



TO: Joint MTC Planning Committee with the
ABAG Administrative Committee

DATE: September 2, 2016

FR: MTC Deputy Executive Director, Policy /
ABAG Executive Director

RE: Plan Bay Area 2040 Draft Preferred Land Use Scenario

Overview

The *Draft Preferred Scenario* represents a regional pattern of household and employment growth by the year 2040. Together with the corresponding transportation investment strategy, it forms the core of Plan Bay Area 2040 (PBA 2040). Staff has evaluated the *Draft Preferred Scenario* and transportation investment strategy against a set of regionally adopted performance targets to measure how well the *Draft Preferred Scenario* addresses regional goals including climate protection, transportation system effectiveness, economic vitality, and equitable access.

The PBA 2040 *Draft Preferred Scenario* largely reflects the foundation established in *Plan Bay Area* by:

- Focusing development toward Priority Development Areas (PDAs) — neighborhoods served by public transit identified by local jurisdictions as being appropriate for smart, compact development.
- Preserving Priority Conservation Areas (PCAs) by confining growth to established communities, and protecting the Bay Area’s legacy of vast and varied open spaces.

The *Draft Preferred Scenario* largely follows the regional growth pattern of *Plan Bay Area*. The *Draft Preferred Scenario* focuses 75 percent of new households and 52 percent of new jobs into PDAs, and distributes all remaining growth within the region’s planned urban growth boundaries/limit lines. Similar to *Plan Bay Area*, the *Draft Preferred Scenario* concentrates household growth in the cities of San Jose, San Francisco and Oakland, and along the east and west bayside corridors. In terms of employment, the *Draft Preferred Scenario* anticipates a modest shift from the growth pattern adopted in *Plan Bay Area* and incorporates substantial employment growth that has occurred since 2010. Since 2010, a significant amount of job growth has occurred in bayside communities (46 percent) and in the cities of San Jose, San Francisco and Oakland (37 percent) — areas comprising the preponderance of the region’s commercial space. The *Draft Preferred Scenario* job growth pattern echoes the current trend to continue over the plan horizon and encompasses a more rigorous analysis of potential employment growth by location. Table 1 summarizes the *Draft Preferred Scenario*’s regional growth pattern, compared to *Plan Bay Area*.

Table 1: Percent of Regional Household and Job Growth, 2010-2040

Subarea	Plan Bay Area Households	Draft PBA 2040 Preferred Scenario Households	Plan Bay Area Jobs	Draft PBA 2040 Preferred Scenario Jobs
Big 3 Cities ¹	42%	43%	38%	40%
Bayside ²	34%	33%	37%	46%
Inland, Coastal, Delta ³	24%	24%	25%	14%

¹ Big 3 Cities (the region’s three largest cities – San Jose, San Francisco, and Oakland)

² Bayside (generally communities directly adjacent to San Francisco Bay – e.g., Hayward, San Mateo, and Richmond)

³ Inland, Coastal, and Delta (generally communities just outside of Bayside – e.g., Walnut Creek, Dublin, Santa Rosa, Antioch, Brentwood, Dixon)

Background

The Bay Area economy has exploded over the past four years, attracting thousands of new people and jobs. As a result, ABAG adopted a revised regional growth forecast in February 2016. This forecast estimates an additional 1.3 million jobs and 2.4 million people, and therefore the need for approximately 820,000 housing units between 2010 and 2040. This represents an increase of 15 percent in employment and a 25 percent increase in households, relative to Plan Bay Area.

In May 2016, MTC and ABAG released three alternative land use and transportation scenarios illustrating the effects that different housing, land use and transportation strategies would have on the regionally adopted performance targets. The three scenarios represent a progression of plausible regional futures, from more intense housing and employment growth in the urban core (“Big Cities Scenario”); to more evenly apportioned development among PDAs in medium-sized cities with access to rail services (“Connected Neighborhoods Scenario”); to a more dispersed development pattern, with relatively more growth occurring outside of PDAs (“Main Streets Scenario”).

Staff presented key takeaways from the scenario evaluation in May 2016. First, a more focused land use pattern better positions the region to achieve its greenhouse gas emission target. Second, despite the inclusion of a range of aggressive strategies to subsidize affordable housing, regional affordability and equity challenges are expected to worsen by 2040. Lastly, financial constraints lead to challenges in attaining the transportation targets, particularly travel mode shift and maintenance of the region’s transportation system.

The release of the scenarios initiated a public process in May and June 2016 to garner input from the public, stakeholders, community groups and local officials, via public open houses in each county, an online comment forum, and an online interactive questionnaire (the “Build a Better Bay Area” website). By July 2016, MTC and ABAG had received comments from more than 1,100 Bay Area residents, as well as direct feedback from local jurisdictions. Many of these letters were shared at the July meeting of the Joint MTC Planning Committee with the ABAG Administrative Committee. Letters received subsequent to the July meeting are included in **Attachment B**.

Approach to Draft Preferred Land Use Scenario

To address the challenges of planning for an increasingly complex region, MTC and ABAG have continued to evolve technical methods for creating regional scenarios. UrbanSim incorporates current zoning for 2 million individual land parcels across the Bay Area, as well as available information about current regional and local economic and real estate market trends.

