

**CITY OF ALBANY  
CITY COUNCIL AGENDA  
STAFF REPORT**

Agenda Date: September 3, 2019  
Reviewed by: NA

**SUBJECT:** Association of Bay Area Governments (ABAG)/Metropolitan Transportation Commission (MTC) Priority Development Area (PDA) Update

**REPORT BY:** Jeff Bond, Community Development Director

**SUMMARY**

ABAG/MTC is requesting a letter of interest from City staff regarding potential modifications to land use policies and regulations in the San Pablo & Solano Mixed Use Neighborhood Priority Development Area.

**STAFF RECOMMENDATION**

That the Council provide input to staff regarding a letter of interest in pursuing an amendment to the City's existing Priority Development Area.

**BACKGROUND**

In recent years, the State of California has adopted several major legislative efforts to address climate change. In 2006, AB 32 established statewide goals to reduce greenhouse gas production. Subsequent legislation including SB 375 in 2008, established a requirement for an integrated regional framework for land use planning and transportation funding.

As a part of SB 375, regional planning agencies including the Association of Bay Area Governments (ABAG)/Metropolitan Transportation Commission (MTC) are required to prepare a regional plan that integrates demographic and economic projections with the Regional Transportation Plan and affordable housing mandates. The Bay Area's regional plan is called "Plan Bay Area."

Related to the Plan Bay Area process is the "Regional Housing Needs Assessment" (RHNA). State law mandates that all local governments adopt and maintain a Housing Element as part of its General Plan. Pursuant to state law, the State Department of Housing and Community Development determines the housing need for the Bay Area as a region. In turn, ABAG is responsible for determining a methodology for distribution of

the Regional Housing Need Allocation (RHNA) to individual communities. The Plan Bay Area process serves as the foundation for the RHNA allocation.

On a parallel track, in 2007 ABAG established the Priority Development Areas (PDAs) and Priority Conservation Area program. The initial intent of the PDA program was for cities to self-identify areas of a community that should be the focus of regional grant programs. In 2011, the City Council approved submittal of an application for a PDA incorporating San Pablo Avenue and Solano Avenue corridors (Attachment 1). In addition, Albany Hill has been established as a PDA.

On June 12, 2019, staff provided the Planning and Zoning Commission with an overview of the regional planning process and the proposed changes. The Commission will consider making a recommendation at its July 10, 2019 meeting.

On July 15, 2019, the City Council discussed potential modifications to the PDA designation. Due to the late hour and substance of the issues associated with housing-related land use regulations, action was continued to the current meeting.

## **DISCUSSION**

In June 2019, ABAG/MTC has adopted revisions to the PDA program criteria (Attachment 2). Based on the new criteria, Albany's PDA meets transit criteria, but does not meet planning criteria. To meet planning criteria, by 2025, the PDA must have general plan and zoning ordinance regulations in place allowing for significant housing growth and/or housing and employment growth at transit-supportive densities. In addition, the plan needs to have California Environmental Quality Act (CEQA) documentation that facilitates development consistent with the plan.

ABAG/MTC has determined that the City's current PDA does not meet the revised criteria. For existing PDAs that do not fully meet planning criteria, local government staff are required to submit letters of interest in amending existing or proposing new PDAs by September 2019. City staff has been informed that a City Council resolution affirming the letter from staff is optional. Staff would prefer that City Council take action on a resolution and will bring a draft resolution to Council by January 2020.

Given the high level of planning activity both locally with receipt of SB 2 program funds (see separate agenda item), and regionally with upcoming Plan Bay Area 2050 and RHNA, future amendments to the PDA will almost certainly be appropriate. In addition, to be eligible for certain types of grant funds, a PDA designation may be required. At this time, however, it is difficult to identify the scope of changes that should be considered in an amendment. Thus, staff proposes to prepare a broadly defined letter of interest.

At the July 15, 2019 discussion, the City Council inquired about the status of City of Berkeley plans for Solano Avenue. Staff has confirmed that the City of Berkeley does not intend to pursue a PDA designation for Solano Avenue. Thus, as part of the PDA

amendment process, the City should consider pros and cons of retaining Solano Avenue in the PDA.

ABAG/MTC has provided an ample window of time to make amendments, and staff recommends the following sequence of steps to ensure coordinated implementation of Plan Bay Area 2050, the PDA amendments, and RHNA:

<u>Year</u>	<u>Activity</u>
2019	Submit staff Letter of Interest & City Council Resolution to amend the City’s current PDA
2019-2020	Use SB 2 planning grant funds to update planning framework for implementation of potential near-term housing and mixed-use development projects
2020-2021	Monitor the preparation of Plan Bay Area 2050 and the RHNA process
2021-2022	Prepare a new General Plan Housing Element based on RHNA allocation
2023-2024	Prepare Amendment to PDA to support implementation of Housing Element opportunity sites and policy actions

**SUSTAINABILITY IMPACT**

Plan Bay Area is the primary regional planning document for land use and transportation, and thus is critical to identification and implementation of regional policies that reduce the generation of greenhouse gases.

**FINANCIAL IMPACT**

There is no immediate financial impact to fiscal year 2019/20 or 2020/21 operating budget associated with preparation of a letter of interest from City staff. Preparation of an amendment to the PDA may require expenditure of funds in future fiscal years for professional services.

**NEXT STEPS**

Prior to January 2020, the City Council will be asked to consider action to adopt a required resolution making a commitment to modify the City’s PDA.

**Attachments**

1. 2011 Priority Development Area application and Resolution No. 2011-59
2. Background information on ABAG/MTC PDA Program amendments
3. Form for Letter-of-Confirmation: Priority Development Area Planning

Enter information in the spaces provided and submit the requested attachments.

<b>Part 1 - APPLICANT INFORMATION &amp; AREA DETAILS</b>		
<u>Attach</u> resolution showing local support for involvement in FOCUS		
a. Lead Applicant -City/County	City of Albany	
Contact Person	Jeff Bond	
Title	Director	
Department	Community Development	
Street Address	1000 San Pablo Avenue	
City	Albany	
Zip Code	94706	
Phone Number	510-528-5769	
Fax Number	510-524-9359	
Email	jbond@albanyca.org	
b. Area Name and Location	San Pablo/Solano Mixed Use Neighborhood	
c. Area Size ( <i>minimum acreage = 100</i> )	81 acres (estimated)	
d. Public Transit Serving the Area (existing and planned). From this list, please identify at least one route that has minimum 20-minute headways.	AC Transit Lines 18, 52, 72, 72R, G, & Z	
e. Place Type (Identify based on the Station Area Planning Manual or from others in Application Guidelines)	Cooridor/Mixed Use Neighborhood	
	Current Conditions (Year: 2011)	Future Goal (Horizon Year: )
f. Total Housing Units	275	apprx. 490
g. Total Jobs	forthcoming	forthcoming
h. Net Project Density (New Housing)	15-30 units per acre	15-30 units per acre
i. Minimum/Maximum FARs (New Employment Development)	0.95-1.25 Max FAR	0.95-1.25 Max FAR

<b>Part 2 – ADDITIONAL AREA INFORMATION</b>		
	Yes	No
a. Is the proposed priority area currently recognized in the General Plan (i.e., called out as TOD, infill etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have other plans (any targeted planning efforts including specific plans, precise plans, area plans, and supporting environmental studies) been developed within the last 15 years that cover the priority area? <b>Note: If yes, please <u>attach</u> brief list of individual planning efforts and date completed (including web links to electronic versions if available). In the list, identify the primary plan for the area.</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Is the proposed priority area within the boundaries of a redevelopment area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FOCUS is a regional, incentive-based development and conservation strategy for the San Francisco Bay Area. FOCUS is led by the Association of Bay Area Governments and the Metropolitan Transportation Commission in coordination with the Bay Area Air Quality Management District and the Bay Conservation and Development Commission. It is partially funded by a regional blueprint planning grant from the State of California Business, Transportation, and Housing Agency.

