

Adams Street Property Visioning Design Portfolio



CITY OF ST. HELENA

Final
May 2009



ADAMS STREET PROPERTY VISIONING

Design Portfolio

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INTRODUCTION AND PROJECT OVERVIEW

in this section:
**Project Purpose
and Process**
Planning Context
Project Area

IN THE FALL OF 2008, the community of St. Helena gathered in a series of planning workshops to create a community vision for 5.6 acres of City-owned property on Adams Street (referred to as the “Adams Street Property”) near Main Street in Downtown. Centrally located with excellent views and close connections to both the City’s agriculture and its urban core, the Adams Street site has long been a point of discussion for the community.

The City hired urban planning and design planning firm MIG to lead the public visioning process and create this document, the Adams Street Property Visioning Design Portfolio (“the Portfolio”). The portfolio is not intended to be a prescriptive master plan for the site. Rather, the overall vision and specific design direction outlined in this document establish a framework for guiding future public and private developments on the site, as well as public improvements, such as community open spaces and streetscape enhancements. The overall intent of the plan direction is to create a strong, attractive and vibrant gathering environment that leverages the property for new development and provides civic and economic benefits for the local community.

The portfolio is organized into the following three sections:

- 1. Introduction and Project Overview** - The remainder of this section synthesizes the project purpose and process, summarizes the planning context, and delineates the project area.
- 2. Community Vision Framework** - This section describes the content of the community visioning process; planning and design principles cultivated during the process; common elements important to the community; broad land use alternatives; and the preferred community direction.
- 3. A Vision for the Adams Street Property** - This section details preferred land uses and key design recommendations for the Adams Street Property.

PROJECT PURPOSE AND PROCESS



Public workshops were held as part of the planning process.

Project Purpose

Over the years, many ideas and proposals have come forth regarding how to best utilize the Adams Street Property. The goal of this project was to engage the residents of St. Helena in an interactive community planning process that would result in a shared, newly created vision for the Property. Building on the community vision and informed by economic feasibility analysis, the planning process defined the preferred land uses and design direction for the future development of this important site.

This portfolio reflects visionary ideas intended to suggest how the site might eventually be designed and used. However, **the plan and its land use components are intended to be flexible and modular.** This allows planning for the site to evolve as the City and potential developers consider future market conditions and additional community dialogue, all with the ultimate goal of successful implementation.

Planning Process

In conjunction with the City of St. Helena's General Plan Update planning process, the City initiated the Adams Street Property Visioning project in October of 2008. The process included

several stakeholder interview sessions and two community workshops. The stakeholder interviews were conducted in early November 2008, and included the St. Helena Historical Society, Chamber of Commerce, Public Library, the City's Park and Recreation Department, and the local community organization Our Town St. Helena.

The project team held two public workshops from November to December 2008 to work with the community to formulate a vision for the Adams Street Property and to develop a land use plan and design strategies for implementing the vision. The workshops gathered community recommendations for developing the property in a contextual manner that integrates with existing adjacent uses, creates a range of new community open spaces, and preserves important views while also providing additional residential, civic and commercial uses. Additionally, the planning process included continuous consultation with the St. Helena General Plan Update Steering Committee to ensure a strong integration of planning for the Adams Street Property within the overall planning framework of the General Plan Update.

PLANNING CONTEXT

Previous Planning Efforts

Previous planning efforts helped to form the foundation for envisioning the future of the Adams Street Property. Earlier planning goals that focused on creating a community-serving and economically-viable plan for the site have been carried forth in this process. Other planning efforts that involved a predominantly housing-oriented approach to site development were understood to be less successful from a community perspective. As such, this planning process focused on a broader, diverse set of land uses.

