

**COVELL VILLAGE
BASELINE PROJECT FEATURES
PER MEASURE J CRITERIA**

Prepared by Covell Village Company
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The total project area is 383 acres. Covell Village is located between Pole Line Road and F Street, north of Covell Boulevard. The project area does not include the former Con Agra/Hunts cannery site. The northern edge of Covell Village roughly aligns with the northern borders of the Wildhorse and Northstar Subdivisions to the East and West.

Recreational Facilities and Open Space

Provide the following recreational facilities, parks and open space:

- 34-acre wetland habitat, like the Northstar pond.
- 26-acre nature corridor running through the neighborhood.
- 16 acres of greenbelts connecting with the existing Davis greenbelt system.
- 12 acres of mini-parks.
- An 11-acre central park.
- 4 acres of “linear greens” (long, narrow parks).
- A village green near the center of the Village complex.

Improve parks and open space. Within each phase, construct the improvements so they are completed along with the rest of that phase. Maintain parklands for a period of five and one half years from the date the City approves the final map encompassing that parkland.

Purchase and dedicate to the City the existing Nugget Soccer Fields.

Donate land for a community amphitheater. Generate funding for public art improvements, including up to \$350,000 for the amphitheatre.

Establish permanent farmland easements covering 776 acres, including 722 acres directly adjacent to the City’s northern boundary.

Public Facilities

Donate land and \$4.202 million to build and equip a new fire station.

Donate a 10-acre site to the Davis Joint Unified School District.

Donate \$1 million for school construction.

Form an assessment district to provide funding for schools estimated at \$60 million.

Donate land and \$2.75 million for a Community Center in the Village Center.

Provide the City an additional \$500,000 for traffic calming measures (over and above traffic and noise mitigation measures in environmental impact report).

Provide \$12.1 million for fire and police operations; and an additional police car.

Establish an assessment district to provide bus passes to all Covell Village homeowners.

Construct 9 bicycle/pedestrian under-crossings linking Covell Village to the City's existing network. Construct in excess of 8 linear miles of bike/pedestrian paths.

Design Features

Covell Village incorporates the following design features:

- A "New Urbanist" Village Center featuring a pedestrian-oriented, multi-story design blending commercial, civic and residential uses.
- Each single-family home will install a 1KW solar photovoltaic system to provide electricity.
- Greenstreet landscaping and bikepath configurations for all major roadways.

Other Features and Requirements

Covell Village includes the following housing program:

- 400 homes built for and sold exclusively to households with incomes between 120% and approximately 187% of Yolo County's median income ("middle income").
- 144 units built for and sold exclusively to households with incomes between 80% and 120% of Yolo County's median income.
- Land dedicated sufficient to accommodate 170 affordable units at 20 units per acre and affordable to households with incomes averaging 65% of Yolo County's median income.
- 235 units, including 85 of the middle income units, designated as exclusively for seniors.

Covell Village consists of a total of 1,864 residential units. This total, and the number of units

falling within each residential category, may vary by up to 5% to better serve the housing needs of the community. The number of middle-income and affordable units will not be less than the totals listed above.

Phasing

To limit the pace of development, the City will issue no more than 175 building permits per year for market-rate and middle-income residential units (1,362 of the 1,864 total units). The balance – 502 units -- consist of low- and moderate-income affordable homes, affordable apartments, Village flats, co-housing, live-work and low-income multi-family units.