

downtown napa

SPECIFIC PLAN



May 27, 2010

Dear Steering Committee Member,

The purpose of the Downtown Steering Committee meeting #6 is to provide input on the design and zoning concepts that the Zoning and Design Guidelines Subcommittee have been working on in recent months. The following memorandum provides you with a review and summary of the Zoning and Design Guidelines Subcommittee (ZDGS) meetings. The purpose of the ZDGS is to create draft zoning standards and design guidelines for the Downtown Napa Specific Plan. The ZDGS has met twice – April 5, 2010 and May 3, 2010. There is one remaining meeting scheduled for July 28, 2010.

The Subcommittee was tasked with reviewing and providing feedback on:

- o Draft building form standards such as setbacks, building heights, and floor area ratios
- o Draft standards and strategies for creating transitions between larger and smaller buildings and historic buildings within Downtown districts, and between the Downtown area and surrounding neighborhoods
- o Draft design guidelines for private buildings and public areas (i.e. streetscapes, plazas, open space, etc.)
- o A draft structure for the regulations themselves, possibly integrating elements of “form-based” codes with conventional codes and design guidelines

In the first two meetings the Subcommittee members addressed issues related to quantitative development standards, qualitative design guidelines, strategies for historic resources, design issues for focus areas, streetscape concepts, wayfinding signage, and gateway concepts. The material in this memorandum reflects recommendations from the Subcommittee.

The Subcommittee will meet once more to discuss:

- o Integrating Downtown Steering Committee recommendations into the development standards and design guidelines
- o Final Draft development standards and design guidelines
- o Code format (graphics approach, etc.)

We look forward to seeing you next Wednesday, June 2, 2010 at 6:00 pm at Hatt Hall (Hatt Building). Included for your review prior to the meeting is the meeting Agenda and Memorandum referenced above.

Sincerely,

Julianne Ward