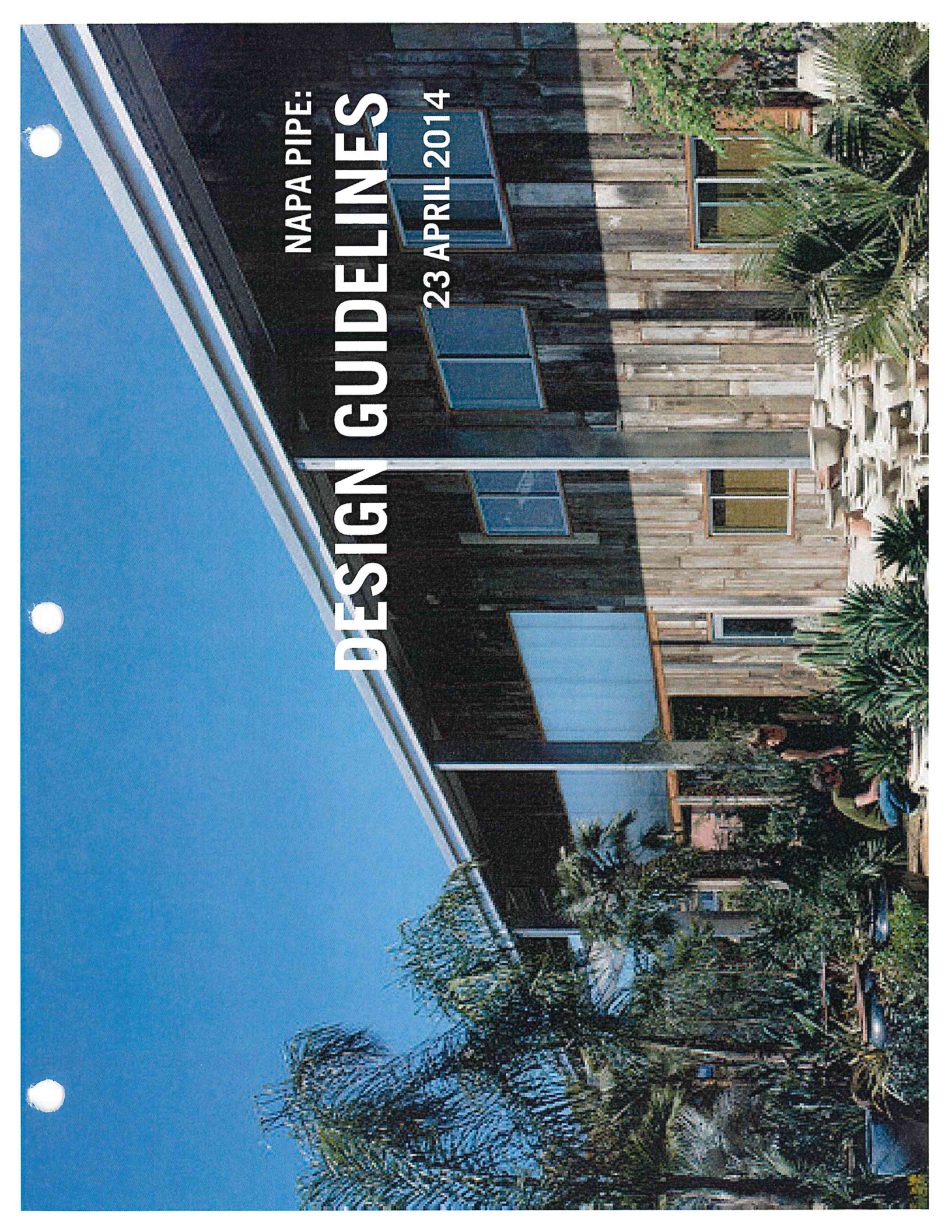




NAPA PIPE: DESIGN GUIDELINES

23 APRIL 2014

AGENDA:

What We Heard
Policy Context
Development Plan
Process
How To Use This Document
Design Framework — Blocks
Design Standards & Guidelines

WHAT WE HEARD...on PROCESS

- > Understand the scope of the Design Guidelines v. Development Plan
- > Commitment to a joint process with the City Planning Commission
- > Clarify roles for project review, approvals, exceptions, and amendments
- > Status of revisions and feedback

