EVERGREEN VISIONING PROJECT

Arcadia	II Very Low	III Low	IV Medium	V High	VI Retain Industrial	I No Project
Residential Units						
Large Lot	0	0	0	0	0	217
Small Lot	0	0	0	0	0	0
Small Alley	0	0	0	0	0	0
Townhome	530	650	710	200	200	0
Multi-Family	690	850	930	1,300	1,300	0
Affordable	280	350	385	375	375	0
Total Units	**1,500**	**1,850**	**2,025**	**1,875**	**1,875**	**217**
Commercial						
Home Furnishings	40,000	40,000	40,000	40,000	40,000	0
High end grocery store	50,000	50,000	50,000	50,000	50,000	0
Bookstore	25,000	25,000	25,000	25,000	25,000	0
Sporting good store	25,000	25,000	25,000	25,000	25,000	0
Furniture	50,000	50,000	50,000	50,000	50,000	0
Shops and restaurants	70,000	70,000	70,000	70,000	70,000	0
Other retail	40,000	40,000	40,000	40,000	40,000	0
Total "Regional Serving Retail"	**300,000**	**300,000**	**300,000**	**300,000**	**300,000**	**0**

Evergreen Community College	II Very Low	III Low	IV Medium	V High	VI Retain Industrial	I No Project
Residential Units						
Large Lot	0	0	0	0	0	0
Small Lot	0	0	0	0	0	0
Small Alley	0	0	0	0	0	0
Townhome	0	0	0	0	0	0
Multi-Family	275	300	330	500	500	0
Affordable	0	0	0	0	0	0
Total Units	**275**	**300**	**330**	**500**	**500**	**0**
Nbhd. commercial local serving	**95,000**	**95,000**	**95,000**	**95,000**	**95,000**	**0**
Office (increment of new s.f.)	**55,000**	**55,000**	**55,000**	**55,000**	**55,000**	**0**
Public/Quasi-Public	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**per GP**

Pleasant Hills Golf Course	II Very Low	III Low	IV Medium	V High	VI Retain Industrial	I No Project
Residential Units						
Large Lot	225	250	275	250	250	0
Small Lot	115	125	140	225	225	0
Small Alley	110	125	135	200	200	0
Townhome	90	100	110	150	150	0
Multi-Family	0	0	0	0	0	0
Affordable	0	0	0	0	0	0
Total Units	**540**	**600**	**660**	**825**	**825**	**0**
Nbhd. commercial local serving	**5,000**	**5,000**	**5,000**	**5,000**	**5,000**	**0**
Private Recreation	**n/a**	**n/a**	**n/a**	**n/a**	**n/a**	**per GP**

Industrial Sites	II Very Low	III Low	IV Medium	V High	VI Retain Industrial	I No Project
Residential Units						
Large Lot	405	450	490	650	0	0
Small Lot	225	250	275	500	0	0
Small Alley	185	200	220	425	0	0
Townhome	135	150	165	375	0	0
Multi-Family	0	0	0	0	0	0
Affordable	0	0	0	0	0	0
Total Units	**950**	**1,050**	**1,150**	**1,950**	**0**	**0**
Nbhd. commercial local serving	0	0	0	0	0	0
Campus Industrial	**0**	**0**	**0**	**0**	**4,660,000**	**4,660,000**
Quimby/White (increment of new s.f.)						
Traditional grocery store	7,000	7,000	7,000	7,000	7,000	0
Other retail	28,000	28,000	28,000	28,000	28,000	0
Total "Nbhd. commercial local serving"	**35,000**	**35,000**	**35,000**	**35,000**	**35,000**	**0**
Other Retail	**65,000**	**65,000**	**65,000**	**65,000**	**65,000**	**0**

Scenario Summary	II Very Low	III Low	IV Medium	V High	VI Retain Industrial	I No Project
Total Opportunity Site Units	3,265	3,800	4,165	5,150	3,200	217
Residential Unit "Pool"	335	400	435	550	700	0
Total Residential Units	**3,600**	**4,200**	**4,600**	**5,700**	**3,900**	**217**
Total Commercial Sq. Ft.	500,000	500,000	500,000	500,000	500,000	0
Total Office Sq. Ft.	55,000	55,000	55,000	55,000	55,000	0
Total Campus Industrial Sq. Ft.	0	0	0	0	4,660,000	4,660,000
Non-residential Trip "Pool"	500	500	500	500	500	0