

Attachment 12

North Village Project - NEAP Consistency Analysis - Guiding Principles
 (4th DA Amendment, MCUP Amendment, Parcel 4 DR/CUP Amendment & Parcel 4 Tentative Map)

NEAP Guiding Principles	Consistency Analysis ✓ - Consistent ✗ - Inconsistent	
<p>2. Buildings and Landscape. To pay respect to the context of this important site, make the overall site development of buildings and landscape compatible in design, placement, scale, and materials to the historical agricultural and rural character of the surrounding region. To create a balance between built and green space, integrate buildings within the landscape by clustering buildings together around interior courtyards and providing generous landscaped areas between clusters. Consider rooftop gardens and “living walls” to further integrate buildings with the natural environment.</p>	<p>The North Village Mixed Use Project clusters buildings around an interior courtyard area known as the Promenade. The building forms, massing and materials reflect the agricultural heritage of the region. The landscaping in the Promenade and along the edges of the development helps provide a balance between green space and the built environment.</p>	<p>✓</p>
<p>3. Building Siting and Orientation. To provide an interesting and comfortable pedestrian environment in the interior of the site, orient buildings so that entrances and outdoor gathering spaces face directly onto primary and secondary streets. Set building frontages close enough to sidewalks- 5 to 15 feet- to provide a sense of enclosure on the street, while allowing for landscaping.</p>	<p>The buildings in the North Village Mixed Use Project are arranged to create an active and dynamic street frontage on Boxheart Drive and the interior courtyard (the Promenade) will serve as a community focal point and outdoor gathering space for the entire North Village development.</p>	<p>✓</p>
<p>4. Building Massing. To make the development human scaled and comfortable, break down the apparent size of buildings by separating larger buildings into smaller connected volumes, and moderate the apparent height of buildings by stepping roof forms down from higher to lower.</p>	<p>The North Village Mixed Use Project design breaks down the apparent size of buildings by establishing two buildings along Boxheart Drive with a third building to the east. The massing of the buildings is stepped down from the west to the east, with three story components located at the west, and a two-story component on the eastern side.</p>	<p>✓</p>
<p>5. Contextual Design. To help the buildings feel consistent with the existing agrarian architecture of the area, such as barns and wineries, use simple building massing, sloped roof forms, and typical rural materials</p>	<p>The North Village Mixed Use Project design is contextual through its use of simple, barn-like shapes building shapes with gable rooflines; and the use of materials and colors that approximate the use of natural stone, board and batten siding, and metal roofs on agricultural structures in the region.</p>	<p>✓</p>

Attachment 12

North Village Project - NEAP Consistency Analysis - Guiding Principles
 (4th DA Amendment, MCUP Amendment, Parcel 4 DR/CUP Amendment & Parcel 4 Tentative Map)

NEAP Guiding Principles	Consistency Analysis ✓ - Consistent ✗ - Inconsistent	
such as timber framing, board siding, metal roofing, and stone.		
<p>6. Parking. In order to have an attractive, pedestrian-oriented environment, minimize the impact of parking areas by placing parking within buildings. Provide surface parking, if necessary, at the outer edges of the site. Ensure that surface parking areas are broken up into smaller discrete pods, are screened with landscaping or appropriate fencing, and have adequate tree coverage.</p>	<p>The North Village Mixed Use Project does not have enclosed parking, but rather, parking is provided in a surface parking lot on the east side of the development and via on-street parking along the site frontages and in the vicinity. The parking lot is landscaped with large shade trees and additional landscaping is provided along the Healdsburg Avenue frontage of the site (in conjunction with the shared improvements approved by the Master CUP) which will help to screen the east parking lot from public view.</p>	✓
<p>7. Healdsburg Avenue Building Orientation. To create a varied frontage along Healdsburg Avenue, vary setback and orientation of buildings. Modulate the scale of building clusters with smaller outbuildings such as well-designed garages, pergolas, and sheds, and ensure that some of the building entries face toward Healdsburg Avenue. Separate building clusters with focused areas of trees and landscaping.</p>	<p>The North Village Mixed Use Project buildings are articulated to provide visual interest on all facades. Landscaping includes shade trees, and ornamentals trees, shrubs and groundcover.</p>	✓
<p>8. Building Heights. To take advantage of topography and site orientation, step building heights down from west to east, with the tallest buildings along the western edge providing interior protection from Highway 101, stepping down to lower- height buildings along the Healdsburg Avenue frontage.</p>	<p>The buildings in the North Village Mixed Use Project are predominantly three-stories and, thus, "step down" from the four-story buildings in the Enso Village Senior Living Community.</p>	✓
<p>9. Views from the Site. To take advantage of the beautiful views of the scenic hills to the east, carefully place key viewing areas such as balconies and outdoor gathering spaces to frame views over, around, and between buildings.</p>	<p>The residential units of the North Village Mixed Use Project include windows and balconies offering views of the surroundings. In addition, there is an outdoor courtyard (the Promenade) that is aligned with the Grange building on the North Village Hotel site, creating an attractive view corridor for users in either location.</p>	✓

