



DRAFT DOWNTOWN NAPA SPECIFIC PLAN

COMMENTS MATRIX

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
OVERARCHING THEMES					
MAINTAIN SMALL TOWN FEEL WHILE INTRODUCING SOPHISTICATED OPPORTUNITIES	X				3.0, 5.0
HIGHLIGHT AUTHENTICITY OF NAPA IDENTITY & COMMUNITY	X				3.0, 5.0
DO NOT IMITATE OTHER COMMUNITIES	X				5.0
MAKE NAPA A REGIONAL VIBRANT HUB – A DENSE DOWNTOWN CORE WITH HOUSING AND COMMERCE	X				3.0, 4.0
PRESERVE NAPA THE WAY IT IS			X	The Specific Plan will guide future growth.	
CHAPTER 4 – LAND USE					
HISTORIC PRESERVATION:					
PROVIDE PROGRAMS & FUNDING FOR OWNERS TO RESTORE AND RETROFIT THEIR BUILDINGS (MILLS ACT)		X			4.4 & 4.5
PROTECT HISTORIC RESOURCES AND NEIGHBORHOODS WITH CONTEXT SENSITIVE DEVELOPMENT	X			See also Historic Resources Design Guidelines	5.3
CREATE INCENTIVE PLAN TO RE-CONVERT OFFICES BACK TO RESIDENTIAL	X				4.3,4.4,4.5, 8.6
RESTORE AND MAINTAIN HISTORIC RESOURCES	X			See also Historic Resources Design Guidelines	5.3

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
PRESERVE SITE LINES TO HISTORIC BUILDINGS	X				5.3
LIMIT HEIGHT OF NEW BUILDINGS ADJACENT TO OR ACROSS FROM HISTORIC STRUCTURES	X			See also Historic Resources Design Guidelines	5.3
REQUIRE 20' SIDE AND REAR SETBACKS ON PROPERTIES ADJACENT TO HISTORIC STRUCTURES			X	See Historic Resources Design Guidelines for building specific guidelines.	5.3
PROVIDE PROGRAMS & FUNDING FOR OWNERS TO RESTORE AND RETROFIT THEIR BUILDINGS (MILLS ACT)	X				4.4, 4.5, 8.6
ZONING REGULATIONS:					
ELIMINATE R/O ZONING	X				4.2
REZONE R-O TO R-I TO ATTRACT MORE RESIDENTS		X		Propose rezone to Downtown Neighborhood	4.2, Table 4.1
MINIMUM FAR DOWNTOWN TOO LOW	X				Table 4.3, 4.7
NEW BUILDINGS CAN BE UP TO 5 STORIES – NEEDS FURTHER STUDY BASED ON LOCATION	X				4.7, Table 4.3
LIMIT BUILDING HEIGHT IN OXBOW TO TWO STORIES WITH SOME EXCEPTIONS FOR THREE STORIES			X	Up to 60' is proposed in Oxbow.	4.7, Table 4.3
DEFINE APPROPRIATE MASSING AND HEIGHTS FOR NEW BUILDINGS	X				4.7
INCLUDE SETBACK <u>MAXIMUMS</u> AS WELL AS MINIMUMS	X				4.7
ENCOURAGE STEPBACKS	X				4.7, 5.2.C.
USE THE AVIA AS A HEIGHT LIMIT BENCHMARK FOR THE REST OF DOWNTOWN			X	Avia is 60'. Propose 75' in Downtown I, 60' in Downtown II and 35' in Transition.	4.7
SET A THREE STORY LIMIT IF THERE IS NO SETBACK		X		In Downtown II and Transition area, stepback is proposed.	4.7
INCREASE BUILDING HEIGHT TO 60'		X			Table 4.3
USE SETBACK AVERAGING IN TRANSITION AREAS		X		See Historic Design Guidelines. Also, Municipal Code section 17.52.430 could apply which allows setback averaging.	

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
KEEP NEW BUILDINGS TO FOUR STORIES – MAX			X	Buildings are limited by height, not stories.	4.7
ALTA HEIGHTS IS CONCERNED ABOUT THEIR VIEW CORRIDOR BEING IMPAIRED BY TALL BUILDINGS		X		View corridors are evaluated when new buildings are proposed.	Table 4.3
PROVIDE A MASSING STUDY FOR ANY NEW DEVELOPMENT		X		Napa Valley College Digital Design Graphics Technology program students 3D model will facilitate this.	
LIMIT BUILDING HEIGHTS TO 50'			X	50' is less than what is currently allowed.	4.7, Table 4.3
REQUIRE 10' SETBACK ON ALL NEW DEVELOPMENT IN THE NORTH TRANSITION ZONE EXCEPT FOR MAIN ST.	X				4.7, Table 4.3
USES:					
HAVE A BALANCED MIX OF COMMERCIAL ACTIVITIES (VISITOR V. LOCAL)	X			The Specific Plan is not designed to prescribe specific uses. However, the Uses Table describes the types of uses allowed in each zone district.	Table 4.1
ENCOURAGE SMALLER, MORE AFFORDABLE RETAIL SPACES	X			This is allowed in the Draft Plan.	Table 4.1
INCLUDE AFFORDABLE RETAIL	X			This is allowed in the Draft Plan.	Table 4.1
IMPROVE TOWN CENTER WITH SIDEWALK CAFES	X			This is allowed in the Draft Plan.	Table 4.1, 4.8
CONSIDER TEARING DOWN TOWN CENTER			X	Town Center is privately owned. Guidelines for redevelopment of the site are proposed.	4.8
PROVIDE ROOFTOP RESTAURANTS	X				Table 4.1,
INCLUDE MORE FAMILY-FRIENDLY VENUES – LIKE A CHILDREN'S MUSEUM	X			This is allowed in the Draft Plan.	Table 4.1
KEEP THE MOVIE THEATER DOWNTOWN		X		Permits issued for movie theatre on the Gasser property. Other theatre locations could be proposed.	
KEEP THE SKATE PARK DOWNTOWN	X				5.4.H, 8.3, 8.7

