

SUPPLEMENTAL REPORTS & COMMUNICATIONS II
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”).

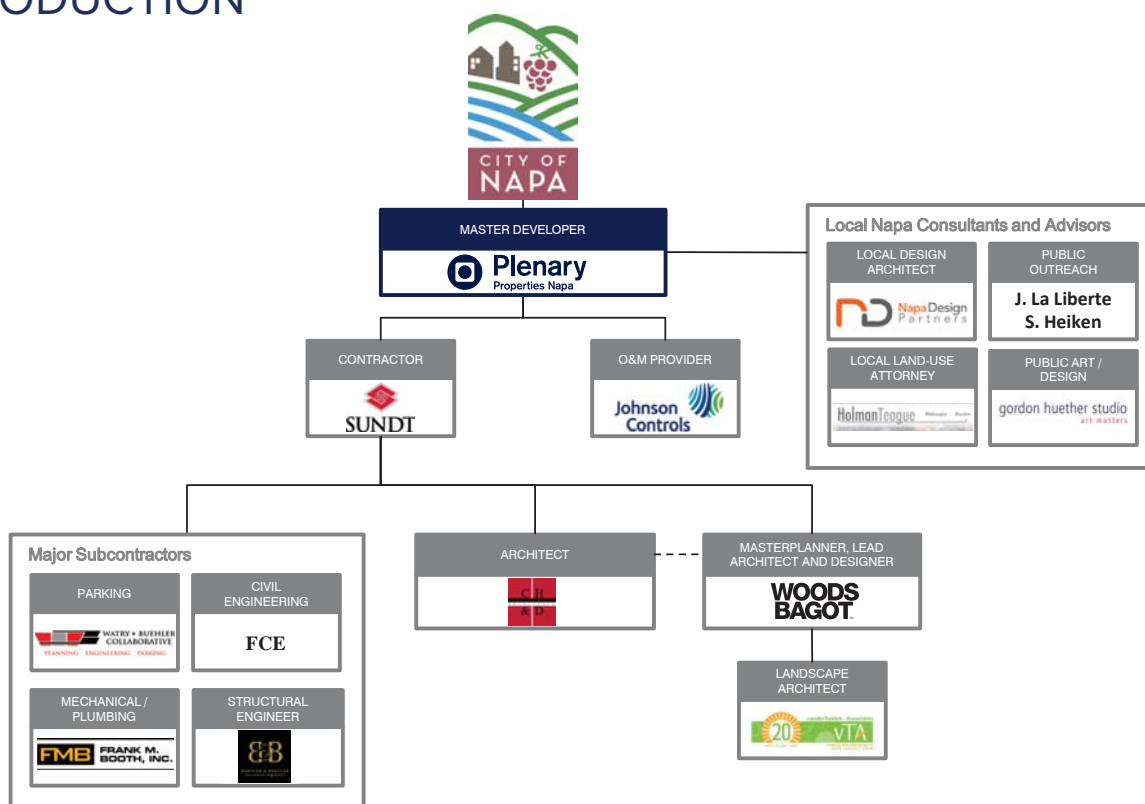
- PowerPoint presentation by city staff.

Civic Center Design Update

November 14th, 2017



TEAM INTRODUCTION



MEETING OBJECTIVES AND AGENDA

1. Civic Center Project Update
2. Design Concept
3. Next Steps and Community Outreach
4. Feedback and Q&A



We look forward to questions and feedback from City Council and Planning Commission

STATUS UPDATE - CIVIC CENTER DESIGN

Civic Center

- Revised interior program, providing improved functionality and an increase in natural light.
- Additional entrances for specific uses and improved internal circulation and accessibility.
- Incorporation of 18k SF 4th floor with an option for 24k SF.
- Updated exterior materials and finishes to provide additional warmth and to better align with “Napa-feel”

Fire Station #1

- A more visible and approachable public entrance on Clay St.

Clay Street Garage Extension

- Increased capacity of parking garage from 271 to 320 stalls, now providing sufficient parking for 4th floor expansion.



