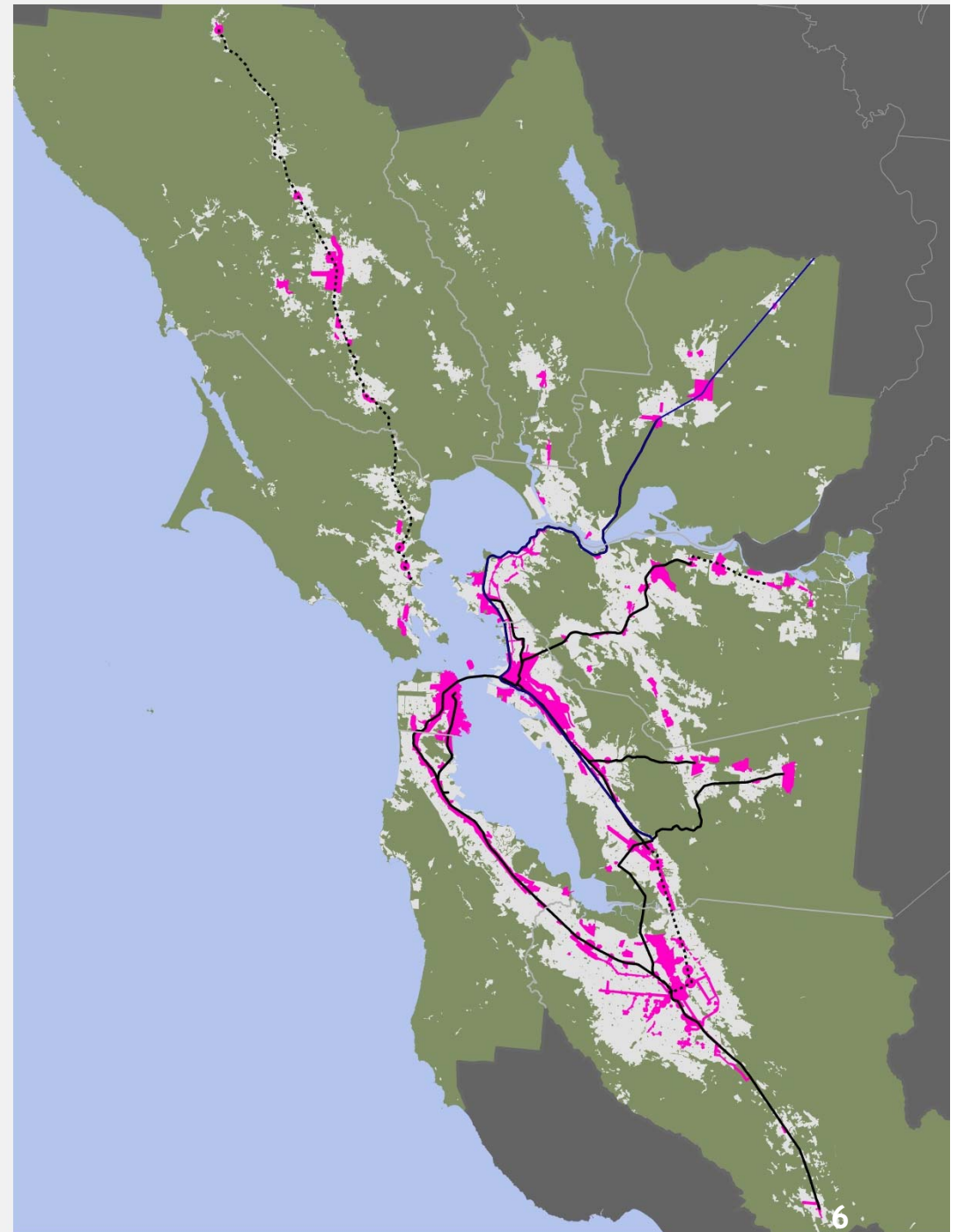
-  Non-urbanized land
-  Urbanized land
-  PDAs

