

A stylized map of the San Francisco Bay Area is shown in the background. The map is white with a thin black outline, set against a dark blue background. It shows the coastline and major water bodies like San Francisco Bay and the Golden Gate.

Bay Area
Plan

Projections 2013

 Association of Bay Area Governments



Association of Bay Area Governments

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BAY AREA
AIR QUALITY
MANAGEMENT
DISTRICT



Bay Conservation
and Development
Commission



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Alameda County Priority Development Areas	Place Type	Population		Households		Jobs	
		2010	2040	2010	2040	2010	2040
Alameda Naval Air Station	Transit Town Center	3,430	16,370	1,090	5,040	1,220	8,420
Alameda Northern Waterfront	Transit Neighborhood	2,420	4,460	990	1,760	2,440	3,440
Albany San Pablo Avenue & Solano Avenue	Mixed-Use Corridor	4,070	4,910	1,690	1,970	1,920	2,440
Berkeley Adeline Street	Mixed-Use Corridor	1,580	2,360	620	900	950	1,630
Berkeley Downtown	City Center	5,300	13,890	2,570	6,670	15,210	21,600
Berkeley San Pablo Avenue *	Mixed-Use Corridor	3,080	5,160	1,440	2,340	2,400	3,340
Berkeley South Shattuck	Mixed-Use Corridor	720	1,050	310	440	1,150	1,450
Berkeley Telegraph Avenue	Mixed-Use Corridor	2,080	3,050	990	1,400	1,740	2,560
Berkeley University Avenue *	Mixed-Use Corridor	2,920	4,250	1,390	1,940	1,410	1,990
Dublin Downtown Specific Plan Area	Suburban Center	1,860	4,210	790	1,750	4,460	5,950
Dublin Transit Center	Suburban Center	1,350	8,340	620	3,720	0	9,030
Dublin Town Center	Suburban Center	8,970	14,250	3,750	5,770	310	3,010
Emeryville Mixed-Use Core	City Center	6,150	16,710	3,530	9,300	11,280	18,450
Fremont Centerville	Transit Neighborhood	30,100	38,970	10,360	12,990	4,030	4,470
Fremont City Center	City Center	17,320	25,890	6,870	9,910	18,770	24,660
Fremont Irvington District	Transit Town Center	19,860	29,650	6,910	9,990	5,470	5,650
Fremont South Fremont/Warm Springs	Suburban Center	6,460	15,680	2,180	5,150	12,890	28,980
Hayward The Cannery	Transit Neighborhood	910	3,090	330	1,070	1,450	2,320
Hayward Downtown	City Center	4,630	12,100	2,100	5,370	6,300	9,270
Hayward South Hayward BART	Mixed-Use Corridor	610	4,930	170	1,330	320	810
Hayward South Hayward BART	Urban Neighborhood	4,540	12,470	1,660	4,400	470	1,610
Hayward Mission Corridor	Mixed-Use Corridor	3,250	8,610	1,230	3,210	1,700	2,830
Livermore Downtown	Suburban Center	1,710	5,100	920	2,620	2,880	3,710
Livermore East Side	Suburban Center	170	9,090	90	4,280	16,370	24,360
Livermore Isabel Avenue/BART Station Planning Area	Suburban Center	980	8,670	470	3,910	3,300	8,500
Newark Dumbarton Transit Oriented Development	Transit Town Center	530	9,990	140	2,500	860	2,100
Newark Old Town Mixed Use Area	Transit Neighborhood	1,660	2,840	580	940	180	390
Oakland Transit Oriented Development Corridors	Mixed-Use Corridor	154,370	194,230	60,970	74,320	33,560	41,830
Oakland Coliseum BART Station Area	Transit Town Center	11,910	36,940	3,440	10,420	5,160	12,430
Oakland Downtown & Jack London Square	Regional Center	19,060	45,880	10,630	25,390	88,260	127,710
Oakland Eastmont Town Center	Urban Neighborhood	17,270	20,490	5,960	6,840	3,460	5,320
Oakland Fruitvale & Dimond Areas	Urban Neighborhood	42,350	61,130	12,840	17,820	8,150	15,700
Oakland MacArthur Transit Village	Urban Neighborhood	16,930	29,380	8,030	13,410	10,600	12,880
Oakland West Oakland	Transit Town Center	23,960	46,110	9,030	16,940	7,440	14,910
Pleasanton Hacienda	Suburban Center	3,160	12,420	1,270	4,800	9,910	15,330
San Leandro Bay Fair BART Transit Village	Transit Town Center	1,530	3,920	630	1,520	1,440	2,700
San Leandro East 14th Street *	Mixed-Use Corridor	8,120	11,060	3,490	4,610	9,010	15,680
San Leandro Downtown Transit Oriented Development *	City Center	9,390	19,030	3,930	7,690	2,790	2,840
Union City Intermodal Station District	City Center	2,890	5,250	1,030	1,810	340	2,810
Alameda County Unincorporated Castro Valley BART	Transit Neighborhood	3,440	5,320	1,400	2,090	2,020	2,980
Alameda County Unincorporated East 14th Street and Mission Street	Mixed-Use Corridor	19,350	26,070	6,740	8,800	2,740	4,250
Alameda County Unincorporated Hesperian Boulevard	Transit Neighborhood	8,730	11,420	2,740	3,450	1,860	2,600
Alameda County Unincorporated Meekland Avenue Corridor	Transit Neighborhood	4,530	6,490	1,300	1,790	900	1,330

