

**Metropolitan Transportation Commission and the Association of Bay Area Governments
Joint MTC Planning Committee with the ABAG Administrative Committee**

February 14, 2020

Agenda Item 5a

**ABAG Resolution No. 02-2020, ABAG Resolution No. 03-2020, and
MTC Resolution No. 4410: Plan Bay Area 2050: Draft Blueprint Growth Geographies**

Subject: Approval of proposed Growth Geographies for integration into the Plan Bay Area 2050 Draft Blueprint, including existing and new locally nominated Priority Development Areas (PDAs), Priority Production Areas (PPAs), and Priority Conservation Areas (PCAs), as well as select Transit-Rich and High-Resource Areas outside PDAs.

Background: Following Commission and Executive Board adoption of an update to the Regional Growth Framework in May 2019, MTC/ABAG staff engaged local jurisdictions to identify new priority areas, modify the boundaries of existing PDAs, and establish a timeline for adopting PDA plans. Staff also worked with County Transportation Agencies (CTAs) to identify transit improvements to bring all PDAs up to at least the minimum transit standard. Letters of Interest to nominate new or modify existing PDAs and PCAs, and to nominate PPAs, were due in September 2019, with adopted resolutions for new Priority Areas due in January 2020. Jurisdictions nominated 88 new eligible Priority Areas – 34 PDAs, 19 PCAs, and 35 PPAs. In addition, jurisdictions submitted 48 eligible requests to modify the boundaries of an existing PDA.

Together, the submitted priority areas, transit improvements, and planning commitments help to advance regional housing, climate, and equity goals, bring nearly all existing PDAs into alignment with the adopted planning and transit standards required for Plan Bay Area 2050, and build upon coordinated economic development efforts. Despite these gains, the updated set of locally-nominated priority areas may not be adequate to create a Plan Bay Area 2050 Blueprint that meets the state mandated greenhouse gas (GHG) reduction target and demonstrates the ability to meet the region’s future housing need at all income levels. Many of the places in which growth could provide the greatest regional benefit have still not been designated PDAs. For example, only 20 percent of the High-Resource Areas (HRAs) eligible for designation as PDAs have been nominated by local jurisdictions, and the share of the region’s Transit-Rich Areas (TRAs) nominated as PDAs remains below 50 percent.

To advance discussion about overcoming the obstacles that remain to achieving regional housing, climate, and equity objectives after taking into account this expanded footprint, staff prepared three potential options for the set of Growth Geographies to include in the Draft Blueprint for discussion at the October and November Committees: A) **highly focused in existing & proposed PDAs**, an approach similar to the first two iterations of Plan Bay Area; B) **focused in existing & proposed PDAs plus select HRAs and PDA-eligible TRAs** not currently designated PDAs; and C) **focused in existing & proposed PDAs, with more distributed growth** within Urban Growth Boundaries.

These options were discussed this fall with ABAG and MTC committees, as well as through a day-long Regional Advisory Working Group with a group of topic-area experts. Growth Geographies were also a key component of public feedback at recent “pop up” workshops and in the *Mayor of Bayville* online game. In general,

there was robust support for including areas outside of PDAs in the Plan Bay Area 2050 Blueprint, both with the public and with stakeholders. Staff also received useful feedback on the desire for a context-based approach to prioritizing the wide range of places within each geography, taking into account factors such as level of transit and job access, displacement risk, natural hazard risk and more. There was also significant interest in coordinating the Growth Geographies and Blueprint strategies across all four elements (Transportation, Housing, Economy, and Environment).

Additional analysis conducted by staff following this engagement process led to a refined set of proposed Draft Blueprint Growth Geographies that builds upon Option B, presented in detail in Attachment D. Designed to respond to feedback and maximize the Blueprint's potential to achieve the Plan's GHG reduction target, meet the region's future housing needs, and align with the Regional Housing Needs Allocation (RHNA), the proposed set of geographies combine existing and new locally nominated PDAs and PPAs with select Transit-Rich and High-Resource Areas outside PDAs. Taking this approach, the share of Transit-Rich areas included in the Blueprint would increase from 44 percent in Plan Bay Area 2040 to 77 percent; High-Resource Areas served by at least basic transit service would increase from 16 percent to 58 percent. Finally, the share of areas that are both Transit-Rich and High-Resource – the places in which new homes are likely to deliver the greatest regional benefit – would increase from 27 percent to nearly 80 percent.

Issues:

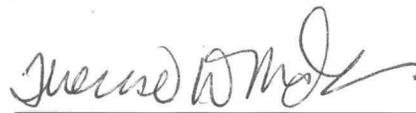
While the Geographies will define *where* growth is focused in the Blueprint, the Blueprint Strategies - discussed in the next agenda item - will shape *what kind* of growth takes place in these Geographies. This approach allows the Blueprint to move beyond a "one size fits all" model to one that balances local context, such as neighboring land uses, with the imperative to shape a more equitable, affordable, and environmentally sustainable Bay Area.

Recommendation:

Staff requests that the *ABAG Administrative Committee* approve ABAG Resolution No. 02-2020 adopting new PDAs, PPAs, and PCAs. Furthermore, staff requests that the *ABAG Administrative Committee* approve ABAG Resolution No. 03-2020 and that the *MTC Planning Committee* approve MTC Resolution No. 4410. These resolutions identify the Growth Geographies included in the Draft Blueprint, while recognizing that there is an opportunity for further refinement to these geographies this spring and summer prior to the Final Blueprint phase. Staff will analyze the Draft Blueprint and report back on forecasted outcomes in late spring.

Attachments:

Attachment A: ABAG Resolution No. 02-2020
Attachment B: ABAG Resolution No. 03-2020
Attachment C: MTC Resolution No. 4410
Attachment D: Presentation



Therese W. McMillan

**ASSOCIATION OF BAY AREA GOVERNMENTS
EXECUTIVE BOARD**

ABSTRACT

Resolution No. 02-2020

This resolution adopts new Priority Development Areas (PDAs), Priority Production Areas (PPAs), and Priority Conservation Areas (PCAs) nominated by local jurisdictions in 2020. The PDAs and PPAs adopted in this resolution will become part of the Plan Bay Area 2050 Growth Geographies adopted in Resolution No. 03-2020, adopted concurrently with this Resolution.

Further discussion of this subject is contained in the Joint MTC Planning Committee with the ABAG Administrative Summary Sheet dated February 14, 2020.

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 02-2020**

RESOLUTION NO. 02-2020

RE: APPROVAL OF NEW PRIORITY DEVELOPMENT AREAS (PDAS), PRIORITY PRODUCTION AREAS (PPAS), AND PRIORITY CONSERVATION AREAS (PCAS)

WHEREAS, the Metropolitan Transportation Commission (MTC) is the regional transportation planning agency for the San Francisco Bay Area pursuant to Government Code Section 66500 et seq.; and

WHEREAS, the Association of Bay Area Governments (ABAG), a joint exercise of powers entity created pursuant to California Government Code Sections 6500 et seq., is the Council of Governments and the regional land use planning agency for the San Francisco Bay Area; and

WHEREAS, in 2007 ABAG established a framework (Regional Growth Framework) for future development that seeks to concentrate growth in locally-identified Priority Development Areas (PDAs) and protect locally-identified Priority Conservation Areas (PCAs) from development, and established the procedures for designation of PDAs and PCAs; and

WHEREAS, ABAG has adopted 188 PDAs and 165 PCAs in previous years, each nominated through a resolution from the governing body with land use authority over the area in which these priority areas are located.

WHEREAS, California Government Code § 65080 et seq. requires MTC to prepare and update a long-range Regional Transportation Plan (RTP), including a Sustainable Communities Strategy (SCS) prepared in conjunction with the ABAG, every four years; and

WHEREAS, Plan Bay Area ("Plan") constitutes the Regional Transportation Plan and SCS for the San Francisco Bay Area; and

WHEREAS, MTC and ABAG jointly adopted the first Plan Bay Area in 2013 (Plan Bay Area 2013) (MTC Resolution No. 4111 and ABAG Resolution No. 06-13), and the second Plan Bay Area in 2017 (Plan Bay Area 2040) (MTC Resolution No. 4300 and ABAG Resolution No. 10-17); and

WHEREAS, Plan Bay Area 2013 and Plan Bay Area 2040 were consistent with state-mandated targets for greenhouse gas reduction and housing, and included a growth pattern consistent with the Regional Growth Framework, projecting that more than 70 percent of new homes would be built in PDAs and development would not occur in PCAs; and

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 02-2020**

WHEREAS, potential revisions to the Regional Growth Framework that concerned PDAs, PCAs, and PPAs, were presented to ABAG Regional Planning Committee, MTC Policy Advisory Council, Regional Advisory Working Group, and ABAG Administrative Committee and MTC Planning Committee (collectively, ABAG and MTC Committees), local government staff, and other stakeholders in March and April 2019; and

WHEREAS, comments from ABAG and MTC Committees, local government staff, and stakeholders, and the findings from the 2015 PDA Assessment and 2019 Horizon Regional Growth Strategies Perspective Paper, provided the basis for specific revisions to the criteria for PDAs and PPAs; and

WHEREAS, Resolution 02-19, adopted on May 22, 2019, established an updated definition and criteria for PDAs and a definition and criteria for PPAs through a pilot program; and

WHEREAS, ABAG/MTC staff solicited applications from local jurisdictions for the areas that meet PDA and PPA eligibility criteria consistent with Resolution 02-19; and

WHEREAS, local jurisdictions nominated 34 eligible PDAs, 35 eligible PPAs, and 19 eligible PCAs, supported by a resolution from the governing body with land use authority over the area in which these areas are located; and

RESOLVED, that ABAG, hereby certifies that the foregoing recitals are true and correct and incorporated by this reference; and be it further

RESOLVED, that ABAG, as a decision making body, hereby adopts the new Priority Development Areas, Priority Production Areas, and Priority Conservation Areas in Attachment A, and authorizes staff to include these areas as priorities for future housing and job growth in the Plan Bay Area 2050 Blueprint.

The foregoing was adopted by the Executive Board this 20th day of February, 2020.

Jesse Arreguín, Chair
President

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 02-2020**

Certification of Executive Board Approval

I, the undersigned, the appointed and qualified Clerk of the Board of the Association of Bay Area Governments (Association), do hereby certify that the foregoing resolution was adopted by the Executive Board of the Association at a duly called meeting held on the 20th day of February, 2020.

Frederick Castro
Clerk of the Board

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 02-2020**

Attachment A: New Priority Areas for Adoption

Table 1: New Priority Development Areas (PDAs)

| County | Jurisdiction | Priority Development Area Name |
|---------------|---------------|--|
| Alameda | Berkeley | North Berkeley BART |
| Alameda | Livermore | McGrath Southfront PDA |
| Alameda | Fremont | North Fremont Blvd Connected Community PDA |
| Alameda | Fremont | Osgood Rd Connected Community PDA |
| Alameda | Fremont | Warm Springs Blvd Connected Community PDA |
| Contra Costa | Brentwood | Brentwood Blvd |
| Contra Costa | Brentwood | Downtown Brentwood |
| Contra Costa | Brentwood | Brentwood Transit Village |
| Contra Costa | Richmond | Hilltop |
| San Francisco | San Francisco | Sunset Corridors |
| San Francisco | San Francisco | Richmond District |
| San Francisco | San Francisco | Lombard Street |
| San Francisco | San Francisco | West Portal/Forest Hill Station Area |
| San Mateo | Pacifica | Sharp Park Specific Plan |
| San Mateo | Pacifica | Skyline Corridor |
| Santa Clara | Santa Clara | Freedom Circle |
| Santa Clara | Santa Clara | Lawrence Station Phase II |
| Santa Clara | Santa Clara | Patrick Henry Drive |
| Santa Clara | Santa Clara | Related Santa Clara/City Place |
| Santa Clara | Santa Clara | Tasman East |
| Santa Clara | San Jose | South DeAnza |
| Santa Clara | Sunnyvale | Moffett Park Specific Plan |
| Santa Clara | Palo Alto | Downtown/University |
| Santa Clara | Milpitas | Midtown Specific Plan |
| Solano | Vallejo | Carquinez Heights |
| Solano | Vallejo | Mare Island |
| Solano | Vallejo | Solano 360/I-80/SR-37 Gateway |
| Solano | Vallejo | Central Corridor West |
| Solano | Vallejo | Central Corridor East |
| Sonoma | Sonoma County | Sonoma County Airport |
| Sonoma | Sonoma County | Springs |
| Sonoma | Sonoma County | Santa Rosa Avenue |
| Sonoma | Petaluma | Corona Road SMART Station |
| Sonoma | Cotati | Gravenstein Corridor |

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 02-2020**

Table 2: Pilot Priority Production Areas (PPAs)

| County | Jurisdiction | Priority Production Area Name |
|---------------|-----------------------------|---|
| Alameda | Fremont | Bayside Industrial Priority Production Area |
| Alameda | Fremont | Pacific Commons Priority Production Area |
| Alameda | Hayward | Hayward PPA |
| Alameda | Livermore | Eastside PPA |
| Alameda | Livermore | Westside PPA |
| Alameda | Oakland | Port PPA |
| Alameda | Oakland | Airport PPA |
| Alameda | San Leandro | San Leandro PPA |
| Alameda | Union City | Union City PPA |
| Contra Costa | Antioch | Northern Waterfront Industrial Corridor |
| Contra Costa | Concord | Northern Concord PPA |
| Contra Costa | Concord | Western Concord PPA |
| Contra Costa | Oakley | Employment Area |
| Contra Costa | Pittsburg | Northern Waterfront |
| Contra Costa | Unincorporated Contra Costa | Pacheco Manufacturing Zone |
| Contra Costa | Unincorporated Contra Costa | Baypoint Industrial Sector |
| Napa | American Canyon | American Canyon PPA |
| San Francisco | San Francisco | Bayshore/Central Waterfront/Islais Creek |
| San Mateo | Pacifica | Northern Palmetto PPA |
| Santa Clara | Milpitas | Central Manufacturing Area |
| Santa Clara | Milpitas | McCarthy Ranch Industrial Area |
| Santa Clara | Milpitas | Southwestern Employment Area |
| Santa Clara | Morgan Hill | Morgan Hill PPA |
| Santa Clara | San Jose | Monterey Business Corridor |
| Solano | Benicia | Benicia Industrial PPA |
| Solano | Dixon | Northeast Quadrant |
| Solano | Fairfield | Train Station Employment Center |
| Solano | Fairfield | Fairfield PPA |
| Solano | Rio Vista | Rio Vista PPA |
| Solano | Suisun City | Suisun City Gentry (westside) |
| Solano | Suisun City | Suisun City East Side PPA |
| Solano | Vacaville | Vacaville Industrial Priority Production Area |
| Solano | Vallejo | Vallejo PPA Mare Island |
| Solano | Vallejo | Vallejo PPA South Vallejo |
| Sonoma | Cotati | Cotati PPA |