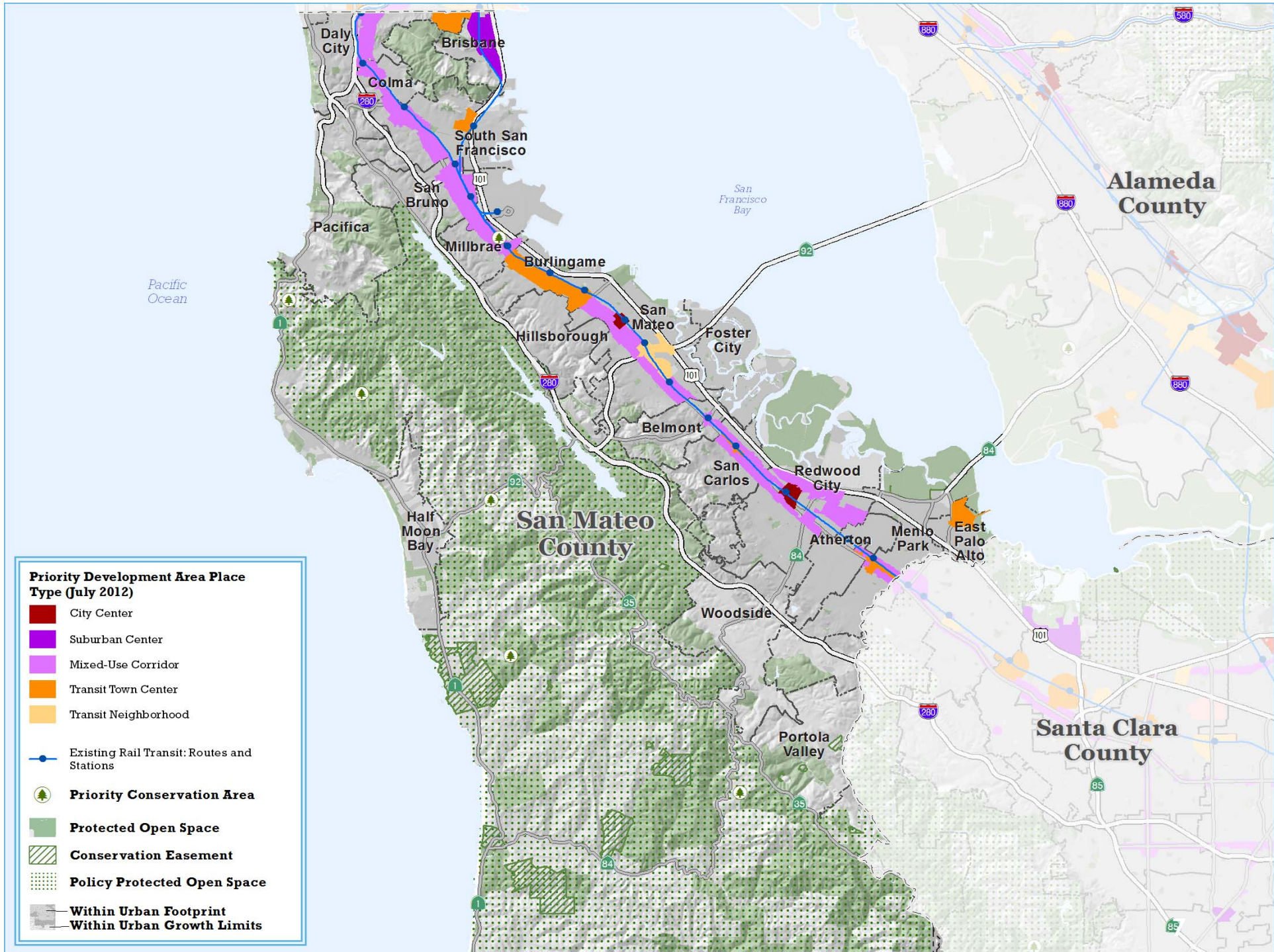
Less than 5% of region's land

Nearly 80% of new homes

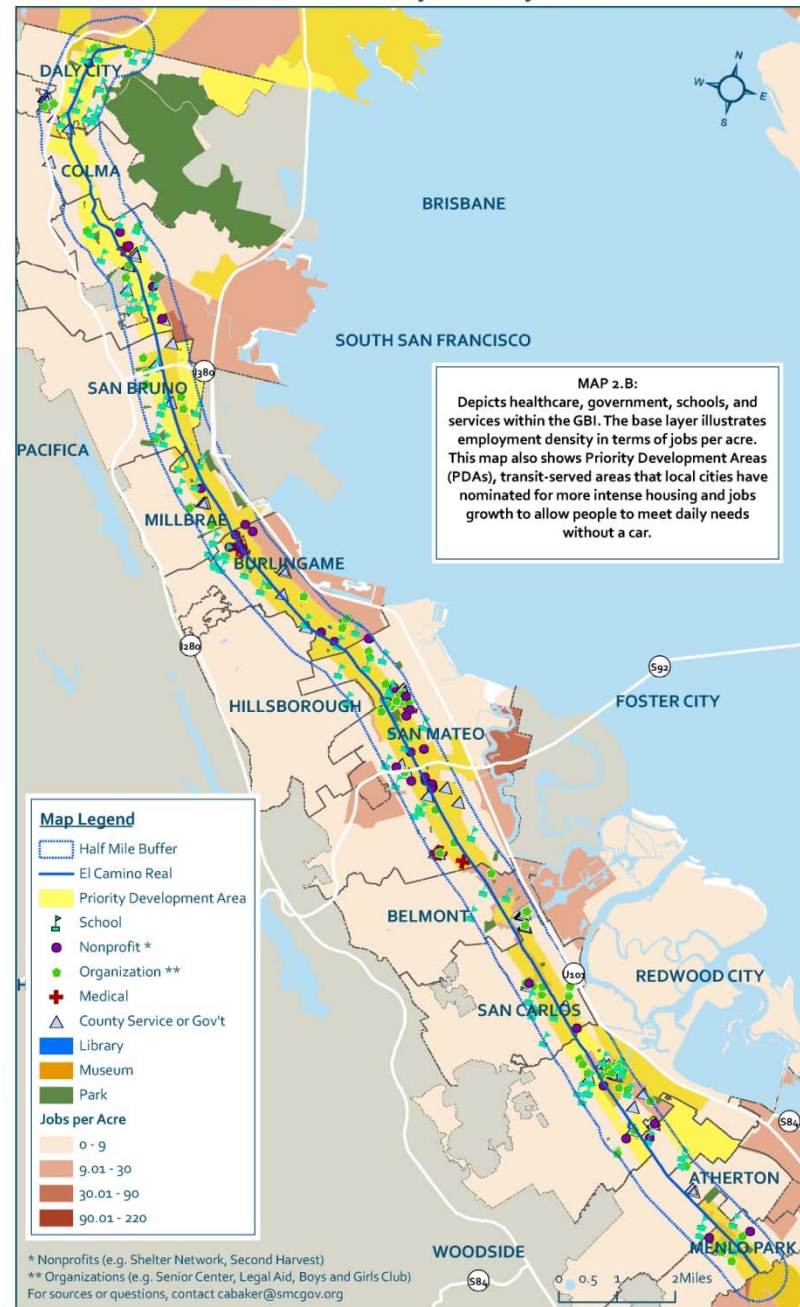
Over 60% of new jobs

