



Covell Village Proposal Application Review Schedule Fall 2004

Ongoing Staff Review

Applicant proposal with

- Draft zoning for residential and non-residential areas
- Initial proposal for Development Agreement main points (similar to DJUSD agreement)
- Identification of Measure J “baseline project features”

(To be submitted mid-September)

Safety Advisory Commission, October 7

- Pole Line Road and Covell Boulevard configurations
- Access points into subdivision
- Overall street pattern
- Location of northern bicycle connection to east and west
- Accommodations for Neighborhood Electric Vehicles, including acceptability within bicycle tunnels

Finance and Budget Commission, October 11

- Any proposed assessments or fees (such as three DJUSD Mello-Roos assessments or any assessments to provide bus service inside subdivision)
- Proposal for responsibility and timing for park, greenbelt, and agricultural buffer improvements
- Proposal for responsibility for maintenance of parks, greenbelts and agricultural buffer, particularly if improvement is accelerated
- Delineation of which trees and parkway strips will be publicly maintained and which will be maintained by property owners
- Fiscal analysis (now underway)

Recreation and Parks Commission, October 21

- Amount and distribution of parks, greenbelts, and open space
- Connections with overall park and open space system
- Responsibility and timing for park and greenbelt improvements
- Responsibility for maintenance of parks and greenbelts, particularly if improvement is accelerated
- Delineation of which trees and parkway strips will be publicly maintained and which will be maintained by property owners

Tree Commission, October 21

- Proposal for preservation of existing trees, including oak tree
- Street tree schemes for various street types (including Pole Line Road)

Natural Resources Commission, October 25

- Wetland, residential, and hospice use next to former landfill.
- Water and energy conservation plans for subdivision and units
- Stormwater plan and constructed wetlands
- Outdoor lighting program
- Transportation issues relating to air quality impacts

Business and Economic Development Commission, October 25

- Allowable nonresidential uses proposed for Village Center
- Interrelation with Con-Agra uses
- Feasibility study for non-residential uses, if available

Planning Commission, October 29

- Mix of Housing Types
- Distribution of land uses
- Development phasing
- Integration with ConAgra site

Social Services Commission, November 1

- Affordable housing plan and “Trust” concept

Open Space Commission, November 8

- Designation and uses for mitigation lands
- Ownership, development timing, access, and maintenance responsibilities for wetlands; location of hospice
- Urban/Agricultural buffer layout including trail connections and northern bicycle connection
- Potential for greater connectivity and interrelationships between northern edge of subdivision and wetland/city sites
- Design and function of channel A as wildlife habitat & wildlife corridor, including connections with Wildhorse golf course and North Davis Ponds.

Senior Citizen Commission, November 9

- Type and location of senior housing and core facilities
- Type and location of hospice facility