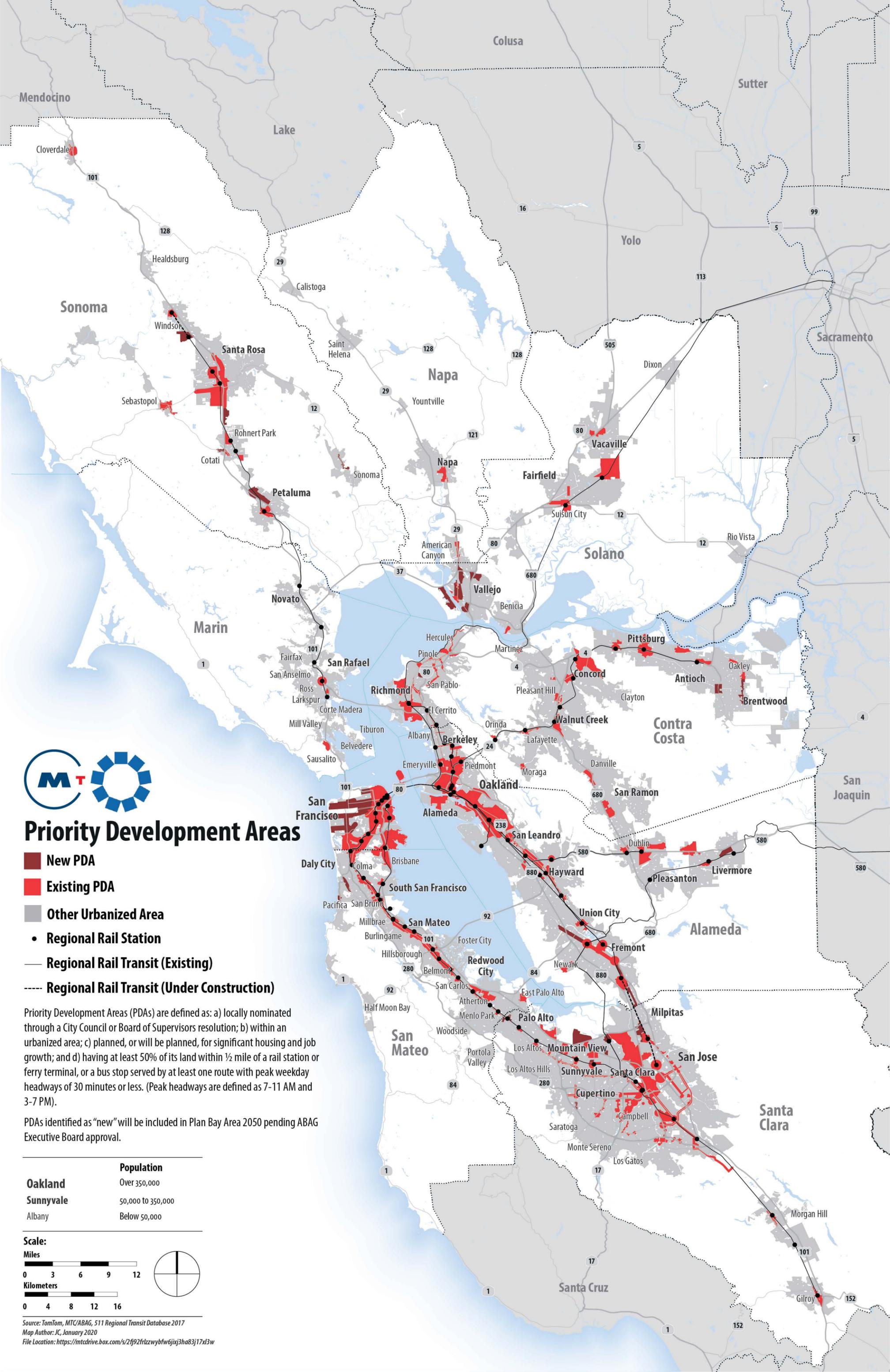
**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 02-2020**

Table 3: New Priority Conservation Areas (PCAs)

| County | Jurisdiction | Priority Conservation Area Name |
|---------------|------------------------------|------------------------------------|
| Alameda | Livermore | Arroyo Las Positas Trail |
| Alameda | Livermore | First Street |
| Contra Costa | Pittsburg | Northwest Waterfront |
| Marin | Tiburon | Tiburon Open Space |
| Marin | San Anselmo | Bald Hill |
| Santa Clara | Palo Alto | Palo Alto Baylands |
| San Francisco | San Francisco | Excelsior/OMI Park Connections |
| San Francisco | San Francisco | Crosstown Trail |
| San Francisco | San Francisco | India Basin |
| San Francisco | San Francisco | Lake Merced/Ocean Beach |
| San Francisco | San Francisco | Central Waterfront |
| San Francisco | San Francisco | Northern Waterfront |
| San Francisco | San Francisco | Treasure Island/Yerba Buena Island |
| Solano | Unincorporated Solano County | Dixon Agricultural Service Area |
| Solano | Unincorporated Solano County | Cache Slough |
| Sonoma | Santa Rosa | Southeast Greenway |
| Solano | Vallejo | Mare Island Open Space |
| Solano | Vallejo | Napa Sonoma Marshes Wildlife Area |
| Solano | Vallejo | White Slough Wetlands Area |

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 02-2020**

Attachment B: New Priority Area Maps



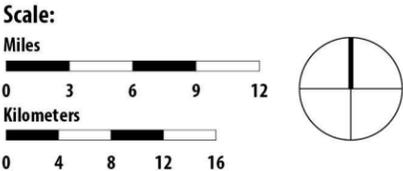
Priority Development Areas

- New PDA
- Existing PDA
- Other Urbanized Area
- Regional Rail Station
- Regional Rail Transit (Existing)
- Regional Rail Transit (Under Construction)

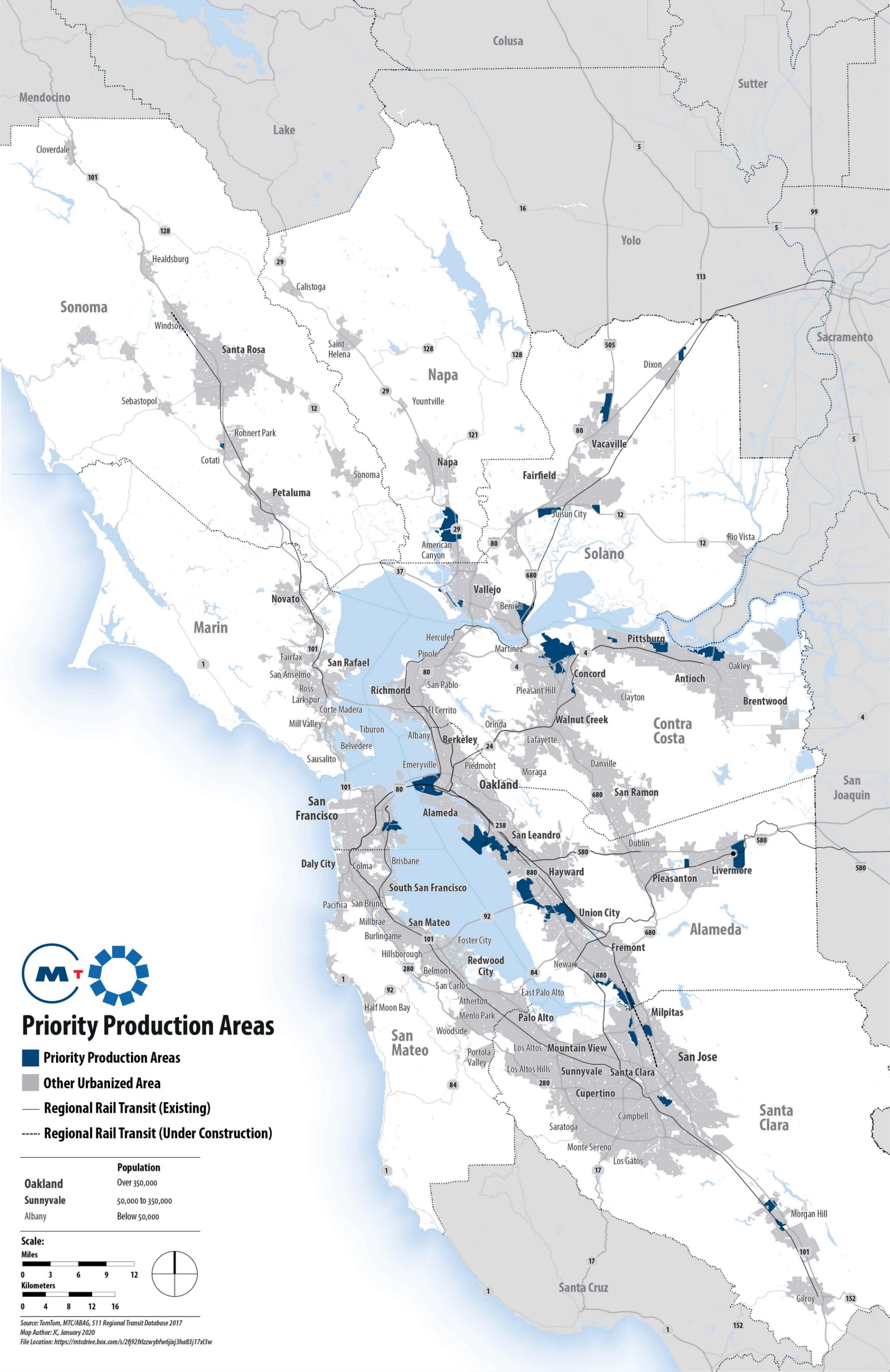
Priority Development Areas (PDAs) are defined as: a) locally nominated through a City Council or Board of Supervisors resolution; b) within an urbanized area; c) planned, or will be planned, for significant housing and job growth; and d) having at least 50% of its land within 1/2 mile of a rail station or ferry terminal, or a bus stop served by at least one route with peak weekday headways of 30 minutes or less. (Peak headways are defined as 7-11 AM and 3-7 PM).

PDAs identified as "new" will be included in Plan Bay Area 2050 pending ABAG Executive Board approval.

| | Population |
|-----------|-------------------|
| Oakland | Over 350,000 |
| Sunnyvale | 50,000 to 350,000 |
| Albany | Below 50,000 |



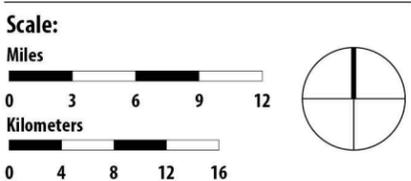
Source: TomTom, MTC/ABAG, 511 Regional Transit Database 2017
 Map Author: JC, January 2020
 File Location: <https://mtcdrive.box.com/s/2f92frzzwyfw6jxj3ha83j17x13w>



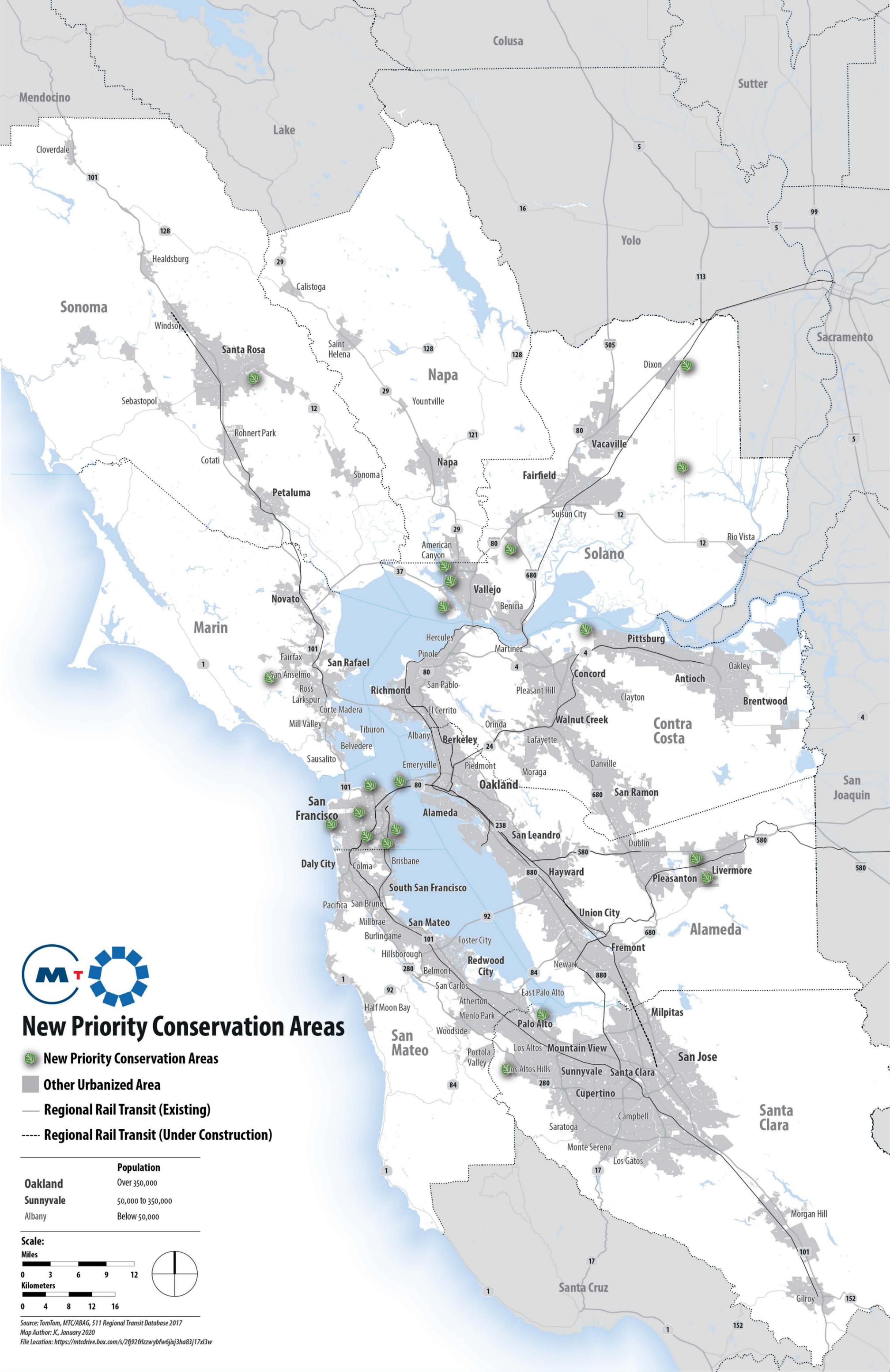
Priority Production Areas

- Priority Production Areas
- Other Urbanized Area
- Regional Rail Transit (Existing)
- Regional Rail Transit (Under Construction)

| | Population |
|-----------|-------------------|
| Oakland | Over 350,000 |
| Sunnyvale | 50,000 to 350,000 |
| Albany | Below 50,000 |