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
REDUCE REGULATIONS FOR STREET VENDORS			X	This would be a program. It is not land use based and is therefore, not included in the Draft Plan.	
ALLOW LIVE/WORK UNITS (OUTSIDE DOWNTOWN CORE)	X			Proposed in Oxbow.	4.3
GROUND LEVELS SHOULD BE FOR HIGHER USES THAN PARKING (EXCEPT FOR DESIGNATED PARKING LOTS & STRUCTURES)	X				4.3, Table 4.1
ENCOURAGE DIFFERENT INDUSTRIES IN DOWNTOWN – BREAK FROM WINE MONOCULTURE	X				4.3
DO NOT ALLOW ANY MORE CONVERSIONS OF HOUSES INTO OFFICES	X				4.3
UTILIZE ABANDONED HOUSES	X				4.4 & 4.5
BRING A RANGE OF EDUCATION CENTERS TO DOWNTOWN TO PROMOTE COLLEGE TOWN ATMOSPHERE	X			Allowed in the Plan.	Table 4.1
CREATE A CULTURAL CENTER	X			Allowed in the Plan.	Table 4.1
CREATE A PUBLIC SERVING COMMUNITY AND ARTS CENTER AT CINEDOME SITE	X			Allowed in the Plan.	Table 4.1
WE NEED A LATINO CULTURAL CENTER	X			Allowed in the Plan.	Table 4.1
WE NEED MORE SPACES FOR YOUTH – SKATING RINK, BOWLING ALLEY	X			Winter season skating rink recently approved by City Council. Allowed in the Plan.	Table 4.1
PROVIDE MORE SPORTS FACILITIES, E.G. SOCCER FIELDS			X	No space for these in the Plan Area.	
WE NEED SOME KIND OF YOUTH CENTER FOR TEENS	X			Allowed in the Plan.	Table 4.1
CREATE A YOUTH DISTRICT		X		Youth serving uses allowed.	Table 4.1
LOCATION SPECIFIC:					
OPPOSED TO COMMERCIAL USES ENCROACHING INTO RESIDENTIAL NEIGHBORHOODS (i.e. PROPOSED PROJECT AT FIFTH AND DIVISION)	X				4.2

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
CHANGE EAST OF YAJOME TO RESIDENTIAL	X				4.2
CHANGE EAST OF YAJOME 2 STORIES MAX.		X		35' height limit.	4.7
AREA OF POLK, SEMINARY, CLAY & FRANKLIN VERY SENSITIVE WITH SEVERAL HISTORIC HOMES – KEEP RESIDENTIAL. INFILL SHOULD BE RESIDENTIAL OR B & B'S	X				4.2
DO NOT CHANGE ZONING ON POLK ST TO DOWNTOWN COMMERCIAL – SHOULD BE RESIDENTIAL	X				4.2, Figure 4.1
AVOID OFFICES ON GROUND FLOOR, PROMOTE RETAIL ONLY ON GROUND FLOOR (IN DOWNTOWN CORE)	X				4.3
FOCUS DEVELOPMENT EFFORTS ON FIRST AND MAIN	X				Figure 4.1
RELOCATE VISITOR CENTER TO A MORE VISIBLE LOCATION	X			New Welcome Center opened at Riverfront.	Figure 2.4
MERGE TRANSITION I AND II INTO ONLY ONE TRANSITION AREA. IDENTIFY NORTH AND SOUTH AS EACH HAVING UNIQUE CHARACTERISTICS BUT DEVELOPMENT STANDARDS WILL BE THE SAME FOR BOTH. HOWEVER, THE NORTH MAY HAVE DIFFERENT LAND USES THAN THE SOUTH.	X				4.7
CONCENTRATE RETAIL IN CORE AREA	X				Figure 4.1
AVOID LONG BLOCKS OF OFFICES LIKE ON SECOND ST		X		Mixed Use encouraged.	4.0
SOSCOL NEEDS BUILDINGS SO IT DOESN'T FEEL LIKE A FREEWAY	X			Plan allows a variety of uses in this location.	4.0, 5.0
PROVIDE LODGING OPTIONS FOR ALL INCOME LEVELS INCLUDING HOSTELS	X			This is allowed in the Draft Plan.	Table 4.1
DEVELOP CONFERENCE CENTER FACILITY AND TRADE SHOWS AT COPIA SITE	X			This is allowed in the Draft Plan.	Table 4.1, 4.8
USE COPIA AS AN EDUCATIONAL FACILITY	X			This is allowed in the Draft Plan.	Table 4.1, 4.8
SAVE THE GARDENS AT COPIA		X			4.6

