

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
Key Changes	<ul style="list-style-type: none"> PDA Categories: Establishes Transit-rich and Connected Community categories (see Table A2 for detailed criteria), which apply to existing and new PDAs Planning: Defines plan requirement and adoption timeline Transit: More frequent service required for Transit-rich PDAs than current PDAs; less frequent service required for Connected Community PDAs Equity: State-designated High Resource Areas (HRAs) eligible for Connected Community PDA designation if transit criteria are met VMT-Reduction: Areas outside HRAs meeting Connected Community transit criteria required to implement policy from menu of VMT-reduction measures 	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
Current Designations (all require resolutions of support from jurisdiction with land use authority)	Priority Development Area (PDA)	<ul style="list-style-type: none"> Within urbanized area, and Planned for significant housing growth, including affordable housing, and 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 	Interactive map of current PDAs is available here .
	Priority Conservation Area (PCA)	<ul style="list-style-type: none"> 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 Require protection due to pressure from urban development or other factors, and Fall into one or more PCA designation category: Natural Landscapes, Agricultural Lands, Urban Greening, and Regional Recreation 	Interactive map of current PCAs is available here .

New Designations (all require resolutions of support from jurisdiction with land use authority)	Transit-Rich PDA	<ul style="list-style-type: none"> • Within urbanized area, and • Specific, precise, or equivalent Plan for housing and job growth adopted, or to be adopted no later than 2025, and • The majority of land is within one-half mile of an existing or plannedⁱ 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> 	Transit criteria is consistent with the state definition of a Transit Priority Area (TPA); a map of Bay Area TPAs, some of which are PDAs, is available here .
	Connected Community PDA	<ul style="list-style-type: none"> • Within urbanized area, and • Specific, precise, or equivalent Plan for housing and job growth adopted, or to be adopted no later than 2025, and • 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 • One of the following: <ul style="list-style-type: none"> ○ Located in a High Resource Area (HRA) as defined by the California Department of Housing and Community Development (HCD), or ○ Adoption, or commitment to adopt, two or more policies shown to reduce vehicle miles traveled (VMT) 	High Resource Areas are identified on HCD-adopted Opportunity Maps. The detailed methodology used to determine these areas, and a current map, are available here . Note that only HRA that meet transit criteria are eligible for designation as Connected Community PDAs.
	Priority Production Area (PPA)	<ul style="list-style-type: none"> • Zoned for industrial use or has a high concentration of Production, Distribution and Repair (PDR) activities, and • Does not overlap with a Priority Development Area and does not include land within one-half mile of a regional rail stationⁱⁱ, and • Jurisdiction has a certified Housing Element 	More information PDR, and San Francisco's effort to support PDR activities, is available here .
	PCA	No change	

ⁱ Included in most recently adopted fiscally constrained Regional Transportation Plan (RTP)

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