



H O R I Z O N

Regional Growth Strategies

Horizon Perspective Paper #3

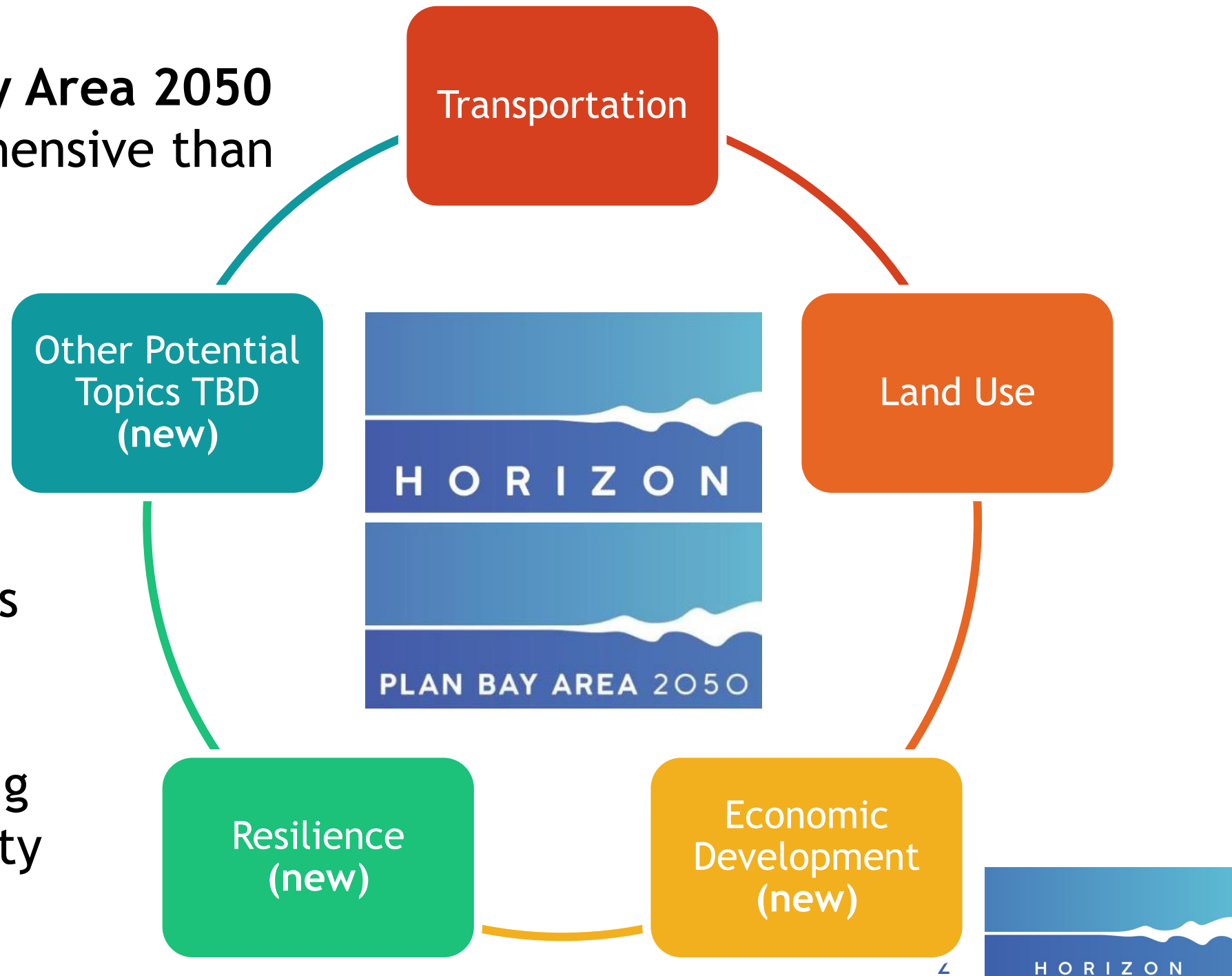
ABAG Regional Planning Committee (RPC)

February 6, 2019

Mark Shorett, MTC/ABAG

Horizon and Plan Bay Area 2050 will be more comprehensive than past RTP/SCS cycles.

Horizon's Guiding Principles and Plan Bay Area 2050's goals & targets will guide decision-making and integrate cross-cutting issues, including equity and sustainability.



The San Francisco Bay Area aspires to be:



AFFORDABLE

All Bay Area residents and workers have sufficient housing options they can afford - households are economically secure.



