



PLAN BAY AREA 2050+

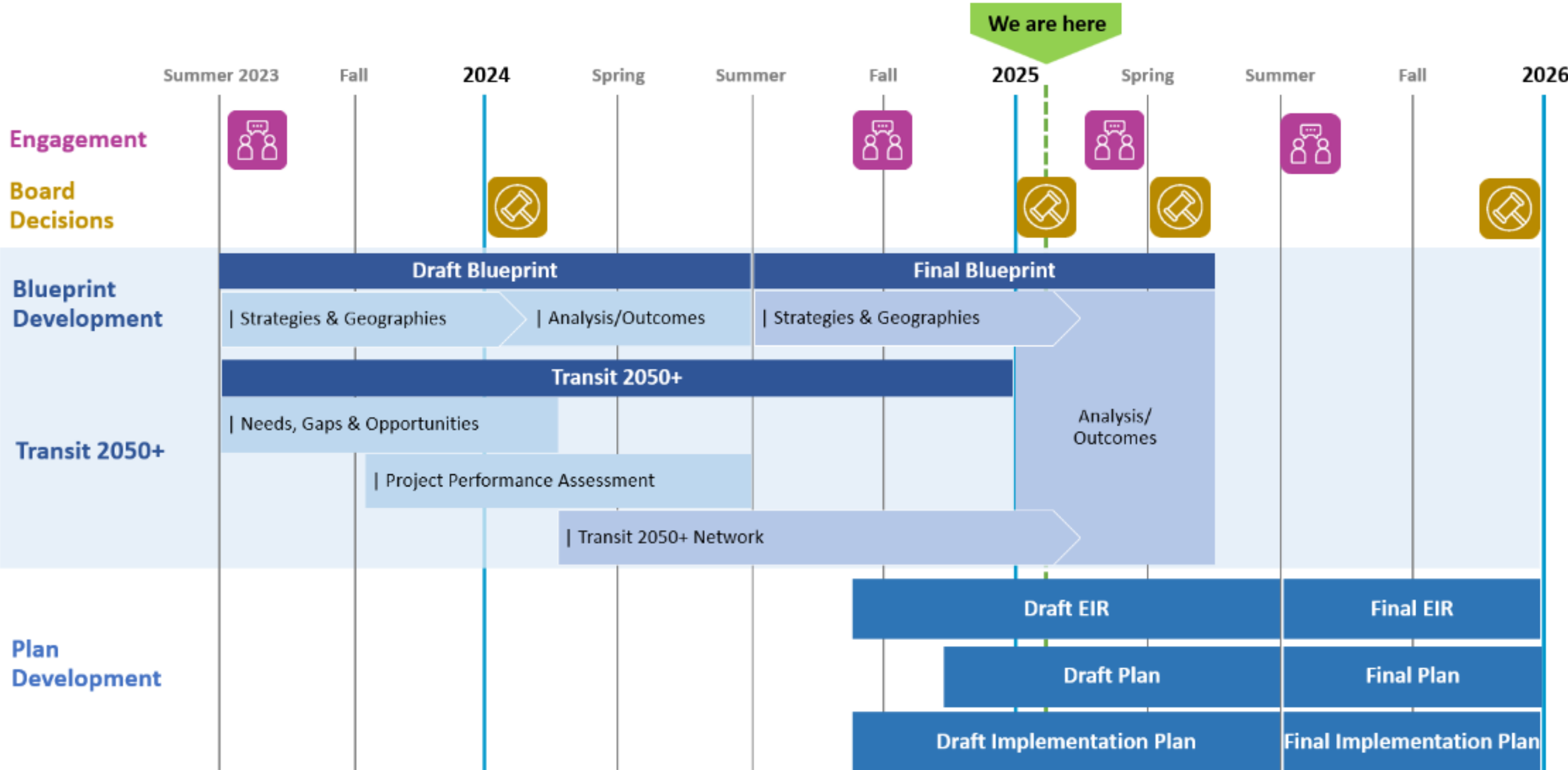


# Plan Bay Area 2050+: Final Blueprint Adoption

MTC Planning Committee and ABAG Administrative Committee

January 10, 2025

# Plan Bay Area 2050+: Schedule



\* Dates are tentative and subject to change

# What are the Key Elements of the Blueprint?

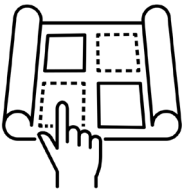
## Baseline Data:

*Where Are We Now?*

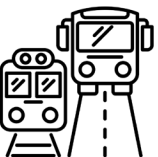
Equity Priority  
Communities (EPCs) ★



Updated Zoning and  
Land Use Data



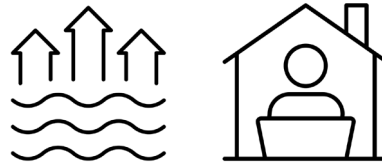
Post-COVID Transit  
Service Levels



## Planning Assumptions:

*What Could Happen in the Future?*

External Forces ★



Regional Growth  
Forecast ★



Needs and Revenue  
Analyses ★



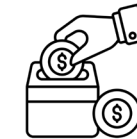
## Policies and Investments:

*How Should We Get There?*

Growth Geographies ★

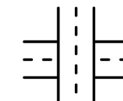
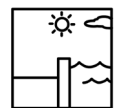
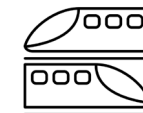


Strategies ★



Transportation  
Project List ★

Resilience  
Project List



# Refresher: Draft Blueprint Performance and Equity Outcomes

- The Plan Bay Area 2050+ Draft Blueprint was approved by committees for further study and analysis in January 2024.
- Draft Blueprint outcomes were released in June 2024, showing significant progress on housing affordability, access to opportunity, protections from natural hazards, and other key regional goals.
- However, there were several areas where it fell short, including achievement of the plan’s statutorily required greenhouse gas emissions reduction target – a key challenge for the Final Blueprint.