C o n c e p t



2A // CONCEPT

MASTERPLAN - FROM RFP

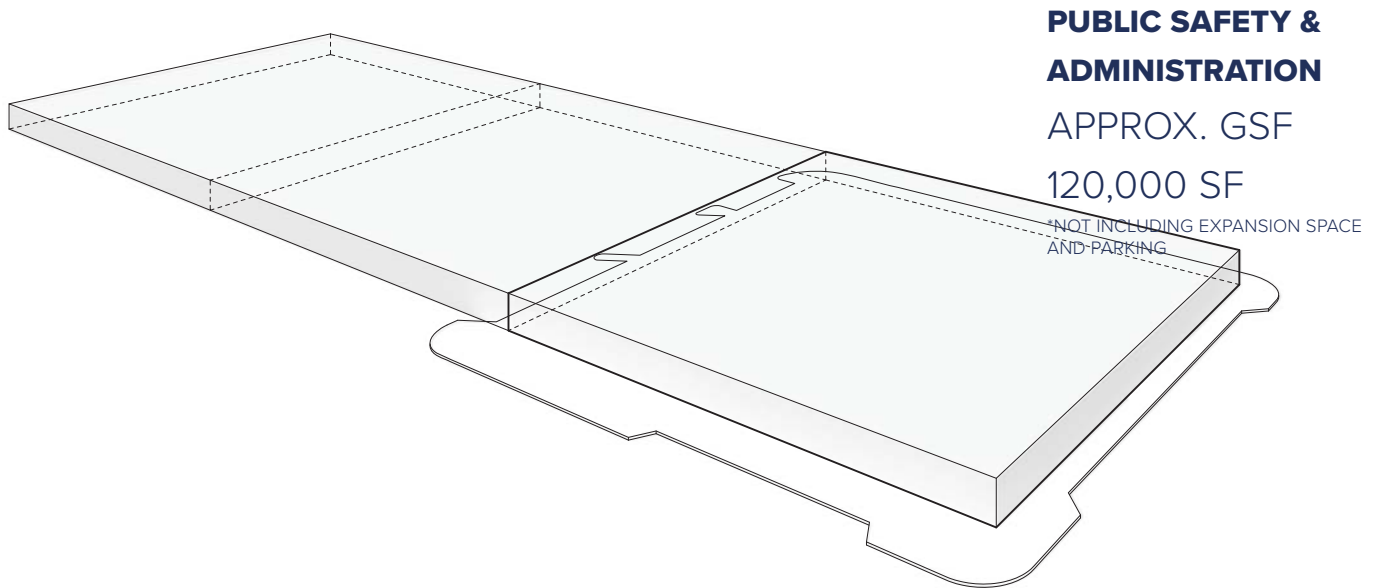




2A // CONCEPT

FORM

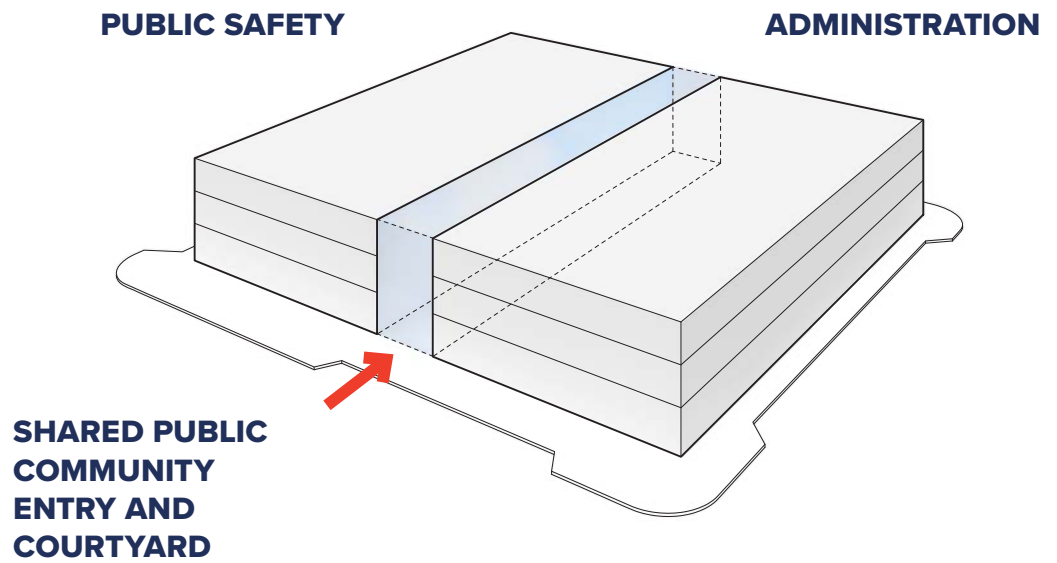
AREAS



2A // CONCEPT

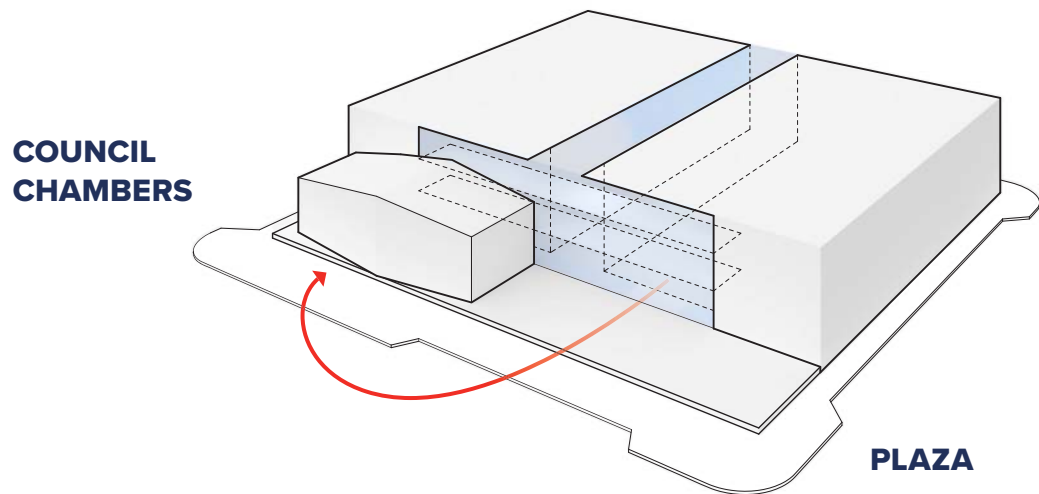
FORM

2 BUILDINGS WITH COMMON COURTYARD
AND STACKING



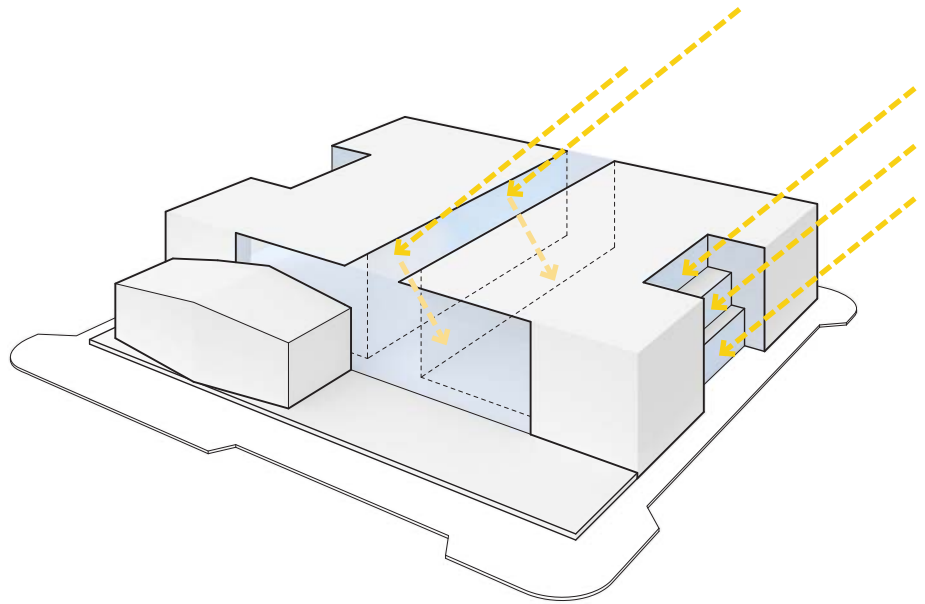
2A // CONCEPT

FORM
**CROSS CONNECTIVITY &
CHAMBERS ADJACENT TO PLAZA**



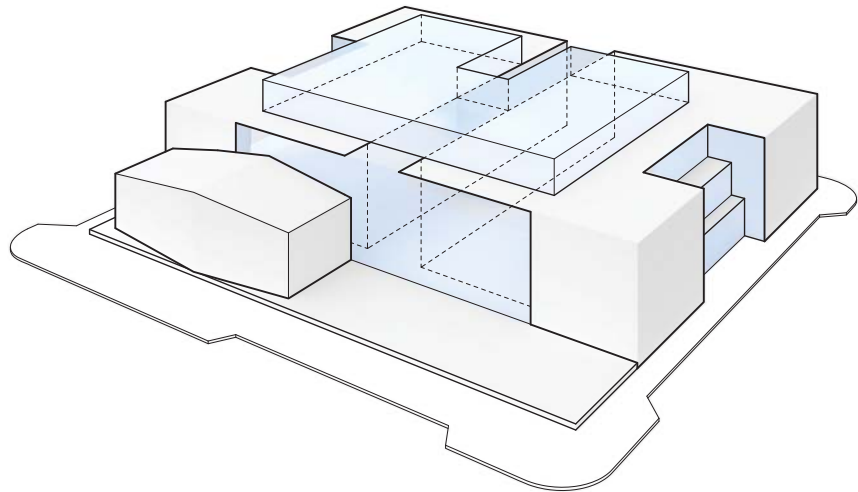
2A // CONCEPT

**FORM
STEPPING BACK**



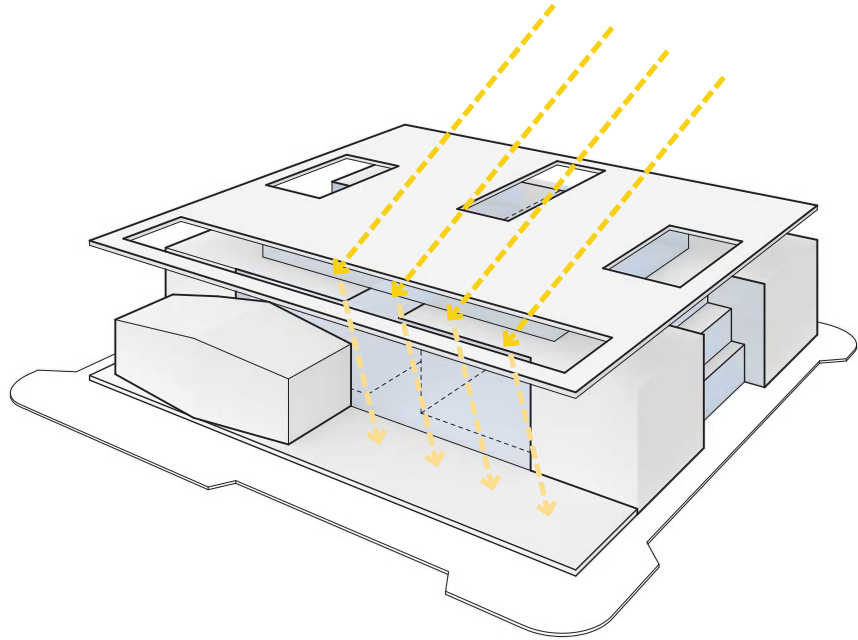
2A // CONCEPT

FORM
FOURTH FLOOR EXPANSION



2A // CONCEPT

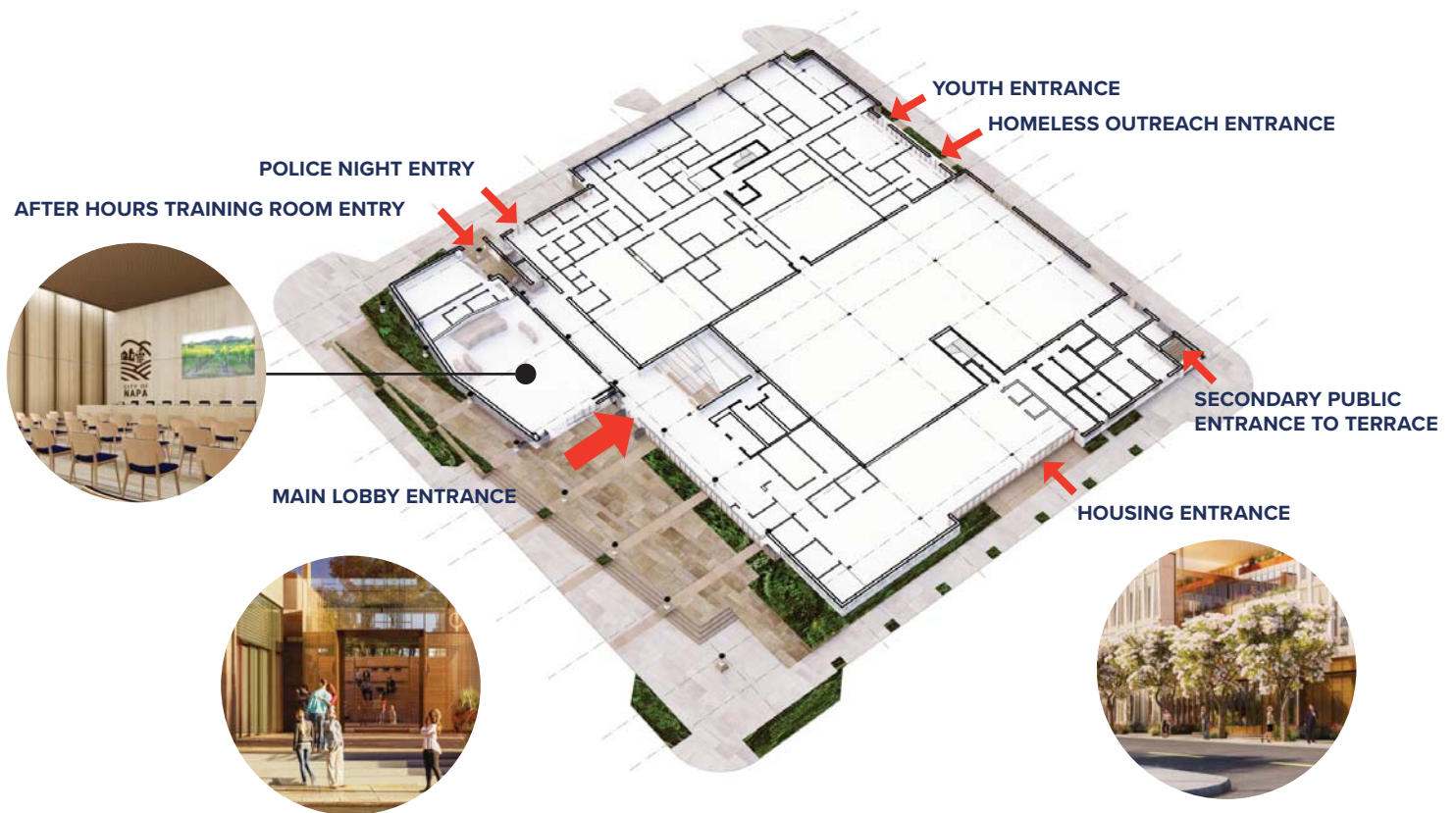