...on FORMS and STYLES

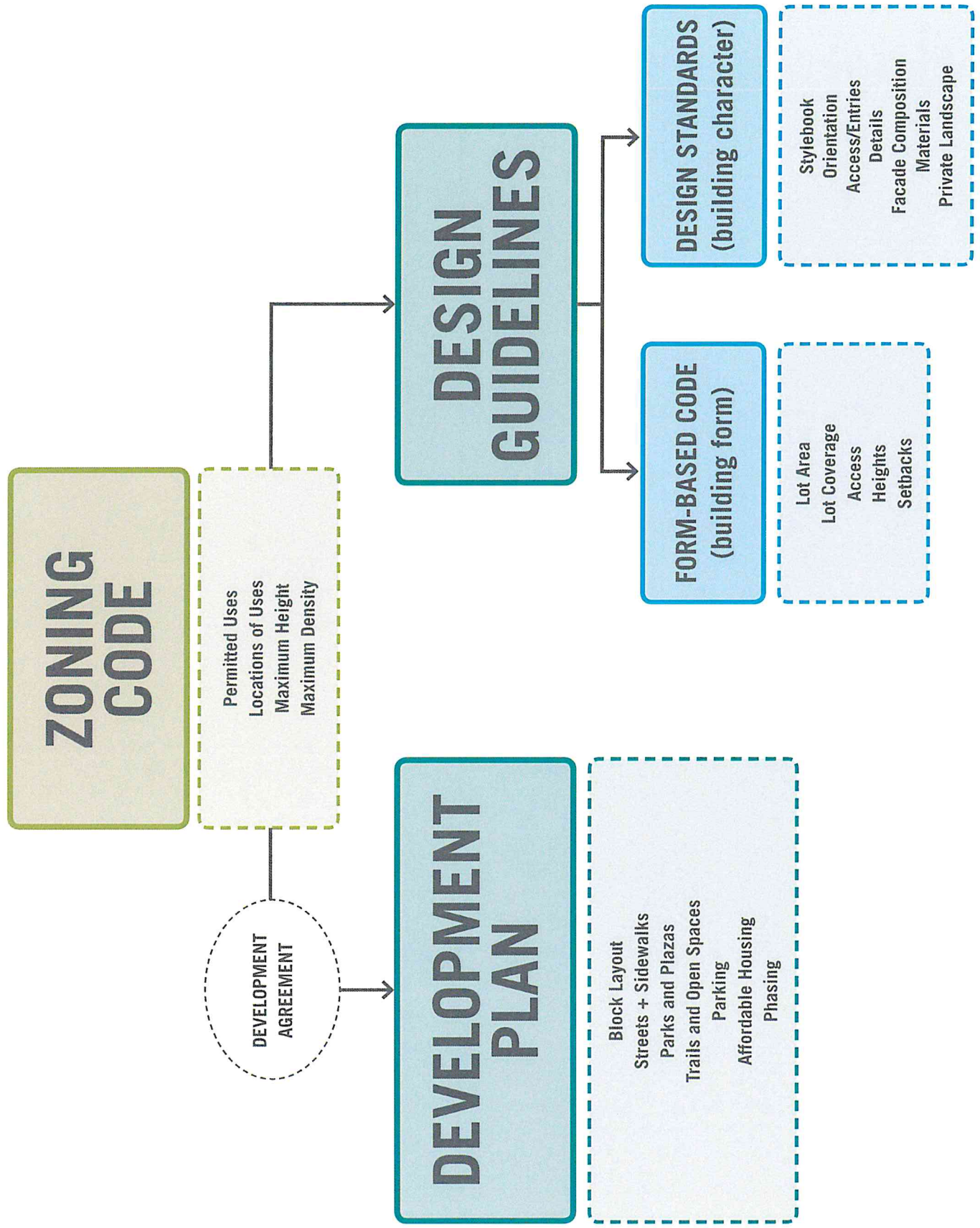
- > Recognize the County Commission's role in approving the FBC
- > Understand the intent of the Stylebook and its level of adaptability
- > Clarify which Styles are right for this site
- > Clarify how Styles relate to blocks and parcels to create variety

