

If Measure X Fails We Will Get Something Better

OTHER COMMUNITIES GET BETTER OFFERS, WHY NOT DAVIS?

Compare Covell Village with the Livermore Trails subdivision currently on the ballot in Livermore:

Project Features	Covell Village (20% fewer units)	Livermore Trails*
Solar Energy	2.04 million kilowatt hours/year (30% solar)	6.6 million kilowatt hours/year (100% solar)
Neighborhood Design	Virtually identical "new urbanist"	
Land for Schools	0 acres (10 acres traded for existing school district land)	51 acres
School Funds from Developers	\$1 million	\$5 million
School Construction Fees	\$22 million tax on homeowners (in present value)	\$27 million in school impact fees
Sports Facilities	9 acre Nugget Field, valued at \$4.2 million, plus an additional \$1 million	130 acre, \$61 million, fully-built sports park, plus ten years of complete maintenance and \$2.5 million
Ag Land and Habitat Mitigation	Similar mitigation	
Fire Station	1.7 acres and \$4.7 million	1.5 acres and \$4 million
Roadway Impact Fees	\$10 million	\$35 million
Wastewater Treatment Facility	\$2 million	\$18 million
Affordable Housing	8% under \$300,000 City gives up right to control housing costs through size limitations	11% under \$300,000 City retains right to control all housing costs through size limitations
Total Fees and Contributions from Developers	\$106 million (Rebuttal to Argument Against Measure X, County of Yolo Sample Ballot; Davis School District Agreement; Draft County Tax-Sharing Agreement)	\$257 million (<i>East Bay Business Times</i> , September 30, 2005)

The reason Davis would get so little from the Covell developers is that there was no competitive process. The Covell developers are resorting to the silly Gidaro scare campaign because their offer to the Davis community is woefully inadequate.

*Please do the comparison yourself. Check the project website at www.livermoretrails.com and the City of Livermore website at www.ci.livermore.ca.us/cityclerk/Election2005.html (Measure D).

There is no reason to be rushed into voting for a subdivision that is too large, generates gridlock traffic, and is financially costly.

Covell Village is not Innovative. Similar “new urbanist” subdivisions have been approved in Yuba City, Roseville, and Elk Grove. Check out www.livermoretrails.com and click on “About Livermore Trails”, then on “Smart Growth”. You will find a virtually identical project description.

Covell Village is Exempt from Meaningful Design Review. The developers are just selling lots to the highest bidder, exempt from the standard Davis lot-to-house size limitations and design review. Expect very large houses on small lots.

No New Money for Schools. The alleged “\$60 million” is a 30-year tax on Covell Village residents. It is equivalent in present value to a \$22 million impact fee, and only pays to mitigate the impact of new students from Covell Village. It provides NO benefit for existing schools. Livermore Schools are offered a much better deal.

The County will not Build on our Borders. Four out of the five Supervisors oppose such development (if you count Helen Thomson) as well as all announced candidates for Supervisor. As Supervisor Mariko Yamada says, it is simply illogical to think the County would approve a housing development on our borders.

The Housing Market has Probably Peaked. With more than twice the number of homes on the market in the area compared to last year, with over 7,000 units coming soon within a five-minute drive, now is not the time to lock in the largest subdivision in Davis history. The surplus of houses will put downward pressure on prices and rents by itself, even without Covell Village.

Will Cost Davis Taxpayers. According to the *Sacramento Bee*, new subdivisions do not pay their way in infrastructure costs. No infrastructure cost study was done for Covell Village. Livermore did an infrastructure cost analysis for Livermore Trails and found that their project runs a large deficit, despite much larger developer mitigations.

Trader Joe's Will Still Come to Davis. Trader Joe's has been considering a number of sites in Davis. According to Dan Ramos, owner of the proposed Mace Ranch Neighborhood Shopping Center, Trader Joe's will come to another location in Davis if Covell Village fails.

**IF WE VOTE NO ON MEASURE X
WE WILL GET SLOWER AND BETTER GROWTH**

VOTE NO ON MEASURE X