

SUPPLEMENTAL REPORTS & COMMUNICATIONS I
Office of the City Clerk

City Council of the City of Napa
Regular Meeting

October 20, 2020

FOR THE CITY COUNCIL OF THE CITY OF NAPA:

EVENING SESSION:

14. PUBLIC HEARINGS/APPEALS:

14.A. Braydon Apartments, Phase II.

- PowerPoint Presentation by City Staff.
- PowerPoint Presentation by Applicant.
- Email and attachment from Patrick Band, Napa County Bicycle Coalition, received on October 20, 2020. *

****EMAIL OR HANDWRITTEN COMMENTS WILL BE READ INTO THE RECORD BY CITY STAFF
DURING THE MEETING.***



Braydon Apartments, Phase II

PL20-0010

October 20, 2020

Major Design Review

218-unit Apartment Development



Project Location



Site Context



Project History

- Vista Tulocay Apartments (PL13-0139) included two phases:

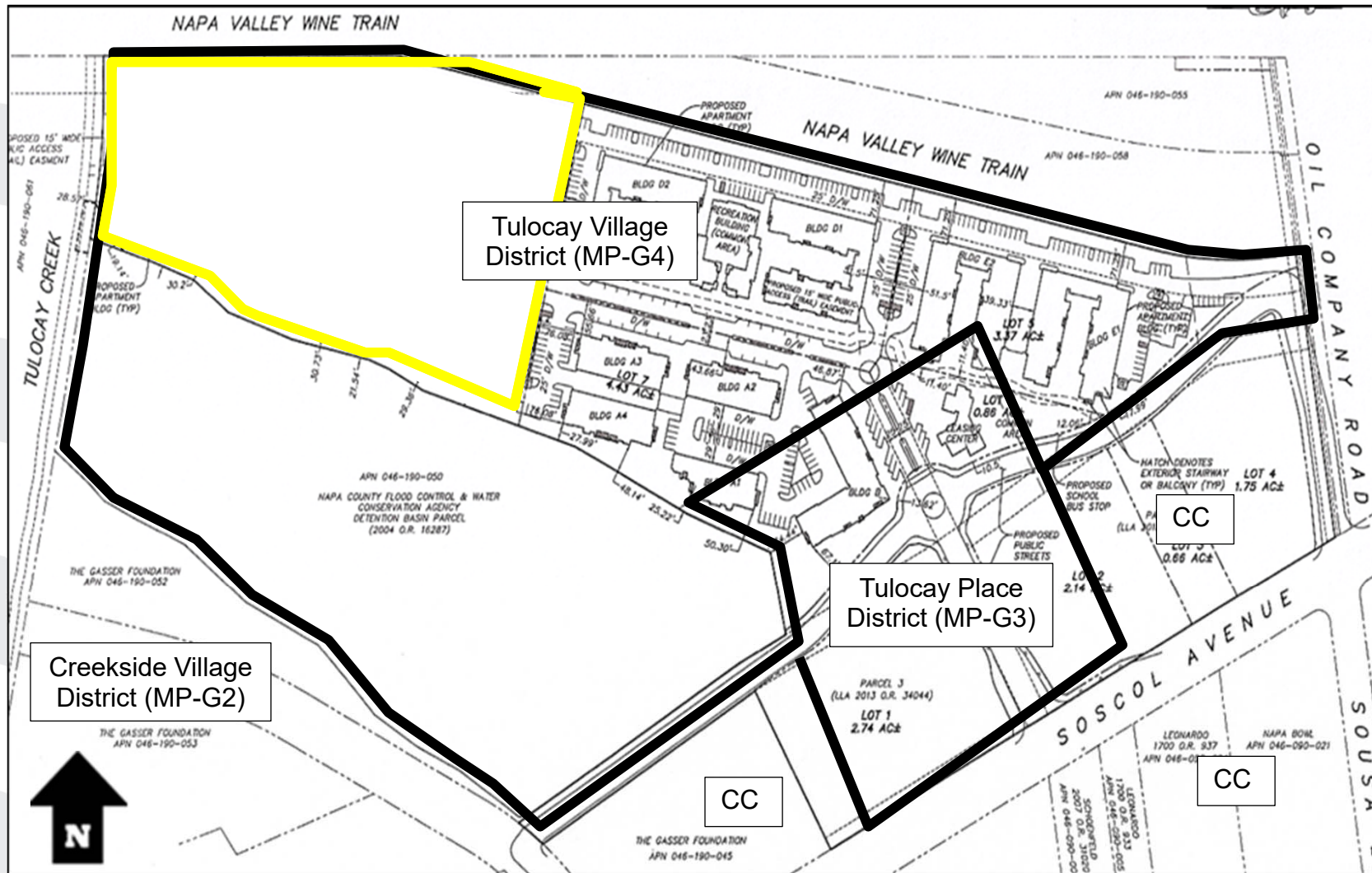
Phase I (282 units) – constructed

Phase II(218 units) – subject of this review

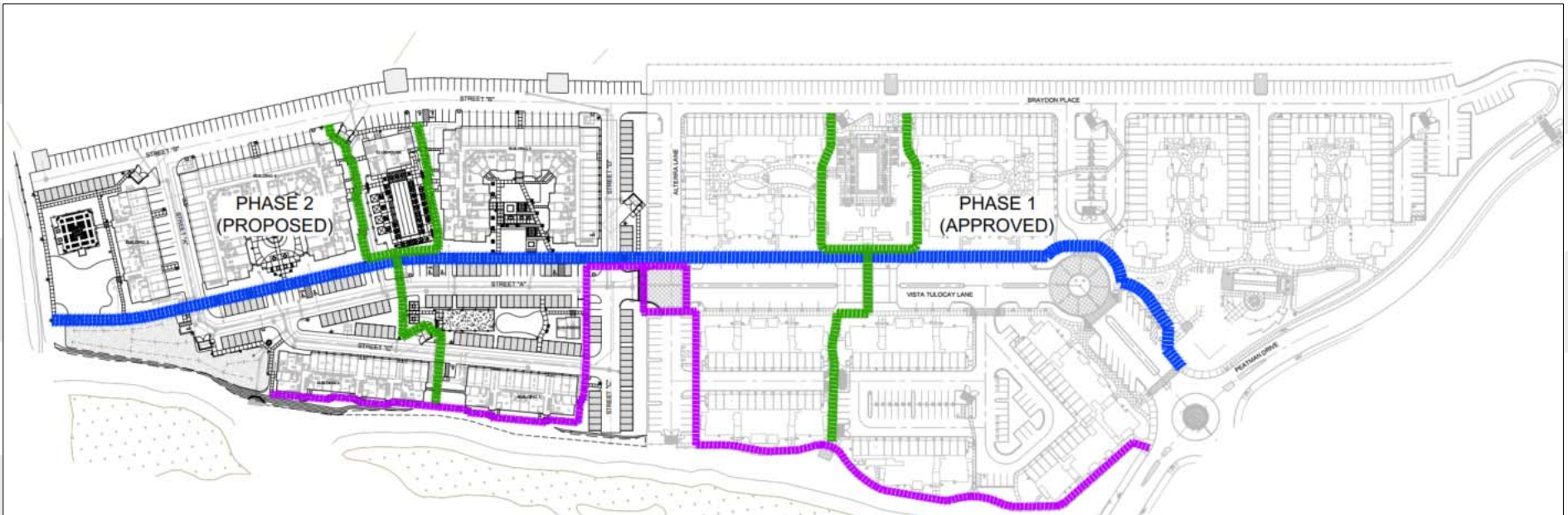
“Alternative Equivalent” approved - satisfied low income requirement for Phase I and Phase II - payment of \$2,000,000. \$1,500,000 was applied to the 50-unit Stoddard West affordable housing project.



Gasser Master Plan Districts



Site Plan with Phase I



Planning Commission

Preliminary Review – May 21, 2020

Formal Hearing – September 3, 2020



Planning Commission

- Massing - appearance from Soscol Avenue.



Planning Commission

- Will there be a public art component?



Planning Commission

Public art locations



Planning Commission

- Concern that color palate too bland.

Color palate has been revised to enhance the building base, vertical elements and varied wall planes. Exterior materials have also been updated to include burgundy colored fiber cementitious siding material in certain sections.