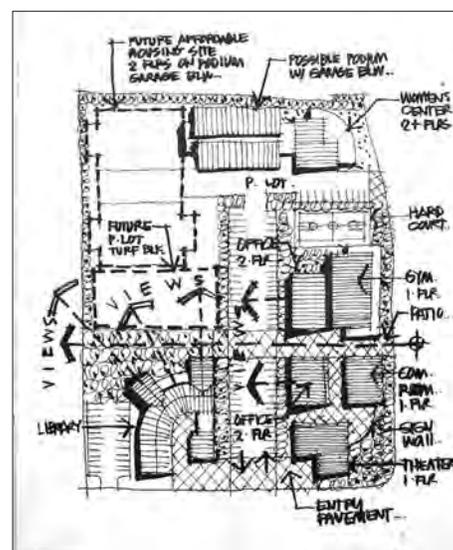
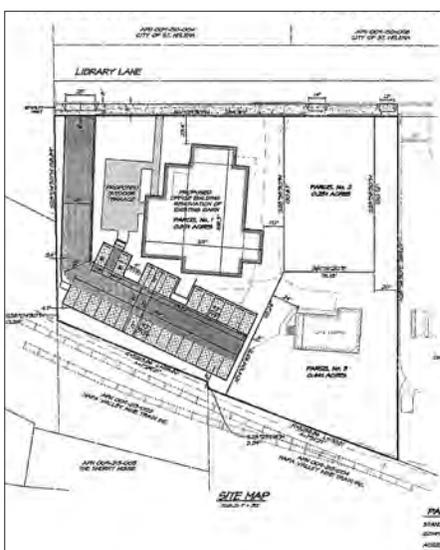
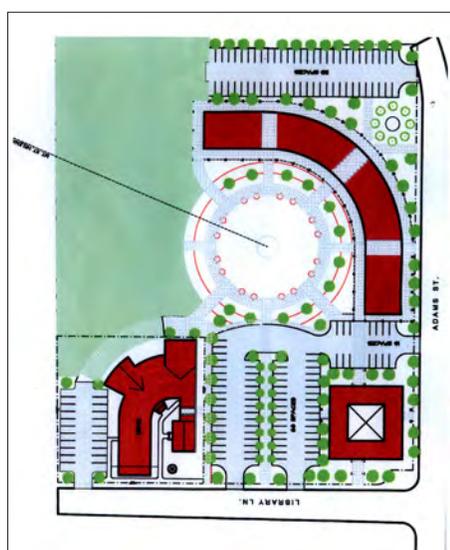
General Plan Update

The Adams Street Property Visioning process was undertaken simultaneous to the City's General Plan Update planning

effort and, thus, takes into perspective the holistic, comprehensive citywide planning process. As such, participants in the Adams Street Property Visioning process were informed by an understanding of the community's overall needs and goals moving forward in the future.

Housing Element

The Adams Street Property Visioning process was also informed by the concurrent Housing Element Update process. The Housing Element Update process informed the Adams Street Property Visioning process of the overall demand for housing in the community, including resources needed for additional elderly, disabled and farmworker housing.



Various past planning efforts help form the foundation for envisioning the Adams Street Property.

PROJECT AREA

The project area is located near Main Street, the commercial heart of Downtown St. Helena. It is approximately 5.6 acres of existing vineyards bounded by the St. Helena Public Library and Library Lane to the southwest, and Adams Street to the southeast. Adjacent vineyards on the north and east sides of the property offer striking views to Mount St. Helena and adjacent hillsides from the site.

Immediate neighbors of the property across both Adams Street and Library Lane include numerous banks, such as Citibank, Bank of America, Charter Oak Bank, Mechanics Bank and West America Bank. Several additional buildings are also located on the streets near the site, including Discoveryland Day Care Center (a part of Pacific Union College), the Wine Business Center, and an under construction adaptive-reuse office building in a historic barn structure on Library Lane for the Napa Valley Vinters. East of the commercial banks along Adams Street is a

residential neighborhood of single-family homes.

The Adams Street Property is two blocks north of Main Street, the City's central business district. While the distance between the Adams Street Property and Main Street is quite close, a lack of pedestrian-oriented buildings, inconsistent streetscape amenities, and a railroad crossing used by the Napa Valley Wine Train create visual and physical barriers for pedestrian flow along Adams Street.

