



October 5, 2016

Via electronic mail to: [kkirkey@mtc.ca.gov](mailto:kkirkey@mtc.ca.gov)

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

Re: Pleasanton Comment on Plan Bay Area 2040 – Draft Preferred Scenario

Dear Mr. Kirkey,

Thank you for the opportunity to comment on the Draft Preferred Scenario for Plan Bay Area 2040. Given that the projected growth for Pleasanton is not in alignment with the City’s adopted General Plan (including the Housing Element) and for other reasons detailed in this letter, on behalf of the City of Pleasanton, I am respectfully asking MTC and ABAG staff to re-examine the Draft Preferred Scenario numbers to more accurately reflect Pleasanton’s planned growth.

As stated in your correspondence, the Draft Preferred Scenario is intended to represent a projected regional pattern of household and employment growth in 2040, and was in large part developed with ABAG’s economic and demographic forecasts employed by a regional land use model, UrbanSim.

The Draft Preferred Scenario for Pleasanton indicates household and employment growth summarized in Table 1 for City-wide, and Table 2 for PDA Hacienda.

**Table 1: September 2016 Draft Preferred Scenario – City-wide**

Plan Bay Area 2013 Growth Proposed Projection	Households		Employment	
	2010	2040	2010	2040
<i>City Wide</i>	24,700	34,600	60,100	69,900
<b>2010-2040 Change (30 Years)</b>		9,900		9,800
<b>Number Per Year (Over 30 Years)</b>		330		327
<b>2010-2040 Percentage Change</b>		40%		16%
<b>Average Percentage Change Per Year</b>		1.3%		0.5%

**COMMUNITY DEVELOPMENT**

**P. O. BOX 520, Pleasanton, CA 94566-0802**

Planning	Building & Safety	Engineering	Traffic	Inspection
200 Old Bernal Ave. (925) 931-5600 Fax: 931-5483	200 Old Bernal Ave. (925) 931-5300 Fax: 931-5478	200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	157 Main Street (925) 931-5680 Fax: 931-5484

**Table 2: September 2016 Draft Preferred Scenario – PDA Hacienda**

<b>Plan Bay Area 2013 Growth Proposed Projection</b>	<b>Households</b>		<b>Employment</b>	
	<b>2010</b>	<b>2040</b>	<b>2010</b>	<b>2040</b>
<b>Priority Development Area (Hacienda)</b>	1,300	8,000	12,500	19,600
<b>2010-2040 Change (30 Years)</b>		6,700		7,100
<b>Number Per Year (Over 30 Years)</b>		223		237
<b>2010-2040 Percentage Change</b>		<b>515%</b>		<b>57%</b>
<b>Average Percentage Change Per Year</b>		<b>17%</b>		<b>2%</b>

The Draft Preferred Scenario represents a significant departure from the anticipated growth in the City's General Plan, including Pleasanton's adopted and State certified Housing Element, as well as from previous projections provided by ABAG. Additionally, the growth projected for the Hacienda Business Park (Hacienda) – an average annual growth rate of 17% a year – is unrealistic and oddly disproportionate to what is projected for the remainder of the City. Somewhat problematic for the level of growth is that while Hacienda is shown as a Potential PDA, there is no pending plan for a long-range plan to intensify development or include more residential opportunity sites for the area. Further, the Draft Preferred Scenario far exceeds the City's current growth management ordinance allotment of 235 residential units per year. These concerns have been communicated in previous letters and during conference calls with ABAG staff on March 31, 2016, April 13, 2016, and June 8, 2016.

As previously communicated, I am proposing growth rates that I believe are consistent with the City's adopted planning policies and existing data:

1. A City-wide increase of 235 units (households) per year, which is consistent with the City's current annual benchmark established by the adopted growth management ordinance. This results in a 28% increase over the 30 years between 2010 and 2040, and an average annual increase of approximately 1%.
2. Update the baseline values for Hacienda Business Park to reflect correct values for households and jobs (these are based off the U.S. Census data): 1,540 households and approximately 17,000 jobs in 2010.

I look forward to receiving revised projections for the Draft Preferred Scenario prior to adoption by the ABAG Executive Board.

Sincerely,



Gerry Beaudin  
Director of Community Development

Mr. Ken Kirkey  
Page 3  
October 5, 2016

Cc:

Adam Weinstein, Planning Manager

Shweta Bonn, Senior Planner

Miriam Chion, ABAG, Director of Planning & Research, [miriamc@abag.ca.gov](mailto:miriamc@abag.ca.gov)