

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)

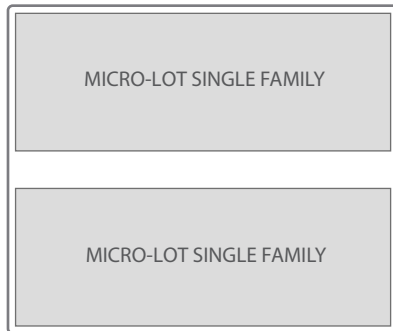
The Industrial/Business Park District identifies sites for office uses and 150-room Hotel and accessory uses along the river in the western portion of this along the Napa River and includes large open parks and wetlands at the southern end of the site. The portion of this district to the east of the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

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.

ILLUSTRATIVE BLOCK LAYOUTS



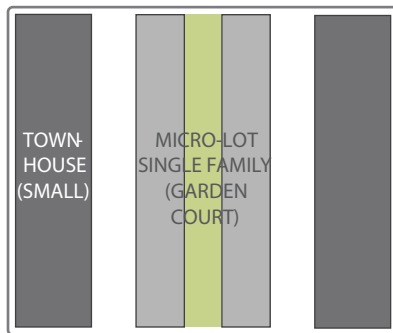
APPROXIMATELY — 15 DU/acre



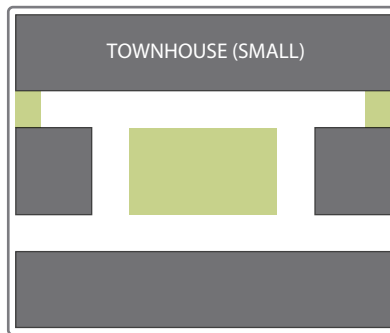
APPROXIMATELY — 20 DU/acre



APPROXIMATELY — 20 DU/acre



APPROXIMATELY — 29 DU/acre



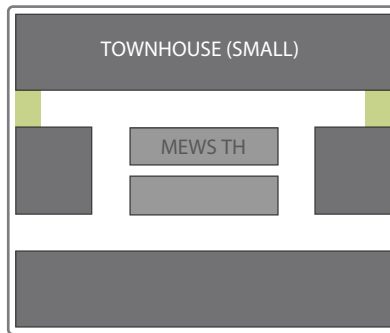
APPROXIMATELY — 24 DU/acre



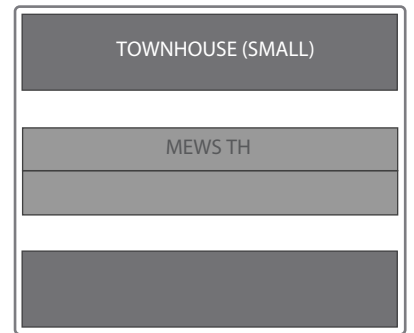
APPROXIMATELY — 34 DU/acre



APPROXIMATELY — 29 DU/acre



APPROXIMATELY — 32 DU/acre



APPROXIMATELY — 34 DU/acre

All illustrative block layout diagrams shown on a common rectangular site

- 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

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

SINGLE-FAMILY MICRO-LOT

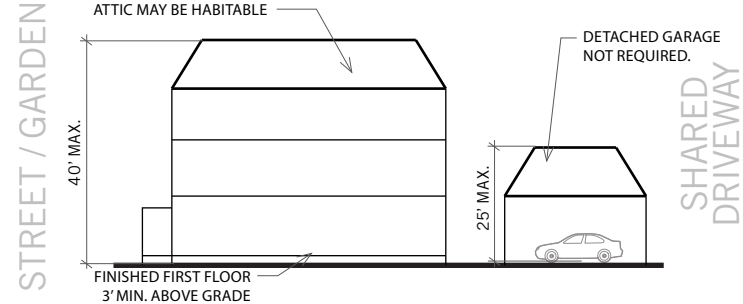


Clarkson NestHouse, Toronto

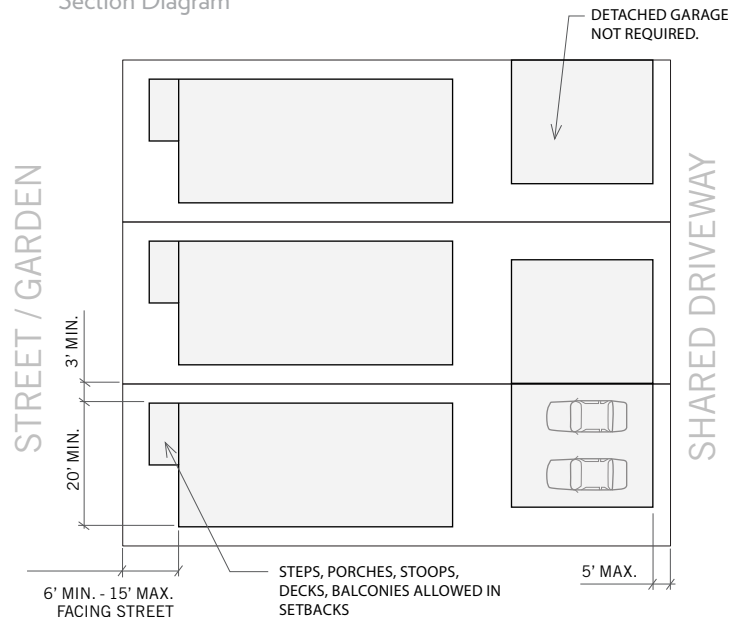


Wyvernwood Townhouses, Seattle

LOT OCCUPATION	Lot Area:	1,400 sq.ft. minimum - 3,900 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. Front access allowed on shared driveways or streets designated as internal; refer to facade hierarchy diagram 2.2B.
USES		Residential



Section Diagram



Plan Diagram

