

		EXISTING	RECOMMENDED CHANGES		
PDA CRITERIA	Location	1) <u>Within an existing community</u> , defined as: an urbanized area, or an area within an urban growth boundary limit	No Change		
		2) <u>Housing growth anticipated</u> , defined as: a community actively planning or considering to increase housing growth demonstrated by the jurisdiction's general plan, housing element, or via a specific planning process			
		3) <u>Near transit</u> , within .5 miles of: a) an existing ferry terminal or rail station, b) an existing bus/BRT route with minimum 20 min peak weekday headways, or c) a planned transit station (MTC Resolution 3434)			
PDA GUIDELINES	Size (acres)	minimum: 100 ac	minimum: 40 ac		
		maximum: 500 ac	maximum: 640 ac		
		outliers: n/a	outliers: must conform to the boundaries of an existing community plan		
PDA GUIDELINES	Density (by placetype)	<b>PDA Place Type</b>	<b>Housing Density Range (dwelling units per acre)</b>	<b>Employment Density Range (floor area ratio)</b>	No Change
		Regional Center	75-300 du/ac	5.0 FAR	
		City Center	50-150 du/ac	2.5 FAR	
		Suburban Center	35-100 du/ac	4 FAR	
		Transit Town Center	20-75 du/ac	2 FAR	
		Urban Neighborhood	40-100 du/ac	1 FAR	
		Transit Neighborhood	20-50 du/ac	1 FAR	
		Mixed Use Corridor	25-60 du/ac	2 FAR	