

# Priority Development Area Assessment: Implementation Readiness

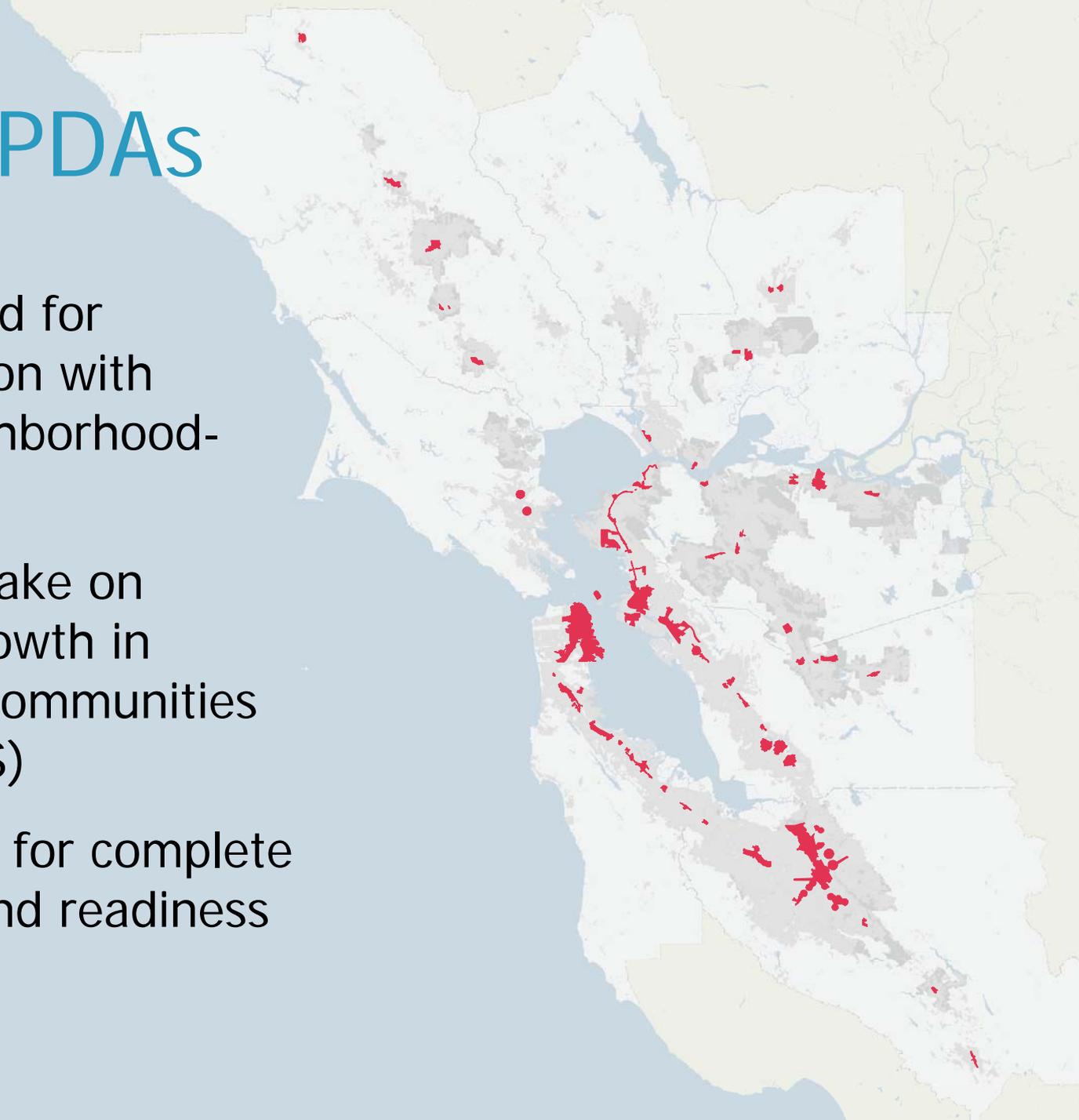


Regional Advisory Working Group

October 18, 2010

# Planned PDAs

- More prepared for implementation with adopted neighborhood-level plan
- Expected to take on significant growth in Sustainable Communities Strategy (SCS)
- Vary in vision for complete community and readiness



# PDA Assessment – Components

- **Growth:** How much and what type?
- **Need:** How much and what type? What policy changes needed to support growth?
- **Readiness:** Which PDAs most ready for growth?
- **Completeness:** Which PDAs are closest to being a complete community?