UrbanSim builds upon the methodology used by the Agencies in the prior Plan. The prior methodology combined a land use allocation process based on observed historic growth patterns with jurisdictional expectations described in local plans. This time, UrbanSim also incorporates zoning tools, the most recent PDA assessment, and household, business, and developer choice models. The agencies ran the model hundreds of times, testing the effects that different regional strategies could have on affecting the distribution of housing and employment growth. The output was measured against a set of growth targets put together by ABAG regional planners working with planners from local jurisdictions. Overall, the growth allocation results of the UrbanSim model align fairly closely with these growth targets at a summary level as well as for most localities, though, there are substantial differences for some individual localities. The extent of the differences between local plans and the UrbanSim output is a discussion for the agencies, regional stakeholders, and individual jurisdictions. UrbanSim is an ambitious project which compiles a large amount of data at a very detailed geographic resolution. The detailed level of UrbanSim output is used for the analysis of performance measures and for the environmental analysis.

The *Draft Preferred Scenario* accommodates 100 percent of the needed housing units, and offers a rationale that these units can be built given future market conditions and existing or expected policies to support focused growth at the local, regional or state level.

The *Draft Preferred Scenario* does not mandate any changes to local zoning rules, general plans, or processes for reviewing projects, nor is it an enforceable direct or indirect cap on development locations or targets in the region. As is the case across California, the Bay Area’s cities, towns, and counties maintain control of all decisions to adopt plans and permit or deny development projects. PBA 2040 does not establish new state-mandated Regional Housing Needs Allocation (RHNA) numbers for each jurisdiction. RHNA operates on an eight-year cycle, with the next iteration not due until the 2021 Regional Transportation Plan / Sustainable Community Strategy (the next update of Plan Bay Area). Because RHNA numbers are not at stake this cycle, MTC and ABAG are characterizing this update to the region’s long-range plan as limited and focused.

Distribution of Households and Employment

The complete distribution of 2040 household and employment forecasts is included in Attachment A, organized by local jurisdiction, and split into PDA and jurisdiction totals. These numbers stem from ABAG’s economic forecasts and reflect empirical input from the regional land use model combined with expert reviews, extensive public input, and most importantly, dialogue with local officials.

Tables 2 and 3 below summarize the distribution of 2040 employment and household forecasts within three regional geographies:

- Big 3 Cities (the region’s three largest cities – San Jose, San Francisco, and Oakland)
- Bayside (generally cities directly adjacent to San Francisco Bay – e.g., Hayward, San Mateo, San Rafael and Richmond)
- Inland, Coastal, and Delta (generally cities just outside of Bayside – e.g., Walnut Creek, Dublin, Santa Rosa, Antioch, Brentwood, Dixon)

Table 2: 2040 Household Forecast (000s)

<i>Column</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>	<i>F</i>
Subarea	2010 Households	Share of 2010 Households	2040 Households	Share of 2040 Households	Growth in Households from 2010	Share of Regional Growth
Total	2,607		3,427		820	
Big 3 Cities	802	31%	1,151	34%	349	43%
Bayside	1,030	39%	1,304	38%	275	33%
Inland, Coastal, Delta	775	30%	971	28%	196	24%
in PDA	559	21%	1,172	34%	613	75%
outside PDA	2,048	79%	2,255	66%	207	25%

Table 3: 2040 Employment Forecast (000s)

<i>Column</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>	<i>F</i>
Subarea	2010 Jobs	Share of 2010 Jobs	2040 Jobs	Share of 2040 Jobs	Growth in Jobs from 2010	Share of Regional Growth
Total	3,422		4,699		1,276	
Big 3 Cities	1,144	33%	1,648	35%	504	40%
Bayside	1,405	41%	1,997	43%	591	46%
Inland, Coastal, Delta	873	26%	1,054	22%	181	14%
in PDA	1,433	42%	2,094	45%	661	52%
outside PDA	1,989	58%	2,605	55%	616	48%

Overall, the regional pattern of households and employment in 2040 largely reflects the existing pattern observed in 2010. We see a slightly higher concentration of growth into the cities of San Jose, San Francisco and Oakland, and bayside communities by 2040. For example, those same areas will represent 72 percent of the region's households and 78 percent of the region's jobs in 2040, a two percent and four percent shift, respectively, from 2010. On the other hand, household and employment *growth* between 2010 and 2040 shows some modest differences. For example, the cities of San Jose, San Francisco and Oakland are forecasted to see much of the region's household growth (43 percent), while bayside communities are forecasted to see much of the region's job growth (46 percent). Finally, the concentrations of housing and jobs in PDAs are forecast to increase, with 75 percent of household and 52 percent of job growth in PDAs.

The 2015 PDA Assessment emphasized that in their current form, many PDAs may not be able to accommodate forecasted growth and require additional policy interventions to increase their development potential. As a result, staff assumed a range of regional policy and investment strategies in the draft preferred land use scenario to increase development potential in PDA's, and influence the overall regional pattern. These strategies are described below.

- Current urban growth boundaries/limit lines are kept in place.
- Inclusionary zoning is applied to all cities with PDAs, meaning that these jurisdictions are assumed to allow below-market-rate or subsidized multi-family housing developments.
- All for-profit housing developments are assumed to make at least 10 percent of the units available to low-income residents, in perpetuity (via deed restrictions).
- In some cases, PDAs were assigned higher densities than what those cities currently allow.
- The cost of building in PDAs and/or Transit Priority Areas (TPAs) is assumed to be reduced by the easing of residential parking minimums and streamlining environmental clearance
- Subsidies are assumed to stimulate housing and commercial development within PDAs.


