

An architectural rendering of a public commons area. The scene features a large, open green lawn in the foreground with several people walking and sitting on benches. In the middle ground, there are modern, multi-story buildings with large windows and flat roofs. A paved walkway or plaza area runs through the center, with more people walking. The background shows a clear blue sky with scattered white clouds. The entire image has a light, sketchy texture, suggesting it's a conceptual drawing or a digital rendering with a soft focus.

Yountville Commons

Idea and Visioning Phase

Town Council

March 4, 2025

TIMELINE

UPDATE

Yountville Commons Community Engagement



OFFICE HOURS: Tuesday mornings and the last Saturday of the month August-February from 9:00 AM to 12:00 PM.



YOUNTVILLE COMMONS

FIRST PRINCIPLES:

- **DO NO HARM.** YOUNTVILLE IS ALREADY A CAREFULLY CURATED URBAN ENVIRONMENT OF RESIDENTIAL, COMMERCIAL, RECREATIONAL AND INSTITUTIONAL USES.
- THAT ACHIEVEMENT SPRINGS FROM SOMETHING CALLED **‘FORM-BASED’ ARCHITECTURE.**
- THE RESULT IS A HIGH QUALITY PUBLIC REALM USING PHYSICAL FORMS (RATHER THAN A SEPARATION OF USES) AS THE ORGANIZING PRINCIPLE.
- **WE SEEK TO MAKE A PLACE** (NOT A PROJECT)
- THERE ARE MANY POTENTIAL ALTERNATIVES
- **IT STARTS WITH LISTENING** TO ALL KINDS OF IDEAS
- AND THOSE IDEAS OCCUR IN ALL KINDS OF SETTINGS

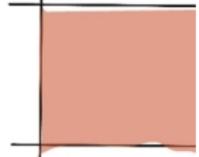


"Reclaiming the Heart of Yountville: A Place for Those Who Make the Town Work"

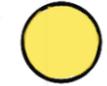


“Design, Meet, Revise, Repeat” (aka “Million Cups of Coffee) = Hundreds of Ideas

YOUNTVILLE COMMONS - CONCEPT SITE PLAN



MULTIFAMILY



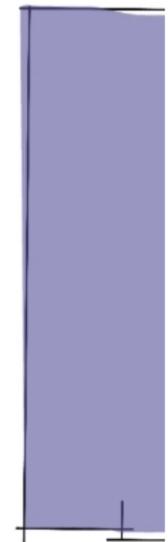
SINGLE FAMILY



PUBLIC



MIXED-USE



WEBBER

YOUNT

HUMBOLDT

SCHMITT HALL

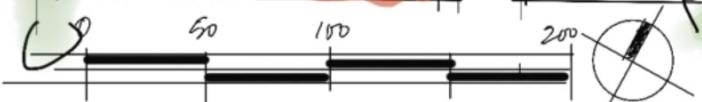
YV FIT

HOUSING

TOWN HALL

FINNELL

HOPPER CREEK







FINNELL

YOUNT



Locals “Hub” - Farmstand, Dog Park, and other “Unmet Daily Needs”

