

# Yountville Commons

Idea and Visioning Phase

Town Council Study Session

August 6, 2024

# TIMELINE

## Yountville Commons Community Engagement

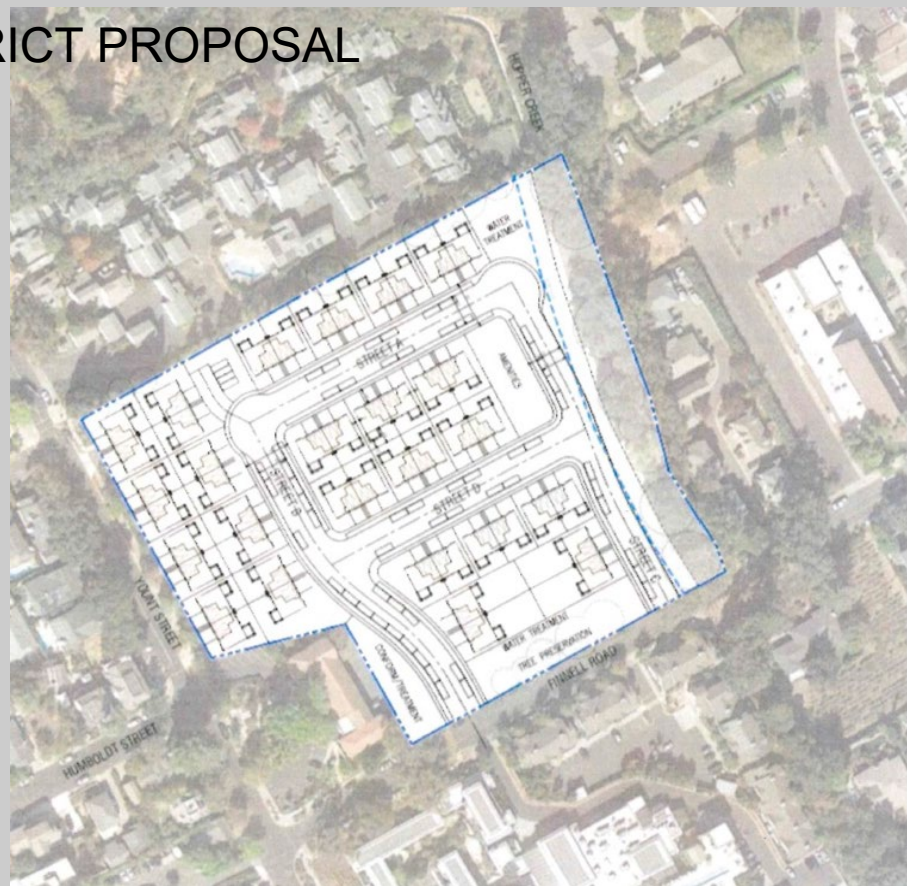
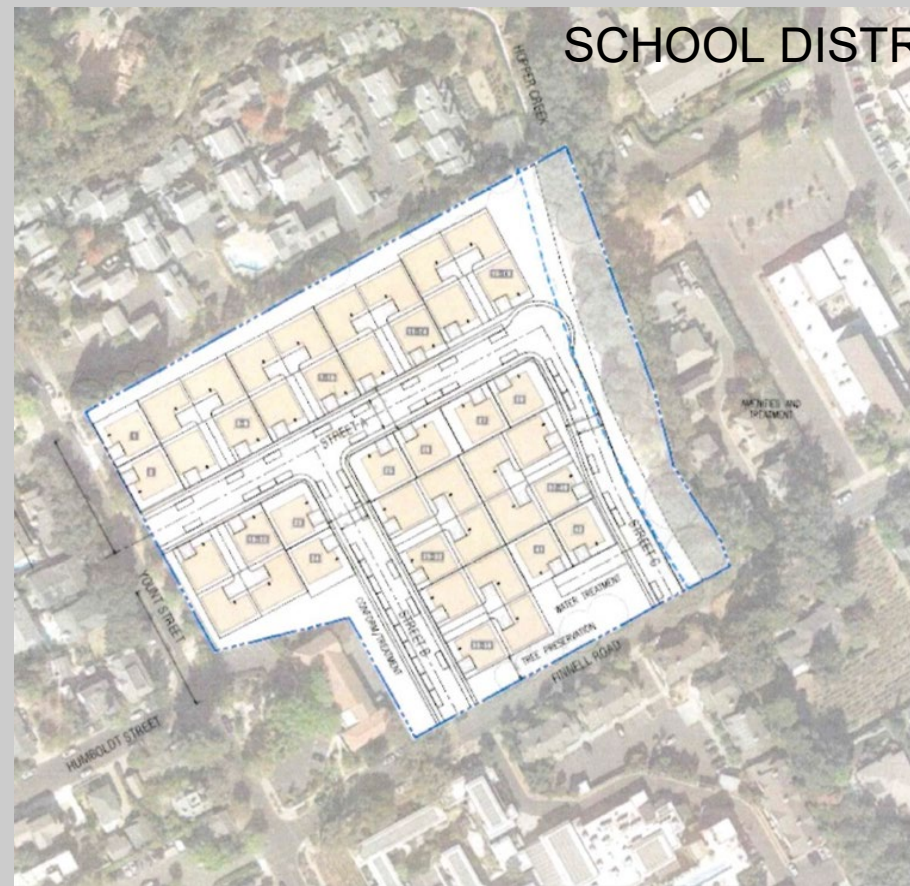


