

An aerial night photograph of the San Francisco Bay Area, showing the city lights of San Francisco, Oakland, and Berkeley, with the Golden Gate Bridge visible in the distance. The lights are bright yellow and orange, contrasting sharply with the dark night sky and water.

LOCAL PLANS SHAPING REGIONAL STRATEGIES

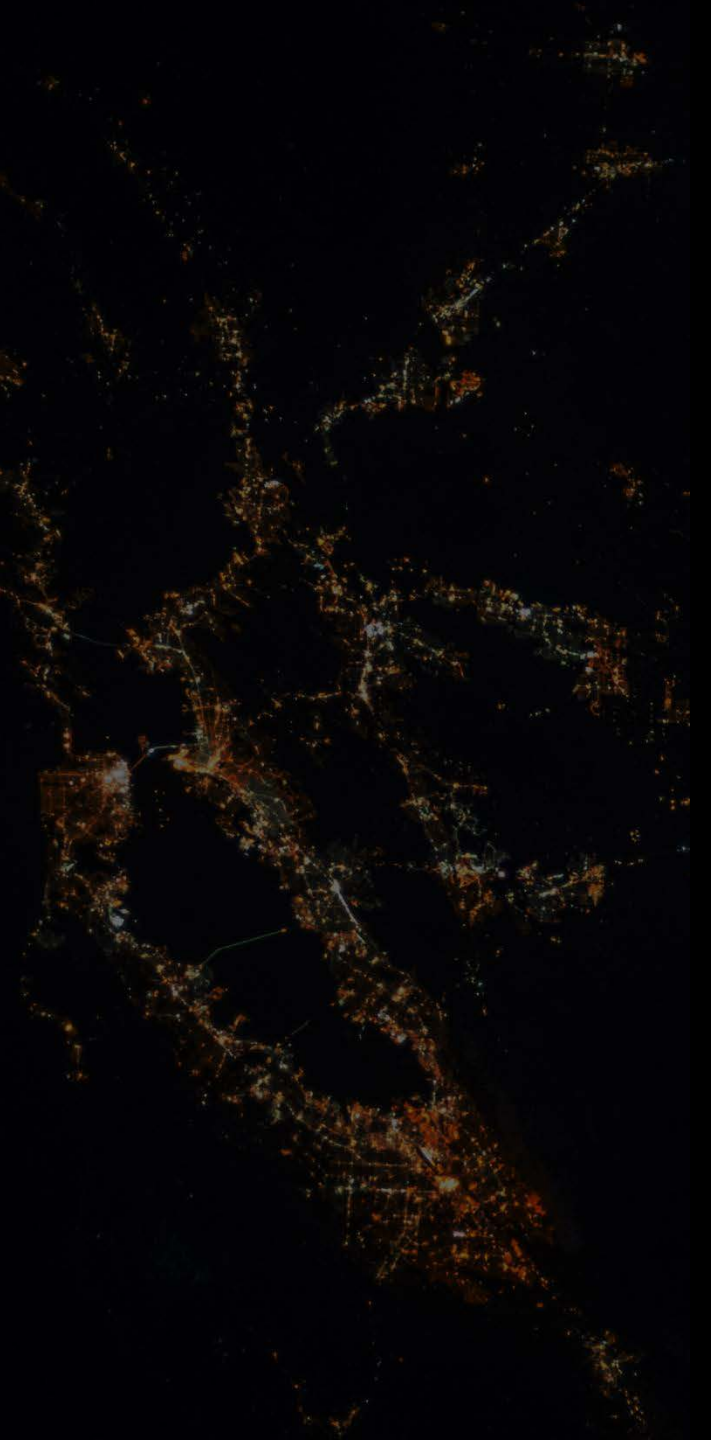
San Francisco Bay Area

Miriam Chion

Association of Bay Area Governments

November 2016

How can we retain
and enhance the
wellbeing of our
communities in the
Bay Area today and
tomorrow?



- 
- Changes and Challenges
 - Planning responses:
 - Regional Policy Coordination
 - Recognizing Diversity of Places
 - Engaging in Dialogues
 - Regional Planning Framework

CHANGES AND CHALLENGES

- Natural Environment
- Economy
- People
- Housing and Transportation



NATURAL ENVIRONMENT



Diverse landscape,
wildlife, and recreational
activities as well as
agriculture resources in
the Bay Area.







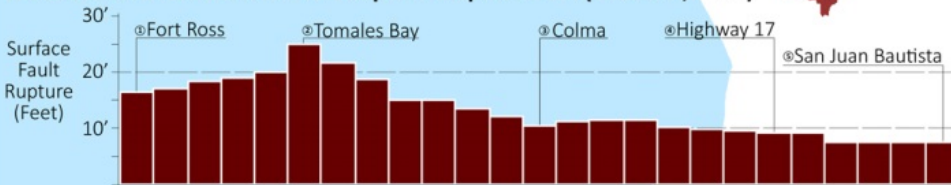
SCENARIO SUMMARY

Ground Shaking: Ground shaking in a M7.9 event would cause strong shaking in all nine Bay Area counties, with violent and very strong shaking along the entire Peninsula and Marin County. Smaller fault ruptures on the San Andreas like the M6.9 1989 Loma Prieta earthquake can produce more frequent M6 and low M7 events.

Faulting: The San Andreas fault extends from off the coast of Humboldt County down to Mexico. In 1906 the fault ruptured from Humboldt County to south Santa Clara County. The surface fault rupture in a future M7.9 event could be over 25 feet in some sections (Thatcher, 1997).

Liquefaction: In locations in every county the ground shaking will be strong enough to trigger liquefaction.

M7.9 San Andreas Surface Fault Rupture Displacement (Thatcher, 1997)



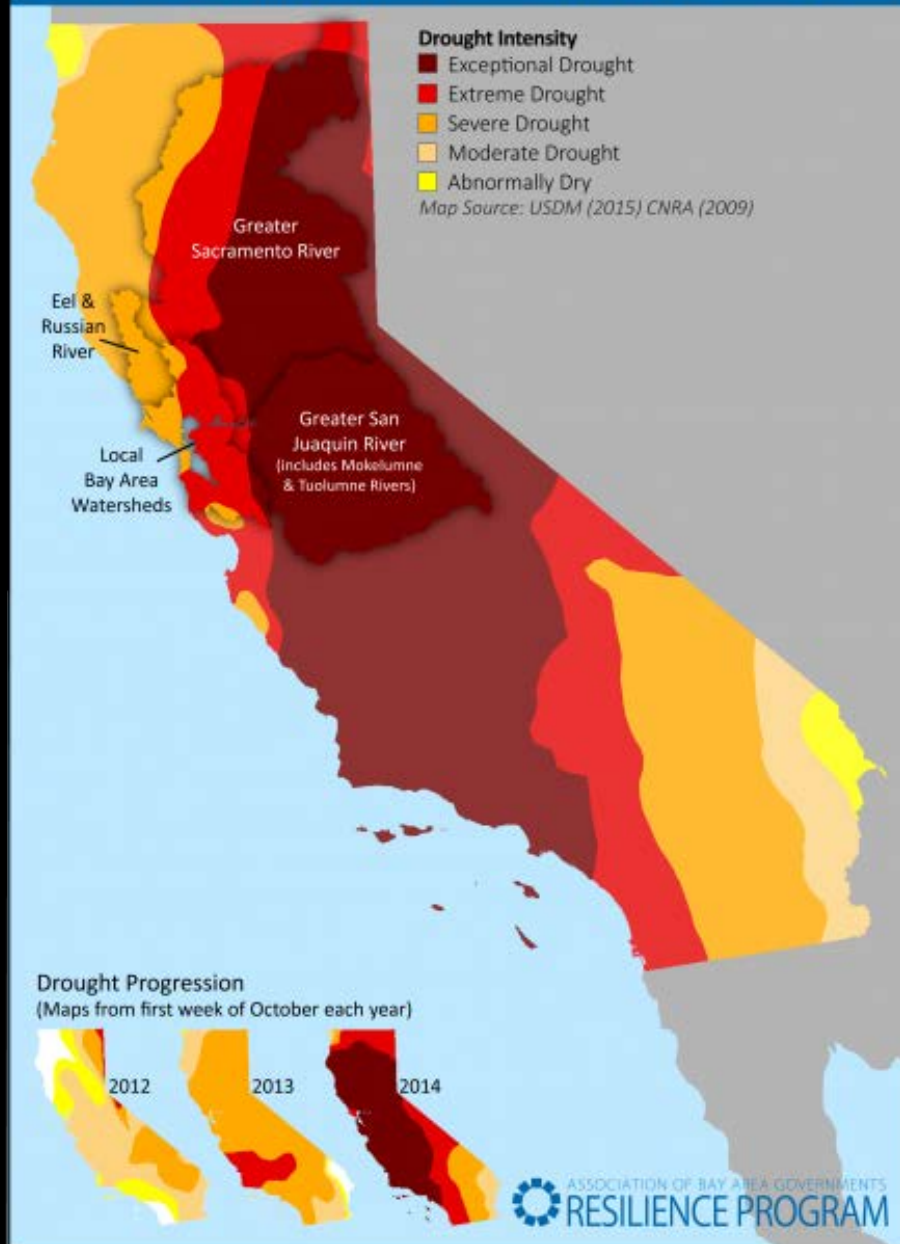
Location on Fault North to South (10km segments) * Rupture offshore Humbolt and Mendocino Counties not shown

Underlying risks:

- Earthquakes
- Drought
- Flooding

FIGURE 7

California Drought (May 2015) in Watersheds the Bay Area Relies On



Underlying risks:

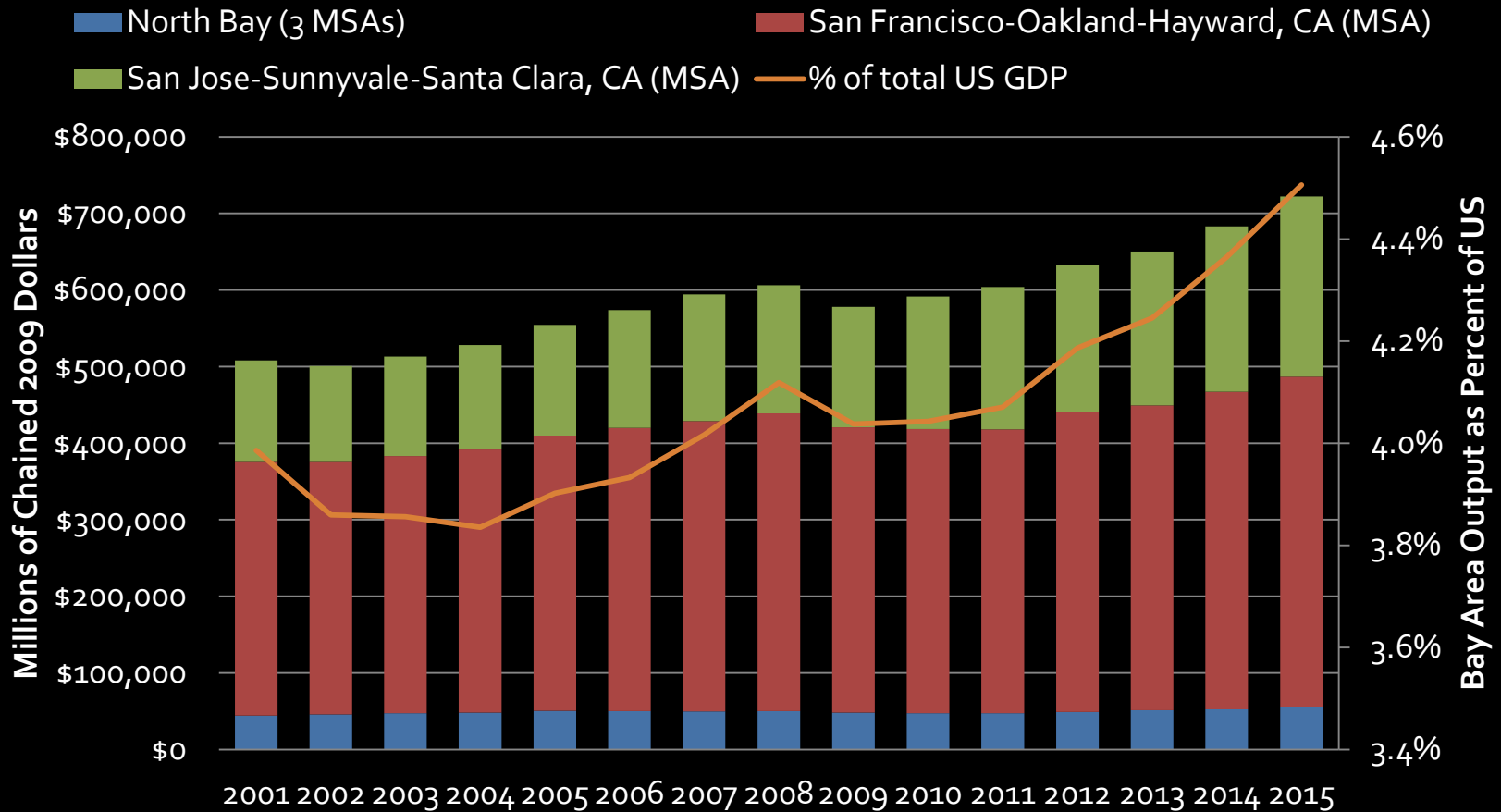
- Earthquakes
- Drought
- Flooding



ECONOMY

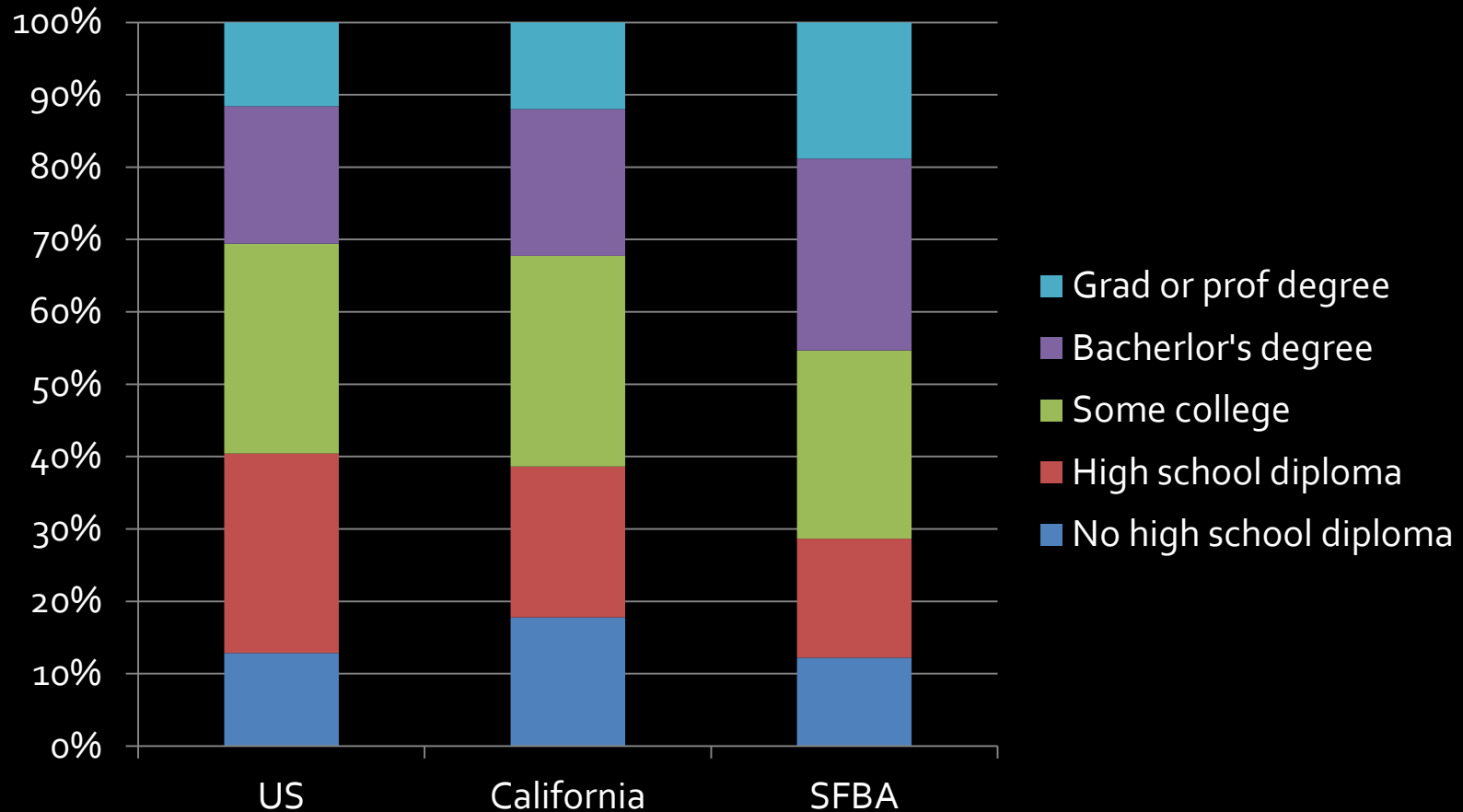
A STRONG ECONOMY

GDP by MSA, 2001-2015
(Inflation adjusted, \$2015)



