

Yountville Commons

Idea and Visioning Phase

Town Council Study Session

August 6, 2024

TIMELINE

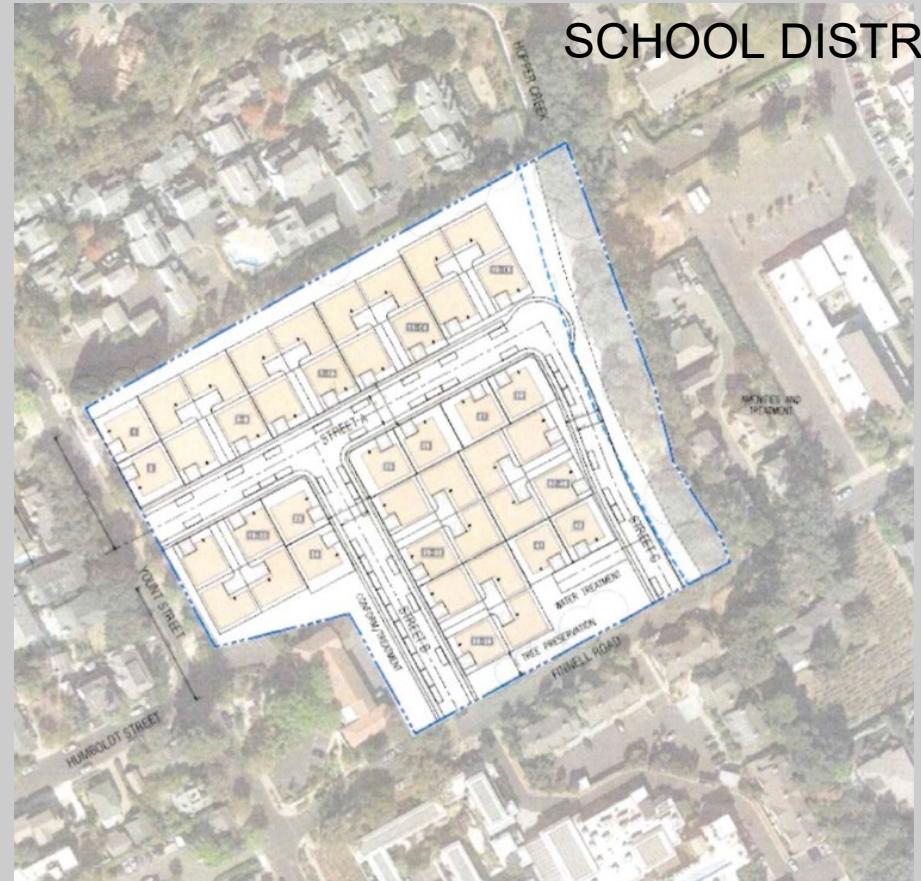
Yountville Commons Community Engagement



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



COMPLEX NORTH APPROACH



















TIMELINE

Yountville Commons Community Engagement



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Yountville Commons

Ideas and Visions

Kelly + Morgan Architects



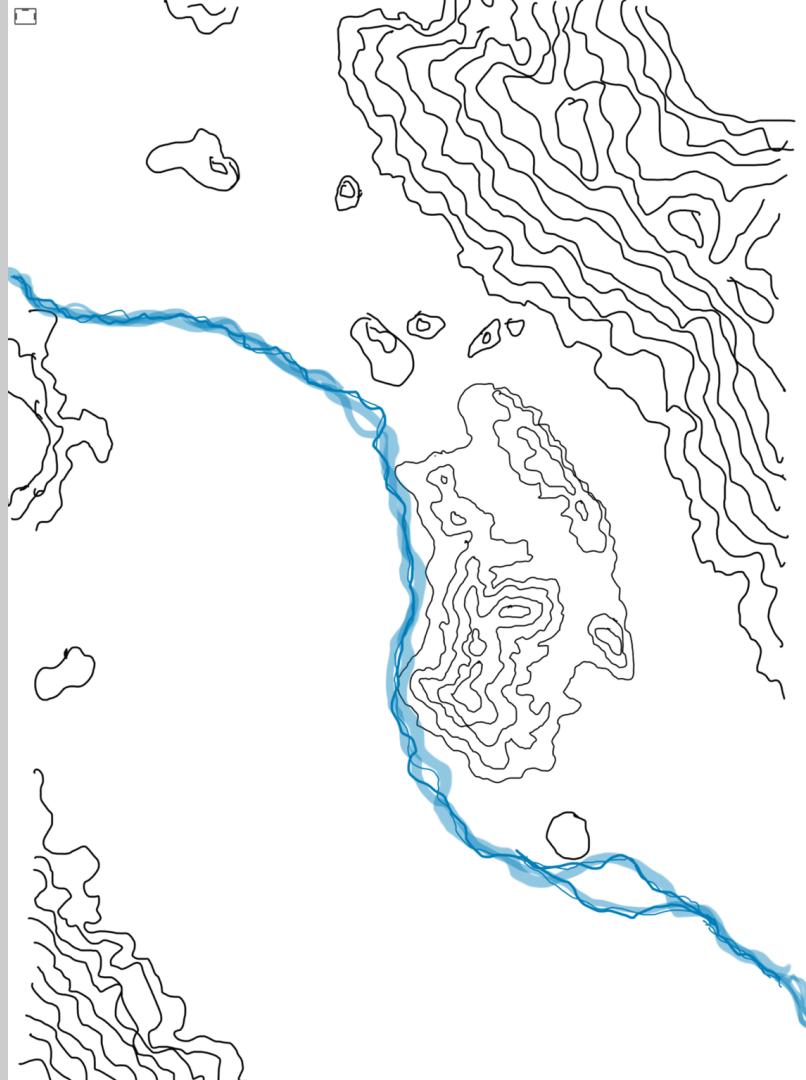
YOUNTVILLE COMMONS - REAL ESTATE STRATEGIC PLAN