* Indicates PDAs that overlap within a jurisdiction. Job totals for the overlapping areas are assigned to one PDA only, with no duplicate counts

Contra Costa County Priority Development Areas	Place Type	Population		Households		Jobs	
		2010	2040	2010	2040	2010	2040
Antioch Hillcrest eBART Station	Suburban Center	380	6,100	150	2,400	20	3,260
Antioch Rivertown Waterfront	Transit Town Center	4,030	9,580	1,430	3,330	4,030	4,530
Concord Community Reuse Area	Regional Center	260	12,260	70	3,320	170	14,200
Concord Community Reuse Area	Transit Neighborhood	0	25,460	0	8,960	0	3,240
Concord Downtown	City Center	11,050	19,700	4,200	7,530	7,850	10,200
Danville Downtown Danville	Transit Town Center	2,740	4,410	1,370	2,130	5,320	7,290
El Cerrito San Pablo Avenue Corridor: Del Norte	Mixed-Use Corridor	1,330	2,490	630	1,150	1,850	2,240
El Cerrito San Pablo Avenue Corridor: South	Mixed-Use Corridor	1,370	2,700	590	1,140	1,670	2,110
Hercules Central Hercules	Transit Neighborhood	1,230	8,820	400	2,800	800	1,830
Hercules Waterfront District	Transit Town Center	2,040	5,450	640	1,660	1,230	1,890
Hercules WCCTAC San Pablo Ave Corridor	Mixed-Use Corridor	2,030	4,600	600	1,310	730	1,180
Lafayette Downtown	Transit Neighborhood	3,860	6,000	1,890	2,840	5,250	6,730
Martinez Downtown	Transit Neighborhood	2,020	3,890	750	1,460	4,040	5,110
Moraga Moraga Center	Transit Town Center	1,300	2,360	430	760	1,140	1,510
Oakley Employment Area	Suburban Center	1,350	3,650	560	1,450	680	2,290
Oakley Downtown	Transit Town Center	1,750	5,930	520	1,690	800	1,390
Oakley Potential Planning Area	Transit Neighborhood	3,140	7,440	980	2,240	290	880
Orinda Downtown	Transit Town Center	650	1,100	330	530	3,220	3,980
Pinole Old Town	Transit Town Center	3,370	3,950	1,300	1,470	2,840	3,440
Pinole Appian Way Corridor	Suburban Center	1,280	2,830	520	1,110	2,430	3,190
Pittsburg Pittsburg/Bay Point BART Station	Transit Town Center	0	3,590	0	1,070	140	1,450
Pittsburg Railroad Avenue eBART Station	Transit Town Center	11,690	24,290	3,600	7,240	5,610	7,930
Pittsburg Downtown	Transit Neighborhood	4,890	11,120	1,600	3,540	1,390	2,500
Pleasant Hill Diablo Valley College	Transit Neighborhood	800	1,590	330	640	2,550	4,190
Pleasant Hill Buskirk Avenue Corridor	Mixed-Use Corridor	3,360	3,830	1,620	1,750	4,590	6,200
Richmond Central Richmond & 23rd Street Corridor	City Center	14,430	17,500	4,700	5,480	6,600	8,670
Richmond Central Richmond & 23rd Street Corridor	Mixed-Use Corridor	2,500	6,030	640	1,460	310	660
Richmond South Richmond	Transit Neighborhood	8,000	12,030	3,250	4,740	7,030	9,360
Richmond WCCTAC San Pablo Ave Corridor	Mixed-Use Corridor	4,020	8,150	1,710	3,350	1,790	3,010
San Pablo San Pablo Avenue & 23rd Street	Mixed-Use Corridor	7,120	12,010	2,530	4,110	5,530	7,510
San Ramon City Center	Suburban Center	1,200	3,690	480	1,390	10,430	17,800
San Ramon North Camino Ramon	Transit Town Center	60	3,980	40	1,820	11,430	14,460
Walnut Creek West Downtown	Suburban Center	2,220	7,180	1,270	3,970	7,450	12,070
Contra Costa County Unincorporated Contra Costa Centre	Mixed-Use Corridor	2,970	3,970	1,780	2,310	3,740	4,750
Contra Costa County Unincorporated North Richmond	Transit Neighborhood	3,720	5,500	1,030	1,410	1,490	1,980
Contra Costa County Unincorporated Pittsburg/Bay Point BART Station	Transit Neighborhood	3,160	5,750	1,020	1,800	400	1,150
Contra Costa County Unincorporated Downtown El Sobrante	Mixed-Use Corridor	4,430	5,990	1,670	2,190	940	1,430
Contra Costa County Unincorporated WCCTAC San Pablo Ave Corridor	Mixed-Use Corridor	5,030	5,960	1,590	1,830	680	990