<i>Guiding Principle</i>	<i>Measure of Disparity</i>	<i>Outcomes</i>
<b>Affordable</b>	Housing and Transportation Affordability	↗
	Transportation Expenses	–
<b>Connected</b>	Proximity to Transit	↗
	Accessibility to Jobs	–
<b>Diverse</b>	Access to Opportunity	↗
	Ability to Stay in Place	–
<b>Healthy</b>	Access to Parks	↗
	Greenhouse Gas Emissions Reduction	–
	Safety from Vehicle Collisions	↗
	Protection from Natural Disasters	↗
<b>Vibrant</b>	Employment Diversity	–
	Downtown Recovery	↗

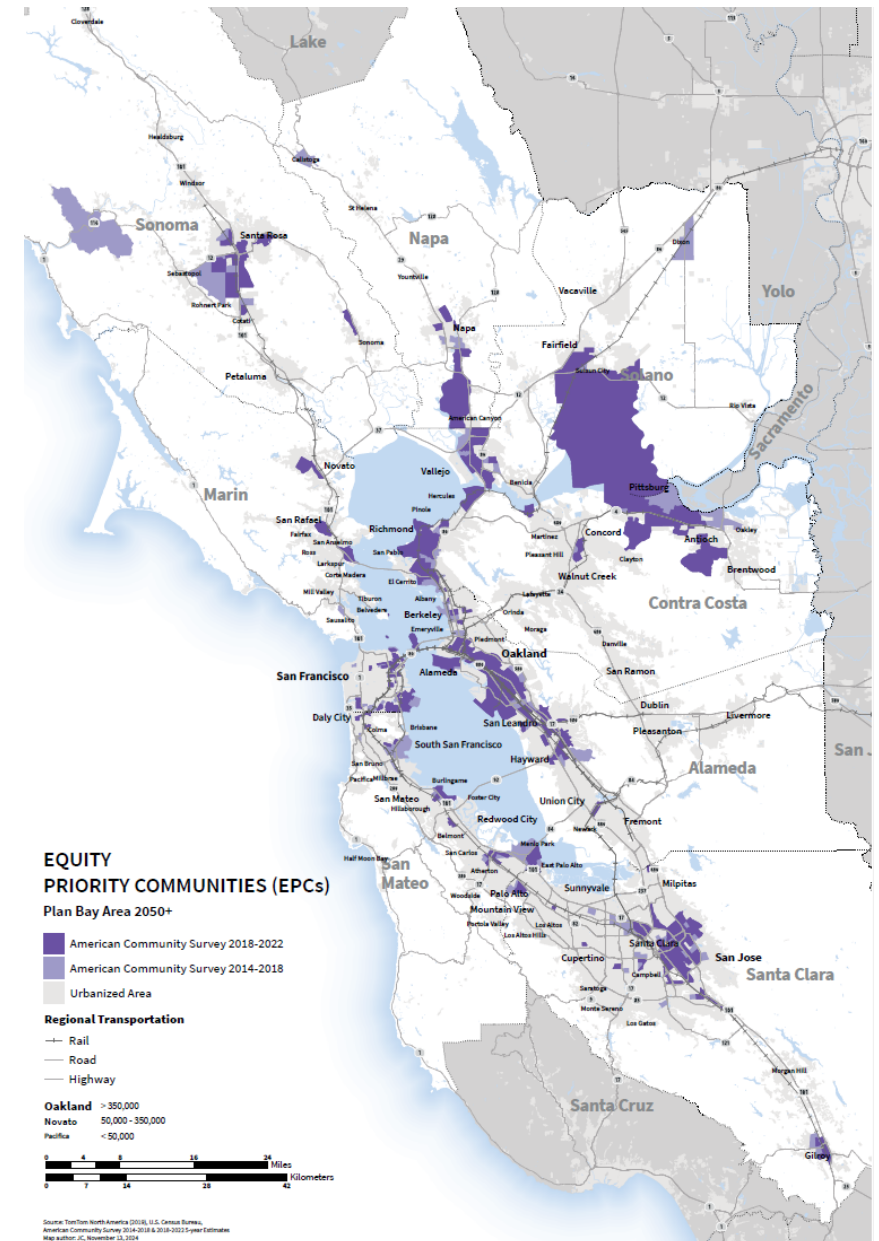
↗ Outcomes in Positive Direction

– Mixed Outcomes

↘ Outcomes in Negative Direction

# Baseline Data: Final 2024 EPC Update

- Addressing feedback from partners, stakeholders, and the Council, staff are now proposing that no EPC tracts from Plan Bay Area 2050 “lose” EPC status as part of the plan update
- Staff will incorporate EPCs identified with 2014-2018 ACS data as well as EPCs identified with 2018-2022 ACS data into a **single consolidated map** of Plan Bay Area 2050+ Equity Priority Communities
- Plan Bay Area 2050+ will analyze **both data vintages** as part of Plan Bay Area 2050+ equity and performance analyses
- Staff believe this approach will:
  - Address concerns regarding planning and funding implications
  - Meet federally required Title VI and Environmental Justice Analysis requirements
  - Maintain the existing, board-approved methodology for identifying EPC tracts



