

Housing and Jobs PDAs, PCAs & Urban Boundaries in San Mateo 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.

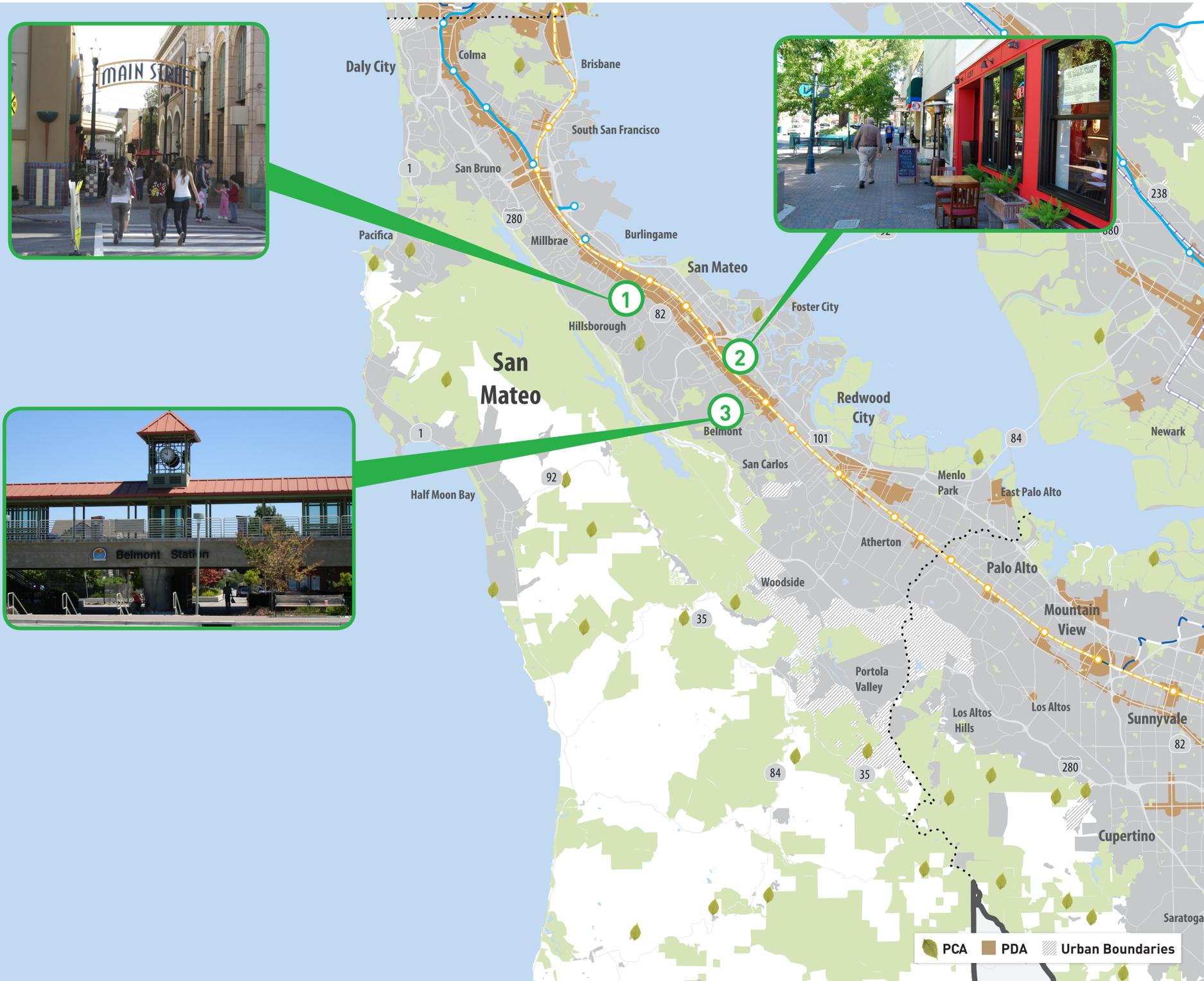
Urban Boundaries

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

Ninety percent of development in San Mateo County is located on the bay side. Housing and employment growth are both expected to continue to be concentrated in the county's bayside communities. This bayside density will reduce growth pressures along the county's oceanic coast and will assist San Mateo County in retaining its agricultural, scenic and natural resource areas in the hills and near the coastline. Below are three examples of the 22 locally adopted PDAs in San Mateo County.



1 Downtown San Mateo

Since 2014, the city has been engaging the San Mateo community to develop a vision for the future of downtown as part of an update to its Downtown Plan. Served by both SamTrans and Caltrain, the area offers opportunities for adding housing in a vibrant, walkable neighborhood given its proximity to the train station, commercial uses, services and a growing employment center.

2 Downtown Redwood City

This vibrant urban PDA has a mix of activity centers and building styles from different decades. It will become an entertainment capital, a dense residential neighborhood, a destination for shopping and dining, a cultural center, a major transit hub and a dynamic workplace district. The downtown supports small, independent businesses and encourages both civic interaction and entertainment.

3 Villages of Belmont

This PDA extends along El Camino Real and includes the Belmont Village area around the Caltrain Station. The city's draft plan for Belmont Village seeks to take advantage of the existing transportation infrastructure to create a vibrant, compact, high-intensity downtown with new housing and employment opportunities where residents, visitors, and workers can walk, bike and take transit.