

# Building Consensus for Focused Growth San Francisco Bay Area

Greenbelts: Local Solutions for  
Global Challenges  
Conference

March 23, 2011



# The Big Picture

Priority  
Development  
Areas



Priority  
Conservation  
Areas

# The Bay Area



Now - 7.2 Million

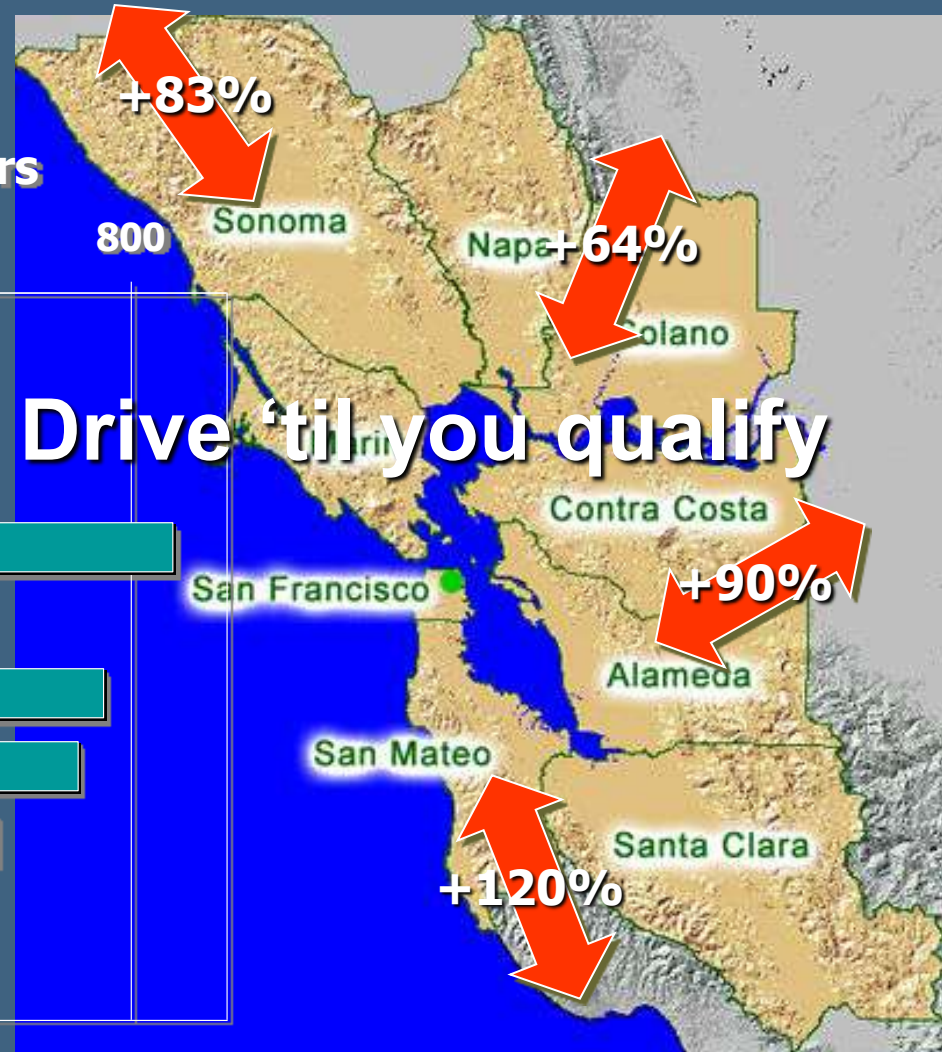
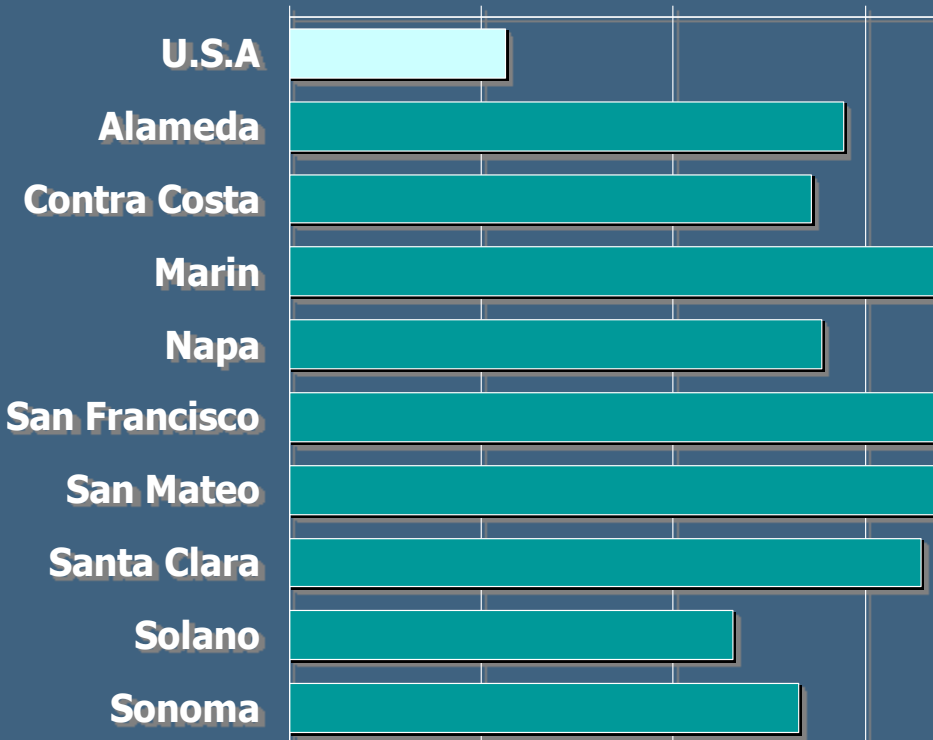
2035 - 9 Million