FORM
ROOF DESIGN





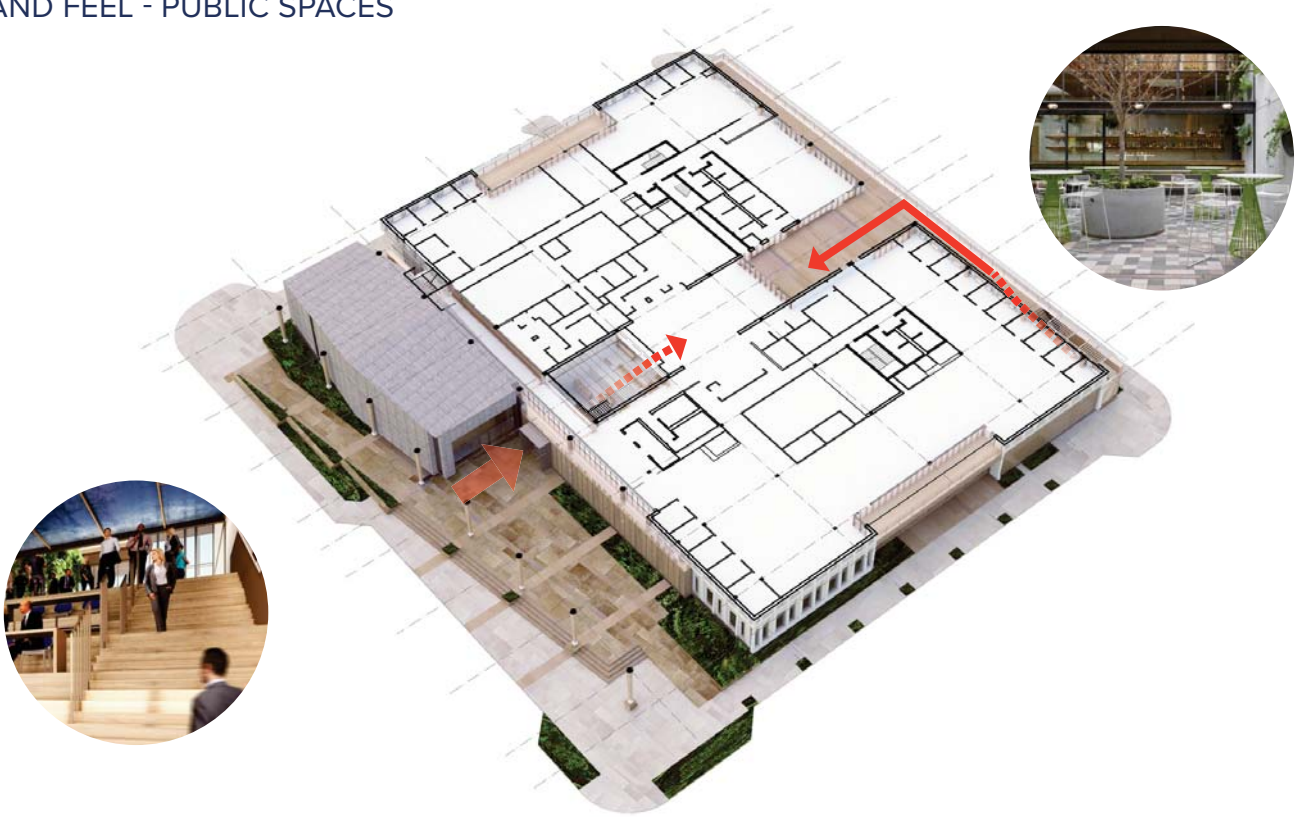
2A // CONCEPT

LOOK AND FEEL - PUBLIC SPACES



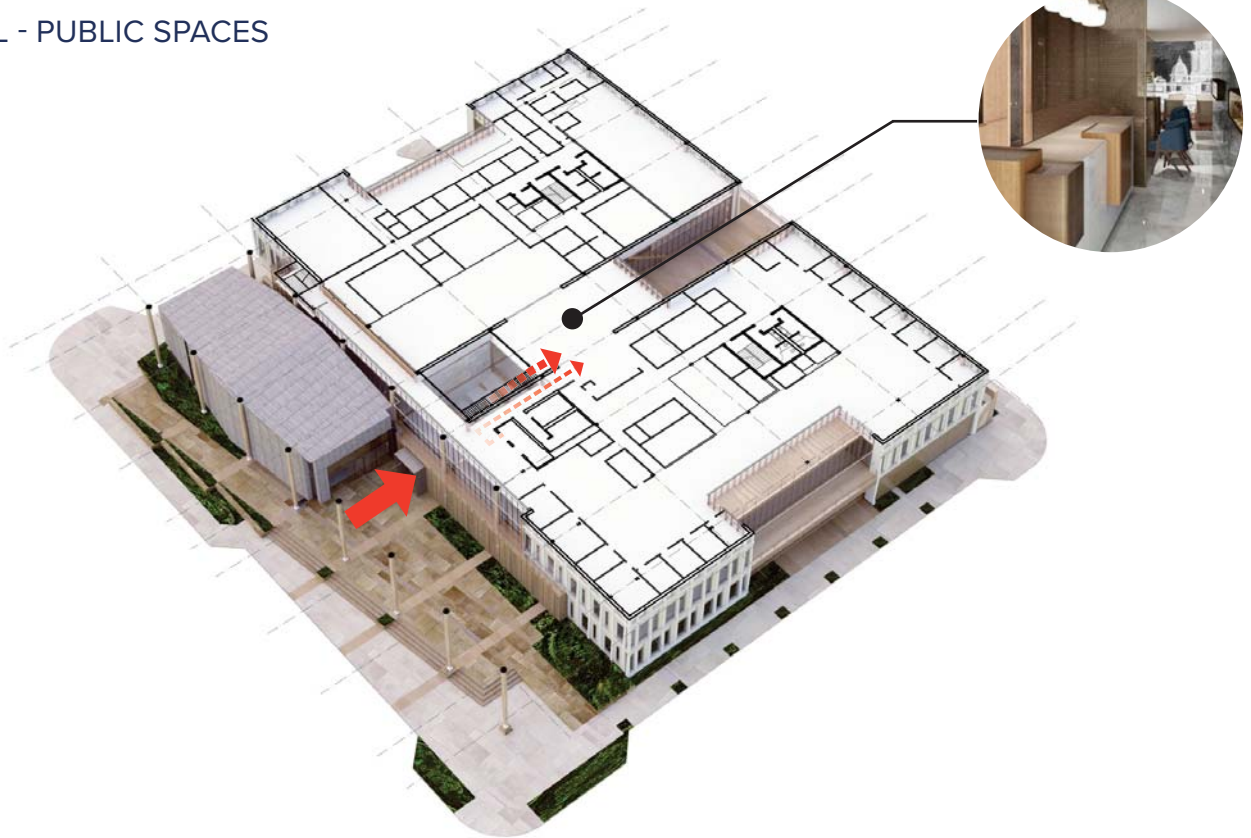
2A // CONCEPT

LOOK AND FEEL - PUBLIC SPACES



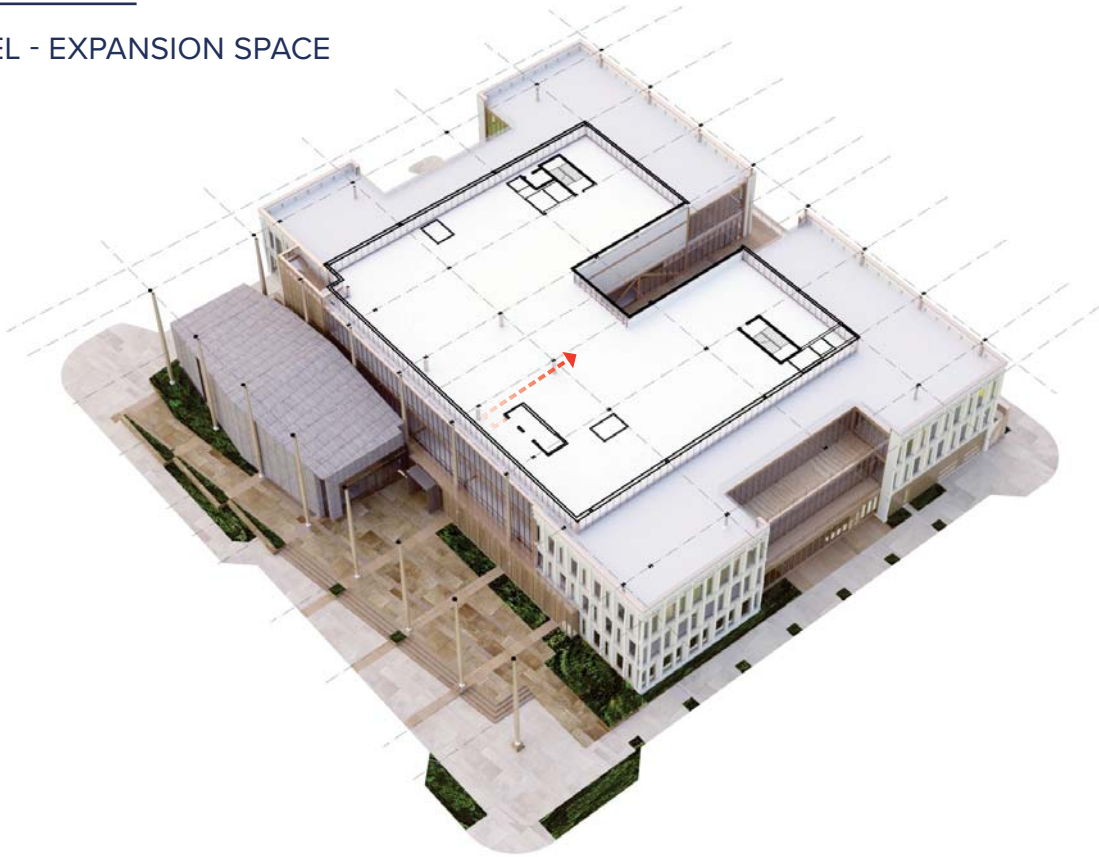
2A // CONCEPT

LOOK AND FEEL - PUBLIC SPACES



2A // CONCEPT

LOOK AND FEEL - EXPANSION SPACE



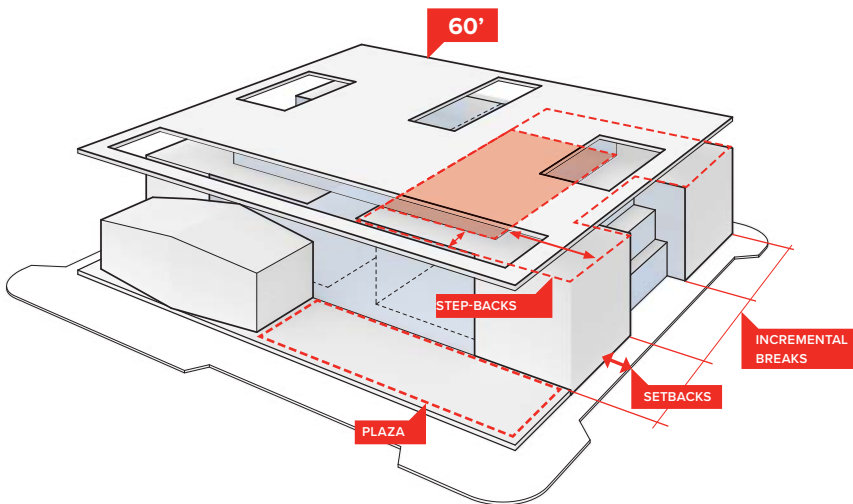
2A // CONCEPT

ADDRESSING THE DOWNTOWN NAPA SPECIFIC PLAN

LAND USE DESIGNATIONS AND ZONING DISTRICTS

SETBACKS

ORIENTATION



BUILDING HEIGHTS AND STEPBACKS

MASSING AND SCALE

1. 30-60ft parcel increments