*Note: See Attachment B for a detailed view of the Plan Bay Area 2050+ EPC map. Map only displays 2014-2018 EPCs not otherwise captured by 2018-2022 ACS data.*

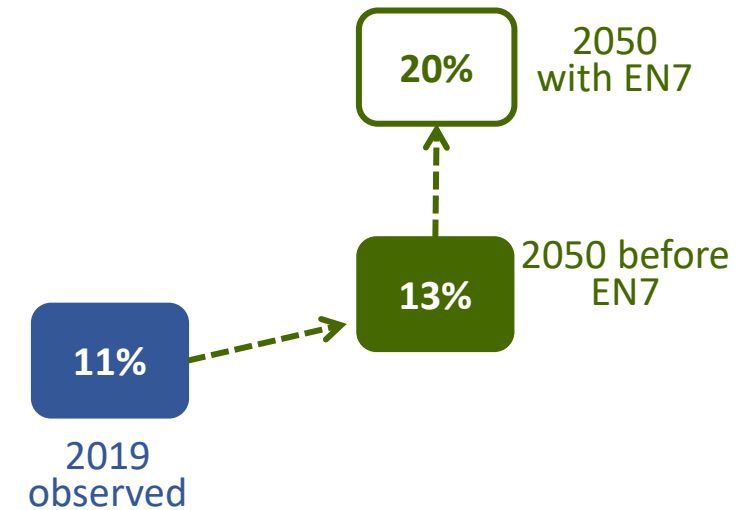
# Planning Assumptions: External Forces

- “External Forces” reflect assumptions about **future year conditions** that are independent from Plan Bay Area and beyond the region's control – but affect future regional outcomes.
- Plan Bay Area 2050+ made **targeted updates** to select external forces to better reflect the current planning context, including work from home levels, anticipated sea level rise, and transit travel preferences.
- MTC and ABAG do not have independent authority to set external force; the **California Air Resources Board (CARB)** regulates these assumptions.

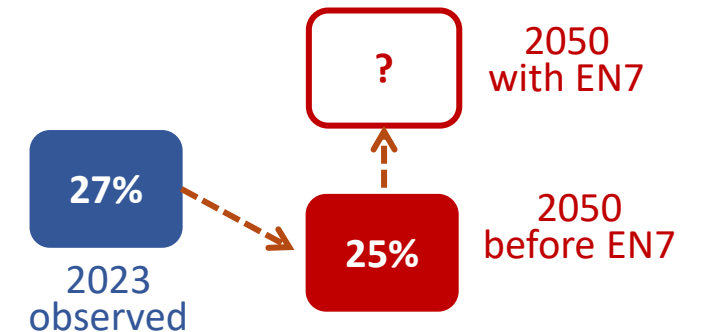


## Example: Share of Work from Home on a Typical Day

Plan Bay Area 2050 Blueprint: Assumed pandemic efforts to be **mostly temporary**, with Strategy EN7 playing a major role in increasing work from home levels



Plan Bay Area 2050+ Blueprint: Assumes a **lasting work from home trend**, integrating on post-pandemic data such as the 2023 Bay Area Travel Study



# Planning Assumptions: Regional Growth Forecast



## **Population:**

Moderately lower population growth, particularly in the near-term, driven by COVID-19 slowdown and declining fertility + immigration



## **Jobs:**

Mostly unchanged jobs picture, driven by a strong national economy and a recovered, still competitive Bay Area economy



## **Households and Age:**

With an aging population comes declining average household size, as older populations tend to have smaller households



## **Racial/Ethnic Diversity:**

Bay Area population continues to diversify, driven by both migration and fertility dynamics



## **Income:**

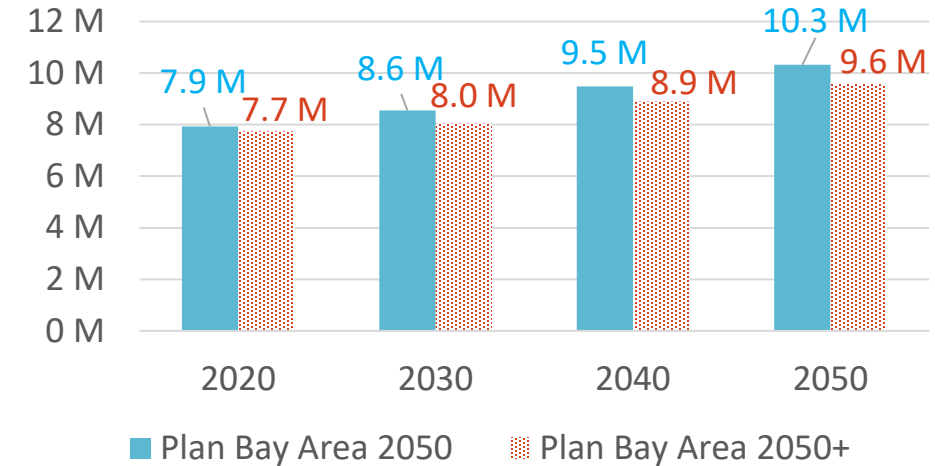
A continued shrinkage of the middle class, offset by increases in both high- and low-income populations