Both Library Lane and Adams Street end alongside the limits of the Adams Street Property. An unpaved bike path starts near the site at its northeastern corner and runs eastward parallel to Grove Court.

The site is divided by the City's Urban Limit Line from east to west. The property's land use designation is "Agriculture" north of the Urban Limit Line and "Central Business" south of the line.



Vineyards are currently located on much of the Adams Street property.



View of Adams Street looking southwest.



Office uses, including banks, are located on the southeast side of Adams Street.



General Plan Land Use

 Central Business District

 Urban Limit Line

 Agriculture

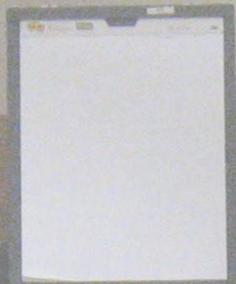
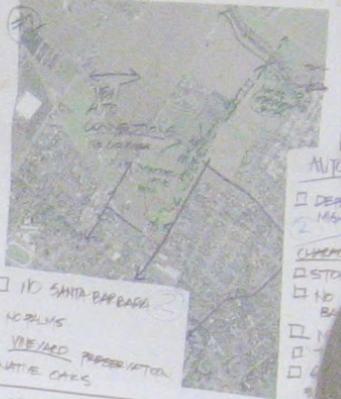


0 50ft 100ft 200ft

Figure 1: Project Area



EXIT



GROUP LAND USE
#1 LEGACY PROJECT
COMPLETE RESOURCES
 CURB CUT EXPANSION
PARKING
 HOUSING
 UNIQUE LOCATION SHOULD BE SHARED

NO SANTA BARBARA
 NO BOLLINS
 VEHICLED PAPERATION
 NATIVE CARS
WE NEED PUBLIC ART
 FOUNTAINS

AUTO
 DEER
 STOR
 NO
 B
 M
 G

ACACIAS STREET PROPERTY
PLANNING WORKSHOP
LEGAL PAD
Date: _____
Name: _____

COMMUNITY VISION FRAMEWORK

2

in this section: **Visioning Process**

Community Principles and Common Elements

Land Use Alternatives and Community Feedback

THE COMMUNITY VISION FRAMEWORK presents the key concepts behind the community's vision for the Adams Street Property, and summarizes strategies and goals designed to achieve the vision. It is comprised of the following components: Community Principles and Common Elements. The framework was developed through an iterative process that involved direct community participation to craft a set of goals that reflected the holistic values and core land use elements identified by stakeholders. It provided the conceptual foundation for land use alternatives and, ultimately, the recommended land use plan for the Property. The framework will continue to provide guidance to City staff and the community as the development of the Adams Street Property moves forward.

Following this introduction, this section summarizes the community visioning process, outlines the Community Principles and Common Elements, and describes community feedback about the development of the Land Use Alternatives.

VISIONING PROCESS

On November 10, 2008, approximately 40 community members convened for an interactive community visioning workshop. Participants were asked to identify their recommended land uses for the Adams Street Property as well as suggested locations. Community discussion also addressed strategies to make the area more walkable, bikeable, transit-friendly as well as better connected to Main Street. Community members also shared their ideas for what type of new development

character would best take advantage of the site's features, integrate with the local context and incorporate design concepts important to the community.

The Community Principles on the following page reflect the summary of St. Helena's ideas for the Adams Street Property.



A community visioning workshop provided recommendations to land use, design, and circulation.



COMMUNITY PRINCIPLES AND COMMON ELEMENTS

Community Principles

These principles provide specific direction for future development and provide a mechanism to evaluate alternatives and trade-offs as future plans are developed.

- Incorporate a mix of uses.
- Create a community gathering space.
- Create a destination for locals (uses, amenities).
- Preserve views from the library.
- At minimum, create a bicycle and pedestrian connection to the Silverado Trail.
- Support and integrate into the existing character of St. Helena.

