

**From:** Ernest Goitein <fego@pacbell.net>  
**Sent:** Sunday, June 19, 2011 4:42 PM  
**To:** Rogers, Thomas H  
**Subject:** Downtown Specific Plan DEIR

Dear Mr. Rogers,

My comments relate to the Downtown area of the Downtown Specific Plan.

The question of who benefits and who pays is also an environmental concern. This should be addressed.

The costs will have to be provided up front. Construction projects almost always exceed the estimates. This can be historically verified and is my experience as an engineer. It is a common strategy used by developers and others who stand to benefit from the construction and financing.

What are you going to do when a project is half built and the developers run out of money? Surely the City of Menlo Park should be aware of this. So then who pays? It is the citizens of Menlo Park, not only in increased assessments, but in the disruptions of the vibrant downtown area and the impacts that cannot be mitigated.

The financial benefits for Menlo Park are realized over a long period of time, presumably from increased sales tax revenue and fees. Considering the reality of current economic uncertainties these benefits may not be there.

How is this concern an environmental issue? A shortfall in Menlo Parks finances will require belt tightening. Frequently environmental programs are the first to be cut or eliminated.

I believe the final EIR must address the financial exposure to Menlo Park.

Sincerely, Ernest Goitein

167 Almendral Ave

Atherton, CA 94027

650 369 6690