2. At major street corners and gateway locations, utilize special architectural features
3. On highly visible corner parcels, encourage new developments to incorporate special features.
4. Ensure that projects built adjacent to lower-scale residential development respect the scale and privacy of adjacent properties.
5. Applies to areas with a predominately residential character
6. Break up the mass of large-scale buildings with articulation in form, architectural details, and changes in materials and colors:
 - Use articulation in form including changes in wall planes, upper-story building setbacks and/or projecting or recessed elements
 - Incorporate architectural elements and details such as adding notches, grouping windows, adding loggias and dormers, varying cornices and rooflines
 - Vary materials and colors to enhance key components of a building's facade
7. Encourage open spaces, walkways and alleys to break up building mass, allow access through developments and create visual breaks
8. Encourage a minimum first floor height of 14'

P L A N S



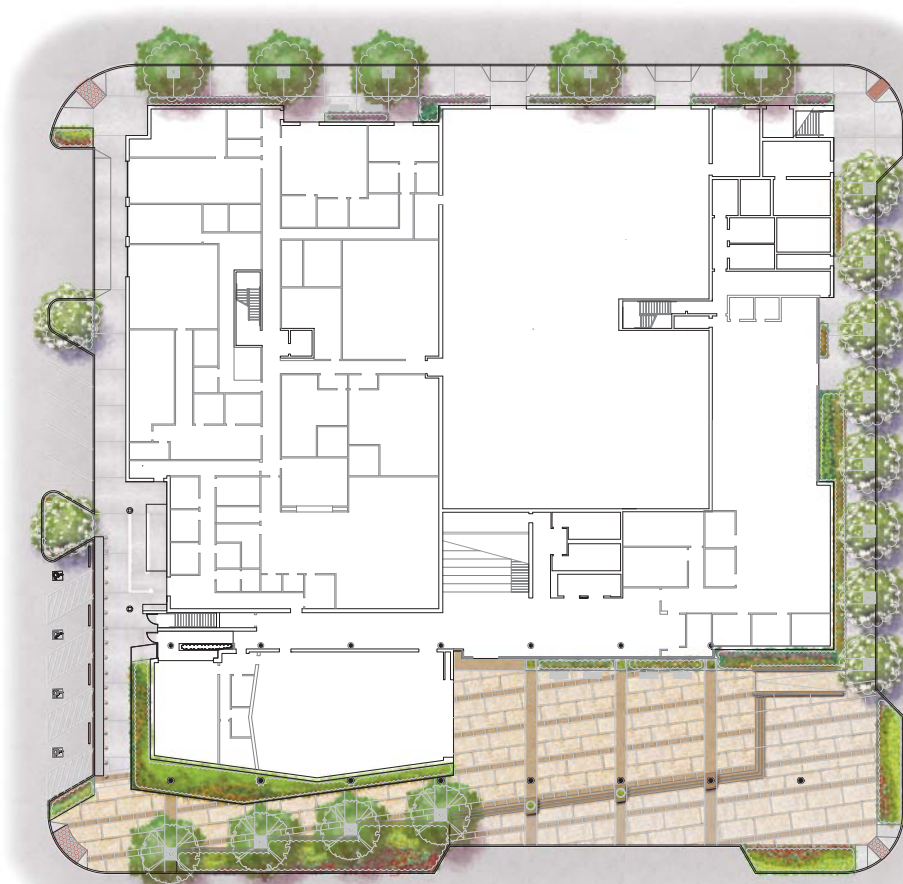
2B // PLANS

BALCONIES + TERRACES

- A *ASPARAGUS DENSIFLORA*
ASPARAGUS FERN
B *PHORMIUM T. 'BLACK ADDER'*
NEW ZEALAND FLAX
C *NANDINA 'LEMON LIME'*
LEMON LIME NANDINA