**OFFICE HOURS:** Tuesday mornings and the last Saturday of the month August-November from 9:00 AM to 12:00 PM.





# SCHOOL DISTRICT PROPOSAL

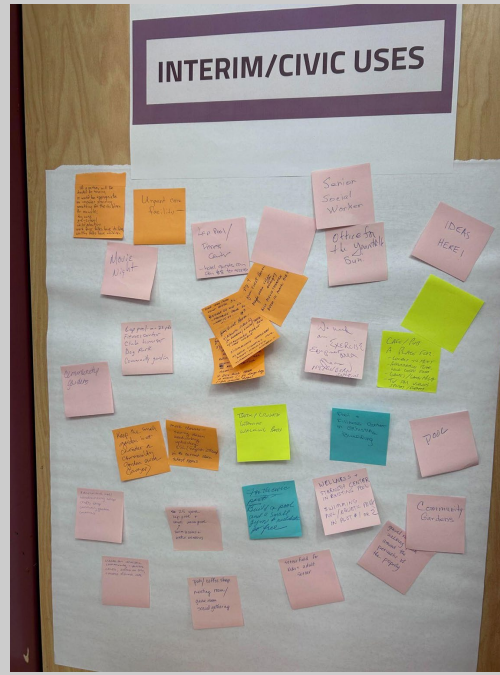




# COMMUNITY OPEN HOUSE - MARCH 26, 2024



# COMMUNITY OPEN HOUSE - MARCH 26, 2024



































# TIMELINE

## Yountville Commons Community Engagement



**OFFICE HOURS:** Tuesday mornings and the last Saturday of the month August-November from 9:00 AM to 12:00 PM.



# Yountville Commons

Ideas and Visions

Kelly + Morgan Architects





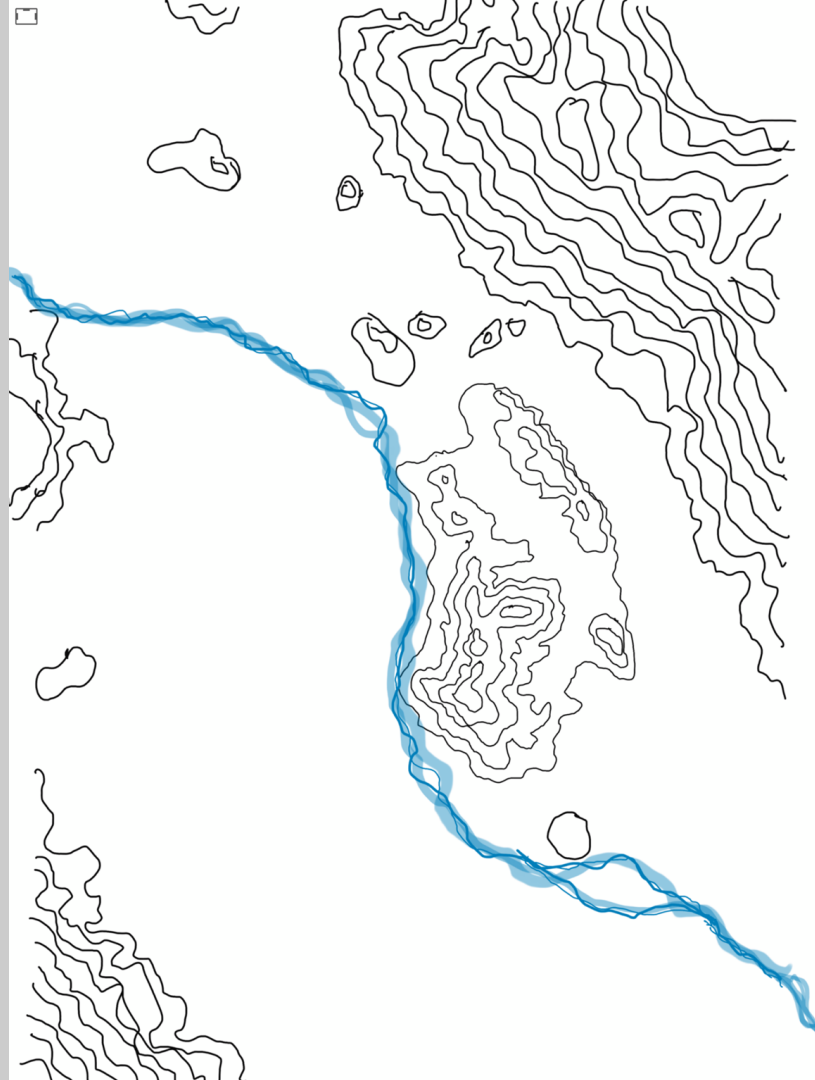
# YOUNTVILLE COMMONS - REAL ESTATE STRATEGIC PLAN

	DEVELOPMENT MATRIX	LAND BANKING		LAND PACKAGING		LAND DEVELOPMENT		BUILDING DEVELOPMENT		BUILDING OPERATIONS		BUILDING RENOVATION		REDEVELOP SITE	
		RAW LAND: GOVERNMENT AGENCIES, PUBLIC UTILITIES, SCHOOLS, INHERITORS		PAPER LOTS: CONCEPT LAND PLAN, ZONING, FINANCING, TITLE SURVEY, ENVIRONMENT, GOVT APPROVALS		BUILDING PADS: HORIZ IMPROVEMENTS, ROADS, UTILITIES, AMENITIES		CONSTRUCTION: FINDS TENANTS AND OPERATORS OR SELLS FINISHED PRODUCT,		LEASES PROPERTY: MANAGES PROPERTY, INSTITUTIONAL INVESTORS, PENSION FUNDS, INSURANCE COMPANIES, REITS		HISTORIC RENOVATION: REPOSITION OF SHOPPING CENTER OR HOUSING		CURES DEFICIENCIES: DEVELOPMENT PROCESS RESTARTS WITH NEW USE AND PROGRAM	
A	ACQUISITION	1		9	▼	17		25		33		41		49	▼
B	FINANCING	2		10	▼	18		26		34		42		50	▼
C	MARKET & COMMUNITY OUTREACH	3		11	▼	19		27		35		43		51	▼
D	ENVIRONMENTAL STRATEGIES	4		12	▼	20		28		36		44		52	▼
E	APPROVALS AND PERMITS	5		13	▼	21		29		37		45		53	▼
F	IMPROVEMENTS	6		14	▼	22		30		38		46		54	▼
G	TRANSPORTATION/ACCESS	7		15	▼	23		31		39		47		55	▼
H	SALES AND DISPOSITION	8		16	▼	24		32		40		48		56	▼

