

## Napa DSC #6

### **PUBLIC COMMENT**

Copia Area – incorporate Ritz Carlton site

Downtown Core – celebrate/ focus historic resources

- Sensitivity
- Compatible

VPS misleading

- Predetermined
- Need flexibility, variety in design

VPS very thought provoking and a great experience

Don't support reuse of housing for office uses

Heights too high

- Historic homes downtown (1-2 story with stepback max)
- Concentrate six story heights downtown

Survey of historic resources not adequate

- Need before EIR
- Look at Napa Valley landmarks and threatened areas

Insufficient outreach to neighborhoods

- Ensure entire doesn't reach max height for EIR purposes
- Survey inadequate

Noticeable Bias in Survey (Friends of Napa River)

- Wording implies contemporary seen as negative, why?

VPS

- Infill more appropriate
- Increase flexibility and awareness
- Mix of types/uniqueness that complement existing

Historic resources must be maintained

- Respect – dev capacity, absorption

Survey Resources

- Valley quality impacted by heights (blocks views)

Transition line not appropriate

- Start downtown at 3<sup>rd</sup> Street and buffer at uptown neighborhood
- Existing transition line Will destroy integrity
- Check-in with old town and other neighborhood associations

Support the direction plan is going, great job!

- Taller buildings OK
- Consider Patios in stepback
- Parks – small quality urban parks

VPS eliminates free thinking

- Historically incorporate mixed-use with retail and shops at base
- 2<sup>nd</sup> – office, meeting, public areas
- Downtown oriented toward shopping
- Flexibility

Survey confining – suggest charette

- Interest in new, stimulating, brilliant, explore more than stucco, transform

Design guidelines should address commercial

- Explore converting parking at 3<sup>rd</sup> and Coombs to open space/park
- More green downtown
- What kind of business so we want to attract – for tourism
- Parks downtown for all ages

## DSC COMMENTS

### Downtown I & II

#### **FAR – DT 1: 2 – 4 FAR**

- Focus downtown with highest FARs
- How does it work in Oxbow, range? yes
- Currently downtown not sustainable – more density downtown makes sense
- Heights generally same as existing - increase DU/AC
- Diversify FAR to allow more open space (land-use issue)
- Encourage infill
- Need examples of FARs in town – incentive based code
- Quality architecture
- Minimum FAR too high – consider lowering to 0?

#### **DU/AC**

##### Transition I + II - 20-40 DU/AC (2-3 stories)

*Vote: 9 yes decrease DU/AC- could go higher in Transition II*

##### Downtown I - 40 – 50 DU/AC

*Vote: 10 yes*

##### Downtown II 50 – 60 DU/AC

*Vote: 9 yes*

#### **Setbacks**

##### Downtown I and II

- Look at stories and lot coverage
- Max setbacks necessary?
- Consider impact to mature trees
- Oxbow min setbacks (reconsider) on local street level
- Streetscape
- Specific per area/street

## HISTORIC DISTRICT STANDARDS

- Compatibility – what does it mean?
  - Stepbacks
  - Material
  - Style
- Parking Reduction
  - Decrease impact on residential - reuse to office (not a good idea)
- Compatible to Napa?
  - Look at carefully.

## HISTORIC RESOURCES

Remove HR.III in Copia

Development Regulations

- HR.1 should require minimum 20' setback or buffer with no dev
- Support for HR.1 and 2 not nec. for 3
- What if building is more than one story high? – identify pattern
- Talk to Landmark Committee

## PARKING

### Exempt District Boundary

- How will it impact City fiscally and planning?
- Funding
- Different application for residential vs. commercial

### Residential

- Look at residential ability to buy commercial spaces
- Petaluma and Santa Rosa numbers work but need on site parking
- Lower standards!
- Consider area specific

### Vote:

- Exist #: 3 yes / More aggressive like Petaluma and Santa Rosa: 12 yes
- On site parking residential: 15 yes
- Residential able to purchase: 10 yes (only guest parking)
- Incentivize bike parking: 15 yes

## GATEWAYS

### Auto-oriented

- Street trees: 15 yes (landscaped medians)
- Artwork
  - Napa artwork (1<sup>st</sup>/3<sup>rd</sup> and Main) match Artwalk elements
- Gateway arches: No!
  - Consider column elements

### Pedestrian-oriented

- Coordinate with others
- Signs a +
- Kiosk (look at proposed)
  - Could include active use (newspaper, flowers, etc.)