- BIO-RETENTION
E PLANT SPECIES TO BE SELECTED FROM
BAASMA APPROVED PLANT LIST



- F *BUXUS M.I. 'GREEN BEAUTY'*
GREEN BEAUTY BOXWOOD



STREET TREES

- G *CERCIS CANADENSIS*
EASTER REDBUD
H *LAGERSTROEMIA 'NATCHEZ'*
WHITE CRAPE MYRTLE
D *ACER BUERGERIANUM*
TRIDENT MAPLE

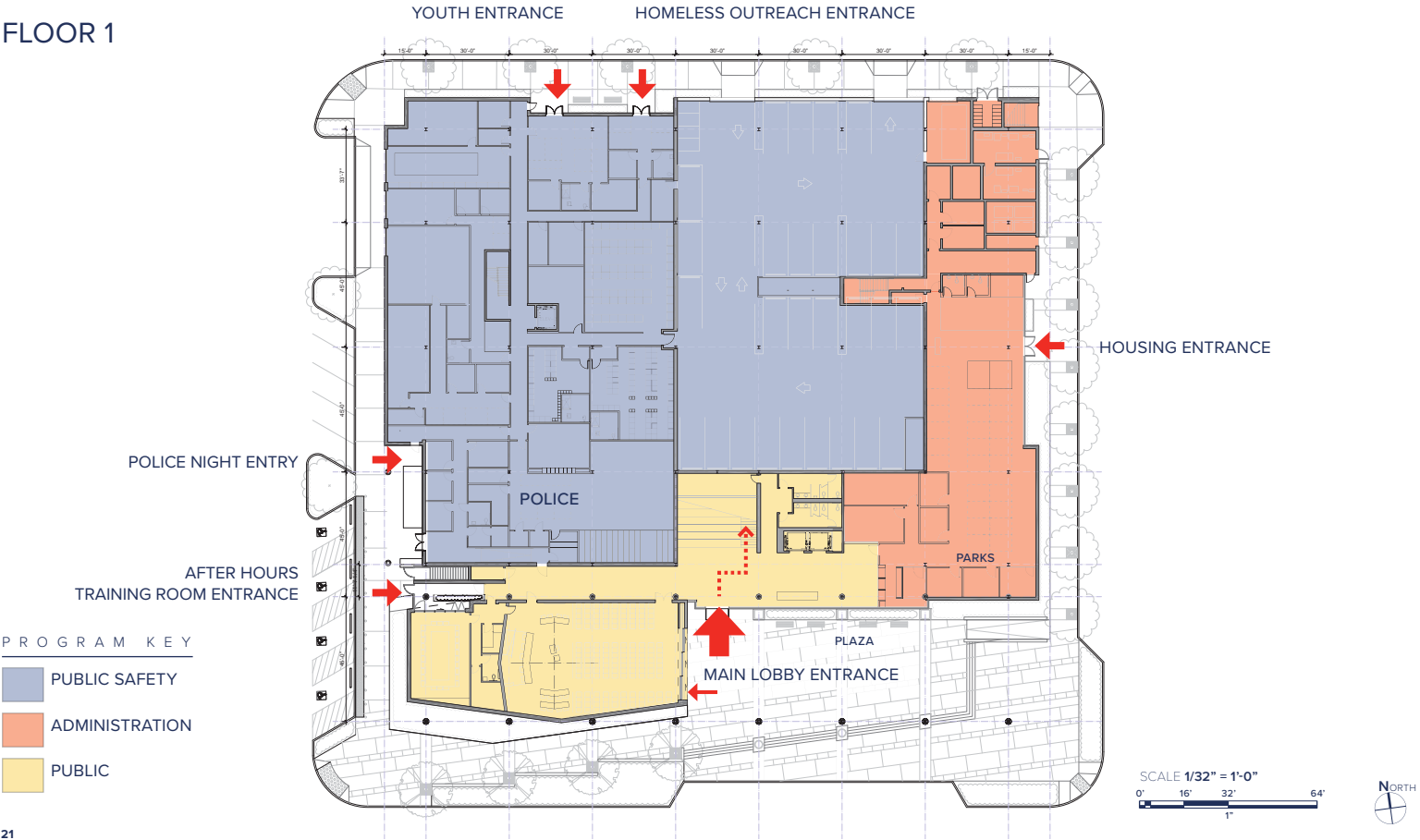


SCALE 1/32" = 1'-0"
0' 16' 32' 64'
1"



2B // PLANS

FLOOR 1

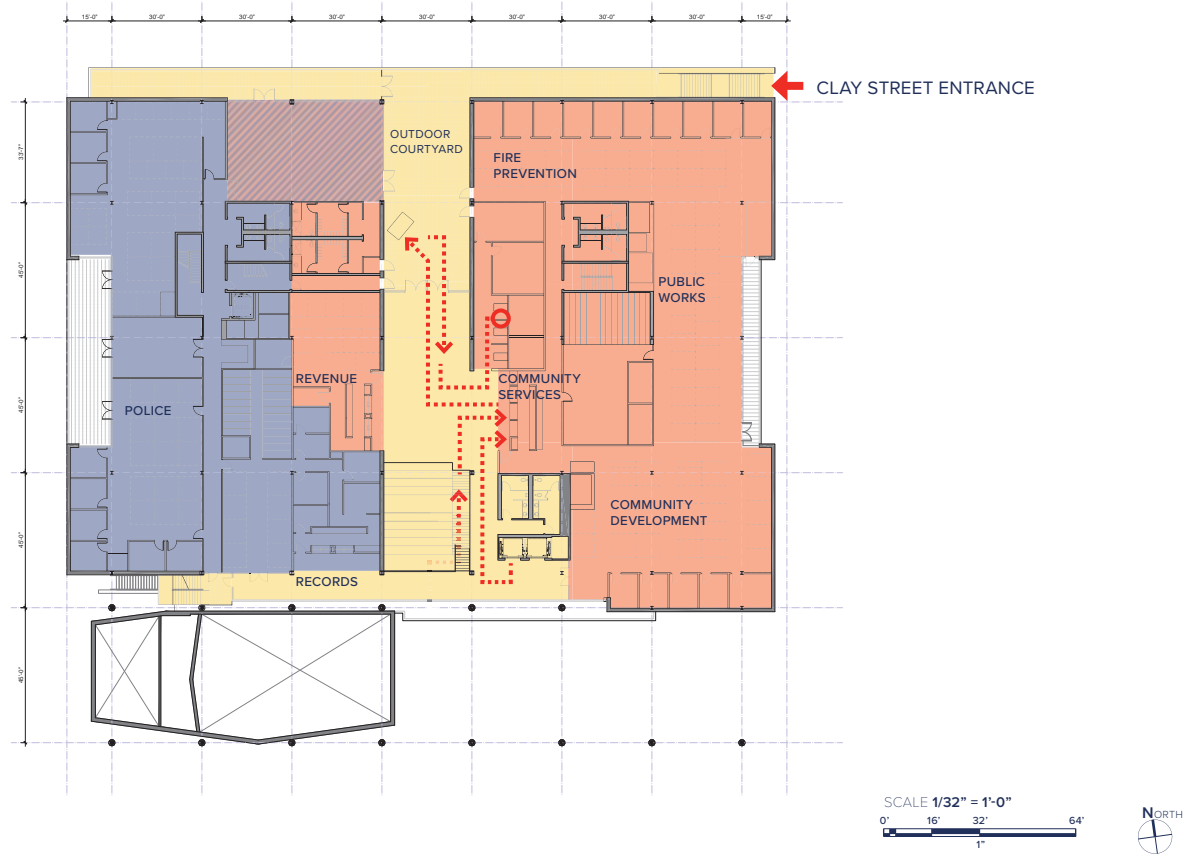


2B // PLANS

FLOOR 2

PROGRAM KEY

- PUBLIC SAFETY
- ADMINISTRATION
- PUBLIC



2B // PLANS

FLOOR 3

PROGRAM KEY

- PUBLIC SAFETY
- ADMINISTRATION
- PUBLIC



SCALE 1/32" = 1'-0"
0' 16' 32' 64'
1"

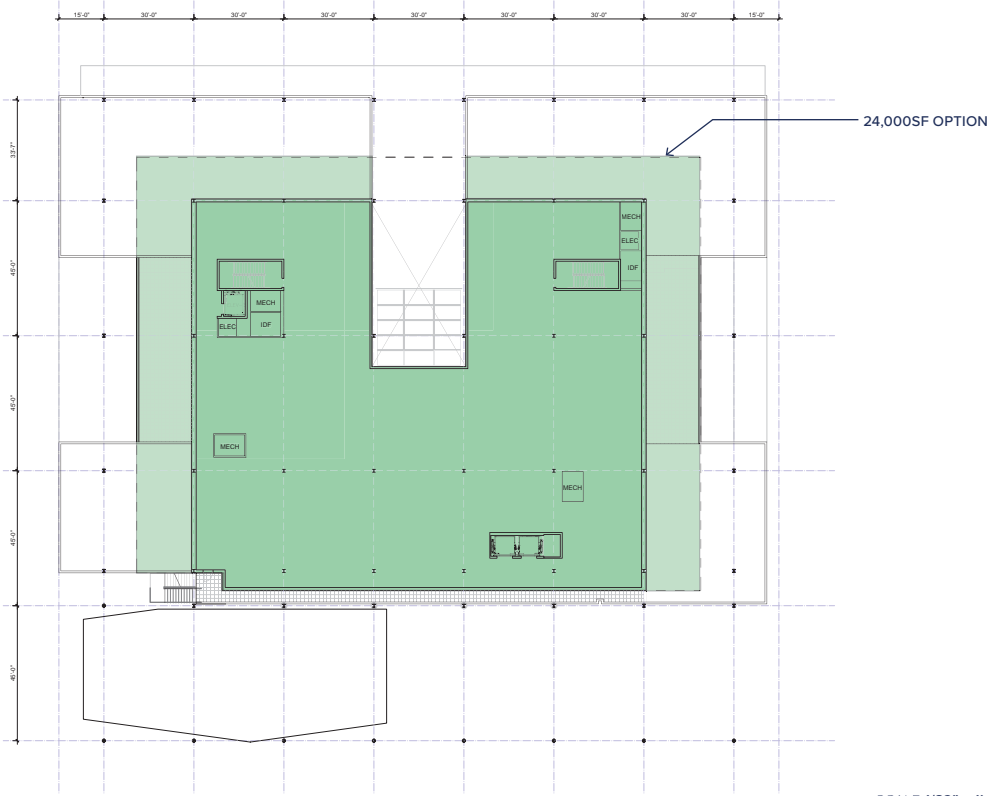


2B // PLANS

FLOOR 4

PROGRAM KEY

- PUBLIC SAFETY
- ADMINISTRATION
- PUBLIC
- EXPANSION



Elevations



04.28.2017



2C // ELEVATIONS

UPDATED SOUTH ELEVATION

11.14.2017



SCALE 1" = 20'