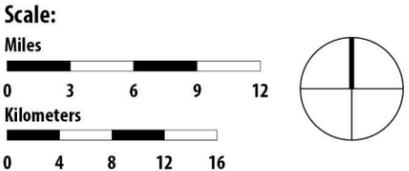
Source: TomTom, MTC/ABAG, 511 Regional Transit Database 2017
 Map Author: JC, January 2020
 File Location: <https://mtcdrive.box.com/s/2f92frtzwbyfw6jix3ha83j17xl3w>



New Priority Conservation Areas

-  New Priority Conservation Areas
-  Other Urbanized Area
-  Regional Rail Transit (Existing)
-  Regional Rail Transit (Under Construction)

| | Population |
|-----------|-------------------|
| Oakland | Over 350,000 |
| Sunnyvale | 50,000 to 350,000 |
| Albany | Below 50,000 |



Source: TomTom, MTC/ABAG, 511 Regional Transit Database 2017
 Map Author: JC, January 2020
 File Location: <https://mtdrive.box.com/s/2fj92frtzwbyfw6jix3ha83j17xl3w>

**ASSOCIATION OF BAY AREA GOVERNMENTS
EXECUTIVE BOARD**

ABSTRACT

Resolution No. 03-2020

This resolution establishes the geographic areas (Growth Geographies) included in the Plan Bay Area 2050 Draft Blueprint as priority areas for future housing and job growth.

Further discussion of this subject is contained in the Administrative Committee Summary Sheet dated February 14, 2020.

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 03-2020
ATTACHMENT A**

RESOLUTION NO. 03-2020

RE: APPROVAL OF THE PLAN BAY AREA 2050 DRAFT BLUEPRINT GROWTH
GEOGRAPHIES

WHEREAS, the Metropolitan Transportation Commission (MTC) is the regional transportation planning agency for the San Francisco Bay Area pursuant to Government Code Section 66500 et seq.; and

WHEREAS, the Association of Bay Area Governments (ABAG), a joint exercise of powers entity created pursuant to California Government Code Sections 6500 et seq., is the Council of Governments and the regional land use planning agency for the San Francisco Bay Area; and

WHEREAS, in 2007 ABAG established a framework (Regional Growth Framework) for future development that seeks to concentrate growth in locally-identified Priority Development Areas (PDAs) and protect locally-identified Priority Conservation Areas (PCAs) from development, and established the procedures for designation of PDAs and PCAs; and

WHEREAS, ABAG has adopted 188 PDAs and 165 PCAs nominated by local governments in previous years; and

WHEREAS, California Government Code § 65080 et seq. requires MTC to prepare and update a long-range Regional Transportation Plan (RTP), including a Sustainable Communities Strategy (SCS) prepared in conjunction with the ABAG, every four years; and

WHEREAS, Plan Bay Area ("Plan") constitutes the Regional Transportation Plan and SCS for the San Francisco Bay Area; and

WHEREAS, MTC and ABAG jointly adopted the first Plan Bay Area in 2013 (Plan Bay Area 2013) (MTC Resolution No. 4111 and ABAG Resolution No. 06-13), and the second Plan Bay Area in 2017 (Plan Bay Area 2040) (MTC Resolution No. 4300 and ABAG Resolution No. 10-17); and

WHEREAS, Plan Bay Area 2013 and Plan Bay Area 2040 were consistent with state-mandated targets for greenhouse gas reduction and housing, and included a growth pattern consistent with the Regional Growth Framework, projecting that more than 70 percent of new homes would be built in PDAs and development would not occur in PCAs; and

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 03-2020
ATTACHMENT A**

WHEREAS, potential revisions to the Regional Growth Framework that concerned PDAs, PCAs, and PPAs, were presented to ABAG Regional Planning Committee, MTC Policy Advisory Council, Regional Advisory Working Group, and ABAG Administrative Committee and MTC Planning Committee (collectively, ABAG and MTC Committees), local government staff, and other stakeholders in March and April 2019; and

WHEREAS, comments from ABAG and MTC Committees, local government staff, and stakeholders, and the findings from the 2015 PDA Assessment and 2019 Horizon Regional Growth Strategies Perspective Paper, provided the basis for specific revisions to the criteria for PDAs and PPAs; and

WHEREAS, Resolution 02-19, adopted on May 16, 2019, established an updated definition and criteria for PDAs and a definition and criteria for PPAs through a pilot program; and

WHEREAS, ABAG/MTC staff solicited applications from local jurisdictions for the areas that meet PDA and PPA eligibility criteria consistent with Resolution 02-19, and received 34 submissions for eligible PDAs and 35 PPAs, respectively, supported by adopted City Council or Board of Supervisor resolutions; and

WHEREAS, these eligible areas, included in Attachment A, were adopted by the ABAG Executive Board through ABAG Resolution 02-2020 on February 20, 2020; and

WHEREAS, these areas advanced regional climate, equity, and economic development objectives, but left the majority of areas eligible for PDA nomination undesignated, including areas with the greatest transit access and access to upward mobility; and

WHEREAS, including only locally-nominated PDAs as Growth Geographies in the Plan Bay Area 2050 Blueprint could make it challenging for the region to meet its state-mandated GHG reduction target and to support the Guiding Principles of Plan Bay Area 2050; and

WHEREAS, feedback from members of the public, MTC and ABAG committees, and from topic-area experts provided the basis for a set of proposed Growth Geographies – identified in Attachment A – that balance local priorities with shared regional responsibility and the need to achieve the region’s greenhouse gas target, as well as its housing, equity, environment, and other goals; now, therefore, be it

RESOLVED, that ABAG hereby certifies that the foregoing recitals are true and correct and incorporated by this reference; and be it further

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 03-2020
ATTACHMENT A**

RESOLVED, that ABAG, as a decision-making body, hereby adopts the criteria for Plan Bay Area 2050 Growth Geographies in Attachment A, and authorizes staff to include areas consistent with these criteria as priorities for future housing and job growth in the Plan Bay Area 2050 Blueprint.

The foregoing was adopted by the Executive Board this 20th day of February, 2020.

Jesse Arreguín, Chair
President

Certification of Executive Board Approval

I, the undersigned, the appointed and qualified Clerk of the Board of the Association of Bay Area Governments (Association), do hereby certify that the foregoing resolution was adopted by the Executive Board of the Association at a duly called meeting held on the 20th day of February, 2020.

Frederick Castro
Clerk of the Board

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 03-2020
ATTACHMENT A**

Plan Bay Area 2050 Blueprint Growth Geographies

The following areas shall be prioritized as Growth Geographies for new housing and jobs in the Plan Bay Area 2050 Draft Blueprint, with specific density and land use assumptions based upon Draft Blueprint Housing Strategies.

In all local jurisdictions:

- Priority Development Areas nominated by local jurisdictions and adopted by the ABAG Executive Board
- Priority Production Areas nominated by local jurisdictions and adopted by the ABAG Executive Board
- Transit-Rich Areas within ½ mile of a regional rail station with headways of 15 minutes or better during the AM (6 AM to 10 AM) and PM (3 PM to 7 PM) peak periods, including Bay Area Rapid Transit (BART) and CalTrain Baby Bullet station areas.
Note: *Priority Conservation Areas will be included in the Plan, but are not Growth Geographies.*

In local jurisdictions that have nominated less than 50 percent of the PDA eligible areas as PDAs:

- All remaining Transit-Rich Areas not explicitly identified above (including both High-Resource Areas and places outside High-Resource Areas)
- High-Resource Areas within ¼ mile of a bus stop with 16- to 30-minute peak period headways

Exclusions:

The following areas are excluded from PDA eligibility, and not used in calculating the share of a jurisdiction's PDA-eligible land locally nominated:

- Wildland urban interface areas
- Areas of unmitigated sea level rise (*i.e., areas at risk from sea level rise through year 2050 that lack mitigation strategies in Plan Bay Area 2050 Environment Element*)
- Areas outside locally-adopted urban growth boundaries
- Parkland and other open spaces within urbanized areas identified in the California Protected Areas Database

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 03-2020
ATTACHMENT A**

**Table 1: Proposed Plan Bay Area 2050 Geographies:
Priority Development Areas (PDAs)**

| | | | | |
|--------------|---|---------------------------------------|--|---|
| GUIDE |  | Existing PDA, boundaries not modified |  | New PDA (Pending Executive Board Adoption) |
| |  | Existing PDA, boundaries modified | | |

| County | Jurisdiction | Priority Development Area |
|---------|--------------|--|
| Alameda | Alameda | Naval Air Station |
| Alameda | Alameda | Northern Waterfront |
| Alameda | Albany | San Pablo & Solano Mixed Use Neighborhood |
| Alameda | Berkeley | Adeline Street |
| Alameda | Berkeley | Downtown |
| Alameda | Berkeley | North Berkeley BART** |
| Alameda | Berkeley | San Pablo Avenue |
| Alameda | Berkeley | South Shattuck |
| Alameda | Berkeley | Southside/Telegraph Avenue |
| Alameda | Berkeley | University Avenue |
| Alameda | Dublin | Downtown Specific Plan Area |
| Alameda | Dublin | Town Center |
| Alameda | Dublin | Transit Center/Dublin Crossings |
| Alameda | Emeryville | Mixed-Use Core |
| Alameda | Fremont | Centerville Transit PDA* |
| Alameda | Fremont | Downtown/City Center Transit PDA* |
| Alameda | Fremont | Irvington Transit PDA* |
| Alameda | Fremont | North Fremont Blvd Connected Community PDA** |
| Alameda | Fremont | Osgood Rd Connected Community PDA** |
| Alameda | Fremont | Warm Springs Connected Community PDA** |
| Alameda | Fremont | Warm Springs Innovation District Transit PDA* |
| Alameda | Hayward | Downtown |
| Alameda | Hayward | Mission Boulevard Corridor |
| Alameda | Hayward | South Hayward BART |
| Alameda | Hayward | The Cannery |
| Alameda | Livermore | Downtown |
| Alameda | Livermore | Isabel Avenue/BART Station Planning Area |
| Alameda | Livermore | McGrath Southfront PDA** |
| Alameda | Newark | Dumbarton Transit Oriented Development |
| Alameda | Newark | Old Town Mixed Use Area |
| Alameda | Oakland | Coliseum Bay Area Rapid Transit Station Area* |
| Alameda | Oakland | Downtown & Jack London Square* |
| Alameda | Oakland | Eastmont Town Center / International Blvd TOD* |
| Alameda | Oakland | Fruitvale and Dimond Areas* |

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 03-2020
ATTACHMENT A**

| County | Jurisdiction | Priority Development Area |
|---------------|------------------------|--|
| Alameda | Oakland | MacArthur Blvd Corridor* |
| Alameda | Oakland | MacArthur Transit Village* |
| Alameda | Oakland | North Oakland / Golden Gate* |
| Alameda | Oakland | San Antonio* |
| Alameda | Oakland | West Oakland* |
| Alameda | Pleasanton | Hacienda |
| Alameda | San Leandro | BayFair TOD* |
| Alameda | San Leandro | Downtown Transit Oriented Development |
| Alameda | San Leandro | East 14th Street |
| Alameda | Unincorporated Alameda | Castro Valley BART |
| Alameda | Unincorporated Alameda | East 14th Street and Mission Boulevard |
| Alameda | Unincorporated Alameda | Hesperian Boulevard |
| Alameda | Unincorporated Alameda | Meekland Avenue Corridor |
| Alameda | Union City | Greater Station District Area* |
| Contra Costa | Antioch | Hillcrest eBART Station |
| Contra Costa | Antioch | Rivertown Waterfront |
| Contra Costa | Brentwood | Brentwood Blvd** |
| Contra Costa | Brentwood | Brentwood Transit Village** |
| Contra Costa | Brentwood | Downtown Brentwood** |
| Contra Costa | Concord | Concord Naval Weapons Station |
| Contra Costa | Concord | Downtown |
| Contra Costa | Danville | Downtown |
| Contra Costa | El Cerrito | San Pablo Avenue Corridor |
| Contra Costa | Hercules | Central Hercules |
| Contra Costa | Hercules | Waterfront District |
| Contra Costa | Hercules | San Pablo Avenue Corridor |
| Contra Costa | Lafayette | Downtown |
| Contra Costa | Martinez | Downtown |
| Contra Costa | Moraga | Moraga Center |
| Contra Costa | Oakley | Downtown |
| Contra Costa | Oakley | Potential Planning Area |
| Contra Costa | Orinda | Downtown |
| Contra Costa | Pinole | Appian Way Corridor |
| Contra Costa | Pinole | Old Town San Pablo Avenue |
| Contra Costa | Pittsburg | Downtown |
| Contra Costa | Pittsburg | Railroad Avenue eBART Station |
| Contra Costa | Pleasant Hill | Buskirk Avenue Corridor |