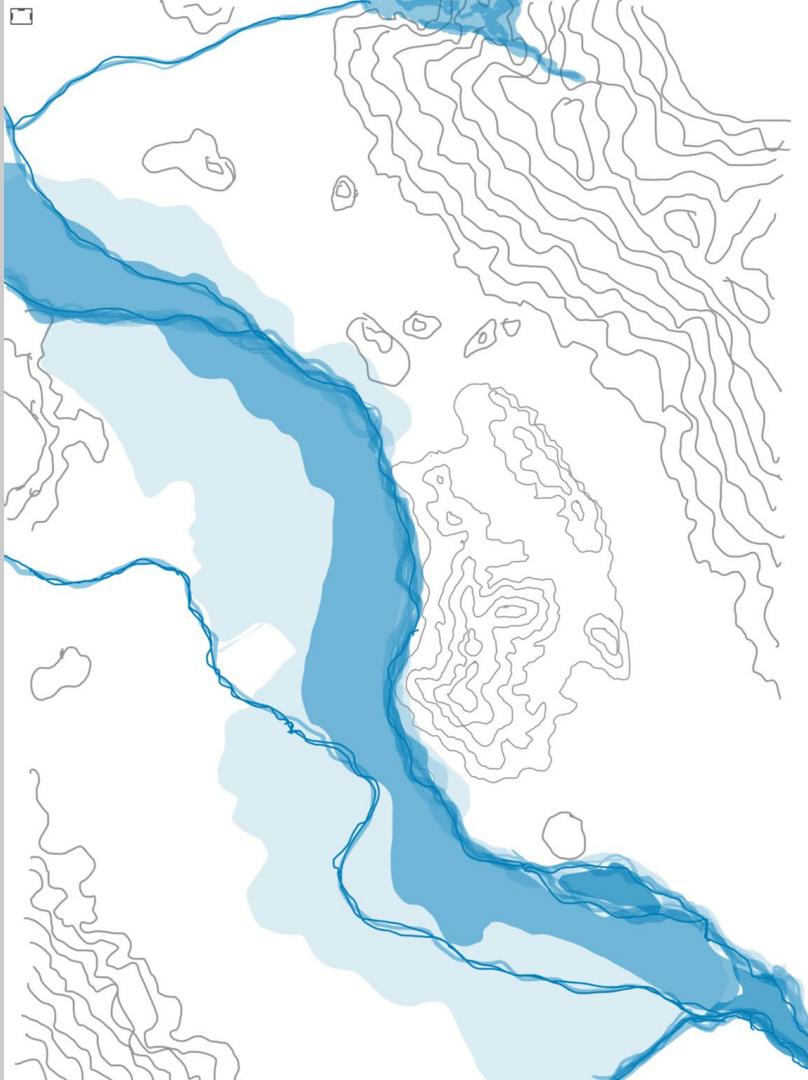
	DEVELOPMENT MATRIX	LAND BANKING	LAND PACKAGING	LAND DEVELOPMENT	BUILDING DEVELOPMENT	BUILDING OPERATIONS	BUILDING RENOVATION	REDEVELOP SITE
		RAW LAND: GOVERNMENT AGENCIES, PUBLIC UTILITIES, SCHOOLS, INHERITORS	PAPER LOTS: CONCEPT LAND PLAN, ZONING, FINANCING, TITLE SURVEY, ENVIRONMENT, GOVT APPROVALS	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