MOBILITY FABRIC - EXISTING



GREEN FABRIC - EXISTING



MOBILITY FABRIC



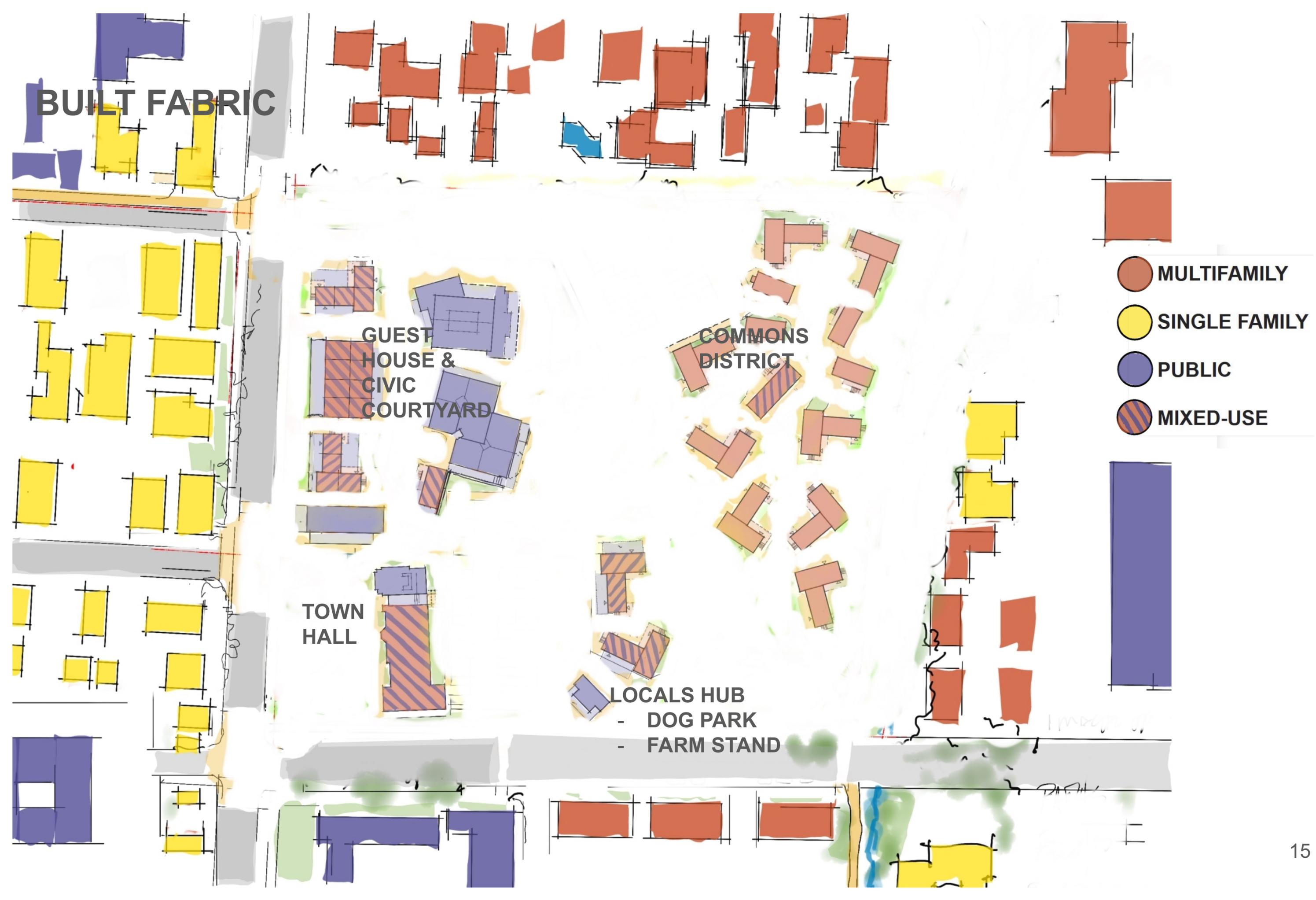
-  MULTIFAMILY
-  SINGLE FAMILY
-  PUBLIC
-  MIXED-USE



GREEN FABRIC



BUILT FABRIC



-  MULTIFAMILY
-  SINGLE FAMILY
-  PUBLIC
-  MIXED-USE

GUEST HOUSE & CIVIC COURTYARD

COMMONS DISTRICT

TOWN HALL

LOCALS HUB
- DOG PARK
- FARM STAND

YOUNTVILLE COMMONS - CONCEPT SITE PLAN



YOUNTVILLE COMMONS CONCEPT DESIGN

FROM CRITERIA TO ELEMENTS

This vision process for the Commons was held to the following criteria:

- **A consensus-built vision** – The vision for the Commons is based on and reflects a shared understanding of priorities developed from input from stakeholders so that the community takes ownership and advocates for the vision.
- **Contextual** – The vision is based on a full understanding of the geographical, environmental, economic, cultural, and social contexts.
- **A small-town pattern of settlement and sustainability** – The vision incorporates sustainable community design concepts and development incentives to maintain the small-town aesthetic. This includes exploring a range of land use and housing options, to create a healthy, walkable, human-centered neighborhood that is an integral part of Yountville.
- **A vision that is consistent with General Plan Policies** – The vision builds on the applicable policies of the General Plan that emphasize enhancing and maintaining the Town’s unique qualities and open space network while allowing for appropriate mixed-use community development.
- **A vision that can be implemented** – The Plan reflects the realities of existing assets and incorporates strategic financing and phasing concepts while meeting Town-wide implementation policies.

