ARGUMENT AGAINST MEASURE L

West Davis Active Adult Community consists of rows of expensive detached, single-story homes on very large lots. This Sun City-like senior project is the antithesis of modern urban planning and is the worst example of suburban sprawl proposed in Davis in over 25 years.

Irresponsible Planning – West Davis Active Adult Community does not meet the City’s own “Guidelines for Housing that Serves Seniors and People with Disabilities” in the areas of Transportation and Location and has no Independent Market Study to determine true community need for this type housing. Nor does it meet the Sacramento Area Council of Government’s (SACOG) seven Principles of Smart Growth.

No Community Planning – This proposal opens up the entire northwest quadrant of the city for piecemeal development without ANY discussion of community needs or vision. A Specific Master Plan for the entire area must be prepared before any development occurs.

Massive Developer Giveaways and Subsidies – The City has reduced the normal development fees for the project by over 40% costing the City over $3.3 million. And the City may also lose $150,000+ every year after build-out because the full costs of providing services exceed the property taxes received.

No Guarantee that the Required Low-Income Housing will ever be Built – West Davis Active Adult Community will not build ANY low-income housing itself like every other major development in Davis has done in recent years. Instead, the developer is donating less than 10% of the total project land on which low-income housing MAY be built – but only IF another non-profit can raise the millions of grant monies needed for construction. In this time of shrinking government budgets, there is no assurance these funds will EVER be available to build this required low-income housing.

This ill-advised project is driven by developer profits and should be rejected by the voters and sent back for revision to reflect true community values and needs.

Please Vote No on Measure L.

www.NoOnWDAAC.com

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Alan Pryor, Commissioner – City of Davis Natural Resources Commission
Nancy Price, Former Commissioner – City of Davis Planning Commission
Steve Tracy, Former Manager, Long Range Transportation Team, County of Sacramento
Pam Nieberg, Former Co-Chair, Yes on Measure O (City of Davis Open Space Ordinance)
Todd Edelman, Commissioner – City of Davis Bicycling, Transportation, and Street Safety Commission