RESOLUTION NO. 2521-09

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR IDENTIFYING FEATURES TO BE INCORPORATED AND ISSUES TO BE RESOLVED UPON FURTHER REVIEW OF ENTITLEMENTS FOR THE BELL VILLAGE PROJECT AS A RESULT OF THE RANKING OF THESE PROJECTS FOR FURTHER CONSIDERATION OF GROWTH CONTROL ALLOCATIONS

WHEREAS, the Town of Windsor Town Council and Planning Commission held a joint meeting on April 1, 2009 for the purpose of hearing Presentations of Project Merits for Consideration of Growth Control Allocations; and

WHEREAS, two (2) development projects elected to make presentations at this meeting and represented projects of various housing types and allocation categories as identified in the Growth Control Ordinance; and

WHEREAS, a presentation matrix was provided to each Town Councilmember and Planning Commissioner to act as a guideline for evaluation of project merits. The purpose of the matrix was to assist the reviewer in arriving at an overall impression of a project relative to the other projects presented, and was not designed as a numerical score sheet; and

WHEREAS, the Town Council further reviewed and considered this matter at its June 17, 2009 joint meeting with the Planning Commission at a duly noticed public hearing, at which time all interested persons were given a chance to be heard; and

WHEREAS, in Resolution No. 2480-09, the Town Council ranked the Bell Village and Hembree Village projects for further consideration of growth control allocations; and

WHEREAS, as part of its consideration in ranking these projects, the Town Council wishes to identify features to be incorporated and issues to be resolved upon further review of entitlements, and that the Planning Commission considers these matters in its deliberations; and

WHEREAS, the Town Council finds that ranking of these projects is not a commitment of the Town Council to a particular design solution. The applicant is obligated to comply with all required public dedications and improvements as well as all applicable design standards and zoning code requirements including coverage, density, parking, open space, landscaping, and tree preservation.

NOW THEREFORE BE IT RESOLVED that the Town Council, following discussion and input with the Planning Commission, determines that the following items shall be included in subsequent review of entitlements for the **Bell Village Project**:

1. Items to be retained in the project design:
    a. Land use organization of commercial at southern end of site and "flex" units (commercial/residential) along remainder of Old Redwood Highway frontage.
    b. Parking and roundabouts as traffic calming devices along Old Redwood Highway.
    c. Affordable housing component is supported as described (20% very low, 20% moderate income).

d. Underground parking is a key element to the success of the design as presented.

2. Items to be resolved during further review of the application:
   a. The public realm shall be focused on the Old Redwood Highway corridor, the commercial development area, and appropriate connections to any publicly available amenities within the project (such as a health club or equivalent). Public streets are encouraged throughout the project interior.
   b. Design for security and aesthetics along the freeway frontage, including, access for maintenance and surveillance. The 30 foot landscape setback otherwise required by the Design Standards may be reduced or eliminated based upon exceptional design solutions, including use of a building as a sound attenuation wall.
   c. Avoid improvements within the tree protection zones of all trees recommended for protection by the Town Arborist along the Old Redwood Highway corridor (exceptions include access points as recommended by the Department of Public Works). Also avoid TPZs of healthy and structurally sound protected trees within the project interior to the maximum extent feasible.
   d. Design Old Redwood Highway frontage as a pedestrian zone and provide enhanced crossings to connect to the downtown and intermodal facility. Tree preservation is a priority in this area.
   e. Town to conduct market analysis (cost to be borne by applicant) to demonstrate compatibility of quantity and type of retail uses with existing and planned retail in the downtown.
   f. Provide stronger connection of design elements from the downtown and Town Green including architectural features, accents, and landscape architecture (ie pavilions).
   g. Open space design should emphasize private on-site amenities, as well as public spaces associated with the commercial areas and Old Redwood Highway corridor, rather than large public parks and/or plazas.
   h. Consider alley along the Highway 101 frontage.
   i. Consider small block design throughout project.

PASSED, APPROVED, AND ADOPTED this 5th day of August 2009 by the following vote:

AYES: **COUNCILMEMBERS ALLEN, FUDGE, SALMON, SCHOLAR AND MAYOR GOBLE**
NOES: **NONE**
ABSTAIN: **NONE**
ABSENT: **NONE**

ROBIN R. GOBLE, MAYOR

ATTEST:

MARIA DE LA O, TOWN CLERK