Large Protected  
Greenbelt

# Why Focused Growth?

## Median Home Prices Thousands of Dollars

0 200 400 600 800

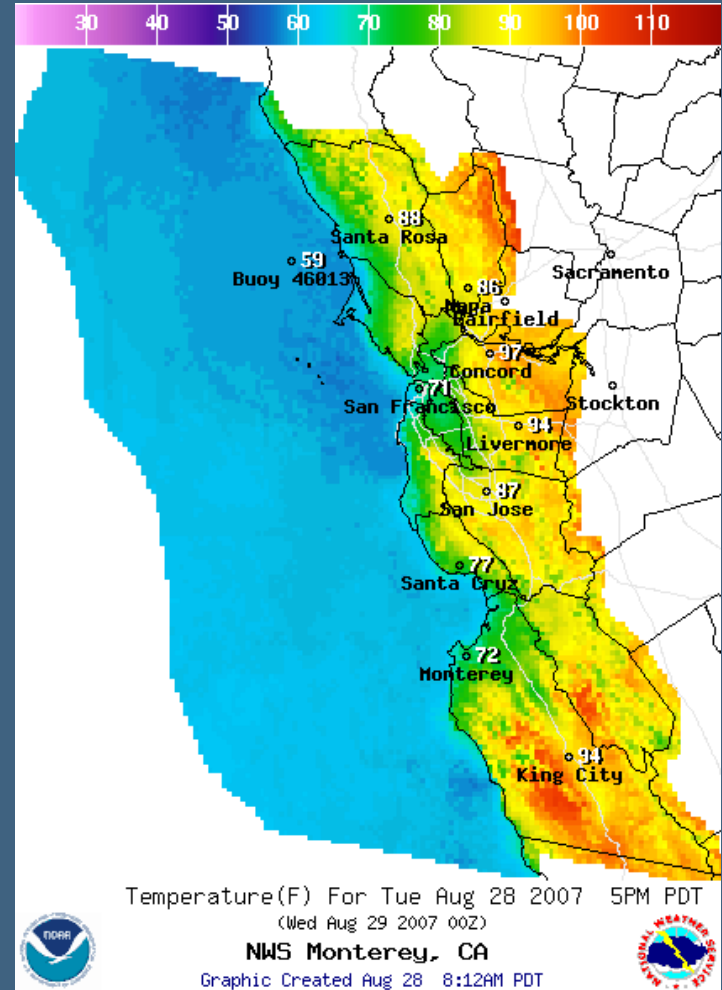
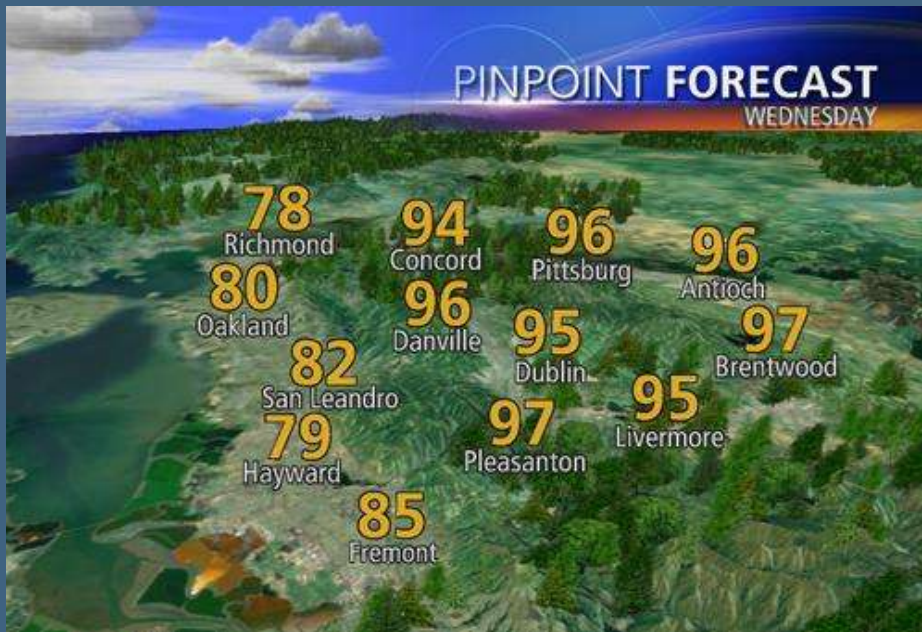


