

Housing and Jobs PDAs, PCAs & Urban Boundaries in Contra Costa 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

New jobs and housing are expected to cluster along Contra Costa County's major transit thoroughfares, including San Pablo Avenue in the western part of the county and around Contra Costa's ten BART stations. Below are five examples of the county's 38 locally adopted PDAs.



1 Old Town Pinole

This PDA calls for a transition in use and character from a small-scale network of specialty stores and services along the edges, to a mixed-use district with diverse residential and employment opportunities at its core.

2 El Cerrito – San Pablo Avenue

The overall vision for this PDA is to develop an attractive, thriving, vibrant, mixed-use transportation corridor with nodes of medium- to high-density residential uses supported by a complete spectrum of local and regional civic and cultural opportunities and professional, retail and service jobs.

3 Central Richmond

The focal point of this PDA is the Richmond Transit Village—a pedestrian friendly urban village located at the Intermodal Transit Station that unites BART, Capitol Corridor and bus transit under one roof.

4 Pleasant Hill's Buskirk Avenue Corridor

Given this PDA's close proximity to active local and regional transit corridors and the Pleasant Hill BART station, it represents a significant opportunity for focused growth that encourages transit use and other forms of alternative transportation and creates a better local and regional jobs/housing balance.

5 Downtown Walnut Creek

This PDA encourages housing and commercial mixed-use development near the Walnut Creek BART station, seeks to reduce traffic congestion, permits multi-family housing in some commercial districts and requires that new office development in the Walnut Creek BART station area include housing.