Marin County Priority Development Areas	Place Type	Population		Households		Jobs	
		2010	2040	2010	2040	2010	2040
San Rafael Downtown	City Center	5,130	8,320	2,420	3,830	8,250	10,480
San Rafael Civic Center/North Rafael Town Center	Transit Town Center	4,390	7,120	1,900	2,950	5,660	6,860
Marin County Unincorporated Urbanized 101 Corridor	Transit Neighborhood	10,000	11,570	4,290	4,810	2,260	2,960

Napa County Priority Development Areas	Place Type	Population		Households		Jobs	
		2010	2040	2010	2040	2010	2040
American Canyon Highway 29 Corridor	Mixed-Use Corridor	1,150	5,800	400	1,930	1,280	2,100
Napa Downtown Napa & Soscol Gateway Corridor	Transit Neighborhood	2,430	5,160	730	1,670	10,950	13,580

San Francisco County Priority Development Areas	Place Type	Population		Households		Jobs	
		2010	2040	2010	2040	2010	2040
Bayview/Hunters Point Shipyard/Candlestick Point	Urban Neighborhood	36,720	77,570	10,470	21,770	19,590	29,260
Balboa Park	Transit Neighborhood	3,820	9,860	1,190	3,020	2,690	3,460
Downtown-Van Ness-Geary	Regional Center	163,390	229,100	89,850	121,620	315,570	368,150
Eastern Neighborhoods	Urban Neighborhood	73,820	104,880	31,650	43,820	61,070	70,890
Mission Bay	Urban Neighborhood	6,540	13,730	3,200	6,610	2,770	27,200
Port of San Francisco	Mixed-Use Corridor	210	3,820	110	1,910	5,430	24,400
Transbay Terminal	Regional Center	410	8,790	190	4,990	7,950	37,660
Treasure Island	Transit Town Center	2,710	28,550	590	7,750	260	3,010
San Francisco/San Mateo Bi-County Area (with Brisbane)	Transit Neighborhood	5,860	26,850	1,510	6,720	1,720	2,590
19th Avenue	Transit Town Center	14,570	31,670	4,790	10,870	9,980	13,570
Market & Octavia	Urban Neighborhood	19,760	32,100	11,130	17,540	31,850	34,790
Mission-San Jose Corridor	Mixed-Use Corridor	79,070	86,260	29,360	30,880	12,680	18,760