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
NO MORE HOTELS IN OXBOW PLEASE			X	Hotels are allowed in the Oxbow District.	Table 4.1, 4.8
PUT A GROCERY STORE NEAR COPIA			X	Grocery stores are not allowed in the Oxbow District.	Table 4.1
NSD SITE SHOULD BE A COMMUNITY CENTER, PARK OR COMBINATION COMMERCIAL WITH RESIDENTIAL	X			Would be allowed. However, NSD site is under consideration for location of the pump for the bypass channel.	4.2, Figure 4.1
EXPAND THE USE OF TOWN CENTER	X				Table 4.1, 4.8
DEVELOPMENT OF WESTAMERICA SITE SHOULD NOT EXCEED HEIGHT OF BLUE OAK SCHOOL		X		Downtown II proposes allowing up to 60'.	4.7
ENTERTAINMENT:					
CREATE AN ENTERTAINMENT DISTRICT	X				4.6
SOFTEN STRICT ENTERTAINMENT REGULATIONS	X				4.6
INCLUDE LIVE MUSIC IN THE ENTERTAINMENT DISTRICT	X				4.6
MAKE IT EASIER TO OBTAIN AN ENTERTAINMENT PERMIT	X				4.6
PROMOTE NIGHT LIFE	X				4.6
MAKE DOWNTOWN MORE LIVELY	X				4.6
ENCOURAGE MORE NIGHTLIFE	X				4.6
MAKE DOWNTOWN A TOURIST DESTINATION – MORE ENTERTAINMENT AND HOTELS	X				4.6
DO NOT ALLOW RESIDENTIAL IN ENTERTAINMENT DISTRICT			X	Allowed to promote mixed use with the awareness that it would be located in the Entertainment District.	4.0
ALLOW ENTERTAINMENT IN ALL PARTS OF THE CITY BUT WITH A DIFFERENT PERMIT PROCESS	X				4.6
ADDRESS YOUTH ENTERTAINMENT NEEDS	X			This is a program and not within the scope of the Specific Plan.	
PROVIDE ENTERTAINMENT FOR LATINO COMMUNITY	X			This is a program and not within the scope of	

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
				the Specific Plan.	
HOUSING:					
AFFORDABLE, FAMILY-SIZE HOUSING	X			This is allowed in the Draft Plan.	Table 4.1
INCREASE RESIDENTIAL DENSITIES DOWNTOWN	X				Table 4.3, 4.7
DO NOT ALLOW ANY MORE CONVERSIONS OF HOUSES INTO OFFICES	X				4.4, 4.5, Table 4.1
CREATE INCENTIVE PLAN TO RE-CONVERT OFFICES BACK TO RESIDENTIAL	X				4.4, 4.5, Table 4.1, 8.6
ALLOW MULTI-FAMILY HOUSING (2-4 UNITS) IN R-O AREAS	X				Figure 4.1, Table 4.1
REQUEST CHANGING: 1204 GRIGSBY CT. TO RESIDENTIAL (ESP. AFTER FLOOD CONTROL PROJECT IS COMPLETE)	X			Will be Downtown Neighborhood.	Figure 4.1
LIMIT DENSITY OF NEW RESIDENTIAL ON THE EDGE OF TRANSITION ZONES TO 20U/AC	X			Changed to 10 – 25 units per acre.	4.7
ENCOURAGE AFFORDABLE HOUSING WITH INCREASED HEIGHT LIMIT INCENTIVES		X		Heights are not likely to be increased beyond those allowed in the plan. Affordable housing may be given other incentives.	
PROMOTE A MIX OF HOUSING OPTIONS DOWNTOWN (CONDOS, APARTMENTS, ROWHOUSES)		X		Type of housing product would be determined by the market.	4.2
PROVIDE AFFORDABLE HOUSING		X		The City's Housing Element provides specific sites within the downtown that are designated as sites for housing at specific densities. If one of these sites were not to be used for housing, a replacement site would need to be designated.	
PUBLIC USES:					
CONSIDER CONSOLIDATING <u>ALL</u> CIVIC USES – CITY AND	X			In discussion with the County currently. Not a	

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
COUNTY				part of the plan.	
CONSOLIDATE CITY HALL		X		In discussion with the County currently. Not a part of the plan. There is a City Consolidation Study as well.	
IMPROVE CHARACTER OF GOVERNMENT OFFICES ON FIRST ST		X		City offices consolidation is being considered apart from the Plan.	
EXPLORE RELOCATING GOVERNMENT OFFICES ON FIRST ST		X		Under a separate study, the City and County are discussing the potential for consolidation of City offices with the County.	
MOVE THE JAIL OUT OF DOWNTOWN		X		The jail location is under the County's control. A Jail relocation study is underway.	
RELOCATE COUNTY OFFICE, REPLACE WITH NEW DEVELOPMENT			X	The location of County offices on County property is under the County's control.	
COUNTY PARKING LOT SHOULD BE A PARK			X	The location of County offices on County property is under the County's control.	
RETAIL ON MAIN STREET FRONTAGE OF COUNTY PROPERTY	X			County agreed to this concept.	Figure 4.1
RIVER:					
EMBRACE THE RIVER – PROMOTE RIVER ACTIVITIES AND USES	X				4.0, 5.0
IMPROVE ACCESS AND CONNECTIONS TO THE RIVER	X				5.4
INCENTIVES/DISINCENTIVES:					
INCLUDE TRANSFER DEVELOPMENT RIGHTS AS INCENTIVE TO PRESERVE HISTORIC RESOURCES	X				4.4, 4.5, 8.6
LOWER REQUIREMENTS TO ENCOURAGE MORE DEVELOPMENT (I.E. PARKING REQUIREMENTS)	X				Table 6.2, 8.6
CREATE INCENTIVES OR SUBSIDIES FOR SMALL BUSINESSES			X	This would be a program. It outside the scope of the Specific Plan.	

