

Rebuttal to Argument in Favor of Measure B

The DISC proponents make unsupportable claims.

Commuter Jobs are NOT "Green"

- It's not true that if DISC isn't built in Davis, it will be built elsewhere with more greenhouse gas emissions. *All new commercial buildings anywhere in California must meet ever-increasing energy efficiency standards.*
- Because almost 80% of the greenhouse gases generated from DISC come from the projected 24,000+ daily car trips, *DISC would actually have a smaller carbon footprint if built in other locations* with superior public transportation access and much shorter commutes for workers.

Economic Benefits are Exaggerated

Claimed monetary benefits from DISC are based on unrealistic, inflated assumptions compared to an earlier *analysis of the same project done by the same economic consultant.*

- Average property valuations now assumed for DISC are *48% higher compared to just five years ago and 66% higher than current regional averages*, grossly overestimating the property tax revenue the City will receive.
- Claiming it was speculative, the City's consultant *refused to estimate the impact of COVID on DISC's projected revenues*. But demand for commercial and retail space is collapsing, due to the relentless shift to telecommuting and on-line retail, further reducing property and sales taxes.

Overly optimistic assumptions make DISC look lucrative, but *DISC may actually cost the City money.*

Urban Blight from Cannibalized Exiting Businesses

- DISC's Environmental Impact Report projected that 313,000 square feet of existing commercial space in Davis is at risk of vacancy due to DISC competition. *Our downtown and neighborhood merchants cannot survive another onslaught.*

Please vote No on Measure B.

www.VoteNoOnDISC.com

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