Planning Commission

Original Color Palette:

New Color Palette:




TYPE II ELEVATION



						
1 EXTERIOR PLASTER WALL W/ SCORED LINES	2 ARCHITECTURAL DECORATIVE AWNING	3 VINYL WINDOW	4 CONCRETE ROOF SHINGLES	5 METAL RAILING WITH PERFORATED PANELS	6 ARCHITECTURAL FOAM TRIM	7 METAL LOUVERS

				
A 6385 BLACK BEAN	B BM 00-68 DISTANT GRAY	C BM HO-87 ASHLEY GRAY	D BM HO-166 KENDALL CHARCOAL	E BM H2163-10 LOG CABIN



TYPE II ELEVATION

							
1 EXTERIOR PLASTER WALL W/ SCORED LINES	2 ARCHITECTURAL DECORATIVE AWNING	3 VINYL WINDOW WHITE	4 COMPOSITION SHINGLES	5 METAL RAILING WITH PERFORATED PANELS	6 ARCHITECTURAL FOAM TRIM	7 HARDIE FIBER CEMENT CEDAR MILL LAP SIDING ELEGANT RED	8 METAL LOUVERS

			
A SHERWIN WILLIAMS SW7020 BLACK FOX	B SHERWIN WILLIAMS SW6584 RETICENCE	C SHERWIN WILLIAMS SW9084 COCOA WHIP	D SHERWIN WILLIAMS SW7027 WELL-BRED BROWN

Planning Commission

Color Comparison

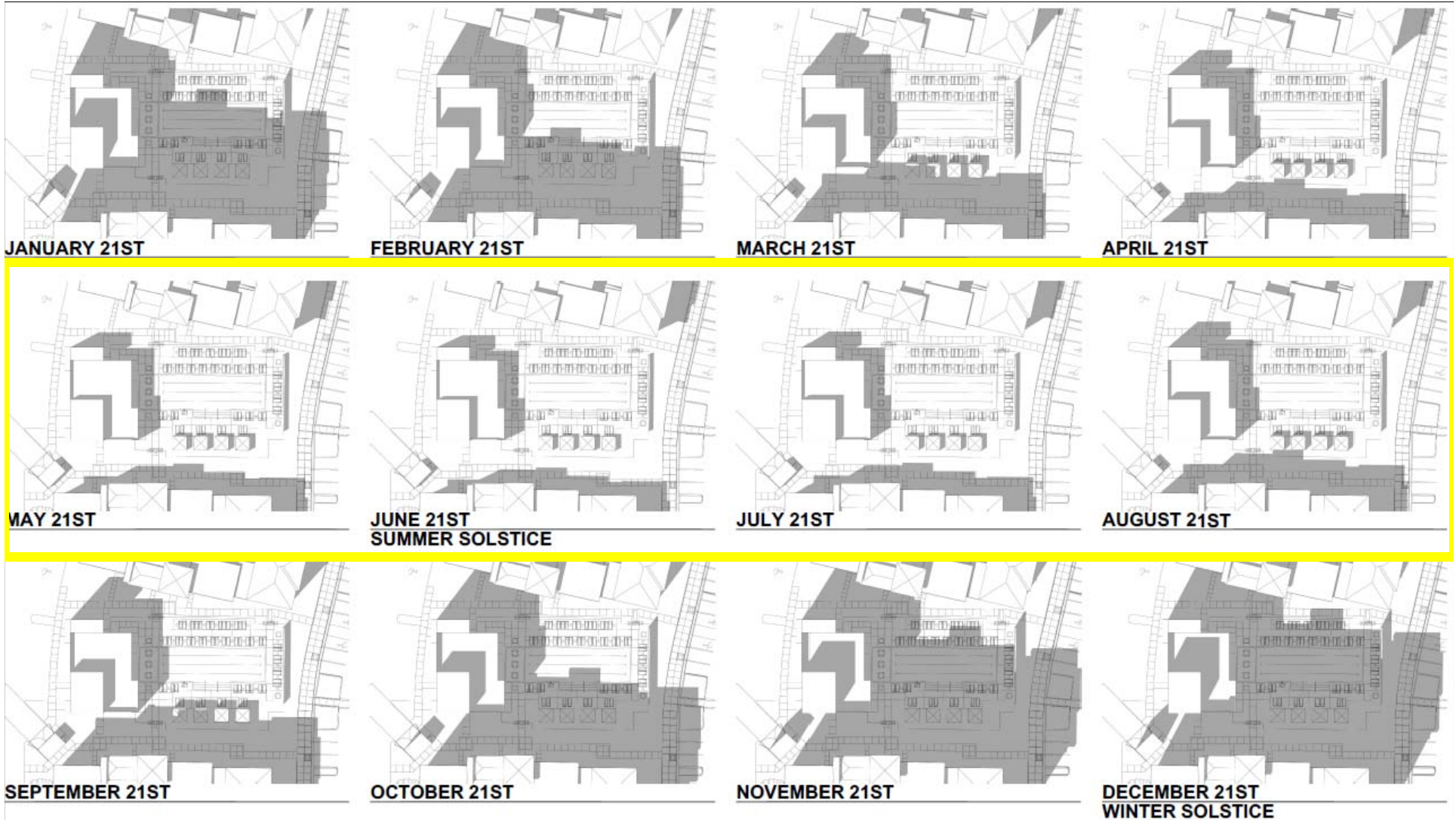


Color Comparison



Planning Commission

- Concern about shade cast over the pool.



NOTE: ALL GRAPHICS INDICATE THE SHADE PRESENT AT 2:00PM.

Planning Commission

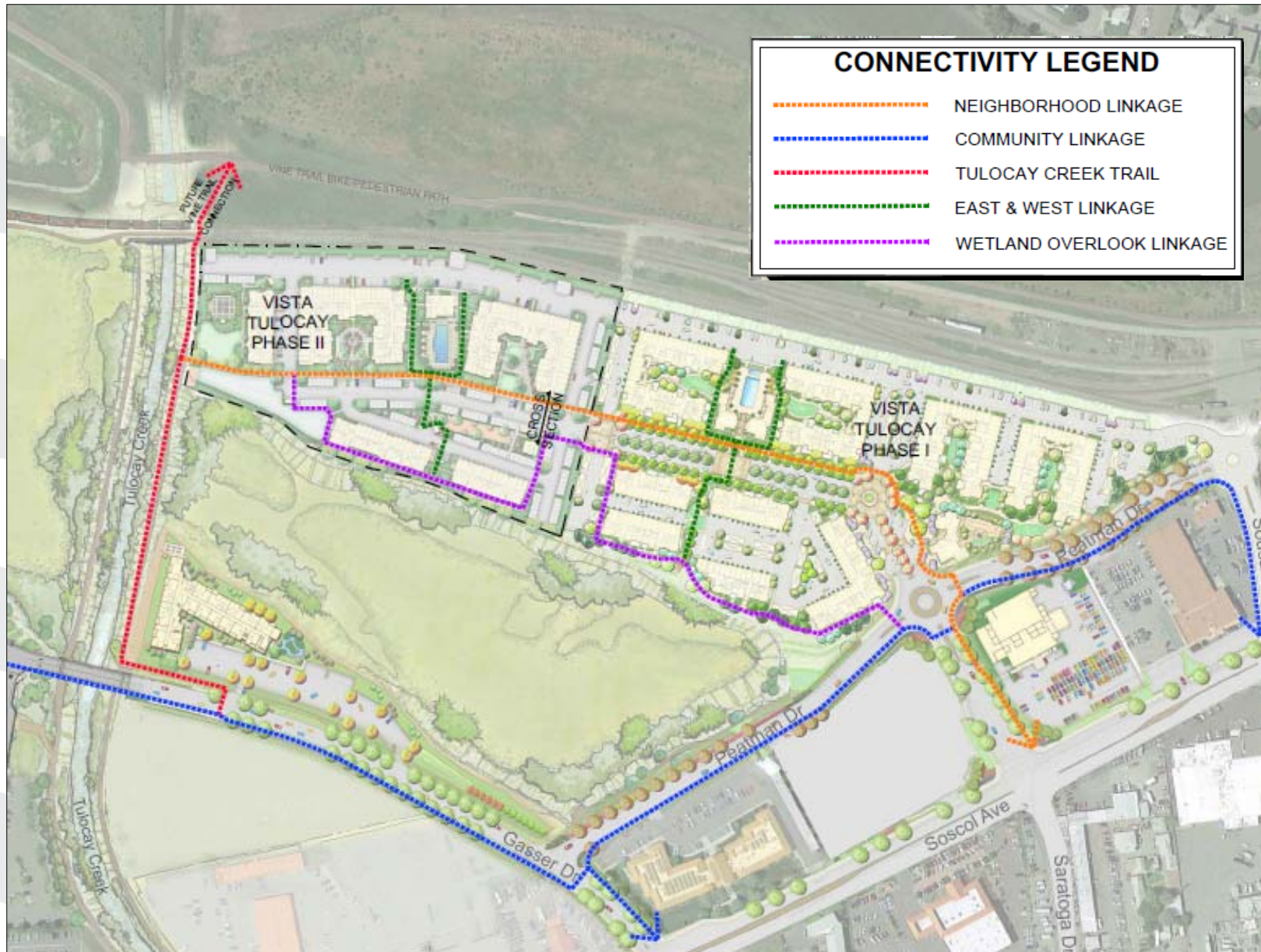
- More detail about pedestrian circulation and connection to Napa Vine Trail.

