

Fwd: Plan Bay Area 2050: Significant Activity

Liz Gibbons <lizg@campbellca.gov>

Wed 4/8/2020 5:36 PM

To: Andi Jordan <andi@citiesassociation.org>

📎 4 attachments (305 KB)

Growth_Geographies_for_Plan_Bay_Area_2050_Blueprint-Feb_2020_MTC_Commission_Memo.pdf; ATT00001.htm;
PBA_2050_Draft_Blueprint_for_Study_PDA_and_PDA_Eligible_Area_by_Jurisdiction.pdf; ATT00002.htm;

Please distribute to bd members and CMs as previously discussed. Thanks Liz

Elizabeth "Liz" Gibbons, AIA, LEED AP
Vice Mayor, City of Campbell
Past AIA Strategic Counselor, At-Large

Sent from my iPhone

Begin forwarded message:

From: Liz Gibbons <lizg@campbellca.gov>
Date: April 6, 2020 at 5:45:00 PM PDT
To: Neysa Fligor <nfligor@losaltosca.gov>
Subject: Plan Bay Area 2050: Significant Activity

All, as you will read in the forwarded MTC Plan 2050 update below, things are continuing and moving quickly. There is a special ABAG EX BD meeting this Thursday.

MTC/ABAG on the 2050 plan: "The Plan Bay Area 2050 Blueprint ("the Blueprint") will integrate strategies for all four elements of the Plan – the economy, the environment, housing and transportation – to create a more resilient and equitable future for the regions, thus the individual maps and the overlay of maps. (**Start with this link and open all the maps listed in the left column** <https://www.planbayarea.org/2050-plan/plan-bay-area-2050-blueprint> . Note that the 'High Resource Areas' were established by HCD and Department of Finance criteria. See links below.) Plan Bay Area 2050 will outline a roadmap for the Bay Area's future. While it will pinpoint policies and investments necessary to advance the goal of a more affordable, connected, diverse, healthy and vibrant Bay Area, Plan Bay Area 2050 neither funds specific infrastructure projects nor changes local policies. Cities and counties will retain all local land use authority. Plan Bay Area 2050 does identify a potential path forward for future investments – including infrastructure to improve our transportation system and to protect communities from rising sea levels – as well as the types of public policies necessary to realize a future growth pattern for housing and jobs."

This time around, MTC provided interactive maps that are useful. (**See the links below. Be sure to scroll to the legend and description box for all the links. There are many maps so dig in!**) Emails were sent in Feb/March to all Community Development Departments and City Managers. There was a request, but not yet implemented, for the complete information to be sent to all ABAG Ex Bd members. **Nominations for new PDA are currently do May 31. Corrections are needed as soon as possible.** Direct conversations may be beneficial. Contact information is provided. Advanced preparation is essential. NOTE: Some cities didn't take the earlier process seriously because this is just a Plan, not a mandate. However, increasingly, the State legislature is using The Plan as part of the justification for new legislation and funding. At this time, there will be a serious coordination between Plan 2050 and Round 6 for RHNA.

As part of my Cities Association of SCC role, I had a very productive conversation with the MTC Senior Planner. We discussed county-wide issues. In several cases, we used Campbell for

examples. The maps have since been updated and, sadly, seem to have an increase in misinformation.

There are two major aspects for this current round of 2050 planning. (**See the MTC memo attached.**) First, it is critical to make sure the information in the *individual* maps is correct. Although significant effort was made for these maps, there are notable glitches. Topics of concern, briefly discussed for Campbell relate to: public transit, VTA LRT extension plans, open space, mobile home parks, churches, public facilities etc. It was acknowledged that the Zoning map was used. Many are out of date. **MTC is under the assumption that each city validated the information back in the fall of 2019.** The cities in Napa County met with MTC in January/February 2020 and determined that there was about a 30% error in the map assumptions/boundaries.

