



SPECIAL JOINT CITY COUNCIL/PLANNING COMMISSION MEETING AGENDA

City Hall - Council Chambers
4381 Broadway, Ste 201 American Canyon
August 20, 2024
7:30 PM

Mayor: Leon Garcia
Vice Mayor: David Oro
Councilmembers: Mariam Aboudamous, Mark Josph, Pierre Washington

Chair: Brando Cruz
Vice Chair: Davet Mohammed
Commissioners: Eric Altman, Andrew Goff, Crystal Mallare

Tonight's meeting is a limited public forum. American Canyon promotes respectful and responsible behavior among its meeting participants, whether they are present in person or remotely. Using offensive language or remarks that promote, foster, or perpetuate discrimination based on race, creed, color, age, religion, gender marital status, status regarding public assistance, national origin, physical or mental disability or sexual orientation/gender identification, as well as any other category protected by federal, state or local laws will not be tolerated. In the case of an occurrence, the speaker will be immediately disconnected from the microphone.

1. PUBLIC PARTICIPATION

City Council and other public meetings will be conducted in person. This meeting is also available via Zoom, is broadcast live to residents on Napa Valley TV, on our [website](#) and on [YouTube](#).

Zoom Link: Click [here](#). **Webinar ID:** 849 9699 3806; **Passcode:** 12345. **Phone in to Zoom:** 408-638-0968

Oral comments, during the meeting: Oral comments can be made in person during Open and Closed Session or through Zoom in Open Session only. On Zoom use the "raise your hand" tool during any public comment period. To avoid confusion, hands raised outside of Public Comment periods will be lowered.

Written comments: Submit written comments by the [eComments link](#), located on the Meetings & Agendas page of our website. eComments are available to council members in real time. To allow for Council review of comments, eComments will close at 3:00 pm on the day of the meeting.

The above identified measures exceed all legal requirements for participation in public comment, including those imposed by the Ralph M. Brown Act. For more information, please call the Office of the City Clerk at (707) 647-4369 or email cityclerk@cityofamericancanyon.org.

AGENDA MATERIALS: City Council agenda materials are published 72 hours prior to the meeting and are available to the public via the City's website at www.americancanyon.gov.

AMERICANS WITH DISABILITIES ACT: The City Council will provide materials in appropriate alternative formats to comply with the Americans with Disabilities Act. Please send a written request to City Clerk at 4381 Broadway, Suite 201, American Canyon, CA 94503 or by email to cityclerk@cityofamericancanyon.org. Include your name, address, phone number and brief description of

the requested materials, as well as your preferred alternative format or auxiliary aid, at least three calendar days before the meeting.

7:30 P.M. SPECIAL MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT - ITEMS NOT ON THE AGENDA

*This time is reserved for members of the public to address the City Council and Planning Commission on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the City Council and Planning Commission. Comments are limited to 3 minutes. Comments for items on the Agenda will be taken when the item is called. The City Council and Planning Commission are prohibited by law from taking any action on matters discussed that are not on the Agenda, and no adverse conclusions should be drawn if the City Council does not respond to public comment at this time. Speakers are asked to please speak clearly, and provide their name. Any handouts for distribution to the City Council and Planning Commission must be emailed by 3:00 p.m. on meeting day. To comment via zoom during the meeting: click the "raise your hand" button if joining by computer, or press *9 if joining by phone, when the item is called. To avoid confusion, hands raised outside of Public Comment periods will be lowered.*

WORKSHOP

1. **Objective Design Standards**

Recommendation: Receive information on Objective Design Standards

ADJOURNMENT

CERTIFICATION

I, Nicolle Hall, Deputy City Clerk, Community Development Department for the City of American Canyon, do hereby declare that the foregoing Agenda of the Special Joint City Council Planning Commission was posted in compliance with the Brown Act prior to the meeting date.

Nicolle Hall, Deputy City Clerk, Community Development Department



TITLE

Objective Design Standards

RECOMMENDATION

Receive information on Objective Design Standards

CONTACT

Brent Cooper, AICP, Community Development Director

BACKGROUND & ANALYSIS

The City has adopted "design guidelines" in the General Plan (and each Specific Plan), going all the way back to the *1999 Southeast Specific Plan*. These guidelines foster architectural innovation while generally preventing a "cookie-cutter" look. The most recent guidelines for the *2023 Watson Ranch Specific Plan* and *2020 Broadway District Specific Plan* can be found in Attachments 2 and 3 respectively.

Notwithstanding these guidelines, actual architectural designs of recently completed projects reflect outside influence - particularly from the re-use building plans in other locales, standardized national corporate branding and identity, financial limitations, and owner's individual preference and choices for colors and materials.

Moreover, new California housing laws bypass these traditional guidelines. In essence, requiring cities to adopt Objective Design Standards (ODS) instead. ODS are precise and objective, ensuring uniform application to prevent personal bias from masquerading as architectural desirability to preclude new housing - especially affordable housing.

The City's current guidelines have led to *unpredictable* architectural outcomes and a variety of opinions. New California housing law requires predictability and objectivity in architectural design established by ODS. The limit and extent to which cities can still mandate high-quality, architecturally pleasing standards for new housing remains uncertain, but for now at least having uniformly applied objective standards would be a key cornerstone.

Tonight's workshop aims to explore how ODS can bring more predictable and objective outcomes to

architectural design. Tonight's speaker, Kimmie Nguyen from RRM Design Group, will facilitate an entry-level discussion on ODS (Attachment 1). RRM is an employee-owned firm with expertise in architecture, engineering, and planning, known for crafting award-winning ODS policies across California.

Staff requests the Council provide consensus on desired architectural outcomes; recent projects include: Napa Junction 3, Valley View apartments, Village at Vintage Ranch, Canyon Ridge Apartments, single family homes in Watson Ranch, Circle K, Napa Cove, Chicken Guy, Hampton Inn, and Home2Suites. What architectural aspects of projects do you specifically like (and presumably want more of) or dislike (and presumably want less of)? A graphic depicting these projects is included in Attachment 4.

COUNCIL PRIORITY PROGRAMS AND PROJECTS

Community and Sense of Place: "Build on the strength of our local community to develop a clear 'sense of place' and establish our unique identity."

FISCAL IMPACT

N/A

ENVIRONMENTAL REVIEW

15378(b) - The action is not a "Project" subject to the California Environmental Quality Act ("CEQA") because it does not qualify as a "Project" under Public Resources Code Sections 21065 and 21080 and in Section 15378(b) of Title 14 of the California Code of Regulations.

ATTACHMENTS:

- [1. American Canyon Design Presentation](#)
- [2. Design Standards - Watson Ranch](#)
- [3. Design Standards - Broadway District](#)
- [4. Sample Architecture](#)

Joint Study Session on Design Standards



August 20th, 2024

Planning Commission/City Council



Introduction

Brent Cooper, AICP

Community Development Director

Kimmie Nguyen, AICP

RRM Design Group

- Architects, engineers, and planners - on both sides of the counter
- Working with dozens of California cities on housing and design policy



Goals for Today's Meeting

- **Discuss existing tools** for new construction design review
- **Overview objective design standards** An emerging tool to achieve design goals
- **Provide feedback** on good and bad design outcomes
- **Discuss priority design outcomes**

Regulating Design

Adding Objective Design Standards to our Design Review Toolbox

"An Objective Design Standard involves:

- **No personal or subjective judgment** by a public official; and
- **Uniformly verifiable** by reference to an external and uniform benchmark or criterion available; and
- **Knowable by both the development applicant or proponent and the public official** prior to submittal."

(California Government Code, Section 65913.4)

= Clear and measurable regulations

What Makes a Design Standard Objective?

Subjective Standard

Lacks specificity and may allow **arbitrary interpretation** causing incompatible design and undesired outcomes.

Objective Standard

Involves **no personal judgment** by a public official or decision maker and provide **quantifiable and concise direction** for when and how to apply requirements.



Why is Objective Review Important?

- Objective review is a cornerstone of transparent land use review policy.
- Objective review improves the City's ability to communicate and enforce architectural standards.
- **By State Law, cities must** adopt objective standards, **to regulate** "eligible" affordable residential **architecture design**.
- Augments the Zoning Code's objective requirements for topics like **building height, setbacks, parking spaces**.



Advantages of Objective Review

- Cities can have **more control** over the design outcomes for all projects.
- Sets **clear expectations** for the public, applicants, and decision makers.
- **Removes uncertainty** and risk in the development process.
- May reduce **length** of permitting process.

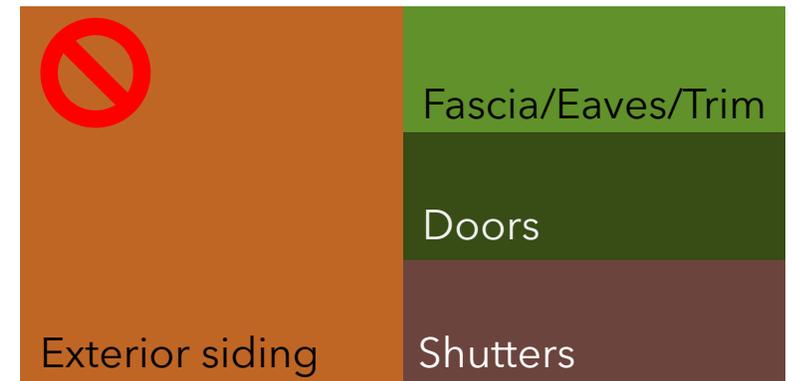
Translating Subjectivity: **Color**

Subjective Example: “Building facades should be painted in **muted earth tones.**”

Translating Subjectivity: **Color**

Subjective Example: "Building facades should be painted in **muted earth tones.**"

Objective Example: "Building facades shall utilize one of the paint palettes adopted by the City."



Translating Subjectivity: **Materials**

Subjective Example: "All facades should use **multiple high-quality materials.**"

Translating Subjectivity: **Materials**

Subjective Example: "All facades should use **multiple high-quality materials.**"

Objective Example: "Facades shall provide **one roof material** from the following."



Asphalt
shingle



Barrel-tile
roof



Slate
roof



Translating Subjectivity: **Materials**

Subjective Example: "All facades should use **multiple high-quality materials.**"

Objective Example: "Facades shall provide **at least two exterior siding materials** from the following."



Lap siding



Stone wainscot



Shake siding



Corrugated metal is **prohibited**



Translating Subjectivity: **Windows**

Subjective Example: "Windows should be placed to maximize resident and neighboring residents' privacy."

Translating Subjectivity: **Windows**

Subjective Example: "Windows should be placed in order to maximize the privacy of the resident and neighboring residents."

Objective Example: "Where windows are proposed within 20 feet of a neighboring building, windows shall preserve privacy by providing one or more of the following."



Non-transparent or obscured glazing



Architectural screens or affixed louvers at windows



Windows placed 6 feet above finished floor





American Canyon Design Priorities

Recent Projects: How well are existing tools working?





Questions and Discussion

- 1. What Design Features Do You Like**
- 2. What Design Features Need improvement**



Discussion: Next Steps

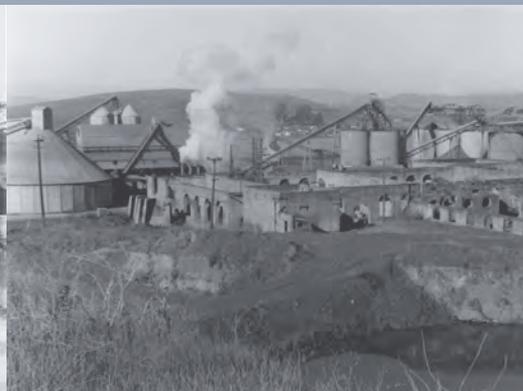
Feedback on Next Steps to improve the **design process.**



Thank You!

WATSON RANCH SPECIFIC PLAN

**SPECIFIC PLAN AMENDMENT
APRIL 2023**



APPENDIX A: DESIGN GUIDELINES

A.1 Purpose and Intent of the Design Guidelines

The Watson Ranch Specific Plan (WRSP) design guidelines seek to create a unique, memorable identity to reinforce the City of American Canyon as a destination within Napa County.