This vision process for the Commons produced the following elements:

1. **Yountville Focused** – The Yountville Commons project prioritizes preserving the town’s small-town charm while integrating new development that aligns with the General Plan and enhances community character.
2. **Local Workforce Housing** – The plan emphasizes affordable housing options for local employees, particularly in hospitality and public services, to reduce long commutes and support a sustainable workforce.
3. **Connected Civic Spaces** – The project aims to create public gathering areas, integrating parks, trails, and open spaces that foster community engagement and social interaction.
4. **Bike & Pedestrian Preferences** – A pedestrian and bike-friendly design prioritizes walkability, reducing car dependency while ensuring safe, interconnected pathways throughout the neighborhood.
5. **Educational Opportunities** – Yountville Commons may provide opportunities, in partnership with established institutions, to leverage Yountville’s world-class hospitality sector. This includes opportunities to provide training and career development while strengthening the town’s reputation for excellence in hotels and restaurants.
6. **Locally Owned & Operated** – While expert builders may be involved, the town intends to control the development process to ensure the Commons serves current and future Yountville residents.

HOUSING AND COMPLEMENTARY OPPORTUNITIES

The following are **approved policies** the Town of Yountville is using to address housing and complementary opportunities at the former Yountville Elementary School property, with specific references including chapter, section, and page numbers from the [Yountville Housing Element \(2023-2031\)](#):

1. **Expand Housing Sites:** Identify and rezone additional sites suitable for high-density residential development to meet Regional Housing Needs Allocation (RHNA) goals. (Chapter 6, Program 1, Page 14).
2. **Facilitate Public Involvement:** Foster greater public participation in housing planning by providing information on housing programs and policies and encouraging citizen involvement in shaping housing solutions. (Appendix A, Section A.1, Page A-2).
3. **Address Workforce Housing Needs:** Collaborate with local businesses and employers to identify and address housing needs for employees, including exploring employer-assisted housing options and Single Room Occupancy Units. These references highlight Yountville's focus on workforce housing solutions for local employees, particularly in the hospitality and public service sectors. (Chapter 6, Policy 4.1 and 4.5, Page HO-15, and HO-6).
4. **Encourage Higher-Density Multifamily Housing:** Policy 4.3 encourages higher-density multifamily affordable workforce housing subject to appropriate standards and design. (Chapter 6, Section 6.6, Policy 4.3, Page HO-6)
5. **Encourage Mixed-Use Development:** Where residential and commercial uses are integrated, this policy helps to address workforce housing needs and create more vibrant, walkable neighborhoods by ensuring housing projects include neighborhood-serving businesses. (Chapter 6, Policy 5.2, Page HO-7)
6. **Promote Affordable Housing Development:** Streamline the approval process for multifamily housing, especially for projects with affordable units. (Chapter 6, Program 27, Page 15).
7. **Integrate Recreational Uses:** This policy encourages the integration of recreational amenities and open space within new residential developments, ensuring that they are accessible to residents and contribute to the town's overall quality of life. (Chapter 6, Section 6.6, Policy 5.3, Page HO-7)
8. **Support Parks & Trails:** This program supports the development of “parks, trails, and recreational areas” as an integrated part of residential neighborhoods. It ensures that these amenities are incorporated in both new and existing developments to serve residents and promote walkability. (Chapter 6, Section 6.6, Program 12, Page HO-14)
9. **Increase Housing for Seniors and Special Needs Populations:** Encourage the construction of accessible housing units tailored to seniors, persons with disabilities, and large families. (Chapter 6, Program 10, Page 17)
10. **Promote Energy Efficiency and Sustainability:** Encourage new developments and housing rehabilitations to incorporate energy and water conservation measures. (Chapter 6, Program 5, Page 14).

WHAT IS RHNA?

The **Regional Housing Needs Allocation (RHNA)** for the Town of Yountville during the 2023–2031 planning period is set at **72 housing units**. These units are divided across different income categories as follows:

- **Very Low-Income (<50% AMI):** 19 units (26% of total RHNA)
- **Low-Income (50-80% AMI):** 11 units (15% of total RHNA)
- **Moderate-Income (80-120% AMI):** 12 units (17% of total RHNA)
- **Above Moderate-Income (>120% AMI):** 30 units (42% of total RHNA)

The RHNA requirements aim to ensure that Yountville can meet the housing needs for all income levels, facilitating the development of affordable housing options and addressing community growth.

Source: TOY Housing Element, 2023-2031, Section 6.4 Regional Housing Need

While cities are not obligated to build housing themselves, failure to meet the housing goals in their updated Housing Elements can lead to severe consequences, including lawsuits, the loss of state funding, state intervention (Builder's Remedy), streamlined approval processes for developers (SB 35), and pressure for rezoning or upzoning. These measures aim to ensure that cities do their part in addressing California's housing crisis.