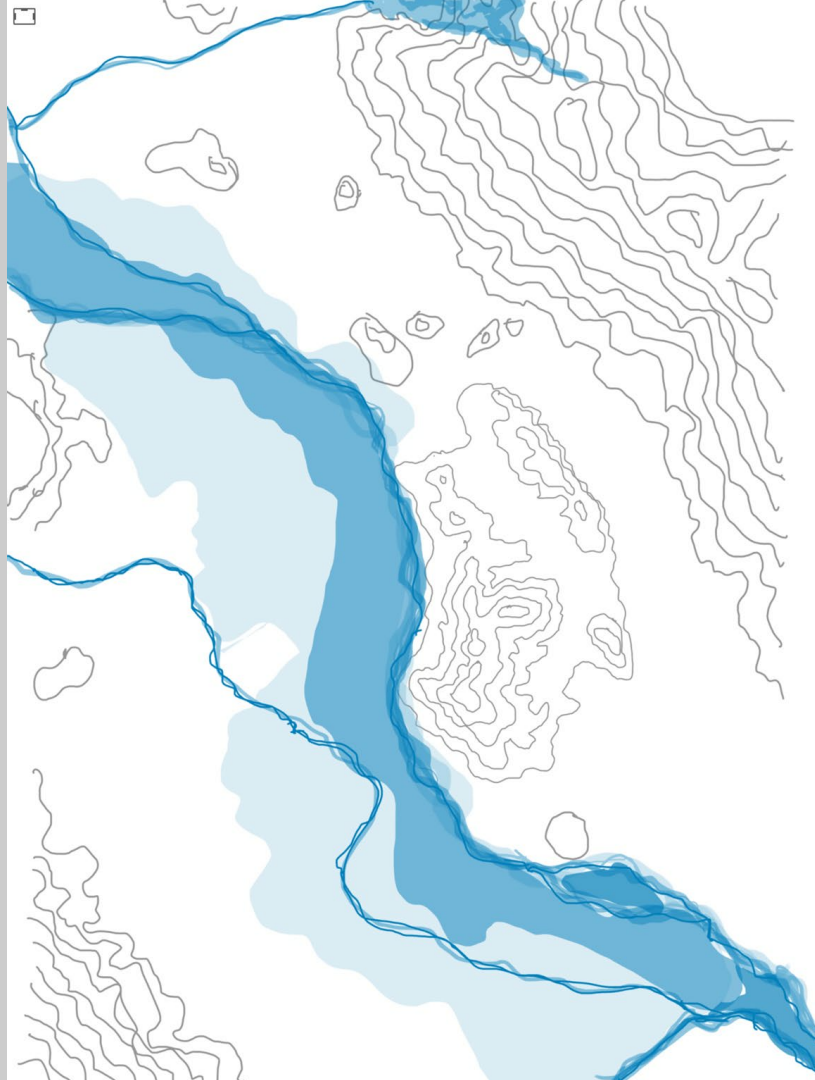
## HOW TO READ THIS MATRIX

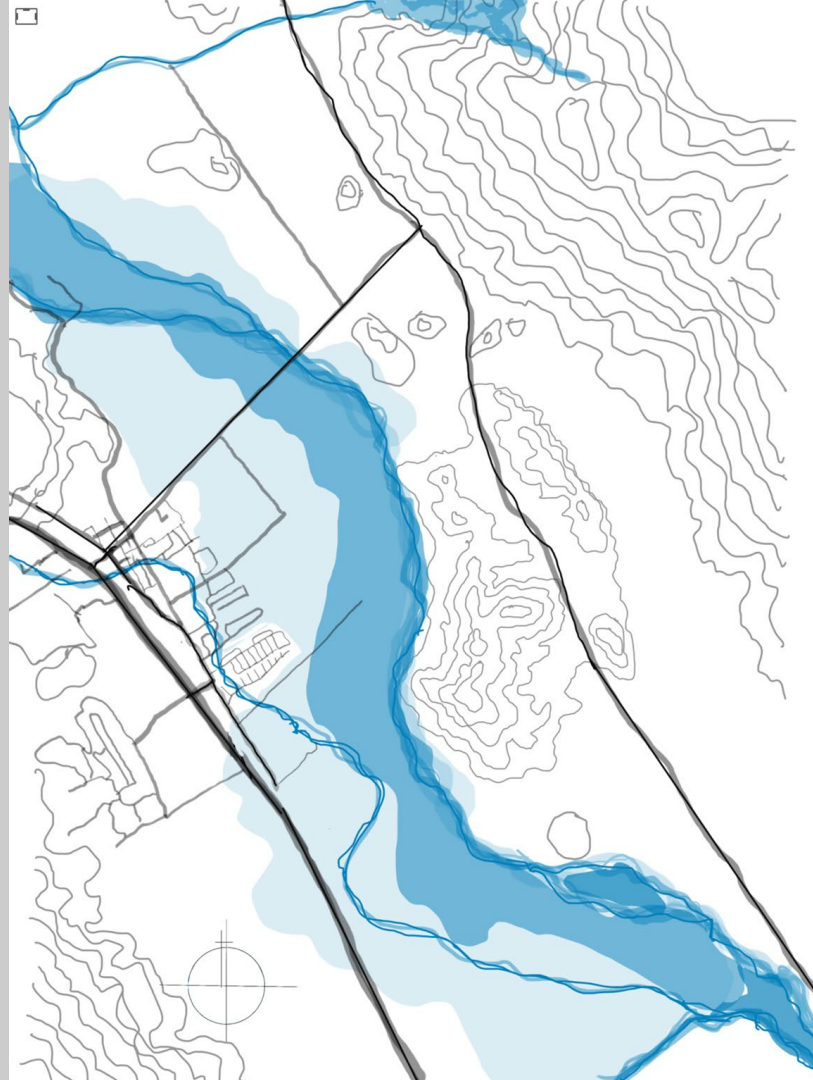
- ✓ LAND OWNERS, DEVELOPERS AND INVESTORS WORK DOWN A COLUMN TO CREATE VALUE.
- ✓ PROFESSIONALS & CONSULTANTS WORK ACROSS THE ROWS AND ARE PAID TO ACHIEVE A SPECIFIC MILESTONE
- ✓ EVERY CELL REPRESENTS A CAPITAL EXPENDITURE AND A RISK
- ✓ EVERY CELL REPRESENTS A PROFIT CENTER AND AN OPPORTUNITY TO CREATE VALUE
- ✓ WORKING IN MULTIPLE CELLS ACROSS DIFFERENT DEVELOPMENT GOALS OFTEN ENTAILS UNREASONABLE RISK
- ✓ **VERY FEW LAND OWNERS UNDERSTAND WHERE THEY ARE ON THIS MATRIX OR HOW TO MOVE TO THE NEXT CELL**

SUMMER 2024 PROJECTS	
1	SITE CONSTRAINTS
2	COMMONS HALL
3	WELLNESS CENTER
4	FARMSTAND
5	COMMUNITY CENTER
6	LANDSCAPE/DOG RUN