*From Daly City to San Jose*



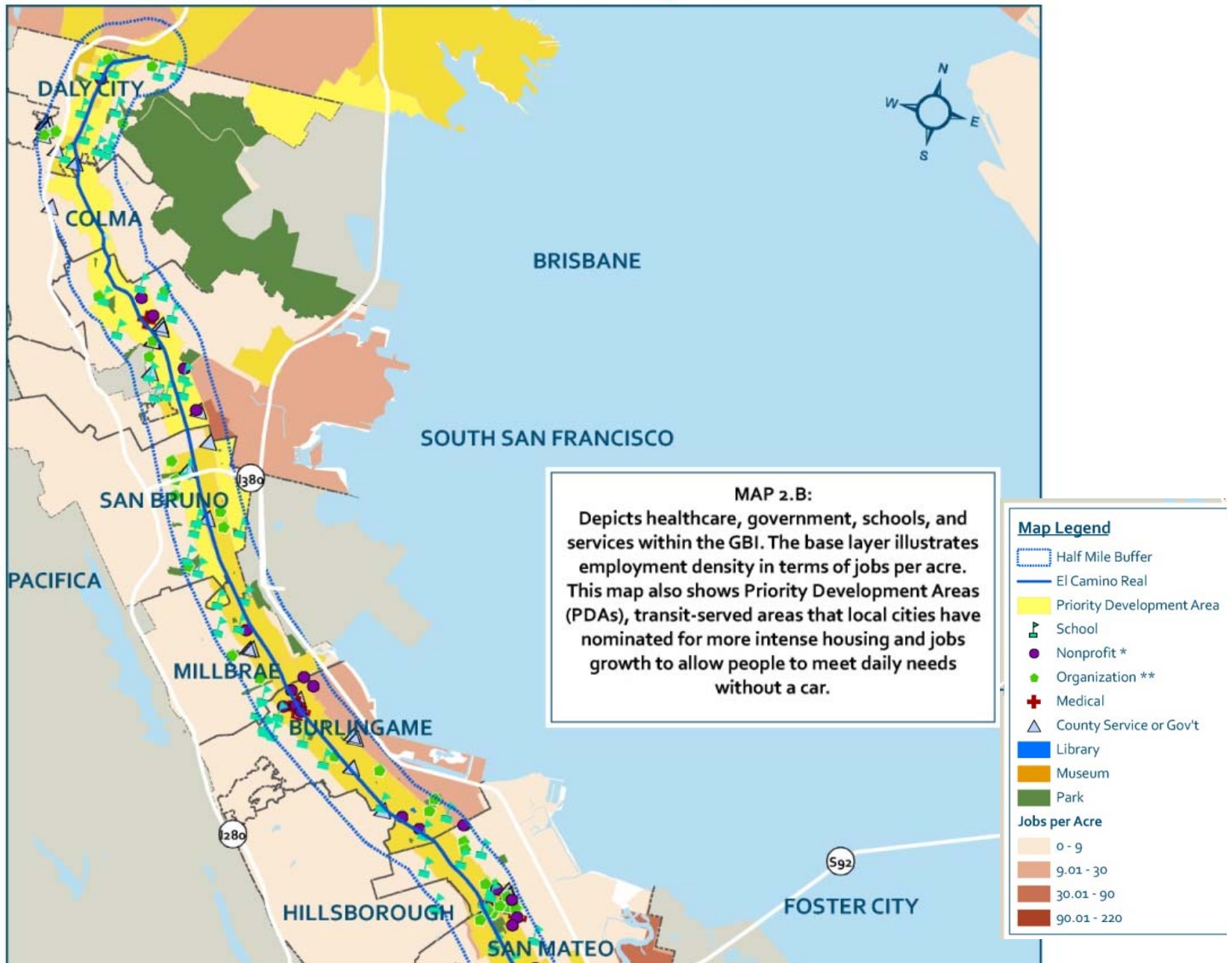


# San Mateo County Priority Development Areas (PDAs) align with the GBI Corridor.



*From Daly City to San Jose*







## Plan Bay Area Elements

- Regional Transportation Plan
- Regional Housing Needs Allocation
- One Bay Area Grant Program (OBAG)
- Climate Initiatives

