

Date: September 27, 2010  
To: Regional Advisory Working Group  
From: Sailaja Kurella, ABAG Regional Planner  
Subject: **Planned Priority Development Area Assessment – Readiness**

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## Overview

ABAG and MTC have undertaken an assessment of Planned PDAs to better understand the changes expected to occur and potential barriers to future development in the areas that will accommodate the major share of the region's population and employment growth. Using information primarily provided by local governments, the assessment will evaluate the scale and type of growth planned to occur in Planned PDAs, the strategies needed to ensure that this growth results in complete communities, how ready local governments and communities are for growth to occur, and the investments needed to make this growth a reality.

The PDA Assessment focuses on the Planned PDAs, which, by designation, have an adopted neighborhood-level plan and are therefore closer to implementing a specific vision for growth than the Potential PDAs. The Potential PDAs are those that have not yet completed a neighborhood-level land use plan. Over time, it is expected that the Potential PDAs will complete plans and transition to Planned status.

Staff released initial findings related to the growth potential and the infrastructure funding needs in the Planned PDAs in a memo to the Regional Advisory Working Group dated August 30, 2010. This second memo to the Working Group describes the initial findings related to readiness for development in the Planned PDAs.

## Readiness Assessment Approach

While all of the Planned PDAs have been proposed by local jurisdictions committed to sustainable transit-oriented development (TOD) through local plans, they differ considerably in their implementation readiness. For example, though the Planned PDAs all have an adopted neighborhood-level plan, the extent of the planning completed in these PDAs varies. Likewise, community support for TOD may change between the planning phase and the implementation phase, when specific projects are proposed.

The Readiness assessment attempts to gauge which PDAs are more poised for higher-density, transit-oriented growth by identifying those factors that are barriers to development as well as those that are critical for initiating or speeding implementation of Planned PDAs. This analysis will help to inform the allocation of limited resources available through regional funding programs.

The Readiness analysis is organized around three main topic areas that can have a significant effect on speeding or slowing implementation of each PDAs vision for complete communities:

- The **Planning and Entitlement** component is intended to show how complete and robust the plans are for each PDA, and assesses how the existing entitlement process in place in a PDA affects implementation. The degree and comprehensiveness of planning completed to address development challenges, and the entitlement processes in place in the Planned PDA jurisdictions



varies greatly and could serve to either hinder or streamline development. Analysis of the specific planning and entitlement processes in each PDA will help to identify where developers can have more certainty in terms of the vision for the area, the approval process, and the communities' expectations. In these PDAs, development of TOD is likely to be easier. These PDAs, therefore, would be considered to be more ready to take on growth.

Specific Planning and Entitlement metrics include: the extent of planning completed for the PDA, the average processing time for project approvals, typical development fees, and entitlement streamlining policies in place.

- The **Community Support** component evaluates the level of community and elected official support for higher density TOD in the PDAs. While difficult to measure, community and elected official support is critical to getting projects approved and built. While higher density, transit-oriented plans have been adopted in the Planned PDAs, community support for this type of development is not unanimous. Community support may dissipate once specific development projects are proposed in the PDAs, and many unresolved concerns remain regarding growth, density, and overall change. Plan implementation could stall where these issues are not addressed. This topic area analysis seeks to better understand where community support is strong and project approvals will likely be easier, as well as identify the concerns about growth that need to be addressed both locally as well as regionally.

Specific Community Support metrics include: level of stakeholder involvement and support for TOD, elected official support for plan adoption, approved versus rejected TOD projects in the PDA, and unresolved community concerns regarding TOD.

- The **Investment Attractiveness** component is intended to measure the interest of developers, builders, and financial institutions to invest in a given area. While not a definitive or comprehensive assessment of the development feasibility of each PDA plan, this preliminary assessment can provide an indication of the development community's appetite for investing in infill development the PDAs in the future.

