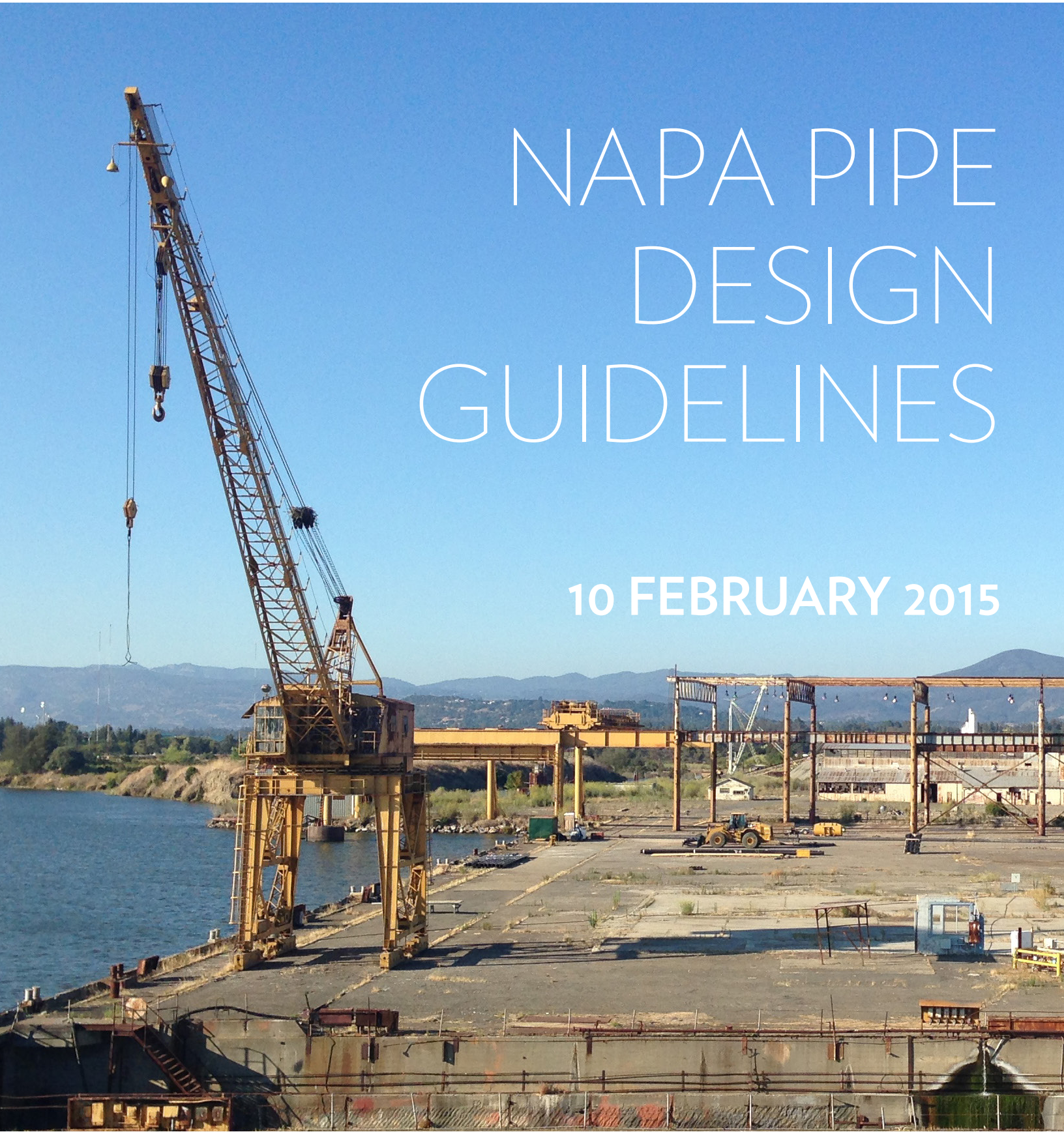


NAPA PIPE DESIGN GUIDELINES

10 FEBRUARY 2015

Table of Contents

1.0 INTRODUCTION

1.1 Vision
1.2 Project Overview
1.3 Regulatory Framework
1.4 Key Zoning References
1.5 Approvals Process
1.6 User Guide

2.0 DESIGN FRAMEWORK

2.1 Development Zones and Density
2.2 Streets and Build-to Lines

3.0 FORM-BASED CODE

3.1 Townhouse
3.2 Single-Family
3.3 Multi-Family
3.4 Local Retail
3.5 Office
3.6 Garage (Stand-Alone)

4.0 BUILDING STANDARDS & GUIDELINES

4.1 Residential
4.2 Hotel
4.3 Local Retail
4.4 Large-Format Retail
4.5 Office
4.6 Garage (Stand-Alone)
4.7 Parking, Loading & Service
4.8 Sustainability

5.0 LANDSCAPE STANDARDS & GUIDELINES

5.1 Residential
5.2 Hotel
5.3 Local Retail
5.4 Large-Format Retail
5.5 Office
5.6 Garages
5.7 Sustainability
5.8 Materials & Implementation
5.9 Planting
5.10 Phasing

6.0 APPENDIX

6.1 Appendix A: Standards Matrices
6.2 Appendix B: Architectural Stylebook
6.3 Appendix C: Glossary of Terms

The overarching goal for Napa Pipe is for it to become a great neighborhood—one that is welcoming to, and comfortable for, the broadest range of people and households.

INTRODUCTION

1.1 Vision
1.2 Project Overview
1.3 Regulatory Framework
1.4 Key Zoning References
1.5 Approvals Process
1.6 User Guide

INTRODUCTION

VISION

The overarching goal for the Napa Pipe property is for it to become a great neighborhood—one that is welcoming to, and comfortable for, the broadest range of people and households. It is envisioned as a neighborhood that engages residents and visitors, an inviting environment in which chance interactions among neighbors and a sense of connectedness to the memorable natural setting and the site's unique history build an enduring community.

The elements of a great neighborhood, its blocks, open spaces, streets, activities and buildings, all work in concert to create a community with great natural beauty within view, in all directions from the site; with generous and readily accessible public parks and open spaces for recreation or relaxation; with the necessities of a small neighborhood available within a short walk; and with sensitively scaled buildings and streets that encourage walking.

Achieving such a community requires clear guidelines that ensure that private development supports the vision and contributes to a public realm of the highest quality. The public realm, especially at this site, is essentially a great outdoor room, well proportioned and lined by visually interesting landscape and architecture. The goal of the guidelines is to promote architecture that contributes to the qualities of the neighborhood, references precedent, and enhances the setting.

The design guidelines recognize that individual architectural projects should be seamlessly linked to their surroundings, an idea that transcends style. The site is the driver, both its natural setting and historic precedents: a site on the east bank of a broad stretch of the Napa River; a site the center of which can be reached within a short walk from the edge; a site surrounded by great natural beauty and blessed with a pleasant climate; and, a site where dry docks and cranes sit at its very core, reflecting an industrial legacy of impressive scale that is the touchstone for the major gathering place of the neighborhood.

The guidelines set the stage for variety, while recognizing the importance of some degree of harmony in scale, proportion and building form, and an attention to architectural composition and details of genuine quality. Quality is ensured by substantial materials which weather well; authentic detailing that reflects craft; windows, doors, and trim with perceivable depth; maximum connections to the outdoors; and, a consistent and clear and welcoming relationship to the streets with entries, porches, and stoops that are the setting for neighborhood life.

Over the period of the Napa Pipe's development, these guidelines provide a solid framework of neighborhood and design standards within which appealing variety can emerge, from the work of multiple builders, each with their own architects and sensibilities, drawing on the site and its history to foster design creativity and sensitivity.

Figure 1.1 Illustrative Rendering of waterfront open space along the Napa River at Napa Pipe

INTRODUCTION

Project Overview

1.2.1 SITE LOCATION AND SCOPE

The Napa Pipe site consists of approximately 154 acres adjacent to the Napa River and Kaiser Road. The western parcel is approximately 63 acres and is zoned for development of a mixed-use neighborhood (NP-MUR-W:AC), and a hotel and office uses (NP-IBP-W:AC) between the Napa River and the railroad corridor which bisects the site. The eastern parcel includes approximately 17.5 acres that is zoned for development of general wholesale sales activities (e.g. a Costco store and gas station) (NP-IBP:AC), as well as an additional 73.5 acres for industrial uses. The remaining 73.5 acres that is zoned Industrial (I:AC) is not subject to these Design Guidelines, but rather will be subject to the zoning regulations in affect at the time of development.

1.2.2 DEVELOPMENT PLAN

The ordinance establishing the Napa Pipe zoning districts includes a site plan illustrating the general configuration of land uses, blocks and streets, including access roads, proposed at Napa Pipe. The site plan and development program are further refined in the Development Plan. These Design Guidelines, together with the Development Plan, the Development Agreement, and the Zoning Ordinance (or "Zoning Code") work in concert to ensure orderly development of the site.

Streets and Blocks

The Development Plan and Tentative Map establish a system of streets and blocks at specific dimensions intended to define the character of the Napa Pipe neighborhood as a "walkable" urban environment different from a typical suburban neighborhood. Although these Design Guidelines do not direct development of the public realm, the guidelines support the Development Plan and Tentative Map which establish a circulation network providing access by automobiles, pedestrians, and bicyclists via streets, sidewalks and trials. The dimensions of the blocks set the framework for the development parcels, which are described by these Design Guidelines. Block dimensions determine which building typologies and densities are feasible for particular development parcels.

Parks and Open Space

Essential to the overall success of Napa Pipe is the importance of a strong and varied public realm. The public realm is defined as the site area outside the development parcels, including the streets, sidewalks, trails and parks open spaces (greens, plazas, playgrounds, etc.). Publicly-accessible amenities that serve the neighborhood residents and visitors to the neighborhood are also part of the public realm. As part of the planning for the Napa Pipe Neighborhood, a wide variety of amenities have been identified, as further described in the Development Plan which works in concert with these Design Guidelines.

Within the private realm, open space consists of all private lot setback areas, shared driveways, surface parking within blocks, and private common open space. All of these private landscape areas are part of these Design Guidelines.

INTRODUCTION

Regulatory Framework

1.3.1 REGULATORY DOCUMENTS

There are four documents that guide development at Napa Pipe: the Zoning Ordinance (or "Zoning Code"), the Development Agreement, the Development Plan, and the Design Guidelines. These documents work in concert to define the configuration and character of Napa Pipe. In the event of any inconsistency, the Development Agreement shall control over all other documents. In the event of any inconsistency between the Development Plan and the Design Guidelines, the Development Plan shall control.

The Zoning Code establishes the types and intensity of uses allowed on the site, the location(s) where these uses are allowed, height limits, maximum (gross) densities, and parking requirements.

The Development Agreement is a contractual agreement between the developer and the County. The agreement grants certain development rights to the developer in exchange for complying with certain obligations and providing public benefits. The Development Agreement will be assumed by the City if the property annexes in the future. The Development Plan and Design Guidelines are incorporated into and are a part of the Development Agreement.

The Development Plan defines the block layout and the location and design of the public realm including the streets, sidewalks, trails, and public open spaces. The scope of the Development Plan ends at the back of street sidewalks, which defines the boundaries of the development parcels for buildings. Napa Pipe requirements, such as those related to parking, affordable housing, and project phasing, are further defined in the Development Plan and/or the Development Agreement.

The Design Guidelines define the design and character of the development parcels established by the Development Plan. The Design Guidelines include a "Form -Based Code" which establishes the development standards of the anticipated building typologies including lot size, lot coverage, setbacks and parking orientation. Standards and Guidelines determine the design and character of buildings and associated private open spaces within the development parcels, providing a variety of building typologies, while ensuring a consistent quality of design.

1.3.2 ADOPTION/AMENDMENTS TO THE DESIGN GUIDELINES

The adoption and amendment of the Design Guidelines (including the "Form-Based Code") is subject to the same application and review procedures as a zoning text amendment.

Figure 1.4 Illustrative Rendering of Napa Pipe waterfront, near the Dry Docks

INTRODUCTION

Key Zoning References

1.4.1 USES

The locations of planned and allowed uses in the Napa Pipe zoning district are illustrated in the Development Plan.

1.4.2 HEIGHTS

The Napa Pipe zoning district allows for heights of up to 55 feet in the NP-MUR-W district, and heights up to 48 feet in the NP-IBP-W and NP-IBP districts.

1.4.3 PARKING REQUIREMENTS

The Napa Pipe zoning code requires specific numbers of parking spaces per bedroom (for residential uses), per room (for hotel), per unit (for senior housing and residential guest parking), and per square footage (for commercial uses other than hotel). These requirements can be modified as set forth in the Development Plan.

Figure 1.5 Illustrative Rendering of Shared Driveway

INTRODUCTION

Approvals Process

1.5.1 SUBMITTAL REVIEW

All submittals subject to these Design Guidelines shall be reviewed and approved by the regulatory agencies prior to submittal for building permits or final agency approval if building permits are not required. Submittals which do not, in the agency's opinion, comply with the mandatory provisions of these Design Guidelines shall be rejected and must be redesigned to conform to these Design Guidelines, unless these Design Guidelines are amended as provided above. All decisions of the agency may be appealed in accordance with the appeal procedures specified in the Development Agreement (Exhibit F).

1.5.2 COMPLIANCE

These Design Guidelines contain mandatory and recommended provisions. Mandatory provisions ("Standards") are obligatory and failure to incorporate mandatory provisions shall constitute grounds for rejection or denial of an application, unless an exception or modification is granted as provided herein. Recommended provisions ("Guidelines") provide guidance on preferred design elements, but are not required. All provisions of these Design Guidelines pertaining to building form (i.e. Section 3. Form Based Code) are mandatory.

1.5.3 STANDARDS AND GUIDELINES

Standards and Guidelines are written to be complementary. The Standards provide the critical foundation; they are the select components that are required and will ensure that Napa Pipe's core values and intent are not compromised. Additionally, the Standards leave room for necessary architectural creativity and flexibility, which is structured, but not proscribed, by the guidelines that point to Napa Pipe's character.

Standards are criteria that are considered critical to achieving the goals of the design intent and are specified by terms such as "shall," "required," and "not allowed." Compliance with Standards is required unless it can be demonstrated to the agencies that an acceptable alternative meets one or more of the following conditions: an alternative better achieves the stated intent; the effect of the other Standards and Guidelines will be improved by not applying this Standard; unique site factors make the Standard impractical.

Guidelines promote the goals of the project, but are voluntary and are therefore specified by terms such as "may," "should," "allowed," "recommended," and "not recommended," and "not allowed." A project may not be denied due to a failure to comply with volun-

tary conditions. The term "should" does not create a mandatory condition, but does demonstrate intent. An applicant who does not comply with a condition which "should" be included in the design of the building or site must be prepared to explain why compliance is problematic. Compliance issues may be resolved in accordance with the review procedures in the Review Exhibit in the Development Agreement.

1.5.4 EXCEPTIONS AND MODIFICATIONS

Requests for an exception or modification to these Design Guidelines may be considered by the Director pursuant to the Development Agreement, Exhibit F.

USER GUIDE

How to Use this Document

As a whole, the Napa Pipe Design Guidelines document provides the vision, intent, and requirements for the future design and development of Napa Pipe.

Chapters 1 through 3 establish the Vision and Intent, Regulatory Framework, project-wide Design Framework and Form-Based Code typologies for Residential, Local Retail, Office and Garage.

Chapters 4 and 5 include the Standards and Guidelines for buildings and private landscapes. These Standards and Guidelines regulate the development and ensure it is compliant with applicable codes and aligned with the Vision.

SECTION INTRODUCTIONS. Where included, introductory text provides an overview of the following Standards and Guidelines, but may not itself be a Standard or Guideline.

4.1 RESIDENTIAL

RESIDENTIAL

Intent & Objectives

4.1.1 OVERVIEW

Napa Pipe is intended to provide a mix of housing types, among other uses. Types include rental and for-sale, low income to market rate, and studio to three-bedroom units. These Building Design Standards and Guidelines serve to require and encourage components that will ensure the desired quality and character of the residential buildings at Napa Pipe.

The Form-Based Code includes the following twelve residential typologies:

Mews Townhouse
Small Townhouse
Large Townhouse
Micro-Lot Single Family Garden Court
Micro-Lot Single Family
Multi-Family Townhouse
Multi-Family Townhouse + Mews (Surface Parking)
Multi-Family Townhouse + Mews (Basement Parking)
Multi-Family Apartments (Surface Parking)
Multi-Family Apartments (Hybrid Parking)
Multi-Family Apartments (Podium Parking)
Multi-Family Apartments with Retail

The Standards and Guidelines herein apply to all residential Form-Based Code typologies, unless otherwise noted. Specific Standards and Guidelines that relate to the multi-family typologies are also included.

Basic Standards for amounts and distribution of outdoor space as well as relationships of buildings to open spaces are included herein. Detailed Standards and Guidelines for the design and character of private realm landscape are described in Chapter 5: Private Realm Landscape Design Guidelines.

4.1.2 GREEN BUILDING

› Standards:

S1. Residential buildings at Napa Pipe shall comply with Napa City High Performance Building Regulations for Residential projects.

RESIDENTIAL 4.1

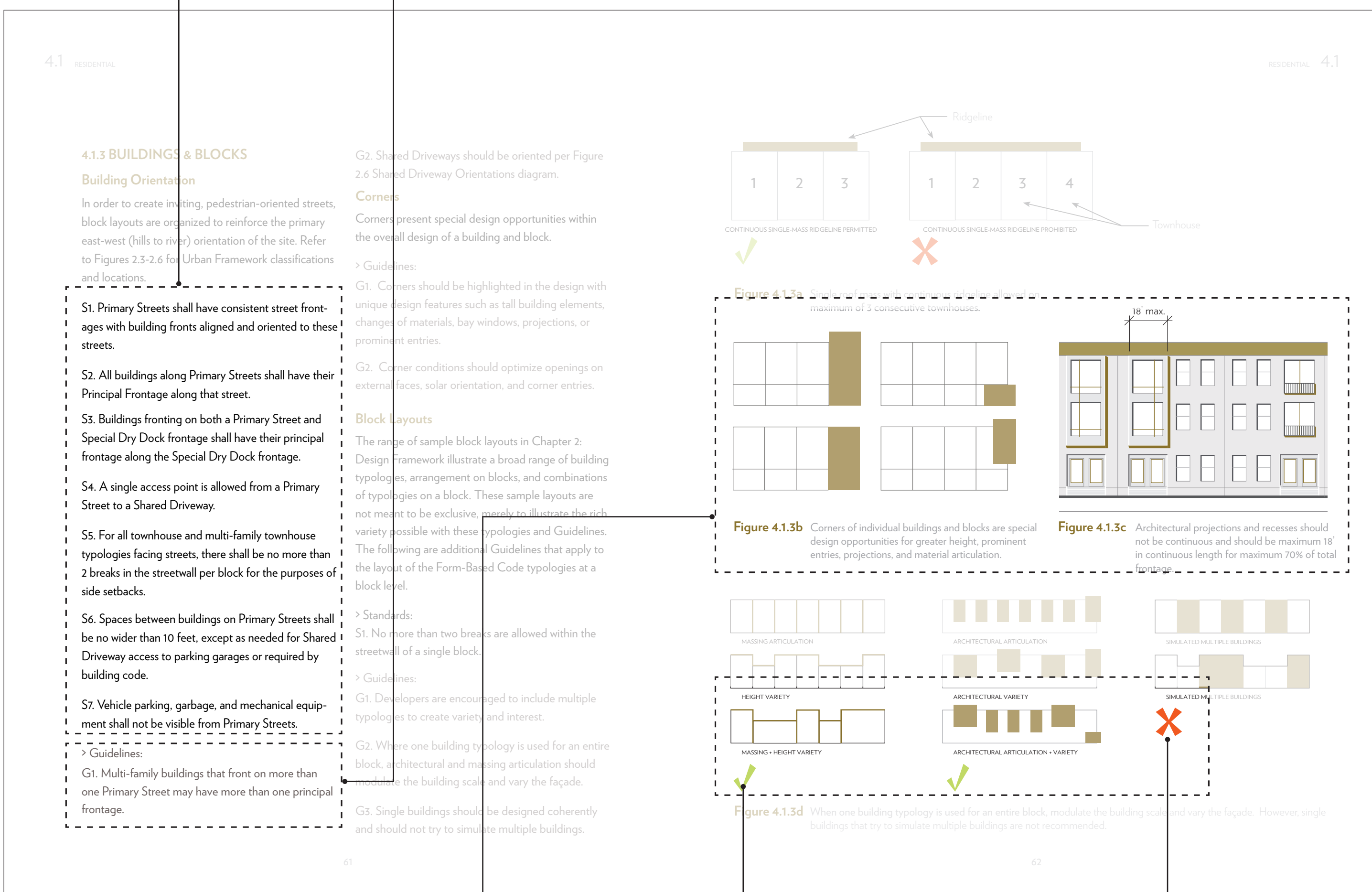
Figure 4.1.1 Building wall has a simple composition and perceivable thickness due to window reveal and niche with unique material change.

59

60

STANDARDS.
Numbers prefaced 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, are encouraged and provide guidance on the Napa Pipe intent.


4.1 RESIDENTIAL
4.1.3 BUILDINGS & BLOCKS
Building Orientation
In order to create inviting, pedestrian-oriented streets, block layouts are organized to reinforce the primary east-west (hills to river) orientation of the site. Refer to Figures 2.3-2.6 for Urban Framework classifications and locations.
S1. Primary Streets shall have consistent street frontages with building fronts aligned and oriented to these streets.
S2. All buildings along Primary Streets shall have their Principal Frontage along that street.
S3. Buildings fronting on both a Primary Street and Special Dry Dock frontage shall have their principal frontage along the Special Dry Dock frontage.
S4. A single access point is allowed from a Primary Street to a Shared Driveway.
S5. For all townhouse and multi-family townhouse typologies facing streets, there shall be no more than 2 breaks in the streetwall per block for the purposes of side setbacks.
S6. Spaces between buildings on Primary Streets shall be no wider than 10 feet, except as needed for Shared Driveway access to parking garages or required by building code.
S7. Vehicle parking, garbage, and mechanical equipment shall not be visible from Primary Streets.
> Guidelines:
G1. Multi-family buildings that front on more than one Primary Street may have more than one principal frontage.
G2. Shared Driveways should be oriented per Figure 2.6 Shared Driveway Orientations diagram.
Corners
Corners present special design opportunities within the overall design of a building and block.
> Guidelines:
G1. Corners should be highlighted in the design with unique design features such as tall building elements, changes of materials, bay windows, projections, or prominent entries.
G2. Corner conditions should optimize openings on external faces, solar orientation, and corner entries.
Block Layouts
The range of sample block layouts in Chapter 2: Design Framework illustrate a broad range of building typologies, arrangement on blocks, and combinations of typologies on a block. These sample layouts are not meant to be exclusive, merely to illustrate the rich variety possible with these typologies and Guidelines. The following are additional Guidelines that apply to the layout of the Form-Based Code typologies at a block level.
> Standards:
S1. No more than two breaks are allowed within the streetwall of a single block.
> Guidelines:
G1. Developers are encouraged to include multiple typologies to create variety and interest.
G2. Where one building typology is used for an entire block, architectural and massing articulation should modulate the building scale and vary the façade.
G3. Single buildings should be designed coherently and should not try to simulate multiple buildings.
61
Ridgeline
CONTINUOUS SINGLE-MASS RIDGELINE PERMITTED
CONTINUOUS SINGLE-MASS RIDGELINE PROHIBITED
Townhouse
18' max.
Figure 4.1.3b Corners of individual buildings and blocks are special design opportunities for greater height, prominent entries, projections, and material articulation.
Figure 4.1.3c Architectural projections and recesses should not be continuous and should be maximum 18' in continuous length for maximum 70% of total frontage.
MASSING ARTICULATION
ARCHITECTURAL ARTICULATION
SIMULATED MULTIPLE BUILDINGS
HEIGHT VARIETY
ARCHITECTURAL VARIETY
MASSING + HEIGHT VARIETY
ARCHITECTURAL ARTICULATION + VARIETY
Figure 4.1.3d When one building typology is used for an entire block, modulate the building scale and vary the façade. However, single buildings that try to simulate multiple buildings are not recommended.
62

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

GREEN "✓" MARKS.
Green "✓" marks next to figures indicate a condition compliant with a Standard or a Guideline.

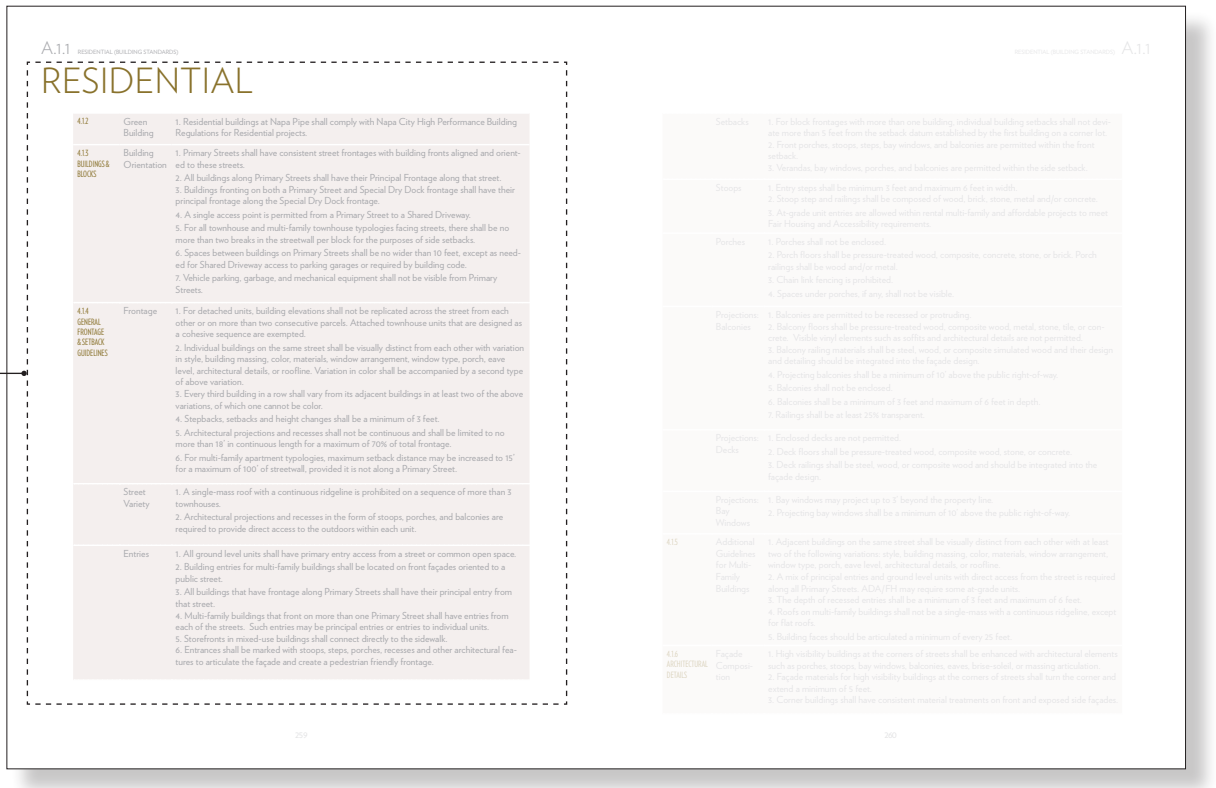
RED "X" MARKS.
Red "X" marks next to figures indicate a condition prohibited or not compliant with a Standard or a Guideline.

USER GUIDE

The Appendix includes useful and educative reference information to support the Design Standards and Guidelines.

Appendix A — Standards Matrices
Appendix B — Architectural Stylebook
Appendix C — Glossary of Terms

Appendix A is a set of matrices of all the consolidated Standards for buildings and private landscapes. While it is not a replacement for the full content, Appendix A will help provide a baseline checklist format suitable during design and compliance.



STANDARDS MATRIX. The Matrix distills all the standards into a checklist for easy review. The Standards and Guidelines are described and illustrated fully in their respective chapters.

Appendix B is the Architectural Stylebook, which provides guidance and precedents for the suggested architectural styles and frames the broad, inclusive, and creative range of expression possible at Napa Pipe.

Appendix C is a Glossary of Terms.

ARCHITECTURAL STYLEBOOK. The Stylebook describes three styles recommended for buildings at Napa Pipe.

B.4 LOFT INDUSTRIAL

B.4.2 MASSING

Massing Additions

> Base Mass: Typical base mass is simple & rectangular.

> Loft industrial buildings are typically continuous, horizontal, articulated volumes. Additions are unusual. Additions, if any, may appear as an offset or separated portion, parallel in orientation to the base mass.

> Single Family:

- Free Plan: Massing is very flexible and typically uses the plan to dictate location and size of additions. Options include: Articulation with projections and recesses; Balconies or bay windows; Occupiable roof spaces.

> Townhouse Frontage

- Base: Typical Townhouse base is simple, rectangular.
- Bay Projections: Bay projections may be single story, multi-story, or full height and often reflect interior unit height, width and double-height spaces.
- Partial Step: Typically a single story in height, may be additions/ subtractions to main build ing mass. Projections size governed by the general architectural setback requirements.

> Multi-Family Frontage

- Base: Typical multi-family base mass is horizontal in overall proportion.
- Multi-family massing typically has tall vertical projections that articulate units and internal living spaces. Vertical projections may wrap over the parapet onto the roof.

Bay Area Residences, Assembly Architecture

Figure B.4.2a Illustrative massing with vertical frontage articulation and roof forms

Base Mass Free Plan

Figure B.4.2b Loft Industrial: Illustrative Single-Family Massing. Typical base mass is simple and rectilinear. Articulated massing accents units or multi-story spaces.

Base Mass Massing articulates individual units Massing articulates interior spaces & roof forms

Figure B.4.2c Loft Industrial: Illustrative Multi-Family Massing. Typical base mass is simple and rectangular. Bay projections create repetitive volumes that may be single story, multi-story or full height and reflect interior spaces or individual units, or extend to roof form.

Base Bay Projections Partial Step

Figure B.4.2d Loft Industrial: Illustrative Frontage Articulation

Division I Residences, Kava Massili Architects

Figure B.4.2e Illustrative multi-family massing. Articulated massing has a series of repetitive roof forms and projections and recesses related to windows and main living spaces. Material changes relate to volumetric transitions.

Building precedents show examples of these styles in Napa and the Bay Area. Details and drawings show examples of how these styles are accomplished.

Napa Pipe is envisioned as a neighborhood designed to promote outdoor living and provide access to a variety of public and private open space for residents and visitors alike. Napa Pipe fosters community and creates a place connected to the surrounding landscape.

DESIGN FRAMEWORK

2.1 Development Zones and Density
2.2 Streets and Build-to Lines

DESIGN FRAMEWORK

Development Zones and Density

Napa Pipe is made up of two major development zones, Napa Pipe Mixed-Used Residential (NP-MUR) and Napa Pipe Industrial /Business Park (NP-IBP). Each of these zones has been identified with a special waterfront zone NP-MUR-W and NP-IBP-W, to highlight the special nature of a neighborhood along the Napa River waterfront.

Napa Pipe Mixed Used Residential (NP-MUR-W)

The Mixed Use Residential District is characterized by primarily residential blocks and a network of public parks. At the Napa River the re-purposed existing drydocks form a neighborhood center and opportunity for retail and public amenities with access to the waterfront. A range of residential typologies with multiple possible configurations are anticipated to create a mix of units across the neighborhood. The district also integrates blocks that have been designated to have a potentially greater height (up to 55') in order to ensure a variety of building massing, view potential and housing typologies.

Napa Pipe Industrial /Business Park (NP-IBP and NP-IBP-W)

The Industrial/Business Park District identifies sites for office uses and 150-room Hotel and accessory uses along the river in the western portion of this along the Napa River and includes large open parks and wetlands at the southern end of the site. The portion of this district to the east of the railroad is intended to provide for a Costco store.

Residential Density

Napa Pipe Mixed Use Residential Blocks 4, 17, and 19 are required to have a minimum density of 30 du/acre. Refer to Figure 2.1: Development Zones.

Illustrative Block Layouts

A sample range of possible block layouts are provided in Figure 2.2: Illustrative Block Layouts. These block layouts show a range of possible Form-Based Code typology arrangements and combinations on an average block. The sample layouts are not meant to be exclusive, but to illustrate the variety achievable within these Design Guidelines.

For additional guidelines related to block layout, refer to Section 5.12: Buildings and Blocks.

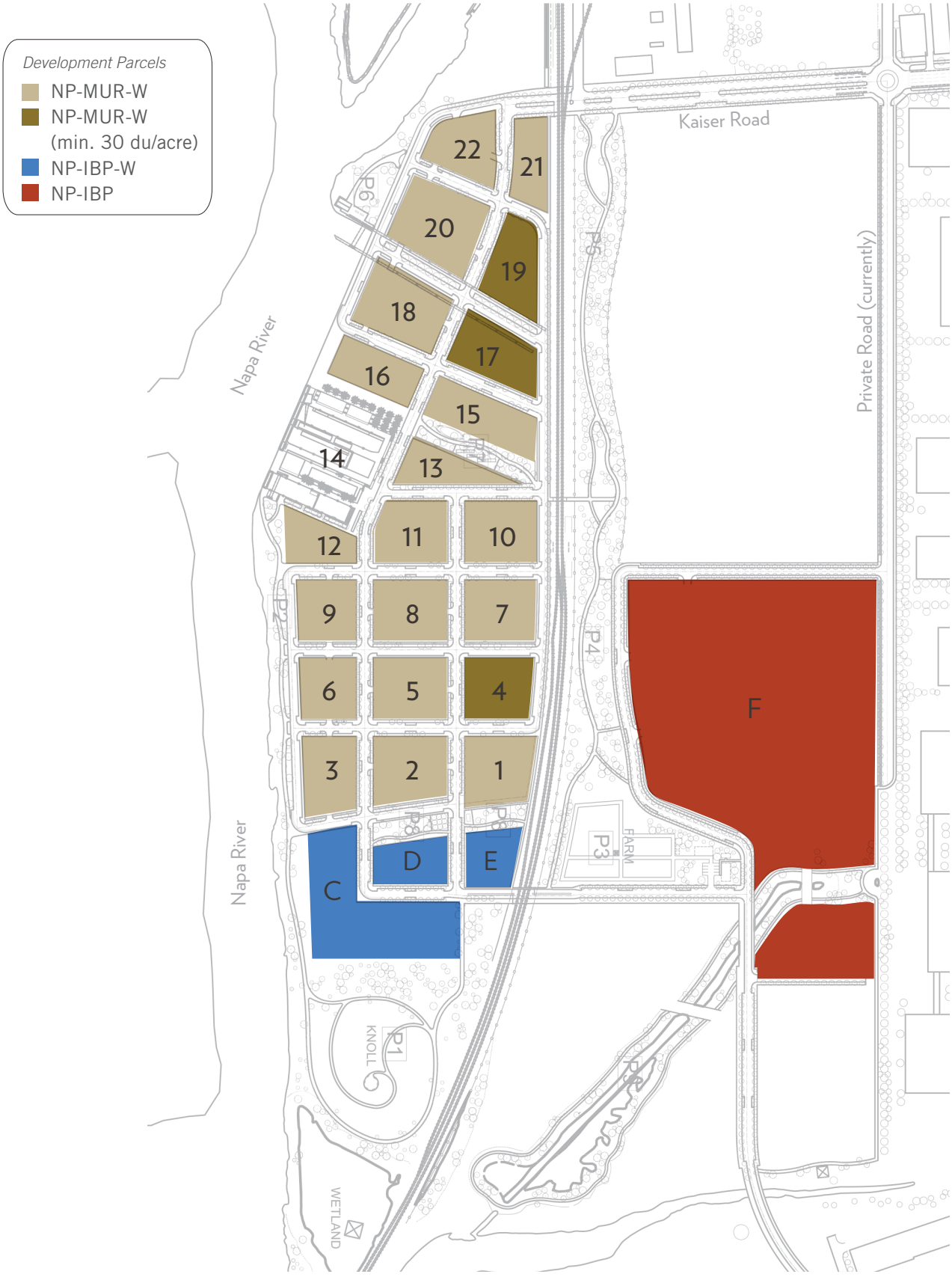
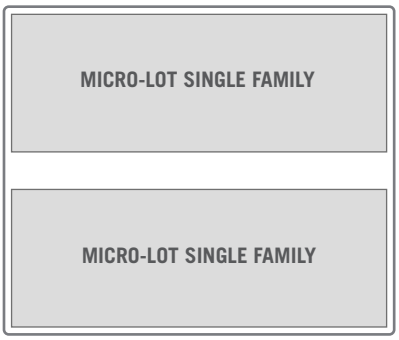
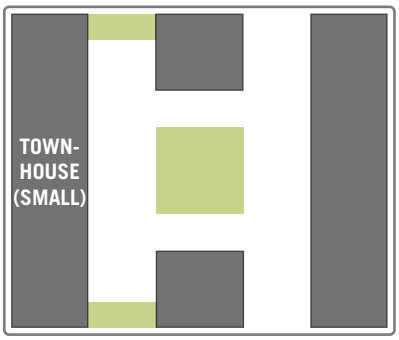


Figure 2.1a Development Zones

ILLUSTRATIVE BLOCK LAYOUTS

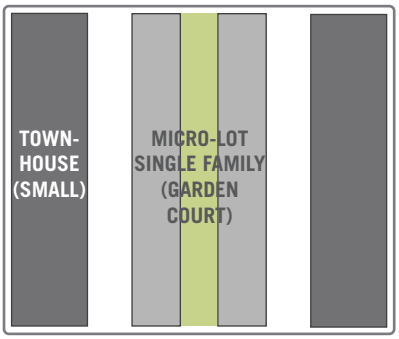


18 UNITS — 15 DU/acre

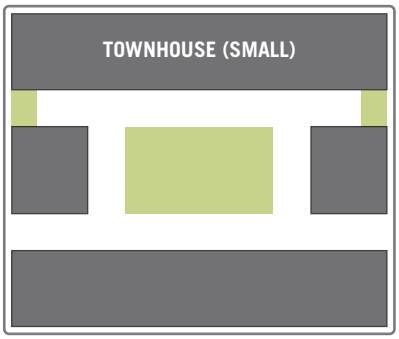


24 UNITS — 20 DU/acre

24 UNITS — 20 DU/acre

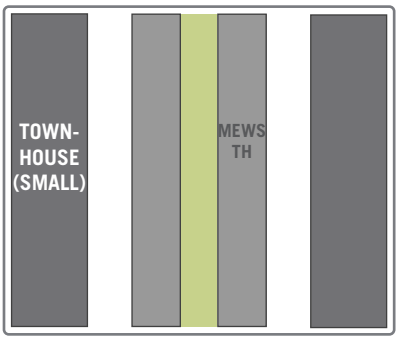


34 UNITS — 29 DU/acre

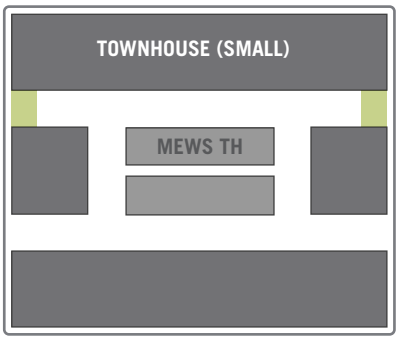


28 UNITS — 24 DU/acre

40 UNITS — 34 DU/acre

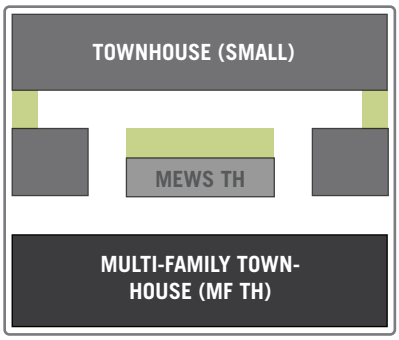


34 UNITS — 29 DU/acre

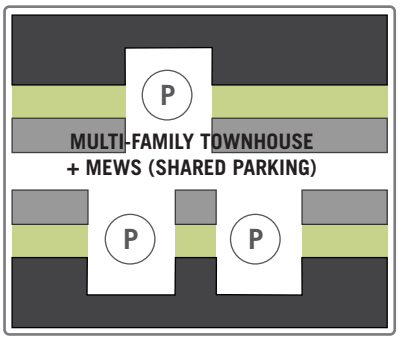


38 UNITS — 32 DU/acre

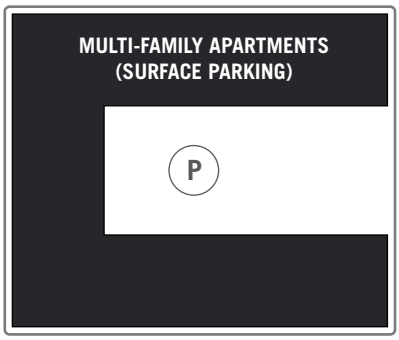
Figure 2.1b Illustrative Block Layouts and Approximate Densities — These illustrative layouts combine one or two Form-Based Code residential building typologies per block.



25 UNITS — 21 DU/acre

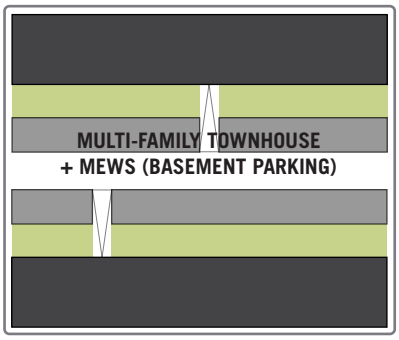


40 UNITS — 34 DU/acre
** Parking areas fulfill block requirements, regardless of precise location within block*

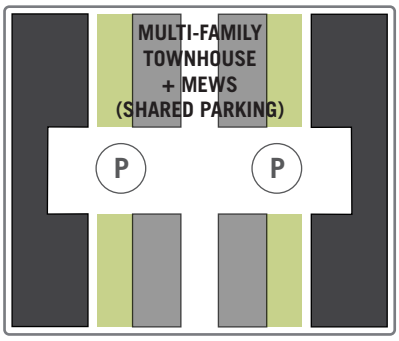


31 UNITS — 26 DU/acre
** Surface parking faces Railroad ROW*

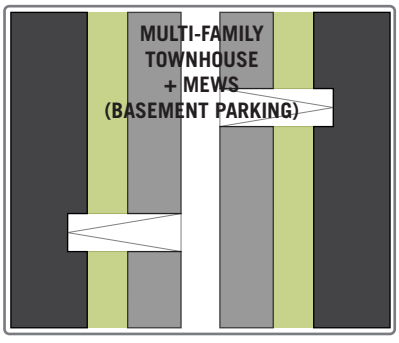
40 UNITS — 34 DU/acre



60 UNITS — 51 DU/acre



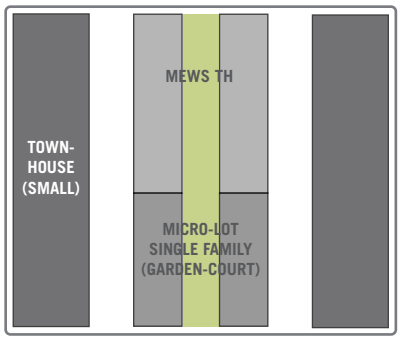
28 UNITS — 24 DU/acre



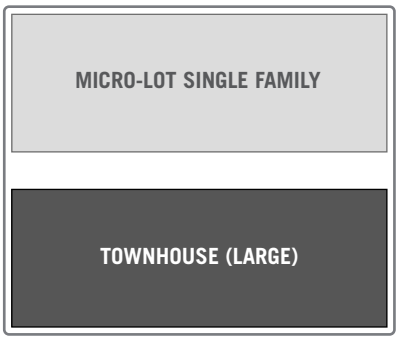
55 UNITS — 47 DU/acre

All illustrative layouts assume Block #8 as typical — 1.23-acres

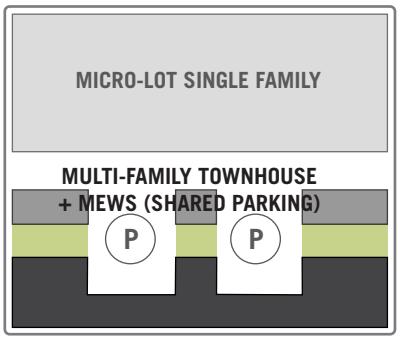
ILLUSTRATIVE BLOCK LAYOUTS



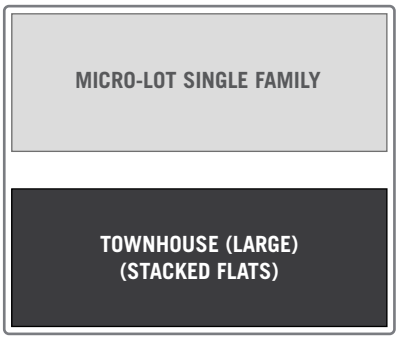
46 UNITS — 39 DU/ACRE



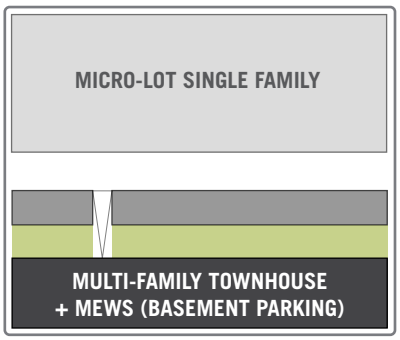
21 UNITS — 18 DU/acre



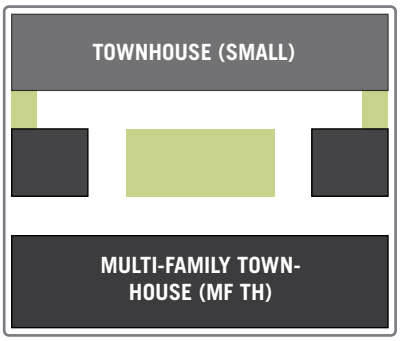
29 UNITS — 25 DU/ACRE



29 UNITS — 25 DU/ACRE

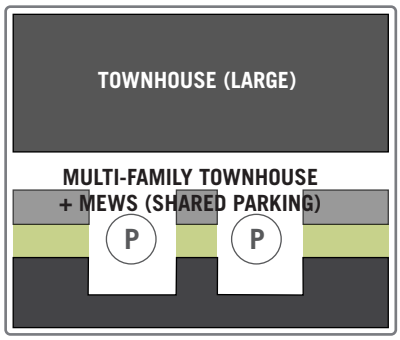


39 UNITS — 33 DU/ACRE

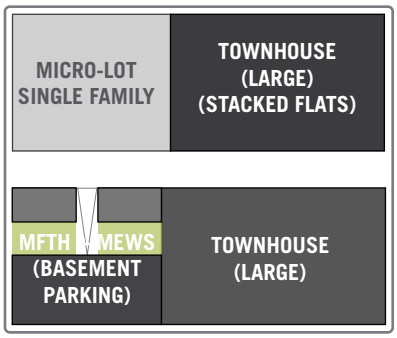


44 UNITS — 38 DU/ACRE

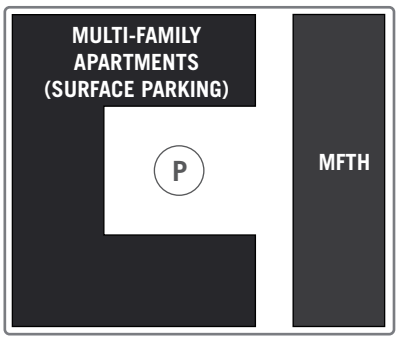
Figure 2.1c Illustrative Block Layouts and Approximate Densities — These illustrative layouts combine two or more Form-Based Code residential building typologies per block which are compatible at the scale of half or quarter block.



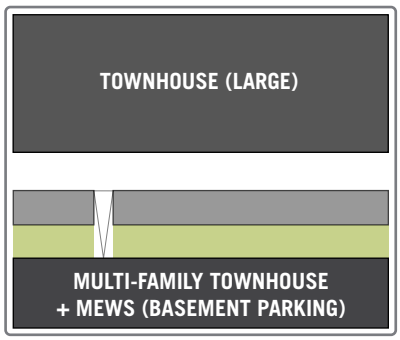
32 UNITS — 27 DU/ACRE



35 UNITS — 30 DU/ACRE

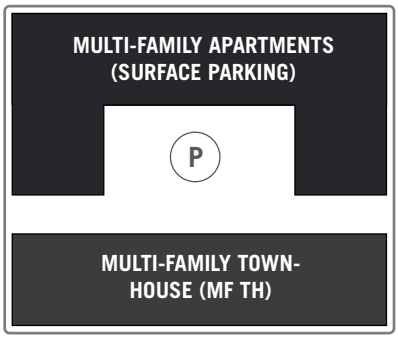


39 UNITS — 33 DU/ACRE

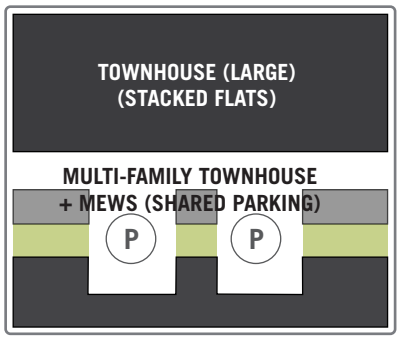


42 UNITS — 36 DU/ACRE

34 UNITS — 29 DU/ACRE

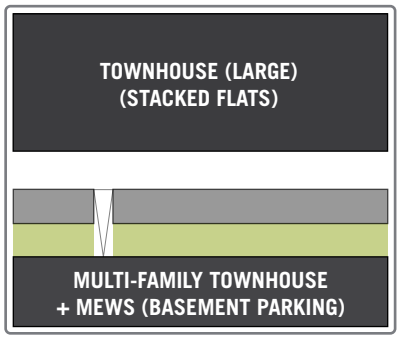


43 UNITS — 37 DU/ACRE



40 UNITS — 34 DU/ACRE

40 UNITS — 34 DU/ACRE



50 UNITS — 43 DU/ACRE

All illustrative layouts assume Block #8 as typical — 1.23-acres

- SHARED DRIVEWAY
- PARKING
- RAMP TO BASEMENT PARKING
- MICRO-LOT SINGLE FAMILY
- MICRO-LOT SINGLE FAMILY (GARDEN COURT)
- MEWS TOWNHOUSE
- TOWNHOUSE (SMALL)
- TOWNHOUSE (LARGE)
- MULTI-FAMILY TOWNHOUSE / STACKED FLATS
- MULTI-FAMILY APARTMENTS
- POSSIBLE GREEN SPACE

DESIGN FRAMEWORK

Streets and Build-to Lines

Napa Pipe thoroughfares are platted on a modified grid to provide access to lots, open spaces, and the surrounding community. The streets serve as key structural components of the palette of public spaces in the neighborhood. As the shared setting for most buildings, streets provide for community interaction and are designed to positively mediate the relationship between pedestrians and vehicles. These objectives are manifested in lane width, centerline radius, curb radius, intersection spacing, and the provision of on-street parking and relationships to sidewalks.

Additionally, build-to lines generally provide for a setback in order to facilitate a landscape buffer and façade articulation in the form of bays, yards, and stoops. Street frontage standards and guidelines are based on the following principles:

- Building fronts should be aligned to and face the primary street edge.
- Buildings overlook the street with active fronts and balconies.
- Buildings should have their principal entrance on the primary street frontage.
- Vehicle parking, garbage and mechanical equipment are kept away from the streets and hidden from view.

A street is an urban element that provides a major part of the public space in the neighborhood, as well as moving lanes for vehicles and bicycles. A street can be summarized in three major types that make up the street and block pattern: primary streets, secondary streets, and shared driveways.

2.2.1 PRIMARY STREETS

Primary streets define the basic grid and primary access for the neighborhood. Primary streets include the primary vehicular approach roads that connect to Napa Corporate Drive and Kaiser Road, north/south roads through the site, and all roads crossing the railroad right-of-way. These streets provide direct access to the neighborhood center and all smaller minor streets and Shared Driveways. Dedicated bike lanes are only provided on the approach roads. Vehicular design speeds on primary streets range to 30 MPH. All primary streets include street trees, street parking lanes, and may include planted medians and pits located along the curb. Sidewalks are hardscape with large canopy trees set in metal tree grates or mulch beds.

2.2.2 SECONDARY STREETS

Secondary streets are defined by a pattern of shared use where bicycles and motorized vehicles share the driving lanes and are designed for a vehicular speed to 25 MPH or less. Minor streets are typically residential streets and are characterized by narrow driving lanes, parking lanes, and sidewalks.

2.2.3 SHARED DRIVEWAYS

Shared Driveways typically provide service access to garages, mews houses, and parking courts. Shared Driveways are defined by a narrow width right-of-way without parking lanes. Shared Driveways are designed to be shared use lanes suitable for pedestrians. Vehicular speeds are 15 MPH or less.

Street Hierarchy

The street network at Napa Pipe includes three main street types established in the Development Plan. The Primary Street is the central spine and passes north-south through Napa Pipe, connecting Kaiser Road to Parcel F. Secondary Streets loop off the Primary Street, connecting to the River and forming the block network.

Street Hierarchy classifications in the Design Guidelines are a framework that structure the appropriate scale and orientation of the buildings on the blocks around them.

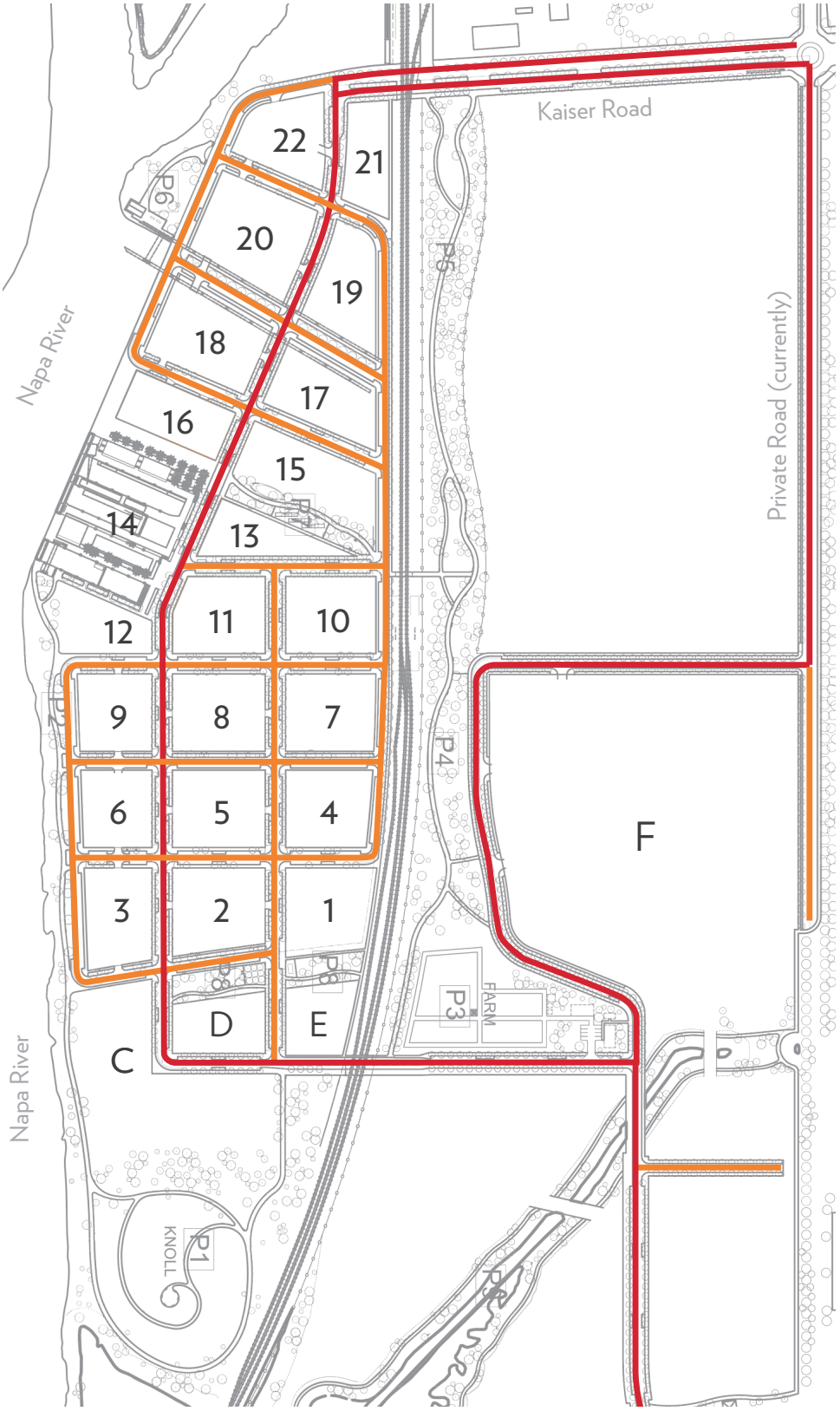


Figure 2.2a Street Hierarchy

Façade Hierarchy

Block frontages at Napa Pipe include four façade types, based on street hierarchy & public open spaces.

Special Dry Dock Façades face the Dry Dock area and the blocks at the center of Napa Pipe; these façades must be continuous. Primary Façades frame the Primary Street, the River frontage, and east-west neighborhood streets. Secondary Façades are along neighborhood connections and Interior Façades are along the rail ROW.

In these Design Guidelines, Façade Hierarchy classifications determine breaks, if any, allowed along frontages for Shared Driveways, as well as visibility of parking access, solid waste/garbage, and mechanical areas.

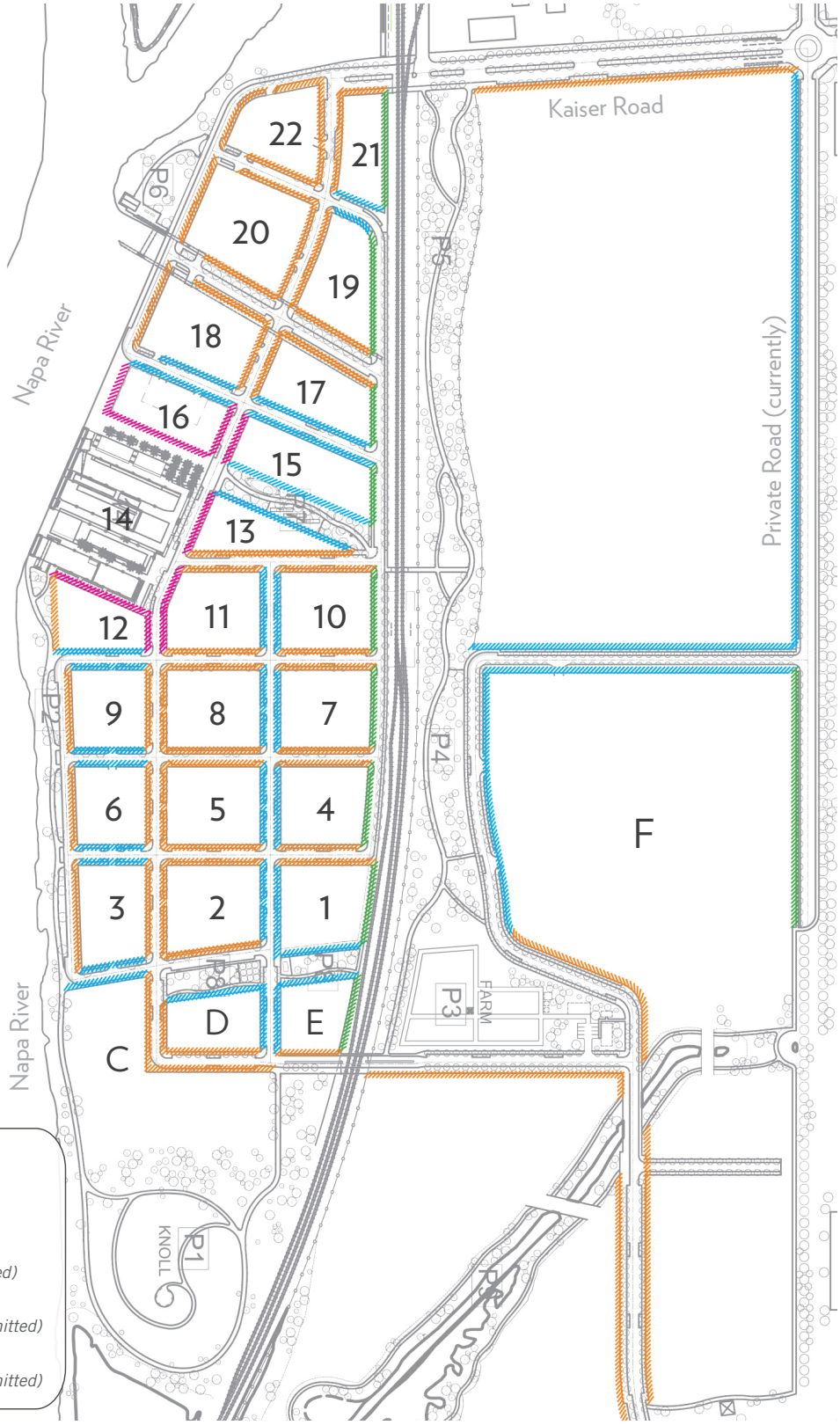


Figure 2.2b Façade Hierarchy

Height Framing

As established in the Development Plan, the Dry Dock area is the heart of the Napa Pipe neighborhood — the large, central gathering place for residents and visitors with a mix of retail, restaurants, and outdoor activities among the historic, industrial Dry Docks and cranes.

Buildings fronting this important civic space must be of sufficient height to frame the plaza and anticipate a greater level of neighborhood activity.

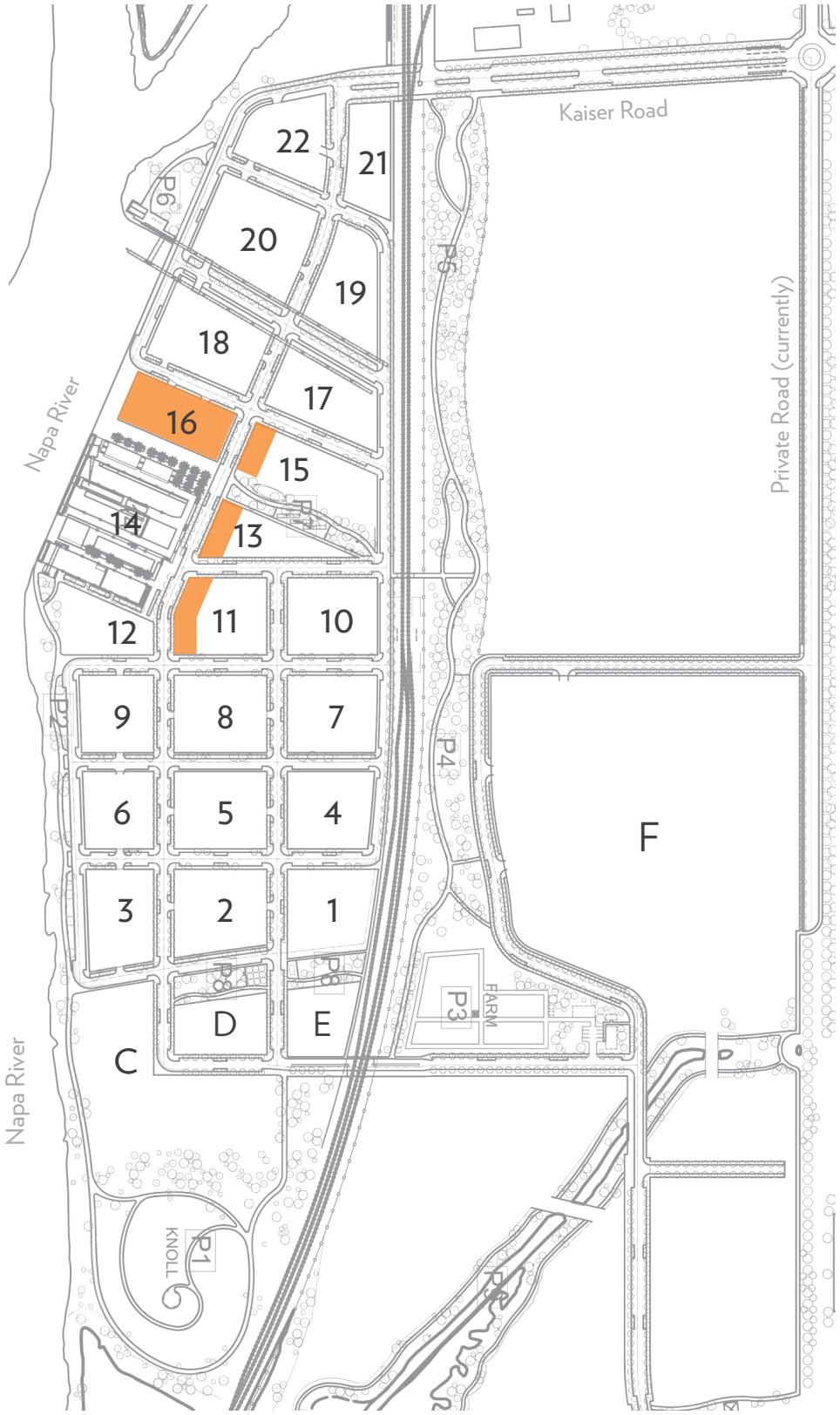


Figure 2.2c Height Framing

Shared Driveways

Shared Driveways are the smallest possible vehicular connections in Napa Pipe; interior to the established blocks.

The allowed orientations of Shared Driveways respond to the allowed breaks in block frontages established by the Street and Façade Hierarchies.

Blocks with multiple arrows indicate that multiple orientations are allowed, not the number of Shared Driveways allowed.

Figure 2.2d Shared Driveway Orientations

As established in the Development Plan, some existing artifacts at Napa Pipe will be retained: the set of four parallel Dry Docks; the long overhead crane that extends into the Napa River; the harbor crane north of the Dry Docks, and the gantry crane over the southern Dry Dock at the River's edge. The artifacts will also be adapted according to the Development Plan.

In addition to these artifacts, Napa Pipe has opportunities for public art per the City's Public Art Ordinance. Preferred Sites for potential Public Art opportunities are along the River, in prominent public open spaces and plazas, and at gateways to the neighborhood.

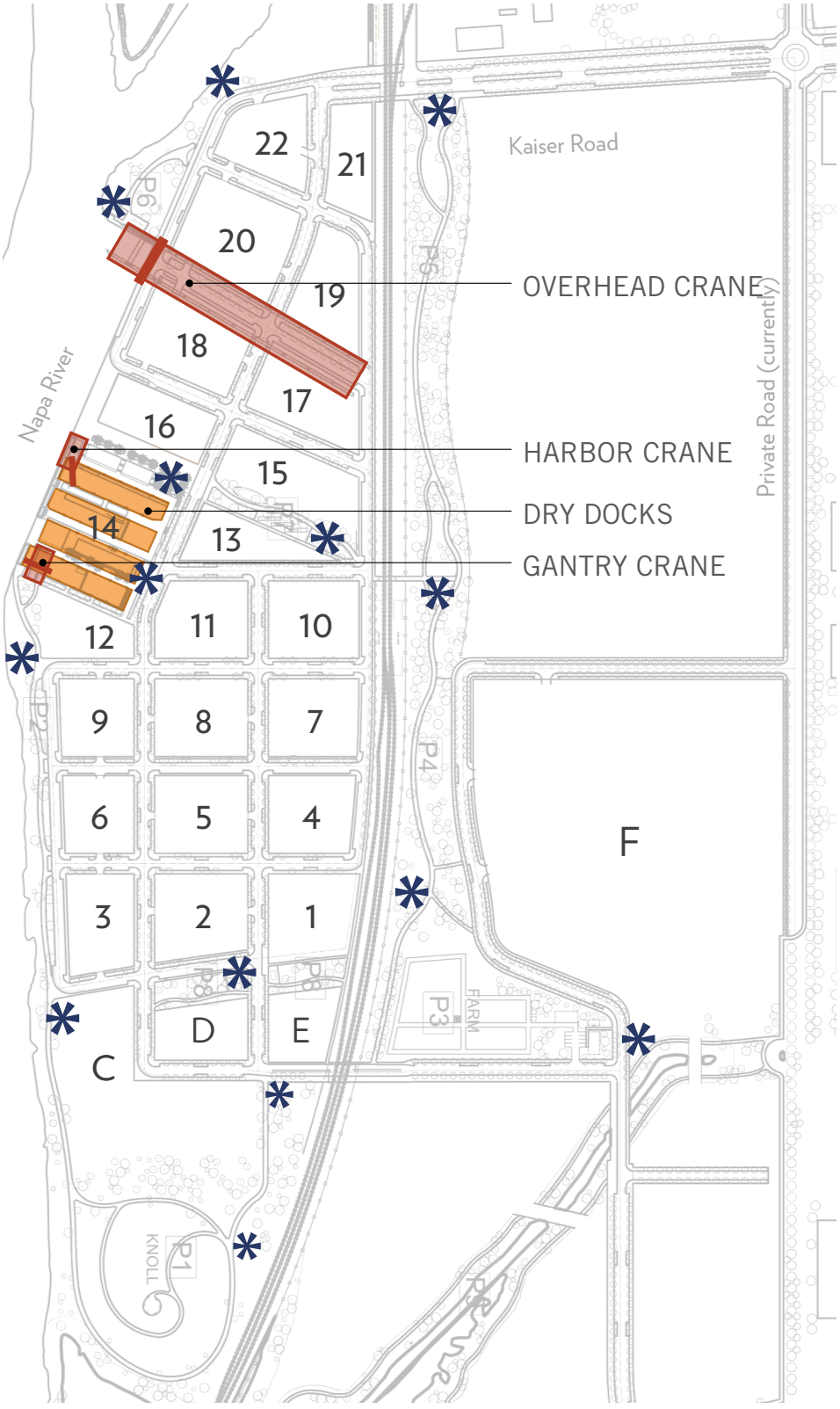


Figure 2.2e Opportunities for Public Art and Artifacts

2.2.4 PUBLIC ART

Public Art shall be provided at Napa Pipe in compliance with the Napa City Public Art Ordinance. Possible opportunity sites for new Public Art are shown in Figure 2.2.5.

Public Art shall be completely visible from a public open space or public street. Public Art should consider Napa Pipe's industrial heritage and natural setting, and complement the design and setting of its buildings and open spaces.

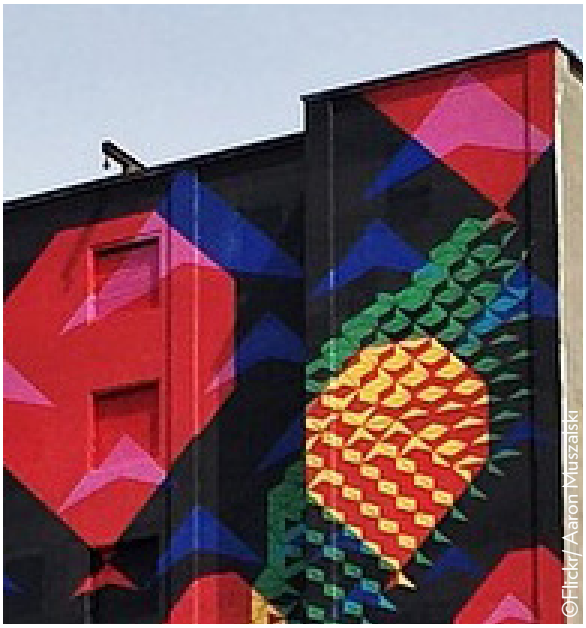
Figure 2.2.4a Public art pieces with a materiality based in metal and industrial forms relate to Napa Pipe's industrial heritage, changing role and engagement in the environmental setting of the Napa area.

2.2.4 PUBLIC ART CONT.

Public Art at Napa Pipe complements the site's industrial past, natural features, and new cohesive neighborhood identity. It relates to the scale of the surrounding buildings and/or open spaces, as well as the uses and programming in that space. Opportunities include, but are not limited to large, robust sculptures—with possible re-purposing of the site's industrial materials—as well as art integrated with building design, building wall, sculptural ornamentation and relief, murals, environmental art and demonstration pieces related to sun/wind/water, sidewalk art, interactive pieces for public engagement, and light-based art, among others.

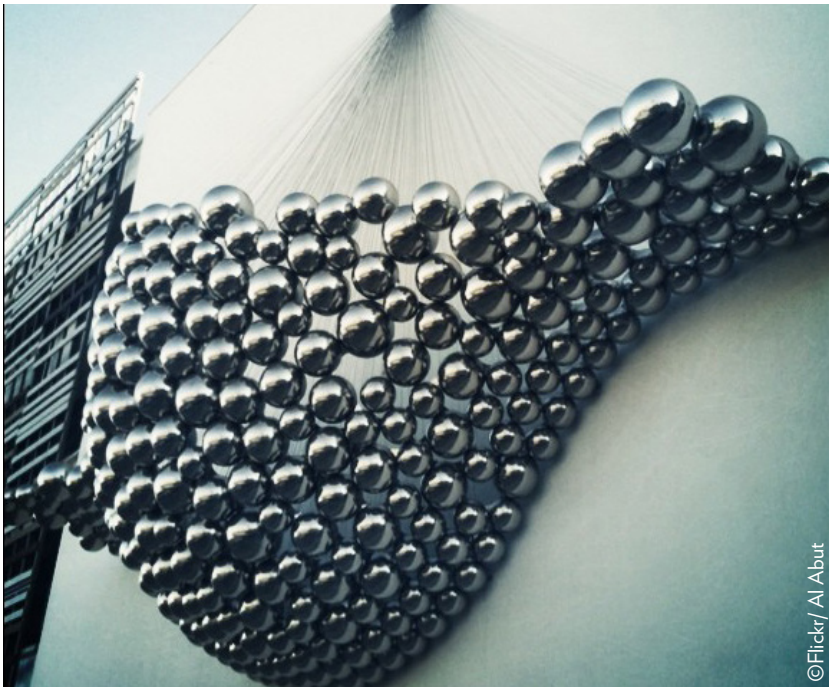
Sculpture with industrial materials

Sculptural fence and ornamentation



Building wall murals and graphic projects

Figure 2.2.4b Sample range of public art precedents relating to Napa Pipe's industrial heritage, environmental setting, and creative context.



Façade relief and hanging sculpture

Sidewalk painting, imprinting, and engraving

Dynamic and environmental sculpture

Light installations

The Form-Based Code establishes the physical dimensions of the anticipated building typologies including lot size, lot coverage, frontage, setbacks, and parking orientation.

FORM-BASED CODE

3.1 Intent & Terms

3.2 Townhouses
Mews Townhouse
Small Townhouse
Large Townhouse

3.3 Single-Family
Micro-Lot Single Family Garden Court
Micro-Lot Single Family

3.4 Multi-Family
Multi-Family Townhouse
Multi-Family Townhouse + Mews (Surface Parking)
Multi-Family Townhouse + Mews (Basement Parking)
Multi-Family Apartments (Surface Parking)
Multi-Family Apartments (Hybrid Parking)
Multi-Family Apartments (Podium Parking)
Multi-Family Apartments with Retail

3.5 Local Retail

3.6 Office

3.7 Garage (Stand-Alone)

FORM-BASED CODE

Intent & Terms

This Form-Based Code is the set of required metrics that define the Napa Pipe buildings. Buildings at Napa Pipe shall comply within one of the 15 Typologies on the following pages for Residential, Local Retail, Office, and Garage uses. The Hotel shall comply with one of the Residential typologies. Large Format Retail is a single instance in Napa Pipe and does not have a form. For each Typology, the form-based codes address the scale and dimensional relationships between buildings and their defining Blocks, Streets, and neighboring Lots.

3.1.1 GENERAL RESIDENTIAL TERMS

APARTMENTS

Apartments are Residential units in a building that typically have one level per unit and share entries, internal circulation, parking, and open spaces.

MULTI-FAMILY

Multi-Family Residential typologies have more than two units per building. Multi-Family can be in the form of Townhouses or Apartments, typically with shared entries, circulation, parking, and open spaces.

MEWS

A Mews is a small street or path, internal to a block. A Townhouse on a Mews is similar to a carriage-house. It is a small attached townhouse, with an apartment located over an in-unit, individual garage, located along an internal Shared Driveway or Private Open Space.

SINGLE-FAMILY

A Single-Family house is typically occupied by one household or family. Single-Family residences are usually free-standing, with an in-unit or detached, individual garage, and accessed by an individual entrance.

STACKED FLATS

When two Townhouses are stacked vertically and share access, they are Stacked Flats.

TOWNHOUSE

A Townhouse is a narrow house in a series of similar houses. Townhouses are often attached and share a common wall. They are typically a single-family unit, arranged vertically. A townhouse spans two or three levels, with an in-unit individual garage, and accessed by an individual entrance.

3.1.2 ADDITIONAL TERMS

BLOCK

Per the Development Plan, Blocks are land areas of Napa Pipe bounded by the curb lines that define the network of Streets.

PARCEL

A Parcel is a private and developable portion of a Block, bounded by the back of the sidewalk, which is the limit of the public realm.

LOT

A Lot is a portion of land area within a Parcel, to be developed with buildings and open space per the Form-Based Code typologies. Lots may or may not be subdivided. A Lot must have access from a Street and/or Shared Driveway.

END LOT

An End Lot has side frontage facing a Street. Depending on the typology, the front of an End Lot may front on a Street, Shared Driveway, or Private Open Space.

LOT OCCUPATION

Lot Occupation describes the relationship of the size of the building to the size of its lot. Lot Occupation has two parameters, Lot Area and Lot Coverage.

LOT AREA

Lot Area is the total area of the Lot in square feet. Lot Area may have a minimum and a maximum, or in some cases, only a minimum or a maximum. For typologies that have similar characteristics, but multiple sizes (such as Small Townhouse and Large Townhouse), Lot Area is the primary tool for establishing classification.

LOT COVERAGE

Lot Coverage is the proportion of the Lot Area that may be occupied by building, expressed as a percent. Lot Coverage is defined as a maximum percentage, with remaining area available for Setbacks, access, driveways, open space, and unbuilt area.

SETBACK (Front, Side, Rear)

A Setback is the distance (in feet) between a Lot boundary and the closest building element occupying that Lot (not including allowable projections). There are Front, Side, and Rear Setbacks. Setback distances are described in feet, as either minimums, maximums, or a range. Some Side Setback dimensions differ within one typology, for End Lot conditions. Steps, porches, stoops, decks, bays, balconies, awnings, and projections are allowed in the Setback area, as noted.

LOT FRONTAGE

Lot Frontage is the minimum dimension (in feet) of the primary frontage located on a Street, Shared Driveway, or Private Open Space.

HEIGHT

As per local applicable zoning, height is measured from the ground to the mid-point of a pitched roof, or to the parapet of a flat roof. Design features may extend beyond the height limit, including architectural elements.

RAISED FIRST FINISHED FLOOR

Raised first finished floors create additional privacy for first floor living spaces through vertical separation from the sidewalk level. A raised first finished floor typically has a stoop or equivalent, for access.

PARKING (Space and Type/Access)

The amount of vehicular parking spaces is per applicable zoning. Parking access and parking type are specified by typology.

MICRO-LOT

Very small single-family Lots that are sized for dense, walkable neighborhoods are Micro-Lots. At Napa Pipe, Micro-Lot Single Family is a Garden Court typology less than 1,400 sq.ft. and located internal to the block along Private Open Spaces.

