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APPLICANT NARRATIVE TO THE CITY OF DAVIS APPLICATION FORM

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City of Davis
Planning & Building

COVELL VILLAGE

APPLICANT NARRATIVE

November, 2002

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INTRODUCTION

Covell Village is the revised project design for that project previously known as Covell Center. This revision is submitted by the same owners - Covell Center Partners. The lead project designer is, as before, Mike Corbett. Project Engineer is Chuck Cunningham. The General Manager for the project is Blaine Juchau.

The Covell Village Project (hereafter "Village" or "the Village") comprises a request for an amendment to the City of Davis General Plan, pre-zoning and preliminary planned development, and annexation to the City of Davis (the City). After the necessary City approvals, local ordinance requires that the Village be submitted to a vote of the residents under the terms of what is referred to as Measure J.

The Village promises to be the most innovative, comprehensively planned project ever built in Davis. Indeed, it is likely to become a notable model of urban planning throughout the nation. A broad range of solutions to development impacts and issues has and will continue to be addressed over its lengthy course of build out; key examples include, schools, habitats and mid-cost housing. The Village Team includes a dramatic range of skills, experience and resources. The partners and their colleagues on the project bring well over 200 years of development, building, urban design and engineering experience to bear on the Village.

Some of the highest quality developments of which Davis is duly proud were products of Team-members. These include Village Homes, Woodbridge, Covell Park and Northstar. Some Team members contributed to the creation of the Davis Bikepath network. Some Team members have been widely recognized trend-setters in energy efficiency and solar heating with Trident Solar and at Village Homes. Others have set standards of home value in Davis homebuilding which span from the mid-1960's. The Covell Village Team, is uniquely equipped with the knowledge, desire and resources to make the resulting project better than any which has gone before. No project can be better located, integrate more smoothly into the existing fabric of Davis or field a team more proven and committed than that of Covell Village.

LOCATION

The Village project is situated in an unincorporated portion of Yolo County just north of the Davis (the City) city limits at Covell Boulevard between Pole Line Road and F Street; west of the city limits at Pole Line Road; and just east of the city limits as defined by the east and north boundaries of the ConAgra property and north of there just east of F street to where the city limit line turns west. The Project is thus bordered along three sides by the city limits. One half of the remaining north project border is adjacent to the former City landfill site. Only about 12% of the perimeter of the property is agricultural land.

The approximately 386-acre site is generally bordered by the following land uses:

- **north:** City property containing an abandoned City landfill, the Blue Max Kart Club, the former police target range, and a photovoltaic solar facility and a short segment of agricultural land which contains mostly poor quality soils;
- **south:** Covell Boulevard with primarily commercial development in the form of Oak Tree Plaza in the City and residential at Ivy Towne apartments;
- **east:** Pole Line Road and existing residential and commercial development in the City, extending north of the Covell Boulevard/Pole Line Road intersection. From the intersection northward, this development is the Green Meadows office and residential development, the Silverstone apartment complex, La Buena Vida condominiums, Nugget Soccer Fields, Wildhorse residential development and, finally, Wildhorse Golf Course; all of which are within city limits.
- **west:** the former Hunt-Wesson Cannery (no longer in operation), the vacant parcel owned by the cannery north of the cannery, the California Northern Railroad tracks, and the Covell Park Northstar Project residential development, all of which are within the City.

PROJECT BACKGROUND

Previous Environmental Review

From 1989 to 1993, the City processed development applications (General Plan amendment, pre-zoning and preliminary planned development and annexation) for a project called the Crossroads Project which included 1466 total units. For a variety of reasons the project was subjected to significant delays. Two environmental impact reports (EIRs) were prepared but never certified.

General Plan Update

The City began a comprehensive update of its 1987 General Plan starting in 1994, utilizing an extensive public outreach program. In the summer of 1995, the Davis City Council determined that Covell Center Partners could submit a development application after the General Plan committees had been able to review and comment on the proposed project design. The formal General Plan committees' work was completed, and the working draft general plan became available in November 1996. The initially anticipated adoption date of the updated General Plan was fall/winter 1997.