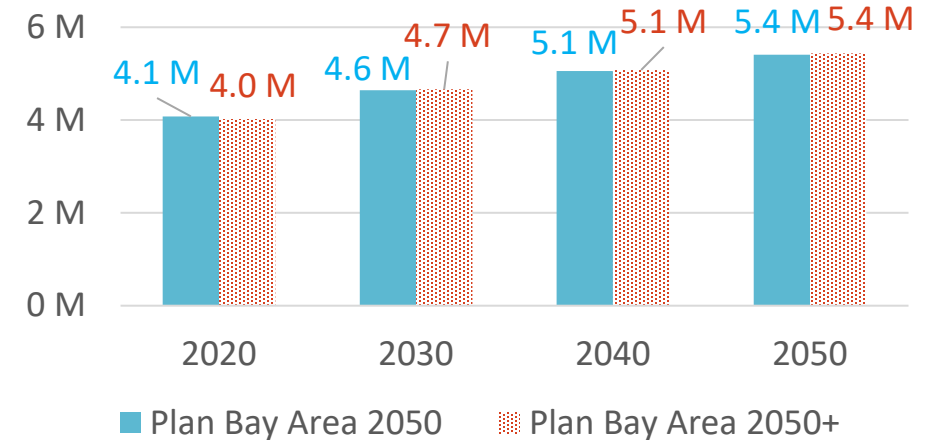
## **Industry Composition:**

The region will continue to be a center for innovation, technology, and high-value services and industries

### Population



### Employment

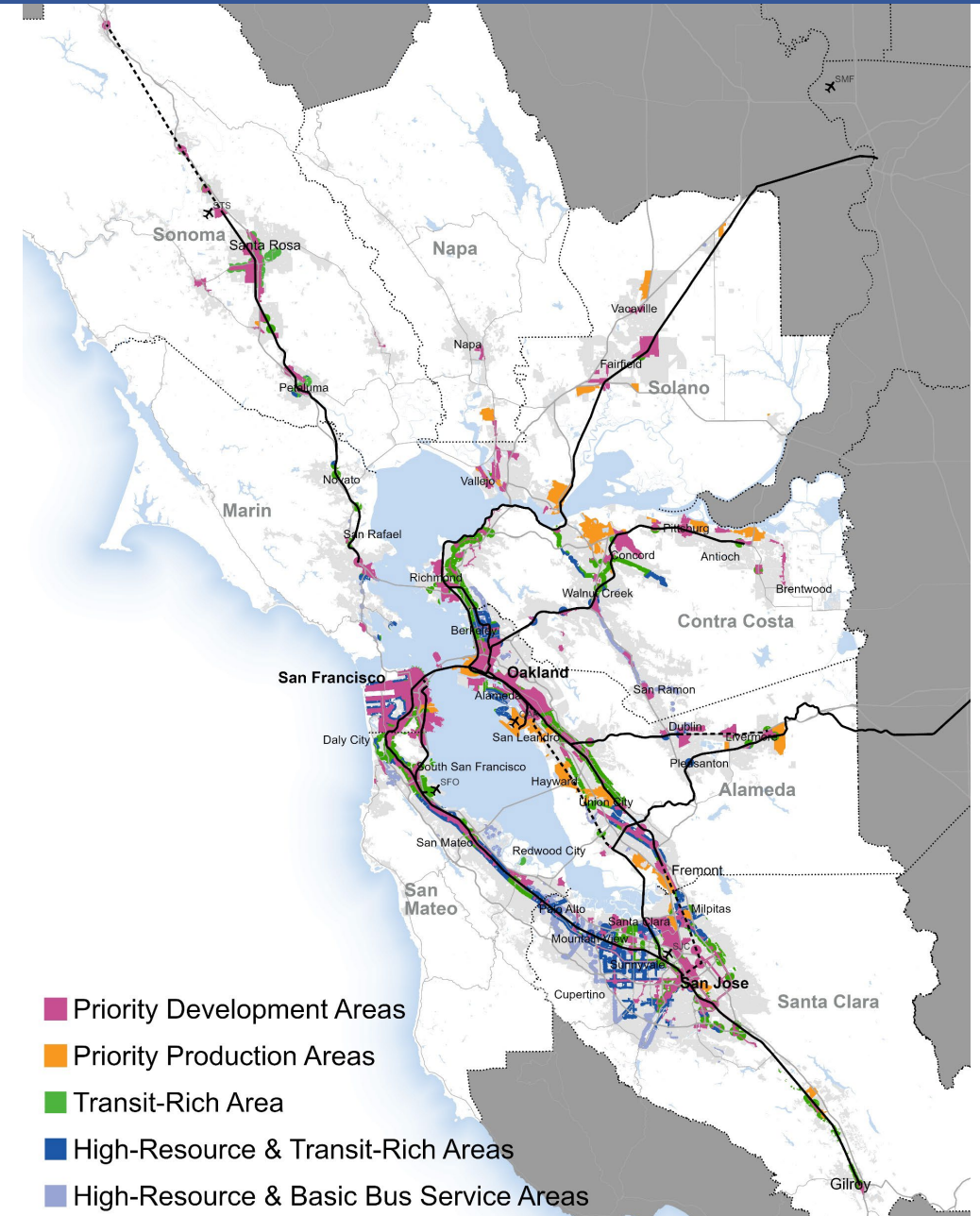


*Note: For more information on the Regional Growth Forecast, please see Attachment C.*

