

**NAPA PIPE:
SIMILAR
PROJECTS
TOUR**



NAPA PIPE: SIMILAR PROJECTS TOUR

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LESSONS LEARNED

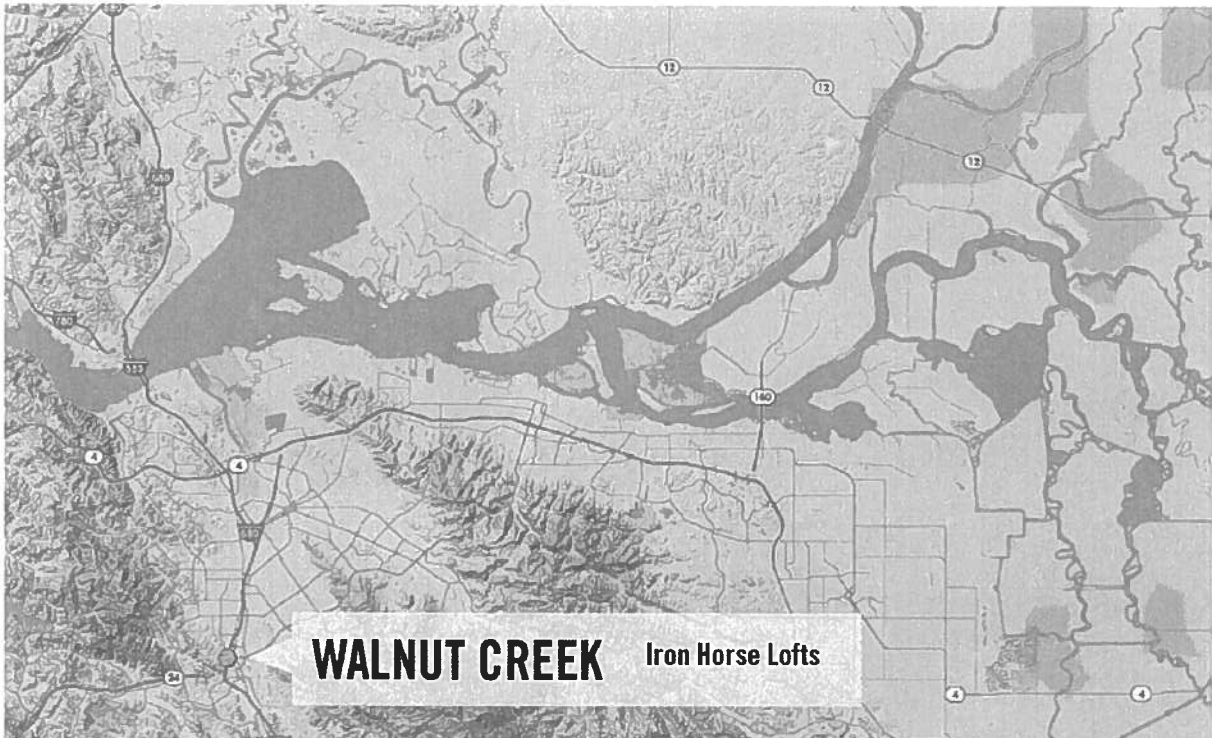
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1 HERCULES Central Neighborhood - Waterfront
Refugio Neighborhood - Waterfront
Seagate at Bayside