Common Elements

The following Common Elements represent core land uses important to the large majority of community members

and should be incorporated in any future developments. As shown in the figure to the right, the Common Elements are recommended to be synergistically designed with each other and located at the southeastern corner of the site to create a striking and visually-inviting entrance to the site entering from Main Street.

- Library Expansion.
- Plaza and Café.
- Community Facilities, such as a History Center or Community Center.



Common elements for all scenarios included library expansion, a plaza and cafe, and community facilities.

LAND USE ALTERNATIVES AND COMMUNITY FEEDBACK

Based on the Community Principles and the Common Elements, three Land Use Alternatives were developed for consideration at the second Community Workshop on December 8, 2008.

The three Land Use Alternatives all shared the same Common Elements in the same location. They varied in the amount of open space, new development and public amenities and facilities each provided. In the **Vineyard Green** scenario, the remainder of the property beyond the Common Elements (and the necessary parking to support those uses) is dedicated to public open space. Approximately 4.6 acres of open space is left on the property for public uses.

In the **Civic Heart** scenario, portions of open space along Adams Street is developed into a City Hall, Office-Retail mixed-use development and residential townhome units. Approximately 3.4 acres of open space is left on the property for public uses.

The **Mixed-Use Village** scenario builds on the Civic Heart scenario by following the same design approach of fronting new development on Adams Street while leaving the northwestern portion of the site undeveloped (2.6 acres) and open to views. This scenario doubles residential development intensity with two residen-

tial-commercial mixed-use developments as well as townhomes.

The Land Use Alternatives matrix (opposite page) delineates the types and amounts of various land uses in each scenario, as well as a preliminary economic feasibility analysis of each scenario's financial impacts.

The following list of planning and design recommendations summarizes the results of the second workshop and distills the community response to the Land Use Alternatives. These recommendations were incorporated into the Vision for the Adams Street Property, described in detail in the following section.

- Create a balanced mix of uses between Scenarios B and C.
- Provide strong community-oriented uses and programming, e.g. library expansion, community center, history museum.
- Create active public open spaces, e.g. amphitheater, play areas, gardens.
- Provide some housing, local-serving retail, and civic uses.
- Design inviting public, pedestrian access and circulation throughout the site.

	A. VINEYARD GREEN	B. CIVIC HEART	C. MIXED-USE VILLAGE
COMMON ELEMENTS			
LIBRARY EXTENSION (8,000 s.f.) COMMUNITY FACILITIES (18,000 s.f.) HISTORY CENTER COMMUNITY CENTER PLAZA AND CAFE			
OPEN SPACE	4.6 Acres 	3.4 Acres 	2.6 Acres
LAND USES	<ul style="list-style-type: none"> Library Extension Community Facilities Open Space Parking 	<ul style="list-style-type: none"> Library Extension Community Facilities Open Space Parking Common Court Yard Housing City Hall Office Over Retail 	<ul style="list-style-type: none"> Library Extension Community Facilities Open Space Parking Housing Over Retail Housing Housing Over Office
NEW CONNECTIONS	 <ul style="list-style-type: none"> Improved Bicycle and Pedestrian Connections through Open Space and to Existing Bike Path 	 <ul style="list-style-type: none"> Improved Bicycle and Pedestrian Connections through Open Space and to Existing Bike Path Extension of Adams Street to Starr Rd. Extension of Library Lane to Fulton Rd. 	 <ul style="list-style-type: none"> Improved Bicycle and Pedestrian Connections to Existing Bike Path along Adams Street Extension of Adams Street to Silverado Trail Extension of Library Lane to Fulton Rd.
CITY HALL	None	10,000 - 15,000 s.f. <ul style="list-style-type: none"> Two Story Building City Offices Council Chambers 	None
OFFICE	None	8000 s.f.	18,000 s.f.
RETAIL	None	8000 s.f.	8000 s.f.
HOUSING *Approximate estimate of housing units based on preliminary analysis	None	~ 21 Housing Units* 6 Condominiums / Apartments 15 Townhomes	~ 50 Housing Units* 33 Condominiums / Apartments 17 Townhomes
ECONOMICS	<ul style="list-style-type: none"> Market Analysis = na Fiscal Analysis = 	<ul style="list-style-type: none"> Market Analysis = <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Fiscal Analysis = <input checked="" type="checkbox"/> 	<ul style="list-style-type: none"> Market Analysis = <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Fiscal Analysis = <input checked="" type="checkbox"/>