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 03-2020
ATTACHMENT A**

| County | Jurisdiction | Priority Development Area |
|---------------|-----------------------------|--|
| Contra Costa | Pleasant Hill | Diablo Valley College |
| Contra Costa | Richmond | North Richmond* |
| Contra Costa | Richmond | Central Richmond & 23rd Street Corridor* |
| Contra Costa | Richmond | Hilltop** |
| Contra Costa | Richmond | San Pablo Ave Corridor* |
| Contra Costa | Richmond | South Richmond* |
| Contra Costa | San Pablo | Rumrill Boulevard |
| Contra Costa | San Pablo | San Pablo Avenue & 23rd Street Corridors |
| Contra Costa | San Ramon | City Center |
| Contra Costa | San Ramon | North Camino Ramon |
| Contra Costa | Unincorporated Contra Costa | Contra Costa Centre |
| Contra Costa | Unincorporated Contra Costa | Downtown El Sobrante PDA* |
| Contra Costa | Unincorporated Contra Costa | Pittsburg Bay Point Connected Community PDA* |
| Contra Costa | Unincorporated Contra Costa | Pittsburg Bay Point Transit Rich PDA* |
| Contra Costa | Unincorporated Contra Costa | Pittsburg/Bay Point BART Station |
| Contra Costa | Unincorporated Contra Costa | San Pablo Avenue |
| Contra Costa | Walnut Creek | Core Area |
| Marin | San Rafael | Downtown |
| Marin | Unincorporated Marin | Urbanized Corridor* |
| Napa | American Canyon | Highway 29 Corridor |
| Napa | Napa | Downtown Napa and Soscol Gateway Corridor |
| San Francisco | San Francisco | 19th Avenue* |
| San Francisco | San Francisco | Balboa Park and Southwest Corridors* |
| San Francisco | San Francisco | Bayview/Southeast Neighborhoods* |
| San Francisco | San Francisco | Central City Neighborhoods* |
| San Francisco | San Francisco | Downtown/Van Ness/Northeast Neighborhoods* |
| San Francisco | San Francisco | Eastern Neighborhoods* |
| San Francisco | San Francisco | J Church and Mission Corridor* |
| San Francisco | San Francisco | Lombard Street** |
| San Francisco | San Francisco | Market Octavia* |
| San Francisco | San Francisco | Mission Bay* |
| San Francisco | San Francisco | Richmond District** |
| San Francisco | San Francisco | Sunset Corridors** |
| San Francisco | San Francisco | Transbay/Rincon Hill* |

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 03-2020
ATTACHMENT A**

| County | Jurisdiction | Priority Development Area |
|---------------|--------------------------|--|
| San Francisco | San Francisco | Treasure Island & Yerba Buena Island |
| San Francisco | San Francisco | West Portal/Forest Hill Station Area** |
| San Mateo | Belmont | Villages of Belmont |
| San Mateo | Brisbane | Brisbane* |
| San Mateo | Burlingame | Burlingame El Camino Real |
| San Mateo | Burlingame | Downtown* |
| San Mateo | Colma | El Camino Real* |
| San Mateo | Daly City | Bayshore |
| San Mateo | Daly City | Mission Boulevard |
| San Mateo | East Palo Alto | Ravenswood |
| Santa Clara | Menlo Park | El Camino Real Corridor and Downtown |
| San Mateo | Millbrae | Transit Station Area |
| San Mateo | Pacifica | Sharp Park Specific Plan** |
| San Mateo | Pacifica | Skyline Corridor** |
| San Mateo | Redwood City | Broadway/Veterans Boulevard Corridor |
| San Mateo | Redwood City | Downtown |
| San Mateo | Redwood City | El Camino Real Corridor |
| San Mateo | San Bruno | Transit Corridors |
| San Mateo | San Carlos | Railroad Corridor* |
| San Mateo | San Mateo | Downtown |
| San Mateo | San Mateo | El Camino Real |
| San Mateo | San Mateo | Grand Boulevard Initiative |
| San Mateo | San Mateo | Rail Corridor |
| San Mateo | South San Francisco | Downtown |
| San Mateo | South San Francisco | El Camino Real |
| San Mateo | Unincorporated San Mateo | El Camino Real (North Fair Oaks) |
| San Mateo | Unincorporated San Mateo | El Camino Real (Unincorporated Colma) |
| Santa Clara | Campbell | Central Redevelopment Area |
| Santa Clara | Cupertino | Cores & Corridors |
| Santa Clara | Gilroy | Downtown Gilroy* |
| Santa Clara | Milpitas | Midtown** |
| Santa Clara | Milpitas | Transit Area Specific Plan* |
| Santa Clara | Morgan Hill | Downtown Morgan Hill* |
| Santa Clara | Mountain View | Downtown* |
| Santa Clara | Mountain View | El Camino Real |
| Santa Clara | Mountain View | North Bayshore |
| Santa Clara | Mountain View | San Antonio |

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 03-2020
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| County | Jurisdiction | Priority Development Area |
|-------------|---------------|--|
| Santa Clara | Mountain View | Whisman* |
| Santa Clara | Palo Alto | California Avenue |
| Santa Clara | Palo Alto | Downtown Palo Alto** |
| Santa Clara | San Jose | Bascom TOD Corridor |
| Santa Clara | San Jose | Bascom Urban Village |
| Santa Clara | San Jose | Berryessa Station |
| Santa Clara | San Jose | Blossom Hill/Snell Urban Village |
| Santa Clara | San Jose | Camden Urban Village |
| Santa Clara | San Jose | Capitol Corridor Urban Villages |
| Santa Clara | San Jose | Capitol/Tully/King Urban Villages |
| Santa Clara | San Jose | Communications Hill |
| Santa Clara | San Jose | Cottle Transit Village (Hitachi) |
| Santa Clara | San Jose | Downtown "Frame" |
| Santa Clara | San Jose | East Santa Clara/Alum Rock Corridor |
| Santa Clara | San Jose | Greater Downtown |
| Santa Clara | San Jose | North San Jose |
| Santa Clara | San Jose | Oakridge/Almaden Plaza Urban Village |
| Santa Clara | San Jose | Cores & Corridors |
| Santa Clara | San Jose | Saratoga TOD Corridor |
| Santa Clara | San Jose | South DeAnza** |
| Santa Clara | San Jose | Stevens Creek TOD Corridor |
| Santa Clara | San Jose | West San Carlos and Southwest Expressway Corridors |
| Santa Clara | San Jose | Westgate/El Paseo Urban Village |
| Santa Clara | San Jose | Winchester Boulevard TOD Corridor |
| Santa Clara | Santa Clara | City Place** |
| Santa Clara | Santa Clara | El Camino Real Focus Area |
| Santa Clara | Santa Clara | Freedom Circle** |
| Santa Clara | Santa Clara | Lawrence Station Phase II** |
| Santa Clara | Santa Clara | Patrick Henry Drive** |
| Santa Clara | Santa Clara | Santa Clara Station Focus Area |
| Santa Clara | Santa Clara | Tasman East** |
| Santa Clara | Sunnyvale | Downtown & Caltrain Station |
| Santa Clara | Sunnyvale | East Sunnyvale |
| Santa Clara | Sunnyvale | El Camino Real Corridor |
| Santa Clara | Sunnyvale | Lawrence Station Transit Village |
| Santa Clara | Sunnyvale | Moffett Park Specific Plan** |
| Santa Clara | Sunnyvale | Tasman Crossing |
| Solano | Benicia | Downtown |
| Solano | Fairfield | Fairfield-Vacaville Train Station* |
| Solano | Fairfield | Heart of Fairfield* |
| Solano | Fairfield | North Texas Street Core |

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 03-2020
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| County | Jurisdiction | Priority Development Area |
|--------|-----------------------|---|
| Solano | Suisun City | Downtown & Waterfront |
| Solano | Vacaville | Allison Area* |
| Solano | Vacaville | Allison Policy Plan Area- Proposed PDA Expansion* |
| Solano | Vacaville | Downtown |
| Solano | Vallejo | Solano 360/ I-80/ I-37 Gateway** |
| Solano | Vallejo | Central Corridor East** |
| Solano | Vallejo | Central Corridor West** |
| Solano | Vallejo | Carquinez Heights** |
| Solano | Vallejo | Mare Island PDA** |
| Solano | Vallejo | Sonoma Boulevard |
| Solano | Vallejo | Waterfront & Downtown |
| Sonoma | Cloverdale | Downtown/SMART Transit Area |
| Sonoma | Cotati | Downtown and Cotati Depot |
| Sonoma | Cotati | Gravenstein Corridor** |
| Sonoma | Petaluma | Corona** |
| Sonoma | Petaluma | Lakeville* |
| Sonoma | Rohnert Park | Central Rohnert Park |
| Sonoma | Rohnert Park | Sonoma Mountain Village |
| Sonoma | Santa Rosa | Downtown Station Area* |
| Sonoma | Santa Rosa | Mendocino Avenue/Santa Rosa Avenue Corridor |
| Sonoma | Santa Rosa | North Santa Rosa Station |
| Sonoma | Santa Rosa | Roseland |
| Sonoma | Santa Rosa | Sebastopol Road Corridor |
| Sonoma | Sebastopol | Core Area |
| Sonoma | Unincorporated Sonoma | Sonoma Airport** |
| Sonoma | Unincorporated Sonoma | Santa Rosa Avenue Priority Development Area** |
| Sonoma | Unincorporated Sonoma | Sonoma County: Sonoma Valley, The Springs** |
| Sonoma | Windsor | Station Area/Downtown Specific Plan Area |

Notes: 1) PBA 2040 PDAs no longer designated include: Dixon Downtown, Gilroy VTA Cores, Corridors, and Station Areas and Los Altos VTA Cores, Corridors, and Station Areas; 2) In some cases, modified PDAs include renamed or combined PDAs included in PBA 2040

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 03-2020
ATTACHMENT A**

**Table 2: Proposed Plan Bay Area 2050 Geographies:
Priority Production Areas (PPAs)**

| County | Jurisdiction | PPA Name |
|---------------|--------------------------------|---|
| Alameda | Fremont | Bayside Industrial Priority Production Area |
| Alameda | Fremont | Pacific Commons Priority Production Area |
| Alameda | Hayward | Hayward PPA |
| Alameda | Livermore | Eastside PPA |
| Alameda | Livermore | Westside PPA |
| Alameda | Oakland | Port PPA* |
| Alameda | Oakland | Airport PPA* |
| Alameda | San Leandro | San Leandro PPA |
| Alameda | Union City | Union City PPA |
| Contra Costa | Antioch | Northern Waterfront Industrial Corridor |
| Contra Costa | Concord | Northern Concord PPA |
| Contra Costa | Concord | Western Concord PPA |
| Contra Costa | Oakley | Employment Area |
| Contra Costa | Pittsburg | Northern Waterfront |
| Contra Costa | Unincorporated Contra Costa | Pacheco Manufacturing Zone |
| Contra Costa | Unincorporated Contra Costa | Baypoint Industrial Sector |
| Napa | American Canyon | American Canyon PPA |
| San Francisco | San Francisco | Bayshore/Central Waterfront/Islais Creek |
| San Mateo | Pacifica | Northern Palmetto PPA |

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 03-2020
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| County | Jurisdiction | PPA Name |
|---------------|---------------------|---|
| Santa Clara | Milpitas | Central Manufacturing Area |
| Santa Clara | Milpitas | McCarthy Ranch Industrial Area |
| Santa Clara | Milpitas | Southwestern Employment Area |
| Santa Clara | Morgan Hill | Morgan Hill PPA |
| Santa Clara | San Jose | Monterey Business Corridor |
| Solano | Benicia | Benicia Industrial PPA |
| Solano | Dixon | Northeast Quadrant |
| Solano | Fairfield | Train Station Employment Center |
| Solano | Fairfield | Fairfield PPA |
| Solano | Rio Vista | Rio Vista PPA |
| Solano | Suisun City | Suisun City Gentry (westside) |
| Solano | Suisun City | Suisun City East Side PPA |
| Solano | Vacaville | Vacaville Industrial Priority Production Area |
| Solano | Vallejo | Vallejo PPA Mare Island |
| Solano | Vallejo | Vallejo PPA South Vallejo |
| Sonoma | Cotati | Cotati PPA |

**ASSOCIATION OF BAY AREA GOVERNMENTS
RESOLUTION NO. 03-2020
ATTACHMENT A**

MAPS OF PROPOSED GROWTH GEOGRAPHIES



Proposed Draft Blueprint Growth Geographies

Priority Development Area

Priority Production Area

Potential Additional Growth Geographies

Transit-Rich Area (Outside High Resource Area)

Transit-Rich Area (Within High Resource Area)

High Resource Area with Basic Bus Service*

• **Regional Rail Station**

— **Regional Rail Transit (Existing)**

--- **Regional Rail Transit (Under Construction)**

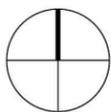
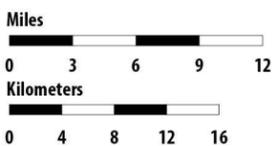
*Peak headways of 16 to 30 minutes.

Priority Production Areas (PPAs) not shown

Areas shown are conceptual and for discussion purposes. Specific levels of development studied in the Draft Blueprint would vary throughout the region and will be determined through further discussion.

The following areas are excluded from the map: Wildland urban interface areas; Areas of unmitigated sea level rise (i.e., areas at risk from sea level rise through year 2050 that lack mitigation strategies in Plan Bay Area 2050 Environment Element); Areas outside locally-adopted urban growth boundaries; and Parkland and other open spaces within urbanized areas identified in the California Protected Areas Database. To complement adopted PDAs, High-Resource and Transit -Rich Areas are shown in jurisdictions that have nominated a total land area for PDAs that is less than 50% of the area within its boundaries eligible for PDA designation. Specific land uses analyzed in these locations in the Blueprint are expected to vary based upon local and regional context.

Scale:



Source: TomTom, MTC/ABAG, 511 Regional Transit Database 2017

Map Author: JC, January 2020

File Location: <https://mtdrive.box.com/s/2fj92fHzwYbFw6jij3ha83j17x3w>

Date: February 26, 2020
W.I.: 1121
Referred by: Planning

ABSTRACT

Resolution No. 4410

This resolution establishes the geographic areas (Growth Geographies) included in the Plan Bay Area 2050 Draft Blueprint as priority areas for future housing and job growth.