These measures are not prescriptive, and there are many potential public policy options that could help the region attain its adopted targets. Staff suggests considering these strategies as illustrations of what it would take to keep the Bay Area and economically vibrant and sustainable region through the year 2040.

Environmental Assessment

A programmatic Environmental Impact Report (EIR) will be prepared for PBA 2040, with the adoption of the preferred scenario as the basis for the California Environmental Quality Act (CEQA) "project." This environmental assessment fulfills the requirements of the CEQA and is designed to inform decision-makers, responsible and trustee agencies, and Bay Area residents of the range of potential environmental impacts that could result from implementation of the proposed Plan. This EIR will also analyze a range of reasonable alternatives to the proposed project that could feasibly attain most of PBA 2040's basic project objectives and would avoid or substantially lessen any of the significant environmental impacts.

Next Steps

In September, staff will hold county workshops with Planning Directors to discuss the Draft Preferred Scenario results. Staff requests comments on the Draft Preferred Scenario by October 14. Later this year, staff will recommend approval of a Final Preferred Scenario. The *Draft Preferred Scenario* will be subject to environmental review and other analyses throughout the remainder of 2016 and into 2017. PBA 2040 is slated for final adoption in summer 2017.


Alix A. Bockelman


Ezra Rapport

Attachments

AB:mm:an
J:\PROJECT\2017 RTP_SCS\RAWG\2016\09_RAWG_Sept 2016\2_PBA2040 Preferred Scenario_memo_v5.docx

Attachment A: Distribution of 2040 Household and Employment Forecasts
Plan Bay Area 2040 *Draft Preferred Scenario*

County	Jurisdiction	Summary Level	Households 2010	Household Forecast 2040	Employment 2010	Employment Forecast 2040
Alameda	Alameda	Total	30,100	41,700	29,200	39,600
		PDA	1,850	6,000	6,900	15,200
	Albany	Total	7,350	7,850	4,400	5,600
		PDA	300	550	2,100	2,450
	Berkeley	Total	46,500	55,700	90,300	139,400
		PDA	6,700	13,300	28,500	42,000
	Dublin	Total	14,900	23,300	18,100	31,400
		PDA	3,100	8,500	5,000	14,000
	Emeryville	Total	5,600	14,300	15,850	20,550
		PDA	2,400	10,500	13,500	16,850
	Fremont	Total	70,000	89,900	86,200	114,500
		PDA	23,000	41,200	38,200	46,000
	Hayward	Total	45,100	53,200	60,900	92,400
		PDA	4,350	8,600	7,600	10,300
	Livermore	Total	28,600	30,900	42,600	48,800
		PDA	850	2,100	23,800	27,750
	Newark	Total	12,900	15,450	17,300	25,600
		PDA	200	2,150	200	450
	Oakland	Total	157,200	235,000	179,100	257,500
		PDA	115,500	190,500	158,200	229,400
	Piedmont	Total	3,800	3,850	1,800	1,750
	Pleasanton	Total	24,700	34,600	60,100	69,900
		PDA	1,300	8,000	12,500	19,600
San Leandro	Total	30,800	38,500	49,700	66,800	
	PDA	4,700	11,700	9,750	11,000	
Union City	Total	20,300	24,200	21,000	30,700	
	PDA	500	3,450	250	250	
Alameda County Unincorporated	Total	50,000	56,300	28,850	33,700	
	PDA	10,450	12,850	6,850	8,850	
County Total	Total	548,000	724,700	705,500	978,300	
	PDA	175,100	319,300	313,400	444,000	

County	Jurisdiction	Summary Level	Households 2010	Household Forecast 2040	Employment 2010	Employment Forecast 2040
Contra Costa	Antioch	Total	32,400	41,900	20,200	25,400
		PDA	1,400	5,200	2,050	2,300
	Brentwood	Total	16,800	29,700	11,600	12,150
	Clayton	Total	3,950	4,050	2,000	2,100
	Concord	Total	45,000	66,000	54,200	95,200
		PDA	4,000	22,200	10,200	41,400
	Danville	Total	15,300	16,550	11,800	12,450
		PDA	1,350	2,000	6,300	6,600
	El Cerrito	Total	10,300	11,950	5,300	5,750
		PDA	750	2,000	3,800	4,550
	Hercules	Total	8,300	10,600	4,850	6,050
		PDA	900	2,650	1,150	1,500
	Lafayette	Total	9,200	10,750	9,050	9,650
		PDA	1,700	2,700	6,650	7,250
	Martinez	Total	14,250	15,450	20,800	26,200
		PDA	700	850	6,800	9,650
	Moraga	Total	5,600	5,750	4,500	5,800
		PDA	30	40	1,400	1,650
	Oakley	Total	10,600	16,700	3,350	6,050
		PDA	800	6,400	1,550	4,050
	Orinda	Total	6,500	7,050	4,850	5,150
		PDA	250	550	2,650	2,800
	Pinole	Total	6,550	7,300	6,850	9,000
		PDA	350	950	5,250	6,950
	Pittsburg	Total	19,400	27,400	11,800	16,400
		PDA	5,150	8,900	4,600	6,100
	Pleasant Hill	Total	13,500	14,000	16,300	19,600
		PDA	850	950	5,750	7,100
	Richmond	Total	36,700	56,500	30,800	63,500
PDA		8,600	22,300	13,400	37,000	
San Pablo	Total	8,950	9,600	7,400	10,000	
	PDA	2,000	2,350	4,850	6,700	
San Ramon	Total	24,400	31,100	47,900	46,100	
	PDA	200	5,800	25,650	22,400	
Walnut Creek	Total	30,400	38,200	51,050	54,550	
	PDA	4,950	9,550	27,400	29,500	
Contra Costa County Unincorporated	Total	57,800	70,700	0	0	
	PDA	4,400	16,100	0	0	
County Total	Total	375,900	491,200	360,200	472,700	
	PDA	38,300	111,500	138,200	209,400	