CONNECTED

An expanded, well-functioning transportation system connects the Bay Area - fast, frequent and efficient intercity trips are complemented by a suite of local transportation options, connecting communities and creating a cohesive region.



DIVERSE

The Bay Area is an inclusive region where people from all backgrounds, abilities, and ages can remain in place - with access to the region's assets and resources.



HEALTHY

The region's natural resources, open space, clean water and clean air are conserved - the region actively reduces its environmental footprint and protects residents from environmental impacts.



VIBRANT

The Bay Area region is an innovation leader, creating quality job opportunities for all and ample fiscal resources for communities.

Guiding Principles

What's Happening with Horizon?



Outreach



Perspective
Papers

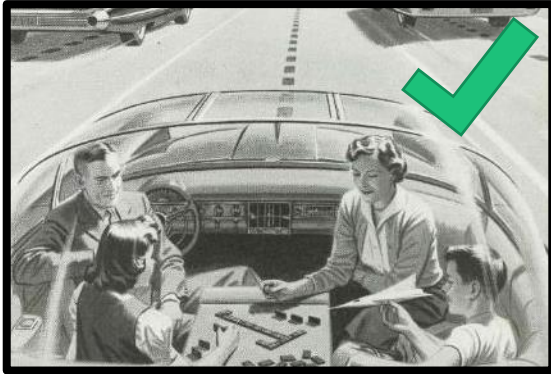


Futures



Project
Performance

Perspective Papers Overview



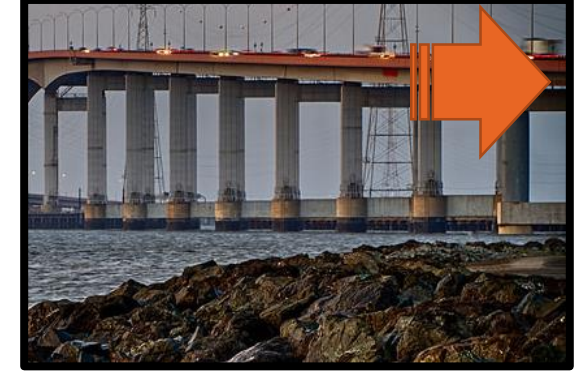
1) Autonomous Vehicles



2) Toward a Shared Future



3) Growth Strategies



4) Crossings



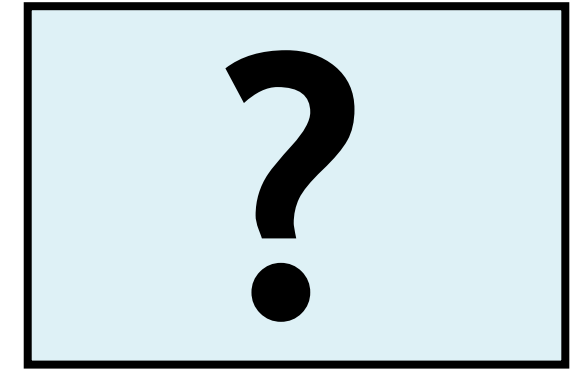
5) Future of Jobs



6) Governance



7) Sea Level Rise



More to Come?

Perspective Paper 3: Regional Growth Strategies

Purpose

To identify successes and shortcomings with the current PDA-centric growth framework

To investigate potential new options for meeting regional housing needs and reducing GHG emissions, while aligning with Horizon Guiding Principles

To develop planning, policy, and funding strategies for each option

To spur a larger conversation about updating the regional growth framework next year in preparation for Plan Bay Area 2050