This design direction utilizes simple forms with an architectural palette appropriate to wine country living. The design guidelines are statements that describe the desired visual character within the WRSP. They are working tools that implement the Vision and Design Strategy provided in Chapter 4. The design guidelines address issues that are primarily aesthetic in nature.

The design guidelines establish a range of encouraged design approaches while allowing for flexibility and innovation. The design guidelines are designed to provide the City of American Canyon with the necessary assurance that the WRSP Area will develop in accordance with the quality and character proposed herein; and to provide guidance to City staff, the Planning Commission, and the City Council in the review of future development projects in the WRSP Area.

The design guidelines address each land use: Napa Valley Ruins & Gardens Mixed Use (MU), High Density Residential (HDR), Medium Density Residential (MDR), Parks, and Open Space; and general categories of community monumentation, as well as walls and fencing. The intent of the design guidelines is to encourage innovative, quality design for all areas of the WRSP Area.

Per City of American Canyon Code, all development proposals must be reviewed by the Planning Commission. Any changes to a building and/or facade for any land use submitted after Planning Commission approval should be reviewed and approved administratively by the planning director or the designee. Should they deem that there has been too great a modification to the plans previously recommended for approval by the Planning Commission and approved by City Council, then the particular building elevations shall be re-submitted for review and approval.

A.2 Sustainability Design Guidelines

The sustainability of a community depends on creating and maintaining its economic and environmental health. It is important that for communities to be successful, they develop principles and a collective vision for the future that applies an integrative approach to environmental, economic, and social goals. The WRSP aims to achieve a high level of sustainability incorporating a three tier approach to sustainability through an effective management of resources at all levels of planning, design, and construction.

TIER 1 DESIGN GUIDELINES

The first tier involves using sustainable principles in community design and overall master planning. An integral relationship exists between how a community is planned and developed through its form, configuration, and use along with its capacity to meet its social, environmental, and economic needs. Community form, which represents the needs and priorities of the community, directly influences community capacity to sustain itself into the future. The sustainability design guidelines used in the overall planning of the WRSP Area include:

- Vehicle miles travelled should be reduced through the provision of a mixed-use community that accommodates a wide range of uses.
- A wide range of housing types should be provided that allow for varied housing opportunities.
- Non-vehicular circulation should be emphasized through the creation of compact, interconnected walkable blocks.
- A healthy lifestyle should be promoted through an integrated system of trails and pedestrian connections.
- Narrow street sections should be provided to reduce surface runoff and reduce urban heat island effect.

- Environmentally sensitive areas should be preserved where possible.
- Existing structures and materials at the NVRG should be reused where possible.
- Features such as electric charging stations and solar panels should be provided at key community destinations.
- Wherever applicable, the project should promote community-wide awareness on sustainability through outreach and education. Awareness techniques may include, but not be limited to LEED certified buildings incorporating signage on the sustainable design features on the built environment, landscape signage educating the community on sustainability techniques in the natural environment, and community-wide classes and seminars to make the residents aware of what they can do to help.
- Incorporate horizontal mixed-use into the community to create a walkable, pedestrian friendly community with less need for automobiles.
- If possible, accommodate a public transit stop centrally located near the core activity hub.
- High Performance Attics;
 - o High Performance Walls;
 - o High Performance HVAC Systems
 - o High Performance Windows;
 - o Tankless Water heaters; and
 - o Cooling Ventilation and house fans;
- Consider incorporating a “cool roof” which reduces the amount of heat conducted to the building. This can be achieved by using highly reflective or “cool color” roofing products.
- Outdoor lighting should incorporate fixtures that produce light using light-emitting diodes (LEDs) which use at least 75 percent less energy than incandescent lighting.
- Residences and public/commercial buildings should be designed to accommodate electric vehicle charging stations.
- Incorporating signage on the sustainable design features on the build environment, specifically LEED certified buildings.

TIER 2 DESIGN GUIDELINES

The second tier involves a commitment to using sustainable green building techniques. The technology exists to create buildings that are smarter, more energy efficient, and healthier than those of the past. Homes and commercial buildings should be built incorporating the finest building and energy saving techniques available. The sustainable green building techniques that might be used in the built form include:

- Passive energy should be used to reduce dependency on mechanized energy systems.
- Recycled, refurbished or sustainability farmed building products should be incorporated.
- A lifecycle analysis should be used when choosing building materials.
- Homes and buildings should meet strict energy performance standards by incorporating ENERGY STAR compliant products such as appliances, building, heating and cooling, and lighting products in an effort to reduce greenhouse gas emissions.
- Reduce the energy consumption in homes by the use of energy efficient design and construction methods. These could include, but not limited to:

- Homebuilders providing buyers with a system option for the homes to include photovoltaic (solar) and solar water-heating systems. Being solar-ready may include:
 - o Having a designated solar zone
 - o Adequate electric capacity
 - o Designated conduit and plumbing paths
- Commercial parking incorporating photovoltaic (solar) panels over the parking, or solar turbines located on the light poles to harvest energy.

TIER 3 DESIGN GUIDELINES

The third tier involves a commitment to sustainable landscape techniques. The desire to create community in accordance with green building principles influences the decisions regarding the landscape design, recreational programming, and physical layout of each development area. The sustainable landscape techniques that may be used include:

- Drought tolerant plants should be selected to reduce water consumption based upon:
 - o Their adaptability to the natural conditions of the site.

- o Protection and preservation of native species and natural vegetation
- o Disease and pest resistance
- o Water-conserving plant and turf species
- o Selection of plants from the East Bay Municipal Water District's "Plants and Landscape for Summer-Dry Climates" as the primary reference.
- Plant materials should be selected that promote a diversity of flora and fauna.
- Recycled water for landscape should be considered to reduce the consumption and demand of potable water.
- Pursuant to Zoning Ordinance Chapter 19.22.040 no turf is permitted in front yards and in other areas turf areas should be minimized.
- Low impact development principles should be implemented to reduce the impact of the development on the natural environment.
- Incorporate infiltration beds, swales, and basins into the design of a project to allow water to collect and soak into the ground, as required by local agency.
- Utilize pervious or porous surfaces (permeable pavers or blocks) to minimize runoff.
- Encourage the use of rain harvesting or catchment technologies (rain gardens, canisters, etc.)
- Projects shall incorporate The City of American Canyon Model Water Efficient Landscape Ordinance (MWELo) into the design.

A.2.1 SUSTAINABLE LANDSCAPE

Sustainable landscape practices proposed for the WRSP Area may include Low Impact Development techniques, innovative irrigation technologies and water conservation, drought-tolerant landscape, and energy conservation.

A.2.1.1 LOW IMPACT DEVELOPMENT (LID) LANDSCAPE

The term LID refers to storm water management techniques that use vegetation and open space to optimize natural hydrologic processes and reduce stormwater runoff.

Areas incorporated within the WRSP Area that provide treatment include NVRG, parks, community gardens, detention basins and open space. All project areas should incorporate the following sustainable landscape practices:

- Large canopy street trees should be used wherever appropriate to intercept rainwater, encourage root uptake, and facilitate evapotranspiration.
- Bio-retention systems in conjunction with vegetated swales should be incorporated where appropriate in open space and other landscape areas.
- Where space allows, residential areas should include landscape treatments that provide on-lot detention, filtering of rainwater, and groundwater recharge.
- Where suitable, permeable surfaces such as unit pavers, turf block, gravel and permeable concrete, should be used in place of paving;
- Tree and plant species for bio-retention and bio-swale areas should be selected from the approved plant palette shown in Appendix A.

A.2.1.2 IRRIGATION AND WATER CONSERVATION

Irrigation systems should be designed to conserve water resources by efficiently and uniformly distributing water. Less watering, fertilizing, and chemical control required for landscape design reduces the need for irrigation and associated water use.

- Irrigation design should follow California Department of Water Resources ordinances, Napa County Water Ordinances and tailored to the climate of American Canyon.
- Irrigation should be provided for plant establishment.
- All public areas, rights-of-way, and community landscaping should have an automatic irrigation system.
- Use of low volume spray heads and drip irrigation systems should be maximized.
- New irrigation techniques and drip irrigation systems should be used for efficient delivery of water.
- Irrigation design should accommodate hydrozones accordingly, separating high, medium and low water-use plants.

- Automatic irrigation systems should include a rain shutoff valve or weather based control system.
- Shrubs and trees should be irrigated with a drip system or MPR heads to provide deeper, more even watering and promote water conservation.
- Irrigation controls should be screened from view from the street by landscaping or attractive site materials.
- Soils should be mulched with 3 inches of organic material to reduce evaporation, keep the soil temperature even, and control weeds.

A.2.1.3 DROUGHT TOLERANT LANDSCAPE

- Plant selection should emphasize the use of native, drought-tolerant, long-lived, pest-resistant plant species that are well adapted to the climatic and soils conditions of the site.
- Turf should be limited to parks or other active uses and high visibility areas as allowable.
- Low groundcover and drought tolerant grasses should be used as an alternative to turf wherever possible.
- Sustainable maintenance techniques should be used through the use of organic fertilizers and weed/pest control products through literature provided to future residents, including local resources for procurement of drought-tolerant plant materials.



Native, drought tolerant landscaping

A.2.1.4 ENERGY CONSERVATION

- Planting design should consider location and orientation when adjacent to buildings to maximize solar orientation and reduce building heating and cooling.
- Landscape around buildings should be designed to provide shading in the summer months and solar access during the winter.
- Energy-efficient landscaping techniques are encouraged such as use of local materials, and on-site composting, to reduce green waste hauling.

A.3 Landscape Strategy

The landscape design for the WRSP Area emphasizes drought-tolerant, native and edible landscaping and provides abundant trees for beauty, definition of spaces, habitat enhancement, and comfortable & healthy community in American Canyon. Attractive and shaded streets, parks, community gardens, buffers, and trails will establish strong community character and quality living environments, both in the near future and in the long term. In addition, the WRSP incorporates green infrastructure or low impact development landscape practices.



Drought tolerant landscaping

A.3.1 OVERALL LANDSCAPE DESIGN GUIDELINES

The following design guidelines pertain to all initial planting within the WRSP Area. As applicable, landscaping within the WRSP Area will be subject to any special requirements identified by soils or inherent drainage conditions.

- Plant materials should be selected from the plant palettes in Appendix A, with an emphasis on native and adaptive plants, where appropriate.
- Substitutions or additions may be considered based on the suitability of the species in terms of similarity of form, adaptability, tolerance to site soils, climatic conditions or water quality, or other pertinent characteristics.
- The plant list is not intended to be exhaustive but to provide a clear guide for selection.
- Additional plants may be used that are compatible with this list and are consistent with the intent of these Guidelines.
- Plant selection should emphasize the use of drought-tolerant, long-lived plant species that are well adapted to the climatic and soils conditions of the site.
- Planting design should consider year-round interest and seasonal character through the careful use of flower, leaf color and texture.
- Landscape design should provide effective screening of parking areas, retaining walls, utility enclosures, utility cabinets, service areas, or transportation corridors to reduce negative visual impacts.
- Screening landscape should incorporate evergreen plant species in order to maintain year-round leaf cover.
- Plant selection should avoid the use of tree species with invasive root systems near utility lines and paving and avoid the use of non-native, invasive species that may spread into open space areas.
- Street trees should be placed in parkway strips between the curb and sidewalk, with drought tolerant shrub and ground cover plantings to encourage sidewalk use.
- Pedestrian trails or walkways with ornamental plantings may provide enhanced landscape within the various neighborhood communities.
- Landscaping is required where development is visible from major public roadways and public facilities including trails.
- Tree planting location and species should consider the need to preserve solar access, views, and fire safety requirements.
- All plants should be carefully selected to avoid toxic species that could be harmful to children or cause allergic reactions.
- Landscape plans for all areas where the developer is required to install landscaping should be prepared by a landscape architect registered to practice in the State of California.



Edible Landscape



Community Garden

A.3.2 COMMUNITY GARDENS AND EDIBLE LANDSCAPE

The use of edible landscaping will be important in expressing the healthy living theme of the WRSP Area. In addition to NVRG and neighborhood gardens, edible landscaping may be used almost anywhere in commercial and residential sites, trails, parks, and other open spaces so that residents can enjoy the benefits of edible plants integrated into their daily lives.