USES

Permitted and Accessory Uses as per applicable local zoning code.

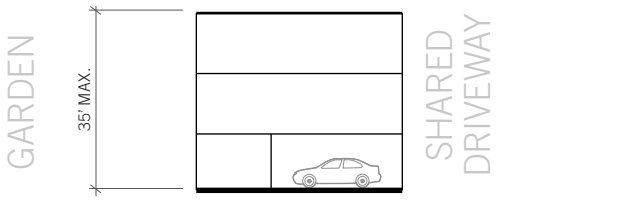
TOWNHOUSE

MEWS

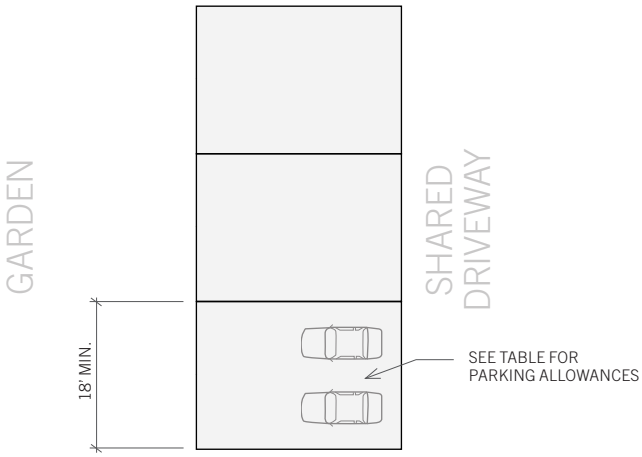
Borneo Sporenburg, Amsterdam

1532 House, San Francisco

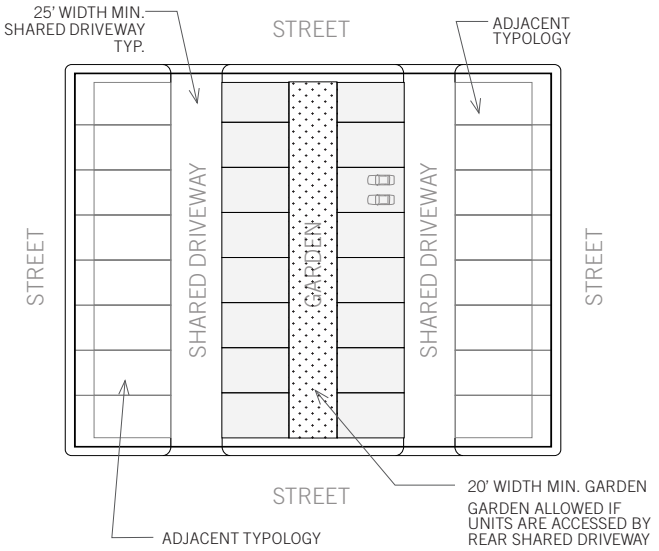
LOT OCCUPATION	Lot Area:	500 sq.ft. minimum - 900 sq.ft. maximum
	Lot Coverage:	100% maximum
SETBACKS	Front:	5' maximum facing shared driveway No min. or max. facing garden
	Side:	End lots: 5' minimum required - 10' maximum allowed
	Rear:	5' maximum facing shared driveway None allowed for end lots No min. or max. facing garden
FRONTAGE	Lot Frontage:	18' minimum
HEIGHT	Main Building:	35' maximum
PARKING	Spaces:	As per zoning. Tandem allowed in units up to 1200 net sq.ft.
	Type/Access:	Front or rear access
USES		Residential



Section Diagram



Plan Diagram



Sample Block Layout (Block 8)

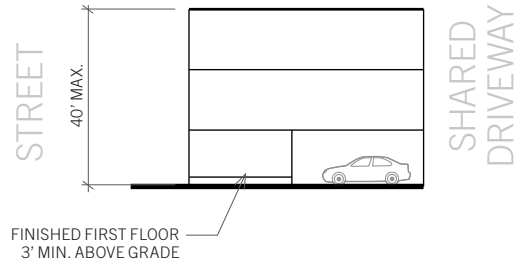
TOWNHOUSE

SMALL

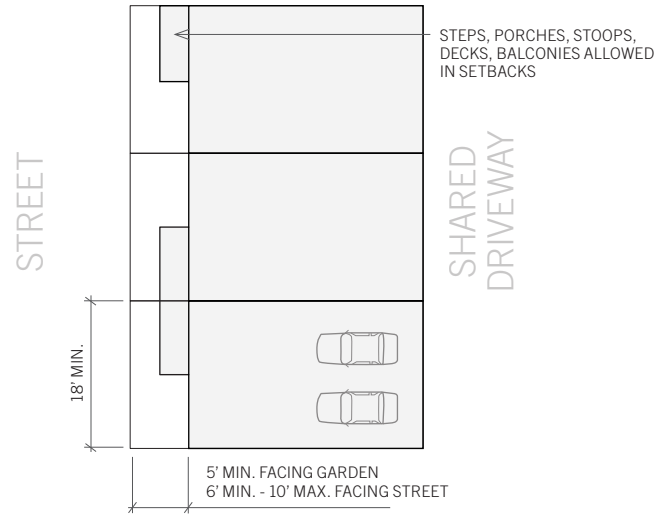
City Limits, Emeryville

Glashaus Lofts, Emeryville

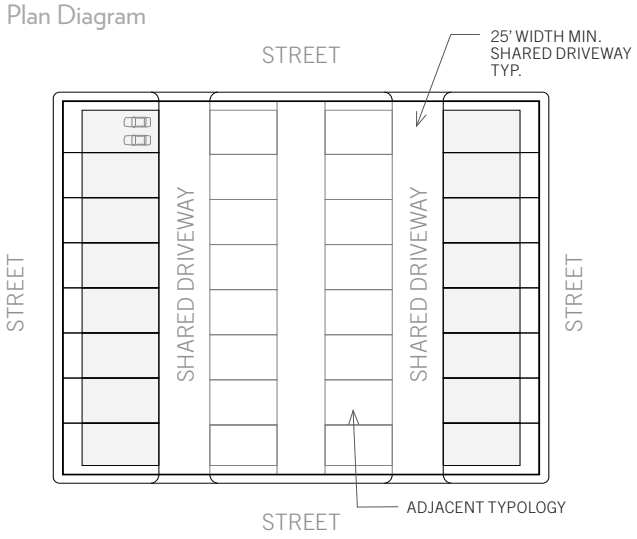
LOT OCCUPATION	Lot Area:	900 sq.ft. minimum - 1,500 sq.ft. maximum
	Lot Coverage:	96% maximum
SETBACKS	Front:	5' minimum (no maximum) facing garden; 6' minimum - 10' maximum facing street
	Side:	5' maximum End lots: 5' minimum required - 10' maximum allowed
	Rear:	5' maximum facing shared driveway None allowed for end lots
FRONTAGE	Lot Frontage:	18' minimum
HEIGHT	Main Building:	40' maximum. 3 habitable floors maximum
PARKING	Spaces:	As per zoning
	Type/Access:	Front or rear access
USES		Residential



Section Diagram



Plan Diagram



Sample Block Layout (Block 8)

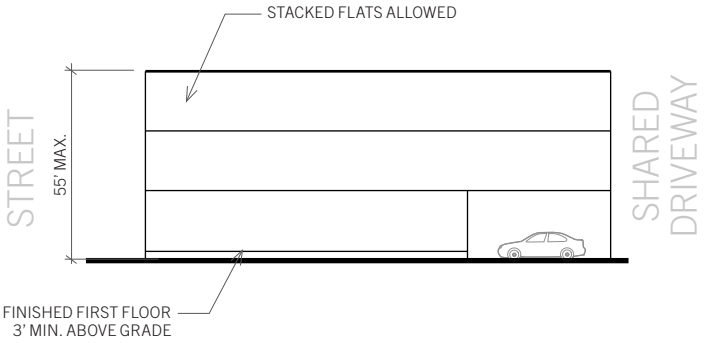
TOWNHOUSE

LARGE

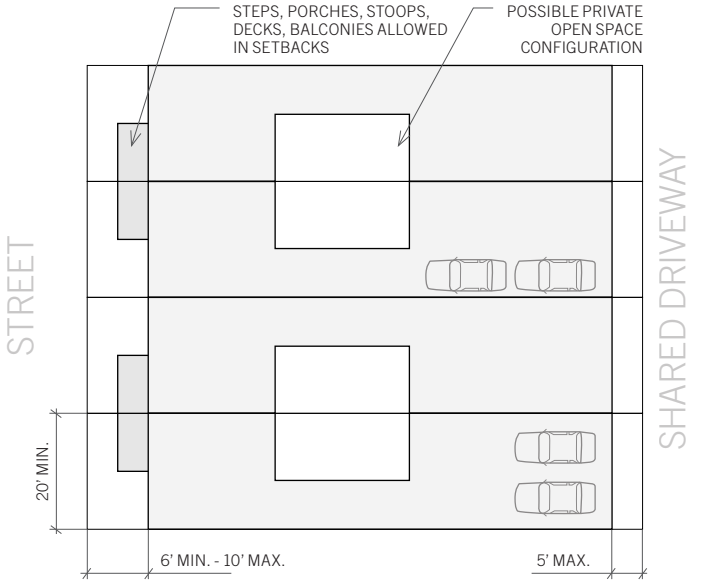
Wyvernwood Townhouses, Seattle

Blue Star Corner, Oakland

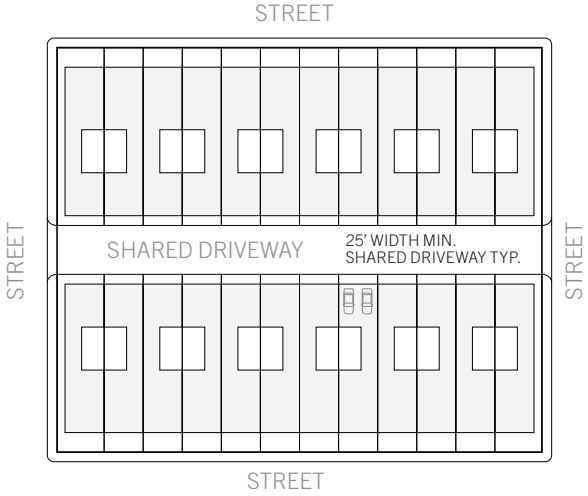
LOT OCCUPATION	Lot Area:	1,500 sq.ft. minimum - 2,500 sq.ft. maximum
	Lot Coverage:	70% maximum
SETBACKS	Front:	6' minimum - 10' maximum facing street
	Side:	5' maximum End lots: 5' minimum required - 10' maximum allowed
	Rear:	5' maximum facing shared driveway None allowed for end lots
FRONTAGE	Lot Frontage:	20' minimum
HEIGHT	Main Building:	55' maximum
PARKING	Spaces:	As per zoning. Tandem allowed.
	Type/Access:	Rear or side access only
USES		Residential



Section Diagram



Plan Diagram



Sample Block Layout (Block 8)

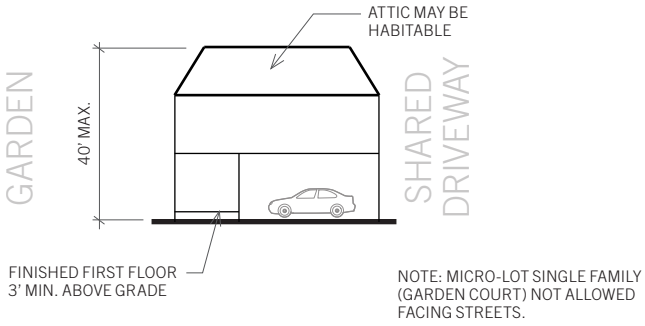
SINGLE-FAMILY

MICRO-LOT (GARDEN COURT)

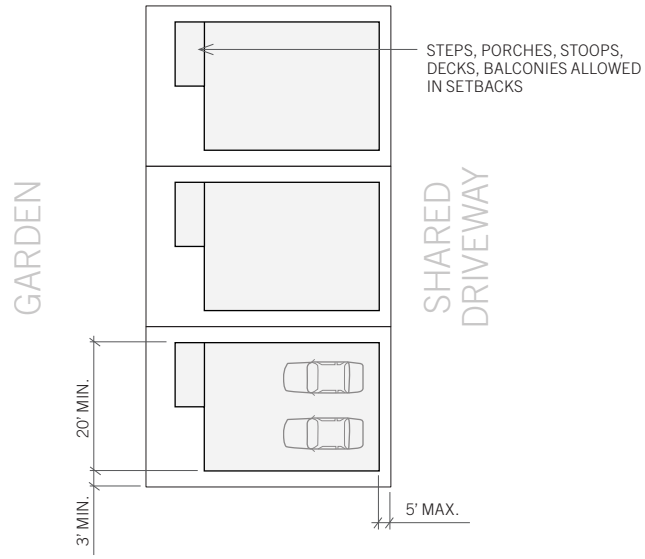
Blu Homes Sidebreeze, Orinda

Single Family Residence, Seattle

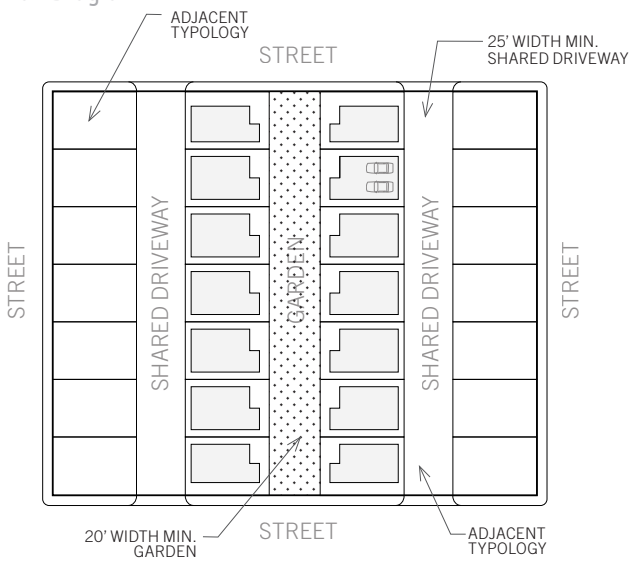
LOT OCCUPATION	Lot Area:	1,100 sq.ft. minimum - 1,400 sq.ft. maximum
	Lot Coverage:	75% maximum
SETBACKS	Front:	5' maximum facing shared driveway No min. or max. facing garden
	Side:	3' minimum End lots: 5' minimum required - 10' maximum allowed
	Rear:	5' maximum facing shared driveway None allowed for end lots No min. or max. facing garden
FRONTAGE	Lot Frontage:	20' minimum
HEIGHT	Main Building:	40' maximum 3 habitable floors, maximum
PARKING	Spaces:	As per zoning
	Type/Access:	Rear or side access only
		Residential



Section Diagram



Plan Diagram



Sample Block Layout (Block 8)

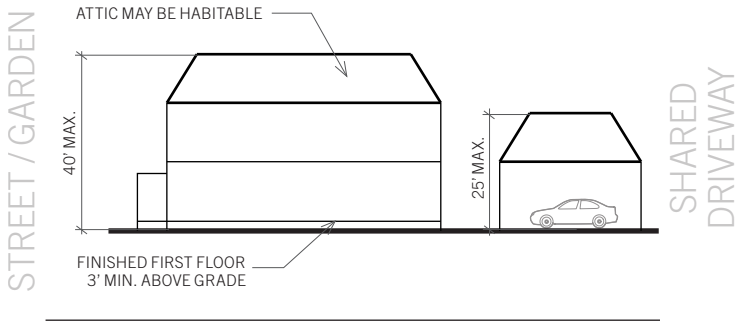
SINGLE-FAMILY

MICRO-LOT

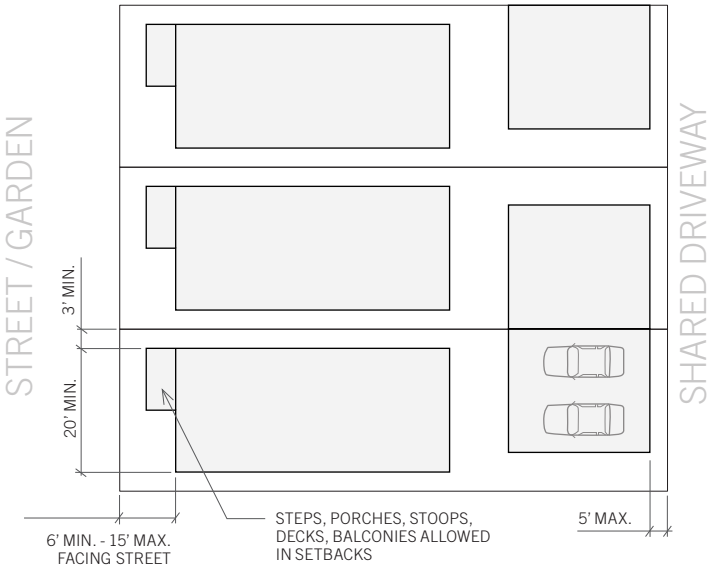
Clarkson NestHouse, Toronto

Wyvernwood Townhouses, Seattle

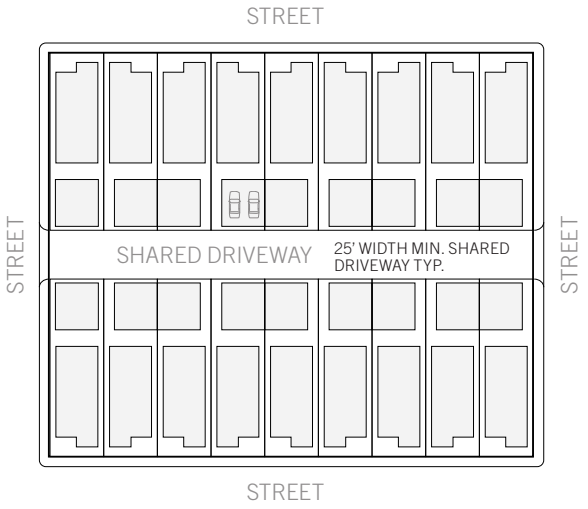
LOT OCCUPATION	Lot Area:	1,400 sq.ft. minimum - 3,500 sq.ft. maximum
	Lot Coverage:	63% maximum
SETBACKS	Front:	6' minimum - 15' maximum facing street
	Side:	3' minimum - 10' maximum End lots: 5' minimum required - 10' maximum allowed
	Rear:	5' maximum facing shared driveway None allowed for end lots
FRONTAGE	Lot Frontage:	20' minimum
HEIGHT	Main Building:	40' maximum, 25' maximum for garage, 3 habitable floors maximum
PARKING	Spaces:	As per zoning
	Type/Access:	Rear access, side yard access allowed on corner lots
USES		Residential



Section Diagram



Plan Diagram



Sample Block Layout (Block 8)

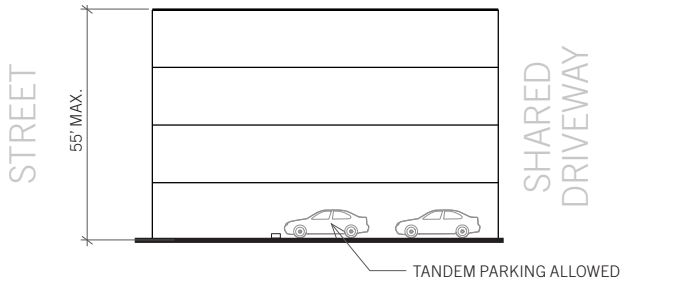
MULTI-FAMILY

TOWNHOUSES

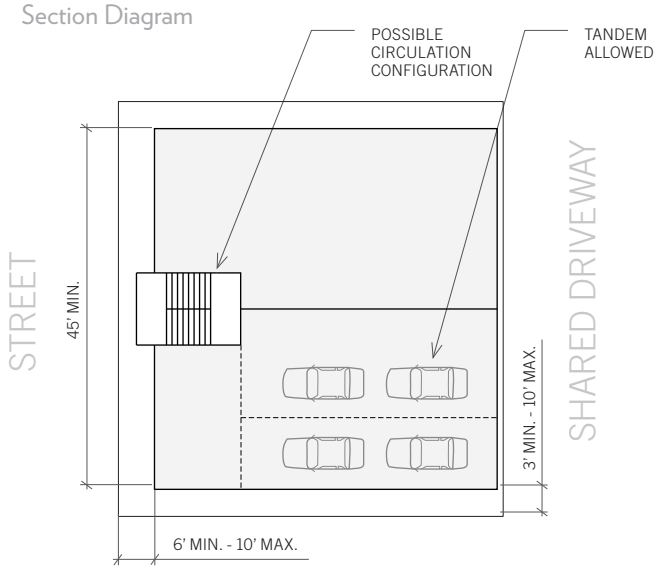
City Limits, Emeryville

Liquid Sugar Lofts, Emeryville

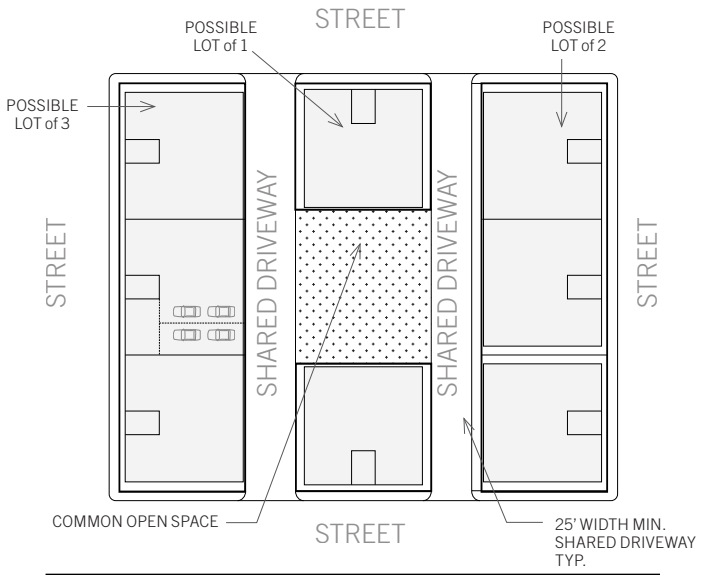
LOT OCCUPATION	Lot Area:	1,100 sq.ft. minimum - 1,400 sq.ft. maximum
	Lot Coverage:	75% maximum
SETBACKS	Front:	6' minimum - 10' maximum
	Side:	No minimum - 10' maximum End lots: 5' minimum required - 10' maximum allowed
	Rear:	5' maximum facing shared driveway None allowed for end lots
FRONTAGE	Lot Frontage:	20' minimum
HEIGHT	Main Building:	55' maximum
PARKING	Spaces:	As per zoning
	Type/Access:	Rear or side access only. Tandem allowed.
USES		Residential



Section Diagram



Plan Diagram



Sample Block Layout (Block 8)

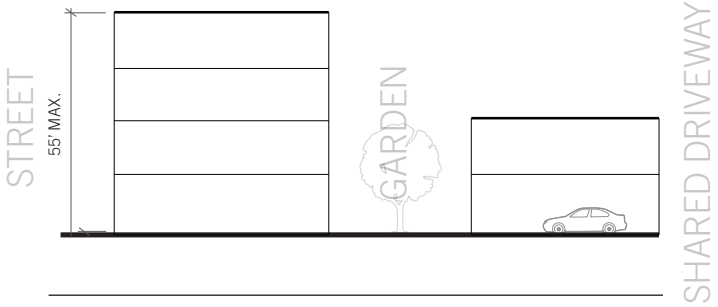
MULTI-FAMILY

TOWNHOUSE + MEWS (SHARED PARKING)

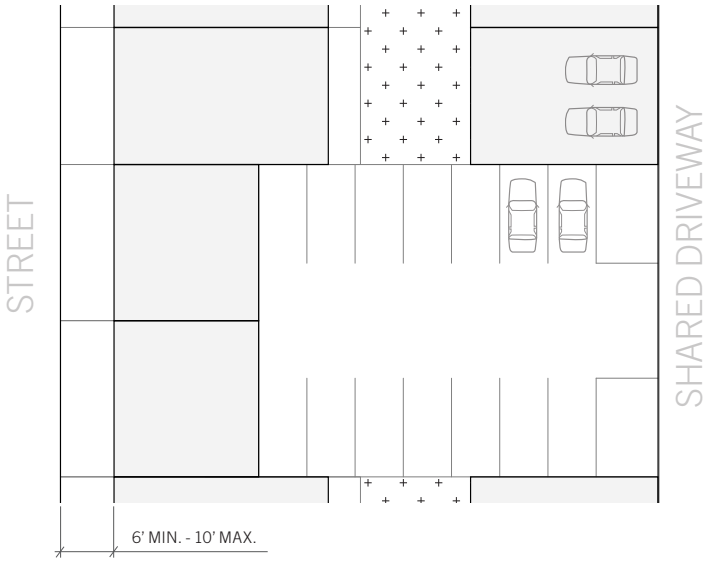
West End Commons, Oakland

Tassafaronga Village, Oakland

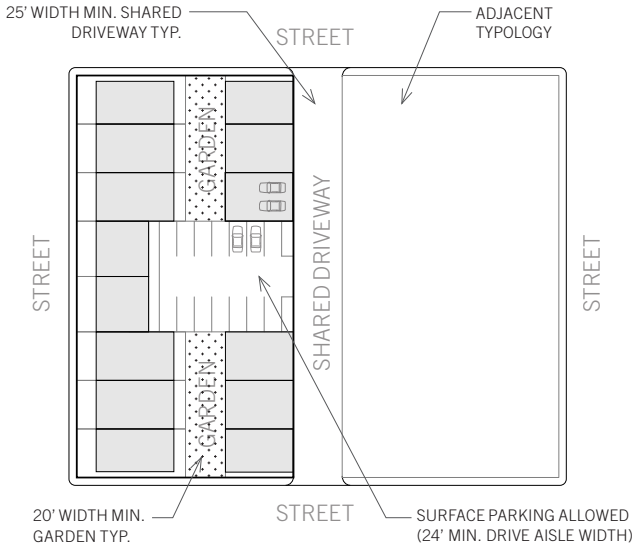
LOT OCCUPATION	Lot Area:	16,000 sq.ft. minimum(no maximum)
	Lot Coverage:	80% maximum
SETBACKS	Front:	6' minimum - 10' maximum
	Side:	No minimum - 5' maximum End lots: 5' minimum required - 10' maximum allowed
	Rear:	5' maximum None allowed for end lots
FRONTAGE	Lot Frontage:	Variable
	Main Building:	55' maximum
PARKING	Spaces:	As per zoning
	Type/Access:	In-unit (rear or side access only), shared surface accessed by Shared Driveway
USES		Residential



Section Diagram



Plan Diagram



Sample Block Layout (Block 8)

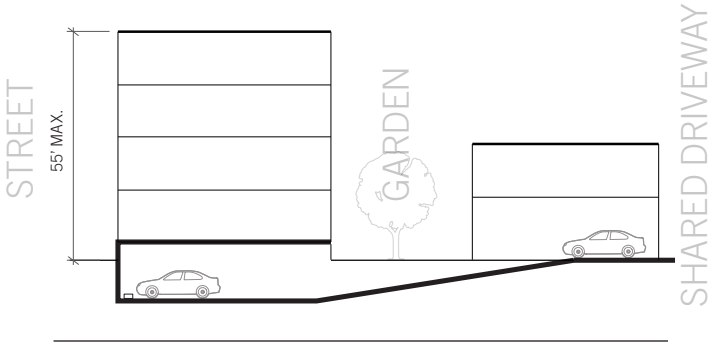
MULTI-FAMILY

TOWNHOUSE + MEWS (BASEMENT PARKING)

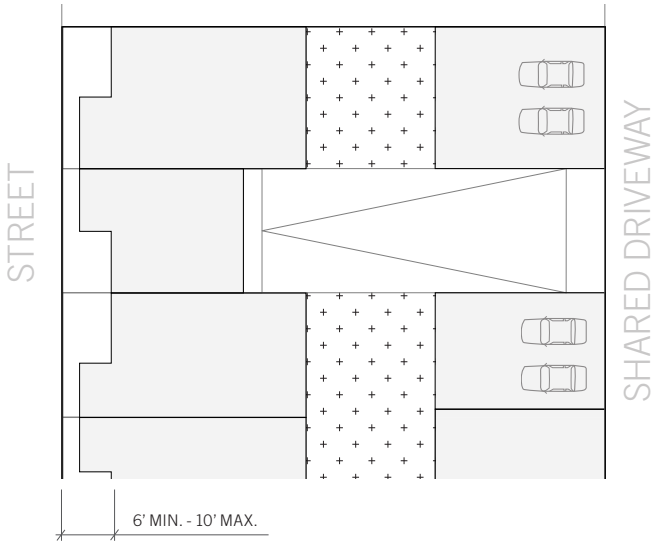
Tassafaronga Village, Oakland

Fillmore Park, San Francisco

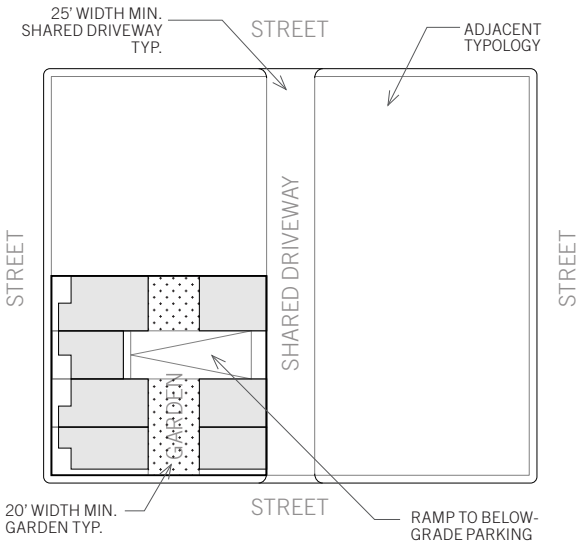
LOT OCCUPATION	Lot Area:	8,000 sq.ft. minimum (no maximum)
	Lot Coverage:	77% maximum
SETBACKS	Front:	6' minimum - 10' maximum
	Side:	No minimum - 5' maximum End lots: 5' minimum required - 10' maximum allowed
	Rear:	5' maximum None allowed for end lots
FRONTAGE	Lot Frontage:	Variable
HEIGHT	Main Building:	55' maximum
PARKING	Spaces:	As per zoning
	Type/Access:	In-unit (rear or side access only), shared basement accessed by Shared Driveway
USES		Residential



Section Diagram



Plan Diagram



Sample Block Layout (Block 8)

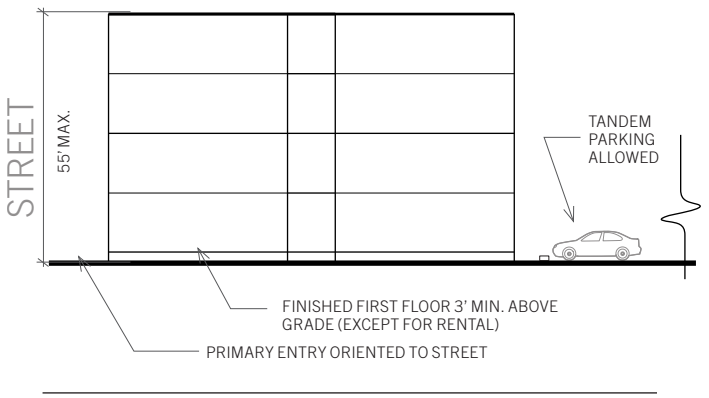
MULTI-FAMILY

APARTMENTS (SURFACE PARKING)

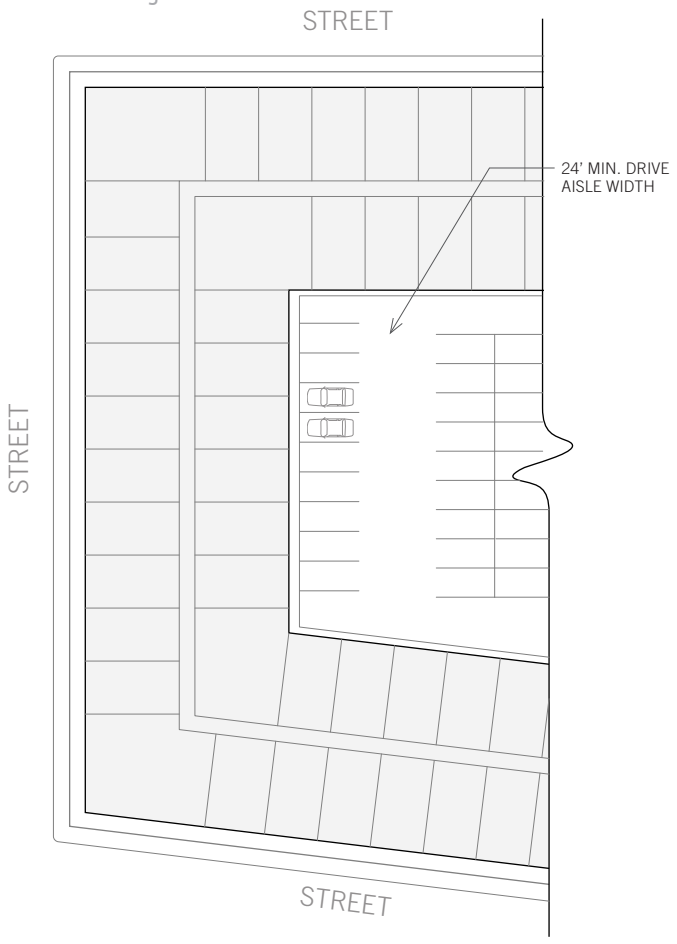
Celsius 44, Petaluma

Waterfront Apartments, Petaluma

LOT OCCUPATION	Lot Area:	1.75 acres maximum (no minimum)
	Lot Coverage:	93%
SETBACKS	Front:	6' minimum - 10' maximum
FRONTAGE	Lot Frontage:	Variable
HEIGHT	Main Building:	55'
PARKING	Spaces:	As per zoning
	Type/Access:	Surface parking. Tandem allowed.
USES		Residential



Section Diagram



Plan Diagram

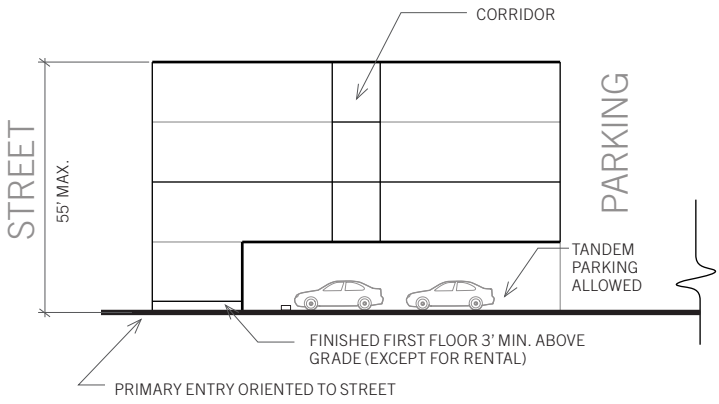
MULTI-FAMILY

APARTMENTS (HYBRID PARKING)

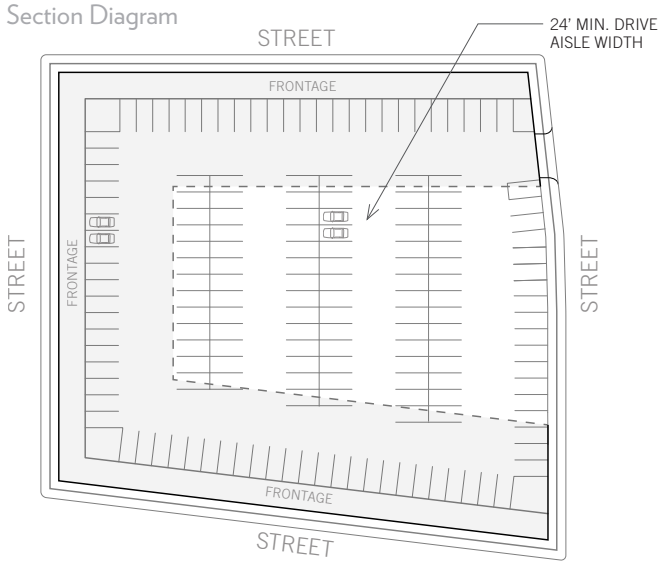
Bayview Hill Gardens, San Francisco

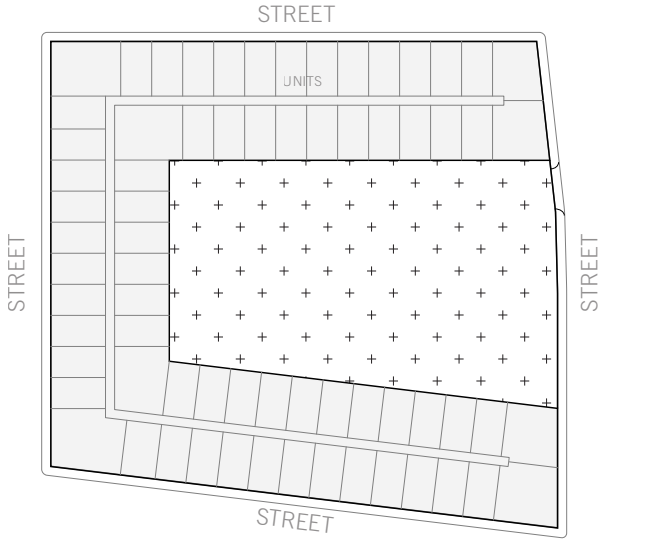
300 Ivy Street, San Francisco

LOT OCCUPATION	Lvot Area:	1.75 acres maximum (no minimum)
	Lot Coverage:	93% maximum
SETBACKS	Front:	6' minimum - 10' maximum
FRONTAGE	Lot Frontage:	Variable
HEIGHT	Main Building:	55'
PARKING	Spaces:	As per zoning
	Type/Access:	Surface and/or tuck-under, tandem allowed.
USES		Residential



Section Diagram





Sample Block Layout (Block 5 at grade and upper level)

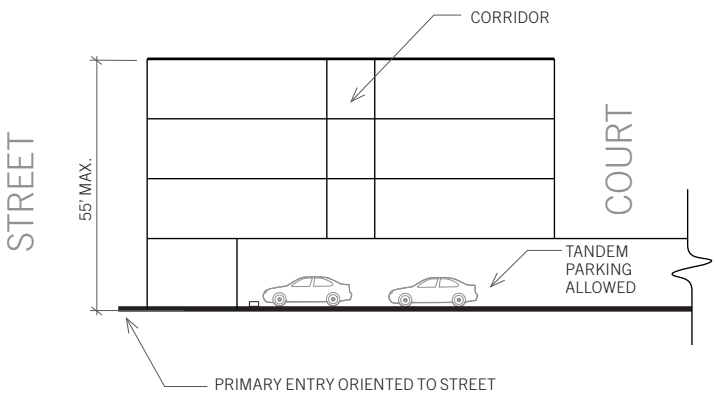
MULTI-FAMILY

APARTMENTS (PODIUM PARKING)

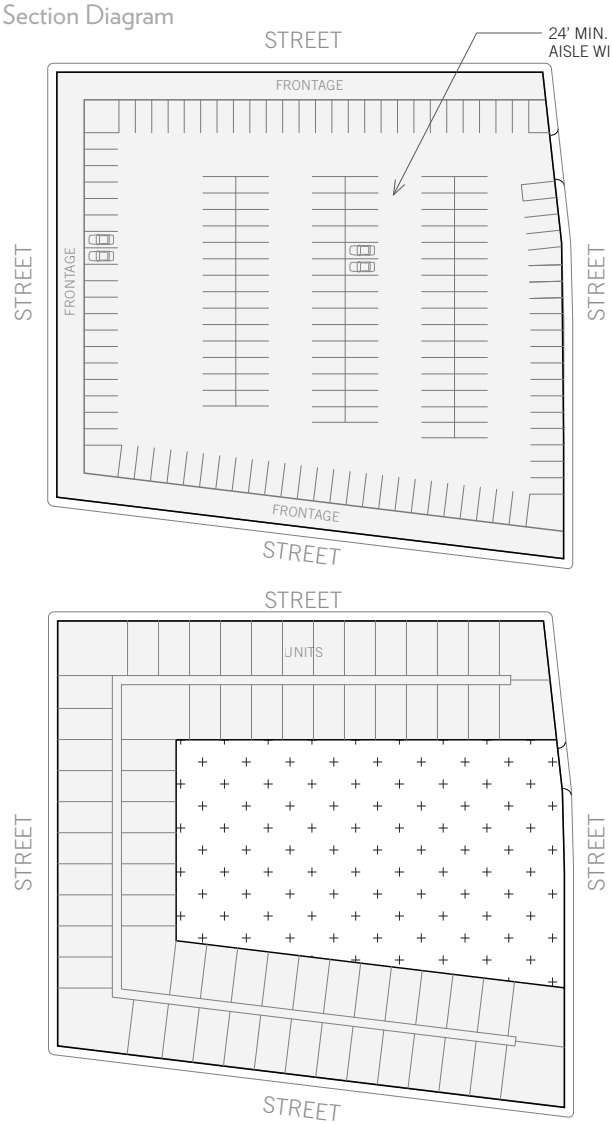
Armstrong Apartments, San Francisco

Hancock Apartments, Los Angeles

LOT OCCUPATION	Lot Area:	1.75 acres maximum (no minimum)
	Lot Coverage:	100%
SETBACKS	Front:	6' minimum, 10' maximum
FRONTAGE	Lot Frontage:	Variable
HEIGHT	Main Building:	55' maximum
PARKING	Spaces:	As per zoning
	Type/Access:	Podium and/or below-grade
USES		Residential, first floor units may have Retail or Live-Work



Section Diagram



Sample Block Layout (Block 5 at-grade and upper level)

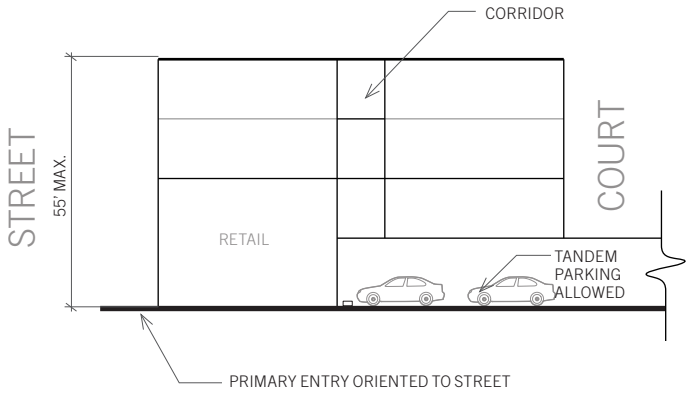
MULTI-FAMILY

APARTMENTS WITH RETAIL

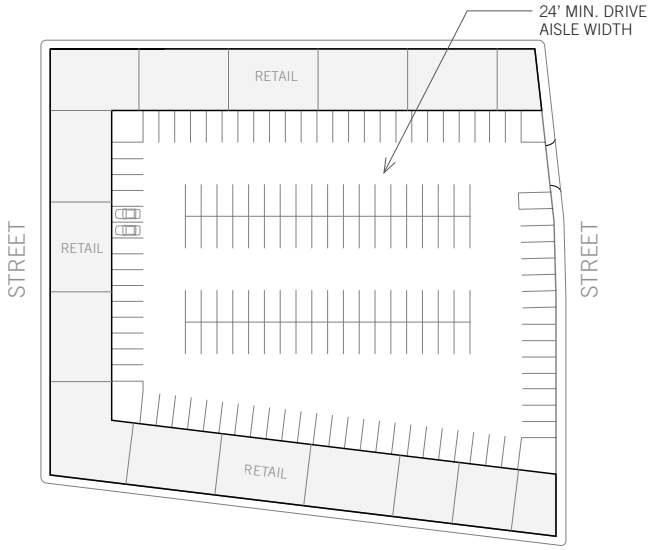
Archstone Potrero, San Francisco

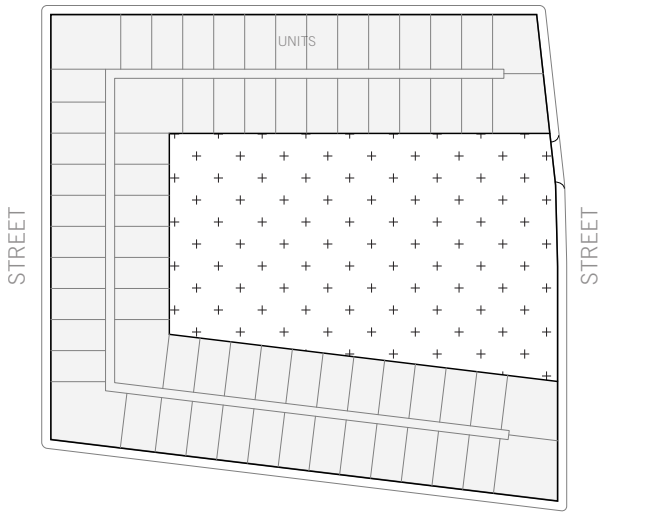
Glashaus Apartments, Emeryville

LOT OCCUPATION	Lot Area:	1.75 acres maximum (no minimum)
	Lot Coverage:	100%
SETBACKS	Residential:	6' minimum, 10' maximum (Front)
	Retail:	No minimum, 10' maximum (Front)
FRONTAGE	Lot Frontage:	Variable
HEIGHT	Main Building:	55' maximum
PARKING	Spaces:	As per zoning
	Type/Access:	Surface or podium. Rear or side access preferred, not to exceed 24'. Basement parking allowed.
USES		Residential and ground floor retail. First floor units may have Office or Live-Work.



Section Diagram





Sample Block Layout (Block 5 at grade and upper level)

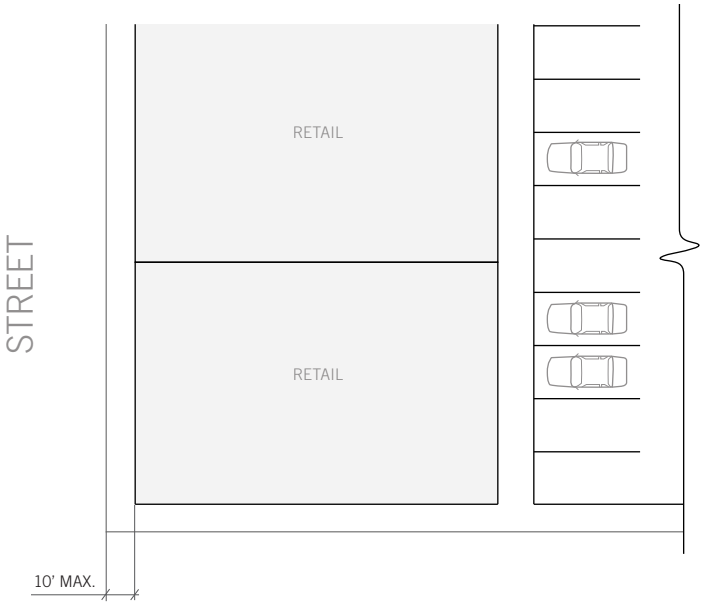
LOCAL RETAIL

4th Street, Berkeley

SHED, Healdsburg

LOT OCCUPATION	Lot Area:	2 acre maximum (no minimum)
	Lot Coverage:	90%
SETBACKS	Front/ Side:	No minimum, 10' maximum
	Rear:	No minimum or maximum
FRONTAGE	Lot Frontage:	Variable
HEIGHT	Main Building:	25' minimum. 55' maximum applies to Retail located in a Mixed Use building.
PARKING	Spaces:	As per zoning
	Type/Access:	Rear surface parking. Access to parking not to exceed 24'. Side yard access allowed.
USES		Retail

Section Diagram

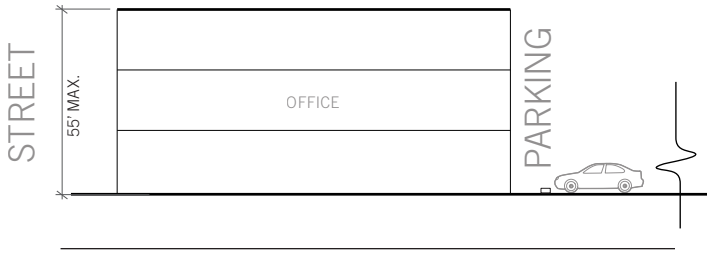


Plan Diagram

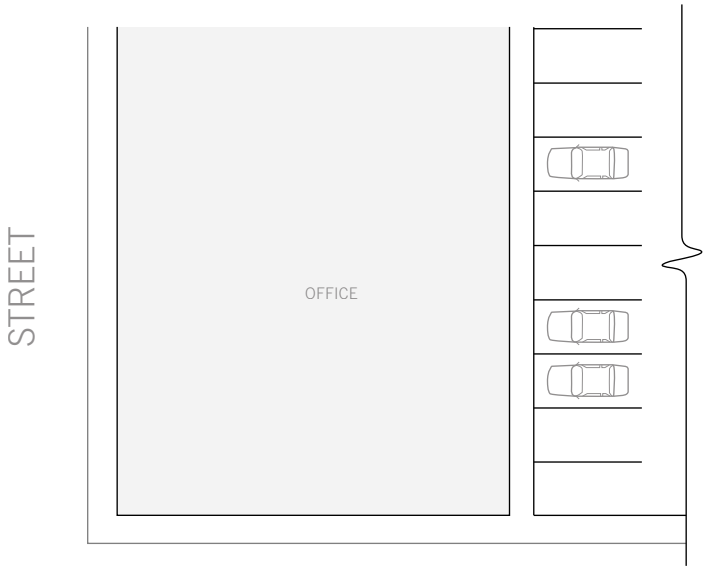
OFFICE

ISPC Offices, Santa Barbara

Woodhills Office, Portland



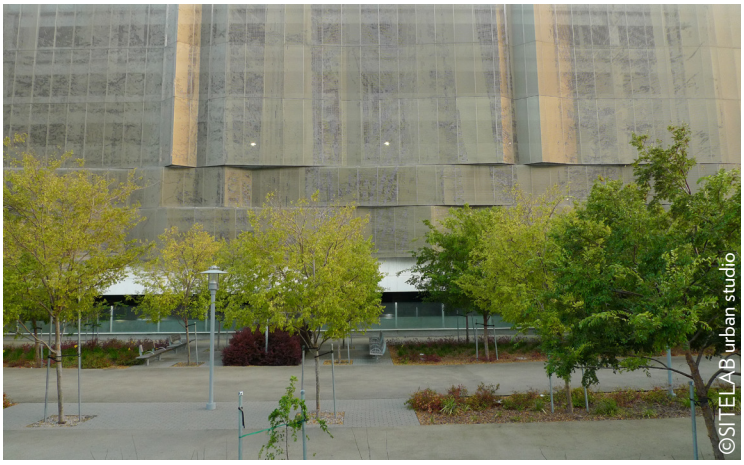
Section Diagram



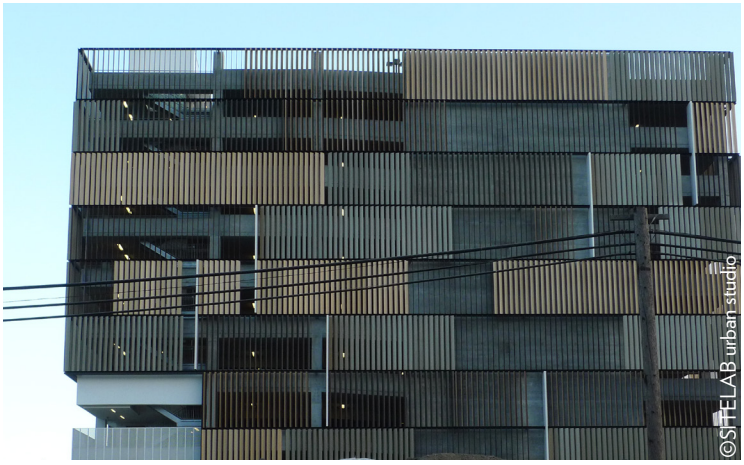
Plan Diagram

LOT OCCUPATION	Lot Area:	2 acre maximum (no minimum)
	Lot Coverage:	90%
SETBACKS	Front:	No minimum, 10' maximum
FRONTAGE	Lot Frontage:	Variable
HEIGHT	Main Building:	55' maximum
PARKING	Spaces:	As per zoning
	Type/Access:	Rear surface parking. Access to parking not to exceed 24'. Side yard access allowed.
USES		Commercial. Accessory Retail allowed.

STAND-ALONE GARAGE

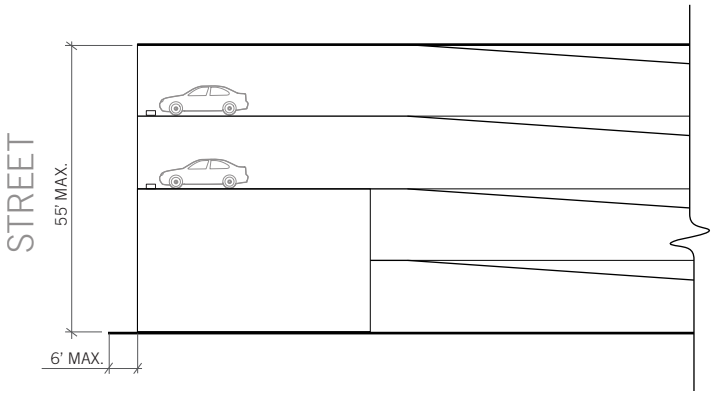


Block 27 Parking Garage, San Francisco

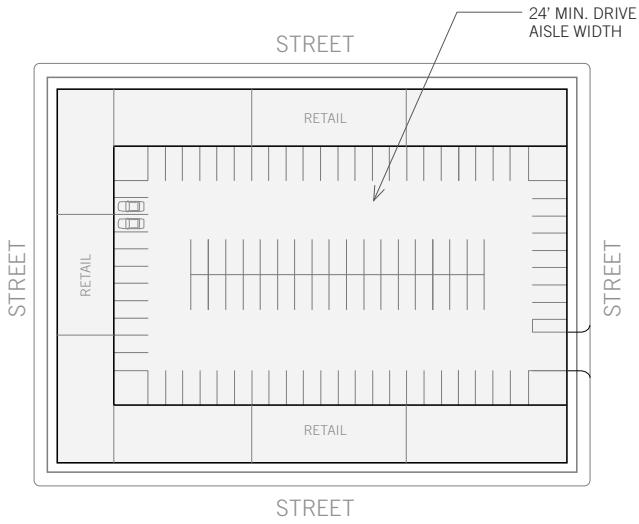


UCSF Mission Bay Parking Garage, San Francisco

LOT OCCUPATION	Lot Area:	1.75 acre maximum (no minimum)
	Lot Coverage:	93%
SETBACKS	Front/ Side/ Rear	6' maximum
FRONTAGE	Lot Frontage:	Variable
HEIGHT	Main Building:	55' maximum
PARKING	Type/Access:	Structured garage
USES		Parking. At-grade accessory Retail allowed.



Section Diagram



Sample Block Layout (Block 8)

This page intentionally left blank

Figure 4.0 A loft industrial style along a common open space with simple geometric forms, flat roof, and inset industrial windows. Projections and recesses are associated with material and color changes.

BUILDING DESIGN STANDARDS & GUIDELINES

4.1 Residential
4.2 Hotel
4.3 Local Retail
4.4 Large-Format Retail
4.5 Office
4.6 Garage (Stand-Alone)
4.7 Parking, Loading and Service
4.8 Sustainability

RESIDENTIAL

Intent & Objectives

4.1.1 OVERVIEW

Napa Pipe is intended to provide a mix of housing types, among other uses. Types include rental and for-sale, low income to market rate, and studio to three-bedroom units. These Building Design Standards and Guidelines serve to require and encourage components that will ensure the desired quality and character of the residential buildings at Napa Pipe.

The Form-Based Code includes the following twelve residential typologies:

Mews Townhouse
Small Townhouse
Large Townhouse
Micro-Lot Single Family Garden Court
Micro-Lot Single Family
Multi-Family Townhouse
Multi-Family Townhouse + Mews (Surface Parking)
Multi-Family Townhouse + Mews (Basement Parking)
Multi-Family Apartments (Surface Parking)
Multi-Family Apartments (Hybrid Parking)
Multi-Family Apartments (Podium Parking)
Multi-Family Apartments with Retail

The Standards and Guidelines herein apply to all residential Form-Based Code typologies, unless otherwise noted. Specific Standards and Guidelines that relate to the multi-family typologies are also included.

Basic Standards for amounts and distribution of outdoor space as well as relationships of buildings to open spaces are included herein. Detailed Standards and Guidelines for the design and character of private realm landscape are described in Chapter 5: Private Realm Landscape Design Guidelines.

4.1.2 GREEN BUILDING

> Standards:

S1. Residential buildings at Napa Pipe shall comply with Napa City High Performance Building Regulations for Residential projects.

Figure 4.1.1 Building wall has a simple composition and perceivable thickness due to window reveal and niche with unique material change.

4.1.3 BUILDINGS & BLOCKS

Building Orientation

In order to create inviting, pedestrian-oriented streets, block layouts are organized to reinforce the primary east-west (hills to river) orientation of the site. Refer to Figures 2.3-2.6 for Urban Framework classifications and locations.

S1. Primary Streets shall have consistent street frontages with building fronts aligned and oriented to these streets.

S2. All buildings along Primary Streets shall have their Principal Frontage along that street.

S3. Buildings fronting on both a Primary Street and Special Dry Dock frontage shall have their principal frontage along the Special Dry Dock frontage.

S4. A single access point is allowed from a Primary Street to a Shared Driveway.

S5. For all townhouse and multi-family townhouse typologies facing streets, there shall be no more than 2 breaks in the streetwall per block for the purposes of side setbacks.

S6. Spaces between buildings on Primary Streets shall be no wider than 10 feet, except as needed for Shared Driveway access to parking garages or required by building code.

S7. Vehicle parking, garbage, and mechanical equipment shall not be visible from Primary Streets.

> Guidelines:

G1. Multi-family buildings that front on more than one Primary Street may have more than one principal frontage.

G2. Shared Driveways should be oriented per Figure 2.6 Shared Driveway Orientations diagram.

Corners

Corners present special design opportunities within the overall design of a building and block.

> Guidelines:

G1. Corners should be highlighted in the design with unique design features such as tall building elements, changes of materials, bay windows, projections, or prominent entries.

G2. Corner conditions should optimize openings on external faces, solar orientation, and corner entries.

Block Layouts

The range of sample block layouts in Chapter 2: Design Framework illustrate a broad range of building typologies, arrangement on blocks, and combinations of typologies on a block. These sample layouts are not meant to be exclusive, merely to illustrate the rich variety possible with these typologies and Guidelines. The following are additional Guidelines that apply to the layout of the Form-Based Code typologies at a block level.

> Standards:

S1. No more than two breaks are allowed within the streetwall of a single block.

> Guidelines:

G1. Developers are encouraged to include multiple typologies to create variety and interest.

G2. Where one building typology is used for an entire block, architectural and massing articulation should modulate the building scale and vary the façade.

G3. Single buildings should be designed coherently and should not try to simulate multiple buildings.

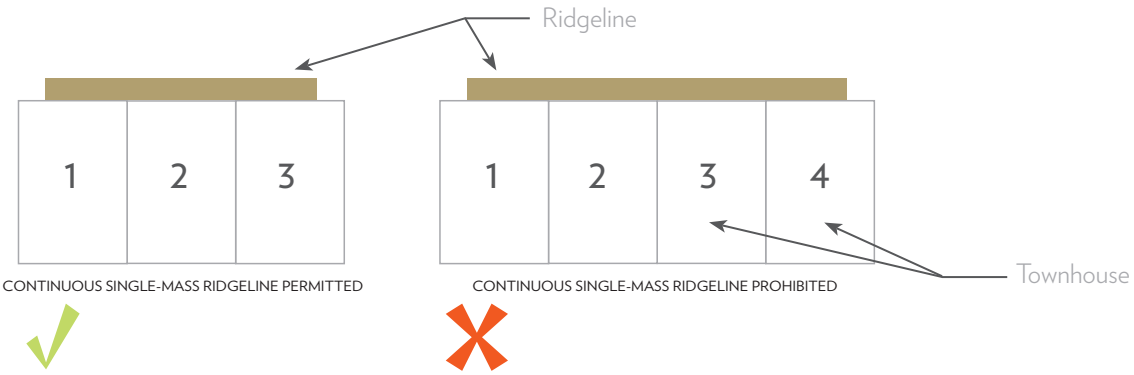


Figure 4.1.3a Single roof mass with continuous ridgeline allowed on maximum of 3 consecutive townhouses.

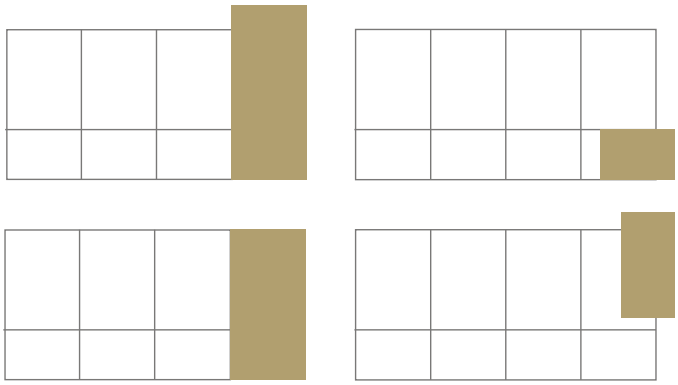


Figure 4.1.3b Corners of individual buildings and blocks are special design opportunities for greater height, prominent entries, projections, and material articulation.

Figure 4.1.3c Architectural projections and recesses should not be continuous and should be maximum 18' in continuous length for maximum 70% of total frontage.

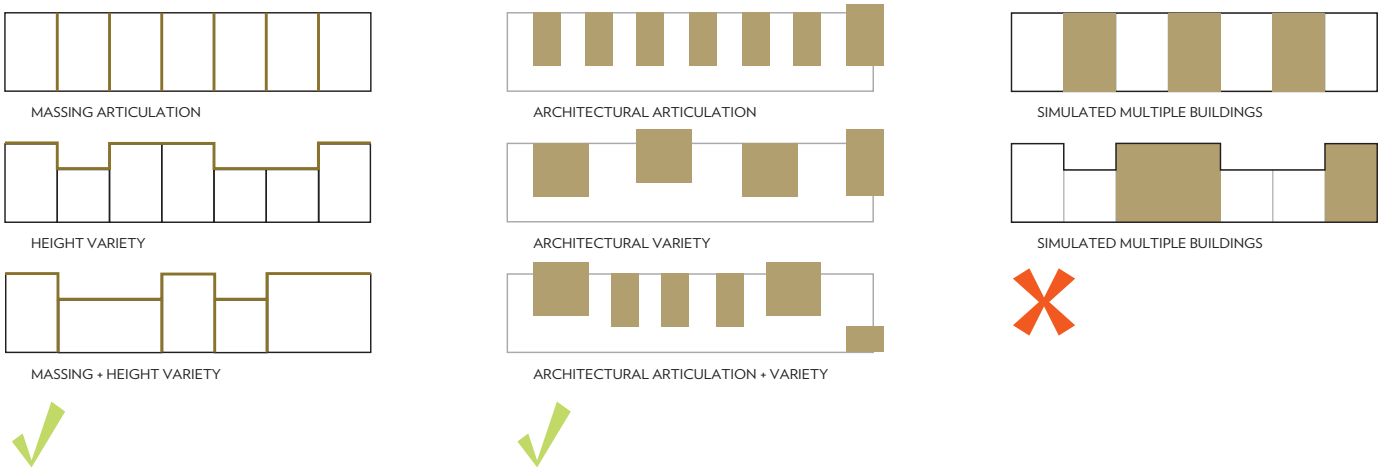


Figure 4.1.3d When one building typology is used for an entire block, modulate the building scale and vary the façade. However, single buildings that try to simulate multiple buildings are not recommended.

Figure 4.1.3e **Material and Façade Composition**. Good (left): Clear material palette is associated with façade projections in a balanced composition. Bad (right): Multiple façade materials are not coordinated with projections and change at three different levels.

Figure 4.1.3f **Material and Façade Composition**. Good (left): Balanced composition with clear hierarchy of materials associated with projections and details. Smooth stucco is combined with wood and corrugated metal. Bad (right): Predominantly stucco façade in which colors, but not materials, change with building articulation and without clear hierarchy of color.

Figure 4.1.3g **Material and Façade Composition**. Good (top left): Change of color or material at the ground level reinforces the human scale. Good (bottom): Articulation reflects interior spaces. Material change supports street level definition. Bad (top right): All one material. Color change is not associated with articulation and bisects upper story windows.

4.1.4 GENERAL FRONTAGE & SETBACK GUIDELINES

Frontage

> Standards:

S1. For detached units, building elevations shall not be replicated across the street from each other or on more than two consecutive parcels. Attached townhouse units that are designed as a cohesive sequence are exempted.

S2. Individual buildings on the same street shall be visually distinct from each other with variation in style, building massing, color, materials, window arrangement, window type, porch, eave level, architectural details, or roof line. Variation in color shall be accompanied by a second type of above variation.

S3. Every third building in a row shall vary from its adjacent buildings in at least two of the above variations, of which one cannot be color.

S4. Stepbacks, setbacks and height changes shall be a minimum of 3 feet.

S5. Architectural projections and recesses shall not be continuous and shall be limited to no more than 18' in continuous length for a maximum of 70% of total frontage.

S6. For multi-family apartment typologies, maximum setback distance may be increased up to 15' for a maximum of 100' of streetwall, provided it is not along a Primary Street.

> Guidelines:

G1. Elements of the building façade, such as entries, porches, and other architectural elements should be well-detailed with high quality, durable materials and attention to method of joinery and water-proofing.

G2. These elements should be proportioned to relate to human scale, facilitate pedestrian activity, and enliven the public realm.

G3. Buildings should overlook the street with active fronts including stoops, entries, windows, and articulation.

Street Variety

> Standards:

S1. A single-mass roof with a continuous ridgeline is prohibited on a sequence of more than 3 townhouses.

S2. Architectural projections and recesses in the form of stoops, porches, and balconies are required to provide direct access to the outdoors within each unit.

> Guidelines:

G1. While single-mass continuous ridgelines are prohibited on sequences of more than 3 townhouses, an overall continuity in the parapet line of a sequence of townhouses is encouraged.

G2. Variation in building form should relate to the scale of individual building units or interior spaces such as recessed or projecting bays, shifts in massing or distinct roof shapes.

G3. Projections and recesses should be used to provide a variety of depths and features on the street wall.

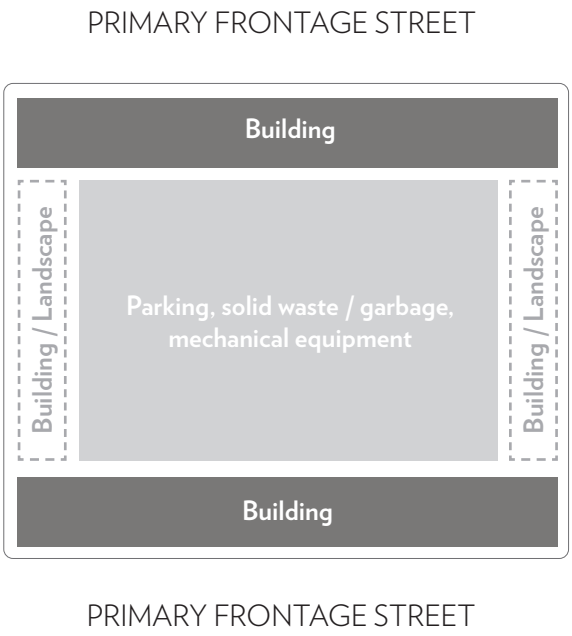


Figure 4.1.4a Vehicle parking, solid waste / garbage, and mechanical equipment are screened from streets requiring Primary Frontages

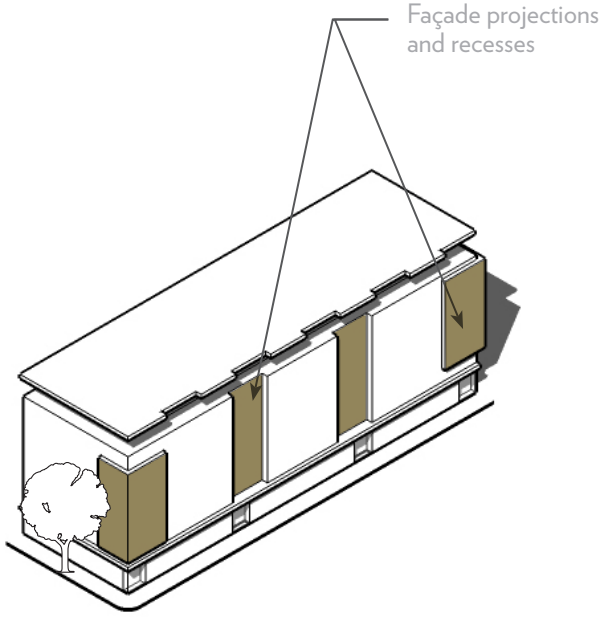
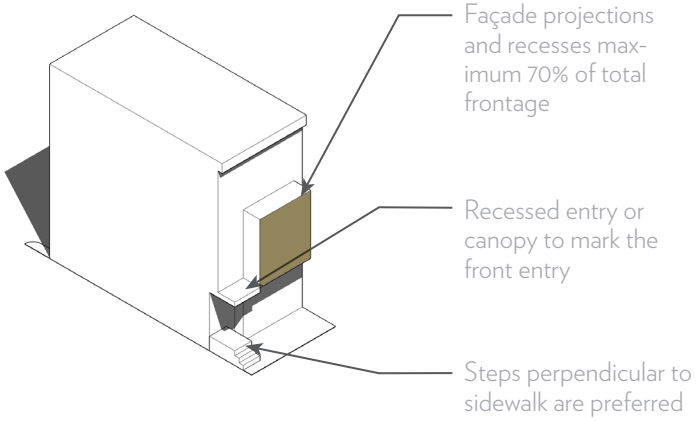
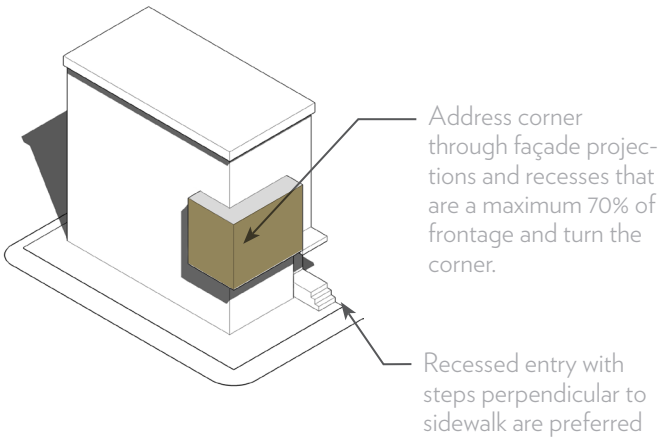


Figure 4.1.4b Recesses and projecting bays vary the building form and relate to the scale and rhythm of individual units as well as corner articulation



Typical Articulation



Corner Articulation

Figure 4.1.4c Frontage Articulation and Entry Diagrams for Typical and Corner Context

4.1.4 GENERAL FRONTAGE & SETBACK GUIDELINES CON'T

Entries

> Standards:

S1. All ground level units shall have primary entry access from a street or common open space.

S2. Building entries for multi-family buildings shall be located on front façades oriented to a public street.

S3. All buildings that have frontage along Primary Streets shall have their principal entry from that street.

S4. Multi-family buildings that front on more than one Primary Street shall have entries from each of the streets. Such entries may be principal entries or entries to individual units.

S5. Storefronts in mixed-use buildings shall connect directly to the sidewalk.

S6. Entrances shall be marked with stoops, steps, porches, recesses and other architectural features to articulate the façade and create a pedestrian friendly frontage.

> Guidelines:

G1. Mews townhouses may have a primary entry from private common open spaces or Shared Driveways.

G2. Entries may be paired to create a common entrance for two units.

G3. Buildings on corners are encouraged to have secondary entrances on Secondary Frontages.

G4. Changes in the façade plane, materials or colors are encouraged to mark entries.

G5. The detailing of entries should incorporate the overall design features of the associated building.

Setbacks

> Standards:

S1. For block frontages with more than one building, individual building setbacks shall not deviate more than 5 feet from the setback datum established by the first building on a corner lot.

S2. Front porches, stoops, steps, bay windows, and balconies are allowed within the front setback.

S3. Verandas, bay windows, porches, and balconies are allowed within the side setback.

Stoops

> Standards:

S1. Entry steps shall be minimum 3 feet and maximum 6 feet in width.

S2. Stoop step and railings shall be composed of wood, brick, stone, metal and/or concrete.

S3. At-grade unit entries are allowed within rental multi-family and affordable projects to meet Fair Housing and Accessibility requirements.

> Guidelines:

G1. Stoops should be used to mediate the vertical distance between sidewalk grade and raised finished floors of ground floor units.

G2. Stoops should be perpendicular to the sidewalk.

G3. Stoop design and materials should reflect the overall design of the associated building.

Figure 4.1.4d Stoops and entry steps are a minimum of 3' and maximum 6' in width and frame the vegetated setback area.

Figure 4.1.4e (Left) Recessed entries and balconies with projections and unique materials create variety along the building frontage. (Right) Well-detailed recessed building entry with substantial awning and authentic materials.

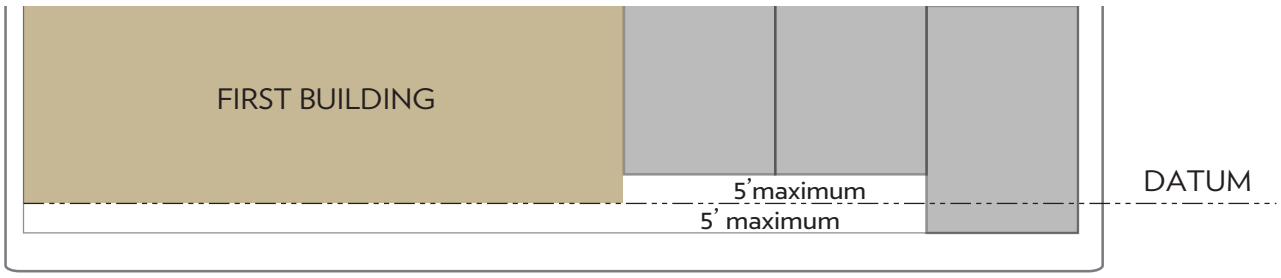


Figure 4.1.4f Variations in building setbacks shall occur within 5 feet of the first corner building's primary setback datum.

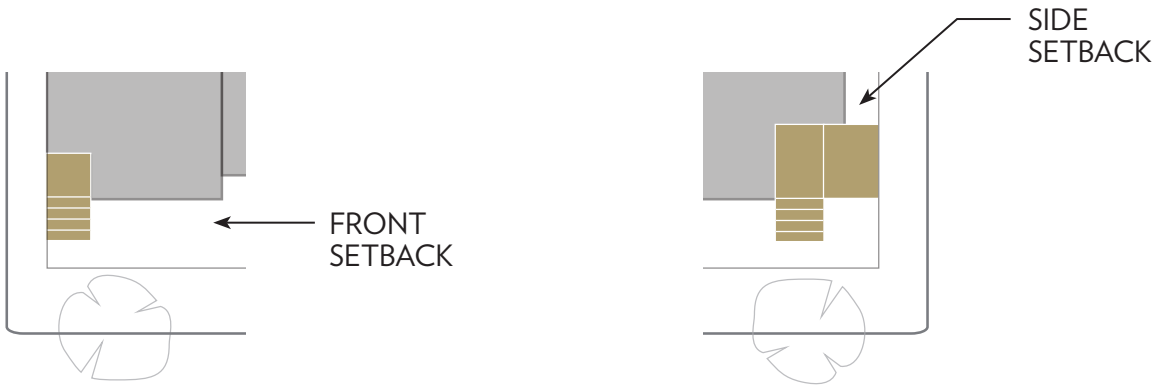


Figure 4.1.4g Front porches, stoops, steps, bay windows, and balconies allowed within front setback and verandas, bay windows, porches, and balconies allowed within side setback.

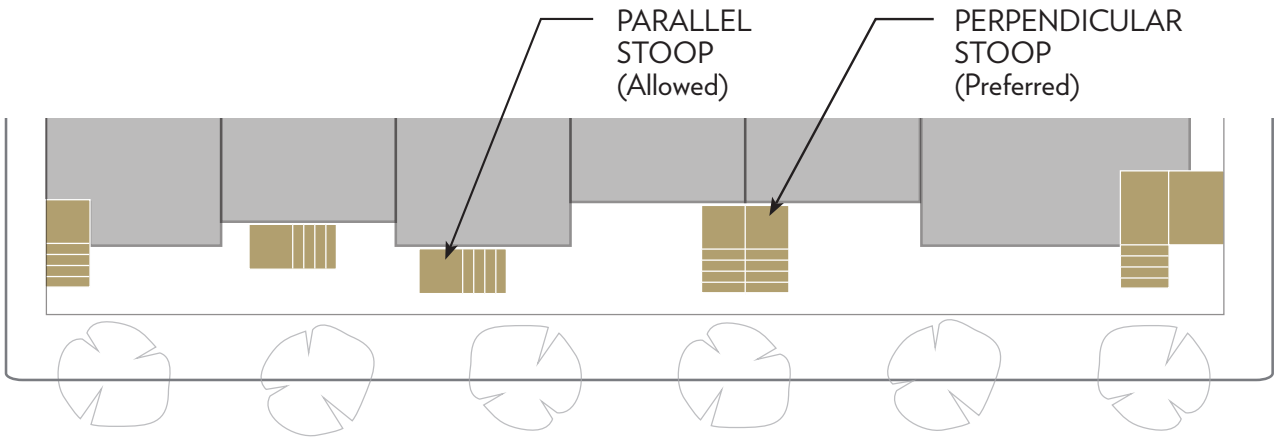


Figure 4.1.4h Stoops perpendicular to the sidewalk are preferred. Stoops parallel to the sidewalk are also allowed.

Figure 4.1.4i **Entries.** Good (above and left): Recessed entries with significant material changes break the façade and emphasize entry. Bad (right): Flush entries—with no hierarchy or material change—do not accent point of entry and create a planar façade.

4.1.4 GENERAL FRONTAGE & SETBACK GUIDELINES CON'T

Porches

> Standards:

S1. Porches shall not be enclosed.

S2. Porch floors shall be pressure-treated wood, composite, concrete, stone, or brick. Porch railings shall be wood and/or metal.

S3. Chain link fencing is prohibited.

S4. Spaces under porches, if any, shall not be visible.

> Guidelines:

G1. Porches can be used instead of, or in combination with, stoops.

G2. On corner lots, porches can be wrapped to orient to both streets.

G3. Design and materials are encouraged to reflect the traditions and patterns of Napa County and the Napa Pipe site and the overall design of the building.

Projections: Balconies

> Standards:

S1. Balconies are allowed to be recessed or protruding.

S2. Balcony floors shall be pressure-treated wood, composite wood, metal, stone, tile, or concrete. Visible vinyl elements such as soffits and architectural details are not allowed.

S3. Balcony railing materials shall be steel, wood, or composite simulated wood and their design and detailing should be integrated into the façade design.