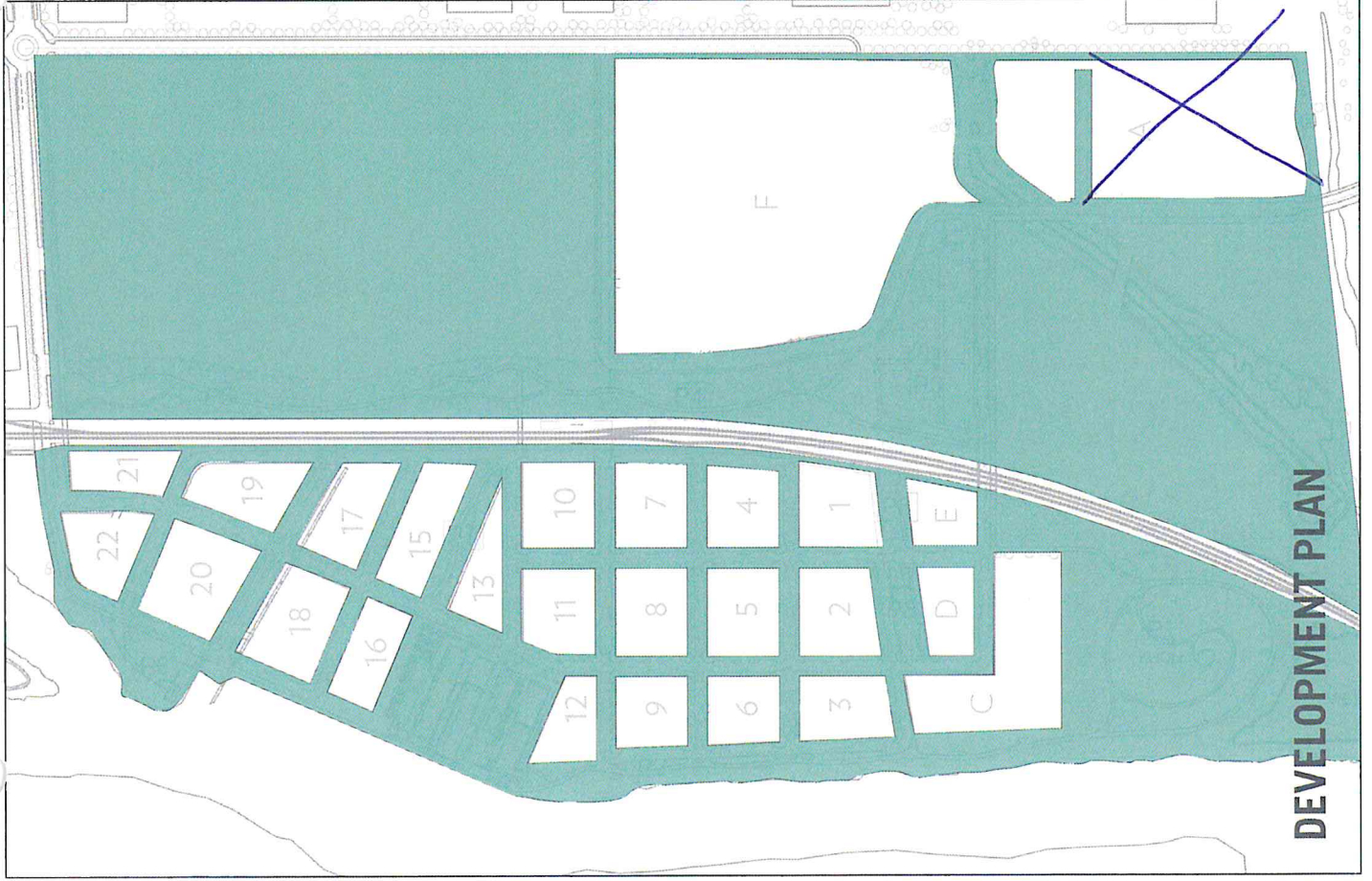
...on STANDARDS and GUIDELINES

- > Enable a high-quality, durable, creative project over the long term
- > Set a high bar for Large Format Retail
- > Affordable Housing should be built and not distinguishable from other housing
- > High-quality materials and reliable construction techniques are essential for good design