The second purpose is to encourage more city-designated PDAs. (likely intended to tie to ability to meet RHNA numbers.) The provided maps are very useful for this discussion. **A cautionary note: the table, also attached, of PDAs and PDA-eligible areas. Pay close attention to 'inside' and 'outside' definitions.** Together, accuracy and PDAs are the auspices for the current redo. Housing Element was not were not incorporated into the map development. Nor was land already/recently developed. Some of the diagrams are meant to show increased density, such as in the R1 zones. Unlike proposed legislation, Plan 2050 is assuming these areas would be for ADUs not 4-plexes. The maps are intended as a planning tool to reflect where MTC/ABAG planners think there is opportunity. Although I worked closely with staff regarding recent VTA changes throughout the county, glitches remain. For Campbell, this has to do with the proposed LRT station at Hacienda and Hwy85 and bus routes on Hamilton. We also had significant discussion on the high potential for bus route changes in routes and schedules. The explanations and assumptions included in the legend on each map are extremely important for understanding the maps.

It takes some concentration to understand all the maps with interrelationships and overlays. **Below are links to the background data and criteria used by HCD and DOF in identifying the various boundaries.** It is important to clarify that some adjustments can be made on the maps, but written documentation is required. Cities can validate land use changes but agencies such as VTA will need to submit confirmation of changes.

Hope this helps elected understanding of what is being asked of city staff in support of Plan 2050.

MTC Memo pdf
Table by jurisdiction pdf

This is the composite map, meaning that various maps were overlaid for PDA's areas- new and potential- to show the remaining areas: *Blueprint Growth Geographies for Study*. Be sure to review the definitions.

<https://mtc.maps.arcgis.com/apps/webappviewer/index.html?id=9cf8663fabf4478788312de1bcc2977c>

Note that all of these areas are determined by mapping objective data, including: a) the boundaries submitted by local governments for their PDAs; b) distance to transit stops that meet headway or mode criteria (i.e., for "Transit Rich Areas", a rail station, ferry terminal, or bus stop with 15 minute peak headway); and c) whether or not a location is within an area defined by California HCD and DOF as "High" or "Highest" Resource on its Opportunity Maps.

In addition, here is the website MTC just launched for new PDA nominations through May 31:
<https://www.planbayarea.org/2050-plan/bay-area-2050/spring-2020-priority-area-call-letters-interest>
and
<https://mtc.maps.arcgis.com/apps/webappviewer/index.html?id=a077e9adab904055a56aa088ac0c1122>

Here is a link to the Opportunity Maps from which the "High Resource" areas were determined (those census tracts identified as "High" and "Highest resource") and the background methodology:

Maps: https://haasinstitute.berkeley.edu/sites/default/files/mappings/TCAC/opportunity_map_2019.html

Methodology: <https://www.treasurer.ca.gov/ctcac/opportunity/final-opportunity-mapping-methodology.pdf>

Best regards,

Elizabeth "Liz" Gibbons, AIA, LEED AP
Vice Mayor, City of Campbell
Past AIA Strategic Counselor, At-Large

Begin forwarded message:

From: MTC <mtc.updates@service.govdelivery.com>
Date: March 30, 2020 at 2:17:51 PM PDT
To: Liz Gibbons <lizg@campbellca.gov>
Subject: Plan Bay Area 2050: Monthly Update #7
Reply-To: mtc.updates@service.govdelivery.com

[View in a web browser »](#)



Welcome to the Plan Bay Area 2050 newsletter!
Here's what is coming up this month...



Special Note: Long-Range Planning Continues Despite COVID-19

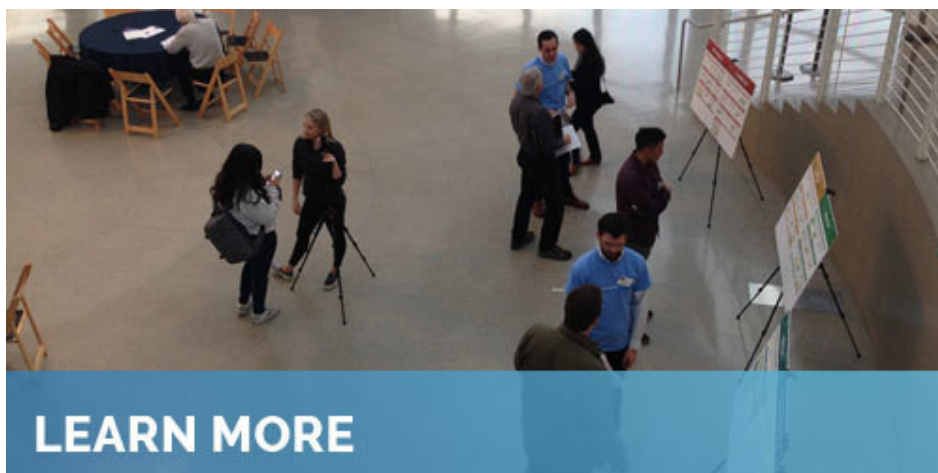
While the Bay Area has been affected by COVID-19 along with the rest of the country and world, work is continuing on [Plan Bay Area 2050](#). Addressing our region's long-term housing, transportation, economic, and environmental challenges remains an important priority. We continue to

