

EMAIL EXCHANGE Aug 15 & 16, 2018,
between
Zoe Kersteen-Tucker, SMC Planning Commissioner and
Steve Monowitz, SMC Community Development Director

From: Zoe Kersteen-Tucker
Sent: Wednesday, August 15, 2018 1:46 PM
To: Steve Monowitz <smonowitz@smcgov.org>
Cc: Lisa Ketcham; Len Erickson
Subject: MidPen housing and Connect the Coast

Hi Steve,

I understand that the Midcoast Community Council is being asked to comment on MidPen's traffic circulation plan for the proposed affordable housing project in Moss Beach very soon (like next week).

From a planning perspective, this seems premature and out of sync with the long-awaited Connect the Coastside study.

Without the comprehensive transportation plan/analysis promised by Connect the Coastside, am wondering how the Midcoast Council can offer up cogent comments on such a vast project--a project that will decidedly affect traffic patterns all over the coastside?

This is the second large development project in the midcoast (Big Wave being the first) that hasn't benefited from the promised long-range, comprehensive transportation plan.

Are we allowing these large development projects to shape Connect the Coast, rather than vice versa? Given ever-worsening traffic on the coast and limited options for effectively relieving that congestion, the former alternative doesn't make sense to me.

Any illumination you can shed on this will be appreciated.

Thanks Steve!
Best,
Zoe

From: Steve Monowitz <smonowitz@smcgov.org>

Subject: RE: MidPen housing and Connect the Coast

Date: August 16, 2018 at 2:55:01 PM PDT

To: Zoe Kersteen-Tucker

Cc: Lisa Ketcham, Len Erickson, Don Horsley <dhorsley@smcgov.org>

Hi Zoe,

All valid points and questions. We certainly do not intend to let projects, rather than good planning, dictate our decisions. We also want to enable maximum public participation. If MCC's preference is to postpone its review of the Cypress Pt. project until the public review draft of Connect the Coastside is available, I am happy to consider it.

I offer the following thoughts in this regard:

- This will not be the MCC's last opportunity to provide input on the project, or consider its relationship to Connect the Coastside (estimated to be released for Public Review in October). CEQA, LCP Amendment, and permit hearing procedures will provide additional opportunities for review and comment. We will do our best to make sure that the analyses and reviews of these projects, as well as of Plan Princeton, are presented in coordinated manner. I am optimistic we can do so given the work that has occurred to date to prepare for this. I am also of the opinion that the overlapping review periods will help ensure that these plans are consistent with each other and comprehensively evaluated and understood. Staff will be happy to provide additional presentations to, and get additional feedback from, the MCC as these needs arise.
- The Cypress Pt. traffic engineers have been in regular communication with the engineering firm preparing Connect the Coastside (DKS) since the housing project's inception. The project has been planned to conform to the research and findings of Connect the Coastside to date, which has built upon our prior Highway One Safety and Mobility planning efforts. The LCP's long standing designation of this site for affordable housing has been recognized and considered by these projects.
- The type of improvements necessary to prevent the project from adversely affecting traffic are consistent with those suggested by the Safety and Mobility studies, which have been the subject of ongoing public review and discussion. From our analysis to date, the project will necessitate the installation of a signal and improved crossing at California Ave., which is something that has been under consideration for many years. Potential transportation benefits of the project, such as improved bus service and new bike and pedestrian trail segments, are also consistent with the type of circulation improvements that have been under discussion.

I look forward to presenting more detailed analyses of these issues at upcoming Planning Commission hearings, and am happy to discuss them further with you in the meantime.

Sincerely,
Steve