

# Napa Redevelopment Partners

February 21, 2012

John McDowell  
County of Napa Deputy Planning Director  
ALUC Deputy Executive Officer  
1195 Third Street, Suite 210  
Napa, CA 94559

Re: Napa County Airport Land Use Commission Application for the Napa Pipe Project

Dear Mr. McDowell:

The proposed project would amend the County's General Plan and zoning ordinance and result in phased construction of a new neighborhood on the 154-acre Napa Pipe site at 1025 Kaiser Road in unincorporated Napa County. The new neighborhood would have a combination of residential, neighborhood-serving retail, light industrial/R&D/warehousing and office space as well as a hotel.

## **Description of Proposed Project**

Under the project as currently proposed, which is consistent with the Mid-Range Density Alternative analyzed in the Environmental Impact Report for the Napa Pipe Project, the project site would be redeveloped with a variety of building types at a density of approximately 13 units per acre. This alternative would include 2,050 housing units in the northern portion of the project site in and 190,000 square feet of office/R&D/light industrial/ warehousing/distribution center uses. In addition, this alternative would include 40,000 square feet of retail and restaurants in the northern portion of the project site, a 150-unit senior housing facility, a 150-suite hotel with associated uses and 53 acres of open space. Nineteen acres of the site would be left undeveloped and reserved for future uses.

Consistent with this proposal, the zoning map would be amended to re-designate the site from Industrial to Napa Pipe –Mixed Use Residential (NP-MUR), Napa Pipe – Mixed Use

1025 Kaiser Rd.  
Napa, CA 94558

main 707 252-7000  
fax 707 2595461

Residential Waterfront (NP-MUR-W), Napa Pipe – Industrial/Business Park (NP-IBP) and Napa Pipe – Industrial/Business Park Waterfront (NP-IBP-W). The balance of the site – 19 acres – would not be rezoned. Rather, these 19 acres would retain their existing Industrial zoning designation. No development is proposed on these 19 acres. Zoning standards for the site would be contained in a new, separate section of the County Zoning Ordinance (Title 18 of County Code), which specifies allowable uses, permitted densities, building heights and setbacks, parking standards and other development standards.

The following provides a detailed description of the land uses proposed:

**a. Residential**

With respect to the proposed on site residential uses, a variety of low-rise and mid-rise residential buildings would be constructed, containing a total of 2,050 dwelling units. The buildings would vary in form, ranging from 3½ to 8 floors, flanking the streets and shared open spaces. Residential buildings would be set back an average of 4 feet from the property line. Row houses would each have exterior stairs and a front stoop. The units would range in size from studios to three bedrooms and it is estimated that the average unit would be 1,200 square feet.

In addition to these 2,050 proposed units, 150 units would be developed as a seniors-only housing facility. The facility would include an average of 1.5 beds per unit and would provide an independent living option for seniors. The facility would be a continuing care retirement center for seniors.

All residential uses would be located within ALUCP Zone E, in which residential uses and most other land uses are normally acceptable. Residential uses would be constructed in areas re-zoned to either NP-MUR or NP-MUR-W. The MUR districts are characterized by a mix of housing types, neighborhood services such as retail and restaurants, common use/open space including open space, parks, and community facilities. To reflect the special nature of the waterfront environment, building heights are lower in the NP-MUR-W district than in the NP-MUR district. As such, the maximum height in the NP-MUR district is 85 feet; but the maximum height in the NP-MUR-W district is 48 feet. The proposed zoning, however, allows the following features to be exempt from the height limitations:

1. Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself.
2. Additional building volume used to enclose or screen from view the features listed under subsection (1) above and to provide additional visual interest to the roof of the structure.
3. Railings, parapets and catwalks, with a maximum height of four feet and open railings, catwalks and fire escapes required by law, wherever situated.