Growth in interregional commuting, 2000-2030

# Why Focused Growth

## Micro Climates

Bay Area Temperature Gradient: As much as a degree per mile



 Tracy  
Stockton  
JCT 1 MILE

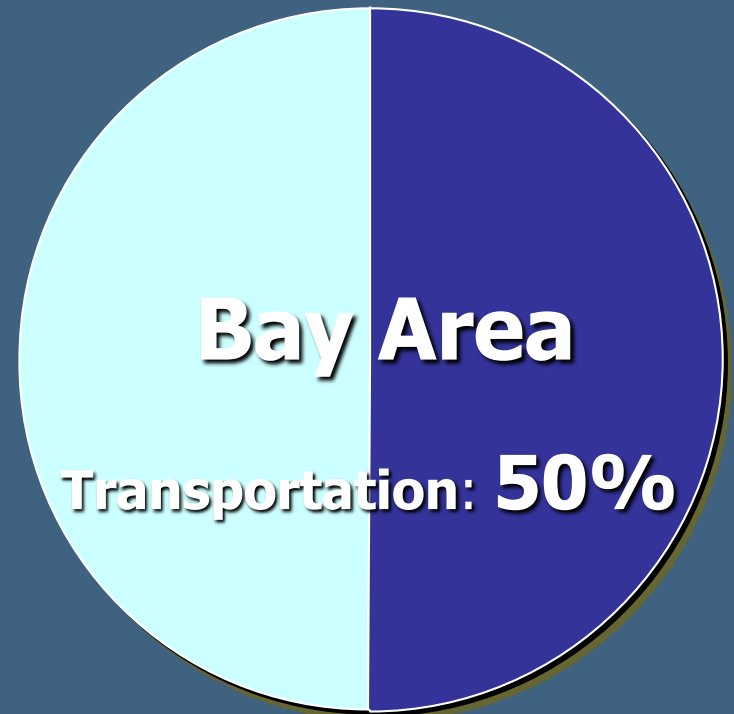
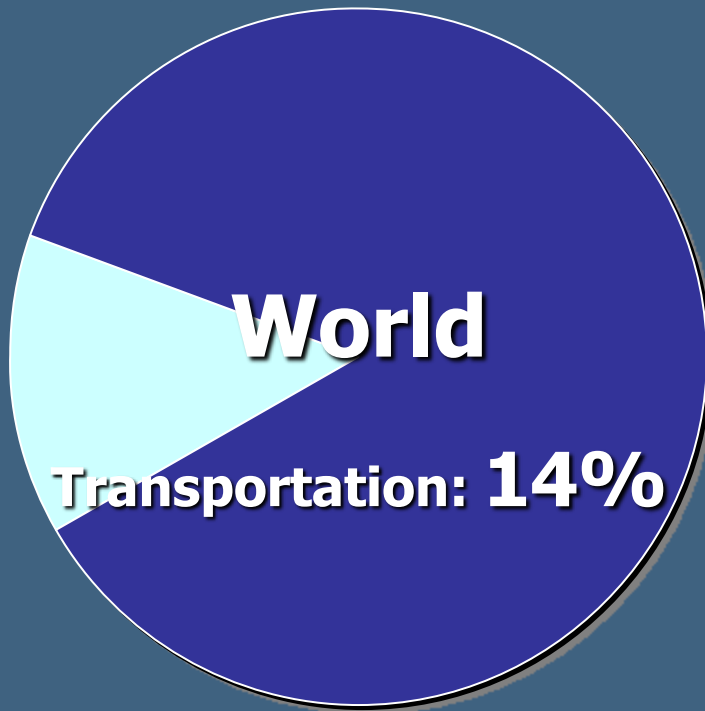
 TO SOUTH   
Fresno  
Los Angeles

