

## Late Backup

It looks as if the tract backs up to several residential neighborhoods to the south. Is that accurate? Approximately how many residents live in that area? Will the neighbors be able to access the tract by walking?

The Winnebago property does have residential neighborhoods to the south. The neighborhood has approximately 2,000 residents and potential for future development of an additional 2,000 residents.

The attached area map shows a proposed connection through private property. If PARD were to become owners of the Winnebago property, PARD would try to acquire the proposed connection through parkland dedication or fee simple.

Is this a parks deficient area as determined by our gap studies?

Yes, the Winnebago site is currently park deficient area. However, the existing and future residents to the south of the Winnebago property are served by Franklin Neighborhood Park and a ½ mile park service area of the Winnebago site would be sparsely populated.

I have heard that some tracts to the near east are also being developed as residential. Is that accurate? How many new residents are expected?

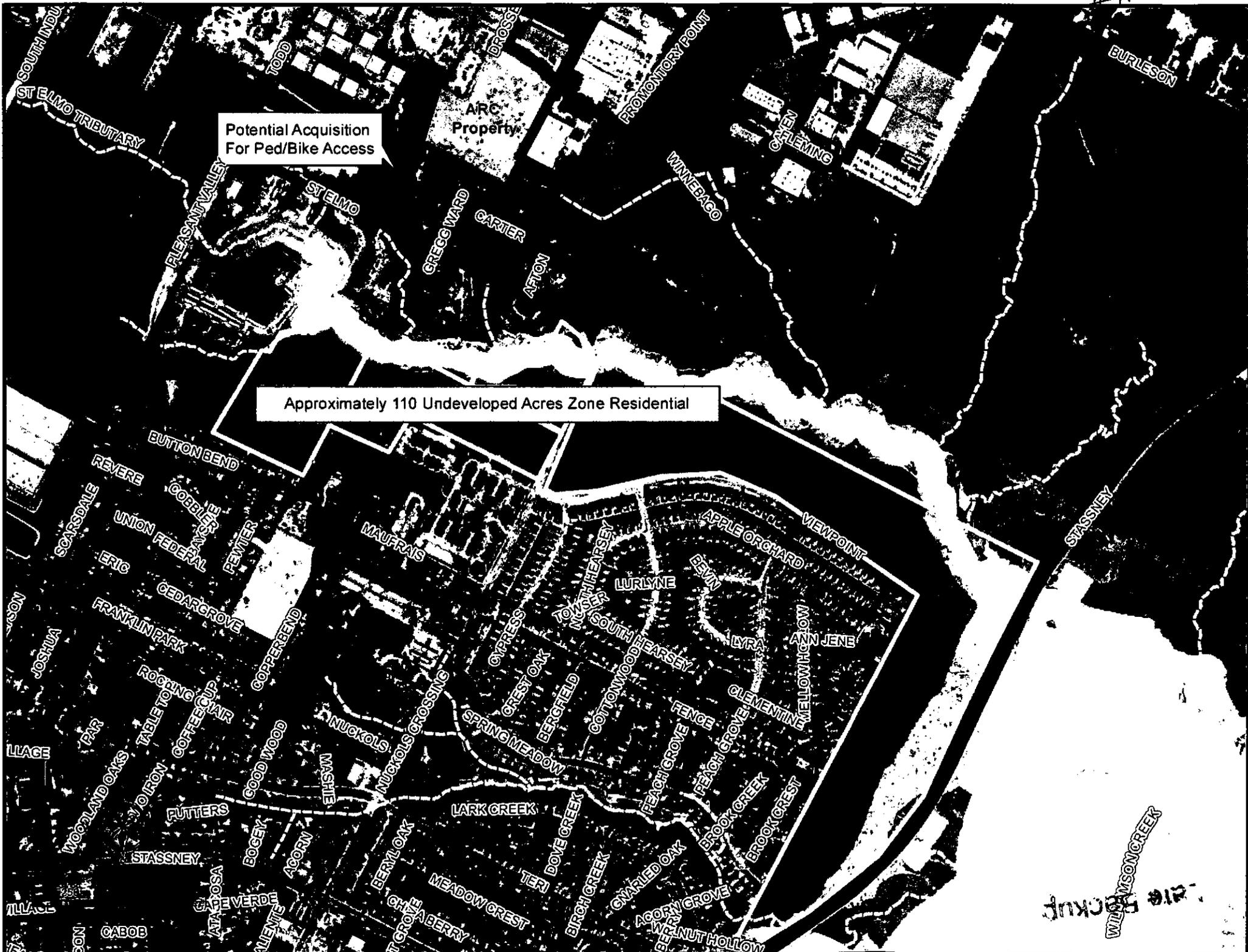
There are currently several residentially zoned properties that would allow for approximately new 2,000 residents.