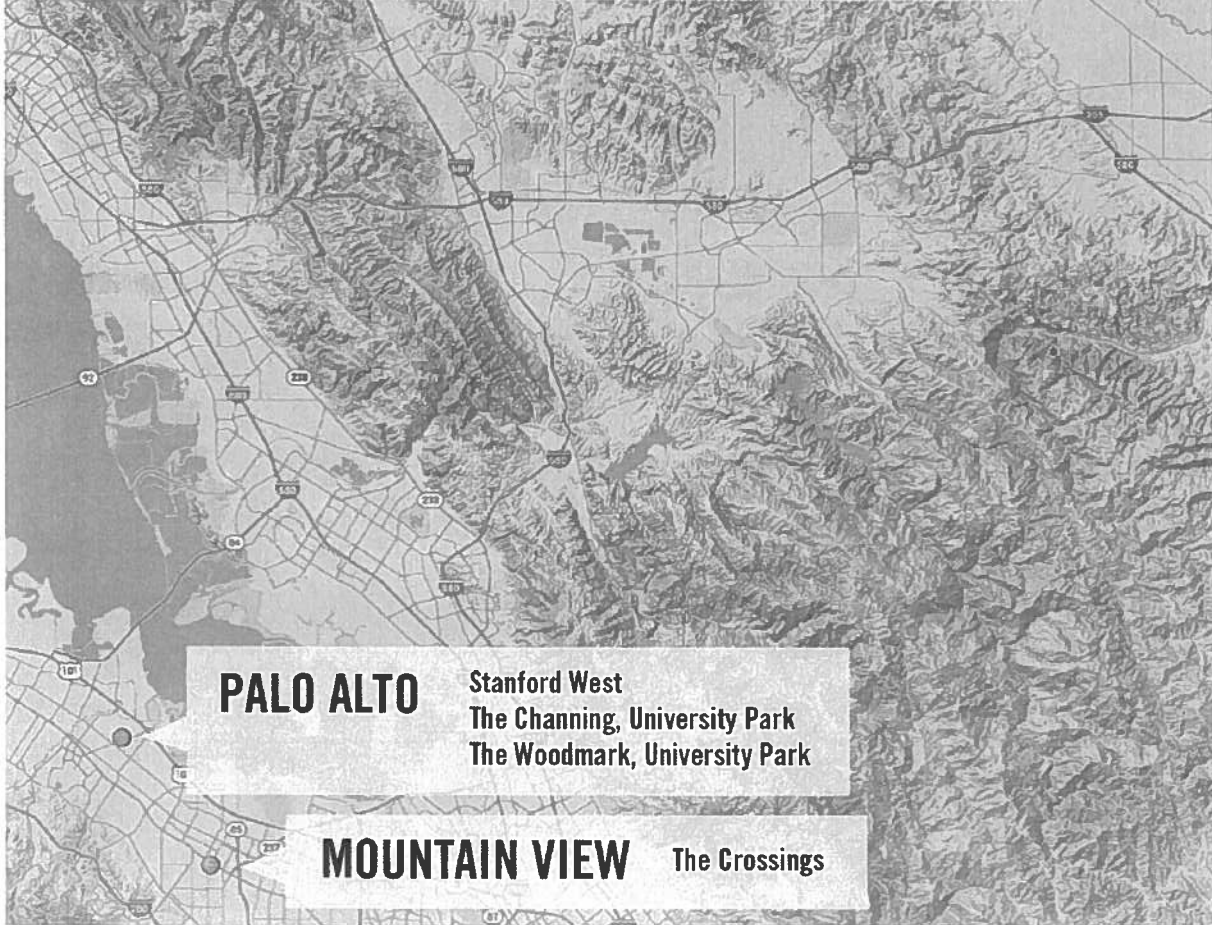
OAKLAND Pacific Cannery Lofts West End Commons
Tassafaronga Village Zephyr Gate

3 SAN MATEO Bay Meadows Phase I & II



WALNUT CREEK Iron Horse Lofts

EMERYVILLE Blue Star Corner
Bridge Court
City Limits
Courtyards at 65th Street
Elevation 22
Glahaus Lofts
Liquid Sugar
Warehouse Lofts



PALO ALTO Stanford West
The Channing, University Park
The Woodmark, University Park

