

To our Neighbors,

We are pleased to announce that on March 12, 2018, the Cypress Town Center and Commons 2.0 initiative was officially placed on the June ballot as “Measure A”.

Measure A is the Ballot Initiative to rezone Los Alamitos Race Course property to plan for future developments and ensure 20 acres of public park space. There are no immediate plans to close the Race Course, but it’s important to develop a master plan for the site now so that redevelopment can occur in an orderly manner.

First and foremost, a very special thanks to the residents of Cypress for taking the time to attend community meetings and sharing their point of view. We would also like to thank the leaders of Citizens for Responsible Development of Cypress for their hard work in helping us develop a new plan that addresses all the concerns regarding the previous effort. And thanks to everyone at the City of Cypress and on our team for working so hard to get this right.

We are delighted to announce the 2.0 Initiative includes substantial and beneficial changes in response to community concerns. As part of this new plan, if approved by the voters, Dr. Allred will donate the 20 acres of public park land to the City of Cypress. The 9 acres of land for the western park at the southeast corner of Cerritos Avenue and Lexington Drive will be transferred shortly after the measure passes, allowing the community the use of a new park while the Race Course remains in operation.

Other positive changes include limiting the City's discretion to expand permitted uses and the removal of all commercial uses along Cerritos Avenue. Any development project would require full discretionary and environmental review by the City with plenty of opportunity for public input. And, voters would have to approve any future proposed changes to the plan.

This improved plan will greatly benefit our City. The 17.5-acre town center district is intended to be a gathering place for the community, with a vibrant mix of entertainment, retail, restaurant and residential uses. It includes the mix of lower-density housing residents prefer and the open space you have asked for. It will also provide millions of dollars in annual revenue to the City and help ensure its financial stability.

Thank you all. We appreciate your continued support to help us see our vision for the future of Cypress come true.

We still have work to do to make this a reality. Vote yes on Measure A.

Sincerely,



Frank Sherren  
Project Manager  
[www.cypresstowncenter.com](http://www.cypresstowncenter.com)

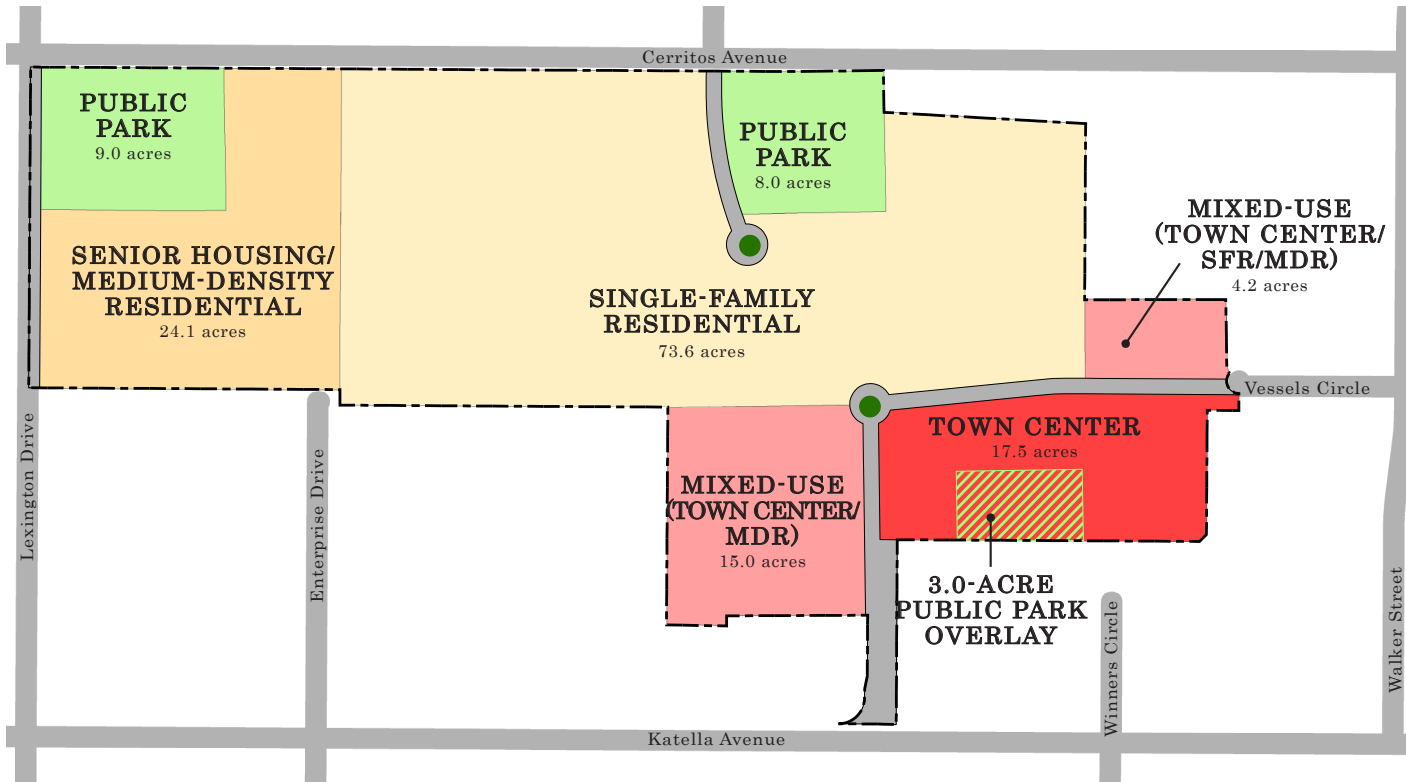




CYPRESS TOWN CENTER  
AND COMMONS 2.0

# CYPRESS TOWN CENTER AND COMMONS 2.0

In Collaboration with Community Leaders, a Ballot Initiative to Rezone  
Race Course/Golf Course To Plan For Future Development and Open Space



## TOWN CENTER

- Shopping/Dining
- Entertainment

## PUBLIC PARK

- 20 Acres of Public Park
- Active/Passive Recreation Space

## RESIDENTIAL

- Density Restrictions
- Maximum 2 Stories

**\*Any Formal Amendment to the Specific Plan Would Require Voter Approval.**

**\*\*Warehousing, Trucking, and Distribution Uses Prohibited.**

Paid for by Los Alamitos Race Course

4961 Katella Avenue, Los Alamitos CA 90720