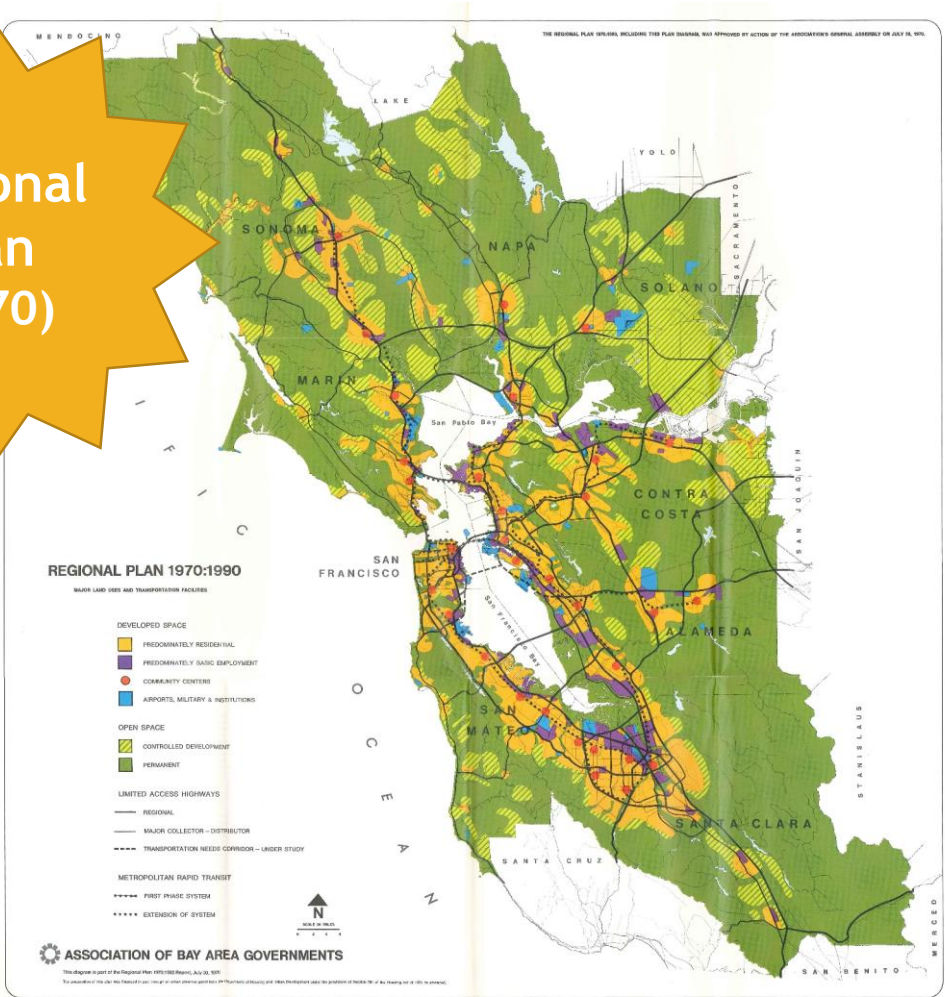
H O R I Z O N

The Bay Area's Regional Growth Framework

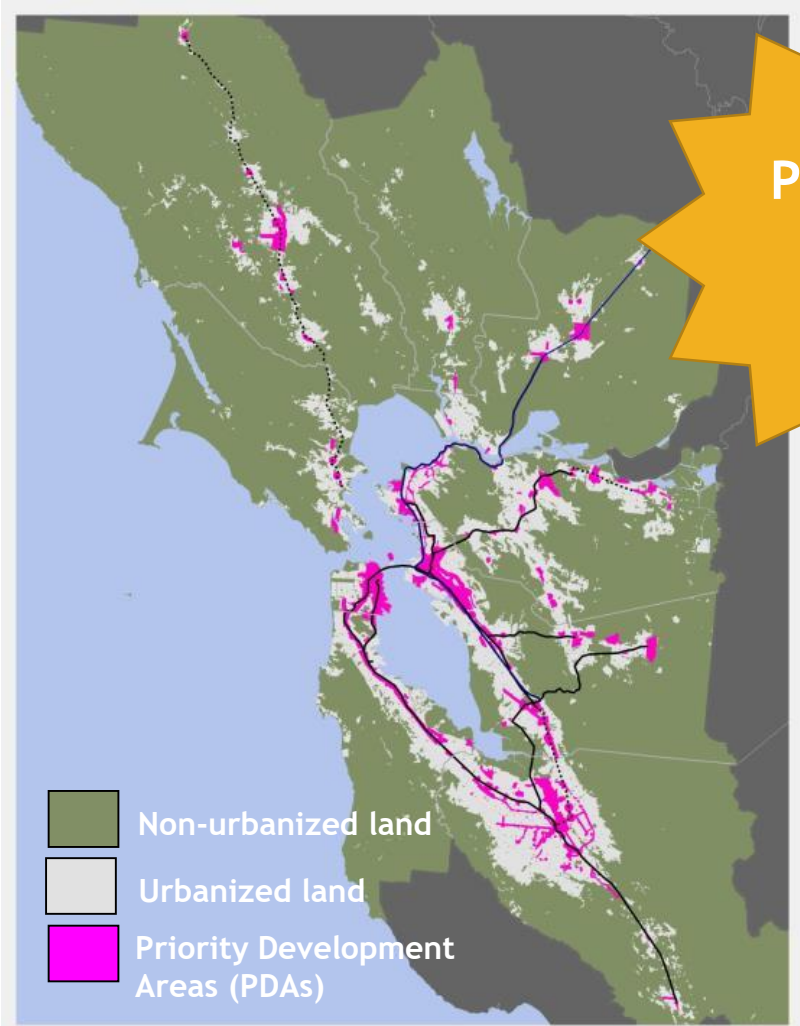
Successes & Shortcomings

Growth Frameworks for the Bay Area

Regional
Plan
(1970)