Specific Investment Attraction metrics include: number of pipeline and under-construction projects, entitled and built units within versus outside the PDA, the expected effect of vacancies and foreclosures on development, and infill development potential based on the investment-to-land ratio.

## Preliminary Findings

Much of the information used in the PDA Assessment Readiness analysis has been gathered from our local government partners through an extensive survey. The summaries of data presented below are based on the responses provided by local jurisdictions to this survey. The overall response rate for the survey was 83% (76 responses out of 92 Planned PDA surveys issued). The analysis below reflects data from the 76 Planned PDA surveys submitted, only<sup>1</sup>. The methodologies used to analyze the various metrics discussed below are described in Appendix A and the survey instrument is provided for reference in Appendix B.

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<sup>1</sup> The phrase "Planned PDAs" in the Preliminary Findings section refers to the set of 76 Planned PDAs for which an Assessment survey was received.

## Planning and Entitlement Process

The level and scope of planning efforts in the Planned PDAs ranges from very complete and comprehensive, to very basic. For example, in some PDAs, only a redevelopment plan has been completed requiring project-level EIRs for each proposed development project within the PDA, while in other PDAs, a specific plan has been adopted along with a Programmatic EIR, as well as related general plan and zoning code amendments.

The analysis of the 76 PDA survey responses indicates that extensive planning has been completed for 30% of the Planned PDAs, and that another 57% of the Planned PDAs require additional planning work that is expected to be complete within the next two years. Many of these PDAs still require critical planning components to be completed, including zoning code and general plan amendments, infrastructure financing strategies, and implementation plans.

Approximately 22% of survey respondents have very robust plans, or ones that cover a comprehensive set of topics, from affordable housing, market demand, implementation and financing, and station access and urban design. However, more basic plans are in place or are being completed for over 40% of the Planned PDAs.

In terms of the complexity of project approvals, approximately 55% of Planned PDAs have somewhat short and uncomplicated entitlement processes, measured by the number of steps in the approval process and the length of time for each step. One interesting indicator is that single-family development appears to be allowed in at least 55 Planned PDAs, and single-family residential approvals take less time than multi-family residential and mixed-use approvals in 50% of this set of Planned PDAs

Expedited project review and by-right development policies are in place in 54% and 43%, respectively, of the Planned PDAs. Twenty-five percent (25%) have CEQA exemptions for TOD in place.

The average development fee across all Planned PDAs for a new 20-unit residential development is approximately \$550,000, with a high of \$1.9 million in San Francisco's Eastern Neighborhoods PDA<sup>2</sup>, and a low of \$6,000 in Burlingame's El Camino Corridor PDA. Development fees include all applicable fees for project approval, including application fees, design and engineering review fees, permit fees, impact and community benefit fees, etc.

## Community and Elected Official Support

In terms of elected official support for development in the PDAs, planning commission and city council officials voted 100% in favor of adoption of a PDA plan in at least 54% of the Planned PDAs.

Of 350 development projects proposed in the Planned PDAs since 2000, only two have been rejected by community members and elected officials, within only one Planned PDA.

Parking is a major unresolved community concerns in the PDAs, with 50% of respondents identifying this as an issue. Following parking, change in the community character and public safety were the biggest unresolved issues, with 41% and 34% of respondents identifying these as concerns, respectively.

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<sup>2</sup> The typical development fees provided for two PDAs were appreciably higher than San Francisco's Eastern Neighborhoods PDA. Staff are currently verifying the accuracy of the development fees provided in the Assessment surveys for these PDAs.

## Investment Attractiveness

To gauge past and current development in the PDAs, jurisdictions were asked to provide information on entitled and built projects, and current under-construction and pipeline projects.

Projects are currently under construction or moving through the entitlement process in 73% of Planned PDAs. Likewise, based on survey responses, current vacancies and foreclosures created by the housing downturn are not expected to dull the market at all or only in the short term in 73% of the Planned PDAs.