**Part 3 – MAPS OF PRIORITY DEVELOPMENT AREA**

Attach map(s) showing the proposed boundaries, land use designations and zoning, major transit services, and any other relevant information about the proposed priority area. In your electronic submission, please include GIS files of the PDA boundaries, if available. Photos of current conditions in the priority area are optional.

**Part 4 – NARRATIVE**

Attach separately a maximum two-page (8½ x 11 with 12 point font) narrative that addresses the following questions and provides any other relevant information.

- What is the overall vision for this area? How does the vision align with the place type selected (See Place Type Development Guidelines p. 18-19 in Station Area Planning Manual)?
- What has to occur in order to fully realize this vision and place type? What has occurred in the past 5 years?
- Describe relevant planning processes, and how community members were involved in developing the vision and/or plan for the area.
- Describe how this priority area has the potential to be a leading example of smart growth for the Bay Area.

**Part 5 – POTENTIAL ASSISTANCE REQUESTED (check all that apply)**  
 Note: Assistance is not being offered at this time. This information will aid the development of tools and incentives for designated areas.

TECHNICAL ASSISTANCE	REQUEST FOR PLANNING GRANTS	REQUEST FOR CAPITAL GRANTS
<input type="checkbox"/> Assistance with policies to implement existing plan <input type="checkbox"/> Assistance with photo- simulations to depict future conditions <input type="checkbox"/> Assistance with local workshops and tours <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Funding for new area-wide specific plan or precise plan <input type="checkbox"/> Funding to update existing area-wide specific plan or precise plan <input checked="" type="checkbox"/> Funding for EIR to implement existing area-wide plan <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Funding for transportation projects (including pedestrian/bicycle) <input checked="" type="checkbox"/> Funding for housing projects <input checked="" type="checkbox"/> Funding for water/sewer capacity <input checked="" type="checkbox"/> Funding for parks/urban greening <input checked="" type="checkbox"/> Funding for streetscape improvements <input type="checkbox"/> Other:

**Part 6 – INFRASTRUCTURE BUDGET FOR PRIORITY AREA**

Attach a completed Excel file on the FOCUS website for entering information about infrastructure needs and funding sources.

**Part 7 – FOR EMPLOYMENT CENTER PLACE TYPE PROPOSALS ONLY**

Please provide the following information for the entire jurisdiction.

	Current Conditions (Year: )	General Plan (Horizon Year: )
Total Jobs		
Total Households		
Total Employed Residents		

E-mail this completed application form and attachments requested to [FOCUS@abag.ca.gov](mailto:FOCUS@abag.ca.gov), and mail one hard copy of this application and attachments requested to the Association of Bay Area Governments, Attn: Jackie Reinhart, P.O. Box 2050,

# FOCUS

a development and conservation strategy  
for the San Francisco Bay Area

## Application for Priority Development Area Designation

Oakland, CA 94604-2050. Please contact Jackie Reinhart, ABAG Regional Planner, at [JackieR@abag.ca.gov](mailto:JackieR@abag.ca.gov) or 510-464-7994 with questions about the application.

FOCUS is a regional, incentive-based development and conservation strategy for the San Francisco Bay Area. FOCUS is led by the Association of Bay Area Governments and the Metropolitan Transportation Commission in coordination with the Bay Area Air Quality Management District and the Bay Conservation and Development Commission. It is partially funded by a regional blueprint planning grant from the State of California Business, Transportation, and Housing Agency.

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**RESOLUTION NO. 2011-59**

**A RESOLUTION OF THE ALBANY CITY COUNCIL  
AUTHORIZING AN APPLICATION TO THE  
ASSOCIATION OF BAY AREA GOVERNMENTS TO ESTABLISH  
THE SAN PABLO AVENUE FROM NORTHERN TO SOUTHERN  
BOUNDARIES AND SOLANO AVENUE FROM EASTERN BOUNDARY  
TO MADISON STREET CORRIDORS AS  
PRIORITY DEVELOPMENT AREAS**

**WHEREAS**, Whereas, the Association of Bay Area Governments and the Metropolitan Transportation Commission in coordination with the Bay Area Air Quality Management District and Bay Conservation and Development Commission (collectively, the “regional agencies”) are undertaking a regional planning initiative called FOCUS; and

**WHEREAS**, FOCUS program goals support a future regional development pattern that is compact and connected; and

**WHEREAS**, the regional agencies seek local government partners to create a specific and shared concept of where growth can be accommodated (priority development area) and what areas need protection (priority conservation area) in the region; and

**WHEREAS**, a priority development area must meet all of the following criteria: (a) within an existing community, (b) near existing or planned fixed transit (or served by comparable bus service) and (c) is planned, or is planning, for more housing; and





# **City of Albany Application for Priority Development Area Designation**

## **San Pablo/Solano Mixed Use Neighborhood**

### **Part 2 – AREA INFORMATION**

Albany Active Transportation Plan

<http://albanypedbikeplan.fehrandpeers.net/>

City of Albany Climate Action Plan

<http://www.albanyca.org/index.aspx?page=256>

San Pablo Design Guidelines

<http://www.albanyca.org/index.aspx?page=439>

San Pablo Avenue Streetscape Master Plan

<http://www.albanyca.org/index.aspx?page=429>

City of Albany Major Planning Projects on Solano and San Pablo Avenue

<http://www.albanyca.org/index.aspx?page=518>



# Official Zoning Map

City of Richmond

\*DISCLAIMER: Zoning Map is believed to be accurate but accuracy is not guaranteed. No liability is assumed either expressed or implied.\*  
\*For questions regarding a specific parcel, please contact Albany Planning Dept.\*

City of El Cerrito

## Zoning Designations

- Residential**
- RHD: Residential Hillside Development
  - R-1: Residential Single Family
  - R-2: Residential Medium Density
  - R-3: Residential High Density
  - R-4: Residential Towers

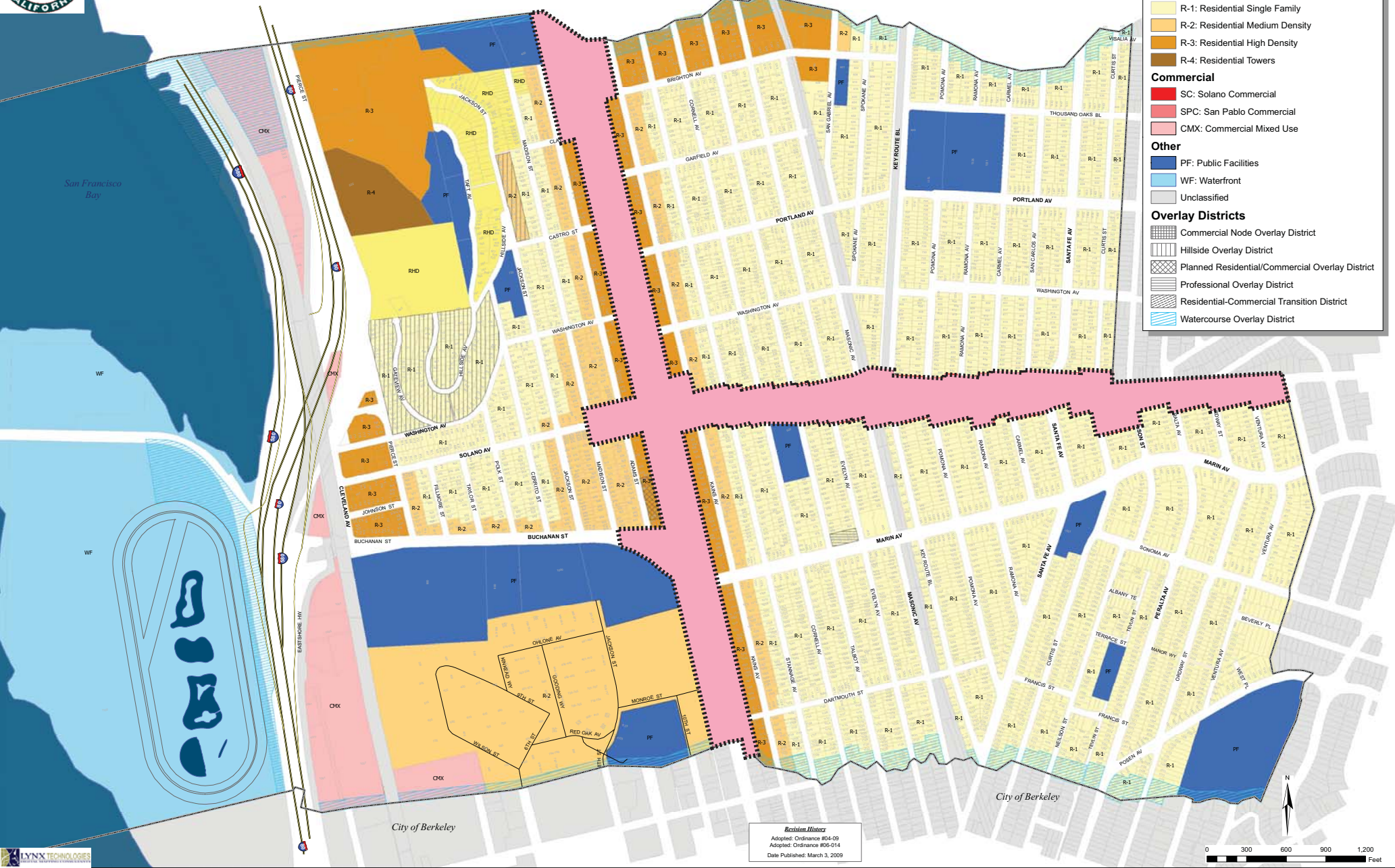
- Commercial**
- SC: Solano Commercial
  - SPC: San Pablo Commercial
  - CMX: Commercial Mixed Use