This review process and other factors led to a lengthy delay in the General Plan revision process. During this time, processing of the Covell Center project was stalled. Ultimately, ten of the twelve General Plan Committees reviewed and commented on whether the project land should remain as urban use. Nine of the 10 (ten) committees which commented had a majority of members voting in favor of keeping the Covell Center land within the General Plan boundary for urban uses. This fact was submitted to the City Council as it finalized the long delayed General Plan in January 2001. It was accompanied by the Planning Staff's Report which also supported leaving the site as urban reserve. Attached to this staff report were several memos from the City Finance Director advising the Council of the negative fiscal effects of removing the project from the General Plan. Contrary to the citizen and staff input, Council voted 3 to 2 to remove the land from the General Plan and to downgrade its 14 year designation from various

urban uses to agriculture.

This setback to the project led to a period of re-evaluation by the Covell Center Partners. In early 2002, fresh planning efforts were begun. A revised plan has now emerged which reflects the changed circumstances. This revised plan is referred to as "Covell Village". For the purposes of this application, the evaluation of the Village will be based on the existing 2001 General Plan, with frequent reference to the 1987 General Plan. The earlier General Plan still remains relevant since the fiscal and infrastructure planning in place between 1987 and 2001 assumed the presence of urban uses on the project site. This fact has resulted in significant mitigation measures being planned in anticipation of urban uses on the site. In many cases, such measures have already been completed.

CITY OF DAVIS REVIEW AND APPROVAL PROCESS

The following approvals would be required from the City of Davis before implementation of the project:

- certification of an EIR;
- approval of the General Plan amendment, pre-zoning and preliminary planned development, and annexation;
- affordable housing plan approval;
- phased housing allocation plan approval;
- development agreement approval;

If the City grants the above approvals, it will:

- send the Village to a vote of the electorate under the terms of Measure J.

If the Village successfully passes a Measure J vote, the Team and the City will take action to process:

- tentative subdivision map approval;

- final planned development approval;
- final subdivision map approval;
- site plan/building plan approval;
- design review approval;
- issue building permits;
- conduct final inspections; and,
- issue occupancy permits and collect required impact fees.

OTHER REQUIRED APPROVALS

In addition to the City approvals, the following approvals also would be required before implementation of the project:

- LAFCO approval of the annexation request to the City of Davis,
- U.S. Department of the Army permit under Section 404 of the Clean Water Act, and,
- Streambed Alteration Agreement under Section 1601-1603 of the California Fish and Game Code.

PROJECT SITE DESCRIPTION

The project site is zoned Agricultural General (A-1) and Limited Industrial (M-L) in Yolo County. Generally, the project site slopes slightly to the northeast and is characterized by open, productive and non-productive agricultural land consisting of grasses and weed cover. Because of the proximity of the project site to development in the City on three sides, all agricultural operations have been limited because aerial applications are prohibited. Further, the soils are of

widely varying quality, with nearly a third of the soil below Class IV type. These lower quality soils intrude irregularly into areas with the better quality soils. The presence of poor soils in this form makes the farming process markedly less productive.

Two mature oak trees are located in the southeastern portion of the project site. The site is bisected east to west by a drainage channel (Channel A), which supports some riparian vegetation. An older residence and related farm buildings are located in the middle of the southern portion of the subject site.

KEY COMPONENTS

The Village proposes to develop a mixed-use development consisting of 386 acres. All unit counts cited below are estimates based upon density goals. Final unit counts will be determined as design of the respective segments of the Village is finalized in consultation with planning staff and others. The Village project proposal includes these key features:

HOUSING

- 245 units of high density housing at 16-24 per acre including starter units, apartment courts, low income and single occupant housing and targeted to local employees such as School District, Fire Department, Police Department, UCD Faculty and Staff as well as other locally employed individuals. There will be both ownership and rental units.
- 310 units of medium density housing at 6-10 units per acre planned to include patio homes, condominiums, empty-nester units, senior and other starter homes also targeted to local employees.
- 390 units of medium density housing at 6-8 units per acre patterned after the Aggie Village project in downtown Davis also targeted to local employees
- 40 units of upper story apartments atop the Village Center area.