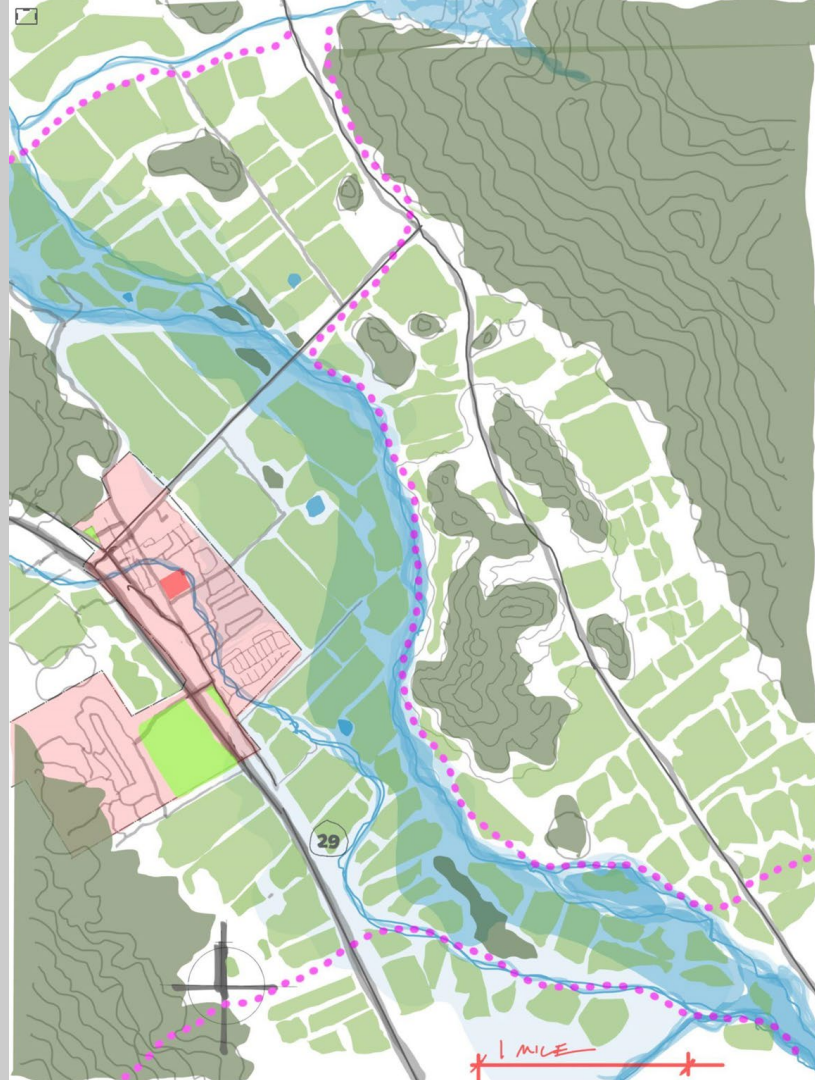


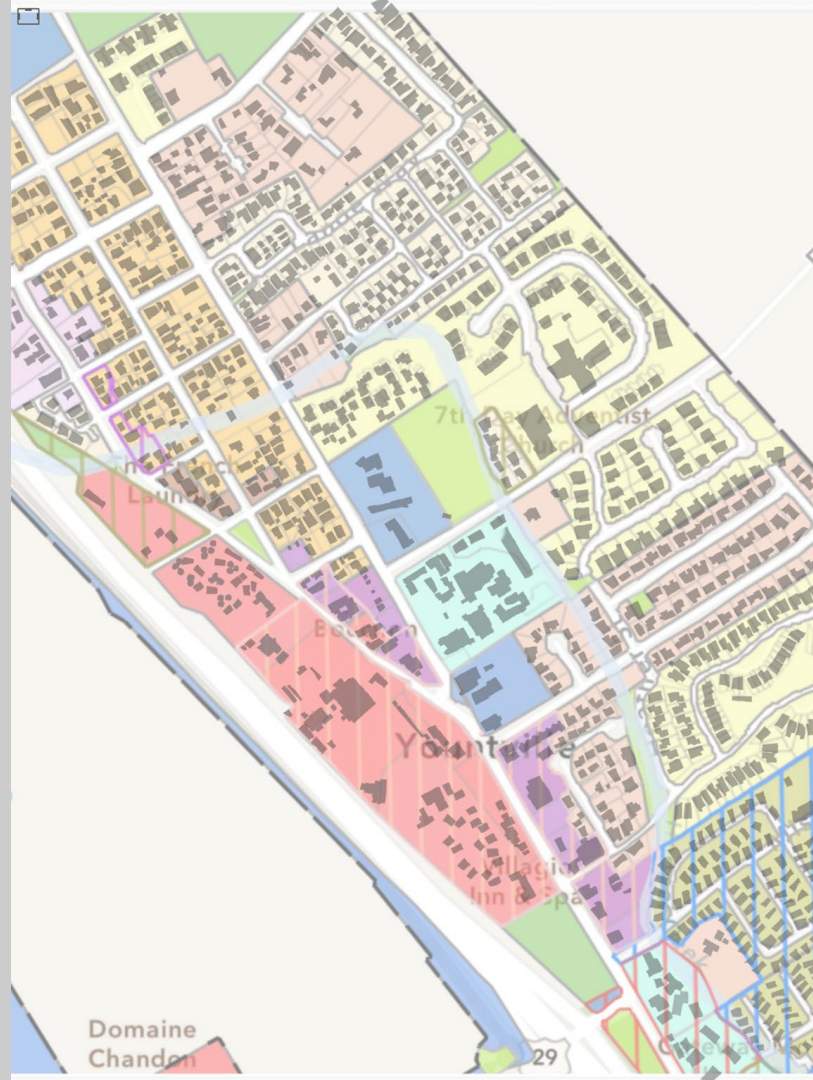




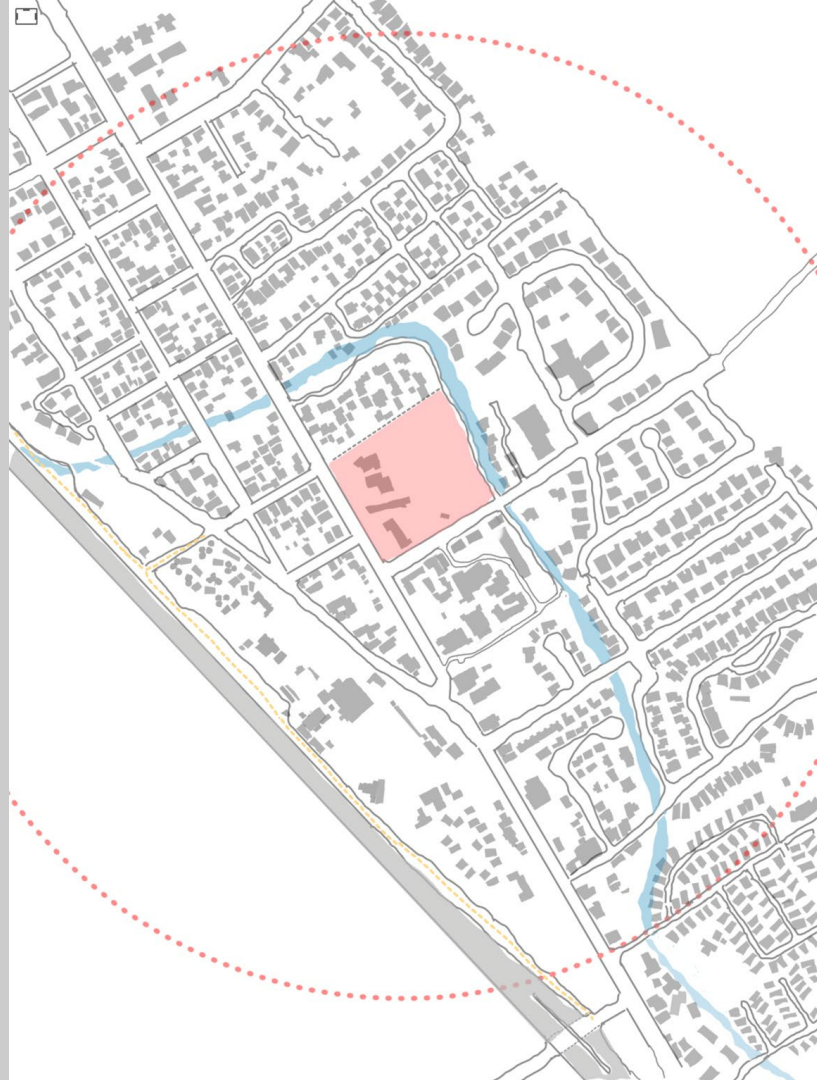








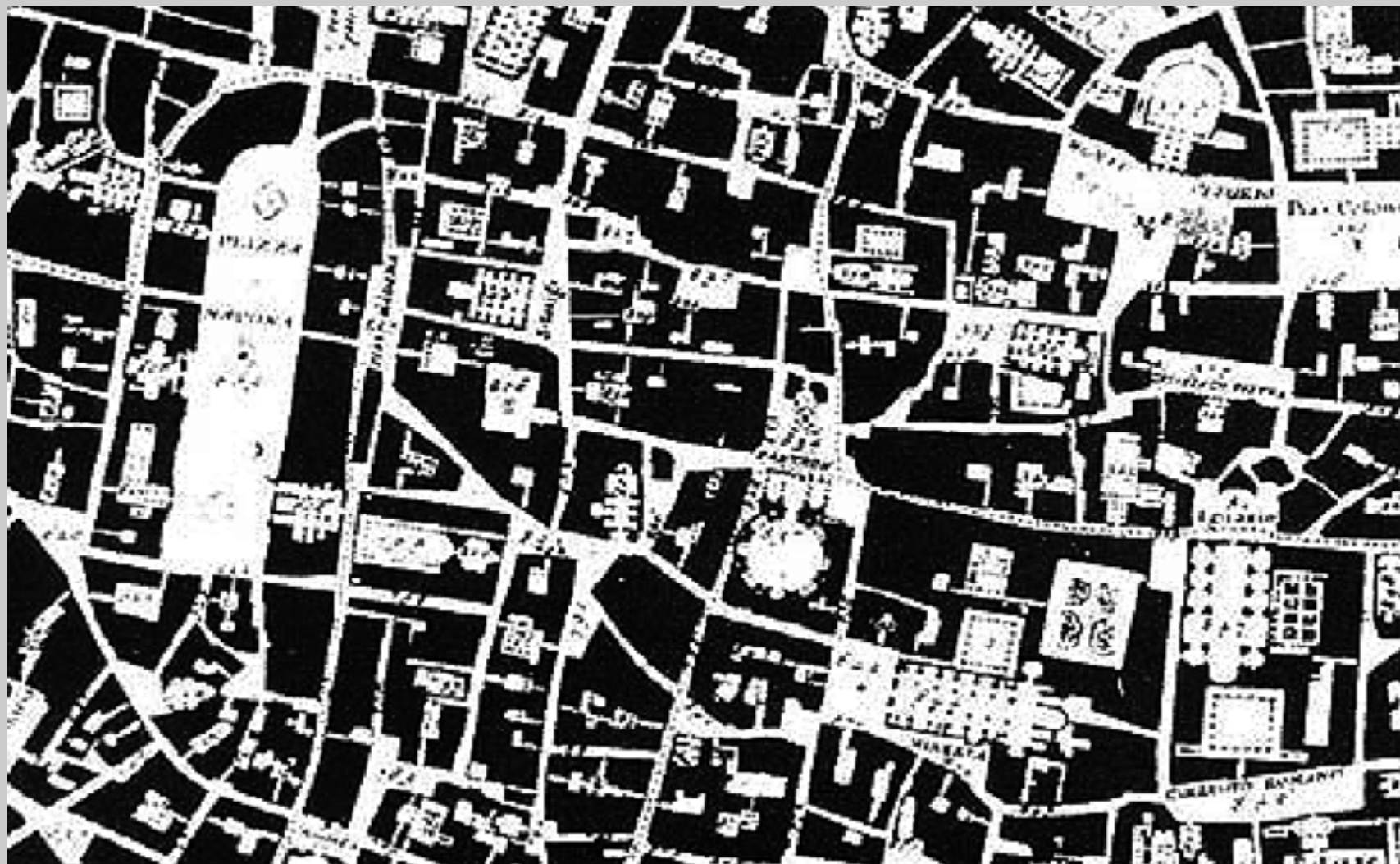
















# YOUNTVILLE COMMONS

# FIRST PRINCIPLES:

- **DO NO HARM.** YOUNTVILLE IS ALREADY A CAREFULLY CURATED URBAN ENVIRONMENT OF RESIDENTIAL, COMMERCIAL, RECREATIONAL AND INSTITUTIONAL USES.
- THAT ACHIEVEMENT SPRINGS FROM SOMETHING CALLED **‘FORM-BASED’ ARCHITECTURE.**
- THE RESULT IS A HIGH QUALITY PUBLIC REALM USING PHYSICAL FORMS (RATHER THAN A SEPARATION OF USES) AS THE ORGANIZING PRINCIPLE.
- **WE SEEK TO MAKE A PLACE** (NOT A PROJECT)
- THERE ARE MANY POTENTIAL ALTERNATIVES
- **IT STARTS WITH LISTENING** TO ALL KINDS OF IDEAS
- AND THOSE IDEAS OCCUR IN ALL KINDS OF SETTINGS





Middle Green Valley, Solano Co





Figure 3-1: The Neighborhood Pattern: View Looking South to the Main Green at Elkhorn Neighborhood

### Building Types

Courtyard House

Bungalow

Farmstead

Agricultural/ Community