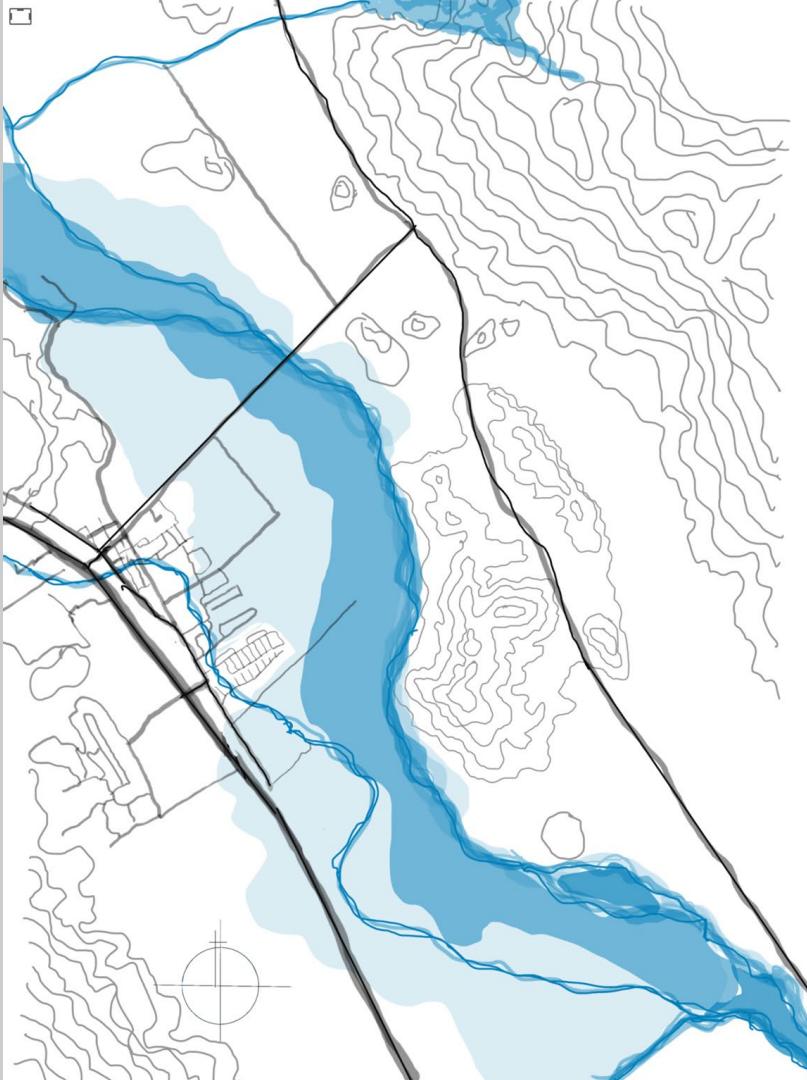
HOW TO READ THIS MATRIX

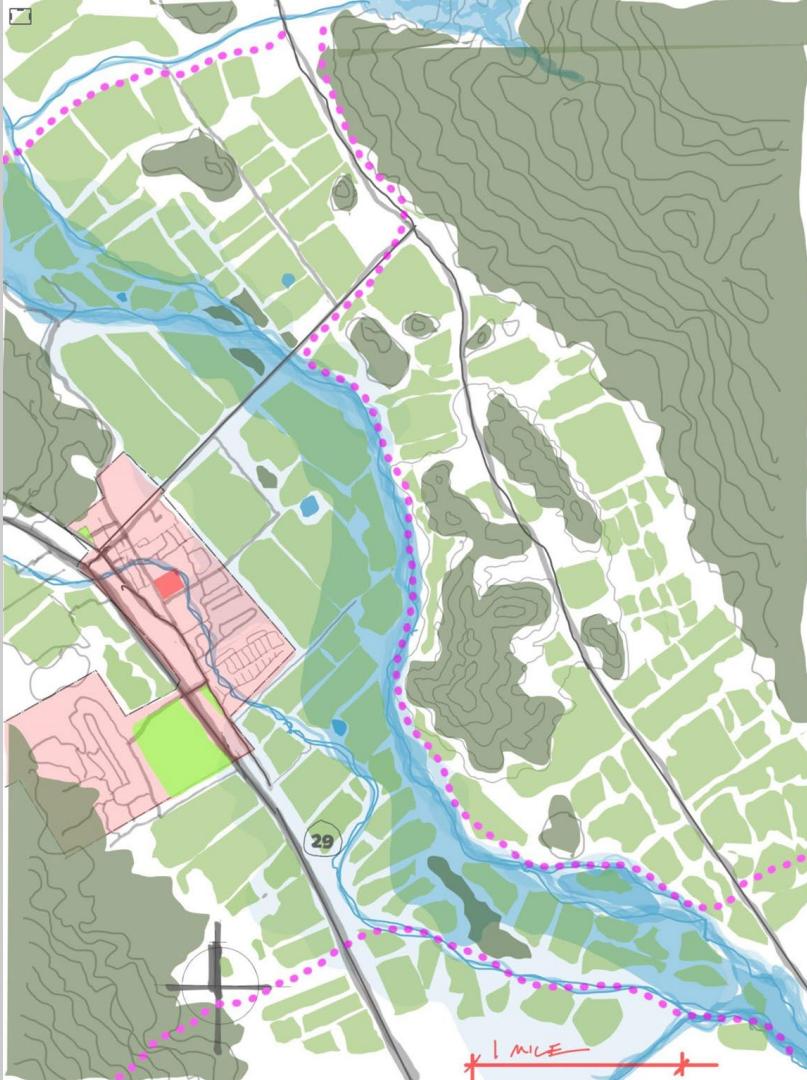
- LAND OWNERS, DEVELOPERS AND INVESTORS WORK DOWN A COLUMN TO CREATE VALUE.
- PROFESSIONALS & CONSULTANTS WORK ACROSS THE ROWS AND ARE PAID TO ACHIEVE A SPECIFIC MILESTONE
- EVERY CELL REPRESENTS A CAPITAL EXPENDITURE AND A RISK
- EVERY CELL REPRESENTS A PROFIT CENTER AND AN OPPORTUNITY TO CREATE VALUE
- 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**