- 490 units of lower density "move-up" housing at 4-6 units per acre consisting almost entirely of custom homes contracted by lot owner-builders or built by small builders. This housing will have elements borrowed from the existing Village Homes, Covell Park, Northstar and Aspen subdivisions. It provides the economic engine to make possible much of the components of the Village which will provide benefits to the community at large.

COMMUNITY AND COMMERCIAL

- **Covell Village Center** in the southeast portion of the project will include neighborhood commercial uses which complement and strengthen the adjacent Oak Tree Plaza; these include cafés, copy shop, convenience items, specialty retail, cleaners, fueling, dining and so on. Also anticipated are a variety of mixed uses such as offices, art venues, non-profits, postal services, religious institutions and medical clinics. These will be clustered around a central plaza. Small apartments will be in the upper floors.
- **Community Service** - In addition to the community uses of the Village Center, the 8-10 acres in the southwest corner of the project is designated for community service uses which are traditionally difficult to locate. In addition to a parcel dedicated to a fire station along Covell Boulevard, permitted uses should include religious institutions, childcare, adult day care, various shelters and similar uses.
- **Schools** - As part of its school mitigation obligations, the Village includes a site which may be used for a satellite or magnet high school. By being just 5 minutes bike ride between this parcel and the existing high school, students and staff at the satellite can interact effectively with the larger student body while

retaining a unique and specialized educational program of their own.

OPEN SPACE

- Bikeways** - The Village proposal ties together the links of the famous Davis bike/ped network by providing the missing northern connection between Northstar to the west and Wildhorse to the east. The primary east-west connector will tie between the Northstar ponds in the west, follow an improved version of what is now a drainage channel, turn south along a new neighborhood park, then head east along a new greenbelt and pass under Pole Line Road to join the existing path immediately south of the Nugget Fields. The bikeway along the new park also aligns with a new bikeway running north along a new riparian habitat leading to new larger wildlife habitat areas in the north. This same bikeway continues south from the park into the Village Center via two routes - one passing in front of the school and the other linking with a network of bikepaths in the high and medium density housing. The various bike routes through and around the Village Center converge again at the corner of Covell Boulevard and Pole Line Road, where bicyclists and pedestrians can continue in any direction on bike lanes or paths to their destination. All the bikeways are designed for pedestrian use. Additionally, most of the bikeways coincide with greenbelts.

- Natural Areas** - While most of the greenbelt/bikeways are similar to those in Northstar, other landscaped areas in the Village function as natural areas, bringing the riparian habitats of the project deeper into the residential areas. Natural landscaping and carefully designed grading will help these areas be attractive restored habitats closely integrated with the development. These areas

are found running generally east west in the northwest part of the Village.

Wildlife Habitats/Waterways - Several significant areas on or near the Village are planned as riparian wildlife habitats. Outflow from the H Street Pump Station currently parallels F Street and crosses under the railroad tracks near where the existing east-west channel meets the tracks. Currently a channel paralleling the railroad on the east connects the flow from the North Davis Channel (running along the north edge of the Northstar subdivision) to that from the H Street pump. The plan splits these two sources.

H Street pump flow would continue, as now, flowing eastward, but through a larger, significantly enhanced waterway towards a new waterway junction at the middle of the Village project. Water from the North Davis Channel at Northstar will make its way under F Street, then flow directly east through a large new wildlife habitat and detention pond along the west half of the north project boundary. This habitat would be a somewhat larger version of the successful Northstar pond. It is currently planned at about 30 acres and would include carefully designed islands, watercourses and plantings to restore the area to a biologically viable habitat. The waters from the North Davis Channel would course eastward through the new habitat. The habitat is proposed atop what is generally poor agricultural soil. The water will then turn south in a new channel in the middle of the Village to re-join the H Street water flow in the existing channel near the middle of the Village project.