S4. Projecting balconies shall be a minimum of 10' above the public right-of-way.

S5. Balconies shall not be enclosed.

S6. Balconies shall be a minimum of 3 feet and maximum of 6 feet in depth.

S7. Railings shall be at least 25% transparent.

> Guidelines:

G1. Balconies may project up to 3' beyond the property line where not over vehicular rights of way.

G2. Balconies should be well-detailed with high-quality, durable materials and attention to the method of joinery.

G3. The undersides of balconies, visible from the street, are important design details and should be considered within the overall design and materials of the building. Unfinished structural elements are only allowed if within the design language of the building.

Projections: Decks

> Standards:

S1. Enclosed decks are not allowed.

S2. Deck floors shall be pressure-treated wood, composite wood, stone, or concrete.

S3. Deck railings shall be steel, wood, or composite wood and should be integrated into the façade design.

> Guidelines:

G1. Decks should be at the rear of the building.

G2. Decks may be shaded with awnings, trellises, or other devices, which should be held back from the face of the building.

Figure 4.1.4j Well-detailed steel and wood hanging balconies with substantial materials and attention to the method of joinery.

Figure 4.1.4k Balconies and Decks (left) Well-detailed balcony integrated with massing transition, partial awning, and wrapping the corner. (right) Well-detailed open deck with slatted wood shading system and attention to the method of joinery.

4.1.4 GENERAL FRONTAGE & SETBACK GUIDELINES CON'T

Projections: Bay Windows

> Standards:

S2. Projecting bay windows shall be a minimum of 10' above the public right-of-way.

> Guidelines:

G1. Bay windows are allowed to project up to 3' beyond the property line.

4.1.5 ADDITIONAL GUIDELINES FOR MULTI-FAMILY BUILDINGS

> Standards:

S1. Adjacent buildings on the same street shall be visually distinct from each other with at least two of the following variations: style, building massing, color, materials, window arrangement, window type, porch, eave level, architectural details, or roofline.

S2. A mix of principal entries and ground level units with direct access from the street is required along all Primary Streets. Americans with Disabilities Act/ Fair Housing may require some at-grade units.

S3. The depth of recessed entries shall be a minimum of 3 feet and maximum of 6 feet.

S4. Unless flat, roofs on multi-family buildings shall not be a single-mass with a continuous ridgeline.

S5. Building faces shall be articulated a minimum of every 25 feet.

> Guidelines:

G1. Articulation should accent individual units or building bays through the use of façade reveals, projections, recesses, expressed entries, architectural detail, and material articulation.

G2. Façade modulation should have a vertical rhythm related to unit articulation. Consistent horizontal elements should tie the vertical articulation together across the building. Minimum change in plane should be 1 foot. Vertical modulation should reinforce entries.

G3. Overall street frontage should have diversity and richness in materials, projections, and openings, within an overall cohesive street frontage composition.

G4. Corner conditions should optimize openings on external faces, solar orientation, and corner entries.

G5. Recessed entries are recommended.

G6. Change in material or articulation are encouraged to mark entries. Entry detailing should be related to the design features of the building.

G7. Multi-Family buildings with upper level setbacks for penthouses are allowed to have decks oriented toward, but not visible from, the street.

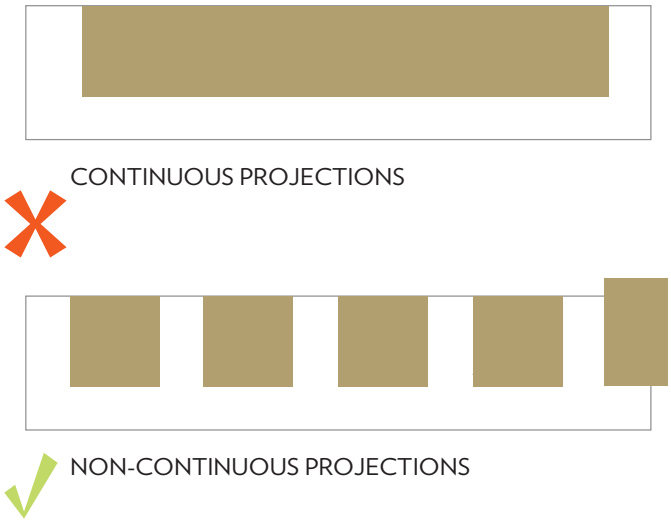


Figure 4.1.4l Uninterrupted continuous projections are not allowed. Non-continuous projections create variety and modulate building mass

Figure 4.1.5a (Left) Façade reveals, height variation, and the screening detail accent individual units and sculpt massing. (Right) Visual variety of color and material within a unified and cohesive composition.

Figure 4.1.5b **Street Frontage Modulation and Variety.** Frontage has vertical rhythm, projections, and roof articulation related to units and interior spaces. Consistency in glazing, material hierarchy, and street level datum all tie the vertical articulation together.

4.1.6 ARCHITECTURAL DETAILS

Façade Composition

> Standards:

S1. High visibility buildings at the corners of streets shall be enhanced with architectural elements such as porches, stoops, bay windows, balconies, eaves, brise-soleil, or massing articulation.

S2. Façade materials for high visibility buildings at the corners of streets shall turn the corner and extend a minimum of 5 feet.

S3. Corner buildings shall have consistent material treatments on front and exposed side façades.

> Guidelines:

G1. In order to modulate their scale, multi-story buildings should articulate the base, middle and top, separated by cornices, string cornices, stepbacks or other articulating features.

G2. Building walls should have perceivable thickness, visual interest and character.

G3. A selection of architectural details such as vertical and horizontal recesses and projections, changes in height, floor levels, roof forms, parapets, cornice treatments, belt courses, pilasters, window reveals, forms and color as appropriate to each site should be used to create shadows and texture and add to the character of a building.

G4. Corner buildings may have secondary side entrances to activate these streets.

Windows

> Standards:

S1. All exterior elevations shall have windows.

S2. Exposed exterior elevations shall have a minimum of 20% glazing. Window area does not include window trim.

S3. Replacement material for glass shall not be used.

S4. Reflective glazing is not allowed.

S5. All glass shall be clear in color. Neutrally colored spandrel, etched or blasted glass, and fritted glass are allowed.

S6. Shutters, if any, shall be sized and detailed to appear to be operable.

S7. Windows shall have reveals. Glass shall be set back a minimum of 3" from the building façade.

S8. Muntins shall be integral to the design of the window.

S9. Muntins between double set glass are not allowed.

S10. Aluminum windows shall be durable and heavy gauge.

S11. Skylights shall be located on the back of roof ridges or flat roofs.

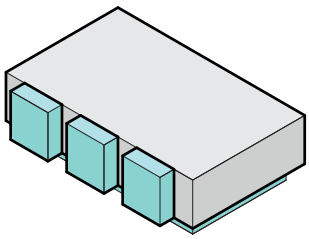
> Guidelines:

G1. Operable windows are encouraged.

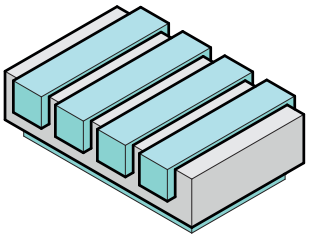
G2. Window wells are discouraged.

G3. Glass setback and trim should be appropriate per the architectural stylebook.

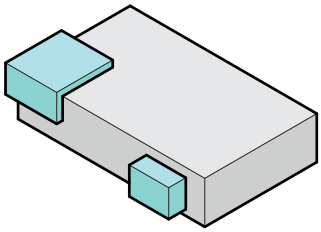
G4. Muntin patterns should be sized and proportioned per the intent of the architectural stylebook.



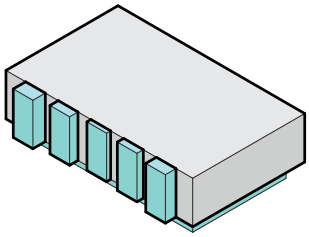
Massing articulates individual or paired units



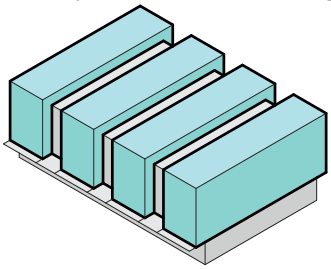
Articulation of interior spaces is incorporated into roof massing



Extruded projections relate to interior spaces and/or site conditions and adjacent buildings

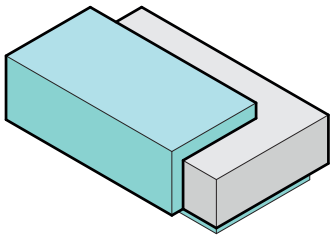


Repetive bay articulation creates rhythm and accents units or distribution of primary living spaces

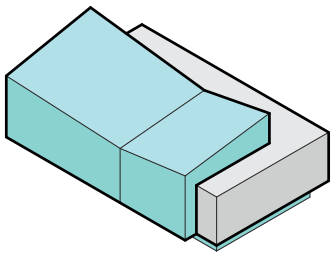


Massing articulates distribution of primary living spaces and extends to roof form and massing

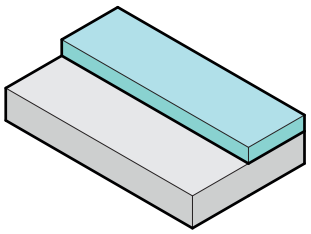
Figure 4.1.6a **Illustrative Façade Massing and Articulation.** Façade projections create rhythm and variety across the façade and accent vertical units.



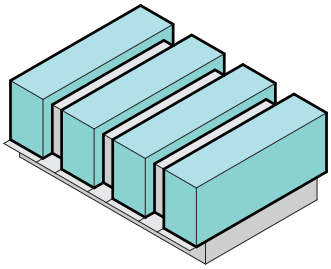
Composite volumes break continuous roof and façade articulation



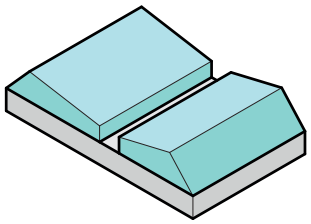
Dynamic roofline combined with façade articulation to create interest



Composite volumes articulate horizontality of building form and distribute height



Roof articulation relates to façade massing and units or primary living spaces



Modulated roof massing breaks building into multiple parts

Figure 4.1.6b **Illustrative Roof Massing and Articulation.** Roof projections can modulate the roof line, tie the building together horizontally, and emphasize building corners. Roof projections should be combined with façade articulation.

4.1.6 ARCHITECTURAL DETAILS CON'T

Doors

> Standards:

S1. Single doors shall have a minimum door height of 6'-8" and a maximum height of 8'. Minimum width is 3' and maximum is 4'-0".

S2. Double doors shall have a minimum door height of 6'-8", with maximum of 9'-0". Minimum width is 4'-8", maximum 5'-6".

S3. Exterior doors shall be made of steel, wood, or glass and finished to exterior grade.

S4. Storm door windows and screens shall be aluminum or finished wood, free of decorative trim.

> Guidelines:

G1. All exterior doors should be of a size, trim, proportion, panel/muntin configuration appropriate to the building style.

G2. Sidelights are encouraged.

Individual Garages

> Standards:

S1. Garage openings shall be a maximum of 9' high.

S2. Garages shall have single garage doors. For two car garages not visible from a street or public open space, double garage doors are allowed.

S3. Single garage doors may not exceed 10' in width.

S4. Garage doors shall be made of wood, embossed hardwood, fiberglass, steel, or aluminum.

S5. Garage doors shall be recessed 1 foot or more behind the face of the garage front elevation.

> Guidelines:

G1. Garage door fenestration is encouraged.

G2. Style, materials, finishes, and colors for garages and garage doors should be consistent and compatible with the main massing.

G3. Massing, design, and construction of the garage should be integral to the overall design of the main building.

Figure 4.1.6c Building Walls. Good (left): Walls have perceivable thickness with window reveals, projections, deep recesses, and overhangs. Bad (middle, right): Building walls are planar and have poor thickness and visual character due to lack of window reveal and insufficient depth of articulation.

Figure 4.1.6d Individual buildings on the same street are visually distinct from each other with variations in window placement, color and material articulation, while they are united in an overall horizontal datum, vertical rhythm of massing, and color/material palette.

Figure 4.1.6e Articulate building façades a minimum of every 25'. Create vertical rhythm with façade modulation and accent with reveals, recesses, entries, details, and projections.

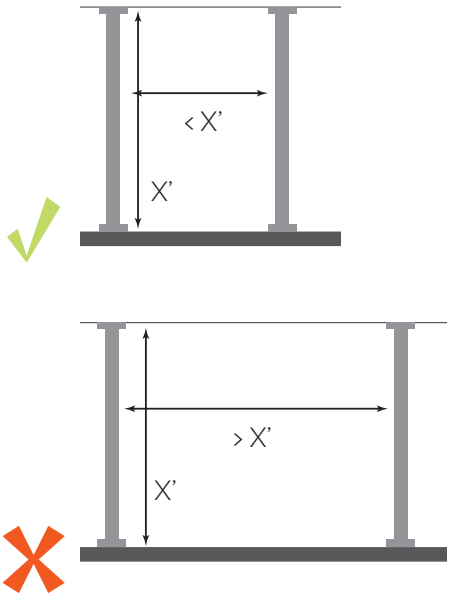
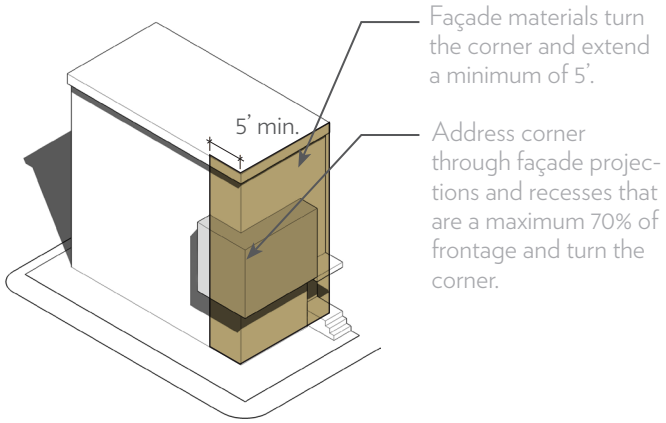


Figure 4.1.6f Space columns no farther apart than they are tall.



Corners and Corner Units

Figure 4.1.6g Corners and Corner units are special opportunities for architectural features, windows, and entries.

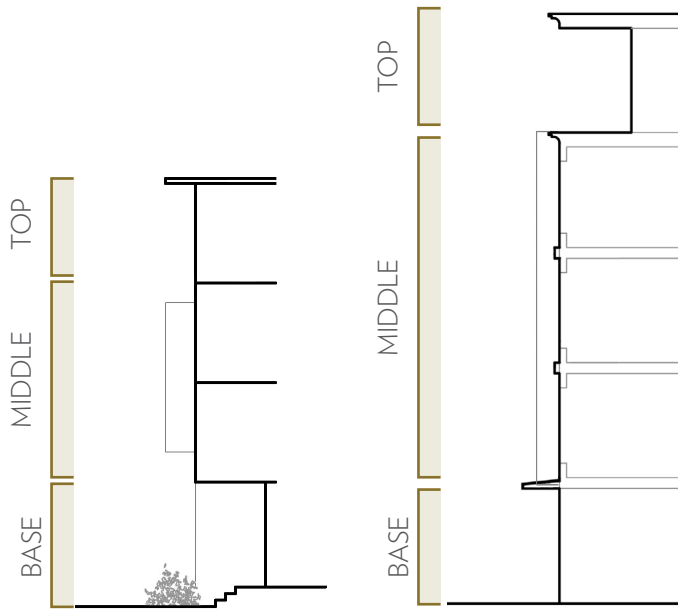


Figure 4.1.6h Multi-story buildings are articulated with base, middle, and top.

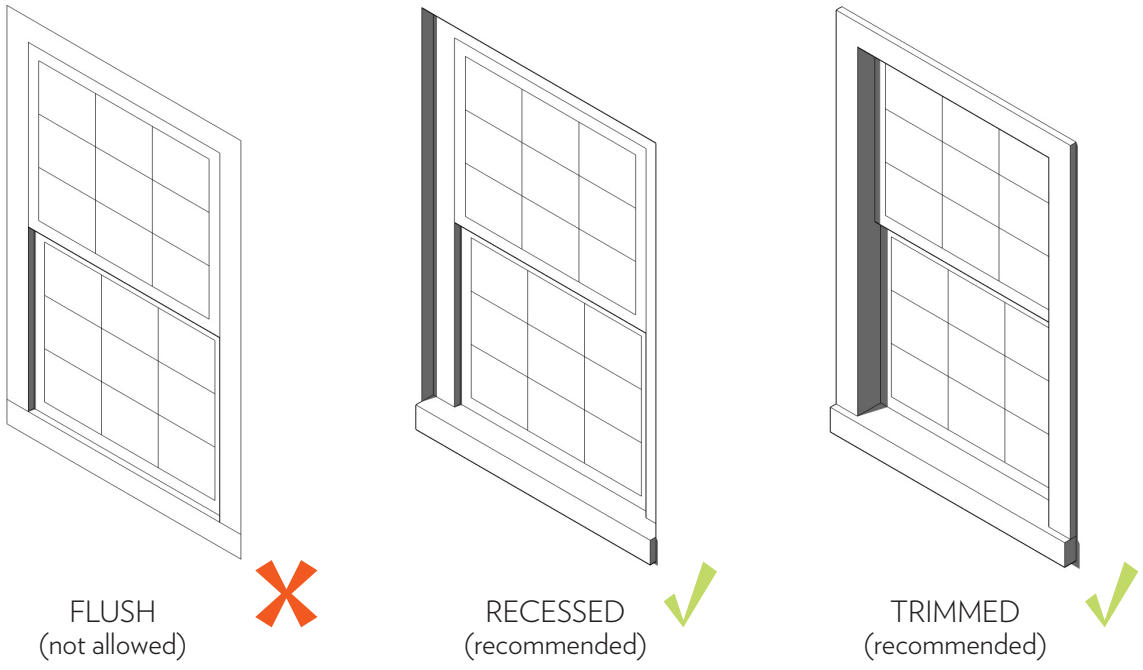


Figure 4.1.6i Regardless of wall type, flush windows are not allowed — they do not create perceivable thickness in the building wall

Figure 4.1.6j Windows. Good (left): Recessed windows create perceivable wall thickness. Good (middle): Recessed windows cast shadows which create perceivable wall thickness and a different material for the reveal creates variation. Bad (right): Insufficient window reveal yields no shadow and a flat façade.

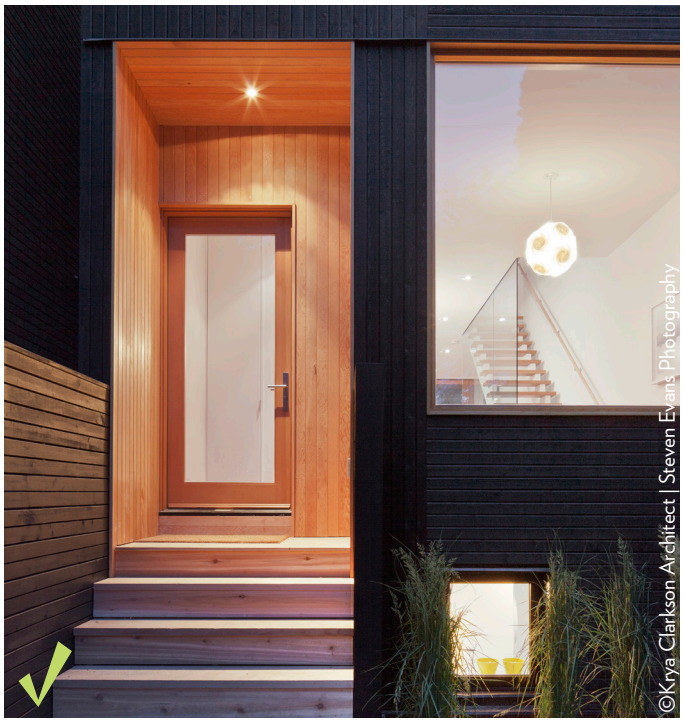


Figure 4.1.6k **Exterior Doors.** Exterior doors are wood, glass, and steel. Recessed entries with greater height and finished with unique materials distinct from the predominant façade material.

Figure 4.1.6l **Garage Door Sequence.** Good (left): Recessed garage doors create depth. Single doors ensure planting opportunities. Alternating colors adds variety to the rear building wall. Bad (right): Minimal depth of the garage door recess creates a flat façade. Wide garage doors limit opportunity for planting.

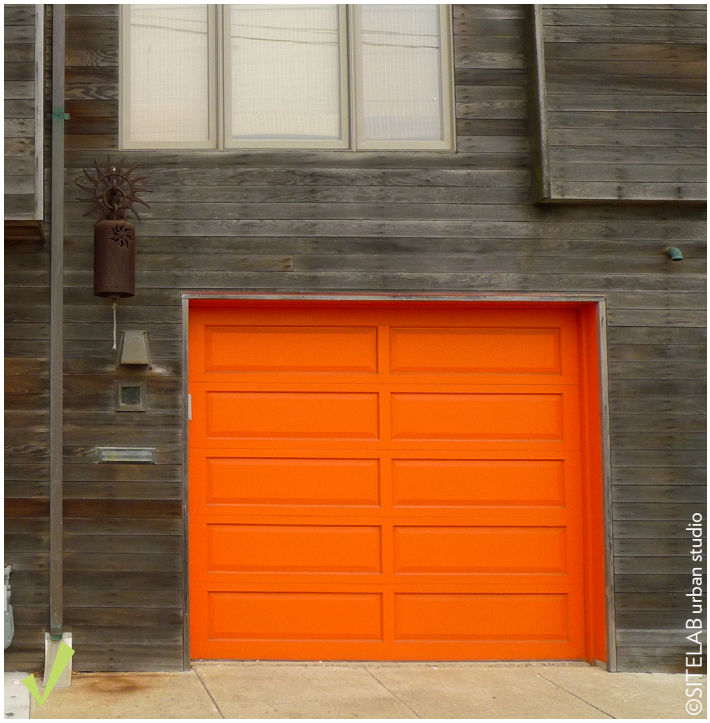


Figure 4.1.6m **Garage Doors.** Good: Garage doors are narrow and as design features they are stylistically integrated with the building architecture.

Figure 4.1.6n **Garage Doors.** Good (left): Garage doors are narrow and as design features they are stylistically integrated with the building architecture. Bad (right): Wide, non-descript garage door occupies significant rear frontage.

4.1.6 ARCHITECTURAL DETAILS CON'T

Roofs

> Standards:

S1. Roofs shall be low-glare materials.

S2. Roofs shall have natural materials with integral color, including: standing seam metal (copper, zinc, stainless steel or similar); Composition shingles; v-crimp metal panels or similar; corrugated metal; clay tile; green roofs.

S3. Snap-on, batten-type standing seam metal roofs are not allowed.

S4. Flat roofs visible from adjacent properties shall be covered with a finished material such as concrete pavers, clay pavers, crushed granite ballast, or green roof.

S5. Gutters, if used, shall align with roofline and building edges.

S6. Downspouts shall match gutter material and finish.

S7. A parapet, per the building code, shall be used to edge any flat roof that is used as exterior deck accessed from inside the building.

S8. Roof penetrations, including but not limited to vents, ventilators, turbines, and flues, shall be metal with natural finish and integral color.

> Guidelines:

G1. Roof articulation should provide variety and reinforce the reading of distinct, individual units.

G2. Roofscapes should create variety across blocks and throughout the project.

G3. Preferred composition shingles are standard 3-tab or "architectural" shingles with appearance of shakes.

G4. Green roofs should be covered, installed, and maintained with plant materials and sufficient soil/growth medium so plants grow and thrive.

G5. Flat or low-slope roofs may also be single-ply membrane, built-up, or modified bitumen.

Figure 4.1.6o Roof Articulation. Good (left): Roof articulation reflects interior spaces and expresses massing. Bad (right): Single continuous roofline does not modulate or address façade projections.

Figure 4.1.6p Roofline and Eaves. Good (above): Eave depth adds variety and articulates the façade. Good (bottom left): Flat roof has horizontal articulation with eave and reveal. Bad (bottom right): Minimal cornice depth does not meet minimum eave depth and no separation from windows creates unbalanced composition.

4.1.6 ARCHITECTURAL DETAILS CON'T

Eaves

> Standards:

S1. Eaves, when used, shall be a minimum of 1 foot in depth. Eaves are not required, for instance for flat roofs with parapets.

Dormers

> Standards:

S1. Dormer windows shall be smaller than the windows on lower floors.

> Guidelines:

G1. Appropriate to an architectural style, dormers are encouraged for long-span rooflines.

Columns

> Standards:

G1. Columns and piers shall be spaced no farther apart than they are tall.

G2. Square columns shall be 6-inch minimum width, with or without capitals and bases.

G3. Round columns shall be 6-inch minimum outer diameter, with or without capitals and bases.

> Guidelines:

G1. Columns should be painted or natural wood (termite resistant), cast iron, concrete with smooth finish, brick, or stone.

Addresses & Signage

> Standards:

S1. Residential address numbers shall be a maximum of 3", mounted to the building only.

Mailboxes

> Guidelines:

G1. Mailboxes should be integrated into the building design and may be ganged to occupy less space.

Satellite Dishes & Antennae

> Standards:

S1. Large satellite dishes (greater than 24" in diameter) and antennae are not allowed.

S2. Small satellite dishes, antennae, similar future technologies, and their conduit shall not be visible from streets and shall be located and coordinated within building design.

Solar Panels

> Standards:

S1. All flat roofs shall be structurally designed to accommodate solar panel arrays.

S2. Solar panels shall not be visible from Primary Streets.

S3. Solar panels shall not be used where they would produce direct glare or redirect sunlight into adjacent residential units.

> Guidelines:

G1. Solar panels for hot water generation or photovoltaic generation are encouraged, but must be integrated with the roof design.

Lighting

> Standards:

S1. In order to reduce glare, all interior and exterior light sources shall be selected and designed such that zero direct-beam illumination leaves the building site.

S2. Building design shall refer to the most current Napa Green Building checklist for lighting design guidelines and best practices.

Figure 4.1.6q Eave depth helps articulate the façade

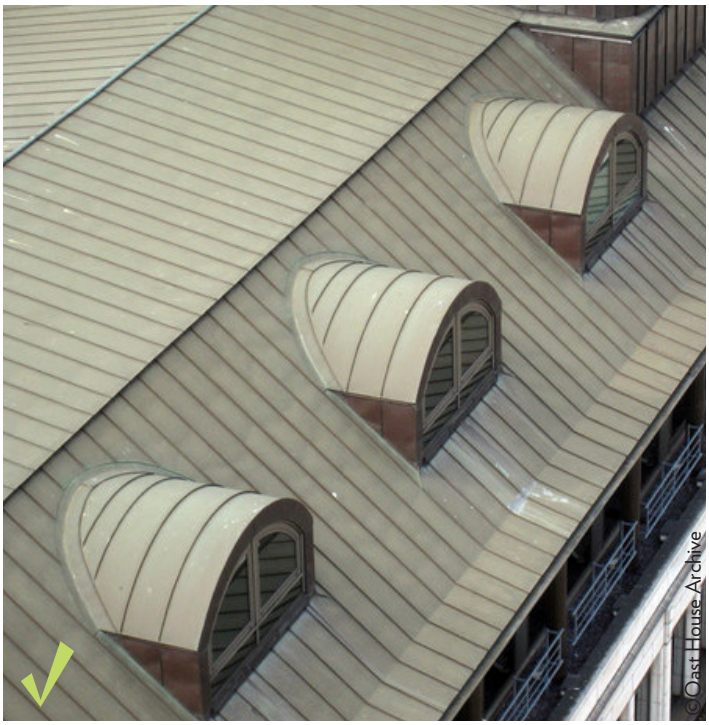


Figure 4.1.6r Dormers add variety to long-span rooflines

Figure 4.1.6s **Numbering.** Good (left): Address number is small and coordinated with materials. Bad (Right): Address numbers are large and part of a larger address sign.

4.1.6 ARCHITECTURAL DETAILS CON'T

Building Materials

> Standards:

S1. Where more than one material is used, traditionally heavier materials (stone, brick, concrete with stucco, etc.) shall be located below lighter materials (wood, fiber cement board, siding, etc). The change in material shall occur along a horizontal line, preferably at floor level.

S2. All openings in brick or stone construction shall be spanned by a header.

S3. All headers shall be: materials used with regard to their traditional structural capacity (veneer finishes shall be configured in a way that corresponds with the material's traditional load-bearing configuration); wider than the opening they span; brick, stone, cast stone, terra cotta or metal; and either a lintel, arch, or jack arch.

S4. All buildings with brick or stone construction and with a raised first floor level shall have a water table which shall: involve a reveal in the wall surface a minimum of 1/2 inch; and on brick buildings be comprised of brick, stone, or cast stone.

S5. All window openings in brick or stone construction shall have a sill at their base which shall be: wider than the window opening; generally rectangular in form and sloped slightly away from the window opening to shed water; and made of brick, stone, cast stone or terra cotta.

S6. All brick and stone structures shall contain a cap which shall: protect the tops of all brick and stone structures exposed to the weather (eg. garden walls, stair treads, planter edges and freestanding piers); be made of stone, cast stone, terra cotta or slate; and be rectangular or more articulated on the edges.

S7. Aluminum, vinyl, or T-1-11 clapboard cladding systems are not allowed.

S8. Vinyl details such as soffits, eaves, and trim are not allowed on any building area that is visible from Primary and Secondary Streets.

S9. Smooth stucco is allowed. EIFS (Exterior Insulation and Finishing Systems) such as Dryvit or other forms of synthetic stucco are prohibited.

S10. Building façades entirely finished with smooth stucco are not allowed. Smooth stucco shall be used in combination with other allowed building materials only.

> Guidelines:

G1. Regional precedents and particular influences from the Napa Pipe site and history should be considered in the selection of building materials.

G2. For recommended materials, refer to Recommended Material and Composition Figures 4.1.6s and Figure 4.1.6t

G3. Materials should be consistent with architectural style.

G4. The façades of buildings should be finished with more than one finish material.

G5. Material variety, innovation, and creativity are encouraged.

G6. Building walls should have perceivable thickness, visual interest and character. A selection of architectural details such as vertical and horizontal recesses and projections, changes in height, floor levels, roof forms, parapets, cornice treatments, belt courses, pilasters, window reveals, forms and color as appropriate to each site can create shadows and texture and add to the character of a building.

G7. The palette of wall materials should be kept to a minimum, preferably three or less. Using similar wall materials as adjacent or nearby buildings helps strengthen the district character.

G8. Exterior materials should be low-reflectance and "naturally" colored, utilizing the inherent and integral qualities of the chosen material.

G9. Extensive expanses of a single, smooth-textured material are discouraged.

G10. Materials should be used with regard to their traditional structural capacity.

G11. Veneer finishes should be configured in a way that corresponds with the material's traditional load-bearing configuration.

G12. Exposed foundation walls (below the first floor elevation) should be concrete, painted and/or stuccoed concrete block system or "C.B.S.", brick, or natural/manufactured stone.

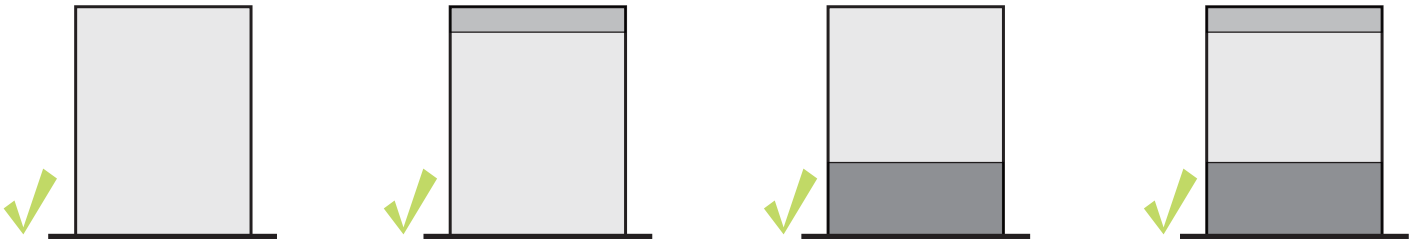
G13. All headers should be 4 inches minimum in height and project from wall surface 1/2 inch minimum.

G14. All sills should be a minimum of 2 inches in height and project from the wall surface a minimum of 1 inch.

G15. Buildings should use materials that are durable, economically-maintained and of a quality that will retain their appearance over time.

Figure 4.1.6t Orientation, size, color, and detailing of regional materials can be a source of ornamentation and quality.

SINGLE FAMILY and TOWNHOUSE — Material and Composition



Flat Roof with Parapet*

Other Roof Types*
includes gable roof, hip roof, shed roof and other combination sloped roofs

Flat Roof with Base Differentiation*

Other Roof Types with Base Differentiation

**Whereas buildings should be defined with a base, middle, and top, it is allowed that this definition may be achieved with volumetric modulation or articulation instead of material differentiation. The above diagrams relate only to material composition and do not absolve buildings from required articulation.*

Recommended Materials - Façade (no base articulation)

Façade:
- Bamboo
- HardiePlank (or other similar)
- Glass
- Metal Panel
- Corrugated Metal
- Plywood (exterior grade)
- Parklex (or other similar)
- Smooth Stucco
- Wood Siding
- Charred/ Burnt Wood Siding
- Wood Shingles
- Wood Slats/Screens
- Structural Steel Components
- Metal Screens
- Metal Slats
- Zahner Metal Panels (or other similar)
- Cement Board
- Terracotta Siding
- Concrete (Pre-cast)
- Concrete (Poured)
- Brick/ Brick Veneer
- Stone Veneer, Cast Stone
- Slate Tile

Recommended Materials - Façade (with base articulation)

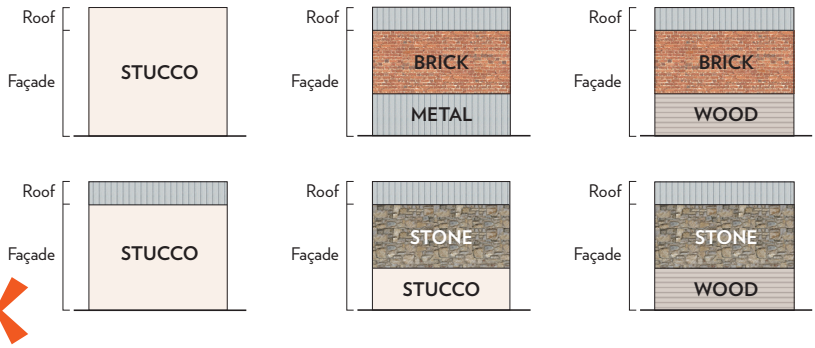
Façade (Upper):
- Bamboo
- HardiePlank (or other similar)
- Glass
- Metal Panel
- Corrugated Metal
- Plywood (exterior grade)
- Parklex (or other similar)
- Smooth Stucco
- Wood Siding
- Charred/ Burnt Wood Siding
- Wood Shingles
- Wood Slats/Screens
- Structural Steel Components
- Metal Screens
- Metal Slats
- Zahner Metal Panels (or other similar)
- Terracotta Siding

Façade (Base):
- Concrete (Pre-cast)
- Concrete (Poured)
- Brick/ Brick Veneer
- Plywood (exterior grade)
- Stone Veneer, Cast Stone
- Slate Tile
- Stucco
- Cement Board
- Metal Panel
- Glass

Recommended Materials - Roof

Standing Seam Metal (Copper, Zinc, Stainless Steel or similar), Composition Shingles, V-crimp Metal Panels, Corrugated Metal Sheets, Wood Shingles, Asphalt Shingles and Green Roofs

Prohibited Combinations



NOTE: Diagrams not to scale

Figure 4.1.6u Combinations not allowed

SINGLE FAMILY and TOWNHOUSE – Material Palette

Wood Siding

HardiePlank (or other Fiber Cement Lap Siding)

Wood Slats

Wood Shingles

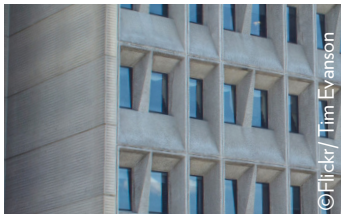
Charred/ Burnt Wood Siding

Bamboo Siding

Plywood (exterior grade)

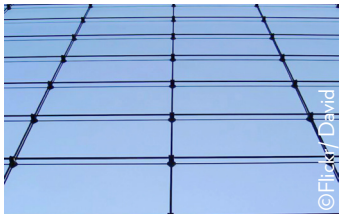
Smooth Stucco

Concrete (Poured)

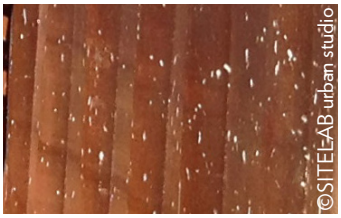


Concrete (Pre-cast)

Cement Board



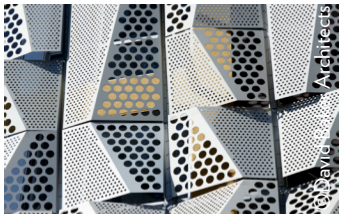
Glass



Steel

Metal Panels

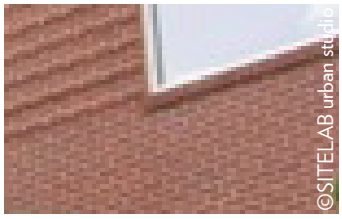
Corrugated Metal



Metal Screen

Stone / Cast Stone

Slate Tile

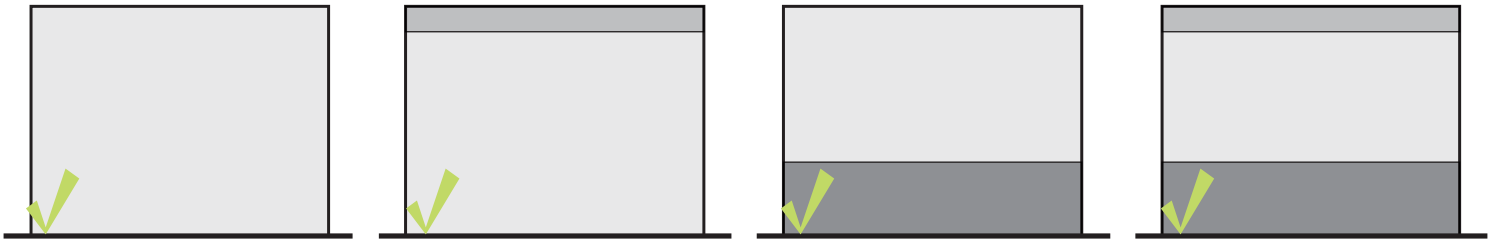


Brick

Terracotta

Figure 4.1.6v Recommended Materials

MULTI-FAMILY TOWNHOUSE and MULTI-FAMILY APARTMENTS — Material and Composition



Flat Roof with Parapet*

Other Roof Types*
includes gable roof, hip roof, shed roof and other combination sloped roofs

Flat Roof with Base Differentiation*

Other Roof Types with Base Differentiation

**Whereas buildings should be defined with a base, middle, and top, it is allowed that this definition may be achieved with volumetric modulation or articulation instead of material differentiation. The above diagrams relate only to material composition and do not absolve buildings from required articulation.*

Recommended Materials - Façade (no base articulation)

Façade:
> Bamboo
> HardiePlank (or other similar)
> Glass
> Metal Panel
> Corrugated Metal
> Plywood (exterior grade)
> Parklex (or other similar)
> Smooth Stucco
> Wood Siding
> Charred/ Burnt Wood Siding
> Wood Shingles
> Wood Slats/Screens
> Structural Steel Components
> Metal Screens
> Metal Slats
> Zahner Metal Panels (or other similar)
> Cement Board
> Terracotta Siding
> Concrete (Pre-cast)
> Concrete (Poured)
> Brick/ Brick Veneer
> Stone Veneer, Cast Stone
> Slate Tile

Recommended Materials - Façade (with base articulation)

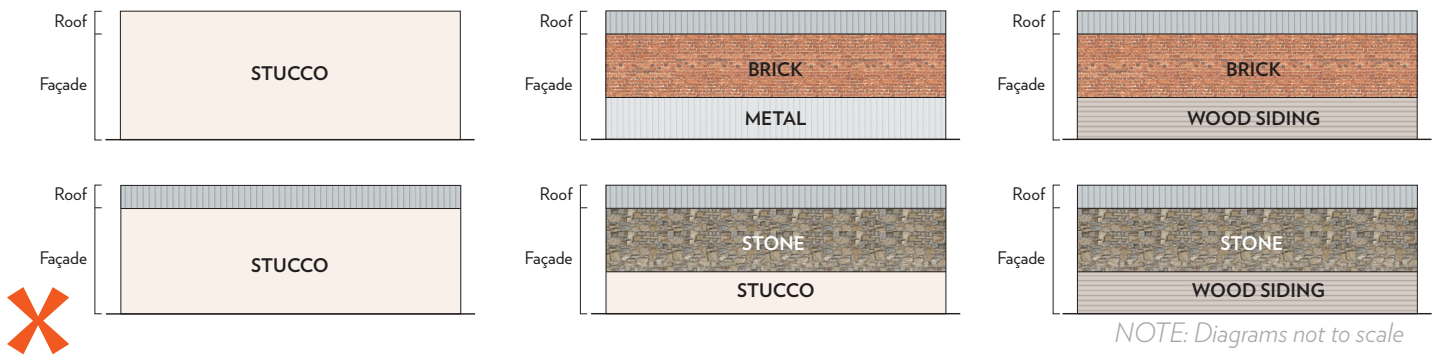
Façade (Upper):
> Bamboo
> HardiePlank (or other similar)
> Glass
> Metal Panel
> Corrugated Metal
> Plywood (exterior grade)
> Parklex (or other similar)
> Smooth Stucco
> Wood Siding
> Charred/ Burnt Wood Siding
> Wood Shingles
> Wood Slats/Screens
> Structural Steel Components
> Metal Screens
> Metal Slats
> Zahner Metal Panels (or other similar)
> Terracotta Siding

Façade (Base):
> Concrete (Pre-cast)
> Concrete (Poured)
> Brick/ Brick Veneer
> Plywood (exterior grade)
> Stone Veneer, Cast Stone
> Slate Tile
> Stucco
> Cement Board
> Metal Panel
> Glass

Recommended Materials - Roof

Standing Seam Metal (Copper, Zinc, Stainless Steel or similar), Composition Shingles, V-crimp Metal Panels, Corrugated Metal Sheets, Wood Shingles, Asphalt Shingles and Green Roofs

Prohibited Combinations



NOTE: Diagrams not to scale

Figure 4.1.6w Combinations not allowed

MULTI-FAMILY TOWNHOUSE and MULTI-FAMILY APARTMENTS — Material Palette

Wood Siding

HardiePlank (or other Fiber Cement Lap Siding)

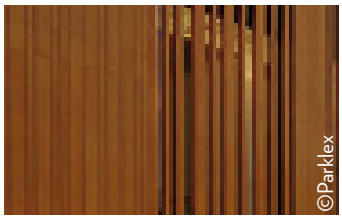
Wood Slats

Wood Shingles

Charred/ Burnt Wood Siding

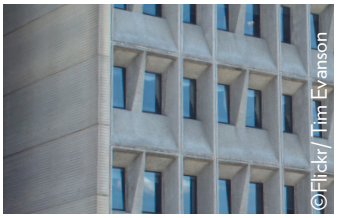
Bamboo Siding

Plywood (exterior grade)



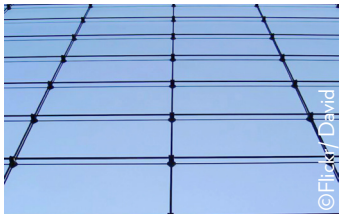
Parklex (or other similar high density timber laminate panel)

Concrete (Poured)

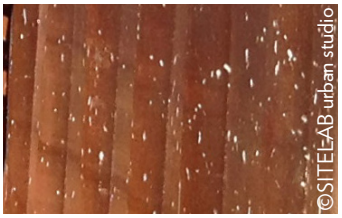


Concrete (Pre-cast)

Cement Board

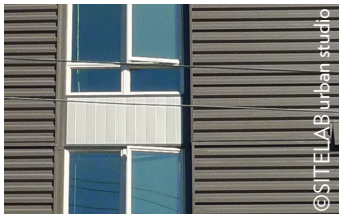


Glass



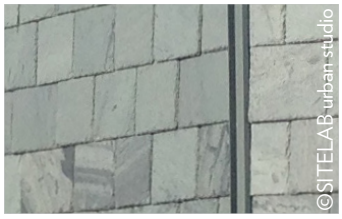
Steel

Metal Panels



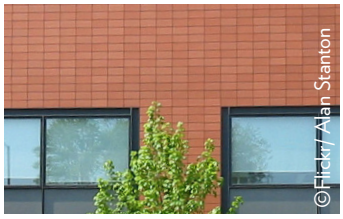
Corrugated Metal

Metal Screen

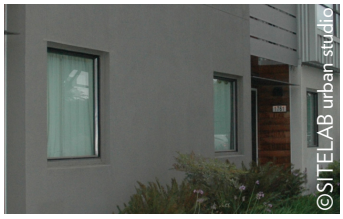


Slate Tile

Brick



Terracotta



Smooth Stucco

Figure 4.1.6x Recommended Materials

4.1.7 OPEN SPACE DISTRIBUTION

Residential Units

> Standards:

S1. All residential units at Napa Pipe shall have a minimum of 200 square feet (aggregate) of outdoor space provided within the development parcel.

> Guidelines:

G1. Outdoor spaces usable for individual units, such as balconies, decks, roof decks, yards, and setback areas, are allowed.

G2. Outdoor space may be shared in a building, such as shared yards, common open spaces, roof decks, courtyards, and gardens.

G3. The 200 square foot minimum may be met with individual, common, or a combination of both types of space.

Common Open Spaces

> Standards:

S1. Common open spaces shall be a minimum of 20 feet wide.

> Guidelines:

G1. Individual units may have a primary entrance facing a common open space.

4.1.8 SHARED DRIVEWAYS

> Standards:

S1. Except in designated areas, parking along Shared Driveways is not allowed, even within rear setback areas between the Shared Driveway and private garages.

S3. Shared Driveways shall be landscaped as per the Standards and Guidelines articulated in Chapter 5, generally including planting, paving, lighting, and other amenities.

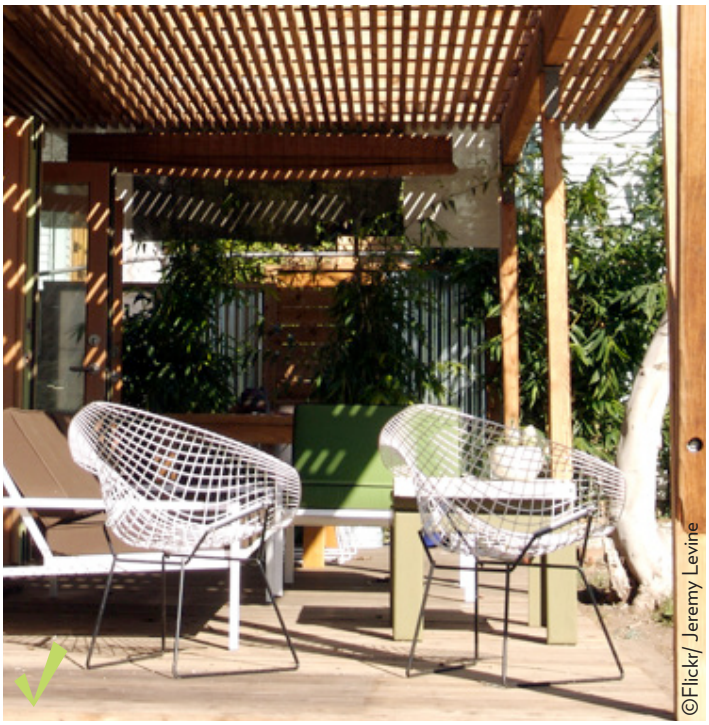


Figure 4.1.7a Individual and Common Outdoor Space should emphasize indoor/outdoor living opportunities.

Figure 4.1.7b Common Open Spaces offer opportunity for respite, gathering and play within the block.

HOTEL

Intent

4.2.1 HOTEL OVERVIEW

Surrounded by a Primary vehicular entrance to Napa Pipe, the Napa River, and the Napa Pipe Open Space system, the Hotel Site is highly visible from all sides. The first site at the southern end of Napa Pipe, the Hotel will be an emblematic face visible from Highway 12/29 as it crosses the Napa River. Situated between the residential and retail center to the north and the trails to the south, the Hotel is also a transition point between neighborhood and open space, as well as hills and water. Active ground floor uses and openings along the street relate the hotel to the neighborhood. Open terraces and views extending toward the water orient the Hotel to the River and natural setting.

4.2.2 GREEN BUILDING

> Standards:

S1. Hotel buildings at Napa Pipe shall comply with Napa City High Performance Building Regulations for Residential projects.

4.2.3 HOTEL SITE PLANNING & DESIGN

Hotel Primary Street Frontage

The Primary Street frontage is the interface of the Hotel to the Napa Pipe neighborhood.

> Standards:

S1. The Hotel shall have a streetwall and active uses along the Primary Street frontage to create a gateway to Napa Pipe and relate to the neighborhood.

Hotel River Frontage

The River frontage presents a special design opportunity for the Hotel, as well as an important transition to open space linkages.

> Standards:

S1. The hotel design shall ensure public access to the river through pedestrian walkways.

> Guidelines:

G1. The hotel should orient and relate to the river through unique design features such as riverfront terraces, outlooks, and water access.

Figure 4.2.3a The Hotel should relate to the street and surrounding neighborhood with a consistent streetwall and active ground floor uses.

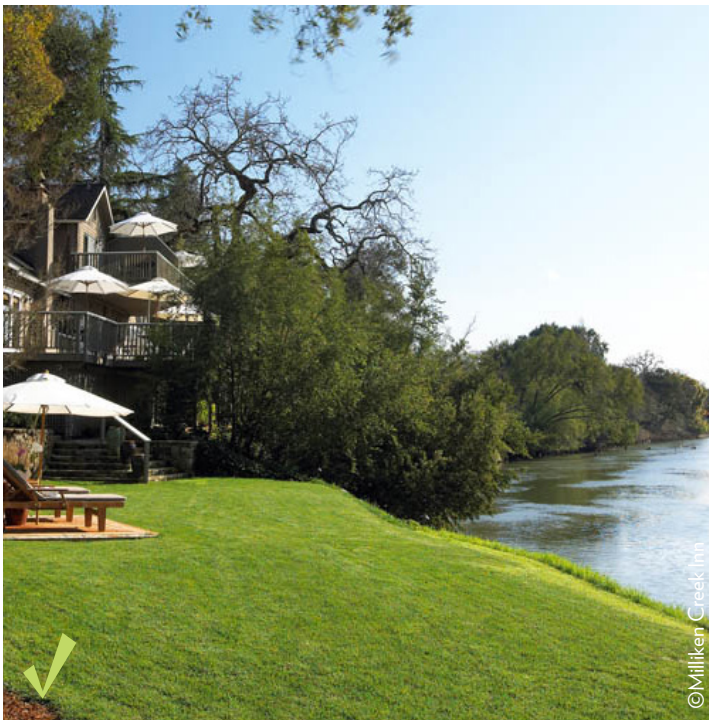


Figure 4.2.3b The Hotel should relate to the water with massing, terraces and open space extending west toward the Napa River.

Hotel Block Layout

The Hotel shall comply with a Townhouse, Multi-Family Townhouse or Multi-Family Residential typology in the Form-Based Code in relation to frontage, access, and active uses and entries.

> Standards:

S1. Hotel areas shall be buffered from parks as well as residential blocks.

S2. Hotel amenities and accessory uses including but not limited to: restaurants, cafes, bars, outdoor dining, shops, spas, visitors' centers and pools are allowed along the River frontage, on the Hotel roof, at podium level, and on grade.

S3. Pools are not allowed along Primary or Secondary Streets.

S4. Hotel service and maintenance areas shall be screened and setback from River frontage and areas of public use.

4.2.4 HOTEL BUILDING & BLOCKS

Building Orientation

> Standards:

S1. Primary Streets shall have consistent street frontages with building fronts aligned and oriented to these streets.

S2. All buildings along Primary Streets shall have their principal frontage along that street.

S3. If needed, a single access point to a Shared Driveway is allowed from a Primary Street.

S4. Shared Driveways shall be oriented to situate back-of-house activities and services internal to the block.

> Guidelines:

G1. Where the Hotel fronts on more than one Primary Street, it may have more than one principal frontage.

Corners

Corners present design opportunities within the overall building and block design.

> Guidelines:

G1. Corners should be highlighted in the design with unique design features such as tall building elements, changes of materials, bay windows, projections, or prominent entries.

G2. Corner conditions should optimize openings on external faces, solar orientation, and corner entries.

Block Layouts

The following are additional Guidelines that apply to the block layout of the Hotel in relation to the Form-Based Code typologies.

> Guidelines:

G1. Where one Residential building typology is used for the entire Hotel block, architectural and massing articulation should modulate the building scale and vary the façade.

G2. The Hotel should be designed coherently and should not try to simulate multiple buildings.

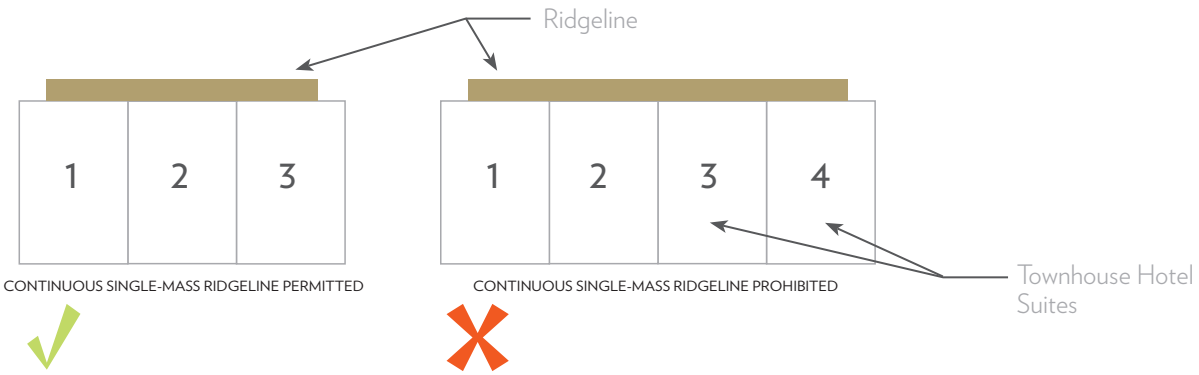


Figure 4.2.4a For Hotel following a townhouse or Multi-Family Townhouse typology, a single roof mass with continuous ridgeline is allowed on maximum of 3 consecutive Hotel townhouse suites.

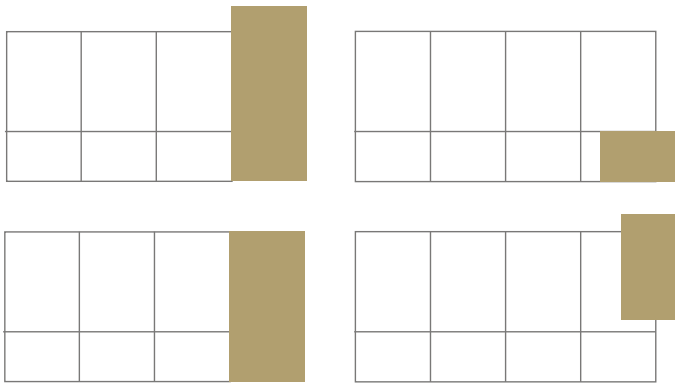


Figure 4.2.4 b Corners of individual buildings and blocks are special design opportunities for greater height, prominent entries, projections, and material articulation.

Figure 4.2.4c Architectural projections and recesses should not be continuous and should be maximum 18' in continuous length for maximum 70% of total frontage.

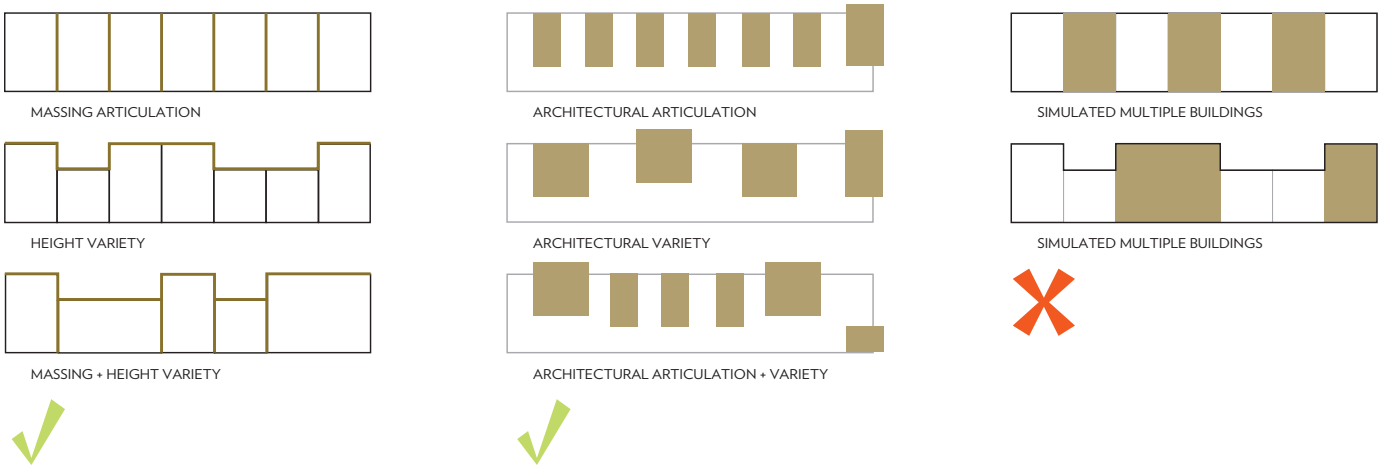


Figure 4.2.4d When the Hotel is designed along an entire block, modulate the building scale and vary the façade. However, single buildings that try to simulate multiple buildings are not recommended.

4.2.5 HOTEL FRONTAGE & SETBACK

Frontage

> Standards:

S1. Elements of the building façade, such as entries, porches, and other architectural elements shall be well-detailed with high quality, durable materials and attention to method of joinery and water-proofing. These elements shall be proportioned to relate to human scale, facilitate pedestrian activity and enliven the public realm.

S2. Stepbacks, setbacks and height changes shall be a minimum of 3 feet.

S3. Buildings shall overlook the street with active fronts including stoops, entries, windows, and articulation.

S4. Architectural projections and recesses shall not be continuous and should be limited to no more than 18' in continuous length for a maximum of 70% of total frontage.

> Guidelines:

G1. Overall street frontage should have diversity and richness in materials, projections, and openings, within an overall cohesive street frontage composition.

Street Variety

> Standards:

S1. Hotel roofs shall not be a single-mass with a continuous ridgeline, except for flat roofs.

S2. Adjacent Hotel buildings shall be visually distinct from each other.

S3. Architectural projections and recesses in the form of stoops, porches, balconies, and/or bays are required to provide direct access to the outdoors and/or provide a variety of depths and features on the streetwall.

> Guidelines:

G1. Articulation should accent building bays through the use of façade reveals, projections, recesses, expressed entries, architectural detail, and material articulation.

G2. Façade modulation should have a vertical rhythm related to unit articulation. Consistent horizontal elements should tie the vertical articulation together across the building. Minimum change in plane shall be 1 foot. Vertical modulation should reinforce entries.

G3. Building faces should be articulated a minimum of every 25'.

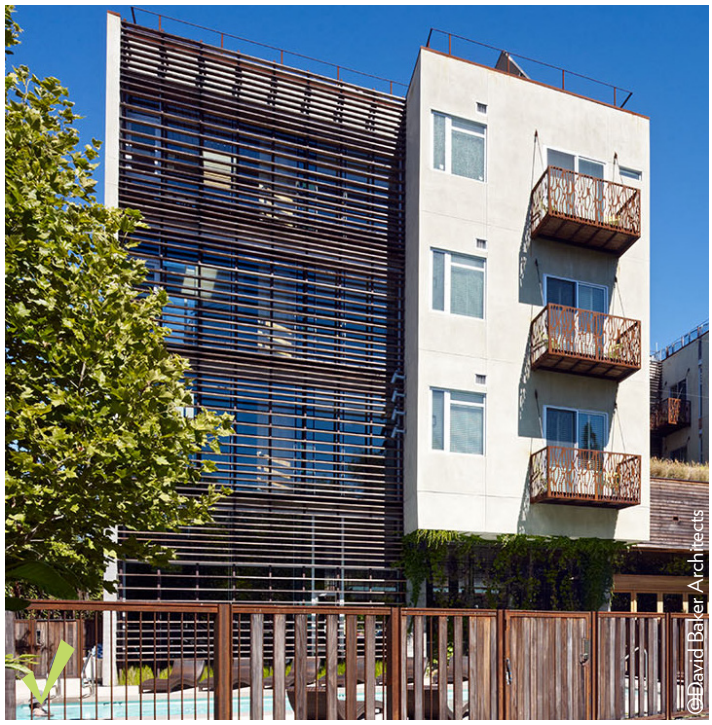


Figure 4.2.5a Clear hierarchy of materials is associated with projections in a balanced composition.

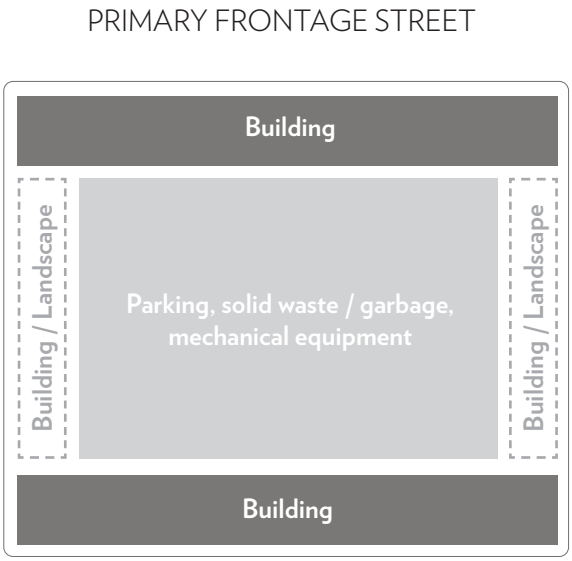


Figure 4.2.5b Vehicle parking, solid waste / garbage, and mechanical equipment are screened from streets requiring Primary Frontages.

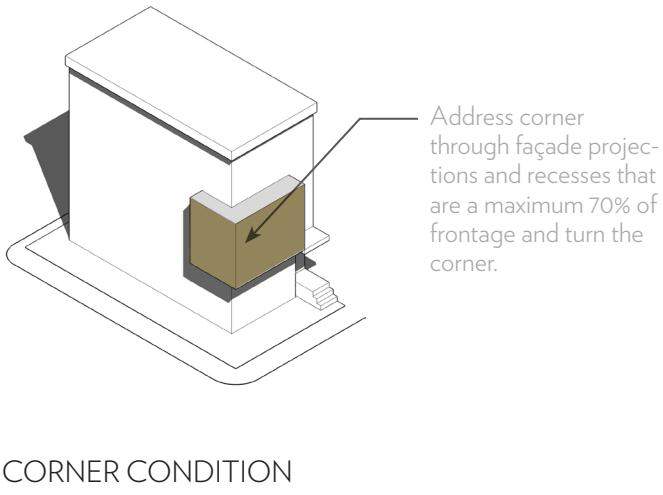


Figure 4.2.5c Frontage Articulation and Entries

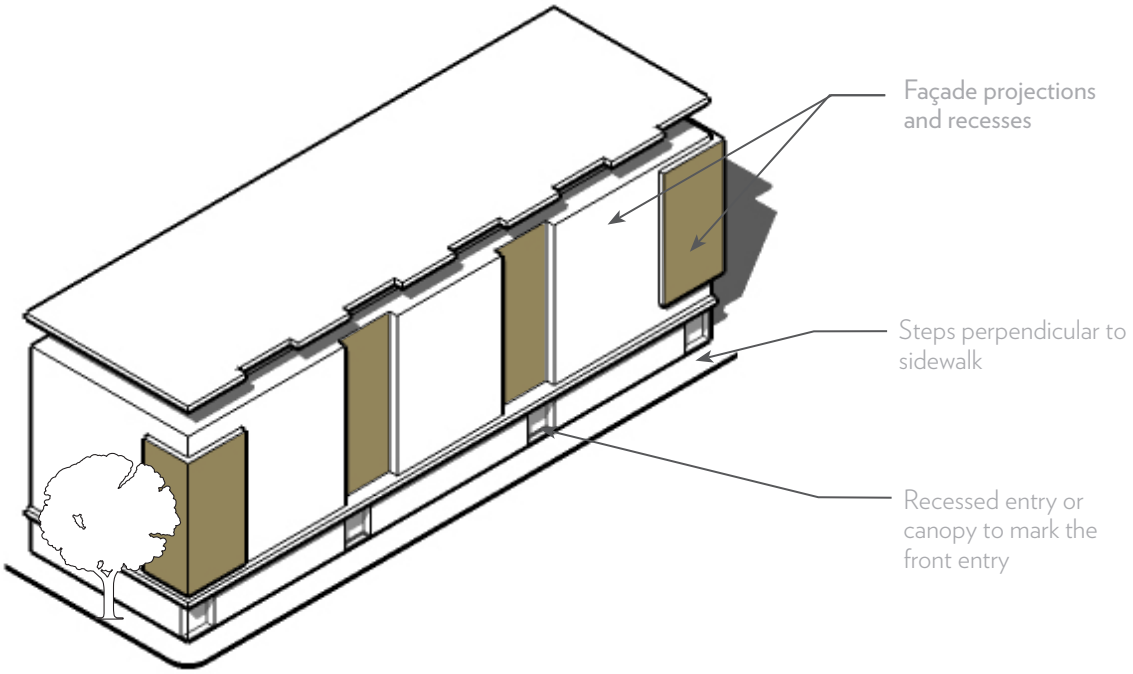


Figure 4.2.5d Recesses and projecting bays vary the building form and relate to the scale and rhythm of individual spaces as well as corner articulation.

4.2.5 HOTEL FRONTAGE & SETBACK CON'T

Entries

> Standards:

S1. Building entries for the Hotel shall be located on front façades oriented to a public street.

S2. The depth of recessed entries shall be a minimum of 3 feet and maximum of 6 feet.

S3. The Hotel shall have entries from all Primary Streets if it fronts on more than one Primary Street. Such entries may be principal entries.

S4. The Hotel drop-off area shall be within property line and organized to limit impacts to available street frontage for on-street parking.

S5. Storefronts in the Hotel shall connect directly to the sidewalk.

S6. Entrances shall be marked with steps, porches, recesses, awnings, or other architectural features to articulate the façade and create a pedestrian friendly environment.

S7. Expanded entry features such as Porte Cocheres are allowed for the Hotel and a maximum of 2 travel lanes shall fit within a maximum 24' setback measured from the back of sidewalk on the adjacent street.

> Guidelines:

G1. The detailing of entries should incorporate overall building design features.

G2. Principal entries to the Hotel are allowed to be internal to the block along Shared Driveways, provided that additional entries, active uses, and openings are provided with direct access to adjacent Primary Streets.

G3. Buildings on corners are encouraged to have secondary entrances on Secondary Frontages.

G4. Changes in the façade plane, materials or colors are encouraged to mark entries.

G5. Recessed entries are recommended. Entry detailing should be related to the design features of the building.

Setbacks

> Standards:

S1. Front porches, stoops, steps, bay windows, and balconies are allowed within the front setback.

S2. Verandas, bay windows, porches, and balconies are allowed within the side setback.

Figure 4.2.5e Porte Cocheres are allowed for the Hotel.

Figure 4.2.5f Hotel entries on Primary Streets and Shared Driveways should emphasize the point of entry with deep recesses, recess lighting, change in materials, and/or transparency.

Figure 4.2.5g Façade reveals, height and roof variation, and projections that accent interior spaces modulate the hotel massing. Active ground floor features can create continuity across the base — along adjacent open spaces and streets.

NON-CONTINUOUS PROJECTIONS

CONTINUOUS PROJECTIONS

Figure 4.2.5h Non-continuous projections create variety and modulate building mass. Uninterrupted continuous projections are not allowed.

4.2.5 HOTEL FRONTAGE & SETBACK CON'T

Projections: Balconies

> Standards:

S1. Hotel balconies are allowed to be recessed or protruding.

S2. Balcony floors shall be pressure-treated wood, composite wood, metal, stone, tile, or concrete. Visible vinyl elements such as soffits and architectural details are not allowed.

S3. Balcony railing materials shall be steel, wood, or composite simulated wood and their design and detailing should be integrated into the façade design.

S4. Projecting balconies shall be a minimum of 10' above the public right-of-way.

S5. Balconies shall not be enclosed.

S6. Balconies shall be a minimum of 3 feet and maximum of 6 feet in depth.

S7. Railings shall be at least 25% transparent.

> Guidelines:

G1. Balconies may project up to 3' beyond the property line where not over vehicular rights of way.

G2. Balconies should be well-detailed with high-quality, durable materials and attention to the method of joinery.

G3. The undersides of balconies, visible from the street, are important design details and should be considered within the overall design and materials of the building. Unfinished structural elements are only allowed if within the design language of the building.

Addresses

> Standards:

S1. Numbers of individual exterior Hotel rooms or suites shall be a maximum of 3", mounted to the building only.

Satellite Dishes & Antennae

> Standards:

S1. Large satellite dishes (greater than 24" in diameter) and antennae not allowed.

S2. Small satellite dishes, antennae, similar future technologies, and their conduit shall not be visible from streets and shall be located and coordinated within building design.

Solar Panels

> Standards:

S1. All flat roofs shall be structurally designed to accommodate solar panel arrays.

S2. Solar panels shall not be visible from Primary Streets.

S3. Solar panels shall not be used where they would produce direct glare or redirect sunlight into adjacent residential units.

> Guidelines:

G1. Solar panels for hot water generation or photovoltaic generation are encouraged, but must be integrated with the roof design.

Lighting

> Standards:

S1. In order to reduce glare, all interior and exterior light sources shall be selected and designed such that zero direct-beam illumination leaves the building site.

S2. Building design shall refer to the most current Napa Green Building checklist for lighting design guidelines and best practices.

Figure 4.2.5i Hotel awnings may extend up to the front of the adjacent curb.

Figure 4.2.5j Main entries are allowed to be internal to the block along Shared Driveways, provided that additional entries, active uses and openings are provided with direct access to adjacent Primary Streets.

Figure 4.2.5k The Hotel should orient and relate to the River through unique design features such as riverfront terraces, outlooks, and water access. Low seating in hardscape areas provides opportunities for outdoor use and gathering. Planting should be predominantly evergreen and preferably grasses, perennials, and groundcovers.

4.2.5 HOTEL FRONTAGE & SETBACK CON'T

Projections: Decks

> Standards:

S1. Enclosed decks are not allowed.

S2. Deck floors shall be pressure-treated wood, composite wood, stone, or concrete.

S3. Deck railings shall be steel, wood, or composite wood and shall be integrated into the façade design.

S4. Decks are allowed on Hotel roofs.

> Guidelines:

G1. Decks may be shaded with awnings, trellises, or other devices, which should be held back from the face of the building or integrated into façade architecture.

G2. Decks are encouraged to extend indoor/outdoor living and to relate the Hotel and its associated buildings with surrounding open spaces and the River.

Projections: Awnings

> Standards:

S1. Any awnings and marquees shall occur forward of the setback and may extend up to the front of the adjacent curb.

S2. Awnings shall be made of fabric, metal, glass, or wood.

S3. High-gloss or plasticized fabrics shall not be used.

S4. Awnings shall be coordinated not to conflict with street trees.

> Guidelines:

G1. Awnings are recommended along retail frontages. Shape, size, color, and material should be consistent with architectural style/character of the building.

G2. The minimum dimensions for first floor awnings should be a minimum of 5' as shown in Figure 4.3.8. There are no minimum requirements for awnings above the first floor.

G3. Awnings should fit within enframed storefronts and be compatible with adjacent awnings.

Figure 4.2.5l Awnings and marquees forward of setback relate to the human scale and mitigate exposure to sun and rain.

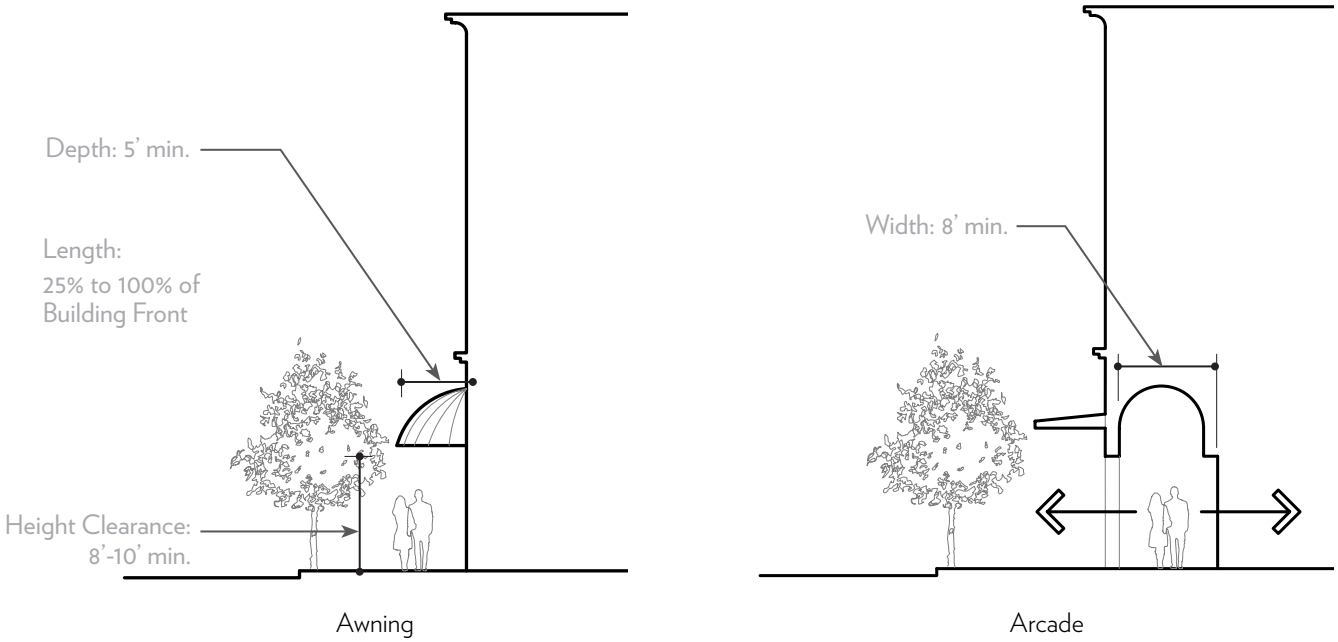


Figure 4.2.5m Typical Awning and Arcade Sections. Awnings and marquees that are forward of setback are recommended. Arcades are allowed.

4.2.6 HOTEL ARCHITECTURE DETAILS

Façade Composition

> Standards:

S1. High visibility buildings at the corners of streets shall be enhanced with architectural elements such as porches, stoops, bay windows, balconies, eaves, brise-soleil, or massing articulation. Façade materials shall turn the corner and extend a minimum of 5'. Corner buildings shall have consistent material treatments on front and exposed side façades.

> Guidelines:

G1. To modulate their scale, multi-story Hotel buildings should articulate a base, middle and top with cornices, string cornices, stepbacks or other features.

G2. Building walls should have perceivable thickness, visual interest and character. Architectural details, such as vertical and horizontal recesses and projections, changes in height, floor levels, roof forms, parapets, cornice treatments, belt courses, pilasters, window reveals, forms and color as appropriate to each site, create texture/shadow and add to the building character. Corner buildings may have secondary side entrances to activate these streets.

Roofs

> Standards:

S1. Roofs shall be low-glare materials.

S2. Roofs shall have natural/naturalistic materials with integral color, including: standing seam metal (copper, zinc, stainless steel or similar); Composition shingles; v-crimp metal panels or similar; corrugated metal; clay tile; green roofs.

S3. Snap-on batten type standing seam metal roofs are not allowed.

S4. Flat roofs visible from adjacent properties shall be covered with a finished material such as concrete pavers, clay pavers, crushed granite ballast, or green roof.

S5. Gutters, if used, shall be aligned with the roofline and building edges.

S6. Downspouts shall match gutter material and finish.

S7. A parapet per building code shall be used to edge any flat roof that is used as exterior deck accessed from inside the building.

S8. Roof penetrations, including but not limited to vents, ventilators, turbines, flues, etc. shall be metal with natural finish and integral color.

> Guidelines:

G1. Roof articulation should provide variety and reinforce the relationship of the Hotel to the River and surrounding open space.

G2. Roofscapes should create variety across blocks and throughout the project.

G3. Preferred composition shingles are standard 3-tab or "architectural" shingles with appearance of shakes.

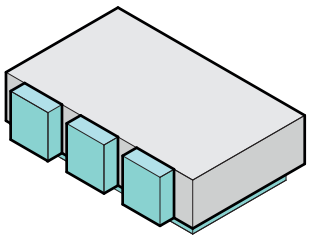
G4. Green roofs should be covered, installed, and maintained with plant materials and sufficient soil/growth medium so plants grow and thrive.

G5. Flat or low-slope roofs may also be single-ply membrane, built-up, or modified bitumen.

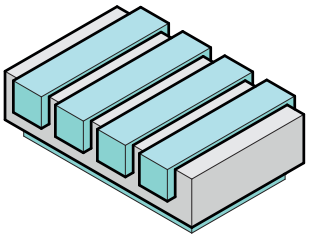
Eaves

> Standards:

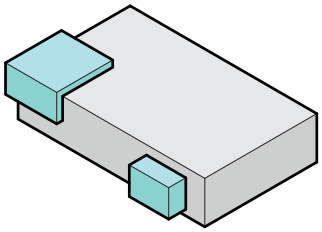
S1. Eaves, when used, shall be a minimum of 1 foot in depth. Eaves are not required, for instance for flat roofs with parapets.



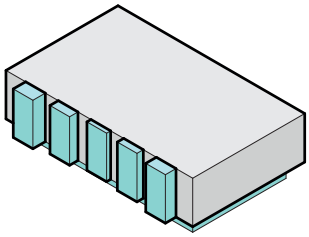
Massing articulates individual or paired interior spaces



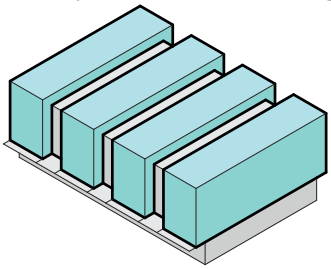
Articulation of interior spaces is incorporated into roof massing



Extruded projections relate to interior spaces and/or site conditions and adjacent buildings

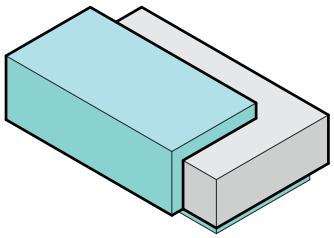


Repetive bay articulation creates rhythm and accents the distribution of primary living spaces

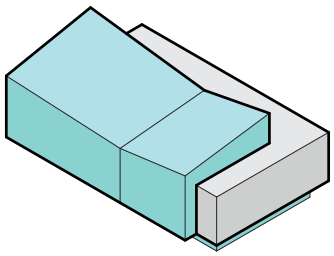


Massing articulates distribution of primary living spaces and extends to roof form and massing

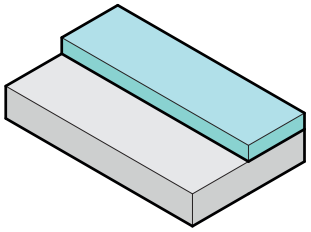
Figure 4.2.6a Illustrative Façade Massing and Articulation. Façade projections create rhythm and variety across the façade and accent vertical units.