Based on response to the Assessment survey, since 2000 85% and 89% of entitled and built housing units, respectively, in jurisdictions with Planned PDAs have been outside of these PDAs, versus 15% and 11% entitled and built within the PDAs. Likewise, 90% of commercial square feet have been entitled and built outside of the Planned PDAs, versus within the Planned PDAs. Please note that areas outside a particular Planned PDA could fall within other PDAs, so this analysis could be underestimating the amount of development that has taken place within the region's PDAs.

Staff will be conducting additional analysis on investment attractiveness. First, the number of pipeline projects currently in the Planned PDAs will be assessed to provide some evidence of current market conditions and developer appetite for development in the PDAs. Second, the Investment-to-Land Ratio (ILR) can provide a measure of the likelihood of infill development in each PDA. This metric assesses opportunity sites as identified by average parcel size and land cost of parcels as compared to the value of the improvements on the land. Staff are currently assessing the data availability for these metrics.

## Next Steps

Staff will continue to analyze the readiness for development of the Planned PDAs by evaluating transit service frequency and the PDAs' timeline for infrastructure need.

The final PDA Assessment category – complete community characteristics – focuses on housing choices, multi-modal access and mobility, and neighborhood identity and vitality. This analysis will be presented at an upcoming Regional Advisory Working Group meeting. A final report linking together all four PDA Assessment categories – growth, need, readiness and completeness – will be produced by the Spring of 2011, which will help inform discussion on how the regional agencies might approach regional funding strategies as part of developing the SCS.

## **APPENDIX A:**

### **Priority Development Area Assessment**

### **Detailed Readiness Methodology**

This appendix summarizes the methodologies used to develop each Readiness metric presented in the Regional Advisory Working Group memo dated September 24, 2010. Survey questions relating to each metric are identified at the end of each description, and the survey instrument is included in Appendix B.

#### **Planning and Entitlement Process**

##### **Planning Completion**

Planning completion is assessed by analyzing the completion timeframe for the following planning components: specific/neighborhood plan, programmatic EIR, zoning code update, general plan update, redevelopment plan update, infrastructure financing strategy, implementation plan, urban design guidelines, streetscape plan, form-based code development, and “other.” PDAs with more of these components adopted or completed were considered to have a higher level of planning completed, while those PDAs where fewer components are adopted/completed and a longer timeframe is expected for completion of these components were considered to have incomplete planning processes. (*Planning and Entitlement Process—1*)

##### **Plan Robustness**

Robustness of the primary PDA plan identified in the survey is assessed by totaling the number of planning elements that were included in or prepared to help develop the plan. The planning elements that were assessed are considered the essential components for planning complete TOD communities, as implemented in MTC’s Station Area Planning Grant Program. These planning elements include: (1) community engagement strategy, (2) market demand analysis, (3) affordable housing/anti-displacement strategy, (4) land use alternatives, (5) station access and connectivity plan, (6) parking demand analysis, (7) pedestrian-friendly design standards, and (8) accessibility and visitability plan.<sup>3</sup> “Very robust plans” are those that included seven or eight of the above elements, “somewhat robust plans” are those that included five or six, and “very basic plan” are those that include zero to four elements. (*Planning and Entitlement Process—2*)

##### **Complexity of Project Approvals**

The extent of project approvals measures both the number of required approval steps in the project entitlement process, factoring the length of time required for each step. PDAs with fewer and required approval steps and with shorter approval timeframes were considered to have “short/uncomplicated” project approval processes, while those PDAs with more required approvals and longer approval timeframes were considered to have “lengthy/complex” approval processes. (*Planning and Entitlement Process—3*)

<sup>3</sup> For a description of these planning elements and further information about the station area planning process, refer to MTC’s 2007 Station Area Planning Manual: [http://www.mtc.ca.gov/planning/smart\\_growth/Station\\_Area\\_Planning\\_Manual\\_Nov07.pdf](http://www.mtc.ca.gov/planning/smart_growth/Station_Area_Planning_Manual_Nov07.pdf).