make progress from home, and we are developing plans for remote participation in stakeholder meetings and public engagement. We will keep you updated as the situation progresses.

Plan Bay Area 2050 Draft Blueprint Moves Forward

In February 2020, both the MTC and ABAG boards approved the proposed [Growth Geographies and Strategies](#) for the Plan Bay Area 2050 Draft Blueprint, enabling analysis of the Draft Blueprint which is now underway. This action advanced many of the high-performing strategies from the Horizon initiative in 2018-19, and it integrated revisions based upon feedback from thousands of members of the public and hundreds of technical stakeholders this past fall and winter.

Responding to the boards' request to be "bold and unflinching," the Draft Blueprint is exploring transformative strategies into the Plan Bay Area 2050 process for the first time. This includes encouraging inclusive growth beyond Priority Development Areas (PDAs), pricing critical corridors to reduce traffic congestion, providing means-based discounts to low-income residents for tolls and transit, and protecting critical infrastructure and vulnerable communities from rising sea levels.



What's on Deck for the Rest of 2020?

There's much more to come with Plan Bay Area 2050 this year. MTC/ABAG staff are now moving forward with analysis of the Draft Blueprint – to understand how it moves the region towards the adopted Vision and Guiding Principles for Plan Bay Area 2050. This work is expected to stretch throughout spring 2020, followed by public and stakeholder engagement this summer.

By fall 2020, MTC and ABAG will consider further refinements to the Growth Geographies and Strategies for the Plan Bay Area 2050 Final Blueprint. We encourage you to get engaged and provide input on how we can make Plan Bay Area 2050 throughout the months ahead!

[LEARN MORE >](#)



- [Receive the e-newsletter](#). Keep current on all that's going on with MTC and ABAG's ambitious planning initiative and sign up for updates.
- Join the conversation any time on social: [@MTCBATA](#) or send us an email: info@planbayarea.org.



#BayArea2050

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About this table: Many Bay Area jurisdictions include areas eligible for nomination as a Priority Development Area (PDA). For each jurisdiction, this table compares PDA-eligible acres, acres designated a PDA, and the number of PDA acres required to designate at least 50% of the PDA-eligible area. PDA-eligible acres under the "With Existing Transit + Fully Funded Transit Improvements (2019)" reflect existing transit and fully funded transit as of 2019. PDA-eligible acres under "With All Potential Plan Bay Area Blueprint Transit Improvements" reflect all of the potential major transit projects (rail, ferry, and express bus) under consideration for inclusion in the Plan Bay Area Final Blueprint. **The Plan Bay Area 2050 Draft Blueprint is currently studying focused housing growth in PDAs and regional rail station areas in jurisdictions that have nominated PDAs in at least half of their PDA eligible areas. Additional areas, such as High Resource Areas and Transit Rich Areas, may be studied in jurisdictions that have nominated less than 50%. Jurisdictions may nominate new PDAs, or expand existing PDAs, by May 31st, 2020, with all Council approvals completed by June 30th, 2020.** Additional or expanded PDAs will be integrated into the Final Blueprint; jurisdictions exceeding the 50% threshold, including any additional area resulting from potential Blueprint Transit Improvements, are anticipated to be analyzed for growth only in PDAs and frequent rail station areas. Areas under 10 acres not shown. To see a map of the Growth Geographies that are being studied in the Draft Blueprint, [click here](#).

How to use this table:

- 1) Find your jurisdiction; jurisdictions are listed alphabetically.
- 2) To identify whether or not your jurisdiction has nominated 50% or more of its currently PDA-eligible acres, compare the "Total Acres Designated PDA" column with the "Minimum Acres Required to Designate 50%" column. If applicable, also refer to this column under the "With All Potential Blueprint Transit Improvements" heading. For more information, contact pdas@bayareametro.gov
- 3) If you would like to identify additional PDA-eligible areas in your jurisdiction, [click here to see a map of these areas](#). Note that all jurisdictions may nominate new or modify existing PDAs regardless of the current share of eligible acres designated.
- 4) If you are ready to nominate a new PDA or modify an existing PDA, [click here to download a Letter of Interest](#).