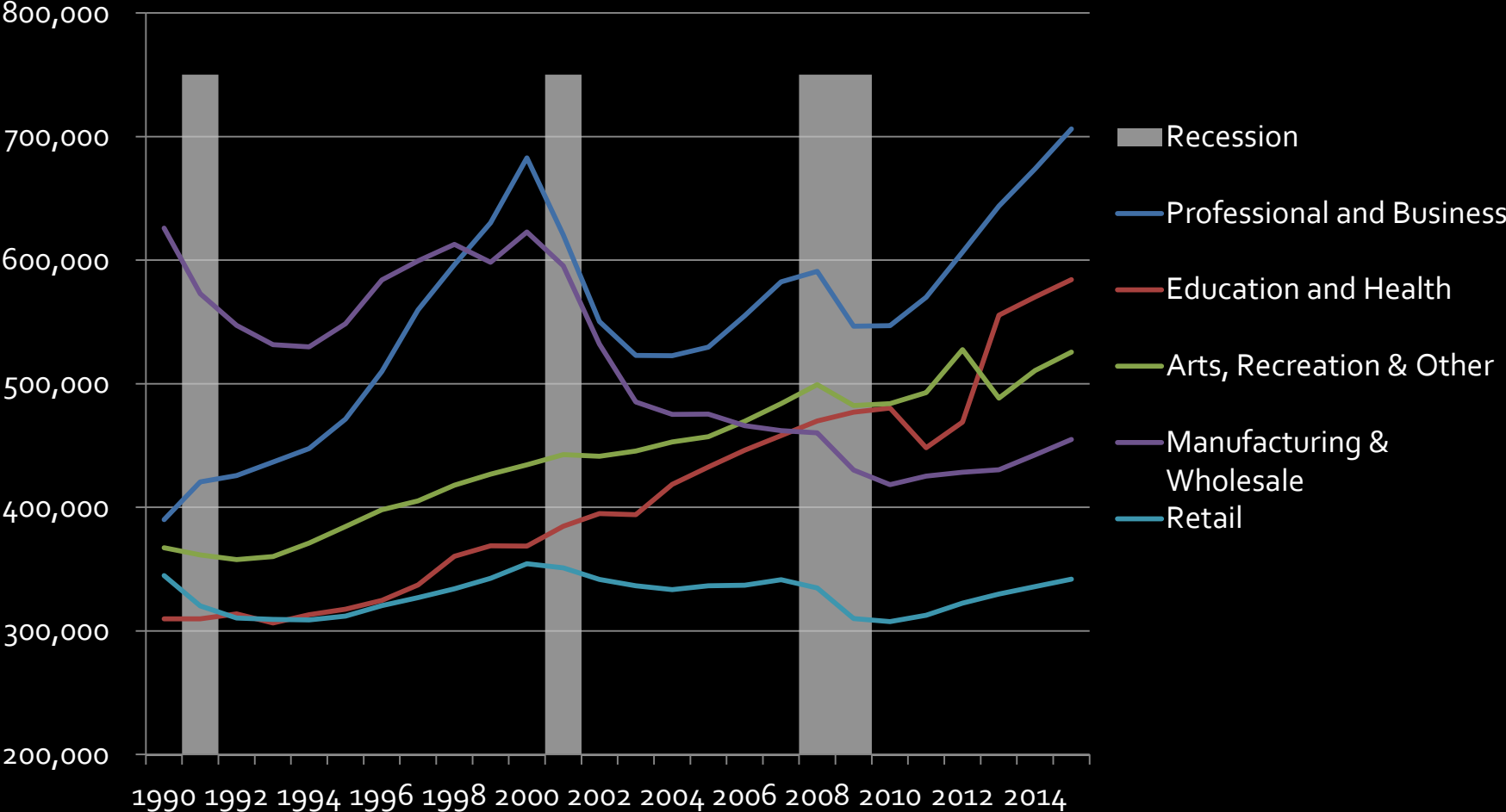
HIGHLY EDUCATED WORKFORCE

Educational Attainment of Adults 25 and Older, Bay Area compared to US and CA, 2015



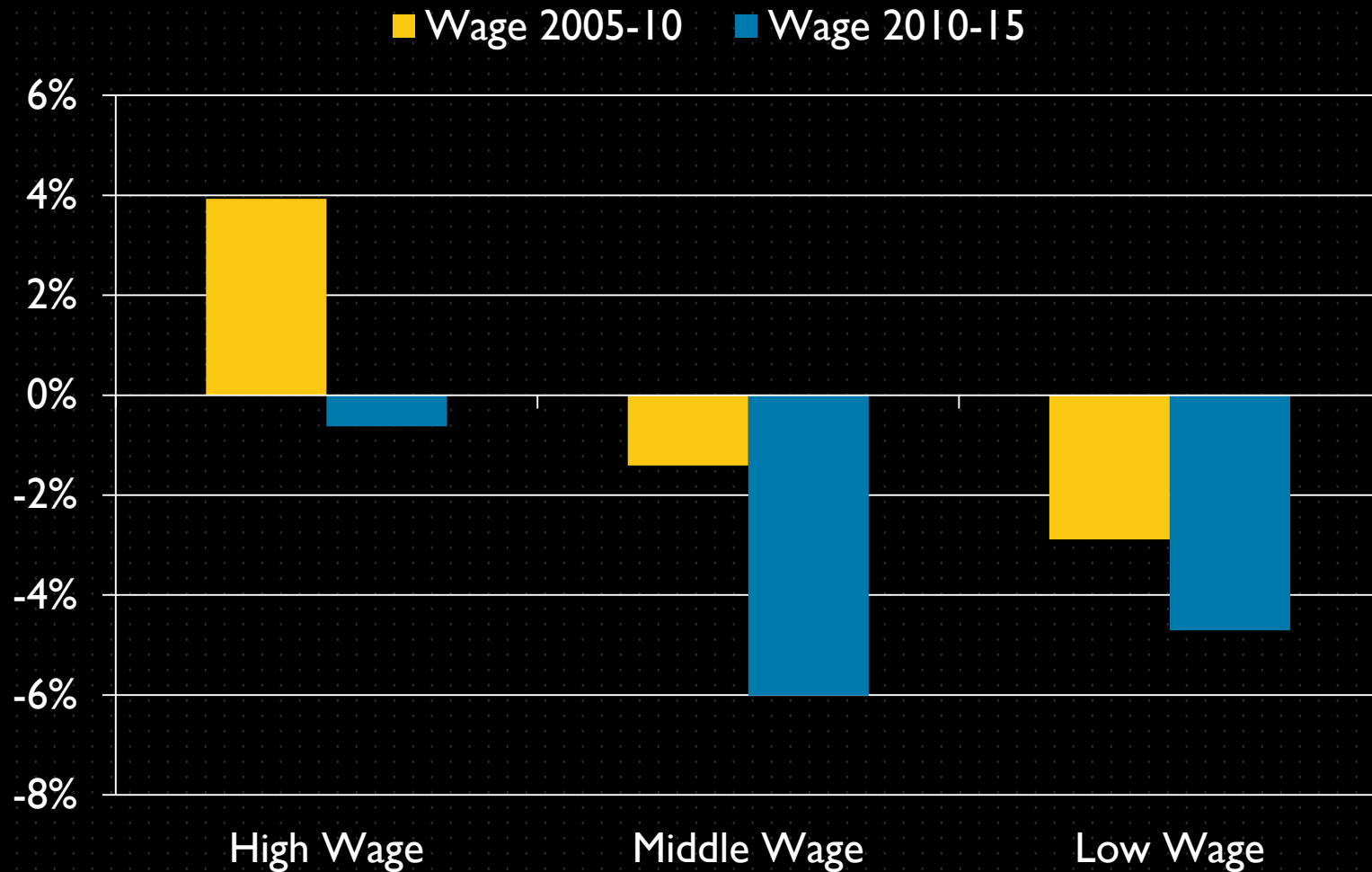
STRONG AND VOLATILE GROWTH

Bay Area Top 5 Industry Employment 1990-2015



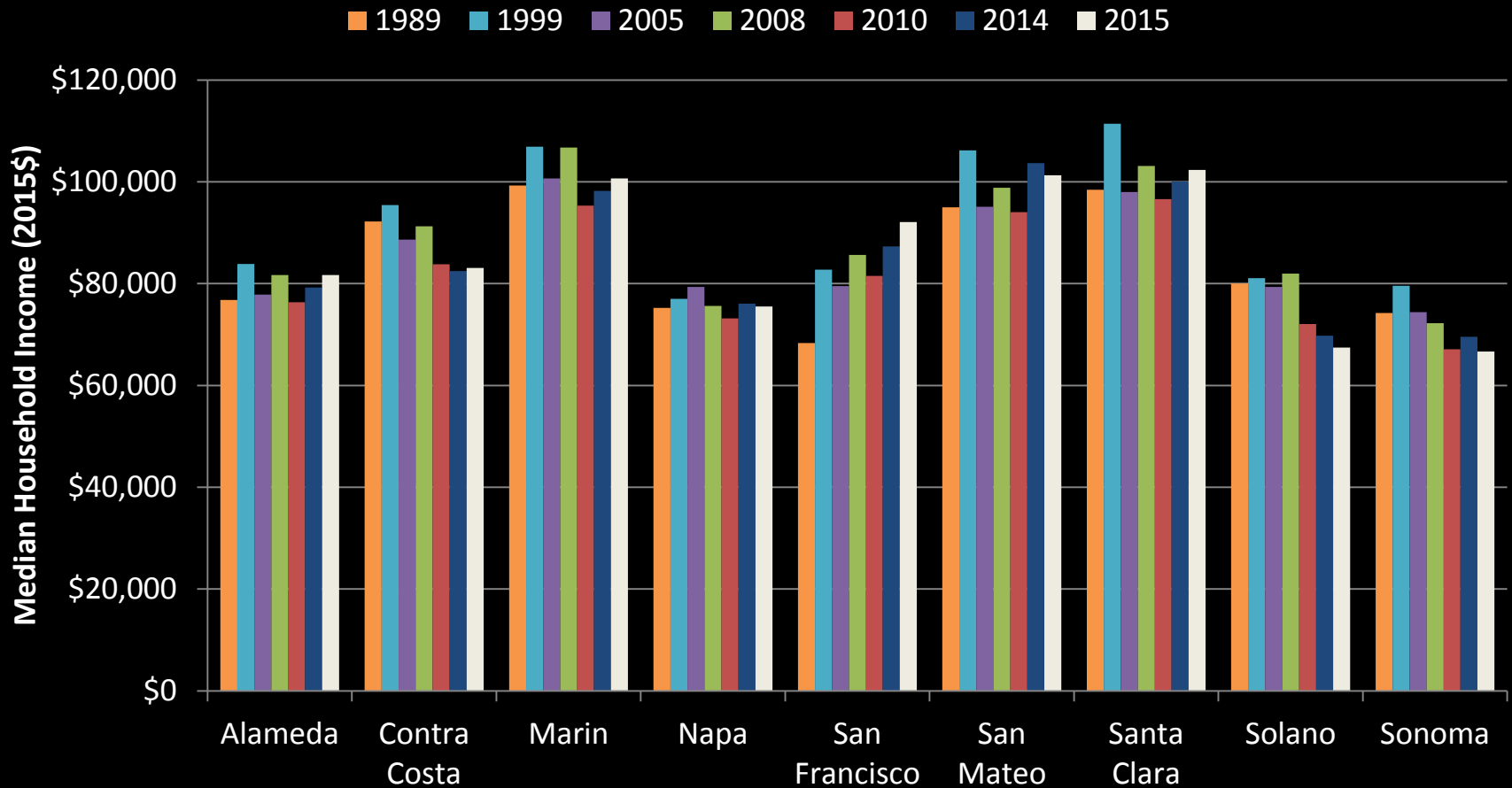
ABAG from Bureau of Labor Statistics, Quarterly Census of Employment and Wages

WAGES 2005 - 2015



UNEVEN MEDIAN HOUSEHOLD INCOME

Figure 6: Median Household Income by County (Adjusted to \$2015 Base)



ECONOMY

The background image shows a city square with a large, multi-tiered fountain in the foreground. The fountain has several jets of water spraying upwards. In the background, there are modern buildings, including a tall one on the right. The sky is blue with some white clouds. The overall scene is bright and sunny.

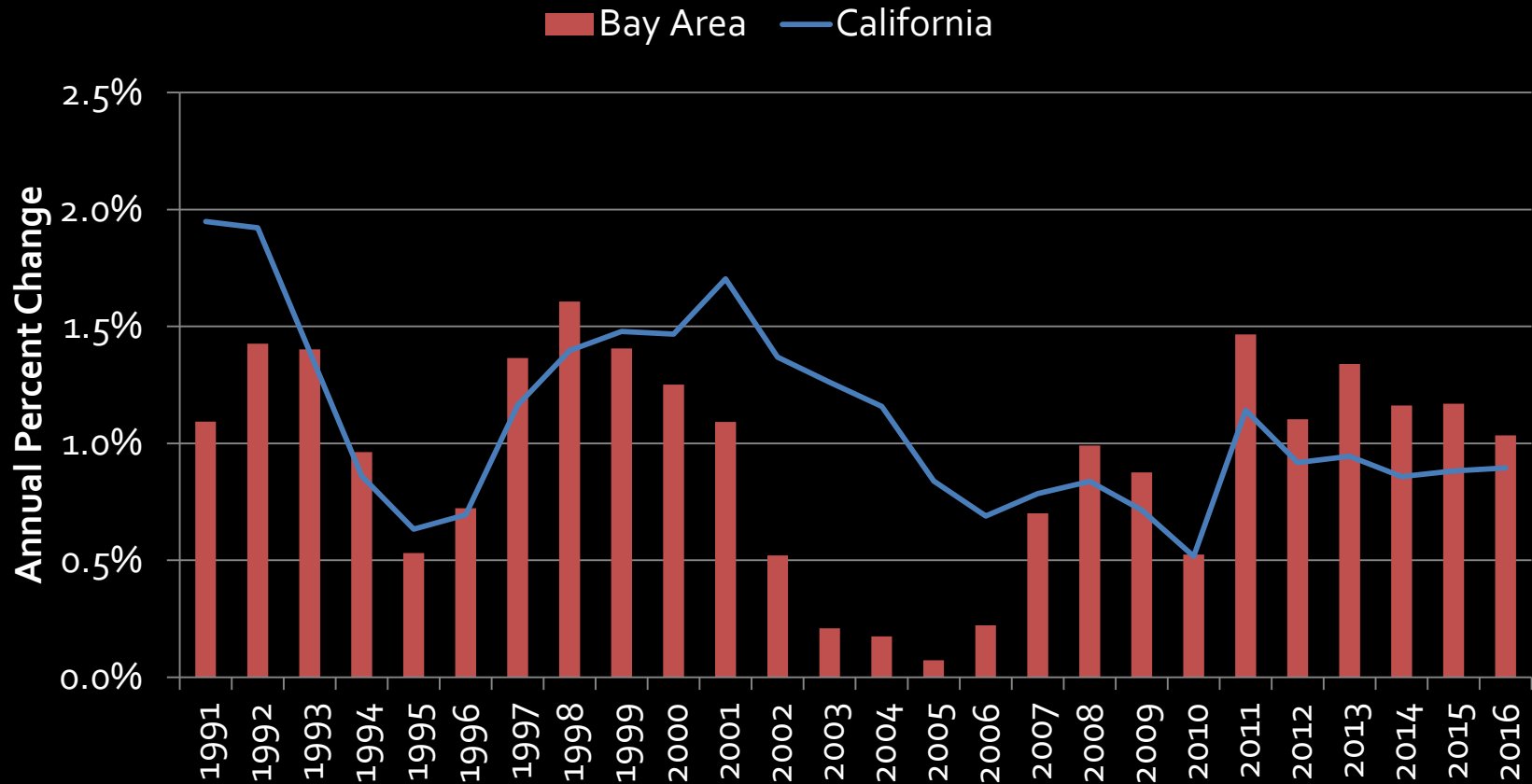
- **Sub regions recover at different rates**
- **Strong leading industries, but volatile growth**
- **Decline in household incomes, wage declines greatest for middle and low income**