## Entitlement Streamlining

Entitlement streamlining measures the number of efforts in place for the PDA to support the streamlined review and approval of appropriate projects, including: expedited review, by-right/as-of-right development, waived or reduced fees, CEQA exemptions for TOD (such as eased level-of-service standards), and on-going neighborhood engagement processes.

Jurisdictions could also identify other entitlement streamlining policies. (*Planning and Entitlement Process—5*)

## Development Fees

To determine the range of development fees in place across the PDAs and attempt to assess the reasonableness of development fees in these locations, jurisdictions were asked to provide the total typical development fee for a new 20-unit residential development in the PDA. All applicable fees, including design/engineering review, project approvals, permits, impact fees, community benefit fees, utility fees, etc., were to be included in this total. (*Planning and Entitlement Process—6*)

## Community Support

### Elected Official Support for Plan

Elected official support for the PDA plan measures the voting record—proportion of “For” to “Against” votes—of both planning commissioners and city council members/supervisors on adoption of the primary plan for the PDA. (*Community Support—1*)

### Community Support for Projects

Community support for development in the PDA is measured by the proportion of “approved” development projects in the PDA since 2000 to those “rejected” by the community. (*Community Support—3*)

### Level of Stakeholder Support

Local jurisdictions identified the major stakeholders and their level of support for the PDAs in the survey. The analysis of stakeholder support is expected to identify the PDAs where stakeholders are “supportive,” “neutral,” and “against,” growth in the PDA, and where support is “bi-polar” (where both very unsupportive and very supportive stakeholder groups exist in the PDA). (*Community Support—5*)

### Unresolved Community Concerns

The level of unresolved community concerns about growth and development in each PDA measures the number of concerns identified in the PDA Assessment Survey. Jurisdictions could choose from the following issues: parking, building heights, views, overall level of growth, community character/design, public safety, parks, schools, affordable housing, and gentrification/displacement, and could also specify other issues. (*Community Support—8*)



## **Investment Attractiveness**

### **PDA Attractiveness**

PDA attractiveness measures the proportion of entitled and built housing units and commercial square feet within the PDA to those entitled and built outside the PDA. (*Development Feasibility and Investment Attraction—1, 2*)

### **Current Development Status**

Current development status measures whether projects are currently under construction or moving through the entitlement process in the PDA. This metric was assessed via a “Yes/No” question in the survey. (*Development Feasibility and Investment Attraction—4*)

### **Impact of Market Downturn**

The impact of the current market downturn measures how long existing vacancies/foreclosures are expected to dull the market for TOD in the PDA. Jurisdictions were asked to identify the timeframe for the expected effect of the downturn in the survey, and could choose from the following: “not at all,” “short-term” (0-5 years), “medium term” (5-10 years), and “long-term” (10+ years). (*Development Feasibility and Investment Attraction—5*)

### **Pipeline Projects**

Current market attractiveness will be measured by the number of pipeline projects and/or pipeline units and commercial square feet in the PDAs, possibly weighted by project status. (*Development Feasibility and Investment Attraction—3*)

### **Investment-to-Land Ratio**

The Investment-to-Land Ratio (ILR) is intended to provide a measure of the likelihood of infill development in each PDA. This metric will take into account infill opportunity sites as identified by average parcel size and land cost of vacant parcels, and by the average parcel size of underutilized land in the PDAs. Underutilized parcels will be identified by determining where the land cost of parcels is more than the value of the improvement (ie. building) on the land. Staff are currently evaluating the availability of data to complete this analysis.

## **APPENDIX B:**

### **Priority Development Area Assessment Survey Instrument – Readiness-related Questions**

The questions relating to the readiness analysis from the PDA Assessment Survey instrument are included in this appendix.



**Instructions for Completing the Survey**

The purpose of this survey is to collect planning and development data about Planned PDAs. If your jurisdiction has more than one Planned PDA, you will need to fill out one survey for each Planned PDA. Please do not fill out surveys for your Potential PDAs.

