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September 13, 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 Draft Preferred Scenario

Dear Ms. Chion and Mr. Kirkey,

Thank you for the opportunity to comment on the Plan Bay Area 2040 Draft Preferred Scenario. We appreciate the outreach that MTC and ABAG are conducting to the Bay Area agencies, and submit the following comments for your consideration regarding South San Francisco.

Residential Projections

The Draft Preferred Scenario projects an additional 3,000 housing units in South San Francisco by 2040. We have reviewed these projections and compared them with City estimates based on recently entitled projects, projects in the development pipeline and potential projects which staff expects will materialize in the foreseeable future. Our analysis anticipates an additional **4,500** dwelling units in South San Francisco, higher than the Plan Bay Area projection of 3,000.

<i>South San Francisco: Residential Projection</i>	
<i>Under Construction / Entitled / Pipeline Projects</i>	
Acres	Projected Units (Based on Zoning)
23	1,008
<i>City/RDA Successor Agency owned Land</i>	
Acres	Projected Units (Based on Zoning)
16	973
<i>Potential East of 101 Area</i>	
Acres	Projected Units
40	2,500
<i>Total Projected Units</i>	
Acres	Projected Units
79	4,481

The City is planning major transportation and infrastructure improvements, including the relocation, improved access, and modernization of the Caltrain station. This investment will improve transit access and create additional opportunities for transit-oriented residential and mixed-use development throughout East of 101 and Downtown.

Employment Projections

The employment projections for South San Francisco show a 2010 baseline of 38,880 jobs, with growth to 55,400 by the Plan Bay Area horizon of 2040. The 2010 baseline does not match our most recent jobs inventory; the 2012 Census included 52,444 jobs in South San Francisco at that time.

In addition to residential development under construction or in the pipeline, the City has experienced significant commercial growth recently, including entitlements for approximately one million square feet of commercial, and approximately 7.5 million square feet of office/ R&D space. We anticipate an additional two to three million square feet of employment development going through the entitlement process within the next three years. The entitled and projected employment development equates to approximately 18,000 additional employees in South San Francisco, or a total employment projection of nearly **70,500**, which is significantly higher than the Plan Bay Area projection.

It is also important to note that the vast majority of projected jobs and residential units in South San Francisco are in close proximity to regional transit stations (Caltrain, BART, and the ferry terminal), supporting efficient patterns of transit-oriented development, and encouraging transit use as viable commute alternative.

We are looking forward to meeting with ABAG and MTC staff in the very near future to discuss the Plan Bay Area methodology and assumptions in detail, and review the specific projections for South San Francisco. Should you have any questions in the meantime, however, please feel free to contact me at any time.

Sincerely,



Mike Futrell
City Manager, City of South San Francisco

cc: South San Francisco City Council