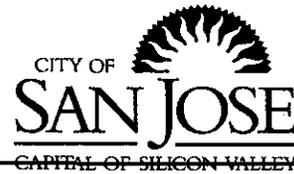


MEMORANDUM



TO: Honorable Mayor & City Council **FROM:** Vice Mayor Dave Cortese

SUBJECT: Evergreen East Hills Vision Strategy **DATE:** May 15, 2007

APPROVED: Dave Cortese R.C. **DATE:** 5/15/07

RECOMMENDATION

In the event the City Council decides against approving a funding agreement with the Four Opportunity Sites for the Evergreen East Hills Vision Strategy, it is recommended that the City Council direct staff to bring forward for council consideration within 30 days:

1. Amendments to the EDP creating development “triggers” applicable to the Evergreen study area, the intent of which are to ensure that industrial development precedes residential development, allowing possible exemptions for smaller infill properties seeking to develop 25 units or less.
2. Amendments to the EDP that incorporate the EEHVS Guiding Principles (as adopted by the city council) into the EDP document as planning goals, to preserve the Task Force’s valuable work
3. Amendments to the EDP that incorporate the EEHVS Amenity Lists as exhibits in order to memorialize the unfunded infrastructure needs in the study area as determined by the Task Force.

BACKGROUND

Despite best efforts by city councilmembers, community members, city staff and representatives from various interests to create a vision that provides equity across the Evergreen Development Policy (EDP) study area in terms of transportation capacity, residential growth and public amenities and that affirmatively halts piecemeal development, many indicators point to the City Council voting against this vision. In many ways, this may prove to be a sore loss for Districts 8, 7 and 5, and the city as a whole which stood to gain over \$200 million dollars in public/private investments and access to modernized highway interchanges, local roads improvements, new schools, parks, community facilities and open space long promised by the city through prior council direction. It will also shift the cost of over \$200 million in unfunded infrastructure back to the taxpayers. But what will further worsen the plight of residents in these areas is if the City Council subsequently opens the door to piecemeal development in the study area. Therefore, if the council does in fact choose to deny the current funding options, which rely on conversion of industrial lands, then the council must be resolute in its support of its own policies on industrial conversion. This can only be demonstrated by the Council adopting a moratorium on residential development in the EDP study area until jobs capacity has been reached. This moratorium would be lifted only upon full build-out of the employment lands on Yerba Buena Road.

City staff should provide the Council with the types of triggers that can be applied in southeast Evergreen. Much like the triggers in Coyote Valley, development in the study area would only be considered once the 320 acres have been maximized for employment purposes. If the Council is truly committed to protecting the city’s tax base by preserving and developing industrial lands throughout the city then it necessarily has to take the next

steps of adopting policies that promote and incent the development of employment lands and protect the area surrounding the industrial land from incremental growth until such time as jobs have been located in the area.

Truthfully, if the city was serious about its commitment to industrial growth in Evergreen, triggers should have been placed on the industrial land in Evergreen decades ago forcing its development ahead of housing. This would have better managed the growth of the Silver Creek Planned Residential Community and the Evergreen Specific Plan Community and allowed the city's adopted traffic model for the area to be realized. The lack of foresight by previous mayors and councilmembers should not be perpetuated. Now is the time to correct these errors.

The City Council should not fall prey to arguments by individual development applicants about the merits of their individual residential projects. Rather, if it is the Council's desire to work with the development and business communities to locate high-quality companies out to the San Felipe foothills, then policies should be put in place to ensure that the effort is finally successful after 26 years of failure. Thereafter, the Council can consider permitting new residential growth for the local workforce and to meet general housing demand.

Staff should also be directed to bring forth a menu of options on carving out development opportunities for the smaller held properties in Evergreen. These lands, in some case owned by small families, should probably be exempt from the triggers based on how low their expected unit production and traffic impact would be.

CONCLUSION

If the Council wishes to deny industrial land conversion in the Evergreen study area and reject the current public/private funding agreement in order to preserve and promote the development of employment lands it must once and for all put triggers in place that halt residential growth and further traffic congestion in Evergreen until jobs are in place.