Jurisdiction	Total Acres Designated PDA	With Existing Transit + Fully-Funded Transit Improvements (2019)		With All Potential Plan Bay Area Blueprint Transit Improvements		Potential Blueprint project(s) associated with potential increase in PDA-eligible acres (projects within existing PDA-eligible areas not included)
		PDA-Eligible Acres	Minimum Acres Required to Designate 50%	PDA-Eligible Acres	Minimum Acres Required to Designate 50%	
Alameda	1,382	5,439	2,719	5,439	2,719	
Albany	80	1,004	502	1,004	502	
American Canyon	374	250	125	298	149	SMART to Solano
Antioch	894	549	274	605	303	eBART to Brentwood
Atherton	0	1,577	788	1,655	828	Dumbarton Rail
Belmont	520	763	382	847	424	Regional Express Bus
Belvedere	-	64	32	64	32	
Benicia ¹	159	-	-	-	-	
Berkeley	650	5,885	2,943	5,885	2,943	
Brentwood ¹	751	-	-	496	248	eBART to Brentwood
Brisbane	738	1,571	785	1,571	785	
Burlingame	1,019	2,317	1,159	2,317	1,159	
Calistoga	-	-	-	-	-	
Campbell	265	2,621	1,310	2,672	1,336	SR-85 LRT
Clayton	-	1,523	761	1,523	761	
Cloverdale ¹	404	-	-	482	241	SMART to Cloverdale
Colma	78	872	436	872	436	
Concord	3,159	6,464	3,232	6,464	3,232	
Corte Madera	-	855	427	855	427	
Cotati	241	163	82	163	82	
Cupertino	554	2,783	1,391	3,220	1,610	South Bay Rail Projects
Daly City	1,067	4,196	2,098	4,196	2,098	
Danville	549	970	485	970	485	
Dixon	-	-	-	-	-	
Dublin	1,257	2,395	1,197	2,395	1,197	
East Palo Alto	333	1,267	633	1,267	633	
El Cerrito	231	2,009	1,004	2,009	1,004	
Emeryville	591	757	378	757	378	
Fairfax	-	922	461	922	461	
Fairfield	1,039	7,424	3,712	7,424	3,712	
Foster City	-	-	-	207	103	Muni Metro to South SF; Hovercraft Network
Fremont	4,656	9,209	4,605	9,525	4,763	Dumbarton Rail
Gilroy	479	1,708	854	1,708	854	
Half Moon Bay	-	-	-	-	-	
Hayward	935	11,258	5,629	11,442	5,721	Regional Express Bus
Healdsburg	-	-	-	386	193	SMART to Cloverdale
Hercules	570	2,099	1,049	2,150	1,075	Hovercraft Network
Hillsborough	-	396	198	396	198	

