

SUPPLEMENTAL REPORTS & COMMUNICATIONS I
Office of the City Clerk

**Special Joint Workshop for the
City Council of the City of Napa and the Planning Commission
November 14, 2017**

EVENING WORKSHOP:

4. ADMINISTRATIVE REPORTS:

Item 4.A. Civic Center and Downtown West End Gateway Project (JLFC15PW02)(the “Project”)

- Written Communication from John F. Salmon dated November 14, 2017.

TO: NAPA CITY COUNCIL
NAPA PLANNING COMMISSION
CC: NAPA COUNTY BOARD OF SUPERVISORS
MIKE PARNES, NAPA CITY MANAGER
RICK TOOKER, NAPA COMMUNITY DEVELOPMENT DIRECTOR
DOROTHY ROBERTS, NAPA CITY CLERK
FROM: JOHN F. SALMON
SUBJECT: PLANS FOR NAPA'S NEW CITY HALL
DATE: NOVEMBER 14, 2017

It is safe to say that the City and the County are the largest property owners in downtown Napa. It is also safe to say that public sector facility decisions, more often than not, minimize or totally ignore urban planning considerations. While great work has been done by City staff and their private consultants to assemble all of the necessary facility requirements for our new City Hall, it is axiomatic that building our new City Hall on the existing Community Services Bldg. property at 1700 First Street will:

- produce multiple dislocations and disruptions to the City's business;
- unnecessarily stretch the core of downtown Napa further west of the River;
- cause redundant and unnecessary relocations and increased operating costs as new construction proceeds with all of its customary delays and obstacles.

I am writing today because I read recently that the County's Health and Human Services site on Old Sonoma Road is going to be considered for the temporary relocation of City Hall functions. Given the enormous traffic and housing problems that we face, I believe that doing that will do nothing but further defer and delay whatever housing might be developed on that site. More simply stated, I think that it is a dumb, path of least resistance and short-sighted solution that would only be suggested in the void created by a collective lack of vision and leadership by our elected officials.

Since surface parking continues to be the apparent default highest and best use for the entire block owned by the County at Third and Coombs Streets (the Sullivan block), to consider the Old Sonoma Road property for a temporary City Hall rises to an enormously dumb solution.

As a person who pays taxes to both the City and County, I beg that you all actually work together to develop the Sullivan Block with a new City Hall (together with whatever downtown facilities the County desires to have), including developing **shared** conference facilities, **shared** public service and meeting spaces and other

similar **shared** facilities necessary to the conduct of both the City and the County's business, but not always necessary to be used at exactly the same time.

In addition to avoiding double moves by City staff and serving to consolidate City and County government facilities downtown, the Health and Human Services property on Old Sonoma Road could then proceed more swiftly to housing development.

In conjunction with that decision, the City and the County should review all publicly owned land in downtown Napa with a view toward freeing up every available and underused property for potential housing development. As an example, the inefficient garage at Second and Coombs Streets could be demolished and housing built in its place, while a more efficient garage is built on public land elsewhere.