- Planting should combine non-edible and edible species such as combinations of fruit and nut trees, berry bushes, vegetables, herbs, edible flowers, and ornamental plants.
- Edible landscape designs should resemble an ornamental garden and create balance, unity, rhythm, interconnection, and pattern in the landscape while integrating a host of food-producing plants into the design.
- Fruit-bearing trees, if used, should be planted to not overhang paved areas or trails.
- Landscape design should emphasize the use of nectar-producing and flowering plants that supply food, shelter, and breeding habitat for beneficial insects that pollinate edible crops and control pests.
- Gardens for butterflies, hummingbirds, and native bees should be used.
- Climbing vines such as grape and kiwi should be used for arbors, pergolas, fence lines, or trellises.

A.4 Residential Design Guidelines

While a well-organized land use and circulation plan is important, it does not create a pleasant and memorable community. Identity deals with the perception of the community as we experience it, not in plan form or from an airplane. The intent of the residential Design Guidelines is to craft architectural forms that create visually appealing neighborhoods.

A.4.1 NEIGHBORHOOD CHARACTER DESIGN GUIDELINES

Neighborhood character is based upon a combination of circulation patterns, architecture, and landscape forms. The following guidelines should be considered during the neighborhood design process.

- Open ended cul-de-sacs should be utilized where practical.
- Long stretches of homes should not back onto streets or open space amenities such as parks and paseos. Where homes back onto open space amenities, open view fencing should be used.
- Inappropriate street termination points such as a bedroom window or an alley should be avoided.

A.4.2 ARCHITECTURAL CHARACTER

Building on the character of the NVRG, residential architecture should be form based and equally reserved



Sufficiently sized front porches to encourage use



Distinct, visible balconies



Signature detailing

in the use of ornamentation. Materials such as smooth stucco, wood, and metal roofing should be used. Detailing should be of wood and metal. A mix of rich but muted colors with bold accents can provide vibrancy to a streetscape. Form-based architecture should result in simple structures where gable and shed roofs with tower elements should be used as accents and focal points.

A.4.2.1 CREATE VARIETY ALONG THE STREETScape

Creating building relationships and massing that demonstrate variety and individuality will add to the sense of place.

- There may be a mix of two and three story homes within the community.
- Unvarying repetitive facades that present a monolithic development should be avoided.

- Where practical, windows should be placed to minimize privacy conflicts.
- Visual interest in the streetscape should be created through building articulation and a variety of forms between buildings.
- There should be varied wall plane lines.
- There should be publicly visible balconies, veranda, porches, and arcades.
- Front porches should be sufficiently sized to be usable.
- There should not be repetitive, unarticulated building forms.
- Unarticulated roof forms should not be set on a constant wall plate height.



Appropriate use of accent material to create a signature architecture style



Stucco finish with metal roof



Appropriate change of materials to accent design intent



Smooth stucco finish with accent material

A.4.2.2 PUBLICLY VISIBLE FACADES

Equal concern should be given to side elevations on corner lots and rear elevations where visible to the public. There should be articulation and relief on these “public” faces.

- The “wrapping” of articulation, materials and architectural details on the sides and rears of homes should present these sides to the public.
- Unadorned flat side and rear elevations should not face onto open space areas and public streets.
- Porch elements are encouraged to wrap the corner at corner lots.
- Side elevations that face a public street should be enhanced with additional windows, pop-outs or bays, chimneys, stepped rooflines or balconies as appropriate.

A.4.2.3 MATERIALS AND DETAILING

Residential building materials should be appropriate to the community character:

- Signature detailing should establish the community’s architectural character in form, color, and materials.
- Abruptly disharmonious and monolithic architectural style, color, and material should not be used.
- Where buildings are predominantly stucco, they should have as smooth a finish as practicable. Heavy stucco textures are strongly discouraged.
- Siding materials including stucco, lap siding, board and batton, corrugated steel.
- Accent materials include brick, stone, tile, wood trim, sills or headers, metal roofing, and wrought iron.
- Roofing materials should include dimensional composite shingles and metal roofing.
- Half round gutters and round downspouts should be used.
- Changes in materials should occur at inside corners where the building plan changes direction, or where they accent the design.
- Style “appliqué” details should be avoided.

A.4.2.4 ENTRANCES

Entries should be given special attention as a whole system including the door, side windows, porch and entry wall.

- Entries should be inviting from the street.
- Adequate weather protection should be provided.
- Where homes occur on corners opportunities to wrap the porch to the side should be explored.

A.4.2.5 REDUCING THE VISUAL IMPACT OF STREET-FACING GARAGES

Where street facing garages occur on single family detached homes, lessening the impact of garage doors on the streetscape is important in the creation of pedestrian oriented neighborhoods

- Driveway pavement should be reduced to the minimum functional width.
- Living space or architectural elements should be forward of the garage doors.
- Sectional garage doors should have appropriate panel detailing and window panels, and be recessed into the building plane.

A.4.3 RESIDENTIAL LANDSCAPE GUIDELINES

Each Neighborhood should further support the community theme by providing private landscapes that connect and blend into the larger setting and character of the WRSP Area. Private landscapes include all private front yard landscapes and any residential common area landscapes such as those landscapes included as part of a Homeowner Association. Private landscapes should contain a pleasing mix of Neighborhood Identity plants as identified at the end of this section.

The predominant ground plane in each lot should be planted with groundcovers, turf or shrubs to maintain an open character and view corridors throughout the community while providing neighborhood identity. The use of turf in the front yard is strongly discouraged.

Maintenance of residential landscape beyond the establishment period shall be the responsibility of the Homeowner, to the extent that it occurs within the legal property of each lot; except for certain easement areas on lots where the landscape will be established and maintained by an HOA.

A.4.3.1 WALLS AND FENCING

Fences and walls should be built according to the design criteria and be of the materials indicated in these Design Guidelines. Retaining walls over eighteen (18) inches in height should be of masonry or poured in place concrete construction, and any retaining wall over three (3) feet shall not be installed without structural calculations developed by a structural engineer. All wall locations, heights, and finishes shall require approval of the City of American Canyon.

Fencing and walls at property lines, and between neighborhoods and adjacent to land uses are highly visible and are a major component of the visual landscape. The goal of fencing and walls in the WRSP Area is to maintain an open park setting that unites and blends private landscape with the lake, parks, open spaces and urban areas while providing a sense of privacy and security to homeowners with sound attenuation.

A.4.3.2 RESIDENTIAL LANDSCAPE GRADING AND DRAINAGE

All site surface drainage from private landscapes should be conducted to a storm water quality treatment system by the Builder.

Mounding and earth berms are discouraged as part of Private Landscape design.



Variety of shrubbery

A.4.3.3 RESIDENTIAL LANDSCAPE IRRIGATION

The WRSP is committed to water conservation and the efficient use of water through innovative and accepted irrigation practices. Irrigation designers shall use current water use guidelines and tables, state-of-the-art irrigation equipment, and automatic controllers capable of multiple programming.

- Drip irrigation is encouraged particularly in small planting areas.
- Overhead irrigation systems may be used in larger planting areas.
- Overspray onto paving, fences or walls should be avoided and soil erosion should be minimized by the use of in-line or in-head check valves.
- Turf areas should be irrigated by an overhead spray or rotor system or by subsurface irrigation drip tubing. Overspray onto paving, fences or walls should be avoided and soil erosion should be minimized by the use of in-line or in-head check valves.
- All valves and equipment should be located adjacent to buildings where feasible and visually screened from public view.
- No irrigation equipment should be located in such a way so as to create a safety hazard to persons or property.
- Operating manual and scheduling charts should be provided to all Homeowners, Maintenance Companies, Associations, or Agencies.



Appropriate landscaping adjacent to sidewalks

- As-built plans should be prepared and provided for any Common Area Systems, such as may be used in HOA or LLD jurisdictions.

A.4.3.4 RESIDENTIAL LANDSCAPE PLANTING DESIGN

Planting layout and design should be conducted with knowledge of plant material habits and varieties as a guide for proper spacing and combinations. The ultimate size and growth speed of plant materials should be considered to achieve an interesting, diverse landscape effect.

- Residential Local Street trees should be chosen from the appropriate Neighborhood Local Residential Street Tree Lists.

A.4.3.5 PRIVATE COMMON AREA LANDSCAPES RESIDENTIAL

Private Common Area Landscapes surrounding high-density housing or alley-loaded units will be determined by the Developer/Builder and should exhibit the landscape characteristics of the Neighborhood in which it is located. Planting materials should follow the same criteria and Neighborhood Identity Plant lists.

A.4.4 RESIDENTIAL STREET LANDSCAPING

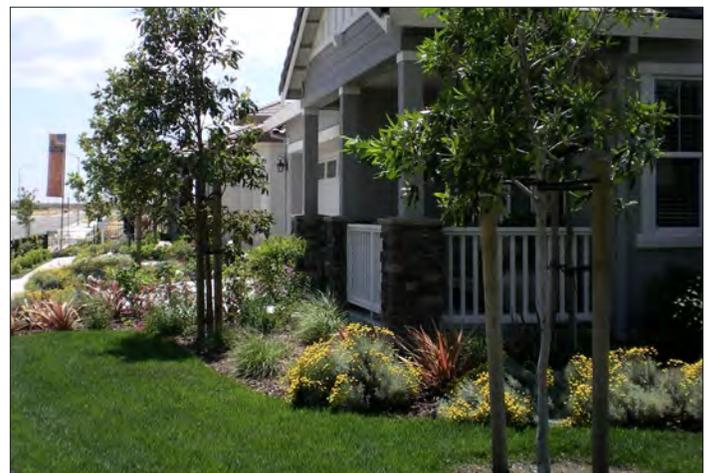
The overall landscape design concept for public streets is to create a distinct village by blending public and private landscapes and reflecting historic materials and styles found in the region. The landscape should also mirror the organizing elements of surrounding rural and agricultural landscapes and emphasize connections between

residential neighborhoods, using California adapted plant species that provide scale, color and seasonal interest.

- All 'ground plane' landscape materials including shrubs, groundcovers and turf should conform to the City of American Canyon.
- Groundcover should be used in parkways on loop parkways, collectors, enhanced locals, or residential locals per the City of American Canyon.
- Any trees planted in parkways should be irrigated separately from groundcovers and shrubs with approved tree bubblers.
- Turf should not be allowed in medians or parkways.
- Project walls and private yard fences should be landscaped with varying heights of plant materials and a variety of vines within the right-of-way to provide a pleasing appearance along the streetscape.
- In areas where adjacent parking lots are planned, a minimum planting screen with a minimum height of 30 inches and a maximum height of 36 inches should be designed through the use of shrubbery, landscape berming, low walls, or a combination of these elements.
- All streets should have continuous street tree planting located within parkways and medians.
- The street tree canopy should provide a sense of enclosure, shade and separation of pedestrian and vehicular uses.
- Street tree planting of Arterial Roads and Collector Roads should provide continuity and orientation throughout the community.



