



May 24, 2017

Ken Kirkey  
Metropolitan Transportation Commission  
Bay Area Metro Center  
375 Beale Street, Suite 800  
San Francisco, CA 94105

Mirian Chion  
Association of Bay Area Governments  
Bay Area Metro Center  
375 Beale Street, Suite 700  
San Francisco, CA 94105

#### COMMENTS REGARDING PLAN BAY AREA 2040 DRAFT PLAN

CHRIS COURSEY  
Mayor

JACK TIBBETTS  
Vice Mayor

JULIE COMBS  
ERNESTO OLIVARES  
CHRIS ROGERS  
JOHN SAWYER  
TOM SCHWEDHELM

Dear Mr. Kirkey and Ms. Chion:

Thank you for the opportunity to comment on the Draft Plan for Plan Bay Area 2040. On October 12, 2016, the City of Santa Rosa sent a letter providing comments on the Draft Preferred Scenario (see attached). In reviewing the Draft Plan that was released in April 2017, it does not appear that the comments provided in the City's October 2016 letter have been addressed.

Specifically, the number of households projected outside of Santa Rosa's PDAs is still estimated at approximately 25% less than what the General Plan estimates (50,000 units vs. 66,500 units). The Draft Plan also maintains a higher anticipated future household growth in PDAs at about 80%, while Santa Rosa's General Plan anticipates 45% growth in these areas. Finally, job projections are still lower than projected by the General Plan, by approximately 30%.

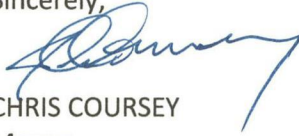
The Draft Plan should better recognize growth planned within the Urban Growth Boundary outside PDAs, as well as Santa Rosa's role as a job center, with a large number of employed residents who work in the city, as well as people from outside the city traveling to jobs in Santa Rosa. Focus on transit and funding for improvements within Sonoma County would help solidify residents' choice to live and work in the County while reducing vehicle miles traveled and greenhouse gas emissions.

In addition, Santa Rosa would like to reiterate comments that were provided to MTC and ABAG staff in October 2016 regarding the differences between local land use information and UrbanSIM. Specifically, as you aware, there were numerous errors found in the output of potential new housing sites in Santa Rosa using the UrbanSIM model. Santa Rosa would welcome the opportunity to work more closely with MTC and ABAG staff in future modeling and development of transportation and land use projections.

Santa Rosa continues to be interested in greater eligibility and access to regional transportation funding, which would provide more opportunities in implementing specific plans in the City's PDAs by facilitating development readiness. Inclusion of the state of good repair for local streets and transit and climate strategies to support bicycle and pedestrian projects are important transportation investment strategies for the City.

If you have any questions, please contact Jessica Jones in the Planning and Economic Development Department at 707-543-3410 or [jjones@srcity.org](mailto:jjones@srcity.org).

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Coursey", written over the printed name.

CHRIS COURSEY  
Mayor

Attachment: Comment Letter, dated October 12, 2016

F:\COUNCIL\Mayor\Plan Bay Area 2040 Comment Letter 5-24-17.docx



October 12, 2016

Ken Kirkey  
Metropolitan Transportation Commission  
Bay Area Metro Center  
375 Beale Street, Suite 800  
San Francisco, CA 94105

Miriam Chion  
Association of Bay Area Governments  
Bay Area Metro Center  
375 Beale Street, Suite 700  
San Francisco, CA 94105

JOHN SAWYER  
Mayor

#### COMMENTS REGARDING PLAN BAY AREA 2040 DRAFT PREFERRED SCENARIO

TOM SCHWEDHELM  
Vice Mayor

Dear Mr. Kirkey and Ms. Chion:

ERIN CARLSTROM  
JULIE COMBS  
CHRIS COURSEY  
ERNESTO OLIVARES  
GARY WYSOCKY

Thank you for the opportunity to comment on the Draft Preferred Scenario for Plan Bay Area 2040. We recognize and appreciate the complexity of updating a plan of this magnitude.

The Preferred Scenario's household projections for Santa Rosa within its five Priority Development Areas (PDAs) are slightly higher than projected by local planning documents. Outside PDAs, the Preferred Scenario projects fewer households, about 25 percent fewer than the Santa Rosa 2035 General Plan. The Preferred Scenario anticipates about 90 percent of future household growth in PDAs, while the Santa Rosa General Plan anticipates about 45 percent. The Preferred Scenario should better recognize growth planned within the Urban Growth Boundary outside PDAs.

Regarding employment projections, Santa Rosa's General Plan projects more jobs than the Preferred Scenario. An increased number of projected jobs would recognize Santa Rosa's role as a job center, with a large number of employed residents who work in the City, as well as people from outside the City traveling to jobs in Santa Rosa. Focus on transit and funding for improvements within Sonoma County would help solidify residents' choice to live and work in the County while reducing vehicle miles traveled and greenhouse gas emissions.

Santa Rosa appreciates the inclusion of projects in the transportation investment strategy, particularly in that the bus service frequency enhancements recognize that the City has just completed the Reimagining CityBus project, which will align high-quality transit service with PDAs.

Santa Rosa continues to be interested in funding opportunities that region-wide programs provide. Greater eligibility and access to regional transportation funding would provide more opportunities in implementing specific plans in the City's PDAs by facilitating development

readiness. Inclusion of the state of good repair for local streets and highways and climate strategies to support bicycle and pedestrian projects are important transportation investment strategies.

If you have any questions, please contact Lisa Kranz in the Planning and Economic Development Department at 707-543-3259 or [lkranz@srcity.org](mailto:lkranz@srcity.org).

Sincerely,

JOHN SAWYER  
Mayor

A handwritten signature in black ink, appearing to read "Sawyer", is written over a large, loopy oval scribble that partially obscures the printed name "JOHN SAWYER".