Revised Circulation and trail exhibit provided indicating multi-use trail thru center of development.

Project paths provide linkage to future Tulocay Creek Trail (which must be constructed prior to occupancy of apartments).



Updated Trail Plan



Preliminary Review

Updated Trail Plan



Site Plan



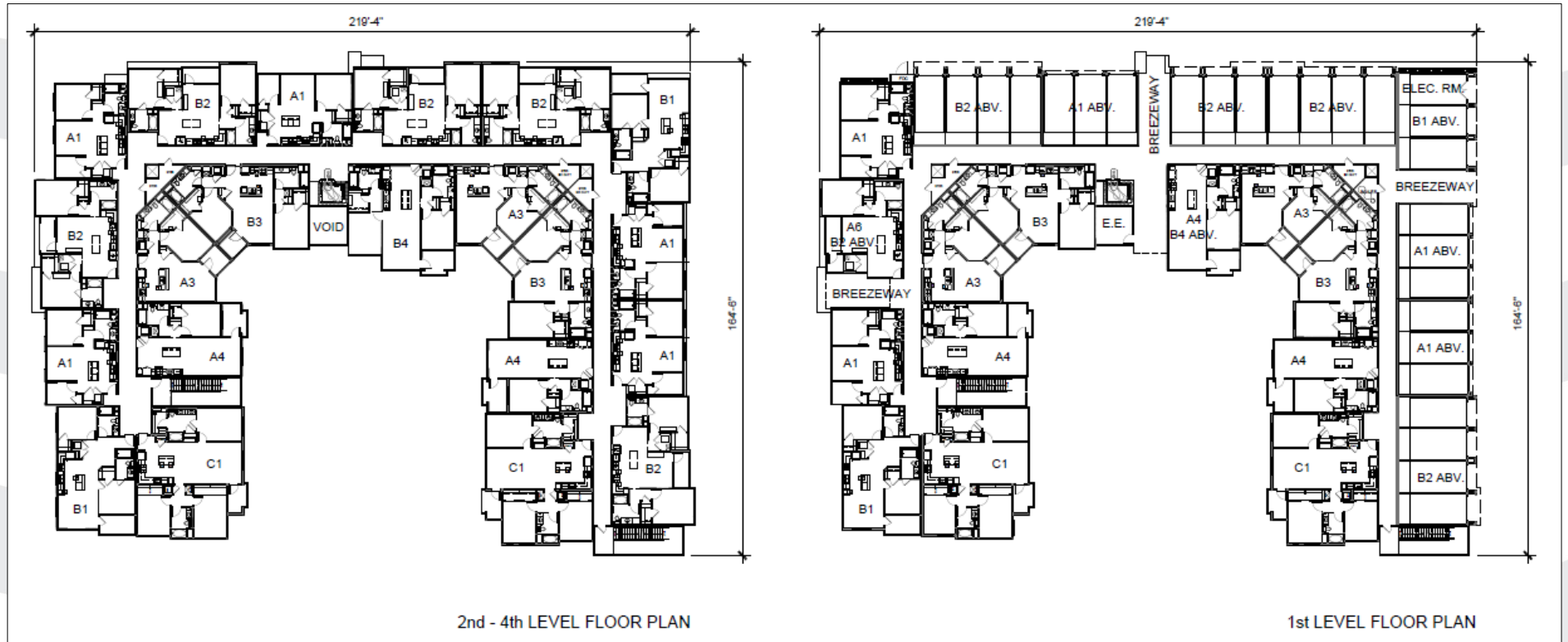
Type I Elevations (A, B, C)



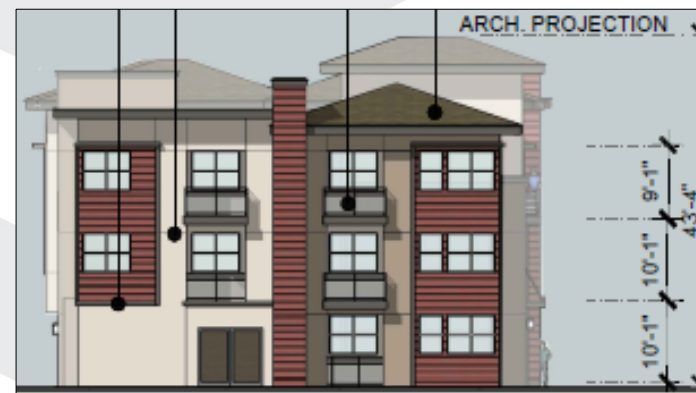
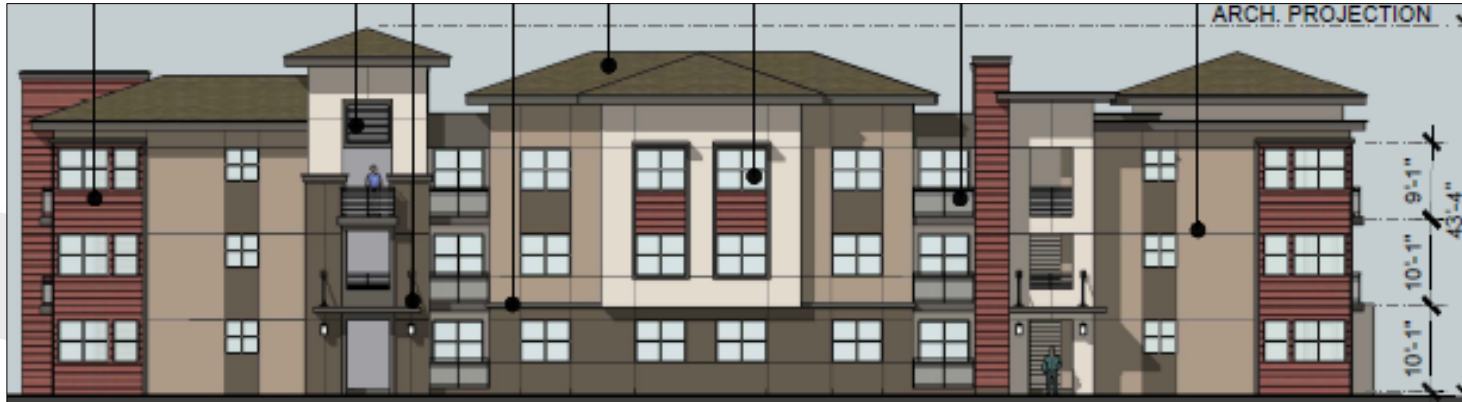
Type I Elevations (D, E, F)