Plan Bay
Area
(2013)



The Current Growth Framework



PDA

Focus Housing and Jobs in Priority Development Areas

- Voluntarily adopted by cities; planned, or being planned, for housing
- Within walking distance of frequent transit & inside an existing community

PCA

Protect Open Space in Priority Conservation Areas

- Voluntarily nominated by cities and special districts (e.g. park districts)
- Regionally significant open spaces



Successes & Shortcomings



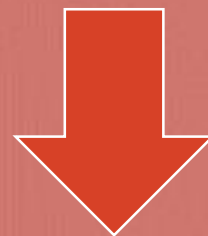
- Effective open space protection
- 188 adopted PDAs



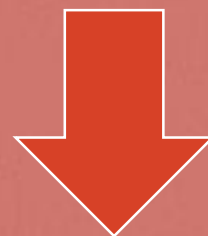
- Share of housing permits in PDAs increasing
- OBAG aligns investment with growth strategy



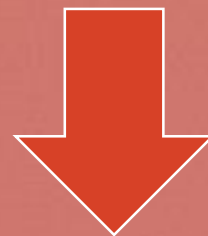
- Stronger real estate markets in PDAs across region



- Some PDAs not aligned with program guidelines
- Many cities do not designate transit-rich areas PDAs



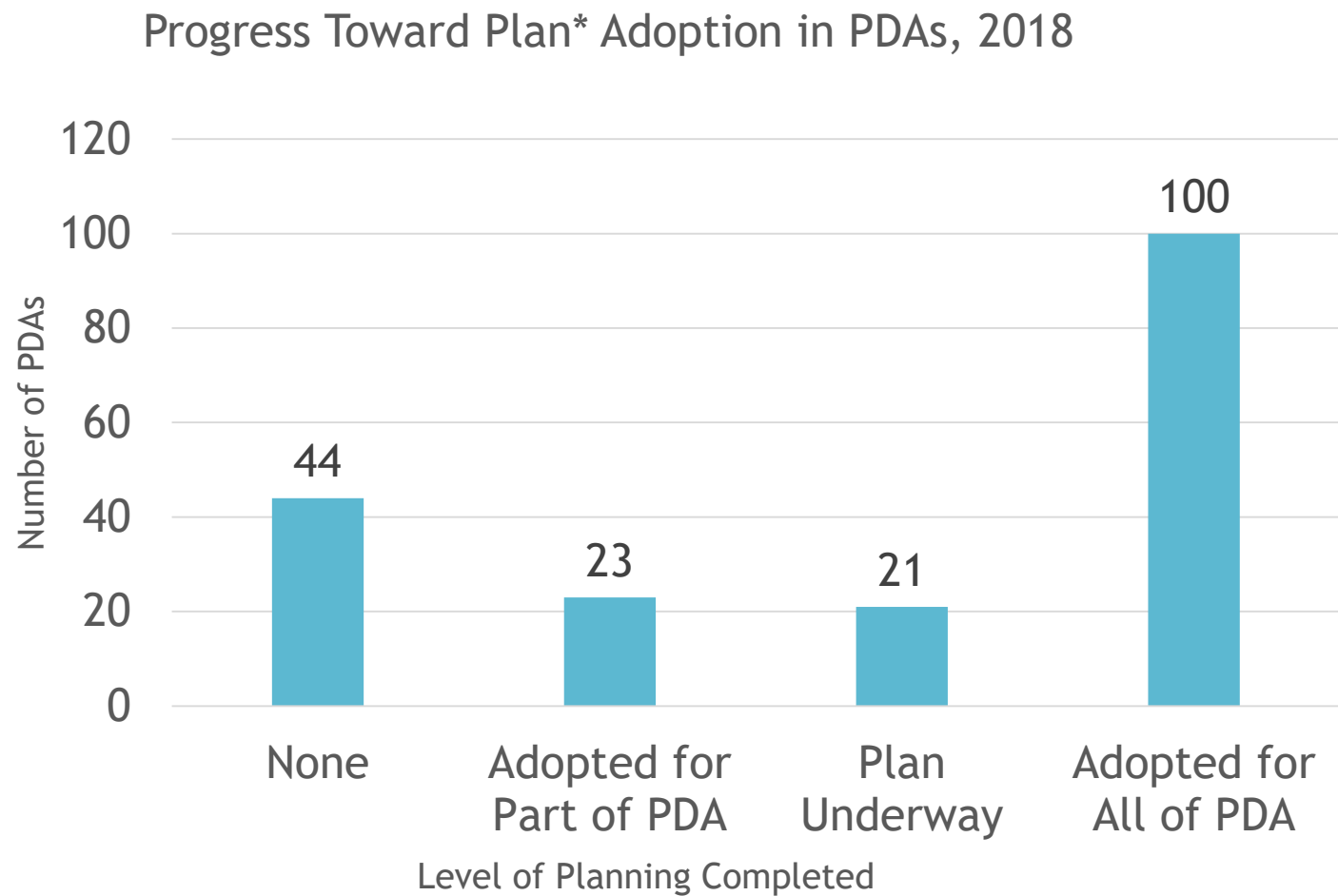
- Current share well below PBA 2040 forecast
- Low and moderate income housing needs not met



