

Association of Bay Area Governments

Regional Planning Committee

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June 6, 2019

Agenda Item 8

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Report on *Plan Bay Area 2050* – Regional Growth Framework Adopted Update Overview

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**Subject:** Report on *Plan Bay Area 2050* – Regional Growth Framework Adopted Update Overview

**Background:** Staff will present an overview of the updated Regional Growth Framework criteria adopted in May by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC).

In addition, staff will describe the process for ensuring that existing Priority Development Areas (PDA) meet program criteria and for submitting new or modified Priority Development Areas (PDA) and Priority Conservation Areas (PCA), as well as new Priority Production Areas (PPA).

Over the past six months, staff has engaged Regional Area Working Group (RAWG) and a host of other MTC and ABAG committees in a discussion about the Regional Growth Framework (Framework) for *Plan Bay Area 2050* – the Bay Area’s approach to shaping future development. Based upon key findings from the *Horizon* Regional Growth Strategies Perspective Paper and committee and stakeholder feedback, staff proposed a set of revisions in May to the Framework.

This proposal was presented to RAWG, ABAG Regional Planning Committee (RPC), the MTC Planning Committee, and the ABAG Administrative Committee; it was adopted by resolution by both the ABAG Administrative Committee and the MTC Commission at their respective meetings on May 22. ABAG Resolution No. 02-19 is included as Attachment A; summaries of the criteria included in the resolution is provided in Attachment B.

**Issues:** The adopted update to the Regional Growth Framework:

**Creates two PDA designations which apply to existing and new PDAs:**

Transit-Rich PDAs. Served by a rail station, ferry terminal, or bus with 15-minute frequencies during peak commute periods.

Connected Community PDAs. Served by a bus route with 30-minute frequencies during peak commute periods and either: a) located inside a state-designated High Resource Area; or b) in a

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jurisdiction that has adopted at least two supportive VMT reduction policies.

**Retains PDA planning, infill, and local nomination criteria for all PDAs**, with minor clarifications to the planning criteria to ensure plans are supported by zoning and an EIR or streamlined review process.

**Ensures that all PDAs meet program criteria** by requiring jurisdictions with PDAs that have not adopted or commenced a plan demonstrate a commitment to completing a plan by 2025, and requiring that a transit improvement capable of meeting at least the Connected Community criteria be identified by the County Transportation Agencies (CTA).

**Establishes a Priority Production Area Pilot Program**, including eligibility criteria and a timeline for potentially expanding the program.

**Authorizes staff to open an application window** for local jurisdictions to submit new or modified PDAs and PCAs, and to submit new PPAs. In addition, staff will work with cities with PDAs that do not meet program criteria to ensure a planning commitment is in place and transit improvement(s) are identified.

#### Next Steps:

Attachment C provides a detailed description of key dates for local jurisdictions to submit letters of interest for new or modified PDAs and PCAs, or for new PPAs, and for jurisdictions and County Transportation Agencies with PDAs that do not meet program criteria to submit letters of intent to meet these criteria.

Attachment D is a detailed table of the consistency of each PDA with revised program criteria.

In June, ABAG and MTC will release forms for letters of interest and letters of intent for local jurisdictions and CTAs to complete and submit by September 2019. ABAG and MTC staff will engage continuously with local jurisdiction and CTA staff and provide technical resources as needed to simplify the process.

For new priority areas, letters of interest will be followed in winter 2019-2020 with the adoption of local resolutions for PDA, PCA, and PPA nominations.

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**Recommended Action:** Information

**Attachments:**

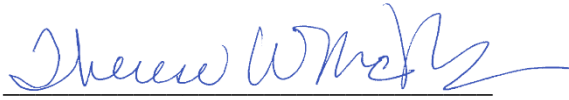
A. ABAG Resolution 02-19

B. Regional Growth Framework Update: Overview of Existing and Proposed Geographies

C. Regional Growth Framework Update: Timeline

D. Regional Growth Framework Update: Table of PDAs' Transit and Planning Status with Updated Criteria

**Reviewed:**



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