Jurisdiction	Total Acres Designated PDA	With Existing Transit + Fully-Funded Transit Improvements (2019)		With All Potential Plan Bay Area Blueprint Transit Improvements		Potential Blueprint project(s) associated with potential increase in PDA-eligible acres (projects within existing PDA-eligible areas not included)
		PDA-Eligible Acres	Minimum Acres Required to Designate 50%	PDA-Eligible Acres	Minimum Acres Required to Designate 50%	
Lafayette	304	528	264	528	264	
Larkspur	-	1,352	676	1,352	676	
Livermore ²	1,842	4,211	2,105	4,211	2,105	
Los Altos	-	535	268	691	346	SR-85 LRT
Los Altos Hills	-	199	99	199	99	
Los Gatos	-	569	285	641	320	SR-85 LRT
Martinez	191	325	163	325	163	
Menlo Park	167	2,983	1,492	3,172	1,586	Dumbarton Rail, Regional Hovercraft Network
Mill Valley	-	265	133	432	216	
Millbrae	235	846	423	846	423	
Milpitas	1,032	4,232	2,116	4,232	2,116	
Monte Sereno	-	-	-	-	-	
Moraga	180	843	421	843	421	
Morgan Hill	303	2,856	1,428	2,856	1,428	
Mountain View	1,787	3,304	1,652	3,874	1,937	South Bay Rail Projects
Napa	616	5,069	2,535	5,069	2,535	SMART to Solano
Newark	258	1,000	500	1,383	691	Dumbarton Rail
Novato	-	5,492	2,746	5,492	2,746	
Oakland	13,718	22,331	11,166	22,331	11,166	
Oakley ¹	379	-	-	-	-	
Orinda	155	1,136	568	1,136	568	
Pacifica	395	310	155	310	155	
Palo Alto	325	4,107	2,053	4,107	2,053	
Petaluma	1,680	3,147	1,574	3,555	1,778	Regional Hovercraft Network
Piedmont	-	1,011	506	1,011	506	
Pinole	373	1,131	565	1,131	565	
Pittsburg	1,581	2,713	1,356	2,713	1,356	
Pleasant Hill	377	857	428	857	428	
Pleasanton	870	1,423	712	1,423	712	
Portola Valley	-	-	-	-	-	
Redwood City	804	3,777	1,889	4,205	2,103	Dumbarton Rail, Regional Express Bus
Richmond	2,605	9,967	4,983	9,967	4,983	
Rio Vista	-	-	-	-	-	
Rohnert Park	584	1,203	601	1,203	601	
Ross	-	542	271	542	271	
San Anselmo	-	1,077	539	1,077	539	
San Bruno	865	1,688	844	1,688	844	
San Carlos	208	1,448	724	1,448	724	
San Francisco	18,453	24,133	12,067	24,133	12,067	
San Jose	18,275	35,571	17,785	35,691	17,845	South Bay Rail Projects
San Leandro	829	7,183	3,591	7,183	3,591	
San Mateo	1,749	2,922	1,461	3,160	1,580	Regional Hovercraft Network
San Pablo	340	1,639	819	1,639	819	
San Rafael	505	3,017	1,509	3,017	1,509	
San Ramon	757	3,331	1,666	3,331	1,666	
Santa Clara	1,175	7,093	3,547	7,093	3,547	
Santa Rosa	4,651	15,538	7,769	15,538	7,769	
Saratoga	-	1,729	865	1,999	1,000	SR-85 LRT
Sausalito	-	547	273	547	273	
Sebastopol ¹	677	-	-	-	-	
Sonoma	-	-	-	-	-	
South San Francisco	1,047	3,977	1,989	4,043	2,022	Muni Metro to South SF
St Helena	-	-	-	-	-	
Suisun City	390	420	210	420	210	
Sunnyvale	2,971	6,964	3,482	7,366	3,683	SR-85 LRT
Tiburon	-	174	87	174	87	
Unincorporated Alameda	1,715	8,037	4,019	8,319	4,160	Regional Express Bus
Unincorporated Contra Costa	1,954	5,812	2,906	5,812	2,906	
Unincorporated Marin	412	3,396	1,698	3,396	1,698	
Unincorporated Napa	-	427	214	748	374	SMART Rail

Jurisdiction	Total Acres Designated PDA	With Existing Transit + Fully-Funded Transit Improvements (2019)		With All Potential Plan Bay Area Blueprint Transit Improvements		Potential Blueprint project(s) associated with potential increase in PDA-eligible acres (projects within existing PDA-eligible areas not included)
		PDA-Eligible Acres	Minimum Acres Required to Designate 50%	PDA-Eligible Acres	Minimum Acres Required to Designate 50%	
Unincorporated San Mateo	616	3,250	1,625	3,250	1,625	
Unincorporated Santa Clara	516	7,054	3,527	7,155	3,577	SR-85 LRT
Unincorporated Solano	-	-	-	-	-	
Unincorporated Sonoma	2,630	2,856	1,428	3,950	1,975	SMART to Solano
Union City	470	3,942	1,971	4,259	2,129	Regional Express Bus; Hovercraft Network
Vacaville	519	5,448	2,724	5,448	2,724	
Vallejo	3,242	5,121	2,560	5,121	2,560	
Walnut Creek	792	2,993	1,497	2,993	1,497	
Windsor	393	452	226	452	226	
Woodside	-	871	436	871	436	
Yountville	-	-	-	-	-	

¹While existing PDA-eligible acres are currently shown as zero, CTA low-cost transit frequency improvements will ensure jurisdictions' existing PDAs meet eligibility criteria. Potential eligible areas associated with major transit projects under consideration for inclusion in the Final Blueprint are reflected in the columns to the right.