Further discussion of this subject is contained in the Planning Committee Summary Sheet dated February 14, 2020.

Date: February 26, 2020
W.I.: 1121
Referred by: Planning

Re: Approval of the Plan Bay Area 2050 Draft Blueprint Growth Geographies

METROPOLITAN TRANSPORTATION COMMISSION
RESOLUTION NO. 4410

WHEREAS, the Metropolitan Transportation Commission (MTC) is the regional transportation planning agency for the San Francisco Bay Area pursuant to Government Code Section 66500 et seq.; and

WHEREAS, the Association of Bay Area Governments (ABAG), a joint exercise of powers entity created pursuant to California Government Code Sections 6500 et seq., is the Council of Governments and the regional land use planning agency for the San Francisco Bay Area; and

WHEREAS, in 2007 ABAG established a framework (Regional Growth Framework) for future development that seeks to concentrate growth in locally-identified Priority Development Areas (PDAs) and protect locally-identified Priority Conservation Areas (PCAs) from development, and established the procedures for designation of PDAs and PCAs; and

WHEREAS, ABAG has adopted 188 PDAs and 165 PCAs nominated by local governments in previous years; and

WHEREAS, California Government Code § 65080 et seq. requires MTC to prepare and update a long-range Regional Transportation Plan (RTP), including a Sustainable Communities Strategy (SCS) prepared in conjunction with the ABAG, every four years; and

WHEREAS, Plan Bay Area (“Plan”) constitutes the Regional Transportation Plan and SCS for the San Francisco Bay Area; and

WHEREAS, MTC and ABAG jointly adopted the first Plan Bay Area in 2013 (Plan Bay Area 2013) (MTC Resolution No. 4111 and ABAG Resolution No. 06-13), and the second Plan Bay Area in 2017 (Plan Bay Area 2040) (MTC Resolution No. 4300 and ABAG Resolution No. 10-17); and

WHEREAS, Plan Bay Area 2013 and Plan Bay Area 2040 were consistent with state-mandated targets for greenhouse gas reduction and housing, and included a growth pattern consistent with the Regional Growth Framework, projecting that more than 70 percent of new homes would be built in PDAs and development would not occur in PCAs; and

WHEREAS, potential revisions to the Regional Growth Framework that concerned PDAs, PCAs, and PPAs, were presented to ABAG Regional Planning Committee, MTC Policy Advisory Council, Regional Advisory Working Group, and ABAG Administrative Committee and MTC Planning Committee (collectively, ABAG and MTC Committees), local government staff, and other stakeholders in March and April 2019; and

WHEREAS, comments from ABAG and MTC Committees, local government staff, and stakeholders, and the findings from the 2015 PDA Assessment and 2019 Horizon Regional Growth Strategies Perspective Paper, provided the basis for specific revisions to the criteria for PDAs and PPAs; and

WHEREAS, Resolution 4386, adopted on May 22, 2019, established an updated definition and criteria for PDAs and a definition and criteria for PPAs through a pilot program; and

WHEREAS, ABAG/MTC staff solicited applications from local jurisdictions for the areas that meet PDA and PPA eligibility criteria consistent with MTC Resolution 4386, and received 34 submissions for eligible PDAs and 35 PPAs, respectively, supported by adopted City Council or Board of Supervisor resolutions; and

WHEREAS, these eligible areas, included in Attachment A, were adopted by the ABAG Executive Board through ABAG Resolution 02-2020 on February 20, 2020; and

WHEREAS, these areas advanced regional climate, equity, and economic development objectives, but left the majority of areas eligible for PDA nomination undesignated, including areas with the greatest transit access and access to upward mobility; and

WHEREAS, including only locally-nominated PDAs as Growth Geographies in the Plan Bay Area 2050 Blueprint could make it challenging for the region to meet its state-mandated GHG reduction target and to support the Guiding Principles of Plan Bay Area 2050; and

WHEREAS, feedback from members of the public, MTC and ABAG committees, and from topic-area experts provided the basis for a set of proposed Growth Geographies – identified in Attachment A – that balance local priorities with shared regional responsibility and the need to achieve the region’s greenhouse gas target, as well as its housing, equity, environment, and other goals; now, therefore, be it

RESOLVED, that MTC hereby certifies that the foregoing recitals are true and correct and incorporated by this reference; and be it further

RESOLVED, that MTC, as a decision-making body, hereby adopts the criteria for Plan Bay Area 2050 Growth Geographies in Attachment A, and authorizes staff to include areas consistent with these criteria as priorities for future housing and job growth in the Plan Bay Area 2050 Blueprint.

METROPOLITAN TRANSPORTATION COMMISSION

Scott Haggerty, Chair

This resolution was entered into by the Metropolitan Transportation Commission at a regular meeting of the Commission held in San Francisco, California on February 26, 2020.

Date: February 26, 2020
W.I.: 1121
Referred by: Planning Committee

Attachment A
Resolution No. 4410
Page 1 of 10

Plan Bay Area 2050 Blueprint Growth Geographies

The following areas shall be prioritized as Growth Geographies for new housing and jobs in the Plan Bay Area 2050 Draft Blueprint, with specific density and land use assumptions based upon Draft Blueprint Housing Strategies.

In all local jurisdictions:

- Priority Development Areas nominated by local jurisdictions and adopted by the ABAG Executive Board
- Priority Production Areas nominated by local jurisdictions and adopted by the ABAG Executive Board
- Transit-Rich Areas within ½ mile of a regional rail station with headways of 15 minutes or better during the AM (6 AM to 10 AM) and PM (3 PM to 7 PM) peak periods, including Bay Area Rapid Transit (BART) and CalTrain Baby Bullet station areas.
Note: Priority Conservation Areas will be included in the Plan, but are not Growth Geographies.

In local jurisdictions that have nominated less than 50 percent of the PDA eligible areas as PDAs:

- All remaining Transit-Rich Areas not explicitly identified above (including both High-Resource Areas and places outside High-Resource Areas)
- High-Resource Areas within ¼ mile of a bus stop with 16- to 30-minute peak period headways

Exclusions:

The following areas are excluded from PDA eligibility, and not used in calculating the share of a jurisdiction's PDA-eligible land locally nominated:

- Wildland urban interface areas
- Areas of unmitigated sea level rise (*i.e., areas at risk from sea level rise through year 2050 that lack mitigation strategies in Plan Bay Area 2050 Environment Element*)
- Areas outside locally-adopted urban growth boundaries
- Parkland and other open spaces within urbanized areas identified in the California Protected Areas Database

**Table 1: Proposed Plan Bay Area 2050 Geographies:
 Priority Development Areas (PDAs)**

GUIDE

| | | | |
|---|---------------------------------------|--|---|
|  | Existing PDA, boundaries not modified |  | * New PDA (Pending Executive Board Adoption) |
|  | * Existing PDA, boundaries modified | | |

| County | Jurisdiction | Priority Development Area |
|---------|--------------|--|
| Alameda | Alameda | Naval Air Station |
| Alameda | Alameda | Northern Waterfront |
| Alameda | Albany | San Pablo & Solano Mixed Use Neighborhood |
| Alameda | Berkeley | Adeline Street |
| Alameda | Berkeley | Downtown |
| Alameda | Berkeley | North Berkeley BART** |
| Alameda | Berkeley | San Pablo Avenue |
| Alameda | Berkeley | South Shattuck |
| Alameda | Berkeley | Southside/Telegraph Avenue |
| Alameda | Berkeley | University Avenue |
| Alameda | Dublin | Downtown Specific Plan Area |
| Alameda | Dublin | Town Center |
| Alameda | Dublin | Transit Center/Dublin Crossings |
| Alameda | Emeryville | Mixed-Use Core |
| Alameda | Fremont | Centerville Transit PDA* |
| Alameda | Fremont | Downtown/City Center Transit PDA* |
| Alameda | Fremont | Irvington Transit PDA* |
| Alameda | Fremont | North Fremont Blvd Connected Community PDA** |
| Alameda | Fremont | Osgood Rd Connected Community PDA** |
| Alameda | Fremont | Warm Springs Connected Community PDA** |
| Alameda | Fremont | Warm Springs Innovation District Transit PDA* |
| Alameda | Hayward | Downtown |
| Alameda | Hayward | Mission Boulevard Corridor |
| Alameda | Hayward | South Hayward BART |
| Alameda | Hayward | The Cannery |
| Alameda | Livermore | Downtown |
| Alameda | Livermore | Isabel Avenue/BART Station Planning Area |
| Alameda | Livermore | McGrath Southfront PDA** |
| Alameda | Newark | Dumbarton Transit Oriented Development |
| Alameda | Newark | Old Town Mixed Use Area |
| Alameda | Oakland | Coliseum Bay Area Rapid Transit Station Area* |
| Alameda | Oakland | Downtown & Jack London Square* |
| Alameda | Oakland | Eastmont Town Center / International Blvd TOD* |
| Alameda | Oakland | Fruitvale and Dimond Areas* |

| County | Jurisdiction | Priority Development Area |
|--------------|------------------------|--|
| Alameda | Oakland | MacArthur Blvd Corridor* |
| Alameda | Oakland | MacArthur Transit Village* |
| Alameda | Oakland | North Oakland / Golden Gate* |
| Alameda | Oakland | San Antonio* |
| Alameda | Oakland | West Oakland* |
| Alameda | Pleasanton | Hacienda |
| Alameda | San Leandro | BayFair TOD* |
| Alameda | San Leandro | Downtown Transit Oriented Development |
| Alameda | San Leandro | East 14th Street |
| Alameda | Unincorporated Alameda | Castro Valley BART |
| Alameda | Unincorporated Alameda | East 14th Street and Mission Boulevard |
| Alameda | Unincorporated Alameda | Hesperian Boulevard |
| Alameda | Unincorporated Alameda | Meekland Avenue Corridor |
| Alameda | Union City | Greater Station District Area* |
| Contra Costa | Antioch | Hillcrest eBART Station |
| Contra Costa | Antioch | Rivertown Waterfront |
| Contra Costa | Brentwood | Brentwood Blvd** |
| Contra Costa | Brentwood | Brentwood Transit Village** |
| Contra Costa | Brentwood | Downtown Brentwood** |
| Contra Costa | Concord | Concord Naval Weapons Station |
| Contra Costa | Concord | Downtown |
| Contra Costa | Danville | Downtown |
| Contra Costa | El Cerrito | San Pablo Avenue Corridor |
| Contra Costa | Hercules | Central Hercules |
| Contra Costa | Hercules | Waterfront District |
| Contra Costa | Hercules | San Pablo Avenue Corridor |
| Contra Costa | Lafayette | Downtown |
| Contra Costa | Martinez | Downtown |
| Contra Costa | Moraga | Moraga Center |
| Contra Costa | Oakley | Downtown |
| Contra Costa | Oakley | Potential Planning Area |
| Contra Costa | Orinda | Downtown |
| Contra Costa | Pinole | Appian Way Corridor |
| Contra Costa | Pinole | Old Town San Pablo Avenue |
| Contra Costa | Pittsburg | Downtown |
| Contra Costa | Pittsburg | Railroad Avenue eBART Station |
| Contra Costa | Pleasant Hill | Buskirk Avenue Corridor |

| County | Jurisdiction | Priority Development Area |
|---------------|-----------------------------|--|
| Contra Costa | Pleasant Hill | Diablo Valley College |
| Contra Costa | Richmond | North Richmond* |
| Contra Costa | Richmond | Central Richmond & 23rd Street Corridor* |
| Contra Costa | Richmond | Hilltop** |
| Contra Costa | Richmond | San Pablo Ave Corridor* |
| Contra Costa | Richmond | South Richmond* |
| Contra Costa | San Pablo | Rumrill Boulevard |
| Contra Costa | San Pablo | San Pablo Avenue & 23rd Street Corridors |
| Contra Costa | San Ramon | City Center |
| Contra Costa | San Ramon | North Camino Ramon |
| Contra Costa | Unincorporated Contra Costa | Contra Costa Centre |
| Contra Costa | Unincorporated Contra Costa | Downtown El Sobrante PDA* |
| Contra Costa | Unincorporated Contra Costa | Pittsburg Bay Point Connected Community PDA* |
| Contra Costa | Unincorporated Contra Costa | Pittsburg Bay Point Transit Rich PDA* |
| Contra Costa | Unincorporated Contra Costa | Pittsburg/Bay Point BART Station |
| Contra Costa | Unincorporated Contra Costa | San Pablo Avenue |
| Contra Costa | Walnut Creek | Core Area |
| Marin | San Rafael | Downtown |
| Marin | Unincorporated Marin | Urbanized Corridor* |
| Napa | American Canyon | Highway 29 Corridor |
| Napa | Napa | Downtown Napa and Soscol Gateway Corridor |
| San Francisco | San Francisco | 19th Avenue* |
| San Francisco | San Francisco | Balboa Park and Southwest Corridors* |
| San Francisco | San Francisco | Bayview/Southeast Neighborhoods* |
| San Francisco | San Francisco | Central City Neighborhoods* |
| San Francisco | San Francisco | Downtown/Van Ness/Northeast Neighborhoods* |
| San Francisco | San Francisco | Eastern Neighborhoods* |
| San Francisco | San Francisco | J Church and Mission Corridor* |
| San Francisco | San Francisco | Lombard Street** |
| San Francisco | San Francisco | Market Octavia* |
| San Francisco | San Francisco | Mission Bay* |
| San Francisco | San Francisco | Richmond District** |
| San Francisco | San Francisco | Sunset Corridors** |
| San Francisco | San Francisco | Transbay/Rincon Hill* |

