

**POSITION PAPER:            OPPORTUNITY CONCERNING BERTEAU SITE**

Sequence of Events:

Developer buys property from hospital and is responsible for clean up

Developer applies to City for subdivision of property

City gives developer its property (3+ acres in alignment with existing homes) and Park District forgoes its subdivision ordinance donation (approximately \$62,500) from developer in exchange for developer giving five acres elsewhere on the site to the City

City trades those five acres to Park District for Park District's six acres at Golden Meadows

City constructs expanded stormwater storage on six acres at Golden Meadows

Park District operates soccer field and, potentially, garden plots, on five acre Berteau site

In the future, Park District could consider swapping its five acres to SD 205 for the Field School site so that a new school could be built on the Berteau property "park".

Benefits:

No public funds are directly expended to get the best land uses in place for the community (stormwater, new housing, parks, (potentially school s long-term))

City realizes economic development (new homes) and greater capacity for stormwater storage at Golden Meadows

Stormwater mitigation is realized for the Pine Street and Geneva Avenue neighborhoods without having to construct major flood storage facilities in two park sites (East End and new park at Berteau)

A park site (Golden Meadows) that has generated consternation amongst neighbors is eliminated