County	Jurisdiction	Summary Level	Households 2010	Household Forecast 2040	Employment 2010	Employment Forecast 2040
Marin	Belvedere	Total	900	1,000	300	300
		PDA				
	Corte Madera	Total	3,900	4,350	6,650	7,450
		PDA				
	Fairfax	Total	3,400	3,550	1,550	1,700
		PDA				
	Larkspur	Total	5,850	6,300	7,450	8,800
		PDA				
	Mill Valley	Total	5,900	8,150	6,000	6,600
		PDA				
	Novato	Total	20,150	21,350	26,400	29,500
		PDA				
	Ross	Total	800	900	350	400
		PDA				
	San Anselmo	Total	5,200	5,450	3,300	3,650
PDA						
San Rafael	Total	22,550	25,950	43,300	49,100	
	PDA	1,650	2,750	9,000	10,100	
Sausalito	Total	4,150	4,500	5,200	5,800	
	PDA					
Tiburon	Total	3,600	3,850	2,850	2,900	
	PDA					
Marin County Unincorporated	Total	27,450	30,600	17,500	21,350	
	PDA	1,500	2,050	650	750	
County Total	Total	103,900	115,900	120,800	137,600	
	PDA	3,150	4,800	9,650	10,850	
Napa	American Canyon	Total	5,400	7,000	5,450	8,150
		PDA	400	1,500	1,350	1,700
	Calistoga	Total	2,050	2,400	2,200	2,650
		PDA				
	Napa	Total	28,100	30,250	34,000	36,500
		PDA	350	1,200	5,300	6,300
	St. Helena	Total	2,400	3,000	5,700	5,650
		PDA				
	Yountville	Total	1,100	1,200	2,750	2,750
		PDA				
Napa County Unincorporated	Total	10,200	11,850	20,550	23,250	
	PDA					
County Total	Total	49,200	55,700	70,700	79,000	
	PDA	800	2,700	6,600	8,050	
San Francisco	San Francisco	Total	347,100	475,500	576,900	887,800
		PDA	184,000	302,300	473,800	765,000

County	Jurisdiction	Summary Level	Households 2010	Household Forecast 2040	Employment 2010	Employment Forecast 2040
San Mateo	Atherton	Total	2,350	2,500	2,150	2,300
		PDA				
	Belmont	Total	8,800	9,600	7,900	10,000
		PDA	2,500	2,850	3,500	4,450
	Brisbane	Total	1,800	6,300	5,200	17,600
		PDA	0	4,400	0	10,900
	Burlingame	Total	12,250	13,800	28,000	38,300
		PDA	6,950	8,300	11,500	15,700
	Colma	Total	850	1,250	3,950	4,900
		PDA	700	1,050	1,450	1,950
	Daly City	Total	30,700	37,000	18,400	23,150
		PDA	8,500	13,500	4,650	5,800
	East Palo Alto	Total	6,950	9,950	5,100	7,000
		PDA	800	2,200	950	1,750
	Foster City	Total	11,900	14,250	15,800	21,800
	Half Moon Bay	Total	4,200	4,700	4,900	5,200
	Hillsborough	Total	3,750	3,950	2,100	2,300
	Menlo Park	Total	12,300	17,800	34,600	45,000
		PDA	200	1,050	6,200	7,950
	Millbrae	Total	7,950	11,000	5,900	12,900
		PDA	600	3,350	2,800	9,100
	Pacifica	Total	13,900	14,300	5,950	7,300
	Portola Valley	Total	1,700	1,750	2,700	3,000
	Redwood City	Total	27,800	36,000	59,200	85,000
		PDA	600	6,700	20,700	27,600
	San Bruno	Total	14,600	18,300	12,900	15,350
		PDA	3,700	6,750	9,300	11,300
	San Carlos	Total	13,200	13,700	16,300	21,700
		PDA	50	100	1,200	1,650
	San Mateo	Total	37,900	49,200	51,000	67,600
		PDA	11,200	19,200	25,300	34,000
	South San Francisco	Total	20,450	23,450	38,800	55,400
PDA		5,300	7,650	8,250	11,350	
Woodside	Total	2,050	2,500	1,950	2,150	
San Mateo County Unincorporated	Total	21,400	24,500	20,600	27,500	
	PDA	2,400	2,950	3,200	4,100	
County Total	Total	256,900	315,800	343,300	475,300	
	PDA	43,500	80,100	99,000	147,600	