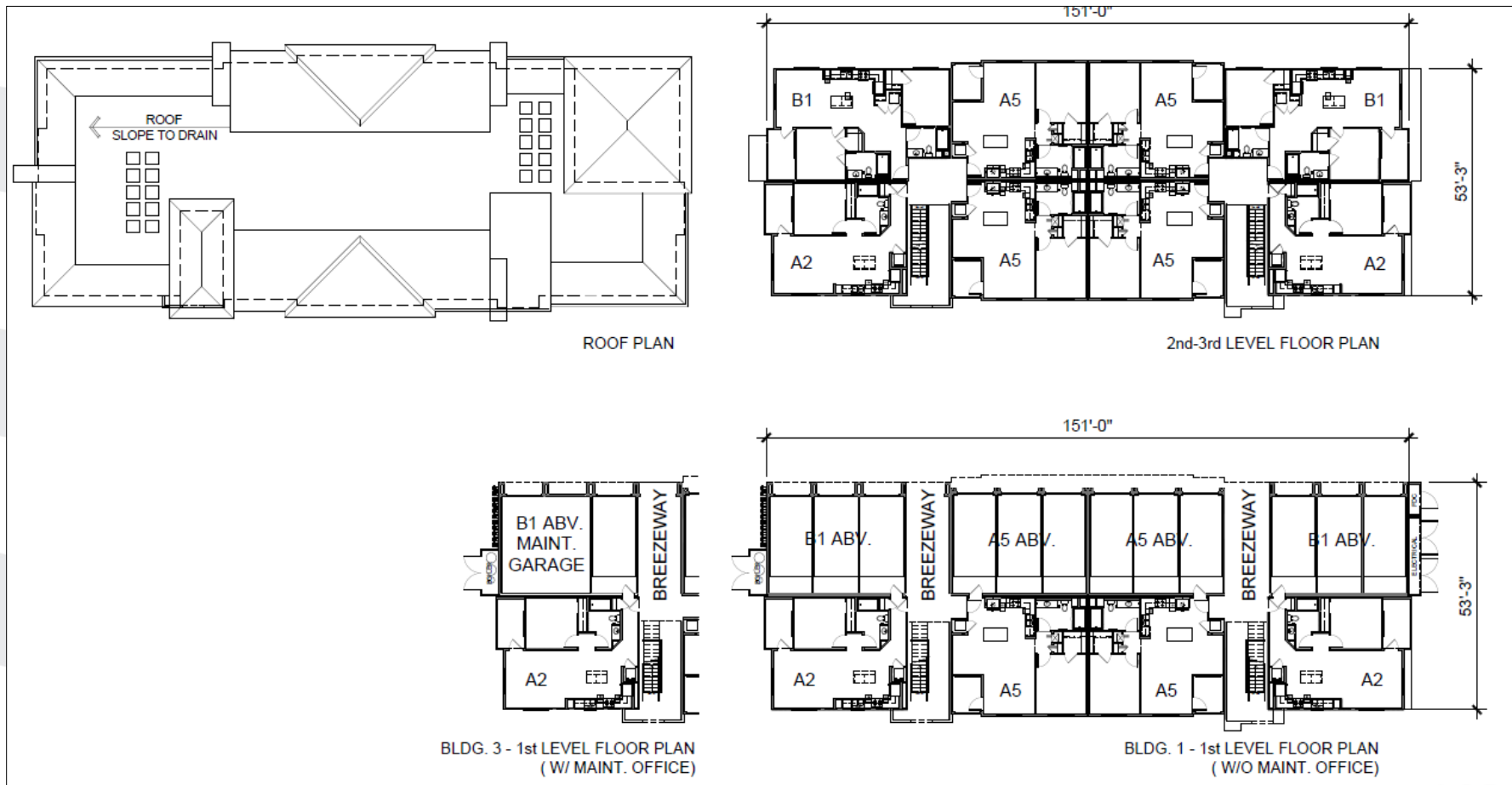
Type I Floor Plan



Type II Elevations



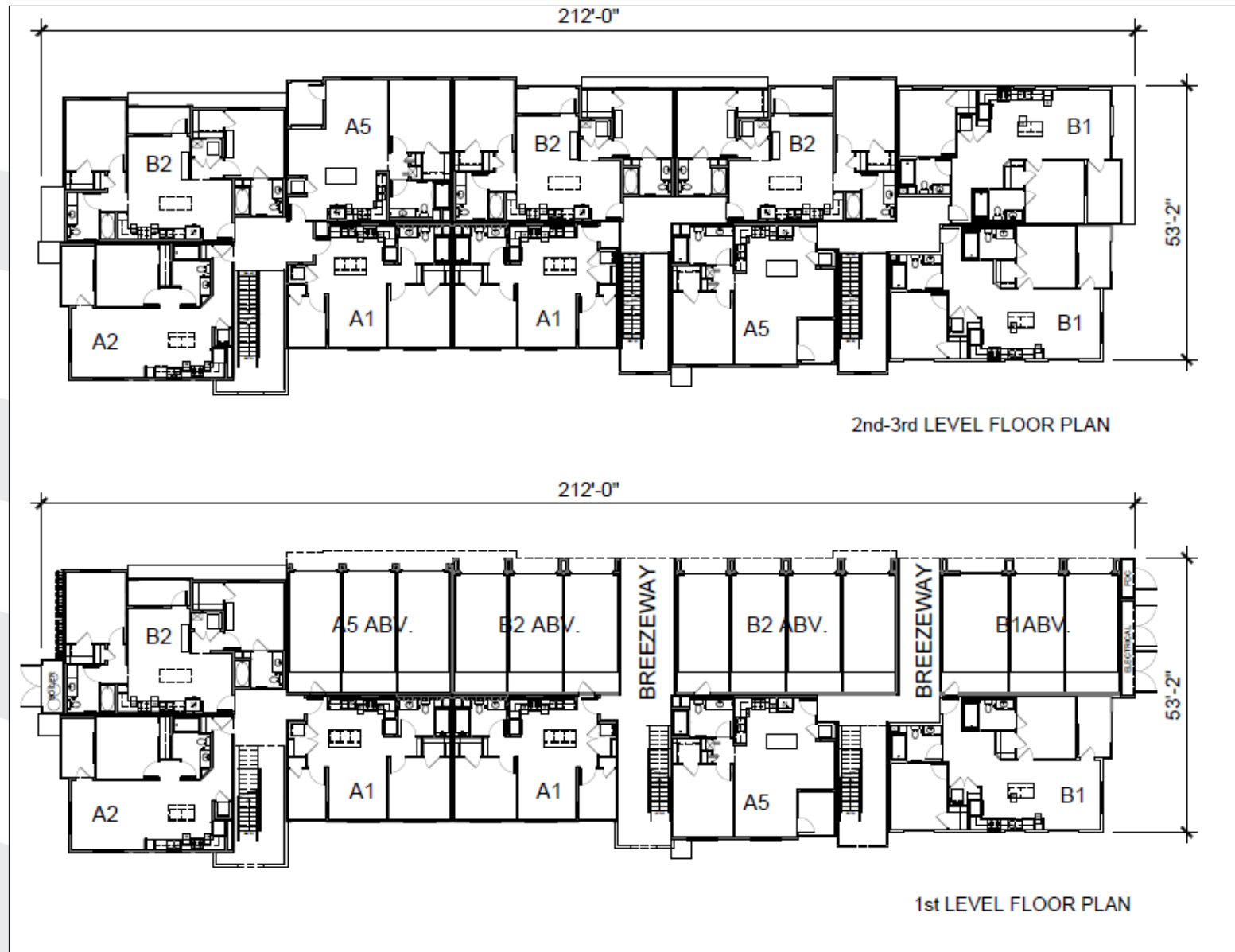
Type II Floor Plan



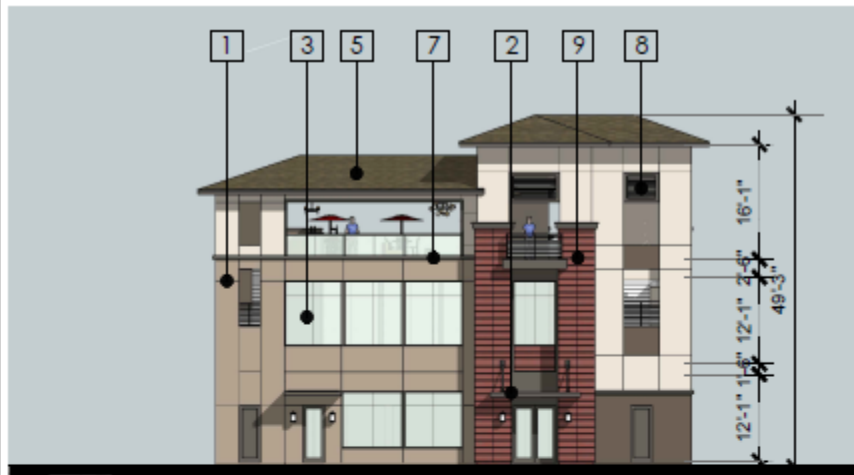
Type III Elevations



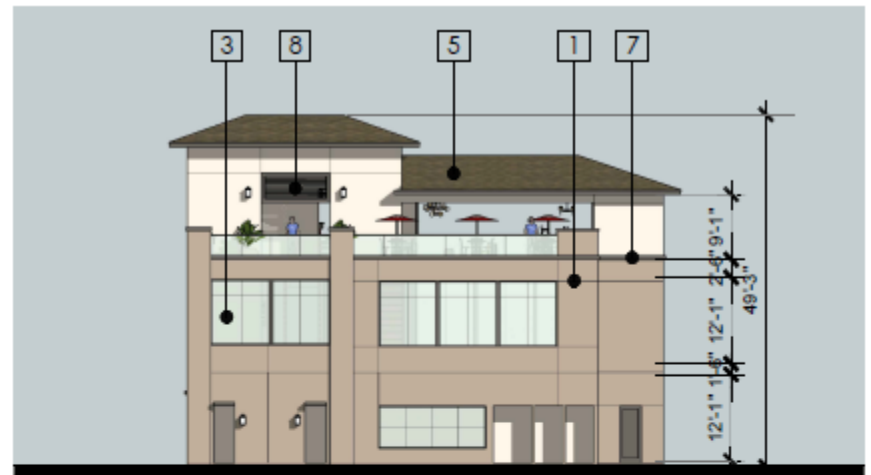
Type III Floor Plan



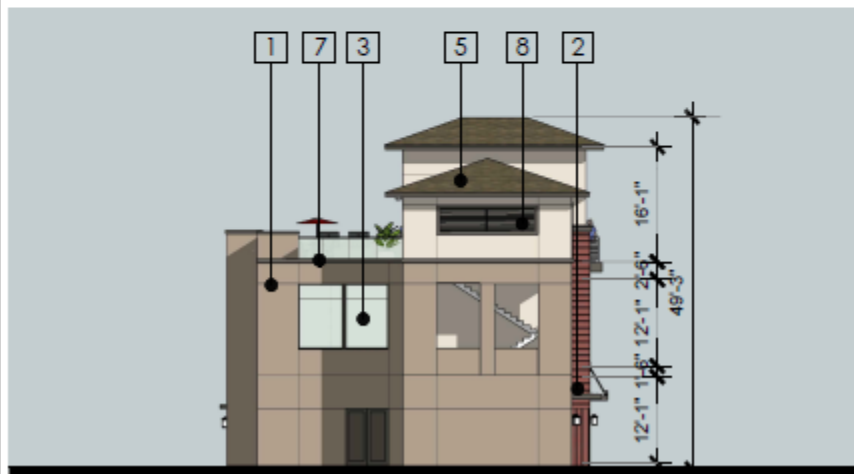