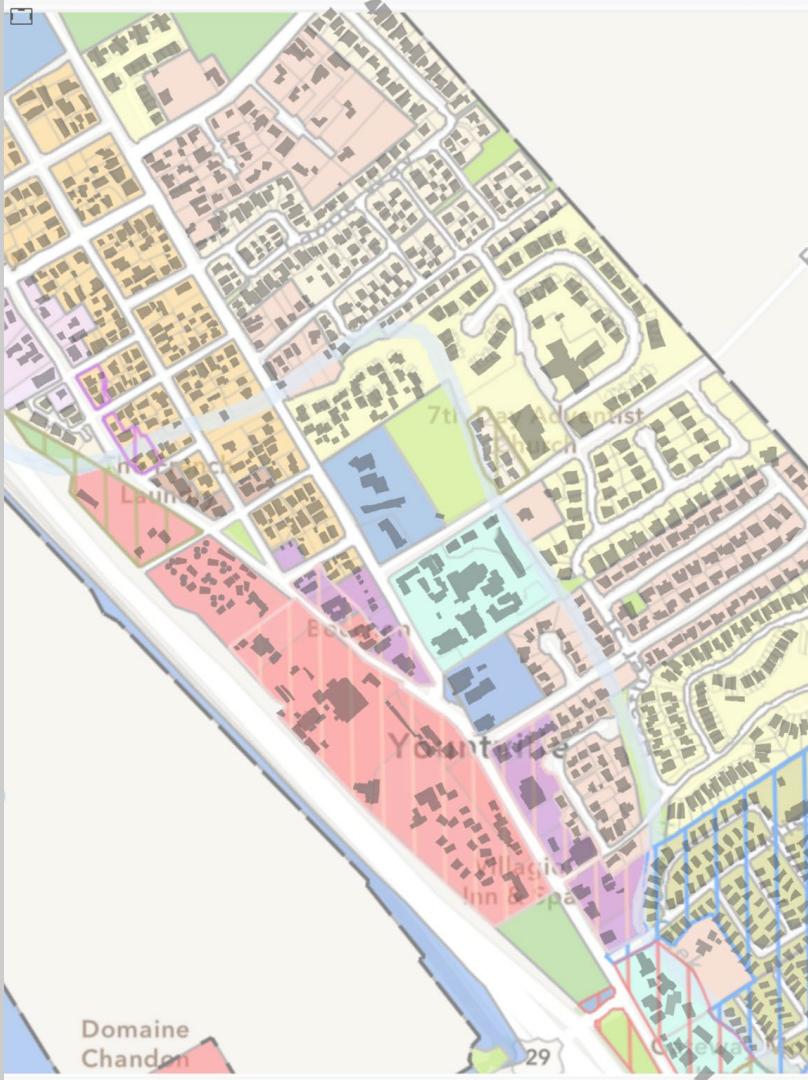
SUMMER 2024 PROJECTS		
1	SITE CONSTRAINTS	11
2	COMMONS HALL	54
3	WELLNESS CENTER	54
4	FARMSTAND	54
5	COMMUNITY CENTER	54
6	LANDSCAPE/DOG RUN	54

