

3/17/08 Community Meeting Notes (Hillview Library)

Staff gave a powerpoint presentation and requested input on the following questions:

- **Q#1** Should the updated Policy reserve residential development capacity for infill sites with 35 units or less, and if so, what percentage of total 500 units should be reserved for small infill sites?

- **Q#2** Out of the 500 unit residential pool, should developments 35 units or less in size be required to, or given priority if they, provide additional community benefits such as:
 - Provide diverse housing types
 - Provide affordable housing
 - Be substantially consistent with the Guiding Principle Design Guidelines developed through the Evergreen Vision Strategy
 - Do not require modification of the Urban Service Area or Urban Growth Boundary boundaries,
 - Do not create significant adverse effects upon the environment
 - Do not require significant grading or other alteration of the natural environment.

- **Q #3:** Any feedback on criteria for the following exceptions:
 - Historic Preservation
 - Affordable Housing
 - Mixed Use

Community feedback:

Galvin Jackson - There is a concern about traffic, emergency implications, fuel, and pollution. There is a desire to have relief from the existing situation first.

Jose Arands- 35 dwelling units on what? What is density? If projects can have 100 dwelling units, there will not be enough units for other sites.

Staff Response(SR)- No specific density requirements, just 35 unit max on sites, unless they meet the exception criteria for more units.

Jim Zito- What is the current Mirassou proposal?

Staff Response(SR)- 139 units

Carlos DaSilva-Developing Mirassou defeats the purpose of helping small parcels.

Ike White-Traffic solutions should occur before we build more.

Vicki Lang- How will the distribution of the units work? San Felipe cannot be widened because it is adjacent to the creek.

Staff Response(SR)- Units could be spread throughout Evergreen-East Hills area, not just all in one area.

Bonnie Mace-Will the units be dispersed or will it be first come first serve? Prioritize allocations should be given to non-impacted areas (eg. Ocala).

Vicki Lang-Some owners still won't be able to develop. Not pass to add more homes (special 200 dwelling units); due to school capacity & decrease tax base for schools, schools need to be considered in addition to traffic

Jim Zito-EEHDP requires school district referrals and better communication with the local schools.

Staff Response(SR)- We will work on our communication.

Jim Zito-LEED certification should be required for new homes, for instance the Orchard Heights project. EEHDP should have something about requiring LEED certification, just in case the citywide policy does not get approved.

Staff Response(SR)-Citywide Green Building policy is being brought forward to City Council at the same time as the EEHDP.

Lowell Grattan-The Urban Growth Boundary understood expansions. The UGP controls price of land. If transportation goes up, then congestion increases.

Carlos DaSilva - The 1st subarea includes Arcadia developing too much commercial square feet. This goes against the piecemeal idea.

Rose Herrera-How many applications are on file now?

Staff Response(SR)- A handful.

Lowell Grattan -Is there a link between traffic fees, improvements and light rail?

Staff Response(SR)- No.

Jose Arands -It is hard to give input on the criteria without a map.

Jim Zito-Regarding Question1:

We care if one project sucks up all of the residential pool. We don't want that to happen.

Carlos DaSilva -Regarding Question1: Mirassou should not be able to move forward. The 500 units should be for small owners only (mom & pop lots).

Bob Dhillon-The units should only go to small property owners.
Bonnie Mace-Should a straw poll be taken about whether there should be any exceptions to the 35 unit limit?

Staff Response(SR)-No straw poll needed. It is clear to staff that the majority of community members here would not want large developments to move forward.

Vicki Lang-The original task force wanted the pool units only to go to small, mom and pop, property owners.

Ike White-Tell City Council that no development is what we want.
Galvan Jackson -Green building still brings auto pollution. Money from developers still does not lead to safety and livability. This is another "meat grinder" process. Where is Cortese?

Staff Response(SR)-Rabia Chaudry, Chief of Staff for Vice Mayor Cortese is present.

Carlos DaSilva -When will we be done with allocations? Why are there more auto dealers? Outreach is not effective. Who is paying for this?

Staff Response(SR)- The City's General Fund is paying for the EEHDP process.