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**To:** [Planning Commission](#)  
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**Subject:** Evergreen Superior Point Request  
**Date:** Monday, November 07, 2016 4:21:24 PM  
**Attachments:** [image001.png](#)

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Dear Planning Commissioners:

I wanted to send you a brief email because I unfortunately will not be able to attend the Planning Commission meeting tomorrow night, as my wife recently gave birth to our third child and my schedule is very limited. However, I wanted to reiterate our request for two points for Superior Plan and the associated rationale.

Shortly after our unanimous approval of our General Plan Amendment, at the request of staff, we withdrew our 2014 RDCS application and delayed our project one year so that we could design our community to meet the desires of the City given the high visibility location.

Through this process we ultimately reserved a large portion of land and agreed to build at our own expense a public/private park, 165 public parking spaces for the sports complex and a pedestrian paseo allowing connectivity to the future neighboring commercial development. Many of these items resulted in zero points within the RDCS narrative. Regardless, we designed our community to complement the existing sports facility and enhance the visitors' experience while creating an amenity-rich living environment. The collective outcome is the beginning of a mixed-use village offering a variety of housing from affordable rental homes to move-up detached housing, while creating a safe, walkable neighborhood.

Over the past four years we have listened. Our design has the finger print of Staff, Planning Commission and the City Council. We feel this collaborative effort ultimately resulted in an excellent community that will be enjoyed by not only the residents, but the large influx of visitors each year to the sports complex.

I apologize for my absence and kindly request both Evergreen Condit and Evergreen Murphy are rewarded two points each for our ongoing cooperative efforts and superior design.

Thank you in advance,



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