From:	Adam Garcia
To:	info@planbayarea.org
Subject:	public comment on Draft Blueprint
Date:	Monday, August 10, 2020 10:52:48 PM
Attachments:	PBA 2050 Draft Blueprint Comments Aug 10 2020.docx

Greetings,
Please find the attached document with my comments on the Draft Blueprint for Plan Bay Area 2050.

Thank you,

Adam Garcia

August 10, 2020

Public Comment re: Draft Blueprint, Plan Bay Area 2050

To Whom It May Concern:

My name is Adam Garcia, a land use and environmental planner practicing and residing in the Bay Area. Plan Bay Area offers a benchmark for our region to aspire towards a sustainable equitable community. The Draft Blueprint provides a guide for cities and counties towards this goal within a framework of housing, transportation, economy, and environment. This letter outlines important innovations to incorporate into the Blueprint to help meet the lofty goals and targets of Plan Bay Area and demonstrates how innovative solutions can deliver multiple benefits.

These comments include efficiency recommendations that address the consumer-related energy demands including food and consumable items. Reducing emissions related to product consumption should be considered as potential land use and development strategies.

Housing & Environment
To help protect the environment from our energy-intensive food production and delivery system, the region should incentivize and encourage the development of food towers[1]. Food towers are skyscrapers that can be designed for both housing and vertical gardening, thereby shortening the distance from the origin of the food to the plate or bowl it's eaten. Plan Bay Area could include an optional land use area designation for cities to promote and incentivize food towers, such as a modified PDA. This area designation could incentivize innovative design advancing intensive vertical urban food production, such as modular building design with south-facing modular growing units to be integrated into the building's engineered systems and each other to maximize resource use.

Transportation
The proposed Regional Express Transit Network[2] begins to demonstrate the necessary advanced adaptation of our existing road and highway network from promoting individual mobility to maximizing rapid public transit. However, this analysis must be scaled to address commuting patterns to the northern Bay Area counties and adjacent population centers such as Santa Cruz, Monterey, Tracy, and Sacramento. Utilizing our highways for public transit using bus rapid transit requires creative and safe modifications to avoid timel delay of unnecessary routing off the highway. For system efficiency, bus rapid transit stations should be built above the existing freeway that allows a pull-out lane to exchange passengers. A complimentary report
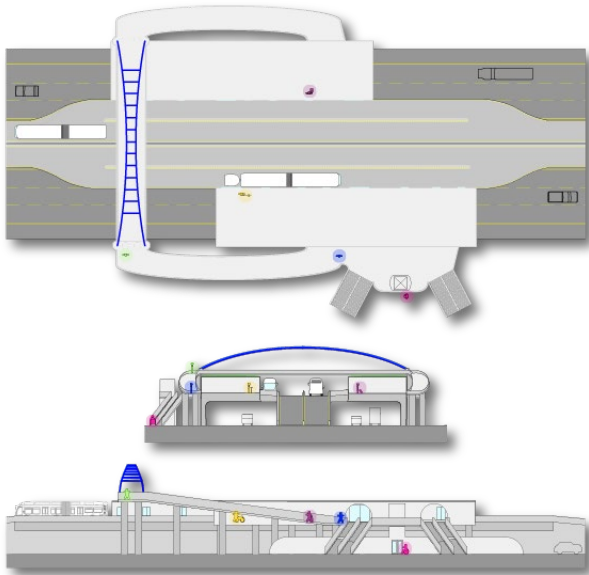
---

[1] Food Towers the Farms of the Future?, National Geographic Blog. 2009. (https://blog.nationalgeographic.org/2009/07/01/food-towers-the-farms-of-the-future/)
[2] Regional Express (ReX) Transit Network, Transform. (https://www.transformca.org/ReX)

to ReX, called HOT Express includes a greater geographic coverage of a regional transit network and examples of highway bus rapid transit design.[3]

Expanding rapid transit stations to not only the high destination centers but also residential neighborhoods is critical for a complete accessible regional transit network. New station locations will also spur new housing opportunity sites.

To connect these existing and proposed rapid regional stations to the surrounding neighborhoods and local attractions, Plan Bay Area should consider incentives for creating protected citywide micromobility networks. This could be encouraged and achieved through tactical urbanism strategies that remove on-street parking to prioritize healthy active transportation corridors and reduce emissions from our travel patterns.

Environment

The Bay Area contains the resources and planning expertise to advance a world-class regional trail system. The area's regional trails include the Bay Area Ridge Trail, the San Francisco Bay Trail, the Coastal Trail, and many other state, county, and city trail systems. Plan Bay Area should incentivize landowners to dedicate a portion of their land for a public right-of-way trail easement. Creating a complete interconnected trail system across the Bay Area could not only generate positive health outcomes from more trails connecting our cities, ridges, and coastline but also serve as a significant tourist attraction. A supporting tourist industry of hotels and homestays as well as the promotion of local culture could be enhanced around a regional trail system to further encourage the protection of our natural resources for recreational enjoyment.

Economy

To the extent feasible, Plan Bay Area should promote business development that advances sustainable consumption of goods. As the Bay Area has developed around the computer chip, this global innovation center must find ways to explore supporting burgeoning industries that

---

[3] The Hot Express. (http://www.thehotexpress.com/)

address our consumptive behavior and associated greenhouse gas emissions. Specifically, Plan Bay Area should incentivize businesses and technologies that advance new research into recycling, such as the 'Infinitely' recyclable polymer[4]. Advancing technology that can harness raw reusable materials can be a major source of innovation and support local industries. Related, 3D printing technology hubs can begin to build the foundation of innovative new businesses. The aforementioned infinitely recyclable materials could reasonably create a source for raw material that can be utilized in 3D printers. Potential examples of these new industries is exemplified in the Global Village Construction Set, a set of open-source plans to develop common machines necessary for our functioning society.[5]

Implementation
Advances in data processing and analytics have allowed MTC to create an innovative framework for a 'tool' called the Bay Area Spatial Information Systems (BASIS). As cities and counties begin to update their general glans, there is increasing need and demand to keep track of a jurisdiction's planning benchmarks to measure their progress toward general plan goals. A platform, such as a Planning Data Dashboard, could be supported partly by the underlying data in BASIS to determine how well we are meeting common goals, including greenhouse gas reduction, affordable housing production and preservation, and zero transportation-related injuries and fatalities on our roads. Plan Bay Area should continue to bring creative solutions towards tracking and implementing the regional and local planning related goals.

Thank you for taking the time to consider these comments.

Adam Garcia

███████████████████

---

[4] 'Infinitely' recyclable polymer shows practical properties of plastics. April 2018. (https://phys.org/news/2018-04-infinitely-recyclable-polymer-properties-plastics.html)
[5] Toward an Open Source Civilization Innovations, Case Narrative: Open Source Ecology. MIT Press Journal. 2012. (https://www.mitpressjournals.org/doi/pdf/10.1162/INOV_a_00139)