Grant Line Rd  
Byron 



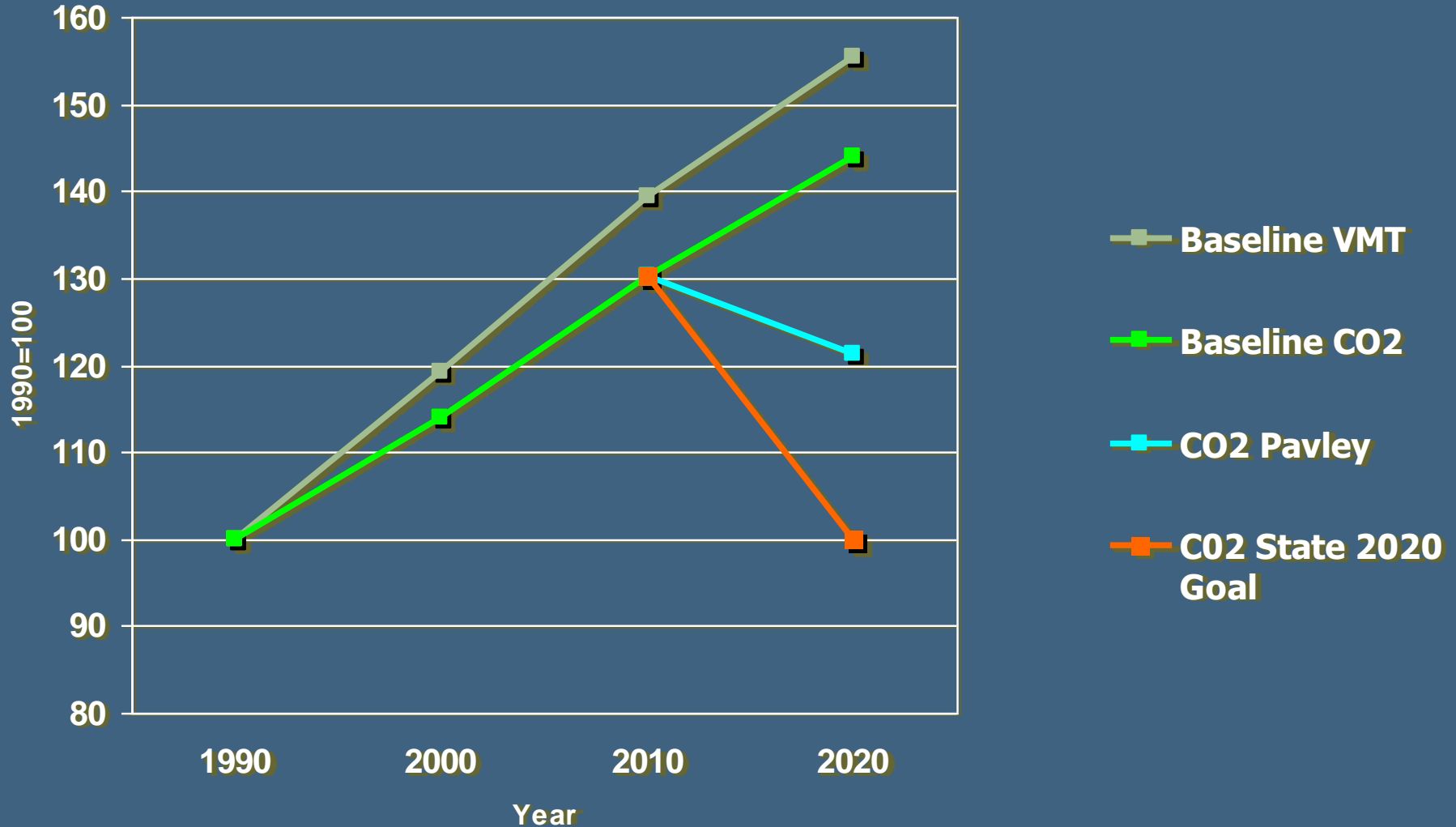
# Why Focused Growth?