MOUNTAIN VIEW The Crossings



NAPA PIPE—entire



NAPA PIPE—area for comparison

NORTH BAY



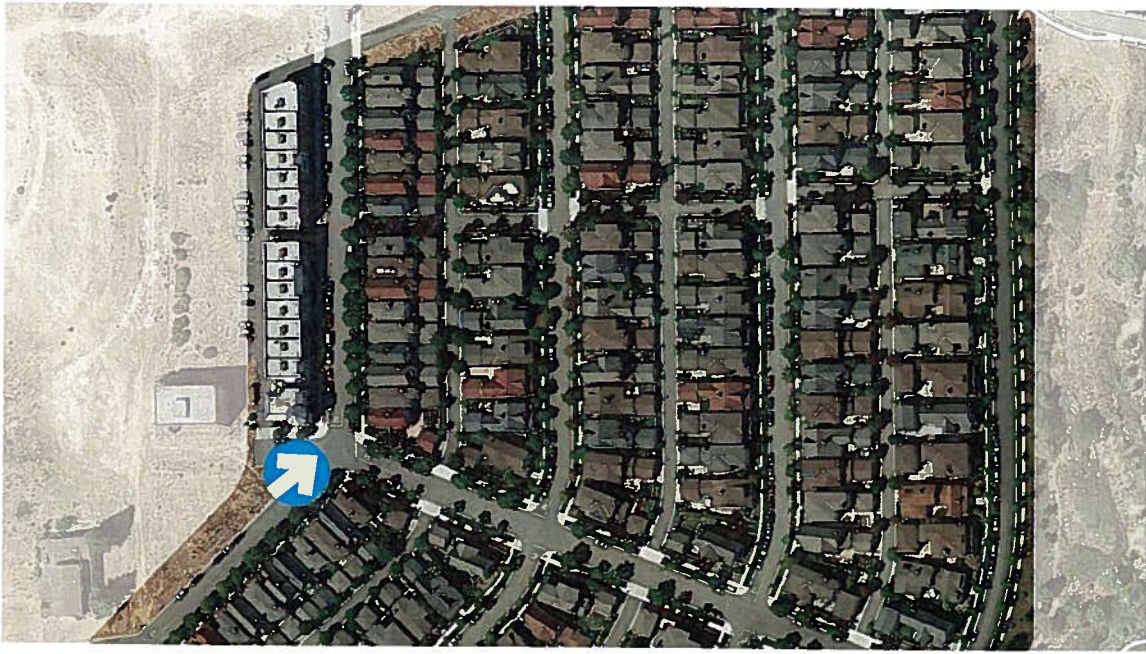
PROMENADE (CENTRAL/WATERFRONT)

Sycamore Avenue HERCULES, CA

Promenade is one district within the initial phase of the full build-out of the Hercules Waterfront District. A bedroom community for city commuters, the Promenade is predominantly single-family residential with a half block of ground floor retail/small office. Multi-family residential, mixed-use, and office areas are in Phase II, along the water.

- Connected street grid and walkable streets with continuous alleys
- Rear alley access to detached garages
- Small-lot single-family with 6 product types, all with rear yards
- Medium- and large-lot single-family with 6 product types
- Substantial setbacks with front gardens, stoops and covered porches
- Window openings and massing modulation on all sides
- Deep eaves, roof projections, and window reveals

DEVELOPER	The Bixby Company
COMPLETED	Phase I 2006
BUILDER	Western Pacific Housing, DR Horton
ACRES	47
UNITS	217
DU/ACRE	5.5 - 8.5 average gross
PRODUCT	single-family detached (1,500-3,200 sf; 2,700-5,500 sf lots)
AFFORDABLE	-
OPEN SPACE	open space system, playground/parks
RETAIL	~5,000 sf ground-floor
OFFICE	-
OTHER	-
PARKING SPACES	434 (private 2-car garage)
PARKING RATIO	2:1 (not including street parking)
TRANSIT	BART shuttle, Amtrak (proposed)
GREEN	-



200'



Railroad Avenue small-lot single-family

BAYWOOD (REFUGIO)

Willet Street HERCULES, CA

Refugio is another district within the initial phase of the full build-out of the Hercules Waterfront District, located inland from the Promenade. Mostly detached single-family residential, the cottage typologies are lower, smaller, and more affordable than the single-family options at the Promenade. Affordable properties are attached cottages on the pocket park.

- Connected street grid and walkable streets with continuous alleys
- Rear alley access to attached garages
- Small-lot single-family and multi-family with no rear yards
- Substantial setbacks with front gardens, stoops and covered porches
- Window openings and massing modulation on all sides
- Deep eaves, roof projections, and window reveals

DEVELOPER	The Bixby Company
COMPLETED	Phase II, 2006
BUILDER	Western Pacific Housing, DR Horton
ACRES	10
UNITS	78
DU/ACRE	7.8 average gross
PRODUCT	single-family detached, single-family townhouses
AFFORDABLE	12 units
OPEN SPACE	open space system, playground/park
RETAIL	-
OFFICE	-
OTHER	-
PARKING SPACES	156 (private 2-car garage)
PARKING RATIO	2:1
TRANSIT	BART shuttle
GREEN	-



200'