The survey is divided by topic into nine tabs. On each tab there is space for you to identify the person who completed that section, so we will know whom to contact in case we have follow-up questions.

Survey questions include a mix of radio buttons, check-boxes, and areas for you to input text or numerical information. Wherever possible, we have tried to pre-fill answers to survey questions based on information gathered previously (from PDA applications, PDA assessment meetings, etc.). Some cells are color-coded as follows:

**LIGHT BLUE shaded boxes** require your input.

**BROWN shaded boxes** should be edited if incorrect.

**GREY shaded boxes** (references or calculations) are not editable.

Guidance for answering questions is provided throughout the survey in **red text**.

For jurisdictions with multiple Planned PDAs, if the answer to a question applies to the whole jurisdiction, you need to answer the question in only one of your PDA surveys.

***Please enter your answers directly into the electronic spreadsheet. Do not submit a hard copy or a scanned copy of the survey.*** You may, however, find it helpful to print out the survey prior to filling in the electronic version.

To assist you in filling in the Infrastructure Needs and Funding Sources tabs, the infrastructure budget that you provided with your PDA application was attached to the email along with this survey.

Once you have completed your survey, please return the survey and any associated file attachments to:

[FOCUS@abag.ca.gov](mailto:FOCUS@abag.ca.gov)

*Please submit your completed survey no later than **Friday, April 23**.*

If you have questions or encounter any technical difficulties while working on this survey, please contact Sailaja Kurella at:

[SailajaK@abag.ca.gov](mailto:SailajaK@abag.ca.gov) or 510.464.7957.

***Thank you once again for taking the time to complete this survey!***

**Planning & Entitlement Process**

Please indicate the name and contact information for the person responsible for completing this section of the survey, if different from the Primary PDA Contact.

**NAME**

**PHONE**

**EMAIL**

**1** For your PDA, what planning components have been completed or are under preparation? For each item listed below, please select "Complete" if the process/document has been completed, or specify the anticipated timeframe for completion if not yet complete. If not applicable, select "Not Applicable." Provide comments as necessary.

- a. Specific Plan or other area plan (neighborhood/precise plan) adopted
- b. Programmatic EIR for primary PDA-plan adopted
- c. Zoning code amendments adopted
- d. General Plan amendments adopted
- e. Redevelopment Plan adopted
- f. Infrastructure financing strategy for primary PDA plan
- g. Implementation plan for primary PDA plan
- h. Urban design guidelines
- i. Streetscape/street design plan
- j. Form-based code
- k. Other (specify):

	EXPECTED COMPLETION TIMEFRAME			
	COMPLETE	WITHIN 2 YEARS	2+ YEARS	NOT APPLICABLE
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c.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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k.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**COMMENTS**

**2** For your PDA, which of the following components are included in or were prepared to help develop your primary PDA plan? *(Check all that apply.)* Please confirm the name of your primary PDA plan, and provide a URL for the plan if available. Provide comments as needed.

*For a description of the planning components listed, please refer to MTC's 2007 Station Area Planning Program Guidelines, p. 8:*

[http://www.bayareavision.org/initiatives/PDFs/SAP\\_Guidelines\\_Cycle3\\_July2009.pdf](http://www.bayareavision.org/initiatives/PDFs/SAP_Guidelines_Cycle3_July2009.pdf)

- Community engagement strategy
- Land use alternatives analysis
- Station access & connectivity plan
- Affordable housing/displacement strategy
- Market demand analysis
- Parking demand analysis
- Pedestrian-friendly design standards
- Accessibility & visitability plan