Drought tolerant landscaping



Residential landscaping

PLANT COMMUNITY

BOTANICAL NAME	COMMON NAME	PLANT COMMUNITY						EDIBLE	LOW WATER USE
		RESIDENTIAL NEIGHBORHOOD	NEIGHBORHOOD PARKS	PARKS & OPEN SPACE	OPEN SPACE BUFFERS	QUARRY LAKE PARK	NAPA VALEY RUINS & GARDENS		
TREES									
Arbutus 'Marina'	NCN								
Arbutus unedo	Strawberry Tree								
Betula pendula	European White Birch								
Camellia	Camellia								
Carpinus fastigiata	European Hornbeam								
Cedrus deodara	Deodar Cedar								
Cercis canadensis	Eastern Redbud								
Citrus sp.	Orange/Kumquat								
Cupressus sempervirens	Italian Cypress								
Eriobotrya deflexa	Bronze Loquat								
Ginkgo biloba	Maiden Hair Tree								
Lagerstroemia faurei	Crape Myrtle								
Laurus nobilis 'saratoga'	Grecian Laurel								
Liquidambar styraciflua 'festival'	American Sweetgum								
Magnolia 'St. Mary's'	Magnolia								
Malus sp.	Apple								
Maytenus boaria	Mayten Tree								
Melaleuca sp.	Paper Leaf Tree								
Melaleuca quinquenervia	NCN								
Olea europaea	Olive								
Palm trees	Palms								
Pistacia chinensis	Chinese Pistache								
Pinus eldarica	Japanese Black Pine								
Pinus pinea	Italian Stone Pine								
Platanus acerifolia 'Columbia'	London Plane Tree								
Populus nigra 'Italica'	Lombardy Poplar								
Prunus sp.	Cherry/Plum								
Prunus sargentii 'columnaris'	Sargent's Cherry								
Punica granatum	Pomegranate								
Pyrus calleryana 'Chanticleer'	Flowering Pear								
Pyrus calleryana 'Bradford'	Flowering Pear								
Quercus agrifolia	Coast Live Oak								
Quercus lobata	Valley Oak								
Quercus virginiana	Southern Live Oak								
Tilia cordata	Little Leaf Tilden								
Ulmus parvifolia 'True green'	Chinese Elm								

SHRUBS											
Abelia x grandiflora	Dwarf Abelia	Yellow									
Arbutus unedo	Strawberry Tree		Light Green						Red	Orange	Brown
Aloe spp.	Aloe								Red		Brown
Arctostaphylos spp.	Manzanita	Yellow	Light Green	Green			Purple		Red		Brown
Artemisia 'Powis Castle'	NCN								Red		Brown
Camellia spp.	Camellia	Yellow									Brown
Ceanothus spp.	Wild Lilac					Light Blue					Brown
Chondropetalum spp.	Cape Rush						Purple				Brown
Cuphea hyssopifolia juncus spp.	Rush	Yellow									
Cyanara cardunculus var. scolymus	Globe Artichoke		Light Green	Green	Light Blue		Purple		Red		Brown
Dietes spp.	Fortnight Lily	Yellow	Light Green	Green			Purple		Red		Brown
Feijoa sellowiana	Pineapple Guava								Red	Orange	Brown
Grevillea canberra 'Noellii'	NCN	Yellow	Light Green	Green			Purple		Red		Brown
Hemerocallis spp.	Evergreen Daylily	Yellow	Light Green	Green			Purple		Red	Orange	Brown
Lavandula spp.	Lavender	Yellow							Red		Brown
Leucophyllum spp.	Texas Ranger	Yellow	Light Green	Green					Red		Brown
Myrtus communis	Myrtle								Red		Brown
Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo								Red		Brown
Osmanthus fragrans	Sweet Olive	Yellow	Light Green	Green					Red		Brown
Penstemon spectabilis	Showy Penstemon	Yellow							Red		Brown
Perovskia atriplicifolia	Russian Sage								Red		Brown
Phlomis fruticosa	Jerusalem Sage								Red		Brown
Phormium spp.	New Zealand Flax	Yellow	Light Green	Green			Purple		Red		Brown
Potentilla spp.	Cinquefoil	Yellow									Brown
Prunus virginiana	Chokecherry		Light Green	Green	Light Blue		Purple		Red	Orange	Brown
Punica granatum	Non-Fruiting Pomegranate								Red		Brown
Rhamnus spp.	Coffee Bush					Light Blue					Brown
Rhaphiolepis indica	Indian Hawthorn	Yellow	Light Green	Green			Purple		Red		Brown
Ribes spp.	Currant		Light Green	Green	Light Blue		Purple		Red	Orange	Brown
Rosa spp.	Rose	Yellow	Light Green	Green	Light Blue		Purple		Red		Brown
Rosmarinus spp.	Rosemary		Light Green		Light Blue		Purple		Red	Orange	Brown
Rubus fruticosus 'Triple Crown'	Thornless Blackberry		Light Green	Green	Light Blue		Purple		Red		Brown
Salvia spp.	Sage	Yellow	Light Green		Light Blue		Purple		Red	Orange	Brown
Salvia leucantha	Mexican Bush Sage						Purple		Red		Brown
Santolina spp.	Lavender Cotton	Yellow							Red		Brown
Vaccinium ovatum	Evergreen Huckleberry		Light Green	Green	Light Blue		Purple		Red	Orange	Brown
Viburnum spp.	Viburnum	Yellow							Red		Brown
Westringia fruticosa	Coast Rosemary	Yellow	Light Green	Green			Purple		Red		Brown
Woodwardia spp.	Giant Chain Fern	Yellow					Purple		Red		Brown
VINES											
Actinidia deliciosa	Kiwifruit		Light Green	Green	Light Blue		Purple		Red	Orange	Brown
Campis radicans	Trumpet Vine	Yellow							Red		Brown
Distictis buccinatoria	Blood Red Trumpet Vine	Yellow	Light Green	Green					Red		Brown
Gelsemium sempervirens	Carolina Jasmine	Yellow	Light Green	Green					Red		Brown
Jasminum polyanthum	Pink Jasmine	Yellow	Light Green	Green					Red		Brown
Parthenocissus tricuspidata	Boston Ivy	Yellow	Light Green	Green					Red		Brown
Passiflora edulis 'Maypop'	Passion fruit		Light Green	Green	Light Blue		Purple		Red	Orange	Brown
Vitis spp.	Grape		Light Green	Green	Light Blue		Purple		Red	Orange	Brown
Wisteria spp.	Wisteria	Yellow							Red		Brown

GROUNDCOVER												
Abelia Prostrate Form	NCN											
Arctostaphylos spp.	Prostrate Manzanita	Yellow	Light Green	Dark Green	Light Blue	Purple	Red					
Ceanothus spp.	Prostrate Wild Lilac		Light Green		Light Blue							
Coprosma spp.	Coprosma	Yellow										
Cotoneaster spp.	Cotoneaster		Light Green	Dark Green		Purple	Red					
Fragaria chiloensis	Wild Strawberry	Yellow	Light Green									
Fragaria x ananassa	Garden Strawberry		Light Green	Dark Green	Light Blue	Purple	Red		Orange			
Juniperus spp..	Juniper			Dark Green								
Lantana montevidensis	Lantana	Yellow	Light Green			Purple	Red					
Myoporum parvifolium	NCN		Light Green	Dark Green		Purple						
Rosa spp.	Groundcover Rose											
Rosmarinus spp.	Rosemary				Light Blue				Orange			
Salvia spp.	Sage				Light Blue				Orange			
Tuecium spp.	Germander						Red					
Thymus spp.	Thyme		Light Green	Dark Green			Red		Orange			
Trachelospermum asiaticum	Jasmine	Yellow										
Verbena spp.	NCN	Yellow	Light Green				Red					
GRASSES												
Acorus spp.	Forest Grass	Yellow										
Carex spp.	Sedge	Yellow	Light Green	Dark Green			Red					
Eleocharis spp.	Spike Rush	Yellow	Light Green	Dark Green								
Festuca spp.	Fescue	Yellow	Light Green	Dark Green	Light Blue		Red					
Juncus spp.	Rush	Yellow	Light Green	Dark Green								
Leymus spp.	Wild Rye	Yellow	Light Green	Dark Green		Purple	Red					
Miscanthus spp.	Eulalia Grass	Yellow	Light Green	Dark Green	Light Blue	Purple	Red					
Muhlenbergia capillaris	Hairy Awn			Dark Green	Light Blue	Purple	Red					
Pennisetum spp.	Fountain Grass	Yellow	Light Green	Dark Green	Light Blue	Purple	Red					
TURF												
Fescue Turf	Fescue	Yellow	Light Green	Dark Green	Light Blue	Purple	Red					
Festuca rubra	No-Mow Fescue	Yellow	Light Green	Dark Green	Light Blue	Purple	Red					

- Specific tree species and tree spacing should conform to the specific guidelines described in this section.
- Street tree planting on enhanced local roads and local residential roads should be designed to encourage pedestrian use, shorten the perception of walking distances and provide shade and seasonal interest.
- All street trees located within five feet (5') of any paving or utilities should be provided with root barriers as approved by the City of American Canyon.
- All street trees should be planted from minimum 15 gallon box containers.
- The ground plane in the parkways on Collector Streets should have irrigation systems separating planter zones from the tree zones
- The planting area between the back of sidewalk and the right-of-way on Collector Streets should be planted with a combination of shrubs and groundcovers according to the adjacent land use and the presence of walls.
- All street trees planted in the right-of-way or adjacent easement on Local Streets should be from 15 gallon box containers and planted a minimum of 30' on center in single straight rows in the parkway.
- Community entry nodes should be enhanced with accent trees and shrubs to further define and enhance vehicular and pedestrian circulation.
- Parkway along Residential Local Streets should be groundcover as approved by the City of American Canyon with street trees from the approved list at the end of this section.
- Each street tree in the parkways should have irrigation systems separating planting area zones from the tree zones.
- Street trees on Residential Local Streets should be a minimum 15 gallon box container size, have a caliper of not less than 1-1/2 inches and have a minimum crown size of three feet in diameter per the City of American Canyon.
- All proposed street trees and designs should be based on most currently available guidelines and approved lists from the City of American Canyon.
- Lists of Residential Local Street trees for use in each of the neighborhoods are provided at the end of this section.

A.4.5 RESIDENTIAL LIGHTING GUIDELINES

The goal for the site lighting design is to provide a comfortable level of illumination that meets the community's needs for orientation and safety in a way that complements the aesthetic qualities of the architecture and surrounding environment. A family of light fixtures is selected for the development that recognize the different qualities of the land uses while creating a consistent design theme throughout the community. The quality of the light fixtures, the lighting intensity, and source controls provide criteria that will establish a high quality experience to this important aspect of design.

- High efficiency fixtures and sophisticated optics should be used to direct light where it is needed without creating excessive glare.
- Long lasting LED lamps should be used to minimize energy use and lamp replacement.
- Lights should be placed where they are needed for specific uses, rather than a continuous foot-candle requirement across the site, allowing for the appreciation of the dark sky in the residential neighborhoods.
- To preserve the quality of a dark sky at night, high intensity light fixtures should include a shielded light source that reduces the view to the light source.
- Pole lights are proposed for the lighting of the streets in the neighborhoods. The fixtures should have a shielded light source, with optics that direct the light down to the ground so that the light source is not visible outside of the light distribution area.
- Street identification signs and traffic control signs should be mounted on light poles to integrate these elements into the design and minimize the number of poles at intersections.
- Pole lights used for residential streets should be placed in parks to preserve the quality of the overall community.
- Low intensity lighting in some of the park spaces should be used to provide orientation and a sense of security.
- Pole lighting should be used along the multi-purpose path throughout the community to encourage use of this amenity into the evening.
- Lighting should provide an even distribution of light that minimizes glare.

- No direct view to light sources should be visible from off site.
- Where lighting is provided, fixtures should utilize house side shields and cut-off optics to reduce light spill over the property line.
- Pedestrian pole light fixture locations should not conflict with the pattern of tree planting along the roads and parking lots.
- Pole-mounted lights should be used sparingly in the Civic Park Plaza and the use of illumination encouraged for pedestrian circulation and less ambient light at night.
- Illuminated bollards should be used primarily along pedestrian pathways to encourage evening strolls.
- Accent lighting should also be used sparingly and primarily for the use of highlighting nodes or destination spaces.

A.4.6 RESIDENTIAL MAILBOX DESIGN GUIDELINES

- Mailbox materials should be consistent with architectural theme.
- Multibox stations should be designed to replicate architectural details and colors.



Linear outdoor seating, along sidewalks

A.5 Napa Valley Ruins & Gardens Design Guidelines

The mixed-use NVRG is a unique area made up of several different uses including retail, residential, office, commercial, visitor service including hotel and events center, entertainment, recreation, civic, and community facilities. This blending of uses creates an urban fabric with distinct, yet connected areas.

As the “heart” of the WRSP Area, the NVRG creates the hub of activity for the overall community. The quality of design is important to the perception of the Watson Ranch community. Architecture and landscaping should create a village atmosphere where people are comfortable to mix and mingle and desire to return to over and over again.

A.5.1 COMMUNITY CHARACTER DESIGN GUIDELINES

The NVRG will create a strong focal point for the new community. While having the flexibility to be the setting for community gatherings and special events, the area must also provide for comfortable, more intimate resting spaces. This is a place where all residents and visitors should feel comfortable whether they are a participant in an activity such as an art fair or street performance, or quietly sipping coffee, spending time with family, shopping, people watching or playing checkers.

