

Whether you vote YES or NO, there will be a housing project on Mater Dolorosa. Your vote decides which project will be built.

The petition authors created a loophole that per state law allows a housing project to be built by challenging only Ordinance 1461 (which approved the Meadows project specifically), but not Resolution 22-58 (that allows general residential development on the property).

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As a result, a NO vote would allow a project with 50+ houses, no park, fewer controls on tree removal, more traffic, and greatly reduced funding for City departments. The vote-no backers claim the Meadows project will have many impacts, but they don't tell you that the replacement project will have even more traffic, more water use, more impacts on the environment and City finances, no park, and limited project review.

Unlike the misleading claims of the vote-no backers and the hidden impacts of the replacement project, evaluation of the Meadows project was transparent and community wide. The project was detailed in thousands of pages of documents, discussed in many public meetings, and vetted by the Planning Commission and City Council in nine public hearings, nearly twice the allowable meetings for the entire replacement project.

A YES vote on Measure M will instead limit the project to 42 design-reviewed homes, provide a 3-acre park, preserve trees, widen Carter Avenue, and provide significant funding for water, police, and fire departments.

Don't fall for the bait-and-switch claims. Vote for the better project. Vote YES on Measure M.

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