- Increasing displacement pressure in many PDAs

Key Finding:

Plans Underway or Complete in 75% of PDAs



* = defined as specific plan or equivalent
Source: MTC/ABAG Survey of Locally Adopted Plans
Current Framework



**Broadway-Valdez
Specific Plan**
Oakland



**Central Petaluma
Specific Plan**
Petaluma



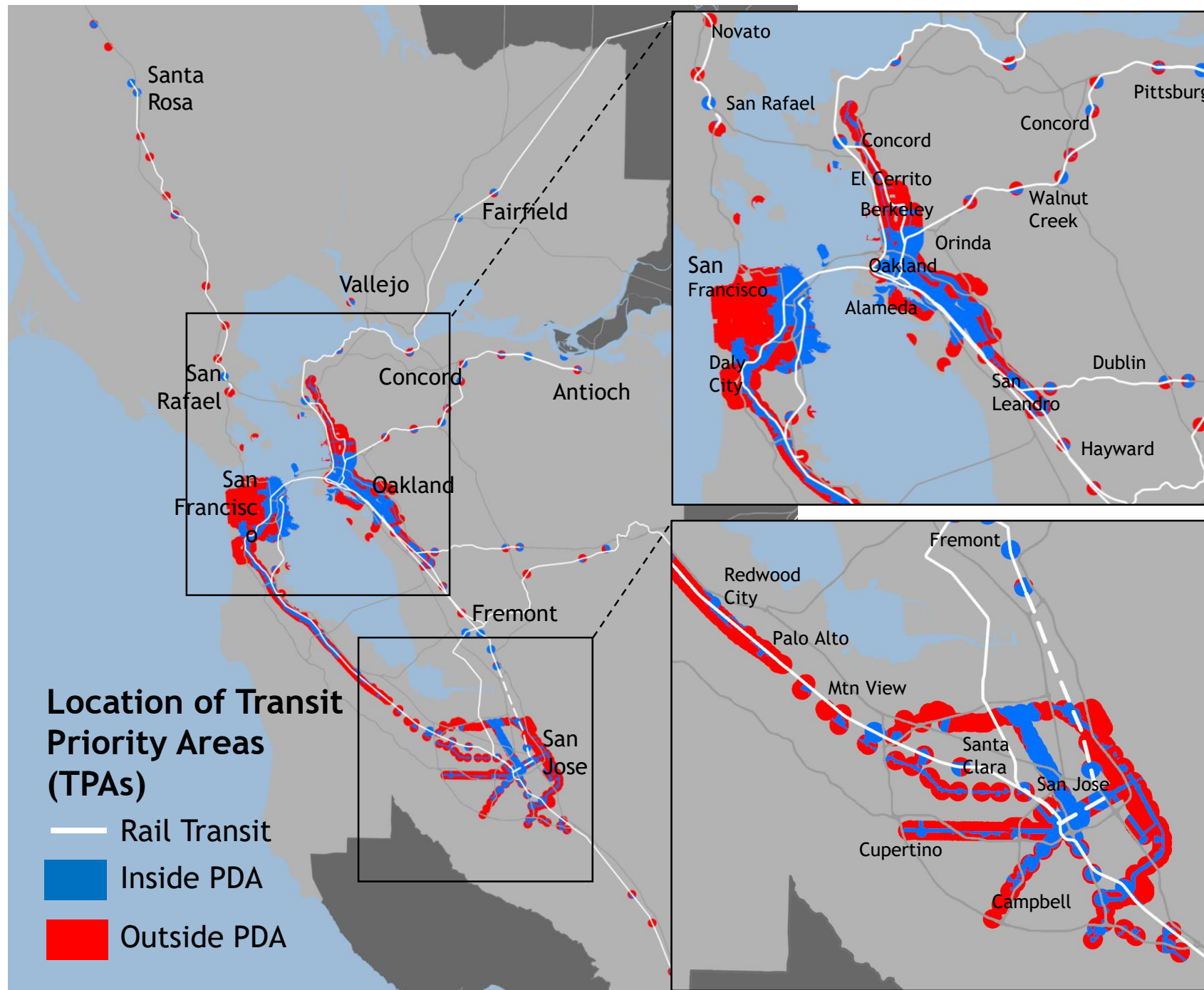
**Downtown
Precise Plan**
Redwood City

Key Finding: Many Transit- Rich Areas Are Not PDAs

> 50%

of land within 10
minutes' walk of
frequent transit is not
designated a PDA

Source: Regional Transit Database
Current Framework

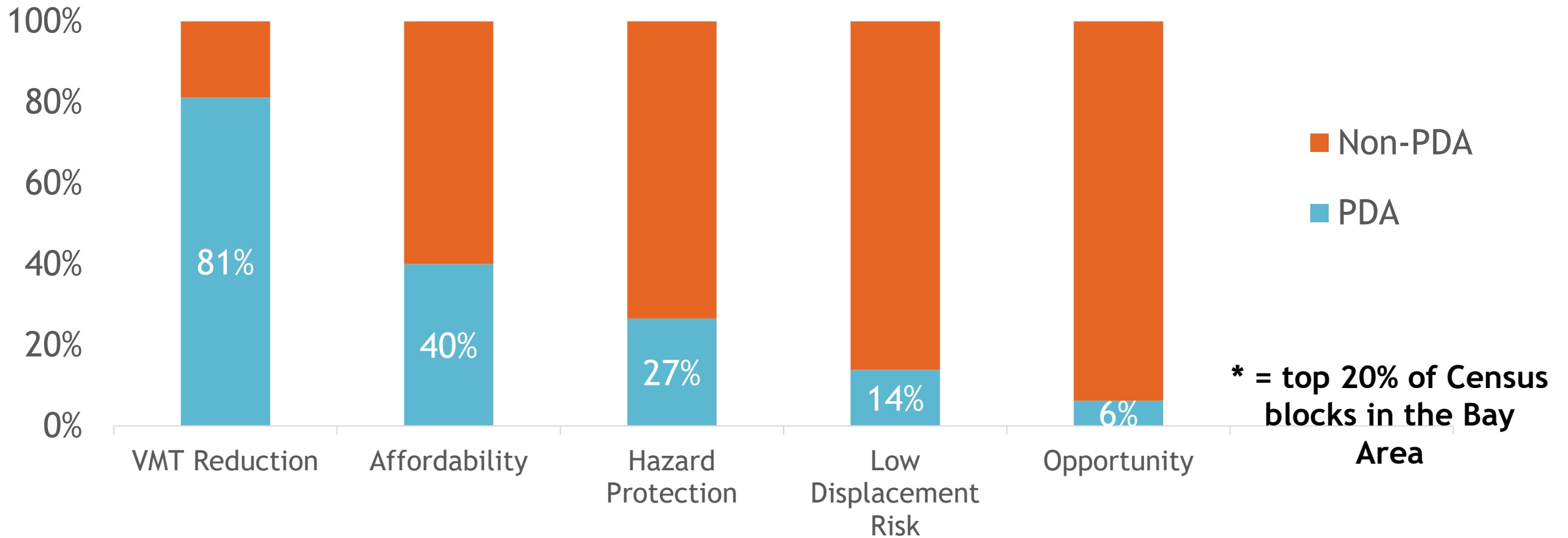


Key Finding:

PDAs are generally in lower-VMT locations.

However, few high-opportunity areas or areas with low displacement risk are PDAs.

Location of highest-ranking* Census blocks





H O R I Z O N

Future Growth Framework

Options & Strategies

Geographies to Consider in Future Growth Frameworks



| Residential/Mixed-Use | Office/Retail | Industrial | Open Space/Habitat |
|--------------------------------------------|---------------|----------------------------------------|------------------------------------|
| Existing Priority Development Areas (PDAs) | | | |
| Additional priority areas (new) | | | |
| Incremental growth areas (new) | | | |
| | | Priority Production Areas (PPAs - new) | |
| | | | Priority Conservation Areas (PCAs) |

