



DATE: November 4, 2009
TO: Honorable Mayor and City Councilmembers
FROM: Development Services Department/Planning Division
SUBJECT: **SANDAG 2050 REGIONAL GROWTH FORECAST**

SYNOPSIS

Staff recommends that the City Council direct City staff to work with SANDAG staff in helping to develop local land use scenarios to be used in the forecast projections for the 2050 Regional Growth Forecast.

BACKGROUND

Among SANDAG's responsibilities as the Metropolitan Planning Organization for the San Diego region, is the preparation of regional growth forecast every four years. The regional forecast is largely based on local land use plans and policies, and is meant to reasonably identify where growth is projected to occur in the region over the long term. The forecast is completed through a multi-step, collaborative process that involves input from local jurisdictions' staff, citizens, and elected officials. In addition to local outreach, SANDAG staff seeks peer review by outside experts including demographers, economists, developers, and natural resource managers to evaluate economic and demographic assumptions about fertility, migration, inflation, and other indicators.

Over the past three decades, this collaborative process has resulted in forecasts that have been quite accurate. As such, SANDAG forecasts have served as a valuable planning tool for regional and local infrastructure providers such as transportation agencies, school districts, water suppliers, and others.

ANALYSIS

SANDAG is currently developing a forecast extending to 2050. The 2050 Regional Growth Forecast will be the first step in developing the 2050 Regional Transportation Plan (RTP). As part of the RTP, the 2050 forecast will also serve as the basis for the region's first Sustainable Communities Strategy. The forecast also will be used in developing the Regional Housing Needs Assessment (RHNA) and updating the next Regional Comprehensive Plan (RCP). Finally, as with past forecasts, the 2050

Forecast also will support local land use, capital improvement, and water resource planning efforts throughout the region.

To ensure local input, SANDAG staff has been working with local planning directors, through the Technical Working Group (TWG), to identify a series of land use scenarios that could bridge the gap between the buildout year of local general plans and the 2050 forecast year. Twelve scenarios and their variants were generated through a series of workshops and meetings with the TWG. The TWG reviewed each scenario in detail with a focus on selecting alternatives that were reasonable based on knowledge of local plans and market conditions, as well as alternatives that align with regional goals described in approved plans such as the RCP and RTP. Based on those objectives, the TWG recommended that SANDAG staff continue to examine the following land use scenarios, based on input from the City Council, the public and city staff:

- Maximum general plan development/redevelopment regionwide
- Density increases in transit investment areas
- Redevelopment near high-frequency transit stations
- Plan updates in Smart Growth Opportunity Areas (SGOAs)
- Inclusion of draft plans in the forecast, at jurisdictions' discretion
- Jurisdiction-specific options not listed above

These alternatives also were presented to the SANDAG Regional Planning and Transportation Committees. Both groups recommended that these alternatives be studied further.

Recognizing that one size does not fit all jurisdictions in our diverse region, the SANDAG Board of Directors directed its staff to work with each jurisdiction to determine which of the above anticipated land use and development forecasts provide a suitable 2050 land use scenario for that jurisdiction.

To have the best chance of meeting the schedule set for completing the RTP, the regional growth forecast process must move ahead. To help facilitate the forecast process, the SANDAG Board of Directors has directed SANDAG staff to work with each jurisdiction to develop the 2050 growth forecast. Each jurisdiction will have the option to consider one of the proposed 2050 scenarios (listed above) or to provide a substitute scenario.

Upon collecting information from each jurisdiction, SANDAG staff proposes to produce a draft subregional forecast in late 2009 that would be shared with each jurisdiction for comment and review. The final forecast is expected to be presented to the SANDAG Board of Directors in early 2010 for use in the 2050 RTP.

RECOMMENDATION

Staff recommends that the City Council direct City staff to work with SANDAG staff in helping to develop local land use scenarios to be used in the forecast projections for the 2050 Regional Growth Forecast.

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