From their joining at this middle point, H Street water and North Davis Channel water will then flow eastward together down an enhanced version of the existing waterway. Water will flow east under Pole Line to join, as it now does, to the Wildhorse drainage channel.

Parks - A 10 acre park at the center of the Village occupies the southwest corner of the roundabout which links the major roadways. It is bordered on north and east by the extension of Moore and the extension of L street, respectively. On the south and west it is bordered by bikepaths which buffer it from the adjacent medium density housing. Additionally, there are several small, formal parks interspersed in the medium density and move up homes.

Some of the factors beyond those already mentioned which make the Village unlike other similarly sized projects include the following:

RANGE OF HOUSING TYPES AND METERED BUILD OUT

Davis has lost its ability to accommodate its internally generated demand for housing. The State of California is experiencing an unprecedented shortage of housing of all types, but especially homes for starter and middle income families. Growth pressures for the Sacramento to San Francisco corridor are huge and only are getting larger. Davis's primary job generator is the University of California. With state growth overall, the UC system is forced to accommodate a greater number of students. With students come apartment shortages as well as faculty and staff desiring to live where they work. Davis, however, prides itself in being an intimate, slow growing town accessible to people from all income ranges.

The Village balances these concerns by providing an outlet for slow, metered growth over an extended period. Unlike production housing projects which quickly build out a subdivision, the proposed Village build out would occur over a period of from seven to fifteen years. The timing and rate of flow of new housing will largely follow the City's needs to provide a base level of housing; thus dampening the housing market's tendency to oscillate wildly. The phasing would be regulated by a development agreement.

Production housing lowers prices by dumping many homes suddenly into a market. This weakens property values. Resulting population surges trigger overload of various infrastructure

components and resentment of existing residents when builders have so many homes at one time that they market them regionally. This changes the character of a town seeking to meet its internal growth needs, but discourage large inflows of people new to Davis. The Village resolves this through innovative housing support. It re-distributes income from higher cost market lots to support a dramatically larger segment of low to moderate cost housing in Davis than ever before. The number of medium density, mid-cost units is greater than the number of move up lots. A proposed housing foundation (see below) forms the legal framework for a long term pool of appreciating housing assistance resources for later use throughout the community to assure that middle income workers in Davis can obtain housing opportunities into the future.

MIDDLE INCOME HOUSING ASSISTANCE

Davis has done an excellent job of providing for Very Low Income (VLI) households as measured by SACOG (Sacramento Area Council of Governments) criteria. Davis's VLI percentage in SACOG's base year, 1990, was 31%. Yet SACOG's VLI target for all Yolo County areas is 21% for 2020. For this reason, the requirement during the current period from 2000 to 2007 is the SACOG minimum of 4% of new units. Only by keeping this percentage low for each future period, can the SACOG goal of spreading VLI housing uniformly throughout the region be accomplished.

By contrast, Davis's ratios for Moderate and Above Moderate have been below the goals of 21% and 41%, respectively. For this reason, the SACOG targets for Moderate were boosted to 34% for the current period and for Above Moderate to 43%. These higher numbers were chosen by SACOG to boost Davis's percentages of these middle and upper income ranges to match other jurisdictions in the region. Due to these facts, it is very likely that the tendency of SACOG's Moderate and Above Moderate target percentages will remain high.

Lack of mid-priced housing availability and the related sharp price increases, now

prevent many middle income workers from offering more than their labors to the community. This affects everyone from school teachers, firefighters, police, city employees, junior university faculty and staff as well as all mid-level private sector workers.

Lack of housing for this middle income group increases traffic congestion as they drive from outlying areas to their jobs. Their driving aggravates growing air quality problems. By leaving town after work, they are unable to offer the range of volunteer and community building contributions they could by living and working in the same city. Davis risks being changed into an exclusive enclave for the wealthy - an unsettling transformation from Davis's culturally and economically diverse past.