Avocet Drive cottage

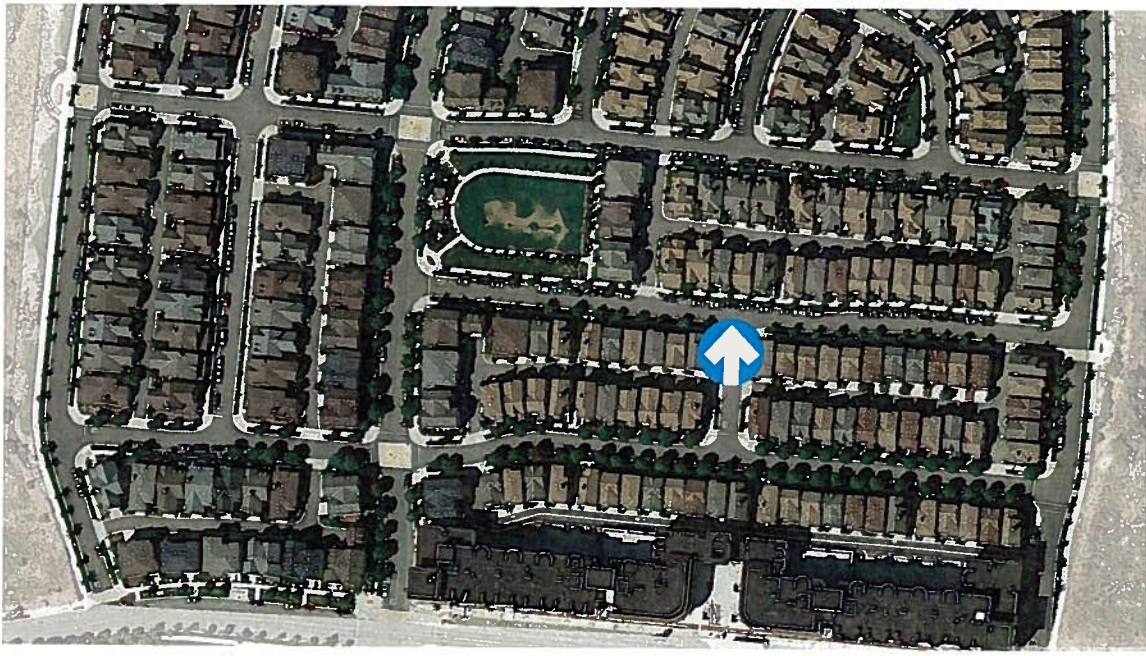
SEAGATE AT BAYSIDE

Sycamore Avenue and Tsushima Street HERCULES, CA

Seagate is a higher-density neighborhood within the Hercules Waterfront District. The project combines small lot single-family, townhouses, multi-family, and ground floor retail.

- Connected street grid and walkable streets with partially hidden alleys
- Rear alley access to attached garages
- Small-lot single-family and multi-family with no rear yards.
- Narrower setbacks with front planters, stoops and covered porches
- Less variation and modulation in window openings and massing
- Townhouses have shallow eaves, projections, and window reveals

DEVELOPER	Lewis Planned Communities
COMPLETED	2005
BUILDER	John Laing Homes, William Lyon Homes
ACRES	33
UNITS	335
DU/ACRE	10 average gross (up to 21 du/acre)
PRODUCT	single-family detached, single-family townhouses
AFFORDABLE	-
OPEN SPACE	
RETAIL	-
OFFICE	-
OTHER	-
PARKING SPACES	670 (private 2-car garage)
PARKING RATIO	2:1
TRANSIT	BART shuttle
GREEN	-



200'



Clark Street small-lot single-family facades

IRON HORSE LOFTS

**1316 Las Juntas Way
WALNUT CREEK, CA**

Smaller and denser than the Hercules projects, Iron Horse Lofts is a single block that contains varying sizes and densities of units. Market-rate, workforce, and affordable housing are mixed on the site, surrounding an interior open space with shared amenities.