## Other

- PF: Public Facilities
- WF: Waterfront
- Unclassified

## Overlay Districts

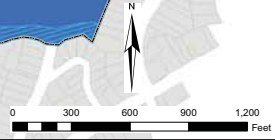
- Commercial Node Overlay District
- Hillside Overlay District
- Planned Residential/Commercial Overlay District
- Professional Overlay District
- Residential-Commercial Transition District
- Watercourse Overlay District



City of Berkeley

City of Berkeley

**Revision History**  
 Adopted: Ordinance #04-09  
 Adopted: Ordinance #06-014  
 Date Published: March 3, 2009



## **City of Albany Application for Priority Development Area Designation**

### **San Pablo/Solano Mixed Use Neighborhood**

#### **Part 4 – NARRATIVE**

##### **What is the overall vision for this area? How does the vision align with the place type selected (See Place Type Development Guidelines p. 18-19 in Station Area Planning Manual)?**

The overall vision for this area is to implement functional infill development projects that maintain traditional residential character of the City, expand the City's housing stock, including affordable units, captures sustainable economic development opportunities, and improves neighborhood-serving businesses.

The Solano Commercial District accommodates commercial uses that supply a wide range of commercial retail and related services both to the adjacent neighborhoods and the surrounding communities, within an attractive pedestrian-oriented shopping environment. The district also provides opportunities for office development and residential development, including mixed-use settings. The San Pablo Commercial District accommodates commercial and retail businesses serving a citywide or larger market in a boulevard environment. The district also provides opportunities for office development and residential development, which may be in mixed use settings.

##### **What has to occur in order to fully realize this vision and place type? What has occurred in the past 5 years?**

In the past five years, a 25-unit infill mixed unit project was completed on San Pablo Avenue. In addition, the City completed a major retrofit of the Civic Center facilities on San Pablo Avenue. Furthermore, the City has nearly completed the planning process for a mixed-use project on San Pablo Avenue consisting of a Whole Foods grocery store, neighborhood retail, and a senior housing project. Currently, the City is working with Safeway on the development of a new full-service grocery store on Solano Avenue. Completion of the City's planning review of the Safeway project also is expected in 2012. Both grocery store projects are planned to be integrated with transit, bike and pedestrian improvements to encourage non-automobile modes of travel.

##### **Describe relevant planning processes, and how community members were involved in developing the vision and/or plan for the area.**

The San Pablo Avenue Streetscape Plan was adopted in 2001 to establish a schematic design plan for the corridor within Albany. General recommendations included overall streetscape design features, such as street trees, furniture, bike racks, sidewalk patching, and on-street parking. Specific recommendations include a gateway treatment on the northern and southern gateways, sidewalk and crosswalk reconfiguration at Solano Avenue, pedestrian-scaled fixtures at City Hall, a plaza at Marin Avenue, and new street trees.

In April 2010, the City Council adopted a Climate Action Plan. The plan was developed with guidance from the City's Sustainability Committee and reviewed by other City Committee and Commissions including the City's Planning and Zoning Commission. The Plan included policy TL-3.2, which calls for "Update planning documents to promote high-quality, mixed-use, pedestrian- and transit-oriented development in the San Pablo/Solano Commercial districts."

The narrative in support of the policy statement states:

*To successfully encourage the development of high-quality mixed use pedestrian- and transit-oriented development along San Pablo Avenue and Solano Avenue, the City will revise existing development standards and design guidelines. The City will conduct a sustainability audit to identify additional regulatory, structural, or market barriers that may prevent or discourage sustainable, climate-friendly development within commercial and high density residential zoning districts.*

*Specifically, the City will reevaluate the residential and commercial parking requirements (Measure D) for commercial and high density residential uses. Building heights will comply with current code requirements. The City will also update the San Pablo Design Guidelines and the San Pablo Avenue Streetscape Master Plan in order to reflect a desire to create a mixed-use and pedestrian- and transit-oriented environment.*

**Describe how this priority area has the potential to be a leading example of smart growth for the Bay Area.**

The City has a strong record of support for climate change policies, including recent adoption of a comprehensive Climate Action Plan. Nonetheless, as individual projects and initiatives come along, the City encounters the same issues as other communities, including discussions over traffic and parking, conflicts between land uses, and concerns about the quality of life impacts associated with higher density development.

With the support of the FOCUS/OneBayArea program, we intend to identify innovative solutions to the most challenging issues. In particular, new community parking management strategies that minimize vehicle usage and encourage alternative modes of transportation need to be identified and implemented. In addition, with the FOCUS/OneBayArea program, design standards and infrastructure requirements will be identified to help guide development of mixed-use projects in areas that border low-density residential neighborhoods. This work is intended to lay the groundwork to resolve conflicts between housing development and economic development objectives associated with important commercial corridors, and quality of life objectives associated with low-density residential areas of the City. Finally, with the City has very limited funding for affordable housing. With the FOCUS/OneBayArea program, the City could begin the development of an affordable housing program.



# Regional Growth Framework Update: What's Next for Local Jurisdictions

June 26, 2019

Mark Shorett  
Christy Leffall

# Today's Webinar

Quick  
Introduction  
to Plan Bay  
Area 2050

Framework  
Update

Letters of  
Interest:  
New PDAs,  
PPAs & PCAs

Letters of  
Confirmation:  
Existing PDAs

Q&A + Future  
Webinars

# What is Plan Bay Area?

- The regional plan is a **blueprint for growth and infrastructure** for the next 30 years.
- The regional plan is **updated every four years**, with this major update due in 2021.
- The regional plan is a reflection of **the shared priorities of the diverse nine-county San Francisco Bay Area**.
- The regional plan is **fiscally-constrained**, even as it aspires to tackle the Bay Area's big challenges with specific strategies.
- The regional plan is **not an expenditure plan**; it is focused on setting priorities and over the long term and looking holistically across “silos”.