THE ADAMS STREET PROPERTY VISION

3

in this section:
**Adams Street Property
Vision**
**Land Use and Design
Recommendations**

ON THE FOLLOWING PAGES, the Adams Street Vision presents the culmination of the community's efforts to consider the Property's assets and constraints, while remaining true to the concepts laid out in the Community Vision Framework. It offers a comprehensive site plan that meets key community objectives identified during the vision and land use alternatives processes, including: providing a central gathering place to serve the needs of local residents; accommodating a variety of community uses and needs; integrating elegantly with its adjacent environment; and appearing inviting to all who seek to explore and enjoy St. Helena.

This section includes a series of Preliminary Land Use Plan and Design Recommendations that support the Adams Street Vision. These detailed land use and design recommendations were developed from community feedback and refined with additional input from the General Plan Update Steering Committee. Each is described and supported by additional recommendations to consider in future site development efforts. As such, the following design recommendations seek to maximize opportunities for new development and public improvements that will work synergistically to create an integrated, functional and attractive experience for all future users.

ADAMS STREET PROPERTY VISION





1

Develop housing that is predominantly for the local workforce. Affordable and senior housing can also be included.



5

Create a bike and pedestrian path throughout the site that connects to the adjacent bike path (parallel to Grove Court) and east to the Napa River.



2

Maintain some of the existing vineyards to preserve views from the library and on the site, provide natural open space and enhance local character.



6

Develop a mixed-use building with local-serving commercial/retail spaces on the ground floor and residential units above. Offer opportunities for owner-occupied retail. Apartments and/or condominiums on upper floors should be primarily workforce housing.



3

Create a courtyard to connect civic uses and to offer outdoor meeting and resting areas for employees, residents and visitors.



7

Move the Farmer's Market to the City Hall parking lot on weekends when the parking lot is not in use.



4

Locate a civic plaza with public art, pedestrian amenities, and other active elements such as a cafe. The plaza should integrate with strong streetscape improvements to Main Street and provide a welcoming entrance to the site.



8

Relocate the current City Hall to the Adams Street Property. Encourage green building design, a useable rooftop, and strong connections and activation to the surrounding uses.

LAND USE AND DESIGN RECOMMENDATIONS

The following section provides land use and design recommendations for the following nine categories:

- Existing Vineyard;
- Community Open Space;
- Library Expansion;
- Civic/Community Uses;
- Mixed-Use Residential/Commercial;
- Housing;
- Parking; and
- Connections.

The recommendations suggest appropriate public uses, amenities, and design for private development.



Existing Vineyard

A large portion of the existing vineyard will continue to be used for agriculture.

Design recommendations for the existing vineyard include the following.

- Protect existing views from the library to the hillsides by maintaining this area as open space.
- Maintain the northwestern portion of the property for agricultural uses to be used as a productive vineyard.
- Promote long-term protection of agricultural uses by realigning the urban limit line to run parallel to Adams Street.

Community Open Space

Community open spaces are public open areas within the Property that serve as amenities for residents and visitors. These include a plaza, amphitheatre, tot lot, and community garden. Design recommendations for community open space include the following.

- The central courtyard, located between the civic uses and library expansion, should serve as the town's outdoor living room with benches, seating and tree planters.