**PRIMARY PDA PLAN**

edit name of primary PDA plan here

**COMMENTS / PRIMARY PDA PLAN URL**

<b>Planning &amp; Entitlement Process</b>																																									
<p><b>3</b> Which of the following procedures and approval steps are required for development projects within your PDA? Indicate the AVERAGE amount of time needed to complete each necessary public approval. Select "Not Required" if not required. Provide comments as needed.</p> <ul style="list-style-type: none"> <li>a. Project-level EIR</li> <li>b. Site Plan Review</li> <li>c. Design Review</li> <li>d. Use Permit</li> <li>e. Other Discretionary Review</li> <li>f. Building Permit</li> <li>g. Other (specify):</li> </ul> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center; border-bottom: 1px solid black;">NOT REQUIRED</th> <th style="width: 15%; text-align: center; border-bottom: 1px solid black;">0-3 MONTHS</th> <th style="width: 15%; text-align: center; border-bottom: 1px solid black;">3-6 MONTHS</th> <th style="width: 15%; text-align: center; border-bottom: 1px solid black;">6-12 MONTHS</th> <th style="width: 15%; text-align: center; border-bottom: 1px solid black;">12+ MONTHS</th> </tr> </thead> <tbody> <tr><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td></tr> <tr><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td></tr> <tr><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td></tr> <tr><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td></tr> <tr><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td></tr> <tr><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td></tr> <tr><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td></tr> </tbody> </table> <p><b>COMMENTS</b></p> <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>	NOT REQUIRED	0-3 MONTHS	3-6 MONTHS	6-12 MONTHS	12+ MONTHS	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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<p><b>4</b> For projects within the PDA, what is the AVERAGE TOTAL processing time for:</p> <ul style="list-style-type: none"> <li>a. Residential project approvals: <i>single-family</i></li> <li>b. Residential project approvals: <i>multi-family</i></li> <li>c. Commercial project approvals</li> <li>d. Mixed-use project approvals</li> <li>e. Other (specify):</li> </ul> <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center; border-bottom: 1px solid black;">NOT APPLICABLE</th> <th style="width: 15%; text-align: center; border-bottom: 1px solid black;">0-6 MONTHS</th> <th style="width: 15%; text-align: center; border-bottom: 1px solid black;">6-12 MONTHS</th> <th style="width: 15%; text-align: center; border-bottom: 1px solid black;">12-18 MONTHS</th> <th style="width: 15%; text-align: center; border-bottom: 1px solid black;">18+ MONTHS</th> </tr> </thead> <tbody> <tr><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td></tr> <tr><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td></tr> <tr><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td></tr> <tr><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td></tr> <tr><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td><td style="text-align: center;"><input type="radio"/></td></tr> </tbody> </table> <p><b>COMMENTS</b></p> <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>	NOT APPLICABLE	0-6 MONTHS	6-12 MONTHS	12-18 MONTHS	18+ MONTHS	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>										
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Planning & Entitlement Process	
<p><b>5</b> Which of the following policies have been implemented to streamline the development approval process? <i>(Check all that apply.)</i></p>	<p> <input type="checkbox"/> Expedited Review  <input type="checkbox"/> By-right/As-of-right development  <input type="checkbox"/> Waived or reduced fees  <input type="checkbox"/> CEQA exemptions for TOD (eased Level-of-Service standards for PDA, etc.)  <input type="checkbox"/> On-going neighborhood engagement process  <input type="checkbox"/> Other:  <input style="width: 300px; height: 15px;" type="text"/> specify "other" here                 </p>
<p><b>6</b> Please provide the TOTAL TYPICAL DEVELOPMENT FEE for a NEW 20-UNIT RESIDENTIAL DEVELOPMENT within your PDA. Include all applicable fees for the development (approvals, design and engineering reviews, permits, impact fees, community benefits fees, utility fees, etc.).</p>	<p><b>TOTAL DEVELOPMENT FEE (\$)</b>  <input style="width: 150px; height: 15px;" type="text"/> enter number here</p>
<p><b>7</b> Please email a .PDF, .DOC, or .XLS file(s) with the fee structure(s) for projects within the PDA or provide a URL for the fee structure(s) in the box to the right. Include any information on fee waivers and other development incentives (e.g. affordable housing fee waiver).</p>	<p><b>URL</b>  <input style="width: 300px; height: 15px;" type="text"/> enter URL here</p>

**Community & Elected Officials Support**

Please indicate the name and contact information for the person responsible for completing this section of the survey, if different from the Primary PDA Contact.