PEOPLE

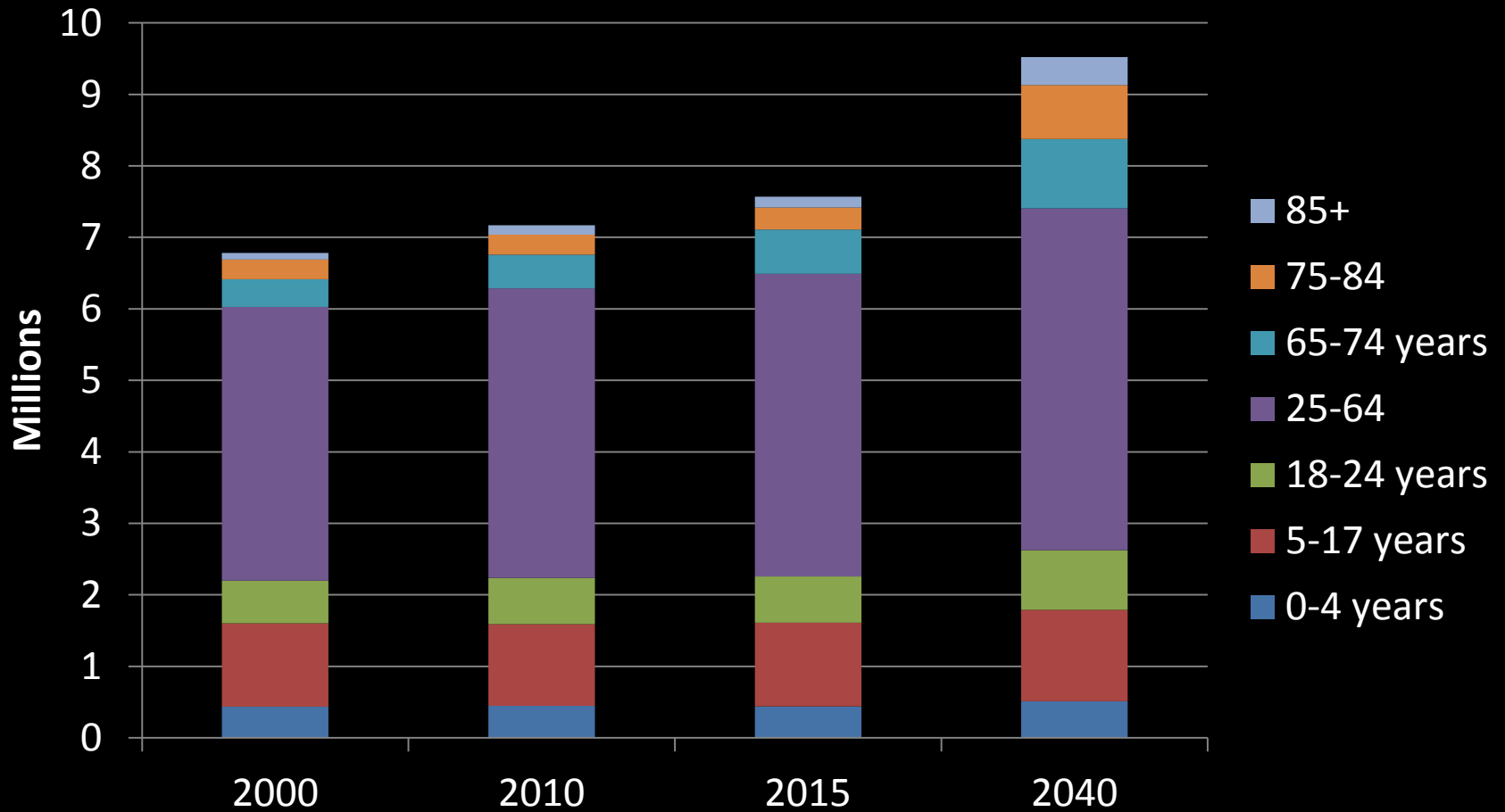
POPULATION CHANGE

Annual Rate of Population Growth, Bay Area and California

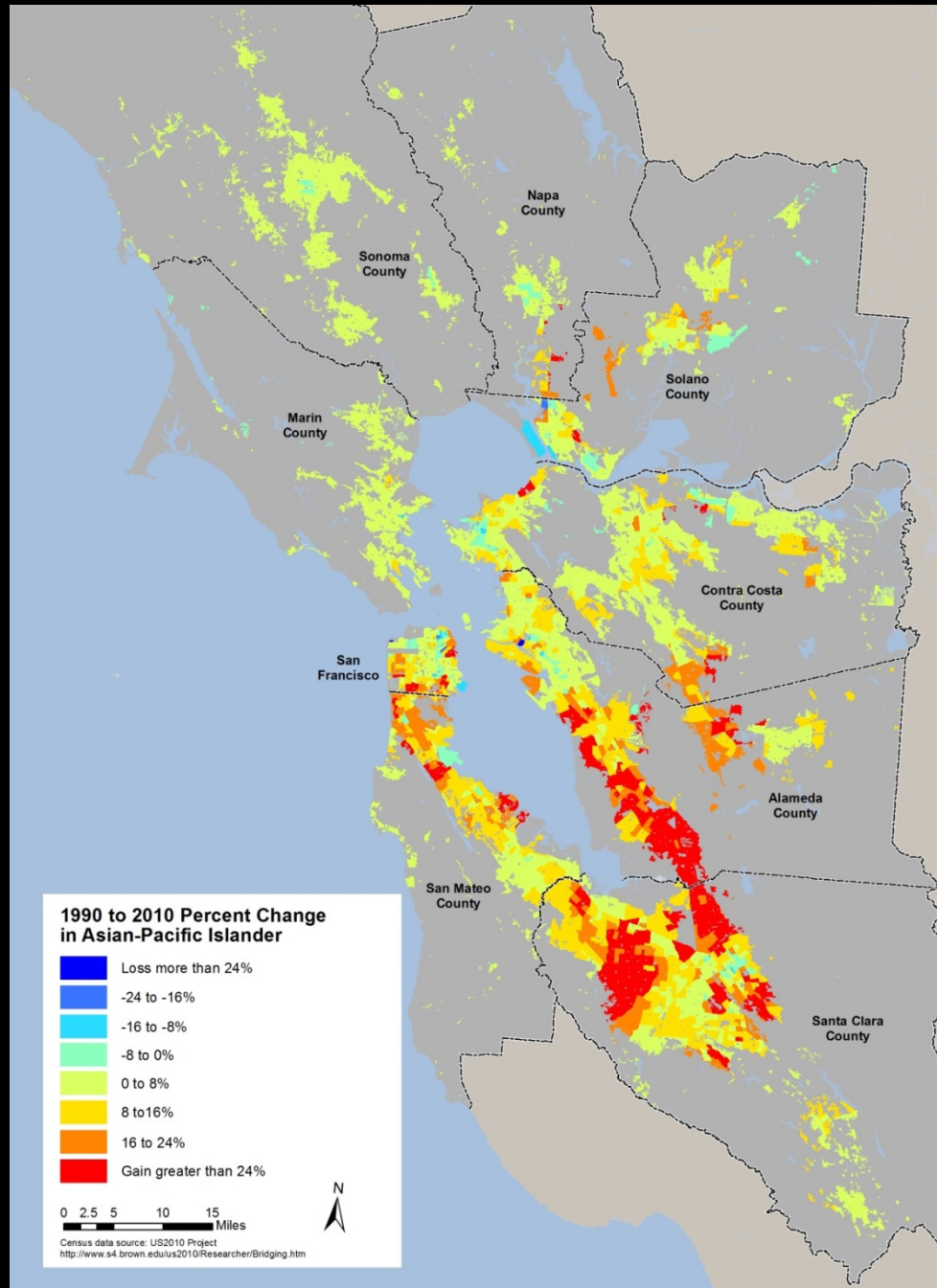


ABAG from California Department of Finance and U.S. Bureau of the Census estimates

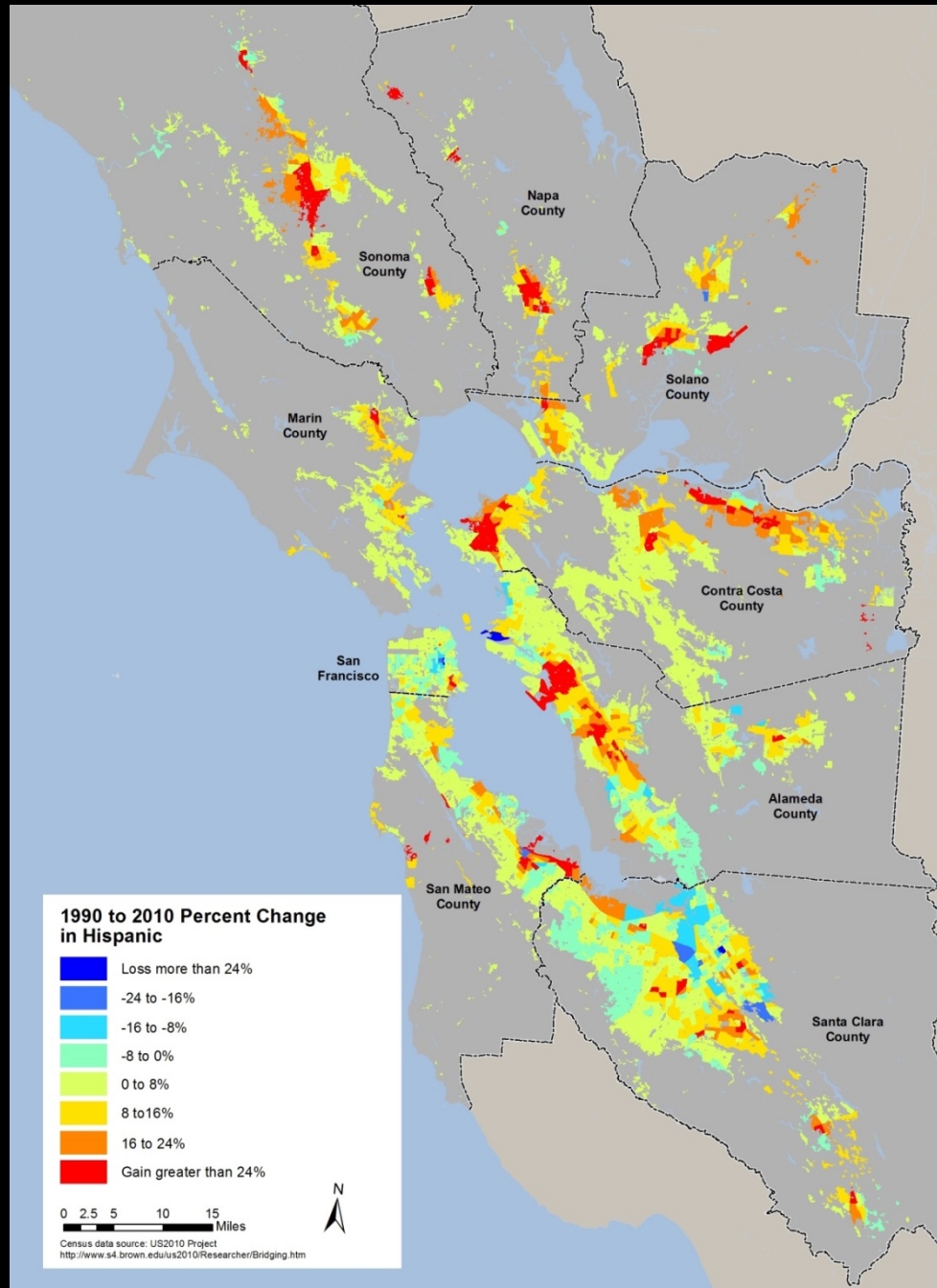
Aging Region



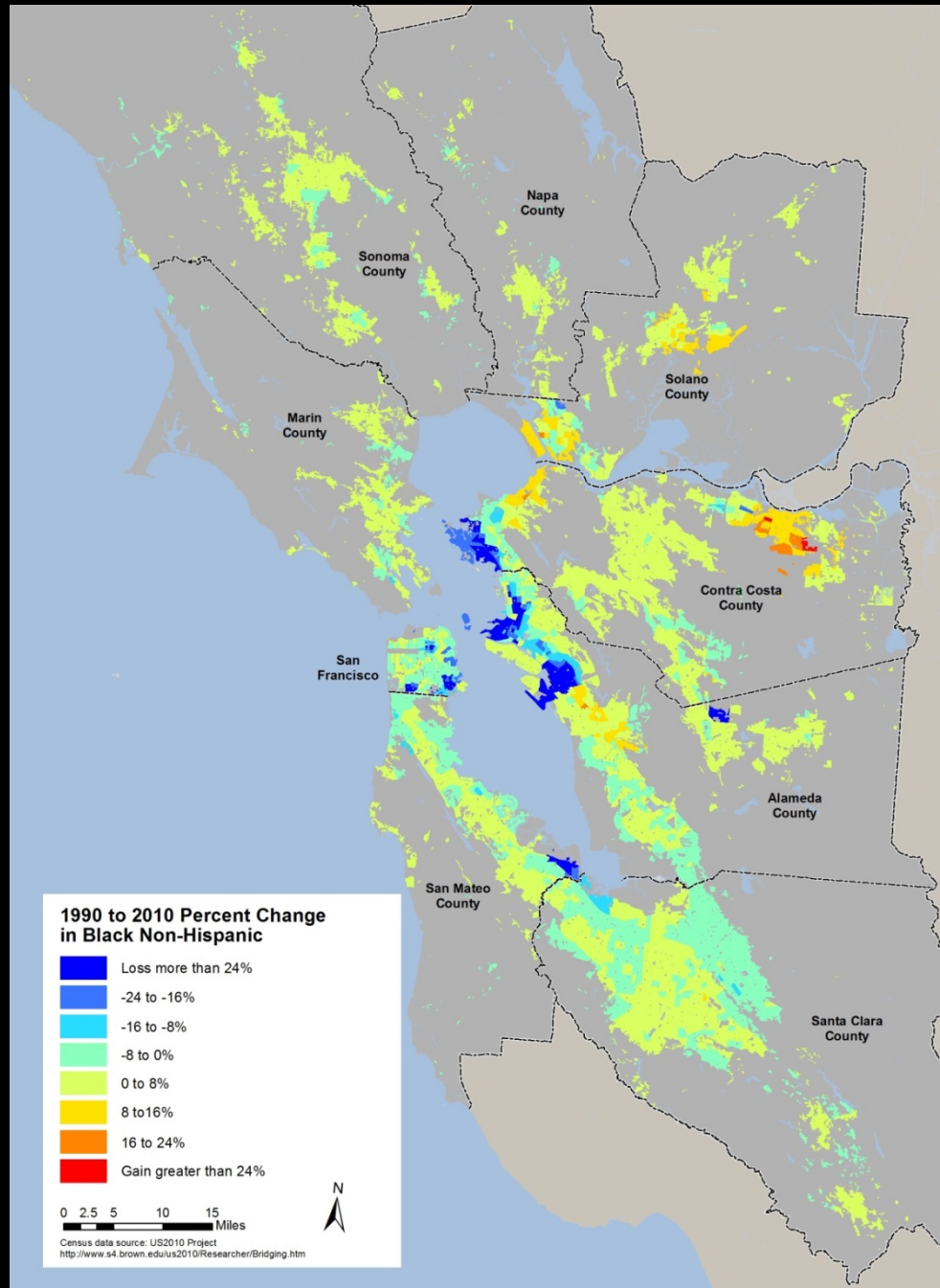
1990-2010 PERCENT CHANGE ASIAN / PACIFIC ISLANDER