**Figure 3-42:** Conceptual Plan of the Elkhorn Neighborhood - A diverse fabric of Building Types creates a dynamic neighborhood



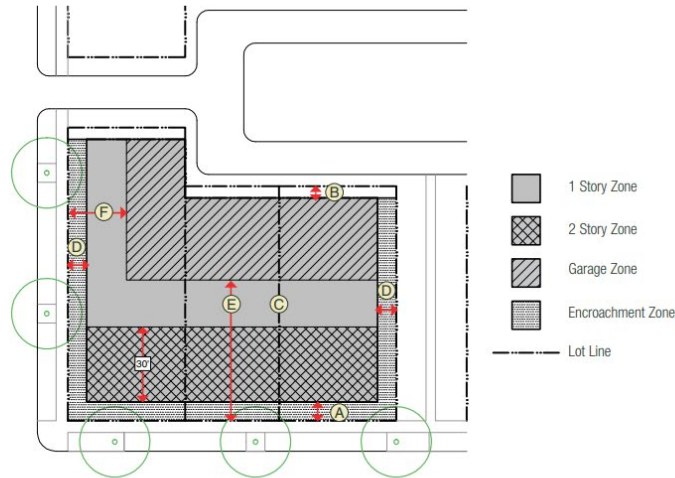


Figure 5-9: Building Placement Diagram



Figure 5-10: Courtyard Conceptual Layout Plan

1 BUILDING PLACEMENT:	
<b>Setbacks:</b>	
A » Front Yard Setback zone	» 8'-15'
B » Rear Yard Setback	» 10'
C » Side	» 0'
D » Side Street Setback Zone (corner or open lands)	» 5'-8'
<b>Encroachment Zone*:</b>	
» Front	» 8'
» Side Street (corner)	» 5'
» Rear	» 0'
<b>Allowed Encroachments:</b>	
» Stoop, awning, balcony, bay window, trellis, gallery	
<b>Garage Placement:</b>	
E » Front Yard Setback	» 60'
B » Rear Yard Setback	» 5'
F » Side Street (corner) Setback	» 25'
<b>Miscellaneous:</b>	
» Street facade location must vary a minimum of 2 feet for every two Lots.	
» Garages must be accessed from alley areas.	
» A maximum of 4 units may be attached before there is a required 20' open space area break.	
» All trail alignments are to be accommodated in compliance with the Regulating Plan. 2nd Story depth is 30'.	