San Mateo County Priority Development Areas	Place Type	Population		Households		Jobs	
		2010	2040	2010	2040	2010	2040
Belmont Villages of Belmont	Mixed-Use Corridor	1,920	3,980	890	1,790	1,250	2,500
Burlingame Burlingame El Camino Real	Transit Town Center	15,430	23,440	7,170	10,530	12,290	17,920
Daly City Mission Boulevard	Mixed-Use Corridor	7,020	11,310	2,070	3,210	3,770	5,200
Daly City Bayshore	Transit Town Center	5,730	13,390	1,550	3,510	1,100	3,230
East Palo Alto Ravenswood	Transit Town Center	4,680	9,130	970	1,830	790	1,210
Menlo Park El Camino Real Corridor and Downtown	Transit Town Center	1,870	3,750	1,010	1,980	5,620	7,650
Millbrae Transit Station Area	Mixed-Use Corridor	780	6,980	270	2,650	1,340	3,370
Redwood City Downtown	City Center	3,130	14,180	990	6,180	10,430	14,060
Redwood City Broadway/Veterans Boulevard Corridor	Mixed-Use Corridor	1,900	6,420	730	2,250	8,480	11,900
San Bruno Transit Corridors	Mixed-Use Corridor	13,270	24,960	4,140	7,450	6,620	10,520
Brisbane San Francisco/San Mateo Bi-County Area (with San Francisco)	Suburban Center	0	0	0	0	500	960
San Mateo Downtown	City Center	1,060	3,200	500	1,560	4,370	6,970
San Mateo Rail Corridor	Transit Neighborhood	1,220	12,670	500	5,080	8,810	18,590
South San Francisco Downtown	Transit Town Center	5,250	16,440	1,510	4,600	2,530	6,800
El Camino Real:							
Daly City *	Mixed-Use Corridor	19,940	25,770	5,570	7,000	3,820	5,210
Colma	Mixed-Use Corridor	1,340	2,250	390	640	2,120	2,400
South San Francisco	Mixed-Use Corridor	14,530	24,880	5,450	8,970	4,740	6,120
San Bruno *	Mixed-Use Corridor	12,100	20,210	4,150	6,730	7,190	10,290
Millbrae *	Mixed-Use Corridor	6,910	12,620	2,730	4,950	4,560	6,280
San Mateo *	Mixed-Use Corridor	26,970	44,000	12,490	19,400	17,100	29,020
San Carlos *	Mixed-Use Corridor	7,250	10,610	3,350	4,600	10,040	12,350
Redwood City *	Mixed-Use Corridor	13,270	20,160	4,560	6,830	7,360	9,670
Menlo Park *	Mixed-Use Corridor	5,170	7,400	2,650	3,730	5,520	7,510
Uninc Daly City	Mixed-Use Corridor	760	980	320	400	300	410
North Fair Oaks	Mixed-Use Corridor	8,430	22,010	2,400	6,030	3,600	5,650
Unincorporated County	Mixed-Use Corridor	160	290	40	80	610	680

* Indicates C/CAG El Camino Real PDAs that overlap with another PDA. Job totals may duplicate jobs already listed in that city.