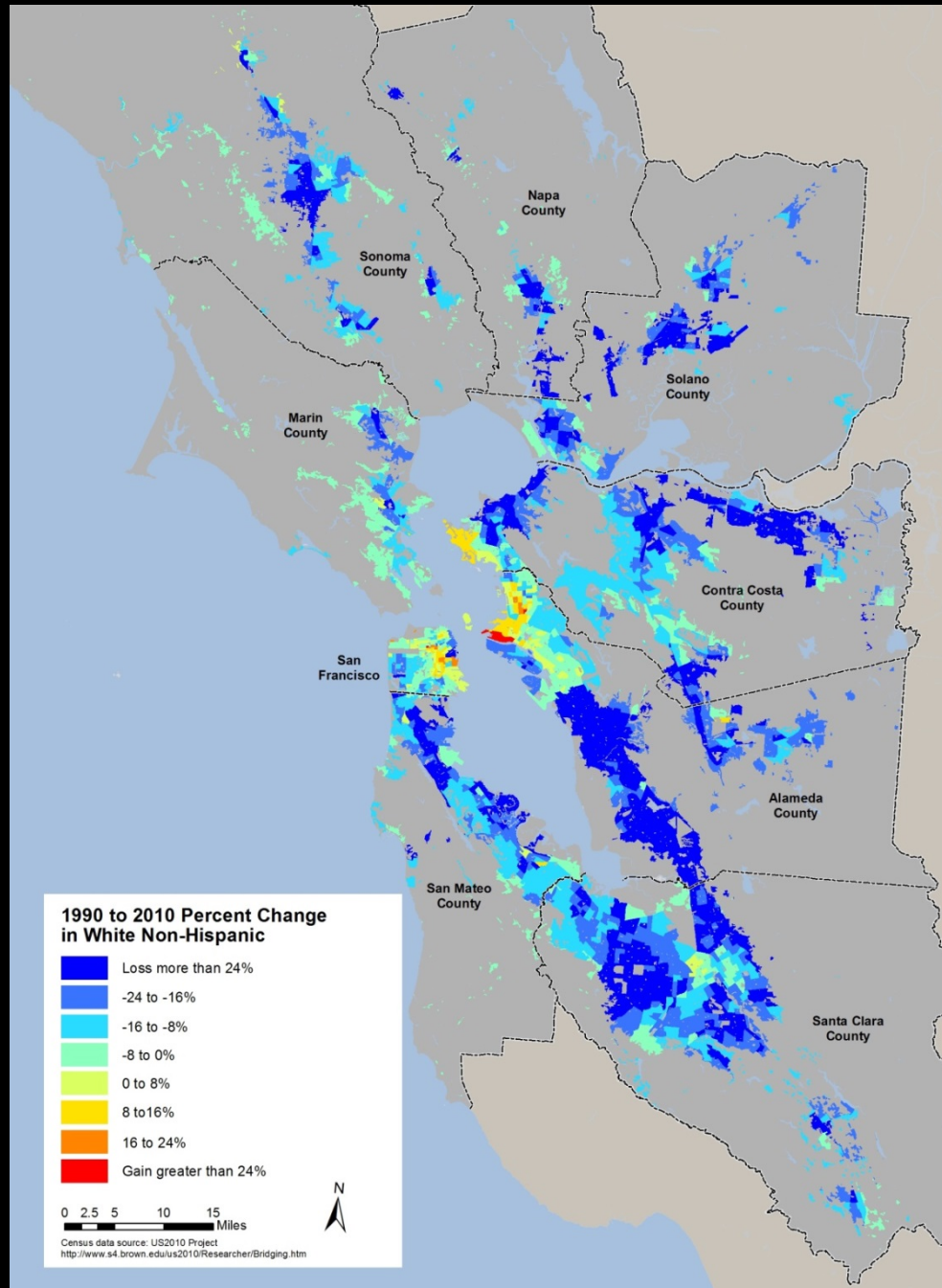
1990-2010 PERCENT CHANGE LATINO



1990-2010 PERCENT CHANGE AFRICAN- AMERICAN

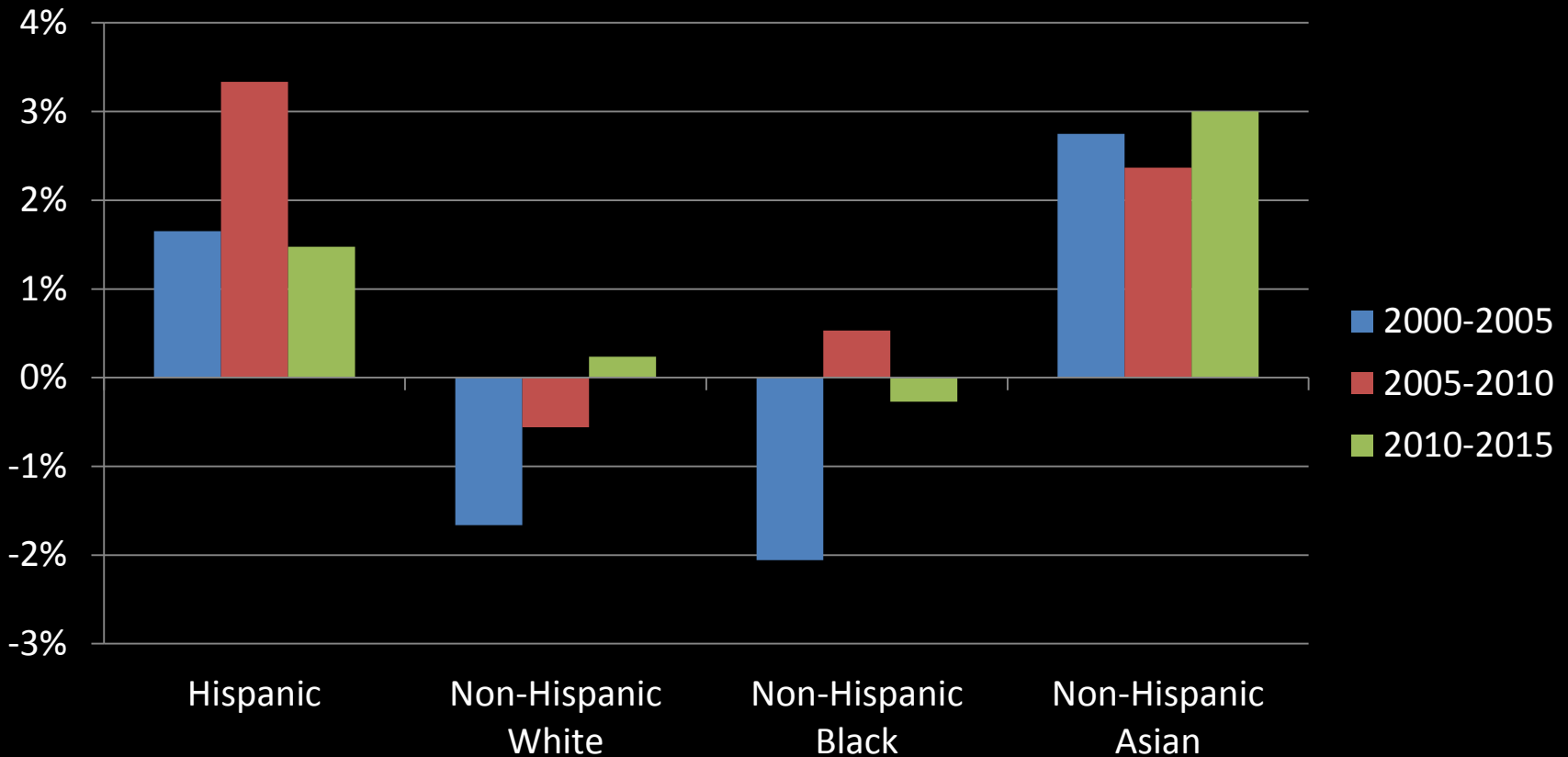


1990-2010 PERCENT CHANGE WHITE



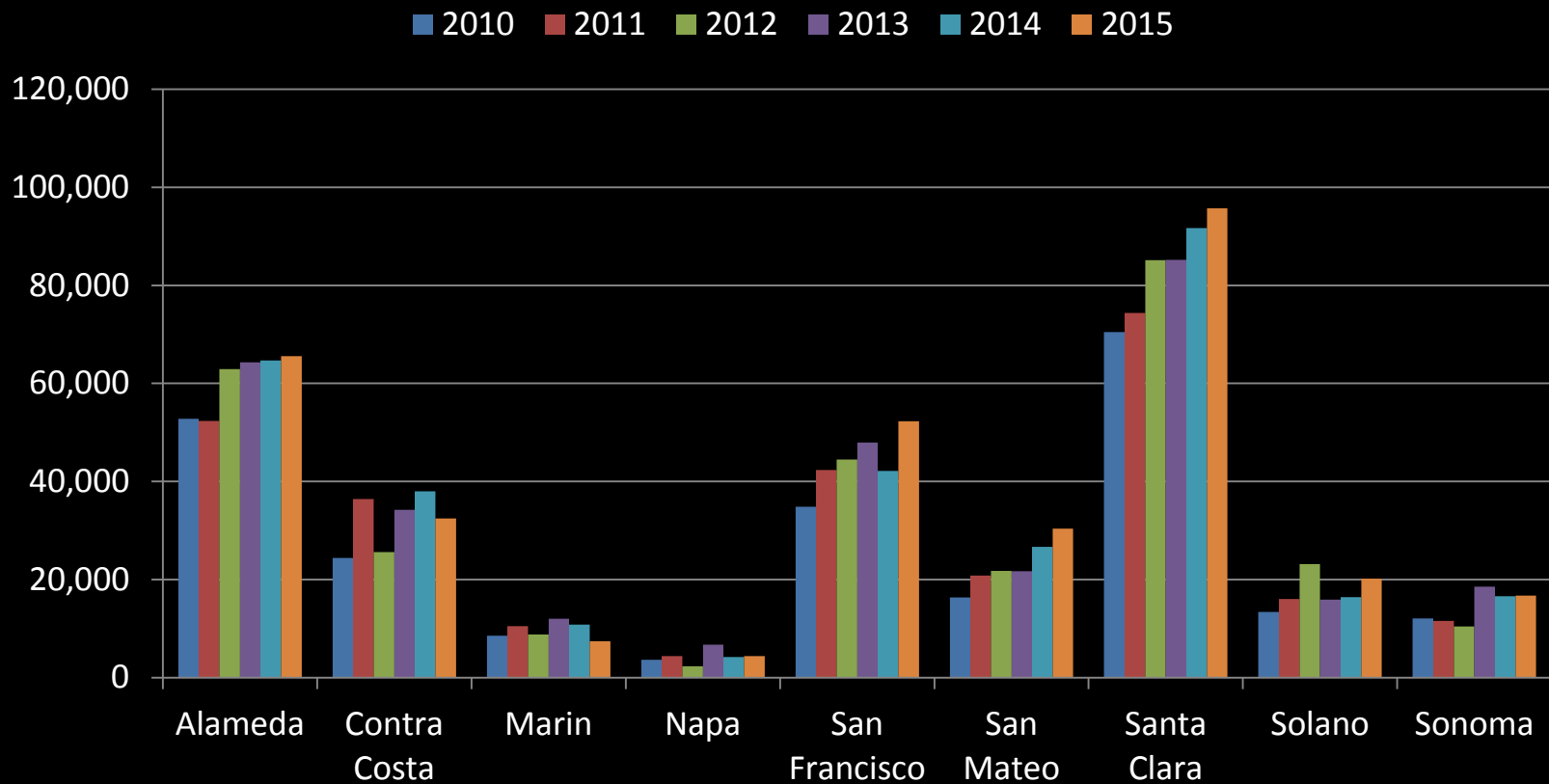
CHANGE IN RACIAL COMPOSITION

Average Annual Growth Rate by Race in the Region



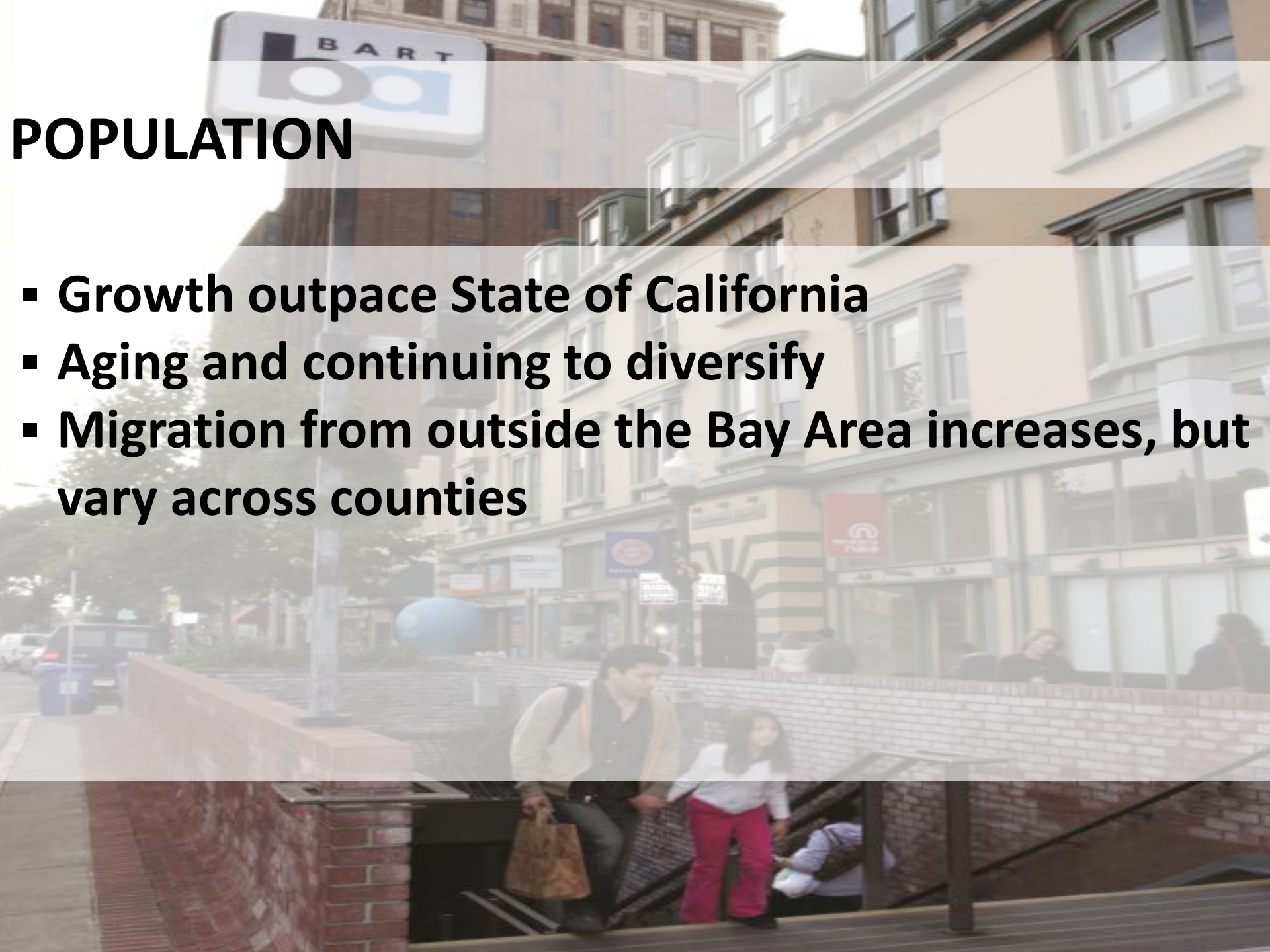
MIGRATION

Annual migration into the San Francisco Bay Area, by County, 2010 to 2015



POPULATION

- Growth outpace State of California
- Aging and continuing to diversify
- Migration from outside the Bay Area increases, but vary across counties