- Incorporate community open space into future housing development, including a tot lot and community garden.
- Create a plaza at the corner of Adams Street and Library Lane to serve as an attractive entrance to the Property. This plaza should be visually inviting to attract people from the Downtown.



Library Expansion

The expansion of the library is expected to take place immediately adjacent to the library's current location. Design recommendations for the library expansion include the following.

- Integrate the library expansion with other uses on the Adams Street Property, particularly the Common

Courtyard that could be shared between the Library with additional Civic and Community buildings on the southeastern corner of the site.

- Design doors, windows, interior/ exterior seating and patio space of the library to connect with the Common Courtyard, Amphitheatre and Vineyard areas.





Civic/Community Uses

Many community members expressed desire for various types of civic and community uses through the visioning process. One suggestion has been the relocation of City Hall from Main Street to the Adams Street Property. Future plans should consider options for various civic uses. For example, a community center and history museum were expressed by many members of the community to be an important land uses for the Adams

Street Property. Design recommendations for the Civic/Community Uses include the following.

- Locate a café on the ground floor of any future Civic/Community buildings and orient the café onto the plaza on the corner of Library Lane and Adams Street. A combination of café and plaza will create a vibrant, active and inviting entrance to the Adams Street Property for users entering from Main Street.



Mixed-Use Residential/Commercial

A portion of the Property has been identified for a mix of residential and commercial uses. Design recommendations for the mixed-use area include the following.

- Commercial uses should be compatible with surrounding commercial uses along Adams Street and provide local-serving amenities.
- Residential uses should provide a variety of smaller unit-types, focusing on one and two-bedroom floor plans.
- Encourage housing above ground-floor commercial uses.
- The form of buildings should complement existing residential styles.
- Stone and high-quality building materials are preferred by the community.

Housing

Two and three-story attached housing, such as townhomes, are recommended on the north-eastern portion of the site. Compact housing on the Adams Street Property is an efficient use of land, which should also provide much-needed workforce housing options. Additionally, housing that “looks onto” the public open space areas of the Adams Street Property provides additional safety for park users. The primary community concern related to housing is that the site is not overly developed for private uses, such as housing. A limited, yet economically feasible, amount of housing is appropriate for the

site. The following recommendations describe the desired design features of housing on the Adams Street Property.

- Encourage housing to “front” onto public paths and open space areas by orienting windows, doors, balconies, porches and yards toward public areas.
- Fencing should be low enough to see across.
- Utilize building setbacks and generous landscaping to provide privacy for residents.
- Utilize stone and/or high-quality building materials.



Parking

Due to the generally low-rise nature of the recommended future development, underground parking is not a feasible option for the Adams Street Property. While surface parking lots are generally not a pedestrian-oriented land use or particularly attractive, a spacious surface

parking lot on the Adams Street Property can be a great location for the local, weekly Farmer’s Market. Additionally, well-designed parking lots with generous landscaping and elegant hardscape features can mitigate visual impacts.





Circulation

Future development of the Adams Street Property should strive for convenient and safe connections to the site for all modes of transportation, as well as easy circulation as a pedestrian once on the site.

Off-Site Circulation

Bike and pedestrian improvements are recommended on the dirt path north of the Adams Street Property leading to the Napa River. The northeast corner of the Adams Street Property should be designed to integrate the northern bike/pedestrian path with another bike path entrance at the end of Adams Street.

New development on Adams Street may include the extension of Adams Street further north, as well as Library Lane further east to Fulton Lane. Additional traffic impact studies will be necessary to analyze what auto-oriented circulation improvements are needed to support future developments.

On-Site Circulation

Surface parking lots are easily located near Library Lane and Adams Street. Once on the site, users should have a wide, paved footpath that meanders through the site, linking together the multiple community open spaces. The following design guidelines will create an engaging and comfortable pedestrian experience.

- Sidewalks and footpaths should be a minimum of six feet wide for comfortable access by all users.
- Due to St. Helena's hot summer weather, sidewalks and footpaths should be lined by shade-bearing trees.



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