Plan  
Bay Area  
2040

Spring 2015 to  
July 2017

H O R I Z O N

February 2018 to  
October 2019

PLAN BAY AREA 2050

September 2019 to  
June 2021

High-performing strategies and projects from *Horizon* - those that are resilient to uncertainties - **will be recommended for inclusion in the Preferred Plan Bay Area 2050 (RTP/SCS).**



# What Topic Areas Do These Efforts Tackle?

Horizon and Plan Bay Area 2050 are addressing four core topic areas, as we work to create a long-range integrated regional vision for the next 30 years.



**Transportation**



**Land Use**



**Economic  
Development**



**Resilience**



# Plan Bay Area 2050: Summertime Webinar Series

## Growth Framework Update

- **June 26, July 1 & July 10**
  - New Criteria and Submitting Letters of Interest/Letters of Confirmation



*Target audience:  
Cities, counties, and CTAs*

## Preparing for Plan Bay Area 2050

- **July 9**
  - Public Engagement Process Overview
- **August 6**
  - Bay Area Spatial Information System (BASIS)
- **To Be Scheduled**
  - Horizon Perspective Paper 5: Bay Crossings
  - Looking Ahead: The Vision for Plan Bay Area 2050

*Target audience:  
Stakeholders & interested public*

## In Case You Missed It! (ICYMI)

- **July 30**
  - ICYMI: Horizon Futures Round 1 Analysis
- **To Be Scheduled**
  - ICYMI: Horizon Perspective Paper 1 - Autonomous Vehicles

*Target audience:  
New stakeholders/  
public*

# Today's Webinar

Quick  
Introduction  
to Plan Bay  
Area 2050

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Update

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Interest:  
New PDAs,  
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Letters of  
Confirmation:  
Existing PDAs

Q&A + Future  
Webinars

# Adopted Growth Framework Update: What's Changed?

## In May, ABAG and MTC:

1. Adopted new PDA Criteria
2. Established a timeline for PDAs to meet criteria
3. Established the Priority Production Area Pilot Program
4. Opened a call for *Letters of Interest* for PDAs, PCAs, and PPAs

*For more information:*

<https://www.planbayarea.org/2050-plan/plan-bay-area-2050/2019-priority-area-call-letters-interest>

# New PDA Criteria

2007	2019	
<ul style="list-style-type: none"> <li>- Housing Growth</li> <li>- Existing Community</li> <li>- Half-mile from: Rail, Ferry, or Bus with <del>20-min peak headway</del></li> </ul>	<ul style="list-style-type: none"> <li>➤ 50% of PDA acreage must be within half-mile of qualifying transit</li> <li>➤ <b>Transit-Rich PDAs</b> Rail, Ferry, or Bus with 15-min peak headway</li> </ul>	<ul style="list-style-type: none"> <li><b>Connected Community PDAs</b> Bus with 30-min peak headway, AND -High Resource Area, OR -2 TDM Policies by 2025</li> </ul>
<ul style="list-style-type: none"> <li><del>-Planned vs. Potential</del></li> <li><del>-7 PDA Placetypes</del></li> <li><del>-Size Guidelines</del></li> </ul>	<ul style="list-style-type: none"> <li>➤ Existing PDAs must be planned by 2025</li> <li>➤ New PDAs must begin planning by 2025</li> </ul>	

## Priority Conservation Areas: No changes

## Priority Production Areas (PPA): New Pilot Program

### PPA Pilot Program Eligibility Criteria

Location	<ul style="list-style-type: none"><li>➤ Outside a PDA (or redesignated a PPA from a PDA)</li><li>➤ Not within ½ mile of a regional rail station</li></ul>
Policy	<ul style="list-style-type: none"><li>➤ Zoned for Industrial Use or with high concentration of industrial activities</li><li>➤ Jurisdiction has an adopted certified housing element</li></ul>

# Letters of Interest

Quick  
Introduction  
to Plan Bay  
Area 2050

Framework  
Updates &  
New PDA  
Criteria

Letters of  
Interest:  
New PDAs,  
PPAs & PCAs

Letters of  
Confirmation:  
Existing PDAs

Q&A + Future  
Webinars

# Call for Letters of Interest (LOI) and Confirmation (LOC)

	LOI	LOC (PDA criteria)		
<i>DUE:</i>	<i>New or Modified - 9/16/19 Resolution (new) - 1/15/20</i>	<i>Planning and Transit - 9/16/19 VMT Reduction Policy - 1/15/20</i>		
PDAs	✓	Planning ✓		
		Transit ✓	Transit-Rich	
			Connected Community	High Resource Area
				VMT Reduction ✓
PCAs	✓			
PPAs	✓			



# Call for Letters of Interest (LOI)

	LOI
<i>DUE:</i>	<i>New or Modified - 9/16/19 Resolution (new) - 1/15/20</i>
PDA's	✓
PCAs	✓
PPAs	✓

# Letters of Interest: *PDA Example*

Click on this link to open PDA Letter of Interest and Follow Webinar:  
<https://mtc.ca.gov/sites/default/files/Letter%20of%20Interest%20-%20PDAs.pdf>

## Letter-of-Interest: Priority Development Area

Use this form to express jurisdictional interest in: a) establishing a new PDA; or b) modifying the boundaries of an existing PDA.

**Instructions:** Complete this form and send it to [pdas@bayareametro.gov](mailto:pdas@bayareametro.gov) along with a GIS shapefile of the PDA boundaries, and any additional attachments, by **September 16, 2019**. Forms may be signed by planning directors or city managers/administrators. Following review of this form by MTC/ABAG staff and additional discussion with applicants if needed, City Council or Board of Supervisors resolutions nominating new PDAs will be required by **January 15, 2020**. Resolutions are not required to modify an existing PDA.

For other forms, including Priority Conservation Area (PCA) or Priority Production Area (PPA) Letters of Interest, and for Letters of Confirmation for PDA Planning or VMT-Reduction Policies, go here:  
<https://www.planbayarea.org/priority>

### 1: APPLICATION TYPE

I want to:  Propose a new PDA  Modify an existing PDA

### 2: PDA DESIGNATION

**Step One:** Determine the **designation** for your PDA by reviewing [this map](#). If the area you wish to designate a PDA is not shown as eligible, complete Section 6.

**Step Two:** Check the appropriate box below:

Transit-Rich  Connected Community/High Resource Area  
 Connected Community/Outside High Resource Area\*

\*Also complete VMT-Reduction Letter of Confirmation, available [here](#)

### 3: GENERAL PDA INFORMATION

City or County:	<input type="text"/>	Date:	<input type="text"/>
PDA Name:	<input type="text"/>	Acres:	<input type="text"/>
Staff Contact/Title:	<input type="text"/>		
Email:	<input type="text"/>	Phone:	<input type="text"/>

# Today's Webinar

Quick  
Introduction  
to Plan Bay  
Area 2050

Framework  
Updates &  
New PDA  
Criteria

Letters of  
Interest:  
New PDAs,  
PPAs & PCAs

Letters of  
Confirmation:  
Existing PDAs

Q&A + Future  
Webinars

# Call for Letters of Confirmation (LOC)

	LOI	LOC (PDA does not meet criteria)		
<i>DUE:</i>	<i>New or Modified - 9/16/19 Resolution (new) - 1/15/20</i>	<i>Planning and Transit - 9/16/19 VMT Reduction Policy - 1/15/20</i>		
PDAs	✓	Planning ✓		
		Transit ✓	Transit-Rich	
			Connected Community	High Resource Area
				VMT Reduction ✓
PCAs	✓			
PPAs	✓			

# Current PDAs: Meeting Revised Criteria

*Who submits what?*

## Criteria

- ✓ Planning Criteria
- ✓ VMT-Reduction Policy
- ✓ Transit Criteria

## Letter of Confirmation (LOC) to:

- Adopt **plan** w/EIR by 2025 (*Jurisdiction*)
- Adopt **VMT-reduction policies** by 2025 (*Jurisdiction*)
- Identify **transit improvement** that meets Transit-Rich or Connected Community criteria (CTA)

# Where can I find out what I need to submit?

[https://www.planbayarea.org/sites/default/files/pdfs\\_referenced/2019\\_PDA\\_Update\\_Action\\_Guide.pdf](https://www.planbayarea.org/sites/default/files/pdfs_referenced/2019_PDA_Update_Action_Guide.pdf)

County	Jurisdiction	PDA Name	Updated PDA Designation	<u>Summer 2019 Action</u>	LOC
ALAMEDA					
Alameda	Alameda	Naval Air Station	Transit-Rich	None	n/a
Alameda	Alameda	Northern Waterfront	Connected Community	LOC - VMT Reduction	City
Alameda	Alameda County	Meekland Avenue Corridor	tbd (action required)	LOC - Plan/Transit	Cou.