Santa Clara County Priority Development Areas	Place Type	Population		Households		Jobs	
		2010	2040	2010	2040	2010	2040
Campbell Central Redevelopment Area	Transit Neighborhood	2,600	5,850	1,260	2,750	7,900	10,250
Gilroy Downtown	Transit Town Center	3,410	11,200	880	2,820	2,380	3,620
Morgan Hill Downtown	Transit Town Center	1,590	5,730	510	1,930	1,670	3,010
Milpitas Transit Area	Suburban Center	1,900	21,370	750	7,730	5,270	9,600
Mountain View Whisman Station	Transit Neighborhood	1,620	4,270	650	1,640	650	1,210
Mountain View Downtown	Transit Town Center	9,890	12,850	4,790	6,030	9,450	10,310
Mountain View San Antonio Center	Transit Town Center	7,910	14,850	3,420	6,180	3,160	4,340
Mountain View El Camino Real Corridor	Mixed-Use Corridor	19,630	25,120	8,740	10,830	5,790	6,660
Mountain View North Bayshore	Suburban Center	820	4,290	350	1,750	7,400	15,110
Palo Alto California Avenue	Transit Neighborhood	1,390	3,070	750	1,600	3,390	5,060
Santa Clara El Camino Real Focus Area	Mixed-Use Corridor	4,010	13,140	1,650	5,220	4,400	6,990
Santa Clara Santa Clara Station Focus Area	City Center	1,030	8,180	450	3,810	10,070	12,820
San Jose Greater Downtown	Regional Center	7,130	38,040	3,670	19,310	28,250	56,410
San Jose Cottle Transit Village	Suburban Center	0	11,070	0	3,510	2,550	3,040
San Jose North San Jose	Regional Center	24,440	105,140	10,420	42,830	84,660	130,760
San Jose Downtown "Frame"	City Center	50,150	82,250	16,980	27,410	26,930	31,320
San Jose Berryessa Station	Transit Neighborhood	6,350	27,620	1,850	7,850	6,150	12,220
San Jose Communications Hill	Transit Town Center	17,360	26,990	6,540	9,910	3,940	5,660
San Jose West San Carlos & Southwest Expressway Corridors	Mixed-Use Corridor	25,360	51,860	10,320	20,420	8,970	15,660
San Jose East Santa Clara/Alum Rock Corridor	Mixed-Use Corridor	23,710	46,900	6,750	12,980	10,020	13,460
San Jose Stevens Creek TOD Corridor	Mixed-Use Corridor	5,570	17,390	2,500	7,630	5,690	8,040
San Jose Oakridge/Almaden Plaza Urban Village	Suburban Center	4,540	23,220	1,790	9,030	5,440	9,710
San Jose Capitol/Tully/King Urban Villages	Suburban Center	3,970	12,360	1,060	3,270	4,090	7,090
San Jose Saratoga TOD Corridor	Mixed-Use Corridor	5,130	7,880	2,340	3,470	3,530	5,540
San Jose Winchester Boulevard TOD Corridor	Mixed-Use Corridor	13,020	19,320	4,630	6,690	4,060	6,850
San Jose Bascom TOD Corridor	Mixed-Use Corridor	1,930	6,320	650	2,190	11,530	12,920
San Jose Bascom Urban Village	Mixed-Use Corridor	3,720	5,810	1,670	2,520	1,710	2,670
San Jose Camden Urban Village	Mixed-Use Corridor	1,180	3,740	480	1,460	5,610	7,640
San Jose Blossom Hill/Snell Urban Village	Mixed-Use Corridor	1,750	5,020	610	1,690	880	1,720
San Jose Capitol Corridor Urban Villages	Mixed-Use Corridor	2,620	23,190	820	6,960	2,340	5,590
San Jose Westgate/El Paseo Urban Village	Suburban Center	1,810	7,830	800	3,270	3,440	5,240
Sunnyvale Lawrence Station Transit Village	Transit Neighborhood	3,860	11,210	1,560	4,330	4,170	5,110
Sunnyvale Downtown & Caltrain Station	Transit Town Center	3,640	8,220	1,730	3,710	3,760	5,680
Sunnyvale El Camino Real Corridor	Mixed-Use Corridor	25,170	37,560	10,350	14,940	13,220	16,500
Sunnyvale East Sunnyvale	Urban Neighborhood	2,360	10,270	950	4,170	8,070	9,260
Sunnyvale Tasman Station ITR	Mixed-Use Corridor	3,340	7,980	1,390	3,200	1,550	2,530
Valley Transportation Authority:							
Cupertino VTA City Cores, Corridors & Station Areas	Mixed-Use Corridor	7,800	14,610	2,980	5,400	10,540	13,780
Gilroy VTA City Cores, Corridors & Station Areas	Mixed-Use Corridor	5,030	5,400	1,730	1,800	2,380	2,990
Los Altos VTA City Cores, Corridors & Station Areas	Mixed-Use Corridor	1,550	2,640	700	1,160	5,690	7,250
Milpitas VTA City Cores, Corridors & Station Areas	Mixed-Use Corridor	3,810	6,660	450	760	310	510
San Jose VTA City Cores, Corridors & Station Areas	Mixed-Use Corridor	82,830	103,480	24,880	30,100	22,590	24,880
Santa Clara VTA City Cores, Corridors & Station Areas	Mixed-Use Corridor	4,970	8,980	1,970	3,440	10,320	14,520

