

## **Covell Village Measure J Baseline Features Project Description**

### **OVERVIEW**

The City's agreement with the developers of Covell Village requires the project to feature homes, 105 acres of parks and open space, and a Village Center.

The agreement places other requirements on the project's developers, including funding a new fire station, building affordable housing, providing solar electricity, and permanently protecting farmland.

### **LOCATION**

The Covell Village site, located on 383 acres north of Covell Boulevard between Pole Line Road and F Street, does not include the old Hunt's cannery site. Its northern border is even with the northern borders of Wildhorse and Northstar.

### **HOMES**

Over a period of 10 years, the developers will be required to provide 1864 homes in Covell Village at an average rate of 186 homes per year, including approximately:

- **600 market-rate homes.** Average lot size: 5,400 square feet.
- **315 middle-income homes.** Average lot size: 3,250 square feet.
- **85 middle-income senior condos or townhomes.**
- **150 senior homes.** Average lot size: 4,500 square feet.
- **212 apartments.**
- **144 low and moderate-income homes.**
- **358 other dwellings,** such as affordable apartments, live-work lofts, Village Center apartments, and a co-housing project.

### **PARKS AND OPEN SPACE**

Covell Village will be required to have over 105 acres of parks and open space.

- **A 34-acre wetland habitat,** like the Northstar pond.
- **A 27-acre nature corridor,** running east-west.
- **16 acres of greenbelts.**
- **12 acres of mini-parks.**
- **An 11-acre central park.**

- **4 acres of "linear greens"** (long, narrow parks).
- **A village green** and other green spaces (under 2 acres).

## **VILLAGE CENTER**

Covell Village's walkable, multi-story, mixed-use Village Center -- blending commercial, civic and residential uses -- will be required to meet "New Urbanist" planning and architectural design criteria.

## **OTHER DEVELOPER REQUIREMENTS**

The developers of Covell Village are required to:

- **Build and equip a new fire station** or donate \$4 million, whichever is less.
- **Give the City \$12.1 million over a 9-year period** to defray fire station operations.
- **Donate 1.7 acres for the fire station** at the intersection of Covell and L Street.
- **Donate another \$425,000 for fire apparatus.**
- **Install a 1KW solar photovoltaic system on every single-family home.**
- **Build and make available more affordable housing** than has previously been required in Davis.
- **Complete all parks and open spaces within two years of starting each phase.**
- **Maintain all parks and open spaces at their own expense** for at least five years.
- **Give 776 acres of permanent farmland easements** to the City.
- **Improve 60 acres of habitat or natural corridor** similar to the Northstar pond.
- **Buy Nugget Soccer Fields and donate them to the City** for permanent sports use.
- **Donate land and \$2.75 million for a Community Center** in the Village Center.
- **Fund up to \$500,000 of traffic calming measures** for L Street, J Street and Claremont Drive.
- **Fund unlimited bus use** by assessing Covell Village residents.
- **Fund a community amphitheater and public art improvements** in Covell Village.
- **Donate a 10-acre site to the Davis Joint Unified School District.**
- **Pay for an additional police car.**

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