4. Unroofed recreation facilities with open fencing, including tennis and basketball courts at roof level, swimming pools with a maximum height of four feet and play equipment with a maximum height of 10 feet.
5. Unenclosed seating areas limited to tables, chairs and benches, and related wind screens, lattices and sunshades with a maximum height of 10 feet.
6. Landscaping, with a maximum height of four feet for all features other than plant materials.
7. Flag poles and flags, and weather vanes.
8. Cranes, scaffolding and batch plants erected temporarily at active construction sites.
9. Cranes that exist in any of the NP districts at the time of approval of the development plan.
10. Such other exemptions as are deemed reasonable, necessary, and appropriate by the director.

#### **b. Retail and Restaurants**

Neighborhood retail and restaurant uses would be concentrated near the dry docks along the river's edge, within ALUCP Zone E. Although retail tenants have not been identified, allowed uses would include those providing goods and services serving local residents. The size of the retail spaces would generally range from between 500 and 15,000 square feet. Up to 15,000 square feet of restaurant space and up to 25,000 square feet of retail space are planned. No destination retail, "big box" or large format retail would be allowed. Retail and restaurant uses would be constructed in areas re-zoned to either NP-MUR or NP-MUR-W. As such, the maximum height in the NP-MUR district is 85 feet; but the maximum height in the NP-MUR-W district is 48 feet. As noted above, however, the proposed zoning allows certain features to be exempt from the height limitations. Among these are three industrial cranes would be preserved as artifacts, including the existing gantry crane, which would serve as the armature for a large movie screen.

#### **c. Hotel**

Along the river's edge, there would be a 150-room hotel with accessory uses, such as restaurants, spa and fitness space and a meeting space. The meeting space is expected to be approximately 20,000 square feet. The condominium hotel is expected to be a total of approximately 200,000 square feet. The design of the building would be that of a traditional hotel, with public amenities on the first floor and suites above. The building would be located in ALUC Zone D and adhere to the proposed height limit of 48 feet in this waterfront zoning district.

#### **d. R&D/Industrial/Warehouse and Office**

The project proposes 140,000 square feet of R&D, light industrial and warehousing uses, as well as 50,000 square feet of office uses, located within ALUCP Zone D. Uses may include research institutions, specialized manufacturing, food processing and wine-related businesses, as well as limited associated uses (such as administrative offices) that are ancillary to the primary R&D, light industrial and warehousing uses. These buildings would be constructed in either the NP-IBP or NP-IBP-W zones and would be consistent with the requirements of the proposed zoning code, which would allow uses to be up to 48 feet tall along the riverfront. Elsewhere, the buildings could exceed 48 feet tall (up to a maximum of 85 feet tall), but only if exceptions are granted. In addition, the same features exempt from the height limitations in the two NP-MUR zones would be exempt in the two NP-IBP zones.

### **Estimated Site Occupancy**

Using an average household size of 2.2<sup>1</sup> for single-family homes and an average 1.5 people per seniors-only housing unit, the proposed Project would result in a population increase of approximately 4,735 people. For ALUCP Zone E, using employee generation rates of 5 jobs per 1,000 feet of retail space and 1 job per 14 residents in the seniors-only housing facility, the Project would generate approximately 200 retail jobs and 16 senior facility employees for a total of 216 employees. For ALUCP Zone D, using employee generation rates of 2 jobs per 1,000 square feet of office/R&D/light industrial/warehousing space and 1 job per hotel room, the Project would generate approximately 150 office jobs, 280 R&D jobs and 150 hotel jobs, for a total of 580 jobs. In addition, the 150-room hotel in ALUCP Zone D would have an estimated maximum occupancy of 300 guests, plus a maximum occupancy of 150 persons in the hotel conference center, for a total of 450 daily guests.

### **Notice Regarding ALUC Action and Consistency by Operation of Law**

Please note that the applicant is aware that the ALUC's failure to act on this referral within sixty (60) days of the date of receipt of the referral shall result in the proposed action being deemed consistent by operation of law.

---

<sup>1/</sup> County household size estimates are based on the 2006 American Community Survey estimate of 2.0 persons per household, increased by 10 percent to account for variations in proposed project's housing types and sizes.