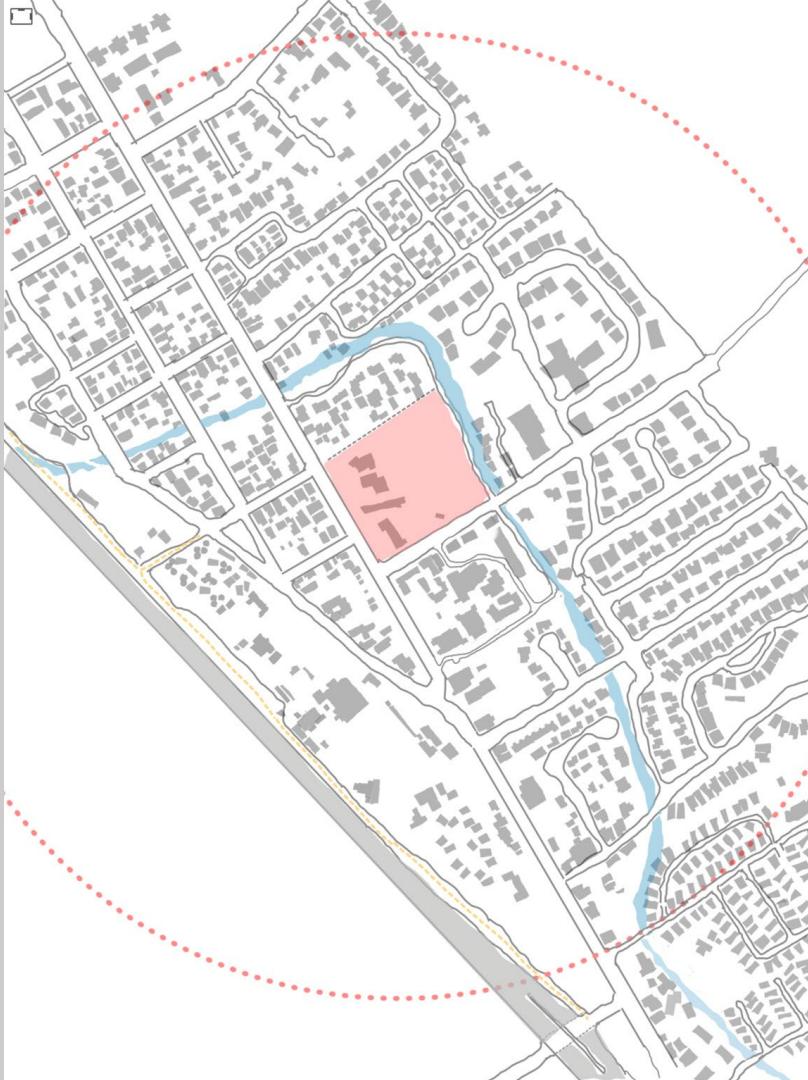




















YOUNTVILLE COMMONS

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

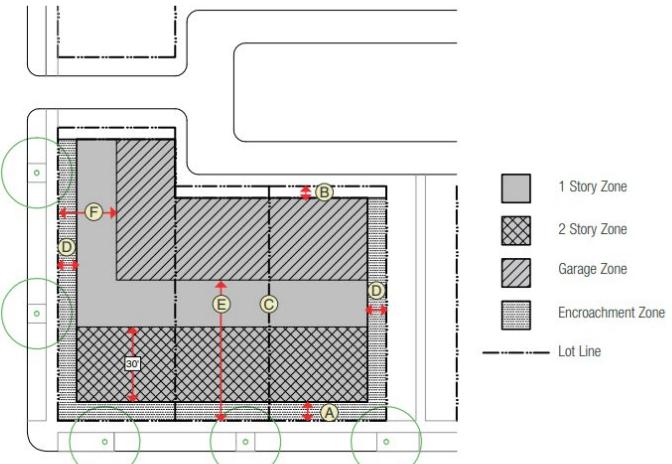


Figure 5-9: Building Placement Diagram

1 BUILDING PLACEMENT:	
Setbacks:	
A	» Front Yard Setback zone » Rear Yard Setback » Side » Side Street Setback Zone (corner or open lands)
B	» 8'-15' » 10' » 0' » 5'-8'
C	
D	
Encroachment Zone* :	
	» Front » Side Street (corner) » Rear
	» 8' » 5' » 0'
Allowed Encroachments:	
» Stoop, awning, balcony, bay window, trellis, gallery	
Garage Placement:	
E	» Front Yard Setback » Rear Yard Setback
B	» 60' » 5'
F	» Side Street (corner) Setback » 25'
Miscellaneous:	
» 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 5-10: Courtyard Conceptual Layout Plan



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

2 BUILDING FORM – MASSING AND SIZE:	
» Size	<ul style="list-style-type: none"> » Minimum Lot Size » Max. allowable Gross Building SF » Allowable Building Coverage (percentage of Lot) <ul style="list-style-type: none"> » 4,000 sf. » 3,000 sf » 80%
» Height	
BH	<ul style="list-style-type: none"> » Main Building » Garage » Finish Ground Floor Level » Min. Ground Floor Ceiling Height » Min. Upper Floor Ceiling Height <ul style="list-style-type: none"> » 1-2 stories, 25' max. height » 1 story (15' max. height) » 6' maximum above adjacent sidewalk » 12' » 9'
» Building Frontage	<ul style="list-style-type: none"> » Minimum Frontage (excluding corner Lots) » Maximum Frontage <ul style="list-style-type: none"> » 100% of Lot frontage » NA
» Miscellaneous	<ul style="list-style-type: none"> » Dormer elements are permitted to exceed maximum Building Height.

3 PARKING AND SERVICE:	
Spaces	<ul style="list-style-type: none"> » 1 minimum and 2 maximum spaces per Residential unit
Miscellaneous	<ul style="list-style-type: none"> » 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.

4 ALLOWED USE TYPES:

Ground Floor	» Residential, Neighborhood Commercial, Office
Upper Floors	» Residential, Office

5 ALLOWED FRONTRAGE TYPES:

Stoop	» 4' minimum, 6' maximum depth
Shopfront & Awning	» 60% glazing on ground floor, 6' minimum awning depth
Gallery	» 10' min. width
Miscellaneous	» See Section 5.4.2 for additional information on Frontage Types

6 LANDSCAPE AND FENCING STANDARDS:

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.

Miscellaneous

- » An 18" – 32" fence, wall or hedge may be located along or within 2' of the front and side (as applicable) property line.
- » 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.
- » See Landscape Standards, Section 5.5 for additional information on landscape, fencing, drainage and grading Guidelines.