County	Jurisdiction	Summary Level	Households 2010	Household Forecast 2040	Employment 2010	Employment Forecast 2040
Santa Clara	Campbell	Total	16,550	18,950	25,200	31,800
		PDA	600	1,650	5,250	6,950
	Cupertino	Total	20,900	24,450	26,800	53,100
		PDA	2,250	4,900	9,800	13,950
	Gilroy	Total	14,000	19,600	17,850	20,800
		PDA	1,400	3,350	4,500	5,300
	Los Altos	Total	10,500	12,000	14,050	16,750
		PDA	0	200	2,200	2,650
	Los Altos Hills	Total	2,850	3,050	1,550	1,750
	Los Gatos	Total	11,900	12,400	19,000	21,250
	Milpitas	Total	19,000	30,800	42,000	56,400
		PDA	800	8,800	5,700	9,900
	Monte Sereno	Total	1,250	1,350	550	550
	Morgan Hill	Total	12,550	15,500	19,250	20,700
		PDA	250	900	1,550	1,400
	Mountain View	Total	31,800	58,500	48,500	69,600
		PDA	5,800	29,300	25,200	39,000
	Palo Alto	Total	26,550	29,150	102,000	123,200
		PDA	500	950	3,850	4,800
	San Jose	Total	297,700	440,600	387,700	502,600
		PDA	67,200	201,700	229,200	299,400
	Santa Clara	Total	42,100	54,900	102,900	189,100
		PDA	300	6,200	10,200	13,100
	Saratoga	Total	10,650	11,000	8,750	9,500
	Sunnyvale	Total	52,600	80,700	65,800	116,000
		PDA	6,200	32,000	21,900	29,000
	Santa Clara County Unincorporated	Total	26,100	33,600	29,500	36,500
County Total	Total	597,100	846,600	911,500	1,269,700	
	PDA	85,300	289,800	319,200	425,500	

County	Jurisdiction	Summary Level	Households 2010	Household Forecast 2040	Employment 2010	Employment Forecast 2040
Solano	Benicia	Total	10,700	11,800	12,900	18,600
		PDA	600	900	2,050	2,050
	Dixon	Total	5,850	6,950	4,850	6,100
		PDA	450	550	300	350
	Fairfield	Total	34,200	38,700	43,100	51,600
		PDA	2,300	5,000	6,450	7,100
	Rio Vista	Total	3,700	10,400	2,350	2,450
	Suisun City	Total	9,000	9,650	2,500	3,000
		PDA	1,100	1,550	1,100	1,300
	Vacaville	Total	31,000	33,050	29,300	35,000
		PDA	850	2,250	4,900	4,950
	Vallejo	Total	40,950	45,050	30,900	35,300
		PDA	400	1,150	2,600	3,050
	Solano County Unincorporated	Total	6,900	14,700	4,250	4,400
County Total	Total	142,300	170,300	130,200	156,500	
	PDA	5,700	11,400	17,350	18,800	
Sonoma	Cloverdale	Total	3,250	5,250	1,750	1,600
		PDA	800	2,850	550	500
	Cotati	Total	3,050	3,550	2,700	3,000
		PDA	350	700	700	700
	Healdsburg	Total	4,400	4,700	8,400	9,900
	Petaluma	Total	21,800	27,100	30,000	35,700
		PDA	500	4,450	3,500	4,050
	Rohnert Park	Total	15,000	21,100	12,050	13,350
		PDA	1,300	5,300	4,250	4,900
	Santa Rosa	Total	63,800	78,800	76,400	91,700
		PDA	16,800	30,300	41,100	48,600
	Sebastopol	Total	3,300	5,000	5,000	5,050
		PDA	2,050	3,750	4,650	4,650
	Sonoma	Total	4,900	6,250	7,150	8,050
	Windsor	Total	9,050	10,550	7,600	9,200
		PDA	1,100	2,300	900	1,200
	Sonoma County Unincorporated	Total	58,300	68,600	51,700	63,900
	County Total	Total	186,800	231,000	202,700	241,400
PDA		23,000	49,700	55,800	64,600	
Regional Total	Total	2,607,000	3,427,000	3,422,000	4,698,000	
	PDA	559,000	1,172,000	1,433,000	2,094,000	

Ford Greene
Mayor

Kay Coleman
Vice Mayor



Attachment B

Matt Brown
Councilmember

Tom McInerney
Councilmember

John Wright
Councilmember

525 San Anselmo Avenue, San Anselmo, CA 94960-2682
www.townofsananselmo.org
(415) 258-4600 | Fax (415) 459-2477

July 20, 2016

Miriam Chion
Director of Planning and Research
Association of Bay Area Governments
Bay Area Metro Center
375 Beale Street, Suite 800
San Francisco, CA 94105-2066

Ken Kirkey
Director of Planning
Metropolitan Transportation Commission
Bay Area Metro Center
375 Beale Street, Suite 800
San Francisco, CA 94105-2066

RE: Plan Bay Area 2040 Alternative Scenario Housing and Job Projections

Dear Ms. Chion and Mr. Kirkey:

The Town of San Anselmo has reviewed, and we wish to provide comments on, the household and jobs projections for the three alternative scenarios for Plan Bay Area 2040. We understand that your staff is now working on Draft Preferred Scenario projections. We again request that the assumptions and predictions in future projections be simply and fully explained to Bay Area residents, who do not have access to UrbanSim and the data ABAG/MTC is using for projections.