No Action Needed

**Jurisdiction:**  
LOC-VMT Reduction

**Jurisdiction:**  
LOC-Planning  
CTA: LOC-Transit

# How to Submit Letters of Interest or Confirmation

## *Checklist:*

- ✓ Jurisdiction/Lead Applicant
- ✓ Staff Contact(s)
- ✓ Priority Area Name, Size, Location (shapfile)
- ✓ Associated Planning Document(s)

## *Submissions:*

1. Download forms [here](#)
2. Email pdfs and shapefiles to:
  - *PDAs@bayareametro.gov*
  - *PCAs@bayareametro.gov*
  - *PPAs@bayareametro.gov*
3. Cc your county's regional planning coordinator
4. Your county coordinator will reach out to schedule a call within a week

# Key Deadlines

- **September 16, 2019**
  - Letters of Interest for PDAs, PCAs, and PPAs
  - Letters of Confirmation for PDA Planning and Transit
- **January 16, 2020**
  - Resolutions for new PDAs, PCAs, and PPAs
  - Letter of Confirmation for PDA VMT-Reduction policies



# We're Here to Help!

- ✓ Reach out to your ABAG/MTC county coordinator early in the process with potential new areas in your jurisdiction or questions about requirements for your existing PDAs
- ✓ Attending County Planning Director and CTA TAC Meetings
- ✓ Additional Webinars:
  - ✓ July 1, 11am-12pm
  - ✓ July 10, 10am-11am

COUNTY	COORDINATOR
Alameda Contra Costa	Christy Leffall cleffall@bayareametro.gov
Marin Napa	Bobby Lu blu@bayareametro.gov
San Francisco	Krute Singa ksinga@bayareametro.gov
San Mateo	James Choe jchoe@bayareametro.gov
Santa Clara	Pilar Lorenzana plorenzana@bayareametro.gov
Solano Sonoma	Ada Chan achan@bayareametro.gov

***To learn more and submit applications:***

<https://www.planbayarea.org/2050-plan/plan-bay-area-2050/2019-priority-area-call-letters-interest>

# Today's Webinar

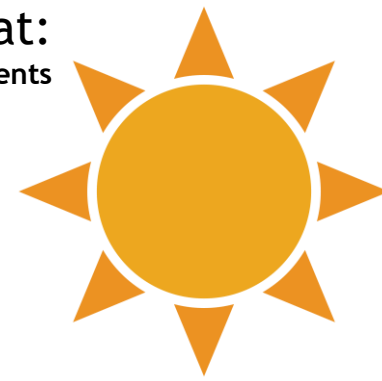
Quick  
Introduction  
to Plan Bay  
Area 2050

Framework  
Updates &  
New PDA  
Criteria

Letters of  
Interest:  
New PDAs,  
PPAs & PCAs

Letters of  
Confirmation:  
Existing PDAs

Q&A + Future  
Webinars



# Reminder: Upcoming Webinars

## Growth Framework Update

- **June 26, July 1 & July 10**
  - New Criteria and Submitting Letters of Interest/Letters of Confirmation

*Target audience:*  
Cities, counties, and CTAs

## Preparing for Plan Bay Area 2050

- **July 9**
  - Public Engagement Process Overview
- **August 6**
  - Bay Area Spatial Information System (BASIS)
- **To Be Scheduled**
  - Horizon Perspective Paper 5: Bay Crossings
  - Looking Ahead: The Vision for Plan Bay Area 2050

*Target audience:*  
Stakeholders & interested public

## In Case You Missed It! (ICYMI)

- **July 30**
  - ICYMI: Horizon Futures Round 1 Analysis
- **To Be Scheduled**
  - ICYMI: Horizon Perspective Paper 1 - Autonomous Vehicles

*Target audience:*  
New stakeholders/  
public



PLAN BAY AREA 2050

Thanks for attending  
today's webinar!

Mark Shorett: [mshorett@bayareametro.gov](mailto:mshorett@bayareametro.gov)

Christy Leffall: [cleffall@bayareametro.gov](mailto:cleffall@bayareametro.gov)

**Plan Bay Area 2050: Regional Growth Framework Update - Overview of Existing and Updated Geographies**

This attachment provides a summary of key changes to the Growth Framework, and an overview of the Geographies included in the current and updated Framework.

**Table A1. Summary of Key Changes to Regional Growth Framework**

Designation			
	Priority Development Areas	Priority Conservation Areas	Priority Production Areas
<b>Key Changes</b>	<ul style="list-style-type: none"> <li>• <b>PDA Categories:</b> Establishes <b>Transit-rich</b> and <b>Connected Community</b> categories (see Table A2 for detailed criteria), which apply to existing and new PDAs</li> <li>• <b>Planning:</b> Defines plan requirement and adoption timeline</li> <li>• <b>Transit:</b> More frequent service required for Transit-rich PDAs than current PDAs; less frequent service required for Connected Community PDAs</li> <li>• <b>Equity:</b> State-designated High Resource Areas (HRAs) eligible for Connected Community PDA designation if transit criteria are met</li> <li>• <b>VMT-Reduction:</b> Areas outside HRAs meeting Connected Community transit criteria required to implement policy from menu of VMT-reduction measures</li> </ul>	No change (see Table A2 for detailed criteria)	New designation (see Table A2 for detailed criteria)

**Table A2. Overview of Current and Updated Regional Growth Framework Designations**

Designation	Criteria	Additional Information
<b>Current Designations</b> (all require resolutions of support from jurisdiction with land use authority)	<b>Priority Development Area (PDA)</b> <ul style="list-style-type: none"> <li>• Within urbanized area, and</li> <li>• Planned for significant housing growth, including affordable housing, and</li> <li>• Served by an existing or planned rail station, ferry terminal, or bus stop served by a route, or routes, with peak headways of 20 minutes or less</li> </ul>	Interactive map of current PDAs is available <a href="#">here</a> .
	<b>Priority Conservation Area (PCA)</b> <ul style="list-style-type: none"> <li>• Provide regionally significant agricultural, natural resource, scenic, recreational, and/or ecological values and ecosystem functions, demonstrated through adopted plans and recognized data sources such as the Conservation Lands Network (CLN), and</li> <li>• Require protection due to pressure from urban development or other factors, and</li> <li>• Fall into one or more PCA designation category: Natural Landscapes, Agricultural Lands, Urban Greening, and Regional Recreation</li> </ul>	Interactive map of current PCAs is available <a href="#">here</a> .