Figure 5-12: Courtyard Frontage Alternative - Stoop Design

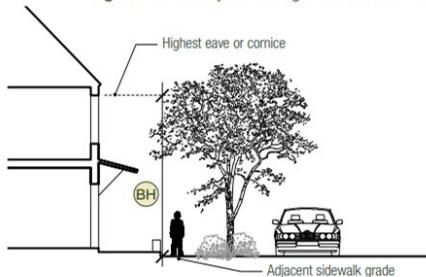


Figure 5-13: Courtyard - Building Height Diagram



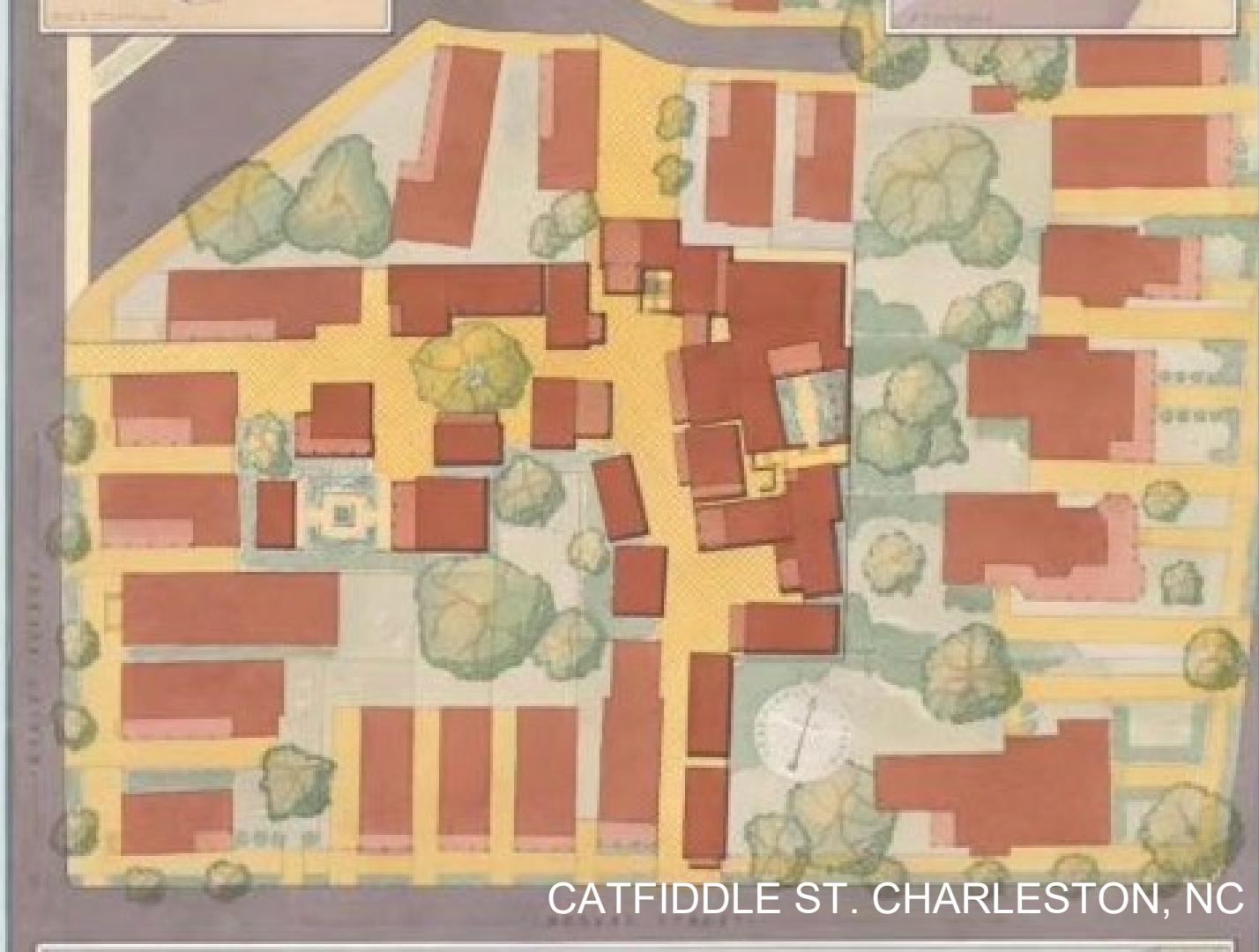
Figure 5-14 - Conceptual Street Elevation: Courtyard Building Type



Palmetto Bluff, SC



CATFIDDLE ST. CHARLESTON, NC 36



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.





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



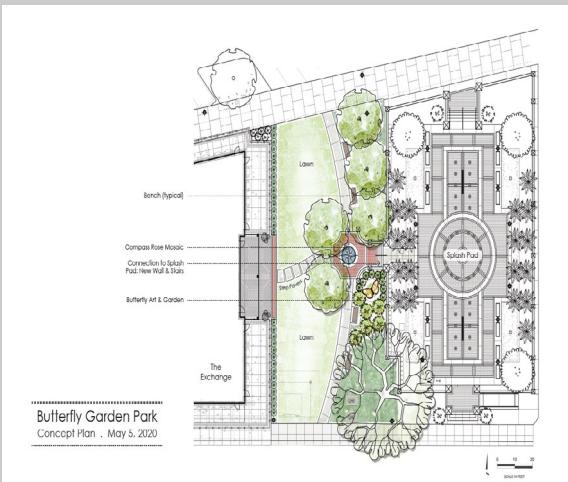
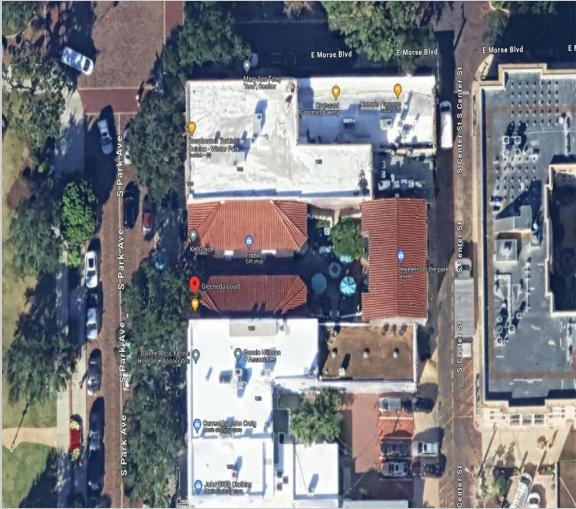
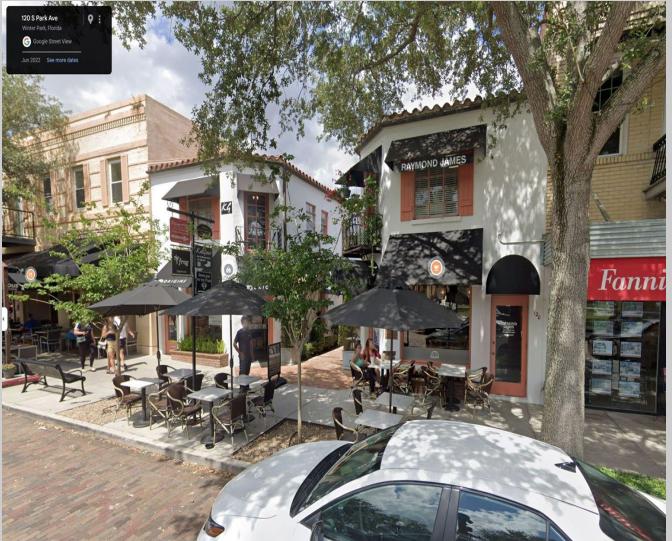