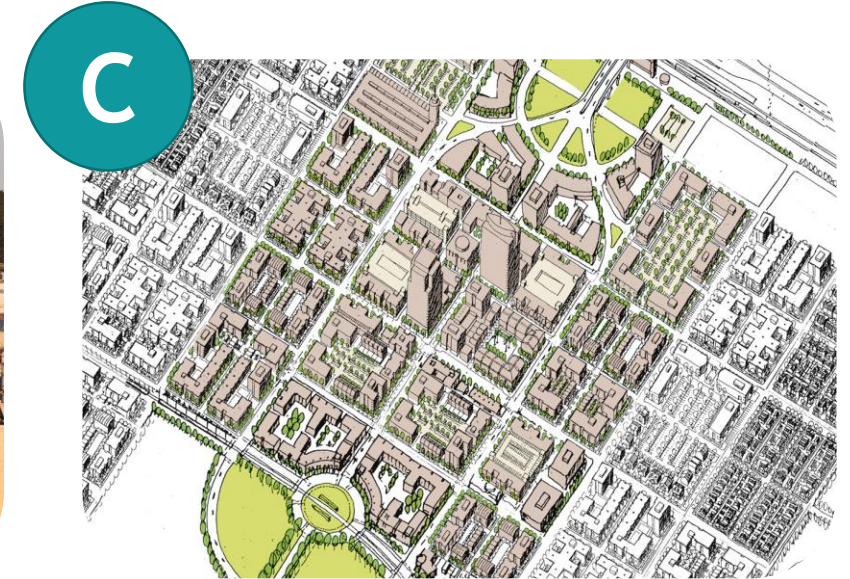
Three Potential Frameworks for Growth



Double Down
on PDAs



PDAs Plus



Expanded
Footprint

A Double Down on PDAs

- **Concept**
 - PDAs remain the primary focus for housing growth and take on increased share of jobs
 - PDAs are planned and developed at feasible densities with services that reflect local demand
 - PDAs with the greatest housing production and GHG reduction potential receive highest levels of growth and investment

Priority Development Areas



B PDAs Plus

- **Concept**
 - Focus most new jobs and housing around highest capacity transit, including areas outside PDAs
 - Transform aging shopping centers, office parks, and public land into mixed-income communities
 - Introduce context-sensitive “missing middle” housing in transit-served neighborhoods



C Expanded Footprint

- **Concept**
 - Continue supporting growth in transit-served infill locations
 - Strategically expand areas allowed for development to create new mixed-use communities
 - Increase “missing middle” housing in single-family neighborhoods throughout the region



A B C Shared Constraints & Strategies

CONSTRAINTS

STRATEGIES

- Lack of connection between growth framework and local land use plans
- Inadequate funding and land for low- and moderate-income housing
- Limited infrastructure funding
- Quality of life and fiscal concerns
- Hazard risk and climate change adaptation
- Unaffordability of new housing for moderate- and low-income households

Integrate the regional growth framework into local General Plans

Pilot and scale up innovative housing solutions

Expand OBAG3 funding & align criteria more closely with housing outcomes

Invest in infrastructure and high-quality services in growth areas

Create regional climate change adaptation strategy aligned with growth framework

Establish a Regional Housing Enterprise to increase protection, preservation and production of affordable housing

A Double Down on PDAs

KEY CONSTRAINTS

- **Inequities** - significant displacement pressures & growth focused in lower-resource areas
- **Development constraints** - land availability, inconsistent market demand for housing and jobs
- **Transit** - limited transit service in one-quarter of all PDAs, transit crowding

KEY STRATEGIES

Allow transit-supportive densities in all PDAs, paired with design standards and affordable housing protection, preservation, and production strategies

Implement a regional employment location policy supported by incentives to balance the location of job and housing growth

Invest higher level of transportation funding to provide all PDAs sufficient levels of transit service

B PDAs Plus

KEY CONSTRAINTS

- **Restrictive Zoning** - obstacles to growth in many transit-rich, high opportunity areas
- **Implementation resources** - additional planning required to advance priority areas
- **Development schedule** - uncertain timeline for large-scale reuse projects

KEY STRATEGIES

Create guidelines and implementation resources for an expanded range of regional priority areas

Permit “missing middle” housing in transit rich neighborhoods, supported by context-sensitive design standards

Transform aging shopping centers and large publicly owned sites into mixed-income communities with 1000+ homes and supportive local services

C Expanded Footprint

KEY CONSTRAINTS

- **Urban limit lines** - adopted by counties and cities
- **Potential environmental impacts** - entitlement process for developing greenfield lands
- **Infrastructure** - limited roads, transit, water, and other public facilities for edge sites