A.5.1.1 THE PEDESTRIAN ENVIRONMENT

NVRG should create an environment where people are comfortable walking and spending time, and should incorporate the following Design Guidelines:



Enclosed outdoor seating, in a courtyard

- Provide for a mix of sizes of businesses that creates a pedestrian friendly atmosphere.
- Create strong pedestrian links to the rest of the WRSP Area.
- Provide unique and pedestrian scaled lighting fixtures.
- Trellis, awnings and other weather protection devices are encouraged.
- Significant intersections should be highlighted with bollards, street furniture, special paving, accent trees and opportunities for monumentation or public art.

Outdoor seating areas should be provided to create gathering places for residents and visitors in order to enhance a village atmosphere.

- Focal points should be created with features such as signature landscaping, fountains, outdoor performance areas, or opportunities for public art.
- A generous amount of outdoor seating should be provided and should include both sunny and sheltered areas.
- Both hard surface and planted areas should be incorporated into the design.
- Existing concrete plinths should be investigated for inclusion in the design as seating elements.

The pedestrian linkages are an important feature of the mixed-use environment. These areas should be furnished with enriched materials and furnishings that create a comfortable, convenient, and entertaining experience. With the exception of features created as public art, the



Buildings relate to the street

furnishings should be in a similar family of style, color, and finish to create a refined and uncluttered appearance.

- Seating areas should be created using benches, chairs, seat walls, and steps and may include informal seating on raised planters, steps, and benches cast into the plaza areas.
- Newspaper racks should be of one cohesive design and integrated into the landscape design.
- Bicycle parking should be integrated into the landscape design to place these elements in a discrete manner, or be of unique design as public art.
- Bollards may be placed to provide separation from autos at pedestrian crossings.
- Trash and ash receptacles should be placed at convenient locations.

Various decorative paving material should be incorporated into the design.

- Locations include pedestrian crosswalks, prominent pedestrian intersections, building entries, gateways, social activity areas and other focal points.
- Paving materials should complement adjacent architecture.

A.5.2 NVRG ARCHITECTURAL DESIGN GUIDELINES

The architectural character of the NVRG is intended to create a unique and memorable place within the City of American Canyon and the region. The aesthetic draws from the visual strength and simplicity of the concrete



Distinct but related forms and material use to create a sense of place

ruins as well as from the vineyard heritage of Napa County. Even though the ruins are over 100 years old, their simple shapes form a very contemporary backdrop for the community.

A.5.2.1 BUILDING ENTRANCES

- Buildings should be oriented to face streets or other public spaces.
- Entrances should be well marked, articulated, and oriented to streets and open space.
- Entrances should provide opportunities to create unique addresses along the street through use of elements such as distinctive form, detail, materials, color, ornament, lighting and signage.
- Street addresses should be clearly displayed and must comply with applicable sign regulations (see Section 6.5 for signage regulations).
- Entrances to uses above the ground floor should be identifiable as building entrances.
- The design of a secondary side or rear entry should be architecturally related to the front entry and enhanced with detailing, trim, and finish consistent with the character of the building.

A.5.2.2 MASSING AND FORM

- Roofs should match the building in terms of style, detailing and materials and should contribute expressive and interesting forms that add to the overall character of its environment.



Use of trellis / awning to weather protection and to lend a pedestrian scale to street level

- The location, spacing, materials, and colors of downspouts, gutters, scuppers, and other roof drainage components should be incorporated into the architectural composition of the façade and roof. Downspouts should be concealed within walls or located to harmonize with window spacing and façade composition.
- Any mechanical penthouses and stair towers should appear as integrated building forms and shall be structures that complement the design of the building through the use of similar materials, colors, finishes and architectural details.
- Rooftop equipment should be located away from the street edge and/or screened so that it is not visible from streets or other public spaces. Screening should complement the design of the building through the use of similar materials, colors, finishes and architectural details and appears to be an integral part of the building's form.
- Attached equipment such as solar collector panels, antennas, satellite dishes, etc. should be integrated into the project architecture or screened from view.

The main area of the ruins creates a series of cloisters. New buildings within the cloisters of the ruins should have a contemporary aesthetic.

- Any building within the southern cloister should have a prominent roof shape that pays homage to the roof structure on the round building. This bold form would create a focal point within the ruins complex.



Long walls punctuated with 3 dimensional details

- Architecture within the NVRG should be form based, and not rely on ornamentation.
- Building should have lines clean and shapes that define interior space.
- Commercial structures should have strong simple forms that are made up of fairly monolithic materials such as concrete and stucco.
- Wood and metal detailing should be used to soften these simple forms.

The residential uses within the NVRG should respect the same aesthetic. Town homes or condominiums should create an urban streetscape. They should address the street as row homes with front porches or stoops.

A.5.2.3 BUILDING FACADES FACING PUBLIC SPACES

Public visible facades of all buildings should have the same level of articulation and quality of details and materials as the front of the building.

- Where long expanses of blank wall are unavoidable, they should be articulated and softened with 3-dimensional details, planters, vines and other landscaping.
- A composition of distinct but related forms should be used.
- Loading and service areas for commercial uses should be integrated into the overall building composition.



Use of high quality material in public spaces



Simple, yet prominent roof forms as an architectural element.



Architecture and material of existing ruins set a precedent



Strong simple concrete / stucco forms with wood and metal details

- Architectural enclosures should be designed as integral elements of the building architecture
- Long unbroken forms and flat planes are discouraged.

Buildings facades facing public spaces should incorporate 3-dimensional facade elements that lend a pedestrian scale to the street level.

- Trellises or permanent awnings should be incorporated where appropriate for shade and weather protection.
- Arcades, wide overhangs, deep reveals, permanent awnings, etc. should be used.

Roof design should be integral to the overall building design.

- Parapets should screen rooftop mechanical equipment from ground level view.
- Tower elements should be included at key locations to provide points of interest along the streetscape.
- Roofline variation should be created by differing plate heights.

A.5.2.4 BUILDING MATERIALS

Building materials should be appropriate to the community character and suited to commercial construction.

- Materials such as stucco, masonry, storefront glazing and well-detailed precast concrete should be used.
- Accent materials such as brick, stone, tile, and anodized or painted metals should be used.



Materials reflect the industrial history of the site



Facades facing public spaces with articulation



Color and material relate to the context

- Any changes in materials should occur at inside corners where the building plane changes direction.
- Mirror glazing should not be used.
- Where used, stucco should have with as smooth a finish as practicable. Heavy stucco textures are discouraged.
- Accent materials include stone; tile; wood trim, sills or headers; metal roofing and wrought iron.
- Roofing materials include dimensional composite shingles and metal roofing.
- Half round gutters and round downspouts should be used.
- Changes in materials should occur at inside corners where the building plan changes direction.
- Color and material changes should occur at inside corners.
- Mirror and reflective glass is discouraged.
- Vinyl and aluminum siding is discouraged.
- Brick, stone or other masonry should not “float” above the ground plane, but must be detailed such that it can continue either to the ground or to a concrete shelf or edge in the foundation so that its “weight” is visually supported. Simulated finishes must be a level of quality to appear authentic.

A.5.3 NVRG LANDSCAPE DESIGN GUIDELINES

Landscaping of the NVRG will draw heavily from classic images utilizing olive trees, Italian Cypress, lavenders, roses and a variety of ornamental grasses. The center cloister should include unique paving materials specially selected to enhance the outdoor experience, along with providing for formal functions. Shade tolerant plant materials should be encouraged for landscape planters and interior low light situations. The central portion of the NVRG should incorporate both soft surface materials and unique organic paving, a formal fountain, and formal planting areas to allow for large gatherings and functions. Around the perimeter of the ruins the planting concept should be reminiscent of an Italian hill town, with a variety of soft textures and flowing landscape. Olive trees, ornamental grapes coexist with the stark lines and dramatic shapes of the ruins, softening edges and defining spaces.

A.5.3.1 NVRG PLANTING DESIGN GUIDELINES

- Olive trees, turf areas, and ornamental grasses should dominate the landscape adjacent to the ruins structures.
- Turf areas should foster outdoor spaces and gathering areas.
- Ornamental grasses should be used primarily to convey informality and rustic charm.



Ornamental street perimeter that compliment the architectural style of the buildings

- Olive trees should be planted in rows symbolic of orchards in Italy and the Napa Valley.
- Lavenders, roses, and evergreen groundcovers should be primarily used to enhance entries, highlight sitting areas, and line walkways.

A.5.3.2 NVRG STREET FURNITURE/ SEATING DESIGN GUIDELINES

Street furniture will add to the unique architectural environment of the NVRG.

- Street furniture should be designed to foster comfortable, accessible, interactive public areas.
- Street furniture should be constructed of durable non-weathering materials utilizing recycled or eco-friendly materials where practical.
- Seating should be provided with a variety of furnishings such as benches, chairs, and low walls with landscape features such as salvaged plinths.
- Other street furniture should include waste and recycling receptacles, decorative planters and pottery, bicycle racks, flag poles, and drinking fountains.

A.5.3.3 NVRG PARKING LOT LANDSCAPING DESIGN GUIDELINES

- Landscaping for parking areas should include large dome-shaped canopy trees to provide shade in hot summer months while allowing winter sun exposure.
- Parking lot trees should have root barriers.



Lighting integrated to the landscape to highlight gathering spaces

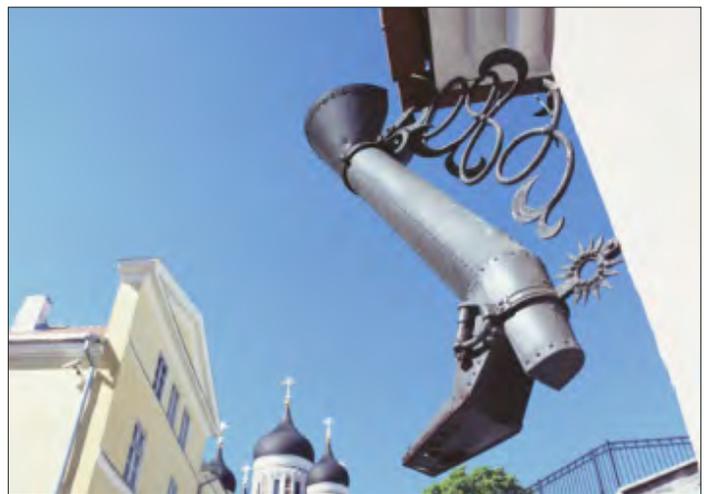
- Understory planting should be primarily with low-growing (+24”), drought tolerant, evergreen groundcover or grasses.

A.5.4 NVRG LIGHTING DESIGN GUIDELINES

These lighting design guidelines provide criteria that will provide a comfortable level of illumination that meets the community’s needs for orientation and safety in a way that complements the aesthetic qualities of the architecture and surrounding environment. A family of light fixtures is selected for the development that recognize the different qualities of the land uses while creating a consistent design theme throughout the community. The quality of the light fixtures, the lighting intensity and source controls provide criteria that will establish a high quality experience to this important aspect of design.

A.5.4.1 LIGHT FIXTURE DESIGN GUIDELINES

- High efficiency fixtures and sophisticated optics are encouraged to direct light where it is needed without creating excessive glare.
- Long lasting high pressure sodium lamps are suggested to minimize energy use and lamp replacement.
- Lights should be placed where they are needed for specific uses, rather than a continuous foot-candle requirement across the site, allowing for the appreciation of the dark sky in the residential neighborhoods.
- To preserve the quality of a dark sky at night, high intensity light fixtures should include a shielded light source that reduces the view to the light source.



Unique signage

- Plazas and walkways should utilize a combination of decorative pedestrian scale pole and illuminated pedestal or bollard lights selected to complement the architectural style of the buildings.
- Wall mounted fixtures should be used where appropriate on the building elevations to supplement the pole lights and to complement the building architecture and should be scaled appropriately.
- Arms for banners and flower baskets should be provided in the main street and plaza areas to provide seasonal decorative opportunities and add a festive quality to the environment.
- Special lighting features to further animate the spaces encourage nighttime use. Ambient lighting such as pole mounted low intensity “string of pearl” lights as well as uplights and lanterns in trees are concepts that would be appropriate to create festive lighting.
- Wall mounted niche lights may also be used to provide indirect light sources to further articulate walls, steps, and signs within the plaza.