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
EXPLORE RENT CONTROL TO AVOID VACANCIES			X	Not included.	
ENFORCE A VACANCY TAX OR SOME KIND OF FINANCIAL CONTROL OVER VACANT STOREFRONTS			X	Outside the scope of the Specific Plan.	
CHAPTER 5 – DESIGN GUIDELINES					
BUILDING DESIGN:					
PROMOTE ORIGINAL & EXCITING NEW ARCHITECTURE	X				5.2, 5.6
ALLOW FOR FLEXIBILITY IN BUILDING DESIGN	X				5.2, 5.6
PROVIDE COMPREHENSIVE DESIGN GUIDELINES	X			See also Historic Resources Design Guidelines	5.0
ENCOURAGE BUILDING HEIGHT VARIATION	X				5.1, 5.2
WE SHOULD HAVE GUIDELINES FOR AWNINGS AND OVERHANGS	X				5.2.I.
CONSIDER DESIGN GUIDELINES FOR PARKING STRUCTURES	X				5.5
REQUEST FOR DESIGN GUIDELINES AND ZONING TO BE CONSIDERED ON A BLOCK BY BLOCK BASIS	X			See also Historic Resources Design Guidelines	5.3
NEW DEVELOPMENTS SHOULD NOT MIMIC HISTORIC RESOURCES	X				5.3
GOOD BUILDING MATERIALS SHOULD BE INTEGRATED INTO DESIGN	X				5.3
ENCOURAGE CONSISTENT FAÇADE TREATMENT		X			5.2.E.
IMPROVE ARCHITECTURAL CHARACTER OF KOHL'S & CARITHERS BUILDINGS	X				5.0
LOCATION SPECIFIC:					
PRESERVE VIEWS TO THE EAST AND WEST		X		View corridors are evaluated when buildings are proposed.	
INSTITUTE DESIGN GUIDELINES THAT DO NOT CREATE 'DEAD ZONES' AS IN THE NORTH SIDE OF DOWNTOWN	X				4.2, 5.0

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
NOW FACING THE NORTHERN NEIGHBORHOODS					
REDESIGN KEY ARTERIALS LIKE SOSCOL TO BE MORE PEDESTRIAN FRIENDLY – ATTRACTIVE CROSSWALK PAVING, LANDSCAPE, SIGNAGE, LIGHTING, TREES, SHORTER CROSSING DISTANCE IF POSSIBLE	X				5.4.A
STREETSCAPE:					
BEAUTIFY STREETSCAPE	X				5.4, Figure 5.1
MAKE DOWNTOWN CORE WALKABLE AND VIBRANT	X				5.4
RESIDENTS WANT SAFETY AND ‘LIVEABLE’ STREETS	X				5.4/6.3
PROMOTE OUTDOOR DINING/SEATING ALONG SIDEWALKS	X				5.2, Table 4.1
SIDEWALKS NEED TO BE CLEAN AND WELL-MAINTAINED	X			Maintenance is included in the cost estimates.	Table 8.2
SHOWCASE PUBLIC ART, GOOD LIGHTING, LUSH LANDSCAPING AND MATURE TREES	X				5.0
COOMBS PLAZA NEEDS AN OUTDOOR CAFÉ, BOOKSTORE, OUTDOOR SEATING AND TREES	X			Coombs Plaza may be a one-way or two-way street, or a redeveloped plaza.	Figure 5.1, 6.3, Figure 6.4
PROVIDE ELEMENTS TO CREATE TRANSITION FROM DOWNTOWN TO NEIGHBORHOOD – SIGNS, COBBLESTONE/SPECIALTY PAVING	X				5.4.A.
PROVIDE DRINKING FOUNTAINS AND SEATING ALONG PED AND BIKE PATHS	X				Figure 5.1
IMPROVE PUBLIC FACILITIES – INCLUDE RESTROOMS	X				Figure 5.1
CREATE MORE URBAN FORESTS DOWNTOWN, PLANT MORE TREES	X				Figure 5.6
OPEN SPACE:					

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
WELL-DESIGNED PUBLIC SPACES WHERE PEOPLE WANT TO GATHER	X				5.4.H.
CREATE FAMILY AND KID-FRIENDLY GATHERING SPACES	X				5.4.H
REDESIGN DWIGHT MURRAY PLAZA	X				5.4.H.
CREATE A NETWORK OF GREEN SPACES WITH CONNECTIONS	X				5.4.H
DESIGN PUBLIC SPACES TO BE ACCESSIBLE TO ALL	X				5.4
OPEN SPACE ALONG THE RIVER	X				5.4.H
PROMOTE SHARED FLEXIBLE USE OF PUBLIC SPACE	X				5.4.H
BUILD MORE ACTIVE PARKS DOWNTOWN	X				5.4.H
CREATE NEW PARKS @ CLINTON BTWN SOSCOL & YAJOME AND AT THE NE & SE CORNERS OF PEARL AND COOMBS		X		Decision Points at Steering Committee meeting.	Figure 5.1
MORE OPEN SPACES, PLAZAS, GATHERING PLACES		X		Utilizing current parks and open spaces more efficiently should address this issue.	Figure 5.1
CREATE MORE PLAY AREAS FOR CHILDREN			X	Would be a program when parks are redone.	
CREATE A TOWN SQUARE OR MAIN GATHERING PLACE			X	Existing parks and plazas can work for this purpose if redesigned.	Figure 5.1
INCLUDE SKATE PARK AND SAND VOLLEYBALL IN OXBOW BYPASS			X	Oxbow bypass cannot have any structures in it, per Army Corps of Engineers and is outside the scope of this Plan.	
ADD THREE PLANNED PARKS TO AREA	X			China Point Overlook, Riverfront Green, Oxbow Commons are all new parks within the Plan Area.	Figure 4.1
OXBOW BYPASS NEEDS TO BE A STRONG PART OF DSP			X	Oxbow Bypass is outside of the control of the City, but is mentioned throughout the Draft Plan. The City is providing input to the Flood Control District on the bypass design.	