## Green House Gases Compared



Sources: USEIA, BAAQMD

# Why Focused Growth: Beyond Emission Standards

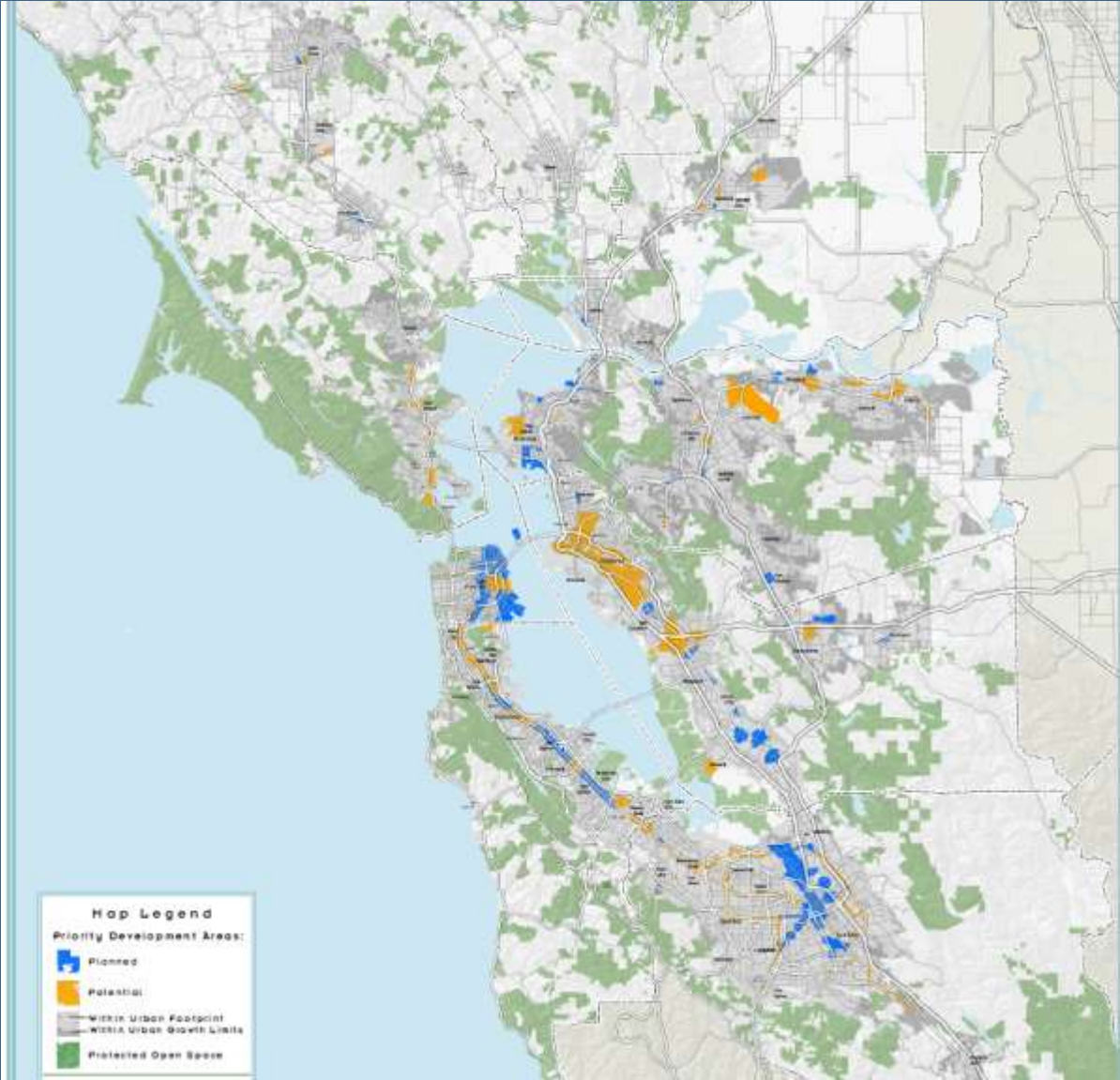


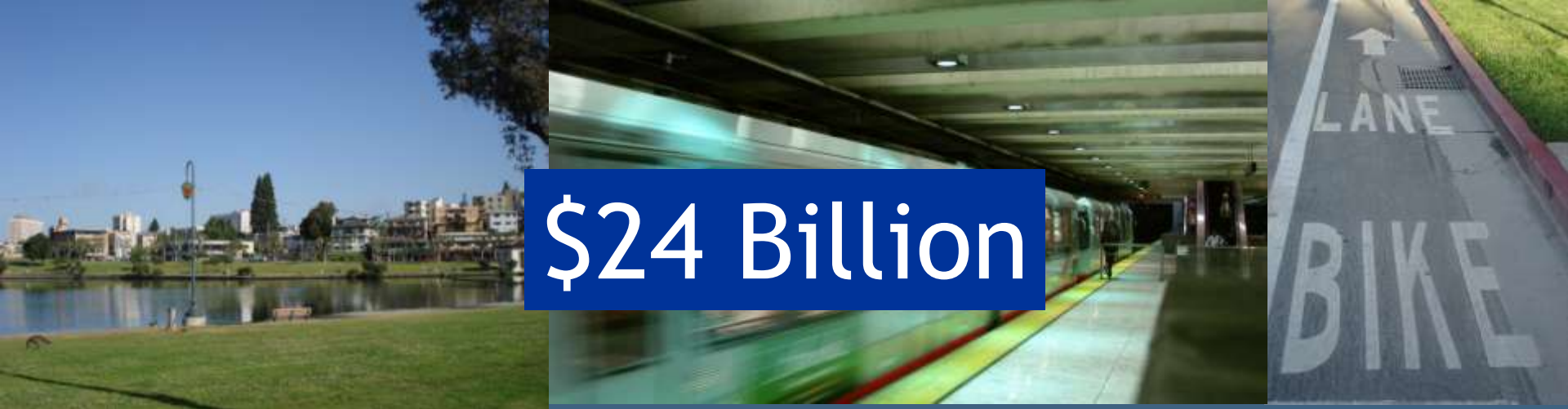
# Priority Development Areas

1. City nominated-  
areas
2. Over 100 in 50 cities  
and counties
3. Criteria:
  - ✓ within an existing  
community
  - ✓ near existing or planned  
fixed transit or served by  
comparable bus service
  - ✓ planned or planning for  
more housing



# Planned & Potential Areas





**\$24 Billion**

<b>Street &amp; Transit</b>	<b>\$16 B (\$44M operating)</b>
<b>Utility</b>	<b>\$1.94 B (\$2.8M operating)</b>
<b>Recreation &amp; Parks</b>	<b>\$1.2 B (\$600,000 operating)</b>
<b>Community Amenities</b>	<b>\$526.6 M (\$2.3M operating)</b>
<b>Housing</b>	<b>\$3.75 B (\$5,200,000 operating)</b>
<b>Misc.</b>	<b>\$853 M</b>

# Incentives

FOCUS creates new opportunities to encourage and assist cities in community development

## Planning Grants

Station Area  
Planning Funds:  
\$22M over 3-4 yrs  
  
\$7.5M in FY07-08

## Capital Grants

Regional  
Transportation Plan  
  
\$60ml per year  
  
Props 1C & 84  
  
Foundations

## Technical Assistance

On Call Consultants  
  
Best Practice  
sharing  
  
Planning services

# San Leandro Blvd Improvements



# San Leandro Blvd Improvements



# San Leandro Blvd Improvements



# San Leandro Blvd Improvements



# Priority Conservation Areas

- Key opportunities for protection in the next 1 to 5 years
- 100+ nominated areas
- Agricultural, habitat, recreational, scenic resources



# Bay Area Open Space Context

- rich legacy of land conservation: over a million acres protected
- world class open space network
- broad range of public, private, and non-profit organizations dedicated to land conservation and growth management