# Growth Trends: Housing Units

Jurisdiction	2010	2040	New Housing Units	Annual Growth Rate
<b>San Mateo Co.</b>	<b>271,031</b>	<b>326,733</b>	<b>55,702</b>	<b>0.6%</b>
<b>San Mateo</b>	<b>40,014</b>	<b>50,175</b>	<b>10,161</b>	<b>0.8%</b>
<b>Daly City</b>	<b>32,588</b>	<b>36,892</b>	<b>4,304</b>	<b>0.4%</b>
<b>Redwood City</b>	<b>29,167</b>	<b>37,883</b>	<b>8,716</b>	<b>0.9%</b>
<b>SSF</b>	<b>21,814</b>	<b>28,730</b>	<b>6,916</b>	<b>0.9%</b>
<b>San Bruno</b>	<b>15,356</b>	<b>19,815</b>	<b>4,459</b>	<b>0.9%</b>
<b>Menlo Park</b>	<b>13,085</b>	<b>15,079</b>	<b>1,994</b>	<b>0.5%</b>
<b>Burlingame</b>	<b>13,027</b>	<b>17,324</b>	<b>4,297</b>	<b>1.0%</b>
San Carlos	12,018	13,797	1,779	0.5%
Belmont	11,028	12,147	1,119	0.3%
Millbrae	8,372	11,391	3,019	1.0%
Hillsborough	3,912	4,225	313	0.3%
Atherton	2,530	2,752	222	0.3%
Colma	586	828	242	1.2%

Source: Plan Bay Area 2013 ([www.onebayarea.org](http://www.onebayarea.org))

# Growth Trends: Jobs

Jurisdiction	2010	2040	# of New Jobs	Annual Growth Rate
San Mateo Co.	345,200	445,487	100,287	0.9%
Redwood City	58,338	77,709	19,371	1.0%
San Mateo	52,927	73,906	20,979	1.1%
South SF	46,172	57,444	11,272	0.7%
Burlingame	30,421	39,266	8,845	0.9%
Menlo Park	28,990	35,123	6,133	0.6%
Daly City	21,003	26,916	5,913	0.8%
San Carlos	16,172	19,805	3,633	0.7%
San Bruno	12,930	17,257	4,327	1.0%
Belmont	8,220	10,502	2,282	0.8%
Millbrae	6,953	9,096	2,143	0.9%
Colma	2,788	3,213	425	0.5%
Atherton	2,615	3,173	558	0.6%
Hillsborough	2,185	2,626	441	0.6%

Source: Plan Bay Area 2013 ([www.onebayarea.org](http://www.onebayarea.org))

# (Funding + Actors) - Political Will ≠ Change



- Community Resistance, Lack of Political Will
- Parking Reform
- Very-Low, Low, and Moderate Income Housing
- Anti-Displacement
- Complete Streets (implementation)
- Supportive Zoning & Entitlement Process

# Implementation Strategies



- OBAG Requirements for Supportive Policies
  - C/CAG PDA Investment & Growth Strategy
  - Housing Elements & Complete Streets
  - 70% of funding must support PDAs
- Regional Prosperity Plan
- Transit Oriented Affordable Housing (TOAH)

Fund

# Tools are There, Build On What We Have,...



- Local PDA Assessment:
  - PDAs are actually **less intense** than GBI.
- Implement great local plans
- Address major barriers:
  - Parking & Zoning
  - Affordable Housing
  - Neighborhood Stabilization
  - Workforce Development



... shape the plans that are in the works...