In contrast to most recent development, the Village will be a positive force in strengthening housing opportunities for those who work locally. To do this, the Village proposes to re-distribute a significant part of the income generated from the sale of market rate lots into a non-profit foundation, the mandate of which is to make "silent second" loans to those who work locally. Funding would come from contributions by the Village developers. The loan program would be a significant portion of the Village's overall Affordable Housing plan. The more the loans can be counted towards the project's affordable housing obligations, the greater the number of middle income units can be subsidized.

At first, these loans would be on Village properties. However, as they are returned into the pool as appreciated investments, they could be available to assist qualified purchasers of any home in Davis. The Team is in the process of working with staff and others to finalize a sound program to meet these goals. Further input is needed on many specifics. However, in simple terms, the Covell Village Housing Foundation(CVHF) proposal would be structured as follows.

The Foundation concept is not to build houses for local people. Instead it is to help finance the purchase of local homes for people working locally - people the community wishes to encourage to be part of Davis; those who otherwise would remain renters in Davis or buy in

outlying areas where housing is cheaper. Goals of the program include: reductions in air pollution and traffic congestion, as well as the building of a stronger sense of community by increasing the number of middle income employees who can also be residents. It is an effective and unique approach to the problems of “windfall” and “permanent affordability” for ownership housing receiving assistance.

- The Foundation’s basic service is to provide sizable deferred interest loans - “Silent Seconds” - on market priced homes.
- Designated lots within the Village would be eligible under the program.
- Designated lots will be primarily intended for lower price homes (condos, attached homes and Aggie Village-type).
- A grant will be made to the Foundation upon the sale of each residential lot or finished dwelling throughout the Village. All lots will be sold at market price.
- These funds are then accumulated for the Foundation’s Loans on the designated lots.
- Each lot sale counts towards a portion of the Project’s Affordable Housing component.
- No windfall of Foundation funds is taken by the buyer since sales are at market prices.
- Every dollar of contributed funds is secured by a deed of trust in favor of the Foundation.
- Buyer retains all rights and duties of homeownership, including any appreciation beyond the interest accruing on the silent second.
- Borrowers pay an administration fee at the time of purchase and another at time of payoff. No other payments are due during term of loan.
- Pool of eligible borrowers includes:

- Local Public sector employees (including non-profits) who currently hold such jobs,
- Private sector employees who have worked in Davis at least 1 year.
- Income filter for private sector employees: less income, higher priority.
- Upper income limit for all applicants of twice the mean household income for Yolo County.
- No relatives, partners or employees of any Project Developer, Board Member or Loan Administrator are eligible.
- Loans are repaid in full at sale with all interest accrued (simple, not compounded).
- Loan interest set at start of each loan by Foundation's volunteer Board. Rate is fixed and chosen to match then-prevailing rates.
- Requirement for owner occupancy with exception of 1 year period (e.g. sabbatical).
- Loan Administration sub-contracted to others (e.g. CHOC) via competitive contract.
- Permanent Affordability is achieved without burdens of building maintenance or high administration costs.
- Repaid funds return more, after inflation, than original investment. Thus, Foundation's assets grow steadily larger over time in real terms. In times of rapidly rising home values, the Foundation can keep up and help a similar number of buyers. In times of slow home appreciation, the increasing fund allows more buyers to be assisted.
- Repaid funds are recycled back into purchases by new eligible purchasers in the future, for homes located anywhere in Davis. This yields long term dispersal of assisted units throughout the City.