<b>New Designations</b> (all require resolutions of support from jurisdiction with land use authority)	Transit-Rich PDA	<ul style="list-style-type: none"> <li>• Within urbanized area, and</li> <li>• Specific, precise, or equivalent Plan for housing and job growth adopted, or to be adopted no later than 2025, and</li> <li>• The majority of land is within one-half mile of an existing or planned<sup>i</sup> rail station, ferry terminal, or intersection of 2 or more bus routes with peak headways of 15 minutes or less. <i>(Meets state definition for Transit Priority Area)</i></li> </ul>	For map of Transit-Rich and other PDA-eligible areas, click on this <a href="#">link</a> .
	Connected Community PDA	<ul style="list-style-type: none"> <li>• Within urbanized area, and</li> <li>• Specific, precise, or equivalent Plan for housing and job growth adopted, or to be adopted no later than 2025, and</li> <li>• The majority of land is within ½ mile of an existing or planned bus line with headways of no more than 30 minutes in peak periods, and</li> <li>• One of the following:             <ul style="list-style-type: none"> <li>○ Located in a High Resource Area (HRA) as defined by the California Department of Housing and Community Development (HCD), or</li> <li>○ Adoption, or commitment to adopt, two or more policies shown to reduce vehicle miles traveled (VMT)</li> </ul> </li> </ul>	High Resource Areas are identified on HCD-adopted Opportunity Maps. The detailed methodology used to determine these areas, and a current map, are available <a href="#">here</a> . Only HRA meeting transit criteria are eligible to be PDAs, as shown here.
	Priority Production Area (PPA)	<ul style="list-style-type: none"> <li>• Zoned for industrial use or has a high concentration of Production, Distribution and Repair (PDR) activities, and</li> <li>• Does not overlap with a Priority Development Area and does not include land within one-half mile of a regional rail station<sup>ii</sup>, and</li> <li>• Jurisdiction has a certified Housing Element</li> </ul>	
	PCA	No change	

<sup>i</sup> Included in most recently adopted fiscally constrained Regional Transportation Plan (RTP)

<sup>ii</sup> Includes existing and planned service; includes BART, Caltrain, ACE, SMART, Amtrak, and any future heavy/commuter/intercity rail systems.

**How to use this table:**

- (1) Look under the "Jurisdiction" column to find your city or county.
- (2) Identify the action(s), if any, needed for each of your PDAs in the "Summer 2019 Action" column.
- (3) If action is needed, download the appropriate form here: <https://www.planbayarea.org/priority>.
- (4) If any information in this table is incorrect, contact [pdas@bayareametro.gov](mailto:pdas@bayareametro.gov).

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County	Jurisdiction	PDA Name	Updated PDA Designation	<u>Summer 2019 Action</u>	LOC From:
<b>A L A M E D A</b>					
Alameda	Alameda	Naval Air Station	Transit-Rich	None	n/a
Alameda	Alameda	Northern Waterfront	Connected Community	LOC - VMT Reduction	City
Alameda	Alameda County	Castro Valley BART	Transit-Rich	None	n/a
Alameda	Alameda County	East 14th Street and Mission Boulevard	Transit-Rich	None	n/a
Alameda	Alameda County	Hesperian Boulevard	Connected Community	LOC - VMT Reduction	County
Alameda	Alameda County	Meekland Avenue Corridor	tbd (action required)	LOC - Plan/Transit	County/CTA
Alameda	Albany	San Pablo & Solano Mixed Use Neighborhood	Transit-Rich	LOC - Plan	City
Alameda	Berkeley	Adeline Street	Transit-Rich	None	n/a
Alameda	Berkeley	Downtown	Transit-Rich	None	n/a
Alameda	Berkeley	San Pablo Avenue	Transit-Rich	LOC - Plan	City
Alameda	Berkeley	South Shattuck	Transit-Rich	None	n/a
Alameda	Berkeley	Southside/Telegraph Avenue	Transit-Rich	None	n/a
Alameda	Berkeley	University Avenue	Transit-Rich	None	n/a
Alameda	Dublin	Downtown Specific Plan Area	Transit-Rich	None	n/a
Alameda	Dublin	Town Center3	Transit-Rich	None	n/a
Alameda	Dublin	Transit Center/Dublin Crossings	Transit-Rich	None	n/a
Alameda	Emeryville	Mixed-Use Core	Transit-Rich	None	n/a
Alameda	Fremont	Centerville	Connected Community (High Resource Area)	None	n/a
Alameda	Fremont	City Center	Connected Community (High Resource Area)	None	n/a
Alameda	Fremont	Irvington District	Connected Community (High Resource Area)	None	n/a

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Alameda	Fremont	Warm Springs	tbd (action required)	LOC-Transit	CTA
Alameda	Hayward	Downtown	Transit-Rich	None	n/a
Alameda	Hayward	Mission Boulevard Corridor	Connected Community	LOC - VMT Reduction	City
Alameda	Hayward	South Hayward BART	Connected Community	LOC - VMT Reduction	City
Alameda	Hayward	South Hayward BART	Transit-Rich	None	n/a
Alameda	Hayward	The Cannery	Transit-Rich	None	n/a
Alameda	Livermore	Downtown	Transit-Rich	None	n/a
Alameda	Livermore	East Side	tbd (action required)	LOC-Transit	CTA
Alameda	Livermore	Isabel Avenue/BART Station Planning Area3	Transit-Rich	None	n/a
Alameda	Newark	Dumbarton Transit Oriented Development	tbd (action required)	LOC-Transit	CTA
Alameda	Newark	Old Town Mixed Use Area	tbd (action required)	LOC - Plan/Transit	City/CTA
Alameda	Oakland	Coliseum BART Station Area	Transit-Rich	None	n/a
Alameda	Oakland	Downtown & Jack London Square	Transit-Rich	None	n/a
Alameda	Oakland	Eastmont Town Center	Transit-Rich	LOC - Plan	City
Alameda	Oakland	Fruitvale and Dimond Areas	Transit-Rich	LOC - Plan	City
Alameda	Oakland	Golden Gate/North Oakland	Transit-Rich	LOC - Plan	City
Alameda	Oakland	MacArthur Transit Village	Transit-Rich	LOC - Plan	City
Alameda	Oakland	TOD Corridors	Connected Community	LOC - Plan/VMT-Reduction	City
Alameda	Oakland	TOD Corridors - International Boulevard	Transit-Rich	None	n/a
Alameda	Oakland	TOD Corridors - San Antonio/Central Estuary	Transit-Rich	None	n/a
Alameda	Oakland	West Oakland	Transit-Rich	None	n/a
Alameda	Pleasanton	Hacienda	tbd (action required)	LOC-Transit	CTA
Alameda	San Leandro	Bay Fair BART Village	Transit-Rich	None	n/a
Alameda	San Leandro	Downtown Transit Oriented Development	Transit-Rich	None	n/a



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Alameda	San Leandro	East 14th Street	Transit-Rich	None	n/a
Alameda	Union City	Intermodal Station District	Transit-Rich	None	n/a
<b>CONTRA COSTA</b>					
Contra Costa	Antioch	Hillcrest eBART Station	tbd (action required)	LOC-Transit	CTA
Contra Costa	Antioch	Rivertown Waterfront	tbd (action required)	LOC-Transit	CTA
Contra Costa	Concord	Community Reuse Area/Los Medanos	tbd (action required)	LOC-Transit	CTA
Contra Costa	Concord	Community Reuse Area/Los Medanos	tbd (action required)	LOC-Transit	CTA
Contra Costa	Concord	Downtown	Connected Community	LOC - VMT Reduction	City
Contra Costa	Contra Costa County	Contra Costa Centre	Transit-Rich	None	n/a
Contra Costa	Contra Costa County	Downtown El Sobrante	Connected Community	LOC - VMT Reduction	County
Contra Costa	Contra Costa County	Pittsburg/Bay Point BART Station	tbd (action required)	LOC-Transit	CTA
Contra Costa	Contra Costa County	Pittsburg/Bay Point BART Station	Transit-Rich	None	n/a
Contra Costa	Contra Costa County	West Contra Costa Transportation Advisory Committee San Pablo Avenue Corridor	tbd (action required)	LOC-Transit	CTA
Contra Costa	Danville	Downtown	Connected Community	LOC-VMT Reduction	City
Contra Costa	Danville	Downtown	Connected Community (High Resource Area)	None	n/a
Contra Costa	El Cerrito	San Pablo Avenue Corridor	Transit-Rich	None	n/a
Contra Costa	El Cerrito	San Pablo Avenue Corridor	Transit-Rich	None	n/a
Contra Costa	Hercules	Central Hercules	Connected Community	LOC - VMT Reduction	City
Contra Costa	Hercules	Waterfront District	Transit-Rich	None	n/a
Contra Costa	Hercules	West Contra Costa Transportation Advisory Committee San Pablo Avenue Corridor	tbd (action required)	LOC - Plan/Transit	City/CTA
Contra Costa	Lafayette	Downtown	Transit-Rich	None	n/a
Contra Costa	Martinez	Downtown	Transit-Rich	None	n/a
Contra Costa	Moraga	Moraga Center	Connected Community (High Resource Area)	None	n/a