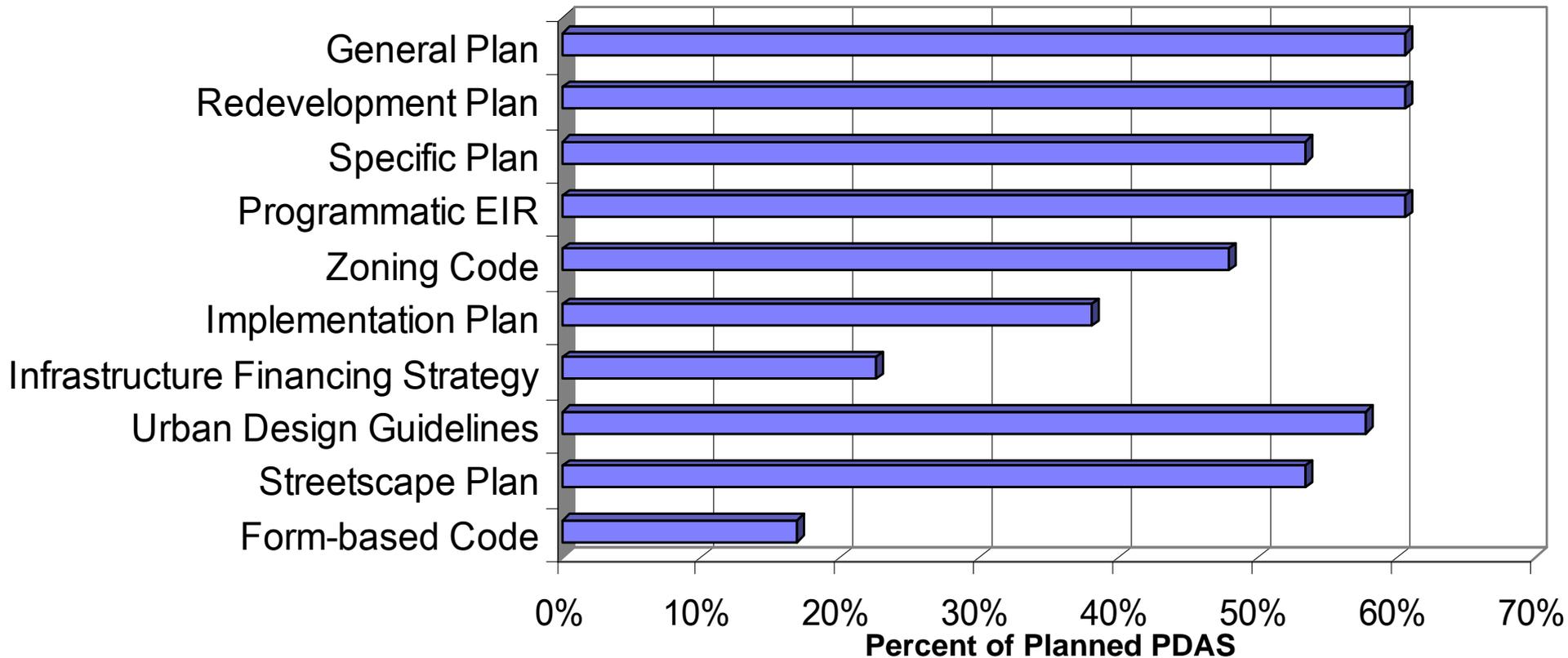
# PDA Assessment: Implementation Readiness