- Internal mews for rear access to attached garages
- Multi-family with no rear yards.
- All units face external streets or internal courtyard
- High stoops with porches for ground-floor privacy
- Large openings with shading devices
- Significant roof articulation and variation, with skylights
- Minimal modulation, variation, and shaping of the facade plane

DEVELOPER	Holliday Development
COMPLETED	2002
BUILDER	Cannon Constructors
ACRES	~2
UNITS	54
DU/ACRE	~27 average gross
PRODUCT	multi-family lofts (1BR, 2BR, 3BR)
AFFORDABLE	in partnership with BRIDGE's Coggins Square apartments
OPEN SPACE	courtyard
RETAIL	-
OFFICE	-
OTHER	-
PARKING SPACES	220 (podium + private garage)
PARKING RATIO	1.6:1
TRANSIT	Pleasant Hill BART
GREEN	Winner of 2009 Build It Green GreenPoint Showcase Award



200'



Interior courtyard

EMERYVILLE

GLASHAUS LOFTS

65th and Hollis Streets EMERYVILLE, CA

Glashaus Lofts is a moderate-density, mixed-use project that contains varying types, sizes and densities of units within one block. The project is one of four developed by the Emeryville Redevelopment Agency with Pulte Homes. The density is highest along Hollis Street, with the apartments and ground floor retail, and gradually decreases in density along 65th Street to the Emeryville Greenway.

- Multi-family with no rear yards.
- All units face external streets, linear courtyard, or greenway
- Internal mews for rear access to embedded garages
- Townhouses have low stoops and upper level balconies
- Minimal roof articulation and variation
- Significant modulation, variation, and shaping of the facade plane

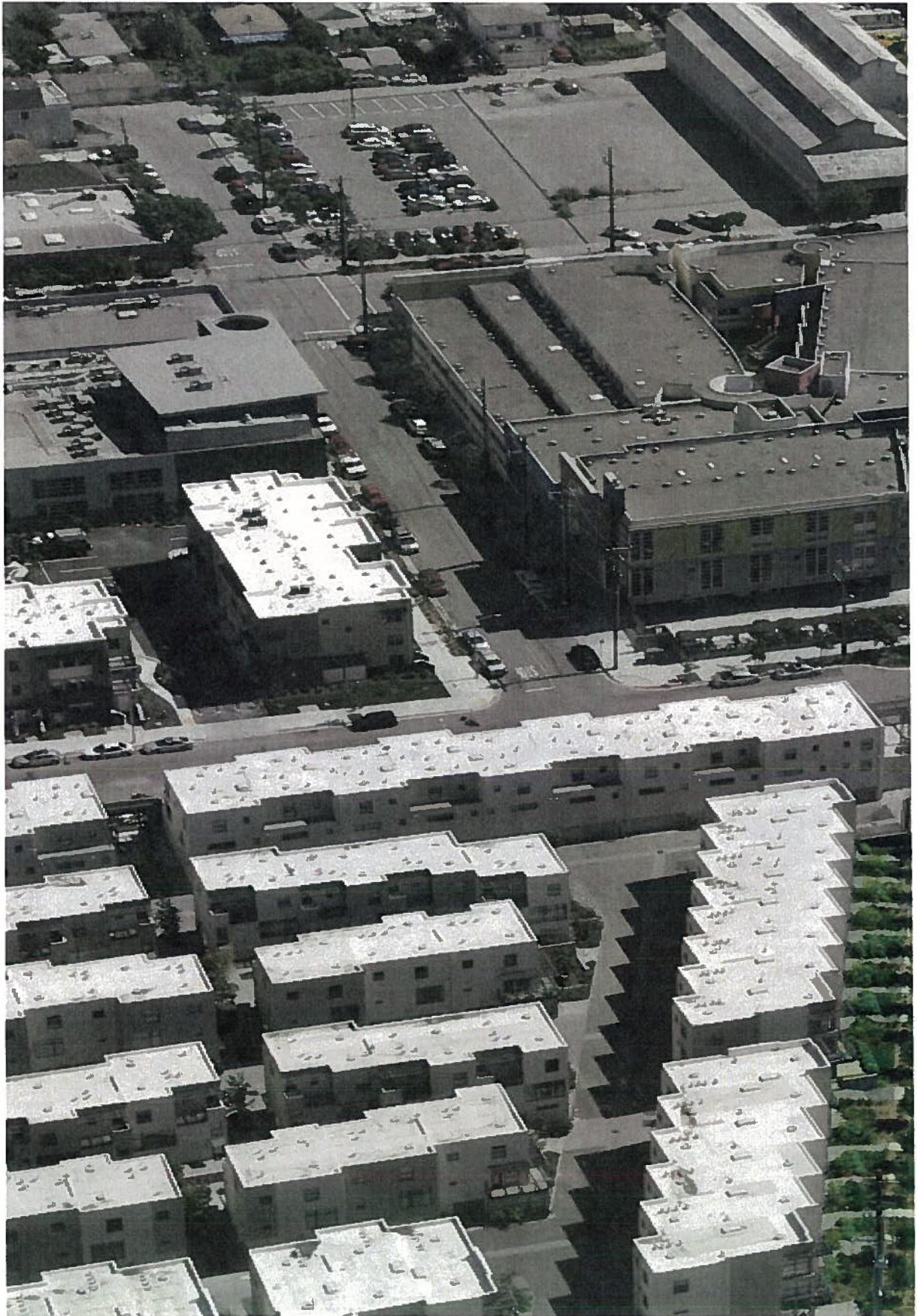
DEVELOPER	Pulte Homes
COMPLETED	2008
BUILDER	Pulte Homes
ACRES	3.1
UNITS	145
DU/ACRE	46.8 average gross
PRODUCT	multi-family apartments, single-family townhouses (studios, 1BR, 2BR)
AFFORDABLE	29 units
OPEN SPACE	courtyards, linear mews, Emeryville Greenway
RETAIL	-
OFFICE	-
OTHER	amenities
PARKING SPACES	162 (83 private garage, 79 public)
PARKING RATIO	1.12:1
TRANSIT	Emery Go Round
GREEN	-