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Contra Costa	Oakley	Downtown	tbd (action required)	LOC-Transit	CTA
Contra Costa	Oakley	Employment Area	tbd (action required)	LOC-Transit	CTA
Contra Costa	Oakley	Potential Planning Area	tbd (action required)	LOC - Plan/Transit	City/CTA
Contra Costa	Orinda	Downtown	Transit-Rich	None	n/a
Contra Costa	Pinole	Appian Way Corridor	tbd (action required)	LOC-Transit	CTA
Contra Costa	Pinole	Old Town San Pablo Avenue	tbd (action required)	LOC-Transit	CTA
Contra Costa	Pittsburg	Downtown	Connected Community	LOC - VMT Reduction	City
Contra Costa	Pittsburg	Railroad Avenue eBART Station	Connected Community	LOC - VMT Reduction	City
Contra Costa	Pleasant Hill	Buskirk Avenue Corridor	tbd (action required)	LOC-Transit	CTA
Contra Costa	Pleasant Hill	Diablo Valley College	Connected Community	LOC - Plan/VMT-Reduction	City
Contra Costa	Richmond	Central Richmond & 23rd Street Corridor (area 1)	Connected Community	LOC - Plan/VMT-Reduction	City
Contra Costa	Richmond	Central Richmond & 23rd Street Corridor (area 2)	Transit-Rich	None	n/a
Contra Costa	Richmond	South Richmond	Connected Community	LOC - VMT Reduction	City
Contra Costa	Richmond	West Contra Costa Transportation Advisory Committee San Pablo Avenue Corridor	tbd (action required)	LOC - Plan/Transit	City/CTA
Contra Costa	Richmond (w/ CCC.)	North Richmond	tbd (action required)	LOC-Transit	CTA
Contra Costa	San Pablo	Rumrill Boulevard	Connected Community	LOC - Plan/VMT-Reduction	City
Contra Costa	San Pablo	San Pablo Avenue & 23rd Street Corridors	Transit-Rich	None	n/a
Contra Costa	San Ramon	City Center	Connected Community (High Resource Area)	None	n/a
Contra Costa	San Ramon	North Camino Ramon	Connected Community (High Resource Area)	None	n/a
Contra Costa	Walnut Creek	Core Area	Connected Community (High Resource Area)	None	n/a

**M A R I N**

Marin	Marin County	Unincorporated Marin County	tbd (action required)	LOC - Plan/Transit	County/CTA
Marin	San Rafael	Downtown	Transit-Rich	None	n/a

**N A P A**

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Napa	American Canyon	Highway 29 Corridor	tbd (action required)	LOC-Transit	CTA
Napa	Napa	Downtown Napa and Soscol Gateway Corridor	Connected Community	LOC - VMT Reduction	City
<b>SAN FRANCISCO</b>					
San Francisco	San Francisco	19th Avenue	Transit-Rich	None	n/a
San Francisco	San Francisco	Balboa Park	Transit-Rich	None	n/a
San Francisco	San Francisco	Bayview/Hunters Point Shipyard/Candlestick Point	Transit-Rich	None	n/a
San Francisco	San Francisco	Downtown-Van Ness-Geary	Transit-Rich	None	n/a
San Francisco	San Francisco	Eastern Neighborhoods	Transit-Rich	None	n/a
San Francisco	San Francisco	Market-Octavia/Upper Market	Transit-Rich	None	n/a
San Francisco	San Francisco	Mission Bay	Transit-Rich	None	n/a
San Francisco	San Francisco	Mission-San Jose Corridor	Transit-Rich	None	n/a
San Francisco	San Francisco	Port of San Francisco	Transit-Rich	None	n/a
San Francisco	San Francisco	Transit Center District	Transit-Rich	None	n/a
San Francisco	San Francisco	Treasure Island & Yerba Buena Island	Transit-Rich	None	n/a
San Francisco	San Francisco & Brisbane	San Francisco/San Mateo Bi-County Area	Transit-Rich	None	n/a
<b>SAN MATEO</b>					
San Mateo	Belmont	Villages of Belmont	Transit-Rich	None	n/a
San Mateo	Burlingame	Burlingame El Camino Real	Transit-Rich	None	n/a
San Mateo	Colma	El Camino Real	Transit-Rich	LOC - Plan	City
San Mateo	Daly City	Bayshore	Transit-Rich	LOC - Plan	City
San Mateo	Daly City	Mission Boulevard	Transit-Rich	None	n/a
San Mateo	East Palo Alto	Ravenswood	Connected Community	LOC - VMT Reduction	City
San Mateo	Menlo Park	El Camino Real Corridor and Downtown	Transit-Rich	None	n/a
San Mateo	Millbrae	Transit Station Area	Transit-Rich	None	n/a

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San Mateo	Redwood City	Broadway/Veterens Boulevard Corridor	Connected Community	LOC - VMT Reduction	City
San Mateo	Redwood City	Downtown	Transit-Rich	None	n/a
San Mateo	Redwood City	El Camino Real Corridor	Connected Community	LOC - VMT Reduction	City
San Mateo	San Bruno	Transit Corridors	Transit-Rich	None	n/a
San Mateo	San Carlos	Railroad Corridor	Transit-Rich	None	n/a
San Mateo	San Francisco & Brisbane	San Francisco/San Mateo Bi-County Area	Connected Community	LOC - Plan/VMT-Reduction	City
San Mateo	San Mateo	Downtown	Transit-Rich	None	n/a
San Mateo	San Mateo	El Camino Real	Transit-Rich	None	n/a
San Mateo	San Mateo	Grand Boulevard Initiative	Connected Community	LOC - Plan/VMT-Reduction	City
San Mateo	San Mateo	Rail Corridor	Transit-Rich	None	n/a
San Mateo	San Mateo County	El Camino Real (North Fair Oaks)	Connected Community	LOC - VMT Reduction	County
San Mateo	San Mateo County	El Camino Real (Unincorporated Colma)	Transit-Rich	LOC - Plan	County
San Mateo	South San Francisco	Downtown	Transit-Rich	None	n/a
San Mateo	South San Francisco	El Camino Real	Connected Community	LOC - VMT Reduction	City
<b>SANTA CLARA</b>					
Santa Clara	Campbell	Central Redevelopment Area	Transit-Rich	None	n/a
Santa Clara	Cupertino	Santa Clara Valley Transportation Authority City Cores, Corridors & Station Areas	Transit-Rich	LOC - Plan	City
Santa Clara	Gilroy	Downtown	Transit-Rich	None	n/a
Santa Clara	Gilroy	Santa Clara Valley Transportation Authority City Cores, Corridors & Station Areas	tbd (action required)	LOC - Plan/Transit	City/CTA
Santa Clara	Los Altos	El Camino Real Corridor	Transit-Rich	LOC - Plan	City
Santa Clara	Milpitas	Santa Clara Valley Transportation Authority City Cores, Corridors & Station Areas	Transit-Rich	LOC - Plan	City
Santa Clara	Milpitas	Transit Area	Transit-Rich	None	n/a
Santa Clara	Morgan Hill	Downtown	Transit-Rich	None	n/a

