

We are concerned about the negative impact of rapid growth.

Although the changes in elected and senior staff over the last 15 months have had a positive effect.

Still some residents are against all growth.

Smart Growth is comprehensively planned to gain positive impact and reduce negative effects to the city and existing residents.

We need to practice Smart Growth to support the General Plan strategy 4.2 PRESERVE AND CULTIVATE NEIGHBORHOODS.

A good example of smart growth is Rivermark. It is separated from neighborhoods and almost self contained. Therefore it does little damage to nearby neighborhoods.

How to recognize Not-So-Smart-Growth?

Watch these examples and ask yourself "Is the city preserving neighborhoods?"

Is this preserving the neighborhood?



(Villas on The Boulevard)

Preserved or failed?



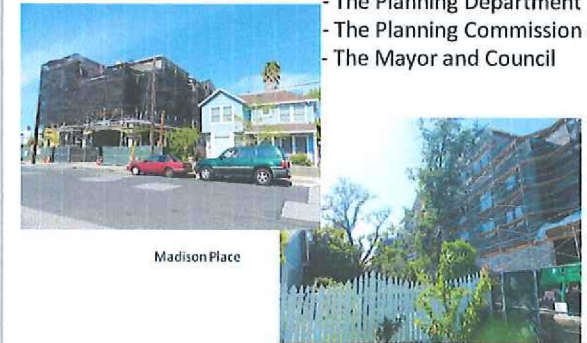
(Saratoga Ave. Condominiums)

Ask this neighbor if the city preserved the neighborhood.



Camino Main Place

Who failed these residents?

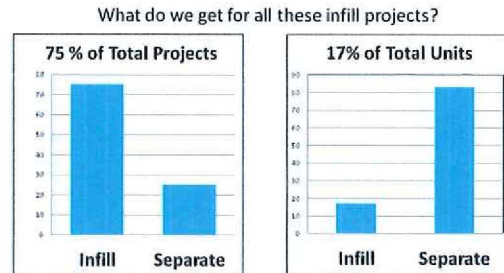


- The Planning Department
- The Planning Commission
- The Mayor and Council

Madison Place

POST MEETING MATERIAL

- 'We need more housing units' is used to justify forcing high density into mature neighborhoods.
- We also hear ABAG wants us to build like this.
- Now we even have The Chairman of the Planning Commission replacing one house and cramming five onto the same lot.



A Lion's share of the projects
But a *mouse's* share of the units.

High Density infill projects represent **75% of the planned projects** but provide only **17% of the planned units.**

If we need this many units then changing our general plan to let developers harm our neighborhoods, just to fill their coffers, is the wrong way to get there.

Smart Growth involves doing what is best for the residents, not what developers or ABAG want.

I doubt many looking at these pictures believe our city should look like this, so how did we get here?

The high density infill projects start with the Planning Department (where they are sometimes supersized) and are almost always passed by the Planning Commission.

With this gathered momentum it takes hundreds of angry residents showing up to have a chance of stopping it.

Why are there hundreds more people protesting these smaller Infill projects than the megaplex developments?

Because that is where you are inflicting the most pain on us, and sadly getting the least returns.

There is **NO LAW** that says you **HAVE** to approve any project.

We need to prevent these, not try to stop them.

By law the mayor and council cannot give directions to staff, so we need you to make clear you will not approve these projects that do so much damage with so little benefit.

If city planning won't engage in Smart Growth by choice, we ask you to please let them know you will tolerate no other.

This fits with the Gate Keeper concept, but could have a more immediate effect. Also just meeting the General Plan is no guarantee of Smart Growth.

Thank You