² Due to anticipated relocation of existing Vasco ACE Station as part of the potential ValleyLink project, no additional PDA-eligible acres would be added.

Metropolitan Transportation Commission

February 26, 2020

HANDOUT Agenda Item 9b

Plan Bay Area 2050: Blueprint Growth Geographies – Second Round of Priority Development Area Nominations and Expanded Local Engagement

Subject: At the February 14th joint meeting of MTC Planning and ABAG Administrative Committees, staff presented the recommended Growth Geographies for the Plan Bay Area 2050 Draft Blueprint. Based on feedback from local jurisdictions, staff recommends augmenting the recommendation to study “Option B” in the Draft Blueprint phase with two further commitments: (1) to enable a second round of submissions of new or expanded Priority Development Areas (PDAs) this spring in advance of the Final Blueprint phase, and (2) to commit to expanded local engagement specifically targeted to jurisdictions who have designated less than 50 percent of their PDA-eligible areas as places for future housing growth.

Background: Last year, cities and counties had the opportunity to nominate new and expanded PDAs for consideration as locations for focused housing growth in advance of the Plan Bay Area 2050 Blueprint planning process. As identified in proposed ABAG Resolution 02-2020, 34 new PDAs were nominated in 2019, as well as dozens of PDA boundary modifications. Still, many jurisdictions have still not nominated the majority of their PDA-eligible areas for consideration, creating challenges in advancing critical equity and sustainability goals for the region and the state. To address this issue – as highlighted in Attachment A – staff have proposed a set of Growth Geographies for study, fusing locally-nominated Priority Development Areas (PDAs) with additional growth areas in Transit-Rich and High-Resource places that have not nominated at least 50 percent of PDA-eligible areas.

At the meeting, staff heard from several jurisdictions that fell short of that 50 percent threshold, expressing interest in working collaboratively to expand their PDA boundaries or nominate new PDAs in advance of Plan Bay Area 2050. In response, staff is recommending to augment the “Option B” approach with an opportunity for local jurisdictions to submit new PDAs or PDA boundary expansions this spring. If submissions from a given local jurisdiction then exceed the 50 percent threshold set under “Option B”, these new PDAs would be integrated in lieu of relevant Transit-Rich and High-Resource Areas as part of the analysis of the Plan Bay Area 2050 Final Blueprint.

Proposed Path Forward

For local jurisdictions interested in expanding PDA boundaries or nominating new PDAs, staff is proposing a second round of PDA nominations for Plan Bay Area 2050 this spring, in particular to enable local jurisdictions to increase the share of PDA-eligible lands nominated as places for future housing growth. New PDAs or expanded PDAs would be required to meet the adopted ABAG criteria as updated in May 2019, including a commitment to developing a PDA-specific plan and meeting transit service minimum requirements. Similar to the 2019 call for PDA nominations, new PDAs require adoption by a City Council or Board of Supervisors, whereas PDA boundary expansions simply require approval by a City Manager or Planning Director.

The timeline for this proposed process is listed below:

- Mid-March: open window for second round of submissions for new or expanded PDAs
- March through May: targeted engagement with local jurisdictions to submit additional PDAs or to expand existing PDAs
- May 28th: final deadline for submitting new PDAs or expanded PDAs for consideration in Plan Bay Area 2050 Final Blueprint, including Council or Board resolutions if necessary
- Summer: adoption of new and expanded PDAs by ABAG Board; integration into Final Blueprint Growth Geographies

To support our local partners, MTC/ABAG staff will commit to expanded local engagement during this time period, focusing on presentations to city and county planning directors who would be a lead role for submitting new and expanded PDAs. Presentations will also highlight the Growth Geographies framework under study through the Draft Blueprint process and the road to the Final Blueprint later this year. In particular, staff will undertake targeted local engagement for jurisdictions who have nominated less than 50 percent of their PDA-eligible areas, given that these jurisdictions are likely to be the most interested in participating in this second round of PDA nominations in advance of Plan Bay Area 2050.



Therese W. McMillan