



Transportation Committee

Meeting Date: August 4, 2022

Agenda Item No. 11

2024 Blueprint Draft Pathways Land Use Assumptions

Information

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Attachments: Yes

Approved by: Kristina Svensk

Referring Committee: Not Applicable

1. Issue:

To provide a first look at the land use assumptions that will inform the development of the three 2024 Blueprint Pathways

2. Recommendation:

Staff is seeking feedback from committee members on the land use assumptions for the pathways, their inputs, and how to best present their results to the Board in February 2023.

3. Background/Analysis:

To help inform the Board's deliberative process around how land use and transportation decisions we make today will affect the future, SACOG is undertaking a scenario planning effort, referred to as Pathways, as part of the 2024 Blueprint. These pathways will explore three distinct land use and transportation futures, which will serve as a learning tool for unpacking the many complex and intersecting issues facing the region over the next three decades. The Pathways are *not* a menu from which the Board will pick a preferred scenario and will not include a staff recommendation; rather, they are intended to serve as a mechanism for discussing policy choices, regional strategies, and tradeoffs.

In March, this committee discussed the [2024 Blueprint Pathway Framework](#), which outlined the three pathways that will be developed as a part of this plan cycle. The Framework included a high-level summary of the proposed assumptions for land use, transportation, pricing, and a series of indicators that will be used to evaluate performance of the pathways through the lens of the triple bottom line. This staff report provides a more detailed look at the land use assumptions and the inputs to those assumptions that will be used for each of the three pathways. Further discussion of the transportation, pricing, and revenue components of the Blueprint will be discussed later in the process.

The 2024 Blueprint regional growth projections assume the region will grow by 263,000 jobs and 278,000 housing units between 2020 and 2050, which represents a 23 percent increase in jobs and a 29 percent increase in homes from today. The Blueprint land use assumptions, for both the pathways and the adopted plan, entail decisions around where growth could occur and what that growth could look like. The land use growth assumptions are one of the most impactful variables for determining the ability of the region to achieve our goals related to the triple bottom line (equity, environment, economy) as well as to hitting our greenhouse gas reduction target.

SACOG will consider a variety of factors when making the underlying land use assumptions around the location and nature of growth in the 2024 Blueprint Pathways and, eventually, in the preferred scenario and adopted plan. These factors can be categorized into regulatory, market, and policy categories. Attachment A describes the factors in more detail, but the table below provides a summary of some of the factors that are likely to impact the land use strategies explored through Pathways:

Category	Factors
Regulatory	<ul style="list-style-type: none"> • General Plan Designations* • Local Zoning Codes* • Specific & Master Plans* • Permitting and Entitlement Status
Market	<ul style="list-style-type: none"> • Backbone Infrastructure Availability and Costs (water, sewer, drainage) • Financial Feasibility* • Proximity to Job Centers, Transportation Infrastructure, and Services • Developer/land owner history
Policy (Triple Bottom Line)	<ul style="list-style-type: none"> • Equity (e.g., access to opportunity, housing affordability, displacement potential, localized pollution burden) • Environment (e.g., potential to add or reduce vehicle miles traveled and tailpipe emissions, impact on open space, agriculture, and habitat) • Economy (e.g., access to jobs, transportation system reliability, workforce attraction and retainment, public health cost burden)

**Factor was developed with the help of a consultant through the buildout inventory grant*

4. Discussion/Analysis:

Using the factors discussed above and the feedback from the SACOG Board on the 2024 Pathway Framework Outline in March, SACOG staff developed land use assumptions for each of the three pathways, which is summarized by the table in Attachment B. This table includes existing conditions (2020), regulatory buildout capacity (the amount of jobs and housing growth allowed in local plans), and net new housing and job growth assumed within the Blueprint planning period of 2020 to 2050 for each of the three pathways described below. The land use assumptions are organized under SACOG’s community types (described in more detail in Attachment B), which we have used as a way to think about the different urban forms across the region for multiple plan cycles. Each row of the spreadsheet corresponds one of the 177 sub-community type geographies in [the interactive map here](#). The draft versions of this table and map were circulated for feedback with member agency planning staff on April 5th. Based on the feedback we received from local governments, SACOG staff revised the land use assumptions into the version in described in detail in Attachment B and summarized below.

Pathway 1: Outward Expansion

This pathway builds on the land use trends over the last two decades and expands the footprint of the region outwards through significant lower density growth in developing communities and rural residential areas. It will provide the most large lot single-family and rural residential housing and the least amount of growth in existing communities. In Pathway 1, approximately 42 percent of new housing and 76 percent of new jobs will be located in either center and corridor or established communities. For the purposes of the land use assumptions, these two community types will be referred to as “existing communities.”

Pathway 2: Compact Growth and Phased Expansion

This pathway will use the key land use metrics from the 2020 MTP/SCS to create a similar set of land use assumptions updated per current conditions. In the 2020 MTP/SCS, roughly 65 percent of new housing and 85 percent of new jobs were in existing communities and roughly 73 percent of new homes were either small lot single-family or attached products. Pathway 2 holds these proportions constant but updates the land use assumptions to reflect the new regional growth projections, new existing conditions, and updated regulatory.

Pathway 3: Inward Expansion

This pathway will explore a future in which most of the future growth occurs in existing communities (centers and corridors and established communities). Pathway 3 is intended to explore the performance implications of a future that significantly departs from today's land use trends. This pathway provides the most new small lot and attached housing and growth in existing communities would consist of already approved projects, vacant lots, and significant redevelopment of underutilized commercial corridors oriented around the transportation investments. Approximately 88 percent of new housing and 90 percent of new jobs will be located in existing communities in this pathway.

The pathway land use assumptions summary table in Attachment B outlines diverging land use futures for the next 30 years of the region. In the coming months, SACOG staff will be using this spreadsheet to conduct parcel-level land use modeling. Transportation investments will be assigned to each pathway and then the pathway land use and transportation network will be run through the travel model to evaluate the three pathways based on a suite of performance metrics organized under the triple bottom line framing. The results from this analysis will be presented to the Board and the public and used to refine a single preferred draft preferred land use and transportation scenario. SACOG staff will ensure ample opportunity for the Board and the public to provide feedback and direction throughout this process.

5. Fiscal Impact/Grant Information:

Work on the MTP/SCS is included in the adopted budget and Overall Work Program. As a multi-year project, not all future year costs have been identified, but expenditures will be included in future year budgets.

6. This staff report aligns with the following SACOG Work Plan Objectives:

Goal 1 : Advance Economic Prosperity

Objective 3: Improve people's ability to get to jobs, schools, and other economic opportunities.

Objective 4: Support the development of employment centers that include housing and other services.

Objective 5: Begin sustained effort to address the racial inequities related to economic prosperity indicators associated with housing, transportation, and opportunity.

Goal 3 : Vibrant Places

Objective 2: Identify incentives and help remove barriers to infill and affordable housing in cities, suburbs, and towns throughout the region.

Objective 3: Encourage development patterns that promote walkable neighborhoods.