PERKINS EASTMAN

MEMO

Date	9/22/2026	
Subject	Station Area Plan Update Town Council/Planning Commission Joint Session #1 Notes	
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To	Kim Voge, Planner III	
	Town of Windsor Community Development Department	

This memo includes notes taken from various discussions at the joint session in no particular order of emphasis. No decisions were made at this meeting.

1. Activation, Vibrancy + Experience

- **Redding was highlighted as a strong example** of an active, flexible public space.
    - Rotating bands and cornhole provide programming and activity.
    - Good pedestrian environment with both on-street and off-street connections.
    - Creative approach to parking.
    - Space accommodates a variety of activities and can change throughout the day.
    - Covered dining area with multiple food/service offerings, misters, and roll-up doors creates a comfortable, flexible environment.

- The Town should consider how to create a **dynamic downtown that gives people a reason to return**.
- Visual interest and the overall **experience of being downtown** should be important considerations in the alternatives.
- Interest in creating more opportunities for **nightlife and entertainment** downtown.

2. Development, Density + Land Use

- Further discussion is needed around **density, land use, and net density**.
- The Town would like to encourage:
    - **Diversity** — a mix of businesses, entrepreneurs, housing types, and experiences.
    - **Dynamic activity** — destinations and programming that bring people back.
    - **Density** — sufficient intensity to support financially sustainable development.

- Interest in a broader range of housing types, including Townhomes/townhouses, Cottage homes, diverse residential products
- Interest in wealth-building opportunities associated with homeownership and townhome development, rather than relying primarily on apartments.
- Need to clarify the specific land use/zoning code changes that would be required to make desired development types eligible.
- Interest in AB 2097 implementation, including implications for parking and bicycle parking.

3. Development Process + Implementation

- Recognition that delays in the **entitlement process** can affect development outcomes.
- Interest in identifying opportunities to **streamline the development process**.
- Need to identify **implementation actions**, including potential policy and code changes.
- Concern was raised about the timing of **current development applications** and how proposed changes may interact with projects already in process.
- Interest in understanding what changes are realistically implementable and what would be required to put them into effect.

4. Connectivity + Streets

- Strong emphasis on improving **street connectivity and sidewalks**.
- Need to consider connections between:
    - SMART station and downtown
    - Windsor Creek site and surrounding areas
    - High School and Downtown
    - Northern gateway and downtown
- Highlight the connection from Windsor High School to downtown.
- Consider how changes to streets and circulation could improve access and connectivity throughout downtown.

5. SMART Station + Downtown Connection

- Concern about the current **connection between the SMART station and downtown**.
- Interest in reconsidering the circulation and design of the **Emily Rose parking lot**.
    - Could portions of the lot be closed to vehicles?
    - Could circulation be redesigned?
    - Should the arch/entrance be reconsidered?

    - Could the site become a stronger pedestrian connection and/or activation opportunity?

- **Leverage the advantage of bringing people directly into the community via SMART**, rather than simply treating the station as a transit facility.
- Need to consider **last-mile connections** around Windsor and the role of the transit agency.
- Complete the **SMART trail connection** and improve wayfinding/signage so users can more easily find their way into downtown.

6. Creek + Trail Network

- **Creeks and creek trails should be emphasized throughout the plan**.
- Protect and strengthen opportunities to connect the creek system to the broader pedestrian/bicycle network.
- Ensure that the **Windsor Creek site** is connected to the larger network and that future development does not foreclose this opportunity.

7. Overcrossing / 101 Connection

- Interest in a potential **Santa Rosa Avenue/101 overcrossing connection**.
- Need to determine:
    - Is the concept technically and physically feasible?
    - What would overcrossing need to look like?
    - How could it be funded?
    - What partnerships or funding sources could support it?
    - Are there opportunities to reduce costs or phase implementation?
- Consider creative approaches to funding and delivery.
- Explore opportunities for **value engineering (VE)** or alternative approaches to the overcrossing.

8. Gateways + Downtown Identity

- Interest in strengthening the **northern gateway** and creating a memorable arrival experience for people entering Windsor from the south/north.
- Ideas discussed included:
    - Gaslamp-style district
    - Architectural gateway/arch
    - Entertainment district
    - Stronger visual identity

- Question of how to **extend activity beyond a single downtown area** and create a more connected, vibrant district.

9. Parking + Bicycle Facilities

- AB 2097 implementation should be considered alongside parking strategies.
- Need to balance parking with activation, pedestrian improvements, and development feasibility.
- Strong interest in requiring/encouraging **bicycle parking with new development**.
- Existing lack of bike racks was specifically noted.
- Parking screening should be considered as part of zoning/design standards to **reduce visual blight and improve the streetscape**.
- Emily Rose lot should be studied as part of the broader parking/circulation discussion.

10. Opportunity Sites + Alternatives

- Favorable comments on the precedent images
- Next phase should identify:
    - Opportunity sites
    - Development challenges
    - A spectrum of ideas/strategies, rather than a single solution
- Interest in seeing design alternatives.

Key Questions to Carry Forward

1. **What changes to land use and zoning codes are needed** to enable the desired housing and development types?
2. How can the Town **streamline entitlements** while maintaining appropriate review?
3. How can the SMART station become a stronger **gateway and connection to downtown**?
4. What alternative concepts could transform **Emily Rose Lot** into a stronger public/pedestrian space?
5. Is the **101 overcrossing** feasible, and what would it realistically take to fund and deliver it?
6. How can the plan strengthen **creek, trail, sidewalk, and street connectivity**?
7. What strategies can support **diverse housing and wealth-building opportunities**?

8. How can parking be managed while supporting **activation, development, and bicycle access**?
9. What opportunities exist to create a more distinctive **northern gateway/entertainment district**?
10. What **near-term implementation actions** can the Town pursue, particularly in relation to current development applications?

Overall direction: The discussion emphasized a desire for a **more diverse, dynamic, connected, and financially sustainable Windsor**, with particular attention to leveraging SMART, improving downtown-to-station connections, creating a stronger public realm, expanding housing choices, and identifying realistic implementation actions.