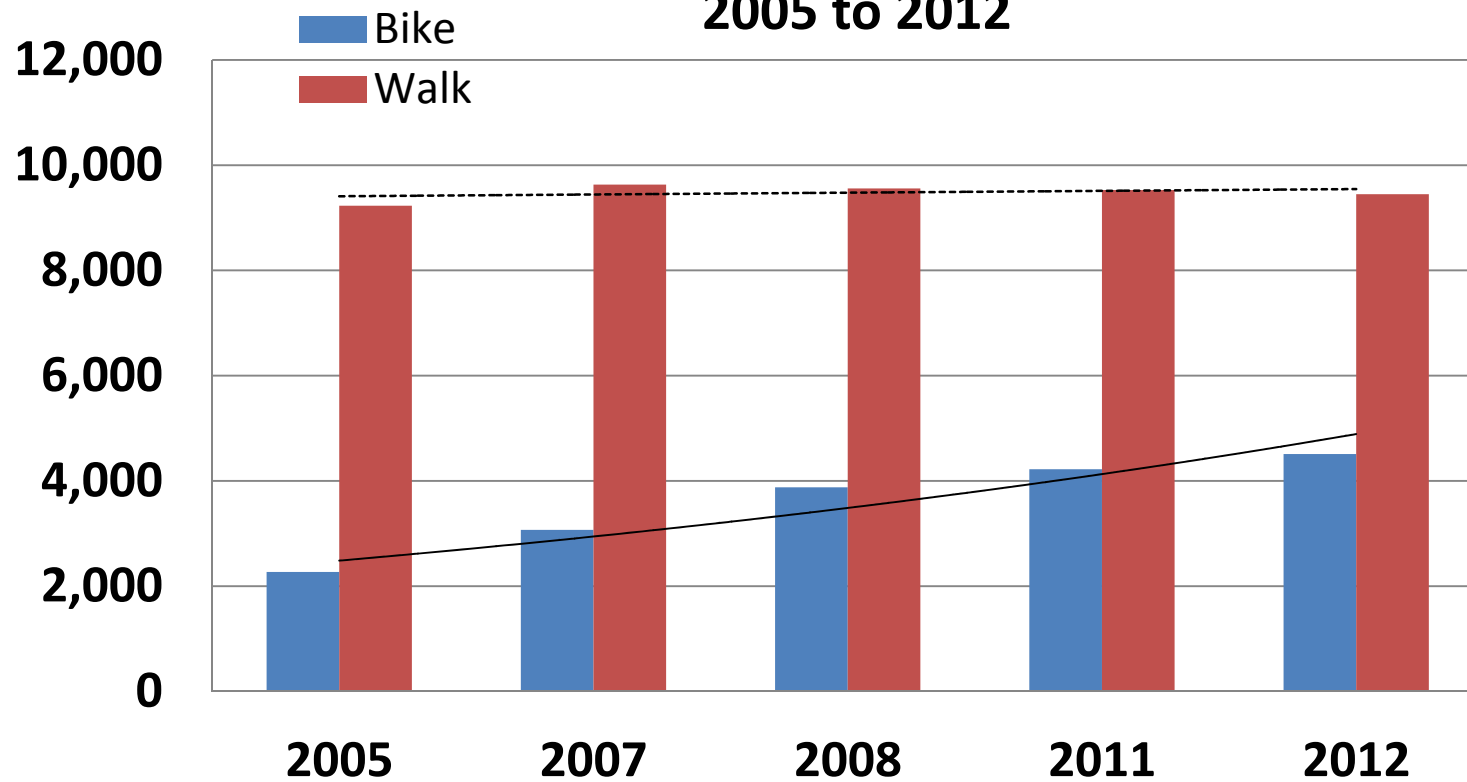
- Identify local current planning processes
- Engage yourself, your neighbors, and your community in change efforts
- Efficiently improve local policies around parking, permitting, and housing
- Create a thriving, healthy economy and vibrant corridor... accessible to ALL.