0' 10' 20' 40'

1"

2C // ELEVATIONS

PREVIOUS NORTH ELEVATION

04.28.2017



2C // ELEVATIONS

UPDATED NORTH ELEVATION

11.14.2017



2C // ELEVATIONS

PREVIOUS EAST ELEVATION

04.28.2017



2C // ELEVATIONS

UPDATED EAST ELEVATION

11.14.2017



SCALE 1" = 20'

0' 10' 20' 40'

1"

2C // ELEVATIONS

PREVIOUS WEST ELEVATION

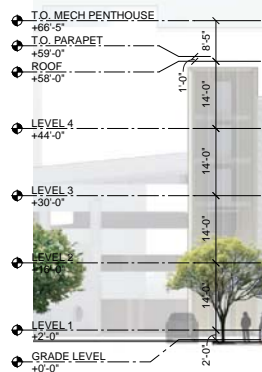
04.28.2017



2C // ELEVATIONS

UPDATED WEST ELEVATION

11.14.2017



SCALE 1" = 20'

0' 10' 20' 40'

1"

2C // ELEVATIONS



2C // ELEVATIONS



M a t e r i a l s



2D // MATERIALS

EXTERIOR MATERIALS & FINISHES



SOUTH ELEVATION PERSPECTIVE - MAIN ENTRY

PLANTERS



WOODS



GLAZING



METAL



2D // MATERIALS

EXTERIOR MATERIALS & FINISHES



SOUTH ELEVATION PERSPECTIVE - COUNCIL CHAMBERS

PLANTERS TREES



PAVERS



STONE



2D // MATERIALS

EXTERIOR MATERIALS & FINISHES



NORTHEAST CORNER PERSPECTIVE - PRECAST PANEL AND METAL SCRIM

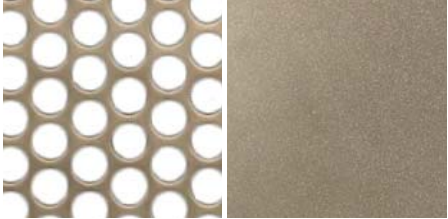
VINES



GLAZING



METAL



CONCRETE

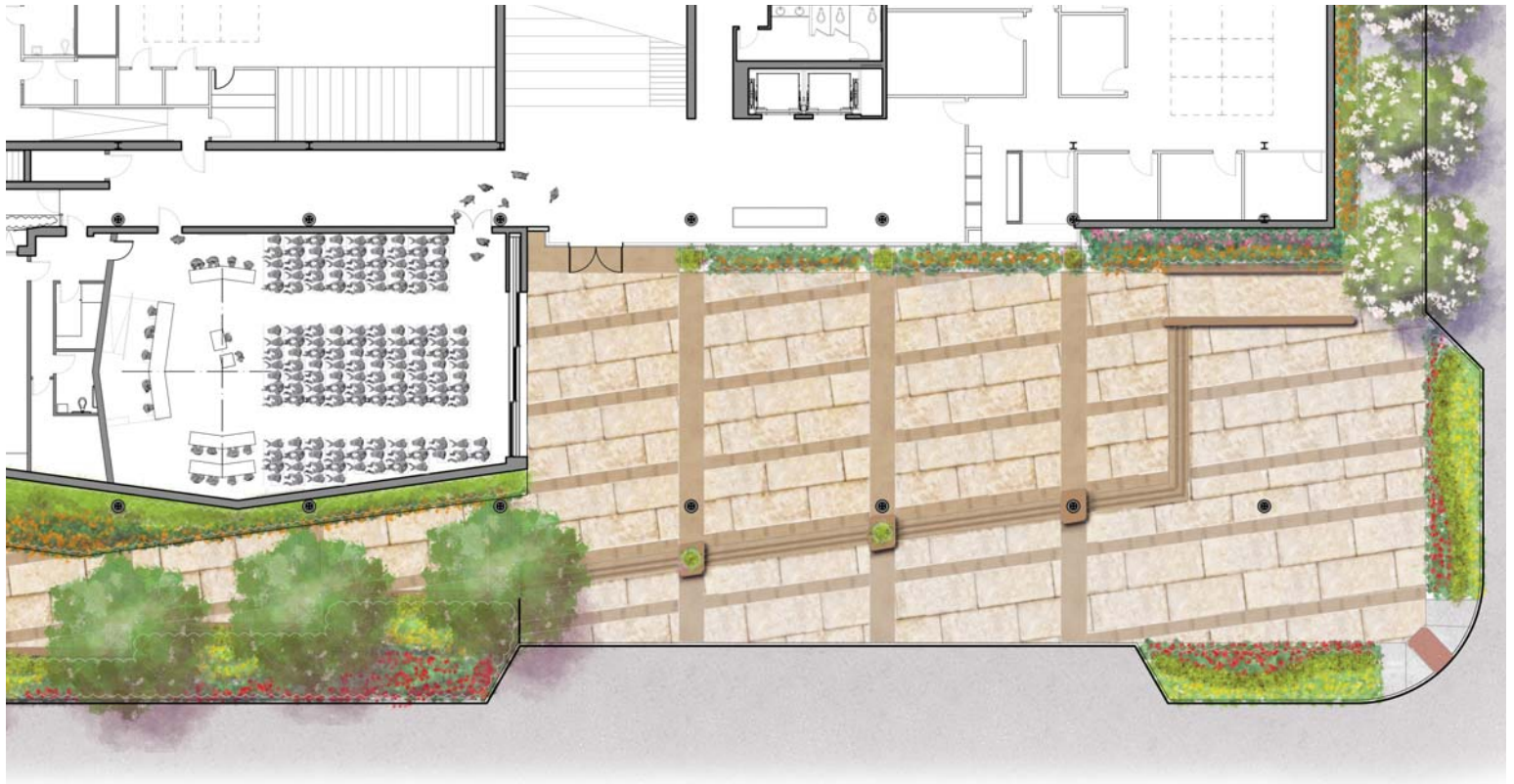


C o u n c i l C h a m b e r s
& P l a z a



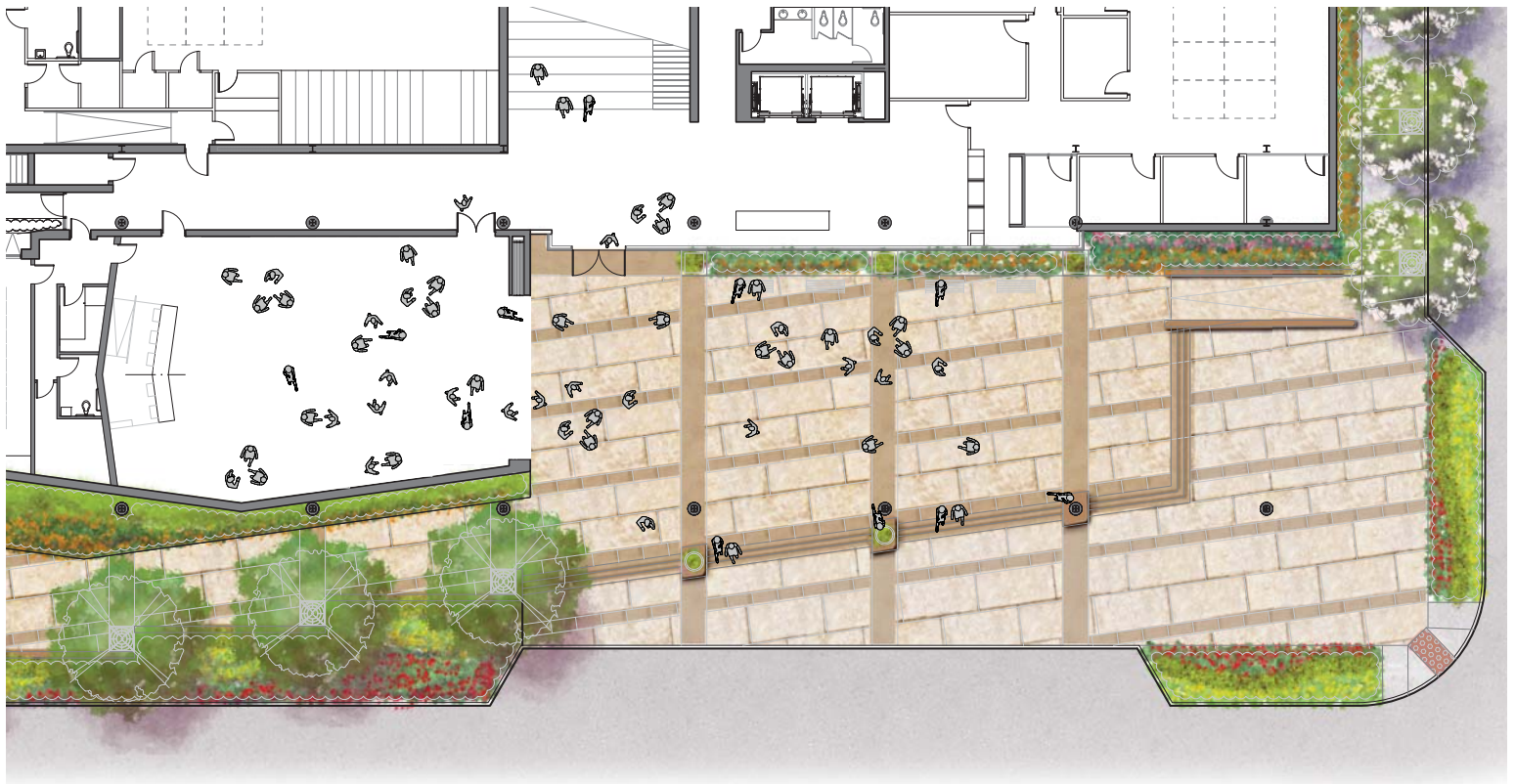
2E // COUNCIL CHAMBERS & PLAZA

PLAZA - ENLARGED PLAN



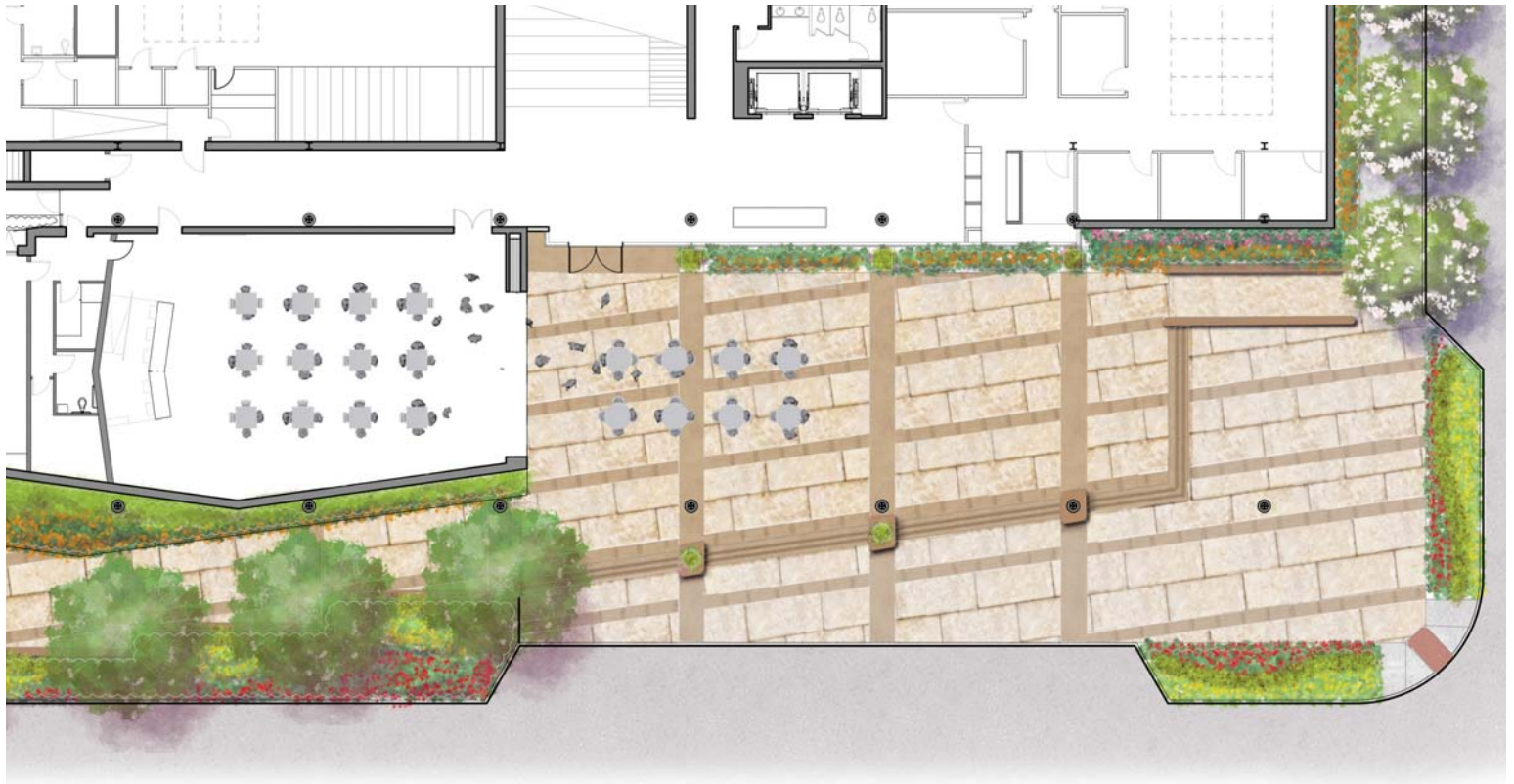
2E // COUNCIL CHAMBERS & PLAZA

PLAZA - ENLARGED PLAN



2E // COUNCIL CHAMBERS & PLAZA