<b>NAME</b>	
<b>PHONE</b>	
<b>EMAIL</b>	

**1** What was the local officials' voting record on adoption of the primary plan for the PDA? Please enter total numbers "FOR" and "AGAINST."

a. Planning Commission  
b. City Council/Board of Supervisors

	FOR	AGAINST
a.		enter number here
b.		enter number here

**2** Were any major changes made to the plan after adoption, including modifications to planned densities, heights, parking requirements, etc.?

enter comments here

**3** What is the number of development projects in the PDA approved and rejected since 2000?

APPROVED	REJECTED
	enter number here

**4** Provide examples of approved residential projects where unit totals changed during the approval process. If additional space is needed, please list projects in the comments box.

**PROJECT ADDRESS** (enter project address below)

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

RESIDENTIAL UNITS	
PROPOSED UNITS	APPROVED UNITS
	enter number here
	enter number here
	enter number here
	enter number here
	enter number here
	enter number here
	enter number here
	enter number here
	enter number here
	enter number here
	enter number here

**COMMENTS**

**Community & Elected Officials Support**

5 Please list active stakeholder groups in your community and indicate their level of support for the plan. If additional space is needed, please list stakeholder organizations in the comments box.

**STAKEHOLDER ORGANIZATIONS** (enter names below)

a.	
b.	
c.	
d.	
e.	
f.	
g.	
h.	
i.	
j.	

STRONGLY SUPPORTIVE	SOMEWHAT SUPPORTIVE	NEUTRAL	SOMEWHAT AGAINST	STRONGLY AGAINST
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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**COMMENTS**

6 Please identify groups (demographic groups, organizations, etc.) that have historically NOT been involved in planning and development processes for the PDA.

enter comments here

7 What methods of engagement were used during the planning process for the PDA? Check all that apply and indicate the effectiveness of each in engaging local community members.

- a. Meetings with PDA stakeholders
- b. Charrettes
- c. Public workshops
- d. Public hearings
- e. Public meeting announcements
- f. Translation services
- g. Surveys
- h. Website

HIGHLY EFFECTIVE	SOMEWHAT EFFECTIVE	NEUTRAL	SOMEWHAT IN-EFFECTIVE	NOT EFFECTIVE AT ALL	NOT USED
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
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**Community & Elected Officials Support**

i. Other (*specify*):

○	○	○	○	○	○
---	---	---	---	---	---

**8** Are there any unresolved community concerns since adoption of the PDA plan? Check all that apply and provide specific comments as needed.

- Parking
- Building heights
- Views
- Overall level of growth
- Community character/design
- Public safety
- Parks
- Schools
- Affordable housing
- Gentrification/displacement
- Other (specify):

