

YOUNTVILLE PACIFIC

Project Description:

The proposed project is a mixed-use development comprised of retail at the ground level with retail storage at the second level mezzanine and two residential units on the second floor, per the Residential Scaled Commercial mixed-use zoning requirements.

The intention is to connect what is currently two distinct and disparate zones of north and south Yountville, continuing the retail corridor that is Washington street all the way from south to north. By orienting the retail entrance at an angle, we intend to fully engage Washington street, further emphasizing this continuity.

The building will serve as a flagship location for a locally owned, independent retailer. The total square footage is \pm 2,520 and the retailer will likely have 1-2 full time employees. The proposed operating hours will be daily from 10:00 am to 7:00 pm or 11:00 am to 6:00 pm (depending on the day), in line with other local retailers in the area.

In an effort to conceal the parking lot, we have proposed a port-cochère along Humboldt Street, which allows vehicle passage into the parking lot, while concealing the majority of the parking field from street view. We feel strongly that this covered vehicle entrance will provide a smooth transition from the Washington street retail corridor into the residential neighborhood that begins on Humboldt Street.

An eight-foot wall (precast concrete) will be erected on both the north and east sides of the property to conceal the parking lot and aid in providing privacy to our residential neighbors. The areas adjacent to the walls will be planted with evergreen, flowering vines. We offer to plant to exterior side of the walls the same flowering vines in accordance with our neighbors wishes. All exterior lighting on the property will also take our residential neighbors into account.

Additionally, we plan to create a small outdoor space above the port-cochère to be utilized as an employee break area and also for the use of the residential tenants by reservation, through the property manager. This elevated outdoor space, will have flowering pots, outdoor furniture and umbrellas which will add texture and color enhancing the proposed residential/commercial use.

The general design of the building is influenced by modern & Georgian revival blending both a traditional storefront with a residential scaled aesthetic. The building will be finished with a smooth plaster finish in a warm cream with modern black windows and black detailing, including antique cornices along the upper level and large antique doors at the main entrance, to be painted black. There will be overhanging window boxes as well as pots and planters at the outdoor areas. The desired design aesthetic proposes to maintain clean unified lines with traditional architectural forms while maintaining an engaging retail storefront with warmth and charm.

The two proposed residential units will be located on the second floor, each will have a covered and an open private deck and a once car garage. The units will be accessed via the enclosed residential garages and/or open parking area. A total of two units, each with 2 bedrooms, 2 bathrooms, approximately 1,200 square feet each will include Juliette balconies that overlook Van de Leur park.