



PUBLIC MEETING NOTICE

- Project Name:** Covell Village
- Meeting Date:** Wednesday, June 30
- Meeting Time:** 5:00 pm to 7:00 pm
- Meeting Location:** Wildhorse Golf Course Clubhouse, 2323 Rockwell Drive, Davis
- Meeting Purpose:** The City will hold a public scoping meeting for the proposed Covell Village Project Environmental Impact Report (EIR). This meeting is intended to provide the public with details regarding the proposed project and to ensure that the scope of the EIR addresses all significant issues.
- Meeting Format:** The format of the public scoping meeting will be an open-house setting. City staff, the Covell Village Applicant Team, and the EIR consultant will be located at different tables around the meeting room where meeting participants will be able to obtain information regarding the Covell Village Project and the EIR being prepared for the project. A recorder will be present at the scoping meeting to record any comments that meeting participants have regarding the scope of issues that will be addressed in the Covell Village EIR. In addition, comment forms will be available at the meeting on which meeting participants can write their comments and mail them to the City of Davis, Community Development Department, 23 Russell Boulevard, 95616.

Project Description:

The Covell Village Project involves the development of a 383-acre mixed-use community. The project consists of a broad range of housing sizes and types in addition to a Mixed-Use Village Center, fire station site, ten-acre school site, bikeways, natural areas, 60 acres of habitat, and a 12-acre park.

In terms of the housing proposed for the project, the project includes the development of single family, multi-family, senior only home sites, and other residential uses (i.e., six-plex cluster homes, co-housing townhouses, lofts above commercial, and senior core care facility). The total number of dwelling units proposed for the project is 1,475.

The proposed Village Center is located in the southeast portion of the site and includes mixed neighborhood commercial and residential uses that would complement the adjacent Oak Tree Plaza. Anticipated businesses for the Village Center include cafes, hairdressers, copy shop, convenience store, specialty retail, cleaners, service station, restaurants, and other similar businesses. Space exists for two (2) mid-sized retail stores ranging in size from 12,000 to 20,000 square feet each. A variety of mixed uses such as offices, live-work units, art venues, non-profits, postal services, and medical clinics are also anticipated to be located within the Village Center. These facilities would be clustered into a central mixed-use core. Approximately 40 apartments would be located in the upper floors above retail and office spaces.

The Covell Village bike/pedestrian paths have been designed to provide connectivity to the existing bike/pedestrian network in the City of Davis. Particularly, on-site bike/pedestrian paths would provide a northern connection between surrounding neighborhoods.

A drainage channel currently exists on the project site, which bisects the subject property from east to west in the north-central portion of the property. The proposed project involves the expansion of the existing drainage channel into a 200-300-foot-wide habitat corridor with bicycle access to and from existing trails in surrounding neighborhoods. The proposed habitat corridor would function as a water quality feature, a riparian habitat corridor linking the existing habitats of surrounding neighborhoods to Covell Village from west to east, and a publicly accessible amenity to the Covell Village Project.

Another natural habitat area proposed to be located on the Covell Village project site is a large wetland habitat, which would be located in the northwestern corner of the Covell Village site. The pond area would encompass the entire northern perimeter of the site, which is not owned by the City. As part of the proposed project, this area would be restored in order to function as a large riparian area and stormwater detention pond, which would enhance flood protection. The pond/habitat area would include islands, watercourses, plantings, paths, observation points, and interpretive signs.

In addition, the Covell Village Project designates numerous parks on-site totaling over 20 acres. These include a series of linear parks connecting the arrowhead-shaped park in the north with the semi-circular park at the Village Center along Covell Boulevard. Additionally, several parks are interspersed in proposed residential areas. An 11.5-acre park is proposed to be located at the southwest corner of the central roundabout, which links the major roadways.

If you have any questions regarding the meeting, please contact Ms. Katherine Hess, Community Development Administrator, at (530) 757-5610.

City of Davis

Community Development Department
23 Russell Blvd.
Davis, CA 95616