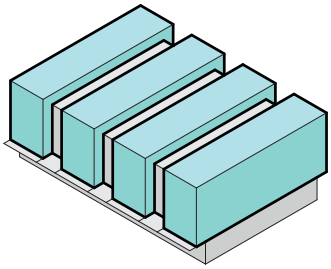
Composite volumes breaks continuous roof and façade articulation



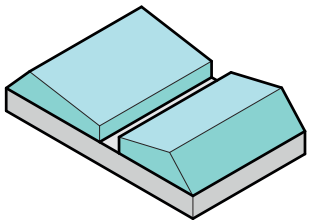
Dynamic roofline combined with façade articulation to create interest



Composite volumes articulate horizontality of building form and distribute height



Roof articulation relates to façade massing and primary interior living spaces



Modulated roof massing breaks building into multiple parts

Figure 4.2.6b Illustrative Roof Massing and Articulation. Roof projections can modulate the roof line, tie the building together horizontally, and emphasize building corners. Should be combined with façade articulation.

4.2.6 HOTEL ARCHITECTURE DETAILS CON'T

Dormers

> Standards:

S1. Dormer windows shall be smaller than the windows on lower floors.

> Guidelines:

G1. Appropriate to an architectural style, dormers are encouraged for long-span rooflines.

Windows

> Standards:

S1. All exterior elevations shall have windows.

S2. Exposed exterior elevations shall have a minimum of 20% glazing. Window area does not include window trims.

S3. Replacement material for glass shall not be used.

S4. Reflective glazing is not allowed.

S5. All glass shall be clear in color. Neutrally colored spandrel, etched or blasted glass, and fritted glass are allowed.

S6. Shutters, if any, shall be sized/detailed to appear operable.

S7. Windows shall have reveals. Glass shall be set back a minimum of 3" from the building façade.

S8. Muntins shall be integral to the window design.

S9. Muntins between double set glass not allowed.

S10. Aluminum windows shall be durable and heavy gauge.

S11. Skylights shall be located on back of roof ridges or flat roofs.

> Guidelines:

G1. Operable windows are encouraged.

G2. Window wells are discouraged.

G3. Glass setback and trim should be appropriate per the architectural stylebook.

G4. Muntin patterns should be sized and proportioned per the intent of the architectural stylebook.

Doors

> Standards:

S1. All exterior doors shall be of a size, trim, proportion, panel/muntin configuration appropriate to the building style.

S2. Single doors shall have a minimum door height of 6'8" and a maximum height of 8'. Minimum width is 3 feet and maximum is 4 feet.

S3. Double doors shall have minimum door height of 6'-8", with maximum of 9'-0". Minimum width 4'-8", maximum 5'-6".

S4. Exterior doors shall be made of steel, wood, or glass and finished to ensure durability.

S5. Storm door windows and screens shall be aluminum or finished wood, free of decorative trim.

> Guidelines:

G1. Sidelights are encouraged.

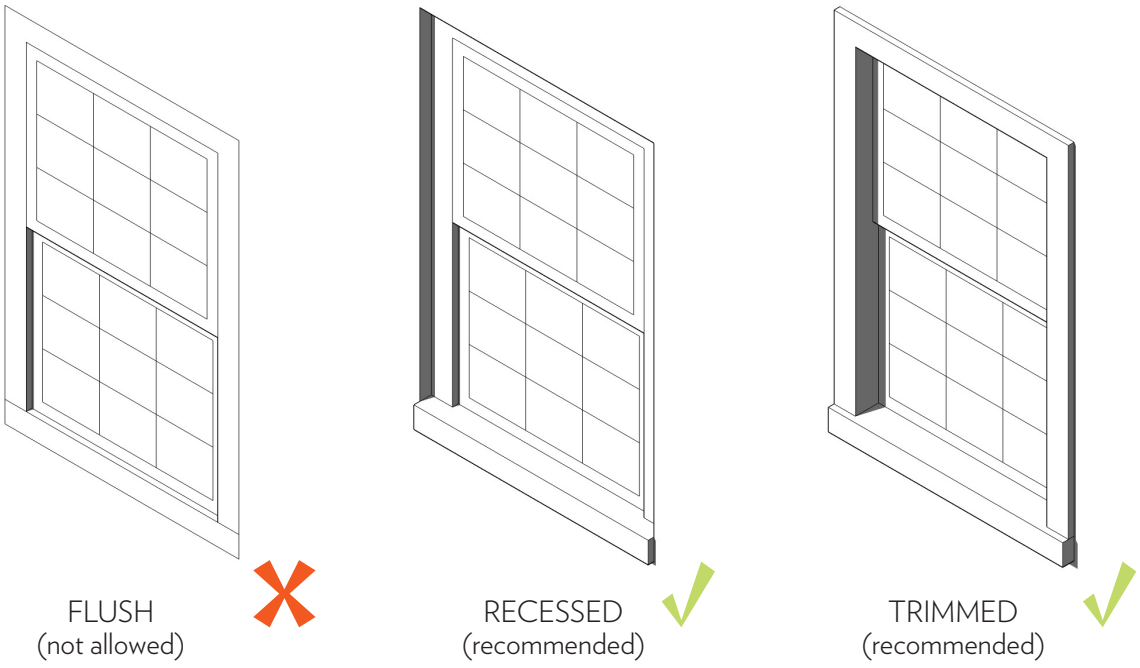


Figure 4.2.6c Regardless of wall type, flush windows are not allowed — they do not create perceivable thickness in the building wall

Figure 4.2.6d Good (left): Recessed windows create perceivable wall thickness. Bad (right): Flush window and thin framing yields no shadow and a flat façade.

Figure 4.2.6e **Doors.** Good (top left and right): Exterior doors are wood, glass, and steel with transparency; They have recessed entries and are finished with unique materials. Bad (bottom): Dark glazing prohibits transparency from adjacent sidewalk, reducing active street frontage.

Figure 4.2.6f Garage Doors. Good (top): Garage doors as design features are stylistically integrated with the building architecture. Bad (bottom): Wide, non-descript garage doors are not integrated with the building architecture.

4.2.6 HOTEL ARCHITECTURE DETAILS CON'T

Columns

> Standards:

S1. Square columns shall be 6-inch minimum width, with or without capitals and bases.

S2. Round columns shall be 6-inch minimum outer diameter, with or without capitals and bases.

> Guidelines:

G1. Columns and piers should be spaced no farther apart than they are tall.

G2. Columns should be painted or natural wood (termite resistant), cast iron, concrete with smooth finish, brick, or stone.

Building Materials

> Standards:

S1. Where more than one material is used, traditionally heavier materials (stone, brick, concrete with stucco, etc.) shall be located below lighter materials (wood, fiber cement board, siding, etc). The change in material shall occur along a horizontal line, preferably at floor level.

S2. Where side façades are built of a different material than the front façade, the front façade material shall extend around the corner and along the side façade for a minimum of 5'.

S3. All openings in brick or stone construction shall be spanned by a header.

S4. All headers shall: Use materials with regard to their traditional structural capacity (veneer finishes shall be configured in a way that corresponds with the material's traditional load-bearing configuration); Be wider than the opening they span; Be brick, stone, cast stone, terra cotta or metal; and be in one of the following forms: lintel, arch and jack arch.

S5. All buildings with brick or stone construction and with a raised first floor level shall have a water table which shall: Involve a reveal in the wall surface a minimum of 1/2 inch; and on brick buildings, be comprised of brick, but may also be comprised of stone or cast stone.

S6. All window openings in brick or stone construction shall have a sill at their base which shall: Be wider than the window opening; Be generally rectangular in form, and shall be sloped slightly away from the window opening to shed water; and be made of brick, stone, cast stone or terra cotta.

S7. All brick and stone structures shall contain a cap which shall: Protect the tops of all brick and stone structures exposed to the weather, including: garden walls, stair treads, planter edges and freestanding piers; Be made of stone, cast stone, terra cotta or slate; and be rectangular or more ornate on the edges.

S8. Aluminum, Vinyl, or T-1-11 siding is not allowed.

S9. Vinyl details such as soffits, eaves, and trim are not allowed on any building area that is visible from a Primary and Secondary Streets.

S10. Smooth stucco is allowed. EIFS (Exterior Insulation and Finishing Systems) such as Dryvit or other forms of synthetic stucco are prohibited.

S11. Building façades entirely finished with smooth stucco are not allowed. Smooth stucco shall be used in combination with other allowed building materials only.

Figure 4.2.6g Articulate building façades a minimum of every 25'. Façade modulation should have vertical rhythm. Accent with reveals, recesses, entries, details, and projections.

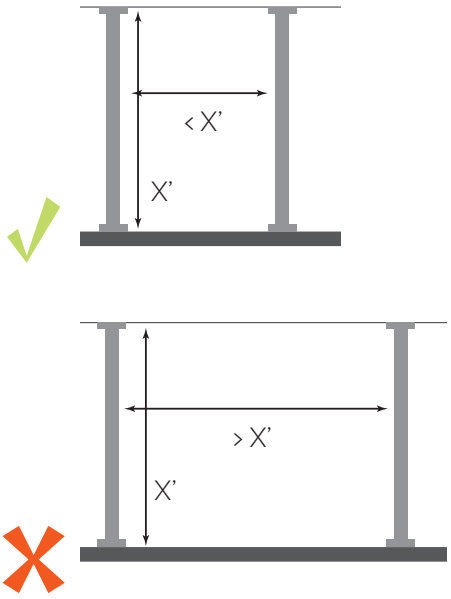
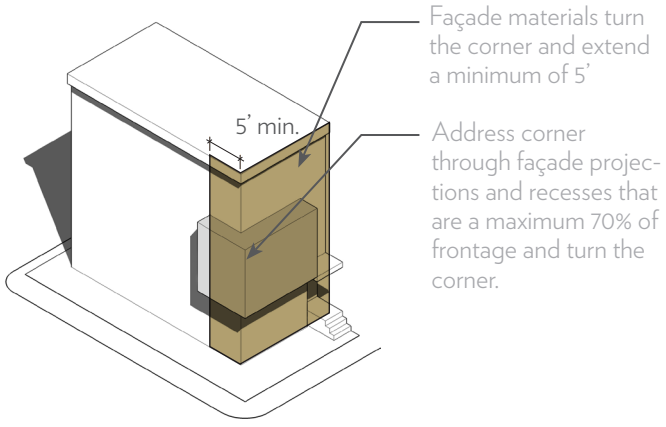


Figure 4.2.6h Columns are spaced no farther apart than they are tall.



Corners and Corner Units

Figure 4.2.6i Corners and Corner units are special opportunities for architectural features, windows, and entries.

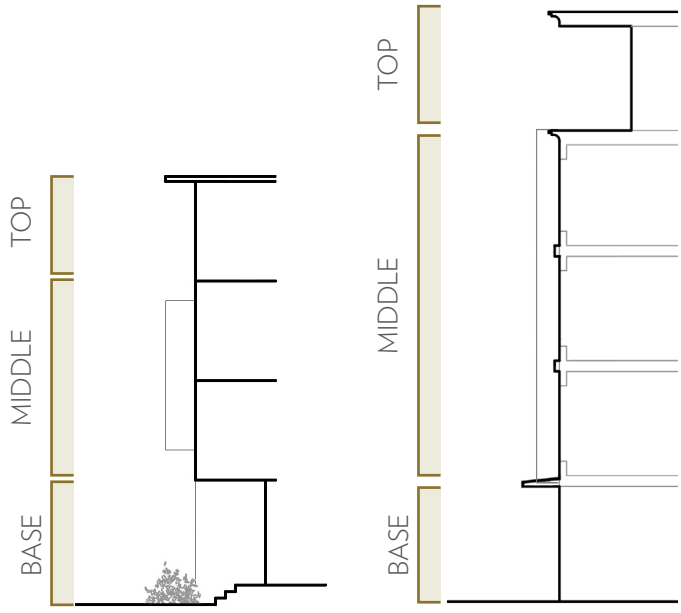


Figure 4.2.6j Multi-story buildings articulated with base, middle, and top.

4.2.6 HOTEL ARCHITECTURE DETAILS CON'T

Building Materials Con't

> Guidelines:

G1. Regional precedents and particular influences from the Napa Pipe site and history should be considered in the selection of building materials.

G2. Materials should be consistent with architectural style.

G3. Material variety and innovation is encouraged.

G4. The façades of the Hotel should be finished with more than one finish material.

G5. Building walls should have perceivable thickness, visual interest and character. A selection of architectural details such as vertical and horizontal recesses and projections, changes in height, floor levels, roof forms, parapets, cornice treatments, belt courses, pilasters, window reveals, forms and color as appropriate to each site can create shadows and texture and add to the character of a building.

G6. For recommended materials, refer to Recommended Material and Composition Figures 4.2.6m and Figure 4.2.6n.

G7. The palette of wall materials should be kept to a minimum, preferably three or less. Using similar wall materials as adjacent or nearby buildings helps strengthen the district character.

G8. Exterior materials should be low-reflectance and "naturally" colored, utilizing the inherent and integral qualities of the chosen material.

G9. Extensive expanses of a single, smooth-textured material are discouraged.

G10. Use materials with regard to their traditional structural capacity. Veneer finishes should be configured in a way that corresponds with the material's traditional load-bearing configuration.

G11. Exposed foundation walls (below the first floor elevation) should be concrete, painted and/or stuccoed concrete block system or "C.B.S.", brick, or natural/manufactured stone.

G12. All headers should be 4 inches minimum in height and project from wall surface 1/2 inch minimum.

G13. All sills should be a minimum of 2 inches in height and project from the wall surface a minimum of 1 inch.

G14. Buildings should use materials that are durable, economically-maintained and of a quality that will retain their appearance over time.

G15. Metal siding that refers to the history of the site and Napa Farm Industrial precedents, as well as stone and stone veneers are appropriate as a basic building material or as a special material for wall panels or sills in combination with other materials such as siding, stucco, brick and concrete.

G16. Poured-in-place concrete and pre-cast concrete are appropriate as a basic building material with special consideration to board formwork, pigments, and aggregates that can create rich surfaces. Plywood-formed concrete should be smoothed and/or polished to not reveal plywood formwork.

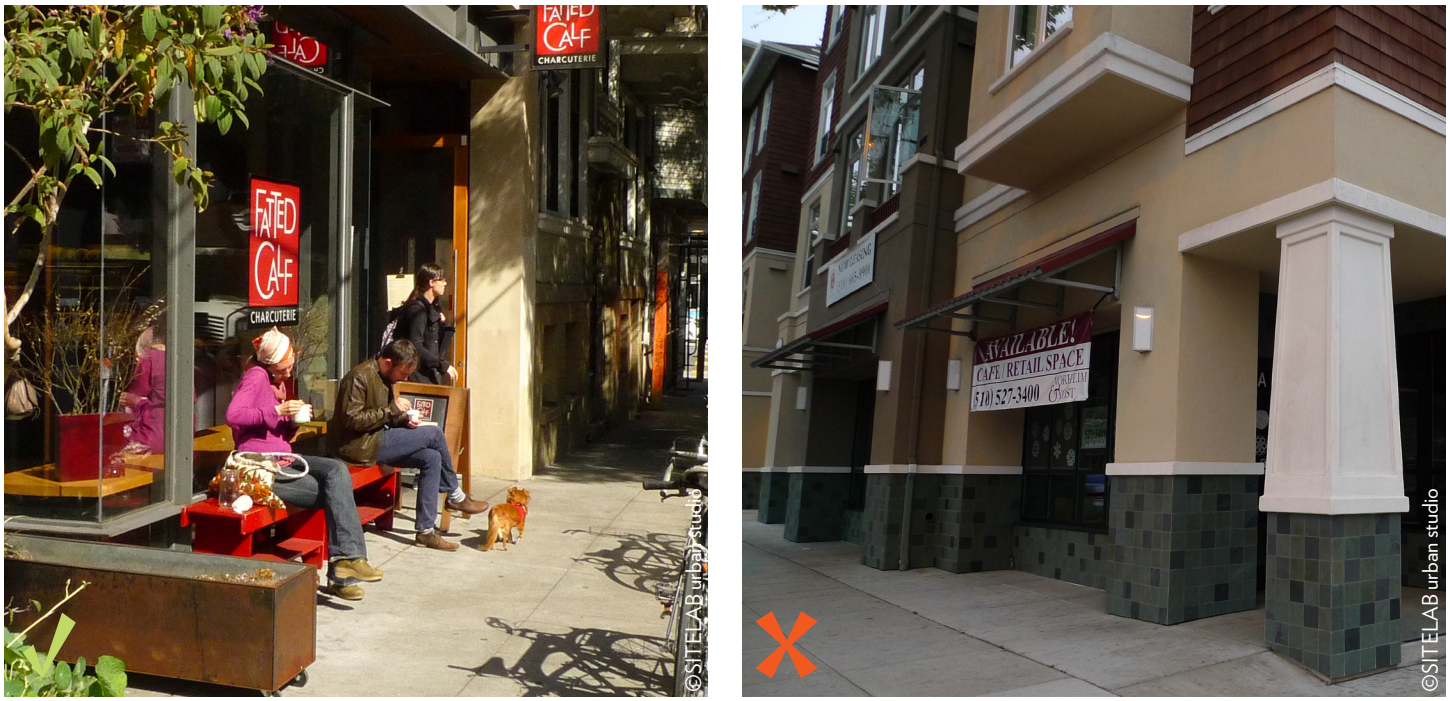
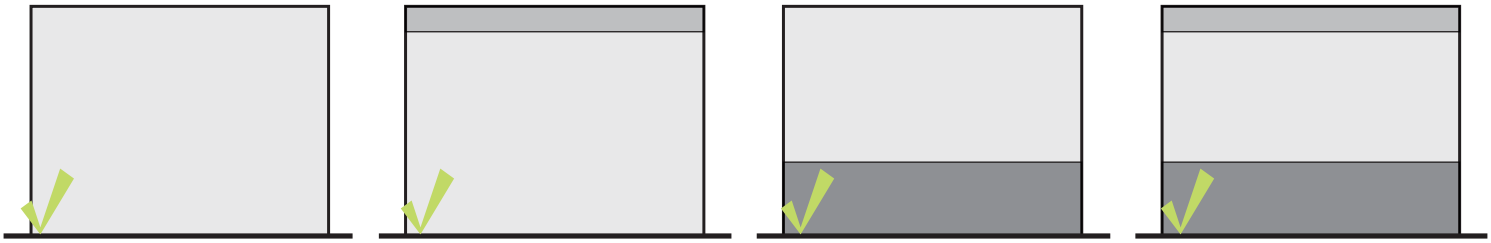


Figure 4.2.6k **Active Frontages.** Good (left): Transparent and permeable storefront entries create active pedestrian streets. Bad (right): Dark, recessed entry separated from the storefront windows limits active frontages and therefore the success of the retail.

Figure 4.2.6l Regional precedents and particular influences from the Napa Pipe site and history — wood shingle, metal panel with weathering, and industrial steel — should be considered in the selection of building materials.

HOTEL — Material and Composition



Flat Roof with Parapet*

Other Roof Types*
includes gable roof, hip roof, shed roof and other combination sloped roofs

Flat Roof with Base Differentiation*

Other Roof Types with Base Differentiation

**Whereas buildings should be defined with a base, middle, and top, it is allowed that this definition may be achieved with volumetric modulation or articulation instead of material differentiation. The above diagrams relate only to material composition and do not absolve buildings from required articulation.*

Recommended Materials - Façade (no base articulation)

Façade:
> Bamboo
> HardiePlank (or other similar)
> Glass
> Metal Panel
> Corrugated Metal
> Plywood (exterior grade)
> Parklex (or other similar)
> Smooth Stucco
> Wood Siding
> Charred/ Burnt Wood Siding
> Wood Shingles
> Wood Slats/Screens
> Structural Steel Components
> Metal Screens
> Metal Slats
> Zahner Metal Panels (or other similar)
> Cement Board
> Terracotta Siding
> Concrete (Pre-cast)
> Concrete (Poured)
> Brick/ Brick Veneer
> Stone Veneer, Cast Stone
> Slate Tile

Recommended Materials - Façade (with base articulation)

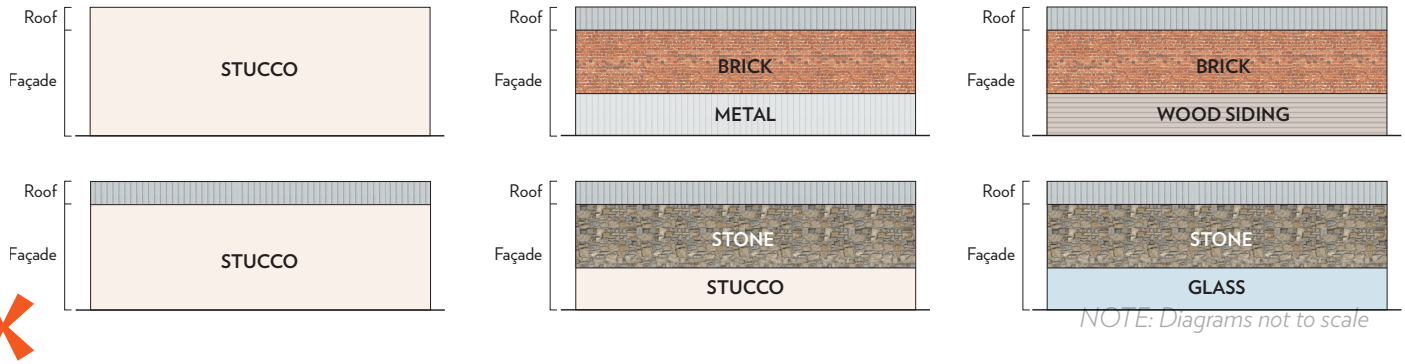
Façade (Upper):
> Bamboo
> HardiePlank (or other similar)
> Glass
> Metal Panel
> Corrugated Metal
> Plywood (exterior grade)
> Parklex (or other similar)
> Smooth Stucco
> Wood Siding
> Charred/ Burnt Wood Siding
> Wood Shingles
> Wood Slats/Screens
> Structural Steel Components
> Metal Screens
> Metal Slats
> Zahner Metal Panels (or other similar)
> Terracotta Siding

Façade (Base):
> Concrete (Pre-cast)
> Concrete (Poured)
> Brick/ Brick Veneer
> Plywood (exterior grade)
> Stone Veneer, Cast Stone
> Slate Tile
> Stucco
> Cement Board
> Metal Panel
> Glass

Recommended Materials - Roof

Standing Seam Metal (Copper, Zinc, Stainless Steel or similar), Composition Shingles, V-crimp Metal Panels, Corrugated Metal Sheets, Wood Shingles, Asphalt Shingles and Green Roofs

Prohibited Combinations



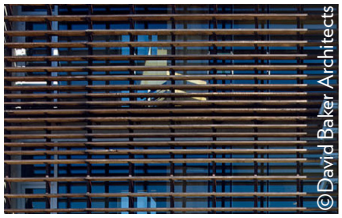
NOTE: Diagrams not to scale

Figure 4.2.6m Combinations not allowed

HOTEL — Material Palette

Wood Siding

HardiePlank (or other Fiber Cement Lap Siding)



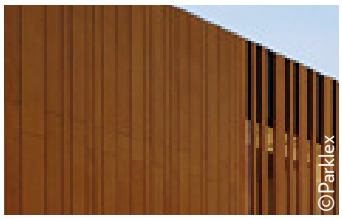
Wood Slats

Wood Shingles

Charred/ Burnt Wood Siding

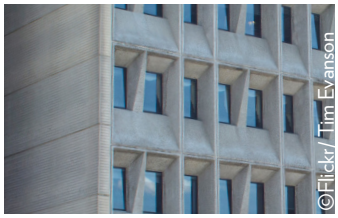
Bamboo Siding

Plywood (exterior grade)



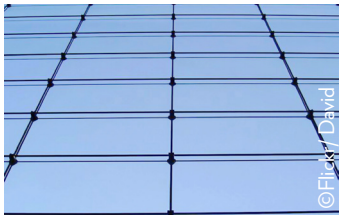
Parklex (or other similar high density timber laminate panel)

Concrete (Poured)

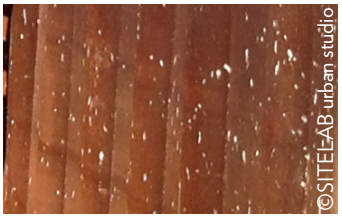


Concrete (Pre-cast)

Cement Board

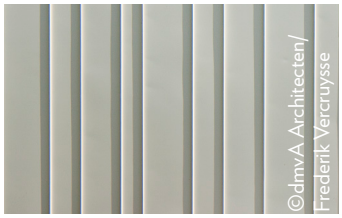


Glass



Steel

Metal Panels

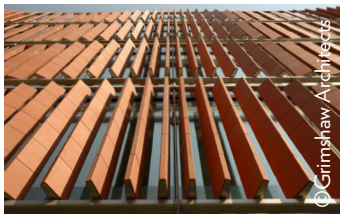


Corrugated Metal

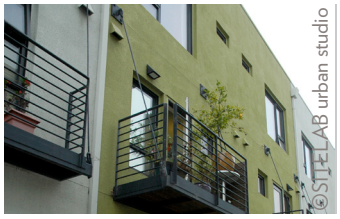
Metal Screen

Slate Tile

Brick



Terracotta



Smooth Stucco

Figure 4.2.6n Recommended Materials

4.2.7 HOTEL STREET LEVEL

Street Frontage

> Standards:

S1. Retail storefronts in the Hotel shall be oriented with a primary frontage along the Primary Street.

S2. Continuous length of blank walls shall not be allowed.

> Guidelines:

G1. Street level frontage should be primarily devoted to entrances, shop windows or other displays.

G2. Except for recessed entries, arcades, and similar features which provide benefit for pedestrians, storefronts should be built to the property line. Recessed portions should not diminish the streetwall.

G3. From this streetwall, Hotel retail frontage should consider projections and awings, projecting or recessed bays, expression of architectural or structural modules and detail and/or variations such as surface relief, expressed joints and details, color and texture.

G4. Recessed doorways for Hotel retail uses are encouraged, and they should be a minimum of 2 feet in depth. Recessed doorways provide cover for pedestrians and customers in bad weather; they help identify the location of store entrances, provide a clear area for out-swinging doors, and offer the opportunity for interesting paving patterns, signage, and displays.

G5. Recommended treatments for recessed entries include special paving materials such as terrazzo, ornamental ceilings such as coffering, and/or decorative light fixtures.

G6. Outdoor features and activities such as sidewalk cafes and walk-up windows are encouraged.

G7. Hotel retail storefronts should be articulated at a minimum every 50 feet.

G8. Multiple storefronts within the Hotel should be visually compatible in terms of scale, alignment, color, and materials.

G9. An expression line or cornice should delineate the top of the façade. Expression lines and cornices should consist of either a molding extending a minimum of 4 inches, or a change in the surface plane of the building wall greater than 8 inches.

Street Level Hotel Entries

> Standards:

S1. Primary entrances shall be located along Primary Streets.

S2. Doors/entrances with public access shall be provided at intervals no greater than 200 feet along a block.

S3. All retail doors facing the street shall be operable.

> Guidelines:

G1. When retail is along more than one Primary Street, entries should be along each of the streets.

G2. All individual retail uses should have direct access from the public sidewalk. For larger retail tenants, entries should generally occur at a minimum of every 50 feet. In-line retail stores should generally have entries every 25 feet.

G3. Entries and doors should be substantial and well-detailed. Doors should match the materials, design and character of the display window framing. Narrowline aluminum frame doors are not recommended.

Figure 4.2.6o Highly transparent and permeable retail entries and storefronts advance opportunities for indoor/outdoor living.

4.2.7 HOTEL STREET LEVEL CON'T

Street Level Hotel Windows & Transparency

> Standards:

S1. Clear, untinted glass shall be used at/near Hotel street level to allow maximum visual interaction between sidewalk areas and common areas of the Hotel.

S2. Where 15 ' or more of windowless wall is found to be unavoidable, eye-level displays, a contrast in wall treatment, outdoor seating and/or planting shall be used to enhance visual interest and pedestrian area vitality.

S3. Bottoms of the storefront windows shall be between 1 and 3 feet above sidewalk grade.

S4. Hotel storefront windows shall not be completely obscured with display cases that prevent customers and pedestrians from seeing inside.

S5. Reflective glass shall not be allowed.

S6. False window mullions shall not be allowed.

> Guidelines:

G1. A minimum of 75% of the storefront area should be transparent. Where privacy is desired for restaurants, professional services, and similar uses, windows should be divided into smaller panes.

G2. Hotel storefronts should be unshuttered at night and provide clear views of interior spaces lit from within.

Signage Band

> Standards:

S1. Flashing, moving, and neon-lit signs shall not be allowed.

S2. Retail signs along sidewalks shall be located a minimum of 8 feet above the pedestrian sidewalk.

S3. Signs shall not be placed so as to obstruct windows, storefronts, architectural elements, or cornices. However, signs painted on storefront windows and walls allowed.

S4. Signs shall not cover or obscure architectural elements.

S5. The maximum area of any single sign mounted perpendicular to a given façade shall not exceed 10 square feet.

S6. All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes must be concealed from view.

> Guidelines:

G1. Signage should be appropriate to the Hotel building and site, and designed to relate to the Hotel's particular composition, scale, and architectural character.

G2. Signs should be primarily oriented toward and promote the pedestrian environment.

G3. Signs should be flat against the façade or mounted projecting from the façade.

G4. All projecting signs should be double-faced with a maximum thickness of 12 inches.

G5. Signs that are externally lit from the front are recommended.

G6. Individual tenant signs may be located on individual storefronts, over display windows, and/or at entries.

G7. A sign should not occupy more than 20% of the building façade area.

G8. Flat signs placed parallel to the building face should not project more than 12 inches from the surface of the building.

Figure 4.2.7a Hotel street level articulation and consistent ground floor datum.

Figure 4.2.7b Minimum of 75% transparency for Hotel street level retail storefronts.

4.2.7 HOTEL STREET LEVEL CON'T

Lighting

> Standards:

S1. Building lighting that blinks is not allowed.

S2. Lighting at Hotel entrances and ground level shall be provided for security.

> Guidelines:

G1. Building lighting should highlight significant architectural features, signs, entrances, walkways, or display windows.

G2. Lighting should be integral to the design of the building.

4.2.8 SHARED DRIVEWAYS

> Standards:

S1. Except in designated areas, parking along Shared Driveways is not allowed, even within rear setback areas between the Shared Driveway and private garages.

S3. Shared Driveways shall be landscaped as per the Standards and Guidelines articulated in Chapter 5, generally including planting, paving, lighting, and other amenities.

Figure 4.2.7c Signage that relates to industrial character. (left) Layered signage features industrial wall signage with stacked blade signs for multiple groundfloor businesses. (right) Industrial character blade sign with substantial metal, weathering, and custom lettering.

Figure 4.2.5n Decks are allowed on Hotel roofs. Decks may be shaded with awnings, trellises, or other devices, which should be held back from the face of the building or integrated into façade architecture.

LOCAL RETAIL

Intent

4.3.1 OVERVIEW

Well-designed, inviting and transparent storefronts are a critical component in creating an attractive and vibrant neighborhood. Frequent entries, continuous display windows, obvious locations for signs, and pedestrian-scaled proportions should be incorporated into new storefronts.

4.3.2 GREEN BUILDING

> Standards:

S1. Local Retail projects at Napa Pipe shall comply with Napa City High Performance Building Regulations for Non-Residential projects.

4.3.3 ARCHITECTURAL CHARACTER

> Guidelines:

G1. Designs should reflect the industrial heritage of the Napa Pipe site with a focus on local materials of strength and character.

G2. Appropriate materials should include steel, corrugated metal, heavy timber wood, textured block, concrete, stucco, stone and rock.

4.3.4 STREET FRONTAGE

> Standards:

S1. Retail buildings shall be oriented with a Primary Frontage along the Primary Street.

S2. Continuous length of blank walls shall not be allowed.

> Guidelines:

G1. Street level frontage should be primarily devoted to entrances, shop windows or other displays.

G2. Recessed doorways for retail uses are encouraged, and when used, they should be a minimum of 2 feet in depth. Recessed doorways provide cover for pedestrians and customers in bad weather; they help identify the location of store entrances, provide a clear area for out-swinging doors, and offer the opportunity for interesting paving patterns, signage, and displays.

G3. Except for recessed entries, arcades, outdoor seating, and similar features that provide benefit for pedestrians, storefronts should be built to the property line. Recessed portions should not diminish the streetwall.

G4. From this streetwall, Retail frontage should consider projections and awnings, projecting or recessed bays, expression of architectural or structural modules and detail and/or variations such as surface relief, expressed joints and details, color and texture.

G5. Recommended treatments for recessed entries include special paving materials such as terrazzo, ornamental ceilings such as coffering, and/or decorative light fixtures.

Figure 4.3.4 Local retail shall orient Primary Frontage to Primary Streets. The primary frontage is primarily devoted to entrances, glazing, and active retail frontage. The building establishes the streetwall at the sidewalk. From that streetwall, the recesses and projections that provide variety along the facade also create a space that benefits pedestrians and street level activity.

4.3.4 STREET FRONTAGE CON'T

G6. Outdoor features that promote street activity, such as sidewalk cafes and walk-up windows, are encouraged.

G7. Retail storefronts should be articulated at a minimum every 50 feet.

G8. Individual storefronts should be defined by architectural elements, such as piers or glass separations.

G9. Distinct individual storefronts are encouraged, but multiple storefronts within the same building should be visually compatible in terms of scale, alignment, color, and materials.

G10. An expression line or cornice should delineate the top of the façade. Expression lines and cornices should consist of either a molding extending a minimum of 4 inches, or a change in the surface plane of the building wall greater than 8 inches.

4.3.5 ENTRIES

> Standards:

S1. Primary entries shall be located along Primary Streets.

S2. Where local retail fronts on both a Primary Street and a Special Feature such as the Dry Dock or public plaza, the primary entry shall face the Special Feature. An Enhanced Secondary Entry shall be located facing the Primary Street.

S3. Enhanced Secondary Entries and doors shall have a minimum of 10' of 70% façade transparency to retail interior, including the door width, and signage consistent with the Primary entry.

S4. Doors/entrances with public access shall be provided at intervals no greater than 100 feet along a block.

S5. All retail doors facing the street shall be operable.

> Guidelines:

G1. All individual retail uses should have direct access from the public sidewalk. For larger retail tenants, entries should generally occur at a minimum of every 50 feet. In-line retail stores should have entries generally every 25 feet.

G2. Entries and doors should be substantial and well-detailed. Doors should match the materials, design and character of the display window framing. Narrowline aluminum frame doors are not recommended.

G3. Enhanced Secondary Entries and doors should be enticing, substantial, and well-detailed to encourage use from the Primary Street.

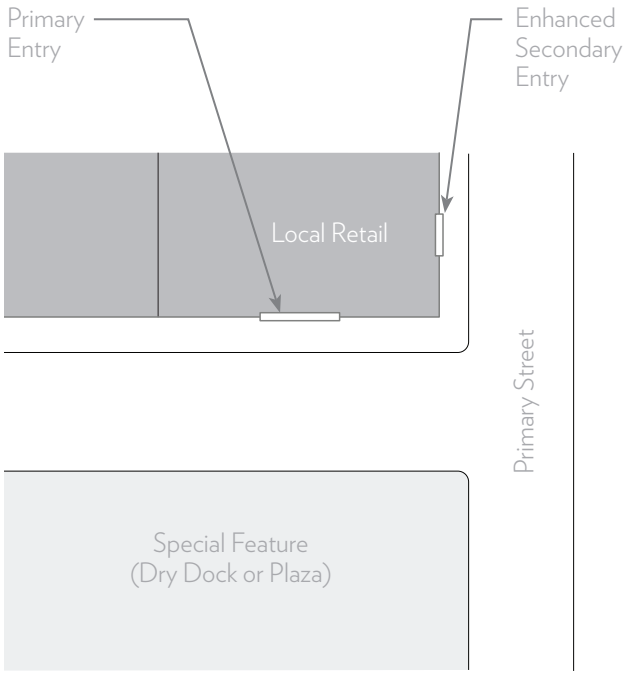


Figure 4.3.5a Enhanced Secondary Entry

Figure 4.3.5b Highly transparent and permeable retail entries and storefronts are opportunities for indoor/outdoor living,

4.3.6 WINDOWS & TRANSPARENCY

> Standards:

S1. Clear, untinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings.

S2. Storefront windows shall not be completely obscured with display cases that prevent customers and pedestrians from seeing the interior.

S3. Reflective glass shall not be allowed.

S4. Bottoms of the storefront windows shall be between 1 and 3 feet above sidewalk grade.

S5. False window mullions shall not be allowed.

> Guidelines:

G1. A minimum of 75% of the storefront area should be transparent. Where privacy is desired for restaurants, professional services, and similar uses, windows should be divided into smaller panes.

G2. Where a substantial length of windowless wall is found to be unavoidable, eye-level displays, a contrast in wall treatment, outdoor seating and/or planting should be used to enhance visual interest and pedestrian area vitality.

G3. Storefronts should remain unshuttered at night and provide clear views of interior spaces lit from within.

Figure 4.3.4b Local retail articulation — Storefront articulation and a consistent datum at the ground floor level relate to the pedestrian scale and experience.

Figure 4.3.6 Minimum of 75% transparency for local retail storefronts.

4.3.7 MATERIALS

> Standards:

S1. For predominant building materials, where more than one material is used, traditionally heavier materials (stone, brick, concrete with stucco, etc.) shall be located below lighter materials (wood, fiber cement board, siding, metal siding, etc). The change in material shall occur along a horizontal line, preferably at the floor level. Architectural details are excepted.

S2. Where side façades are built of a different material than the front façade, the front façade material shall extend around the corner and along the side façade for a minimum of 30 inches.

S3. Smooth stucco is allowed. EIFS (Exterior Insulation and Finishing Systems) such as Dryvit or other forms of synthetic stucco are prohibited.

S4. Building façades entirely finished with smooth stucco are not allowed. Smooth stucco shall be used in combination with other allowed building materials only.

> Guidelines:

G1. For recommended materials, refer to Recommended Material and Composition Figures 4.2.6m and Figure 4.2.6n.

G2. The palette of wall materials should be kept to a minimum, preferably three or less. Using similar wall materials as adjacent or nearby buildings helps strengthen the district character.

G3. Use materials according to their traditional structural capacity. Veneer finishes should be configured in a way that corresponds with the material's traditional load-bearing configuration.

G4. Buildings should use materials that are durable, economically maintained, and of a quality that will either retain their appearance over time, or intentionally patina in a designed manner.

G5. Metal siding and systems that refer to the history of the site, as well as stone and stone veneers, are appropriate as basic building materials or as a special material for wall panels, sills, or design features in combination with other appropriate materials.

G6. Poured-in-place concrete and pre-cast concrete are appropriate as a basic building material with special consideration to board formwork, pigments, and aggregates that can create rich surfaces. Plywood-formed concrete should be smoothed and/or polished to not reveal plywood formwork.

4.3.8 AWNINGS & MARQUEES

> Standards:

S1. Awnings and marquees shall occur forward of the setback and may encroach within the right-of-way, but shall not extend to the curb line.

S2. Awnings shall be fabric, metal, glass, or wood; high-gloss or plasticized fabrics are not allowed.

S3. Awnings shall be coordinated not to conflict with street trees.

> Guidelines:

G1. Awnings are recommended along the retail frontage. Shape, size, color, and material should be consistent with architectural style/character of the building.

G2. The minimum dimensions for first floor awnings should be a minimum of 5' as shown in Figure 4.3.8. There are no minimum requirements for awnings above the first floor.

G3. Awnings should fit within enframed storefronts and be compatible with adjacent awnings.

Figure 4.3.8a Awnings and marquees forward of setback relate to the human scale and provide protection from sun and rain.

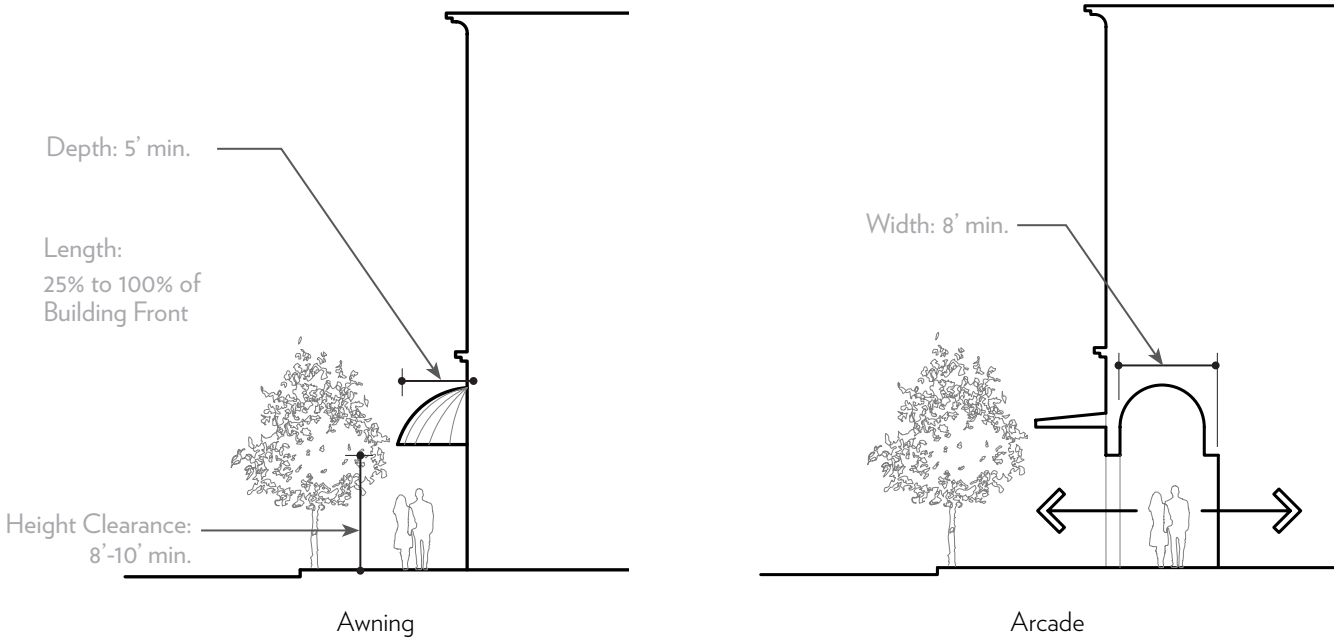


Figure 4.3.8b Typical Awning Section. Awnings and marquees that are forward of setback are recommended. Arcades are allowed.

4.3.9 SIGNAGE BAND

> Standards:

S1. Signs painted on storefront windows, painted on walls, flat on or projecting from façades, and hanging from awnings/canopies, are allowed. Signs shall not be placed so as to fully obstruct windows, storefronts, architectural elements, or cornices.

S2. Custom-designed, neon-lit signs are allowed in appropriate contexts. Neon-lit signs shall be exterior-mounted on a sign panel, metal support frame or enclosure or interior-mounted behind display windows.

S3. Flashing, moving, or internally-illuminated ("canned") signs, illuminated "balloon" awning signs, and signs with highly-reflective materials or foils, are not allowed.

S4. Signs are not allowed on the sloping plane of an awning.

S5. Neon-lit signs are prohibited except in the Town Center.

S6. Retail signs along sidewalks shall be located a minimum of 8 feet above the pedestrian sidewalk.

S7. A sign may not occupy more than 20% of the storefront façade area.

S8. A window sign may not occupy more than 20% of the storefront window area.

S9. The maximum area of any single sign mounted perpendicular to a given façade shall not exceed 10 square feet.

S10. All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes must be concealed from view.

> Guidelines:

G1. Signage should be appropriate to the building and site, and designed to relate to the building's particular composition, scale, and architectural character. Oversized signs and 3D or figurative signage are not encouraged.

G2. Signs should be primarily oriented toward and promote the pedestrian environment; under-canopy hanging signs are encouraged.

G3. All projecting signs should be double-faced with a maximum thickness of 12 inches.

G4. Signs that are externally lit from the front are recommended.

G5. Individual tenant signs may be located on individual storefronts, over display windows, and/or at entries.

G6. Flat signs placed parallel to the building face should not project more than 12 inches from the surface of the building.

4.3.10 LIGHTING

> Standards:

S1. Building lighting that blinks is not allowed.

S2. Lighting at building entrances and ground level shall be provided for security.

> Guidelines:

G1. Building lighting should highlight significant architectural features, signs, entrances, walkways, display windows, or interior spaces.

G1. Lighting should be integral to the design of the building.

Figure 4.3.9a A window sign may occupy up to 20% of storefront window area.

Figure 4.3.9b A sign perpendicularly mounted to the façade shall not exceed 10 square feet.

Figure 4.3.9c Blade sign with custom neon lighting and painted building sign relate to industrial character.

LARGE-FORMAT RETAIL

Intent

4.4.1 OVERVIEW

Large-format retail development should be designed to complement the site setting and development character, and to minimize visual and physical impacts. Frontages should be visually interesting with prominent entries, contextual architectural features, shop windows, and displays.

4.4.2 GREEN BUILDING

> Standards:

S1. Large Format Retail buildings at Napa Pipe shall comply with Napa City High Performance Building Regulations for Non-Residential projects.

4.4.4 BUILDING FORM

> Standards:

S1. Parapets shall be used to conceal flat roofs and rooftop equipment from public view.

S2. Overhanging eaves, if used, shall extend no less than 3 feet past the supporting walls.

> Guidelines:

G1. Recognizing the spatial demands of the large-format building typology create a generally horizontal building, building details should be considered that highlight vertical elements such as entries and architectural features that modulate the building length.

G2. Vertical features should refer to the materiality and detailing evident in the site history and similarly larger scale farm industrial buildings, and be made of materials that contrast (and complement) the primary building material.

G3. Roof forms should be simple, appropriate to the scale of development, and reflective of the site's industrial heritage.

Figure 4.4.1 Façade Articulation and Materials. Shifts in the façade plane and roofline are associated with material changes and create articulation of the long horizontal massing.

Figure 4.4.3a Façade Articulation and Materials. The long horizontal mass is broken into a composition of sections through material change, façade modulation and design and change in materiality.

Figure 4.4.3b Clear windows and doors to make the pedestrian level façade highly transparent. Uses such as restaurants, specialty in-store boutiques, food concessions and waiting areas create pedestrian activity.

Figure 4.4.3c Architectural details such as awnings, louvers, arcades, and lighting create additional depth across the façade and are opportunities for complementary material changes which further articulate the building mass.

Figure 4.4.3d Architectural features create interest and eliminate blank walls.

Figure 4.4.3e Streetscapes with planting, hardscape areas, sidewalk details and street furniture can integrate Large-Format retail into Napa Pipe and the surroundings.

4.4.5 BUILDING ORIENTATION

> Standards:

S1. The building shall be oriented with Primary Frontages. *See Figure 2.2b shown in Chapter 2: Design Framework.*

4.4.6 BUILDING FRONTAGE

> Standards:

S1. There shall be a transparent element at the primary entry.

S2. The primary entry shall be prominent, distinguishable, and architecturally interesting—with at least three different materials used and a pedestrian-scaled design.

S3. Active uses such as restaurants, specialty in-store boutiques, food concessions and waiting areas shall be located near the primary entry.

S4. Create scale and interest by eliminating blank walls and incorporating architectural features of interest and utility such as a contrast in wall treatment and/or landscaping.

> Guidelines:

G1. For larger format retail, streetscapes are particularly important in integrating the development into the site. Attention should be given to elements that enhance the street experience such as planting, sidewalk details, hardscape areas, and, where appropriate, site furniture.

Figure 4.4.6a Primary building entrance is architecturally prominent with vertical emphasis. Additional emphasis includes awnings, arcades, signage, lighting and building articulation at the cornice line.

G2. Walls should be articulated at intervals or modulation that are proportional to the wall length (such as approximately every 50 feet) with modulating building elements such as recesses, projections, expressed entries, building form, columns, pilasters, or other clearly expressed architectural details.

G3. Building façades should include a composition of no less than three of the following elements: color change; texture change; material module change; and expression of architectural or structural bay through a change in plane no less than 24 inches in width, such as an offset, reveal, or projecting rib.

G4. Provide direct, safe, continuous and clearly defined pedestrian access from public sidewalks, along any façade with a customer entrances, and along any façade adjacent to parking areas. Pedestrian walkways should be a minimum of 6 feet wide.

G5. The primary building entrance should be architecturally prominent. Consider vertical elements, overhangs, canopies, porticos, signage, lighting, arcades, and larger pedestrian areas with active uses (such as outdoor seating).

Figure 4.4.6b Preferred entry treatment with architectural change in roofline. Direct, safe, continuous, defined pedestrian access from public sidewalks.

Figure 4.4.6c Enhance the pedestrian experience with planting, sidewalk details, hardscape areas, and, where appropriate, site furniture.

4.4.7 ARCHITECTURAL DETAILS

> Standards:

S1. Where more than one material is used, traditionally heavier materials (stone, brick, concrete with stucco) shall be located below lighter materials (wood, fiber cement board, siding). The change in material shall occur along a horizontal line, preferably at floor level.

S2. Smooth stucco is allowed. EIFS (Exterior Insulation and Finishing Systems) such as Dryvit or other forms of synthetic stucco shall not be used as a primary building material or at the Primary Entrance.

S3. Building façades entirely finished with smooth stucco are not allowed. Smooth stucco shall be used in combination with other allowed building materials only.

S4. Building trim and accent areas may feature brighter colors, but neon tubing shall not be allowed.

S5. Service areas and solid waste / garbage enclosures that are external to the building shall be designed with the same materials as the building and with a wall height and/or landscape planting sufficient to completely conceal garbage containers.

S6. Rooftop mechanical equipment shall be screened from view from the parking lot and public streets. Screening materials shall be consistent with building architecture and design.

> Guidelines:

G1. Designs should reflect the industrial heritage of the Napa Pipe site with a focus on honest materials of strength and character.

G2. Building walls should have perceivable thickness, visual interest, and character.

G3. Material variety and innovation is encouraged.

G4. For recommended materials, refer to Recommended Material and Composition Figures 4.4.7d and Figure 4.4.7e

G5. The palette of wall materials should be kept to a minimum, preferably four or less. Using similar wall materials as adjacent or nearby buildings helps strengthen the district character.

G6. Veneer finishes should be configured in a way that corresponds with the material's traditional load-bearing configuration.

G7. Buildings should use materials that are durable, economically-maintained and of a quality that will retain their appearance over time.

G8. A selection of architectural details such as vertical and horizontal recesses and projections, changes in height, floor levels, roof forms, parapets, cornice treatments, belt courses, pilasters, window reveals, and forms, and color as appropriate to each site can create shadows and texture and add to the character of a building.

G9. A cornice or expression line should delineate the top of the façade. Expression lines and cornices should consist of either a molding extending a minimum of 4 inches, or a change in the surface plane of the building wall greater than 8 inches.

G10. Façades should be of low reflectance, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, or fluorescent colors are not allowed.

Figure 4.4.7a Industrial Heritage of the Napa Pipe site displayed in honest materials of strength and character.

Figure 4.4.7b Corrugated metal panels relate to Napa Pipe heritage.

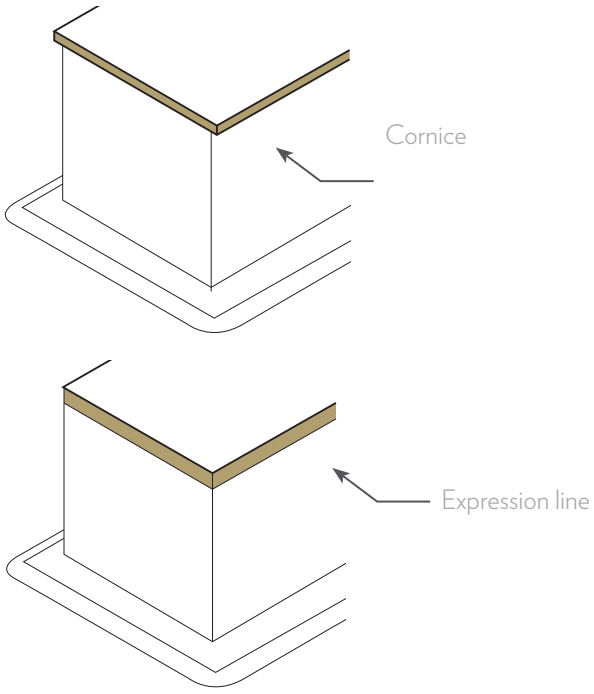
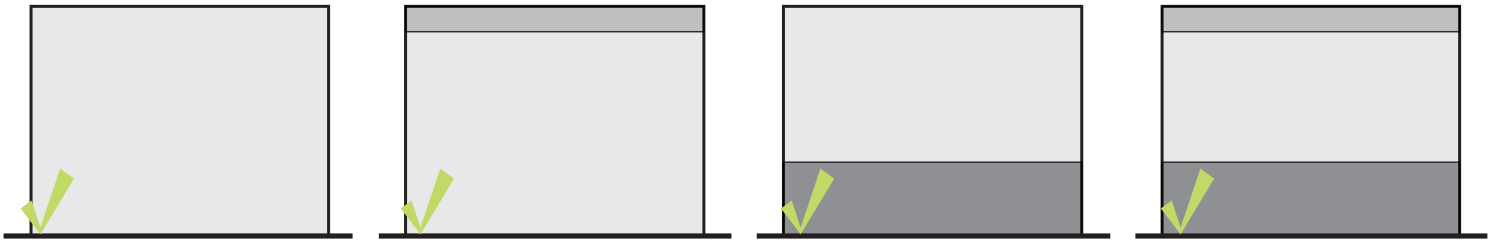


Figure 4.4.7c A cornice or expression line should delineate the top of the façade. Expression lines and cornices should consist of either a molding extending a minimum of 4 inches, or a change in the surface plane of the building wall greater than 8 inches.

LARGE FORMAT RETAIL — Material and Composition



Flat Roof with Parapet*

Other Roof Types*
includes gable roof, hip roof, shed roof and other combination sloped roofs

Flat Roof with Base Differentiation*

Other Roof Types with Base Differentiation

**Whereas buildings should be defined with a base, middle, and top, it is allowed that this definition may be achieved with massing modulation or articulation instead of material differentiation. The above diagrams relate only to material composition and do not absolve buildings from required articulation.*

Recommended Materials - Façade (no base articulation)

Façade:
- > Bamboo
- > Glass
- > Channel Glass
- > Metal Panel
- > Corrugated Metal
- > Plywood (exterior grade)
- > Parklex (or other similar)
- > Smooth Stucco
- > Wood Siding
- > Wood Slats/Screens
- > Structural Steel Components
- > Metal Screens
- > Metal Slats
- > Zahner Metal Panels (or other similar)
- > Cement Board
- > Terracotta Siding
- > Concrete (Pre-cast)
- > Concrete (Poured)
- > Brick/ Brick Veneer
- > Stone Veneer, Cast Stone
- > Slate Tile

Recommended Materials - Façade (with base articulation)

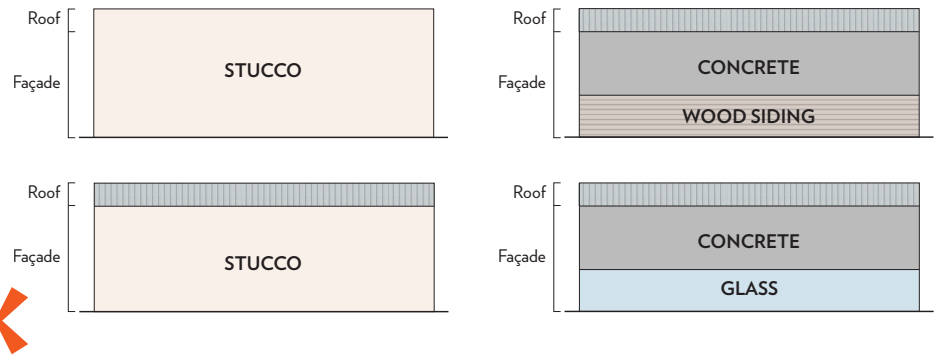
Façade (Upper):
- > Bamboo
- > Glass
- > Channel Glass
- > Metal Panel
- > Corrugated Metal
- > Plywood (exterior grade)
- > Parklex (or other similar)
- > Smooth Stucco
- > Wood Siding
- > Wood Slats/Screens
- > Structural Steel Components
- > Metal Screens
- > Metal Slats
- > Zahner Metal Panels (or other similar)
- > Terracotta Siding

Façade (Base):
- > Concrete (Pre-cast)
- > Concrete (Poured)
- > Brick/ Brick Veneer
- > Plywood (exterior grade)
- > Stone Veneer, Cast Stone
- > Slate Tile
- > Stucco
- > Cement Board
- > Metal Panel
- > Glass

Recommended Materials - Roof

Standing Seam Metal (Copper, Zinc, Stainless Steel or similar), Composition Shingles, V-crimp Metal Panels, Corrugated Metal Sheets, Wood Shingles, Asphalt Shingles and Green Roofs

Prohibited Combinations



NOTE: Diagrams not to scale

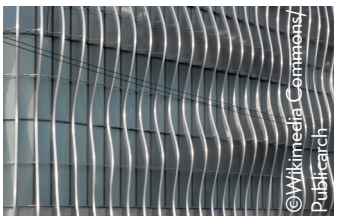
Figure 4.4.7d Combinations not allowed

LARGE FORMAT RETAIL — Material Palette

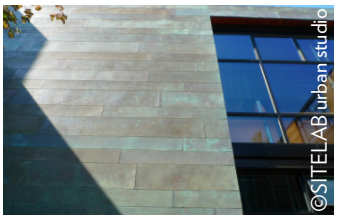
Textured Metal Panels

Alucobond Panels

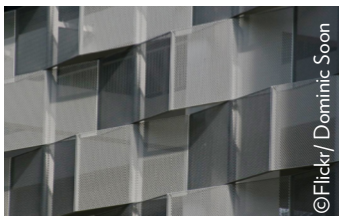
Corrugated Metal



Zahner Metal Panels

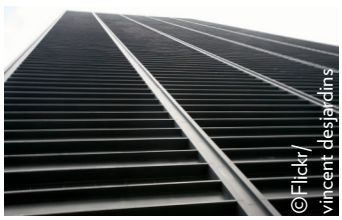


Weathered Metal Panels



Metal Screen

Patterned Stainless Steel Panels



Structural Steel Elements

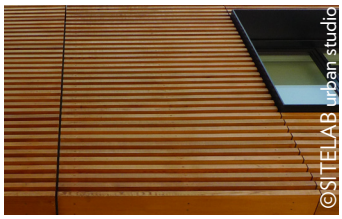
Aluminum Aerofoil Fins

Concrete (Poured)

Smooth Stucco

Cement Board

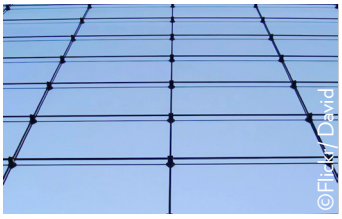
Wood Siding



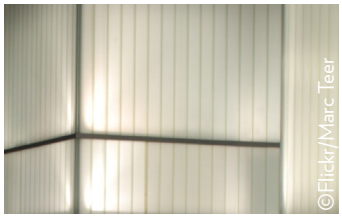
Wood Slats

Bamboo Siding

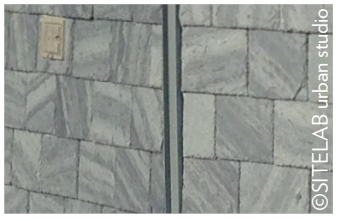
Plywood (exterior grade)



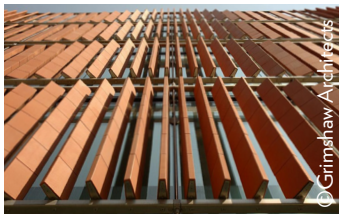
Glass (curtain wall)



Channel Glass



Slate Tile



Terracotta

Figure 4.4.7.e Recommended Materials

4.4.7 ARCHITECTURAL DETAILS CON'T

G8. All utility equipment should be designed as a component of the building and screened from view from any public right-of-way. Mechanical equipment may be located at ground level and screened from view with walls and landscaping or combination thereof, providing it is 100% screened and noise from utilities (like air vents) does not disrupt pedestrians at entrance, sidewalks or any other common open space.

4.4.8 SIGNAGE

> Standards:

S1. Signage may be included on a vertical element that extends beyond the roof the building.

S2. Back-lit, flashing, moving, can, and neon-lit signs shall not be allowed.

S3. Signs shall not be placed so as to obstruct windows, storefronts, or cornices.

S4. A sign may occupy up to 10% of the building façade area.

S5. All lighting and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes must be concealed from view.

S6. Signs shall not be entirely made of plastic. Signs with individual plastic lettering are allowed.

> Guidelines:

G1. Signage should be appropriate to the building and site, and designed to relate to the building's particular composition, scale, and architectural character.

G2. Signage should be considered an important architectural feature within the overall building design.

G3. Signs should be flat against the façade, mounted projecting from the façade, or incorporated into vertical architectural features.

G4. Ground-mounted signs should complement the architectural character of the primary building and should be integrated with landscape features.

G5. Signs that are externally lit from the front are recommended.

4.4.9 LIGHTING

> Standards:

S1. Building lighting that blinks is not allowed.

S2. Provide lighting at building entrances and for security at ground level.

> Guidelines:

G1. Building lighting should highlight significant architectural features, signs, entrances, walkways, or display windows.

G2. Lighting should be integral to the design of the building.

Figure 4.4.8 Building signage is related to and supports the overall massing, façade articulation, and architectural features. Signs should be flat against the façade, mounted projecting from the façade, or incorporated into the architecture.

OFFICE

Intent

4.5.1 OVERVIEW

The Guidelines encourage an active and visually interesting pedestrian environment and building placement and character that will ensure that office buildings have a distinctive identity that will complement the overall visual perception of Napa Pipe.

Office uses at Napa Pipe are envisioned as complementary to the residential and mixed-use character of the site. The Design Guidelines, which include the Form-Based Code, serve to both require and encourage the components that will ensure the desired quality and character of office buildings and landscapes at Napa Pipe. If a building and/or parcel includes both office uses and other uses, the applicant shall comply with this section for the office portion and shall comply with the appropriate provisions of applicable sections for other uses.

4.5.2 GREEN BUILDING

> Standards:

S1. Office buildings at Napa Pipe shall comply with Napa City High Performance Building Regulations for Non-Residential projects.

4.5.3 BUILDING ORIENTATION

> Standards:

S1. All buildings along Primary Streets shall have consistent principal building frontages aligned to those streets.

S2. Buildings shall have their principal entrance (with operable doors) on the Primary Street frontage.

S3. Vehicle parking, garbage, and mechanical equipment shall not be visible from Primary Streets.

> Guidelines:

G1. Office buildings that front on more than one Primary Street may have more than one principal frontage.

G2. Corners present special design opportunities within the overall design of a building and block and should be highlighted in the design. Consider unique design features such as tall building elements, changes of materials, projections, and prominent entries.

G3. Buildings and façade systems should address façade orientation and incorporate elements such as passive shading devices and other sun mitigating elements into the overall architectural design.

Figure 4.5.1 Projections, vertical windows, and glass-curtain wall are architectural elements that articulate the building mass and create visual interest along the street.

4.5.4 FRONTAGE & SETBACK

> Standards:

S1. A continuous length of flat walls shall not be allowed. Items including entries, transparency, windows, eye-level displays, changing wall treatment, outdoor seating, or planting shall be used to enhance visual interest and pedestrian area vitality.

S2. Stepbacks, setbacks and height changes shall be a minimum of 2 feet.

S3. Retail storefronts in office buildings shall connect directly to the sidewalk.

> Guidelines:

G1. Street level frontage should be primarily devoted to entrances and windows.

G2. Overall street frontage should have diversity and richness in materials, projections, and openings, within an overall cohesive street frontage composition.

G3. Buildings may have more than one entry.

G4. Changes in the façade plane, materials, or colors are encouraged to mark entries.

G5. Building faces should be articulated a minimum of every 50 feet.

G6. Articulation may include bays with modulating building elements such as recesses, projections, expressed entries, building form, columns, pilasters, and/or other clearly expressed architectural details.

G7. Large setbacks are not encouraged. The Primary Frontage of any office building may be setback no more 10' from the property line to facilitate architectural features, public open space and plantings, per the Landscape Guidelines in Chapter 5.

4.5.5 ARCHITECTURAL DETAILS

Façade Composition

> Standards:

S1. High visibility buildings at the corners of public streets shall be enhanced with architectural elements such as projections, shades, eaves, brise-soleil, and/or massing articulation.

S2. Façade materials shall turn the corner and extend a minimum of 5 feet.

S3. Corner buildings shall have consistent material treatments on front and exposed side façades.

> Guidelines:

G1. In order to modulate their scale, multi-story buildings should articulate the base, middle and top, separated by cornices, string cornices, stepbacks or other articulating features.

G2. An expression line should delineate the division between the first story and the second story. A cornice should delineate the top of the façade. Expression lines and cornices should extend a minimum of 4 inches. Changes in the surface plane of the building wall should be greater than 8 inches.

G3. Elements of the building façade, such as entries, windows, cornice lines, and other architectural elements should have high quality detailing. These elements should be proportioned to relate to human scale, facilitate pedestrian activity and enliven the public realm.

Windows

> Standards:

S1. All exterior elevations shall have windows.

S2. Exterior elevations facing public streets shall have a minimum of 33% glazing. Window area does not include window trims.

S3. Reflective glazing shall not be allowed.

S4. All glass shall be clear color. Neutrally-colored spandrel, etched/blasted glass, fritted glass are allowed.

S5. Aluminum windows shall be durable, high quality, and heavy gauge.

S6. Curtain wall, rain screen, and structural glass systems are allowed.

S7. Buildings shall include operable windows.

Roofs

> Standards:

S1. Roof forms shall match the principal building in terms of style, detailing, and materials.

S2. Roofs shall be low-glare materials.

S3. Snap-on batten type standing seam metal roofs are not allowed.

S4. Flat roofs visible from adjacent properties shall be covered with a finished material such as concrete pavers, clay pavers, crushed granite ballast, or green roof.

S5. Gutters, if used, shall be aligned with the roofline and building edges.

S6. Downspouts shall match gutters in material/finish.

S7. Roof penetrations, including but not limited to vents, ventilators, turbines, flues, etc. shall be metal with natural finish and integral color.

S8. Mechanical equipment shall be organized and designed as a component of the roofscape and not appear to be a leftover or add-on element. Mechanical equipment shall be completely screened.

> Guidelines:

G1. Any green roofs should be covered, installed, and maintained with plant materials and sufficient soil/growth medium so plants grow and thrive.

G2. Flat or low-slope roofs which are not visible may also be single-ply membrane, built-up, or modified bitumen.

Solar Panels

> Standards:

S1. Solar panels shall not be visible from Primary Frontage Streets.

S2. Solar panels shall not be used if they would produce direct glare/redirect sunlight into residential units.

> Guidelines:

G1. All flat roofs should be structurally designed to accommodate solar panel arrays.

4.5.5 ARCHITECTURAL DETAILS CON'T

Lighting

> Standards:

S1. In order to reduce glare, all interior and exterior light sources shall be selected and designed such that zero direct-beam illumination leaves the building site.

S2. Building design should refer to the most current Napa Green Building checklist for lighting design guidelines and best practices.

Materials

> Standards:

S1. Traditionally heavier materials (stone, brick, concrete with stucco) shall be located below lighter materials (wood, fiber cement board, siding). The change in material shall occur along a horizontal line, preferably at floor level.

S2. Smooth stucco is allowed. EIFS (Exterior Insulation and Finishing Systems) such as Dryvit or other forms of synthetic stucco are prohibited.

S3. Building façades entirely finished with smooth stucco are not allowed. Smooth stucco shall be used with other allowed building materials only.

> Guidelines:

G1. Regional precedents and particular influences from the Napa Pipe site and history should be considered in the selection of building materials.

G2. Materials should reflect the traditions and patterns of the surroundings and Napa Pipe site.

G3. For recommended materials, refer to Recommended Material and Composition Figures 4.5.5d and Figure 4.5.5e

G4. Materials should be consistent with architectural styles.

G5. Material variety and innovation is encouraged.

G6. Building walls should have perceivable thickness, visual interest and character.

G7. A selection of architectural details such as vertical and horizontal recesses and projections, changes in height, floor levels, roof forms, parapets, cornice treatments, belt courses, pilasters, window reveals, forms and color as appropriate to each site should be used to create shadows and texture and add to the character of a building.

G8. The palette of wall materials should be kept to a minimum, preferably four or less. Using similar wall materials as adjacent or nearby buildings helps strengthen the district character.

G9. Exterior materials should be low-reflectance and "naturally" colored, utilizing the inherent and integral qualities of the chosen materials.

G10. Exposed foundation walls (below the first floor elevation) should be concrete, painted and/or stuccoed concrete block system "C.B.S.", brick, or natural/manufactured stone.

G11. Veneer finishes should be configured in a way that corresponds with the material's traditional load-bearing configuration.

G12 . Buildings should use materials that are durable, economically-maintained and of a quality that will retain their appearance over time.

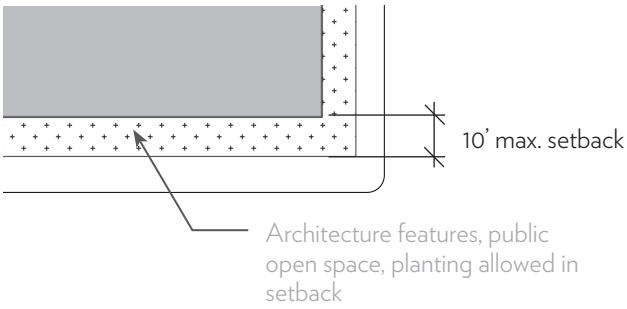


Figure 4.5.5c Primary Frontage setback is allowed

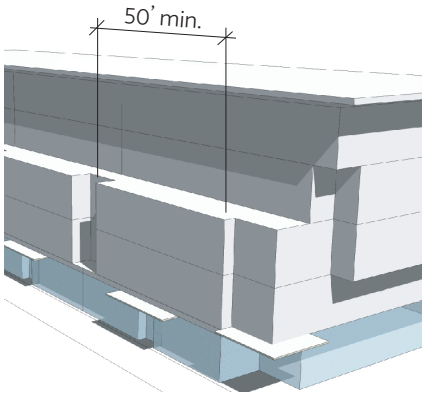
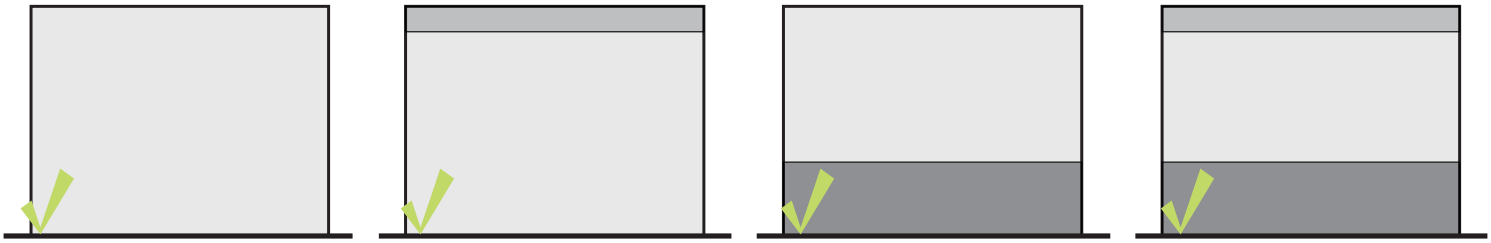


Figure 4.5.5a Articulated building faces

Figure 4.5.5b Regional wood and entry detail add richness and variety to the building façade.

Figure 4.5.5c Horizontal recesses and projections, as well as changes in materials and color associated with building modulation create shadows and texture that add to the character of the building.

OFFICE — Material and Composition



Flat Roof with Parapet*

Other Roof Types*
includes gable roof, hip roof, shed roof and other combination sloped roofs

Flat Roof with Base Differentiation*

Other Roof Types with Base Differentiation

**Whereas buildings should be defined with a base, middle, and top, it is allowed that this definition may be achieved with volumetric modulation or articulation instead of material differentiation. The above diagrams relate only to material composition and do not absolve buildings from required articulation.*

Recommended Materials - Façade (no base articulation)

Façade:
> Bamboo
> Glass
> Channel Glass
> Metal Panel
> Corrugated Metal
> Plywood (exterior grade)
> Parklex (or other similar)
> Smooth Stucco
> Wood Siding
> Wood Slats/Screens
> Structural Steel Components
> Metal Screens
> Metal Slats
> Zahner Metal Panels (or other similar)
> Cement Board
> Terracotta Siding
> Concrete (Pre-cast)
> Concrete (Poured)
> Brick/ Brick Veneer
> Stone Veneer, Cast Stone
> Slate Tile

Recommended Materials - Façade (with base articulation)

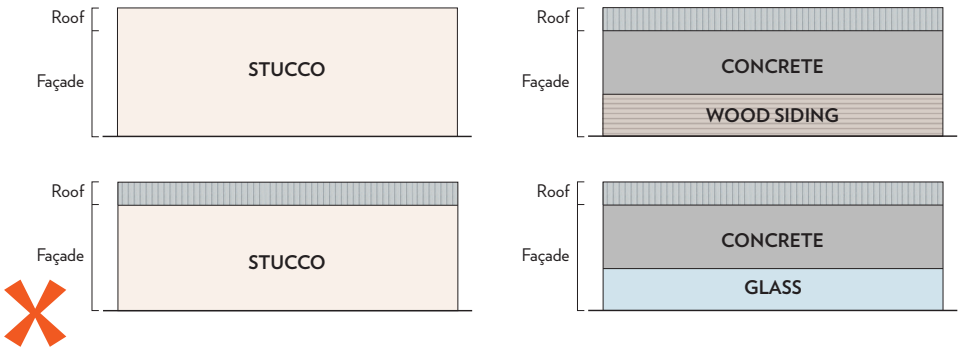
Façade (Upper):
> Bamboo
> Glass
> Channel Glass
> Metal Panel
> Corrugated Metal
> Plywood (exterior grade)
> Parklex (or other similar)
> Smooth Stucco
> Wood Siding
> Wood Slats/Screens
> Structural Steel Components
> Metal Screens
> Metal Slats
> Zahner Metal Panels (or other similar)
> Terracotta Siding

Façade (Base):
> Concrete (Pre-cast)
> Concrete (Poured)
> Brick/ Brick Veneer
> Plywood (exterior grade)
> Stone Veneer, Cast Stone
> Slate Tile
> Stucco
> Cement Board
> Metal Panel
> Glass

Recommended Materials - Roof

Standing Seam Metal (Copper, Zinc, Stainless Steel or similar), Composition Shingles, V-crimp Metal Panels, Corrugated Metal Sheets, Wood Shingles, Asphalt Shingles and Green Roofs

Prohibited Combinations

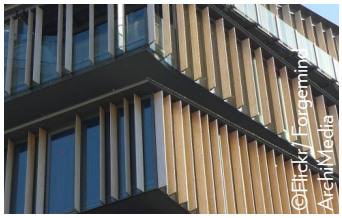


NOTE: Diagrams not to scale

Figure 4.5.5d Combinations not allowed

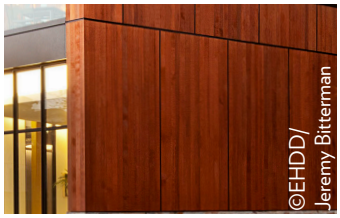
OFFICE – Material Palette

Wood Siding

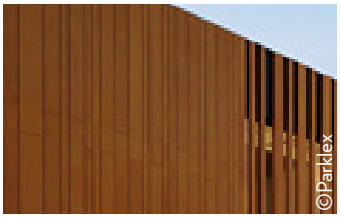


Wood Slats

Bamboo Siding



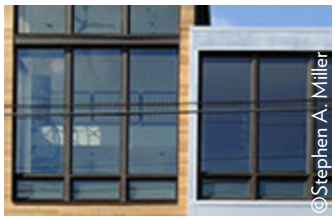
Plywood (exterior grade)



Parklex (or other similar high density timber laminate panel)

Smooth Stucco

Glass (curtain wall)

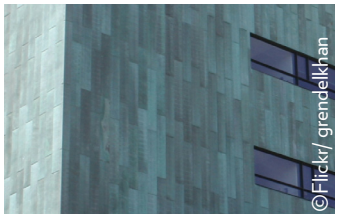


Glass (glazing)


Concrete (Poured)

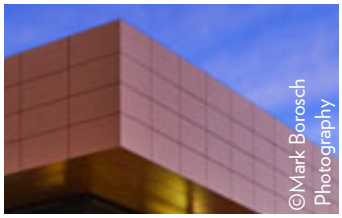
Concrete (Pre-cast)

Cement Board



Weathered Metal Panels

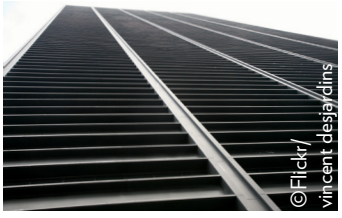
Metal Panels



Alucobond Panels

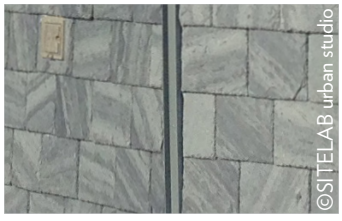
Corrugated Metal

Painted Corrugated Metal

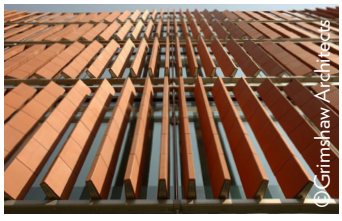


Structural Steel Elements

Metal Screen



Slate Tile



Terracotta

Figure 4.5.5e Recommended Materials

GARAGE (STAND-ALONE)

Intent & Objectives

4.6.1 OVERVIEW

Garage buildings at Napa Pipe have the potential to positively contribute to the neighborhood. With efficient design, creative material applications, ground level amenities, and planting/screening, the garage can be an innovative component in neighborhood design.

4.6.2 GREEN BUILDING

> Standards:

S1. Garage buildings at Napa Pipe shall comply with Napa City High Performance Building Regulations for Non-Residential projects.

4.6.3 PARKING REQUIREMENTS

S1. ADA parking and access shall be provided in accordance with all applicable state and local codes.

S2. Garages shall provide off-street bicycle storage.