| County | Jurisdiction | Priority Development Area |
|---------------|--------------------------|--|
| San Francisco | San Francisco | Treasure Island & Yerba Buena Island |
| San Francisco | San Francisco | West Portal/Forest Hill Station Area** |
| San Mateo | Belmont | Villages of Belmont |
| San Mateo | Brisbane | Brisbane* |
| San Mateo | Burlingame | Burlingame El Camino Real |
| San Mateo | Burlingame | Downtown* |
| San Mateo | Colma | El Camino Real* |
| San Mateo | Daly City | Bayshore |
| San Mateo | Daly City | Mission Boulevard |
| San Mateo | East Palo Alto | Ravenswood |
| Santa Clara | Menlo Park | El Camino Real Corridor and Downtown |
| San Mateo | Millbrae | Transit Station Area |
| San Mateo | Pacifica | Sharp Park Specific Plan** |
| San Mateo | Pacifica | Skyline Corridor** |
| San Mateo | Redwood City | Broadway/Veterans Boulevard Corridor |
| San Mateo | Redwood City | Downtown |
| San Mateo | Redwood City | El Camino Real Corridor |
| San Mateo | San Bruno | Transit Corridors |
| San Mateo | San Carlos | Railroad Corridor* |
| San Mateo | San Mateo | Downtown |
| San Mateo | San Mateo | El Camino Real |
| San Mateo | San Mateo | Grand Boulevard Initiative |
| San Mateo | San Mateo | Rail Corridor |
| San Mateo | South San Francisco | Downtown |
| San Mateo | South San Francisco | El Camino Real |
| San Mateo | Unincorporated San Mateo | El Camino Real (North Fair Oaks) |
| San Mateo | Unincorporated San Mateo | El Camino Real (Unincorporated Colma) |
| Santa Clara | Campbell | Central Redevelopment Area |
| Santa Clara | Cupertino | Cores & Corridors |
| Santa Clara | Gilroy | Downtown Gilroy* |
| Santa Clara | Milpitas | Midtown** |
| Santa Clara | Milpitas | Transit Area Specific Plan* |
| Santa Clara | Morgan Hill | Downtown Morgan Hill* |
| Santa Clara | Mountain View | Downtown* |
| Santa Clara | Mountain View | El Camino Real |
| Santa Clara | Mountain View | North Bayshore |
| Santa Clara | Mountain View | San Antonio |

| County | Jurisdiction | Priority Development Area |
|-------------|---------------|--|
| Santa Clara | Mountain View | Whisman* |
| Santa Clara | Palo Alto | California Avenue |
| Santa Clara | Palo Alto | Downtown Palo Alto** |
| Santa Clara | San Jose | Bascom TOD Corridor |
| Santa Clara | San Jose | Bascom Urban Village |
| Santa Clara | San Jose | Berryessa Station |
| Santa Clara | San Jose | Blossom Hill/Snell Urban Village |
| Santa Clara | San Jose | Camden Urban Village |
| Santa Clara | San Jose | Capitol Corridor Urban Villages |
| Santa Clara | San Jose | Capitol/Tully/King Urban Villages |
| Santa Clara | San Jose | Communications Hill |
| Santa Clara | San Jose | Cottle Transit Village (Hitachi) |
| Santa Clara | San Jose | Downtown "Frame" |
| Santa Clara | San Jose | East Santa Clara/Alum Rock Corridor |
| Santa Clara | San Jose | Greater Downtown |
| Santa Clara | San Jose | North San Jose |
| Santa Clara | San Jose | Oakridge/Almaden Plaza Urban Village |
| Santa Clara | San Jose | Cores & Corridors |
| Santa Clara | San Jose | Saratoga TOD Corridor |
| Santa Clara | San Jose | South DeAnza** |
| Santa Clara | San Jose | Stevens Creek TOD Corridor |
| Santa Clara | San Jose | West San Carlos and Southwest Expressway Corridors |
| Santa Clara | San Jose | Westgate/El Paseo Urban Village |
| Santa Clara | San Jose | Winchester Boulevard TOD Corridor |
| Santa Clara | Santa Clara | City Place** |
| Santa Clara | Santa Clara | El Camino Real Focus Area |
| Santa Clara | Santa Clara | Freedom Circle** |
| Santa Clara | Santa Clara | Lawrence Station Phase II** |
| Santa Clara | Santa Clara | Patrick Henry Drive** |
| Santa Clara | Santa Clara | Santa Clara Station Focus Area |
| Santa Clara | Santa Clara | Tasman East** |
| Santa Clara | Sunnyvale | Downtown & Caltrain Station |
| Santa Clara | Sunnyvale | East Sunnyvale |
| Santa Clara | Sunnyvale | El Camino Real Corridor |
| Santa Clara | Sunnyvale | Lawrence Station Transit Village |
| Santa Clara | Sunnyvale | Moffett Park Specific Plan** |
| Santa Clara | Sunnyvale | Tasman Crossing |
| Solano | Benicia | Downtown |
| Solano | Fairfield | Fairfield-Vacaville Train Station* |
| Solano | Fairfield | Heart of Fairfield* |
| Solano | Fairfield | North Texas Street Core |

| County | Jurisdiction | Priority Development Area |
|--------|-----------------------|---|
| Solano | Suisun City | Downtown & Waterfront |
| Solano | Vacaville | Allison Area* |
| Solano | Vacaville | Allison Policy Plan Area- Proposed PDA Expansion* |
| Solano | Vacaville | Downtown |
| Solano | Vallejo | Solano 360/ I-80/ I-37 Gateway** |
| Solano | Vallejo | Central Corridor East** |
| Solano | Vallejo | Central Corridor West** |
| Solano | Vallejo | Carquinez Heights** |
| Solano | Vallejo | Mare Island PDA** |
| Solano | Vallejo | Sonoma Boulevard |
| Solano | Vallejo | Waterfront & Downtown |
| Sonoma | Cloverdale | Downtown/SMART Transit Area |
| Sonoma | Cotati | Downtown and Cotati Depot |
| Sonoma | Cotati | Gravenstein Corridor** |
| Sonoma | Petaluma | Corona** |
| Sonoma | Petaluma | Lakeville* |
| Sonoma | Rohnert Park | Central Rohnert Park |
| Sonoma | Rohnert Park | Sonoma Mountain Village |
| Sonoma | Santa Rosa | Downtown Station Area* |
| Sonoma | Santa Rosa | Mendocino Avenue/Santa Rosa Avenue Corridor |
| Sonoma | Santa Rosa | North Santa Rosa Station |
| Sonoma | Santa Rosa | Roseland |
| Sonoma | Santa Rosa | Sebastopol Road Corridor |
| Sonoma | Sebastopol | Core Area |
| Sonoma | Unincorporated Sonoma | Sonoma Airport** |
| Sonoma | Unincorporated Sonoma | Santa Rosa Avenue Priority Development Area** |
| Sonoma | Unincorporated Sonoma | Sonoma County: Sonoma Valley, The Springs** |
| Sonoma | Windsor | Station Area/Downtown Specific Plan Area |

Notes: 1) PBA 2040 PDAs no longer designated include: Dixon Downtown, Gilroy VTA Cores, Corridors, and Station Areas and Los Altos VTA Cores, Corridors, and Station Areas; 2) In some cases, modified PDAs include renamed or combined PDAs included in PBA 2040

**Table 2: Proposed Plan Bay Area 2050 Geographies:
 Priority Production Areas (PPAs)**

| County | Jurisdiction | PPA Name |
|---------------|--------------------------------|---|
| Alameda | Fremont | Bayside Industrial Priority Production Area |
| Alameda | Fremont | Pacific Commons Priority Production Area |
| Alameda | Hayward | Hayward PPA |
| Alameda | Livermore | Eastside PPA |
| Alameda | Livermore | Westside PPA |
| Alameda | Oakland | Port PPA* |
| Alameda | Oakland | Airport PPA* |
| Alameda | San Leandro | San Leandro PPA |
| Alameda | Union City | Union City PPA |
| Contra Costa | Antioch | Northern Waterfront Industrial Corridor |
| Contra Costa | Concord | Northern Concord PPA |
| Contra Costa | Concord | Western Concord PPA |
| Contra Costa | Oakley | Employment Area |
| Contra Costa | Pittsburg | Northern Waterfront |
| Contra Costa | Unincorporated Contra Costa | Pacheco Manufacturing Zone |
| Contra Costa | Unincorporated Contra Costa | Baypoint Industrial Sector |
| Napa | American Canyon | American Canyon PPA |
| San Francisco | San Francisco | Bayshore/Central Waterfront/Islais Creek |
| San Mateo | Pacifica | Northern Palmetto PPA |

| County | Jurisdiction | PPA Name |
|-------------|--------------|---|
| Santa Clara | Milpitas | Central Manufacturing Area |
| Santa Clara | Milpitas | McCarthy Ranch Industrial Area |
| Santa Clara | Milpitas | Southwestern Employment Area |
| Santa Clara | Morgan Hill | Morgan Hill PPA |
| Santa Clara | San Jose | Monterey Business Corridor |
| Solano | Benicia | Benicia Industrial PPA |
| Solano | Dixon | Northeast Quadrant |
| Solano | Fairfield | Train Station Employment Center |
| Solano | Fairfield | Fairfield PPA |
| Solano | Rio Vista | Rio Vista PPA |
| Solano | Suisun City | Suisun City Gentry (westside) |
| Solano | Suisun City | Suisun City East Side PPA |
| Solano | Vacaville | Vacaville Industrial Priority Production Area |
| Solano | Vallejo | Vallejo PPA Mare Island |
| Solano | Vallejo | Vallejo PPA South Vallejo |
| Sonoma | Cotati | Cotati PPA |

MAPS OF PROPOSED GROWTH GEOGRAPHIES



Proposed Draft Blueprint Growth Geographies

Priority Development Area

Priority Production Area

Potential Additional Growth Geographies

Transit-Rich Area (Outside High Resource Area)

Transit-Rich Area (Within High Resource Area)

High Resource Area with Basic Bus Service*

• **Regional Rail Station**

— **Regional Rail Transit (Existing)**

--- **Regional Rail Transit (Under Construction)**

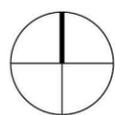
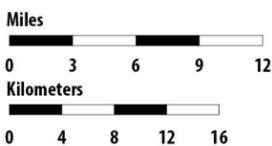
*Peak headways of 16 to 30 minutes.

Priority Production Areas (PPAs) not shown

Areas shown are conceptual and for discussion purposes. Specific levels of development studied in the Draft Blueprint would vary throughout the region and will be determined through further discussion.

The following areas are excluded from the map: Wildland urban interface areas; Areas of unmitigated sea level rise (i.e., areas at risk from sea level rise through year 2050 that lack mitigation strategies in Plan Bay Area 2050 Environment Element); Areas outside locally-adopted urban growth boundaries; and Parkland and other open spaces within urbanized areas identified in the California Protected Areas Database. To complement adopted PDAs, High-Resource and Transit -Rich Areas are shown in jurisdictions that have nominated a total land area for PDAs that is less than 50% of the area within its boundaries eligible for PDA designation. Specific land uses analyzed in these locations in the Blueprint are expected to vary based upon local and regional context.

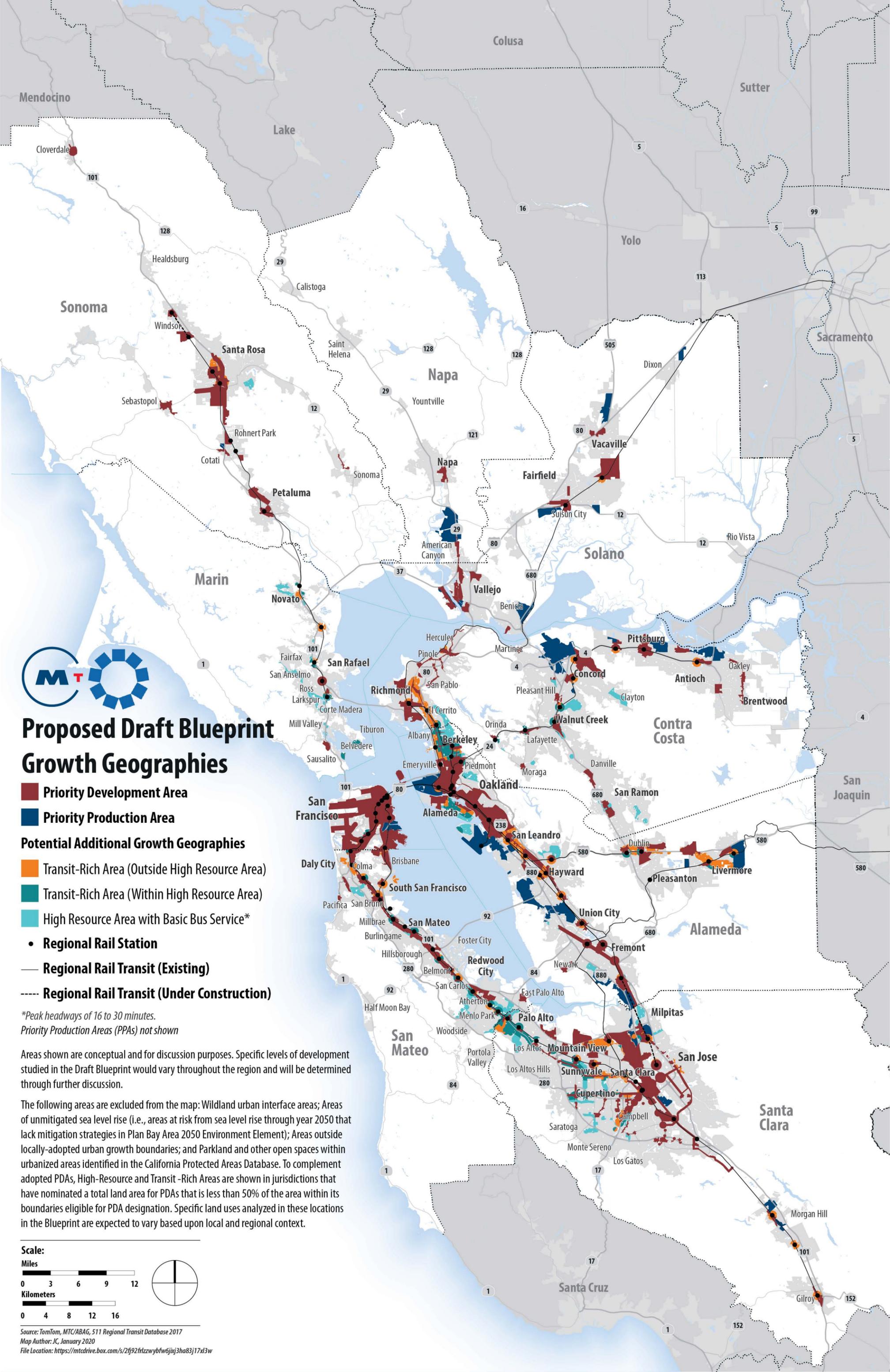
Scale:



Source: TomTom, MTC/ABAG, 511 Regional Transit Database 2017

Map Author: JC, January 2020

File Location: <https://mtdrive.box.com/s/2fj92fHzwYbFw6jij3ha83j17x3w>





PLAN BAY AREA 2050

Draft Blueprint: Growth Geographies

Seeking Direction on Geographies to Study

February 14, 2020

MTC Planning & ABAG Administrative Committees

PLAN BAY AREA 2050

Setting the Stage

Where We've Been, Where We're Going

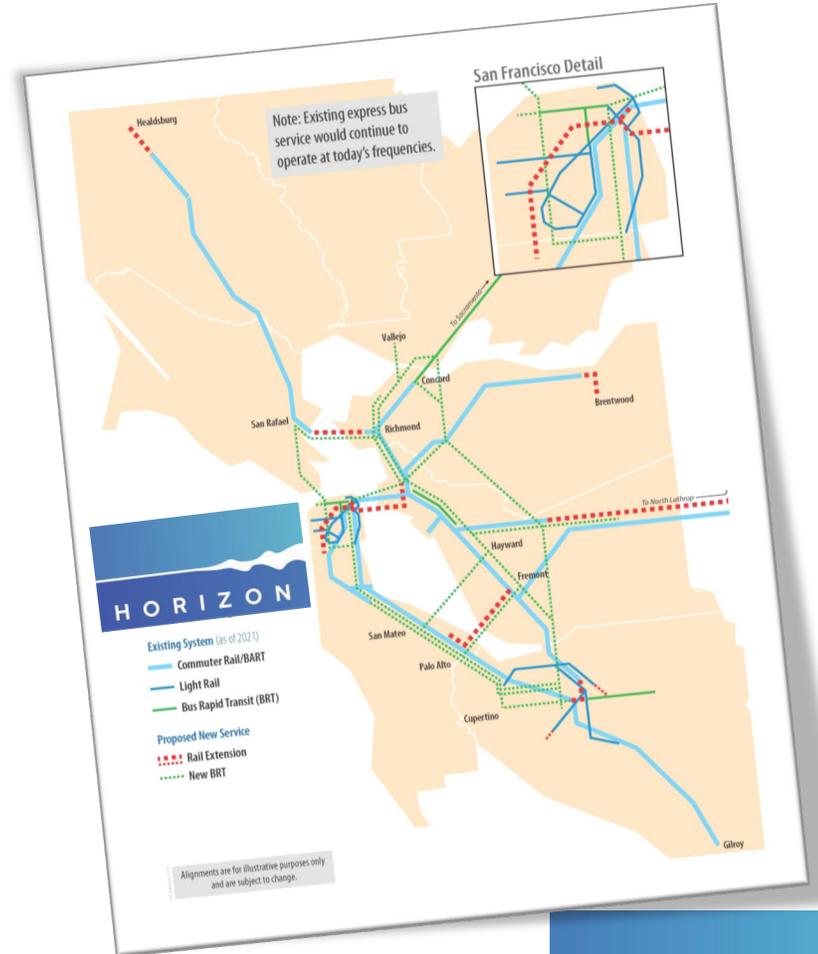


Plan Bay Area 2050 builds upon Horizon, which tested visionary strategies for an uncertain future.



Horizon explored dozens of bold strategies for the region's future, "stress testing" them against a broad range of external forces.

These included megaregional trends, technological shifts, and natural disasters, among others.



The Plan Bay Area 2050 Blueprint is a package of strategies designed to advance the regional vision.

*Vision: Ensure by the year 2050 that the Bay Area is **affordable**, **connected**, **diverse**, **healthy** and **vibrant** for all.*



- **Transportation** Investments & Strategies
- **Housing** Geographies & Strategies
- **Economic** Geographies & Strategies
- **Environmental** Strategies

What requirements must the Plan meet?

While Plan Bay Area 2050 must meet many statutory requirements, these three are among the most critical:



Fiscal Constraint

Under federal transportation planning regulations, the Plan must rely upon reasonably-expected revenues

Impact if Not Met: federal and state agencies will reject the Plan's approval, triggering a conformity lapse



Greenhouse Gas Reduction

Under Senate Bill 375, Plan Bay Area 2050 must meet or exceed a recently-enhanced 19 percent per-capita GHG reduction target for light-duty vehicles by 2035.

Impact if Not Met: region ineligible for select SB 1 funding



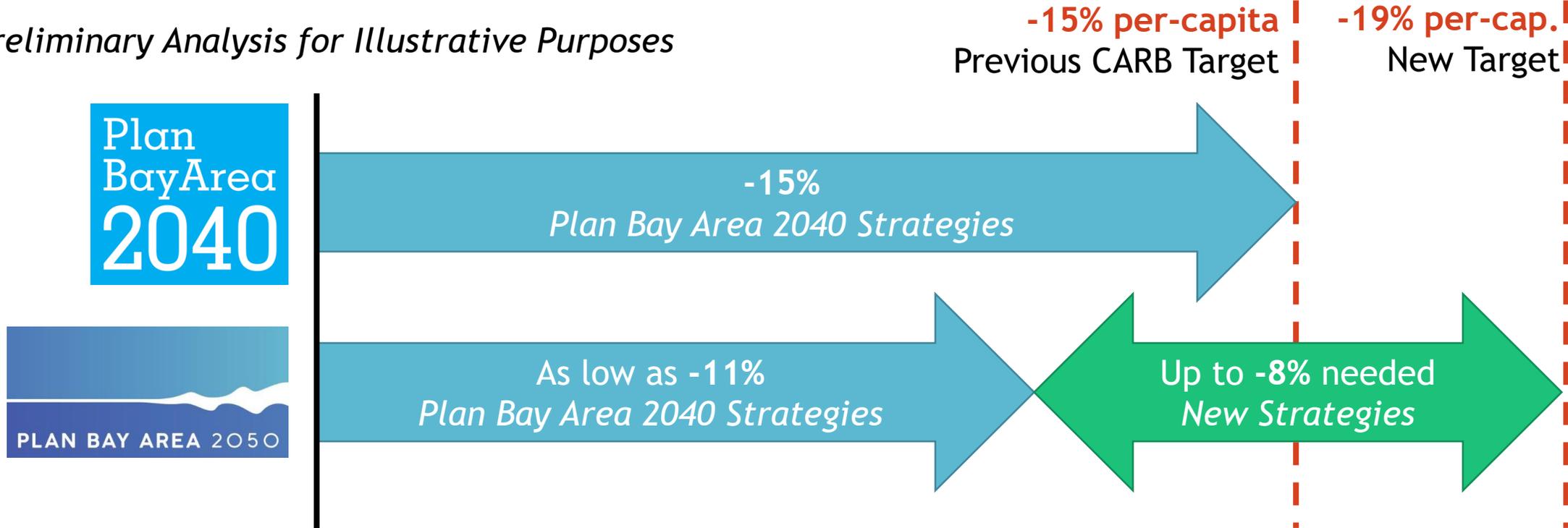
Housing at All Income Levels

Under Senate Bill 375, Plan Bay Area 2050 plan for sufficient housing for all income levels; RHNA must advance fair housing and ultimately be consistent with the Plan.

Impact if Not Met: HCD may not approve RHNA

Without bold new strategies, it may be very difficult to meet the more ambitious GHG target.

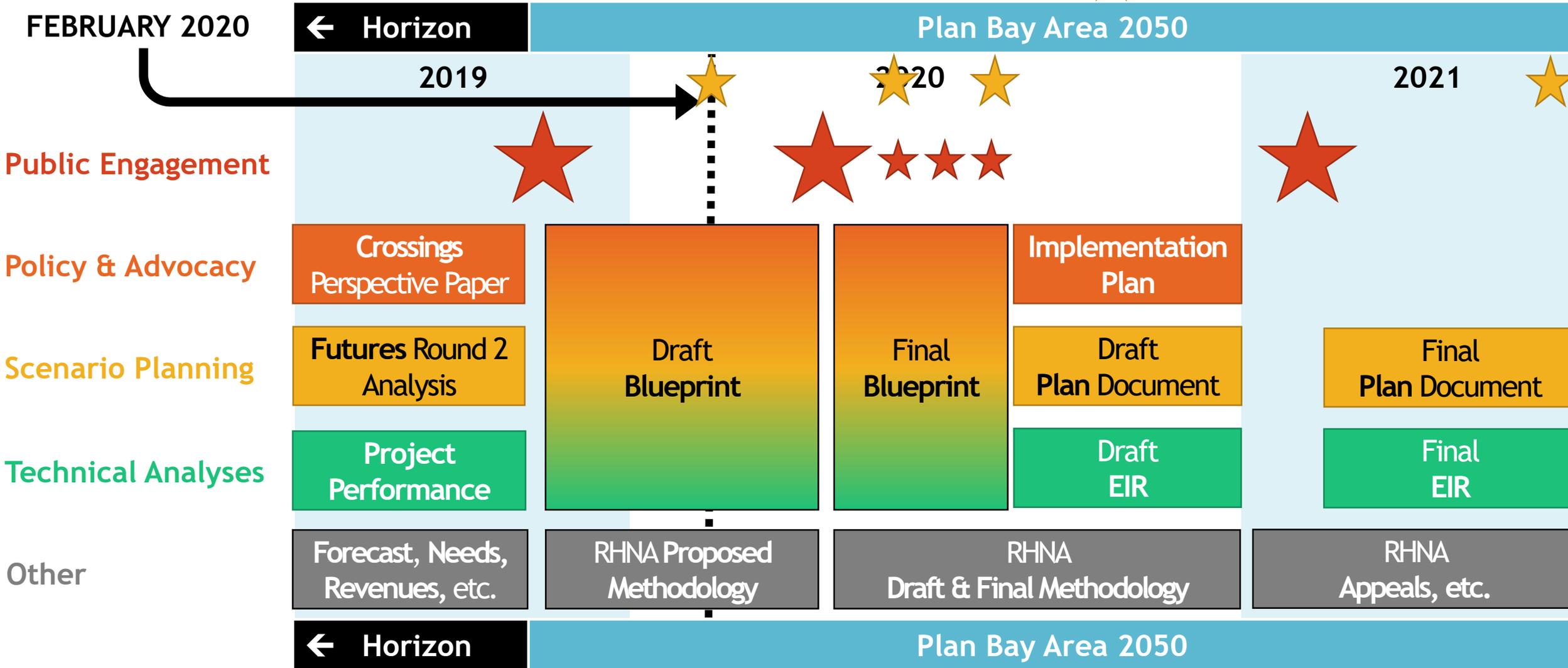
Preliminary Analysis for Illustrative Purposes



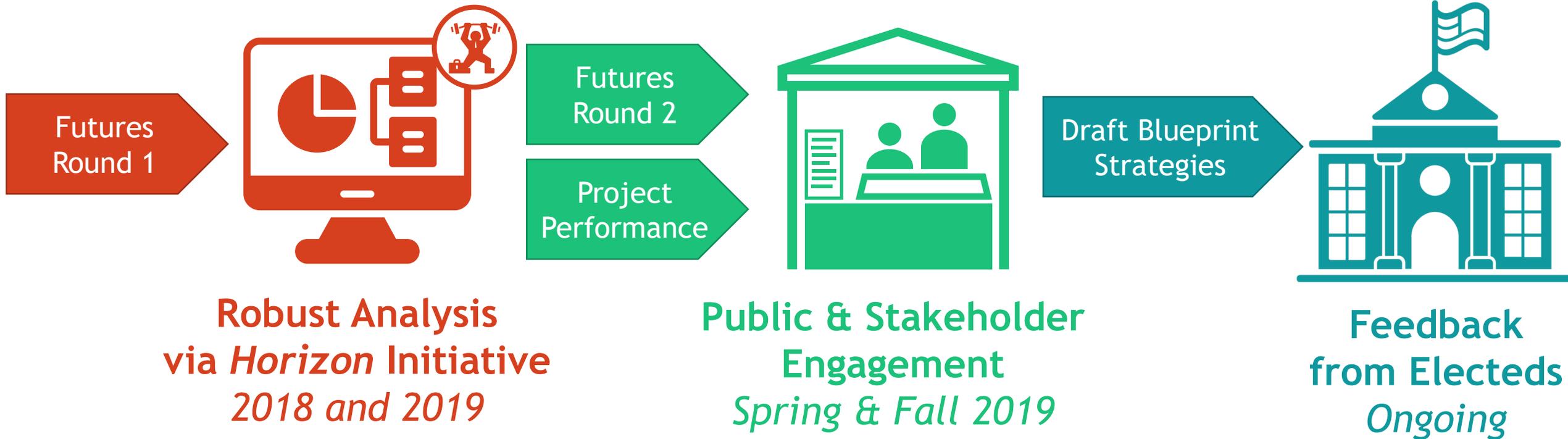
As part of the Draft Blueprint, we are **seeking your approval** this month to further study key strategies.

What's the schedule for Plan Bay Area 2050?

★ = Major Policy Board Decisions



How were strategies generated & refined?



Action Item
February 2020
(MTC & ABAG)





3,000

comments at fall 2019
“pop-up” workshops

9,900

comments from *Mayor of Bayville* online tool



>250

attendees at fall 2019
Draft Blueprint
stakeholder workshops

90%

of comments at fall 2019 “pop-up” workshops supported the strategies advanced into Plan Bay Area 2050



Integrating Feedback from the January Workshop of the Commission & Board

Workshop participants were interested in encouraging job growth in housing-rich areas, but not via office development caps

Workshop participants were interested in how major capital projects fit into the Plan, including rail expansions and express lanes



Option B

Workshop participants were interested in considering transit-rich and high-resource areas for inclusion in Plan Bay Area 2050

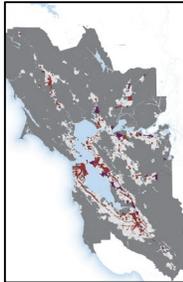
What are the critical action items being considered by MTC and ABAG this month?