# Readiness Approach

- Planning and Entitlement Process
  - Planning completed
  - Plan robustness
  - Project approval timeline
  - Entitlement streamlining
- Community Support
  - Plan adoption and project approval support
  - Unresolved community concerns
- Investment Attractiveness
  - Current development interest

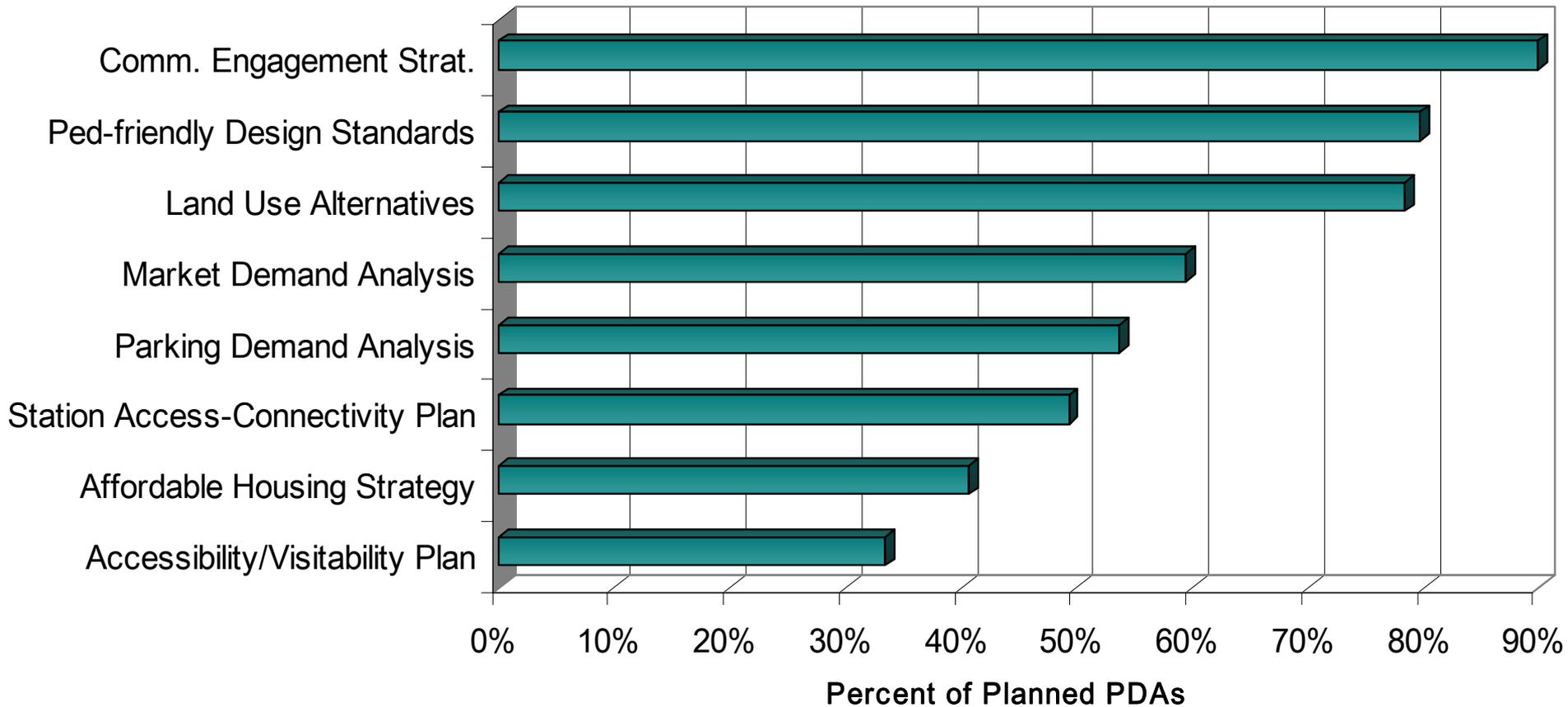
# Planning & Entitlement Process: Planning Completed