\*Assigned numbers are projections into Setback Areas, see Encroachment Zone definition.



Figure 5-11: Massing Diagram: Simple Barn or Winery Forms

2 BUILDING FORM – MASSING AND SIZE:		
»	<b>Size</b>	
	» Minimum Lot Size	» 4,000 sf.
	» Max. allowable Gross Building SF	» 3,000 sf
	» Allowable Building Coverage (percentage of Lot)	» 80%
»	<b>Height</b>	
BH	» Main Building	» 1-2 stories, 25' max. height
	» Garage	» 1 story (15' max. height)
	» Finish Ground Floor Level	» 6' maximum above adjacent sidewalk
	» Min. Ground Floor Ceiling Height	» 12'
	» Min. Upper Floor Ceiling Height	» 9'
»	<b>Building Frontage</b>	
	» Minimum Frontage (excluding corner Lots)	» 100% of Lot frontage
	» Maximum Frontage	» NA
»	<b>Miscellaneous</b>	
	» Dormer elements are permitted to exceed maximum Building Height.	

3 PARKING AND SERVICE:		
<b>Spaces</b>		
» 1 minimum and 2 maximum spaces per Residential unit		
<b>Miscellaneous</b>		
» Bicycle parking must be provided in a secure environment for commercial/mixed uses.		
» Loading docks or other service entry functions may not be located on front facade areas.		
» Services, including all utility access, above ground equipment, and trash containers shall be located in alley.		

<b>4 ALLOWED USE TYPES:</b>	
<b>Ground Floor</b>	» Residential, Neighborhood Commercial, Office
<b>Upper Floors</b>	» Residential, Office

<b>5 ALLOWED FRONTAGE TYPES:</b>	
<b>Stoop</b>	» 4' minimum, 6' maximum depth
<b>Shopfront &amp; Awning</b>	» 60% glazing on ground floor, 6' minimum awning depth
<b>Gallery</b>	» 10' min. width
<b>Miscellaneous</b>	» See Section 5.4.2 for additional information on Frontage Types

<b>6 LANDSCAPE AND FENCING STANDARDS:</b>	
<b>Miscellaneous</b>	<p>Front/Side and Rear Yards—must utilize a combination of trees, shrubs, ground covers and/or vines to establish complete landscape coverage within 18 months of installation.</p> <p>» An 18" – 32" fence, wall or hedge may be located along or within 2' of the front and side (as applicable) property line.</p> <p>» Rear alley frontage must be defined by a 4'-0" to 6'-0" fence, wall or hedge that is integrated with the garage building placed along or within 4' of the rear property line.</p> <p>» See Landscape Standards, Section 5.5 for additional information on landscape, fencing, drainage and grading Guidelines.</p>



Figure 5-12: Courtyard Frontage Alternative - Stoop Design



Figure 5-13: Courtyard - Building Height Diagram



Figure 5-14 - Conceptual Street Elevation: Courtyard Building Type





Palmetto Bluff, SC





CATFIDDLE ST. CHARLESTON, NC



CATFIDDLE ST. CHARLESTON, NC



Catfiddle is built on **0.9 acres**, and has achieved a density of **90 people per acre**, nearly that of Manhattan as a whole. It also includes **48 parking spaces**. A mid-block development, Catfiddle is generally hidden unless you know where to look. **It has no lawns or substantial streets**, only **narrow lanes and small courtyards** that offer lush urbanism.



**THIS**

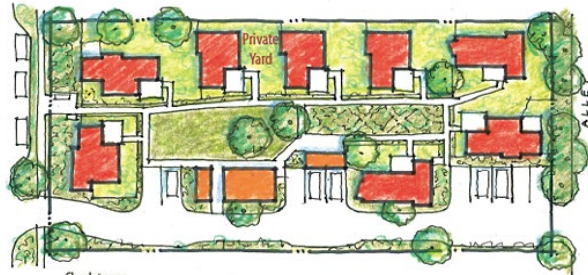


**NOT THAT**





### Single Cluster 1



Check to see  
☐ Neighborhood Elements





## Duplex



Gross Building SF 3,264

Number of Units 2

## Triplex



Gross Building SF 3,264

Number of Units 3

## Fourplex



Gross Building SF 3,338

Number of Units 4





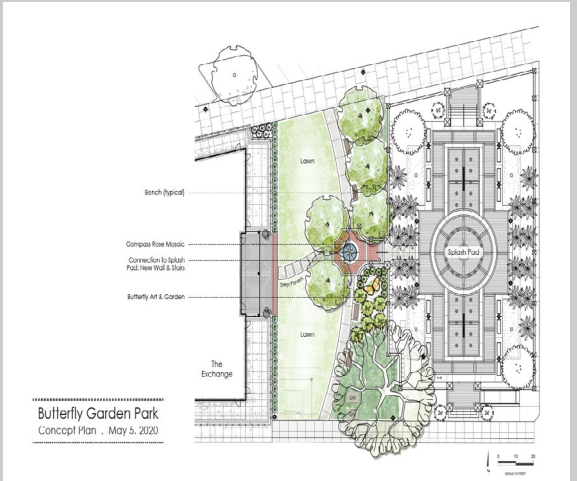
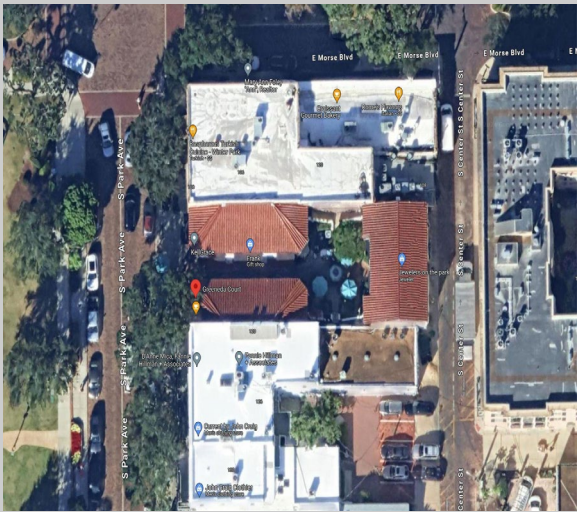
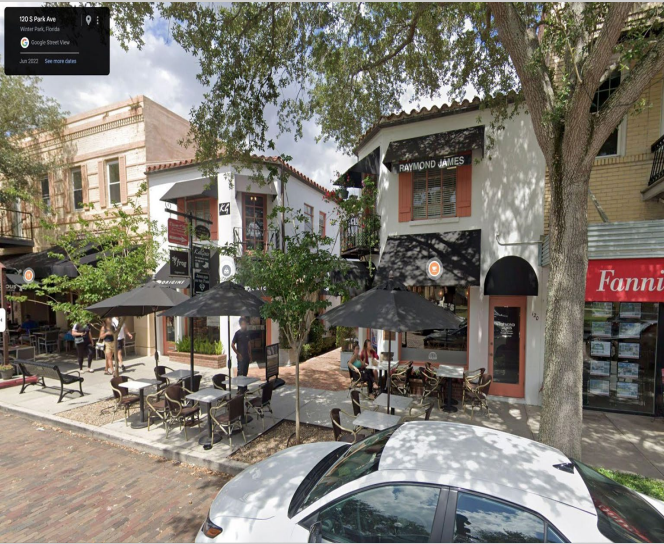