# Final Blueprint: Growth Geographies

- Growth Geographies are places that Plan Bay Area prioritizes for future homes, jobs, services and amenities.
- Examples include:
  - **Priority Development Areas** and **Priority Production Areas** nominated by local governments
  - **Transit-Rich Areas** within walking distance of high-quality transit options
  - **High-Resource Areas** that meet state criteria for access to jobs and high-performing schools that also meet baseline transit service levels
- Growth Geographies do not include places in “Very High” fire hazard severity zones, areas subject to unmitigated sea level rise, or protected open spaces and parks.
- The Final Blueprint includes minor updates to the Growth Geographies to reflect areas served by new or improved service in the Transit 2050+ Final Network.

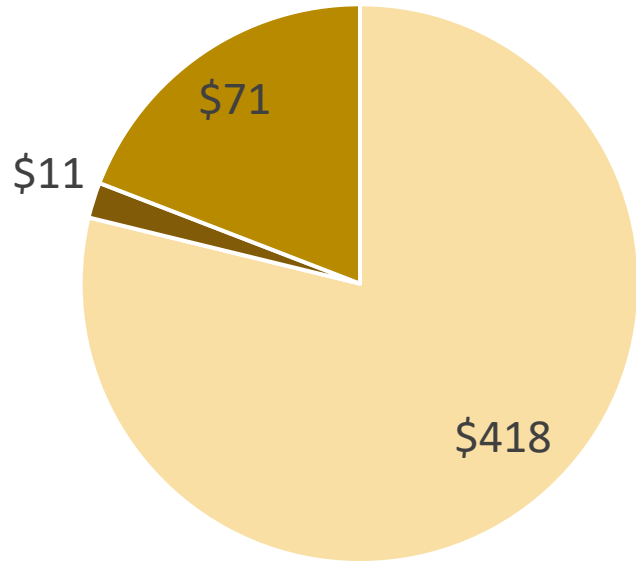
*Note: See Attachment D for more information on the plan’s Growth Geographies.*





# Final Blueprint: Revenues and Investments

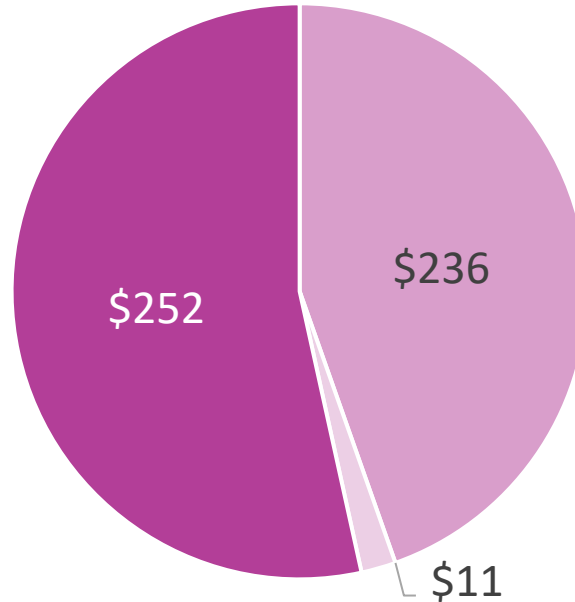
**Transportation Strategies**  
(\$500 billion)



- Maintain & Optimize Existing System
- Create Healthy and Safe Streets
- Build a Next-Generation Transit Network

Existing revenues: \$423 billion  
New revenues: \$89 billion

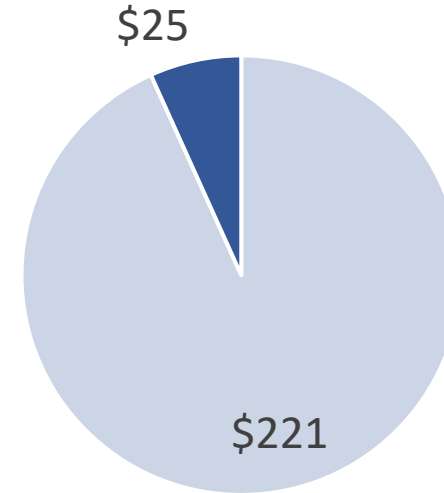
**Housing Strategies**  
(\$500 billion)



- Protect and Preserve Affordable Housing
- Spur Housing Production at All Income Levels
- Create Inclusive Communities