Attachment 12

North Village Project - NEAP Consistency Analysis - Guiding Principles
 (4th DA Amendment, MCUP Amendment, Parcel 4 DR/CUP Amendment & Parcel 4 Tentative Map)

NEAP Guiding Principles	Consistency Analysis ✓ - Consistent ✗ - Inconsistent	
<p>10. Views to the Site. To be a good neighbor to those passing by on Highway 101, do not obscure the view to the eastern hills, and consider the “façade” of rooftops which will be visible from the highway. These rooftops should be well designed and should shield vents and mechanical equipment from view. To be a good neighbor to those viewing the development from Healdsburg Avenue and existing and future residential neighborhoods to the east, ensure that elevations of buildings facing that direction are attractively designed, and design the clustered landscaping so the trees and landscape grow large enough to partially screen the development.</p>	<p>The North Village Mixed Use Project is located on the interior of the North Village development and will be mostly obscured from views from Highway 101 by the taller buildings in the Enso Village development. The Mixed Use Project will be visible from Healdsburg Avenue and includes well-designed facades and attractive landscaping to enhance views from the street corridor.</p>	<p>✓</p>
<p>15. Multimodal Options. Encourage the use of bikes, walking, and transit for economic and health and climate benefits, and thereby lessen the need to use motor vehicles. Implement an interconnected network of streets, parking and pathways that safely accommodate multiple modes of travel, including a pedestrian path around the site, safe bicycle facilities along Healdsburg Avenue and the development’s internal area, comfortable sidewalks and safe crossings along Healdsburg Avenue, and direct connections to bus stops on Healdsburg Avenue.</p>	<p>The applicant submitted a Mixed Use Project Transportation Demand Management (TDM) Plan that identifies a variety of proposed features to encourage multi-modal transportation and reduce the reliance on automobile travel. These measures include providing convenient and secure facilities for bicycle parking, coordination with the shuttle services offered by the North Village Hotel and Enso Village projects; and providing strong pedestrian connections to transit stops and other uses in the neighborhood.</p>	<p>✓</p>

Exhibit 12

North Village Project - NEAP Consistency Analysis - Land Use & Development Standards
 (4th DA Amendment, MCUP Amendment, Parcel 4 DR/CUP Amendment & Parcel 4 Tentative Map)

NEAP Land Use & Development Standards	Consistency Analysis ✓ - Consistent ✗ - Inconsistent	
200,000 SF cap on non-residential uses throughout the NEAP planning area.	The gross non-residential floor area in the North Village Mixed Use Project is approximately 12,222 square feet. The proposed non-residential use square footage allocated in the Master CUP (CUP 2019-04) for the Mixed Use Project was approximately 12,000 square feet and the proposed Mixed Use Project is consistent with the cap established by the Master CUP and the NEAP.	✓
60% maximum site coverage, based on 18.2 developable acres, and applicable sitewide.	The site coverage of each component of the North Village Project was allocated in CUP 2019-04. The North Village Mixed Use Project site coverage is 26,919 square feet which is slightly more than the 25,600 square feet anticipated in CUP 2019-04.	✓
No habitable structures on slopes greater than 25%	The entire North Village Mixed Use Project site is located on the graded pad that comprises the central and eastern portion of the North Village site.	✓
No habitable structures within the 50-foot fault trace buffers	No fault trace buffers are located on the North Village Mixed Use Project site.	✓
No habitable structures within the perimeter storm drain easements	The North Village Mixed Use Project plans do not include any habitable structures within the drainage easements.	✓

