



**Alternative 1  
Central Cities**

**Alternative 2  
Network Of Neighborhoods**

**Alternative 3  
Smarter Suburbs**

**Current Trends Base Case**

**Place Type Categories in Changed Planning Areas**

- Residential Areas
- Mixed Use Areas
- Town Center/ Downtown
- Employment Center/ Institution

**Other Planning Areas**

- Existing Non-Urbanized Areas
- Existing and Unchanged Developed Areas
- 5% Increase in Residential and/or 15% Increase in Employment Density Development that is approved, but not yet constructed.
- Impoverished Community\*

**2020 Base Case Development Patterns**

- New Development
- Existing and Unchanged Developed Areas
- Existing Non-Urbanized Areas
- Impoverished Community\*

\*Census tracts with 100 or more people with a household income below 80% of county median

# ABAG: REGIONAL PLANNING

## NINE-COUNTY BAY AREA REGION, CA

### Smart Growth Strategy Regional Livability Footprint Project Place Types Model

**DESCRIPTION** The Smart Growth Strategy Place Types model was part of a regional planning effort intended to achieve support among public officials, civic leaders, and stakeholder organizations for a preferred land use pattern informing how the Bay Area could grow over the next 20 years. The combined effort identifies a set of implementation actions and incentives that local governments and regional agencies can use to implement desired land use changes. A Place Types Manual was used at large community meetings as a means to facilitate communication and inform participants from disparate backgrounds about “smart growth” planning concepts. It received the CNU Charter Award 2003.

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