> Guidelines:

G1. Off-street bicycle parking and storage should be convenient and easily accessible from the street.

4.6.4 ORIENTATION & ACCESS

> Standards:

S1. Garage entries shall minimize curb cuts by having no more than 2 curb cuts per block along 1 face of the block.

S2. Vehicular entries to garages shall not be located along Primary Streets.

> Guidelines:

G1. Garages may be freestanding or incorporated into larger overall building designs.

G2. Below-grade garages are encouraged.

G3. Ground floor retail along street frontages is encouraged.

G4. Pedestrian exit door alcoves adjacent to the sidewalk are discouraged unless integrated with active spaces such as primary entrances, liner uses, or public open spaces.

Figure 4.6.1 Design and Articulation. Good (Upper Left and Right). Facade screening systems and scrims along streets and open spaces have visual interest and enhance the pedestrian environment and perception of bulk from surrounding uses. Bad (Below) Heavy, solid garage with minimal articulation. Blank, undifferentiated walls at eye-level are prohibited adjacent to the sidewalk.

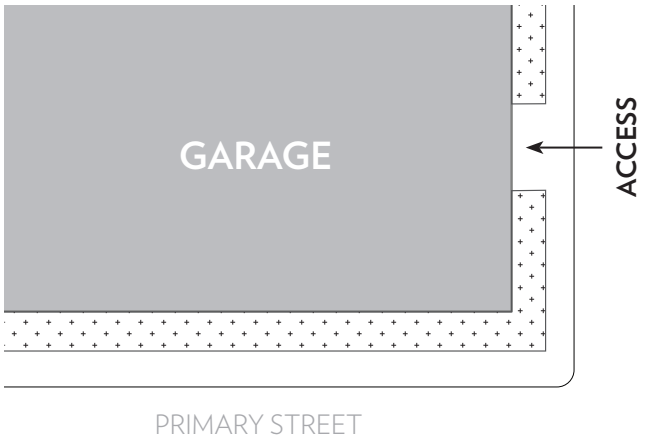


Figure 4.6.3 Vehicular entry not located along Primary Street

4.6.5 DESIGN & ARTICULATION

> Standards:

S1. Garage design and articulation shall be stylistically compatible and of comparable quality with surrounding architecture in building pattern, modulation, scale and massing.

S2. Mechanical vents and utilities related to garages shall minimize visual and audio impacts on public streets as much as possible.

S3. Blank, undifferentiated walls and openings at eye level are not allowed where garages are adjacent to the sidewalk.

> Guidelines:

G1. Garages should be designed with a modulated system of openings and/or façade articulation.

G2. Openings should have sufficient screening to block views of cars on upper levels and to screen surrounding buildings, streets, and open spaces from Garage lighting.

G3. Façade screening systems or scrims are encouraged along streets and open spaces.

G4. Parking garages should be screened from streets and open spaces with liner uses such as retail, lobbies, creative/community uses, or residential units/entries, where feasible.

G5. Façade systems that have visual interest and reduce the appearance of the overall bulk and mass of the garage are encouraged.

4.6.6 ARCHITECTURAL CHARACTER

> Standards:

S1. Smooth stucco is allowed. EIFS (Exterior Insulation and Finishing Systems) such as Dryvit or other forms of synthetic stucco are prohibited.

S2. Building façades entirely finished with smooth stucco are not allowed. Smooth stucco shall be used in combination with other allowed building materials only.

S3. Poured-in-place concrete and pre-cast concrete are appropriate as basic building materials with special consideration for board formwork, pigments, and aggregates that can create rich surfaces. Plywood-formed concrete should be smoothed and/or polished to not reveal plywood formwork.

> Guidelines:

G1. Designs should reflect the industrial heritage of the Napa Pipe site with a focus on honest materials of strength and character.

G2. The palette of wall materials should be kept to a minimum, preferably three or less. Using similar wall materials as adjacent or nearby buildings helps strengthen the district character.

Figure 4.6.4 Ground floor retail along street frontages is encouraged.

Figure 4.6.5 Creative façade systems of metal screening, corner accents, and a variety of vertical slats screen views of cars and provide visual interest.

PARKING, LOADING & SERVICE

Intent & Objectives

4.7.1 OVERVIEW

Parking, loading and service applies to surface parking, loading and access, and solid/waste garbage functions for all building typologies at Napa Pipe.

4.7.2 INDIVIDUAL GARAGES (RESIDENTIAL)

> Standards:

S1. Garages shall be oriented to internal Shared Driveways.

S2. Garages facing the street are allowed for corner/end units and access to podium, tuck under, and/or structured parking. Such garages may not be oriented to Primary Streets.

> Guidelines:

G1. Garages should be accessed from the Shared Driveway and located in the rear of the lot.

4.7.3 GENERAL PARKING STANDARDS (EXCEPT LARGE FORMAT RETAIL)

> Standards:

S1. Off-street parking areas shall be set back a minimum of 10 feet from property lines along Secondary Streets, excluding Shared Driveways.

S2. Off-street parking shall be hidden from view from Primary Streets.

S3. Shared Driveways shall be the primary source of access to off-street parking.

S4. Parking shall be internal to the block, not visible from Primary Streets, the River or public open space, and behind buildings, to reinforce the street wall and create active street frontages. Parking not behind buildings is allowed to face the Railroad ROW.

> Guidelines:

G1. Parking accessed from Shared Driveways may be head-in, diagonal or parallel.

4.7.4 SURFACE PARKING

> Standards:

S1. Surface parking shall not be oriented to Primary Streets.

S2. Parking lots shall be landscaped as per the Landscape Design Guidelines.

S3. The following parking space dimensions and provisions shall apply:

- Head-in or diagonal parking spaces: 9'x18' (10'x20' allowed for Large Format Retail only).
- Parallel parking spaces: 8 feet by 20 feet minimum.
- Drive aisles in parking lots: Min. 24 feet wide for two-way circulation and to provide adequate backup space for 90 degree head-in parking.
- A portion of the parking spaces may be designated for use by compact cars, which require smaller dimensions, or for tandem parking, subject to approval.

Figure 4.7.1.a A minimum 10' landscape setback for surface parking screens the parking from view and provides opportunity for planting.

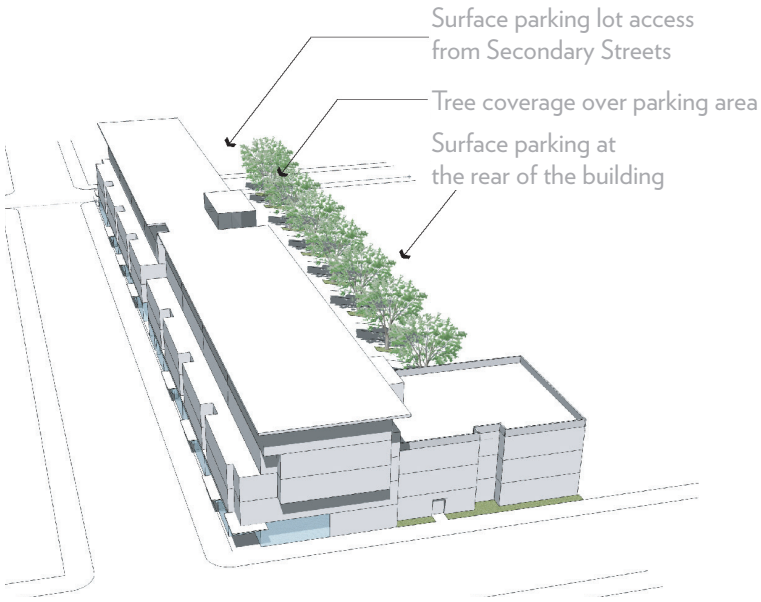


Figure 4.7.1b Typical Parking Orientation: Surface parking is located within the block with access from Secondary Streets or Shared Driveways.

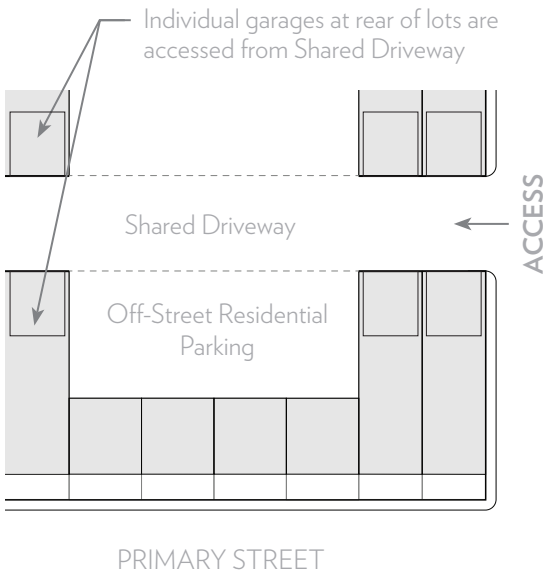


Figure 4.7.1c Surface parking can not be accessed from a Primary Street.

4.7.4 SURFACE PARKING CON'T

S4. Surface parking shall not be accessed from Primary Streets, except via Shared Driveway.

S5. The minimum width for a planting area to screen parking shall be 10 feet.

S6. Queuing area for vehicles turning onto street shall be provided for a minimum of 2 cars.

S7. Surface parking facing Secondary Streets or open spaces shall be screened from the sidewalk and the open space. Screening may include buildings and/or vegetated planting and/or structures.

Additional Residential Standards

S1. Temporary surface parking is allowed on building lots during phased project buildout, provided it complies with all screening standards.

Additional Hotel Standards

S1. Access to hotel surface parking shall not be through the service areas.

S2. Parking facing streets or open spaces shall be setback 15' from Napa Pipe open spaces, as well as screened from the sidewalk or the open space, such as along the Riverfront Park and Trails, the Knoll, and adjacent wetlands. Screening may include buildings and/or planting.

S3. Vehicular access to parking for Hotel buildings shall be provided within the block, and is limited to a single access point from Primary Streets.

Additional Local Retail Standards

S1. Parking shall be located behind the building.

Additional Large Format Retail Standards

S1. Large Format Retail parking and planting within

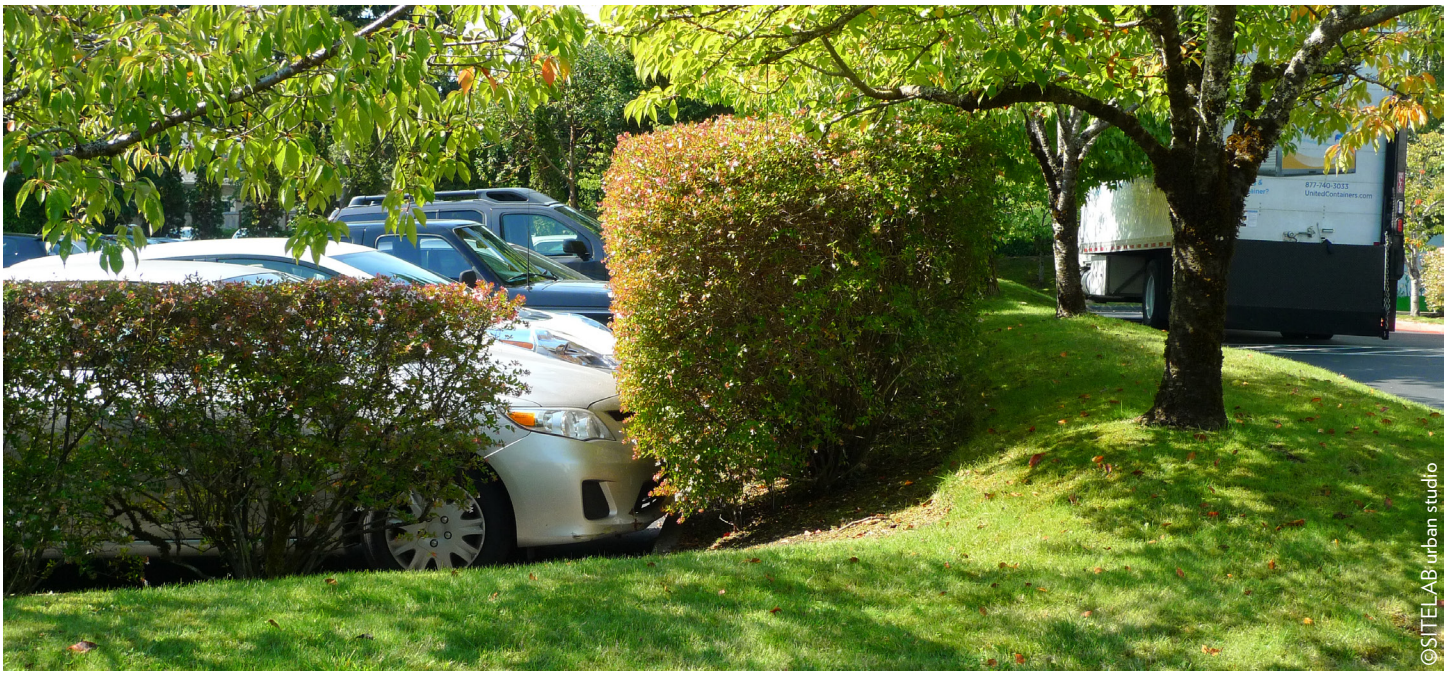


Figure 4.7.4 Vegetated setback to screen surface parking includes slight, bermed groundcover, substantial hedge, and small-medium trees. Screening may include buildings, plantings, vegetated screening, structures, and/or architectural screening.

surface parking shall comply with Sustainable Surface Parking, section 5.7.11

S2. Off-street parking areas shall be set back a minimum of 10 feet from property lines along Secondary Streets.

4.7.5 STRUCTURED PARKING (RESIDENTIAL & HOTEL)

For Standards and Guidelines for stand-alone garages please refer to Section 4.6 Garage.

> Standards:

S1. Structured parking shall conceal views of parked vehicles from streets and open spaces. Visibility of structured parking shall be limited to 25% of building frontage.

S2. Structured parking and semi-subterranean garages facing Secondary Streets or open spaces shall be 75% screened from the sidewalk and the open space. Screening may include buildings, plantings, vegetated screening, structures, and/or architectural screening.

S4. Setbacks from the property line are allowed to accommodate planting and other buffer features including climbing vines, trellises, trees or similar landscape elements.

S5. Entrances to structured parking shall not be on Primary Streets.

S6. Access to structured parking in the hotel shall not be through service areas.

S7. Structured parking shall be stylistically compatible and of comparable quality in color, form and quality of architectural details with adjacent buildings and development patterns at Napa Pipe.

Figure 4.7.5a Whereas the screened opening to structured parking allows for air flow exchange, the drive aisle is narrow to minimize paved area and instead allow for more plantings. Wood slats screen the parking and vehicles from view, allow for air flow, and provide visual interest with quality materials.

> Guidelines:

G1. Naturally-ventilated garages are recommended.

4.7.5 STRUCTURED PARKING (RESIDENTIAL & HOTEL) CON'T

> Guidelines:

G1. Openings to parking areas other than garage doors should be limited to those required by applicable building codes or other regulations for ventilation. Openings should be either well above or below eye level and should be covered with visually attractive screening to minimize the parking and its lighting from being seen from the street.

G2. Signage and light sources internal to the parking structure should not be visible from outside the parking structure. Lighting, particularly on parking decks, should not illuminate or produce glare to adjacent properties.

4.7.6 LOADING & SERVICE

General Standards

S1. Loading shall not be accessed from Primary Streets.

S2. Service areas shall not be oriented to Primary Streets.

S3. Service doors are not allowed along Primary Streets unless required by code.

S4. Buildings with structured parking shall have service access through the parking lot.

S5. Loading, service, and maintenance areas shall be internal to the block and not visible from public streets, the River or public open space.

S6. Service yards shall be located mid-block, behind buildings, to reinforce the street wall and create active street frontages.

Additional Residential Standards

> Standards:

S1. Service access to apartment buildings or service access to units above retail shall be provided, but not along Primary Street frontages.

Additional Hotel Standards

> Standards:

S1. Vehicular access to service for Hotel buildings shall be provided within the block, and is limited to a single access point from Primary Streets. Service access to Hotel buildings shall be provided within the block and not along Primary Street frontage.

S2. Loading, service and maintenance areas shall not be visible from public streets. Screening elements shall be designed consistent with the overall architecture of the building.

S3. Loading, and service facing streets or open spaces shall be setback 15' from Napa Pipe open spaces, as well as screened from the sidewalk or the open space, such as along the Riverfront Park and Trails, the Knoll, and adjacent wetlands. Screening may include buildings and/or planting.

Additional Local Retail Standards

> Standards:

S1. Vehicular access to service and parking is limited to a single access point from Primary Streets.

S2. Service areas shall not be visible from public streets. Screening elements shall be designed consis-

tent with the overall architecture of the building.

Additional Office and Large Format Retail Standards

> Guidelines:

G1. Service areas should be screened from the public right-of-way in a manner that complements the overall building architecture.

4.7.7 SOLID WASTE / GARBAGE
General Standards

> Standards:

S1. Solid waste/ garbage collection and trash enclosures shall be within the block and not along street frontages.

S2. Within the block interior, solid waste/ garbage collection is allowed from Shared Driveways and parking areas.

S3. Solid waste/ garbage collection areas shall be contained and masked from view, designed in accordance with City of Napa solid waste and recycling enclosure standards.

Figure 4.7.5b Access to structured parking is minimal, not located on Primary Streets, and screened.

SUSTAINABILITY

Intent & Objectives

4.8.1 OVERVIEW

To reduce global warming impacts related to Napa Pipe, the project shall incorporate additional measures to reduce the project's contribution to the countywide Green House Gas (GHS) emissions assumed under the County's General Plan or local equivalent. Such measures shall include the following additional items from the California Attorney General's Office (2008) list of suggested measures for reducing global warming related impacts.

4.8.2 ENERGY EFFICIENCY

> Standards:

S1. Buildings shall comply with Napa City High Performance Building Regulations for Residential and Non-Residential projects.

S2. Buildings and private open spaces shall have light colored "cool" roofs and cool pavements with high Solar Reflective Index (SRI) values which should meet the requirements associated with LEED certification for Sustainable Sites Credits.

S3. Large Format Retail Buildings shall have light colored "cool" roofs and cool pavements for sidewalks, with high Solar Reflective Index (SRI) values which should meet the requirements associated with LEED certification for Sustainable Sites Credits.

S4. As technologies become available, cost-effective methods for increasing the SRI value of parking lot surfaces should be considered.

S5. Efficient lighting shall be installed in all buildings. Where practical, lighting control systems shall also be installed. Daylight shall be used as an integral part of lighting systems in all buildings.

S6. Light emitting diodes (LEDs) or other high efficiency lighting shall be used for traffic, street and other outdoor lighting.

S7. Hours of outdoor lighting operation shall be limited, or minimally acceptable light intensities for outdoor lighting shall be provided.

4.8.3 WATER CONSERVATION & EFFICIENCY

> Standards:

S1. Building and site design shall be water-efficient. Only water-efficient fixtures and appliances shall be installed.

S2. Watering methods shall be restricted: for example, systems that apply water to non-vegetated surfaces are prohibited and runoff must be controlled. The use of pressure washers for cleaning driveways, parking lots, sidewalks, and street surfaces by businesses is prohibited, unless required to mitigate health and safety concerns. These restrictions shall be included in the Covenants, Conditions, and Restrictions of the community.

S3. Install water efficient technologies such as rain sensors to conserve water.

Figure 4.8.1a An urban rain garden is a sustainable streetscape treatment. Runoff flows from the street through the curb cut channels into the rain garden planter, slowing flow of runoff into the stormsewer, allowing for infiltration, and irrigating vegetation.

Figure 4.8.1b Bicycle parking conveniently located near building entrances supports alternative transportation modes.

4.8.4 SOLID WASTE MEASURES

> Standards:

S1. Construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) shall be reused and/or recycled.

S2. All buildings shall have sufficient interior and exterior storage areas for recyclables and green waste.

S3. Adequate recycling containers shall be provided in public areas, including parks, school grounds, paseos, and pedestrian zones in areas of mixed-use development.

4.8.5 TRANSPORTATION & MOTOR VEHICLES

> Standards:

S1. Ride sharing programs shall be promoted at employment centers (e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading zones and waiting areas for ride share vehicles, and providing a website or message board for coordinating ride sharing).

S2. At commercial land uses, all forklifts, "yard trucks," or vehicles that are predominately used on-site at non-residential land uses shall be electric-powered or powered by biofuels (such as biodiesel [B100]) that are produced from waste products, or shall use other technologies that do not rely on direct fossil fuel consumption.

S3. At commercial land uses, idling time for commercial vehicles, including delivery and construction vehicles, shall be limited.

S4. The use of alternative fuel vehicles and neighborhood electric vehicle programs shall be promoted through prioritized parking within new commercial and retail areas for electric vehicles, hybrid vehicles, and alternative fuel vehicles.

S5. Shuttle service from mixed-use and employment areas to public transit shall be provided.

S6. Information on all options for individuals and businesses to reduce transportation-related emissions, including education and information about public transportation, shall be provided.

S7. To promote cyclist safety, security and convenience, bicycle parking shall be provided near building entrances.

S8. Secure bicycle storage shall be provided at public garage parking facilities.

S9. Facilities and infrastructure shall be located in all land use types to encourage the use of low- or zero-emission vehicles (e.g. electric vehicle charging facilities and conveniently located alternative fueling stations).

4.8.6 PERFORMANCE STANDARD

> Standards:

S1. Napa Pipe shall demonstrate that, by implementation of the measures set forth above, the project achieves a reduction of Greenhouse Gas (GHG) emissions, as compared to "Business As Usual," consistent with the target stipulated in the County's Climate Change Action Plan, or local equivalent, as adopted by the BOS on or before approval of the project. Additional measures, such as the installation of solar power or other renewable energy systems, shall be incorporated if necessary to ensure this target is achieved.

Figure 4.8.1c Urban rain gardens can also collect runoff from sidewalks and disconnected roof leaders and integrate streetscape furnishings.

Figure 5.0 Vegetated stormwater techniques with native plantings are a central part of Landscape Sustainability at Napa Pipe.

LANDSCAPE STANDARDS & GUIDELINES

5.1 Residential
5.2 Hotel
5.3 Local Retail
5.4 Large Format Retail
5.5 Office
5.6 Garage (Stand-Alone)
5.7 Sustainability
5.8 Materials & Implementation
5.9 Planting
5.10 Phasing

RESIDENTIAL

Intent & Objectives

5.1.1 OVERVIEW

Residential open spaces are the transition between the public and the private realm. These spaces should promote outdoor living as well as take advantage of Napa Pipe's climate and views. Private landscape areas include setbacks (front, side, and rear), private common open spaces, and Shared Driveways. Please refer to the Sustainability chapter for Guidelines for surface parking lots.

Setbacks are the transition between private and public zones. The front setback is an extension of the public street — an open and social space. Rear setbacks mainly address service and screening. Side setbacks often support service and circulation.

Private Common Open Spaces are areas within residential development lots that are associated with more than one unit. These areas are accessible to multiple residents and the public, but are not within the public realm. Such spaces include linear gardens, mid-block gardens, and other common open spaces outside building setback areas.

Shared Driveways are narrow streets within blocks that provide access to garages, surface parking lots, entrances to units, service functions, and emergency and fire access. They also enhance light, views, and pedestrian circulation.

Figure 5.1.1 Front setback: Varied low planting and small trees in the front setback area do not obstruct windows. Lead walks should be constructed of the same material as the adjoining sidewalk.

5.1.2 PLANTING FOR SETBACK AREAS

> Standards:

S1. A minimum of 25% of the front setback area shall be planted.

S2. Plantings adjacent to buildings shall not directly obscure building windows.

S3. Plantings in front setbacks shall not be taller than 4' unless they are not obstructing windows.

S4. Plantings shall not obstruct paths of travel.

S5. Plantings in setback areas shall comply with the planting palette.

> Guidelines:

G1. Planting in setbacks may be used for screening and should be predominantly evergreen.

G2. Front setback areas are intended to be cohesive, not cacophonous; 5 species maximum should be planted.

G3. Plantings in front setbacks larger than 12' wide may include small accent or ornamental trees.

G4. Plantings in all setbacks may include vines or espalier, low-medium shrubs, groundcovers, window boxes and plantings in pots/planters or at grade.

G5. Biofiltration planters are recommended for rear setbacks.

For additional information on required and allowable plant density, size, species, installation, maintenance, etc. refer to the Planting Palette.

5.1.3 HARDSCAPE

> Standards:

S1. Run-off from impervious surfaces shall be directed to pervious areas.

S2. A minimum of 25% of side setback areas shall be permeable.

S3. Planting minimums shall be met.

S4. Pedestrian access between unit entries and the adjacent street, Shared Driveway, or open space shall be provided.

S5. Walkways and unit-entry walkways shall be a minimum of 3' wide.

S6. All walkways and hardscape areas shall have a minimum slope of 1%, maximum slope of 5%, and maximum cross slope of 2%.

S7. Side setbacks shall have a minimum 18" clear and paved path of travel, except for end lots.

S8. Primary walkways in private common open spaces shall be a minimum of 6' wide.

S9. Paved driveways in rear setbacks shall provide access to all private garages.

S10. Hardscape pads shall be provided in side setbacks for trash/recycling containers, if not facing a public street. Where no side setback exists, or the side setback faces a public street, hardscape pads shall be provided in rear setbacks for temporary placement of trash/recycling containers.

> Guidelines:

G1. Paving materials include, but are not limited to concrete, gravel, stone, wood, and unit pavers.

G2. In private common open spaces, allowed hardscape elements include decks, water features, stepping stones, and steps.

G3. To the extent possible, paved connections to individual units should be staggered from the opposite side of the common open space, if applicable.

G4. Lead walks should be constructed of the same material as the adjoining sidewalk.

G5. Pedestrian paths and lead walks in side setbacks may be porous concrete, unit pavers, or stone.

G6. Pedestrian paths in rear setbacks and private common open spaces should use permeable pavements.

Figure 5.1.3 Pedestrian paths and common open spaces combine hardscape, permeable paving, and plantings. Plantings shall not directly obscure building windows or obstruct the path of travel.

5.1.4 FENCES & WALLS

> Standards:

S1. Public access to private common open space and Shared Driveways shall be maintained. Gates, fences, walls or other structures limiting public access are prohibited.

S2. Fences and walls are not allowed in Shared Driveway right-of-ways.

S3. Privacy fences and walls are prohibited in the front setbacks. Open style fences and walls shall be no more than 42" tall.

S4. Any fence or wall in a side or rear setback shall be a maximum of 8'-0" tall.

S5. For fences along slopes, vertical pickets shall remain vertical. Pickets perpendicular to the slope are prohibited.

S6. Any fences and walls in the front setback shall run the full length – and parallel to – the property line.

S7. Fences or walls along a shared property line must also be shared; two parallel fences are not allowed.

S8. Any fence or wall shall run along the property line except where it returns to the building.

S9. If fences or walls in front setbacks return to the building, they must terminate at a right angle to the front facade.

S10. Gates, where used, shall swing into the property rather than onto the sidewalk or open space.

S11. All fences, gates, and walls shall be in accordance with the screening Standards outlined in the material palette.

> Guidelines:

G1. Gates should complement adjoining fences within the same property.

G2. Walls in front setbacks may act as retaining walls.

G3. Screen fencing and walls may be used to screen utilities, waste/recycling areas, and parking areas.

G4. Fences and/or walls may be used to screen rear and side setbacks, back yards, and lots which abut one another.

G5. Screening with planting should have planting material that is predominantly evergreen.

For additional information on required and allowable fence, gates and wall types, heights and transparencies, refer to the Materials & Implementation Section.

Figure 5.1.4 Low fences complement the building style, material and color. Plantings shall not obstruct the path of travel.

5.1.5 FURNISHINGS

> Standards:

S1. Furnishings in private common open space shall be ADA compliant and not obstruct building access.

S2. Mailboxes shall be located in accordance with the US Postal Service regulations.

S3. Elements allowed in front setbacks include, but are not limited to: benches, chairs, tables, handrails, and outdoor umbrellas. Multi-family apartments may also have bicycle racks in the front setback.

S4. The following items are prohibited in front setbacks: open fire grill/barbecue, gas grill/barbecue, trash/recycling containers, ganged mailboxes, utility units/meters, heating or air conditioning units.

S5. Side setbacks of end lots are allowed the same furnishing elements as front setbacks.

S6. Elements allowed in side and rear setbacks include, but are not limited to: rain cisterns, small covered compost bins, trash/recycling containers, mailboxes, utility meters, heating/air conditioning units.

S7. Restricted elements include, but are not limited to: bicycle racks (allowed in Multi-Family Apartments), freestanding flagpoles, and playground equipment (allowed in private common open space).

S8. Fixed benches, chairs, tables, as well as handrails, are not allowed within travel lanes of Shared Driveways.

S9. Bollards are allowed at the ends of Shared Driveways, if perpendicular to the direction of travel, to control vehicular access, or protect utilities, provided fire access not required. Bollards are not allowed in Shared Driveway interiors or parallel to the path of travel.

S10. Bollards, play equipment, small water features, and outdoor fireplaces or firepits are also allowed in multi-family private common open spaces.

S11. Handrails shall be allowed where necessary by code.

> Guidelines:

G1. Trash containers should be covered with an attached lid.

G2. Trash receptacles in private common open spaces should have a rain guard over the opening. Trash containers should be within/screened by an external housing.

G3. Ganged mailboxes are encouraged to be integrated with other elements.

5.1.6 STRUCTURES & ENCLOSURES

> Standards:

S1. Structures shall include elements such as arbors, trellises and pergolas, they may be attached or detached. Enclosures shall include elements such as maintenance or storage sheds.

S2. Structures and enclosures are not allowed in the Shared Driveway right-of-way.

S3. Greenhouses and storage sheds are not allowed in the front or side setback.

S4. Detached structures or enclosures in setback areas shall not obstruct more than 25% of front building façade, cover more than 20% of the setback area, be higher than the first story of the adjacent building, or obstruct windows.

S5. Side and rear setbacks less than 5 feet deep may not have structures.

S6. Structures shall permit a minimum 18" path of travel.

S7. Walk-in structures and enclosures, or those made of plastic, among others are not allowed in setbacks or private common open space.

S8. Greenhouses are not allowed in private common open spaces.

S9. In private common open spaces, allowed enclosures, such as maintenance sheds, shall be a maximum of 8' high and not greater than 20 sq.ft. in footprint.

> Guidelines:

G1. Structures and enclosures may have plantings.

G2. Detached structures or enclosures should not be higher than the first story of the adjacent building.

5.1.7 PLANTING FOR PRIVATE COMMON OPEN SPACES

> Standards:

S1. A minimum of 40% of the open space site area shall be shaded by canopy trees.

S2. A minimum of 70% of the open space site area shall be permeable in multi-family typologies.

S3. A minimum of 50% of the landscape area shall be planted, except for 25% in multi-family typologies.

S4. Large trees shall be placed a minimum of 12' feet from the buildings.

S5. Artificial turf is prohibited.

> Guidelines:

G1. Of the total planted area, roughly 60% shall be planted with shrubs and 40% with groundcover.

G2. In multi-family typologies, plantings along street or Shared Driveway frontages should permit physical access and views into the open space. Dense, tall shrubs or low, spreading trees should be avoided. If planting beds are too dense to allow for foot traffic, provide a minimum of two entry paths into the private common open spaces.

G3. In multi-family typologies, consider dense, screening plantings along the rear façades of adjoining units.

G4. In multi-family townhouse typologies, up to 30% of the landscape area may be used for resident allotment gardens and related structures and uses such as compost bins and storage sheds. A fence maximum of 4' high should surround allotment gardens.

G5. Vines may be planted on structures such as arbors and trellises.

G6. Biofiltration planters are recommended.

For additional information on required and allowable plant density, size, species, installation, maintenance, etc. refer to the Planting Palette.

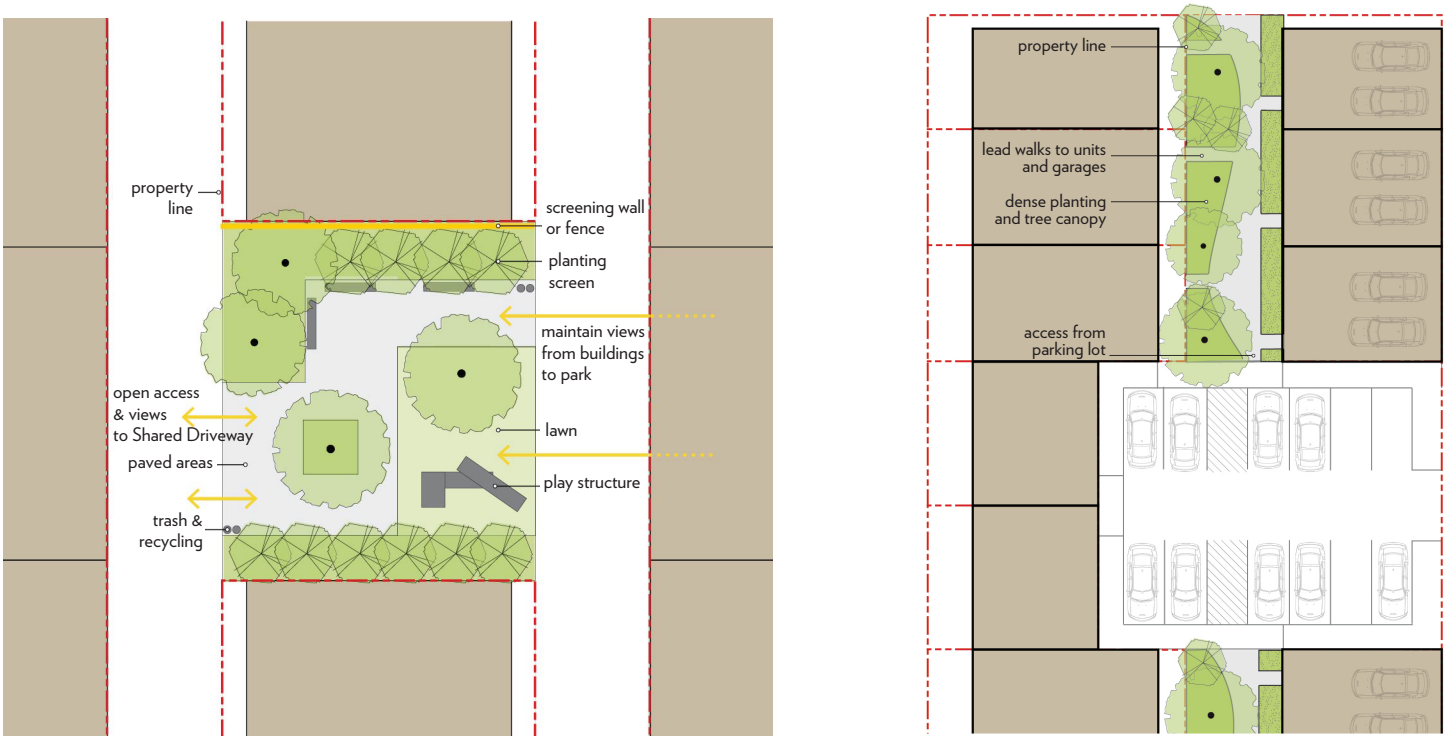


Figure 5.1.7a Private Common Open Space Square & Strip

Figure 5.1.7b Private Common Open Space includes hardscape for paths of travel, vegetation that allows for good visibility, and appropriately-sized trees. Low walls are opportunities for sitting as well as locating higher planting for spatial variety.

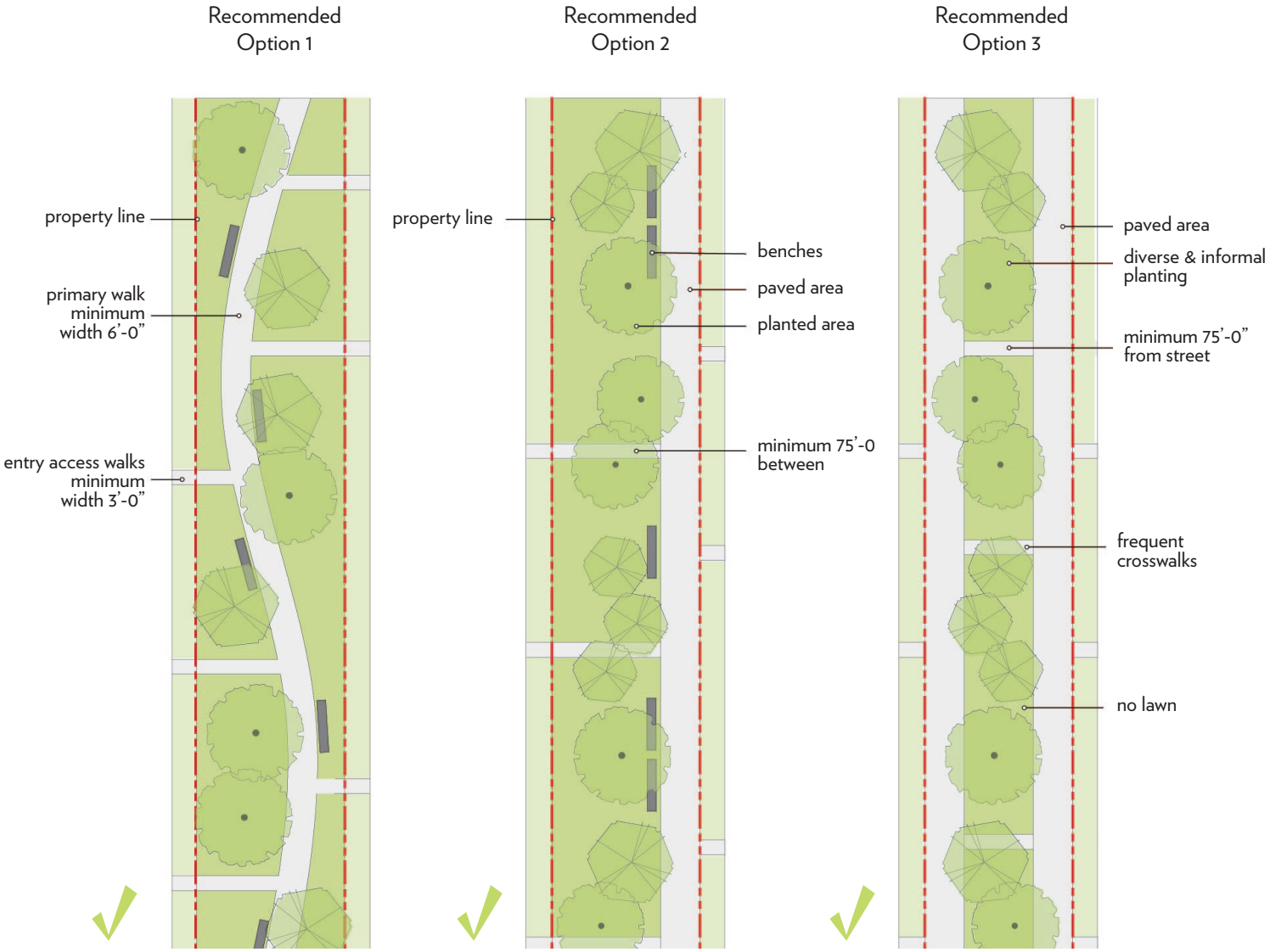
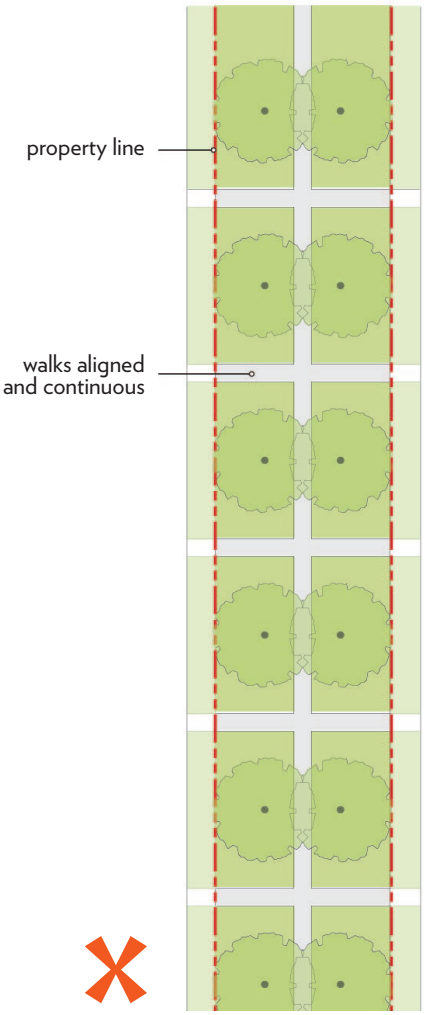
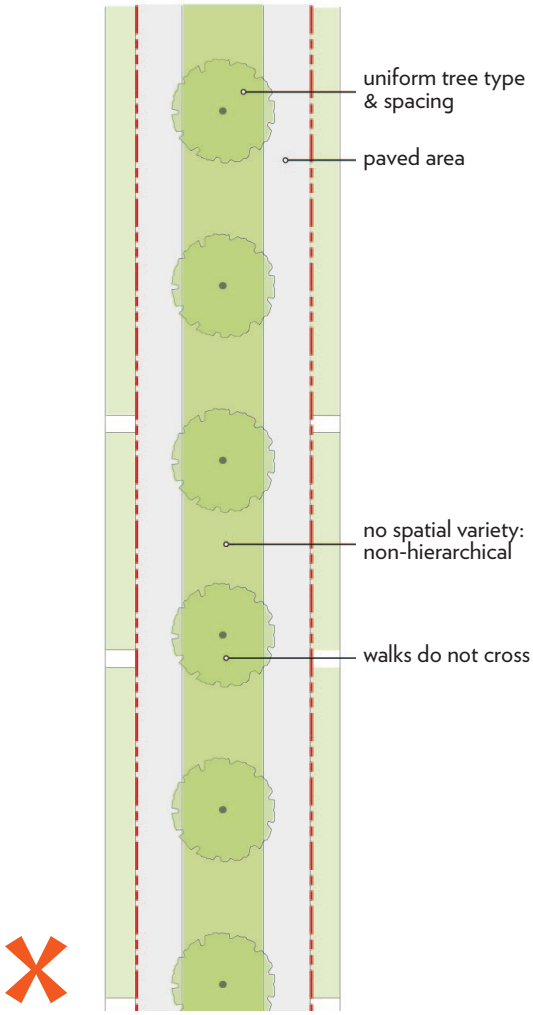


Figure 5.1.7c Private Common Open Space: Plant diversity and walkways

Prohibited
Option 1 (symmetrical)



Prohibited
Option 2 (symmetrical)



5.1.8 SHARED DRIVEWAYS

Additional Standards and Guidelines for hardscape and planting in Shared Driveways include the following.

> Standards:

S1. Shared Driveways shall have a 25'-wide right-of-way.

S2. A minimum 20' travel lane shall be negotiable by fire and other emergency vehicles.

S3. Plantings and furnishings are allowed as specified in the right-of-way, if a minimum 20' clear travel lane is maintained for emergency and fire access.

S4. Curb cuts at Shared Driveway entrances are prohibited. Entrances to Shared Driveways shall be depressed curbs.

S5. Paving at depressed curbs shall match the paving of the adjacent pedestrian public walk and not the paving of the Shared Driveway.

S6. Vehicular access to private garages shall be provided. If planting or other elements are installed adjacent to the building face or setback, a clear zone at least the width of the garage or driveway must be provided.

S7. A minimum 50% of the total Shared Driveway area shall be permeable.

S8. Planting beds shall be a maximum of 7' in width.

S9. Trees are allowed only in pavement openings larger than 5'x5'.

S10. Turf and artificial turf are prohibited.

S11. In Shared Driveways parallel to Primary Streets, traffic calming measures shall be installed to discourage local traffic shortcuts.

S12. Signage is allowed in Shared Driveways for vehicular traffic enforcement.

S13. Plantings within Shared Driveways shall neither inhibit clear sight lines nor create hiding spaces that would encourage unsafe activity.

> Guidelines:

G1. Allowable traffic calming measures include chicane planters, neck-down planters at Shared Driveway entrances, and pedestrian paving, among others.

G2. Planters and traffic calming measures may alternate sides of the Shared Driveway provided the 20' clear EVA is maintained.

G3. Planting areas may be asymmetrical within the Shared Driveway.

G4. Vines may be planted on vertical structures.

G5. Potted plants are allowed, but raised planters are not recommended.

G6. Bio-filtration planters are recommended.

For additional information on required and allowable plant density, size, species, installation, maintenance, etc. refer to the Planting Palette.

5.1.9 LIGHTING

> Standards:

S1. The following light types are prohibited: flood lights, vehicular/pole lights, and vehicular-rated bollard lights. Pedestrian pole lights are allowed in front setbacks.

S2. Pedestrian pole lights in the front setback shall be a minimum 5' and a maximum of 8' tall.

S3. Pedestrian pole lights shall be less bright than overhead street lights.

S4. No more than one pole light is allowed within the front setback per unit.

S5. Pedestrian pole lights are not allowed in rear setbacks, or in side setbacks, except for the side setbacks of end units along streets.

> Guidelines:

G1. Exterior lighting should not be excessive and only be the amount that is reasonable and necessary for safety and wayfinding.

G2. Pedestrian pole lights should be minimal in design and be in scale with the residential context.

G3. Outdoor lighting should not impact adjacent properties.

G4. Allowable light types include, but are not limited to: accent lights, decorative bollard lights, down lights, low-level path lights, landscape lights, up lights.

G5. Bollard and/or path lighting is recommended for pedestrian-oriented areas.

G6. In Shared Driveways, façade-mounted lights and ambient lighting from adjacent buildings are allowed.

G7. Façade-mounted lights in Shared Driveways should be mounted to garage or building facades at appropriate intervals.

Figure 5.1.9 Lighting is minimal in design and in-scale with the surrounding residential context.

HOTEL

Intent & Objectives

5.2.1 OVERVIEW

Similar to Residential open spaces, Hotel open spaces are the transition between the public and the private realm. These spaces should promote outdoor living as well as take advantage of Napa Pipe's climate and views. Given the proximity to the Napa River, the trail network, the knoll and the wetland, the private open spaces of the Hotel also transition from the private realm to a more public and rural, riverine, or pastoral settings.

Private hotel landscape areas include setbacks (front, side, and rear), private common open spaces and Service & Access areas. Please refer to the Sustainability chapter for guidelines for surface parking lots.

Setbacks are the transition between private and public zones. The front setback is an extension of the public street — an open and social space. Rear setbacks typically address mainly service and screening, but for the hotel placement within the Napa Pipe development, the rear setback will have a more dominant front door relationship with its adjacent public open space. Side setbacks will support service and circulation.

Private Common Open Spaces are areas within the hotel development that are associated with more than one unit. These areas are accessible to multiple guests and potentially the public, but are not within the public realm. Such spaces include linear gardens, interior courtyards, hotel restaurants and other common open spaces outside building setback areas. Service & Access areas are areas within the bldg envelope or open to the air that provide access to large trash/recycling bins, service functions and other hotel-related service and maintenance.

Figure 5.2.1 Pedestrian paths and common open spaces combine hardscape, permeable paving, and plantings. Plantings shall not directly obscure building windows or obstruct the path of travel.

5.2.2 PLANTING

> Standards:

S1. A minimum of 25% of the front setback area shall be planted.

S2. Plantings shall not obstruct paths of travel.

S3. Planted screening in setback areas shall comply with the planting palette.

S4. Setbacks less than 10' wide shall not have large or medium canopy trees; narrow and columnar trees are allowed.

S5. Turf is prohibited in front and side setback areas.

> Guidelines:

G1. Planting in setbacks may be used for screening and should be predominantly evergreen.

G2. Front setback areas are intended to be cohesive, not cacophonous.

G3. Plantings in front setbacks larger than 8' wide may include small accent or ornamental trees.

G4. Plantings in all setbacks may include vines or espalier, low-medium shrubs, groundcovers, window boxes and plantings in pots/planters or at grade.

G5. Biofiltration planters are recommended for side setbacks.

G6. Turf should not be planted in more in 25% of the total planting area.

For additional information on required and allowable plant density, size, species, installation, maintenance, etc. refer to the Planting Palette.

Figure 5.2.2a Plantings in all setbacks may include vines or espalier, low-medium shrubs, groundcovers, window boxes and plantings in pots/ planters or at grade.

5.2.3 HARDSCAPE

> Standards:

S1. Run-off from impervious surfaces shall be directed to pervious areas.

S2. A minimum of 50% of side and rear setback areas shall be permeable.

S3. Planting minimums shall be met.

S4. Walkways and unit-entry walkways shall be a minimum of 5' wide.

S5. All walkways and hardscape areas shall have a minimum slope of 1%, maximum slope of 5%, and maximum cross slope of 2%.

S6. Side setbacks shall have a minimum 36" clear and paved path of travel.

S7. Primary walkways in private common open spaces shall be a minimum of 6' wide.

S8. Hardscape pads shall be provided in side setbacks for trash/recycling containers, if not facing a public street. Where no side setback exists, or the side setback faces a public street, hardscape pads shall be provided in rear setbacks for temporary placement of trash/recycling containers.

S9. Pedestrian access between hotel entrances and the adjacent street and parking lot shall be provided.

> Guidelines:

G1. Paving materials include, but are not limited to: concrete, gravel, decomposed granite, stone, wood, and unit pavers.

G2. In private common open spaces, allowed hardscape elements include: decks, water features, stepping stones, and steps.

G3. Lead walks should be constructed of the same material as the adjoining sidewalk.

G4. Pedestrian paths and lead walks in side setbacks may be porous concrete, unit pavers, or stone.

Figure 5.2.2b Plantings shall not obstruct paths of travel.

Figure 5.2.3 In private common open spaces, allowed hardscape elements include: decks, water features, stepping stones, and steps.

5.2.4 FENCES & WALLS

> Standards:

S1. Privacy fences and walls are prohibited in the front setbacks. Open style fences and walls shall be no more than 42" tall.

S2. Any fence or wall shall be a maximum of 8'-0" tall in a side and rear setback. Exceptions to this standard would be any fences or walls that need to be taller in order to screen utilities and/or trash/recycling bins; and the pool enclosure allowed within the rear setback.

S3. For fences along slopes, vertical pickets shall remain vertical. Pickets perpendicular to the slope are prohibited.

S4. If fences or walls in front setbacks return to the building, they must terminate at a right angle to the front facade.

S5. Gates, where used, shall swing into the property rather than onto the sidewalk or open space.

S6. All fences, gates, and walls shall be in accordance with the screening standards outlined in the material palette.

> Guidelines:

G1. Walls in front setbacks may act as retaining walls.

G2. Screen fencing and walls may be used to screen utilities, trash/recycling areas, and parking areas.

G3. Fences and/or walls may be used to screen rear and side setbacks to create privacy screening.

G4. Screening should have planting material that is predominantly evergreen installed on the street side.

G5. Gates, fences, walls or other structures limiting public access to private areas are allowed.

5.2.5 FURNISHINGS

> Standards:

S1. Furnishings in setbacks and private common open spaces shall be ADA compliant and not obstruct building or public river access.

S2. Elements allowed in all setbacks include, but are not limited to: bike racks, bollards, benches, chairs, tables, open fire, outdoor umbrellas, water features, outdoor fireplaces or fire pits and small trash/recycling receptacles.

S3. Elements allowed in side and rear setbacks include, but are not limited to: rain cisterns, small covered compost bins, utility meters, heating/air conditioning units and play equipment.

S4. The following items are prohibited in front setbacks: grills/barbecues, trash/recycling bins, utility units/meters, heating or air conditioning units.

S5. Handrails shall be allowed where necessary by code.

Figure 5.2.5 Furnishings in setbacks and private common open spaces shall be ADA compliant and not obstruct building or public river access.

> Guidelines:

G1. Trash receptacles should be covered with an attached lid.

G2. Trash receptacles in private common open spaces should have a rain guard over the opening. Trash containers should be within/screened by an external housing.

5.2.6 STRUCTURES & ENCLOSURES

> Standards:

S1. Structures include elements such as arbors, trellises and pergolas, and may to attached or detached. Enclosures include elements such as maintenance or storage sheds.

S2. Detached enclosures are not allowed; enclosures for maintenance and storage shall be integrated into the architecture.

S3. Detached structures in setback areas shall not obstruct more than 35% of front building façade, cover more than 20% of the setback area, be higher than the first story or obstruct windows.

S4. Structures shall permit a minimum 18" path of travel.

> Guidelines:

G1. Structures and enclosures may have plantings.

G2. Reclaimed/recycled materials are recommended.

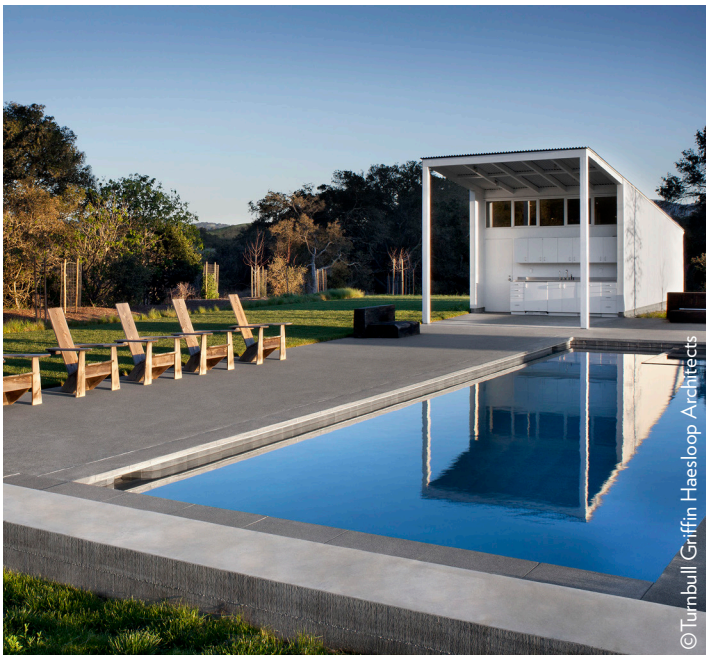


Figure 5.2.6 Structures include elements such as arbors, trellises and pergolas.

5.2.7 OPEN SPACES

> Standards:

S1. A minimum of 30% of the open space site area shall be shaded by canopy trees.

S2. A minimum of 50% of the open space site area shall be permeable.

S3. A minimum of 50% of the open space site area shall be planted.

S4. Large trees shall be placed a minimum of 12' from the buildings.

S5. Artificial turf is prohibited.

> Guidelines:

G1. Of the total planted area, roughly 60% shall be planted with shrubs and 40% with groundcover.

G2. If planting beds adjacent to private common open space are too dense to allow for foot traffic, provide a minimum of two entry paths into the private common open spaces.

G3. Consider dense, screening plantings along solid walls.

G4. Up to 20% of the landscape area may be used for hotel allotment gardens and related structures. A fence maximum of 4' high should surround allotment gardens.

G5. Vines may be planted on vertical structures.

G6. Biofiltration planters are recommended.

For additional information on required and allowable plant density, size, species, installation, maintenance, etc. refer to the Planting Palette.

Figure 5.2.7a A minimum of 50% of the open space site area shall be permeable.

Figure 5.2.7b A minimum of 30% of the open space site area shall be shaded by canopy trees.

5.2.8 SERVICE & ACCESS

> Standards:

S1. Service drives shall have a maximum width of 20'.

S2. Service & Access areas shall be 100% screened with planting and/or fence and walls.

S3. Vehicular access to garages shall be provided.

S4. A minimum 30% of the total Shared Driveway area shall be permeable.

S5. Trees are allowed only in pavement openings larger than 5'x5'.

S6. Turf and artificial turf are prohibited.

> Guidelines:

G1. Vines may be planted on vertical structures.

G2. Raised planters are not recommended.

G3. Biofiltration planters are recommended.

For additional information on required and allowable plant density, size, species, installation, maintenance, etc. refer to the Planting Palette. Additional standards and guidelines for hardscape and planting in Service & Access areas are as stated above.

5.2.9 LIGHTING

> Standards:

S1. The following light types are prohibited within the front setback: flood lights.

S2. Pedestrian pole lights in the front setback shall be a minimum 5' and a maximum of 8' tall.

S3. Pedestrian pole lights shall be less bright than overhead street lights.

> Guidelines:

G1. Exterior lighting should not be excessive and only be the amount that is reasonable and necessary for safety and wayfinding.

G2. Pedestrian pole lights should be minimal in design and be in scale with the hotel building.

G3. Outdoor lighting should not impact adjacent properties and views.

G4. Allowable light types include, but are not limited to: accent lights, decorative bollard lights, down lights, low-level path lights, landscape lights, up lights, vehicular/pedestrian pole lights, and vehicular-rated bollard lights.

G5. Bollard lighting or path lighting is recommended for pedestrian-oriented areas.

G6. Service & Access area façade-mounted lights and ambient lighting from adjacent buildings are allowed.

G7. Façade-mounted lights in the Service & Access areas should be mounted to building facades at appropriate intervals.

LOCAL RETAIL

Intent & Objectives

5.3.1 OVERVIEW

Landscape for Local Retail emphasizes the importance of the pedestrian realm, indoor/outdoor activity, and the local traditions and vegetation of the Napa region.

5.3.2 PLANTING

> Standards:

S1. Plantings adjacent to buildings shall not directly obscure building windows.

S2. Planting screens may be a maximum of 4' tall if they are not obscuring windows.

S3. Turf is prohibited in setback areas.

S4. Large and medium trees are prohibited in setbacks less than 20'. Small trees are prohibited in setbacks less than 12'.

S5. Between streets and surface parking lots, 75% of the setback shall be pervious and trees are required.

> Guidelines:

G1. Planting in setbacks may be used for screening and should be predominantly evergreen.

G2. Plantings should use a limited species palette.

G3. Plantings in setbacks may include trees (per requirements), vines or espalier, low-medium shrubs, groundcovers, window boxes and plantings in pots/planters or at grade.

G4. Bio-filtration planters are recommended for rear setbacks.

G5. Trees and surface planting beds are prohibited adjacent to the front building façade.

For additional information on required and allowable plant density, size, species, installation, maintenance, etc. refer to Planting Palette.

Figure 5.3.1 Hardscape material transitions can signal changes in programming and use, as well as adding visual interest and texture. Wood planks and cobbles emphasize pedestrian orientation.

5.3.3 HARDSCAPE

> Standards:

S1. Run-off from impervious surfaces shall be directed to pervious areas.

S2. Pedestrian access between entrances and the adjacent street and parking lot shall be provided.

S3. Walkways and hardscape areas shall have a minimum width of 5', minimum slope of 1%, maximum slope of 5% and maximum cross slope of 2%.

S4. Hardscape pads shall be provided in side setbacks for trash/recycling containers, if not facing a public street. Where no side setback exists, or the side setback faces a public street, hardscape pads shall be provided in rear setbacks for temporary placement of trash/recycling containers.

> Guidelines:

G1. Pedestrian paths in rear setbacks should use permeable pavements.

5.3.4 FENCES & WALLS

> Standards:

S1. Fences and walls are prohibited along the building frontage.

> Guidelines:

G1. Screen fencing and walls may be used to screen utilities, waste/recycling areas, and parking areas.

G2. Walls may act as retaining walls.

5.3.5 SITE FURNISHINGS & ENCLOSURES

> Standards:

S1. Bicycle racks are required at a minimum of 1 per 1,000 gross sq.ft. of retail space.

S2. Allowable elements include, but are not limited to: benches, chairs, tables, umbrellas, bicycle racks, and structures like trellises, pergolas, and arbors.

S3. Trash/recycling containers are allowed in rear setbacks, or side setbacks when not facing a public street.

S4. Prohibited elements include: mailboxes, utility meters, heating or air conditioning units, bollards, freestanding flagpoles.

S5. Enclosures are not allowed, except those screening trash/recycling containers.

S6. Solid waste/ garbage collection areas shall be contained and masked from view, designed in accordance with City of Napa solid waste and recycling enclosure standards.

5.3.6 LIGHTING

> Standards:

S1. Only accent lighting is allowed.

> Guidelines:

G1. Exterior lighting should not be excessive; only the amount that is reasonable and necessary for safety and wayfinding.

G2. Outdoor lighting should not impact adjacent properties.

Figure 5.3.3 Planting, outdoor sidewalk seating, umbrellas, and a custom-designed fence—all within the side setback—separate this ground floor retail from the parking access.

LARGE FORMAT RETAIL

Intent & Objectives

5.4.1 OVERVIEW

Landscape and open space for Large Format Retail mediates the transition among the Large Format Retail building, its parking, and the surrounding streets and open spaces of Napa Pipe. An active, attractive and pedestrian-oriented entry is essential for Large Format Retail. At the same time, a primary important function is the screening of building facades that do not have high degrees of transparency along active streets.

5.4.2 SUSTAINABLE SURFACE PARKING

> Standards:

S1. Surface parking for Large Format Retail shall comply with 5.7 Sustainable Surface Parking and Planting.

5.4.3 PLANTING

> Standards:

S1. Between streets and surface parking lots, 75% of the setback shall be pervious and trees are required.

S2. Plantings adjacent to buildings shall not obscure building windows.

S3. Plantings adjacent to buildings provide visual interest and screening of building walls where windows and transparency are not provided.

> Guidelines:

G1. Planting in setbacks may be used for screening and should be predominantly evergreen.

G2. Planting should use a limited species palette.

G3. Trees are encouraged in setback areas between the building and surface parking.

G4. Plantings in setbacks may include trees (per requirements), vines or espalier, low-medium shrubs, groundcovers, window boxes and plantings in pots/planters or at grade.

G5. Bio-filtration planters are recommended for rear setbacks.

G6. Planting screens and espalier are allowed to be a maximum of 8' tall if they are not obscuring windows.

For additional information on required and allowable plant density, size, species, installation, maintenance, etc. refer to Planting Palette.

Figure 5.4.2 Setback area adjacent to the building wall includes trees, shrubs, and planting to add variety, visual interest, shade, and natural setting to the building. Placement of trees and plantings can be used to obscure required egresses.

5.4.4 HARDSCAPE

> Standards:

S1. Run-off from impervious surfaces shall be directed to pervious areas.

S2. Pedestrian access between entrances and the adjacent street and parking lot shall be provided.

S3. Walkways shall be a minimum 5' wide with a minimum slope of 1%, maximum slope of 5% and maximum cross slope of 2%.

> Guidelines:

G1. Spaces for outdoor seating and gathering are encouraged at or near entrances.

5.4.5 FENCES & WALLS

> Standards:

S1. Fences and walls are prohibited along the building frontage, except for loading areas.

> Guidelines:

G1. Fencing and walls may be used to screen utilities, waste/recycling areas, and parking areas.

G2. Walls may act as retaining walls.

5.4.6 SITE FURNISHINGS & ENCLOSURES

> Standards:

S1. Bicycle racks are required at a minimum of 1 per 10,000 gross sq.ft. of retail space.

S2. Allowable elements include, but are not limited to: benches, chairs, tables, umbrellas, bicycle racks and structures such as trellises, pergolas, and arbors.

S3. Small, pedestrian-oriented trash/recycling receptacles are allowed adjacent to the Primary Entry.

S4. Prohibited elements include: mailboxes, utility meters, freestanding flagpoles.

S5. Trash compacting units and other mechanical equipment are prohibited in front and side setbacks, but are allowed in rear setbacks when completely screened.

S6. Maintenance and mechanical structures and enclosures are not allowed.

S7. Solid waste/ garbage collection areas shall be contained and masked from view, designed in accordance with City of Napa solid waste and recycling enclosure standards.

> Guidelines:

G1. Trash containers should be covered with an attached lid.

G2. Structures such as trellises, arbors, & pergolas are encouraged to screen long building façades and create shade or community gathering areas.

5.4.7 LIGHTING

> Standards:

S1. Accent lighting and path lighting are allowed.

> Guidelines:

G1. Exterior lighting should not be excessive; only the amount that is reasonable and necessary for safety and wayfinding.

G2. Outdoor lighting should not impact adjacent properties.

Figure 5.4.3 Site furnishings, trees, and low flowering plantings create shade around the building, integrate the building with the surrounding open spaces and encourage walkability.

OFFICE

Intent & Objectives

5.5.1 OVERVIEW

Landscape and open space for Office mediates the transition between residential and office uses and creates outdoor space for workers and visitors.

5.5.2 PLANTING

> Standards:

S1. 75% of the setback area shall be planted, excluding area required to meet minimum access and circulation requirements.

S2. Plantings adjacent to buildings shall not obscure building windows.

S3. Turf is prohibited in setback areas.

S4. Large and medium trees are prohibited in setbacks less than 20'. Small trees are prohibited for setbacks less than 12'.

S5. Planting screens may be a maximum of 4' tall if they are not obscuring windows.

> Guidelines:

G1. Planting in setbacks may be used for screening and should be predominantly evergreen.

G2. Planting should use a limited species palette.

G3. Plantings in setbacks may include trees (per requirements), vines or espalier, low-medium shrubs, groundcovers, window boxes and plantings in pots/planters or at grade.

G4. Grasses, perennials, and groundcovers are preferred to shrubs.

G5. Bio-filtration planters are recommended for rear setbacks.

For additional information on required and allowable plant density, size, species, installation, maintenance, etc. refer to Planting Palette.

Figure 5.5.1 Low seating in hardscape common open spaces provides opportunities for outdoor use and gathering. Planting should be predominantly evergreen and preferably grasses, perennials, and groundcovers.

5.5.3 HARDSCAPE

> Standards:

S1. Run-off from impervious surfaces shall be directed to pervious areas.

S2. Pedestrian access between entrances and the adjacent street and parking lot shall be provided.

S3. Walkways shall be a minimum 5' wide with a minimum slope of 1%, maximum slope of 5% and maximum cross slope of 2%.

S4. Hardscape pads shall be provided in side setbacks for trash/recycling containers, if not facing a public street. Where no side setback exists, or the side setback faces a public street, hardscape pads shall be provided in rear setbacks for temporary placement of trash/recycling containers.

> Guidelines:

G1. Spaces for outdoor dining and gathering are encouraged.

G2. Pedestrian paths in side and rear setbacks should use permeable pavements.

5.5.4 FENCES & WALLS

> Standards:

S1. Fences and walls are prohibited along the building frontage.

> Guidelines:

G1. Fencing and walls may be used to screen utilities, waste/recycling areas, and parking areas.

G2. Walls may act as retaining walls.

5.5.5 SITE FURNISHINGS & ENCLOSURES

> Standards:

S1. Bicycle racks are required at a minimum of 1 per 1,000 gross sq.ft. of office space.

S2. Allowable elements include, but are not limited to: benches, chairs, tables, grill/barbecue, umbrellas, bicycle racks and structures such as trellises, pergolas, and arbors.

S3. Trash/recycling containers are only allowed in rear setbacks.

S4. Prohibited elements include: mailboxes, utility meters, bollards, freestanding flagpoles.

S5. Heating and/or air conditioning units are prohibited in front and side setbacks, but are allowed in side and rear setbacks when screened.

S6. Structures and enclosures are not allowed.

S7. Solid waste/ garbage collection areas shall be contained and masked from view, designed in accordance with City of Napa solid waste and recycling enclosure standards.

> Guidelines:

G1. Trash containers should be covered with an attached lid.

G2. Structures such as trellises, arbors, & pergolas are allowed.

5.5.6 LIGHTING

> Standards:

S1. Accent lighting and path lighting are allowed.

> Guidelines:

Figure 5.5.3 Plantings should be predominantly evergreen. Plantings in setbacks may include trees (per requirements), vines or espalier, low-medium shrubs, groundcovers, window boxes and plantings in pots/planters or at grade.

GARAGE (STAND-ALONE)

Intent & Objectives

5.6.1 OVERVIEW

Plantings for Garage mediate the transition and form of the building to the public realm, public open spaces and adjacent Residential, Office, Local Retail uses. A primary important function is the screening of building facades along active streets.

5.6.2 PLANTING

> Standards:

S1. Plantings adjacent to retail frontages shall not obscure retail windows.

S2. Planting in setbacks shall be used for screening parking frontages and should be predominantly evergreen.

S3. Turf is prohibited in setback areas.

> Guidelines:

G1. Planting should use a limited species palette.

G2. Plantings in setbacks may include trees (per requirements), vines/espalier, low-medium shrubs, groundcovers, plantings in pots/planters or at grade.

G3. Plantings in front setbacks larger than 12' wide may include small accent or ornamental trees.

For additional information on required and allowable plant density, size, species, installation, maintenance, etc. refer to the Planting Palette.

Figure 5.6.1 Plantings in setbacks shall be used for screening Garage frontages and should be predominantly evergreen. Vines and espalier relate to the Napa region.

5.6.3 HARDSCAPE

> Standards:

S1. Run-off from impervious surfaces shall be directed to pervious areas.

S2. Pedestrian access between entrances and the adjacent street and parking lot shall be provided.

S3. Walkways shall be a minimum 5' wide with a minimum slope of 1%, maximum slope of 5%, maximum cross slope of 2%.

5.6.4 FENCES & WALLS

> Standards:

S1. Fencing and walls shall be used to screen garage frontage areas, utilities, and waste/recycling areas.

> Guidelines:

G1. Walls may act as retaining walls.

5.6.5 SITE FURNISHINGS & ENCLOSURES

> Standards:

S1. Allowable elements when Retail is at the ground level include, but are not limited to: benches, chairs, tables, and umbrellas.

S2. Allowable elements for all garages are bicycle racks and benches.

S3. Trash/recycling containers are only allowed in rear setbacks.

S4. Heating and/or air conditioning units are prohibited in front setbacks, but allowed in side and rear setbacks if screened.

S5. Detached structures and enclosures are not allowed.

S6. Solid waste/ garbage collection areas shall be contained and masked from view, designed in accordance with City of Napa solid waste and recycling enclosure standards.

> Guidelines:

G1. Trash containers should be covered with an attached lid.

5.6.6 LIGHTING

> Standards:

S1. Only accent lighting is allowed.

S2. Exterior lighting shall not be excessive; only the amount that is reasonable and necessary for safety and wayfinding.

> Guidelines:

G1. Garage interior lighting and outdoor lighting should not impact adjacent properties.

Figure 5.6.3 Plantings in setbacks may include trees (per requirements), vines/espalier, low-medium shrubs, groundcovers, plantings in pots/planters or at grade.

SUSTAINABILITY

Intent & Objectives

5.7.1 OVERVIEW

Landscape Sustainability encompasses the design, construction, operation and maintenance of the site. Its goals and elements seek to establish a balance beneficial to both the users and Napa's unique natural environment. In addition to complying with local agency requirements and codes, additional measures intended to protect and conserve resources such as water, energy, soil and construction materials are outlined below.

5.7.2 OBJECTIVES

- Recharge of groundwater supply through infiltration
- Mitigate pollutants from stormwater runoff
- Minimize the need for irrigation water
- Encourage and sustain local fauna and flora
- Minimize impact on the night sky

Figure 5.7.1 Sustainable stormwater features recharge groundwater and also contribute to the public realm with passive cooling, planting, and encouraging local flora and fauna.

5.7.3 STORMWATER MANAGEMENT

Managing stormwater on-site proves beneficial to plants and the environment. Water absorption that soaks into the soil slowly with low impact can be achieved through a variety of designed features. Pervious hardscape surface, bio-filtration planters/ rain gardens, and vegetative swales all contribute to the recharge of groundwater and the reduction of site run-off. *Please refer to the Stormwater Management Strategies table in Figure 5.7.3b.*

> Standards:

S1. Bio-filtration plantings shall be a diverse mixture of species, with no monocultures.

S2. A maintenance plan shall be developed for all stormwater management elements and shall include occasional trash removal, pruning and replacement of plants.

S3. Compaction of soil shall be avoided to increase infiltration, unless necessary for civil requirements.

> Guidelines:

G1. Low Impact Development (LID) stormwater techniques such as swales, rain gardens, flow-through planters, biofilters, and pervious paving should be considered and integrated where possible.

G2. In areas of low vehicular traffic consider using alternatives to impervious asphalt such as pervious asphalt or concrete.

G3. Bio-swales, rain gardens, and other stormwater elements should be placed at least 10'-0" from all building foundations.

G4. Pervious pavements should be used in as many pedestrian and vehicular areas as possible to promote the direct recharge of the water table.

G5. Consider mechanical separators and/or filters for all bio-filtration techniques.

G6. The sides of swales should be gently sloped to reduce erosion.

G7. Flow-through planters should be used in areas where soil has poor infiltration as well as over podium conditions.

G8. Aesthetics of stomwater management strategies should be considered.

5.7.4 SOILS

Proper analysis of existing soil is a vital step in the early planning and design phases. Napa Pipe is in a unique condition since the majority of the site will be raised to meet flood elevation requirements. Importing new planting soil may not be necessary if fill material/soil may be amended. Testing soil pH, compaction, permeability, texture, and chemistry will help determine how to address the fill material/soil.

> Standards:

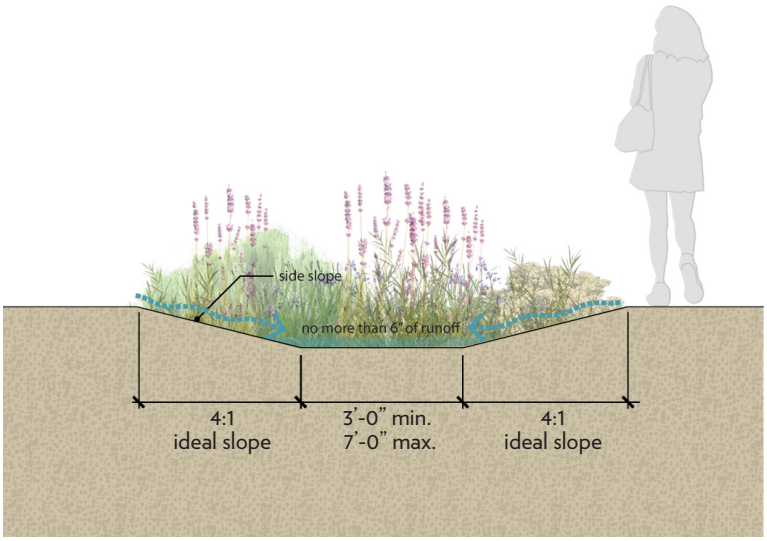
S1. Soil and irrigation water tests by a qualified professional are required prior to design.

S2. If the fill material is not adequate for planting, the appropriate amount of fill shall be amended in place or excavated and replaced with new or amended planting soil. See the Planting section for required soil depths.

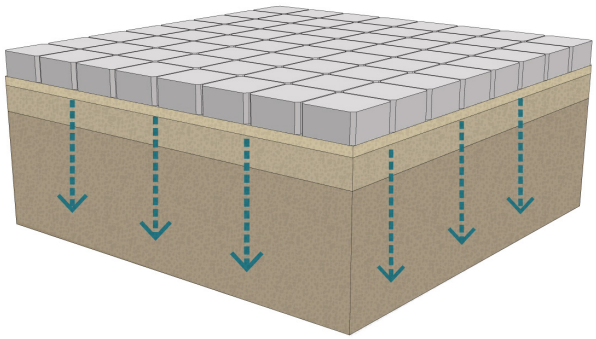
S3. Soil compaction protection plans shall be developed. 'No compaction zones' shall be identified with proper fencing and signage.

> Guidelines:

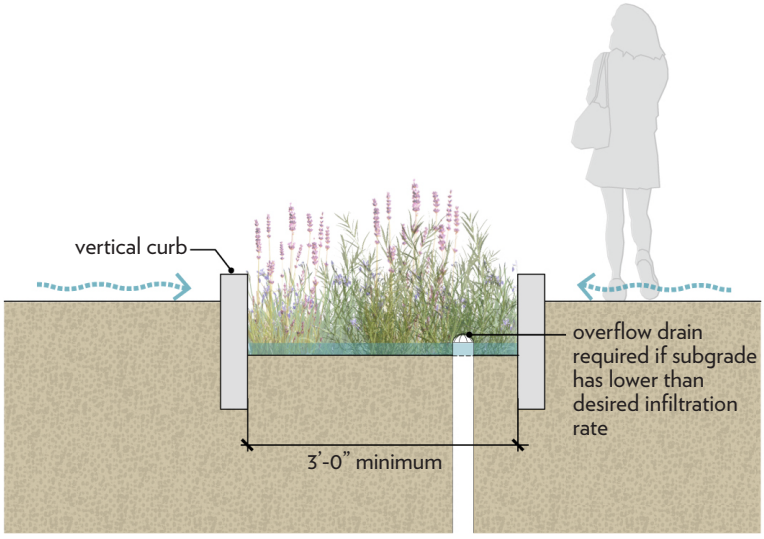
G1. Fill materials/soils should be amended as necessary to increase infiltration.



Vegetated Swale / Rain Garden

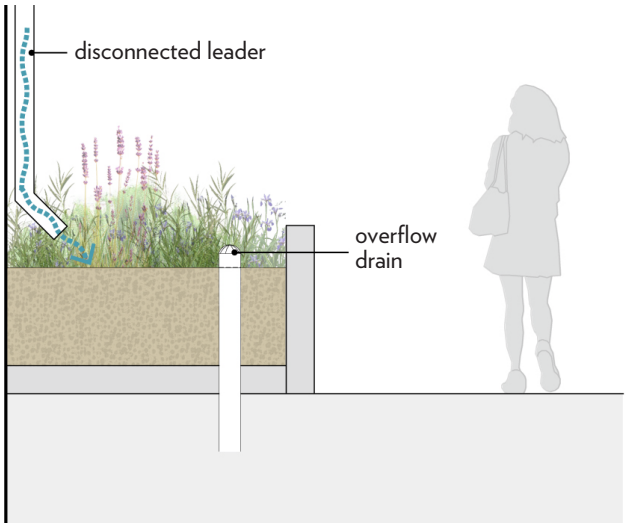


Permeable Paving



* Flow-through planter with overflow drain
* Filtration planter without overflow drain

Flow-Through Planter & Infiltration Planter



Disconnected Leader

Figure 5.7.3a Bio-filtration techniques

5.7.5 MICROCLIMATES

Microclimates will exist across the site. These may arise from differences in sun exposure, moisture and soil. Design practices should address these conditions in order to provide sustainable solutions.

> Standards:

S1. The selection of appropriate planting shall address the sunny and shady areas of the site.

S2. Seasonal microclimate shall be considered.

S3. Pedestrian areas shall be mostly shaded by tree canopy or shade structures.

> Guidelines:

G1. Paved areas should be limited to the amount needed for circulation and intensive program.

G2. "Light" paving materials are encouraged to reduce the urban heat island effect.

G3. SRI (Solar Reflectance Index Calculator) values for paving surfaces of 29 or higher are recommended.

G4. Shade trees should be maximized.

5.7.6 NATIVE PLANTS

The use of native planting provides numerous benefits to the environment and community. Native plants are more suitable to the local climate and therefore require less water after establishment. Healthy and adapted plants reduce the need for pesticides and fertilizers, limiting harmful chemical pollution in the groundwater and storm drains. Appropriate and sustainable plantings encourage and support regional habitat.

> Standards:

S1. The use of invasive plants is not allowed.

> Guidelines:

G1. The use of non-indigenous plant species, especially those with high water demands, should be limited.

G2. Emphasis should be placed on native plants or drought tolerant/ climate adapted plants that are adaptable to projected climate change.

G3. Turf should be minimized.