Completed Planning Components



# Planning & Entitlement Process: Plan Robustness

Elements included in Plan

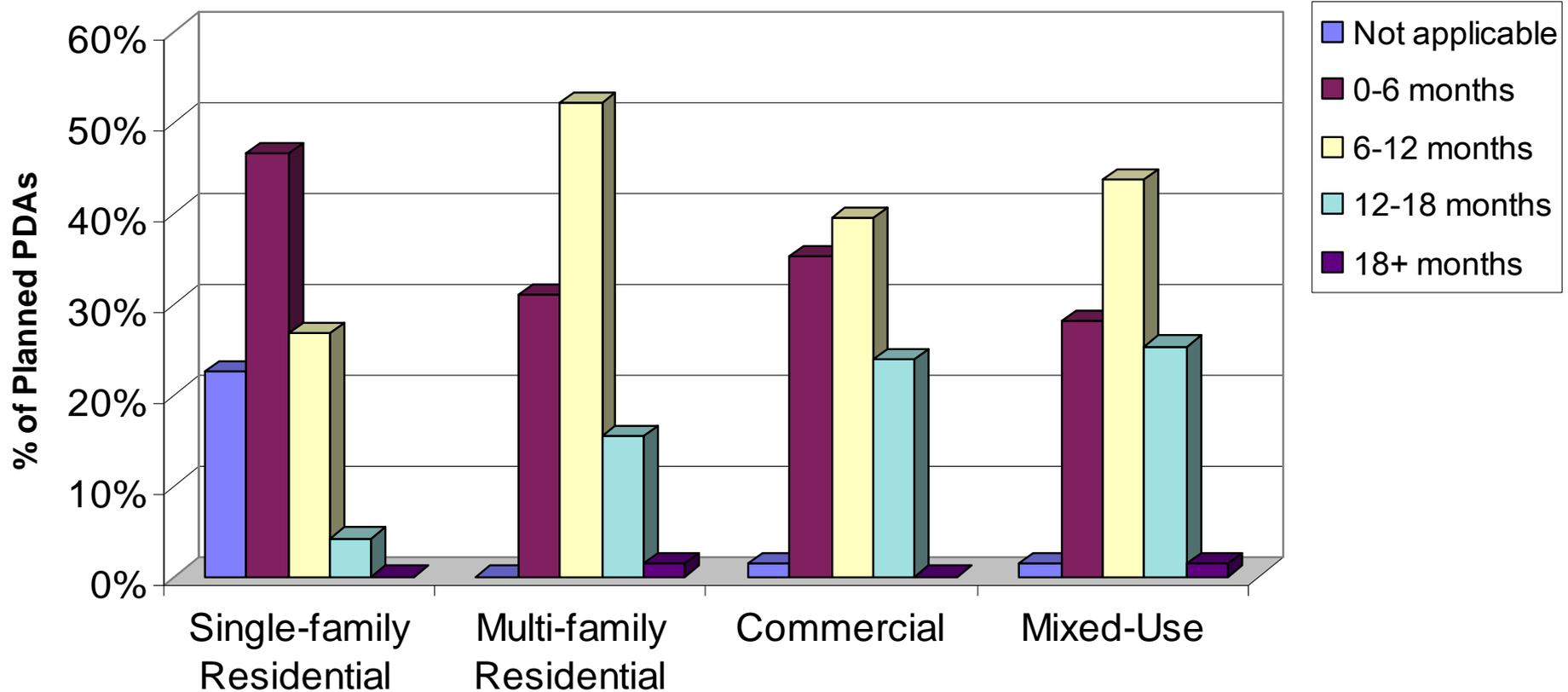


# Planning & Entitlement Process: Project Approvals

STEPS	MEDIAN TIMEFRAME
Building Permit	0-3 months
Site Plan Review Design Review Use Permit Discretionary Review	3-6 months
Project-level EIRs	6-12 months