200'



Glashaus townhouses fronting the Emeryville Greenway



Emeryville Greenway This bikeway and pedestrian path serves as open space for four adjacent projects



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CITY LIMITS

66th and Vallejo Streets EMERYVILLE & OAKLAND, CA

City Limits is a multi-family townhouse project along 66th Street and the Emeryville Greenway, with low- and moderate-density townhouses. The project is one of four developed by the Emeryville Redevelopment Agency with Pulte Homes. A historic warehouse facade was integrated into the frontage of a stretch of townhouses along 66th Street. The proportions, modulation, material quality, and entry conditions of the units north of 66th Street and along the Greenway are the most successful.

- Multi-family townhouses with no rear yards
- Internal mews provide rear access to embedded garages
- Imbalanced proportion between access mews and linear courtyards
- Large windows and projecting sunshading devices
- Moderate modulation, variation, and shaping of the facade plane

DEVELOPER	Pulte Homes
COMPLETED	2005
BUILDER	Pulte Homes
ACRES	5
UNITS	92
DU/ACRE	18.4 average gross
PRODUCT	single-family townhouses (1BR, 2BR)
AFFORDABLE	9 units
OPEN SPACE	courtyards, linear mews, Emeryville Greenway
RETAIL	-
OFFICE	-
OTHER	-
PARKING SPACES	138 (1-car or 2-car tandem garages)
PARKING RATIO	1.5:1
TRANSIT	Emery Go Round
GREEN	-



200'



Townhouses fronting on mews and the Emeryville Greenway

COURTYARDS AT 65TH STREET

65th and Hollis Streets EMERYVILLE, CA

Courtyards at 65th Street is a mixed-use, multi-family project with apartments centered around two interior courtyards and wrapping podium parking. Podium garage is embedded along an internal alley within the block, with limited exposure to main streets.

- Multi-family townhouses with no rear yards
- Small, mid-block garage access allows retail and activity at the corner
- Figure-eight plan maximizes unit count while also hiding parking
- Windows have insufficient size, external shading, and window reveal from the facade plane
- Color transitions not reinforced by supplementary massing or facade plane
- Low-height ground-floor residential lacks light and privacy

DEVELOPER	Opus West
COMPLETED	2005
BUILDER	Opus West Construction
ACRES	5.1
UNITS	331
DU/ACRE	64 average gross
PRODUCT	multi-family apartments
AFFORDABLE	63 units
OPEN SPACE	courtyards
RETAIL	3,000 sf
OFFICE	-
OTHER	amenities
PARKING SPACES	516 (garage)
PARKING RATIO	1.56:1
TRANSIT	-
GREEN	-



200'



Apartments facing 65th Street

ELEVATION 22

Powell and Hollis Streets EMERYVILLE, CA

Elevation 22 is a mixed-use townhouse and loft project at the intersection of the Emeryville Greenway with Powell and Hollis Streets. The project is one of four built by the Emeryville Redevelopment Agency with Pulte Homes. The most density is located along Powell Street, with the single-family townhouses along the Greenway and internal to the block. Ground-floor retail is located at the corner and spills out onto the Greenway.

