

**CITY OF ALBANY
SUSTAINABILITY COMMITTEE
STAFF REPORT**

Agenda date: May 3, 2017

SUBJECT: Information Report on Plan Bay Area 2040

STAFF RECOMMENDATION

For information only.

BACKGROUND/PROJECT DESCRIPTION

Per state law, every region of the state is required to prepare a “Sustainable Community Strategy” that links transportation investment to demographic projections and land use policy. The Metropolitan Transportation Commission/ Association of Bay Area Governments has completed the final draft of Plan Bay Area.

The Plan Bay Area consists of the primary summary document, a draft environmental impact report, and a series of detailed appendices. The Land Use Modeling document provides the details on growth projections by municipality. Details are available at <http://www.planbayarea.org/>

DISCUSSION

At the heart of the analysis are demographic modeling for the Bay Area over the next 30 years using a modeling software called Urbansim <http://www.urbansim.com>.

The Plan Bay Area model includes a 2.4 million increase in population, 800,000 new households, and 1.3 million new jobs. To put this growth in context, the household projection translates to 27,900 new households a year. This is equivalent to a city the size of Pleasanton every year. By comparison, the increase over the past 25 years has been 18,300 households a year.

The primary document does not have any specific references to Albany. There are, however, two projects that will affect Albany. First, the plan makes reference to a bus rapid transit system on San Pablo Avenue. Secondly, the plan includes an express lane system on I-80. The bus rapid transit system on San Pablo could significantly improve transit services, but will raise many complex parking, pedestrian, and bicycle lane issues.

Looking carefully at the displacement trends map, all of Albany’s census tracts except UC Village are identified as “at risk of displacement.” They identify UC Village as “undergoing displacement,” which probably is related more to the cost of attending UC than any land use issues.

Attached is a summary that compares the Plan Bay Area 2040 with the 2013 Plan Bay Area and our Albany 2035 General Plan. The planning documents use different planning horizons and assumptions for baseline conditions, which makes direct comparison difficult. Thus, staff has used annual growth as the metric for comparison. For Albany, Plan Bay Area 2040 is notable in that they provide for significantly less growth (17 households per year) compared to the 2013 Plan Bay Area (45 households a year). Our General Plan was based roughly on 2013 Plan Bay Area (39 households per year). The Plan Bay Area 2040 growth closer to historic trends of approximately 20 units per year.

The comparison also looks at growth rates of El Cerrito and Berkeley. In summary, Plan Bay Area 2040 has Albany household and employment growth at a lower rate than neighboring cities.

In addition, attached is an excerpt from the draft environmental impact report that provides a detailed analysis of how implementation of the Plan Bay Area 2040 may contribute greenhouse gas emissions and sea level rise. The overall conclusion of the analysis is that the regional will not meet state targets for greenhouse gas reduction under existing policies and programs.

Attachments:

1. Plan Bay Area 2040 City of Albany Demographic Projections
2. Plan Bay Area 2040
3. Plan Bay Area 2040 Land Use Modeling
4. Plan Bay Area Draft EIR Excerpt