The Town has made the following requests for more detailed information to which, so far, we have received no direct response:

- December 29, 2015, staff emailed Miriam Chion to request specifics on Town projections and invited a representative of ABAG to explain them at a Town Council meeting (which ABAG did for San Rafael and Novato). No one responded to the email.
- January 5, 2016, in a response to a request for comments on the projections, staff emailed Christy Leffall, Regional Planner for ABAG, and again indicated that the Town has inadequate information to comment. Ms. Leffall referred staff to Hing Wong, the ABAG county planner.
- February 4, 2016, staff emailed Hing Wong to request the information, including "citations to data sources and information on how the numbers are generated." Mr. Wong promptly forwarded the

request to Aksel K Olsen, Regional Analyst for ABAG. Staff asked Mr. Olsen for the information on the projections. Mr. Olsen indicated he would respond "within the next day or so" but never responded.

- February 8, 2016, Mr. Wong provided the town with information on regional projections and methodology, but not information to explain how the projections were assigned to the Town.
- July 2016, Marin County Planning Directors requested ABAG and MTC to provide assistance in understanding the modeling. Only Novato has received an explanation.

In order to intelligently respond to your request for comment, we need adequate, accurate information. Otherwise, the request for comment is more akin to a public relations posture rather than one that respects the requests of local government for what we need. We reiterate our request and ask that you please substantively respond at your earliest convenience.

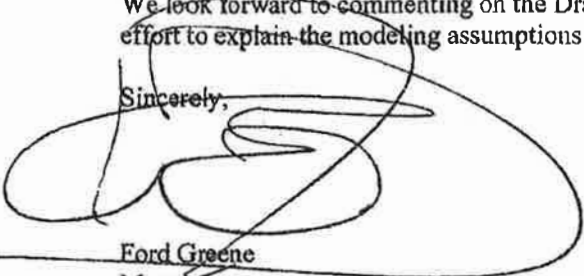
The numbers that MTC/ABAG envisions for San Anselmo exceed what we expect for household and job growth under any regional development scenario, based on available land, site constraints (flooding and hillside topography), historic development, historic employment patterns, and existing land use policies and regulations. The Town is "built out." There are fewer than 100 vacant single-family lots available for development and few vacant commercial parcels. The Town does not expect significant future commercial development, which would primarily involve redevelopment of existing sites. Our housing element encourages development of housing in commercial areas and the Town has zoned commercial areas in order to meet its current share of the Regional Housing Needs Allocations for various income levels. In order to generate the 700 jobs projected for San Anselmo, the Town would need to construct approximately 200,000 to 240,000 square feet of office/retail/service space. This level of development is without factual basis and is not realistic.

The Town's population has remained stable for the last 45 years. The school district, Town government and grocery stores are likely the largest employers in Town. These employers will not be expanding significantly over the next 25 years, as we do not expect our population to change significantly, even with full build out under our General Plan.

The Town currently suffers from increasingly profound traffic congestion on our major arterial roads. We are certain that household and job growth predicted within and west of our community will result in the exacerbation of the already intolerable congestion if it is not accompanied by transportation investments to relieve congestion. Therefore, we support a modified preferred scenario that accounts for funding transportation improvements where existing traffic is an issue, or where any housing growth is planned.

We look forward to commenting on the Draft Preferred Scenario and request that ABAG/MTC make an effort to explain the modeling assumptions and predictions for the Town of San Anselmo.

Sincerely,



Ford Greene
Mayor



John McCauley
Mayor
Jessica Sloan
Vice Mayor
Stephanie Moulton-Peters
Councilmember

Jim Wickham
Councilmember
Sashi McEntee
Councilmember
James C. McCann
City Manager

August 1, 2016

Miriam Chion
Director of Planning & Research
Association of Bay Area Governments
Bay Area Metro Center
375 Beale Street, Suite 800
San Francisco, CA 94105-2066

Ken Kirkey
Director of Planning
Metropolitan Transportation Commission
375 Beale Street, Suite 800
San Francisco, CA 94105-2066

RE: Plan Bay Area –2040 Projections and Scenarios

Dear Ms. Chion and Mr. Kirkey,

This letter is in regard to the draft 2040 Projections and Scenarios developed as part of the Plan Bay Area Update.

The City of Mill Valley has reviewed the projections data and attended the June 4, 2016 Open House in Corte Madera, and would like to submit the following comments for your review and consideration:

Projections:

- **Plan Bay Area 2013 projections for 2040.** At the Open House, MTC staff discussed the prior forecasts, and acknowledged that projections contained in Plan Bay Area 2013 have been the most accurate. With that in mind, and the fact that forecasting tends to run on the conservative side, staff suggests starting with the 2040 Assumptions generated in Plan Bay Area 2013 as a benchmark for projections used in this Update.
- **Plan Bay Area 2040 Methodology.** Please provide detailed information explaining how the projections were assigned to each jurisdiction within Marin County. In general, the household and job numbers that are presented in the draft projections and scenarios exceed the growth that expected in Mill Valley due to available undeveloped land; site constraints (flooding and hillside topography); historic employment patters; and land use

policies and regulations. The City has not, and continues to expect to see relatively slow development, which mainly consist of renovation and remodeling of existing homes. The City has not seen, and does not anticipate a significant change in the type of commercial development, nor do the City's land use regulations support intensification or expansion of commercial areas.