Amenity Building



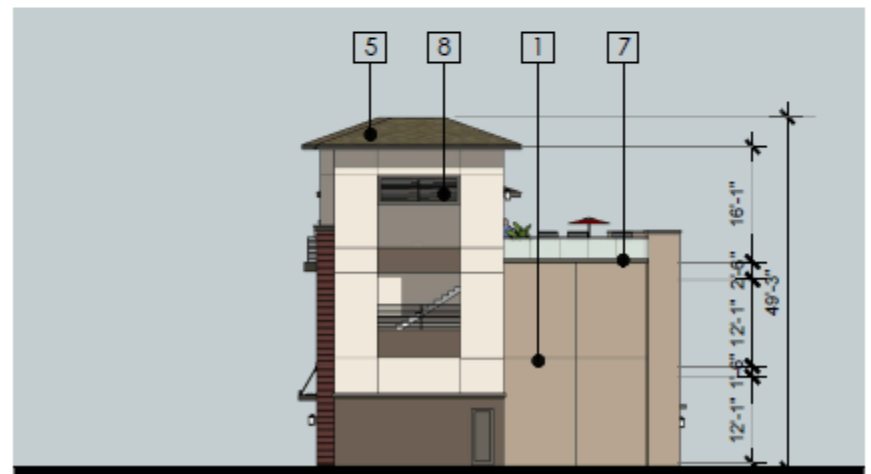
FRONT ELEVATION



REAR ELEVATION

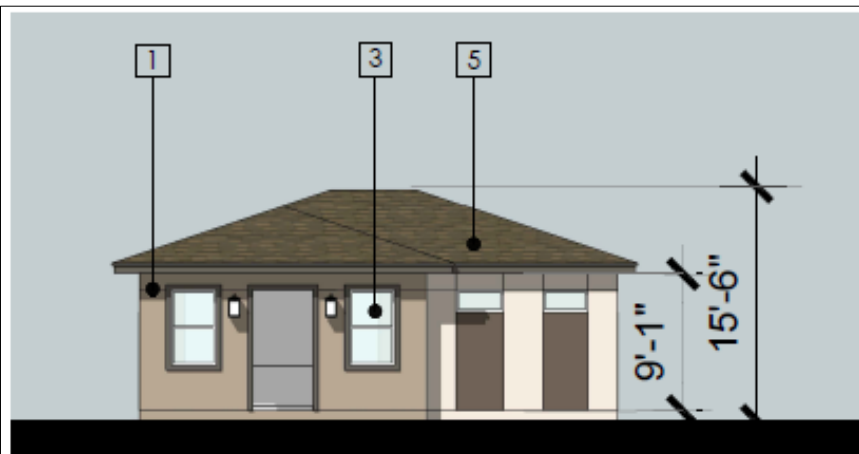


LEFT ELEVATION

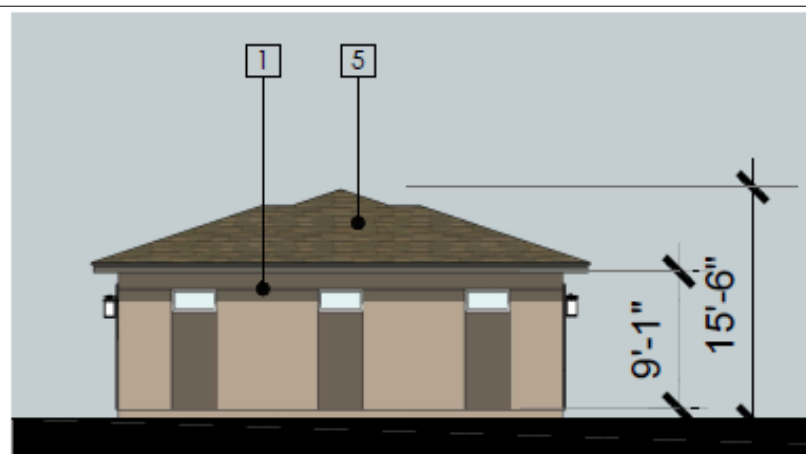


RIGHT ELEVATION

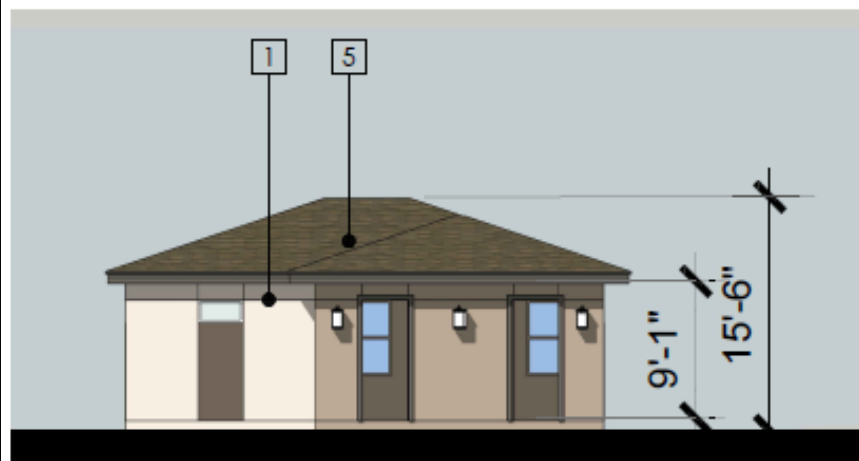
Mail Room



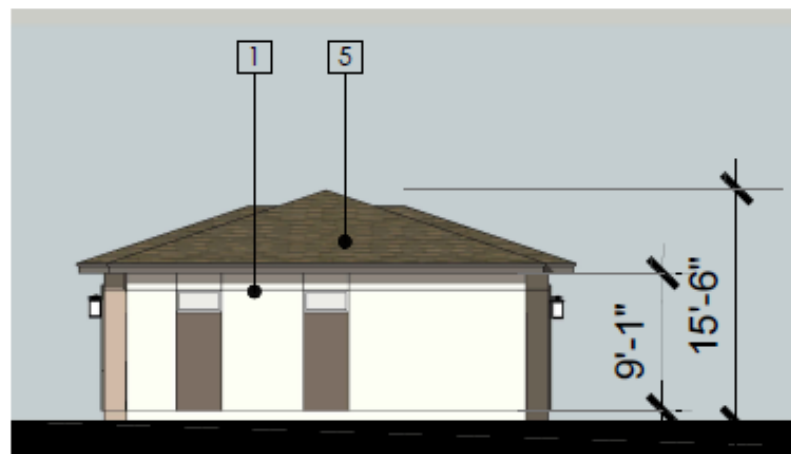