5.4.2 PARKING LOT LIGHTING DESIGN GUIDELINES

- Parking lots should be lit with a high efficiency pole fixture to provide an even distribution of light while minimizing glare.
- Lamps combined with sophisticated optics and sharp cut off features should be selected to direct all of the light to the ground.

5.4.3 RUINS LIGHTING DESIGN GUIDELINES

- Lighting for the ruins surrounding gardens should include a unique monument pilaster light.

5.4.4 LANDSCAPE LIGHTING DESIGN GUIDELINES

Landscape lighting is designed to contribute to the extended daily use of mixed-use districts. Lighting helps to create welcoming visible spaces and accentuates design features such as public art, concrete columns and pedestrian travel routes.

- Pole mounted lights should be used for socializing and active use areas.
- Illuminated bollards should be used for circulation and travel routes.
- Ambient lights should be used for entries, steps, and tree up-lights.
- Landscape lighting for the NVRG should be designed primarily for accent purposes.
- Small accent lighting may be used for the up-light of trees, ambient light for specimen planting, building edges, steps, and entries.

A.5.5 SIGNAGE DESIGN GUIDELINES

These guidelines are intended to result in functional, attractive signage incorporating a high level of design, graphics, and efficient maintenance throughout the WRSP Area. These signage design guidelines apply to retail, office and, other commercial uses.



Signs that are unique and reflective of the industrial history of the site

All signage within the WRSP Area shall conform to the specific requirements, spirit, and intent of the City of American Canyon code provisions regulating signage, unless otherwise stated. If there are any inconsistencies between the City of American Canyon regulations and the WRSP, the guidelines in the WRSP will take precedence.

5.5.1 GENERAL SIGN DESIGN GUIDELINES

The building architecture should be designed to accommodate signage and other graphics as an integral part of the building design.

- Illuminated signs should be fixed and directed to control and avoid light pollution
- Individual letter characters are encouraged.
- Metal signs may be made of aluminum, brass, bronze, copper, or stainless or welded steel.
- Raised “Halo” letters on building face; pedestrian oriented blade signs; sculptured cantilevered signs; non-internally lit signs with lighting from a secondary source; and artistic neon signs backed by building face or storefront are encouraged.
- Signage is intended to be unique and original for each establishment and executed with a high degree of craftsmanship.



Community art

A.6 Community Art and Monumentation

A.6.1 COMMUNITY ARTS PROGRAM

The WRSP strongly supports the inclusion of community art as an enrichment of the public community space. Art blended with urban design in the NVRG can add value to the experience of the place. Community art should not only be an individually commissioned pieces, but an attitude towards the elements that make up the public realm as experienced within a community. Given the unique identity established by the NVRG, community art can have a complementary role in energizing and defining the spaces. The NVRG may include items such as:

- A thoughtful and carefully selected lighting program that uses fixtures to establish a character.
- Adding banners and hanging planters or other decorative items to lighting fixtures.



Art in community gathering spaces



Infrastructure as art

- Special paving to highlight areas within the community of special interest.
- Low walls and seating areas that are designed to encourage pedestrians to linger and fully experience a space.
- Landscape architecture elements such as custom benches, trash receptacles or bike racks.
- Rethinking standard infrastructure items such as man hole covers and tree grates, that typically are “off the shelf” items, but in focal point places, can be created as a custom art piece.
- Incorporating focal points for commissioned permanent or rotating art.
- Preservation of particularly creative graffiti art on the ruins themselves, or wall space dedicated to shows of street art.
- Providing small venue spaces for performance art.
- Building facade elements such as mosaics, frescos and custom iron work.
- A custom wayfinding/community signage program.
- Interactive fountain or water elements.

Key to the quality of the community environment is eliminating visual clutter by creating a cohesive program of street furnishings such as trash receptacles, and newspaper vending fixtures. These features should be provided on a community wide basis and are regulated as part of the WRSP.



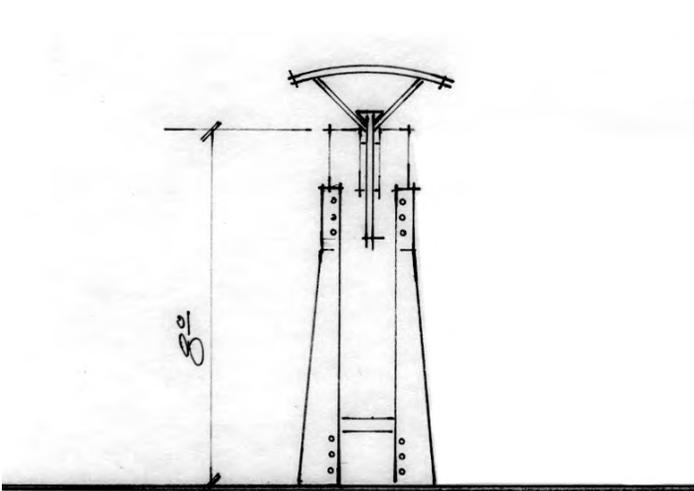
Community monumentation as art



Creating a sense of place



Community Identification



Freestanding tower

A.6.2 COMMUNITY MONUMENTATION

A cohesive program of community identification; form the community threads which tie all aspects of the community together within the context of varied architecture.

Community monumentation is a strong visual element that defines and enhances a community's special sense of place. These elements define a district within the greater context of a town. The community's personality is displayed by these features. The icons of classic communities are traditionally monuments that signalize your arrival and an entry or focal point.

- The palate of identification for the WRSP Area is based upon the free standing monuments that exist as part of the ruins.
- The monumentation may include pilasters, low walls, or strategically placed pieces of community art.
- They may also be a focal point created as an element of a building such as a tower, or a publicly visible landscape or retaining wall.

The design of the community identification is unique and takes its cues from the ruins. Materials have a permanence to them, complement the architecture of the community or create a counterpoint, and may include materials such as steel or other metals, concrete, tile, brick, stone and glass. A typical pilaster monument is shown here.

Monumentation locations are identified on the following plan:

A.7 Walls and Fencing Design Guidelines

A.7.1 GENERAL DESIGN GUIDELINES FOR WALLS

- Walls and fences are to be minimized to the greatest extent possible and their design should be complementary to the building architecture.
- Site walls should be made of materials complementary to the building architecture palette.
- Walls, which are located in visually prominent locations, should be decorative and faced with a material such as stucco or stone.
- Concrete retaining walls should only be used where necessary for structural and spacial requirements.

- Plantings should be utilized to minimize the visual impact of all retaining walls.
- Walls, fencing materials and colors should complement adjacent architecture. Typical fence designs are shown here.

A.7.2 GENERAL DESIGN GUIDELINES FOR FENCES, SOUNDWALLS AND VIEW FENCES

- Fences throughout residential landscapes should be constructed of wood, metal, masonry, or a combination of these products to maintain the community theme and provide continuity.
- There are four (4) distinct levels of fencing and walls, such as standard privacy fencing, enhanced privacy fencing, enhanced soundwalls, and view fences.
- Standard six-foot (6') high privacy fencing of a 'good neighbor' type should be used on all fences located between private lots which are not visible to the public view.



Combination of Fencing Materials



Traditional residential wood fence

- Fencing should be constructed of weather-resistant wood products and should have a continuous wood cap covering the ends of all posts and fence boards.
- All wood fencing should be sealed and stained with clear finish products.

A.7.3 RESIDENTIAL NEIGHBORHOOD FENCING DESIGN GUIDELINES

- Enhanced 6’ high privacy fencing should be used on any fence visible to the public view and should be created using weather-resistant wood products, an enhanced horizontal ‘decorative’ top, a horizontal ‘plain’ bottom, and decorative post caps.
- All wood fencing should be sealed and stained with clear finish products.
- View fences should be located along any property line between public and private property which abut the public open spaces such as the parks and areas where landscape views are to be maintained.
- View fences should be 6’ in overall height from finish grade and should be constructed primarily using wire mesh and decorative tubular steel.
- Where no low wall or fence defines the front yard, side/rear fences between homes should be set back at least eight feet from the fronts of garage.

A.8 Crime Prevention Through Environmental Design (CPTED) - Design Guidelines

CPTED design guidelines should be used during all processes of the design, from initial concept planning to execution and also at all levels, from community wide planning to individual homes.

The four elements of CPTED include:

1. Natural Surveillance

Natural Surveillance is a design concept directed primarily at keeping intruders under observation. It utilizes design features to increase the visibility of a property or building. The proper placement and design of windows, lighting, and landscaping increases the ability of those who care to ob-

serve intruders as well as regular users, and thus provides the opportunity to challenge inappropriate behavior or report it to the police or the property owner. When natural surveillance is used to its greatest advantage, it maximizes the potential to deter crime by making the offender’s behavior more easily noticeable to a passing individual, police patrol, or private security detail.

It also involves providing a good visual connection between residential and/or commercial units and public environments such as streets, common areas, parks, sidewalks, parking areas and alleys.

2. Natural Access Control

Natural access control employs elements like doors, shrubs, fences, and gates to deny admission to a crime target and to create a perception among offenders that there is a risk in selecting the target. The primary thrust of an access control strategy is to deny access to a crime target and to create a perception of risk to offenders. Physical and mechanical means of access control-locks, bars, and alarms can supplement natural access control measures if needed. A fence around a neighborhood playground is an example of an access control measure that protects children from wandering off and inhibits entry of potential offenders.

3. Territorial Reinforcement

Territorial reinforcement employs such design elements as sidewalks, landscaping, and porches to help distinguish between public and private areas and helps users exhibit signs of “ownership” that send “hands off” messages to would-be offenders. The concept of territorial reinforcement suggests that physical design can create or extend a sphere of territorial influence and potential offenders perceive that territorial influence. For example: low walls, landscape and paving patterns to clearly define the space around a unit entry as belonging to (and the responsibility of) the residents of the unit.

4. Maintenance

Lastly, care and maintenance allows for the continued use of a space for its intended purpose. Deterioration and blight indicate less concern and control by the intended users of a site and indicate a greater tolerance of disorder. Proper maintenance protects the public health, safety and welfare in all existing structures, residential and nonresidential, and on all existing premises by establishing minimum requirements.

Chapter 3. Design

This Chapter establishes the Goals and Policies that guide the aesthetic and functional qualities of development in the Broadway District to encourage architectural, landscape design, and place-making practices that attract residents and visitors alike.

3.1 Introduction

Design guidelines lend predictability in the design of private and public development projects in order to facilitate decision-making by property owners, applicants and the city in the development review process.

Guiding Principles and Design Vision

Policy guidance for the Specific Plan design guidelines were identified in the Project Goals, Broadway District Guiding Principles, and input from stakeholders and residents during workshops and meetings.

Guiding Principles

- Beautify the corridor with landscaping, trees and architecture
- Provide Gathering Places/Multi-Purpose Places
- Unify the Character of New Development
- Provide Connections between neighboring Properties and Adjacent Neighborhoods

Design Vision

Through Stakeholder Citizens Advisory Committee (SCAC) meetings, workshops and stakeholder input, residents and the business community identified the following vision for future development:

- Building architecture should favor a “Modern Industrial and Modern Farmhouse” aesthetic;
- Land use and development patterns should create space for the community to socialize and gather;
- Landscaping, particularly trees, should be used to address several objectives:
 - Develop a consistent landscape palette along Broadway to provide visual harmony throughout the District;
 - Beautify Broadway and emphasize aesthetic place-making through landscaping and gateway treatments; and
 - Provide buffers between adjoining uses as appropriate;
- Make the Main Street experience distinct from surrounding communities and the

- other districts in the Specific Plan area by promoting family friendly, programmable space
- Celebrate the unique character of American Canyon to distinguish the Broadway District from other cities.
- Build on existing assets, natural features, and provide space for all people.

Design Guidelines

Design Guidelines provide specific detail regarding the design of all future public and private development. Combined with the development standards established in Chapter 2, these guidelines ensure that all new projects implement the community’s vision for the Broadway District. These guidelines establish the tools to accomplish this objective for the “private and public realm” and the interface where private development meets the street.