Existing revenues: \$161 billion  
New revenues: \$339 billion

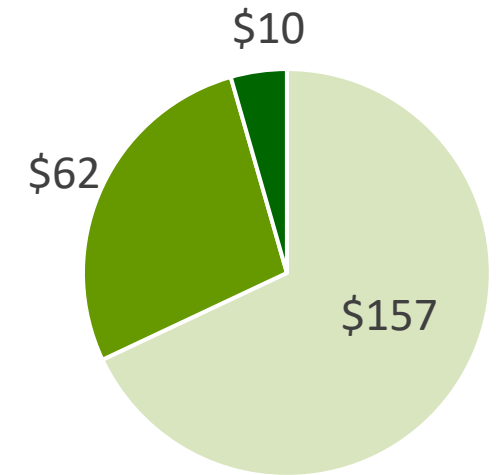
**Economy Strategies**  
(\$246 billion)



- Improve Economic Mobility
- Shift the Location of Jobs

Existing revenues: N/A  
New revenues: \$246 billion

**Environment Strategies**  
(\$229 billion)



- Reduce Risks from Hazards
- Expand Access to Parks and Open Space
- Reduce Climate Emissions

Existing revenues: \$31 billion  
New revenues: \$188 billion

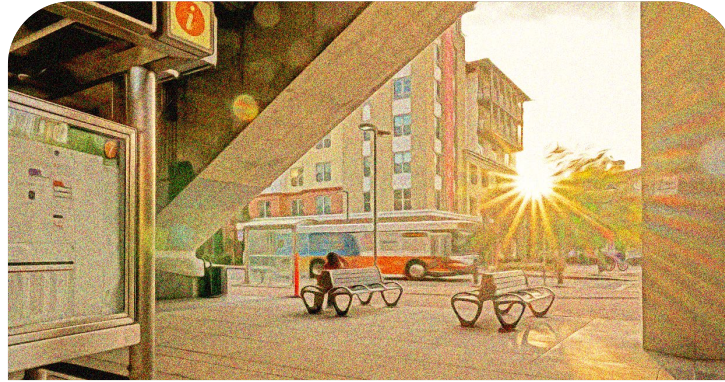
*Note: \$11 billion in transportation revenues are assigned to support select Environment Element strategies. Economic development revenues not inventoried. Numbers may not sum due to rounding. Detailed needs and revenue forecasts were included as part of the October 2024 committee update.*

# Final Blueprint: Strategies

The plan's 35 strategies work together as a comprehensive, integrated suite to achieve an **affordable**, **connected**, **diverse**, **healthy** and **vibrant** Bay Area for all by the year 2050.



*Regionwide protections from sea level rise, a 10k mile active transportation network, and well-maintained local roads*



*Transit-oriented, mixed-use communities in vibrant, recovered downtowns and main streets*



*Preserved industrial lands, decarbonized buildings, expanded regional transit service, and boundaries for urban growth*



*Abundant affordable housing with frequent, reliable local transit and upgraded community parks*



*Expanded initiatives for clean vehicles and regionwide charging station buildout*



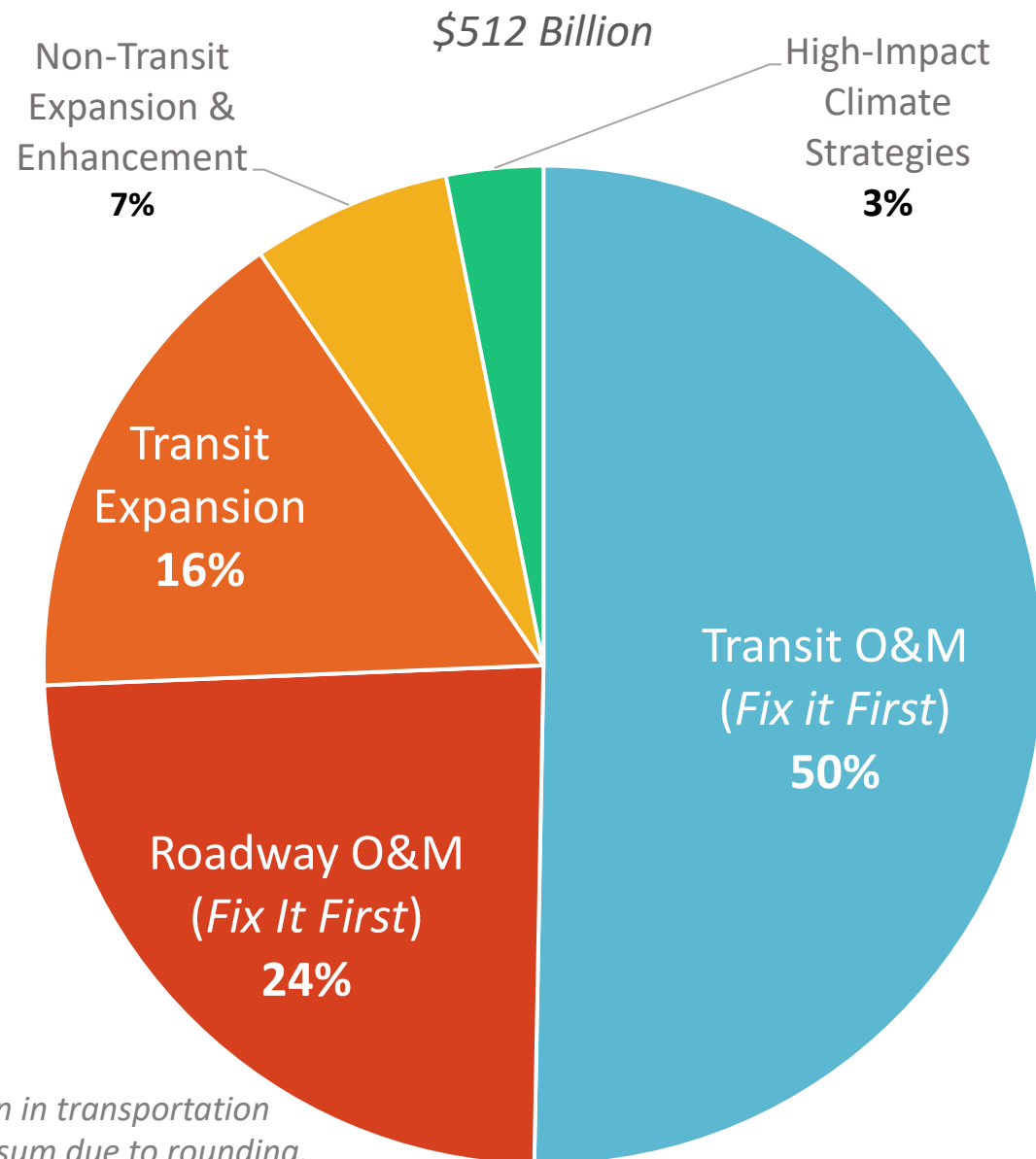
*Protected open spaces and preserved agricultural uses*