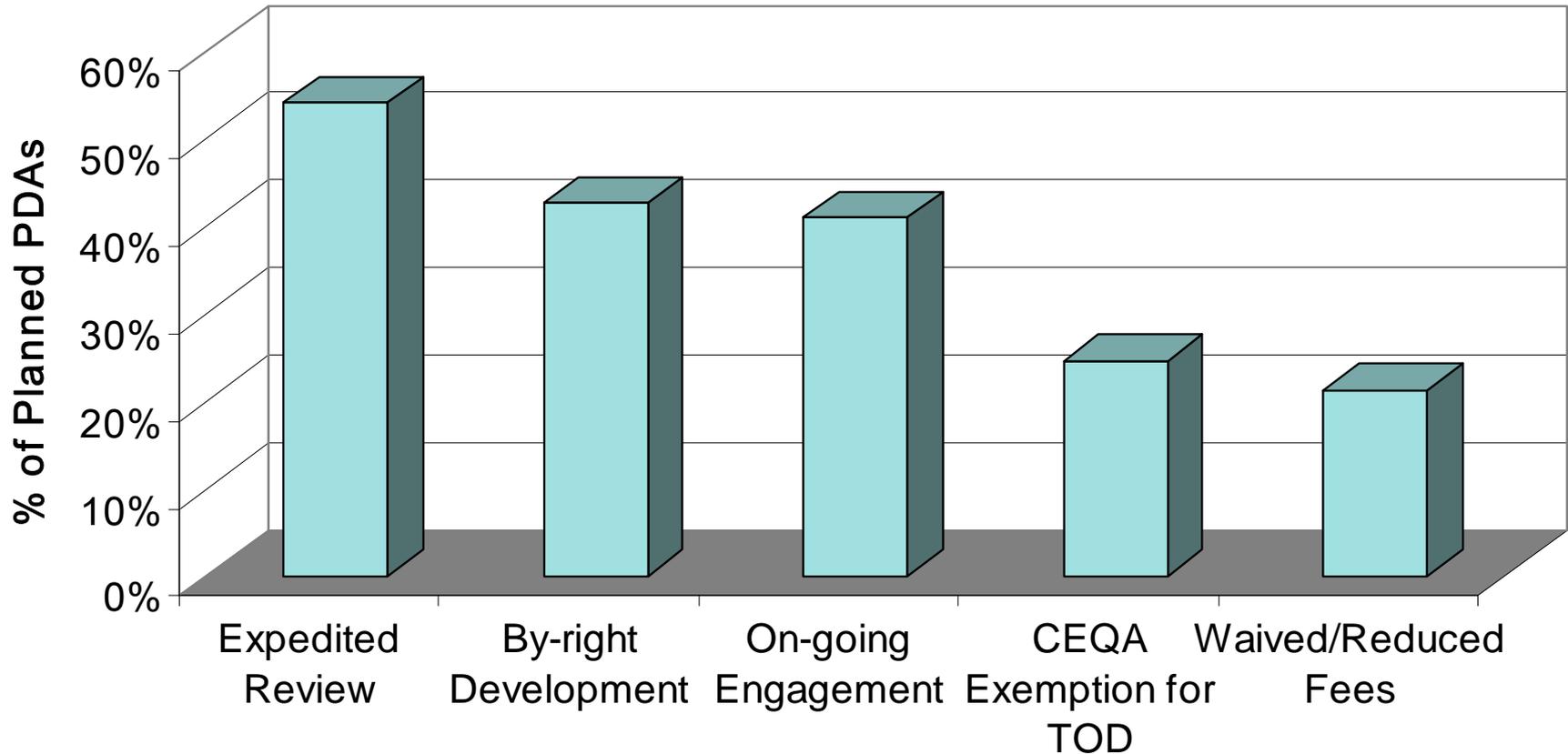
# Planning & Entitlement Process: Project Approvals