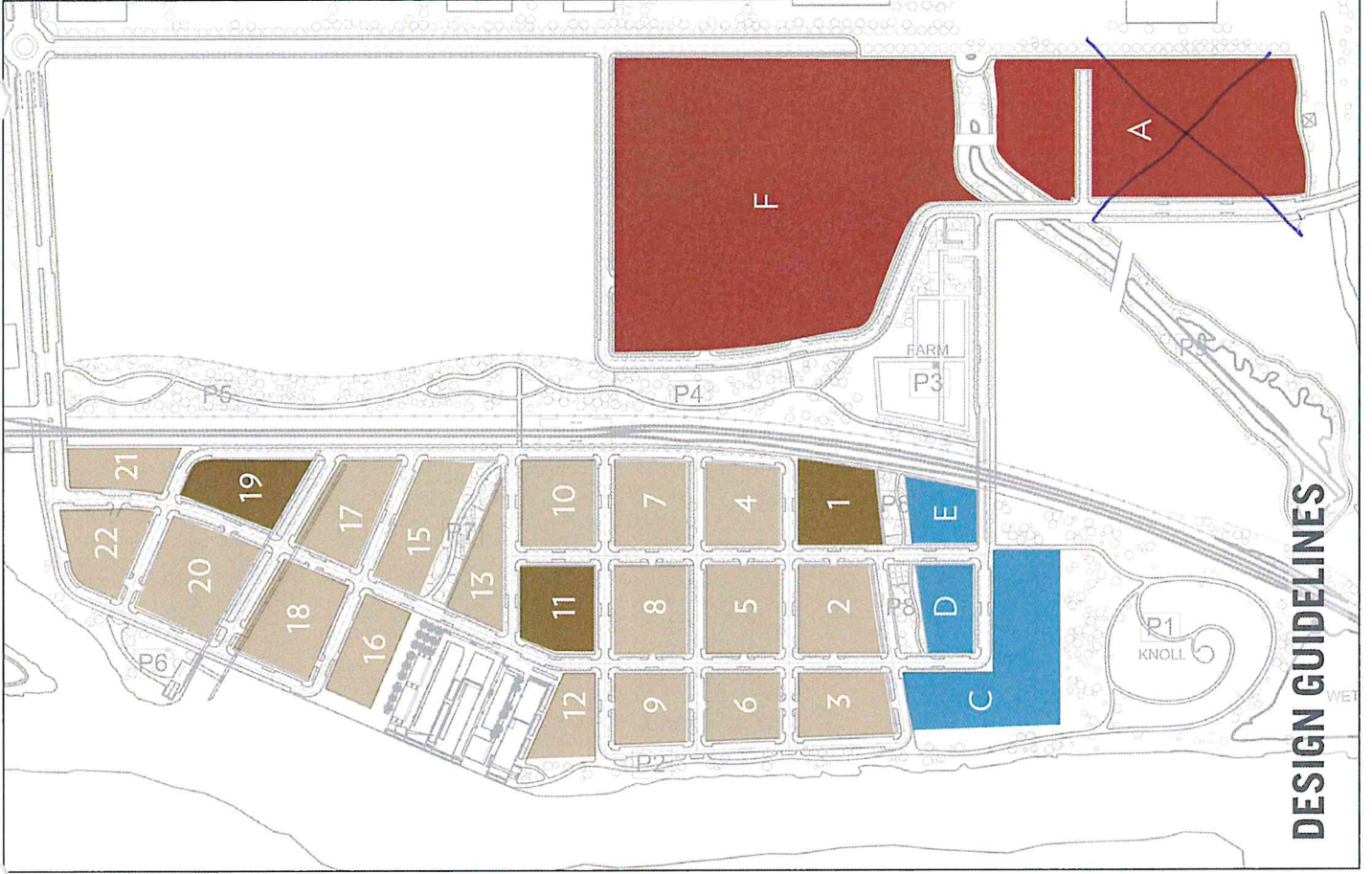
...on THE DOCUMENT

- > Stand-alone Hotel Section
- > Precedent images that reflect the context of the Napa Pipe site
- > Consistent language among standards and their illustrations
- > User tools — Document guide and standards matrices