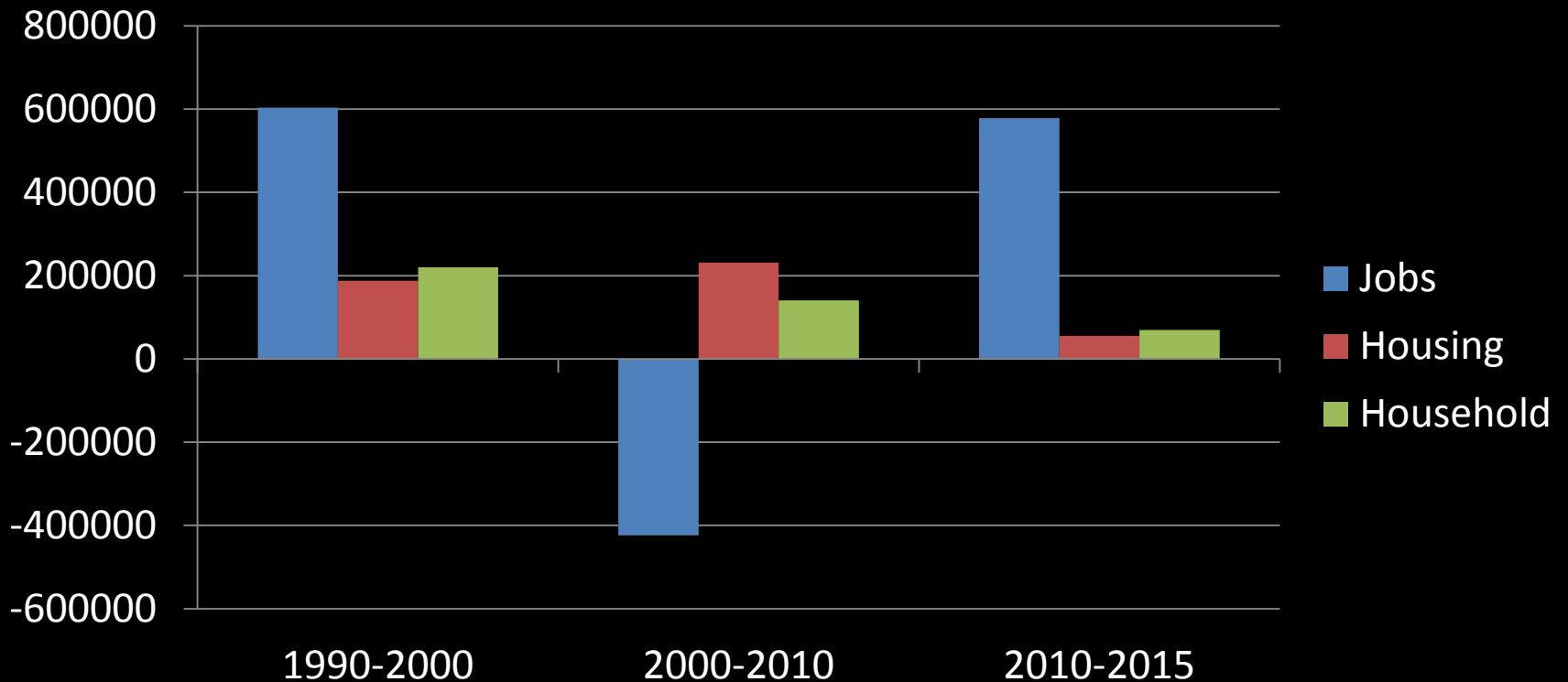




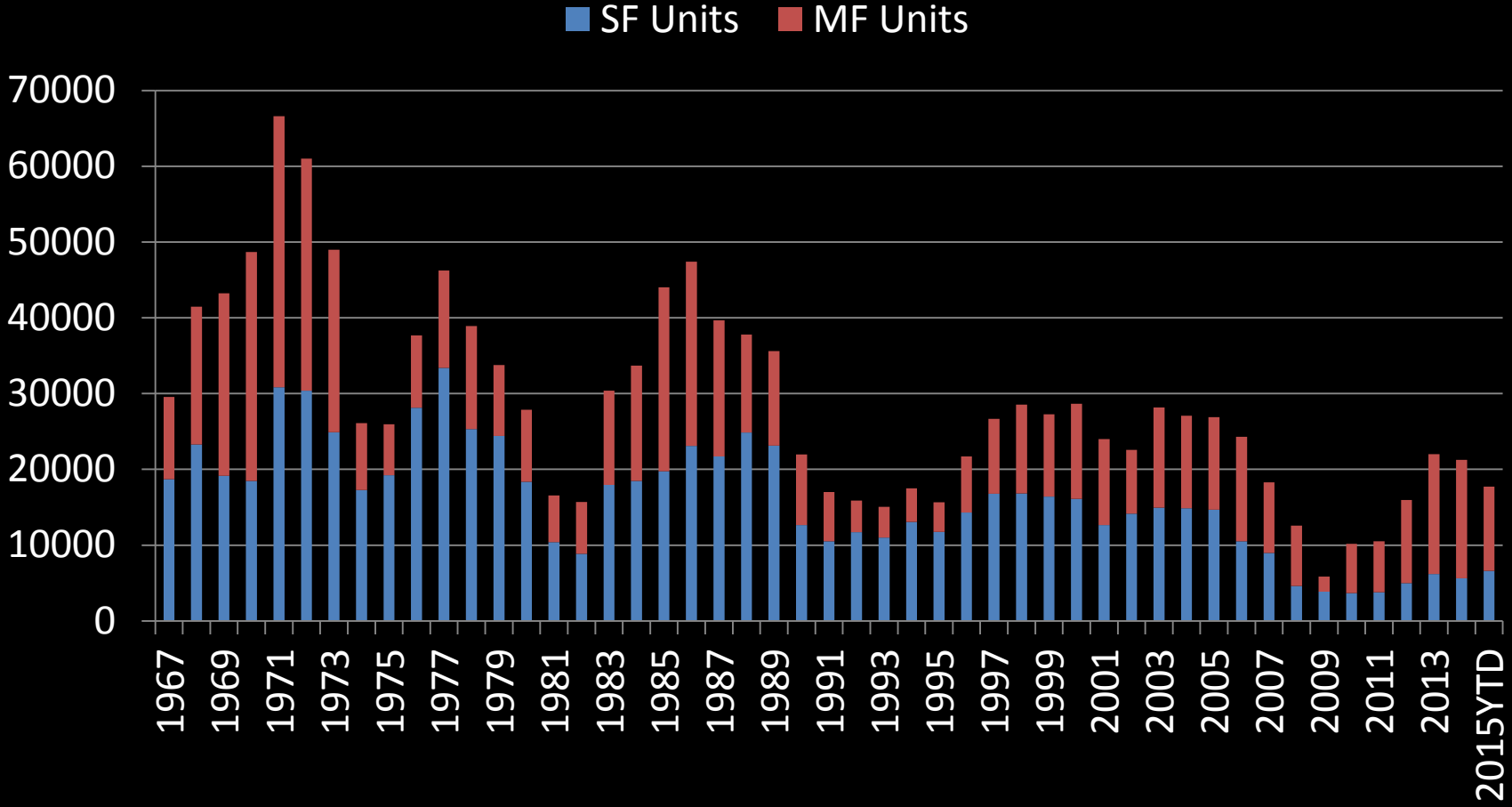
HOUSING AND TRANSPORTATION

HOUSING GROWTH

Job, Housing and Household Growth, Bay Area
1990-2000, 2000-2010 and 2010-2015



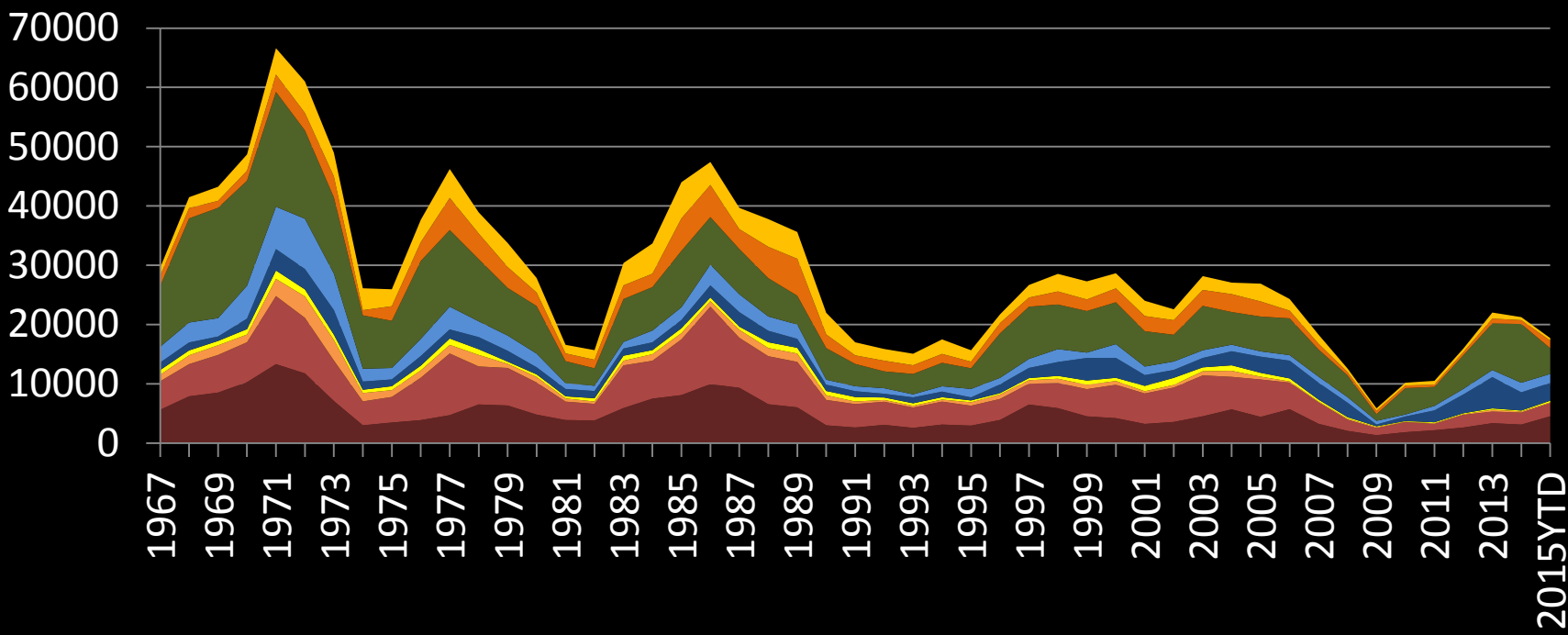
BUILDING PERMIT HISTORY by TYPE



Compiled by ABAG from Construction Industry Research Board and California Housing Foundation data.
 Note: 2015 permits are through November only.

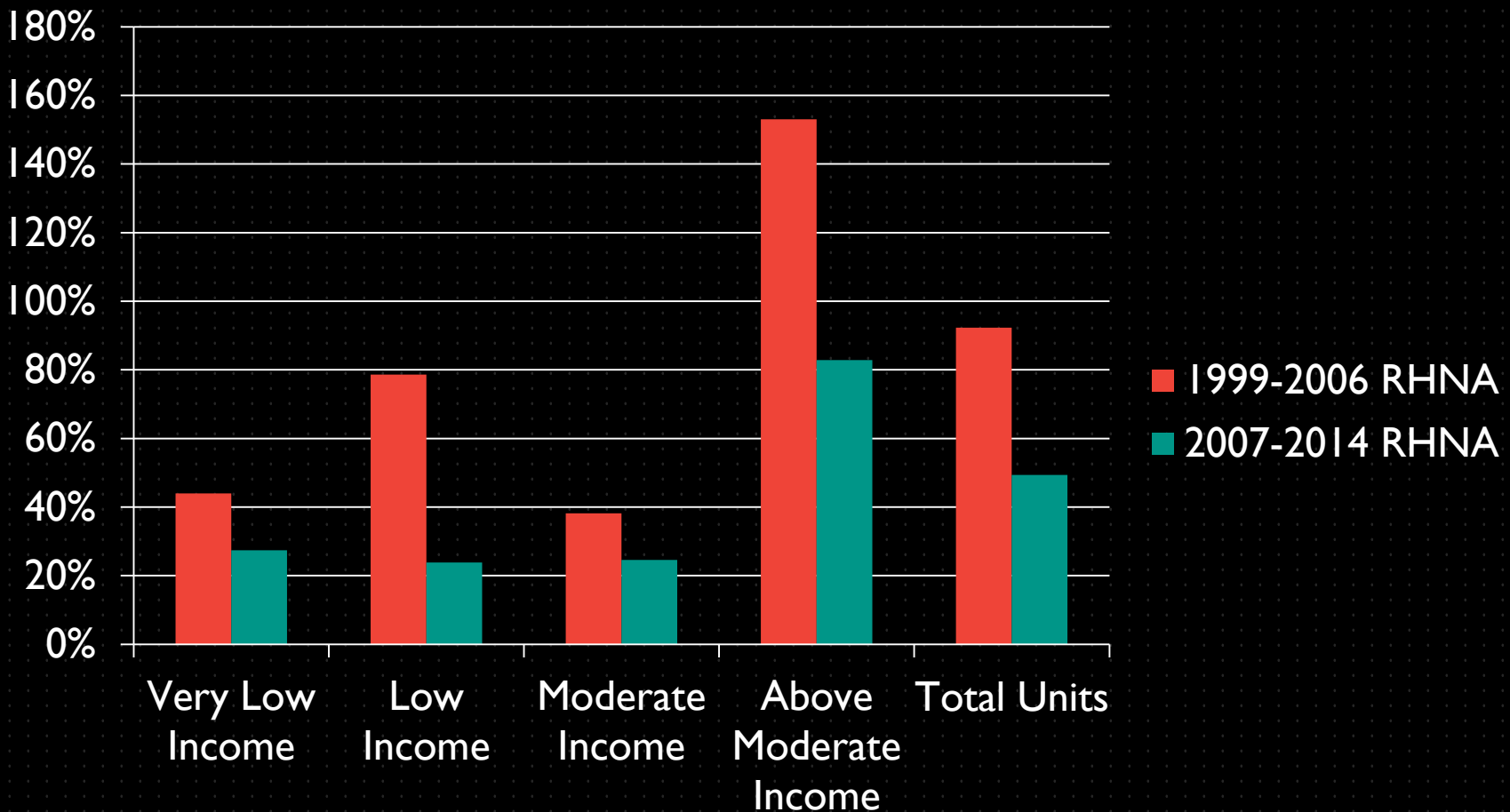
BUILDING PERMIT HISTORY by LOCATION

- ALAMEDA
- CONTRA COSTA
- MARIN
- NAPA
- SAN FRANCISCO
- SAN MATEO
- SANTA CLARA
- SOLANO
- SONOMA

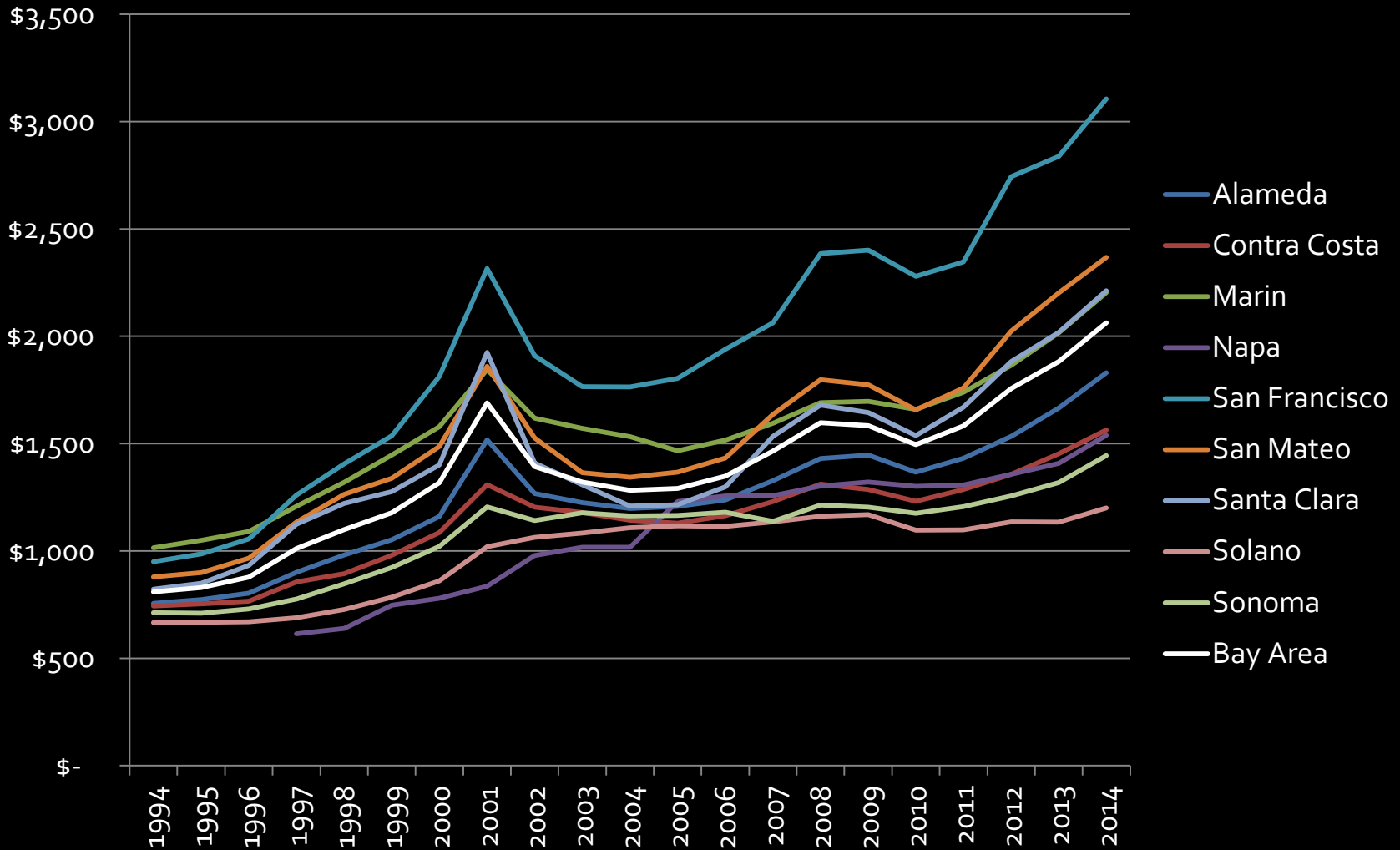


Compiled by ABAG from Construction Industry Research Board and California Housing Foundation data.
 Note: 2015 permits are through November only.