Solano County Priority Development Areas	Place Type	Population		Households		Jobs	
		2010	2040	2010	2040	2010	2040
Benicia Downtown	Transit Neighborhood	1,060	3,080	530	1,480	2,540	2,840
Benicia Northern Gateway	Empl. Investment Area	0	0	0	0	6,780	10,930
Dixon Downtown	Transit Town Center	2,010	2,890	690	960	560	830
Fairfield Downtown South (Jefferson Street)	Suburban Center	2,360	4,270	600	1,060	2,970	4,280
Fairfield Fairfield-Vacaville Train Station	Transit Town Center	280	19,480	90	6,060	340	2,650
Fairfield North Texas Street Core	Mixed-Use Corridor	4,550	9,940	1,600	3,370	1,420	2,420
Fairfield West Texas Street Gateway	Mixed-Use Corridor	3,000	10,380	1,020	3,450	1,680	2,890
Suisun City Downtown & Waterfront	Transit Town Center	2,990	6,090	1,090	2,160	1,040	1,960
Vacaville Downtown	Transit Town Center	530	2,260	220	920	2,800	3,800
Vacaville Allison Area	Suburban Center	1,140	1,460	550	690	900	1,710
Vallejo Waterfront & Downtown	Suburban Center	1,970	4,030	980	1,920	3,640	5,940

Sonoma County Priority Development Areas	Place Type	Population		Households		Jobs	
		2010	2040	2010	2040	2010	2040
Cloverdale Downtown/SMART Transit Area	Transit Town Center	3,100	5,530	1,040	1,800	880	1,390
Cotati Downtown and Cotati Depot	Transit Town Center	1,890	2,920	830	1,250	650	1,190
Petaluma Central, Turning Basin/Lower Reach	Suburban Center	1,800	6,030	750	2,500	3,110	8,330
Rohnert Park Sonoma Mountain Village	Suburban Center	530	6,180	200	2,170	140	1,190
Rohnert Park Central Rohnert Park	Transit Town Center	2,370	4,280	1,300	2,270	3,350	5,170
Sebastopol Core Area	Transit Town Center	5,160	6,280	2,360	2,750	5,440	7,010
Santa Rosa Downtown Station Area *	City Center	5,270	14,450	2,080	5,980	9,250	13,800
Santa Rosa Mendocino Avenue/Santa Rosa Avenue Corridor *	Mixed-Use Corridor	15,250	21,020	5,850	7,460	23,230	30,090
Santa Rosa Sebastopol Road Corridor *	Mixed-Use Corridor	7,800	15,010	2,400	4,480	2,110	3,450
Santa Rosa North Santa Rosa Station	Suburban Center	10,720	16,900	3,960	6,040	8,960	13,060
Santa Rosa Roseland	Transit Neighborhood	12,720	24,310	3,400	6,300	2,650	3,890
Windsor Redevelopment Area	Suburban Center	4,190	8,100	1,370	2,550	1,020	1,830

* Indicates PDAs that overlap within a jurisdiction. Job totals for the overlapping areas are assigned to one PDA only, with no duplicate counts.

Projections and Priorities 2013

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