Exhibit 12

North Village Project - NEAP Consistency Analysis - Land Use Policies
 (4th DA Amendment, MCUP Amendment, Parcel 4 DR/CUP Amendment & Parcel 4 Tentative Map)

NEAP Land Use Policies	Consistency Analysis ✓ - Consistent ✗ - Inconsistent	
<p>Policy LU-1.4: Encourage a mix of residential product types within the Plan Area as a whole to increase overall density and diversity and to accommodate a diverse mix of age groups and income levels. Product types might include attached homes, live-work units, single room occupancy units, mixed-use residential and small multi-family units.</p>	<p>The North Village Mixed Use Project includes multi-family residences that will be affordable to low-, very low-, and moderate income households. The project includes a mix of one-, two- and three-bedroom floor plans. It is a mixed use component insofar as Parcel 4 has ground-floor retail uses along Boxheart Drive.</p>	<p>✓</p>

Exhibit 12

North Village Project - NEAP Consistency Analysis - Design Guidelines
 (4th DA Amendment, MCUP Amendment, Parcel 4 DR/CUP Amendment & Parcel 4 Tentative Map)

NEAP Design Guidelines	Consistency Analysis ✓ - Consistent ✗ - Inconsistent	
Publicly accessible landscaped gathering spaces are provided at key locations in the Plan Area. One such space will be the central focal point area that will serve as a community gathering space. These spaces should be well designed and comfortable, with sun exposure in the winter and shade in summer months. They should be adjacent to commercial activity from cafes, restaurants, and entertainment venues and well connected to the primary street, parking areas, and internal pathway/trail system.	The North Village Mixed Use Project includes an internal courtyard that runs along a north-south axis between the Mixed Use buildings. The courtyard, known as the Promenade, is aligned with the Grange building on the North Village Hotel site. Together, these two facilities are envisioned as the central focal point area of the North Village Project and will serve as a community gathering space. Some of the retail spaces along Boxheart Drive will have dual entries to the Promenade. The Promenade has pedestrian connections to Boxheart Drive, Dovetail Lane and the east parking lot.	✓
Retain existing major site features, such as surrounding hillsides, sensitive environmental areas, and native landscaping. Development should be concentrated on the flat portion of the site.	The North Village Mixed Use project is located on the flat area of the North Village site.	✓
Minimize site grading through use of careful siting of improvements, infrastructure, and buildings, and the use of appropriate construction technology. Ensure that stormwater is treated and conveyed to perimeter drainage swales and collection systems through the use of vegetated best management practices.	Because the site is already relatively flat, minimal grading will be needed to construct the North Village Mixed Use Project. The project will be required to comply with the City's stormwater requirements.	✓
Driveways and ramps to parking should be located and designed to minimize contact between drivers, pedestrians, and bicyclists. Minimizing driveways also creates more space for on-street parking, street trees, and street furnishings. Driveway and entry widths should be narrow in order to minimize their presence along streets.	The east parking lot will be accessible from Boxheart Drive at an entry located immediately south of the Mixed Use Project buildings. The review process for the Master CUP, Enso Village Project and the Mixed Use Project included an engineering review of the location of the driveway which concluded that the location is safe. The other entry to the parking lot is from Dovetail Lane. The street section is designed for slow speeds with an enhanced crosswalk between the Promenade and the Grange.	✓
Driveways and ramps to parking should be located on Secondary	The primary driveway access to the east parking lot is off of Boxheart Drive. This is unavoidable, given the configuration	✓

Exhibit 12

North Village Project - NEAP Consistency Analysis - Design Guidelines
 (4th DA Amendment, MCUP Amendment, Parcel 4 DR/CUP Amendment & Parcel 4 Tentative Map)