ENERGY, ENVIRONMENT AND TECHNOLOGY

Working with consultants such as Davis Energy Group and bringing the extensive team-member experience to bear, the Village will be use less energy, have the smallest impact upon the environment and the most advanced technology of any similarly sized project. Further, these elements will not be add-ons, but integrated into the project from the ground up. Although it is too early to confirm specific components, examples which are currently under analysis include the practicality and economics of:

- Orienting all possible housing to take maximum control of solar gain and natural ventilation.
- Requiring thermostatically controlled ventilation in summer to take advantage of the delta breezes at night to reduce daytime air conditioning needs.
- Encouraging Radiant Floor heating to increase thermal mass and comfort while lowering heating energy consumption.
- Special Incentives for Photovoltaic Electric Panel installation.
- Requiring gas-fired dryers and water heaters to reduce electrical usage and decrease clothes drying costs.
- Zoning and establishing design criteria for outdoor clothes drying to encourage this low energy, low cost solution to a major use of energy.
- Encourage low water landscape design and plantings for landscaped areas.
- Study the practicality of providing recycled water from the City Waste Water Treatment Plant for irrigation of both public spaces and individual homes.
- Study options for pre-wiring for electric vehicle charging in each residence.
- Study the most up-to-date options for tele-commuting to reduce traffic, air pollution and fuel consumption.
- Requiring homes to exceed energy conservation standards. Methods could include

passive heating and cooling while providing properly facing roof surfaces for photovoltaic generation; requiring minimal east-west windows.

- Study Natural Gas fueling at each residence with devices such as “Phill” systems by FuelMaker, a joint venture of Honda for simplifying at-home fueling of clean air natural gas vehicles.
- Team up with Davis Energy Group for comprehensive study of energy use planning throughout the Village.
- Riparian habitat design and construction to maximize ground water recharge, provide viable wildlife habitats and educate with well-designed interpretive programs.

INFRASTRUCTURE AND FISCAL ADVANTAGES

One of the major impacts of new development on existing cities is the strains it can put on a city’s infrastructure and finances. New development frequently overloads the streets with traffic, schools with children, water treatment plants with sewage. Covell Village has a uniquely soft impact upon all essential systems. This is because the land was, from 1987 to 2001 a major part of the City’s General Plan. During that decade and a half, all infrastructure planning included the development of this site in the equation. Thus, for instance, the design for the enlargement of the waste water treatment plant included units from the Village. Likewise, school planning for capital projects and on-going income included the accommodation of Village students. Roads, parks and other infrastructure likewise were planned to accommodate development at the Village.

Design and engineering of a city’s infrastructure, however, is only part of the equation. Another part is how to pay for all the capital improvements. When an area is included in infrastructure planning as was the Village, development in that area is expected to pay its share of the costs. Thus, from the Major Projects Facilities Plan, to Quimby Act park funding to

school impact fees, the income from development at the Village was included in all major funding mechanisms during the entire time it was in the General Plan. Its sudden and unforeseen removal left large shortfalls in most of the related funding tools.

The third leg of infrastructure after its planning and installation is the collection of funds to pay the ongoing operation and maintenance. We have seen that the Village was planned to be part of the City's infrastructure. We know development impact fees, school impact fees and similar payments over the course of development were calculated assuming the Village would help cover the capital costs of all the infrastructure. Likewise, the ongoing income from taxes and utility payments were a necessary part of the fiscal planning to pay for operation and maintenance. Lacking development on the Village, the City has experienced shortfalls in most of the related funding mechanisms. This fact is currently driving related fee increases for the entire community.

On the issue of fiscal effects of the Village, it is instructive to know the perspective of former City Finance Director, Karl Mohr. The following are some excerpts from Mr. Mohr's Memo on the fiscal impacts of removing the Covell Village land from the General Plan. The memo is dated May 8, 2000 as Attachment 3 to the Staff Report to Council for their meeting of January 4, 2001:

"Because the [Covell Village] property has been shown in the General Plan since 1987, the City has proceeded with a number of actions that assume the property will be developed as indicated in the plan...."

[Covell Village is] assumed to be fee-paying development per the [then] current General Plan and Development Impact Fee Study. Substantially changing development assumptions will affect the... fee levels on remaining development, and resulting fee revenue."

"The City has incurred debt ... for wastewater treatment plant expansion. Repayment ...assumes payment of sewer connection fees from ... [Covell Village]. Absent such revenues, [utility] rates would likely need to increase..."