- **Mill Valley Household Growth Forecast: Base Year vs. No Project.** There seems to be some sort of disconnect as Mill Valley's household growth is disproportionate to any other jurisdiction in terms of the no project scenario. Please explain why.
- **Mill Valley Jobs Forecast.** The City of Mill Valley has four commercial areas, all of which are built-out. The largest commercial uses generated in Mill Valley are for food establishments, professional services and general office space. Renovations to the commercial areas in Mill Valley has resulted in changes of use but have not resulted in a change the total square footage of the City's commercial area, which equals approximately 4.5 million square feet. Mixed use buildings are also conditionally permitted in commercial areas, which should also be incorporated into assumptions as new commercial square footage cannot be assumed for all building square footages. While some additional employment may be gained through the change of use of commercial space and the large number of persons that work from home in Mill Valley, it is unreasonable to assume the City can accommodate 1,000+ jobs within the next 24 years. Staff is therefore requesting that the jobs projection be reviewed based on the above information.
- **Mill Valley Households Forecast.** The City of Mill Valleys' residential area is mainly built out, with small infill opportunities suitable for small-scale development. This is reflected through recent past census data:
 - 591 additional households from 1980 – 2000
 - Between 2000 and 2010 Mill Valley had a REDUCTION of 63 householdsWhile there are more households living per unit, it is unrealistic to think that Mill Valley will add as many households as it did in the 1980-1990 time period, and as recent historic trends illustrate, there is slow to no new household growth in Mill Valley.

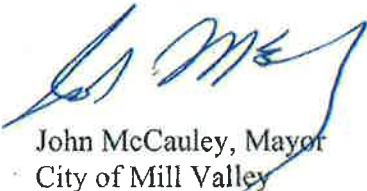
Scenarios:

- **Assumptions.** In Open House materials distributed, the evaluation of scenarios included policy assumptions that should be further discussed. Assumptions and statements discussed in in the materials included the following policy items:
 - inclusionary housing;
 - commercial linkage fees;
 - business subsidies/transit subsidies;
 - second units;
 - tenant protections/displacement;
 - green infrastructure; and
 - open space/preservation funding.

First, MTC/ABAG should confirm with local jurisdictions that they support and are interested in implementing such policies at the local level. This would help to validate/support various scenarios. Second, MTC/AGAG, as part of the implementation of the Plan, should provide technical support to local jurisdictions that would streamline the implementation of such policies by providing best practices; model ordinances; technical studies and/or nexus studies. Local jurisdictions could then craft their own policy based on the tools provided—allowing jurisdictions to maintain local control while being provided additional tools to move important land use policy considerations forward on a regional level. This is especially important, given the limited amount of funding and staff time that small local jurisdictions have to implement these large scale policies, as well as the large cost in conducting the required research and, in some cases, legal nexus, for developing such policies. Once these steps have been made, then MTC/ABAG would be in a better suited to credit each scenario with such assumptions.

- **Projections vs Department of Finance.** The Projections data assumes that some land use restrictions would be eliminated to allow for new units. The Department of Finance does not include such an assumption. Please provide additional information as to why this assumption has been added, and how it impacts the projections.

Sincerely,



John McCauley, Mayor
City of Mill Valley

Cc: Jim McCann, City Manager
Mill Valley City Council

From: [Save Marinwood](#)
To: info@planbayarea.org
Subject: Comments on Plan Bay Area 2040. Even the Soviet Union had only a five year plan.
Date: Thursday, July 07, 2016 3:38:40 PM

Dear Commissioners of ABAG, MTC and other administrators of Plan Bay Area 2040:

Ever since hearing about the massive social planning experiment, One Bay Area and the inclusion of Marinwood-Lucas Valley as a Priority Development Area in 2012, our community has been following the developments of your social project. Save Marinwood represents a 6000 people in unincorporated Marin (North San Rafael).

The latest Plan Bay Area 2040 is very similarly flawed as the first Plan Bay Area as it relies on unsubstantiated data, environmental fallacies and complete fabrication of population and economic growth statistics. Even the old Soviet Union was never so bold to predict beyond a five year horizon.

I suppose with your new multi-million dollar headquarters, exclusive clique of political insiders and billions of dollars to spend on transportation, housing and "social equity", life must look pretty sweet. The voters, still largely ignorant of your coup over local government, seem to be agreeing to your plans and just approved some tax increases. They will wake up one day.

But life is much more than daily meetings filled with political rhetoric and empty promises. The REAL people who pay the bills with money earned in careers and businesses outside the government will discover your mischief. We work hard for our families to create the quality life we value and a suburban/rural lifestyle you despise. We will be deciding your future and not the other way around.

The June 23rd vote for Brexit is a harbinger of things to come for Plan Bay Area. As people wake up and learn the power and taxes you have illegitimately stolen from the voters, your house of cards will tumble. I have no doubt we "little people" will gather the political strength to push you out of power.

We endorse the attached letter of Sustainable Tam Almonte in its entirety. We urge you to take the points seriously.

Very sincerely yours,

Stephen Nestel
Save Marinwood
San Rafael, CA 94903
www.savemarinwood.org



Letter from Sustainable TamAlmonte to ABAG & MT...

From: LJ pfeifer
To:
Cc:
Subject: Public Comment: PBA 2017 Update Friday,
Date: July 08, 2016 12:15:32 AM

Friday July 8, 2016

To: ABAG & MTC - info@planbayarea.org

Re: Comments on Plan Bay Area Update 2017

From: Linda Pfeifer, Sausalito City Councilmember,
420 Litho Street Sausalito, CA 94965

Dear ABAG and MTC,

I am concerned to see the new job and household growth projections for Sausalito in the Plan Bay Area Update 2017. I had thought the lessons-learned from the first Plan Bay Area (PBA I) might be applied to these new 2017 projections to yield more realistic numbers based on historical data, economic realities, and trends.