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
SAFETY AND LIGHTING:					
SURROUNDING NEIGHBORHOODS AT PLAN BOUNDARIES NEED BETTER LIGHTING AT NIGHT FOR SAFE WALKING TO AND FROM DOWNTOWN (ESPECIALLY WHERE INNS AND B & B'S ARE LOCATED)			X	This is outside of the Plan Area. However, for areas inside the Plan Area, the Plan includes recommendations for lighting.	5.4.E.
PRIORITIZE PUBLIC SAFETY AND SENSE OF SECURITY	X				5.0
TREES AND LANDSCAPING:					
SELECT STREET TREES THAT WILL BECOME LARGE SHADE TREES (PREFERABLY SYCAMORES)	X				5.4.D., Table 5.1, Figure 5.6
MORE LANDSCAPE	X				5.2, 5.4
CREATE A HERITAGE TREE POLICY	X			A heritage tree ordinance exists, as does the Tree Commission. Not a part of this plan.	
ENCOURAGE NEW DEVELOPMENT TO HAVE LANDSCAPED AREAS, OPEN SPACES AND TREES	X				5.2, 5.4, 5.6
PROMOTE SETBACKS WITH ABUNDANT LANDSCAPE TO SOFTEN TRANSITION FROM DOWNTOWN TO NEIGHBORHOODS	X				5.2.D.
GATEWAYS:					
CREATE GATEWAYS TO THE DOWNTOWN	X				5.4.F.
CREATE A GATEWAY ON SOSCOL	X				5.4.F.
CREATE SOME KIND OF GATEWAY AROUND AND ACROSS FROM LIBRARY (SPECIALTY PAVING/SIGNS)			X	Gateway not included, but specialty paving considered.	5.4.A
IMPROVE SENSE OF PLACE IN OXBOW BY ADDING SIGNS AND/OR SOME KIND OF GATEWAY ELEMENT	X				5.4.F., 5.4.G.
CONSIDER ANOTHER GATEWAY ON FIRST ON EAST SIDE OF RIVER	X				Figure 5.7
SIGNS AND WAYFINDING:					
DO NOT ALLOW SANDWICH-BOARD SIGNS FOR	X			An ordinance was completed in 2010 to	

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
BUSINESSES				provide a pedestrian sign program to replace A-frame signs.	
ALLOW BILINGUAL SIGNAGE FOR LATINO COMMUNITY	X			This is allowed in the Draft Plan.	5.2.H.
IMPROVE WAY-FINDING	X				5.4.G
ALL WAYFINDING SHOULD BE GRAPHICALLY RELATED FOR CONTINUITY – PED AND AUTO	X				5.4.G.
INCENTIVES AND FEES:					
INCORPORATE FINANCIAL INCENTIVES IN IMPLEMENTATION OF DTSP (I.E. TAX CREDITS, MILLS ACT)	X				8.6
REVIEW FUTURE, PROJECTED INCREASES TO DEVELOPMENT FEES IN ORDER TO DETERMINE ANY ADDITIONAL INCREASE WE MAY IMPOSE THROUGH THE DTSP. WHAT IS THE THRESHOLD BEYOND WHICH WE DISCOURAGE ANY NEW DEVELOPMENT DOWNTOWN?	X				8.4
SUSTAINABILITY AND ENVIRONMENTAL:					
ENCOURAGE GREEN BUILDING DESIGN WITH DEVELOPER INCENTIVES	X				5.6
CONSIDER SUN ANGLE, ADJACENT USES, PEDESTRIAN COMFORT, GREEN SPACE AND VIEWS WHEN REVIEWING BUILDINGS	X				5.1, 5.2, 5.6
PROMOTE SUSTAINABILITY IN ALL ASPECTS OF PLANNING	X				5.6
INTRODUCE PERMEABLE PAVERS AND BIOSWALES	X				5.6
EXPLORE ALTERNATIVE ENERGY SOURCES AND CONSERVATION (BEYOND SOLAR AND HPBD ORDINANCE)	X				5.6
ENCOURAGE SOLAR	X				5.6

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
AVOID DARK STREET CORRIDORS AND WIND TUNNELS	X				5.1, 5.2, 5.4, 5.6
PERFORM SHADE/SHADOW STUDIES OF PROPOSED BUILDINGS	X			The 3D model of downtown prepared by Napa Valley College Digital Design Graphics Technology program students will be useful in addressing this.	
PROVIDE ROOFTOP GARDENS	X				5.6
ART:					
ADD MORE PUBLIC ART	X				5.4.E.
COMMUNITY ART CENTER THAT HAS WORK SPACE AND REHEARSAL SPACE	X				Table 4.1
HAVE MORE VENDORS & MUSICIANS	X			This is a program that is outside the scope of the Specific Plan.	
PROVIDE OPPORTUNITIES FOR PERFORMANCE ART IN PUBLIC AND STREET VENDORS	X			This is a program that is outside the scope of the Specific Plan.	
ART MOVIE HOUSE	X				Table 4.1
COPIA COULD BE ARTS VENUE – THEATER, DANCE, MUSIC	X				Table 4.1, 4.8
CREATE AN ART DISTRICT IN OXBOW		X		Not specifically an “art district,” but art encouraged in Copia focus area.	4.8
PROVIDE INCENTIVES TO DEVELOPERS TO INTEGRATE MORE PUBLIC ART AND OPEN SPACE	X			Public Art ordinance requires developers to integrate public art or pay into a public art fund.	4.1, 5.2, 5.5
CHAPTER 6 – CIRCULATION AND PARKING					
VEHICULAR CIRCULATION:					
CHANGE ONE-WAY STREETS TO TWO-WAY	X				6.3
INTRODUCE MORE TRAFFIC CALMING MEASURES TO SLOW DOWN TRAFFIC	X				6.3

