



STAFF REPORT

AGENDA NO: 10b

MEETING DATE: September 3, 2019

To: Honorable Mayor and City Council

Date: September 3, 2019

From: Lisa K. Goldman, City Manager – (650) 558-7243
Kevin Gardiner, Community Development Director – (650) 558-7253

Subject: Authorization to the City Manager to Submit a Letter of Interest to Bay Area Metro to Amend the Designated Priority Development Area (PDA) in the City of Burlingame

RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to submit a Letter of Interest to Bay Area Metro (the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG)) to amend the boundaries of the Priority Development Area (PDA) designated within Burlingame to include the North Rollins Mixed Use area.

BACKGROUND

Priority Development Areas (PDAs) are defined as locations within existing Bay Area communities that present infill development opportunities and are easily accessible to transit, jobs, shopping, and services. Local jurisdictions voluntarily identify these locations.¹

In 2007, the City of Burlingame established its current PDA by City Council resolution in coordination with the City/County Association of Governments of San Mateo County (C/CAG). At that time, local governments were encouraged to participate in the process and to collaborate with other entities on the nomination of areas. C/CAG took the lead to submit an application for all properties located within one-quarter mile of the El Camino Real Corridor within the County of San Mateo. The effort was part of an initiative named FOCUS (short for Focusing Our Vision), which was a predecessor of the Plan Bay Area regional planning initiative.

In 2009, the City of Burlingame amended the boundaries of its designated PDA to correspond to the boundaries of the Downtown Specific Plan and to the residential areas within the North Burlingame/Rollins Road Specific Plan (map attached).

Upon adoption, PDAs have been eligible for incentive funding for either planning or capital projects located near existing or planned fixed transit (or comparable bus service) that are planning for more housing. This has included the One Bay Area Grant (OBAG) program, which has provided funding for neighborhood active transportation and complete streets projects, climate initiatives, safety

¹ Plan Bay Area 2040 - Glossary

programs, and transportation infrastructure that support infill development. Such projects include bicycle and pedestrian improvements, local street repair, and planning activities, while also providing specific funding opportunities for Safe Routes to Schools projects.

Bay Area Metro (the entity combining MTC and ABAG) has issued a Call for Letters of Interest for new and amended Priority Development Areas (PDAs), Priority Conservation Areas (PCAs), and Priority Production Areas (PPAs). The invitation follows the adoption of an updated Regional Growth Framework by ABAG and MTC (see attached “Plan Bay Area 2050: Regional Growth Framework Update – Overview of Existing and Updated Geographies”). The Framework update revises PDA criteria, establishes a PPA pilot, and opens an application window for PDAs, PPAs, and PCAs. Together, PDAs, PCAs, and the new PPAs will comprise *Plan Bay Area 2050*’s Regional Growth Framework, the Bay Area’s strategy for coordinating housing and job growth. This Framework will shape the investments and growth pattern to be detailed in *Plan Bay Area 2050*.

Letters of Interest are due September 16, 2019, with formal resolutions required by January 15, 2020.

DISCUSSION

The City of Burlingame adopted an updated General Plan in January 2019. The plan includes the designation of a new “live/work” land use designation in the northern portion of the Rollins Road corridor, within proximity to the Millbrae BART/Caltrain Intermodal Station. The adoption of the General Plan coincided with adoption of interim zoning standards for the district, designated the North Rollins Road Mixed Use District (see attached diagram). A specific plan for the area is anticipated to be initiated within the year.

The North Rollins Road Mixed Use District conforms to revised PDA criteria established in the Plan Bay Area 2050: Regional Growth Framework Update. These criteria include:

- Within an urbanized area;
- Planned for significant housing growth, including affordable housing; and
- Served by an existing or planned rail station, ferry terminal, or bus stop served by a route, or routes, with peak headways of 20 minutes or less

Bay Area Metro has established an interactive map that indicates existing PDAs as well as areas eligible to be designated as PDAs under the revised criteria (screenshot attached). The map indicates that the North Rollins Road Mixed Use District is within the designation “PDA Eligible – Transit Rich.”

While the Bay Area Metro interactive map indicates other areas within Burlingame as being eligible to be designated as Transit Rich PDAs, the only area that corresponds to the land use and policy direction in the updated General Plan is the North Rollins Road Mixed Use District. Other areas shown as eligible would not be consistent with the General Plan, so are not recommended to be included in a Letter of Interest.

Furthermore, while the interactive map indicates areas as “PDA Eligible – Connected Community (HRA),” staff is not recommending pursuing designation of these areas as PDAs. Such areas would

be required to have a specific, precise, or equivalent plan for housing and job growth adopted, or to be adopted no later than 2025. However, such areas as indicated on the interactive map would not necessarily be consistent with the adopted General Plan regarding housing and job growth, so are not recommended to be pursued at this time.

While the call for Letters of Interest also includes Priority Conservation Areas (PCAs) and Priority Production Areas (PPAs), these would not be applicable to Burlingame. PCAs are defined as providing regionally significant agricultural, natural resource, scenic, recreational, and/or ecological values and ecosystem functions, demonstrated through adopted plans and recognized data sources such as the Conservation Lands Network (CLN). They are further defined as requiring protection due to pressure from urban development or other factors and tend to be large in scale. Local examples of currently designated PCAs include San Bruno Mountain, the Menlo Park and East Palo Alto Baylands, and the San Francisco Watershed Lands.

PPAs are defined as areas zoned for industrial use or those having a high concentration of Production, Distribution and Repair (PDR) activities, and which do not overlap with a Priority Development Area and do not include land within one-half mile of a regional rail station. While the General Plan designates areas within the Rollins Road and Inner Bayshore areas as “Innovation Industrial,” the designation encourages a broader array of uses beyond the more narrow focus on PDR activities.

Should the City Council authorize the Letter of Interest, the letter will utilize the Letter of Interest form provided by Bay Area Metro (attached), to be signed by the City Manager. Following review of this form by MTC/ABAG staff and additional discussion with applicants if needed, a City Council resolution nominating the new PDA will be required by January 15, 2020.

Additional information on priority areas may be found at www.planbayarea.org/priority.

FISCAL IMPACT

While there is no direct fiscal impact to submittal of the Letter of Interest, an expansion of the PDA will allow the City to be eligible for future Bay Area Metro transportation and/or planning grants that support infill development.

Exhibits:

- Existing Priority Development Area (PDA) – City of Burlingame
- Plan Bay Area 2050: Regional Growth Framework Update – Overview of Existing and Updated Geographies
- North Rollins Road Mixed Use District Diagram
- Bay Area Metro Interactive PDA Map
- PDA Letter of Interest Form