For example, Sausalito's population has rarely wavered far from 7,300, give or take a couple hundred, and in a recent census our population decreased. Yet the PBA 2017 update adds an additional 300 households for the 2017-2040 projection, *regardless of scenario*. The baseline year is 4,200 and grows to 4,500.

I find it hard to reconcile these projections, especially in light of PBA 2013's projections of 23% job growth in Sausalito, now widely acknowledged as flawed. But now Plan Bay Area 2017 sets job growth projections in Sausalito at 900 in the Big City scenario and 1,000 in the Main Street and Connected Neighborhoods scenarios. Even during the economic boom times prior to 2008, Sausalito did not experience such high job growth.

While the Big City scenario seems to yield the least impact overall in Marin, to me the entire analysis is flawed. No scenario in PBA 2017 yields job or household growth projections for our small town that could be justified under the most robust economic conditions. In addition, Sausalito has hard borders with Richardson Bay and The Golden Gate National Recreation Area headlands, so it's hard to understand how our small town might expand without environmental consequence, even if half the percentage of these projected figures were plausible.

I urge MTC and ABAG to start this analysis over again and apply the lessons learned from the first Plan Bay Area. The public's confidence was shaken during the first PBA. This time around, it's important to get the process right. Thank you for your consideration.

Kind Regards,

Linda Pfeifer

Sausalito City Councilmember

~~~~~  
*Linda Pfeifer ~*

**Notice To Recipient:** *This e-mail is meant for only the intended recipient of the transmission, and may be a communication privileged by law. If you received this e-mail in error, any review, use, dissemination, distribution, or copying of this e-mail is strictly prohibited. Please notify LINDA PFEIFER immediately of the error by return e-mail and please delete this message and any and all duplicates of this message from your system. Thank you in advance for your cooperation.*

**From:** John Kearns  
**To:**  
**Cc:**  
**Subject:** RE: PBA 2040 Alternative Scenarios  
**Date:** Thursday, July 14, 2016 5:41:15 PM

---

To Whom this May Concern;

We have taken the time to review the alternative scenarios and consistent with the Cities of Fairfield and Vacaville, we would not support the "Big Cities" scenario. We would also like consideration of important regional projects such Jepson Parkway and 680/80/12 as it appears they are missing from some of the scenarios. We look forward to reviewing and commenting on the documents through the next stage of the process.

John Kearns  
Associate Planner  
City of Suisun City  
(707) 421-7335  
[jkearns@suisun.com](mailto:jkearns@suisun.com)

**From:** Lynn Keller  
**To:** info@planbayarea.org  
**Subject:** Comments on Plan Bay Area 2017  
**Date:** Friday, July 15, 2016 4:01:13 PM

---

To: ABAG and MTC - info@playbayarea.org

From: Lynn Keller, 33 Monte Mar, Sausalito, CA 94965

Dear MTC and ABAG:

I am alarmed to see the inflated projections for job growth and housing growth for Plan Bay Area 2017 for Sausalito

We are a small town. We have Richardson Bay on the East, and GGNRA on the West. Our southern border is also up against GGNRA.

Our northern boundary is also geographically constrained.

Even during boom times Sausalito hasn't had exponential job growth like the job growth you're projecting. In the Big City scenario you expect Sausalito to have 900 more jobs? We are a small neighborhood town of artists and crafts people. Why are you trying to make Sausalito which a jewel of the Bay Area into a Silicon Valley type town?

And why are you planning to over build Sausalito with 300 new residences?

The original assumptions of PBA are overly inflated, and therefore the new projections are also inflated and alarming. It's my opinion you need to start over and get the base assumptions right before these aggressive housing and job assumptions are laid onto a small geographically constrained town.

Sausalito can't fit that many jobs or that many people. We have about 7,000 residents. I've lived in Sausalito for 25 years and our population hasn't grown in that time by more than a few people.

Sausalito is a jewel that people travel the world over to come and spend a day or week to relax and enjoy the views, the birds, the little shops and restaurants. Please, please don't ruin it with these overly aggressive and frankly, unrealistic and unfounded projections for job and housing growth. Please - if you are planning for the future I urge you to start over, get this right, and help us residents have confidence in the plan.

Thank you,  
Lynn Keller  
33 Monte Mar  
Sausalito, CA 94965

**From:** susan k  
**To:** info@planbayarea.org  
**Subject:** Sausalito  
**Date:** Tuesday, July 19, 2016 5:51:05 PM

---

To whom it may concern,

I'm upset that we are again having to write letters because of false data projections by Plan Bay Area. Your projections for Sausalito in the past have been grossly exaggerated and these exaggerations are reiterated in the latest projections. The historical trends do not support your numbers and Sausalito is a geographically constrained area which physically cannot expand. I am against Plan Bay Area philosophically as I believe communities are unique entities and I am against the corporatization of America. Plan Bay Area smells of conspiracy with big business and development. I hope at some point these data projections and the project as a whole will be taken to the higher courts as unconstitutional and those involved in the falsification of data will be held accountable.

Susan Samols  
Sausalito, CA