

### **What was the Goal of the June Group Exercise?**

The goal of the June exercise was to balance new development on all opportunity sites with the desired community amenities and transportation improvements, using the Guiding Principles.

The groups for this exercise were comprised of the following Task Force members:

- Group A: Jose (for Maria), Alan, Lou, Victor, Bill and Tom
- Group B: Vince, Lillian, Paul, Scott and Gordon
- Group C: Dan J, Mark, Ike, Tian and Khanh
- Group D: Homing, Dan G., Sherry, Steve and Mike

### **Results of the August Group Exercise**

Feedback by groups on the exercise is summarized below. Complete results of the group exercise are attached. Please note that Group C did not have the opportunity to identify preferred amenities, and Group D did not have the opportunity to identify preferred transportation improvements.

- Group A: The key concerns for this Group are minimizing traffic impacts and providing a new high school site. Other points made by the Group:
  - The City should consider maintaining industrial uses on the Campus Industrial sites. If residential development does occur on these properties, then large single-family lots should be placed along the western edge, and smaller single-family lots and townhouses should be placed on the eastern edge.
  - Fifty-five acres should be reserved on the Campus Industrial sites for a new high school.
  - This Group feels that there should be office uses on the Pleasant Hills Golf Course, located along the western edge of the property towards the middle.
- Group B: This Group stressed the importance of upholding the Guiding Principles, particularly the mix of housing types and ranges for all levels of income. In addition,

the Group supports maximizing transportation improvements and amenities through higher-density development.

- Group C: This Group stressed the importance of providing adequate school facilities, particularly for a high school. They stated that school facilities must be guaranteed as part of any final plan for this project. In addition, the Group felt that they were being rushed by the process and would prefer to have more time to review alternatives and discuss options. Other comments:
  - The Group created a new alternative for the Evergreen Valley Community College (EVCC) site, preferring a low-density development (233 dwelling units). There was one dissenting voice that preferred no residential development at EVCC, rather a combination of educational, retail and library uses.
  - There was one dissenting voice regarding the development of Pleasant Hills Golf Course. This person stated that the Mt. Pleasant neighborhood would prefer to have the golf course remain.
  - There was concern from this group regarding the cost estimate for Community Amenity K, Sports Complex. They felt that the \$21 million price tag was too high, and that this amenity may not be achievable.
  
- Group D: Comments from this group included:
  - Upon further review, the Group felt they might have chosen a higher density development for Arcadia rather than the lower density they worked with.
  - This Group felt that the northerly two-thirds of the Campus Industrial sites should be developed with low-density housing (approximately 800 dwelling units), and that the remaining one-third of the sites should be reserved for a high school with ball fields and other recreation opportunities for joint use. One dissenting voice expressed the desire to maintain the Campus Industrial designation, at least in the short-term. This person felt residential uses should only be considered if industrial uses really prove to not be viable in this location.
  - There were concerns from this Group regarding the proposed location of the library and park on the EVCC site, as well as the types of commercial uses that may occur. The Group believes there is a need in the area for medical offices and an emergency clinic. In addition, they felt that the housing on the site should be affordable for students and faculty only.
  - The Group stated that commercial uses did not seem desirable or beneficial on the Pleasant Hills Golf Course site.

**EVERGREEN VISIONING PROJECT**  
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**Group Exercise**  
June 23, 2004

- After reviewing the amenities list, the Group expressed their desire to make sure that some of the proposed facilities be more centrally located in the district in order to benefit the northwesterly quadrant of Evergreen.