

Housing and Jobs PDAs, PCAs & Urban Boundaries in Marin County



Plan Bay Area 2040

Priority Development Areas (PDAs)

These are existing neighborhoods that are served by public transit and have been nominated by cities as appropriate for additional, compact development. Draft Plan Bay Area 2040 proposes focused growth and development in nearly 200 PDAs.

Priority Conservation Areas (PCAs)

These regionally significant, locally nominated open spaces have received broad consensus for long-term protection but face pressures for nearer-term development. Draft Plan Bay Area 2040 promotes preservation of more than 100 PCAs.

Urban Boundaries

Urban boundaries reflect the extent of publicly defined urban areas and include locally adopted urban limit lines, urban growth boundaries, city spheres of influence, and other local and county policies to limit urbanization.

PCAs and PDAs complement one another. By encouraging compact development in established communities with high-quality transportation access, there is less development pressure placed on the region's vast and varied open spaces and agricultural lands.

A Map of PDAs, PCAs and Urban Boundaries

For decades, Marin County has managed growth through city-centered policies and focused development along the urbanized U.S. Route 101 Highway corridor. Golden Gate Transit bus service offers connections throughout the county and to surrounding areas.

Ferry terminals in Sausalito, Tiburon and Larkspur also connect residents to jobs in San Francisco. This year, service will commence for the Sonoma-Marín Area Rail Transit (SMART) rail connection, linking San Rafael to Santa Rosa. In the coming years, the service will be extended to the Larkspur ferry terminal. Below are highlights of the two locally adopted PDAs in Marin County.



1 San Rafael Transit Center

This PDA is the heart of downtown San Rafael and provides residential, commercial and mixed-use neighborhoods, as well as numerous public facilities. The area is served by both local and regional bus service. SMART service is also on its way. This area provides a healthy economic center, a wonderful place to live, and a flourishing social, cultural, recreational and entertainment center, among many other uses.

2 Unincorporated Marin County

The Unincorporated Marin County PDA includes Marin City and is within a half mile of U.S. Highway 101. This highly urbanized and commercial PDA is transforming into a mixed-use, sustainable area with connections to transportation hubs and recreational opportunities. When complete, this area will provide a mix of housing, offer a range of jobs, focus intensive developments in nodes, enhance existing commercial and industrial areas and expand workforce housing.