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
IMPROVE AUTO CIRCULATION TO BE MORE INTUITIVE	X				6.3
AUTO CIRCULATION: IMPROVE TRANSITIONS ON DIVISION ST	X				6.3
CONSIDER TRAFFIC CALMING ROUNDABOUTS AT DIVISION AND COOMBS AND DIVISION AND RANDOLPH			X	Not recommended by Historic Resources consultant because not in keeping with the historic nature of the intersections.	
CREATE CENTER MEDIANS ON THIRD ST		X		Bulbouts recommended instead of median to shorten the crossing distance.	5.4.C. and Figure 5.5
PROPOSE RECONNECTING RANDOLPH BTWN FIRST AND CLAY – CONTINGENT ON CLAY AND RANDOLPH BECOMING TWO-WAY		X		Recommends reconnection of Coombs instead of Randolph.	Figure 6.4
BICYCLES:					
CREATE A WALKABLE AND BIKEABLE DOWNTOWN BY CREATING STRONG CIRCULATION CONNECTIONS TO SURROUNDING NEIGHBORHOODS	X				6.6
CONNECT BIKE LANES	X				6.6
CREATE MORE BIKE AMENITIES – PATHS & PARKING	X				5.5.C., 6.6
IMPLEMENT A BICYCLE BOULEVARD SYSTEM	X				6.6
CONSIDER SPEED LIMITS FOR CLASS I BIKE PATHS			X	Cyclists must comply with posted speed limits.	
PROVIDE A HEIRARCHY OF BIKEWAYS TO ACCOMODATE THE COMMUTER AND SPORT CYCLIST	X				6.6
CREATE A BIKE CONNECTION ALONG THE RAILROAD		X		Future Class I Bike Path proposed for the west side of Soscol rather than the railroad.	6.6
ENCOURAGE BIKE PARKING	X				5.5.C.
ENCOURAGE BICYCLE TOURING	X				6.6
PEDESTRIANS:					
EXPLORE FLASHING LIGHT CROSSWALKS	X				Figure 6.6

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
IMPORTANT TO CREATE PATHWAYS THAT ARE THOUGHTFUL	X				6.6
EXPAND PEDESTRIAN GREENWAYS, EXCEPT RIVER TRAIL	X				Figure 4.1
CONSIDER CLOSING SOME PORTION OF FIRST ST TO PEDESTRIANS ONLY			X	Not recommended.	
CONSIDER PEDESTRIAN ONLY STREETS/ZONES			X	Not recommended.	
COOMBS STREET PLAZA:					
CONNECT TOWN CENTER TO SURROUNDING STREETS, RESTORE GRID	X				6.3
CAN WE HAVE EUROPEAN STYLE STREETS WITH BOLLARDS AND NO CURB?	X			Generally not recommended. However, it may be a possibility on Coombs Street to replace the current plaza.	6.3, Figure 6.4
RECONNECTING COOMBS BTWN FIRST AND PEARL – BECOMING TWO-WAY		X			6.3
CONCERN THAT OPENING COOMBS MAY RESULT IN MORE TRAFFIC AND CONGESTION ON COOMBS		X			
CONNECTIONS:					
CONNECT RIVERFRONT PROMENADE WITH OXBOW	X			Riverfront Promenade will continue on to the Bypass.	6.6
IMPROVE CONNECTION FROM DOWNTOWN TO OXBOW	X				6.6
ALTERNATIVE TRANSPORTATION AND RECREATION:					
CREATE A DOCK DOWNTOWN	X			Sites identified in this plan.	2.1
UTILIZE WINE TRAIN TRACKS FOR COMMUTER TRAINS - CONNECT TO OTHER CITIES		X		Plan doesn't prohibit this.	
ENCOURAGE ALTERNATIVES TO DRIVING DOWNTOWN	X			Concept of parking once and walking throughout downtown encourages alternatives to driving.	6.1

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
PROMOTE RIVER TAXI, FERRY AND/OR BOAT SERVICE ON RIVER			X	<i>Figure 6.1 will be amended to include this.</i>	
ADD DOCKS, KAYAK CONCESSION STAND	X				4.2
PROMOTE MORE RECREATIONAL ACTIVITIES LIKE RUNNING, BIKING, WATER ACCESS, ETC	X				6.0
SAFETY:					
EMERGENCY RESPONSE TIME CONCERN FOR BROWN'S VALLEY	X				6.3
WOULD LIKE STOP SIGNS ON FIRST ST INSTEAD OF SIGNALS		X		To be evaluated at implementation stage.	
RECLAIM RIGHT OF WAY ON WIDE STREETS FOR PEDESTRIAN AND BIKE USE	X			Street cross-sections provided.	Figure 6.3
CONSIDER RAISING INTERSECTIONS FOR IMPROVED VISIBILITY			X	Not recommended.	
CONSIDER RADAR SIGNS			X	Not recommended.	
WEST OF DOWNTOWN CIRCULATION:					
ANALYZE IMPACT OF 2-WAY STREETS OUTSIDE DTSP PLAN AREA	X			Traffic Study for West of Jefferson to California Blvd. in process.	
WE NEED TO GET CROSS TOWN TRAFFIC OUT OF DOWNTOWN		X		Slowing traffic down in Downtown will encourage motorists to use alternate routes	
CONCERNS ABOUT BACKING OUT OF DRIVEWAYS WITH 2-WAY CONVERSION			X	Outside of Plan Area. However, safety is included in the West of Jefferson analysis of traffic circulation.	
CONCERNS ABOUT 2-WAY CONVERSION RESULTING IN DIVERTING TRAFFIC ONTO OTHER RESIDENTIAL STREETS			X	Outside of Plan Area. However, diversion of traffic analyzed in West of Jefferson traffic study.	