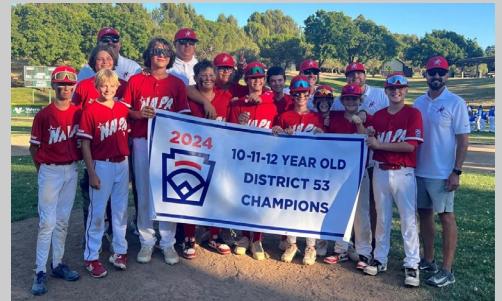


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Other easily viewed Winter Park commissions include the [Greeneda Court shops on Park Avenue](#), the First Church of Christ Scientist, the Barbour Apartments and the Olin Library on the campus of Rollins College.

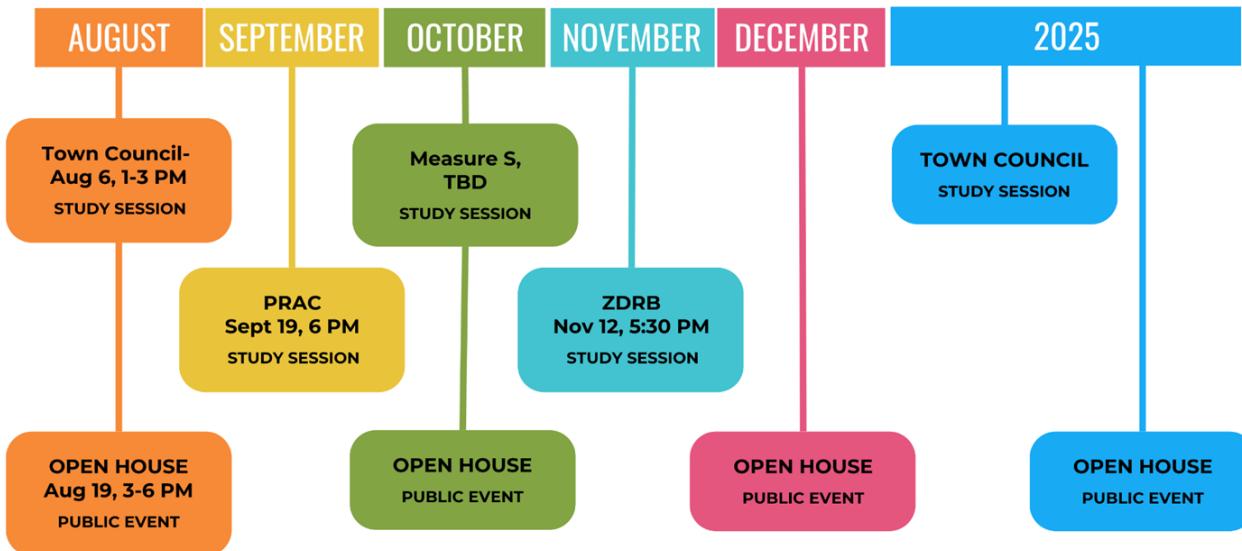






TIMELINE

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
Plan	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
Projects	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
Programs	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
Policies	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
Plan	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	
Projects	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	
Programs	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			
Policies	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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TM	Town Manager
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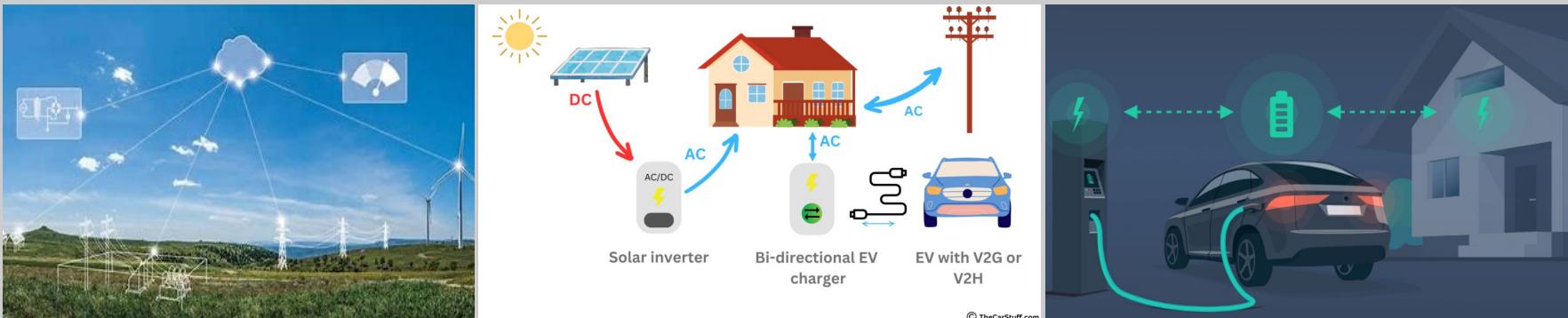
Green Energy Reliability

- 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.

