

# EVERGREEN ♦ EAST HILLS VISION STRATEGY

## PROPOSAL A

### Alternative Land Use Proposal Submitted by Zito

#### Total Number of Residential Units by Location

	Arcadia	Campus Industrial*	Pleasant Hills Golf Course**	Evergreen Valley College***	No. Units
Total Units per Opportunity Site	1800	900	600	300	3,600
Dist 8 Background Pool	--	--	--	--	400
<b>TOTAL UNITS</b>					<b>4,000</b>

\* 120 contiguous acres retained on opportunity site for job retention and parks. (possible HS site)

\*\* 40% to be allocated for parks & open space

\*\*\* Or a High School Site on the entire 27 Acres - This would NOT reduce amenities funding.

Note 1: All housing and commercial development should be compatible with adjoining and existing housing in terms of unit density, architectural style, and building height – Max = 4 stories

Note 2: Distribution of affordable units subject to change as long as ~19% assured for total development

Note 3: Residential development of the Arcadia site should not occur until light rail or alternative transit facilities “break ground” on a Capitol Expressway/Eastridge Station. However, the Arcadia Community Center should be constructed in Phase 1 or 2 of the overall project.

#### Total professional, commercial/retail/office space by location

Opportunity Site	Area (ft <sup>2</sup> )	Notes
Campus Industrial	0	Retain 120 acres as Campus Industrial, Parks & Open Space
Arcadia	100,000	Light commercial, small office & business; medical/dental
Pleasant Hills Golf Course	50,000	Light commercial, small office & business; medical/dental
Evergreen Valley College*	100,000*	This site will preclude the construction of a super market/grocery store
District 8 Background Pool	50,000	Distribute small office & business; medical dental
<b>Total</b>	<b>300,000</b>	

**PROPOSAL B**

**Developer’s Land Use Proposal**

*Total Number of Residential Units by Location*

	Arcadia	Campus Industrial**	Pleasant Hills Golf Course*	Evergreen Valley College***	No. Units
Total Units per Opportunity Site	1,875	2,000	825	500	5,200
Dist 8 Background Pool	--	--	--	--	500
<b>TOTAL UNITS</b>					<b>5,700</b>

\* 30 acres of open space (includes landscape buffers and public uses), approximately 12 acres of land dedication for a new elementary school, joint use park, and a fire station.

\*\* Dedication of 21 acres for a new elementary school and joint use sports park (baseball and soccer)

\*\*\* 40% of the housing is proposed for deed-restricted affordable housing which would meet the City’s affordable housing criteria.

*Total professional, commercial/retail/office space by location*

Opportunity Site	Area (ft <sup>2</sup> )	Notes
Campus Industrial	0	
Arcadia	100,000	
Pleasant Hills Golf Course	0	
Evergreen Valley College*	195,000*	Allow the construction of a super market/grocery store on the site.
<b>Total</b>	<b>295,000</b>	

**PROPOSAL C**

**Mark Milioto Land Use Variation Proposal**

***Total Number of Residential Units by Location***

	Arcadia	Campus Industrial	Pleasant Hills Golf Course*	Evergreen Valley College**	No. Units
Total Units per Opportunity Site	1,800	1,200	600	300	3,900
Dist 8 Background Pool	--	--	--	--	400
<b>TOTAL UNITS</b>					<b>4,300</b>

\* 40% to be allocated for parks & open space

\*\* Or a High School Site on the entire 27 Acres - This would NOT reduce amenities funding.

Note 1: All housing and commercial development should be compatible with adjoining and existing housing in terms of unit density, architectural style, and building height – Max = 4 stories

Note 2: Distribution of affordable units subject to change as long as ~19% assured for total development.

Note 3: Residential development of the Arcadia site should not occur until light rail or alternative transit facilities “break ground” on a Capitol Expressway/Eastridge Station. However, the Arcadia Community Center should be constructed in Phase 1 or 2 of the overall project.