# Why are PDAs a regional response to Climate Change?

- Reduce driving and Vehicle Miles Traveled
- Focus growth in cooler areas near the bay
- Reduce development pressure in the Delta
- Reduce our need for energy and water
- Reduce our regional carbon footprint
- Limit development in wildfire prone areas
  
- Most areas not subject to projected sea-level rise
- Parts of some areas will require protection

# Priority Conservation Areas and Climate Change

- Provide for wetlands restoration
- Preserve wildlife habitat as species migrate
- Watershed protection
- Limit development near levees

# SB 375 Requirements

- Reduce greenhouse gas emissions from cars and trucks in the Bay Area by 15% per capita by 2035
- Use realistic demographic and revenue assumptions
- House the region's population at all income levels
- Align transportation investments, housing growth, and land use planning
- Adopt in early 2013 by ABAG and MTC

# Initial Vision Scenario: Growth Pattern

- **Concentrates 70% of growth in PDAs, Growth Opportunity Areas; about 3% of region's land area**
- **Limits greenfield development – 97% of growth in existing developed areas**
- **Reduces development pressure on Priority Conservation Areas**
- **Preserves character of existing residential neighborhoods**
- **Utilizes existing transit; strengthens planned transit**
- **Provides for rapid growth in senior population**
- **Leverages /improves existing water, sewer infrastructure**
- **Lower per capita water use to growth location, development type**

A topographic map of the San Francisco Bay Area, showing the bay, surrounding hills, and major roads. The map is overlaid on a dark blue background. Labels for counties like Contra Costa, Alameda, Solano, and Marin are visible.

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