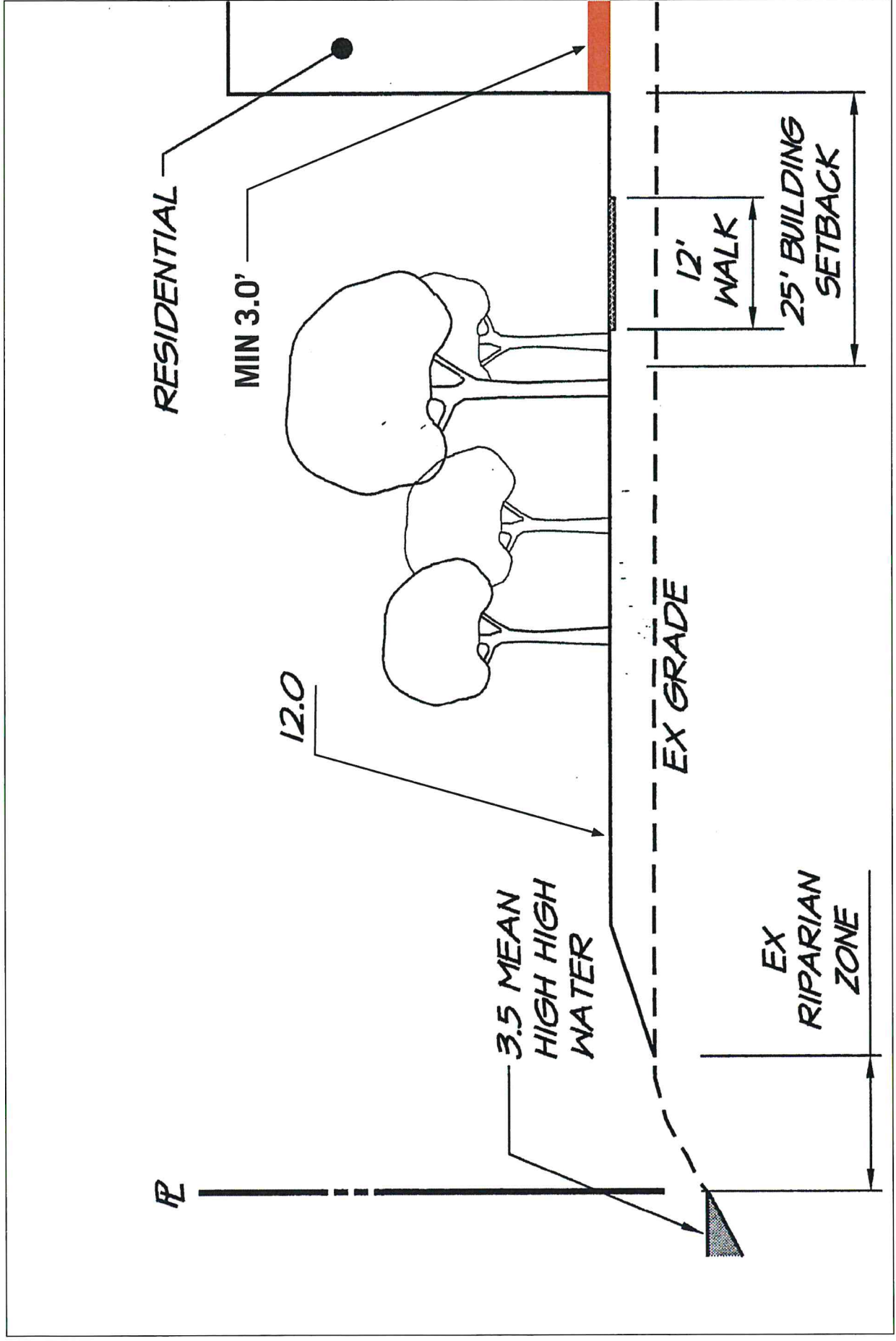


DEVELOPMENT PLAN



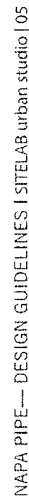
DESIGN GUIDELINES

DEVELOPMENT PLAN: TYPICAL SITE GRADING (NOT TO SCALE)



Chapters 5 and 6 include the standards and guidelines for buildings and landscapes. These standards and guidelines regulate the project and ensure it is compliant with necessary codes, as well as aligned with the vision.

STANDARDS MATRIX. The matrix at the beginning of each section distills all the standards into a checklist for easy review. The Standards and additional Guidelines are described and illustrated following the matrix.

