

Napa Pipe Preliminary Project Phasing

Currently, it is anticipated the project would be developed in three phases, which would be set forth in the development agreement, with details regarding what components are to be built in each phase, and standards that must be met prior to subsequent phases. The proposed phasing of different land uses is shown in Table 2. Each phase would take approximately 3 years. The portions of the site that would be developed under each phase are shown in the attached phasing diagram. Site preparation is expected to be initiated upon entitlement and complete build-out is projected to occur by approximately 2020. Following completion of site remediation, the site would be graded and filled to raise the site above the level of the flood plain. Each phase would include a proportional allocation of affordable housing. Annual residential construction would consist of approximately 215 to 285 market rate units and 55 to 70 affordable units per year.

Table 2 – Phasing Concept

Land Uses	Phase 1	Phase 2	Phase 3	Total
Residential Units (#)	680	1000	880	2,560
Residential Units (affordable) (#)	170	250	220	640
Retail / Restaurants (SF)	15,000	25,000	n/a	40,000
Office (SF)		25,000	25,000	50,000
R&D /Industrial / Warehouse /	n/a	40,000	460,000	500,000
Condo Hotel w/ meeting spaces , Spa, etc. (SF)	n/a	200,000 (150 suites)	n/a	200,000 (150 suites)
Parks / Open Space / Plazas*	18.0	19.0	6.8	43.8
<i>Total Gross Acres</i>	<i>47.0</i>	<i>55.0</i>	<i>50.0</i>	<i>152.0</i>

Notes: Acreages are approximate.

* This includes parks, plazas, open spaces areas, vest pocket parks, miscellaneous public planted areas and water areas.

Phase 1 -

It is anticipated that Phase One of the project would be focused on residential and neighborhood-serving commercial development around the existing drydocks. Almost half of the shoreline improvements and half of the central linear open space improvements would be made during this phase. Kaiser Road improvements, the two points of access from Kaiser Road, and two crossings of the railroad right-of- way would also be completed during this phase. The portion of the railroad right-of-way surrounded by Phase One development would be improved. Small bridges over the ends of the drydocks would be constructed in Phase One, as well as the pedestrian/bicycle connection to Kennedy Park.

The roadway connection and bridge to Anselmo Court would also be completed during this phase. The connection to Anselmo Court would indirectly provide a new point of access to Napa Valley Corporate Drive.

Phase 2 -

Phase Two would expand the residential areas around Phase One development and include some of the industrial/R&D/commercial development. The condo/hotel would also be constructed in this phase. Associated neighborhood parks and open space amenities would be included and the portion of the central linear park improvements along the railroad right-of-way, north of the southerly railroad crossing would be part of Phase Two, along with the western waterfront park. One additional access point from Kaiser Road, and an additional railroad crossing would also be completed during this phase.

Phase 3 -

In Phase Three, all remaining elements of the Plan would be implemented. The remaining residential units, as well as units along the eastern edge of the site would be built. The industrial/R&D/commercial uses east of the railroad right-of-way would be developed. The remaining amenities associated with these areas would be implemented. The eastern boundary road would connected to the street grid during this phase.



NAPA PIPE

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PHASING DIAGRAM
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