KEY STRATEGIES

Strategically adjust urban limit lines to meet long-range housing needs while achieving environmental performance standards

Streamline permitting and mitigation process to maximize regional ecological benefit and minimize uncertainty

Provide funding for new infrastructure, including transit and shared mobility services, to serve new mixed-income communities with 10,000+ housing units

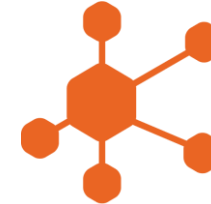
Aligning with the Guiding Principles

Updating the Regional Growth Framework could:

- *Expand housing and employment opportunity sites to yield more affordable outcomes*
- *Address PDAs that are not adequately connected to the region's transportation system*
- *Promote more equitable outcomes by ensuring that everyone can live in a diverse, healthy, economically vibrant community of their choice*



AFFORDABLE



CONNECTED



DIVERSE



HEALTHY



VIBRANT

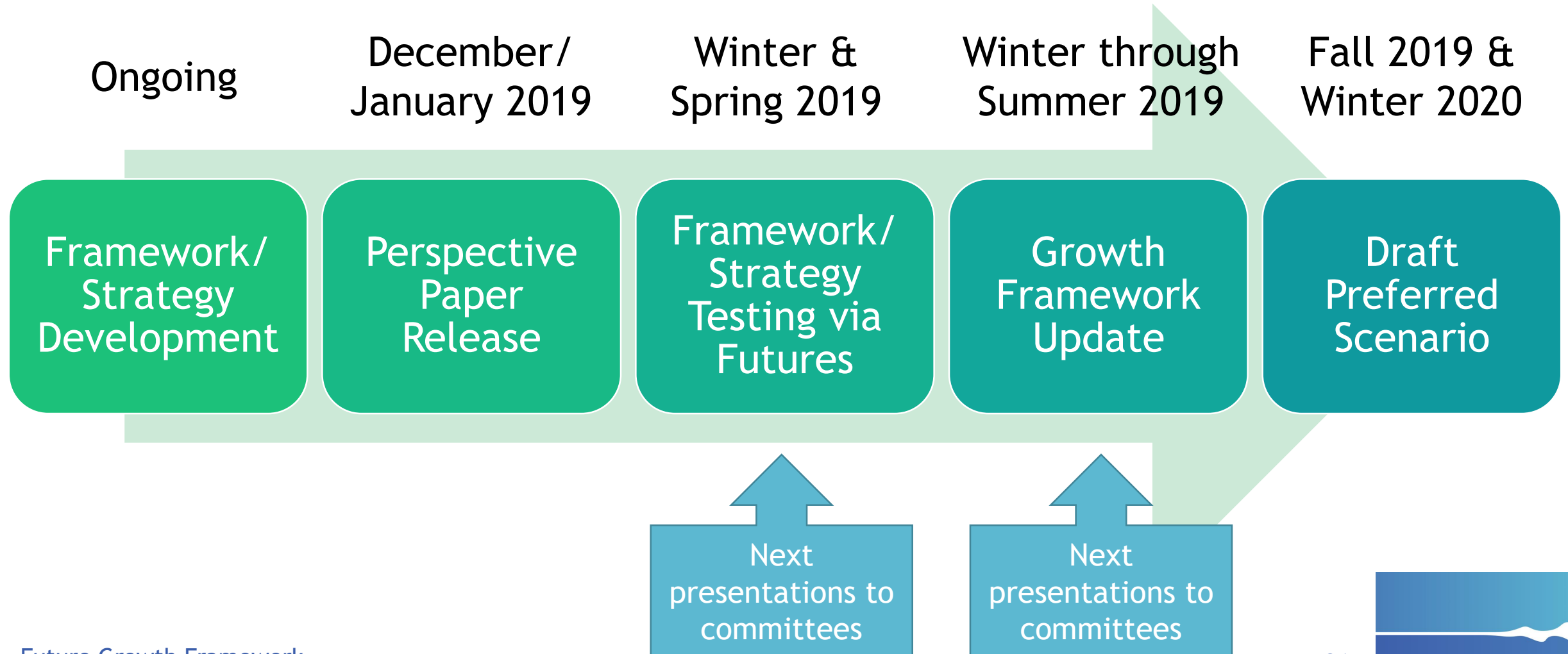


H O R I Z O N

Future Growth Framework

The Path Forward

What's Next?



Toward a Future Framework

Updated Framework & Strategies



Guidelines & Designations



Plan Bay Area 2050:
Investments & Preferred Land Use

PLAN BAY AREA 2050

Ongoing implementation & monitoring