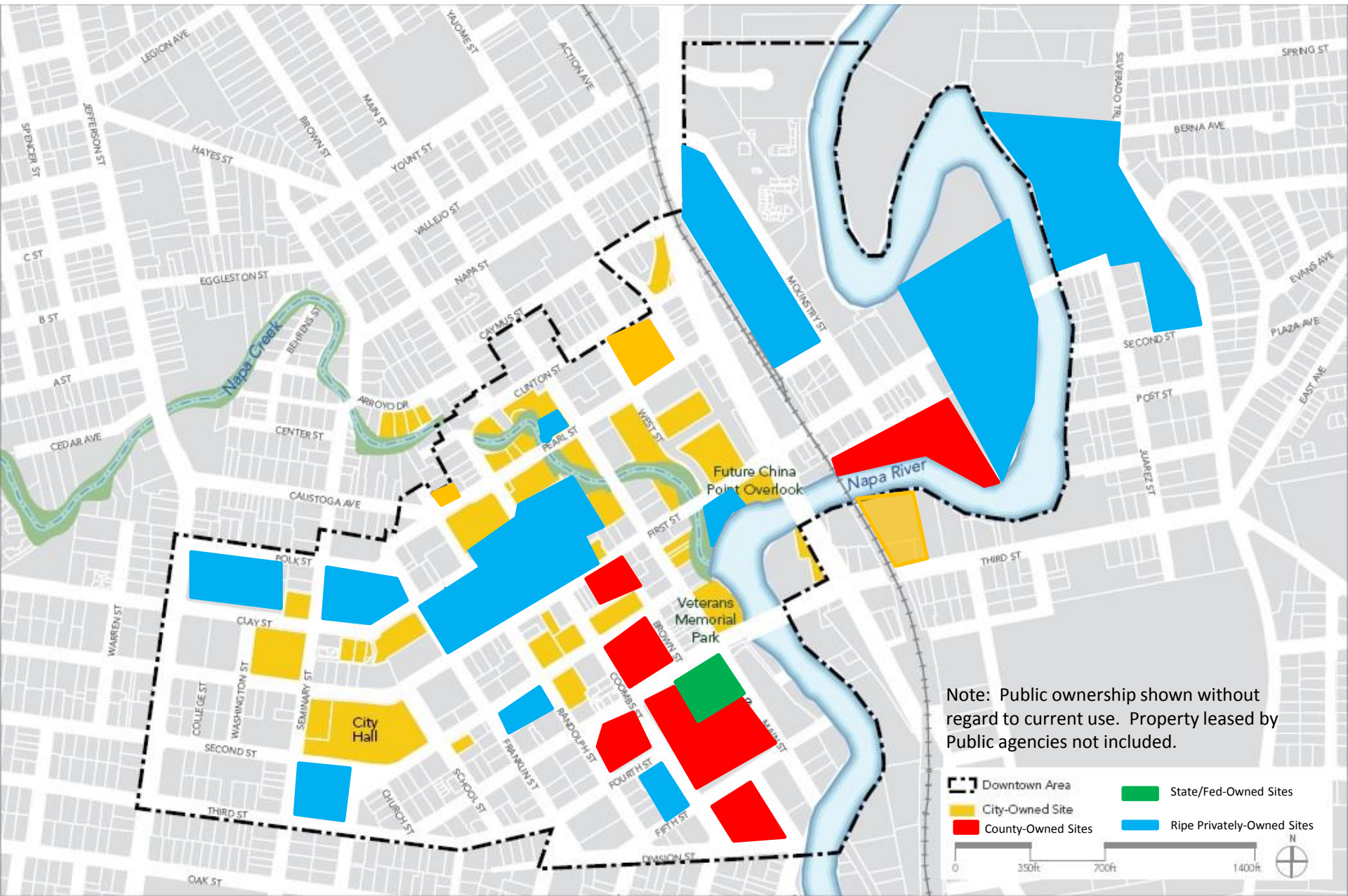
This may sound like a lot of hard work and it is. It is not impossible, however, if we will only work together to enunciate the vision we want to achieve for Napa and then use these seemingly unconnected individual public facility decisions to serve that vision. The product will be healthy long-term impacts on how downtown Napa looks and functions in the future and will also serve to ameliorate some of our current housing shortages.

We have a lot of very smart citizens in our community. There is no reason that the public sector working with the private sector can't achieve the continuation and expansion and all of the wonderful progress that has been made in our City since flood control. Please use your facility decisions to enhance that progress rather than turn your backs to it.

To get your thought process going, I attach an annotated map of downtown. While it likely has some errors in it, it shows all of the public ownership in downtown Napa without regard to current use. I am certain that staff could update this map very quickly and it could form the foundation for very productive conversations.

It will take leadership both by Council Members and by Supervisors, and cooperation between them and their staffs, for any vision to be determined, agreed upon and achieved. I suggest that a two by two between the County and the City be formed with staff support and with a small blue-ribbon group of private citizens as an Advisory Committee.

To do any less than that will be to fumble a wonderful opportunity to both positively shape the future of downtown Napa and to address our housing crisis in one more intelligent way.



Note: Public ownership shown without regard to current use. Property leased by Public agencies not included.

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| Downtown Area | State/Fed-Owned Sites |
| City-Owned Site | Ripe Privately-Owned Sites |
| County-Owned Sites | |

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