AFFORDABLE HOUSING PERMITS LESS THAN NEEDED



AVERAGE MONTHLY RENT

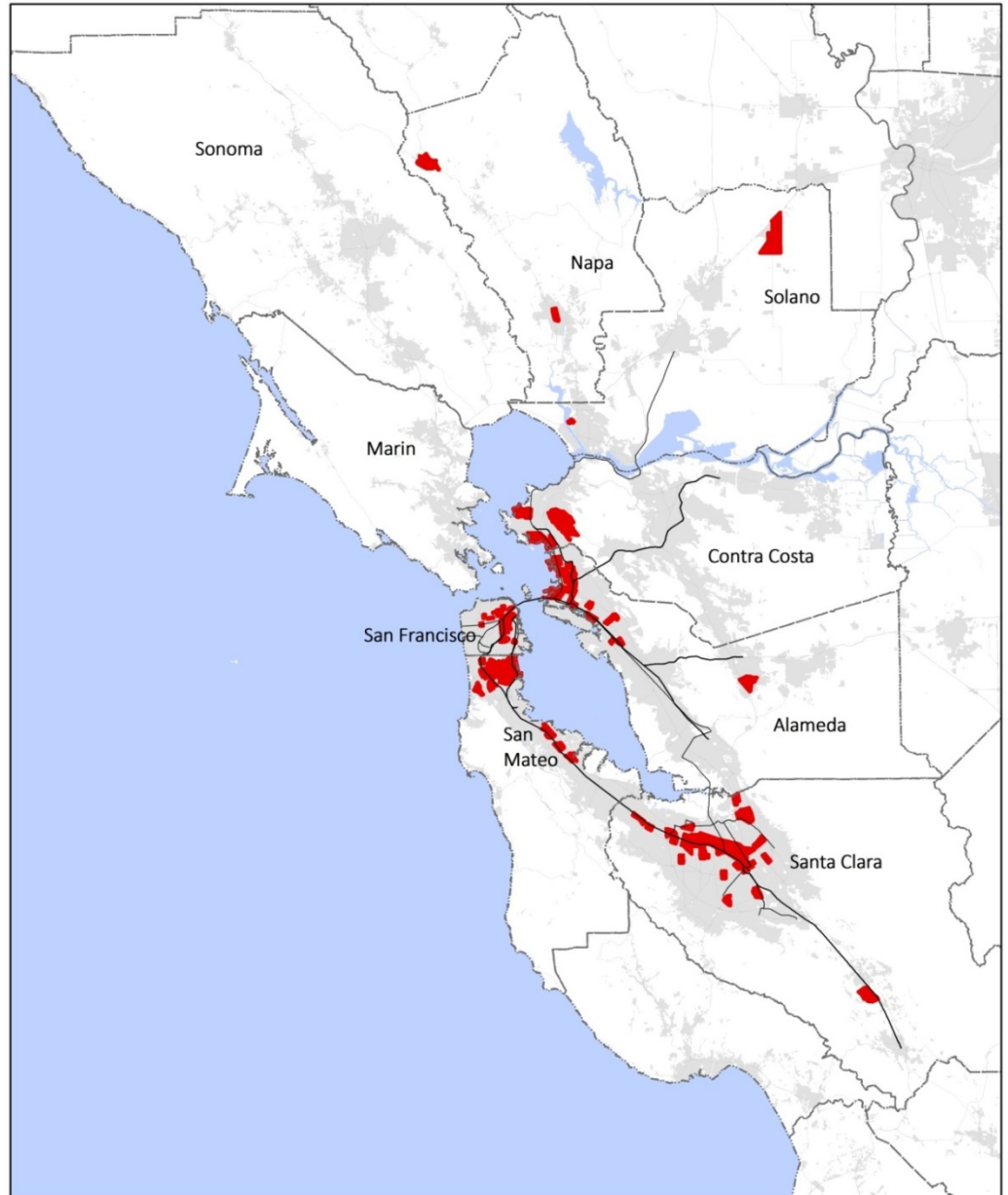


ABAG from RealFacts data. Not adjusted for inflation.

ADVANCED GENTRIFICATION

■ Advanced Gentrification

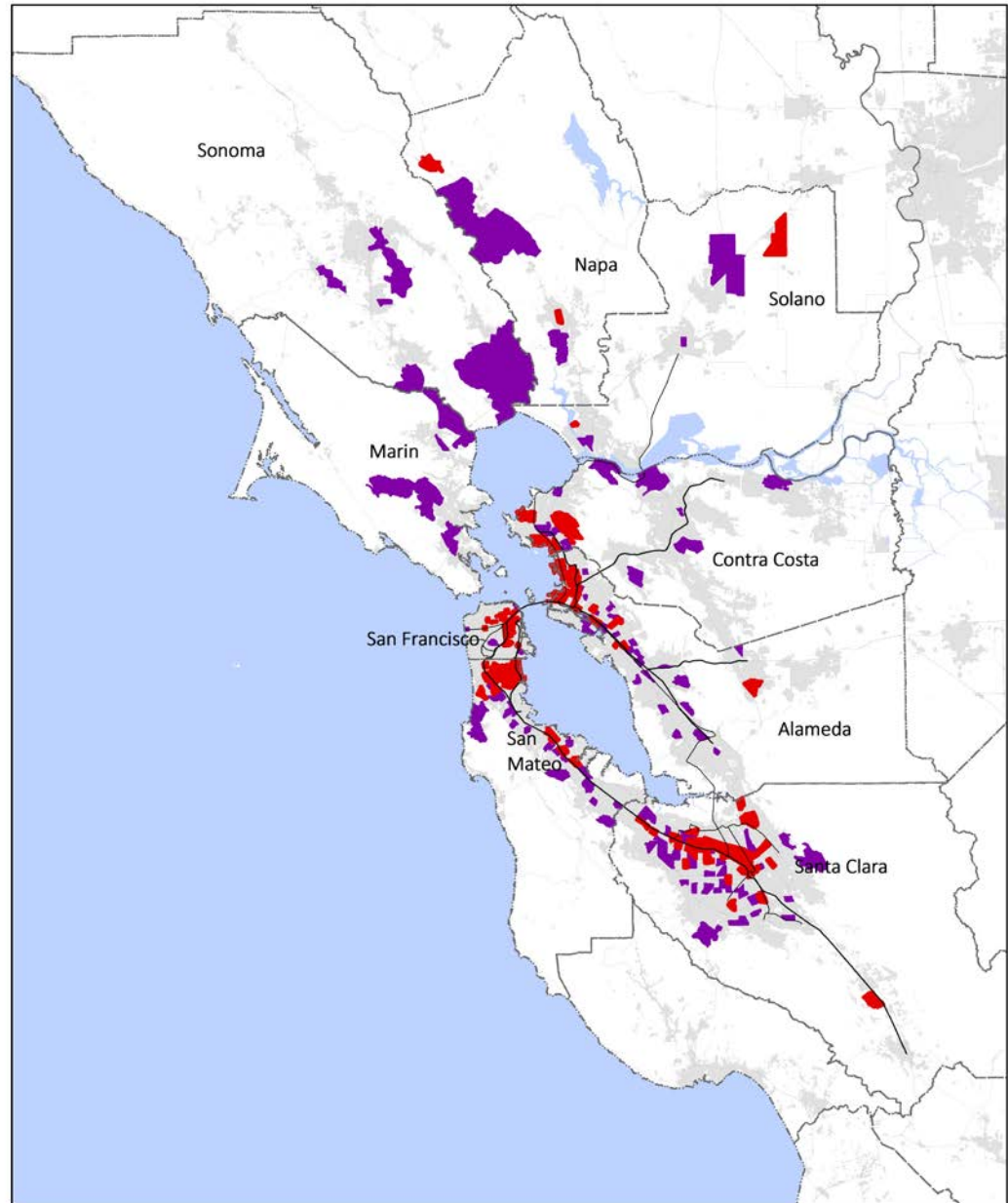
Bay Area Low-income Neighborhoods Experiencing or At-Risk of Displacement



UNDERGOING DISPLACEMENT

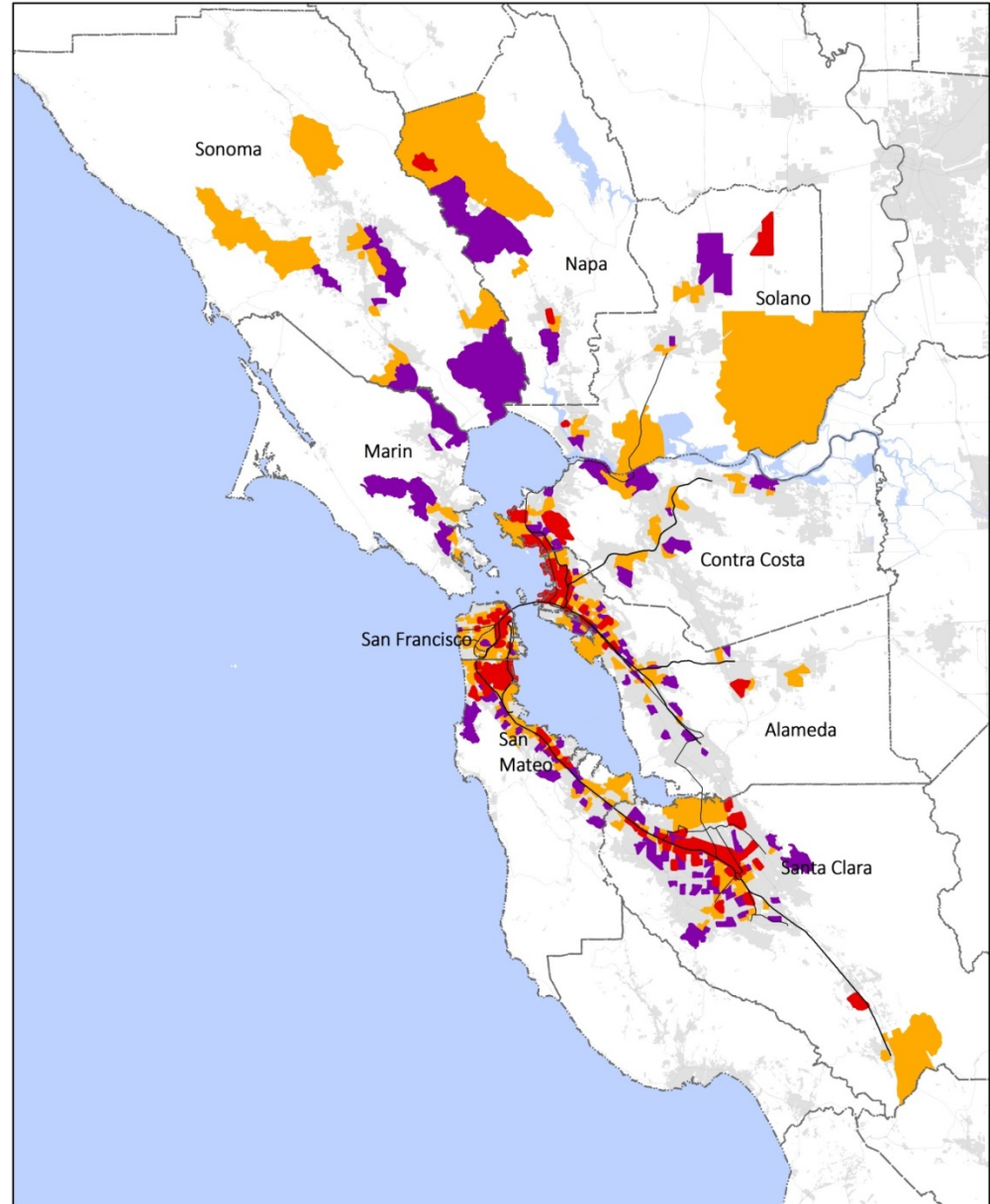
- Advanced Gentrification
- Displacement

Bay Area Low-income Neighborhoods Experiencing or At-Risk of Displacement

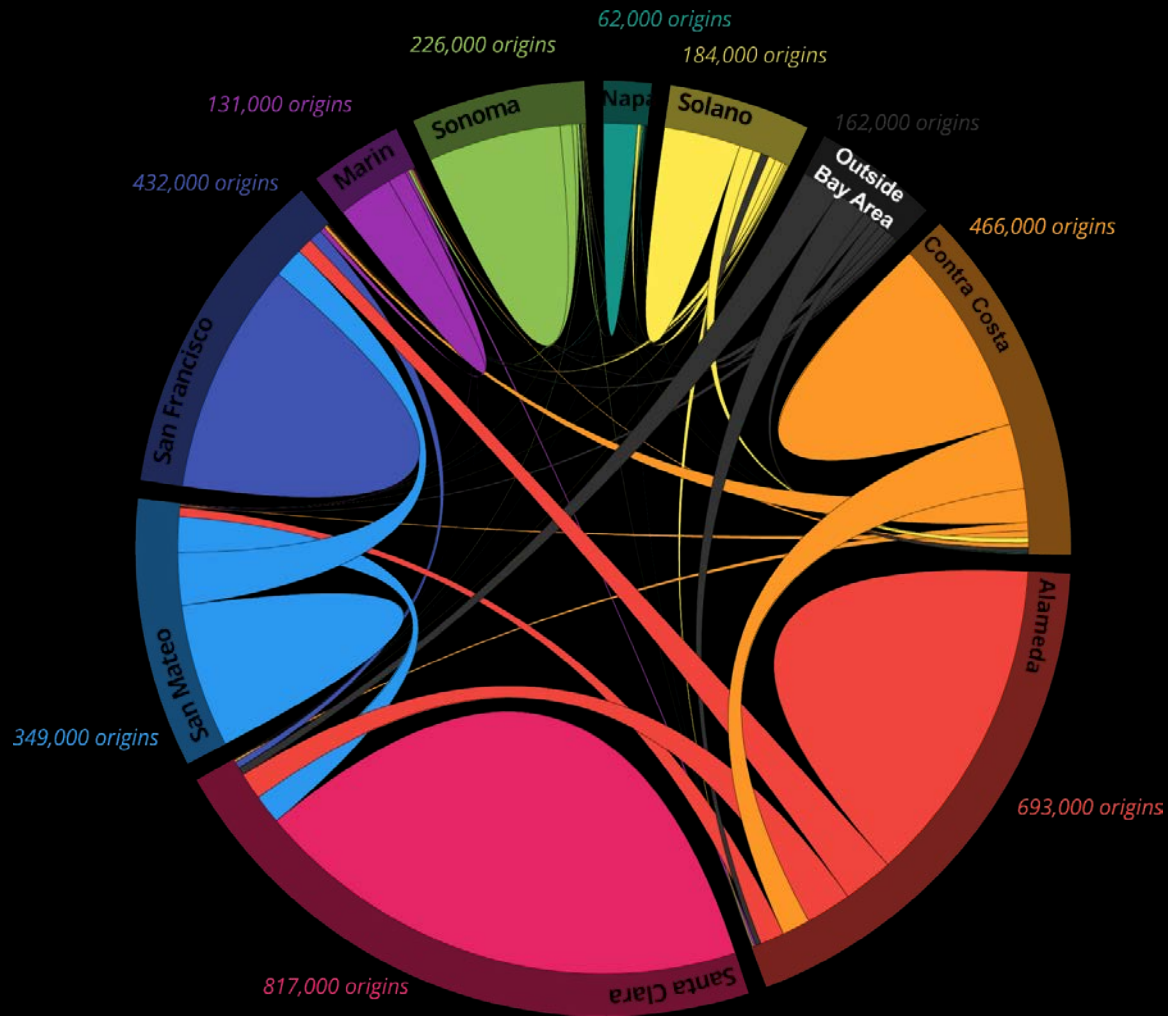


DISPLACEMENT PRESSURE

Bay Area Low-income Neighborhoods Experiencing or At-Risk of Displacement



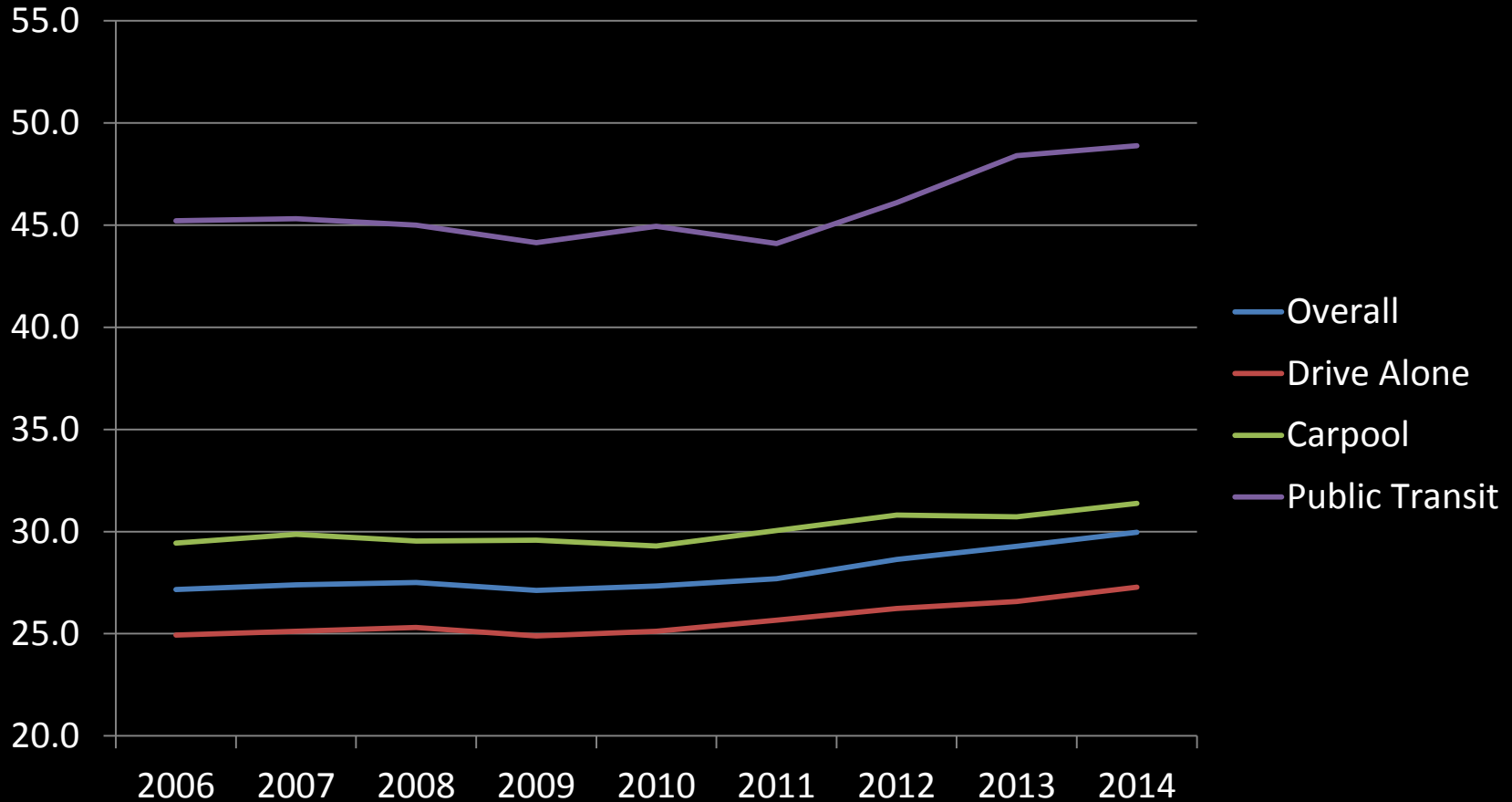
COMMUTE FLOWS, COUNTY OF RESIDENCE TO COUNTY OF WORKPLACE (2006-2010)



Computed by ABAG from US Census Bureau.