Other easily viewed Winter Park commissions include the [Greeneda Court shops on Park Avenue](#), the First Church of Christ Scientist, the Barbour Apartments and the Olin Library on the campus of Rollins College.













# TIMELINE

## Yountville Commons Community Engagement



**OFFICE HOURS:** Tuesday mornings and the last Saturday of the month August-November from 9:00 AM to 12:00 PM.

# Town Council Priorities

## “Connecting the Dots”

# Yountville Green

Explore Micro-grid (Energy Resilience)  
Ped/Bike Master Plan (Mobility Plan)



	Done	Dept	Doing	Dept
<b>Plan</b>	Park & Rec Master Plan	PR	ADA Transition Plan for Parks	PW
	Town Council Study Sessions	All	Emergency Operations Plan Update	CC
			Town Hall Landscaping	PW
			Continue Study Sessions	All
<b>Projects</b>	Replace Tot Lot Surface Community Park	PW	Community Center Upgrades	PR/PW
	Paving Projects (Heritage Wy/Vine Trail)	PW	Vineyard Park Enhancements (Revise)	PR/PW
	Modernize Town Hall/Meeting Technology	CC	Modernize Wastewater Plant	PW
<b>Programs</b>	Fire Contract w County/Cal Fire	AS	Sheriff Contract Renewal	TM/AS
	Townwide Drainage and Flushing Weirs	PW	Townwide Drainage and Flushing Weirs	PW
	JPA for Water Sampling/Testing	PW	Emergency Prep Education/Outreach	CC
	3-4 electric vehicles purchases	PW	Community BBQs	CC/PR
			National Night Out/Neighbor Meet Up	CC/PR
			Local TID Budget	TM/CC
			See-click-fix (MyVille)	CC/PW
			Broadband Study	CC/PW
<b>Policies</b>	Town Council Handbook	TM/CC	Considering Reserve/Fund Balance Targets	AS
	Transition Blurb to Yountville Connection	CC	Preparing Biennial Budget	AS
	Hired Town Arborist		Fire Safety ISO Rating Increase to 2 or 1	PW
			Track State Legislation	TM/CC
			CCAC County Climate Action Plan	All

**Abbreviation Legend:**

TM	Town Manager
AS	Administrative Services
CC	Clerk and Communications
PB	Planning and Building
PR	Parks & Recreation
PW	Public Works
O	Outside Professional

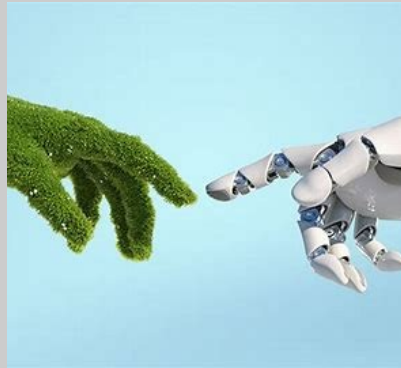
	To Do	DEPT	New Initiatives	Dept	Dots
<b>Plan</b>	NOYO Parking/Circulation Plan	O/PW	YES Site	All	
	Vine Trail Yville-St. Helena Segment	O	Refine General Plan	O/TM/PB	
	Madison Bike Connection to YV CR	PW	West HWY29 Joint Land Use Study	O/TM/PB	
			Local Historic Register	O/TM	
			Bike/Ped Master Plan	O/PB/PW	
			Update Heritage Tree Survey	O/PB	
<b>Projects</b>	ADA Improvements/Parking at Parks	PW	YES Site	All	
	Charging Stations and Outlets	PW	Vets Park Enhancements	PW	
	Class 4 Bikeway on Yountville Crossroads	Co/PW	Class 4 Bikeway on California Dr. (CalVet)	PW	
	Town Hall Landscape Improvements	PW	Explore Micro-Grid	TM/PW	
	Washington St Beautification/Parking	PW	Fenced Dog Run	PW/PR	
<b>Programs</b>	Review/Revise Master/User Fees	All	Off-leash Dog Hours Pilot	PW/PR	
	Vets Home Water Contract Extension	PW	Restore Park & Rec Staffing	PR	
	Wayfinding (Walking/Biking-Businesses)	PR/PW	Pop Ups/Activations	PR/CC	
	Activate BBQ at Community Center	PR/CC	CERT	CC	
	ADU Streamlining and Incentives	PB	Utility Underground Assessment Ds	PW	
	NVTID Renewal (Regional/Local)	TM/CC	Historic Information and Archives	CC	
	Attracting Hotel Groups/Filling Occupancy Void	TM/CC	Garden Club	PR/CC	
	Small Project Grants (YCF)	PR/CC			
	Stabilize Public Art	PR			
<b>Policies</b>	Revise Tree Ordinance	PB	New Strategic Framework	All	
	Permit Transparency, Accountability, & Education	PB	Legislative Advice and Advocacy	O/TM	
	Prepare/Modernize Elections	CC	Review and Revise Conditional Use Perm	O/TM/PB	
	Retail Attraction with Chamber	TM/CC	REACH Codes	PB	
	Local Climate Action Plan	O/PB	Pavement Conditions Index of 80+	PW	
			Single Use Carry Out Plastics	CC	
			Artificial Turf Ban	PB	
			2nd Home Tax	CC	
			Incentive for Long-term Rentals	PB	