- Single-family and multi-family townhouses with no rear yards
- The public Greenway satisfies residential open space requirements
- Internal mews provide rear access to embedded garages
- Imbalanced proportion between access mews and linear courtyards
- Large windows and projecting sunshading devices
- Significant modulation, variation, and shaping of the facade plane

DEVELOPER	Pulte Homes
COMPLETED	2005
BUILDER	Pulte Homes
ACRES	1.82
UNITS	71
DU/ACRE	39 average gross
PRODUCT	single-family lofts and townhouses (1BR, 2BR)
AFFORDABLE	14 units
OPEN SPACE	internal mews, Emeryville Greenway
RETAIL	~1,000 SF ground floor
OFFICE	-
OTHER	-
PARKING SPACES	119
PARKING RATIO	1.68:1
TRANSIT	Emery Go Round
GREEN	-



200'



Townhouse entryways along Powell Street

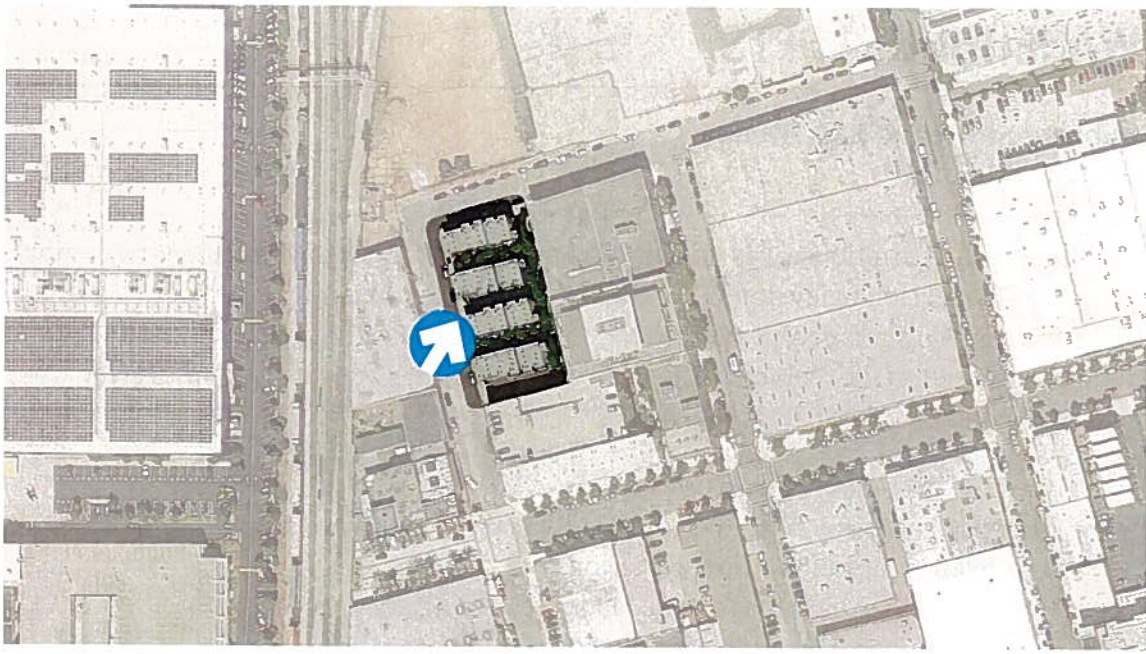
BLUE STAR CORNER

Halleck and Sherwin Streets EMERYVILLE, CA

Drawing inspiration from Dutch rowhouses and British garden mews, these 20 tall, narrow townhouses face each other across semi-private patios and landscaped courtyards. The project maximizes a small site and yet maintains over one quarter of the property as open space. The townhouses are all LEED for Homes certified and range from 1,300 to 1,700 SF, with living spaces stacked in 3-4 levels above garages and ground floor.