# Transportation: Final Transportation Project List



- **Fix It First:** The Final Blueprint’s Transportation Element continues MTC/ABAG’s longstanding policy commitment to fully fund operating and maintenance needs over the plan horizon [\$380B].
- **Transit 2050+:** Expansion and enhancement monies are heavily weighted toward transit, funding the previously released Draft Network and other emerging priority projects in coordination with transit operators [\$82B].
- **Minimizing and Mitigating Road Capacity:** Other investments include bike/ped enhancements, non-capacity road improvements, and freeway expansions (including near-term Express Lanes) with required mitigations, etc. [\$34B].
- **Climate Focus:** High-impact, lower-cost climate strategies like pricing, safety, electrification, and transportation demand management will help meet the plan’s GHG target [\$16B].

## Transportation-Funded Investments (2025-2050)



Note: See Attachment F for a detailed look at the Final Transportation Project List. \$11 billion in transportation revenues are assigned to support select Environment Element strategies. Numbers may not sum due to rounding.

# Transportation: Notable Project List Revisions



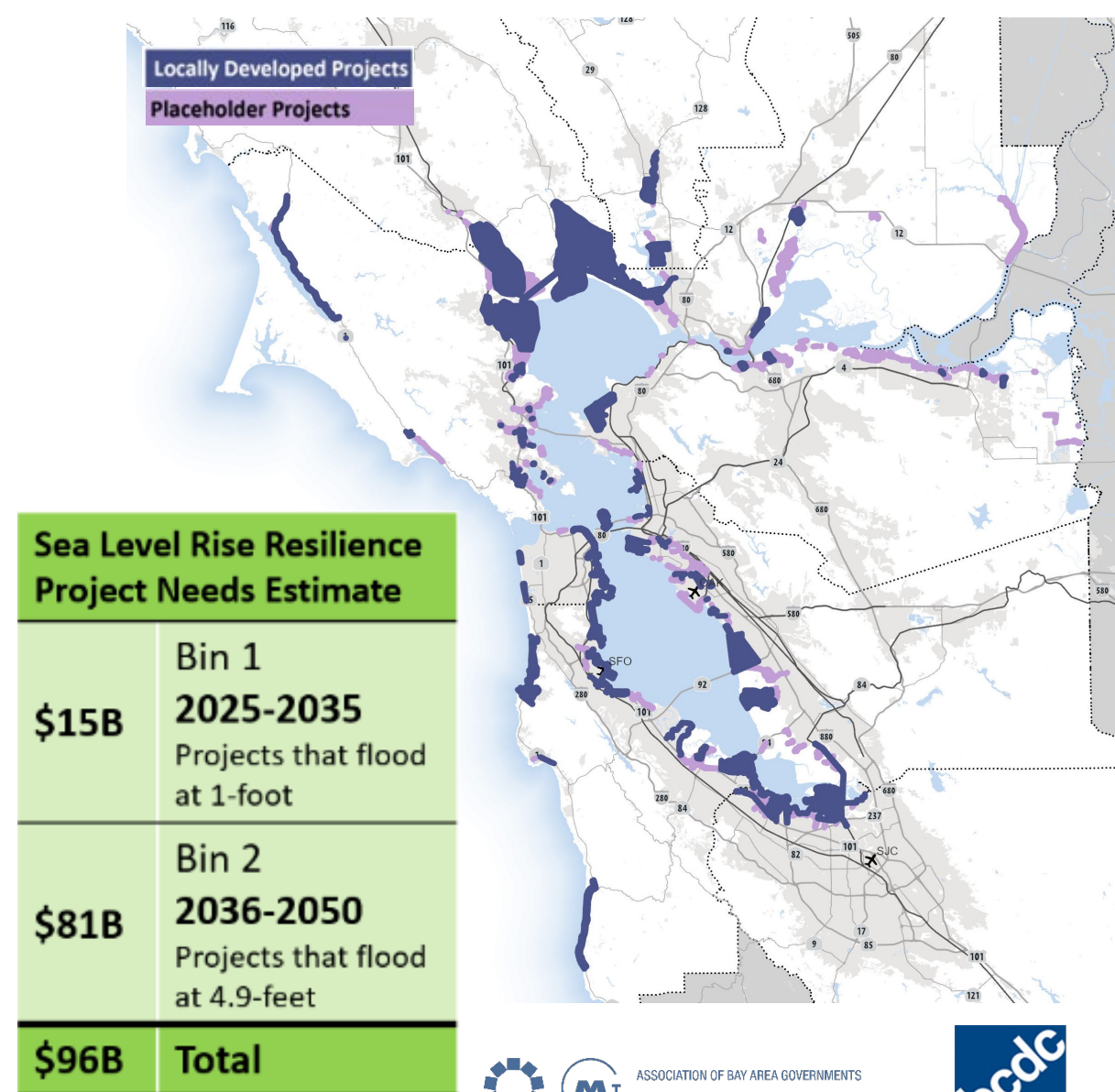
Working closely with partners and project sponsors, staff identified several notable refinements to the Draft Transportation Project List shared with committees in December – consisting of within-county “project swaps” that have minimal net cost and GHG impacts.