# ... and We Will Create a Healthy Future



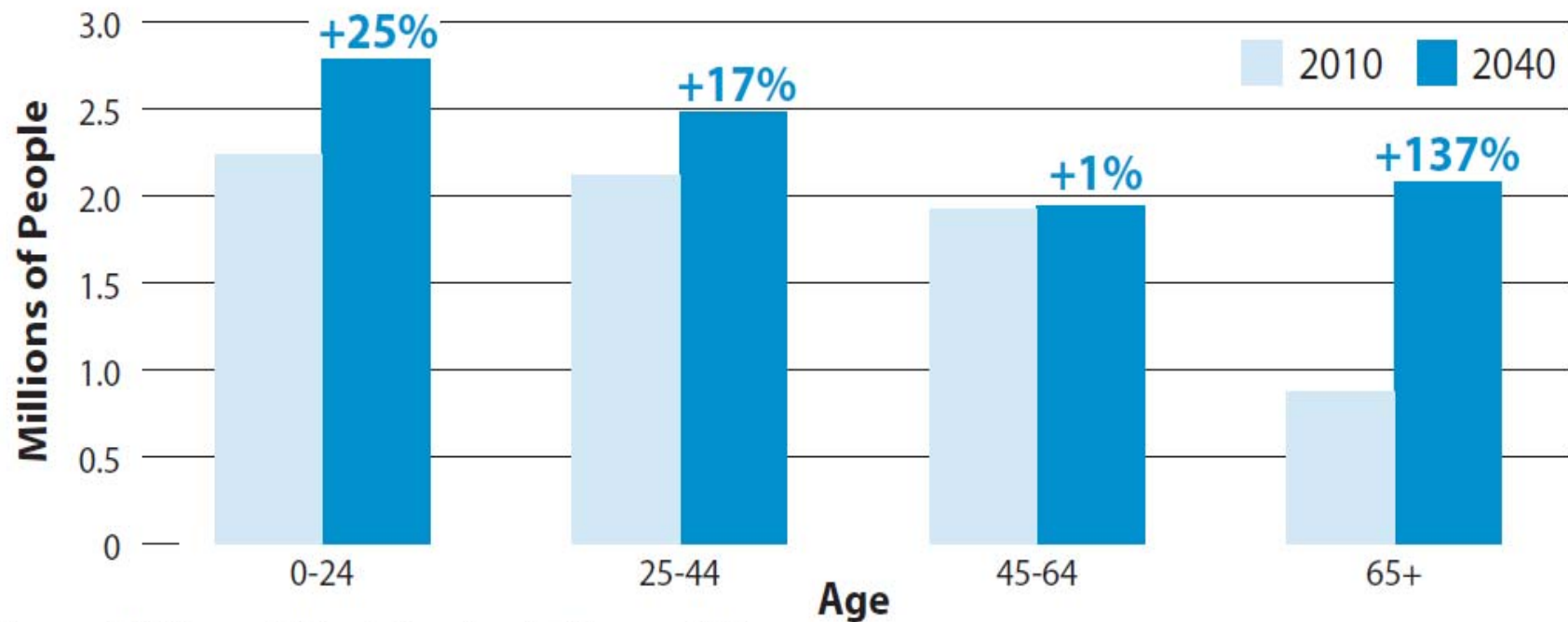
- Join local commissions & leadership academies
- Meet with Your Elected Leaders
- 21 Elements - every city in the county!
- Silicon Valley Bicycle Coalition San Mateo County Committee
- Vista 2035 East Palo Alto General Plan
- Menlo Park General Plan
- San Bruno Bicycle & Pedestrian Master Plan
- South SF Downtown Station Area Plan

**Biking and Walking to Work, San Mateo County,  
2005 to 2012**



Source: American Community Survey 5 Year Estimates, Travel to Work

**Figure 2 Bay Area Population by Age, 2010 and 2040**



Sources: 2010 Census, California Department of Finance, ABAG  
 Accessed in: Plan Bay Area 2013 ([www.onebayarea.org](http://www.onebayarea.org))

# Get Healthy is Here to Help You Do So!



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Source materials provided by Grand Boulevard Initiative,  
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Metropolitan Transportation Commission.

# Bicycle & Pedestrian Advisory Committees



San Mateo County				
County (Unincorporated)	63,603			No
Atherton	6,893			TBD
Belmont	26,316			No
Brisbane	4,379			TBD
Burlingame	29,426		X	Yes
Colma	1,458			TBD
Daly City	103,347		X	Yes
East Palo Alto	28,675			TBD
Foster City	31,120			No
Half Moon Bay	11,581			TBD
Hillsborough	11,115			No
Menlo Park	32,679			TBD
Millbrae	22,228		X	Yes
Pacifica	37,948			No
Portola Valley	4,448			TBD
Redwood City	79,074			No
San Bruno	42,828		X	Yes
San Carlos	28,931			TBD
San Mateo	99,061		X	Yes
South San Francisco	65,127		X	Yes
Woodside	5,441			TBD