NEAP Design Guidelines	Consistency Analysis ✓ - Consistent ✗ - Inconsistent	
Streets rather than the Site Entry or the Primary Street.	of the site. A secondary access is provided on Dovetail Lane (the secondary street).	
Direct runoff from impervious surfaces into landscaping to provide natural, cost-effective treatment solutions as required for LID storm water compliance.	The City requires LID storm drainage improvements in conjunction with both public and private improvement plans.	✓

Exhibit 12

North Village Project - NEAP Consistency Analysis - Circulation Policies
 (4th DA Amendment, MCUP Amendment, Parcel 4 DR/CUP Amendment & Parcel 4 Tentative Map)

NEAP Circulation Guidelines and Policies	Consistency Analysis ✓ - Consistent ✗ - Inconsistent	
Policy CIRC-2.4: Implement an interconnected network of streets and pathways that encourages walking and bicycling as the primary modes of travel within the site.	The Mixed Use Project is centrally located within the North Village project and is well-connected with crosswalks, sidewalks and the Perimeter Trail. The project include exterior short-term bike parking for visitors and guests as well as interior long-term bike parking for residents and employees.	✓
Policy CIRC-3.3: If feasible, provide on-site car share as part of housing projects, and encourage existing car share programs. Accommodate on-demand vehicle travel with dedicated curb space at key locations.	The North Village Mixed Use Transportation Demand Management (TDM) Plan provides detailed information regarding parking, mobility and trip reduction strategies to reduce private vehicle use.	✓
Policy CIRC-3.4: Promote the use of on-site shuttles to transport residents and visitors to downtown, and support bus transit along Healdsburg Avenue by providing direct access and, if feasible, bus pass discounts for residents and employees.	The North Village Mixed Use Transportation Demand Management (TDM) Plan recommends that shuttle service be provided to and from downtown Healdsburg for residents, employees and visitors to the Mixed Use Project. The TDM Plan also identifies a full menu of options to reduce vehicle trips and parking demand.	✓
Policy CIRC-4.2: Maintain parking along the perimeter edges of the North Village site and avoid large vehicle parking areas in central North Village site areas that are visible from the Site Entry and the Primary Street.	The primary parking for the Mixed Use project is located in the east parking lot on the perimeter of the site.	✓
Policy CIRC-4.3: Divide large parking areas into smaller areas separated by landscape. Screen parking areas from view from Healdsburg Avenue.	The east parking lot has landscaping and trees interspersed between parking spaces which helps to screen it from view from Healdsburg Avenue.	✓

Exhibit 12

North Village Project - NEAP Consistency Analysis - Open Space Policies
 (4th DA Amendment, MCUP Amendment, Parcel 4 DR/CUP Amendment & Parcel 4 Tentative Map)

NEAP Open Space Guidelines and Policies	Consistency Analysis ✓ - Consistent ✗ - Inconsistent	
Policy OS-1.1: Ensure that the Plan’s pedestrian, bicycle, and vehicular network all provide connections to the Plan’s courtyards, gathering spaces, linear greenways, and other open spaces.	The North Village Mixed Use Project will have an internal network of walkways connecting the courtyards and landscaped amenities within the development to the pathways and site entries along the perimeter of Parcel 4 and throughout the North Village Project.	✓
Policy OS-1.2: Provide direct, safe, and comfortable pedestrian, bicycle, and vehicular connections to the new community park across Healdsburg Avenue.	The most direct and safe way to access the community park on the Saggio Hills site from the North Village Mixed Use Project site will be via the new signalized intersection on Healdsburg Avenue at the entry road to the North Village development.	✓
Policy OS-1.3: Support the development of a walking trail around the perimeter of the North Village site.	The plans include a pedestrian trail along the east side of the parking on the Mixed Use Project site. This connects the Perimeter Trail segments on the Enso Village site and the North Village Hotel site.	✓
Policy OS-2.4: Preserve the natural landscape of the Plan Area, including grassy hillsides and mature, healthy, and/or native trees.	The North Village Mixed Use Project site presently has two trees that are located to the east of the parking lot along the NCRA railroad corridor. These trees will be retained and protected during project construction.	✓