County	Project Addition or Modification	Project Cost	Project Removal(s) or Modification(s)
Alameda	Irvington BART Station <i>(accelerate to Bin 1)</i>	\$297 million	Move South Bay Connect project to Bin 2
Contra Costa	SR-4 Westbound Operational Improvements	\$72 million	Remove other local roadway widening and extension projects in East Contra Costa County
San Mateo	WETA Redwood City Ferry	\$194 million	Remove San Mateo Bridge Express Bus project
Santa Clara	US-101 Express Lanes Phase 6	\$372 million	Remove new northbound Express Lane on I-680, new HOV lanes on I-280, and other interchange projects in Santa Clara County
Sonoma	SMART to Cloverdale	\$416 million	Remove or scale back local interchange, roadway, and bus projects in Sonoma County

# Environment: Final Resilience Project List



- In close partnership with BCDC staff, Plan Bay Area 2050+ integrates a first-ever fiscally-unconstrained list of sea level rise adaptation projects (Resilience Project List) within Strategy EN1, which can serve as an advocacy resource in the years ahead.
- Strategy needs were broken into two bins based on the height at which flooding occurs along the shore, with the majority of funding needs occurring after year 2035 as sea level rise accelerates over time.
- The list includes 108 locally developed projects (\$59B) that had defining information provided by local government partners.
- There are 285 placeholder projects (\$37B) with defining information developed by regional agency staff; these are locations that flood with 4.9-feet of water rise and assume green project types when suitable.



Note: See Attachment G for the complete Final Resilience Project List.



ASSOCIATION OF BAY AREA GOVERNMENTS  
METROPOLITAN TRANSPORTATION COMMISSION

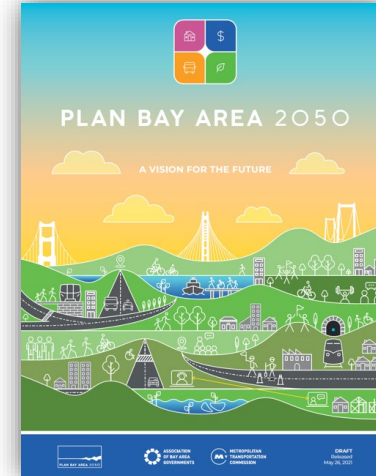
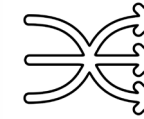


# Considerations for the Final Blueprint and Beyond

- **Plan Bay Area 2050+ is a limited and focused update to Plan Bay Area 2050**, which was unanimously adopted by policymakers in 2021.
- **To the extent possible, this update has focused on:**
  - Updating baseline data and planning assumptions to align with the most recent and best available information during this time of significant uncertainty
  - Revising plan strategies and implementation actions to respond to current conditions and needs, given the many challenges and hurdles the Bay Area is facing
- However, staff acknowledge the Final Blueprint has not explored every possible scenario or trajectory for the region. **Staff recommend this type of scenario planning be prioritized for Plan Bay Area 2060**, a major plan update that will kick off in early 2026.



*Horizon: 2018-2019*



*Plan Bay Area 2050:  
2020-2021*



*Anticipated Adoption:  
Late 2025 or Early 2026*



*Plan Bay Area 2060:  
2026 and beyond*



# Requested Action

*Approve the Final Blueprint Growth Geographies and the Final Blueprint Strategies, including the Final Project Lists, for further study and analysis*

## Next Steps

**Winter 2025:** Analysis of Final Blueprint Performance & Equity Outcomes

**Spring 2025:** Release Final Blueprint analysis and advance the Final Blueprint into environmental phase (CEQA)

**Summer 2025:** Release Draft Plan, EIR, and Implementation Plan for public feedback/engagement

### **Contact Information:**

Chirag Rabari – Email: [crabari@bayareametro.gov](mailto:crabari@bayareametro.gov) – Plan Bay Area 2050+ Project Manager