5.7.7 MATERIALS SOURCE

Material selection should be appropriate to the site's history, culture and climate. Use of local materials reduce the costs and pollution associated with transportation.

> Guidelines:

G1. Locally-produced materials should be used where appropriate and practical.

5.7.8 RENEWABLE & RECYCLED MATERIALS

The use of renewable and recycled materials preserves water, energy, and resources.

> Guidelines:

G1. Recycled materials should be used where appropriate and practical.

G2. Consider use of materials with recycled content.

G3. Construction material should be recycled and reused when possible.

G4. Organic mulches made out of plant trimmings and grass clippings are encouraged, that are commercially available with acceptable PH and salt content.

	VEGETATED SWALE	RAIN GARDEN (OR BIO-RETENTION AREAS)	PERVIOUS PAVING	INFILTRATION PLANTERS	FLOW-THROUGH PLANTERS
QUALITIES	Main function: Capture & convey stormwater Shallow, captures, conveys, potentially infiltrates. Slight longitudinal slope. Depressed with side slopes.	Main function: Maximum storage runoff Shallow, captures, slows, filters water. Typically larger areas. No longitudinal slope. Depressed. Main function: maximum storage of runoff. Versatility in shape.	Main function: Infiltration of stormwater Allows rain water to flow and soak into soil.	Main function: Capture & retain storm-water Contained landscape and planting areas. Capture and retain stormwater runoff. Nar-row, flat-bottom. Have vertical side walls instead of side slopes.	Main function: Capture & retain storm-water Contained landscape and planting areas. Capture and retain stormwater runoff. Narrow, flat-bottom. Have vertical side walls instead of side slopes. Excess water moved into underdrain systems. Does not infiltrate.
BENEFITS					
GROUND WATER RECHARGE	X	X	X	X	
STORMWATER RUN-OFF REDUCTION		X	X	X	X
WATER QUALITY TREATMENT	X	X		X	
RUNOFF VELOCITY REDUCTION	X	X			
APPLICATIONS					
SETBACK AREAS		X	X		
PRIVATE COMMON OPEN SPACES	X	X	X		X (planters over podium)
SHARED DRIVEWAYS	X		X		
SURFACE PARKING	X	X	X	X	X

Figure 5.7.3b Stormwater Management Strategies

5.7.9 IRRIGATION & WATER USE

> Standards:

S1. To ensure healthy and sustainable plant growth and to maintain the aesthetics of the landscape, all plantings shall be irrigated according to local water-efficient landscape regulations.

S2. Reclaimed water shall be used, as soon as it is available.

S3. Plants shall be selected for low water demands.

S4. Efficient irrigation systems and technologies (such as rain or moisture sensors and soil tensiometers) shall be used.

S5. All landscape areas shall have a layer of mulch in order to retain moisture and reduce water needs.

S6. All cisterns or water harvesting tanks shall be covered securely.

> Guidelines:

G1. Grey water and rain water may be used for landscape irrigation.

G2. Plants with similar water needs should be grouped together and share the same irrigation zone.

G3. More efficient alternatives to the traditional sprinkler heads with lower water use should be considered. These include, but are not limited to: hose, drip or subsurface irrigation.

G4. Cisterns or rain water harvesting tanks are allowed for specific building typologies.

G5. Any cisterns or water harvesting tanks should have a maintenance plan that addresses potential clogging by leaves or other debris.

G6. Disconnected leaders that deposit roof water into planters or cisterns are allowed and encouraged.

5.7.10 LIGHTING

Outdoor lighting may serve many purposes in the open landscape. Lighting is required for practical visibility and way-finding but may also create ambiance. Sustainable lighting practices address the strategic placement of lights, light levels, fixture type, and light efficiency. In order to minimize wasteful light pollution and light consumption, all lighting within Napa Pipe should follow the Dark Sky guidelines.

> Standards:

S1. Outdoor lighting shall minimize light pollution.

S2. All lighting systems shall address appropriate lighting needs.

> Guidelines:

G1. Light should be directed only where it is needed.

G2. Glare and lighting up to the sky should be avoided.

G3. All landscape lighting should have low light levels.

G4. Energy efficient light fixtures are encouraged.

G5. Solar lighting is encouraged.

	SINGLE DRIVE AISLE PARKING LOT	MULTIPLE DRIVE AISLE PARKING LOT
MINIMUM SHADING OF PAVEMENT	25%	10%
MAXIMUM RATIO OF IMPERVIOUS SURFACE AREA TO WATER-RECEIVING LANDSCAPE AREA	3:1	4:1
MINIMUM ON-SITE STORMWATER TREATMENT	50% of a 2" storm	35% of a 2" storm

Figure 5.7.11a Sustainability Requirements for Parking Lots

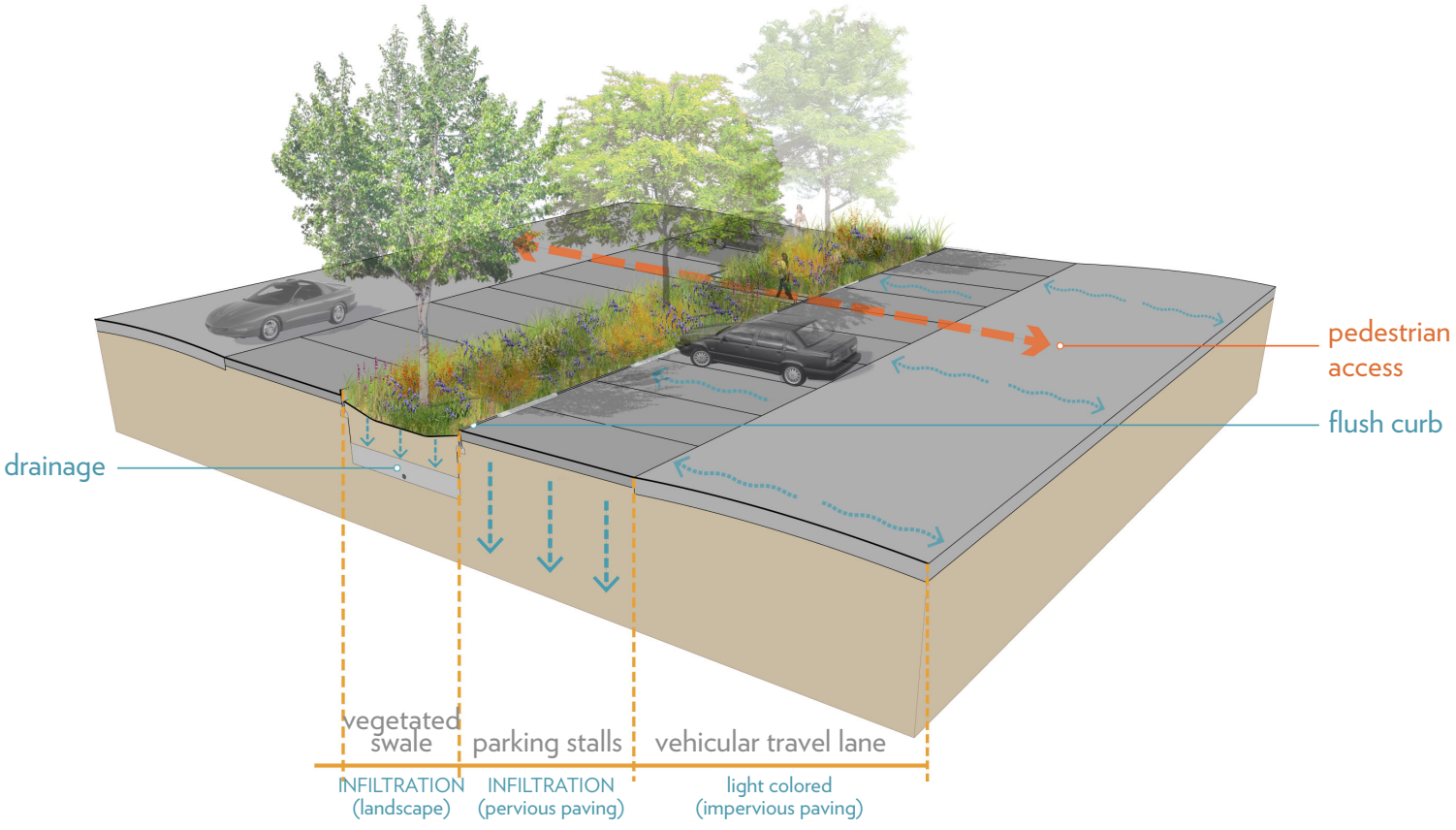


Figure 5.7.11b Parking Lot Infiltration Strategy

5.7.11 SUSTAINABLE SURFACE PARKING

Sustainable Surface Parking Standards and Guidelines are applicable for all surface parking lots, regardless of building typology, principal use, size or location.

Goals

- The principal visual aspect of the parking lot should not be long, uninterrupted rows of parked cars. Parking lots should be subdivided into a series of smaller, connected lots with planting strips and/or bio-swales, pedestrian pathways, and shade trees.

- Parking lots should be configured and designed to reduce the apparent mass of paved surfaces and minimize stormwater impacts.

- Design should make orientation and circulation legible and intuitive.

- Design should provide safe and convenient through-routes for pedestrians. Walkways should be attractive and well-defined by pavement treatment, raised walkways, planting and lighting.

- Site circulation should minimize the conflict between pedestrians and vehicles.

Planting

> Standards:

S1. Trees shall be selected based on their ability to be adaptive to wet soil conditions of bio-swales.

S2. The tree selection for parking lots shall be diverse and shall avoid a singles species per lot.

S3. Canopy trees shall be used to shade paved surfaces; at maturity, shade coverage shall be 25% for parking lots with one drive aisle and 10 % for parking lots with multiple drive aisles, measured at noon.

S4. Bio-filtration shall be used to manage stormwater on-site; see table for required areas and ratios.

S5. Bio-filtration planters shall be a minimum of 5' wide and 5 parking stalls long.

S6. A minimum 10' wide planting area is required on all street frontages of surface lots. Planting shall employ vegetated swales or other bio-filtration techniques and include trees at a minimum of 30' o.c. with sufficient understory planting to screen the parking lot from adjacent streets.

S7. There shall be a minimum of one 8'x10' planted landscape island between parking stalls, provided every 4 to 5 stalls.

S8. A minimum area equal to ten (10%) of the gross interior parking area shall be landscaped (inclusive of stormwater management landscape elements). Gross interior parking area refers to the parking area within the Property Line, omitting the building footprint and any other required plantings in the setback areas.

S9. Mature tree canopy coverage shall shade at least 50% of parking stalls at noon. For Large Format Retail, parking stalls shall be shaded at least 40% at noon.

S10. Eighty-five percent (85%) of the available landscape areas shall be planted or be designed for performative stormwater management.

S11. Densely planted area shall be provided at the end of each parking aisle.

S12. Plantings supplemented with walls and/or fencing compatible with the architecture of the primary buildings are allowed.

> Guidelines:

G1. Bio-swales in parking areas should be at least 2' to 8' wide at the bottom and 2"-4" deep.

G2. Check dams and weirs may be used in steep conditions to slow the speed of stormwater runoff.

G3. Allowable bio-filtration types include, but are not limited to: bio-filtration planters, vegetated swales, and rain gardens.

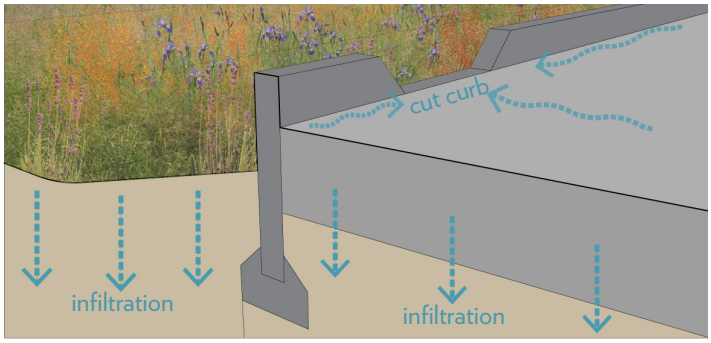
G4. For Residential, Hotel, Local Retail and Office uses, planting within the parking areas should consist of a combination of end-row islands and linear islands between rows of parking stalls. Linear islands are planted areas perpendicular to the parking stalls.

G5. Low-maintenance planting should be used in and around parking lots using native plants and/ or locally adapted plants and water-efficient irrigation techniques.

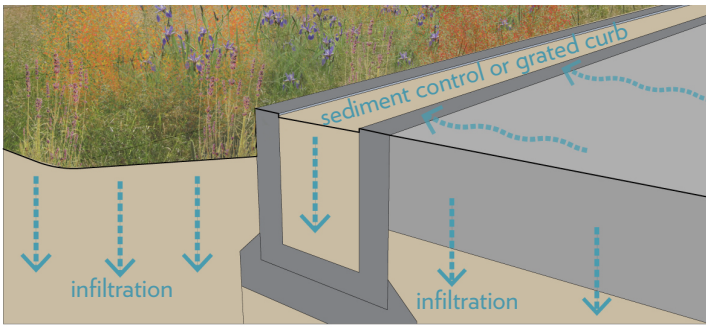
G6. Trees should be evenly distributed within the parking lot.

G7. Plantings supplemented with walls and/or fencing compatible with the architecture of the primary buildings is allowed. Walls and fences should be at least twenty percent (20%) transparent and should not exceed six (6) feet in height.

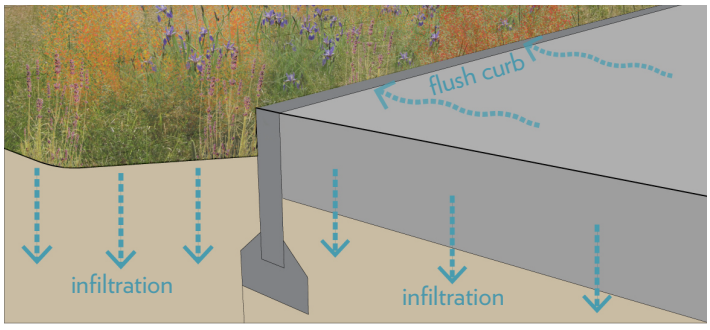
G8. A minimum 10' wide landscape area is required along all street frontages exclusive of vehicle overhang. This landscape area should include trees at a minimum of 30' o.c. and sufficient understory planting to screen the parking lot from adjacent streets.



Curb Cut



Sediment Control or Grated Curb



Flush Curb

Figure 5.7.11c Curb Alternatives - Sections

Hardscape

> Standards:

S1. All pavement shall slope towards bio-filtration areas.

S2. Wheel stops shall be provided for parking spaces fronting flush bio-filtration planters.

S3. Sidewalks or pedestrian paths shall be provided adjacent to the rear building façades to provide building access.

S4. Proper overflow systems shall be included.

S5. The vehicular travel lane shall be impervious.

S6. Pedestrian walkways shall be protected from vehicular traffic by planted buffers or raised curbs.

S7. Vertical grade changes greater than/equal to 6 inches and adjacent to pedestrian walkways shall have raised curbs, low-profile railings, material change, or other approach to allow for safe pedestrian circulation.

S8. Provide at least two (2) dedicated and safe pedestrian pathways from the parking lot to the main building entrance. These shall be separated from the vehicular travel lane.

S9. No parking row shall be longer than ten parking stalls without a planting area (inclusive of stormwater management landscape elements).

S10. Any pervious paving shall be regularly maintained to ensure continued performance.

S11. Flow control devices are required as site conditions warrant.

S12. Means of connecting impervious surfaces to bio-filtration planters shall be provided.

> Guidelines:

G1. Avoid over-sized parking stalls and drive aisles when possible. 10'x20' parking stalls are allowed for Large Format Retail parking lots. Parking stalls and drive aisles should be as narrow as allowed by code in order to maximize planting and infiltration.

G2. Bio-filtration planters are recommended between parking space aisles.

G3. For Residential, Hotel, Local Retail, and Office uses, paving for parking stalls should be pervious.

G4. Cut or flush curbs are encouraged to connect impervious surfaces to bio-filtration planters.

G5. Infiltration trenches are allowed.

G6. A low-maintenance sediment control system is encouraged.

G7. Pedestrian bridges and walkways over depressed planters are allowed.

Figure 5.7.11d Bio-filtration planters with drought-tolerant and climate-adapted plantings are recommended between drive aisles.

MATERIALS & IMPLEMENTATION

Intent & Objectives

5.8.1 OVERVIEW

The materials and colors of Napa Pipe should be inspired by the hills, woodlands, vineyards, and salt marshes of the landscape, the atmospherics of fog, sun and sky, the viticultural heritage of the Napa Valley, and the industrial aura of Napa Pipe. These complex strains of inspiration for Napa Pipe must be reconciled through sensitive, thoughtful, creative design.

Figure 5.8.1 Variation in material, size, and color of hardscape creates texture, interest, and demarcates transition zones. Stone is a high-quality, durable, and attractive material preferred for pedestrian areas with high activity and visibility.

5.8.2 HARDSCAPE

Hardscape areas shall be consistent with the Water Management Guidelines contained in the Development Plan.

> Standards:

S1. All hardscape material selections shall be compatible with the style, materials, finish, color, and scale of the surrounding architecture and open space.

S2. All vehicular paving shall meet proper structural Standards, per applicable local Napa County or City Codes.

S3. Any pervious paving shall be installed with well-drained sub-soil and base courses.

S4. Colored concrete shall have integral color; surface-applied color is prohibited.

S5. All hardscape surfaces shall have a minimum slope of 1%, a maximum slope of 5%, and a maximum cross slope of 2%.

S6. The following materials are prohibited: Artificial or simulated stone (paving or veneer), artificial boulders, painted paving (except for required traffic striping), stamped or artificially textured paving.

S7. The following hardscape colors are prohibited: Fluorescent colors, high intensity colors, metallic colors.

> Guidelines:

G1. Pervious paving systems are encouraged for vehicular and pedestrian areas.

G2. Parking lanes or parking spaces in surface parking lots should be pervious paving, except for Large Format Retail, where pervious paving can conflict with cart operations.

G3. The use of recycled asphalt or concrete pavement to produce aggregate bases is recommended.

G4. Recycled bases may be produced when existing parking areas or buildings are demolished for site preparation.

G5. Locally sourced materials are recommended.

G6. Durable, high quality materials are recommended.

G7. Accent or decorative paving is allowed to designate entrances, high-traffic pedestrian areas or pedestrian gathering areas.

G8. Natural and neutral colors are recommended for all hardscape materials.

G9. For allowable paving materials, see table 'PAVING: Allowable materials per area"

G10. Allowable paving joint materials include, but are not limited to: stone fines, grass, gravel, mortar, sand.

G11. Allowable step materials include, but are not limited to: concrete (poured-in-place), concrete (precast), metal, natural stone, wood timber.

G12. Allowable decking materials include, but are not limited to: composite simulated wood, natural wood, reclaimed wood.

G13. Allowable concrete finishes includes, but are not limited to: exposed aggregate, brushed finish, salt finish, steel trowel.

G14. For allowable wall materials, see Fences, gates, and Walls section.

	SETBACKS	PRIVATE COMMON OPEN SPACE	SHARED DRIVEWAY R.O.W.	SURFACE PARKING
PAVING CHARACTERISTICS	- Withstand pedestrian-load only	- Withstand pedestrian-load only	- May be pervious - Shall withstand vehicular load	- May be pervious at parking stalls - May be impervious at vehicular traffic lanes - Shall withstand vehicular load
PAVING TYPES ALLOWED	- Ceramic tile - Cobblestone - Composite material - Concrete pavers - Concrete (poured-in-place) - Crushed stone - Flagstone - Gravel - Natural stone - Unit pavers (brick, concrete, stone) - Wood	- Cobblestone - Composite material - Concrete pavers - Concrete (poured-in-place) - Crushed stone - Flagstone - Gravel - Natural stone - Reinforced grass - Rubber playground surfacing - Unit pavers (brick, concrete, stone)	- Asphalt - Asphalt (pervious) - Cobblestone - Concrete pavers - Concrete (permeable) - Concrete (poured-in-place) - Natural stone - Unit pavers (brick, concrete, stone) - Unit pavers with open joints	- Asphalt - Asphalt (pervious) - Cobblestone - Concrete pavers - Concrete (permeable) - Concrete (poured-in-place) - Natural stone - Unit pavers (brick, concrete, stone) - Unit pavers with open joints
PAVING TYPES PROHIBITED	- Asphalt - Rubber playground surfacing	- Asphalt - Ceramic tile	- Ceramic tile - Composite material - Crushed stone - Flagstone - Reinforced grass or groundcover - Rubber playground surfacing - Wood	- Ceramic tile - Composite material - Crushed stone - Flagstone - Reinforced grass or groundcover - Rubber playground surfacing - Wood

Table 5.8.2a Allowable Paving per Area

Cobblestone

Gravel

Concrete (permeable)

Wood

Crushed stone

Asphalt (permeable)

Unit pavers

Paving with open joists or reinforced

Figure 5.8.2b Pervious Paving Materials

5.8.3 SITE FURNISHINGS

Hardscape areas shall be consistent with the Water Management Guidelines contained in the Development Plan.

> Standards:

S1. All site furnishings shall be compatible with the style, form, shape, materials, color and scale of the surrounding architecture and street furnishings.

S2. All site furnishings shall be of high-quality, durable materials and construction.

S3. Sufficient clearance shall be provided for all site furnishings to allow for intended function and circulation.

> Guidelines:

G1. Bike racks should be sited in well-lit areas and near building entrances.

G2. Allowable site furnishing materials include, but are not limited to: concrete, metal (aluminum, steel), stone, recycled materials, wood.

5.8.4 STRUCTURES & ENCLOSURES

Structures and enclosures may include storage closets, trellis, arbors and pergolas.

> Standards:

S1. All visible structures and enclosures shall be compatible with the style, form, shape, materials, color and scale of the surrounding architecture and open space.

S2. The following materials are prohibited for structures and enclosures: plastic, plasticized fabrics.

> Guidelines:

G1. Allowable materials for structures and enclosures include, but are not limited to: CMU blocks, concrete (poured in place), fabric, glass, metal, recycled material, wood.

G2. Reclaimed/recycled materials are recommended.

	ALLOWABLE	PROHIBITED	NOTES
BOLLARDS	- Concrete - Metal - Stone	- Plastic	
BENCHES	- Metal - Stone - Wood	- Composite material plastic	
MOVABLE PLANTERS	- Aluminum - Ceramic - Concrete - Fiberglass - High-density plastic - Metal - Painted metal - Stainless steel - Stone - FCS-certified wood	N/A	
TRASH & RECYCLING RECEPTACLES	- Metal - Wood	- Plastic	Receptacles include site furnishings that hold trash/recycling items and are visible to the public.
TRASH & RECYCLING CONTAINERS/DUMPSTERS	- Metal - Wood - Plastic	N/A	Containers and dumpsters hold trash/recycling items but are always 100% screened from view.
TABLES & CHAIRS	- Concrete - High-density plastic - Metal - Wood	- Composite material - Fiberglass	
TREE GRATES & TREE GUARDS	- Cast iron - Metal - Painted metal - Stainless steel	- Aluminum - Painted steel (only prohibited for tree grates)	
WHEEL STOPS	- Concrete - Wood	- Plastic	

Figure 5.8.3 Allowable Site Furnishing Materials

5.8.5 LIGHTING

The use of exterior lighting shall be restrained and handled in a way that is in keeping with the light-sensitive character of the Napa Pipe neighborhood. The 2005 Residential Compliance Manual regulates outdoor lighting for residential land uses. Landscape lighting that is not permanently attached to buildings is not regulated by this manual. The 2005 Nonresidential Compliance Manual limits the lighting power for general site illumination for outdoor lighting applications, including parking lots, walkways, building entrances, sales lots, and other paved areas of the site.

Requirements for outdoor lighting energy efficiency are determined by the 2005 Building Energy Efficiency Standards (September 2006 Revision). These requirements do not apply to public streets, sports fields, children's playgrounds, public monuments, signage, or landscape lighting. The requirements apply to site private roadways (i.e. Shared Driveways), parking lots, sidewalks, and walkways.

All lighting types, source, restrictions, installation methods, and equipment shall conform to the requirements of all applicable codes. Final fixture types are to be determined and are subject to approval for design guideline conformance.

> Standards:

S1. All light fixtures and types shall be compatible with the style, form, shape, materials, color and scale of the surrounding architecture and site furnishings.

S2. All light color rendering and light quality shall appropriately render and illuminate the surrounding architecture and open space.

S3. The lighting design shall use an appropriate hierarchy of lighting types.

S4. All light fixtures shall have adequate shielding, lenses, or full cut-off devices to minimize light pollution, light trespassing and glare.

S5. Lighting in private common open spaces shall provide a uniform distribution of light at entrances and pedestrian walkways.

S6. Lights in publicly accessible areas shall be shatter/vandal resistant and shall not emit excessive heat that can potentially cause burns.

S7. All private outdoor lighting shall be located outside the right-of-way.

S8. Prohibited light types include: flood lights and lights attached to trees. Neon lighting is prohibited in all areas except the Town Center.

> Guidelines:

G1. Light should not be directed beyond the property.

G2. Efficient lighting types are recommended.

G3. Durable lighting types are recommended.

G4. Lighting systems in private common open space should turn off automatically when there is sufficient day lighting and turn on automatically when natural lighting is not providing sufficient light.

G5. Lighting fixtures should be compatible in scale to adjacent buildings and structures.

G6. Lighting should not conflict with tree canopies.

G7. Allowable Accent Light Types: canopy lighting, marker lights, sconces, step lights, strip lights, path lights, wall lights.

G8. Allowable Light Pole Types:

- Residential decorative lights (allowable size: min. 3'-6", max. 8'-0")
- Private common open space pole lights (allowable size: min. 8'-0", max. 12'-0")
- Parking lot pole lights (allowable size: min. 10'-0", max. 15'-0")
- Large Format Retail parking lot pole lights (allowable size: min. 15'-0", max. 30'-0") are consistent with local standards.

5.8.6 FENCES, GATES & WALLS

Fencing should be used for primarily aesthetic purposes to define front yards and side yards of corner lots. Fencing is a minor site element that helps define the character of the different neighborhoods as well as define individual spaces (public vs. private space). Fences and walls may also provide screening to allow for privacy or to minimize unsightly views or utilities.

> Standards:

S1. All fences, gates, and walls shall be compatible with the style, form, shape, materials, color, and scale of the surrounding architecture and street furnishings.

S2. Screen fencing shall be either board-on-board, board-on-board with a masonry base, or entirely masonry.

S3. Prohibited fence, gate & wall materials include: chain link, lightweight tube steel or lightweight aluminum, railroad ties, vinyl or plastic.

S4. Side setback fences and/or walls shall not extend past the façade of the building without adhering to the front setback height and transparency requirements.

> Guidelines:

G1. Natural and neutral colors are recommended for fences, gates and walls.

G2. Allowable fence, gate and wall materials include, but are not limited to: brick, CMU block, concrete (precast), concrete (poured-in-place), exterior tile, metal, natural stone, stucco, wood.

G3. Allowable wall finishes includes, but are not limited to: exposed aggregate, brushed finish, salt finish, stucco finish, steel trowel.

5.8.6 FENCES, GATES & WALLS CONT.

G4. Allowable fence and wall types:

- Ornamental fence/wall: no less than 50% transparent and shall not exceed 42" in height
- Semi-private fence/wall: between 25-50% transparent and shall not exceed 8'-0" in height
- Privacy fence/wall: no more than 25% transparent and shall not exceed 8'-0" in height
- Accent walls: no less than 50% transparent and shall not exceed 8'-0" in height
- Retaining walls: no more than 25% transparent and shall not exceed 42" in height

5.8.7 EDGING

> Standards:

S1. Prohibited edging materials include: plastic. Recycled plastic edging is allowed.

> Guidelines:

G1. Allowable edging materials include, but are not limited to: concrete, metal (i.e. aluminum, Cor-ten steel, steel)

5.8.8 WATER FEATURES

> Standards:

S1. Water features shall respond to the surrounding architecture and landscape.

S2. Water features shall be small, accent elements

S3. Fencing and railing is not allowed around fountains or ponds.

S4. Naturalized ponds are prohibited.

S5. Liners shall not be visible.

S6. Liners shall be dark colored and discrete.

> Guidelines:

G1. Water features may include seat walls.

G2. Photovoltaic power is encouraged to minimize energy consumption.

G3. Biological balance is encouraged to minimize chemical treatment.

G4. Pond recirculation and/or aeration systems are encouraged.

	SETBACKS (FRONT)	SETBACKS (SIDE)	SETBACKS (REAR)	PRIVATE COMMON OPEN SPACE	SHARED DRIVEWAY R.O.W.	SURFACE PARKING
RESIDENTIAL	18" min. to 42" max. 50-95% transparent	3'-0" min. to 8'-0" max. 0-95% transparent	3'-0" min. to 8'-0" max. 0-95% transparent	18" min. to 42" max. 50-95% transparent	NOT ALLOWED	NOT ALLOWED
HOTEL	42" max. 0-95% transparent	8'-0" max. 0-95% transparent	42" max. 0-95% transparent	8'-0" max. 25-95% transparent	N/A	8'-0" max. 0-95% transparent
LOCAL RETAIL	NOT ALLOWED	3'-0" min. to 8'-0" max. 0-95% transparent	3'-0" min. to 8'-0" max. 0-50% transparent	N/A	N/A	N/A
OFFICE	36" max. 0-95% transparent	3'-0" min. to 8'-0" max. 0-95% transparent	3'-0" min. to 8'-0" max. 0-50% transparent	N/A	N/A	N/A
LIGHT INDUSTRIAL	36" max. 0-95% transparent	3'-0" min. to 8'-0" max. 0-95% transparent	3'-0" min. to 8'-0" max. 0-50% transparent	N/A	N/A	N/A
GARAGE	None recommended.	None recommended.	None recommended.	N/A	N/A	N/A

Note: See text for exceptions related to enclosures.

Figure 5.8.6a Fences, Gates and Walls: Height & Transparency

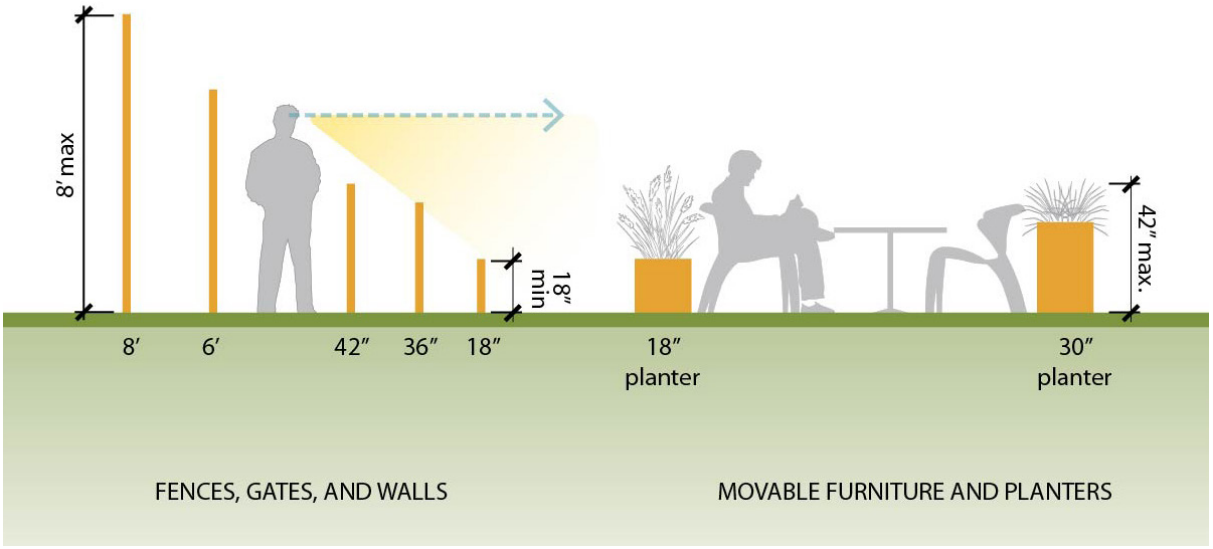
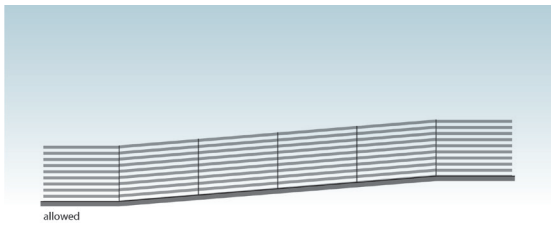
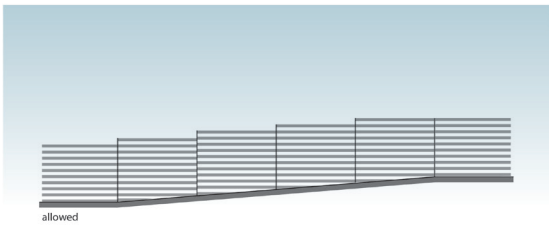


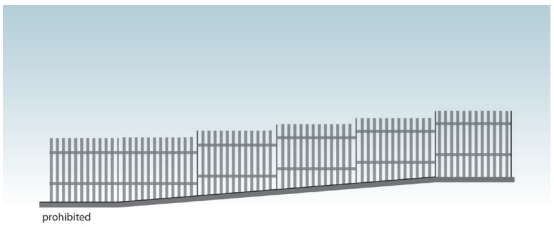
Figure 5.8.6b Visibility: Fences, Gates, Walls, Furniture, Planters

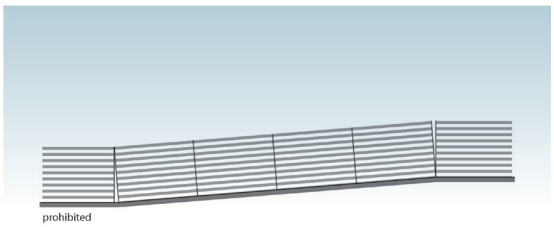
Incremental Fence - ALLOWED



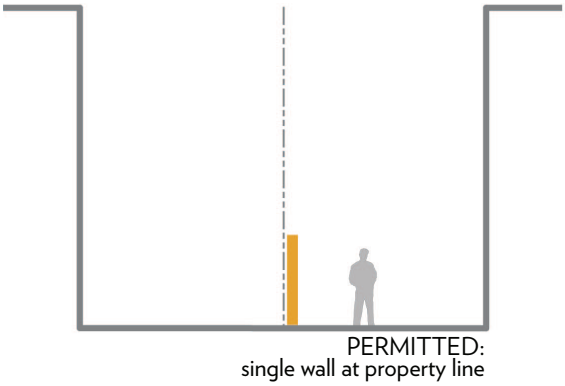


Incremental Fence - PROHIBITED

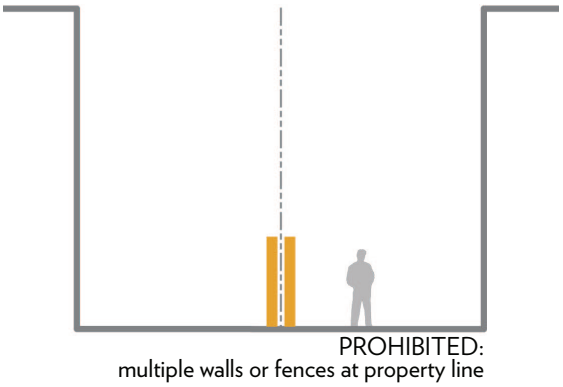




Fence Wall - ALLOWED



Fence Wall - PROHIBITED



Planting Screening - ALLOWED

Planting Screening - PROHIBITED

Figure 5.8.6c Wall, Fence, Planting Guidelines

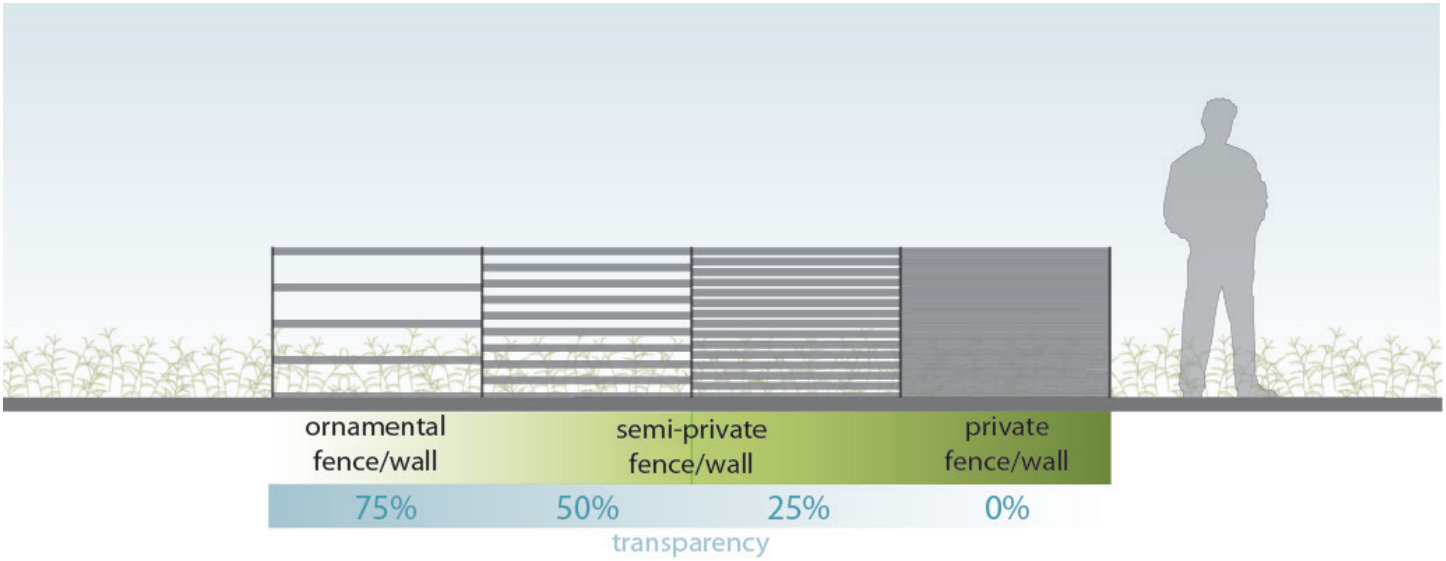
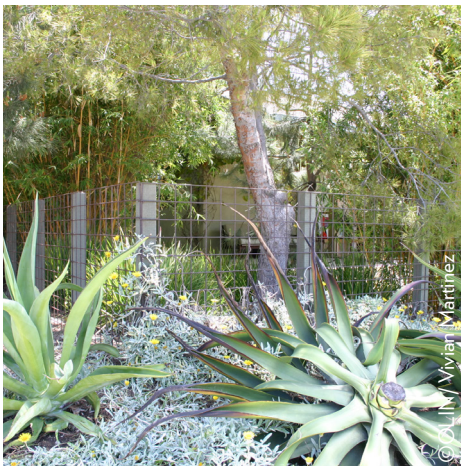


Figure 5.8.6d Wall Gradients Diagram

Semi-Private Fence



Low Fence

Retaining Wall

Figure 5.8.6e Wall and Fence Precedents

5.8.9 SIGNAGE

Signage at Napa Pipe will be a key element that will unify different areas, help define character, and provide wayfinding within the community. In general, there should be an overall sign family and style. Individual portions of the site may have more specific sign types that fit within the overall design family. Signage attached to buildings is addressed in the Architectural Design Guidelines.

>Standards:

S1. Signage shall be integrated where practical and appropriate into buildings or landscape structures.

S2. Signage shall not obstruct architectural features/ elements.

S3. Prohibited signage types include: animated signs, billboards, can signs, flashing signs, inflated signs, moving signs, and neon-lit signs (except at Town Center Retail).

S4. Prohibited signage materials include: plastic. For Large Format Retail, signs shall not be entirely plastic, but individual plastic letters are allowed.

> Guidelines:

G1. Illuminated signs should not create light pollution.

G2. Custom signage is encourage upon local approval.

G3. Freestanding signs such as monument signs are discouraged, except where required by local regulations.

G4. Signage colors or color combinations should allow for good legibility.

G5. Allowable signage materials include, but are not limited to: ceramic, fiberglass, metal, stone, wood.

5.8.10 HARDSCAPE INSTALLATION

> Standards:

S1. All paving materials shall meet applicable buildings and safety codes; specifically relating to slip resistance and tripping standards.

S2. Pavements, especially in primarily pedestrian areas shall have an aggregate base rather than concrete.

S3. All paved surfaces shall have proper grades and slopes to ensure adequate conveyance of water into stormwater management areas. Pavement slopes and pervious/impervious hardscape areas shall coordinate with stormwater management techniques to maximize the amount of stormwater runoff that can potentially be managed.

5.8.11 SITE FURNISHINGS INSTALLATION

> Standards:

S1. Anchored site furnishing footings shall not be visible.

> Guidelines:

G1. Site furnishings in private common open spaces and over podium may be permanently anchored.

5.8.12 LIGHTING/TECHNOLOGY INSTALLATION

> Standards:

S1. All lighting, technological, and electrical elements must be concealed from view, including: wire, conduits, junction boxes, transformer, ballasts, switches, and panel boxes.

S2. Light post footings shall not be visible.

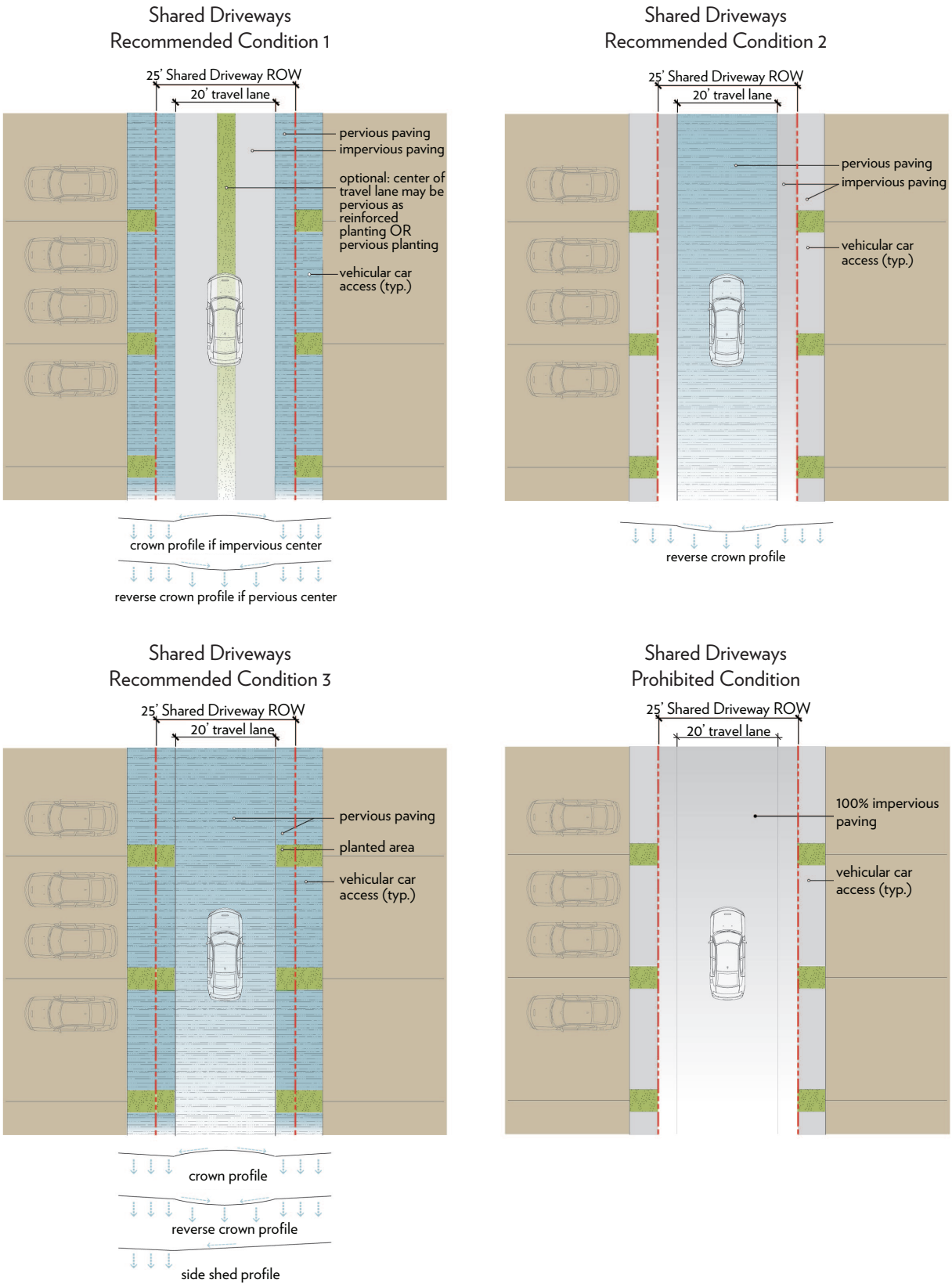
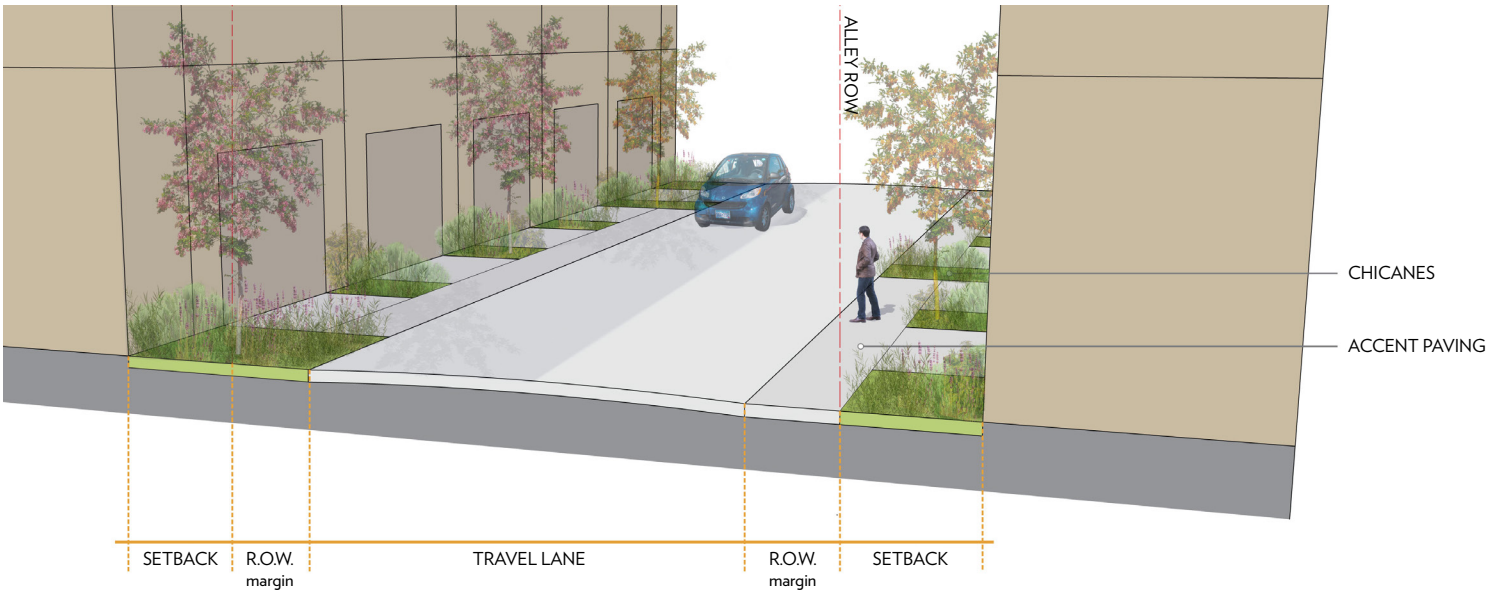
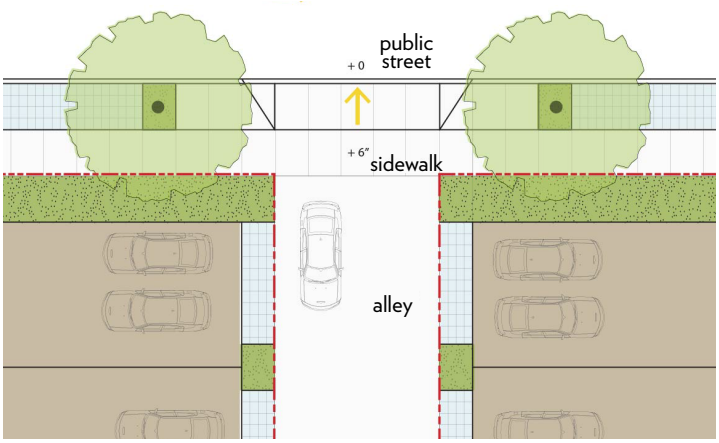


Figure 5.8.10a Street Profiles for Shared Driveways

Recommended Shared Driveway





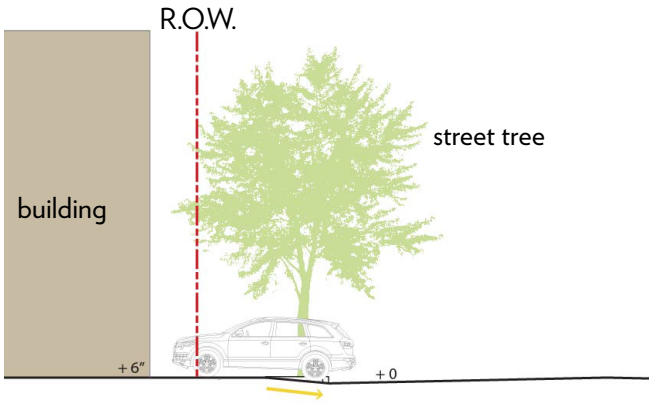
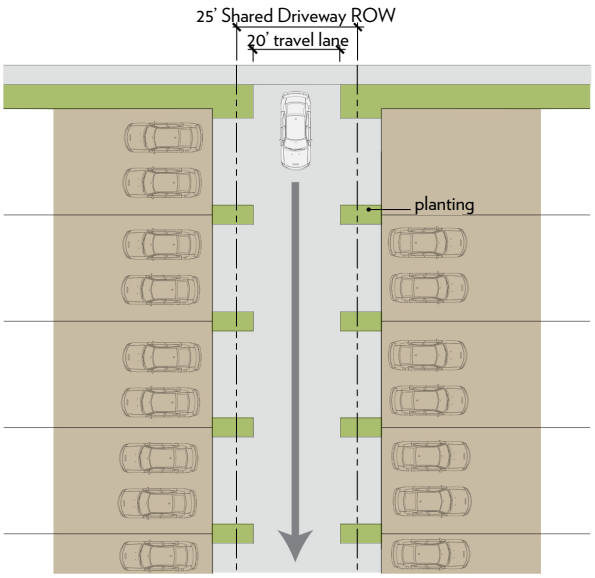
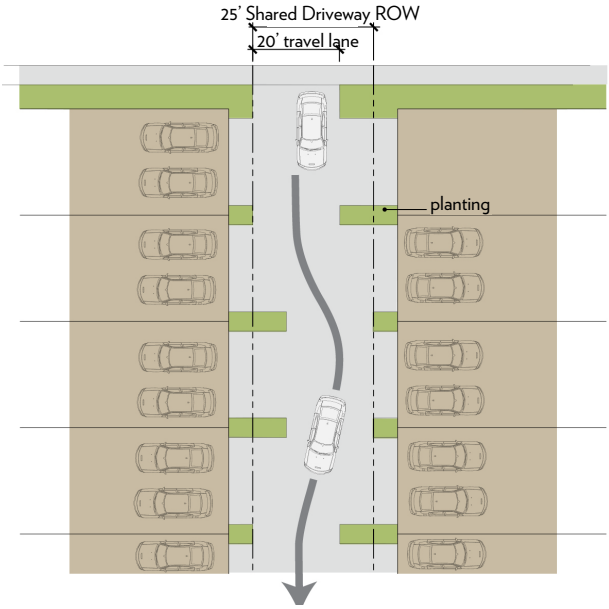


Figure 5.8.10b Shared Driveway Recommendations

Shared Driveways
Traffic calming - Neckdown



Shared Driveways
Traffic calming - Chicane



Shared Driveways
Traffic calming - Accent paving

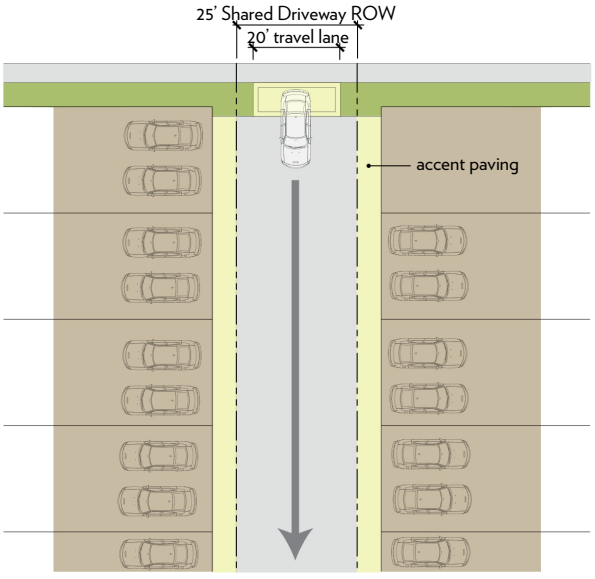


Figure 5.8.10c Street Profiles for Shared Driveways

5.8.13 GENERAL OPERATIONS & MAINTENANCE

Universal Standards:

- Unobstructed access to properly maintain all elements and systems shall be provided.

- All materials and devices shall be kept functioning and be reinstalled, repaired or replaced when broken.

- All elements and systems shall be clean of debris

- Mechanical equipment shall be maintained regularly.

- All locks, hinges and fixtures shall be maintained and working properly.

- Fences, gates, and walls shall be kept in alignment and be reinstalled, repaired or replaced as required

- Alignments for paving and edging shall be maintained and be flush when necessary to prevent tripping hazards.

Universal Guidelines:

- Elements shall be repainted and/or recoated as necessary.

- Maintenance manuals should be provided for the following elements/systems:

- Water features

- Irrigation systems

- Bio-infiltration elements like permeable paving, flow through planters, and other stormwater techniques for sediment control

5.8.14 HARDSCAPE OPERATIONS & MAINTENANCE

> Standards:

S1. All pervious paving shall be designed to properly support required loads.

> Guidelines:

G1. Sand swept joints should be replenished as necessary.

5.8.15 WATER FEATURES OPERATIONS & MAINTENANCE

> Standards:

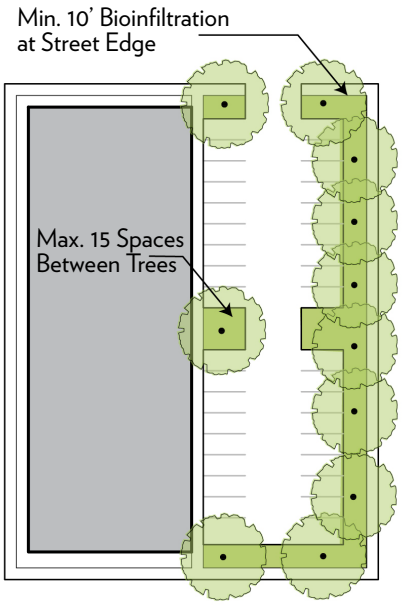
S1. All water feature material selections and design shall be compatible with the style, color, finish, and scale of the surrounding architecture and open space.

S2. Maintenance programs shall be developed and in place for perpetuity for water features within the private common open space.

> Guidelines:

G1. Biological mosquito controls such as Mosquito fish, Goldfish, and Koi are allowed in water features.

Surface lot parking
Single drive aisle



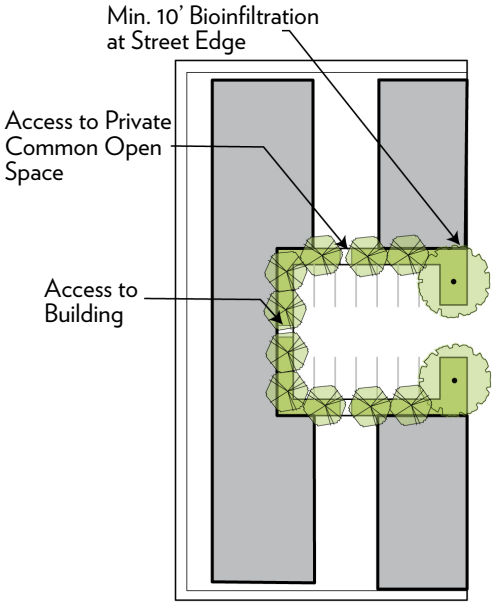
SINGLE DRIVE AISLE

25% Minimum Shading of Pavement

3:1 Maximum Ratio of Impervious Surface Area to Biofiltration Area

Minimum On-Site Stormwater Treatment: 50% of a 2" Storm

Surface lot parking
Single drive aisle (interior block)



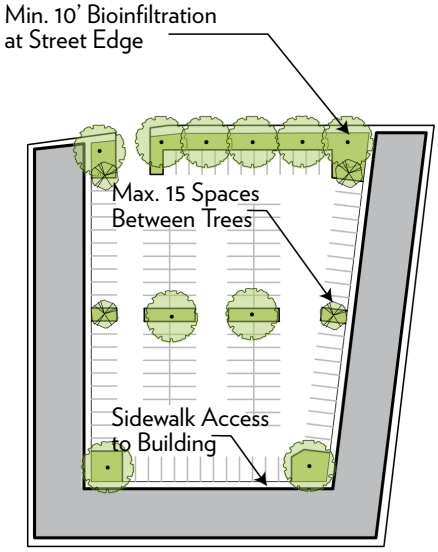
SINGLE DRIVE AISLE - INTERIOR BLOCK

25% Minimum Shading of Pavement

3:1 Maximum Ratio of Impervious Surface Area to Biofiltration Area

Minimum On-Site Stormwater Treatment: 50% of a 2" Storm

Surface lot parking
Multiple drive aisles



MULTIPLE DRIVE AISLES

10% Minimum Shading of Pavement

4:1 Maximum Ratio of Impervious Surface Area to Biofiltration Area

Minimum On-Site Stormwater Treatment: 35% of a 2" Storm

Figure 5.8.10d Parking Lot Layouts and Ratios for Residential, Hotel, Local Retail and Office

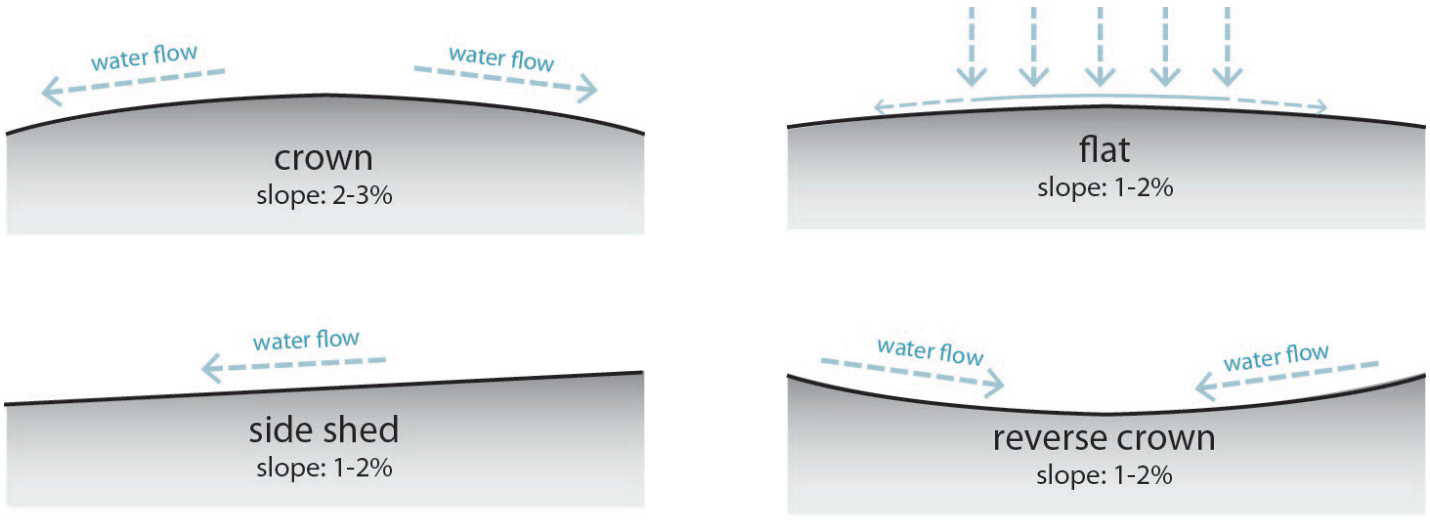


Figure 5.8.10e Paved Surface Slope Types

PLANTING

Intent & Objectives

5.9.1 OVERVIEW

The botanical setting for Napa Pipe is rich and varied, both naturally and culturally. Nature has given this part of California a wide variety of native plants that are quite ornamental while also providing ecosystem services such as habitat, food, nesting materials, and erosion control. An extensive list of imported but well-behaved Mediterranean plants also grow in this area without being invasive or displacing native flora. The historical agriculture in the valley, culminating in the supremacy of the wine grape, adds another layer of botanical richness and diversity not only to the plant palette but also to its design expression. All of these strains of plantings can find expression somewhere in the Napa site, depending on the situation. Native plants should be used extensively in the wild areas and parklands, but are also appropriate in residential, retail, office, and light industrial settings. Other ornamentals and plants from the agricultural heritage can be used very selectively in parks, but are more appropriate as plantings in residential, retail, office and light industrial settings. Street trees will come from both native and imported tree palettes. The operative philosophy in all the plantings is: “Right Plant / Right Place.”

	SETBACKS (FRONT)	SETBACKS (SIDE)	SETBACKS (REAR)	PRIVATE COMMON OPEN SPACE	SHARED DRIVEWAY R.O.W.	SURFACE PARKING
RESIDENTIAL	25% min. planting	15% minimum planting OR 100% pervious paving	Hardscape min. required for access and circulation. 100% of the remaining area is planting.	Linear Garden: 50% min. planting Square/Enclosed Garden: 25% min. planting and 50% min. pervious area	25% min. pervious area	See sustainability requirements
LOCAL RETAIL	None recommended.	None recommended.	None recommended.	N/A	N/A	See sustainability requirements
OFFICE	Hardscape min. required for access and circulation. 75% of the remaining area is planting.	Hardscape min. required for access and circulation. 75% of the remaining area is planting.	Hardscape min. required for access and circulation. 75% of the remaining area is planting.	N/A	N/A	See sustainability requirements
LIGHT INDUSTRIAL	Hardscape min. required for access and circulation. 100% of the remaining area is planting.	Hardscape min. required for access and circulation. 100% of the remaining area is planting.	25% min. planting	N/A	N/A	See sustainability requirements
GARAGE	None recommended.	None recommended.	Hardscape min. required for access and circulation. 100% of the remaining area is planting.	N/A	N/A	See sustainability requirements

Figure 5.9.1 Landscape and Hardscape Ratios by Typology

5.9.2 PALETTE

Plant selection influences not only practical concerns like maintenance, but the character and identity of Napa Pipe. Plant selection, particularly tree selection, should consider longevity, ease of management, and adaptability to site conditions. Planting choices should be compatible with individual site characteristics, topography, soil, drainage patterns, and sun exposure. Plant should reinforce hierarchy and block organization through species character, identity, and function. Planting selections as shown are preliminary and do not constitute final street tree selections. Additional species may be added at the time of final design.

Universal Standards:

- Landscape trees and plantings shall comply with the approved planting lists that are part of the Napa County plan, as well as these Guidelines.

- Minimum rootball sizes shall follow recommended-California nursery standard.

- Landscape planting is required for all private development.

- Planting selections shall be based on year-round interest, the ecology of the site, the need to define spaces, hierarchy of plant material, and the theme of the design.

- All plants shall be non-invasive as defined by the state of California.

- Plantings shall contribute to the creation of nurturing habitats for birds and other wildlife.

- Plantings other than street trees shall be approximately 50% - 75% evergreen to assure a year-round framework for planting areas and visual interest.

- To the extent possible, regional/endemic species shall be integrated into the planting designs, particularly in the more "natural" areas of the site.

- There shall be a diverse mix of plant species to avoid monoculture and ensure seasonal interest.

- Non-native plant species shall be a maximum 60% of the total planting palette, with the exception of orchards, vegetable gardens, herb gardens, and Large Format Retail plantings.

- Plant species shall be grouped together based on water and lighting needs. A mix of high-water and-low-water use plants shall be avoided, as shall mixing of sun-loving plants with those requiring shade.

- Plant palette shall have low water demand.

- The minimum soil depth for plantings shall be:

Trees 30"	Palm Trees 30"
Shrubs 18"	Vines 18"
Groundcover 12"	Lawn 12"

- Minimum planting size varies depending on visibility and use of planting area. Plantings shall be installed at the following minimum sizes to ensure good initial appearance. See Table 6.8.2a for plant sizes and Table 6.8.2b for plant size definitions.

- Shrubs/groundcovers shall be planted in masses of a single species or cultivated to create beds/drifts of plants.

- At the time construction is completed, bare soil on a lot shall be covered by shrubs, groundcover, or mulch.

Universal Guidelines:

- When possible, planting material should conform to the Napa County Tree Manual & "Native Plants for Northern California Landscapes" by the California Cooperative Extension.

- Landscape planting may include deciduous or evergreen trees, shrubs, groundcovers, perennials, and seasonal color (annuals).

- Landscape plantings for individual homes should consist of a limited variety of trees, shrubs and groundcovers to create an attractive, well designed, cohesive landscape.

- Plants should be selected based upon their ultimate height, width, growth habit and irrigation demand in relation to the space where they will be planted.

- Native and Mediterranean climate-adapted plantings are encouraged.

- All biofiltration plantings should be selected to withstand both saturation and drought.

	MATURE HEIGHT	MATURE SPREAD
TREES		
LARGE	40' and larger	30' and wider
MEDIUM	20' to 40'	20' to 30'
SMALL (ORNAMENTAL)	20' and smaller	20' and narrower
SHRUBS		
LARGE	5' to 15'	varies
MEDIUM SHRUB	30" to 5'	varies
SMALL SHRUB	12" to 30"	varies

Table 5.9.2b Plant Size Definition

	TIER 1 LARGE INSTALLATION	TIER 2 MEDIUM INSTALLATION	TIER 3 SMALL INSTALLATION
	- Front setbacks - Common open space	- Shared Driveway entrances and mid-block - Side setbacks at end or corner units	- Side setbacks - Rear setbacks
TREES			
SHADE TREES	3' min. box	2' min. box	2' min. box
ORNAMENTAL / FLOWERING TREES	2' min. box	2' min. box	2' min. box
EVERGREEN TREES	3' min. box	2' min. box	2' min. box
SHRUBS & GROUNDCOVERS*			
LARGE SHRUB	36" min. height	24" min. height	24" min. height
MEDIUM SHRUB	24" min. height	18" min. height	18" min. height
SMALL SHRUB	15" min. height	12" min. height	12" min. height
GROUNDCOVERS	3" pot	3" pot	plugs

*Pot sizes as per industry standards for shrubs and groundcovers.

NOTE: Size height is measured from the ground, at the time of installation.

Table 5.9.2a Minimum Plant Sizes at Installation

5.9.3 URBAN TREES

The list of trees below is a master list from which selections of trees for front setbacks, parks, and certain smaller open spaces may be selected.

Recommended street tree species for non-biofiltration areas include:

Acer pseudoplatanus
Arbutus 'Marina'
Ceratonia siliqua
Cercidiphyllum japonicum
Cinnamomum camphora
X Chitalpa tashkentensis
Eriobotrya deflexa
Ginko biloba (male clones)
Koelreuteria bipinnata
Koelreuteria paniculata
Lagerstroemia indica hybrids e.g. 'Natchez'
Liriodendron tulipifera
Melaleuca quinquenervia
Metasequoia glyptostroboides
Pistacia chinensis
Podocarpus gracilior
Quercus acutissima (Q. serrata)
Quercus macrocarpa
Quercus robur
Quercus rubra
Quercus suber
Rhaphiolepis 'Majestic Beauty'
Robinia x ambigua 'Idahoensis'
Tilia americana
Tilia x euchlora
Zelkova serrata

Recommended urban tree species for bio-filtration areas include:

Acer rubrum
Alnus rhombefolia
Liquidambar styraciflua vars. 'Burgundy', 'Cherokee', 'Festival'
Platanus x acerifolia var. 'Columbia'
Platanus racemosa
Taxodium distichum
Taxodium mucronatum

5.9.4 OTHER TREES

"Other trees" are those that are not planted along a street in the neighborhood. These trees may be planted in setbacks, yards, parks, greens, squares, and plazas, and may include both native and non-native species. These aforementioned open spaces will be more urbane, more cultivated, and more garden-like than the larger naturalistic parks and can comfortably accommodate non-invasive, exotic and decorative tree species that provide attributes (flowers, fragrance, fruit, bark, foliage) that the strictly native palette cannot provide, as well as wider environmental tolerances to poor soil, drought, air pollution, and vibration at the root zones that one finds in town neighborhoods. The shrubs and herbaceous pallets for these smaller outdoor spaces shall be selected for visual compatibility (flowers, fragrance, fruit, bark, foliage, size and shape) and horticultural compatibility (soils, irrigation, sun exposure) with the trees.

5.9.4 OTHER TREES CON'T

Recommended tree species for plazas, greens, squares, pocket parks and courtyards:

Acer pseudoplatanus
Acer rubrum
Arbutus 'Marina'
Arbutus unedo
Cedrus atlantica
Cedrus deodara
Cedrus libani
Ceratonia siliqua
Cercidiphyllum japonicum
Cercis occidentalis
Cercis reniformis
Cercis siliquastrum
Cinnamomum camphora
X Chitalpa tashkentensis
Eriobotrya deflexa
Eriobotrya japonica
Ginko biloba (male clones)
Koelreuteria bipnnata
Koelreuteria paniculata
Lagerstroemia indica hybrids e.g. 'Natchez'
Liquidambar styraciflua vars. 'Burgundy', 'Cherokee', 'Festival'
Liriodendron tulipifera
Melaleuca quinquenervia
Metasequoia glyptostroboides
Michelia doltsopa
Phoenix canariensis
Pistacia chinensis
Platanus x acerifolia var. 'Columbia'
Platanus racemosa
Podocarpus gracilior
Prunus cerisifera varieties
Prunus serrurlata varieties
Prunus x subhirtella 'Autumnalis'
Prunus x yedoensis
Quercus acutissima (Q. serrata)
Quercus agrifolia
Quercus coccinea
Quercus frainetto
Quercus lobata
Quercus macrocarpa
Quercus palustri
Quercus robur
Quercus rubra
Quercus suber
Rhaphiolepis 'Majestic Beauty'
Robinia x ambigua 'Idahoensis'
Taxodium distichum
Taxodium mucronatum
Tilia americana
Tilia x euchlora
Trachycarpus fortunei
Zelkova serrata

Recommended tree species for bio-filtration in natural areas but not along streets:

Acer negundo
Alnus rhombefolia
Fraxinus latifolia
Platanus racemosa
Populus fremontii
Salix lasiandra
Salix lasiolepis
Salix laevigata

5.9.5 EXCAVATION & SOIL

Proper installation of plant material allows for optimal growth and performance; potentially extending its life-span.

> Standards:

S1. Erosion and sediment control plans shall be developed prior to construction.

S2. Erosion and sediment control devices shall be present at the time of plant installation.

S3. All tree planting wells shall be fully excavated and backfilled with clean, debris-free soil planting mix.

S4. Backfill shall be free of hardpan, ashes, concrete, or any other undesirable material that would negatively impact the health of installed plants.

S5. Installation of trees and utilities shall be carefully coordinated.

S6. Trees shall maintain a minimum of 10'-0" from water and sewer lines.

S7. Trees shall maintain a minimum of 4'-0" from gas lines.

S8. The grade of imported soil shall be 1" below the desired finished grade to allow for a mulch layer and soil settlement.

> Guidelines:

G1. In order to minimize soil compaction, excavation should not occur in soils that are wet or saturated.

G2. The extent of excavation should be a minimum of 3 times greater than the rootball diameter.

5.9.6 PLANT INSTALLATION

Refer to planting details at the end of this section for additional Standards.

> Standards:

S1. Minimum rootball sizes shall follow recommended California nursery standard.

S2. Minimum plant sizes shall be in conformance with the Minimum Plant Sizes table.

S3. At the time of installation, shrubs and groundcovers shall not be placed within 18" of the tree's trunk (3' diameter clear zone) to promote healthy tree growth.

S4. Additional plantings in tree wells shall consist of evergreen shrubs and/or seasonal color.

S5. Proper drainage shall be provided.

S6. Installed trees shall be healthy, vigorous, free of infestations.

S7. Loose, broken, or damaged rootballs are unacceptable.

S8. The subgrade below tree rootballs shall be compacted slightly to prevent soil settlement. Refer to the standard tree detail.

S9. All tree trunk flare shall be exposed and be level with the adjacent finish grade.

S10. Backfill soil shall be loose and friable. It shall be installed in 6"-8" layers and settled with water.

S11. All nursery tags and protective wrapping shall be removed after substantial completion.

S12. Stormwater planters shall be temporarily protected from stormwater runoff until plants have been installed and established in order to protect new soil.

> Guidelines:

G1. Large and medium trees should be planted a minimum 12'-0" feet from the building façade.

G2. In order to minimize soil compaction, plant material should not be installed in soils that are wet or saturated.

G3. Optional utility connections (such as outlets for tree lights and decorations) may be provided in tree wells.

G4. Excess soil from the top of the rootball may need to be removed in order to expose trunk flare.

G5. Trees in tree grates should be planted as high as possible to minimize trash accumulation below grate.

5.9.7 TREE STABILIZATION

> Standards:

S1. The use of rubber hose for protection from guy wires is prohibited; Nylon webbing shall be used at a 1" minimum width.

S2. Guys shall not be in high tension, and shall sag visibly.

S3. Metal guy wire shall not have direct contact with the tree.

S4. Staking & guying elements (wires and straps) shall be removed after establishment and any holes left by the stakes shall be filled with backfill mix.

> Guidelines:

G1. Tree staking and guying is not recommended for all trees. Staking should only be used in areas with high winds (e.g. wind tunnels) and should be removed after tree establishment.

G2. Stakes should allow the tree to move 3"-4" in all directions to encourage a strong root system.

G3. Stakes fronting a street or Shared Driveway should be parallel to the traffic lane.

G4. Stakes should be dated with a marker identifying the date the stakes were placed. (SWDG)

G5. Staking and guying should not be left on more than 1 year.

5.9.8 INITIAL PRUNING

> Standards:

S1. Pruning shall be done with sharp pruning tools in order to produce clean cuts.

S2. No structural pruning shall be done within the establishment period.

S3. Pruning cuts shall be made outside the branch bark collar to prevent damage to the branch collar or bark of the stem.

S4. Crowns or main leaders of trees shall not be cut.

> Guidelines:

G1. Only rubbing, broken or damaged branches should be removed with pruning.

G2. Trees in grates or in conflict with pedestrian circulation may be limbed up in order to obtain a minimum of 6'-7' clear zone under the tree canopy.

5.9.9 IRRIGATION INSTALLATION

> Standards:

S1. All plantings shall be irrigated according to local water-efficient landscape regulations. Reclaimed water shall be used, as soon as it is available.

S2. Irrigation elements shall be coordinated carefully in order to avoid conflict with plantings.

S3. Plantings may serve to screen unsightly irrigation equipment, but shall not obstruct maintenance access. Water-applying irrigation element shall be appropriate for the plant material.

S4. Irrigation zones shall respond to planting water requirements.

S5. Irrigation backflow preventers shall be screened with planting or an enclosure.

S6. Irrigation boxes (like valve boxes) shall be the smallest size required and be of a neutral color that masks their location.

S7. Irrigation sleeves shall be coordinated and placed prior to hardscape installation.

S8. Once installed, all irrigation heads shall be tested and adjustments shall be made to ensure water is applied consistently and components match manufacturer's standards.

S9. Head-to-head water coverage shall be met.

S10. The irrigation design shall not overwater or over spray onto pavement.

S11. Efficient irrigation systems, such as rain or moisture sensors and soil tensiometers, shall be used.

S12. All cisterns or water harvesting tanks deeper than 6" shall be covered securely.

> Guidelines:

G1. Hose bib should be located in planted areas at accessible yet screened locations.

G2. Any irrigation components that fail to meet manufacturer's standards should be rejected, replaced and tested until they meet the manufacturer's standards.

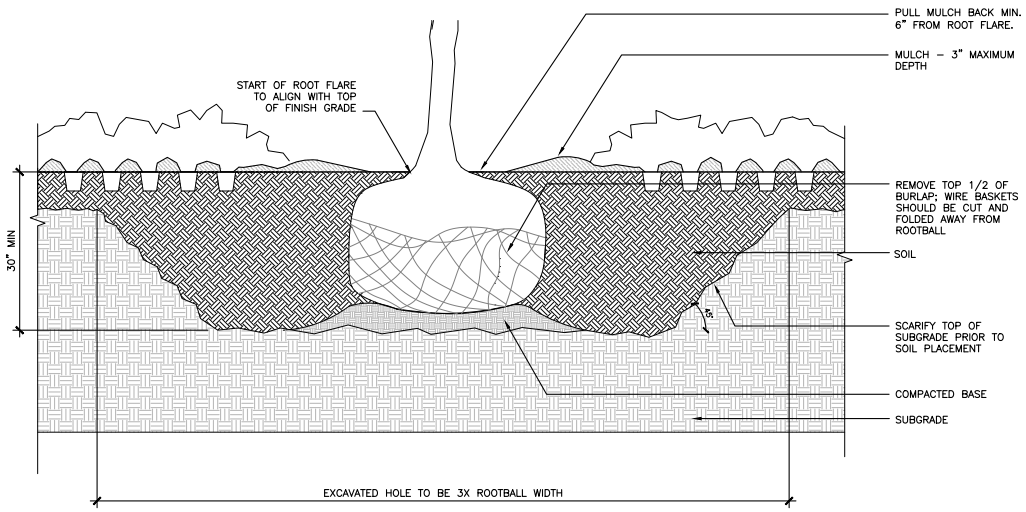
G3. Grey water and rain water collection may be used for landscape irrigation.

G4. Alternatives to the traditional sprinkler heads with lower water use should be considered; these may include: drip or subsurface irrigation.

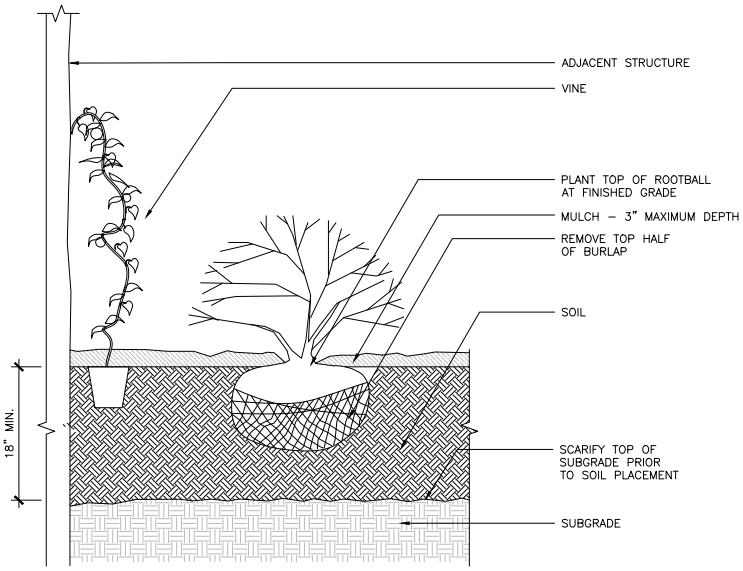
G5. Installation of cisterns and rain water harvesting tanks are allowed.