**COMMENTS**


Development Feasibility & Investment Attraction							
<p>Please indicate the name and contact information for the person responsible for completing this section of the survey, if different from the Primary PDA Contact.</p>	<table border="1" style="width: 100%;"> <tr> <td style="width: 15%;"><b>NAME</b></td> <td><input style="width: 85%;" type="text"/></td> </tr> <tr> <td><b>PHONE</b></td> <td><input style="width: 85%;" type="text"/></td> </tr> <tr> <td><b>EMAIL</b></td> <td><input style="width: 85%;" type="text"/></td> </tr> </table>	<b>NAME</b>	<input style="width: 85%;" type="text"/>	<b>PHONE</b>	<input style="width: 85%;" type="text"/>	<b>EMAIL</b>	<input style="width: 85%;" type="text"/>
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<p><b>1</b> How many HOUSING UNITS have been entitled and built since 2000, both within the PDA and outside the PDA?</p> <p><b>a.</b> Within the PDA</p> <p><b>b.</b> Outside of the PDA</p>	<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">ENTITLED UNITS</th> <th style="width: 50%;">BUILT UNITS</th> </tr> </thead> <tbody> <tr> <td><input style="width: 95%;" type="text"/></td> <td><input style="width: 95%;" type="text"/> <small>enter number here</small></td> </tr> <tr> <td><input style="width: 95%;" type="text"/></td> <td><input style="width: 95%;" type="text"/> <small>enter number here</small></td> </tr> </tbody> </table>	ENTITLED UNITS	BUILT UNITS	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/> <small>enter number here</small>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/> <small>enter number here</small>
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<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/> <small>enter number here</small>						
<p><b>2</b> How much COMMERCIAL SQUARE FOOTAGE (OFFICE and RETAIL) have been entitled and built since 2000, both within the PDA and outside the PDA?</p> <p><b>a.</b> Within the PDA</p> <p><b>b.</b> Outside of the PDA</p>	<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">ENTITLED SQ. FT.</th> <th style="width: 50%;">BUILT SQ. FT.</th> </tr> </thead> <tbody> <tr> <td><input style="width: 95%;" type="text"/></td> <td><input style="width: 95%;" type="text"/> <small>enter number here</small></td> </tr> <tr> <td><input style="width: 95%;" type="text"/></td> <td><input style="width: 95%;" type="text"/> <small>enter number here</small></td> </tr> </tbody> </table>	ENTITLED SQ. FT.	BUILT SQ. FT.	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/> <small>enter number here</small>	<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/> <small>enter number here</small>
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<input style="width: 95%;" type="text"/>	<input style="width: 95%;" type="text"/> <small>enter number here</small>						
<p><b>3</b> Please provide list of projects in the pipeline within the PDA. Include the <u>project address, number of housing units and commercial square footage for each project</u>. Email a .PDF, .DOC, or .XLS or provide a URL in the box to the right.</p>	<p><b>URL</b></p> <table border="1" style="width: 100%;"> <tr> <td><input style="width: 95%; height: 40px;" type="text"/> <small>enter URL here</small></td> </tr> </table>	<input style="width: 95%; height: 40px;" type="text"/> <small>enter URL here</small>					
<input style="width: 95%; height: 40px;" type="text"/> <small>enter URL here</small>							
<p><b>4</b> Are any projects in the PDA currently under construction and/or moving through the entitlement process?</p>	<p> <input type="radio"/> Yes    <input type="radio"/> No         </p> <p><b>COMMENTS</b></p> <table border="1" style="width: 100%;"> <tr> <td><input style="width: 95%; height: 40px;" type="text"/> <small>enter comments here</small></td> </tr> </table>	<input style="width: 95%; height: 40px;" type="text"/> <small>enter comments here</small>					
<input style="width: 95%; height: 40px;" type="text"/> <small>enter comments here</small>							
<p><b>5</b> Do you expect existing vacancies/foreclosures to dull the market for TOD in your PDA:</p>	<table border="1" style="width: 100%;"> <tr> <td> <input type="radio"/> Not at all  <input type="radio"/> In the short-term (0-5 years)  <input type="radio"/> In the medium-term (5-10 years)  <input type="radio"/> For the long-term (10+ years)         </td> </tr> </table> <p><b>COMMENTS</b></p> <table border="1" style="width: 100%;"> <tr> <td><input style="width: 95%; height: 40px;" type="text"/> <small>enter comments here</small></td> </tr> </table>	<input type="radio"/> Not at all <input type="radio"/> In the short-term (0-5 years) <input type="radio"/> In the medium-term (5-10 years) <input type="radio"/> For the long-term (10+ years)	<input style="width: 95%; height: 40px;" type="text"/> <small>enter comments here</small>				
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<input style="width: 95%; height: 40px;" type="text"/> <small>enter comments here</small>							