

# E is for Everyone ! and D is a Boondoggle!

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## Vote Yes on Measure E ! and No on Measure D!

The Alameda Open Space group believes that Measure E represents a critical, one-time opportunity to preserve a precious and diminishing resource.

**Measure E re-zones the Alameda Beltline Railyard to Open Space. This will prevent another housing tract from being built and help reduce traffic.**

If the Beltline is re-zoned as open space, the current owner will remain the owner, but different land uses would be permitted. For example, residential housing would not be permitted, but golf courses and other recreational facilities could be.

This change could affect the property's marketability and result in a "taking." If so, the City may be required to compensate the owner for the difference between its current valuation and its future valuation re-zoned as open space.

## Measure D is Deceptive!

**Measure D uses scare tactics to frighten the public into voting for it.**

Measure D assumes a greatly over-inflated price for the property, and presents a worst case scenario of the City having to compensate the railroad as if the City had no right to re-zone for the benefit of its public and the property's value after being re-zoned as open space would be \$0.

In doing so, the City is it's own worst enemy!

In fact, many courts have reasonably assumed that a city has a right to re-zone properties within its domain in any way it deems fit for the benefit of its public. This means that Alameda might have to pay nothing.

**In over-inflating the value by approximately \$5 to \$10 million more than the developer was going to pay for it, the City is arguing against its own interests and in favor of the railroad's interests. It would be foolish to pay more than it's worth!**

Worse, the only option provided under Measure D to fund Measure E is a tax! This precludes the use of eminent domain, Proposition 40 grants, and/or possible foundation funding. They don't even try. Why?!!

It has been the City's position all along that the best use for the Beltline is another Housing Development, and many see Measure D as the City's attempt to derail Measure E and offer developers more opportunities to build.

## Measure E Represents the Citizens!

**Measure E is for Everybody and the Alameda Open Space group collected over 10,000 signatures to prove it!**

The City didn't have to collect signatures to place Measure D on the ballot!

**Vote Yes on Measure E ! and No on Measure D!**

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