

June 26, 2023

Dear Mayor Arnold and City Councilmembers,

I am pleased to submit this letter in support of Davis 2660 LLC in developing the Pioneer Community Master Plan, whose pre-application was submitted to the City of Davis on April 17, 2023. This letter also demonstrates Davis Chamber of Commerce's (Chamber) support for the proposed project and willingness to participate as a project partner.

The Pioneer Community development team introduced their project to the Chamber in June of 2023 and the Chamber of Commerce Board of Directors subsequently voted to support the project on June 22, 2023.

The Pioneer Community Master Plan **is a significant step towards obtaining the City's goal to be carbon-free by 2040** and will address several challenges pertaining to housing, sustainability, and affordability within the City of Davis in an innovative and unique way. When completed this project will serve as a blueprint for other communities throughout the U.S. Not only do the Master Plan elements, as described below, come together to provide more varied housing options, more **parks, open space and green areas (127 acres)**, more dedicated **agricultural land mitigation (597 acres)** to the Davis community, but the plan also takes an environmentally sustainable approach to residential communities through its use of a **community microgrid to power more than 100% of the energy needs year-round generating, storing deploying and using all its needed electricity on site without the use of fossil fuels.**

The energy park and microgrid facility demonstrates how solar, green hydrogen, and fuel cell power generation will work together to deliver carbon free power for the next generation of homes and provide zero-emission fuel and power for motor vehicles. **The energy park will generate 100% of electricity needed on site and store it on site to ensure that the community uses 100% carbon free electricity every day of the year.** In addition, the energy park will supply enough carbon free electricity to **power more than 1,000 homes in addition to Pioneer Community daily in the City of Davis.** Additionally, **more than 500KG daily will be exported to the zero-emission energy and transportation center (ZE-ETC) to help decarbonize the transportation sector.** To advance the City's legacy as a leader in environmental sustainability, the ZE-ETC will provide clean energy for next generation vehicles of all sizes (light, mid and heavy duty). These elements alone will help propel the City's commitment to for net-zero carbon by 2040.

To help meet the City's need for the "missing middle" housing and senior housing, Pioneer Community's residential neighborhoods will include both **affordable and achievable housing that meet or exceed the City's standards and provides critical housing** to those important community members who currently find themselves with few opportunities to reside in the city. The neighborhoods are interconnected with a **vast greenbelt system and complete streets** for pedestrians, cyclists and motorists. The plan contains a club house and community center with residential serving commercial spaces that provides a social epicenter and helps to remove driving for many typical commercial activities.

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**Cory Koehler**  
*Executive Director*  
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The project will also **provide 46 acres +/- for a sports park** to address the lack of sporting facilities within the City of Davis and Yolo County. Finally, the project will **provide 597 +/- acres of agricultural land mitigation area** to ensure that these lands retain their farming uses and meet the City's requirements.

Our organization fully supports Davis 2660 LLC's effort in advancing the Pioneer Community Master Plan and we believe that this project will help to ensure that Davis continues to be a livable and environmentally sustainable City with vibrant communities. We encourage the City to support and approve the Pioneer Master Plan once a formal project application is submitted.

We appreciate your consideration on this important matter.

Sincerely,

A handwritten signature in blue ink that reads "Cory Koehler".

Cory Koehler  
Executive Director