FRONT ELEVATION



LEFT ELEVATION

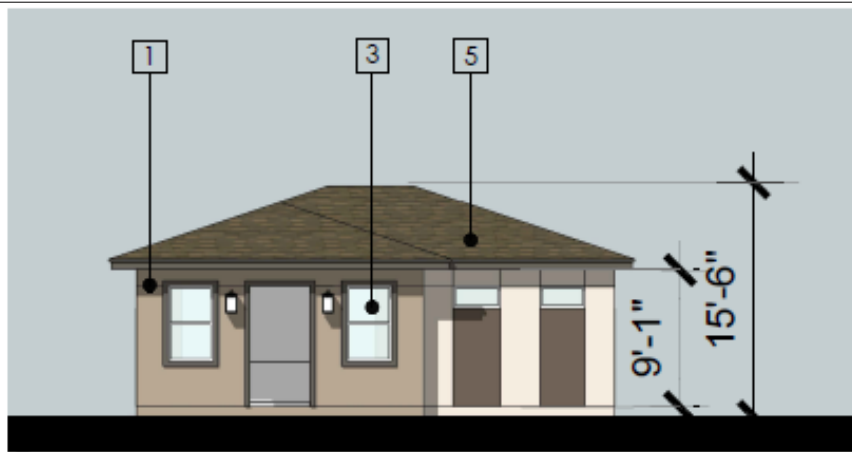


REAR ELEVATION

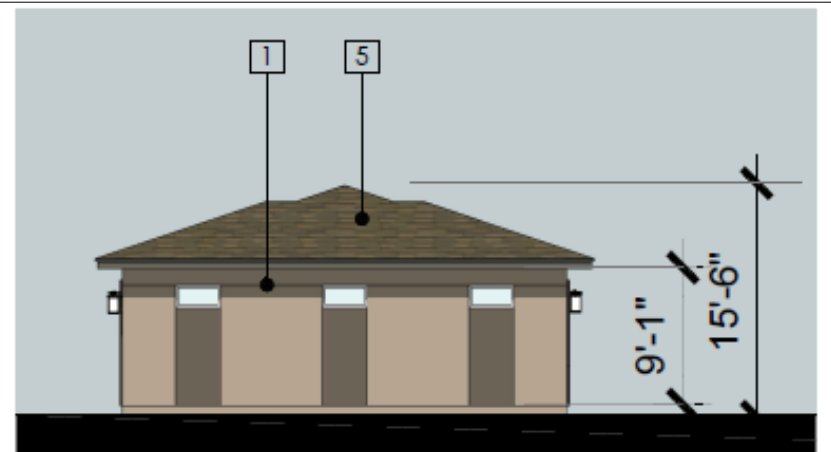


RIGHT ELEVATION

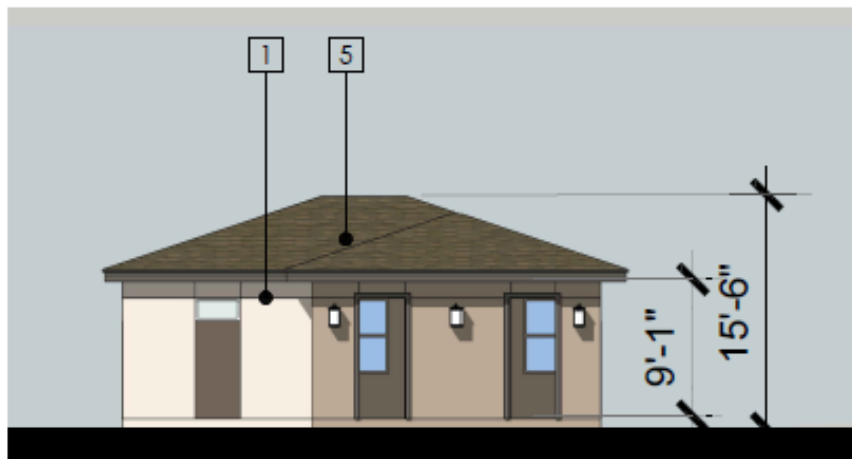
Mail Room



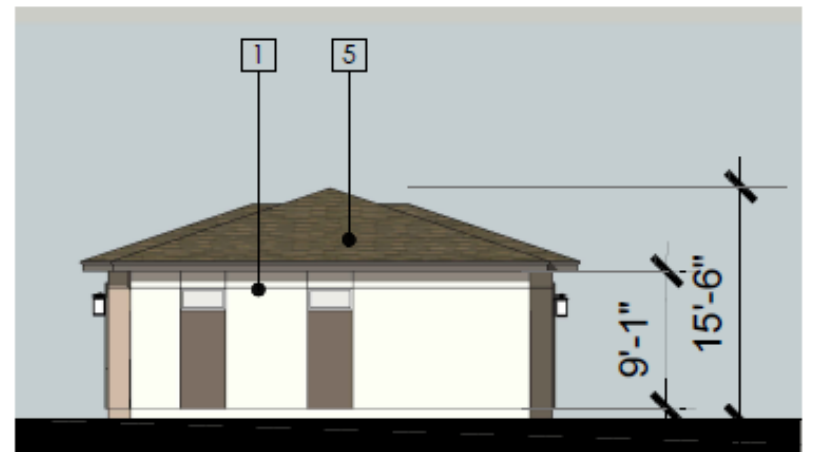
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