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# Green Energy Reliability

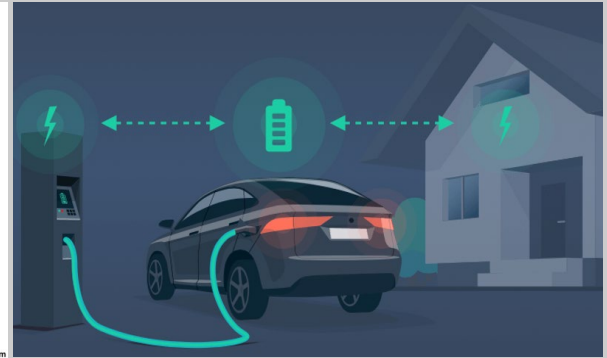
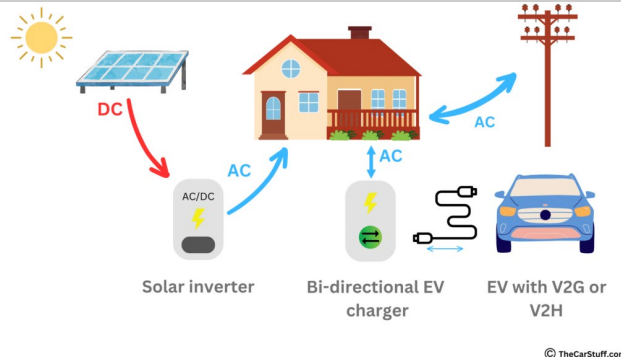
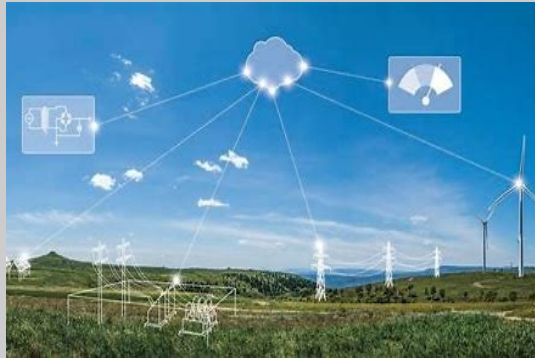
- Access to reliable and affordable clean energy is a basic need that promotes well-being and addresses the climate crisis.
- Blackouts and other energy disruptions are more frequent due to heat waves and disaster mitigation.
- Distributed Energy Resources (DER) is being prioritized by utilities and policy makers.



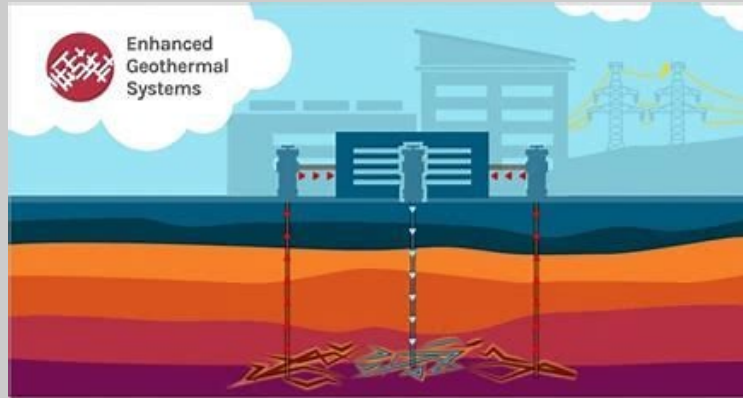


# Benefits

- Fewer Outages
- More Clean Energy
- Local Supply and Battery Back-up Builds Resiliency
- Lower Generation and Distribution Cost
- “A Spectrum of Controllability”

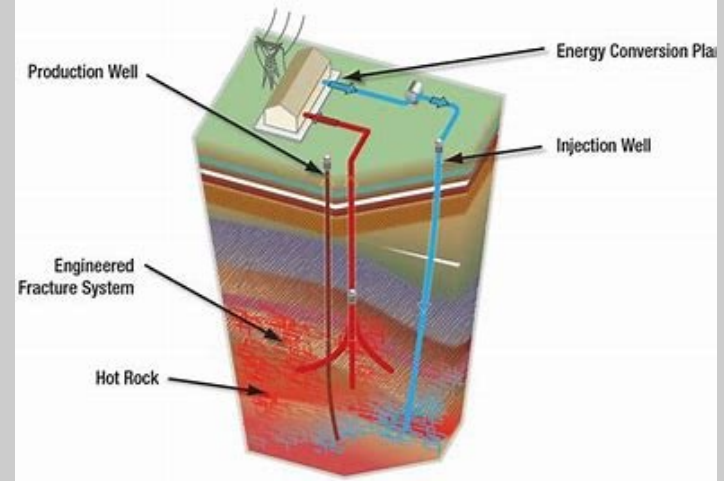


# Yountville Community Center





# Yountville Commons Enhanced Geothermal



# Yountville Commons Solar



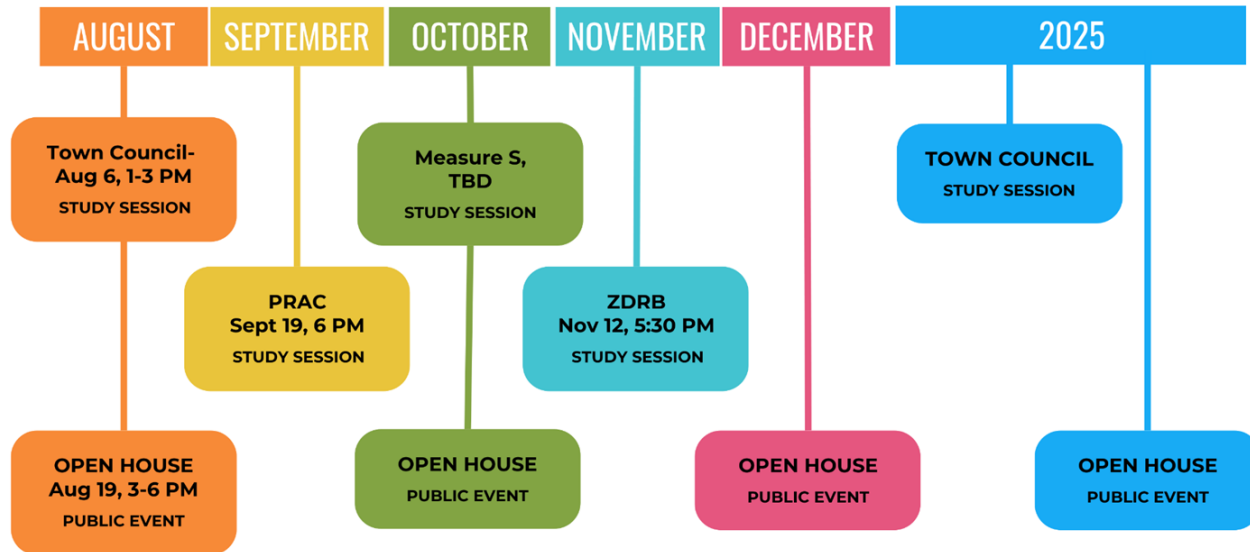


# Mobility Options



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