

**Attachment 1
Conditions of Approval
Encantada at Steam Pump Village apartments
OV1212-01**

Part I: Conceptual Site Plan

Engineering:

1. If a traffic signal is warranted at the Rams Field Pass intersection, a crosswalk with pedestrian signal heads shall be required due to the construction of the last phase of Steam Pump Village.
2. Provide connections from the crosswalk that will not be impeded by access gates to:
 - the existing multi-use path
 - the bosque park, and
 - the remainder of the Steam Pump Village development to be provided along the front of the property that connects to the coffee house area of the development.
3. A transit stop is required for the overall Steam Pump Village development. Continued coordination with Town staff is required to determine an acceptable location for the transit stop. An agreed upon location shall be required prior to final approval of the Final Site Plan.

Planning:

1. Provide landscaped open space calculation on the Conceptual Site Plan.
2. All proposed aerial fire apparatus lanes must be approved by the Golder Ranch Fire District.
3. In exchange for use of Town property for drainage purposes, the applicant shall work with the Town to design landscaping and other improvements (i.e. parking, primitive trail, seating, pedestrian connection to the CDO trail, etc.) to the Town-owned parcel and shall execute an agreement for the installation and maintenance of said improvements.
4. Trees will be limited to species with a mature height of no more than 15 feet in areas around fire aerial apparatus access lanes, including parking islands in front of fire lanes.
5. Refuse areas must be screened with a 6-foot opaque screen painted to match the buildings and additional vegetative screening must be provided around all refuse areas to shield them from view from Oracle Road and the CDO trail.
6. Provide a pedestrian connection from Encantada to the mesquite bosque park.

Part II: Conceptual Architecture

1. Provide shade devices or additional canopy trees on all west facing facades on Buildings #3, 7, 9, and 11 to address heat gain concerns and to limit lighting impacts on neighbors to the west.
2. Provide horizontal banding between the first and second floors of the buildings to break up the verticality of the buildings.
3. Provide a decorative feature above the stairwell entry porticos.
4. Provide a color palette including at least three (3) related or complementary hues add variety and avoid the monotonous repetition of the same color. The same color scheme shall not be repeated on adjacent buildings or buildings directly across from each other.
5. A plan depicting the view of the rooftop mechanical equipment from the adjacent neighborhood, with required screening to conceal the equipment, must be submitted for review and approval of staff.
6. A plan depicting the entry feature(s) must be submitted for review and approval by staff.