



LAND USE PROPOSAL

THE EVERGREEN * EAST HILLS VISION STRATEGY

EXECUTIVE SUMMARY

A group of residents from District 8 believe the quality of life, management of congestion, improvement of regional transportation, encouraging economic development, and promoting affordable housing can be achieved by adopting our land use proposal. Surrounding districts affected by development have been accounted for in this plan as well as the landowners. We believe that we have struck a balance between sensible development and residential quality while creating a large pool of resources for beneficial improvement, thus creating a win-win partnership for the City. The City has a responsibility to provide transportation and amenity needs to its residents. District 8 is making a very substantial contribution by this proposal generating funds and land resources to create community assets. By engaging in a partnership with the City as well as with residents and landowners, we are demonstrating how the needs of all concerned parties can be addressed while also ensuring that all concerned and involved parties exercise real responsibility. This sharing of risk, reward, and responsibility are essential to purposeful development of our City. Thank you for your attention.

We ask for your full and serious consideration of this proposal. It is a sober yet optimistic program that understands that this land use decision is citywide in its implications. It has much to offer to the entire City, the District, as well as the economic stakeholders. Our plan preserves the jobs-housing balance, spurs healthy economic growth, and manages congestion; all of these elements are vital to maintaining a healthy, sustainable community. Please adopt our plan as the proposal for the Evergreen * East Hills Vision Strategy.

Brief Summary of Our Proposal for Maximum Housing Units Allowed

	Retain Campus Industrial						
	Arcadia	Berg/IDS	Legacy	Golf Course	College		
Large Lot Conventional	0	450	0	200	0		
Small Lot Conventional	0	150	0	150	0		
Small Lot AL	0	125	0	150	0		
Town Home	700	75	0	100	50		
Multi-Family	700	0	0	0	100		
Affordable/Work	400	0	0	0	250	16.25%	650
						Background Units	
Total units	1800	800	0	600	400		Total 4000
Net acres	81	200	120	114	27		542