"The City purchased ...Playfields and Walnut Community Parks [on a lease]... Virtually all the revenue [to make lease payments] was assumed to come from [Covell Village]... Absent this revenue, some other funding source will need to repay this [\$210,000 per year] obligation."

These concerns were repeated recently by Finance Director Rob Souza in the Capital Improvement Plan Staff Report dated October 28, 2002. In that report, on page 3 it is stated:

"As Council is aware, most of the land designated for residential development in the currently adopted General Plan will soon be built out. Virtually all of the revenue anticipated to pay for identified facilities in the five-year CIP originate - whether directly or indirectly - from new development activity..... Furthermore, with Council adoption of the updated General Plan last June future development potential was reduced through 2010 when the land use for the Covell Center and Nishi Properties was changed."

It is a frequently stated that new development "doesn't pay for itself". But this is an overbroad generality which misses the mark in the case of the Village. Above and beyond filling these large fiscal gaps in the capital budget caused by its earlier removal from the General Plan, the Village is likely to provide a net positive annual cash flow for operation and maintenance. During the processing of the earlier Covell Center project, the City commissioned a study by the

research firm, Economic and Planning Systems. Their resulting report is dated July 30, 1997. It is a highly detailed analysis which looked at all sources of revenues and expenses related to that project. It concluded that the project would generate more in tax revenues for both the City and County than it would cost. Even assuming Covell Center by itself covered a significant percentage of the costs of operating a new fire house, cash flow remained positive.

Covell Village differs from Covell Center by the inclusion of about 1,475 residential units, versus 658. The commercial, office and community service acreages are similar for the two proposals. Although the data and assumptions of the report will need to be revised and updated, the increased unit count along with a major escalation of house prices upon which property taxes are based give every reason to believe that the City and County will each realize significant and ongoing operating surpluses from the Covell Village.

CUTTING EDGE URBAN PLANNING

The Urban Land Institute recently completed its report on "Smart Growth" entitled "Putting the Pieces Together" (Available online at: <http://www.smartgrowthcalifornia.uli.org/download/CASGInitiative.pdf>). At page 8 it states:

"Smart growth is about ensuring that growth is accommodated in ways that are economically sound, environmentally responsible, and supportive of community livability. It is about growth that enhances quality of life. Smart growth seeks to remedy many of the problems associated with unsmart growth - increased traffic congestion, lack of affordable housing, jobs/housing imbalance (lack of housing where jobs are located and lack of jobs where housing is located), loss of farmland, and loss of open space and natural resources."

The debate needs to move beyond “no growth under any circumstances”. That posture is simply unreasonable in the context of California’s growth, the University’s mandate to educate, and even considering just the basic needs of Davis’ simplest internally generated growth needs. Thereafter, objective analysis gives Covell Village clear advantages over any other land within the City’s influence.

The Village is economically sound in that due to its long inclusion in the earlier General Plan. The necessary design, construction and financing of infrastructure has already been accounted for. It is environmentally responsible due to its compact relation to the existing developments as well as its comprehensive energy and environmental planning. It is supportive of community livability by completing the bicycle network, by neo-traditional streetscapes free of garages and driveways and by bringing services close to residents in order to reduce traffic for simple needs. It enhances the quality of life with compact, well planned components optimizing benefits for the entire community. With bicycle and pedestrian linkages and daily shopping needs located nearby, it reduces traffic congestion impacts. It provides an innovative solution to the particular mid-priced housing gap Davis suffers. It improves jobs/housing balance by focusing significant resources on middle income employees already working here. It minimizes farmland impacts by using large proportions of poor soil on which farming is already limited by the surrounding city. It increases public open space and provides significant new habitat areas, buffering the City’s northern border from future development beyond the urban limit line.

In short, Covell Village is the perfect project for Davis. It distributes precisely the type of housing needed over an extended time. It is proposed by reputable, experienced developers uniquely willing and able to help Davis set new benchmarks in smart growth for the 21st century. The entire community benefits by the prompt processing of Covell Village.