G6. Any cisterns or water harvesting tanks should have a maintenance plan that addresses potential clogging by leaves or other debris.

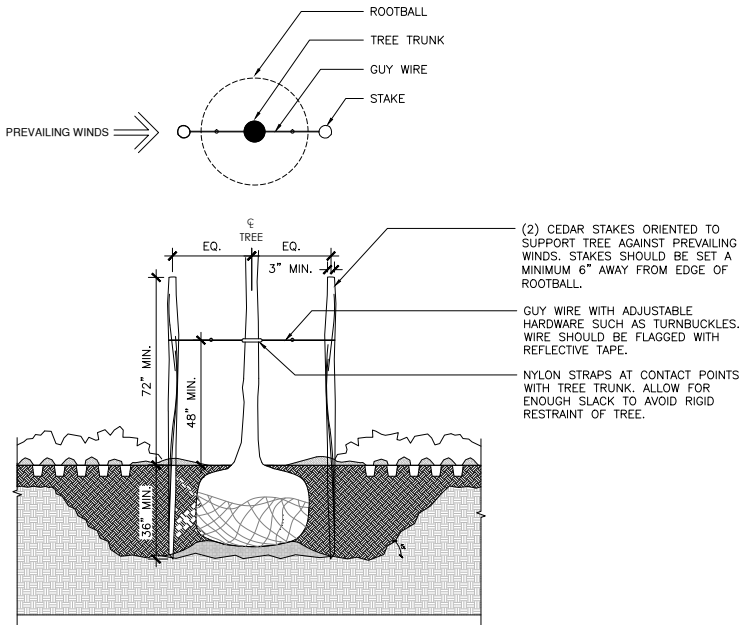
G7. Disconnected leaders that lead roof water into planters or cisterns is allowed and is encouraged on over podium conditions.



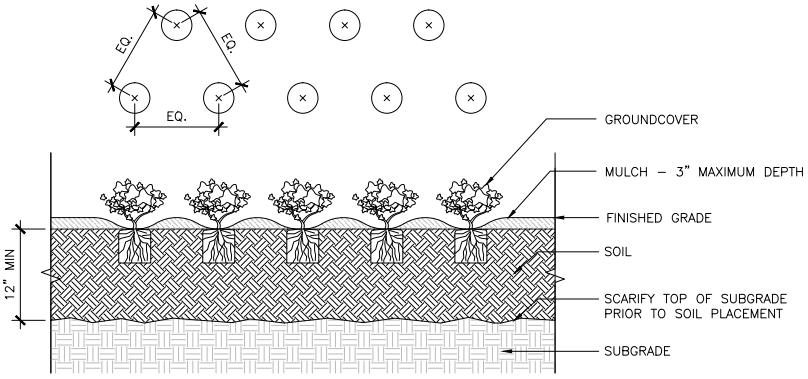
Tree Detail



Shrub & Vine Detail



Tree with Staking Detail



Groundcover Detail

Figure 5.9.9 Standard Planting Details

5.9.10 GENERAL OPERATIONS & MAINTENANCE

Proper operations and maintenance practices benefit the community, the users, the owner, and the environment. The long-term importance can equate to significant cost savings in plant replacement, irrigation, waste management, fuel/equipment, fertilizer and herbicide use.

5.9.11 INITIAL WATERING OPERATIONS & MAINTENANCE

> Standards:

S1. At the time of installation (once planted), the soil around the base of plantings shall be saturated.

S2. Sufficient watering shall take place throughout the guarantee period to ensure proper plant establishment.

> Guidelines:

G1. Watering should be applied in a manner that does not damage the plants, stakes, or adjacent areas.

5.9.12 PLANTING OPERATIONS & MAINTENANCE

> Standards:

S1. All bio-filtration elements shall have a maintenance plan that addresses regular management and inspections to remove excess sediment, trash, and debris. The maintenance plan shall also address pruning.

S2. A planting maintenance plan shall be developed for the setback areas, private common open space, the Shared Driveways, and the surface areas.

> Guidelines:

G1. High maintenance plants should be avoided.

G2. The maintenance plan should minimize or eliminate the failure of bio-filtration devices by addressing sediment build up.

G3. Bio-filtration elements should have flow control devices (eg. check dams).

G4. Check dams may be constructed from: concrete, earth, rock/stone, wood.

G5. Planting maintenance should include, but not be limited to, the following actions: weeding, cultivating edging, control of pests, fungi and diseases, pruning, repair of stakes/wires, repair of washouts, soil replacement.

5.9.13 IRRIGATION OPERATIONS & MAINTENANCE

> Standards:

S1. Irrigation shall be provided for all plantings until establishment (3-5years). After this time, irrigation shall only be used in conditions of extreme heat or drought.

S2. Seasonal variations, time of day, and weather conditions shall be considered when designing an irrigation system.

S3. Automatic rain sensors shall be installed with every irrigation system in order to minimize over-irrigating.

S4. Irrigation zones shall correspond to the water needs of the specific plant material.

S5. All irrigation equipment, valves, pipe, and fittings shall be cleaned of grease, metal cuttings, and accumulated sludge.

> Guidelines:

G1. Recycled rainwater or grey water for irrigation use is recommended when available and practical.

G2. Rainwater harvesting is encouraged.

G3. Consider the use of efficient irrigation technology such as rain or moisture sensors, soil tensiometers, and low flow systems.

G4. Irrigation systems should provide complete coverage.

G5. Irrigation components should be protected from mowing and maintenance operations.

5.9.14 MULCHING OPERATIONS & MAINTENANCE

> Standards:

S1. Mulching shall be applied to the surface of all planting beds; no soil shall be left exposed.

S2. Mulch is required in all landscape areas at a maximum of 3" depth.

S3. Mulching shall be distributed uniformly and create a level cover over exposed soil.

S4. Mulch shall be held back a minimum of 6" from a tree's trunk flare in order to minimize moisture that could encourage disease or roots from wrapping around the trunk.

S5. The finished grade of mulch shall not interfere with water flow in stormwater management techniques.

S6. Prohibited mulch colors include: red and any dyed or unnatural color.

> Guidelines:

G1. Mulch can be made of organic or inorganic material.

G2. Planters with stormwater management techniques should utilize rock mulch instead of bark mulch.

G3. Allowable mulch types include, but are not limited to: rock mulch, wood mulch or other organic much like compost mulch.

5.9.15 GUARANTEE & TREE PLACEMENT OPERATIONS & MAINTENANCE

> Standards:

S1. The applicant shall provide a guarantee for all installed trees, shrubs, and planted areas in accordance with the plans approved by the applicable subdivision board for the period commencing after the completion and final acceptance of work.

S2. Standard written manufacturer's guarantee of all materials shall be obtained by the applicant.

S3. In addition to manufacturer guarantees, the applicant shall warrant the entire irrigation system (both parts and labor) for one year from the date of acceptance.

S4. Any planting that is dead or in an unhealthy/unsightly condition due to dead branches, improper/inadequate pruning, or maintenance prior to the end of the guarantee period shall be replaced.

> Guidelines:

G1. Any required planting replacement should occur in the next appropriate planting season, even if it falls outside of the guarantee period.

PHASING

Intent & Objectives

5.10.1 OVERVIEW

Private landscape areas shall be constructed in conjunction with building construction. Their schedules shall be coordinated and have the same completion date as the building construction. All landscape and planting elements shall be in place at the time the units are ready to be marketed.

Figure 5.10.1 Permeable paving for parking areas reduces stormwater, increases groundwater recharge, and has attractive texture.

APPENDIX

A. Standards Matrices
B. Architectural Stylebook
C. Glossary

APPENDIX A: STANDARDS MATRICES

A.1 Building Standards
A.2 Landscape Standards

RESIDENTIAL

4.1.2	Green Building	1. Residential buildings at Napa Pipe shall comply with Napa City High Performance Building Regulations for Residential projects.
4.1.3 BUILDINGS & BLOCKS	Building Orientation	1. Primary Streets shall have consistent street frontages with building fronts aligned and oriented to these streets. 2. All buildings along Primary Streets shall have their Principal Frontage along that street. 3. Buildings fronting on both a Primary Street and Special Dry Dock frontage shall have their principal frontage along the Special Dry Dock frontage. 4. A single access point is permitted from a Primary Street to a Shared Driveway. 5. For all townhouse and multi-family townhouse typologies facing streets, there shall be no more than two breaks in the streetwall per block for the purposes of side setbacks. 6. Spaces between buildings on Primary Streets shall be no wider than 10 feet, except as needed for Shared Driveway access to parking garages or required by building code. 7. Vehicle parking, garbage, and mechanical equipment shall not be visible from Primary Streets.
4.1.4 GENERAL FRONTAGE & SETBACK GUIDELINES	Frontage	1. For detached units, building elevations shall not be replicated across the street from each other or on more than two consecutive parcels. Attached townhouse units that are designed as a cohesive sequence are exempted. 2. Individual buildings on the same street shall be visually distinct from each other with variation in style, building massing, color, materials, window arrangement, window type, porch, eave level, architectural details, or roofline. Variation in color shall be accompanied by a second type of above variation. 3. Every third building in a row shall vary from its adjacent buildings in at least two of the above variations, of which one cannot be color. 4. Stepbacks, setbacks and height changes shall be a minimum of 3 feet. 5. Architectural projections and recesses shall not be continuous and shall be limited to no more than 18' in continuous length for a maximum of 70% of total frontage. 6. For multi-family apartment typologies, maximum setback distance may be increased to 15' for a maximum of 100' of streetwall, provided it is not along a Primary Street.
	Street Variety	1. A single-mass roof with a continuous ridgeline is prohibited on a sequence of more than 3 townhouses. 2. Architectural projections and recesses in the form of stoops, porches, and balconies are required to provide direct access to the outdoors within each unit.
	Entries	1. All ground level units shall have primary entry access from a street or common open space. 2. Building entries for multi-family buildings shall be located on front façades oriented to a public street. 3. All buildings that have frontage along Primary Streets shall have their principal entry from that street. 4. Multi-family buildings that front on more than one Primary Street shall have entries from each of the streets. Such entries may be principal entries or entries to individual units. 5. Storefronts in mixed-use buildings shall connect directly to the sidewalk. 6. Entrances shall be marked with stoops, steps, porches, recesses and other architectural features to articulate the façade and create a pedestrian friendly frontage.

	Setbacks	1. For block frontages with more than one building, individual building setbacks shall not deviate more than 5 feet from the setback datum established by the first building on a corner lot. 2. Front porches, stoops, steps, bay windows, and balconies are permitted within the front setback. 3. Verandas, bay windows, porches, and balconies are permitted within the side setback.
	Stoops	1. Entry steps shall be minimum 3 feet and maximum 6 feet in width. 2. Stoop step and railings shall be composed of wood, brick, stone, metal and/or concrete. 3. At-grade unit entries are allowed within rental multi-family and affordable projects to meet Fair Housing and Accessibility requirements.
	Porches	1. Porches shall not be enclosed. 2. Porch floors shall be pressure-treated wood, composite, concrete, stone, or brick. Porch railings shall be wood and/or metal. 3. Chain link fencing is prohibited. 4. Spaces under porches, if any, shall not be visible.
	Projections: Balconies	1. Balconies are permitted to be recessed or protruding. 2. Balcony floors shall be pressure-treated wood, composite wood, metal, stone, tile, or concrete. Visible vinyl elements such as soffits and architectural details are not permitted. 3. Balcony railing materials shall be steel, wood, or composite simulated wood and their design and detailing should be integrated into the façade design. 4. Projecting balconies shall be a minimum of 10' above the public right-of-way. 5. Balconies shall not be enclosed. 6. Balconies shall be a minimum of 3 feet and maximum of 6 feet in depth. 7. Railings shall be at least 25% transparent.
	Projections: Decks	1. Enclosed decks are not permitted. 2. Deck floors shall be pressure-treated wood, composite wood, stone, or concrete. 3. Deck railings shall be steel, wood, or composite wood and should be integrated into the façade design.
	Projections: Bay Windows	1. Bay windows may project up to 3' beyond the property line. 2. Projecting bay windows shall be a minimum of 10' above the public right-of-way.
4.1.5	Additional Guidelines for Multi-Family Buildings	1. Adjacent buildings on the same street shall be visually distinct from each other with at least two of the following variations: style, building massing, color, materials, window arrangement, window type, porch, eave level, architectural details, or roofline. 2. A mix of principal entries and ground level units with direct access from the street is required along all Primary Streets. ADA/FH may require some at-grade units. 3. The depth of recessed entries shall be a minimum of 3 feet and maximum of 6 feet. 4. Roofs on multi-family buildings shall not be a single-mass with a continuous ridgeline, except for flat roofs. 5. Building faces should be articulated a minimum of every 25 feet.
4.1.6 ARCHITECTURAL DETAILS	Façade Composition	1. High visibility buildings at the corners of streets shall be enhanced with architectural elements such as porches, stoops, bay windows, balconies, eaves, brise-soleil, or massing articulation. 2. Façade materials for high visibility buildings at the corners of streets shall turn the corner and extend a minimum of 5 feet. 3. Corner buildings shall have consistent material treatments on front and exposed side façades.

RESIDENTIAL

4.1.6 ARCHITECTURAL DETAILS CONT.	Windows	1. All exterior elevations shall have windows. 2. Exposed exterior elevations shall have a minimum of 20% glazing. Window area does not include window trim. 3. Replacement material for glass shall not be used. 4. Reflective glazing is not permitted. 5. All glass shall be clear in color. Neutrally colored spandrel, etched or blasted glass, and fritted glass are permitted. 6. Shutters, if any, shall be sized and detailed to appear to be operable. 7. Windows shall have reveals. Glass shall be set back a minimum of 3" from the building façade. 8. Muntins shall be integral to the design of the window. 9. Muntins between double set glass are not permitted. 10. Aluminum windows shall be durable and heavy gauge. 11. Skylights shall be located on the back of roof ridges or flat roofs.
	Doors	1. Single doors shall have a minimum door height of 6'-8" and a maximum height of 8'. Minimum width is 3' and maximum is 4'-0". 2. Double doors shall have a minimum door height of 6'-8", with maximum of 9'-0". Minimum width is 4'-8", maximum 5'-6". 3. Exterior doors shall be made of steel, wood, or glass and finished to exterior grade. 4. Storm door windows and screens shall be aluminum or finished wood, free of decorative trim.
	Individual Garages	1. Garage openings shall be a maximum of 9' high. 2. Garages shall have single garage doors. For two car garages not visible from a street or public open space, double garage doors are permitted. 3. Single garage doors may not exceed 10' in width. 4. Garage doors shall be made of wood, embossed hardwood, fiberglass, steel, or aluminum. 5. Garage doors shall be recessed 1 foot or more behind the face of the garage front elevation.
	Roofs	1. Roofs shall be low-glare materials. 2. Roofs shall have natural materials with integral color, including: standing seam metal (copper, zinc, stainless steel or similar); Composition shingles; v-crimp metal panels or similar; corrugated metal; clay tile; green roofs. 3. Snap-on, batten-type standing seam metal roofs are not allowed. 4. Flat roofs visible from adjacent properties shall be covered with a finished material such as concrete pavers, clay pavers, crushed granite ballast, or green roof. 5. Gutters, if used, shall align with roofline and building edges. 6. Downspouts shall match gutter material and finish. 7. A parapet, per the building code, shall be used to edge any flat roof that is used as exterior deck accessed from inside the building. 8. Roof penetrations, including but not limited to vents, ventilators, turbines, and flues, shall be metal with natural finish and integral color.
	Eaves	1. Eaves, when used, shall be a minimum of 1 foot in depth. Eaves are not required, for instance for flat roofs with parapets.

	Dormers	1. Dormer windows shall be smaller than the windows on lower floors.
	Columns	1. Columns and piers shall be spaced no farther apart than they are tall. 2. Square columns shall be 6-inch minimum width, with or without capitals and bases. 3. Round columns shall be 6-inch minimum outer diameter, with or without capitals and bases.
	Addresses & Signage	1. Residential address numbers shall be a maximum of 3", mounted to the building only.
	Satellite Dishes & Antennae	1. Large satellite dishes (greater than 24" in diameter) and antennae not permitted. 2. Small satellite dishes, antennae, and their conduit shall not be visible from streets and shall be located and coordinated within building design.
	Solar Panels	1. Solar panels shall not be visible from Primary Streets. 2. Solar panels shall not be used where they would produce direct glare or redirect sunlight into adjacent residential units. 3. All flat roofs shall be structurally designed to accommodate solar panel arrays.
	Lighting	1. In order to reduce glare, all interior and exterior light sources shall be selected and designed such that zero direct-beam illumination leaves the building site. 2. Building design should refer to the most current Napa Green Building checklist for lighting design guidelines and best practices.
	Building Materials	1. Where more than one material is used, traditionally heavier materials (stone, brick, concrete with stucco, etc.) shall be located below lighter materials (wood, fiber cement board, siding, etc). The change in material shall occur along a horizontal line, preferably at floor level. 2. All openings in brick or stone construction shall be spanned by a header. 3. All headers shall be: materials used with regard to their traditional structural capacity (veneer finishes shall be configured in a way that corresponds with the material's traditional load-bearing configuration); wider than the opening they span; brick, stone, cast stone, terracotta or metal; and either a lintel, arch, or jack arch. 4. All buildings with brick or stone construction and with a raised first floor level shall have a water table which shall: involve a reveal in the wall surface a minimum of 1/2 inch; and on brick buildings be comprised of brick, stone, or cast stone. 5. All window openings in brick or stone construction shall have a sill at their base which shall be: wider than the window opening; generally rectangular in form and sloped slightly away from the window opening to shed water; and made of brick, stone, cast stone or terracotta. 6. All brick and stone structures shall contain a cap which shall: protect the tops of all brick and stone structures exposed to the weather (eg. garden walls, stair treads, planter edges and free-standing piers); be made of stone, cast stone, terracotta or slate; and be rectangular or more articulated on the edges. 7. Aluminum, vinyl, or T-1-11 siding is not permitted. 8. Vinyl details such as soffits, eaves, and trim are not permitted on any building area that is visible from Primary and Secondary Streets. 9. Smooth stucco is allowed. EIFS (Exterior Insulation and Finishing Systems) such as Dryvit or other forms of synthetic stucco are prohibited.

RESIDENTIAL

	Building Materials Cont.	10. Building façades entirely finished with smooth stucco are not permitted. Smooth stucco shall be used in combination with other permitted building materials only.
4.1.7 OPEN SPACE DISTRIBUTION	Residential Units	1. All residential units at Napa Pipe shall have a minimum of 200 square feet (aggregate) of outdoor space provided within the development parcel.
	Common Open Spaces	1. Common open spaces shall be a minimum of 20 feet wide.
4.1.8	Shared Driveways	1. Parking on Shared Driveways is only permitted in designated areas. 2. Parking along Shared Driveways is not permitted, even within rear setback areas between the Shared Driveway and private garages. 3. Shared Driveways shall be landscaped as per the Standards and Guidelines articulated in Chapter 5, generally including planting, paving, lighting, and other amenities.

HOTEL

4.2.2	Green Building	1. Hotel buildings at Napa Pipe shall comply with Napa City High Performance Building Regulations for Residential projects.
4.2.3 HOTEL SITE PLANNING & DESIGN	Hotel Primary Street Frontage	1. The Hotel shall have a streetwall and active uses along the Primary Street frontage to create a gateway to Napa Pipe and relate to the neighborhood.
	Hotel River Frontage	1. The hotel design shall ensure public access to the river through pedestrian walkways.
	Hotel Block Layout	1. Hotel areas shall be buffered from parks as well as residential blocks. 2. Hotel amenities and accessory uses including but not limited to: restaurants, cafes, bars, outdoor dining, shops, spas, visitors' centers and pools are allowed along the River frontage, on the Hotel roof, at podium level, and on grade. 3. Pools are not permitted along Primary or Secondary Streets. 4. Hotel service and maintenance areas shall be screened and setback from River frontage and areas of public use.
4.2.4 HOTEL BUILDING & BLOCKS	Building Orientation	1. Primary Streets shall have consistent street frontages with building fronts aligned and oriented to these streets. 2. All buildings along Primary Streets shall have their principal frontage along that street. 3. If needed, a single access point to a Shared Driveway is permitted from a Primary Street. 4. Shared Driveways shall be oriented to situate back-of-house activities and services internal to the block.
4.2.5 HOTEL FRONTAGE & SETBACK	Frontage	1. Elements of the building façade, such as entries, porches, and other architectural elements shall be well-detailed with high quality, durable materials and attention to method of joinery and water-proofing. These elements shall be proportioned to relate to human scale, facilitate pedestrian activity and enliven the public realm. 2. Stepbacks, setbacks and height changes shall be a minimum of 3 feet. 3. Buildings shall overlook the street with active fronts including stoops, entries, windows, and articulation. 4. Architectural projections and recesses shall not be continuous and should be limited to no more than 18' in continuous length for a maximum of 70% of total frontage.
	Street Variety	1. Hotel roofs shall not be a single-mass with a continuous ridgeline, except for flat roofs. 2. Adjacent Hotel buildings shall be visually distinct from each other. 3. Architectural projections and recesses in the form of stoops, porches, balconies, and/or bays are required to provide direct access to the outdoors and/or provide a variety of depths and features on the streetwall.

HOTEL

4.2.5 HOTEL FRONTAGE & SETBACK CONT.	Entries	1. Building entries for the Hotel shall be located on front façades oriented to a public street. 2. The depth of recessed entries shall be a minimum of 3 feet and maximum of 6 feet. 3. The Hotel shall have entries from all Primary Streets if it fronts on more than one Primary Street. Such entries may be principal entries. 4. The Hotel drop-off area shall be within property line and organized to limit impacts to available street frontage for on-street parking. 5. Storefronts in the Hotel shall connect directly to the sidewalk. 6. Entrances shall be marked with steps, porches, recesses, awnings, or other architectural features to articulate the façade and create a pedestrian friendly environment. 7. Expanded entry features such as Porte Cocheres are permitted for the Hotel and a maximum of 2 travel lanes shall fit within a maximum 24' setback measured from the back of sidewalk on the adjacent street.
	Setbacks	1. Front porches, stoops, steps, bay windows, and balconies are permitted within the front setback. 2. Verandas, bay windows, porches, and balconies are permitted within the side setback.
	Projections: Balconies	1. Hotel balconies are permitted to be recessed or protruding. 2. Balcony floors shall be pressure-treated wood, composite wood, metal, stone, tile, or concrete. Visible vinyl elements such as soffits and architectural details are not permitted. 3. Balcony railing materials shall be steel, wood, or composite simulated wood and their design and detailing should be integrated into the façade design. 4. Projecting balconies shall be a minimum of 10' above the public right-of-way. 5. Balconies shall not be enclosed. 6. Balconies shall be a minimum of 3 feet and maximum of 6 feet in depth. 7. Railings shall be at least 25% transparent.
	Addresses	1. Numbers of individual exterior Hotel rooms or suites shall be a maximum of 3", mounted to the building only.
	Satellite Dishes & Antennae	1. Large satellite dishes (greater than 24" in diameter) and antennae not permitted. 2. Small satellite dishes, antennae, and their conduit shall not be visible from streets and shall be located and coordinated within building design..
	Solar Panels	1. All flat roofs shall be structurally designed to accommodate solar panel arrays. 2. Solar panels shall not be visible from Primary Streets. 3. Solar panels shall not be used where they would produce direct glare or redirect sunlight into adjacent residential units.
	Lighting	1. In order to reduce glare, all interior and exterior light sources shall be selected and designed such that zero direct-beam illumination leaves the building site. 2. Building design should refer to the most current Napa Green Building checklist for lighting design guidelines and best practices.

4.2.5 HOTEL FRONTAGE & SETBACK CONT.	Projections: Decks	1. Enclosed decks are not permitted. 2. Deck floors shall be pressure-treated wood, composite wood, stone, or concrete. 3. Deck railings shall be steel, wood, or composite wood and shall be integrated into the façade design. 4. Decks are permitted on Hotel roofs.
	Projections: Awnings	1. Any awnings and marquees shall occur forward of the setback and may extend up to the front of the adjacent curb. 2. Awnings shall be made of fabric, metal, glass, or wood. 3. High-gloss or plasticized fabrics shall not be used. 4. Awnings shall be coordinated not to conflict with street trees.
4.2.6 HOTEL ARCHITECTURAL DETAILS	Façade Composition	1. High visibility buildings at the corners of streets shall be enhanced with architectural elements such as porches, stoops, bay windows, balconies, eaves, brise-soleil, or massing articulation. Façade materials shall turn the corner and extend a minimum of 5'. Corner buildings shall have consistent material treatments on front and exposed side façades.
	Roofs	1. Roofs shall be low-glare materials. 2. Roofs shall have natural/naturalistic materials with integral color, including: standing seam metal (copper, zinc, stainless steel or similar); Composition shingles; v-crimp metal panels or similar; corrugated metal; clay tile; green roofs. 3. Snap-on batten type standing seam metal roofs are not allowed. 4. Flat roofs visible from adjacent properties shall be covered with a finished material such as concrete pavers, clay pavers, crushed granite ballast, or green roof. 5. Gutters, if used, shall be aligned with the roofline and building edges. 6. Downspouts shall match gutter material and finish. 7. A parapet per building code shall be used to edge any flat roof that is used as exterior deck accessed from inside the building. 8. Roof penetrations, including but not limited to vents, ventilators, turbines, flues, etc. shall be metal with natural finish and integral color.
	Eaves	1. Eaves, when used, shall be a minimum of 1 foot in depth. Eaves are not required, for instance for flat roofs with parapets.
	Dormers	1. Dormer windows shall be smaller than the windows on lower floors.
	Windows	1. All exterior elevations shall have windows. 2. Exposed exterior elevations shall have a minimum of 20% glazing. Window area does not include window trims. 3. Replacement material for glass shall not be used. 4. Reflective glazing is not permitted.

HOTEL

	Windows Cont.	5. All glass shall be clear in color. Neutrally colored spandrel, etched or blasted glass, and fritted glass are permitted. 6. Shutters, if any, shall be sized/detailed to appear operable. 7. Windows shall have reveals. Glass shall be set back a minimum of 3" from the building façade. 8. Muntins shall be integral to the window design. 9. Muntins between double set glass not permitted. 10. Aluminum windows shall be durable and heavy gauge. 11. Skylights shall be located on back of roof ridges or flat roofs.
4.2.6 HOTEL ARCHITECTURAL DETAILS CONT.	Doors	1. All exterior doors shall be of a size, trim, proportion, panel/muntin configuration appropriate to the building style. 2. Single doors shall have a minimum door height of 6'8" and a maximum height of 8'. Minimum width is 3 feet and maximum is 4 feet. 3. Double doors shall have minimum door height of 6'-8", with maximum of 9'-0". Minimum width 4'-8", maximum 5'-6". 4. Exterior doors shall be made of steel, wood, or glass and finished to ensure durability. 5. Storm door windows and screens shall be aluminum or finished wood, free of decorative trim.
	Columns	1. Square columns shall be 6-inch minimum width, with or without capitals and bases. 2. Round columns shall be 6-inch minimum outer diameter, with or without capitals and bases.
	Building Materials	1. Where more than one material is used, traditionally heavier materials (stone, brick, concrete with stucco, etc.) shall be located below lighter materials (wood, fiber cement board, siding, etc). The change in material shall occur along a horizontal line, preferably at floor level. 2. Where side façades are built of a different material than the front façade, the front façade material shall extend around the corner and along the side façade for a minimum of 5'. 3. All openings in brick or stone construction shall be spanned by a header. 4. All headers shall: Use materials with regard to their traditional structural capacity (veneer finishes shall be configured in a way that corresponds with the material's traditional load-bearing configuration); Be wider than the opening they span; Be brick, stone, cast stone, terra cotta or metal; and be in one of the following forms: lintel, arch and jack arch. 5. All buildings with brick or stone construction and with a raised first floor level shall have a water table which shall: Involve a reveal in the wall surface a minimum of 1/2 inch; and on brick buildings, be comprised of brick, but may also be comprised of stone or cast stone. 6. All window openings in brick or stone construction shall have a sill at their base which shall: Be wider than the window opening; Be generally rectangular in form, and shall be sloped slightly away from the window opening to shed water; and be made of brick, stone, cast stone or terra cotta. 7. All brick and stone structures shall contain a cap which shall: Protect the tops of all brick and stone structures exposed to the weather, including: garden walls, stair treads, planter edges and freestanding piers; Be made of stone, cast stone, terra cotta or slate; and be rectangular or more ornate on the edges. 8. Aluminum, Vinyl, or T-1-11 siding is not permitted. 9. Vinyl details such as soffits, eaves, and trim are not permitted on any building area that is visible from a Primary and Secondary Streets.

	Building Materials Cont.	10. Smooth stucco is permitted. EIFS (Exterior Insulation and Finishing Systems) such as Dryvit or other forms of synthetic stucco are prohibited. 11. Building façades entirely finished with smooth stucco are not permitted. Smooth stucco shall be used in combination with other permitted building materials only.
4.2.7 HOTEL STREET LEVEL	Street Frontage	1. Retail storefronts in the Hotel shall be oriented with a primary frontage along the Primary Street. 2. Continuous length of blank walls shall not be permitted.
4.2.7 HOTEL STREET LEVEL CONT.	Street Level Hotel Entries	1. Primary entrances shall be located along Primary Streets. 2. Doors/entrances with public access shall be provided at intervals no greater than 200 feet along a block. 3. All retail doors facing the street shall be operable and remain unlocked during business hours.
	Street Level Hotel Windows & Transparency	1. Clear, untinted glass shall be used at/near Hotel street level to allow maximum visual interaction between sidewalk areas and common areas of the Hotel. 2. Where 15 ' or more of windowless wall is found to be unavoidable, eye-level displays, a contrast in wall treatment, outdoor seating and/or planting shall be used to enhance visual interest and pedestrian area vitality. 3. Bottoms of the storefront windows shall be between 1 and 3 feet above sidewalk grade. 4. Hotel storefront windows shall not be completely obscured with display cases that prevent customers and pedestrians from seeing inside. 5. Reflective glass shall not be permitted. 6. False window mullions shall not be permitted.
	Signage Band	1. Flashing, moving, and neon-lit signs shall not be permitted. 2. Retail signs along sidewalks shall be located a minimum of 8 feet above the pedestrian sidewalk. 3. Signs shall not be placed so as to obstruct windows, storefronts, architectural elements, or cornices. However, signs painted on storefront windows and walls permitted. 4. Signs shall not cover or obscure architectural elements. 5. The maximum area of any single sign mounted perpendicular to a given façade shall not exceed 10 square feet. 6. All lighting, technological, and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes must be concealed from view.
	Lighting	1. Building lighting that blinks is not allowed. 2. Lighting at Hotel entrances and ground level shall be provided for security.
4.2.8	Shared Driveways	1. Parking on Shared Driveways is only permitted in designated areas. 2. Parking along Shared Driveways is not permitted, even within rear setback areas between the Shared Driveway and private garages. 3. Shared Driveways shall be landscaped and planted per the Guidelines articulated in the landscape chapter.

LOCAL RETAIL

4.3.2	Green Building	1. Local Retail projects at Napa Pipe shall comply with Napa City High Performance Building Regulations for Non-Residential projects.
4.3.4	Street Frontage	1. Retail buildings shall be oriented with a Primary Frontage along the Primary Street. 2. Continuous length of blank walls shall not be permitted.
4.3.5	Entries	1. Primary entries shall be located along Primary Streets. 2. Where local retail fronts on both a Primary Street and a Special Feature such as the Dry Dock or public plaza, the primary entry shall face the Special Feature. An Enhanced Secondary Entry shall be located facing the Primary Street. 3. Enhanced Secondary Entries and doors shall have a minimum of 10' of 70% façade transparency to retail interior, including the door width, and signage consistent with the Primary entry. 4. Doors/entrances with public access shall be provided at intervals no greater than 100 feet along a block. 5. All retail doors facing the street shall be operable.
4.3.6	Windows & Transparency	1. Clear, untinted glass shall be used at and near the street level to allow maximum visual interaction between sidewalk areas and the interior of buildings. 2. Storefront windows shall not be completely obscured with display cases that prevent customers and pedestrians from seeing the interior. 3. Reflective glass shall not be permitted. 4. Bottoms of the storefront windows shall be between 1 and 3 feet above sidewalk grade. 5. False window mullions shall not be permitted.
4.3.7	Materials	1. For predominant building materials, where more than one material is used, traditionally heavier materials (stone, brick, concrete with stucco, etc.) shall be located below lighter materials (wood, fiber cement board, siding, metal siding, etc). The change in material shall occur along a horizontal line, preferably at the floor level. Architectural details are excepted. 2. Where side façades are built of a different material than the front façade, the front façade material shall extend around the corner and along the side façade for a minimum of 30 inches. 3. Smooth stucco is permitted. EIFS (Exterior Insulation and Finishing Systems) such as Dryvit or other forms of synthetic stucco are prohibited. 4. Building façades entirely finished with smooth stucco are not permitted. Smooth stucco shall be used in combination with other permitted building materials only.

4.3.8	Awnings & Marquees	1. Awnings and marquees shall occur forward of the setback and may encroach within the right-of-way, but shall not extend to the curb line. 2. Awnings shall be fabric, metal, glass, or wood; high-gloss or plasticized fabrics are not permitted. 3. Awnings shall be coordinated not to conflict with street trees.
4.3.9	Signage Band	1. Signs painted on storefront windows, painted on walls, flat on or projecting from façades, and hanging from awnings/canopies, are permitted. Signs shall not be placed so as to fully obstruct windows, storefronts, architectural elements, or cornices. 2. Custom-designed, neon-lit signs are permitted in appropriate contexts. Neon-lit signs shall be exterior-mounted on a sign panel, metal support frame or enclosure or interior-mounted behind display windows. 3. Flashing, moving, or internally-illuminated ("canned") signs, illuminated "balloon" awning signs, and signs with highly-reflective materials or foils, are not permitted. 4. Signs are not permitted on the sloping plane of an awning. 5. Neon-lit signs are prohibited except in the Town Center. 6. Retail signs along sidewalks shall be located a minimum of 8 feet above the pedestrian sidewalk. 7. A sign may not occupy more than 20% of the storefront façade area. 8. A window sign may not occupy more than 20% of the storefront window area. 9. The maximum area of any single sign mounted perpendicular to a given façade shall not exceed 10 square feet. 10. All lighting, technological, and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes must be concealed from view.
4.3.10	Lighting	1. Building lighting that blinks is not allowed. 2. Lighting at building entrances and ground level shall be provided for security.

LARGE-FORMAT RETAIL

4.4.2	Green Building	1. Large Format Retail buildings at Napa Pipe shall comply with Napa City High Performance Building Regulations for Non-Residential projects.
4.4.3	Architectural Character	1. Smooth stucco is permitted. EIFS (Exterior Insulation and Finishing Systems) such as Dryvit or other forms of synthetic stucco are prohibited. 2. Building façades entirely finished with smooth stucco are not permitted. Smooth stucco shall be used in combination with other permitted building materials only.
4.4.4	Building Form	1. Parapets shall be used to conceal flat roofs and rooftop equipment from public view. 2. Overhanging eaves, if used, shall extend no less than 3 feet past the supporting walls.
4.4.5	Building Orientation	1. The building shall be oriented with Primary Frontages as per the orientation diagram, *Figure 2.2b shown in Chapter 2: Design Framework.*
4.4.6	Building Frontage	1. There shall be a transparent element at the primary entry. 2. The primary entry shall be prominent, distinguishable, and architecturally interesting—with at least three different materials used and a pedestrian-scaled design. 3. Active uses such as restaurants, specialty in-store boutiques, food concessions and waiting areas shall be located near the primary entry. 4. Create scale and interest by eliminating blank walls and incorporating architectural features of interest and utility such as a contrast in wall treatment and/or landscaping.
4.4.7	Architectural Details	1. Where more than one material is used, traditionally heavier materials (stone, brick, concrete with stucco) shall be located below lighter materials (wood, fiber cement board, siding). The change in material shall occur along a horizontal line, preferably at floor level. 2. Smooth stucco is permitted. EIFS (Exterior Insulation and Finishing Systems) such as Dryvit or other forms of synthetic stucco shall not be used as a primary building material or at the Primary Entrance. 3. Building façades entirely finished with smooth stucco are not permitted. Smooth stucco shall be used in combination with other permitted building materials only. 4. Building trim and accent areas may feature brighter colors, but neon tubing shall not be permitted. 5. Service areas and solid waste / garbage enclosures that are external to the building shall be designed with the same materials as the building and with a wall height and/or landscape planting sufficient to completely conceal garbage containers.
4.4.8	Signage	1. Signage may be included on a vertical element that extends beyond the roof the building. 2. Back-lit, flashing, moving, and neon-lit signs shall not be permitted. 3. Signs shall not be placed so as to obstruct windows, storefronts, or cornices. 4. A sign may occupy up to 10% of the building façade area. 5. All lighting, technological, and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes must be concealed from view.
4.4.9	Lighting	1. Building lighting that blinks is not allowed. 2. Provide lighting at building entrances and for security at ground level.

OFFICE

4.5.2	Green Building	1. Office buildings at Napa Pipe shall comply with Napa City High Performance Building Regulations for Non-Residential projects.
4.5.3	Building Orientation	1. All buildings along Primary Streets shall have consistent principal building frontages aligned to those streets. 2. Buildings shall have their principal entrance (with operable doors) on the Primary Street frontage. 3. Vehicle parking, garbage, and mechanical equipment shall not be visible from Primary Streets.
4.5.4	Frontage & Setback	1. A continuous length of flat walls shall not be permitted. Items including entries, transparency, windows, eye-level displays, changing wall treatment, outdoor seating, or planting shall be used to enhance visual interest and pedestrian area vitality. 2. Stepbacks, setbacks and height changes shall be a minimum of 2 feet. 3. Retail storefronts in office buildings shall connect directly to the sidewalk.
4.5.5 ARCHITECTURAL DETAILS	Façade Composition	1. High visibility buildings at the corners of public streets shall be enhanced with architectural elements such as projections, shades, eaves, brise-soleil, and/or massing articulation. 2. Façade materials shall turn the corner and extend a minimum of 5 feet. 3. Corner buildings shall have consistent material treatments on front and exposed side façades.
	Windows	1. All exterior elevations shall have windows. 2. Exterior elevations facing public streets shall have a minimum of 33% glazing. Window area does not include window trims. 3. Reflective glazing shall not be permitted. 4. All glass shall be clear color. Neutrally-colored spandrel, etched/blasted glass, fritted glass are permitted. 5. Aluminum windows shall be durable, high quality, and heavy gauge. 6. Curtain wall, rain screen, and structural glass systems are permitted. 7. Buildings shall include operable windows.
	Roofs	1. Roof forms shall match the principal building in terms of style, detailing, and materials. 2. Roofs shall be low-glare materials. 3. Snap-on batten type standing seam metal roofs are not allowed. 4. Flat roofs visible from adjacent properties shall be covered with a finished material such as concrete pavers, clay pavers, crushed granite ballast, or green roof. 5. Gutters, if used, shall be aligned with the roofline and building edges. 6. Downspouts shall match gutters in material/finish. 7. Roof penetrations, including but not limited to vents, ventilators, turbines, flues, etc. shall be metal with natural finish and integral color. 8. Mechanical equipment shall be organized and designed as a component of the roofscape and not appear to be a leftover or add-on element. Mechanical equipment shall be completely screened.

OFFICE

4.5.5 ARCHITECTURAL DETAILS CONT.	Solar Panels	1. Solar panels shall not be visible from Primary Frontage Streets. 2. Solar panels shall not be used if they would produce direct glare/redirect sunlight into residential units.
	Lighting	1. In order to reduce glare, all interior and exterior light sources shall be selected and designed such that zero direct-beam illumination leaves the building site. 2. Building design should refer to the most current Napa Green Building checklist for lighting design guidelines and best practices.
	Materials	1. Where more than one material is used, traditionally heavier materials (stone, brick, concrete with stucco) shall be located below lighter materials (wood, fiber cement board, siding). The change in material shall occur along a horizontal line, preferably at floor level. 2. Smooth stucco is permitted. EIFS (Exterior Insulation and Finishing Systems) such as Dryvit or other forms of synthetic stucco are prohibited. 3. Building façades entirely finished with smooth stucco are not permitted. Smooth stucco shall be used with other permitted building materials only.

GARAGE (STAND-ALONE)

4.6.2	Green Building	1. Garage buildings at Napa Pipe shall comply with Napa City High Performance Building Regulations for Non-Residential projects.
4.6.3	Parking Require-ments	1. ADA parking and access shall be provided in accordance with all applicable state and local codes. 2. Garages shall provide off-street bicycle storage.
4.6.4	Orientation & Access	1. Garage entries shall minimize curb cuts by having no more than 2 curb cuts per block along 1 face of the block. 2. Vehicular entries to garages shall not be located along Primary Streets.
4.6.5	Design & Articulation	1. Garage design and articulation shall be stylistically compatible and of comparable quality with surrounding architecture in building pattern, modulation, scale and massing. 2. Mechanical vents and utilities related to garages shall minimize visual and audio impacts on public streets as much as possible. 3. Blank, undifferentiated walls and openings at eye level are not permitted where garages are adjacent to the sidewalk.
4.6.6	Archi-tectural Character	1. Smooth stucco is permitted. EIFS (Exterior Insulation and Finishing Systems) such as Dryvit or other forms of synthetic stucco are prohibited. 2. Building façades entirely finished with smooth stucco are not permitted. Smooth stucco shall be used in combination with other permitted building materials only. 3. Poured-in-place concrete and pre-cast concrete are appropriate as basic building materials with special consideration for formwork, pigments, and aggregates that can create rich surfaces.

PARKING, LOADING & SERVICE

4.7.2	Individual Garages (Residential)	1. Garages shall be oriented to internal Shared Driveways. 2. Garages facing the street are permitted for corner/end units and access to podium, tuck under, and/or structured parking. Such garages may not be oriented to Primary Streets.
4.7.3	General Parking Standards (Except Large Format Retail)	1. Off-street parking areas shall be set back a minimum of 10 feet from property lines along Secondary Streets, excluding Shared Driveways. 2. Off-street parking shall be hidden from view from Primary Streets. 3. Shared Driveways shall be the primary source of access to off-street parking. 4. Parking shall be internal to the block, not visible from Primary Streets, the River or public open space, and behind buildings, to reinforce the street wall and create active street frontages.
4.7.4	Surface Parking	1. Surface parking shall not be oriented to Primary Streets. 2. Parking lots shall be landscaped as per the Landscape Design Guidelines. 3. The following parking space dimensions and provisions shall apply: - Head-in or diagonal parking spaces: 9 feet by 18 feet. - Parallel parking spaces: 8 feet by 20 feet minimum. - Drive aisles in parking lots: 24 feet wide for two-way circulation and to provide adequate backup space for 90 degree head-in parking. - A portion of the parking spaces may be designated for use by compact cars, which require smaller dimensions, or for tandem parking, subject to approval. 4. Surface parking shall not be accessed from Primary Streets, except via Shared Driveway. 5. The minimum width for a planting area to screen parking shall be 10 feet. 6. Queuing area for vehicles turning onto street shall be provided for a minimum of 2 cars. 7. Surface parking facing Secondary Streets or open spaces shall be screened from the sidewalk and the open space. Screening may include buildings and/or vegetated planting and/or structures.
	Additional Residential Standards	1. Temporary surface parking is permitted on building lots during phased project buildout, provided it complies with all screening standards.
	Additional Hotel Standards	1. Access to hotel surface parking shall not be through the service areas. 2. Parking facing streets or open spaces shall be setback 15' from Napa Pipe open spaces, as well as screened from the sidewalk or the open space, such as along the Riverfront Park and Trails, the Knoll, and adjacent wetlands. Screening may include buildings and/or planting. 3. Vehicular access to parking for Hotel buildings shall be provided within the block, and is limited to a single access point from Primary Streets.
	Additional Local Retail Standards	1. Parking shall be located behind the building.
	Additional Large Format Retail Standards	1. Large Format Retail parking and planting within surface parking shall comply with Sustainable Surface Parking, section 5.6.11 2. Off-street parking areas shall be set back a minimum of 10 feet from property lines along Secondary Streets.
	Additional Office Standards	1. Off-street parking shall be hidden from view from Primary Streets. 2. Off-street parking areas shall be set back a minimum of 10 feet from property lines along Secondary Streets.

4.7.5	Structured Parking (Residential & Hotel)	1. Structured parking shall conceal views of parked vehicles from streets and open spaces. Visibility of structured parking shall be limited to 25% of building frontage. 2. Structured parking and semi-subterranean garages facing Secondary Streets or open spaces shall be 75% screened from the sidewalk and the open space. Screening may include buildings, plantings, vegetated screening, structures, and/or architectural screening. 3. Architectural screening of structured parking shall be 50% open to allow air flow, per building code. 4. Setbacks from the property line are permitted to accommodate planting and other buffer features including climbing vines, trellises, trees or similar landscape elements. 5. Entrances to structured parking shall not be on Primary Streets. 6. Access to structured parking in the hotel shall not be through service areas. 7. Structured parking shall be stylistically compatible and of comparable quality in color, form and quality of architectural details with adjacent buildings and development patterns at Napa Pipe.
4.7.6 LOADING & SERVICE	General Standards	1. Loading shall not be accessed from Primary Streets. 2. Service areas shall not be oriented to Primary Streets. 3. Service doors are not permitted along Primary Streets unless required by code. 4. Buildings with structured parking shall have service access through the parking lot. 5. Loading, service, and maintenance areas shall be internal to the block and not visible from public streets, the River or public open space. 6. Service yards shall be located mid-block, behind buildings, to reinforce the street wall and create active street frontages.
	Residential Standards	1. Service access to apartment buildings or service access to units above retail shall be provided, but not along Primary Street frontages.
	Hotel Standards	1. Vehicular access to service for Hotel buildings shall be provided within the block, and is limited to a single access point from Primary Streets. Service access to Hotel buildings shall be provided within the block and not along Primary Street frontage. 2. Loading, service and maintenance areas shall not be visible from public streets. Screening elements shall be designed consistent with the overall architecture of the building. 3. Loading, and service facing streets or open spaces shall be setback 15' from Napa Pipe open spaces, as well as screened from the sidewalk or the open space, such as along the Riverfront Park and Trails, the Knoll, and adjacent wetlands. Screening may include buildings and/or planting.
	Local Retail Standards	1. Vehicular access to service and parking is limited to a single access point from Primary Streets. 2. Service areas shall not be visible from public streets. Screening elements shall be designed consistent with the overall architecture of the building.
4.7.7	Solid Waste/ Garbage	1. Solid waste/ garbage collection and trash enclosures shall be within the block and not along street frontages. 2. Within the block interior, solid waste/ garbage collection is permitted from Shared Driveways and parking areas. 3. Solid waste/ garbage collection areas shall be contained and masked from view, designed in accordance with City of Napa solid waste and recycling enclosure standards.

SUSTAINABILITY

4.8.2	Energy Efficiency	1. Buildings shall comply with Napa City High Performance Building Regulations for Residential and Non-Residential projects. 2. Buildings and private open spaces shall have light colored "cool" roofs and cool pavements with high Solar Reflective Index (SRI) values which should meet the requirements associated with LEED certification for Sustainable Sites Credits. 3. Efficient lighting shall be installed in all buildings. Where practical, lighting control systems shall also be installed. Daylight shall be used as an integral part of lighting systems in all buildings. 4. Light emitting diodes (LEDs) or other high efficiency lighting shall be used for traffic, street and other outdoor lighting. 5. Hours of outdoor lighting operation shall be limited, or minimally acceptable light intensities for outdoor lighting shall be provided.
4.8.3	Water Conservation & Efficiency	1. Building and site design shall be water-efficient. Only water-efficient fixtures and appliances shall be installed. 2. Watering methods shall be restricted: for example, systems that apply water to non-vegetated surfaces are prohibited and runoff must be controlled. The use of pressure washers for cleaning driveways, parking lots, sidewalks, and street surfaces by businesses is prohibited, unless required to mitigate health and safety concerns. These restrictions shall be included in the Covenants, Conditions, and Restrictions of the community. 3. Install water efficient technologies such as rain sensors to conserve water.
4.8.4	Solid Waste Measures	1. Construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) shall be reused and/or recycled. 2. All buildings shall have sufficient interior and exterior storage areas for recyclables and green waste. 3. Adequate recycling containers shall be provided in public areas, including parks, school grounds, paseos, and pedestrian zones in areas of mixed-use development.
4.8.5	Transportation & Motor Vehicles	1. Ride sharing programs shall be promoted at employment centers (e.g., by designating a certain percentage of parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading zones and waiting areas for ride share vehicles, and providing a website or message board for coordinating ride sharing). 2. At commercial land uses, all forklifts, "yard trucks," or vehicles that are predominately used on-site at non-residential land uses shall be electric-powered or powered by biofuels (such as biodiesel [B100]) that are produced from waste products, or shall use other technologies that do not rely on direct fossil fuel consumption. 3. At commercial land uses, idling time for commercial vehicles, including delivery and construction vehicles, shall be limited.

	Transportation & Motor Vehicles cont.	4. The use of alternative fuel vehicles and neighborhood electric vehicle programs shall be promoted through prioritized parking within new commercial and retail areas for electric vehicles, hybrid vehicles, and alternative fuel vehicles. 5. Shuttle service from mixed-use and employment areas to public transit shall be provided. 6. Information on all options for individuals and businesses to reduce transportation-related emissions, including education and information about public transportation, shall be provided. 7. To promote cyclist safety, security and convenience, bicycle parking shall be provided near building entrances. 8. Secure bicycle storage shall be provided at public garage parking facilities. 9. Facilities and infrastructure shall be located in all land use types to encourage the use of low- or zero-emission vehicles (e.g. electric vehicle charging facilities and conveniently located alternative fueling stations).
4.8.6	Performance Standard	1. Napa Pipe shall demonstrate that, by implementation of the measures set forth above, the project achieves a reduction of Greenhouse Gas (GHG) emissions, as compared to "Business As Usual," consistent with the target stipulated in the County's Climate Change Action Plan as adopted by the BOS on or before approval of the project. Additional measures, such as the installation of solar power or other renewable energy systems, shall be incorporated if necessary to ensure this target is achieved.

LANDSCAPE: RESIDENTIAL

5.1.2	Planting for Setback Areas	1. A minimum 25% of front setback area shall be planted. 2. Plantings adjacent to buildings shall not directly obscure building windows. 3. Plantings in front setbacks shall not be taller than 4' unless they are not obstructing windows. 4. Plantings shall not obstruct paths of travel. 5. Plantings in setback areas shall comply with the planting palette.
5.1.3	Hardscape	1. Run-off from impervious surfaces shall be directed to pervious areas. 2. A minimum of 25% of side setback areas shall be permeable. 3. Planting minimums shall be met. 4. Pedestrian access between unit entries and the adjacent street, Shared Driveway or open space shall be provided. 5. Walkways and unit-entry walkways shall be a minimum of 3' wide. 6. All walkways and hardscape areas shall have a minimum slope of 1%, maximum slope of 5%, and maximum cross slope of 2%. 7. Side setbacks shall have a minimum 18" clear and paved path of travel, except for end lots. 8. Primary walkways in private common open spaces shall be a minimum of 6' wide. 9. Paved driveways in rear setbacks shall provide access to all private garages. 10. Hardscape pads shall be provided in side setbacks for trash/recycling containers, if not facing a public street. Where no side setback exists, or the side setback faces a public street, hardscape pads shall be provided in rear setbacks for temporary placement of trash/recycling containers.
5.1.4	Fences & Walls	1. Public access to private common open space and Shared Driveways shall be maintained, and gates, fences, walls or other structures limiting public access are prohibited. 2. Fences/walls are not permitted in Shared Driveway right-of-ways. 3. Privacy fences and walls are prohibited in the front setbacks. Open style fences and walls shall be no more than 42" tall. 4. Any fence/wall in a side or rear setback shall be a maximum of 8' tall. 5. For fences along slopes, vertical pickets shall remain vertical: pickets perpendicular to the slope are prohibited. 6. Any fences/walls in the front setback shall run the full length, and parallel to, the property line. 7. Fences/walls along shared property line must be shared; two parallel fences not permitted. 8. Any fence/wall shall run along the property line except where it returns to the building. 9. If fences/walls in front setbacks return to building, they must terminate at right angle to the front façade. 10. Gates, where used, shall swing into the property rather than onto sidewalk/open space. 11. All fences, gates, and walls shall be in accordance with the screening Standards outlined in the material palette.
5.1.5	Furnishings	1. Furnishings in private common open space shall be ADA compliant and not obstruct building access. 2. Mailboxes shall be located in accordance with the US Postal Service regulations. 3. Elements allowed in front setbacks include, but are not limited to: benches, chairs, tables, handrails, and outdoor umbrellas. Multi-family apartments may also have bicycle racks in the front setback.

5.1.5	Furnishings cont'd	4. The following items are prohibited in front setbacks: open fire grill/barbecue, gas grill/barbecue, trash/recycling containers, ganged mailboxes, utility units/meters, heating or air conditioning units. 5. Site setbacks of end lots are permitted the same elements as front setbacks. 6. Elements allowed in side and rear setbacks include, but are not limited to: rain cisterns, small covered compost bins, trash/recycling containers, mailboxes, utility meters, heating/air conditioning units. 7. Restricted elements include, but are not limited to: bicycle racks (allowed in Multi-Family Apartments), freestanding flagpoles, and playground equipment (allowed in private common open space). 8. Fixed benches, chairs, tables, as well as handrails, are additionally not permitted within travel lanes of Shared Driveways. 9. Bollards are permitted at the ends of Shared Driveways, if perpendicular to the direction of travel, to control vehicular access, or protect utilities, provided fire access not required. Bollards are not permitted in Shared Driveway interiors or parallel to the path of travel. 10. Bollards, play equipment, small water features, and outdoor fireplaces or firepits are also permitted in multi-family private common open spaces. 11. Handrails shall be permitted where necessary by code.
5.1.6	Structures & Enclosures	1. Structures shall include elements such as arbors, trellises and pergolas, they may be attached or detached. Enclosures shall include elements such as maintenance or storage sheds. 2. Structures and enclosures are not permitted in the Shared Driveway right-of-way. 3. Greenhouses and storage sheds are not permitted in the front or side setback. 4. Detached structures or enclosures in setback areas shall not obstruct more than 25% of front building façade, cover more than 20% of the setback area, be higher than the first story of the adjacent building, or obstruct windows. 5. Side and rear setbacks less than 5 feet deep may not have structures. 6. Structures shall permit a minimum 18" path of travel. 7. Walk-in structures and enclosures, or those made of plastic, among others are not permitted in setbacks or private common open space. 8. Greenhouses are not permitted in private common open spaces. 9. In private common open spaces, permitted enclosures, such as maintenance sheds, shall be a maximum of 8' high and not greater than 20 SF in footprint.
5.1.7	Planting for Private Common Open Spaces	1. A minimum of 40% of the open space site area shall be shaded by canopy trees. 2. A minimum of 70% of the open space site area shall be permeable in multi-family typologies. 3. A minimum of 50% of the landscape area shall be planted, except for 25% in multi-family typologies. 4. Large trees shall be placed a minimum of 12' feet from the buildings. 5. Artificial turf is prohibited.
5.1.8	Shared Driveways	1. Shared Driveways shall have 25' wide right of way. 2. A minimum 20' travel lane shall be negotiable by fire and other emergency vehicles. 3. Plantings/furnishings are permitted as specified in the right of way, if a minimum 20' clear travel lane is maintained for emergency and fire access.

LANDSCAPE: RESIDENTIAL

5.1.8	Shared Driveways cont'd	4. The Shared Driveway right-of-way surface shall be flush. 5. Curb cuts at Shared Driveway entrances are prohibited. Entrances to Shared Driveways shall be depressed curbs. 6. Paving at depressed curbs shall match the paving of the adjacent pedestrian public walk and not the paving of the Shared Driveway. 7. Vehicular access to private garages shall be provided. If planting or other elements installed adjacent to building face/setback, a clear zone at least garage/driveway width must be provided. 8. A minimum 50% of the total Shared Driveway area shall be permeable 9. Planting beds shall be a maximum 7' in width 10. Trees are permitted only in pavement openings larger than 5'x5'. 10. Turf and artificial turf are prohibited. 11. In Shared Driveways parallel to Primary Streets, traffic calming measures shall be installed to discourage local traffic shortcuts. 12. Signage is permitted in Shared Driveways for vehicular traffic enforcement. 13. Plantings within Shared Driveways shall neither inhibit clear sight lines nor create hiding spaces that would encourage unsafe activity.
5.1.9	Lighting	1. The following light types are prohibited: floor lights, vehicular/pole lights, and vehicular-rated bollard lights. Pedestrian pole lights are allowed in front setbacks. 2. Pedestrian pole lights in the front setback shall be a minimum 5' and maximum of 8' tall. 3. Pedestrian pole lights shall be less bright than overhead street lights. 4. No more than one pole light is permitted within the front setback per unit. 5. Pedestrian pole lights are not permitted in rear setbacks, or in side setbacks, except for the side setbacks of end units along streets.

LANDSCAPE: HOTEL

5.2.2	Planting	1. A minimum of 25% of the front setback area shall be planted. 2. Plantings shall not obstruct paths of travel. 3. Planted screening in setback areas shall comply with the planting palette. 4. Setbacks less than 10' wide shall not have large or medium canopy trees; narrow and columnar trees are allowed. 5. Turf is prohibited in front and side setback areas.
5.2.3	Hardscape	1. Run-off from impervious surfaces shall be directed to pervious areas. 2. A minimum of 50% of side and rear setback areas shall be permeable. 3. Planting minimums shall be met. 4. Walkways and unit-entry walkways shall be a minimum of 5' wide. 5. All walkways and hardscape areas shall have a minimum slope of 1%, maximum slope of 5%, and maximum cross slope of 2%. 6. Side setbacks shall have a minimum 36" clear and paved path of travel. 7. Primary walkways in private common open spaces shall be a minimum of 6' wide. 8. Hardscape pads shall be provided in side setbacks for trash/recycling containers, if not facing a public street. Where no side setback exists, or the side setback faces a public street, hardscape pads shall be provided in rear setbacks for temporary placement of trash/recycling containers. 9. Pedestrian access between hotel entrances and the adjacent street and parking lot shall be provided.
5.2.4	Fences & Walls	1. Privacy fences and walls are prohibited in the front setbacks. Open style fences and walls shall be no more than 42" tall. 2. Any fence or wall shall be a maximum of 8'-0" tall in a side and rear setback. Exceptions to this standard would be any fences or walls that need to be taller in order to screen utilities and/or trash/recycling bins; and the pool enclosure allowed within the rear setback. 3. For fences along slopes, vertical pickets shall remain vertical. Pickets perpendicular to slope are prohibited. 4. If fences or walls in front setbacks return to the building, they must terminate at a right angle to the front facade. 5. Gates, where used, shall swing into the property rather than onto the sidewalk or open space. 6. All fences, gates, and walls shall be in accordance with the screening standards in the material palette.
5.2.5	Furnishings	1. Furnishings in setbacks and private common open spaces shall be ADA compliant and not obstruct building or public river access. 2. Elements allowed in all setbacks include, but are not limited to: bike racks, bollards, benches, chairs, tables, open fire, outdoor umbrellas, water features, outdoor fireplaces or fire pits and small trash/recycling receptacles. 3. Elements allowed in side and rear setbacks include, but are not limited to: rain cisterns, small covered compost bins, utility meters, heating/air conditioning units and play equipment. 4. The following items are prohibited in front setbacks: grills/barbecues, trash/recycling bins, utility units/meters, heating or air conditioning units. 5. Handrails shall be permitted where necessary by code.

LANDSCAPE: HOTEL

5.2.6	Structures & Enclosures	1. Structures include elements such as arbors, trellises and pergolas. Enclosures include elements such as maintenance or storage sheds. 2. Detached, open-air enclosures are not permitted; enclosures for maintenance and storage shall be integrated into the architecture. 3. Detached structures in setback areas shall not obstruct more than 35% of front building façade, cover more than 20% of the setback area, be higher than the first story or obstruct windows. 4. Structures shall permit a minimum 18" path of travel.
5.2.7	Open Spaces	1. A minimum of 30% of the open space site area shall be shaded by canopy trees. 2. A minimum of 50% of the open space site area shall be permeable. 3. A minimum of 50% of the open space site area shall be planted. 4. Large trees shall be placed a minimum of 12' from the buildings. 5. Artificial turf is prohibited.
5.2.8	Service & Access	1. Service drives shall have a maximum width of 20'. 2. Service & Access areas shall be 100% screened with planting and/or fence and walls. 3. Vehicular access to garages shall be provided. 4. A minimum 30% of the total Shared Driveway area shall be permeable. 5. Trees are permitted only in pavement openings larger than 5'x5'. 6. Turf and artificial turf are prohibited.
5.2.9	Lighting	1. The following light types are prohibited within the front setback: flood lights. 2. Pedestrian pole lights in the front setback shall be a minimum 5' and a maximum of 8' tall. 3. Pedestrian pole lights shall be less bright than overhead street lights.

LANDSCAPE: LOCAL RETAIL

5.3.2	Planting	1. Plantings adjacent to buildings shall not directly obscure building windows. 2. Planting screens may be a maximum of 4' tall if they are not obscuring windows. 3. Turf is prohibited in setback areas. 4. Large and medium trees are prohibited in setbacks less than 20'. Small trees are prohibited in setbacks less than 12'. 5. Trees and surface planting beds are prohibited adjacent to the front building facade. 6. Between streets and surface parking lots, 75% of the setback shall be pervious and trees are required.
5.3.3	Hardscape	1. Run-off from impervious surfaces shall be directed to pervious areas. 2. Pedestrian access between entrances and the adjacent street and parking lot shall be provided. 3. Walkways and hardscape areas shall have a minimum width of 5', minimum slope of 1%, maximum slope of 5% and maximum cross slope of 2%. 4. Hardscape pads shall be provided in side setbacks for trash/recycling containers, if not facing a public street. Where no side setback exists, or the side setback faces a public street, hardscape pads shall be provided in rear setbacks for temporary placement of trash/recycling containers.
5.3.4	Fences & Walls	1. Fences and walls are prohibited along the building frontage.
5.3.5	Site Furnishings & Enclosures	1. Bicycle racks are required at a minimum of 1 per 1,000 GSF retail space. 2. Allowable elements include, but are not limited to: benches, chairs, tables, grill/barbecue, umbrellas, bicycle racks, and structures like trellises, pergolas, and arbors. 3. Trash/recycling containers are allowed in rear setbacks, or side setbacks when not facing a public street. 4. Prohibited elements include: mailboxes, utility meters, heating or air conditioning units, bollards, freestanding flagpoles. 5. Enclosures are not permitted, except those screening trash/recycling containers. 6. Solid waste/ garbage collection areas shall be contained and masked from view, designed in accordance with City of Napa solid waste and recycling enclosure standards.
5.3.6	Lighting	1. Only accent lighting is allowed.

LANDSCAPE: LARGE-FORMAT RETAIL

5.4.2	Sustainable Surface Parking	1. Surface parking for Large Format Retail shall comply with 5.7 Sustainable Surface Parking and Planting.
5.4.3	Planting	1. Between streets and surface parking lots, 75% of the setback shall be pervious and trees are required. 2. Plantings adjacent to buildings shall not obscure building windows. 3. Plantings adjacent to buildings provide visual interest and screening of building walls where windows and transparency are not provided.
5.4.4	Hardscape	1. Run-off from impervious surfaces shall be directed to pervious areas. 2. Pedestrian access between entrances and the adjacent street and parking lot shall be provided. 3. Walkways shall be a minimum 5' wide with a minimum slope of 1%, maximum slope of 5% and maximum cross slope of 2%.
5.4.5	Fences & Walls	1. Fences and walls are prohibited along the building frontage, except for loading areas.
5.4.6	Site Furnishings & Enclosures	1. Bicycle racks are required at a minimum of 1 per 10,000 GSF retail space. 2. Allowable elements include, but are not limited to: benches, chairs, tables, umbrellas, bicycle racks and structures such as trellises, pergolas, and arbors. 3. Small, pedestrian-oriented trash/recycling receptacles are permitted adjacent to the Primary Entry. 4. Prohibited elements include: mailboxes, utility meters, freestanding flagpoles. 5. Trash compacting units and other mechanical equipment are prohibited in front and side setbacks, but are allowed in rear setbacks when completely screened. 6. Maintenance and mechanical structures and enclosures are not allowed. 7. Solid waste/ garbage collection areas shall be contained and masked from view, designed in accordance with City of Napa solid waste and recycling enclosure standards.
5.4.7	Lighting	1. Accent lighting and path lighting are allowed.

LANDSCAPE: OFFICE

5.5.2	Planting	1. 75% of the setback area shall be planted, excluding area required to meet minimum access and circulation requirements. 2. Plantings adjacent to buildings shall not obscure building windows. 3. Turf is prohibited in setback areas. 4. Large and medium trees are prohibited in setbacks less than 20'. Small trees are prohibited for setbacks less than 12'. 5. Planting screens may be a maximum of 4' tall if they are not obscuring windows.
5.5.3	Hardscape	1. Run-off from impervious surfaces shall be directed to pervious areas. 2. Pedestrian access between entrances and the adjacent street and parking lot shall be provided. 3. Walkways shall be a minimum 5' wide with a minimum slope of 1%, maximum slope of 5% and maximum cross slope of 2%. 4. Hardscape pads shall be provided in side setbacks for trash/recycling containers, if not facing a public street. Where no side setback exists, or the side setback faces a public street, hardscape pads shall be provided in rear setbacks for temporary placement of trash/recycling containers.
5.5.4	Fences & Walls	1. Fences and walls are prohibited along the building frontage.
5.5.5	Site Furnishings & Enclosures	1. Bicycle racks are required at a minimum of 1 per 1,000 GSF retail space. 2. Allowable elements include, but are not limited to: benches, chairs, tables, grill/barbecue, umbrellas, bicycle racks and structures such as trellises, pergolas, and arbors. 3. Trash/recycling containers are permitted in rear setbacks. 4. Prohibited elements include: mailboxes, utility meters, bollards, freestanding flagpoles. 5. Heating and/or air conditioning units are prohibited in front setbacks, but are allowed in side and rear setbacks when screened. 6. Structures and enclosures are not permitted.
5.5.6	Lighting	1. Accent lighting and path lighting are allowed.

LANDSCAPE: GARAGE

5.6.2	Planting	1. Plantings adjacent to retail frontages shall not obscure retail windows. 2. Planting in setbacks shall be used for screening parking frontages and should be predominantly evergreen. 3. Turf is prohibited in setback areas.
5.6.3	Hardscape	1. Run-off from impervious surfaces shall be directed to pervious areas. 2. Pedestrian access between entrances and the adjacent street/parking lot shall be provided. 3. Walkways shall be a minimum 5' wide with a minimum slope of 1%, maximum slope of 5%, maximum cross slope of 2%.
5.6.4	Fences & Walls	1. Fencing and walls shall be used to screen garage frontage areas, utilities, and waste/recycling areas.
5.6.5	Site Furnishings & Enclosures	1. Allowable elements when Retail is at the ground level include, but are not limited to: benches, chairs, tables, and umbrellas. 2. Allowable elements for all garages are bicycle racks and benches. 3. Trash/recycling containers are permitted in rear setbacks. 4. Heating and/or air conditioning units are prohibited in front setbacks, but allowed in side and rear setbacks if screened. 5. Detached structures and enclosures are not permitted. 6. Solid waste/ garbage collection areas shall be contained and masked from view, designed in accordance with City of Napa solid waste and recycling enclosure standards.
5.6.6	Lighting	1. Only accent lighting is allowed. 2. Exterior lighting shall not be excessive; only the amount that is reasonable and necessary for safety and wayfinding.

LANDSCAPE: SUSTAINABILITY

5.7.3	Stormwater Management	1. Biofiltration plantings shall be a diverse mixture of species, with no monocultures. 2. A maintenance plan shall be developed for all stormwater management elements and shall include occasional trash removal, pruning and replacement of plants. 3. Compaction of soil shall be avoided to increase infiltration, unless necessary for civil requirements.
5.7.4	Soils	1. Soil and irrigation water tests by a qualified professional are required prior to design. 2. If the fill material is not adequate for planting, the appropriate amount of fill shall be amended in place or excavated and replaced with new or amended planting soil. See the Planting section for required soil depths. 3. Soil compaction protection plans shall be developed. 'No compaction zones' shall be identified with proper fencing and signage.
5.7.5	Microclimates	1. The selection of appropriate planting shall address the sunny and shady areas of the site. 2. Seasonal microclimate shall be considered. 3. Pedestrian areas shall be mostly shaded by tree canopy or shade structures.
5.7.6	Native Plants	1. The use of invasive plants is not permitted.
5.7.9	Irrigation & Water Use	1. Irrigation shall be provided for all plantings during establishment (3-5 years). After this time, irrigation shall be used only in conditions of extreme heat and drought, to ensure healthy and sustainable plant growth and to maintain the aesthetics of the landscape. 2. Plants shall be selected for low water demands. 3. Efficient irrigation systems and technologies (such as rain or moisture sensors and soil tensiometers) shall be used. 4. All landscape areas shall have a layer of mulch in order to retain moisture and reduce water needs. 5. All cisterns or water harvesting tanks shall be covered securely.
5.7.10	Lighting	1. Outdoor lighting shall minimize light pollution. 2. All lighting systems shall address appropriate lighting needs.

LANDSCAPE: SUSTAINABILITY

5.7.11 SUSTAINABLE SURFACE PARKING	Planting	1. Trees shall be selected based on their ability to be adaptive to wet soil conditions of bio-swales. 2. The tree selection for parking lots shall be diverse and shall avoid a singles species per lot. 3. Canopy trees shall be used to shade paved surfaces; at maturity, shade coverage shall be 25% for parking lots with one drive aisle and 10 % for parking lots with multiple drive aisles. 4. Bio-filtration shall be used to manage stormwater on-site; see table for required areas and ratios. 5. Bio-filtration planters shall be a minimum of 5' wide and 5 parking stalls long. 6. A minimum 10' wide planting area is required on all street frontages of surface lots. Planting shall employ vegetated swales or other bio-filtration techniques and include trees at a minimum of 30' o.c. with sufficient understory planting to screen the parking lot from adjacent streets. 7. Tree islands shall be a minimum size of 1 parking space (approximately 10'x20'). 8. A minimum area equal to ten (10%) of the gross interior parking area shall be landscaped (inclusive of stormwater management landscape elements). Gross interior parking area refers to the parking area within the Property Line, omitting the building footprint and any other required plantings in the setback areas. 9. Mature tree canopy coverage shall be at least 50% of paved surfaces. 10. Eighty-five percent (85%) of the available landscape areas shall be planted or be designed for performative stormwater management. 11. There shall be a minimum of one (1) landscape island that spans the depth of the parking stalls, provided every 3 to 4 stalls. 12. Linear islands shall be no less than six (6) feet wide and a minimum seven (7) feet long. 13. Densely planted area shall be provided at the end of each parking aisle. 14. Plantings supplemented with walls and/or fencing compatible with the architecture of the primary buildings are permitted.
	Hardscape	1. All pavement shall slope towards bio-filtration areas. 2. Wheel stops shall be provided for parking spaces fronting flush bio-filtration planters. 3. Sidewalks or pedestrian paths shall be provided adjacent to the rear building façades to provide building access. 4. Proper overflow systems shall be included. 5. The vehicular travel lane shall be impervious. 6. Pedestrian walkways shall be protected from vehicular traffic by planted buffers or raised curbs. 7. Vertical grade changes greater than/equal to 6 inches and adjacent to pedestrian walkways shall have raised curbs, low-profile railings, material change, or other approach to allow for safe pedestrian circulation. 8. Safe pedestrian circulation shall be provided separately from the vehicular travel lane, and in a manner that protects planted areas from trampling and compaction. 9. No parking row shall be longer than ten parking stalls without a planting area (inclusive of stormwater management landscape elements). 10. Pervious paving shall be regularly maintained to ensure continued performance. 11. Flow control devices are required as site conditions warrant. 12. Means of connecting impervious surfaces to bio-filtration planters shall be provided.

LANDSCAPE: MATERIALS & IMPLEMENTATION

5.8.2	Hardscape	1. All hardscape material selections shall be compatible with the materials, finish, color, and scale of the surrounding architecture and open space. 2. All vehicular paving shall meet proper structural Standards, per applicable local Napa County or City Codes. 3. Pervious paving shall be installed with well-drained sub-soil and base courses. 4. Colored concrete shall have integral color; surface-applied color is prohibited. 5. All hardscape surfaces shall have a minimum slope of 1%, a maximum slope of 5%, and a maximum cross slope of 2%. 6. The following materials are prohibited: Artificial or simulated stone (paving or veneer), artificial boulders, painted paving (except for required traffic striping), stamped or artificially textured paving. 7. The following hardscape colors are prohibited: Fluorescent colors, high intensity colors, metallic colors.
5.8.3	Site Furnishings	1. All site furnishings shall be compatible with the style, form, shape, materials, color and scale of the surrounding architecture and street furnishings. 2. All site furnishings shall be of high-quality, durable materials and construction. 3. Sufficient clearance shall be provided for all site furnishings for intended function/circulation.
5.8.4	Structures & Enclosures	1. All visible structures and enclosures shall be compatible with the style, form, shape, materials, color and scale of the surrounding architecture and open space. 2. The following materials are prohibited for structures/enclosures: plastic, plasticized fabrics.
5.8.5	Lighting	1. All light fixtures and types shall be compatible with the style, form, shape, materials, color and scale of the surrounding architecture and site furnishings. 2. All light color rendering and light quality shall appropriately render and illuminate the surrounding architecture and open space. 3. The lighting design shall use an appropriate hierarchy of lighting types. 4. All light fixtures shall have adequate shielding, lenses, or full cut-off devices to minimize light pollution, light trespassing and glare. 5. Lighting in private common open spaces shall provide a uniform distribution of light at entrances and pedestrian walkways. 6. Lights in publicly accessible areas shall be shatter/vandal resistant and shall not emit excessive heat that can potentially cause burns. 7. All private outdoor lighting shall be located outside the right-of-way. 8. Prohibited light types include: flood lights and lights attached to trees. Neon lighting is prohibited in all areas except the Town Center.
5.8.6	Fences, Gates & Walls	1. All fences, gates, and walls shall be compatible with the style, form, shape, materials, color, and scale of the surrounding architecture and street furnishings. 2. Screen fencing shall be either board-on-board, board-on-board with a masonry base, or entirely masonry.

LANDSCAPE: MATERIALS & IMPLEMENTATION

	Fences, Gates & Walls cont.	3. Prohibited fence, gate & wall materials include: chain link, lightweight tube steel or light-weight aluminum, railroad ties, vinyl or plastic. 4. Side setback fences and/or walls shall not extend past the façade of the building without adhering to the front setback height and transparency requirements.
5.8.7	Edging	1. Prohibited edging materials include: plastic.
5.8.8	Water Features	1. Water features shall respond to the surrounding architecture and landscape. 2. Water features shall be small, accent elements. 3. Fencing and railing is not permitted around fountains or ponds. 4. Naturalized ponds are prohibited. 5. Liners shall not be visible. 6. Liners shall be dark colored and discrete.
5.8.9	Signage	1. Signage shall be integrated where practical and appropriate into buildings or landscape structures. 2. Signage shall not obstruct architectural features/elements. 3. Prohibited signage types include: animated signs, billboards, can signs, flashing signs, inflated signs, moving signs, and neon-lit signs (except at Town Center Retail). 4. Prohibited signage materials include: plastic. For Large Format Retail, signs shall not be entirely plastic, but individual plastic letters are allowed.
5.8.10	Hardscape Installation	1. All paving materials shall meet applicable buildings and safety codes; specifically relating to slip resistance and tripping standards. 2. Pavements, especially in primarily pedestrian areas shall have an aggregate base rather than concrete. 3. All paved surfaces shall have proper grades and slopes to ensure adequate conveyance of water into stormwater management areas. Pavement slopes and pervious/impervious hardscape areas shall coordinate with stormwater management techniques to maximize the amount of stormwater runoff that can potentially be managed.
5.8.11	Site Furnishings Installation	1. Anchored site furnishing footings shall not be visible.

5.8.12	Lighting and Technological Installation	1. All lighting, technological, and electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes must be concealed from view. 2. Light post footings shall not be visible.
5.8.13	General Operations & Maintenance	1. Unobstructed access to properly maintain all elements and systems shall be provided. 2. All materials and devices shall be kept functioning and be reinstalled, repaired or replaced when broken. 3. All elements and systems shall be clean of debris. 4. Mechanical equipment shall be maintained regularly. 5. All locks, hinges and fixtures shall be maintained and working properly. 6. Fences, gates, and walls shall be kept in alignment and be reinstalled, repaired or replaced as required 7. Alignments for paving and edging shall be maintained and be flush when necessary to prevent tripping hazards.
5.8.14	Hardscape Operations & Maintenance	1. All pervious paving shall be designed to properly support required loads.
5.8.15	Water Features Operations & Maintenance	1. All water feature material selections and design shall be compatible with the style, color, finish, and scale of the surrounding architecture and open space. 2. Maintenance programs shall be developed and in place for perpetuity for water features within the private common open space.

LANDSCAPE: PLANTING

5.9.2	Palette	1. Landscape trees and plantings shall comply with the approved planting lists that are part of the Napa County plan, as well as these Guidelines. 2. Minimum rootball sizes shall follow recommended California nursery standard. 3. Landscape planting is required for all private development. 4. Planting selections shall be based on year-round interest, the ecology of the site, the need to define spaces, hierarchy of plant material, and the theme of the design. 5. All plants shall be non-invasive as defined by the state of California. 6. Plantings shall contribute to the creation of nurturing habitats for birds and other wildlife. 7. Plantings other than street trees shall be approximately 50% - 75% evergreen to assure a year-round framework for planting areas and visual interest. 8. To the extent possible, regional/endemic species shall be integrated into the planting designs, particularly in the more "natural" areas of the site. 9. There shall be a diverse mix of plant species to avoid monoculture and ensure seasonal interest. 10. Non-native plant species shall be a maximum 60% of the total planting palette, with the exception of orchards, vegetable gardens, and herb gardens. 11. Plant species shall be grouped together based on water and lighting needs. A mix of high-water and low-water use plants shall be avoided, as shall mixing of sun-loving plants with those requiring shade. 12. Plant palette shall have low water demand. 13. The minimum soil depth for plantings shall be: Trees 30" Palm Trees 30" Shrubs 18" Vines 18" Groundcover 12" Lawn 12" 14. Minimum planting size varies depending on visibility and use of planting area. Plantings shall be installed at the following minimum sizes to ensure good initial appearance. See Table 6.8.2a for plant sizes and Table 6.8.2b for plant size definitions. 15. Shrubs/groundcovers shall be planted in masses of a single species or cultivated to create beds/drifts of plants. 16. At the time construction is completed, bare soil on a lot shall be covered by shrubs, groundcover, or mulch.
5.9.5	Excavation & Soil	1. Erosion and sediment control plans shall be developed prior to construction. 2. Erosion and sediment control devices shall be present at the time of plant installation. 3. All tree planting wells shall be fully excavated and backfilled with clean, debris-free soil planting mix. 4. Backfill shall be free of hardpan, ashes, concrete, or any other undesirable material that would negatively impact the health of installed plants.