3.2. Policy Framework

The design guidelines identify the desired aesthetic for the Broadway District. These guidelines provide direction for improvements on private and public lands to fulfill the Community’s vision for a modern-rural, pedestrian oriented Broadway District that accomplishes the following goals:

Goals

- 3.1 Ensure high quality development to improve the character of the Broadway District and establishes a unique style for American Canyon.
- 3.2 Enhance the public realm so that buildings and the surrounding streets, parks and properties are integrated, functional, and safe.

3.3 Private Realm

Buildings and site improvements on privately owned parcels make up the “private realm.” Building layout and architectural character are key to successful transformation of the private realm. Accordingly, the Private Realm Design Guidelines are organized to provide overarching guidelines and guidelines for building prototypes as follows:

Overarching Guidelines

- Architectural Character
- Layout and Orientation
- Massing and Scale
- Parking

Architectural Character

Through the Stakeholder and Citizens Advisory Committee (SCAC), at workshops and in stakeholder discussions, the community consistently expressed a desire for building

architecture that represent a unique style for American Canyon by building on “Modern Farmhouse” and “Modern Industrial” aesthetics. While both of these styles have numerous and interesting architectural interpretations that allow for individual creativity, they reflect the design characteristics and features described below.

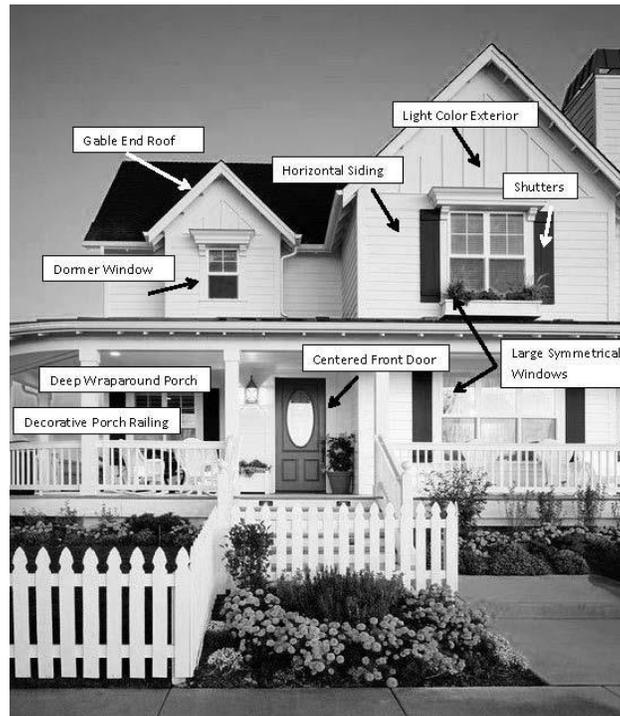
Traditional Farmhouse Style

The American Farmhouse is a country home style that highlights the simplicity of rural living. The American Farmhouse was a functional home before it was an architectural style. In fact, it is a hybrid of architectural styles that were blended to produce these practical homes to shelter farmers and their families and serve as the functional center of farm life. The design of the Farmhouse was shaped by the needs of the farmers, the local climate and the materials available.

Farmhouse architecture is unpretentious, straightforward, functional, and very efficient. Farmhouses designs (refer to **Figure 3-1**) typically exhibit the following traditional farmhouse characteristics.

Traditional Farmhouse Characteristics

- Strong indoor/outdoor design that may feature
 - A large front or wraparound porch;
 - Large, symmetrical windows help to accentuate the exterior and bring the outside in.
- Symmetrical building designs (e.g. doors are often centered on the front façade);
- Relatively shallow roof forms that may be broken up with dormer windows;
- Hipped and gabled roof forms that often run parallel to the adjoining road.
- The roof pitch may change to emphasize a design element (e.g. over covered porches);
- Architectural details to break-up building walls and increase architectural interest that may include:
 - Functional shutters;
 - Decorative porch railing;
 - Exposed rafter tails;
 - Window adornment (e.g. sashed and mullioned windows);
 - Generous eave overhangs, belly bands and cornice elements;
- Building exteriors are typically faced with wood (e.g. board and batten, tongue and groove, shiplap) siding that may change directions (horizontal/vertical) to distinguish between upper and lower building registers or to emphasize building features (e.g. gable ends).
- Building accent and trim materials reflect local environment (e.g. wood and stone) or available farm materials (e.g. corrugated metals); and
- Buildings are often white or light colored. Accent materials may be colorful.

FIGURE 3-1 – TRADITIONAL FARMHOUSE BUILDING

Traditional Industrial Style

Like farmhouse designs, the industrial style is utilitarian, it reflects the functional needs of a working environment. The attraction of industrial forms is in the lack of pretension and the way utilitarian surfaces, and functional materials and objects showcase the integration of form and function. The industrial style (refer to **Figure 3-2 and 3-3**) typically exhibits the following traditional industrial characteristics.

Traditional Industrial Characteristics

- Building materials are durable (e.g. brick, concrete and metal walls; solid wood or steel doors);
- Exterior walls (and often interior walls) are heavily glazed (e.g. large windows or curtain walls) to bring natural light into the building;
- Roof forms often include clear story elements and skylights to bring natural light into building interiors;
- Functional building elements are often “oversized” (e.g. doors, downspouts) to reflect building scale and the functional needs of industry;
- Building exteriors feature the natural color of the functional (not decorative add-on) building materials (e.g. brick, stone, steel, rough-hewn timbers, reclaimed wood, hardwood floors, weathered concrete walls);
- Building facades are articulated by deep recessed windows and exterior details (e.g. arched openings, protective roof features, artisan brick work); and
- Exposed functional structural elements, such as steel beams, wooden beams, visible interior duct work and pipes are not uncommon in converted factory space.

FIGURE 3-2 – TRADITIONAL INDUSTRIAL BUILDING EXTERIOR

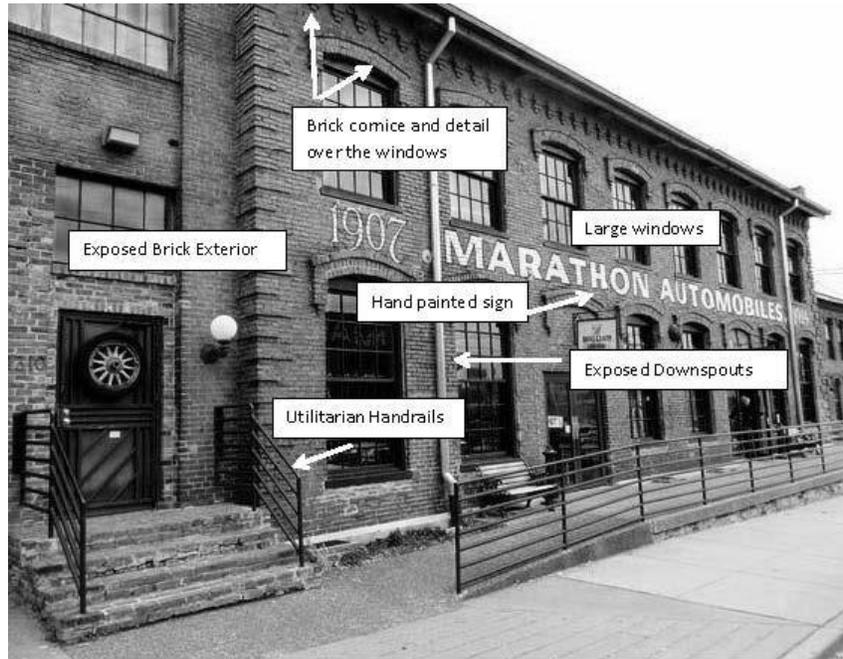
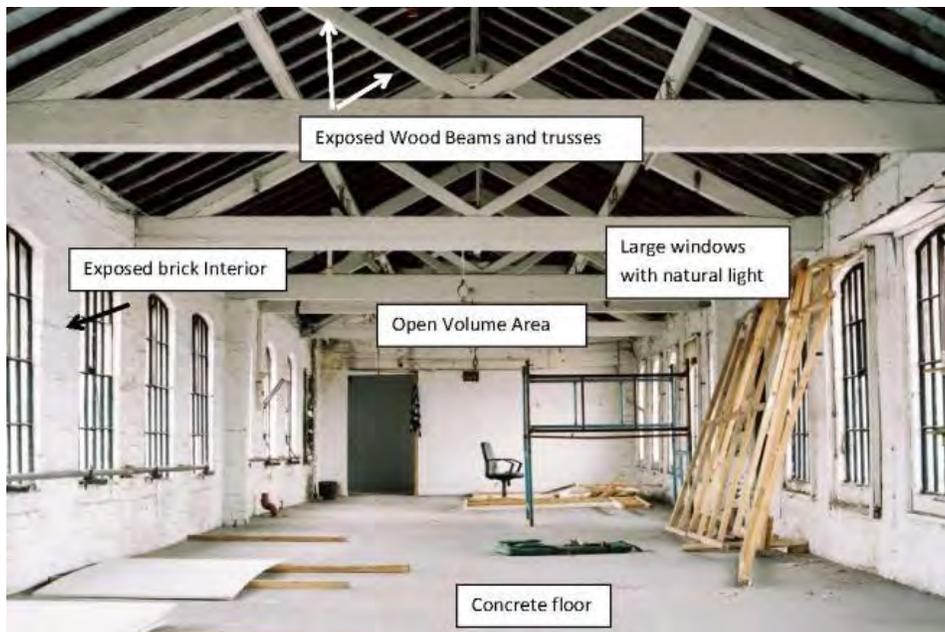


FIGURE 3-3 – TRADITIONAL INDUSTRIAL BUILDING INTERIOR



Overarching Guidelines

The following overarching guidelines provide site and building design criteria that will be applied to new or remodeled private realm projects in the Broadway District.

Modern Architectural Character

- A. Reinterpret traditional farmhouse and industrial architecture to accommodate new concepts of design that relax traditional rules while preserving utility, indoor/outdoor, and form following function objectives that gave rise to the traditional styles. Examples of successful modern interpretations of farmhouse and industrial architectural styles are shown in below and include the following:
 - a. Bringing natural light into interiors through floor to glass windows, skylights, solar tubes and use translucent glass for privacy areas;
 - b. Using subtle colors with accents of more vibrant color;
 - c. Using natural materials such as wood, rock, and slate;
 - d. Using contemporary exterior materials that give the feeling of airiness in the form of clean rectilinear lines that feel lighter in weight and more casual in livability, such as such as hardwoods, ceramic and porcelain tiles, travertine stone and marble;
 - e. Opening up interiors with an open floor plan; and
 - f. Adding contemporary details that get noticed, yet don't distract from a traditional style, such as contemporary light fixtures, replacing heavy wood bannisters and railing with newer innovations, such as tension cables, glass, or industrial materials.
 - g. Concealed utility meters, trash areas, loading areas, exterior mechanical equipment that can detract from the overall building architectural appearance.
- B. Incorporate elements that provide indoor/outdoor interface (e.g. porches, stoops, skylights/clear stories, etc.).
- C. Incorporate building materials that reflect local environment (e.g. wood and stone), are durable (e.g. brick, concrete and steel) or reflect traditional farm or industrial materials.
- D. Incorporate architectural details to break-up building walls, create shadow lines and increase architectural interest (e.g. recessed windows and doors, changes in materials, eave overhangs, belly bands, decorative elements, etc.)



Modern Architectural Examples

The examples shown below reflect a few of the many thoughtful ways that modern farmhouse and industrial architecture may be expressed.

FIGURE 3-4 – MODERN FARMHOUSE BUILDINGS



FIGURE 3-5 – MODERN INDUSTRIAL BUILDINGS





Architectural Design Guideline Implementation

Policy 3-1 In conjunction with a Design Permit or Building Permit application, whichever occurs first, the applicant shall submit a narrative that explains the ways the proposed building(s) achieve a Modern Farmhouse or Modern Industrial style. The narrative shall be supplemented with a list prepared by the architect that identifies architectural features the proposed building possesses that characterizes the building as Modern Farmhouse or Modern Industrial.

Building Placement and Site Planning

Appropriate building placement, the infrastructure needed to support them, landscaping, and accessible open spaces all work together to provide a high quality environment that defines American Canyon. The following policies address common site planning issues overall and specifically for residential, nonresidential and mixed use development.