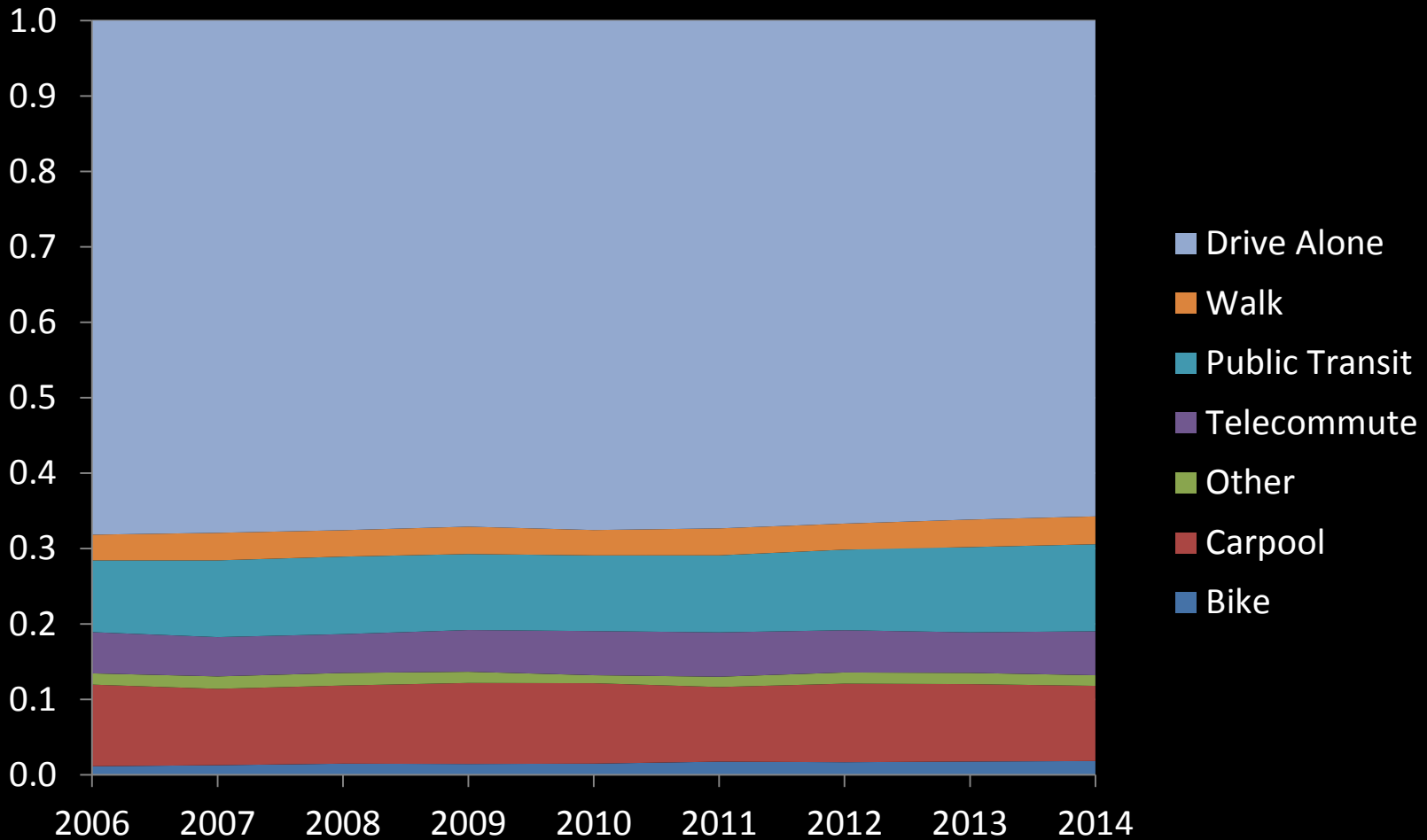
COMMUTE TIME

Bay area Average Commute Time by Travel Mode, 2006-2014



COMMUTE MODE CHOICE

Bay Area Commute Mode Choice 2006-2014



HOUSING AND TRANSPORTATION



- **Housing stock lags behind household and job growth.**
- **New construction shifting toward urban areas and newer job centers. Increasing share of multifamily units.**
- **Affordability problem threatens quality of life.**
- **Complex commute patterns in the region. Increasing congestion with job growth.**
- **Small shifts to transit, biking and walking.**

SUMMARY

- **Natural environment, agricultural lands and parks are highly valued. New challenges coming from natural hazards and climate change.**
- **Strong economy with short term volatility. Growth and prosperity spread unevenly throughout the region.**
- **Increasing share of seniors, Latinos and Asian population.**
- **Housing growth and affordability not matching population and job growth. Increasing preference for urban neighborhoods triggering displacement.**
- **Small shifts from auto to transit, biking and walking.**



ADDRESSING CHANGES AND CHALLENGES



**REGIONAL
POLICY
COORDINATION**

PROTECT AND ENHANCE THE REGION'S NATURAL ASSETS

- **Preserve the region's most important natural assets**
- **Expand and enhance the Bay Area's trails and parks**

PROMOTE REGIONAL ECONOMIC VITALITY AND SHARED PROSPERITY

- Support a healthy business climate and job growth
- Address the growing strains on infrastructure
- Expand opportunities for middle-wage employment
- Ensure the Bay Area has space for all activities that contribute to the regional economy

INCREASE HOUSING CHOICES AND AFFORDABILITY

- Build more housing, particularly close to jobs, transit and services
- Increase **production** of new housing
- **Protect** our population at risk of displacement
- **Preserve** our existing housing by increasing resilience to natural disasters

BUILD HEALTHY AND RESILIENT COMMUNITIES

- **Improve conservation and management of the region's water and energy resources**
- **Support multi-jurisdiction initiatives to strengthen healthy infill development**
- **Use place making to strengthen community vitality**

PLAN BAY AREA 2040

- Reduce greenhouse gas emissions from driving
- House the region's population at all income levels
- Align transportation investments, housing growth, and land use planning



PLAN BAY AREA 2040

Stages:

- Draft Plan
 - Growth allocation
 - Transportation investments
- Environmental Impact Report
- Final Plan





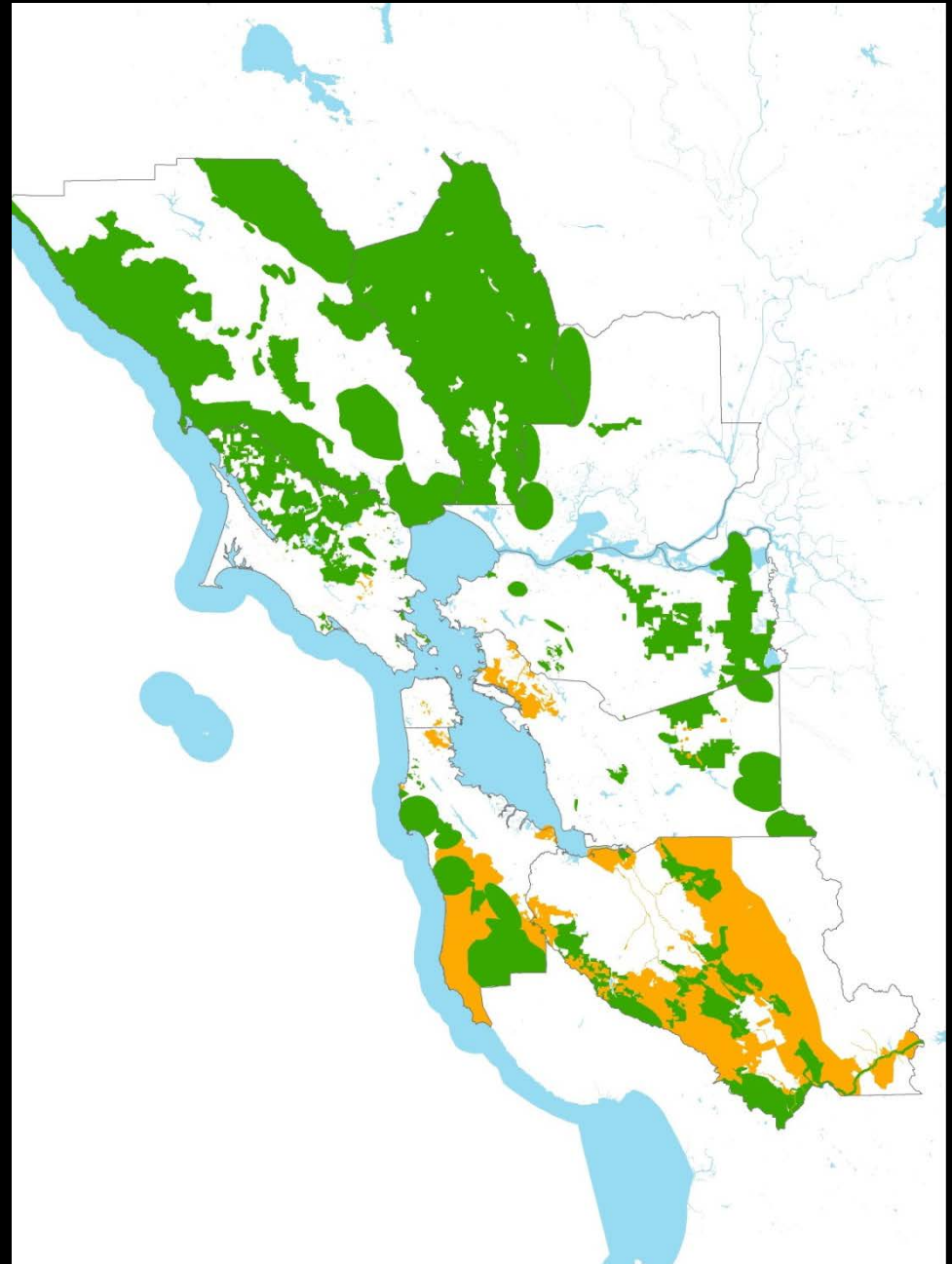
**RECOGNIZING THE
DIVERSITY OF PLACES**

PRIORITY CONSERVATION AREAS



Priority Conservation Areas (PCAs)

- Initiated in 2007
- Criteria
 - Regional significance
 - In need of protection
 - Local consensus
- 169 PCAs adopted by Executive Board (2015)
- PCAs are supported by One Bay Area Grant.



PRIORITY DEVELOPMENT AREAS

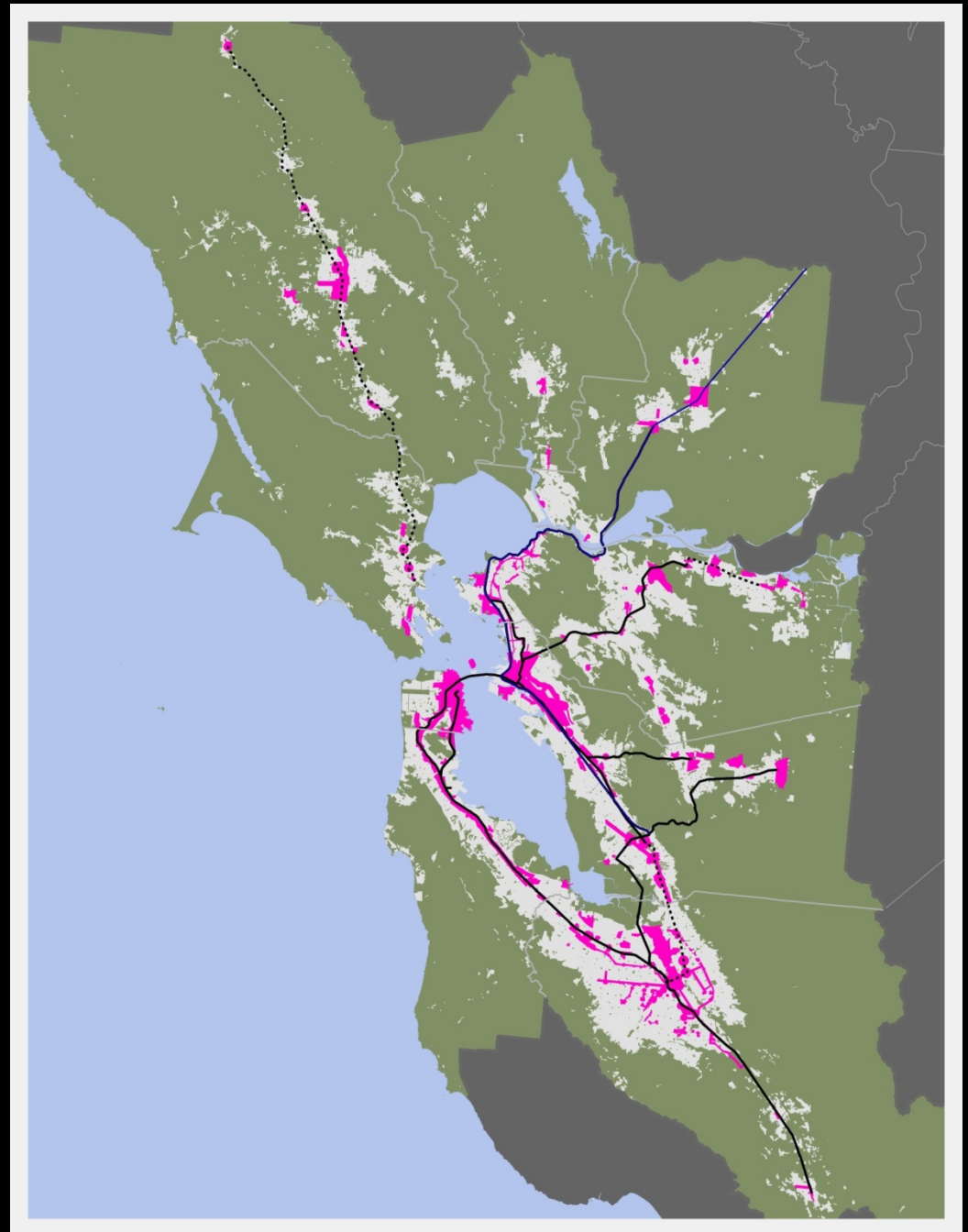


PRIORITY DEVELOPMENT AREAS (PDAs)

Criteria:

- Locally nominated
- Amenities & services
- Pedestrian-friendly
- Served by transit.

188 PDAs across 60 Jurisdictions



- 
- **Community vision**
 - **Urban community choices**
 - **Increasing diversity**

PDAs Example: Petaluma

Central Petaluma SmartCode Regulating Plan



ZONING MAP LEGEND

- T-4 Urban General
- T-5 Urban Center
- T-6 Urban Core
- D-1 District-Historic Agricultural Services
- D-2 District-Railroad
- D-3 District-River Dependent Industrial
- CS Civic Space

REQUIREMENTS

- Arcade or Gallery Required
- Shopfront & Awning Recommended
- Shopfront & Awning Required
- Focus point of Terminated Vista
- Maximum Building Height allowed
- Preferred Location for Parking Structure
- Transit Stop
- Minimum % required building frontage between arrows

Notes:

- Where no maximum building height is shown, refer to Urban Standards.
- If Zoning Map requirements and Urban Standards conflict, the Zoning Map prevails.