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
FIRST ST SHOULD BE A COLLECTOR, NOT AN ARTERIAL. HOW CAN A RESIDENTIAL STREET OPERATE AS AN ARTERIAL WHEN IT HAS DRIVEWAYS?			X	Outside of Plan Area. However, Public Works is looking at reclassification of streets.	
CONCERNS ABOUT LOSS OF PARKING WITH 2-WAY CONVERSION			X	Outside of Plan Area. To be addressed in the West of Jefferson to California circulation study.	
IF FIRST BECOMES 2-WAY IT WILL TAKE THE BIGGEST TRAFFIC BURDEN. NOT FAIR TO FIRST ST RESIDENTS			X	Outside of Plan Area. However, is included in the EIR with mitigation recommendations and is being addressed in the West of Jefferson analysis of traffic circulation.	
NEED SIGNAGE AT LAUREL & JEFFERSON (?)			X	Outside of Plan Area and outside of the area determined to be impacted by the proposed circulation changes.	
WEST NAPA - NARROWER LANES			X	Outside of Plan Area. However, this area is being addressed in the West of Jefferson analysis of traffic circulation.	
NO NEW REDLINES ON CURBS			X	Outside of Plan Area. However, this area is being addressed in the West of Jefferson analysis of traffic circulation.	
NO AESTHETIC DETERIORATION			X	Outside of Plan Area. However, this area is being addressed in the West of Jefferson analysis of traffic circulation.	
MAKE WEST NAPA A NATIONAL HISTORIC REGISTER DISTRICT			X	West Napa was recently analyzed for its historical significance. It qualifies as a National Register Historic District.	
KEEP ON-STREET PARKING			X	Outside of Plan Area. However, this area is being addressed in the West of Jefferson analysis of traffic circulation.	

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
BALANCE TRAFFIC BETWEEN FIRST AND SECOND			X	Outside of Plan Area. However, is included in the EIR with mitigation recommendations and is being addressed in the West of Jefferson analysis of traffic circulation.	
NO NEW TURN LANES			X	Outside of Plan Area. However, is included in the EIR with mitigation recommendations and is being addressed in the West of Jefferson analysis of traffic circulation.	
IMPROVE INTERCHANGE AT HWY 29 AND CALIFORNIA			X	Analyzed in the EIR with mitigations recommended.	
IMPROVE TRANSITION FROM HWY 29 TO DOWNTOWN			X	Outside of Plan Area. However, is included in the EIR with mitigation recommendations and is being addressed in the West of Jefferson analysis of traffic circulation.	
OLD TOWN/NAPA ABAJO:					
SOUTH TRANSITION ZONE HAS DANGEROUS INTERSECTIONS – NEED MORE STOP SIGNS AND TRAFFIC CALMING		X		Stop sign already added at Coombs and Division Streets. Other intersections do not qualify for stop signs.	
LOWER THE SPEED LIMIT IN A HISTORIC DISTRICT			X	Outside of Plan Area.	
SPEED IS ISSUE ON COOMBS – DIVIDES NEIGHBORHOOD			X	Coombs south of Division is outside the Plan Area.	
INNOVATIVE IDEAS:					
CREATE A CAR-SHARE SERVICE WITH ELECTRIC CARS			X	Encouraged, but is a program.	
INTRODUCE MODERN INFRASTRUCTURE (I.E. LIGHT RAIL CONNECTION REGIONALLY)	X			Alternate forms of transit are encouraged. Outside of the Plan Area. This is a regional issue.	6.1
PARKING:					

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
CONVERT SURFACE PARKING LOTS TO NEW DEVELOPMENTS	X			As parking structures are built, the need for surface parking lots will diminish.	6.7
ALLOW EMPLOYEE PARKING FOR THE WHOLE DAY	X				6.4
PARKING STRUCTURE in OXBOW	X				6.7
REQUIRE FUTURE PARKING REQUIREMENTS TO BE CONTAINED WITHIN NEW DEVELOPMENTS TO AVOID IMPACTING NEIGHBORHOODS (RESIDENTIAL PROJECTS ONLY)	X				6.7
REQUIRE NEW PARKING FACILITIES' ENTRANCES NOT BE ALLOWED ON RESIDENTIAL STREETS		X		<i>Will add to Parking and Circulation Design Guidelines.</i>	5.5
DO NOT MAKE NSD PROPERTY A PARKING GARAGE – THIS WILL CREATE A BIGGER BARRIER BTWN NORTH NEIGHBORS AND DOWNTOWN	X			The NSD site is no longer being considered for a parking structure.	
CHANGE PARKING REQUIREMENTS TO BE MORE FLEXIBLE LIKE PETALUMA OR SANTA ROSA	X				6.7
ALLOW RESIDENTIAL PROJECT TO SHARE GUEST PARKING SPACES WITH COMMERCIAL DEVELOPMENT	X				6.7
UNDERGROUND PARKING STRUCTURES	X				5.5
CONSIDER RESIDENTIAL PARKING PERMITS AS DOWNTOWN GROWS		X		This would be a program. As parking demand increases, the parking demand management plan should address this.	6.7
PARKING EXEMPT DISTRICT BOUNDARY SHOULD BE MODIFIED TO MATCH DTSP BOUNDARY. THIS WILL REQUIRE A PUBLIC VOTE.			X	Changes to the parking exempt district boundaries require modifying the PBID which requires a public vote.	
CHAPTER 7 - INFRASTRUCTURE					
PROVIDE WI-FI ZONES		X		This is a program and not a part of the Plan. "Hot spots" will likely occur in conjunction with other uses.	

