

Ford Greene  
Mayor

Kay Coleman  
Vice Mayor



Matt Brown  
Councilmember

Tom McInerney  
Councilmember

John Wright  
Councilmember

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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.

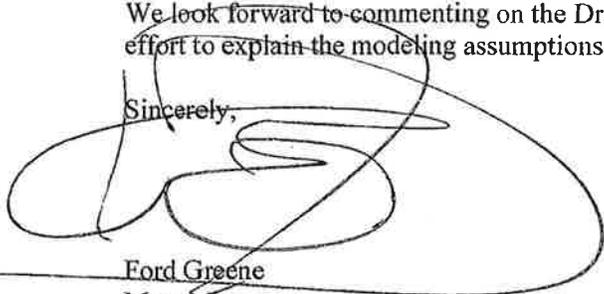
The numbers that MTC/ABAG envisions for San Anselmo exceed what we expect for household and job growth under any regional development scenario, based on available land, site constraints (flooding and hillside topography), historic development, historic employment patterns, and existing land use policies 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