PLAZA - ENLARGED PLAN



2E // COUNCIL CHAMBERS & PLAZA

PLAZA

DESIGN GUIDELINES



2E // COUNCIL CHAMBERS & PLAZA

COUNCIL CHAMBERS

PERSPECTIVE & REFERENCE



Next Steps and Community Outreach

03 // NEXT STEPS AND COMMUNITY OUTREACH

TIMELINE AND NEXT STEPS

- Following the Performance Milestones in the ENA, the design process will progressively to a detailed design and fixed price, at all times in close collaboration between PPN and City staff
- PPN looks forward to ongoing guidance from City Council and Planning Commission

Activities	2017		2018				2019
	Q3	Q4	Q1	Q2	Q3	Q4	Q1
Effective Date							
Community Engagement							
Submit Project Application							
EIR Period							
Schematic Design Review							
50% Design Development Review							
EIR Adoption Hearing, Project Approvals							

03 // NEXT STEPS AND COMMUNITY OUTREACH

COMMUNITY ENGAGEMENT AND OUTREACH PLAN: FOCUS ON PROJECT DESIGN

- Project website is under development with an initial site scheduled for launch within the next month
- Community design workshops: December-January
- Key stakeholder outreach November-January; and ongoing as required
- Project 3-D model to be displayed at City Hall with comment cards
- Spanish translation services for website and announcements, at community meetings



Feedback and Questions