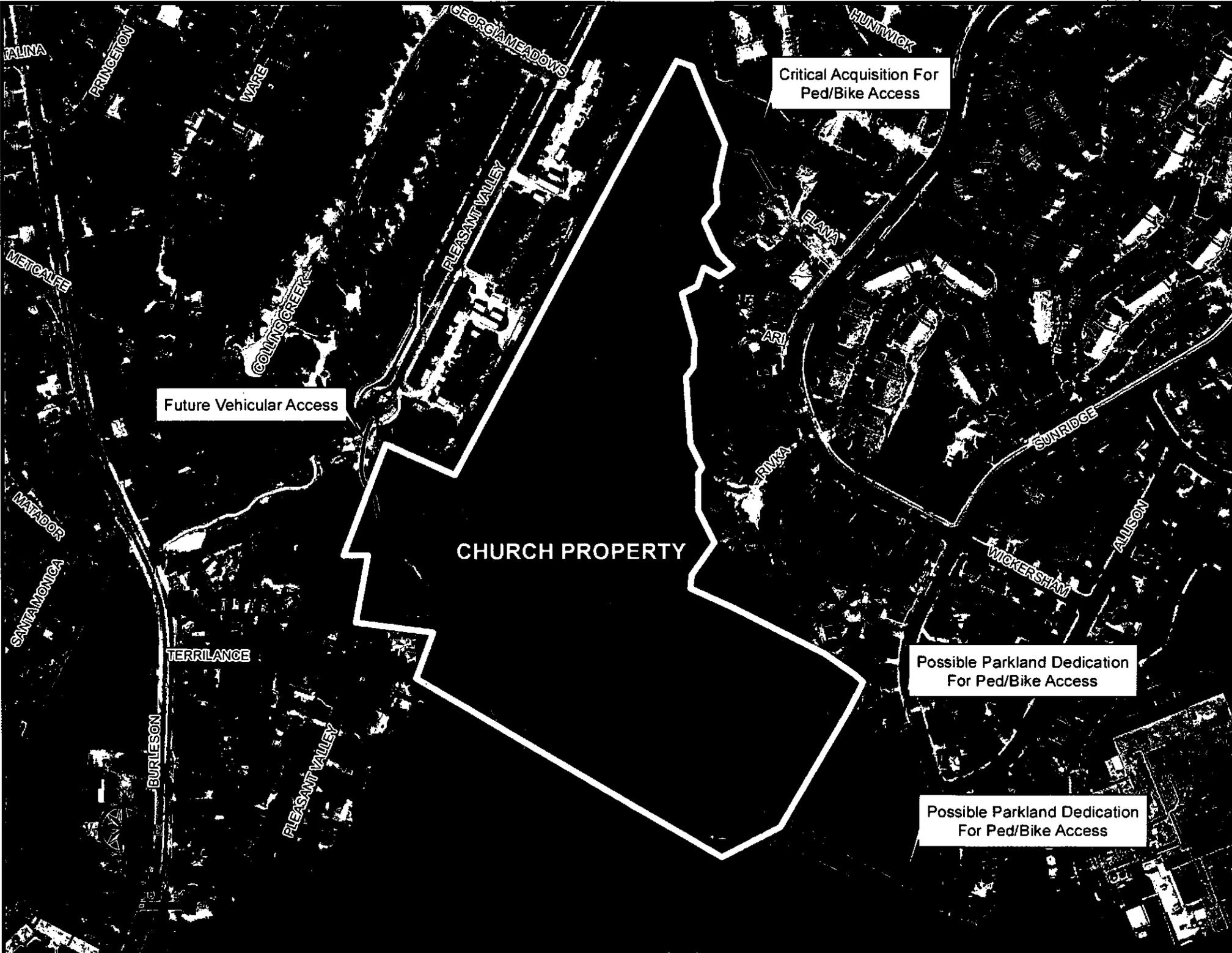
To summarize:

PARD's interest in the Winnebago site, was strictly for a dog park. The department's interest peaked in the Winnebago site after attempts failed at Mabel Davis District Park to develop an off-leash park. However, since then, PARD has acquired 32 acres along Country Club Creek at the end of Pleasant Valley Road approximately ½ mile to the east of Mabel Davis. The Country Club Creek property will fulfill PARD's needs for an off-leash park with a couple of small acquisitions for access improvement. Overall, PARD has no remaining interest in the Winnebago property.

Potential Acquisition For Ped/Bike Access

Approximately 110 Undeveloped Acres Zone Residential





Critical Acquisition For Ped/Bike Access

Future Vehicular Access

CHURCH PROPERTY

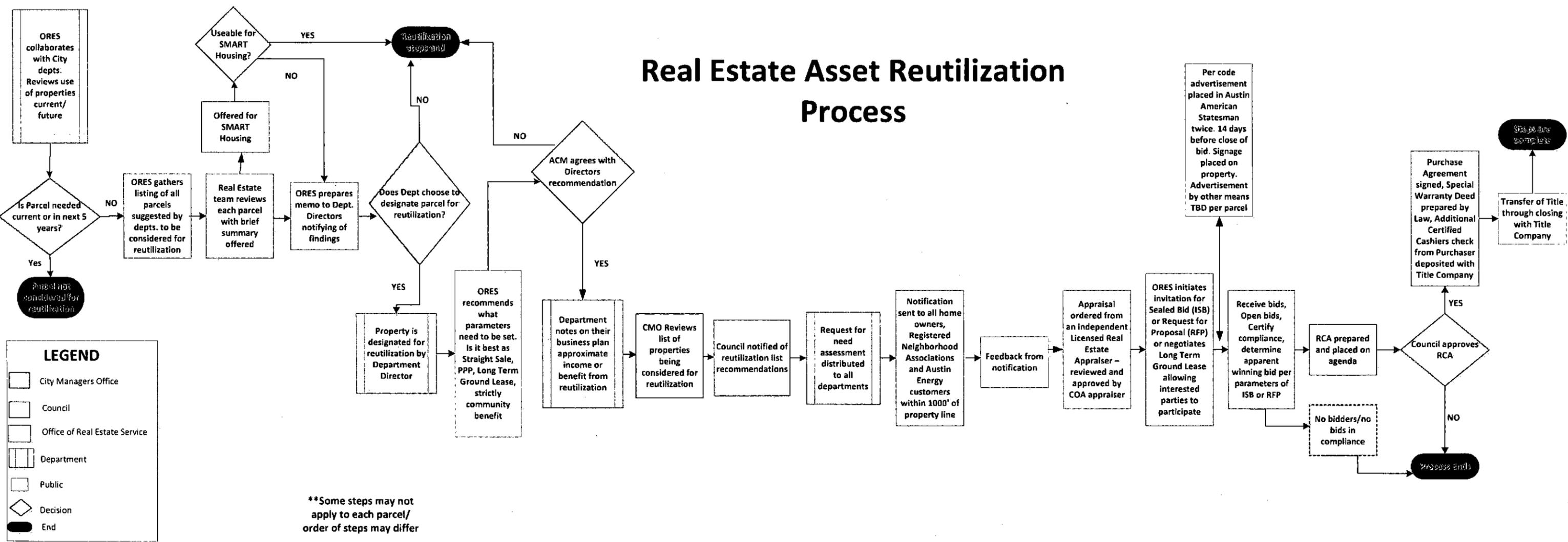
Possible Parkland Dedication For Ped/Bike Access

Possible Parkland Dedication For Ped/Bike Access

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# Real Estate Asset Reutilization Process



**LEGEND**

- City Managers Office
- Council
- Office of Real Estate Service
- Department
- Public
- Decision
- End

\*\*Some steps may not apply to each parcel/ order of steps may differ