

## Ballot Argument in Support of Measure GG

The Cypress Town Center and Commons Initiative would establish a new master plan (called a "Specific Plan") for 170 acres of land that primarily includes Los Alamitos Race Course and the former Cypress Golf Club.

The Specific Plan includes several land use districts and was formulated with significant community input. The 31.8-acre town center district is intended to be the City's main street and a gathering place for the community, with a vibrant mix of entertainment, retail, restaurant, residential and commercial uses.

The public park district includes 20 acres of land for exclusive use as a community park.

The 93.3-acre residential district allows single-family and multi-family housing, while the 22.3-acre mixed-use district permits additional medium-density housing or an expanded town center, depending on community needs. The average density of the residential units would be just 8.6 units/acre, with a two-story height limit.

The plan is family-oriented, with a walkable neighborhood and easy access to recreation, dining, entertainment and shopping.

A recent fiscal report concluded that development of the Specific Plan area would generate \$3.5 million in annual net revenue to the City and at least 500 permanent jobs.

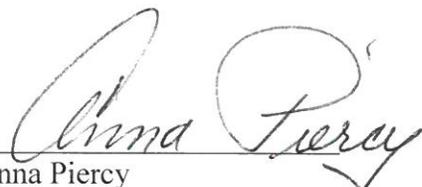
This initiative would allow property owners to submit development proposals that include the new commercial and residential uses. Any actual development project would be subject to full discretionary and environmental review by the City, with plenty of opportunity for public input.

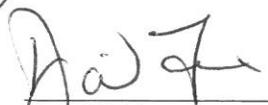
Importantly, the Specific Plan can only be amended by a vote of the people and it prohibits warehouse and distribution facilities.

This balanced and thoughtful long-range plan to redevelop the Race Course area establishes a vision for the future that addresses needs expressed by the community for shopping, dining and recreation, and creates spaces where we will be proud to live, work and play.

We urge your support of Measure GG.

  
\_\_\_\_\_  
Jon Peat  
Councilmember

  
\_\_\_\_\_  
Anna Piercy  
Former Mayor/Current AUHSD Board Trustee

  
\_\_\_\_\_  
David Frias  
President, Boys & Girls  
Club of Cypress

  
\_\_\_\_\_  
Doug Bailey  
Former Mayor

  
\_\_\_\_\_  
Darrell Essex  
Former City Manager