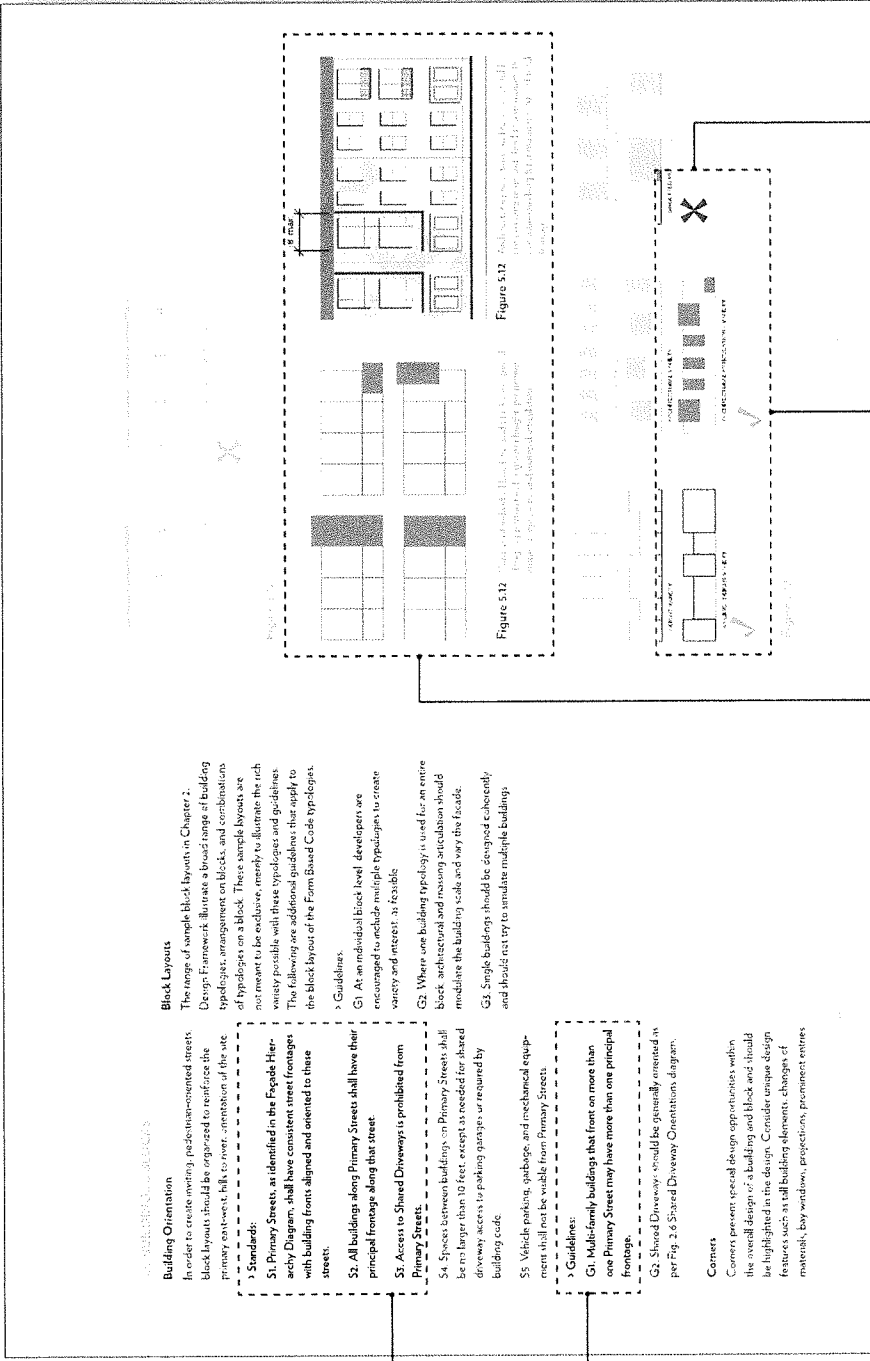


USER GUIDE

In Chapters 5 and 6, the standards provide the critical foundation; they are the select components that are required and will ensure that 5M's core values and intent are not compromised. Additionally, as design process is iterative, changing, and complex by nature, the standards leave room for necessary architectural creativity and flexibility. This flexibility is structured, but not proscribed, by the guidelines.

STANDARDS. Numbers beginning with the letter "S", these items are required.

GUIDELINES. Numbers prefaced with the letter "G", these items correspond to associated Standards when applicable, and while not required, provide guidance on the Napa Pipe intent.



FIGURES & TABLES. Numbered according to the corresponding section and/or Standard. As such they are not continuously consecutive.

GREEN CHECK MARKS. Green check marks next to figures indicate conditions compliant with a Standard.

RED "X" MARKS. Red "X" marks next to figures indicate a condition that is prohibited or not compliant with a Standard.

DESIGN FRAMEWORK: DEVELOPMENT PARCELS

- Development Parcels*
- MIXED USE RESIDENTIAL
 - MIXED USE RESIDENTIAL
(MIN. 30 DU/ACRE)
 - INDUSTRIAL/BUSINESS PARK (WEST)
 - INDUSTRIAL/BUSINESS PARK