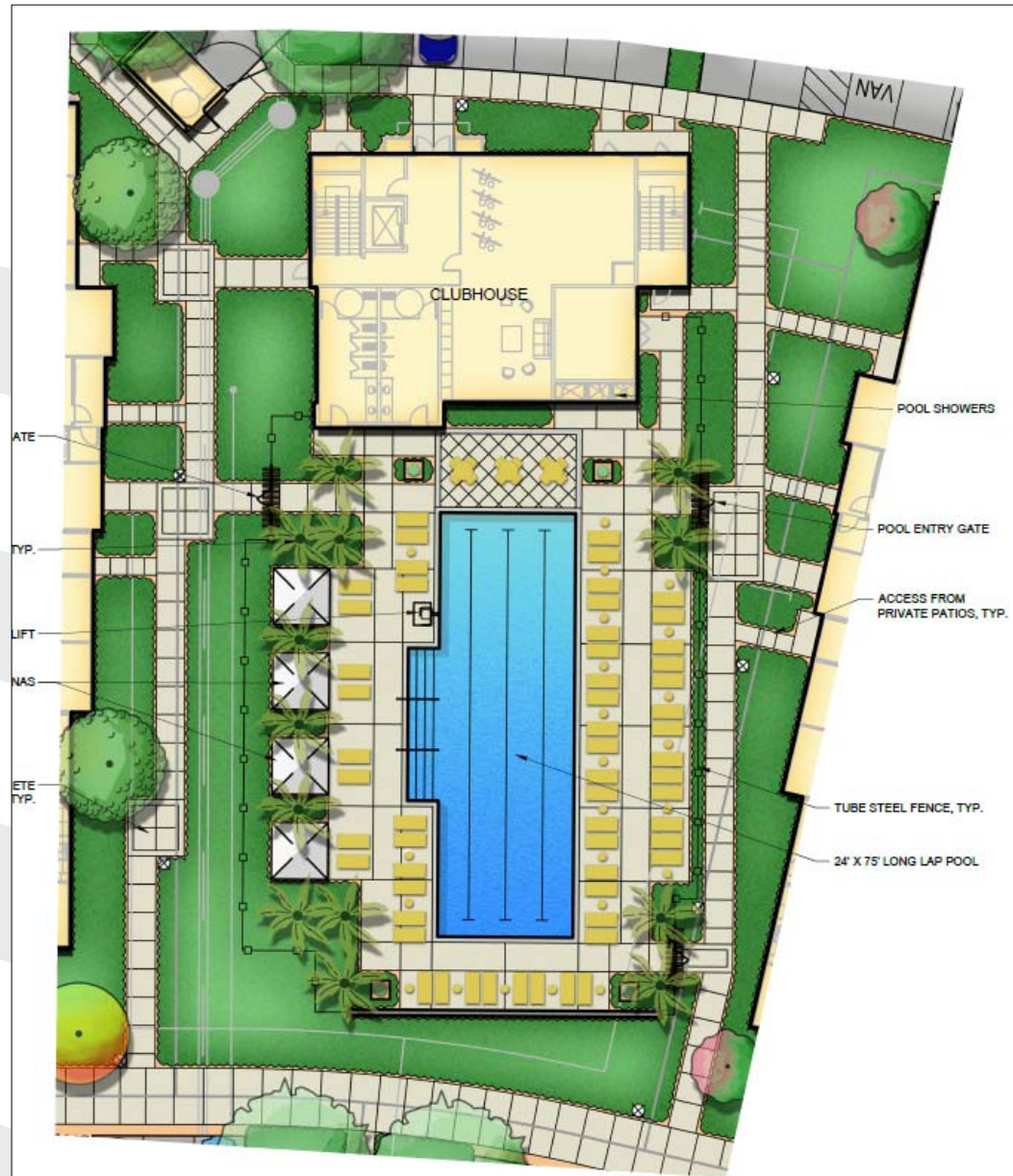


RIGHT ELEVATION

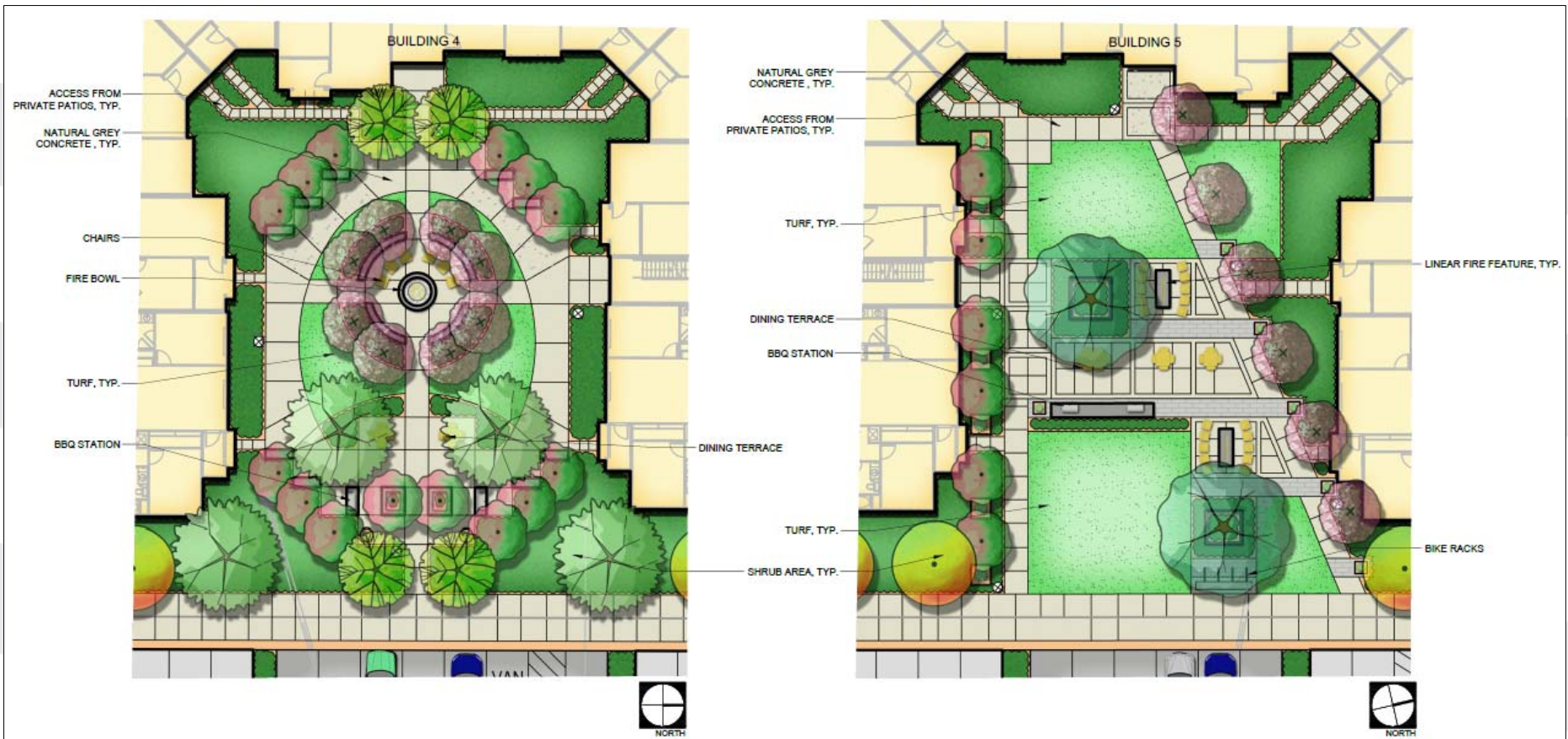
Landscape Plan



Pool Landscape Plan



Pool Landscape Plan



Phase I Buildings



Phase I & II Comparision



Environmental Review

Potential environmental impacts adequately analyzed by Gasser Master Plan Final Environmental Impact Report certified in November 21, 2006;

And by Vista Tulocay Apartments Project Addendum to the Gasser Master Plan Environmental Impact Report adopted August 16, 2016.



City Council Final Actions:

1. Determine that the potential environmental effects of the Project were adequately analyzed and addressed by prior CEQA actions.
2. Adopt a resolution approving a Design Review Permit for the Braydon, Phase II Apartment Project at the Gasser Master Plan housing site.



The background of the slide is a photograph of a street scene in Napa, California. The main focus is a large, curved, orange-brown building with a white dome, which is the Napa Valley Courthouse. To its right are several brick buildings with green awnings. In the foreground, there are green bushes with white and yellow flowers. The text "The End" is centered over the middle of the image.

The End



The Braydon II / 10/20/2020

FAIRFIELD

RESIDENTIAL



FEBRUARY, 2020

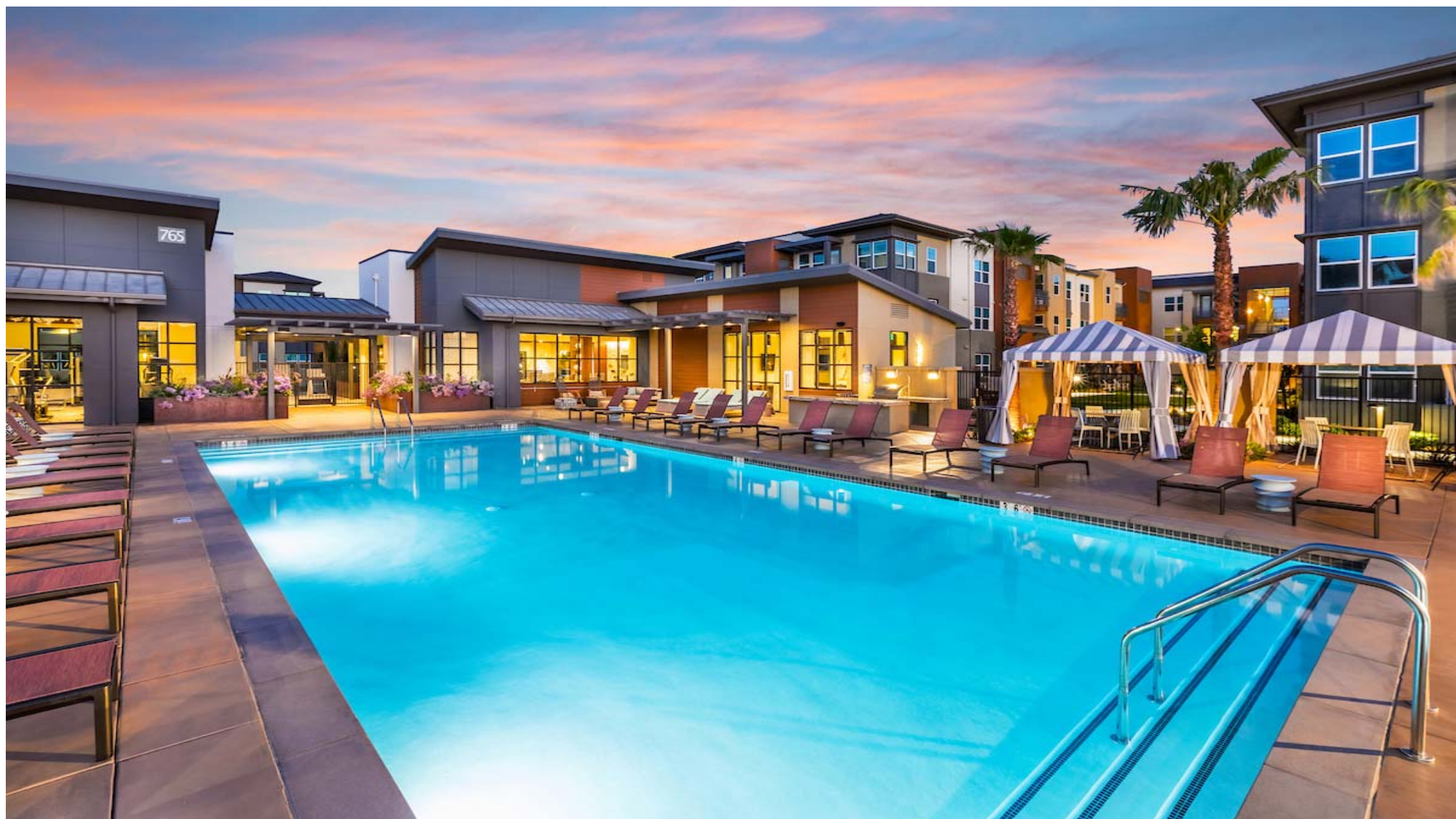
GASSER DISTRICT MASTER PLAN

Napa, California



FAIRFIELD

RESIDENTIAL



FAIRFIELD

RESIDENTIAL







FAIRFIELD

RESIDENTIAL



FAIRFIELD RESIDENTIAL



FAIRFIELD RESIDENTIAL
COMPANY, LLC
9150 MORRISVILLE DR.
SUITE 200
SAN DIEGO, CA 92121

VISTA TULOCAY PHASE II Napa, California

OVERALL LANDSCAPE PLAN
CONCEPTUAL LANDSCAPE PLAN
AUGUST 2020

vanderToeten Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoeten.com



L.1
Project No. 12318

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VISTA TULOCAY PHASE II

FAIRFIELD RESIDENTIAL
5510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO CA 92121
(858) 626-8263

