



photo: Karl Nielsen

Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. The plan integrates 35 bold, equitable and resilient strategies to tackle the region’s transportation, housing, economic and environmental challenges in order to advance the vision of a more affordable, connected, diverse, healthy and vibrant Bay Area for all.

A strategy in the context of the plan is either a public policy or set of investments that can be implemented in the Bay Area over the next 30 years. Modeled in combination with current zoning and new Growth Geographies, the plan’s strategies inform its ultimate performance outcomes, including the forecasted regional growth pattern.

Transformative infrastructure projects are nested within the plan’s 35 strategies, which in Marin County include improving highway interchanges and bottlenecks as well as protections against the impacts of sea level rise. More information on a selection of strategies and infrastructure investments relevant to Marin County are included on the following pages. To learn about the plan’s Growth Geographies or to read the plan, visit [planbayarea.org/finalplan2050](http://planbayarea.org/finalplan2050).



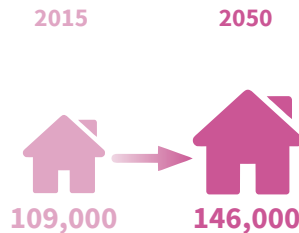
## Growth Pattern

Plan Bay Area 2050 focuses less growth in Marin County compared to other counties in the region. Between 2015 and 2050, just 3% of all new households in the Bay Area are anticipated to be located in Marin County, while the number of jobs in the county (as the share of total regional growth) is expected to decrease slightly (-1%).

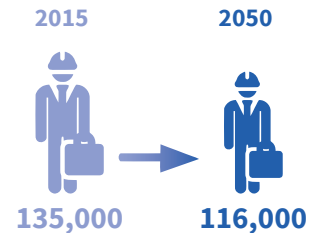
In Marin County, the plan focuses new housing primarily around SMART rail stations, in historic downtowns, and in the potential redevelopment of aging malls into new communities.

Between 2015 and 2050, jobs are projected to decline in the county by 14% as the working-age population declines and e-commerce replaces portions of in-person retail demand.

### HOUSEHOLD GROWTH



### JOB GROWTH



# SPOTLIGHT STRATEGIES



## HOUSING

**H4. Build adequate affordable housing to ensure homes for all.** Construct enough deed-restricted affordable homes to fill the existing gap in housing for the unhoused community and to meet the needs of low-income households.

**Local Context:** Marin County is among the most income-stratified counties in the region, with pockets of extreme wealth and poverty. The adequate production of affordable housing would address the needs of the nearly 10,000 low-income renter households in the county who currently do not have access to an affordable home.



## ECONOMY

**EC1. Implement a statewide universal basic income.** Provide an average \$500 per month payment to all Bay Area households to improve family stability, promote economic mobility and increase consumer spending.

**Local Context:** Implementing a universal basic income could help the 7% of Marin County households currently living in poverty. This strategy would also help the nearly 20,000 households in Marin County making less than \$45,000 per year.



## TRANSPORTATION

**T6. Improve interchanges and address highway bottlenecks.** Rebuild interchanges and widen key highway bottlenecks to achieve short- to medium-term congestion relief.

**Local Context:** This strategy would provide \$1.1 billion in new infrastructure investments in U.S. Highway 101, Interstate 580 and State Route 37. A new freeway direct connector between US-101 and I-580 would reduce traffic impacts on local roads, while investments in SR-37 across the four North Bay counties would protect against sea level rise, improve marsh restoration, and create pedestrian and biking facilities.



## ENVIRONMENT

**EN1. Adapt to sea level rise.** Protect shoreline communities affected by sea level rise, prioritizing low-cost, high-benefit solutions and providing additional support to vulnerable populations.

**Local Context:** Marin County has many of the region's most at-risk communities to two feet of sea level rise. Strategies to protect the most at-risk locations could safeguard over 10,000 homes and ensure regional connectivity. Marin County also offers many locations for strategic green adaptation solutions that can expand and improve wetland ecosystems.

# SPOTLIGHT INFRASTRUCTURE PROJECTS



## T6. Improve interchanges and address highway bottlenecks:

### I-580/US-101 Direct Connector

This project will construct a new highway connector in San Rafael that links northbound US-101 to eastbound I-580, allowing vehicles a direct merger to the Richmond-San Rafael Bridge. This project would reduce congestion and improve traffic flow on US-101 and local streets, as well as enhance existing bike, pedestrian and transit connections along Bellam Boulevard in San Rafael.



## EN1. Adapt to sea level rise:

### State Route 37 Widening and Resilience

SR-37 serves as the 21-mile shoreline highway spanning all four North Bay counties from US-101 in Novato to I-80 in Vallejo. The highway, crossing the ecologically rich San Pablo Baylands, is highly vulnerable to flooding and sea level rise. This project would construct a redesign to withstand storm surges and rising seas, as well as address severe congestion between State Route 121 and Mare Island. This infrastructure investment would complement extensive baylands environmental restoration efforts.



## EN1. Adapt to sea level rise:

### Central Marin Sea Level Rise Resilience Project

A number of more localized projects protect infrastructure assets across Marin County. Just north of Marin City, US-101 is highly exposed to sea level rise. Before the bridge, the highway would be elevated to protect the roadway, and north of the bridge, a seawall and horizontal levee could protect the bridge touchdown from inundation. In Corte Madera, horizontal levees would be constructed along the US-101 corridor, protecting US-101, the SMART corridor and a number of businesses. In San Rafael, a horizontal levee is envisioned to protect the vulnerable portion of I-580. This levee could be combined with restored marshland to create much-needed greenspace and habitat, while also providing protection to the surrounding Equity Priority Community.



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