

what if?

san francisco bay area . alternative growth scenarios . projections to 2035

schedule & comments

This year's update to our biannual *Projections* series, *Projections 2009*, will entail greater discussion with and input from local jurisdictions than during past updates. This is because, for *Projections 2009* we have significantly changed our approach to developing the forecast. Instead of providing local jurisdictions with a single draft forecast to comment on, we will be providing two alternative "what if?" land use forecasts, *Scattered Success* and *Focused Future*. In addition, we will provide detailed information on how each of the alternatives "performs" against a set of regionally adopted performance targets.

Schedule & Comment Deadlines

Fall 2008 (October/November)

This fall, we will hold at least one meeting in each county in the Bay Area to discuss the alternatives and the performance target analysis. Meetings will be with senior planning staff from both cities and counties. We will also meet with elected officials from around the region. At these meetings, we welcome your input on the alternatives, and any specific comments you may have about your individual jurisdiction.

We will need to receive your comments in writing on the initial alternative growth scenarios by November 26, 2008

Winter 2008/09 (December-February)

Beginning in December, we will review all comments received. Your input, received during the fall, will be used to develop a revised scenario. The draft revised scenario would then be provided to all jurisdictions and interested parties by January 2009. Jurisdictions would again be invited to comment on this alternative. This may be through one-on-one meetings and/or county outreach meetings.

We expect the second round of comments, and potentially more outreach meetings, to be completed in February 2009.

What We Would Like to Know from You

While we expect to have draft alternatives, at both a county and jurisdiction level, for the first set of outreach meetings, we hope to hear your input on the more general issue of land use and its impact on driving, emissions, as well as on the other targets. Are the assumptions that go into the alternative scenarios appropriate? Are current trends in markets and regulations making the more aggressive scenario, **Focused Future**, a reality? Is it important for this region to show leadership on issues like green house gases, even if the trends are not clear? Would a different alternative work better to achieve the performance targets? Or, does the base case, **Scattered Success**, appropriately reflect local and regional goals?

In your comments about either scenario, you should describe any disagreements you have with the assumptions as specifically as possible. For example, do you disagree with our assessment of energy costs or the regulatory environment? If you have a different alternative in mind, please describe that approach. For example, should more of the growth be centered in Alameda County?

For comments related to your particular jurisdiction, you should describe any development opportunities you think we may not have considered. Or, are there any specific physical, historical, or cultural limitations to the growth we have described? In addition, please note that while we will consider comments regarding your existing general or specific plans, keep in mind that general plans do not extend to the end of the forecast period. Further, the **Focused Future** alternative assumes significant regulatory and market changes which your existing plan's land use potential may not consider.

Projections 2009 Comment Contacts

The outreach meetings are meant to supplement the efforts we have traditionally made to get your feedback on our regional land use forecast. However, please feel free to contact us by e-mail, post, or telephone with any comments you may have. Comments, as always, should be made as early as possible.

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