



1756 Picasso Avenue, Suite C • Davis, California 95616
(530)757-9289 • fax (530)757-2985
530 756-6608 Direct

Ms. Katherine Hess
City of Davis
Building and Planning Department
23 Russell Blvd
Davis, CA 95616

RE: Natural Resources Commission

November 4, 2004

Dear Katherine:

I am writing in preparation for the Natural Resources Commission meeting of November 22. We look forward to the opportunity to discuss in detail the features of the Covell Village proposal with the Commission. In the meantime, the following is a brief outline of responses to the issues brought out in your notes to us about the meeting.

Water and energy conservation plans for subdivision and units

- The vast majority of residential units are oriented north-south. This passive solar design will assure that energy use is reduced significantly from similar buildings turned east-west. This is due to solar gain/loss, as well as the delta breeze effect for summer cooling.
- All homes will be required to comply with a portfolio of energy criteria to assure low energy consumption. These will include:
 - Nightbreeze , or equal, a thermostatic/microprocessor controlled night ventilation system to actively cool homes with evening air in summer to reduce daytime air conditioning use.
 - High efficiency heating, hot water and air conditioning equipment.
 - Preparation for photovoltaic arrays.
- Narrow street cross sections proposed on neighborhood streets will reduce the heat island effect by reducing overall asphalt surface area and make it easier for street trees to shade the remaining surface area. This will reduce air conditioning loads and the resultant energy demand and its environmental burden.
- The use of concrete alleyways provide higher reflectivity to further reduce heat island effect.

Stormwater plan and constructed wetlands

- New Habitat at north edge of project is in excess of 30 acres. It will be designed and improved in a manner similar to the existing Northstar and West Davis ponds, including bike paths, viewing platforms, walkways interpretive signage and benches.

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- The small existing Channel A will be widened from approximately 15 feet to approximately 300 feet. This is about the average width of West Davis Pond. Plans call for extensive perimeter bicycle paths and low fences below sight lines.
- The planned use of permeable concrete where feasible will improve stormwater quality and reduce runoff. This material has recently been installed at the Explorit Science Center and will be monitored as a test case in advance of Covell Village.
- Drainage design will maximize onsite stormwater retention throughout the site. Methods will include open swales in alleys, center roadway drainage for parkways, drainage to planters for parking lots and other best practices.

Wetland, residential and hospice uses next to former landfill

- After thorough analysis by independent scientific experts There are no known health risks to any users of property adjacent to the former landfill.
- All past and current water and vapor test results show no contamination concern.
- There is a detailed analysis in the EIR.

Outdoor Lighting Program

- Traditional style fixtures with modern night sky control will be used. The goal will be an old-fashioned appearance with energy efficient light fixture performance at lighting levels designed to provide night-time comfort and safety to pedestrians.

Transportation Issues Relating to Air Quality Impacts

- In addition to building a number of bus stops, there will be a Transit District formed. Each home will pay a small annual fee. The funds generated will be used to:
 - Extend existing bus routes along Pole Line Road,
 - Add a new bus route in the middle of Covell Village,
 - Allow Covell Village residents Unlimited Unitrans Bus use throughout Davis.
- To make the new bus route possible from the beginning of this slowly phased project, Covell Village will buy the buses and pay for the buses to run until enough homes are finished to cover the costs.
- Encouraging the use of Clean Air Neighborhood Electric Vehicles (NEV) in North Davis by giving them access under busy roads, requiring charging points at all residences and providing favorable parking locations in the Village.
- Covell Village is the missing link in Davis's network of bicycle paths. It will add an estimated 8 miles of bike/ped paths and 9 bike/ped undercrossings (including under each major bordering road) which will weave together the two halves of North Davis to the rest of the community. This will enhance the safety and comfort of non-vehicle travel within the community, thus reducing automobile use. For instance, where today it is not

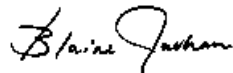
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possible to avoid bicycling through Pole Line and Covell intersection to travel east to west in the north parts of Davis, when Covell Village is complete, there will be little reason to go near that intersection.

- Roundabouts improve air quality and reduce energy use. Compared to either stop signs or traffic lights, they reduce vehicle fuel use and therefore improve air quality; meanwhile proving to significantly enhance the safety and efficiency of intersections for all users. They eliminate the energy use and maintenance costs of lights.¹

Thank you for this opportunity to present this information. We look forward to a detailed discussion on the 22nd.

Sincerely,



Blaine Juchau

¹ Note: for two informative articles on roundabouts by the Insurance Institute for Highway Safety, see - (<http://www.hwysafety.org/srpdfs/sr3505.pdf>) (<http://www.hwysafety.org/srpdfs/sr3607.pdf>)