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
CHAPTER 8 - IMPLEMENTATION					
IMPROVE MAINTENANCE OF SIDEWALKS AND PARKS	X			Maintenance costs are built into the cost estimates in the implementation plan.	8.0
SET PROJECT GOALS FOR SHORT, INTERMEDIATE AND LONG TERM	X				8.0
PROJECT PROCESS					
THE COMMUNITY WANTS A COMPUTER GENERATED 3D MODEL OF THE DOWNTOWN AREA	X			Napa Valley College Digital Design Graphics Technology program students are working on this.	
HAVE A DOWNTOWN SPECIFIC PLAN FACEBOOK PAGE			X	The City utilizes the project website and email blasts in lieu of a Facebook page.	
OUTSIDE THE SCOPE OF THE SPECIFIC PLAN					
FIND APPROPRIATE PLACE TO RELOCATE HOMELESS SERVICES/HOPE CENTER	X			Social services are regulated in Table 4.1.	Table 4.1
PROGRAM LAND USE (EVENTS AND ACTIVITIES) IN DOWNTOWN FOR A WIDE RANGE OF PEOPLE OF ALL AGES			X	This is a program that is outside the scope of the Specific Plan.	
IDENTIFY A UNIFYING EVENT FOR NAPA			X	This is a program that is outside the scope of the Specific Plan.	
MOVE CHEF'S MARKET TO FRIDAY		X		Chef's Market is sponsored by the Downtown Association. It is regulated through the Municipal Code.	
RELOCATE FARMER'S MARKET TO A DOWNTOWN LOCATION	X			Farmer's Market at Copia is in the Downtown Plan Area. Moving it to the west side of Downtown would require an appropriate location.	
PROMOTE XMAS TREE LIGHTINGS DOWNTOWN	X			Program sponsored by the Downtown Association.	

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
MAKE THE OXBOW BYPASS A GREAT PLACE FOR RECREATING	X			Oxbow Bypass is not a part of the plan. The City is working the the Army Corps of Engineers and the Flood Control District on the design.	
EXPLORE HISTORIC TOURISM	X			This already exists and continues to be encouraged by the City.	
DESIGN A WALKING TOUR OF WINE TASTING LOCATIONS DOWNTOWN TO GET PEOPLE TO MOVE AROUND	X			Welcome Center provides a map of downtown businesses. Napa Downtown Association also promotes a wine tasting room card.	
CLOSE STREETS MORE OFTEN FOR MUSIC CONCERTS AND EVENTS			X	This is a program that is outside the scope of the Specific Plan.	
ENCOURAGE STORE OWNERS TO ADD MORE FLOWERS AND BEAUTIFY THEIR STORES	X			This is encouraged as long as sufficient right-of-way is maintained.	
CREATE AREAS WHERE STREET PERFORMERS ARE ENCOURAGED	X			This is a program that is outside the scope of the Specific Plan. The City has a permit process for performers on public property.	
CREATE A PARK-N-RIDE SERVICE FOR TOURISTS. THEY LEAVE THEIR CAR DOWNTOWN AND TOUR THE VALLEY BY BUS, TRAIN OR SHUTTLE. REDUCE DRUNK DRIVERS & GOOD FOR ENVIRONMENT	X			This is a program that is associated with operators and certain businesses. It is not precluded by the Specific Plan.	
INCLUDE AIRPORT SHUTTLE SERVICE AT TRANSIT STATION	X			This is not precluded. It is outside the scope of the Specific Plan.	
OFFER MORE ACTIVITIES FOR YOUTH/TEENS	X			Allowed. However, this is a program that is outside the scope of the Specific Plan.	4.1
ALLOW ALCOHOLIC CONSUMPTION DOWNTOWN DURING SPECIAL EVENTS	X			This is allowed with permits.	
FOSTER ETHNIC DIVERSITY	X				

ISSUE	YES	MAYBE	NO	COMMENT	LOCATION
ENFORCE NO SKATEBOARDING POLICY	X			An ordinance is in place regulating skateboarding.	
GET RID OF KOHL'S BUILDING		X		Kohl's is privately owned and despite being recently purchased by a new owner, has leases that extend to 2031.	
NEED MORE LOCALLY SERVING BUSINESSES (BOOKSTORE, PHARMACY, ETC)	X				Table 4.1
KEEP SAFEWAY BUT RENOVATE IT	X			Interior renovation completed in 2010.	Table 4.1
EXPAND RANGE OF RESTAURANTS IN DOWNTOWN	X				Table 4.1
INTRODUCE A RANGE OF SMALL SHOPS IN TOWN CENTER	X				Table 4.1
KEEP STORES OPEN LATER	X				
BRING IN BOTH LOCAL AND NATIONAL STORES SO WE DON'T HAVE TO DRIVE OUT OF TOWN TO SHOP	X				
TRANSFORM THE CURRENT SINGLE DOMINANT OWNERSHIP DOWNTOWN			X	Private property ownership rights.	
WE NEED A COMMUNITY POOL			X	No funding or locations identified in Downtown.	