NAPA, CALIFORNIA

STREET SCENE LOOKING EAST FROM NAPA WINE TRAIL

SCALE : N.T.S.
DATE: 08-18-2020
JOB NO.: 2019-299

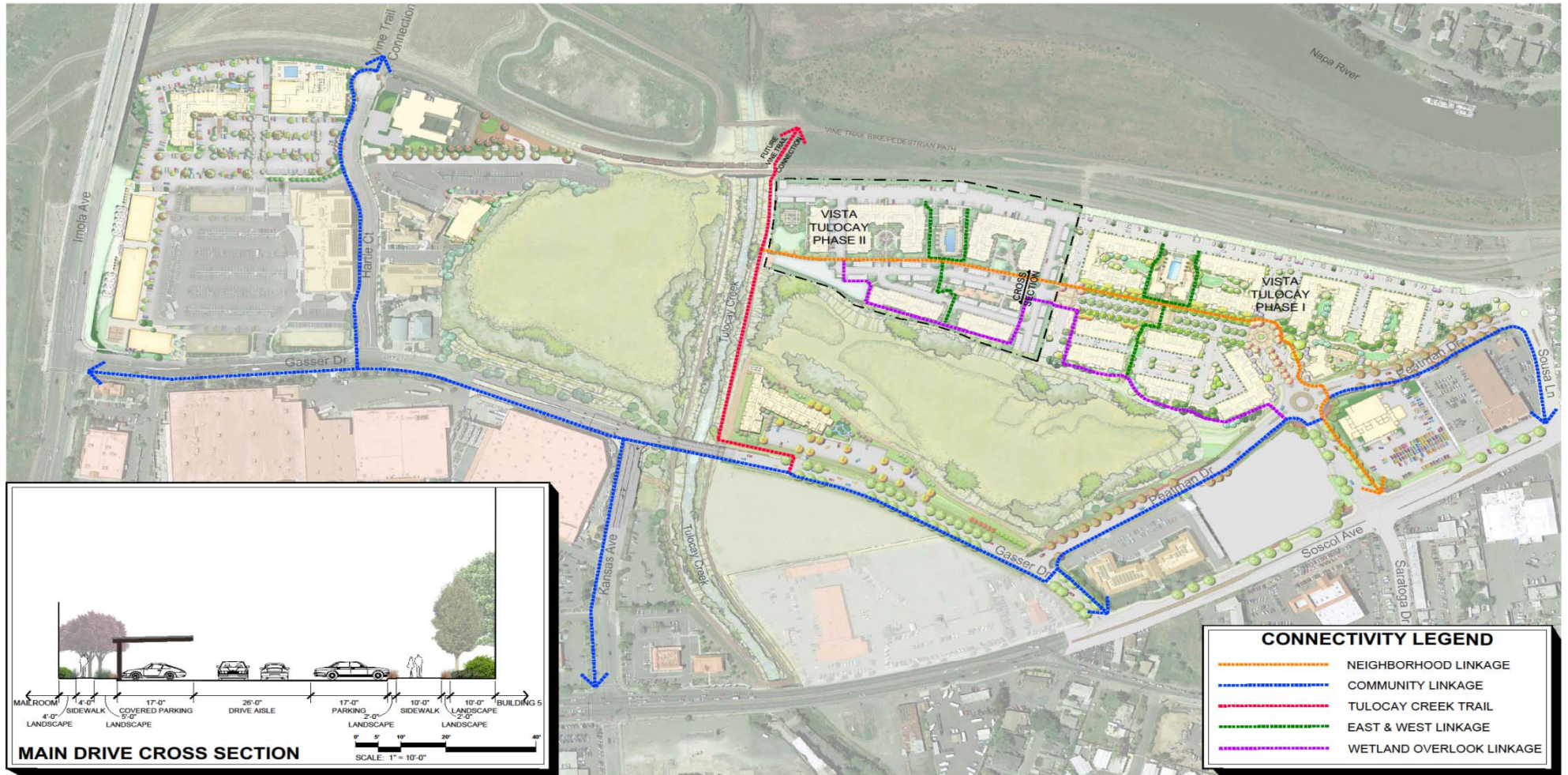
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

A1.02



Fairfield is very pleased to be in the City of Napa and we look forward to moving ahead with an expansion of The Braydon rental community. We believe this community, when completed, will be something that Fairfield, the City, and the Citizens of Napa will be proud to have in the neighborhood!

FAIRFIELD
RESIDENTIAL



From: [Patrick Band](#)
To: [Jill Techel](#); [Doris Gentry](#); [Scott Sedgley](#); [Liz Alessio](#); [Mary Luros](#)
Cc: [Clerk](#)
Subject: NCBC - Comment to Council for October 20, 2020 Meeting - Please Read
Date: Tuesday, October 20, 2020 1:44:01 PM
Attachments: [LT Napa Council - Breydon Phase II 102020.pdf](#)

[EXTERNAL]

Mayor Techel & Councilmembers -

Attached, please find a comment letter for Item 14A - Braydon Apartments, Phase II.

We would also request that the Clerk read our letter during the public comment time for this item.

Thank you!

--

Patrick Band
Executive Director, Napa County Bicycle Coalition
O: (707) 258-6318. [REDACTED]
www.NapaBike.org



October 19, 2020

Mayor Techel & Councilmembers,

The Napa County Bicycle Coalition represents over 1,800 members and supporters throughout Napa County in advocating to make riding a bicycle in our communities safe, convenient, and accessible for riders of all ages and abilities. Since 2008, the Napa County Bicycle Coalition has worked with local organizations, businesses, elected officials, and the public to align our transportation infrastructure with the needs of cyclists and other active transportation users.

We enthusiastically support construction of more housing in our community, and particularly moderate density infill projects like the Braydon which have the ability to significantly reduce dependence on personal vehicles for everyday transportation needs.

Unfortunately, there is a huge missing link with the Braydon. Getting to downtown by bike from the Braydon or Stoddard West apartments requires either a nearly 1.5 mile detour to Hartle Court, or for cyclists to brave Soscol Avenue along a narrow, unprotected Class II bike facility adjacent to high volume and high speed car and heavy truck traffic.

One of the core goals of the 2019 Napa Valley Transportation Authority's Bicycle Plan for the City of Napa is to "develop a well-designed low Level of Traffic Stress (LTS) connected bicycle network." Based on LTS analysis tools, the current conditions on Soscol result in a LTS score of 3, which is deemed to be "acceptable to the enthusiastic and confident" bicyclist, but unwelcoming to less experienced riders, including the 50% of people in the general public who identify as "interested but concerned."

Our Request –

We are in the midst of a generational housing crisis, and NCBC fully recognizes that placing conditions on this project to evaluate, design, and construct an alternate connection to this and previously built projects in the area is neither reasonable nor equitable. Nevertheless, NCBC remains committed to ensuring that all residents have access to safe, convenient, and accessible bicycle transportation.

With that in mind, NCBC would like to request Council support for, and direction to staff to establish, a new Capital Improvement Program (CIP) project for a bicycle/pedestrian connection from the project vicinity to the Napa Valley Vine Trail.

The 2012 and 2019 City of Napa Bicycle Plans both identify a future direct connection from this general project location to the Vine Trail along Sousa Lane and the existing utility road across the Wine Train tracks. While there are myriad challenges and unexplored potential barriers to such a crossing, we must start somewhere, and establishment of a new CIP project will provide the structures necessary for future City staff time to explore this issue and truly integrate this new housing into our community.

Thank you,

A handwritten signature in black ink, appearing to read "P. Band", with a long horizontal line extending to the right.

Patrick Band
Executive Director