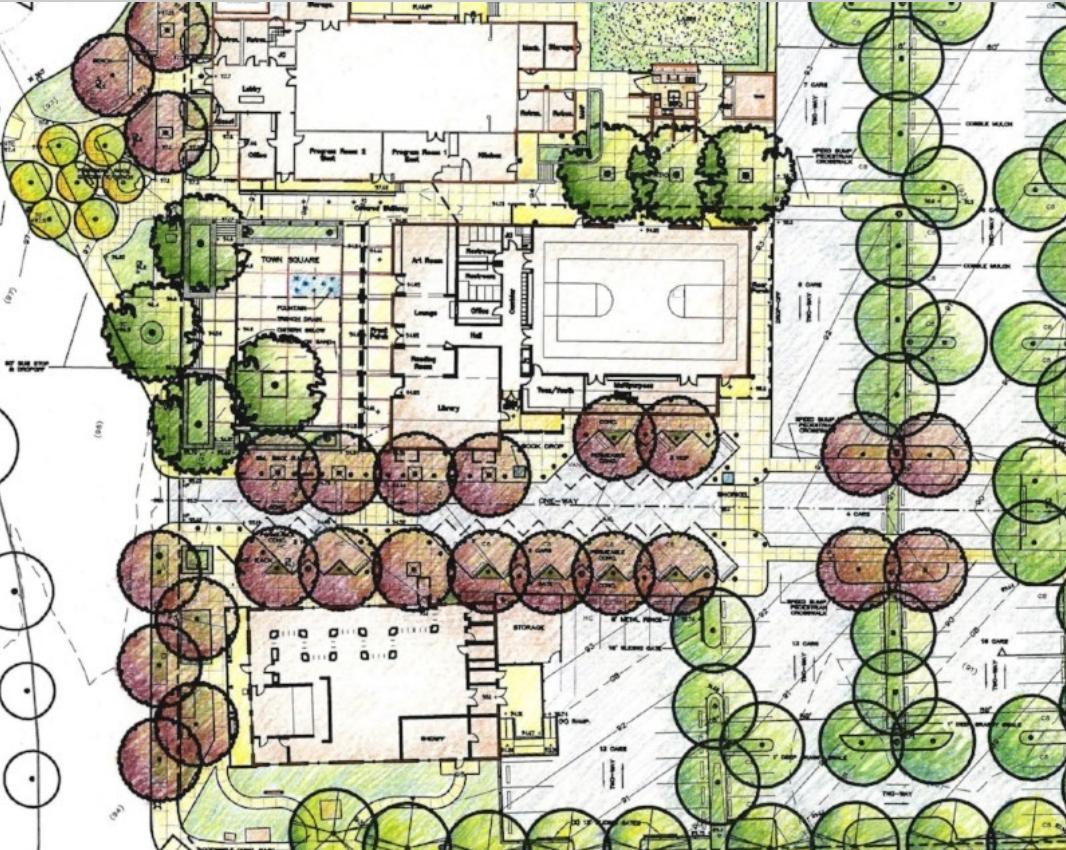
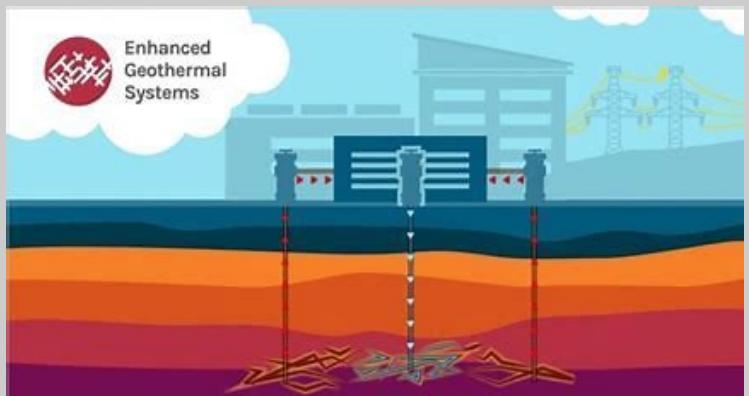


Benefits

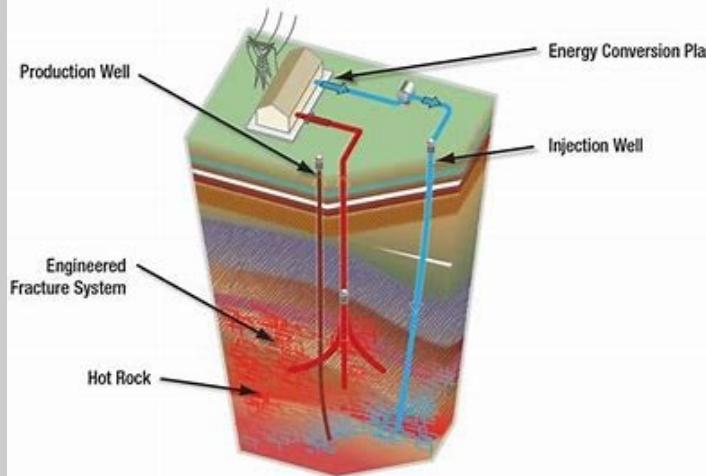
- Fewer Outages
- More Clean Energy
- Local Supply and Battery Back-up Builds Resiliency
- Lower Generation and Distribution Cost
- “A Spectrum of Controllability”



Yountville Community Center



Yountville Commons Enhanced Geothermal



Yountville Commons Solar



Mobility Options



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