1



Adopt new **Priority Conservation Areas**, **Priority Development Areas**, and **Priority Production Areas** *(ABAG Action Only)*

2



Approve **Growth Geographies** for Analysis in the Draft Blueprint *(MTC/ABAG Action)*

3



Approve **Strategies** for Analysis in the Draft Blueprint *(MTC/ABAG Action)*



Diving into Growth Geographies

Seeking Action on *PDAs Plus*



What was the path to today's recommendation for Growth Geographies?

Regional Growth Framework 1.0 (2007-18)

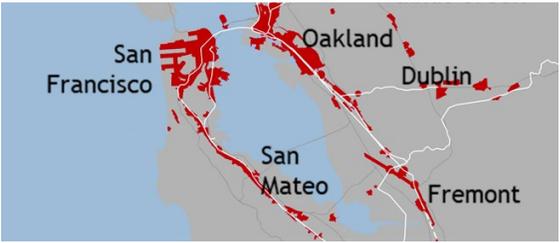
BAY AREA FOCUSED GROWTH



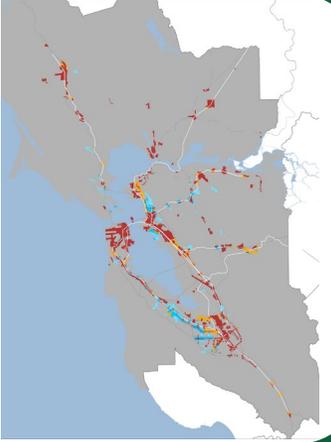
Regional Growth Framework Review & 2019 Update

| | |
|--|--|
| <p>PDA Criteria Since 2007</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/>  Planned for growth <input checked="" type="checkbox"/>  or  or  Rail Station or Ferry Terminal or Bus Line <small>≤20 minutes in peak periods Includes both existing and planned service</small> | <p>Proposed New Criteria</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/>  Planned for growth Plan must be complete <input checked="" type="checkbox"/> Create two categories to allow gr flexibility, incorporating new mobility & equity into the mix <small>PDA's that do not already align with one of the two tiers would need to address this by late 2019.</small> |
|--|--|

Local Priority Area Submissions



Recommended Draft Blueprint Growth Geographies

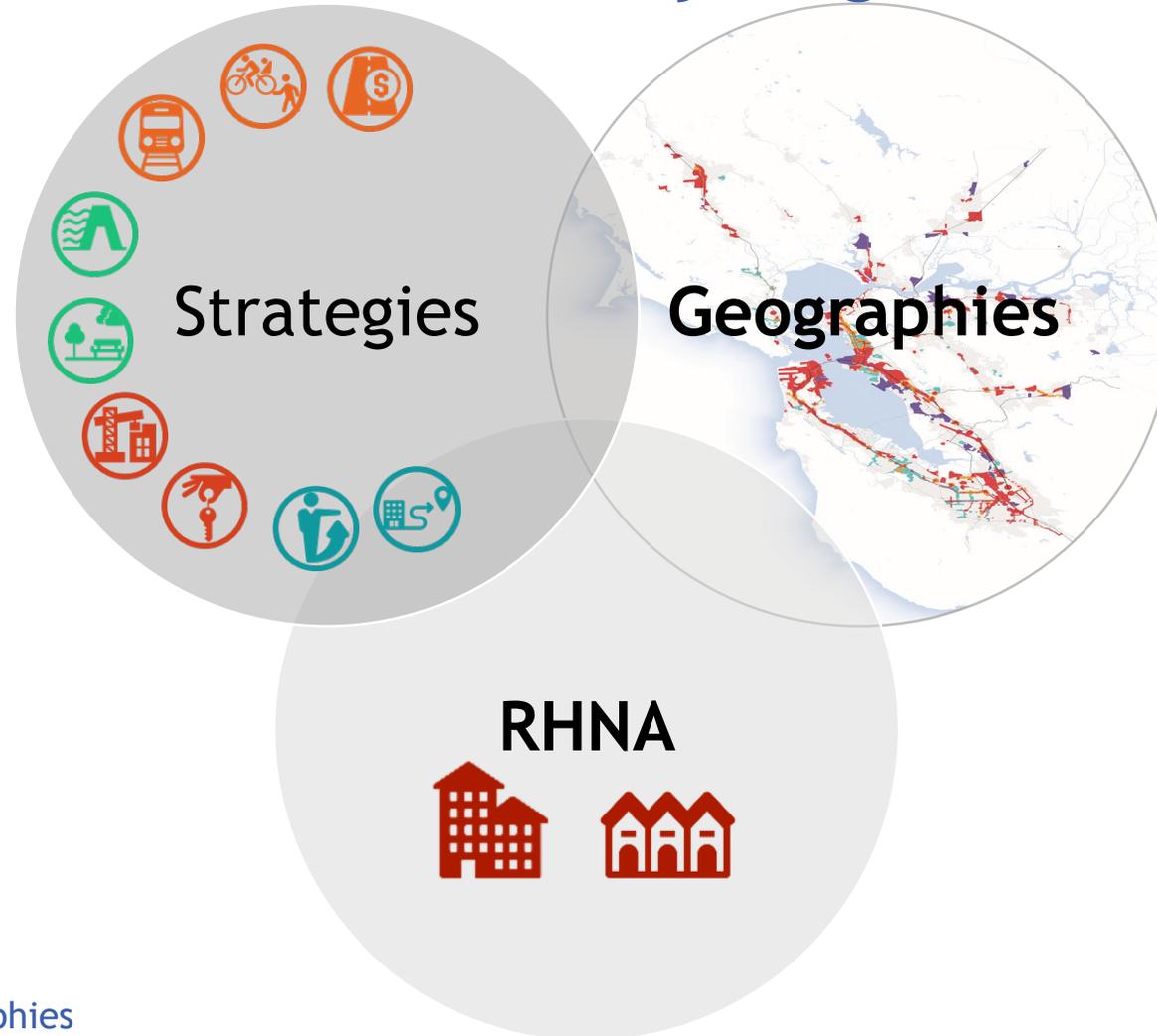


Options Discussion

| | | |
|----------|--|---|
| A | Highly focused in: Existing & Proposed PDAs |  |
| B | Focused in: Existing & Proposed PDAs + Select High-Resource Areas + Select Transit-Rich Areas outside PDAs |  |
| C | Focused in Existing & Proposed PDAs & more distributed growth within Urban Growth Boundaries |  |



Refresher: the Strategies and Geographies for the Draft Blueprint are designed to work in concert; both are designed to more closely align the Plan with RHNA.



Refresher: What new priority areas were nominated by local jurisdictions in 2019?

34

new PDAs

*Priority Development
Areas*

19

new PCAs

*Priority Conservation
Areas*

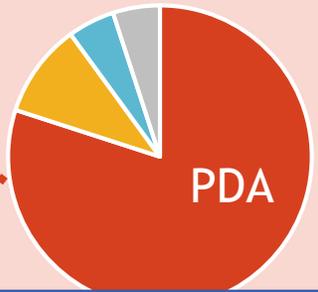
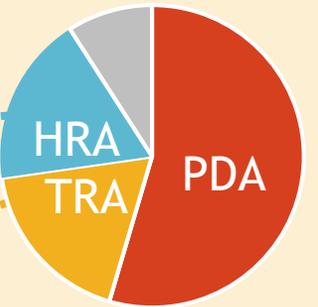
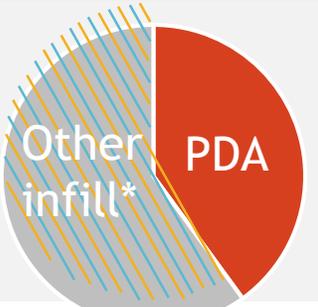
35

pilot PPAs

*Priority Production
Areas*

In addition, MTC/ABAG staff worked with local jurisdictions & CTAs to ensure that **all PDAs advanced into Plan Bay Area 2050 meet program guidelines** for transit and local planning. The full list of PDAs is incorporated in your packet.

Refresher: What options were identified?

| Location of Growth (charts are illustrative) | | | GHG Reduction | Equity | RHNA Consistency | Local Implementation |
|--|---|--|---------------|--------|------------------|----------------------|
| A | Highly focused in: Existing & Proposed PDAs |  | + | — — | — | ++ |
| B | Focused in: Existing & Proposed PDAs + select High-Resource Areas + Select Transit-Rich Areas outside PDAs |  | ++ | ++ | + | — |
| C | More distributed growth within Urban Growth Boundaries * Including all High-Resource Areas + Transit-Rich Areas |  | — — | + | + | + |

What geographies would Option B protect and prioritize?

Protect



Areas outside Urban Growth Boundaries
(including PCAs)



Unmitigated High Hazard Areas

Prioritize



PDAs



PPAs



TRAs:
Frequent Regional Rail



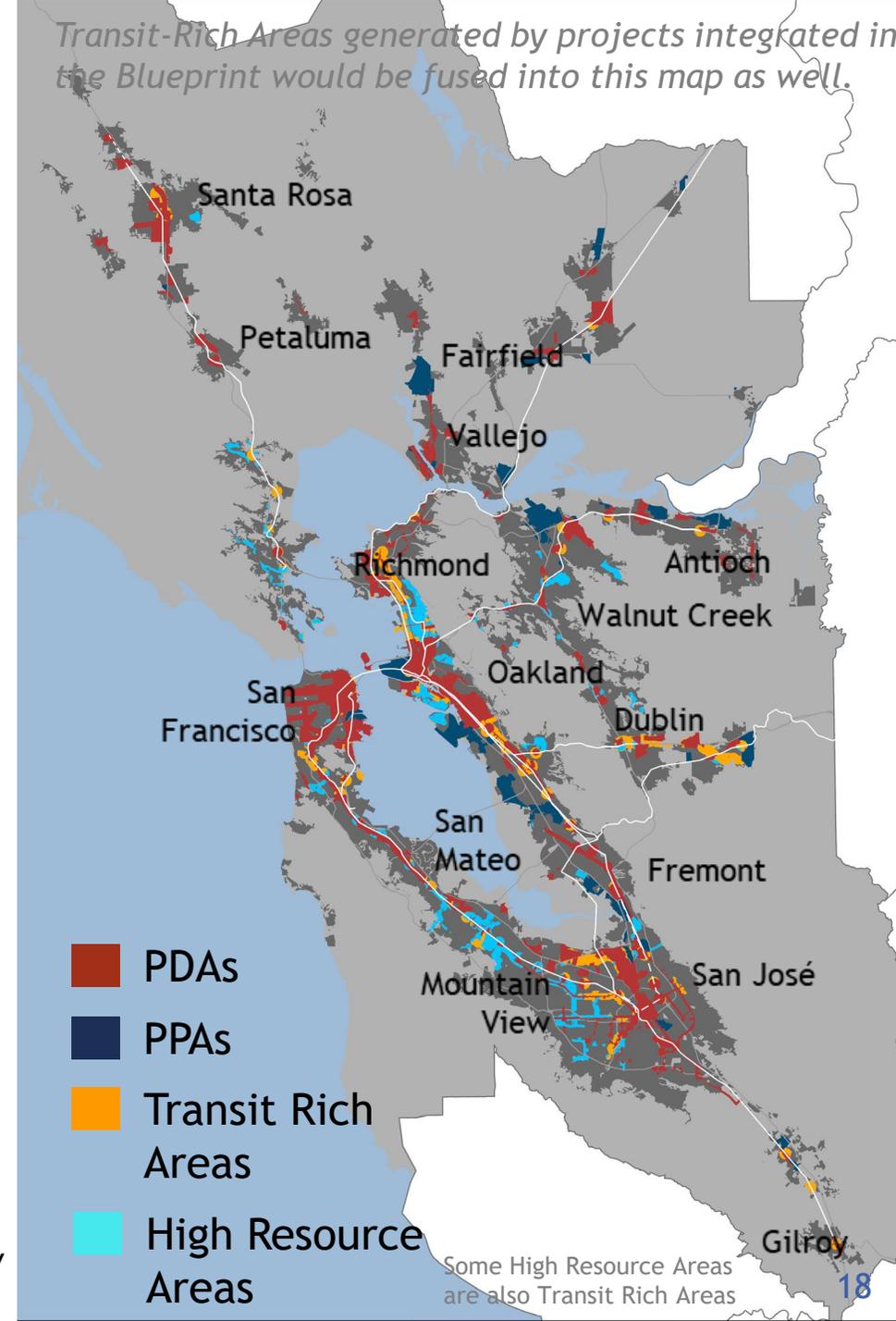
TRAs*
All Other



HRAs*

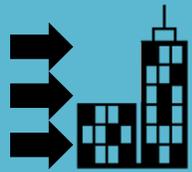
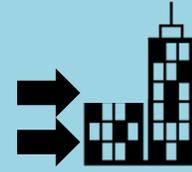
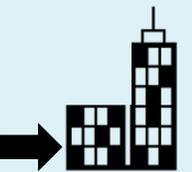
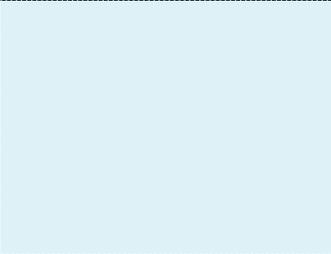
* Applies to all jurisdictions except those that have already nominated more than 50% of PDA-eligible areas

Transit-Rich Areas generated by projects integrated in the Blueprint would be fused into this map as well.



What might this look like on the ground?

Example: Housing

| Context (not exhaustive) | | | Housing Mix (illustrative only) | |
|---|---|---|--|---|
| Transit | Job Access | Area Land Use | | |
|  <p>Very frequent service</p> |  |  |  |  |
|  <p>Frequent service</p> |  |  |  |   |
|  <p>Basic service</p> |  |  |  |   |

Included in all areas: essential local services and supportive transportation infrastructure

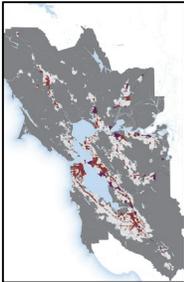
We are seeking your approval of the first two action items at this time.

1



Adopt new **Priority Conservation Areas**, **Priority Development Areas**, and **Priority Production Areas** *(ABAG Action Only)*

2



Approve **Growth Geographies** for Analysis in the Draft Blueprint *(MTC/ABAG Action)*

3



Approve **Strategies** for Analysis in the Draft Blueprint *(MTC/ABAG Action)*