FISHER & HALL
 URBAN DESIGN
Traditional Town Planning • Workshops • Form-Based Codes
 618 Fourth Street, Suite 203
 Sausalito, CA 94965
 707.544.1910
 FAX 707.544.1944



at Alignment Option A



July 2005

PDAs Example: Petaluma

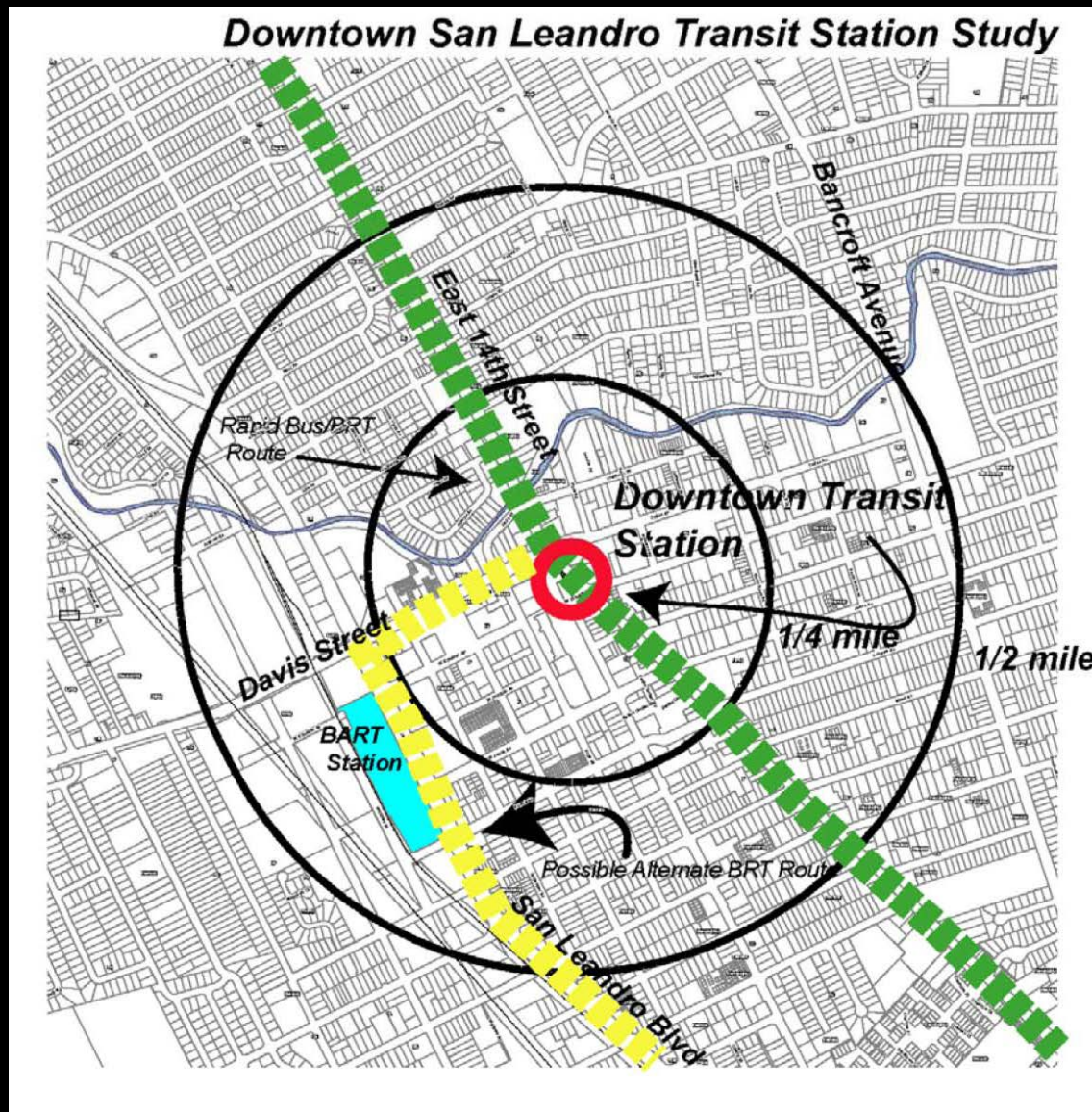


Before



After

PDAs Example: San Leandro



PDAs Example: San Leandro

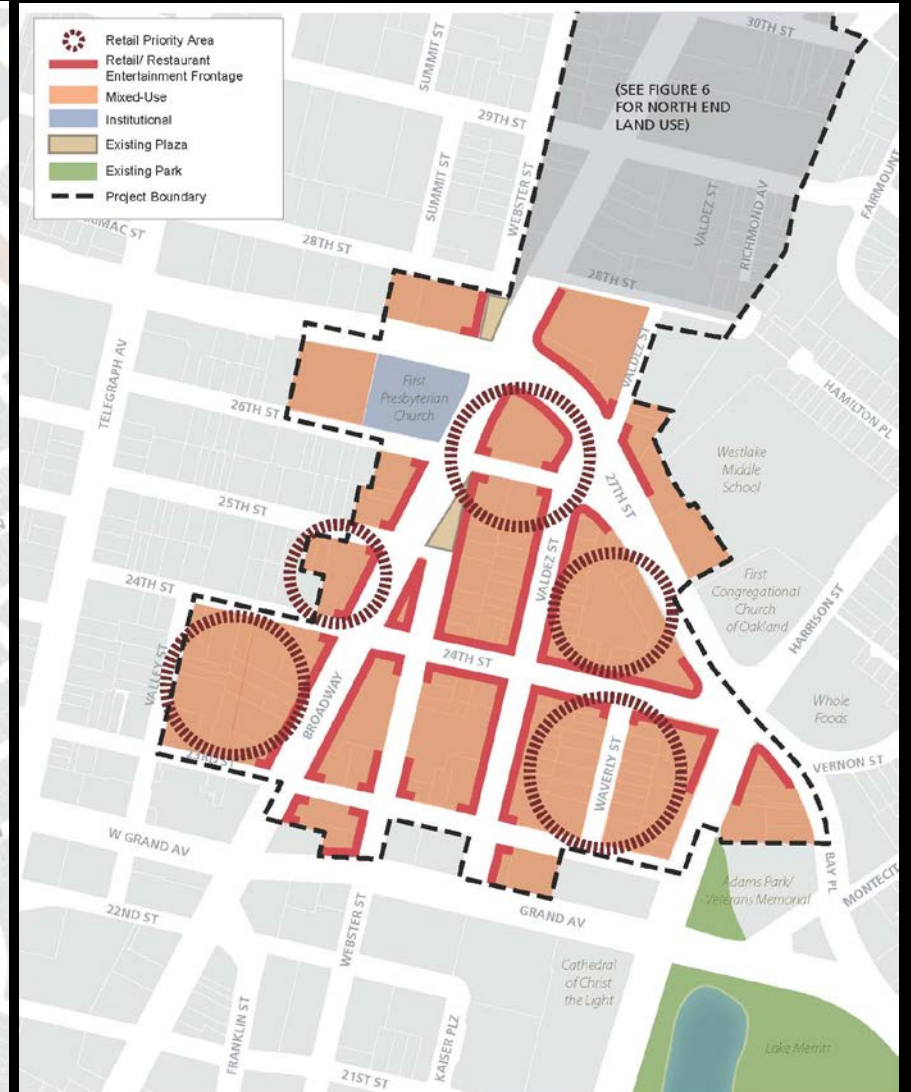


Before



After

PDAs Example: Oakland



(SEE FIGURE 6 FOR NORTH END LAND USE)



Photo courtesy of the Lake Merritt/Uptown Associa

Photo by Stephen Coles



oto by Matt Werner



MISSION ST. HEIGHTS WORKSHOP

PROPOSED HEIGHT LIMITS / JULY 17, 2009 / SPITAC

DRAFT MAP # 1



San Francisco – Mission Street

NEW FASHIONS
JEANS • DRESSES • BLOUSES

MEGA TRADING
2743

New fashions
FAMILIAR
JUVENILE
CASUAL



Downtown Santa Rosa

Specific Plan Area

W College Ave

**General Plan
Downtown Area**

N Dutton Ave

101

SMART Station Site

East

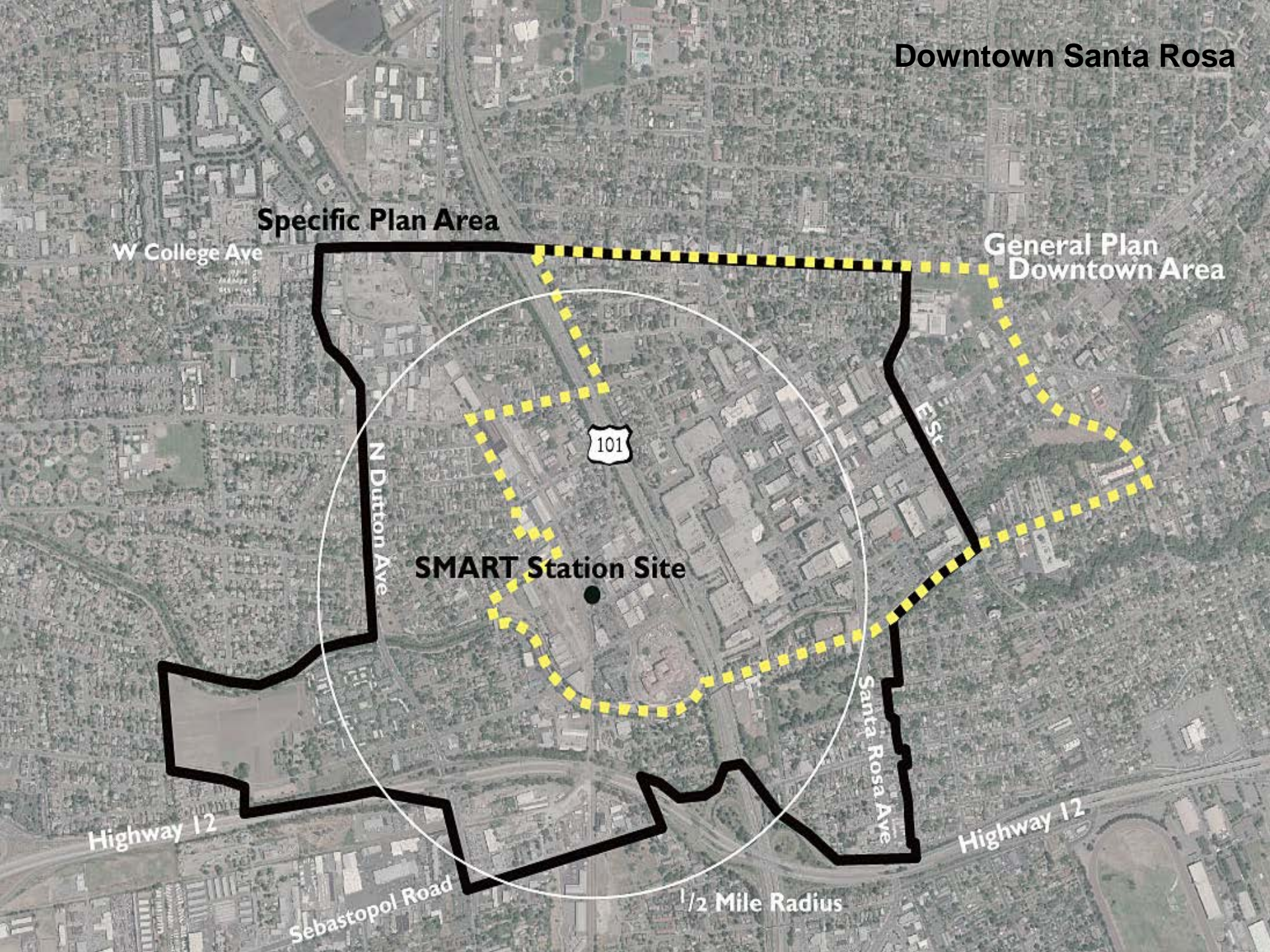
Santa Rosa Ave

Highway 12

Highway 12

Sebastopol Road

1/2 Mile Radius



Downtown Santa Rosa



Downtown Santa Rosa



TO EUREKA 230.3 M
SANTA ROSA
ELEVATION 150 FEET
TO SAN FRANCISCO 53.8 M



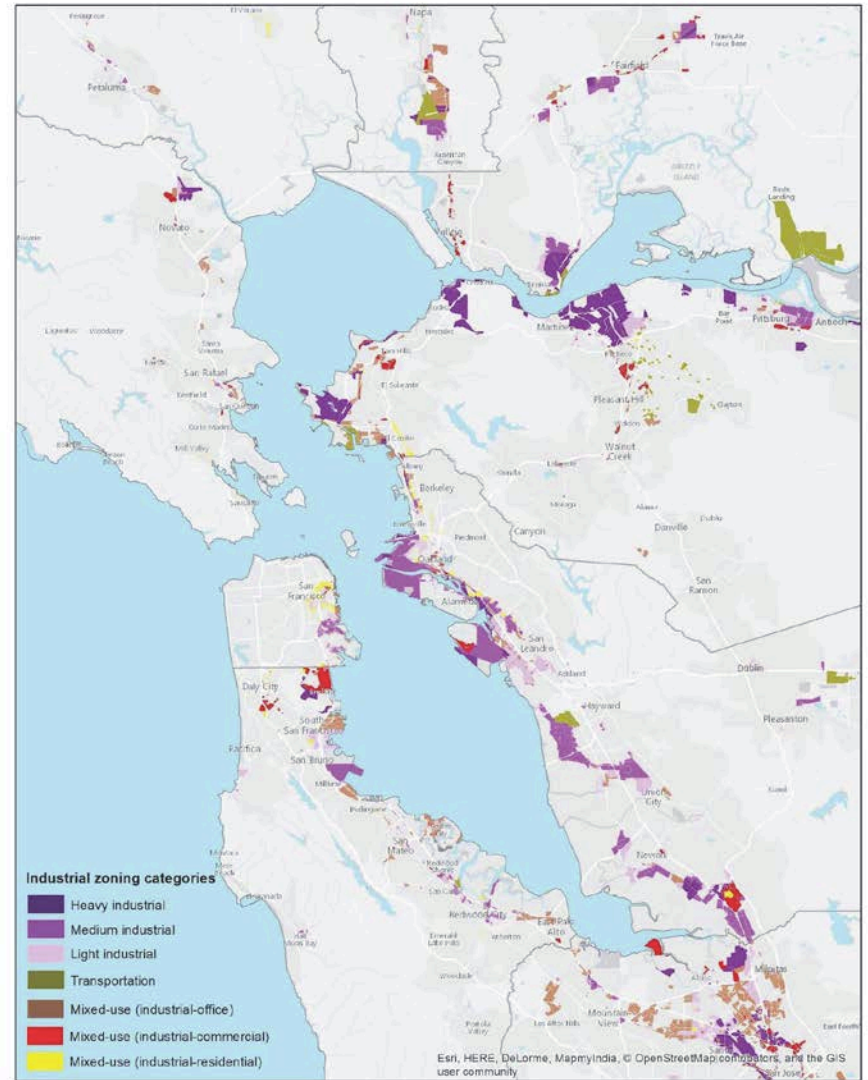
PRIORITY PRODUCTION AREAS



PRIORITY PRODUCTION AREAS (PPAs)

- A framework being discussed
- To retain industrial land critical to the region's manufacturing, warehousing, production, distribution, services and repair employment

Industrially zoned land



Map Source:
The Bay Area Industrial Land and Jobs Study
Karen Chapple, UC-Berkeley



ENGAGING IN DIALOGUES

ABAG Organization

A platform for conversation

- ABAG General Assembly
- ABAG Executive Board
- ABAG Regional Planning Committee
- ABAG Sub-Committees



Partners

Sonoma County Econ
Development Bd.

64 + ABAG & MTC

Bay Area Consortium
Comm. Land Trusts

Northern CA
Land Trust

Stand Up For
Neighborly Novato

Urban Habitat
EBASE

Bay Area LISC

CA Housing
Partnership

Contra Costa
Community College

CCHS

Bay Localize

Community Housing Partnership

City of
Richmond Creek

City of Walnut
City of Concord

Concord Michael
Chavez Ctr.

Multicultural Institute

Gamaliel CA

City of UC Berkeley
El Cerrito

Concord Community
Development Org.

NPH

Bernal Heights
Neighborhood Ctr.

TNDC

CCDC

Oakland Housing
Authority

Pacific
Institute

SF Community
Land Trust

POWER

City and
County
of SF

City of
Oakland

East Bay
Community Law
Center

PolicyLink

Dolores Street
Community
Services

CCHO

SPUR

PODER

SOMCAN

Laney
College

EBHO

Alameda County
Public Health

Public Health
Institute

Housing Leadership
Council of San Mateo

San
Mateo
County

PIA

YUCA

Causa Justa

EBALDC

APEN

TransForm

Reconnecting
America

San Mateo County Union
Community Alliance

NOVA

City of East Palo Alto

City of Mtn View

City of San Jose

City of Santa Clara

Santa Clara
County

SF Bay Area
Labor

Federation

Stride Center

Community Health
Partnership

WAPUSA

Silicon Valley Leadership Group

RCD

Ditching
Dirty Diesel

Places of the Bay Area

- Stories of places reflects the histories and culture of communities
- Engagement in envisioning and building communities



Places of the Bay Area

- ABAG initiative to showcase place stories and best practices of placemaking

PLACES OF THE BAY AREA

What's your place story?

Thoughts, expressions, visuals and prose to capture the essence of a place from your unique perspective

About





Buchanan Mall, SF



Uptown, Oakland



Downtown, Redwood City



Point Reyes Station



Farmers Market, Healdsburg



Bay Area Ridge Trail



**REGIONAL
PLANNING
FRAMEWORK**

- **Understanding community histories, challenges and visions**
- **Recognizing the strength and diversity of our places**
- **Bringing sustainable and equitable housing, jobs, amenities for all**

**PRIORITY
DEVELOPMENT
AREAS**

**PRIORITY
CONSERVATION
AREAS**

**PRIORITY
PRODUCTION
AREAS**

**REGIONAL
PLANNING**

QUESTIONS:

- How do we envision changes in our communities?
- How can we strengthen our ability to care for our people and our environment?
- How can our communities participate in regional dialogues?