## Total Approval Time by Project Type



# Planning & Entitlement Process: Entitlement Streamlining

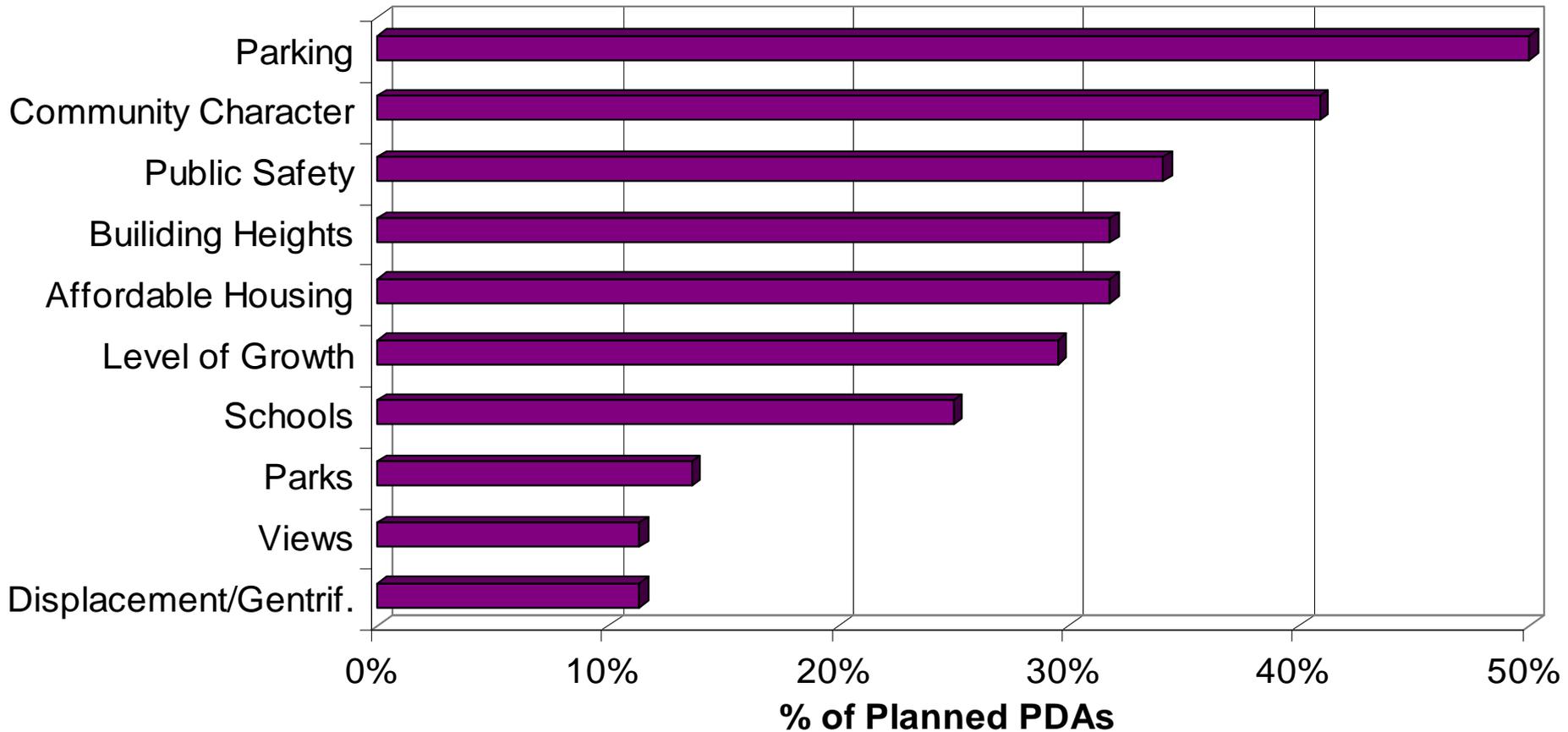
**Policies Implemented**



# Community Support: Plan Adoption & Project Approval Support

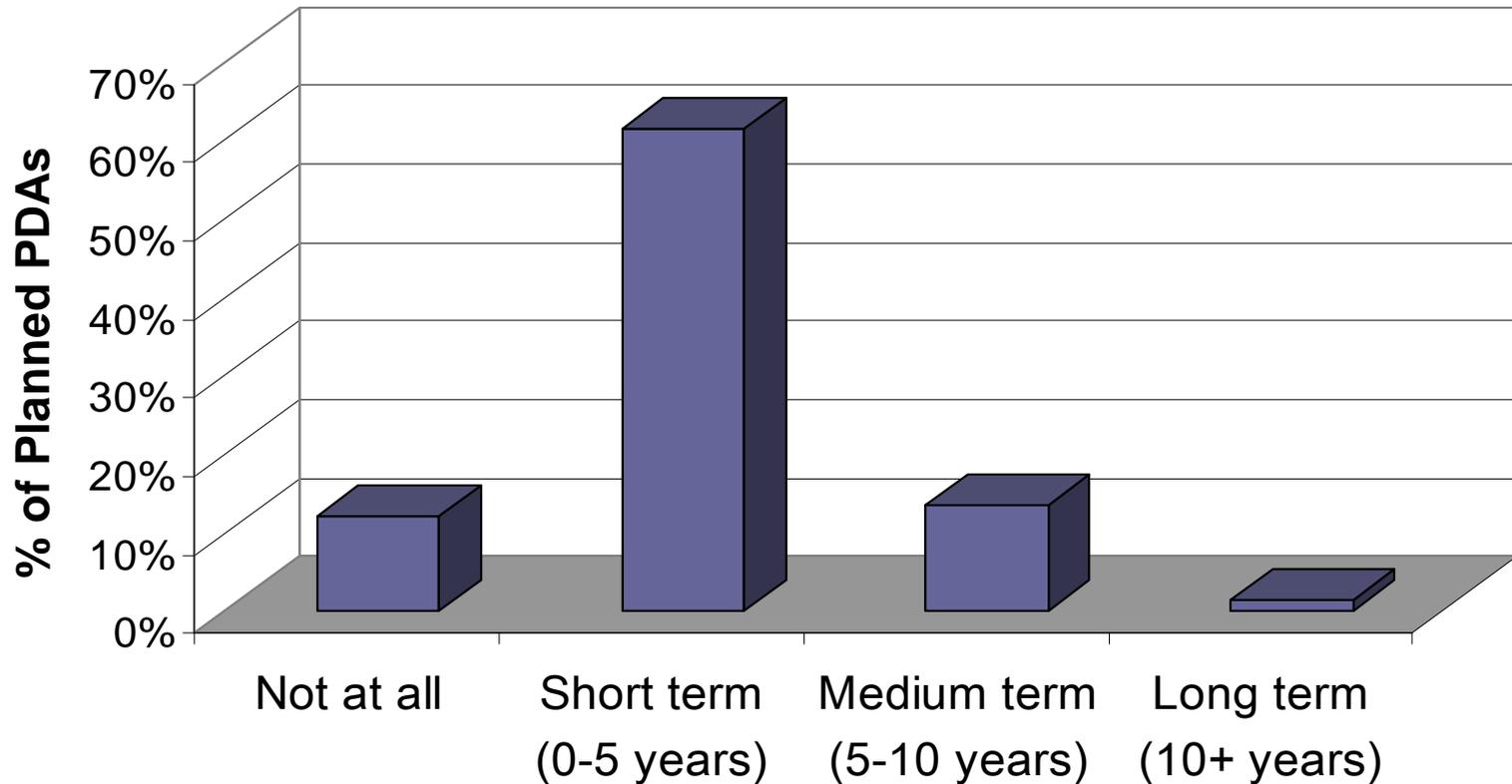
- Over 1/2 of Planned PDAs received unanimous elected official support for adoption of plan
- Only 2 of 350 proposed projects rejected by community

# Community Support: Unresolved Community Concerns



# Investment Attractiveness: Current Development Interest

Q: Do you expect existing vacancies/foreclosures to dull the market for TOD in your PDA?



# Next Steps

- Continue with readiness and completeness analyses
- Produce report linking analysis of four Assessment components by Spring 2011



# Key Questions for Consideration

- Which planning & entitlement, community support, and investment attractiveness metrics strongly determine implementation readiness?
- What tasks should we prioritize to support implementation of PDAs?
- What are the policy and funding implications of the Planned PDA Assessment readiness findings for the SCS?