***Total professional, commercial/retail/office space by location***

Opportunity Site	Area (ft <sup>2</sup> )	Notes
Campus Industrial	0	
Arcadia	100,000	Light commercial, small office & business; medical/dental
Pleasant Hills Golf Course	50,000	Light commercial, small office & business; medical/dental
Evergreen Valley College*	100,000*	This site will preclude the construction of a super market/grocery store
District 8 Background Pool	50,000	Distribute small office & business; medical dental
<b>Total</b>	<b>300,000</b>	

**PROPOSAL D**

**Council Member Dave Cortese  
Land Use Variation Proposal**

*Total Number of Residential Units by Location*

	Arcadia	Campus Industrial*	Pleasant Hills Golf Course**	Evergreen Valley College***	No. Units
Total Units per Opportunity Site	1,875	1,325	600	400	4,200
Dist 8 Background Pool	--	--	--	--	500
<b>TOTAL UNITS</b>					<b>4,700</b>

\* Includes Little League fields, 12 acre elementary school, and a 35 acre high school (ESUHSD must buy the land). Legacy site should be marked as an industrial reserve with a footnote that this could be swapped out for an in-lieu fee to allow the City to purchase industrial land elsewhere in the city.

\*\* Should include the dedication of land for a fire station, and a pedestrian crossing linking the site to the entrance of Lake Cunningham, and a multi-purpose building/community center on the proposed school site.

\*\*\* Reserve acreage (20) for potential High School and include a pedestrian crossing from Evergreen Park (Yerba Buena Rd.) at the existing pedestrian bridge to the commercial area at the southern edge of the site.

*Total professional, commercial/retail/office space by location*

Opportunity Site	Area (ft <sup>2</sup> )	Notes
Campus Industrial	0	
Arcadia	150,000	Should be developed along a new street/boulevard through the property and not as separate block developments.
Pleasant Hills Golf Course	0	
Evergreen Valley College*	100,000	Preclude the construction of a grocer store.
<b>Total</b>	<b>250,000</b>	

**PROPOSAL E**

**Gordon Lund Land Use Variation Proposal**

*Total Number of Residential Units by Location*

	Arcadia	Campus Industrial**	Pleasant Hills Golf Course*	Evergreen Valley College***	No. Units
Total Units per Opportunity Site	1,875	1,275	650 (prefer no development)	500	4,300
Dist 8 Background Pool	--	--	--	--	500
<b>TOTAL UNITS</b>					<b>4,800</b>

\* Prefer that no development on the Pleasant Hills Golf Course Site

\*\* Retain 170 acres of Campus Industrial; however, if a high school site is proposed for this site the amount of Campus Industrial should preserved could be reduced to 120 acres.

\*\*\* Prefer that the site be used for recreational uses (i.e., aquatic center, sports fields, etc.).

*Total professional, commercial/retail/office space by location*

Opportunity Site	Area (ft <sup>2</sup> )	Notes
Campus Industrial	0	
Arcadia	300,000	
Pleasant Hills Golf Course	0	
Evergreen Valley College*	195,000*	Preclude the construction of a super market/grocery store on the site.
<b>Total</b>	<b>495,000</b>	

**PROPOSAL F**

**Melanie Richardson Land Use Variation Proposal**

*Total Number of Residential Units by Location*

	Arcadia	Campus Industrial**	Pleasant Hills Golf Course*	Evergreen Valley College***	No. Units
Total Units per Opportunity Site	1,875	1,275	0	500	3,650
Dist 8 Background Pool	--	--	--	--	0
<b>TOTAL UNITS</b>					<b>3,650</b>

\* No development on the Pleasant Hills Golf Course Site

\*\* Retain 120 acres of Campus Industrial

\*\*\* 40% of the housing is proposed for deed-restricted affordable housing which would meet the City's affordable housing criteria.

*Total professional, commercial/retail/office space by location*

Opportunity Site	Area (ft <sup>2</sup> )	Notes
Campus Industrial	0	
Arcadia	300,000	
Pleasant Hills Golf Course	0	
Evergreen Valley College*	195,000*	Preclude the construction of a super market/grocery store on the site.
<b>Total</b>	<b>495,000</b>	