

Requested ABAG Administrative Committee Action:
Approve Resolution 02-19.

This resolution:

- 1) Revises the definition and criteria for Priority Development Areas (PDAs).
- 2) Establishes a definition and criteria for Priority Production Area (PPAs) Pilot Program.
- 3) Authorizes staff to open a submission window for local jurisdictions to submit new or modified PDAs and PCAs, and new PPAs through a pilot program.



First things first: let's better define what a PDA is.



Priority Development Areas are **infill locations planned for significant housing and job growth.**



Priority Development Areas help to reduce greenhouse gas emissions by **offering a suite of mobility options** that enable residents to live a car-free or car-light lifestyle.



Priority Development Areas promote **greater opportunity for all**, regardless of race or income.

How would the definition change?

PDA Criteria Since 2007

-   Planned for growth
-   *or*  *or*  Bus Line
≤20 minutes in peak periods
includes both existing and planned service

Proposed New Criteria

-   Planned for growth
Plan must be completed by 2025
-  Create **two categories** to allow greater flexibility, incorporating new mobility & equity into the mix
PDA's that do not already align with one of the two tiers would need to address this by late 2019.

Proposed PDA Designations

Transit requirements include both current & planned (Plan Bay Area 2050) service levels.
50% of land in PDA must be within 1/2 mile of transit meeting criteria

Transit-Rich PDAs



High-quality transit



or



or



≤15 min peak

TPAs that are not currently PDAs should apply



Basic transit



≤30 min peak

AND at least one of the following:

Connected Community PDAs



High resource



existing high-resource area

OR



Policy commit.



commitment to adopt ≥2 policies by 2025 (e.g. TDM ordinance, curb management, Vision Zero)

HRAs that are not currently PDAs should apply

Best bet for PDAs unable to plan for 15-minute service

2

No changes are proposed for **Priority Conservation Areas (PCAs)**.

Defining Priority Production Areas (PPAs)

Pilot Program Goals

- Support strong clusters of the region's economy.
- Align with the transportation planning framework for freight and goods movement.
- Plan for space needed for middle-wage job opportunities.
- Encourage middle-wage job growth close to affordable housing.

Proposed PPA Definition for Pilot Program

- 

 Zoned for **industrial use** or with high concentration of industrial activities
- 

Not located in a PDA and not within one-half mile of a regional rail station*
- 

 Jurisdiction has a **certified housing element**

* = includes both existing and planned service; includes BART, Caltrain, ACE, SMART, Amtrak, and any future heavy/commuter/intercity rail systems.

Next Steps

1a

Align PDAs

Already meeting newly proposed PDA requirements:
No action required

Not meeting transit requirements:
CTA to identify transit improvements needed by **September 2019**

Not meeting planning requirements: City/county to identify start date by **September 2019**; complete by **2025**

Not meeting policy requirements: City/county to make commitments by **January 2020** and advance policies by **2025**

1b

New PDAs

2

New PCAs

Submit letter of interest by **September 2019**

Resolution adopted by city council, board of supervisors, or elected board by **January 2020**

Incorporate in Preferred Plan Bay Area 2050 in **winter 2020**

3a

PPAs

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