

RESOLUTION NO. 3205-15

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDSOR
ESTABLISHING THE 2015 MERIT PROCESS AND APPROVING
THE EVALUATION MATRIX**

WHEREAS, the Town of Windsor Growth Control Ordinance requires a Merit Process for the purposes of reserving allocations for new development; and

WHEREAS, the Merit Process provides representatives of proposed development projects that include a residential component with an opportunity to present the merits of their proposed project as a way to secure reserved allocations based on overall project benefit and merit to allow for submittal and processing of a Standard Application for entitlements; and

WHEREAS, the Merit Process provides the Town Council and Planning Commission with an overall view of potential future projects within the Town; and

WHEREAS, pursuant to Resolution No. 3204-15, herein incorporated by reference, the Town Council established policies and procedures for participation in the annual Merit Process; and

WHEREAS, staff has prepared a Merit Evaluation Matrix for the purpose of outlining the criteria by which the merits of each project will be evaluated; and

WHEREAS, the Evaluation Matrix is intended to assist staff in arriving at an overall impression of a project and in preparing an analysis of the project for Planning Commission recommendation to the Town Council for use in considering the setting of allocations for the next year.

NOW THEREFORE BE IT RESOLVED that the Town Council establishes the submittal ending date for the Merit Process as August 27, 2015 to the Community Development Department.

BE IT FURTHER RESOLVED that the Town Council directs staff to prepare review materials and invitations to applicants to participate in the 2015 Merit Process.

BE IT FURTHER RESOLVED that the Town Council approves the format and content of the Evaluation Matrix, attached hereto as Exhibit "A", as and to the extent modified by the Council.

PASSED, APPROVED AND ADOPTED this 3rd day of June, 2015, by the following vote:

**AYES: COUNCILMEMBERS FOPPOLI, FUDGE, SALMON AND
VICE MAYOR MILLAN**

NOES: NONE

ABSTAIN: NONE

ABSENT: MAYOR OKREPKE



MARK MILLAN, VICE MAYOR

ATTEST:



MARIA DE LA O, TOWN CLERK

Attachment: Exhibit A: 2015 Merit Process Evaluation Matrix

2015 MERIT PROCESS EVALUATION MATRIX

Project Name: _____ **Total # Residential Units** _____

Applicant: _____

ANALYSIS AREA 1: LOCATION (i.e. infill development, Shiloh Road Village Plan Area, Windsor Station Area/Downtown Plan Area, other, etc.)

Is the project proposed in an area with a specific plan?

ANALYSIS AREA 2: RESIDENTIAL UNITS

Total number of residential units in the project? _____

Project Proposes: ___ Rental ___ For-Sale

Project Proposes? (i.e. for-sale, rental, affordable, market rate, etc.)

_____ Very-Low Income Units _____ Low-Income Units _____ Moderate Income Units
_____ Market Rate and Above Units

Project proposes to meet the Town's Inclusionary Housing Requirements by:

_____ Building units _____ Paying in-lieu fee _____ Land Donation
_____ other

ANALYSIS AREA 3: BIOLOGICAL CONSTRAINTS (Creeks, native trees, other)

The project constraints are identified as:

ANALYSIS AREA 4: SUSTAINABILITY AND CONSERVATION ELEMENTS

Applicant identified the following sustainability, energy efficiency, and/or conservation elements and propose to:

ANALYSIS AREA 5: PUBLIC AND PRIVATE CONNECTIONS

Types of connections proposed. (public/private)

Existing stub street extended as part of the project.

Project includes pedestrian connections, walkability, bike trails, creek trails.

ANALYSIS AREA 6: FINANCIAL/ECONOMIC DEVELOPMENT

Type of assistance request and effect on project if not available.

Project proposes creation of jobs and/or increase tax base/revenue in the following manner:

ANALYSIS AREA 7: PARKING

The project proposal for parking includes:

The applicant proposes the following modifications or exceptions:

ANALYSIS AREA 8: OPEN SPACE

Applicant proposes the following open space requirements:

ANALYSIS AREA 9: Specific Project Benefits/Merits:

Other benefits/merits identified by applicant: