

## Coalition for Sensible Planning's Comments on Community Plan Draft

### Redevelopment of Complete Streets

We are deeply concerned about the County's stated intent to "redevelop" main thoroughfares in our community. As the Draft Community Plan stands, the County seeks to redevelop/retrofit Hollister, Turnpike and Calle Real.

Program TC-EGV-1B on page 142:

*"The County shall programmatically redevelop/retrofit Goleta Valley Community Corridors to best serve as multi-modal Complete Streets."*

We have learned that the term "redevelop" is a legal one which gives the County substantial tax revenue and which requires affordable housing projects. As stated in a recent front-page News Press article (1/5/11), the County can spend tax money derived from the difference between property tax revenue before and after redevelopment. By law 20 percent of this total increased tax revenue must be spent on affordable housing projects.

These mandated affordable projects, given the realities of building affordable housing, would be high-density, multi-story condos with minimum setback and minimum parking facilities.

Redevelopment is meant to "attack problems of urban decay" according to Wikipedia, but we do not believe that our area is urban, nor is it decaying. Therefore, these terms "redevelop/retrofit" in TC-EGV-1B do not fit our community and are completely inappropriate as a design intention.

Instead, they are wide-open legal terms which give the County permission to "redevelop" our three main thoroughfares into high density zoning with little or no constraints. For these reasons, the Coalition for Sensible Planning wants to go on record to state that our community does not want these three main streets "redeveloped".

Therefore we request that the words "redevelop" and "retrofit" be removed from Program Program TC-EGV-1B.