	Excavation & Soil cont.	5. Installation of trees and utilities shall be carefully coordinated. 6. Trees shall maintain a minimum of 10'-0" from water and sewer lines. 7. Trees shall maintain a minimum of 4'-0" from gas lines. 8. The grade of imported soil shall be 1" below the desired finished grade to allow for a mulch layer and soil settlement.
5.9.6	Plant Installation	1. Minimum rootball sizes shall follow recommended California nursery standard. 2. Minimum plant sizes shall be in conformance with the Minimum Plant Sizes table. 3. Trees shall have a 3' clear zone around the base of the trunk. 4. Additional plantings in tree wells shall consist of evergreen shrubs and/or seasonal color. 5. Proper drainage shall be provided. 6. Installed trees shall be healthy, vigorous, free of infestations. 7. Loose, broken, or damaged rootballs are unacceptable. 8. The subgrade below tree rootballs shall be compacted slightly to prevent soil settlement. Refer to the standard tree detail. 9. All tree trunk flare shall be exposed and be level with the adjacent finish grade. 10. Backfill soil shall be loose and friable. It shall be installed in 6"-8" layers and settled with water. 11. All nursery tags and protective wrapping shall be removed after substantial completion. 12. Stormwater planters shall be temporarily protected from stormwater runoff until plants have been installed and established in order to protect new soil.
5.9.7	Tree Stabilization	1. The use of rubber hose for protection from guy wires is prohibited; Nylon webbing shall be used at a 1" minimum width. 2. Guys shall not be in high tension, and shall sag visibly. 3. Metal guy wire shall not have direct contact with the tree. 4. Staking & guying elements (wires and straps) shall be removed after establishment and any holes left by the stakes shall be filled with backfill mix.
5.9.8	Initial Pruning	1. Pruning shall be done with sharp pruning tools in order to produce clean cuts. 2. No structural pruning shall be done within the establishment period. 3. Pruning cuts shall be made outside the branch bark collar to prevent damage to the branch collar or bark of the stem. 4. Crowns or main leaders of trees shall not be cut.
5.9.9	Irrigation Installation	1. Irrigation shall be provided for all plantings until establishment (3-5 years). After this time plantings shall survive from local rainfall except in extreme heat conditions. 2. Irrigation elements shall be coordinated carefully in order to avoid conflict with plantings. 3. Plantings may serve to screen unsightly irrigation equipment, but shall not obstruct maintenance access. Water-applying irrigation element shall be appropriate for the plant material. 4. Irrigation zones shall respond to planting water requirements. 5. Irrigation backflow preventers shall be screened with planting or an enclosure. 6. Irrigation boxes (like valve boxes) shall be the smallest size required and be of a neutral color that masks their location. 7. Irrigation sleeves shall be coordinated and placed prior to hardscape installation.

LANDSCAPE: PLANTING

5.9.9	Irrigation Installation cont.	8. Once installed, all irrigation heads shall be tested and adjustments shall be made to ensure water is applied consistently and components match manufacturer's standards. 9. Head-to-head water coverage shall be met. 10. The irrigation design shall not overwater or over spray onto pavement. 11. Efficient irrigation systems, such as rain or moisture sensors and soil tensiometers, shall be used. 12. All cisterns or water harvesting tanks deeper than 6" shall be covered securely.
5.9.11	Initial Watering Operations & Maintenance	1. At the time of installation (once planted), the soil around the base of plantings shall be saturated. 2. Sufficient watering shall take place throughout the guarantee period to ensure proper plant establishment.
5.9.12	Planting Operations & Maintenance	1. All bio-filtration elements shall have a maintenance plan that addresses regular management and inspections to remove excess sediment, trash, and debris. The maintenance plan shall also address pruning. 2. A planting maintenance plan shall be developed for the setback areas, private common open space, the Shared Driveways, and the surface areas.
5.9.13	Irrigation Operations & Maintenance	1. Irrigation shall be provided for all plantings until establishment (3-5years). After this time, irrigation shall only be used in conditions of extreme heat or drought. 2. Seasonal variations, time of day, and weather conditions shall be considered when designing an irrigation system. 3. Automatic rain sensors shall be installed with every irrigation system in order to minimize over-irrigating. 4. Irrigation zones shall correspond to the water needs of the specific plant material. 5. All irrigation equipment, valves, pipe, and fittings shall be cleaned of grease, metal cuttings, and accumulated sludge.
5.9.14	Mulching Operations & Maintenance	1. Mulching shall be applied to the surface of all planting beds; no soil shall be left exposed. 2. Mulch is required in all landscape areas at a maximum of 3" depth. 3. Mulching shall be distributed uniformly and create a level cover over exposed soil. 4. Mulch shall be held back a minimum of 6" from a tree's trunk flare in order to minimize moisture that could encourage disease or roots from wrapping around the trunk. 5. The finished grade of mulch shall not interfere with water flow in stormwater management techniques. 6. Prohibited mulch colors include: red and any dyed or unnatural color.

5.9.15	Guarantee & Tree Placement Operations & Maintenance	1. The applicant shall provide a guarantee for all installed trees, shrubs, and planted areas in accordance with the plans approved by the applicable subdivision board for the period commencing after the completion and final acceptance of work. 2. Standard written manufacturer's guarantee of all materials shall be obtained by the applicant. 3. In addition to manufacturer guarantees, the applicant shall warrant the entire irrigation system (both parts and labor) for one year from the date of acceptance. 4. Any planting that is dead or in an unhealthy/unsightly condition due to dead branches, improper/inadequate pruning, or maintenance prior to the end of the guarantee period shall be replaced.


©SITELAB urban studio

APPENDIX B: ARCHITECTURAL STYLEBOOK

B.1 Overview
B.2 Bay Area Modern
B.3 Farm Industrial
B.4 Loft Industrial

OVERVIEW

B.1.1 ARCHITECTURAL STYLES

In keeping with the industrial heritage and natural setting at the Napa Pipe site, the overall direction of architecture at Napa Pipe should consider the following broadly-defined architectural styles: Bay Area Modern, Farm Industrial, and Loft Industrial. These styles are hybrid and inclusive by nature and represent a wide range of potential variety and capacity for creative and innovative solutions that are unique to Napa Pipe.

S1. The Stylebook is advisory. If one of three following styles are used, they should conform to the relevant Stylebook Guidelines.

Bay Area Modern

Bay Area Modern is a highly inclusive style with a significant lineage and continual evolution for over fifty years. From the early forms of Esherick and Eichler to the current work of local architects, Bay Area Modern encompasses many permutations that share common traits. The forms of Bay Area Modern buildings are simple and emphasize basic volumes, with minimal or no ornamentation. Ornamentation instead stems from special materials, aesthetic and functional detailing, and the forms of the volumes themselves. Characteristic roof forms are trimless parapet flat roofs and gable roofs with no or minimal eaves. Windows vary in size and composition, reflecting internal functions and spaces. Integral regional materials and indoor-outdoor spaces characterize Bay Area Modernism. The style serves to reveal the uses and form of spaces. Proportions are balanced and complementary, combining horizontal massing with vertical accents, or vice versa, in asymmetrical compositions.

Farm Industrial

The farm industrial style combines the geometries of the farm vernacular local to Napa, with minimal detailing and industrial character. The roots of this style are practical and it incorporates the regional materials and customs of the Napa area. Basic massings have predominantly vertical proportions and features. Openings and building elements are simple, related to interior uses and building structure, and encourage indoor-outdoor living. Vernacular roof forms, such as the gable and shed roof, connect the style to farm characteristics, while contemporary character comes from refined industrial materials and asymmetry of fenestration or detailing within the overall symmetrical forms. Modest in intent and detailing, farm industrial buildings should be unpretentious, straightforward, and functional, focusing on the quality of materials and elements used.

Loft Industrial

The loft industrial style unites residential scale and articulation with industrial forms and materials. Loft industrial buildings are horizontal in overall proportions, but articulate individual units or interior spaces. Massing compositions are balanced, with repetition of volumes along the building wall. Façades reveal higher floor-to-ceiling heights, double-height spaces, flexible floor plans and exposed circulation. Expressed structure and contemporary materials are typical. Common roof forms relate to industrial building typologies such as simple flat parapet, sawtooth, butterfly, and barrel vault. Windows are also derived from industrial character and combine smaller windows into larger compositions. The materiality and joinery of building elements, such as balconies or brise soleil, are opportunities for detailing.

B.1.2 OVERALL STYLEBOOK GUIDELINES

- Mixing of styles within a lot is not permitted.
- Immediately adjacent lots, or lots directly opposite across a street or Shared Driveway, may be of the same style, but the buildings shall not be identical.
- Variation of the palette of materials, finishes and detailing within a given style may occur on distinct buildings within the same lot, as long as still consistent with the parameters of the style.
- Mixing styles within a block is encouraged.
- Style should be appropriate to the scale and proportion of the building.

BAY AREA MODERN
Overview

- Simple, rectilinear volumes and balanced compositions of volumes
- Asymmetrical and flexible massing reflects open plan interiors
- Recessions and projections accent depth
- Minimal Detailing
- Clear hierarchy of materials
- Materials, detailing, and mass articulation provide building ornamentation and visual interest
- Integral and regional materials with integral color
- Flat and articulated roofs
- Indoor/outdoor living

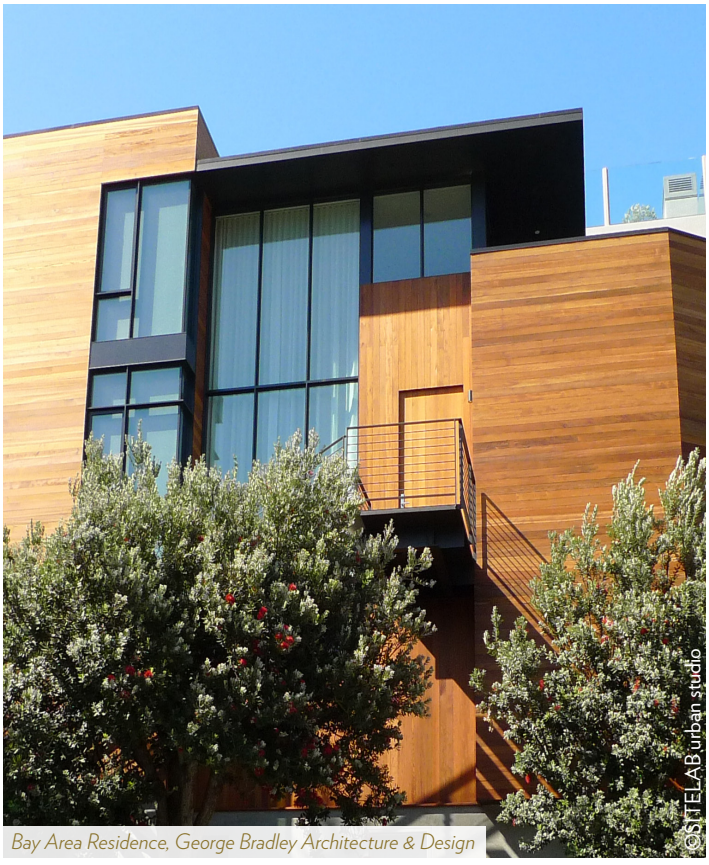
Figure B.2.1a Simple projections with unfinished horizontal clapboard and color highlights.

Figure B.2.1c Shingle façade creates building texture and patterning integral to the material. There is a clear hierarchy of local materials among the shingles, metal detailing for projections, and black window reveals.

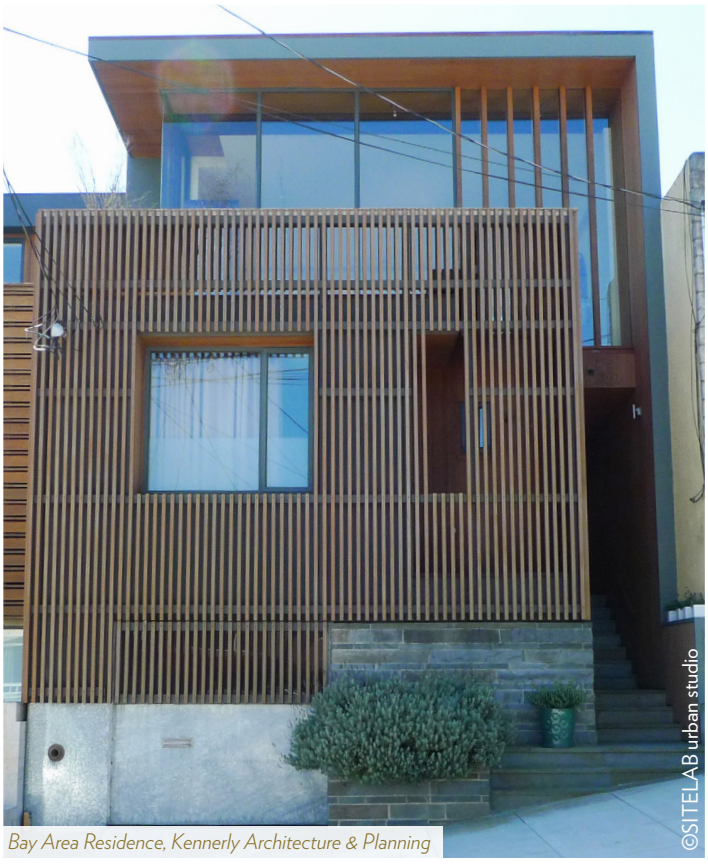
Sava Pool, Mark Cavagnero Architects

Open Box 2, Feldman Architecture

Figure B.2.1b Basic, rectilinear volumes have simple building ornamentation that is provided through fenestration patterns and detailing of functional shading devices, interior circulation, and indoor/outdoor spaces.



Bay Area Residence, George Bradley Architecture & Design



Bay Area Residence, Kennerly Architecture & Planning

Figure B.2.1d Complex compositions of simple volumes and cutaways articulate the building mass. Materials relate to specific massing elements. Texture, color, and grain of integral wood material provides building ornamentation.

BAY AREA MODERN
Overview

Figure B.2.1e Slatted wood projection adds a layered horizontal texture to the smooth and basic stucco volume.

Bay Area Residence, William Wurster

Figure B.2.1h Recessed entry framed with dark timber creates a clear hierarchy of materials between the overall shingle and the dark details and accents. Material changes correspond to openings, entries, and projections.

Figure B.2.1f Materials and building design define building ornamentation. Translucent panels are functional screening and provide additional visual interest.

Figure B.2.1g Varied depths of concrete reveals create a dynamic façade.

Figure B.2.1i Slatted wood sun screen is functional and provides façade ornamentation through texture, light, and shadow. Material transitions relate to projections and interior spaces, associating volume with surface.

Figure B.2.1j Copper detailing and its material weathering provide ornamentation that is integral to materials.

BAY AREA MODERN

Design Principles

B.2.1 OVERVIEW

» Articulated Massing: The Bay Area Modern style uses flexible massing strategies that encourage open plan interiors. Porches and balconies are encouraged to enhance indoor-outdoor living. Massings are often asymmetrical and stem from the relationship of interior uses.

» Minimal Detailing: Window trim, door trim, and roof detailing are typically minimal. Material application is varied and flexible. Regional materials with integral color are typical, such as clean-lined, weathered wood shingles, concrete, and metal detailing.

» Simple geometries: Recesses and projections tend to have simple and bold geometries that accent depth or reveal from the main façade plane.

» Other Common Features:

> Material and Mass Articulation: Both material and façade variations help add visual interest to modern townhouses.

> Typical Wall Section: The main façade is a single plane, while façade elements project inward and outward.

> Bay windows and balconies project forward to articulate the façade.

> Inset doors or recesses articulate the façade and definition of units.

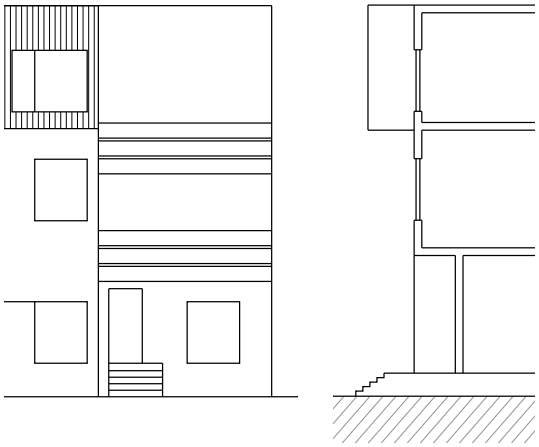
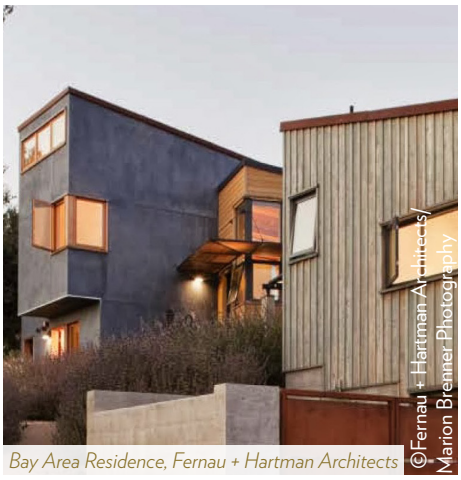


Figure B.2.1a Sample Illustrative Elevation and Section. Composite volumes with simple geometric forms create asymmetric but balanced massing. Material and mass articulation provide building ornamentation.

Office, Bolighus Architecture

Figure B.2.1b Basic geometric forms with authentic, regional materials.



Bay Area Residence, Fernau + Hartman Architects

Figure B.2.1c Distributed window location and proportion create façade composition.

Zephyr Gate, Kava Massih Architects

Bay Area Residence, Azevedo Design

Figure B.2.1d Composition of simple geometries separates and layers the building mass.

B.2.2 MASSING ADDITIONS

Single Family

> Base Mass: Typical base mass for bay modern is simple, rectangular, and balanced in proportion.

> Free Plan: Massing is very flexible and typically uses the plan to dictate location and size of additions. Options include: Articulation with projections and recesses; Balconies or bay windows; Occupiable roof spaces.

Townhouse Frontage

> Base: Typical base mass for bay modern is simple, rectangular, and vertical in proportion.

> Bay Projections: Bay projections may be single story, multi-story, or full height.

> Partial Step: Typically a single story in height, these may be additions or subtractions to the main building mass. The size of the projections is governed by the general architectural setback

Multi-Family Frontage

> Base: Typical base mass for bay modern is simple, rectangular, and horizontal in proportion.

> Free Plan: Flexible and layered horizontal volumes are typical locations.

> Step: Vertical articulation of bay projections and stepped additions or subtractions balance the horizontal volumes.

B.2.3 ROOF

Gable

> Cross gables are permitted.

> Dormers are not typical. Gable roof or shed roof dormers are permitted on front faces. Single shed dormer is permitted on rear faces.

> Roof slope: A roof slope of 5:12 to 12:12 is permitted.

Shed

> A roof slope of 4:12 to 12:12 is permitted.

> Minimal or no eaves are typical. Shallow eaves are permitted.

Flat Roof

> Modern flat roofs typically feature a smooth and trimless parapet.

> Parapet walls are the most common, although roof overhangs may also be applied.

> Flat roofs may be accessible.

Additional Details

> Minimal Eave Detail: The façade material typically extends all the way to the parapet, with minimal detail.

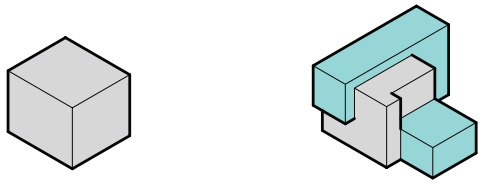


Figure B.2.2a **Bay Area Modern: Illustrative Single-Family Massing**
The base mass is a simple volume. Overall massing is a composition of rectilinear volumes that is balanced, but not symmetrical. Massing relationships relate to interior functions and indoor/outdoor living.

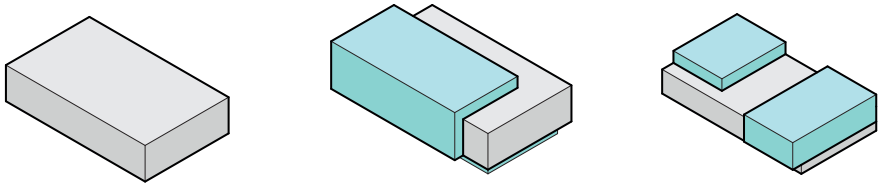


Figure B.2.2b **Bay Area Modern: Illustrative Multi-Family Massing**
The base mass is a simple volume. Overall massing is a composition of rectilinear volumes that relate to interior functions and spaces, site conditions, adjacent buildings, or views.

Blue Star Corner, David Baker Architects

Figure B.2.2c Simple, repeating vertical masses tied together with horizontal eave, flat roof and contemporary materials

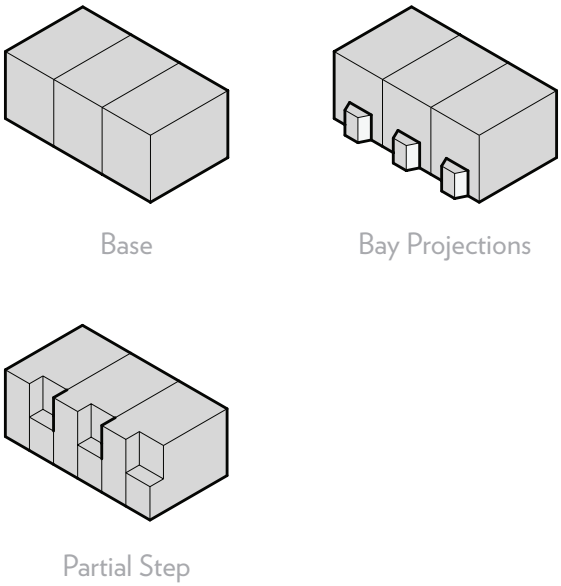


Figure B.2.2d Bay Area Modern: Illustrative Townhouse Frontage Articulation

B.2.4 PORCHES, STOOPS, STEPS

> Porches and stoops shall conform to the general architectural guidelines.

- Entry with Balcony: Balcony may be located above the front entry.

B.2.5 WINDOWS

> Windows have minimal or no trim.

> Shutters are not used.

> Window sizes vary and often indicate the function of the related room.

> Smaller windows are appropriate for more private spaces, such as bathrooms and bedrooms.

> Living spaces such as the living room, kitchen, and loft spaces should feature more prominent glazing.

> Window headheight and spacing may be varied, though still achieving unity in the façade.

> Typical Windows are appropriate for many uses. Especially where interior light and air are desired, windows are often awning or casement in operation.

> Narrow Windows:

- Vertical orientation is appropriate as cor ner or circulation accents. Vertical narrow window height is at least 2.66 x window width.
- Horizontal orientation can accentuate views, allow for interior wall space, or enhance privacy for bathrooms. Horizontal window orientation width his 3.0 x height.

> Additional Details:

- Window sizes and head heights vary.
- Muntin divisions may be asymmetrical.

B.2.6 DOORS

> Exterior doors typically have no trim and are either flush against the wall or inset.

> Any combination of visor panels, and/or sidelights may be used. Slab doors are permitted. The door may stand alone, or as part of a glazed unit.

> Typical Exterior Door Dimensions: Entries are typically recessed and may feature a double-height space or balcony above. Doors typically have minimal or no trim and flush frames.

B.2.7 ENTRY

> Modern style doors may be arranged as part of a unit with adjacent windows.

> A typical entry may have inset vestibule accented by unique material.

> Balconies over entries provide shade and cover.

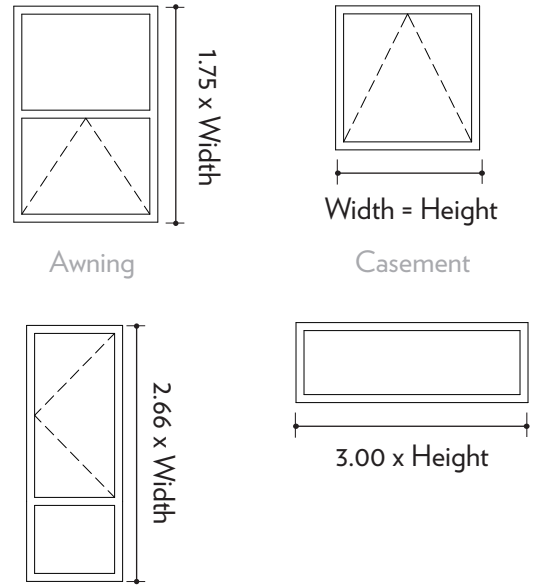


Figure B.2.5a Typical Window Types

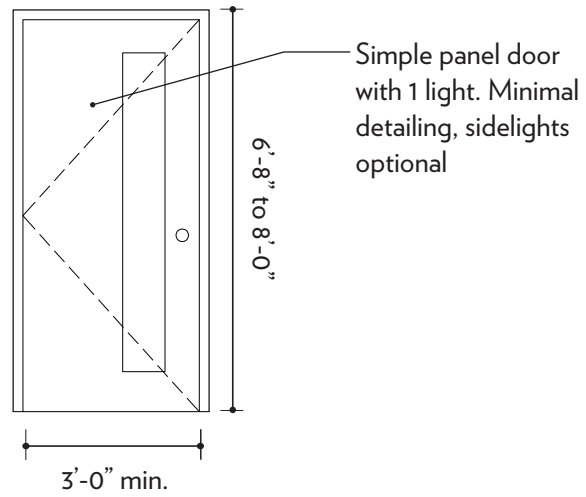


Figure B.2.6 Typical Door Types

Figure B.2.5b Simple, metal frame windows recessed from the façade plane.

Figure B.2.7 Simple geometries and detailing with unique materials at the entry.

FARM INDUSTRIAL
Overview

- Simple, symmetrical volumes
- Asymmetrical façade organization
- Vertical proportions
- Function drives form and composition
- Minimal and asymmetrical detailing, especially for openings and entries
- Flat façade with minimal projections
- Functional materials informed by traditional farm structures
- Material systems create texture
- Gable, Shed and Rounded roof forms, relate to farm vernacular

Figure B.3.1a Vertical clapboard with regional materials connects to farm vernacular. This is combined with the contemporary components of the canted, asymmetrical roof and the deep eave.

West Marin Residence, Turnbull Griffin Haesloop Architects

H House, Budapesti Muhely Architects

Figure B.3.1b Gable-roof forms with emphasis on planes and surfaces. Forms refer to simple functionality of farm structures. Materials provide texture and ornamentation. Corrugated and panelized metal are industrial and contemporary.

Celsius 44, Dahlin Group Architecture | Planning

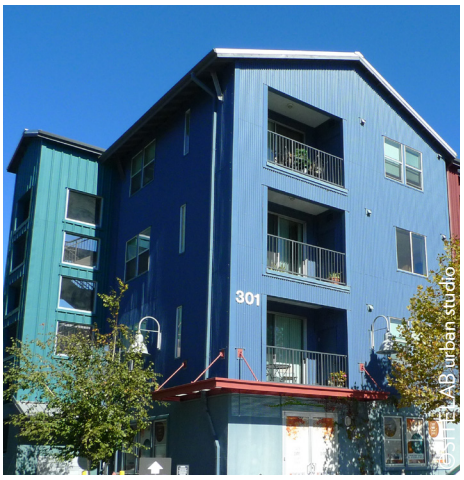
Figure B.3.1c Vertical forms, gable and shed roofs all recall farm typologies. The articulated stucco streetwall relates the building to the street and the pedestrian scale.

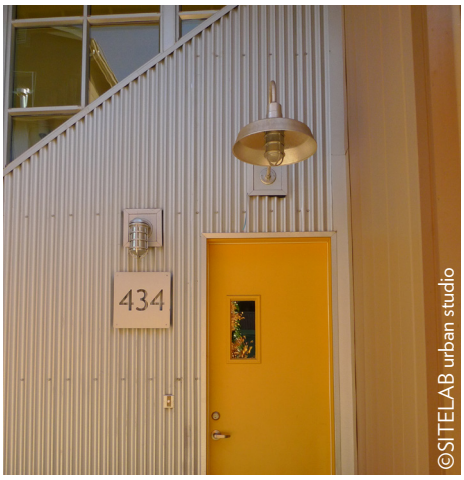
Bay Area Office, Fernau + Hartman Architects

Figure B.3.1d Asymmetrical roofline and window details reference function. Changes in materials relate to massing changes.

FARM INDUSTRIAL
Overview

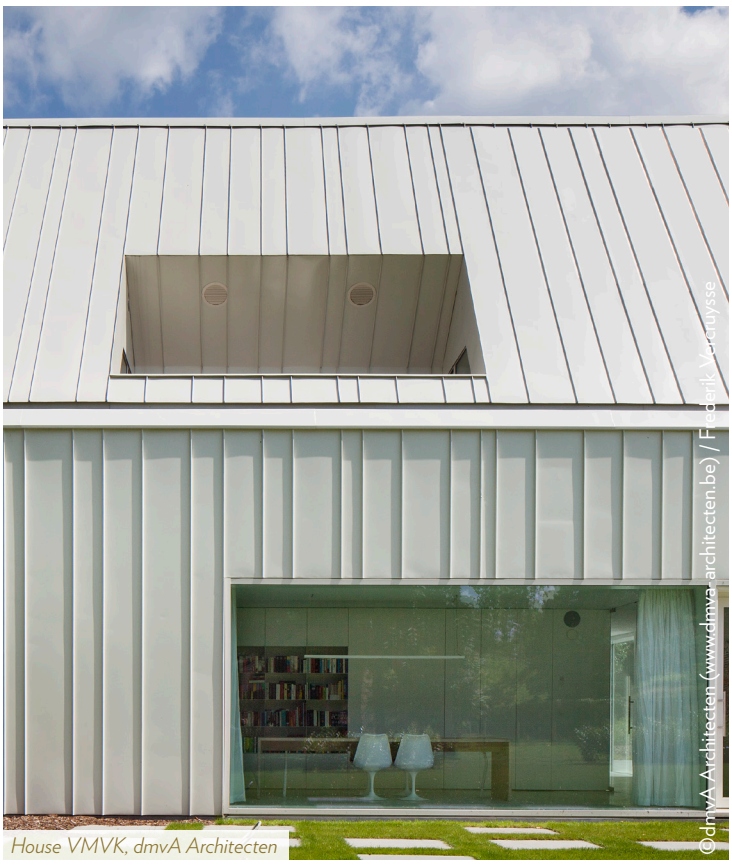
Figure B.3.1e Barrel-vaulted roof form relates to farm vernacular and barn buildings. The wood detailing and trellis humanizes the contemporary, functional metal and extends the building and its spaces to the outdoors.





Shingle House, Nord Architecture

Figure B.3.1f Simple gable and shed roof forms. Complexity and variety created through material reveals/cutaways, asymmetrical window openings and the texture of the industrial materials, often with vertical grain.



House VMVK, dmvA Architecten

Carneros Inn, William Rawn Associates

Figure B.3.1g Gable-roofed building masses reference farm structures. Contemporary materials with the pronounced vertical grain reference corrugated metal and board and batten of farm vernacular. Deep recesses that cut into the building mass relate to function and create additional contemporary character.

FARM INDUSTRIAL

Design Principles

B.3.1 OVERVIEW

- Gable, Shed or Rounded roof forms: Farm industrial roofs include low- to medium-pitch gable roofs with eaves, low- to medium-pitch shed roofs, and barrel vaulted roofs (related to vernacular forms).

- Minimal Detailing: Windows and doors have spare to no detailing. The façade is typically flat with minimal trim projection and eave overhang. Farm industrial styles use material systems to create texture, typically wide vertical clapboard, or vertical corrugated metal siding, and standing seam metal roofs.

- Asymmetrical Elements: Asymmetrical openings, additions, cut away sections, and/or accent features often complement overall symmetrical massing and façade organization.

Figure B.3.1h Vertical clapboard with regional materials

Bay Area Residence, Malcolm Davis Architecture

Kentfield Residence, TGH Architects

Figure B.3.1i Simple gable-roof forms with minimal eaves, asymmetrical composition and industrial materials

Hupomone Residence, TGH Architects

Figure B.3.1j Interior structure and space of simple, gable-roofed form is revealed by recessed, floor-to-gable glass curtain wall.

Figure B.3.1k Industrial materials and simple forms

B.3.2 MASSING

Massing Additions

> Base Mass: The typical base mass for farm industrial is simple and rectangular, with narrow frontage toward the street.

> For narrower lots, the base mass may be oriented with narrow side facing the street.

> Farm industrial buildings are typically continuous, vertical, articulated volumes. Additions, if any, may appear as an offset or separated portion, parallel in orientation to the base mass.

> Single Family: Overall symmetry or bay structure of the façade determine massing additions

> Townhouse Frontage:

- Base: Base mass is simple and rectilinear with vertical proportion
- Bay Projections: Bay projections may be single story, multi-story, or full height.
- Partial Step: Typically a single story in height, these may be additions or subtrac tions to the main building mass. The size of the projections is governed by the general architectural setback requirements.

> Multi-Family Frontage: Massing is articulated with long geometrical forms or vertical extensions. Finer grain of articulation relates to individual units.

> Massing additions may appear as an offset, separated, or rotated portion of the base mass.

> Massing additions should maintain a clear hierarchy of scale with the base mass.

> Wing-Hyphen: Recommended to sit behind the main building and incorporate the principles of indoor/outdoor living. Hyphen connectors shall be shorter than the height of the addition. The height of the wing shall not exceed the height of the main building. The addition's gross floor area shall be no greater than 75% of the main building.

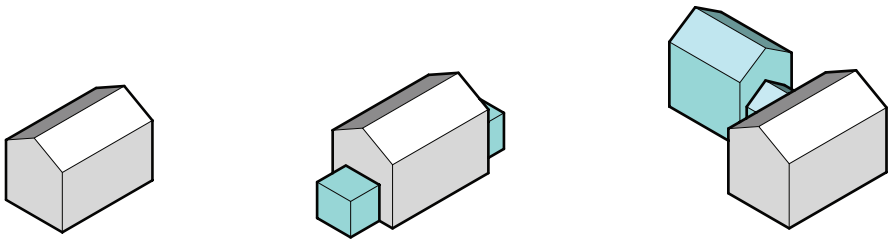


Figure B.3.2a **Farm Industrial: Illustrative Single-Family Massing**
Typical base mass is simple and rectangular, with narrow frontage towards the street. Overall massing results from asymmetrical, segmented additions of volumes with clear hierarchy of interior spaces.

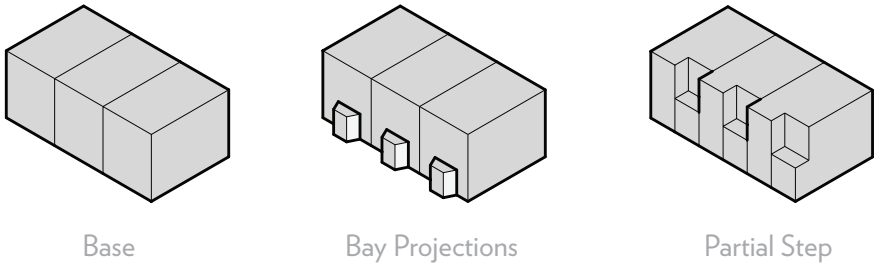


Figure B.3.2b Farm Industrial: Illustrative Townhouse Massing and Frontage Articulation

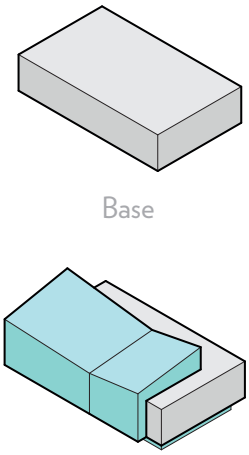


Figure B.3.2c Farm Industrial: Illustrative Multi-Family Massing with Shed and Gable Roof Articulation
The base mass is a simple volume. Farm industrial roof forms are extended to the overall articulated massing.

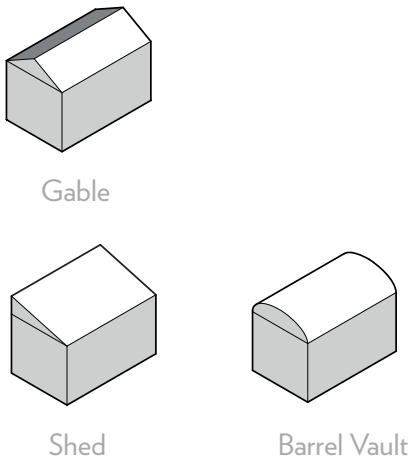


Figure B.3.3 Farm Industrial: Illustrative Roof Types

B.3.3 ROOF

Gable

> Orientation: Side and front facing are permitted. Narrow frontages of 25' or less should have front facing gable roofs.

> Dormers: Extended shed roof dormers are permitted on either side.

> Roof slope: A roof slope of 5:12 to 12:12 is permitted.

Shed

> Orientation: Shed roofs should not orient the shortest face toward the street.

> Dormers: Extended shed roof dormers permitted.

> Roof slope: A roof slope of 5:12 to 12:12 is permitted.

Barrel Vault

> Usage: Only permitted in multi-family buildings. Barrel vaulted roof sections shall be interspersed with gable or shed roof sections.

> Orientation: Side and front facing are permitted.

> Circular section barrel vaults are preferred.

> Elliptical section barrel vaults shall orient the shorter dimension vertically.

B.3.4 WINDOWS

> Windows have minimal or no trim.

> Shutters are not used.

> Window sizes vary and often indicate the function of the related room; smaller windows are appropriate for more private spaces, such as bathrooms/bedrooms.

> Living spaces such as the living room, kitchen, and loft spaces should feature more prominent glazing.

> Window head height and spacing may be varied, though still achieving unity in the façade.

> Typical Windows are appropriate for many uses. Especially where interior light and air are desired, windows are often awning or casement in operation.

> Narrow Windows:

- Vertical orientation is appropriate as corner or circulation accents.
- Horizontal orientation can accentuate views, allow for interior wall space, or enhance privacy for bathrooms.

> Combination Windows are typical along living areas, indoor/outdoor transitions, and double-height spaces. In Farm Industrial, combination windows are typically composed of smaller window components in repetitive sequences or grids. Picture windows are typically individual.

> Dormer windows, or windows within façades at gable ends shall be smaller than main windows.

> Additional details:

- Curtain wall systems vary widely and can be integrated with a variety of materials. Curtain walls may replace a portion of or full façade, particularly at gable ends adjacent to open spaces. Curtain walls are appropriate for engaging living spaces to the outdoors. Panel sizes vary, but typically feature a single panel for doors and an upper transom panel.
- Window sizes and head heights vary.
- Ribbon windows can highlight views.

B.3.5 DOORS

> Minimal detailing is preferred.

> A transom window and sidelights are permitted.

> Entries are typically coplanar with the façade. Exterior doors typically have minimal trim and are either

flush against the wall or minimally inset.

> Any combination of visor panels, and/or sidelights may be used. Slab doors are permitted. The door may stand alone, or as part of a glazed unit.

B.3.6 FRONT PORCH

> Porches are optional.

> Porches should be along the main frontage or wrap corner.

> Farm Industrial style front porches typically have a side facing gable roof.

> Narrow lots with front facing gables may have porches with front facing gables.

> Columns, railings, and detailing are typically slender and minimal.

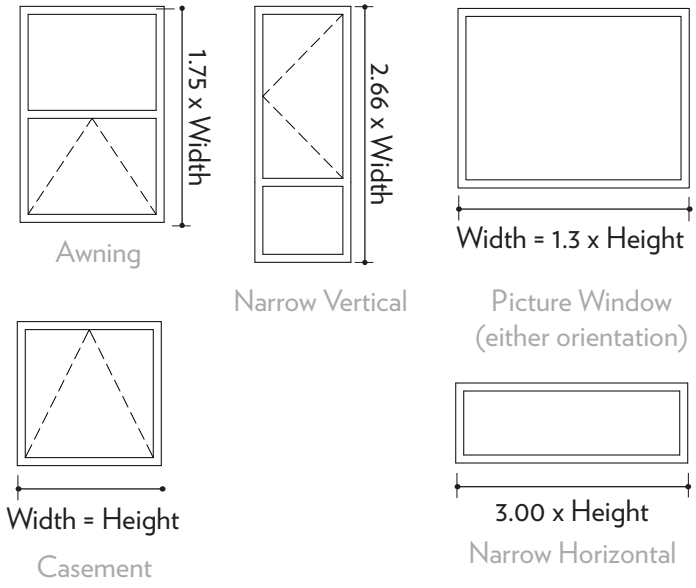


Figure B.3.4a Windows are a varying sizes with minimal trim

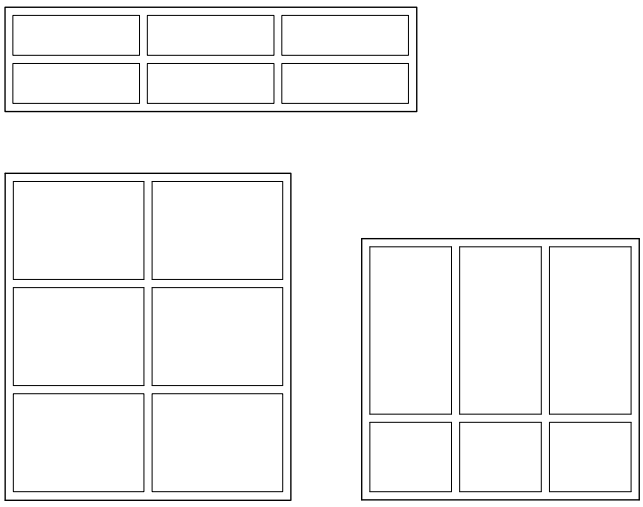


Figure B.3.4b Typical Farm Industrial Combination Windows have sequences, grids, or symmetrical compositions of repeated window components.

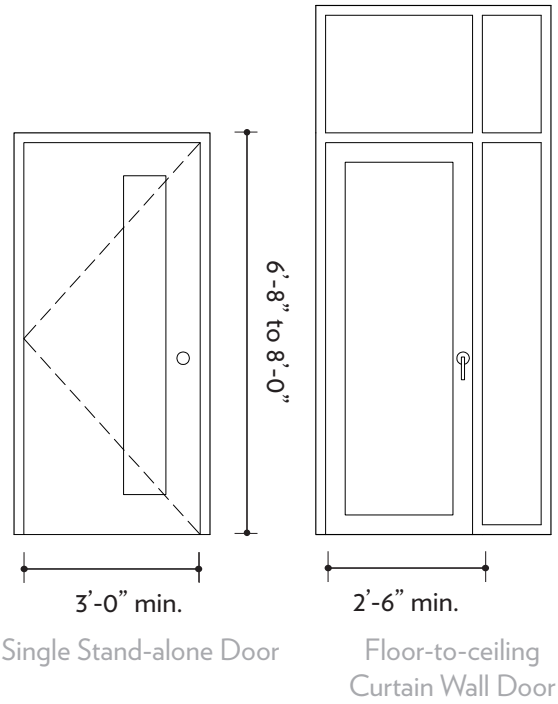


Figure B.3.5 Typical Door Types

LOFT INDUSTRIAL
Overview

- Layered compositions of volumes
- Volumes and articulation reflect interior spaces
- Proportions balance both vertical and horizontal components
- Deep projections and recesses accent depth, provide massing and articulation, and express interior spaces or individual units
- Façade Repetition or rhythm with bays that are organized around building structure, unit spacing and glazing
- Industrial materials relate to building articulation and massing and add visual interest
- Industrial detailing focuses on the method of joinery
- Expressed structure
- Flat, shed, and articulated roof forms
- Minimal Detailing

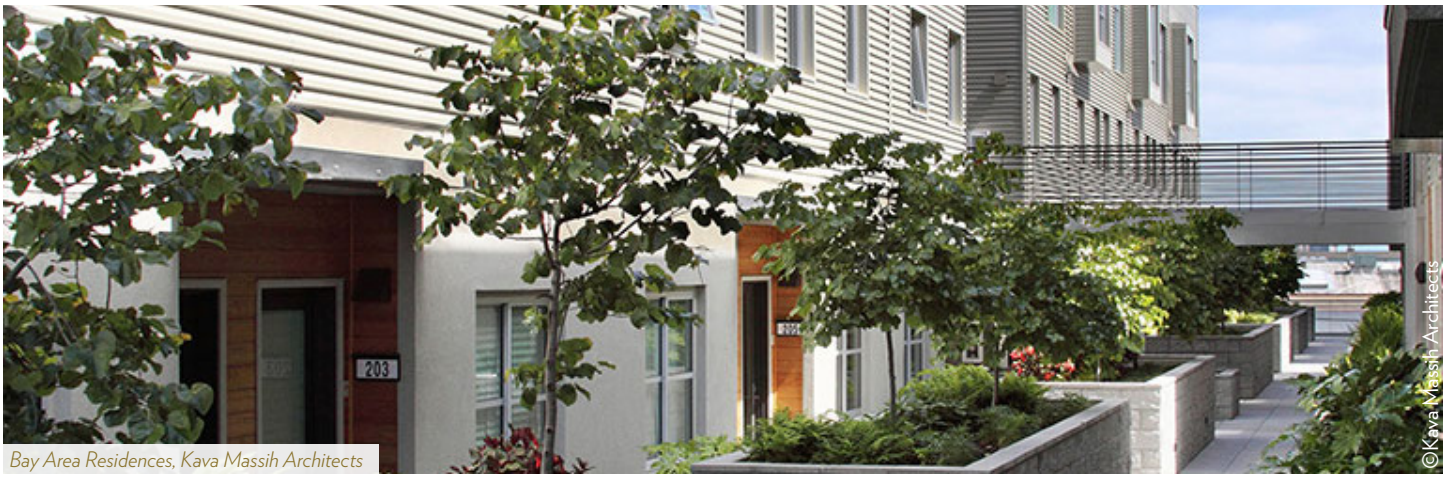
Blue Star Corner, David Baker Architects

Figure B.4.1a Pronounced recesses and projections. Material changes correspond to changes in massing and volume.

Bay Area Residences, David Baker Architects

Figure B.4.1c Industrial style windows reveal interior spaces. Dynamic butterfly roof.

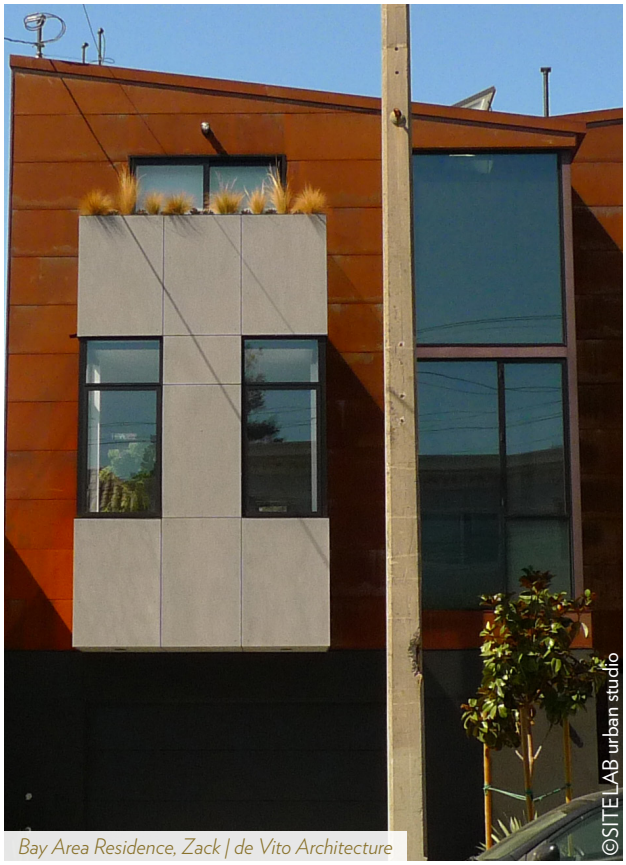
Figure B.4.1d Massing and materials are related to individual units and composition of volumes.



Bay Area Residences, Kava Massih Architects

Figure B.4.1b Industrial corrugated metal façade materials with horizontal grain. Clear hierarchy of materials with wood inset entries.

Cherokee Lofts, Pugh + Scarpa Architects



Bay Area Residence, Zack | de Vito Architecture

Figure B.4.1e Massing and material transitions reflect individual units and circulation spaces. Operable façade systems or deep projections provide visual interest and façade modulation.

LOFT INDUSTRIAL
Overview

Hancock Lofts, Koning Eizenberg Architecture

Bay Area Residences, Kennerly Architecture & Planning

Figure B.4.1f Simple, rectilinear volumes are combined with wood accent features to balance vertical and horizontal components.

Residence, Colizza Bruni Architecture

Figure B.4.1h Vertical and horizontal components with deep recesses and projections are layered in a balanced, asymmetrical composition. Industrial materials of corrugated metal and panelized wood relate to building articulation.

Bay Area Residences, David Baker Architects

Bay Area Residences, David Baker Architects

Figure B.4.1g Deep projections and recesses articulate the building massing. The balanced, asymmetrical forms have sculptural roof profiles.

Bay Area Residences, David Baker Architects

Figure B.4.1i Overall horizontal building is balanced with vertical modulation related to interior spaces. Rectilinear grid of window detailing creates visual interest and patterning on the façade. Sawtooth roof forms relate to industrial typologies and create a sculptural roofline.

LOFT INDUSTRIAL

Design Principles

B.4.1 OVERVIEW

» Simple Massing: The loft industrial style uses basic massing strategies that create simple, planar envelopes for revealing open, flexible, and tall interior spaces.

» Simple geometries: Recesses and projections tend to have simple and bold geometries that accent depth or reveal from the main façade plane. Recesses and projections may also provide massing articulation and relate to the expression of units.

» Minimal Detailing: Visual interest in loft Industrial buildings results from large multi-light windows, use of integral materials, exposed structure, and the expression of interior spaces. Openings and entries are often oversized and have multiple uses. Window and door trim is typically not used. Roof details tend to be minimal.

» Façade Repetition: Loft Industrial building façades typically repeat equal bays organized around building structure, unit spacing, and glazing. The façade is balanced, neither symmetrical nor asymmetrical. Locations of main entries and building circulation vary.

» Other Common Features:

Variation in the expression and application of materials adds visual interest. Typical Wall Section: The main façade is a single plane, while façade elements project inward and outward. Bay windows and balconies project forward to articulate the façade. Inset doors or recesses articulate the façade and the definition of units.

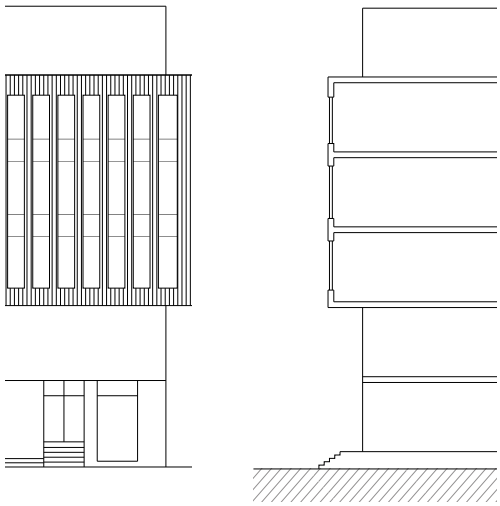
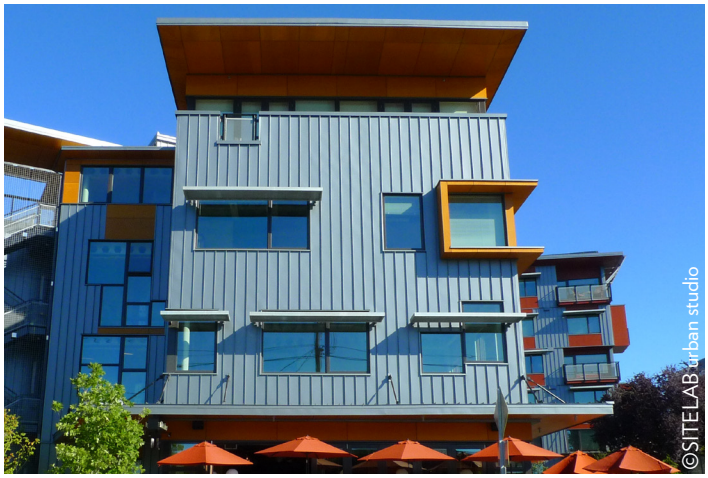


Figure B.4.1a Sample Illustrative Elevation and Section. Continuous, multi-story projecting bay creates balanced composition of volumes. Industrial materials accent massing and provide ornamentation.



Blue Star Corner, David Baker Architects

Figure B.4.1j Simple geometries with the variation and expression of projections, recesses and industrial materials as ornamentation

Bay Area Residences, David Baker Architects

Bay Area Residences, David Baker Architects

Figure B.4.1k Vertical massing articulation related to individual units, living spaces, or composition of volumes.

B.4.2 MASSING

Massing Additions

> Base Mass: Typical base mass is simple & rectangular.

> Loft industrial buildings are typically continuous, horizontal, articulated volumes. Additions are unusual. Additions, if any, may appear as an offset or separated portion, parallel in orientation to the base mass.

> Single Family:

- Free Plan: Massing is very flexible and typically uses the plan to dictate location and size of additions.

  Options include: Articulation with projections and recesses; Balconies or bay windows; Occupiable roof spaces.

> Townhouse Frontage

- Base: Typical Townhouse base is simple, rectangular.
- Bay Projections: Bay projections may be single story, multi-story, or full height and often reflect interior unit height, width and double-height spaces.
- Partial Step: Typically a single story in height, may be additions/ subtractions to main build ing mass. Projections size governed by the general architectural setback requirements.

> Multi-Family Frontage

- Base: Typical multi-family base mass is horizontal in overall proportion.
- Multi-family massing typically has tall vertical projections that articulate units and internal living spaces. Vertical projections may wrap over the parapet onto the roof.

Bay Area Residences, Assembly Architecture

Figure B.4.2a Illustrative massing with vertical frontage articulation and roof forms

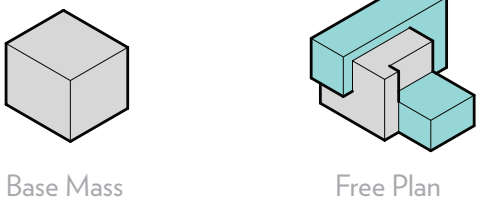


Figure B.4.2b **Loft Industrial: Illustrative Single-Family Massing.**
Typical base mass is simple and rectilinear. Articulated massing accents units or multi-story spaces.

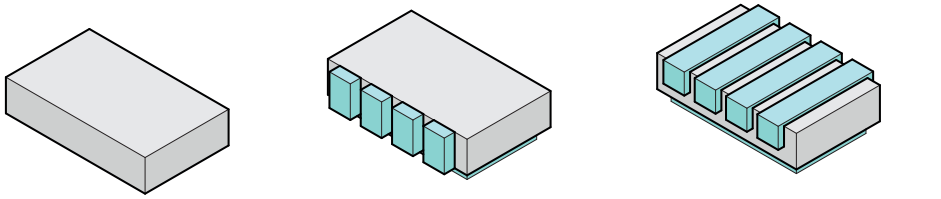


Figure B.4.2c **Loft Industrial: Illustrative Multi-Family Massing.**
Typical base mass is simple and rectangular. Bay projections create repetitive volumes that may be single story, multi-story or full height and reflect interior spaces or individual units, or extend to roof form.

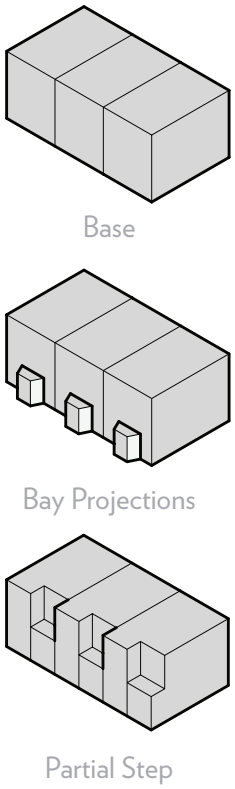


Figure B.4.2d Loft Industrial: Illustrative Frontage Articulation

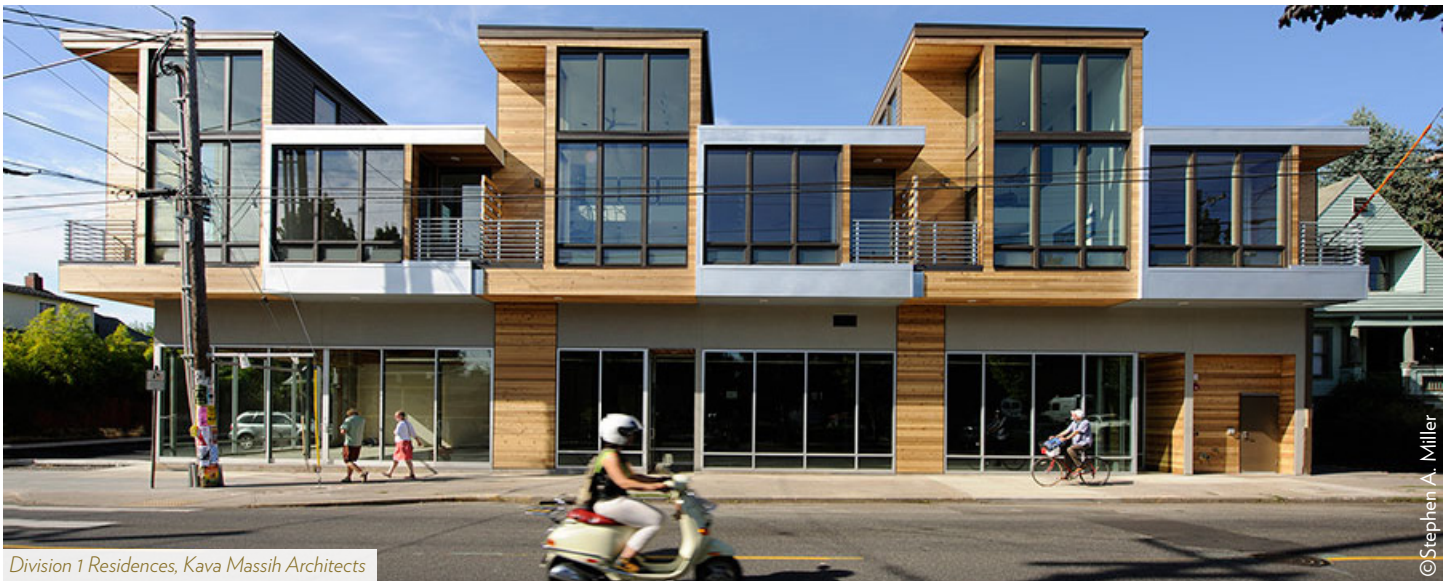


Figure B.4.2e **Illustrative multi-family massing.** Articulated massing has a series of repetitive roof forms and projections and recesses related to windows and main living spaces. Material changes relate to volumetric transitions.

B.4.3 ROOF

Flat Roof

> Loft industrial flat roofs typically feature a smooth and simple parapet. Parapet articulation should be consistent with the building's bay system, entries, or building corners.
> Parapet walls are most common, although roof overhangs and higher roof volumes may be applied, especially for composite roofs.
> Flat roofs may be accessible.
> Flat roofs may be combined with one other form: shed and barrel-vaulted. Such roof composition should clearly relate to expression of units/building bays.

Shed, Butterfly, Sawtooth and Barrel Roof Sections

> Shed, Butterfly and Sawtooth Orientation: Roof sections should be side facing with the tall face toward the street. Roof slope: A roof slope of 5:12 to 12:12 is permitted.
> Barrel Vault Orientation: Elliptical section barrel vaults shall orient the shorter dimension vertically.

Penthouse Levels

> Loft industrial buildings may have upper stories that appear as additions, but integral in design/articulation.
> Penthouse levels are typically setback from the main parapet to maintain the predominant roofline, its visual hierarchy, and provide roof access.

B.4.4 PORCHES, STOOPS, STEPS

> Porches are optional.
> Porches and stoops shall conform to the general architectural guidelines.
> Loft Industrial buildings commonly feature balconies on upper levels. French balconies may also be an option where setback requirements are restrictive.
> Balconies may also be located above front entries.

Bay Area Residences, David Baker Architects

Figure B.4.3a Typical flat roof articulation featuring smooth and simple parapet

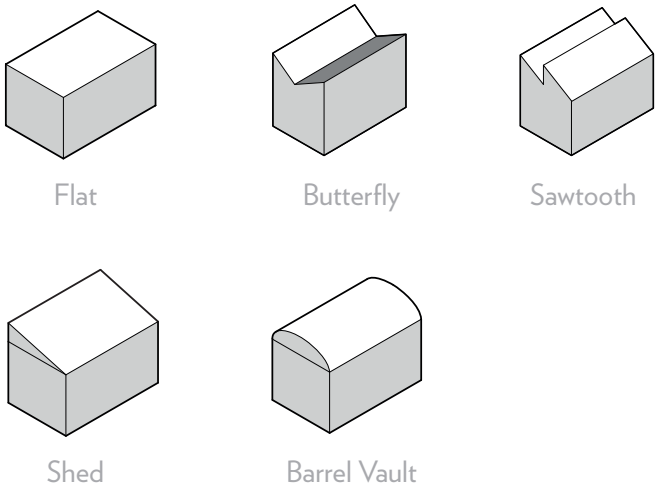
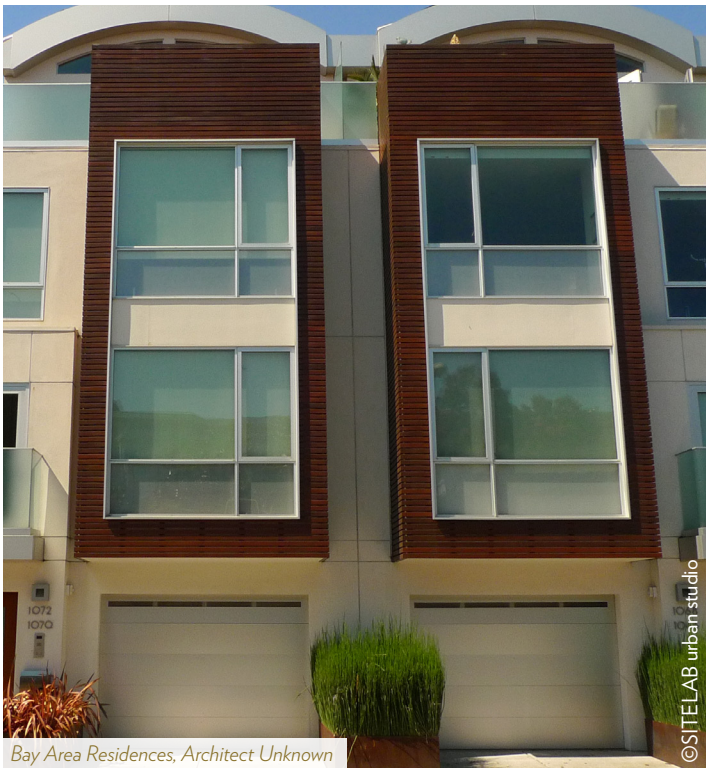


Figure B.4.3b Illustrative Roof Types

Blue Star Corner, David Baker Architects

Figure B.4.3c Substantial roof eave has a different material application



Bay Area Residences, Architect Unknown

Figure B.4.3d Roof eaves and balconies relate to the individual unit and articulate the overall massing

B.4.5 WINDOWS

> Windows have minimal or no trim.
> While shutters are not used, louvers, brise-soleil, and screening may provide shading and articulation.
> Window sizes vary and often indicate the function of the related room.
> Smaller windows are appropriate for more private spaces, such as bathrooms and bedrooms.
> Living spaces (the living room, kitchen, and loft spaces) should feature more prominent glazing, often oversized/revealing tall or double-height interior spaces.
> Window headheight and spacing may be varied, though still achieving unity in the façade.
> Typical Windows are appropriate for many uses. Especially where interior light and air are desired, windows are often awning or casement in operation.
> Combination Windows are typical along living areas, indoor/outdoor transitions, and double-height spaces. In Loft Industrial, combination windows are typically composed of smaller window components of different sizes that interlock and fit together, around or framing a larger picture window.
> Narrow Windows:

- Vertical orientation is appropriate as corner or circulation accents.
- Horizontal orientation can accentuate views, allow for interior wall space, or enhance privacy for bathrooms.

> Additional Details:

- Industrial windows and curtain wall systems are encouraged. Systems vary widely and can be integrated with a variety of materials.
- Industrial, multi-light windows bring light and air into tall spaces and double-height spaces, especially at upper levels.
- Curtain walls are appropriate for engaging living spaces to the outdoors. Panel sizes vary, but typically feature a single panel for doors and an upper transom panel.
- Window sizes and head heights vary.
- Muntin divisions may be asymmetrical.
- Ribbon windows can highlight views.

B.4.6 DOORS

> Exterior doors typically have minimal trim and are either flush against the wall or inset.
> Any combination of visor panels, and/or sidelights may be used. Slab doors are permitted. The door may stand alone, or as part of a glazed unit.
> Typical Exterior Door Dimensions: Entries are typically recessed and may feature a double-height space or balcony above. Loft Industrial style doors typically have no trim and the frame is flush with the wall.

B.4.7 ENTRIES

> Loft Industrial Entries may be standalone but are typically arranged as part of a unit with adjacent glazing.
> A typical entry may have an inset vestibule accented by unique material.
> Balconies over entries provide façade articulation, shade, and cover from the elements.

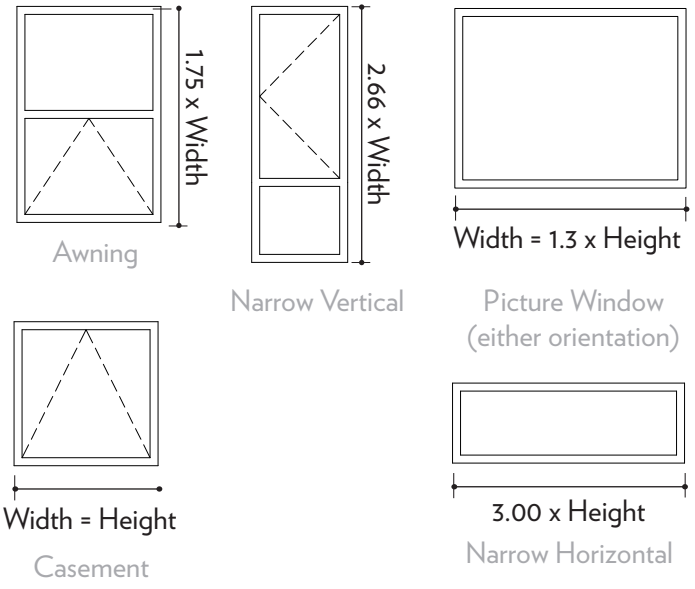


Figure B.4.5a Typical Loft Industrial Window Types and Composition Components

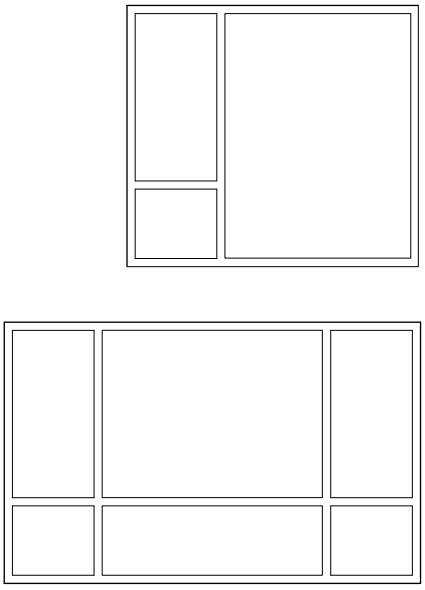


Figure B.4.5b Typical Loft Industrial Combination Windows

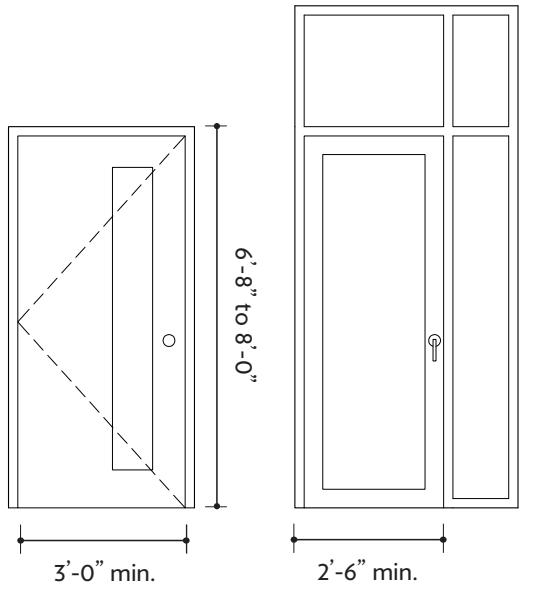
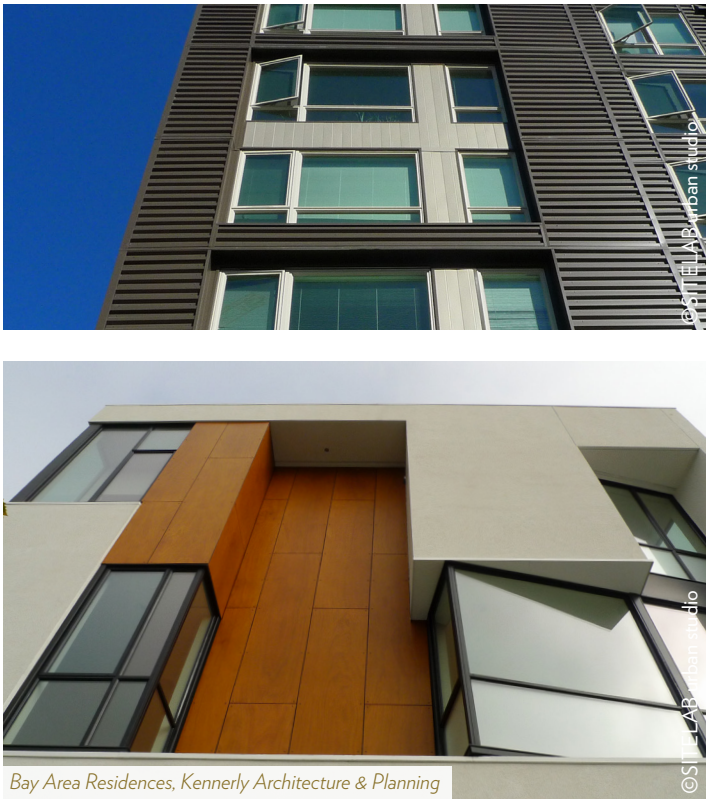


Figure B.4.6 Typical Door Types



Bay Area Residences, Kennerly Architecture & Planning

Figure B.4.5c Inset windows create depth in the façade, on a simple, flat surface, or with deep recesses and material accent.

APPENDIX C: GLOSSARY & CREDITS

C.1 Glossary
C.2 Credits

GLOSSARY
Definition of Terms

ALUMINUM SIDING

Aluminum siding is a system that mimics traditional wood clapboard.

ARTICULATION

Expression of building façade and form through volumetric and/ or material differentiation.

ARTIFACT

The existing structures in Napa Pipe to be retained and adapted in the public realm as described in the Development Plan. The structures include: the set of four parallel Dry Docks; the long overhead crane that extends into the Napa River; the harbor crane north of the Dry Docks, and the gantry crane over the southern Dry Dock at the River's edge.

APARTMENT

Apartments are Residential units in a building that typically have one level per unit and share entries, internal circulation, parking, and open spaces.

BALCONY

An open habitable portion of an upper floor that extends beyond or is recessed within a building's exterior wall that is not supported from below by vertical columns or piers but is instead supported by either a cantilever or brackets.

BLOCK

Per the Development Plan, Blocks are land areas of Napa Pipe bounded by the curb lines that define the network of Streets.

BUILD-TO LINE

A line established at a certain fixed distance from the front and/or sides of a lot, beyond which a building may not project.

BUILDING FRONTAGE

The vertical side of a building that faces the primary space or street and is built to the setback.

COMMON OPEN SPACE

The open space, both green space and paved space, which is privately owned and to which there may or may not be public access.

CURB RADIUS

The curved edge of street paving at an intersection used to describe the sharpness of a corner.

ENCLOSURE

A non-habitable built feature, often associated with service-relate functions.

END LOT

An End Lot has side frontage facing a Street. Depending on the typology, the front of an End Lot may front on a Street, Shared Driveway, or Private Open Space.

ENHANCED SECONDARY ACCESS

An Enhanced Secondary Access is a point of entry fronting a Special Feature, which is treated to be architecturally consistent with the Primary Access.

FRONTAGE

Part of a building or lot that lies adjacent to a street or public right-of-way.

GARDEN COURT

A private open space bounded on two sides by buildings.

HEIGHT

As per local applicable zoning, height is measured from the ground to the mid-point of a pitched roof, or to the parapet of a flat roof. Design features may extend beyond the height limit, including architectural elements.

LARGE FOOTPRINT BUILDING

Any building that has a footprint area equal to or greater than 20,000 square feet.

LINER BUILDING

A functional building built in front of a parking garage, cinema, supermarket, to conceal large expanses of blank wall area and to front the street space with a façade that has doors and windows opening onto the sidewalk.

LOT

A Lot is a portion of land area within a Parcel, to be developed with buildings and open space per the Form-Based Code typologies. Lots may or may not be subdivided. A Lot must have access from a Street and/or Shared Driveway.

LOT AREA

Lot Area is the total area of the Lot in square feet. Lot Area may have a minimum and a maximum, or in some cases, only a minimum or a maximum. For typologies that have similar characteristics, but multiple sizes (such as Small Townhouse and Large Townhouse), Lot Area is the primary tool for establishing classification.

LOT COVERAGE

Lot Coverage is the proportion of the Lot Area that may be occupied by building, expressed as a percent. Lot Coverage is defined as a maximum percentage, with remaining area available for Setbacks, access, driveways, open space, and unbuilt area.

LOT FRONTAGE

Lot Frontage is the minimum dimension (in feet) of the primary frontage located on a Street, Shared Driveway, or Private Open Space.

LOT OCCUPATION

Lot Occupation describes the relationship of the size of the building to the size of its lot. Lot Occupation has two parameters, Lot Area and Lot Coverage.

MARQUEES

A permanently roofed architectural projection, the sides of which are vertical and are intended for the display of signs and which supported entirely from an exterior wall of a building.

MEWS TOWNHOUSE

A Mews is a series of attached homes along a small street. At Napa Pipe, a Mews Townhouse is a small apartment located over a garage, along a Shared Driveway or Private Open Space internal to the block. Mews Townhouses are

GLOSSARY
Definition of Terms

found in three Napa Pipe Form-Based Code typologies.

MICRO-LOT

Very small single-family Lots that are sized for dense, walkable neighborhoods are Micro-Lots. At Napa Pipe, Micro-Lot Single Family is a Garden Court typology less than 1,400 SF and located internal to the block along Private Open Spaces.

MULTI-FAMILY

Multi-Family Residential typologies have more than two units per building. Multi-Family can be in the form of Townhouses or Apartments, typically with shared entries, circulation, parking, and open spaces.

PARCEL

A Parcel is a private and developable portion of a Block, bounded by the back of the sidewalk, which is the limit of the public realm.

PRIMARY ACCESS

The main entry point of a building.

PRINCIPAL FAÇADE

The front plane of a building not including stoops, porches, or other appurtenances. (For the purpose of placing buildings along setbacks).

PROJECTION

An extension beyond the exterior wall surface of a building, including but not limited to: balconies, decks and porches. A projection may be habitable or non-habitable.

PROPERTY LINE

A line bounding a parcel of land that indicates the extent of a private property. A property line separates a privately-owned lot from the designated public right-of-way.

PUBLIC OPEN SPACE

The open space, both green space and paved civic space, to which there is public access on a constant and regular basis, or for designated daily periods.

SECONDARY ACCESS

Entry points of building which are not the Primary Access.

SETBACK

An area on a lot within which certain types of structures may not be situated. Setbacks are measured perpendicular to lot lines and extend for the full width or depth of the lot, accordingly.

SETBACK (Front, Side, Rear)

A Setback is the distance (in feet) between a Lot boundary and the closest building element occupying that Lot (not including allowable projections). There are Front, Side, and Rear Setbacks. Setback distances are described in feet, as either minimums, maximums, or a range. Some Side Setback dimensions differ within one typology, for End Lot conditions. Steps, porches, stoops,

decks, bays, balconies, awnings, and projections are allowed in the Setback area, as noted.

SHARED DRIVEWAY

A driveway jointly owned by the owners of the properties it gives access to.

SHARED PARKING

A system of parking areas shared by multiple users, where each user has peak parking demands at different times within a 24 hour period, thereby allowing some parking spaces to be shared.

SPECIAL FEATURE

Special Features in the Napa Pipe Design Guidelines refer to landscape features in the public realm such as the Dry Dock and public plaza.

STACKED FLATS

When two Townhouses are stacked vertically and share access, they are Stacked Flats.

STEPBACK

The portion of the building or structure above such height is stepped back a minimum distance from the exterior face of such building or structure which faces a street.

STOOP

A small platform and entrance stairway at a building entrance, commonly covered by a secondary roof or awning.

STOREFRONT

The portion of a building at first story of a retail frontage that is made available for retail use.

STREET FRONTAGE

The vertical side of a building that faces the street and is built to the setback.

STREETWALL

Building façade along the street that relates to the pedestrian scale.

STRUCTURE

That which is built or constructed and may be temporary or permanent.

STRUCTURED PARKING

A building used for parking that consists of multiple levels of stacked parking.

TOWNHOUSE

A Townhouse is a narrow house in a series of similar houses. Townhouses are often attached and share a common wall. They are typically single-family, spanning two or three levels, with an in-unit individual garage, and accessed by an individual entrance.

USES

Permitted and Accessory Uses as per applicable local zoning code

CREDITS

Napa County

Board of Supervisors
Brad Wagenknecht, District 1
Mark Luce, District 2 – Chair
Diane Dillon, District 3
Bill Dodd, District 4
Keith Caldwell, District 5

Planning Commission
Heather Phillips
Michael Basayne
Bob Fiddaman, Chair
Terry Scott
Matt Pope

Nancy Watt, County Executive Officer
Larry Florin, Housing & Intergovernmental Affairs Director
David Morrison, Planning, Building & Environmental Services Director
Sean Trippi, Project Planner

City of Napa

City Council
Jill Techel, Mayor
Scott Sedgley, Vice Mayor
Juliana Inman
Peter Mott
Alfredo Pedroza

Planning Commission
Arthur Roosa, Chair
Gordon Huether
Paul Kelley
Michael Murray
Tom Trzesniewski

Mike Parness, City Manager
Rick Tooker, Community Development Director

This page intentionally left blank.