Overall Building Placement and Site Planning Policies

Policy 3-1 Buildings located at the corner of a street are visually prominent. Architectural features in the front façade should be extended to the

other elevations that are visible from open space areas and the public right-of-way.

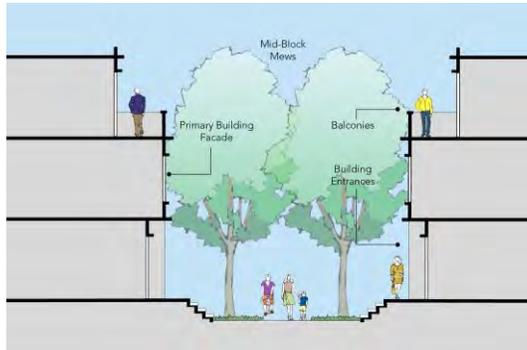
- Policy 3-2 Incorporate equipment and service items such as: garbage storage, loading docks, vents, air conditioner compressors, roof access ladders, meters and transformers into the building design and/or landscape areas to minimize noise and visual impacts on pedestrian areas, streets and adjacent properties. Roof mounted mechanical equipment shall be screened with a parapet equal in height to the highest equipment facility.
- Policy 3-3 To the greatest extent possible, incorporate existing mature trees into the landscape plan of new developments.
- Policy 3-4 Through the discretionary review process, a condition of approval will require existing overhead utility poles on-site and along the property frontage to be placed underground in conjunction with development of the site or as a deferred requirement subject to approval of the City Engineer.

Residential Building Placement and Site Planning Policies

- Policy 3-5 Extend the pattern of existing public streets into new development where possible. New streets, whether public or private should function like a public street providing each home with its own street address, landscaping, sidewalks, private front yard entry space, and on-street parking where appropriate.
- Policy 3-6 Residential development that is higher in density than homes in an adjacent single family neighborhood should include a transition in building scale that reflects the adjacent residential neighborhood.
- Policy 3-7 Locate the front of new single family, townhome, and duplex homes onto existing or newly-created streets. Ensure front entrances avoid back-to-front facing relationships (such as front doors facing rear yards or service areas).
- Policy 3-8 Locate required parking and servicing at the rear of the property accessed by a private lane or shared driveway to minimize aesthetic impacts of a front facing garage and increase short-term on-street visitor parking in multifamily and townhome developments.
- Policy 3-9 Locate quasi-private elements such as stoops, balconies, and stairs between private open space and the adjoining sidewalk.

- Policy 3-7 Encourage new residential and mixed-use residential developments to be configured around open courtyards and private parks.

FIGURE 3-5 – OPEN COURTYARD EXAMPLE



Nonresidential and Mixed Use Building Placement and Site Planning Policies

- Policy 3-8 In mixed use developments, site planning should look for opportunities to integrate compatible uses so that site visitors and residents will use more than one activity on the site (ie: integrate restaurant and retail into a hotel building; integrate tot lots and informal gathering places into the retail center; connect mixed use centers with regional bicycle trails.)
- Policy 3-9 Orient primary building facades and entries for both commercial and residential uses along the streets or paseos. Incorporate windows, doors, and porches/outdoor seating areas which encourage “eyes on the park” and sociability.
- Policy 3-10 Commercial and mixed-use buildings should be placed at the zoning setback line unless lot configuration or specific land uses prohibit this placement. Corner buildings shall address both streets and other elevations visible from public spaces and the right-of-way architecturally.
- Policy 3-11 Ensure loading, trash pickup, service entrances located at the rear of commercial and mixed-use buildings are oriented so they are not visible from public spaces and the right-of-way. If this is not possible, provide a combination of screen walls and landscaping.
- Policy 3-12 New development, consistent with the Modern Farmhouse and Modern Industrial style, should be designed to architecturally harmonize with adjacent development. Potential methods to harmonize include using similar colors, materials, and scale from the adjacent development into the new development.

- Policy 3-13 When a building exceeds three stories, stepback the fourth story to provide visual relief and minimize shadows cast on neighboring properties.
- Policy 3-14 Allow exceptions to the building setback, lot coverage, separation between buildings, lot dimension, building height, and parking requirements in accordance with the Minor Variation procedure (American Canyon Municipal Code Chapter 19.44.)
- Policy 3-15 Through the discretionary review process, require vehicle and pedestrian interconnections with reciprocal access easements between neighboring properties to improve access and customer convenience and reduce short vehicle trips on Broadway.

3.4. Public Realm

Key to the success of the Broadway District is an attractive “public realm.” The public realm includes all land and facilities owned, designed, and managed by local, state and federal governments. The largest public realm land uses in the Broadway District are local streets and Highway 29, Veterans Memorial Park, and City Hall. Improvements to the “public realm,” especially streets, are essential for attracting new investment, improving safety, and creating a sense of place.

The public realm design guidelines provide criteria that will be applied to roadways and streetscapes as a general practice, as well as specific guidelines for Broadway and Main Street improvements. The public realm design guidelines are organized as follows:

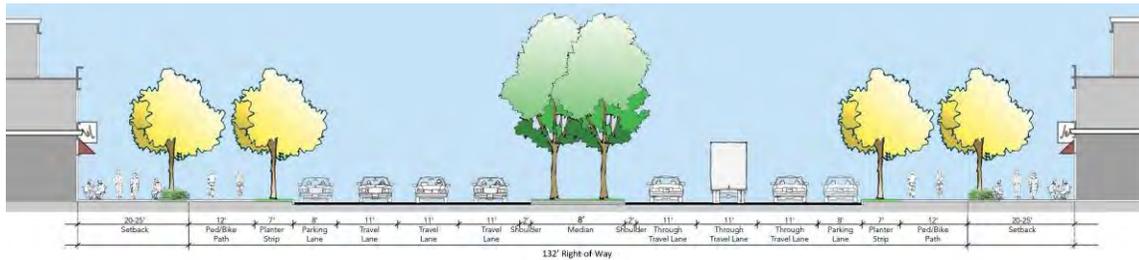
- Overarching Guidelines
- Broadway
- Main Street
- Local Roadways (Existing and New)

Overarching Guidelines

The following guidelines will be applied to roadways and streetscapes, as appropriate throughout the Broadway District.

Broadway

Broadway is the regional link between American Canyon and the rest of Napa County and the Bay Area. With changes in travel speeds, Broadway will become a more comfortable place to walk and bicycle, and congregate, but the primary function of Broadway will continue to focus on protecting traffic flow. As a State Highway, Caltrans has the final authority to determine design standards, however the speed limit change creates design flexibility to pursue the following guidelines in close collaboration with Caltrans.

FIGURE 3-6 – CONCEPTUAL BROADWAY CROSS SECTION

- A. **Travel Lanes:** Provide 11-foot-wide travel lanes in each direction.
- B. **Parallel Parking:** Consider an eight-foot-wide parallel parking lane where appropriate on either side of the street, ensuring a minimum seven-foot-wide parallel parking where right-of-way is constrained. This lane could also be used for landscaping in some locations, and provide room for bus stops.
- C. **Shoulders:** Provide 2-foot-wide shoulders adjacent to the center median.
- D. **Multi-Purpose Path:** Provide a twelve-foot-wide pedestrian/bicycle path on either side of Broadway.
- E. **Planter Width:** Provide seven-foot-wide planters on either side of the street to create buffer condition for pedestrians, while incorporating green infrastructure into the planter strips to improve stormwater quality.
- F. **Median:** Use the Median to accommodate turn pockets. Where the median is 8 feet wide or more, install street trees at no more than 25 feet on center.
- G. **Setbacks:** Provide 20 foot building setbacks on either side of Broadway.
- H. **Easement:** Where the Right-of-Way is inadequate to accommodate the above streetscape improvements, secure easements for landscaping, bicycle and pedestrian improvements outside the right-of-way in existing development sites.
- I. **Trees:** Prepare a streetscape landscape plan that includes a variety of native evergreen and deciduous trees, shrubs and groundcover along the length of Broadway within the median and planter strip to provide an attractive and unified District image.
- J. **Crosswalk Width:** Provide clearly marked 12-foot-wide crosswalks (minimum) at all controlled intersections. Ensure all crosswalks have ramps for ADA access and pedestrian activation improvements.

- K. Safe Haven: Provide a pedestrian refuge in the Broadway median at all crossings that is no less than and 8-foot wide and contains bollards or trees for safety and a pedestrian activated crossing switch.
- L. Bulbouts or other Traffic Calming Techniques: Where possible, provide bulbouts or other traffic calming techniques to minimize crossing distances, increase pedestrian visibility.
- M. Special Treatment: Explore using special paving material, colored markings, and lights for crosswalks to increase visibility and enhance the identity to the area.
- N. Pedestrian Connection: Provide pedestrian access between street parking on Broadway and businesses located on properties that abut Broadway. Pedestrian access points should be located no more than 300 feet apart.
- O. Gateways: Install landscaping to define the North and South Gateways into American Canyon. These gateways could be further emphasized with distinctive signage and public art to signify these entrances.



Main Street

Main Street between Rio del Mar and South Napa Junction Road will become the center for commerce and community interaction in American Canyon and will be designed according to the following guidelines to create a family-friendly, programmable space.

FIGURE 3-7 – CONCEPTUAL MAIN STREET CROSS SECTION



A. Travel Lanes: Provide 10-foot-wide travel lanes in each direction.

B. Sidewalk: Provide twelve-foot-wide sidewalks on either side of Main Street to maintain a minimum 8-foot wide travel way and landscape areas.



C. Planter Width: Provide planting areas on either side of the street to provide shade and create buffer condition for pedestrians, while incorporating green infrastructure to improve stormwater quality.

D. Trees: Install street trees at no further apart than 25 feet on center.

E. Family Friendly Street: Install curb-less street improvements so that the space may be used for events. Install landscaping, painting, and changes in roadway materials to distinguish between the pedestrian and automobile environment while allowing for innovative use of the street, including the following:



a. Include elements like shade structures or trees, drinking fountains, water bottle refilling stations, lighting and movable furniture to ensure user comfort in public spaces.



b. Consider amenities such as game tables, dining areas, wifi and expanded picnic areas parks and plazas that may develop along Main Street.

c. Program movies, community festivals and concerts in Main Street parks, plazas and the street.

F. Park: Construct a park between Rio Del Mar and Main Street to provide programmable outdoor space that provides a visual connection toward the Napa Valley Ruins and Gardens district.

G. Plazas: Incorporate small-scale outdoor eating or gathering spaces between buildings/pedestrian circulation spaces and public gathering areas to provide a transition and create interest.



The Specific Plan seeks to minimize design changes on existing streets, there are opportunities to design new streets and modify a few existing streets to enhance connectivity between neighborhoods.

3.5 Public Art

According to the American Planning Association, Public art — such as memorials, historical monuments, installations, murals, sculptures, mosaics, decorative features, and functional elements — is an important element in placemaking. Unlike art in private spaces, public art is ideally site-specific and attuned to its social, economic, and environmental context. Public art can contribute to urban design and the revitalization of civic infrastructure; enhance and personalize public space; comment on environmental and social conditions; and activate civic dialogue.

The City is in the process of establishing a public art protocol for selecting art and permitting it in public locations. Publicly visible art on private property is encouraged and may be discussed in the context of a discretionary development application.



When public art is considered in the Broadway District, the following opportunities may be considered:



a. Encourage artistic expression in bulb-out areas, along sidewalks, in public open spaces, and near the entrances to buildings.

b. Encourage art pieces that serve both an aesthetic and functional purpose, such as sculptural bicycle racks, trash/recycling receptacles, seating, lighting posts, utility boxes and fire hydrants.

c. Explore opportunities for local and regional artists to design, fabricate Local Streets

d. Investigate possibilities for creative lighting effects to add interest to the nighttime streetscape environment.



Circle K

Conceptual Rendering



Chicken Guy Restaurant (PC Rendering)



Napa Junction Retail Center



Home2Suites Hotel (PC Rendering)



Hampton Inn (PC Rendering)



Napa Cove Apartments (PC Rendering)



Valley View Senior Apartments



Village at Vintage Ranch Apartments



Canyon Ridge Apartments



Watson Ranch Single Family Homes



D·R·HORTON
America's Builder

D·R·HORTON
America's Builder