- Single-family townhouses with public mews and no rear yards
- Internal rear access to attached garages
- At-grade ground floor residential lacks privacy
- Minimal modulation, variation, and shaping of the facade plane

DEVELOPER	Holliday Development
COMPLETED	2007
BUILDER	Bjork Construction
ACRES	.46
UNITS	44
DU/ACRE	43 average gross
PRODUCT	single-family townhouses
AFFORDABLE	-
OPEN SPACE	.13 (28%) mews, linear courtyard
RETAIL	-
OFFICE	-
OTHER	-
PARKING SPACES	23 (private garage)
PARKING RATIO	1.35:1
TRANSIT	-
GREEN	LEED for Homes



200'



Townhouses facing interior mews

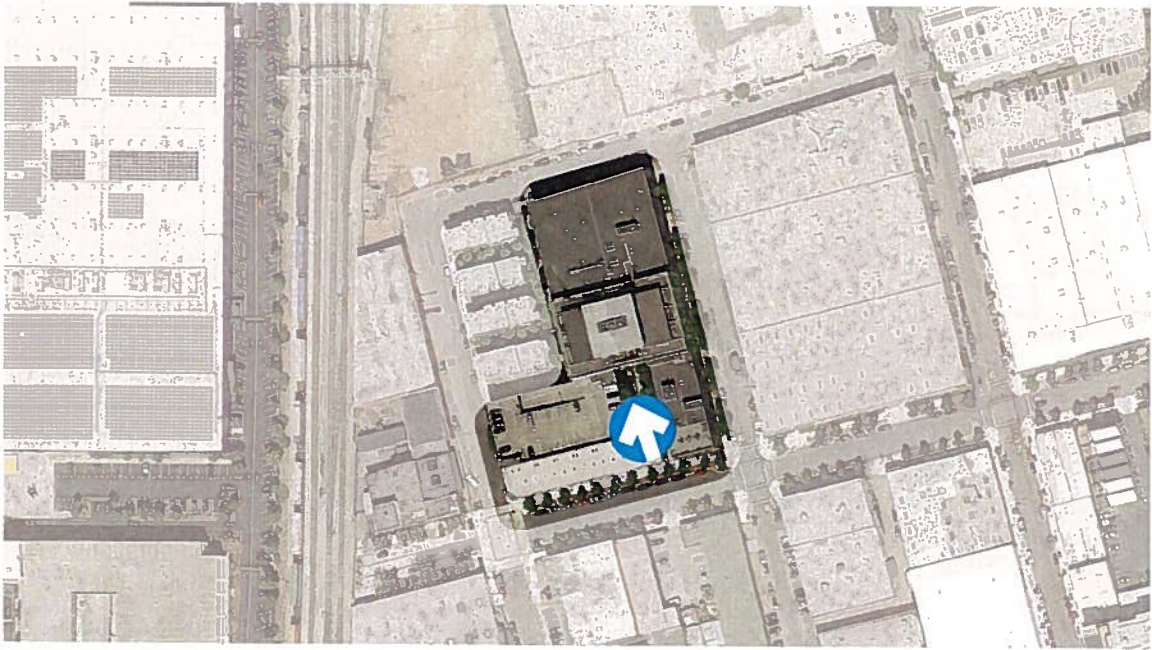
WAREHOUSE LOFTS

Hubbard Street and Park Avenue EMERYVILLE, CA

The Emeryville Warehouse was originally constructed in 1925 for a fruit-drying company. New construction redeveloped the warehouse into loft housing with a new five-story embedded parking garage and a three-story facade. The flex loft units have full pull-up doors along a pedestrian colonnade for live/work and street activation. The interior courtyard offers a quiet space for residents.

- Integration of historic uses
- Embedded parking garage is almost fully wrapped with housing
- Significant roof modulation, variation, and shaping
- Multiple residential types on one block creates variety
- Large, multi-paned, operable windows

DEVELOPER	Holliday Development
COMPLETED	1999
BUILDER	Devcon, Cannon, and Nibbi Brothers
ACRES	1.7
UNITS	142
DU/ACRE	83 average gross
PRODUCT	multi-family lofts
AFFORDABLE	-
OPEN SPACE	internal courtyard
RETAIL	-
OFFICE	-
OTHER	-
PARKING SPACES	180 (embedded garage)
PARKING RATIO	1.27:1
TRANSIT	-
GREEN	-



200'



Lofts facing interior courtyard