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Santa Clara	Mountain View	Downtown	Transit-Rich	None	n/a
Santa Clara	Mountain View	El Camino Real	Transit-Rich	None	n/a
Santa Clara	Mountain View	North Bayshore	Connected Community	LOC - VMT Reduction	City
Santa Clara	Mountain View	San Antonio	Transit-Rich	None	n/a
Santa Clara	Mountain View	Whisman Station	Transit-Rich	None	n/a
Santa Clara	Palo Alto	California Avenue	Transit-Rich	None	n/a
Santa Clara	San Jose	Bascom TOD Corridor	Connected Community (High Resource Area)	None	n/a
Santa Clara	San Jose	Bascom Urban Village	Connected Community (High Resource Area)	None	n/a
Santa Clara	San Jose	Berryessa Station	Transit-Rich	None	n/a
Santa Clara	San Jose	Blossom Hill/Snell Urban Village	Transit-Rich	None	n/a
Santa Clara	San Jose	Camden Urban Village	Connected Community (High Resource Area)	LOC - Plan	City
Santa Clara	San Jose	Capitol Corridor Urban Villages	Transit-Rich	LOC - Plan	City
Santa Clara	San Jose	Capitol/Tully/King Urban Villages	Transit-Rich	LOC - Plan	City
Santa Clara	San Jose	Communications Hill	Transit-Rich	None	n/a
Santa Clara	San Jose	Cottle Transit Village (Hitachi)	Transit-Rich	None	n/a
Santa Clara	San Jose	Downtown "Frame"	Transit-Rich	None	n/a
Santa Clara	San Jose	East Santa Clara/Alum Rock Corridor	Transit-Rich	None	n/a
Santa Clara	San Jose	Greater Downtown	Transit-Rich	None	n/a
Santa Clara	San Jose	North San Jose	Transit-Rich	None	n/a
Santa Clara	San Jose	Oakridge/Almaden Plaza Urban Village	Transit-Rich	None	n/a
Santa Clara	San Jose	Authority City Cores, Corridors & Station Areas	Transit-Rich	None	n/a
Santa Clara	San Jose	Saratoga TOD Corridor	Transit-Rich	None	n/a
Santa Clara	San Jose	Stevens Creek TOD Corridor	Transit-Rich	None	n/a
Santa Clara	San Jose	West San Carlos and Southwest Expressway Corridors	Transit-Rich	None	n/a

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Santa Clara	San Jose	Westgate/El Paseo Urban Village	Connected Community (High Resource Area)	None	n/a
Santa Clara	San Jose	Winchester Boulevard TOD Corridor	Transit-Rich	None	n/a
Santa Clara	Santa Clara	El Camino Real Focus Area	Transit-Rich	None	n/a
Santa Clara	Santa Clara	Santa Clara Station Focus Area	Transit-Rich	None	n/a
Santa Clara	Sunnyvale	Downtown & Caltrain Station	Transit-Rich	None	n/a
Santa Clara	Sunnyvale	East Sunnyvale	Connected Community	LOC - Plan/VMT-Reduction	City
Santa Clara	Sunnyvale	El Camino Real Corridor	Transit-Rich	None	n/a
Santa Clara	Sunnyvale	Lawrence Station Transit Village	Transit-Rich	None	n/a
Santa Clara	Sunnyvale	Tasman Crossing	Transit-Rich	LOC - Plan	City

**SOLANO**

Solano	Benicia	Downtown	tbd (action required)	LOC-Transit	CTA
Solano	Benicia	Northern Gateway - Benicia's Industrial Park	tbd (action required)	LOC - Plan/Transit	City/CTA
Solano	Dixon	Downtown	tbd (action required)	LOC - Plan/Transit	City/CTA
Solano	Fairfield	Downtown South (Jefferson Street)	Transit-Rich	None	n/a
Solano	Fairfield	Fairfield-Vacaville Train Station	tbd (action required)	LOC-Transit	CTA
Solano	Fairfield	North Texas Street Core	Connected Community	LOC - Plan/VMT-Reduction	City
Solano	Fairfield	West Texas Street Gateway	Connected Community	LOC - VMT Reduction	City
Solano	Suisun City	Downtown & Waterfront	Transit-Rich	None	n/a
Solano	Vacaville	Allison Area	Connected Community	LOC - VMT Reduction	City
Solano	Vacaville	Downtown	Connected Community	LOC-VMT Reduction	City
Solano	Vallejo	Sonoma Boulevard	Connected Community	LOC - VMT Reduction	City
Solano	Vallejo	Waterfront & Downtown	Transit-Rich	None	n/a

**SONOMA**

Sonoma	Cloverdale	Downtown/SMART Transit Area	tbd (action required)	LOC-Transit	CTA
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2019 PDA Update Action Guide

**LOC-Plan** = Letter of Confirmation to adopt PDA Plan, EIR, and Zoning

**LOC-VMT Reduction** = Letter of Confirmation to adopt VMT-Reduction policies

**LOC-Transit** = Letter of Confirmation to meet transit criteria (to be completed by CTAs)

**CTA** = County Transportation Agency

County	Jurisdiction	PDA Name	Updated PDA Designation	<u>Summer 2019 Action</u>	LOC From:
Sonoma	Cotati	Downtown and Cotati Depot	tbd (action required)	LOC-Transit	CTA
Sonoma	Petaluma	Central, Turning Basin/Lower Reach	Transit-Rich	None	n/a
Sonoma	Rohnert Park	Central Rohnert Park	tbd (action required)	LOC-Transit	CTA
Sonoma	Rohnert Park	Sonoma Mountain Village	tbd (action required)	LOC-Transit	CTA
Sonoma	Santa Rosa	Downtown Station Area	Transit-Rich	None	n/a
Sonoma	Santa Rosa	Mendocino Avenue/Santa Rosa Avenue Corridor	Connected Community	LOC - Plan/VMT-Reduction	City
Sonoma	Santa Rosa	North Santa Rosa Station	Transit-Rich	None	n/a
Sonoma	Santa Rosa	Roseland	Connected Community	LOC - VMT Reduction	City
Sonoma	Santa Rosa	Sebastopol Road Corridor	Connected Community	LOC - VMT Reduction	City
Sonoma	Sebastopol	Core Area	tbd (action required)	LOC-Transit	CTA
Sonoma	Windsor	Station Area/Downtown Specific Plan Area	Transit-Rich	None	n/a

# Letter-of-Confirmation: Priority Development Area Planning

Use this form to confirm intent to: a) adopt or amend a plan, EIR, or zoning for an existing PDA by 2025. If you are not sure which planning documents are required for the PDA to meet program criteria, contact MTC/ABAG staff: [pdas@bayareametro.gov](mailto:pdas@bayareametro.gov).

For other forms, including PDA, Priority Conservation Area (PCAs) or Priority Production Area (PPAs) Letter of Interest, and for Letters of Confirmation for PDA VMT-Reduction Policies, go here: <https://www.planbayarea.org/priority>.

**Instructions:** Complete this form and send it to [pdas@bayareametro.gov](mailto:pdas@bayareametro.gov) by **September 16, 2019**. Forms should be signed by City Managers or Administrators. City Council or Board of Supervisors resolutions are not required. Please contact [pdas@bayareametro.gov](mailto:pdas@bayareametro.gov) with any questions.

## 1: GENERAL PDA INFORMATION

City or County: \_\_\_\_\_ Date: \_\_\_\_\_

PDA Name: \_\_\_\_\_

Staff Contact/Title: \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

## 2: PLANNING SCOPE AND TIMELINE

Identify planning documents to be completed for the PDA and approximate start and completion date below:

Planning Document	New	Amended	Anticipated Start Date	Anticipated Adoption Date
Specific Plan	<input type="checkbox"/>	<input type="checkbox"/>		
Other* Plan	<input type="checkbox"/>	<input type="checkbox"/>		
EIR**	<input type="checkbox"/>	<input type="checkbox"/>		
Zoning	<input type="checkbox"/>	<input type="checkbox"/>		

\*If "Other Plan" selected, please describe:

\*\*If environmental review policy other than a full EIR (e.g. infill checklist), please describe:



**Name & Title:**

**Signature:**

**Date:**

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