A Missing Middle Housing Sampler



1. COTTAGE COURT



2. SIDE-BY-SIDE DUPLEX



3. STACKED DUPLEX



4. FOURPLEX



5. SIXPLEX



6. EIGHTPLEX



7. COURTYARD

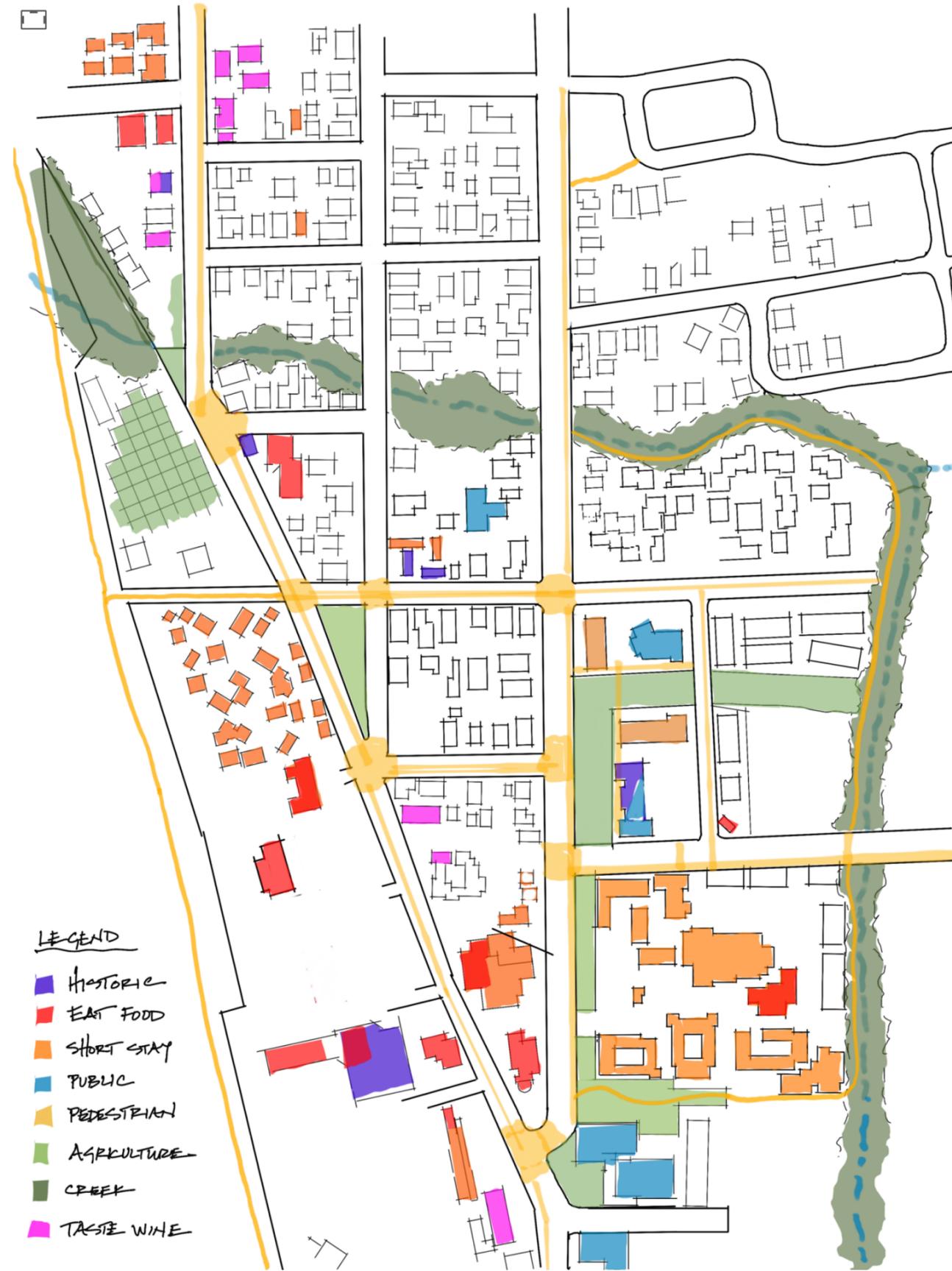


8. TOWNHOUSE



9. LIVE/WORK

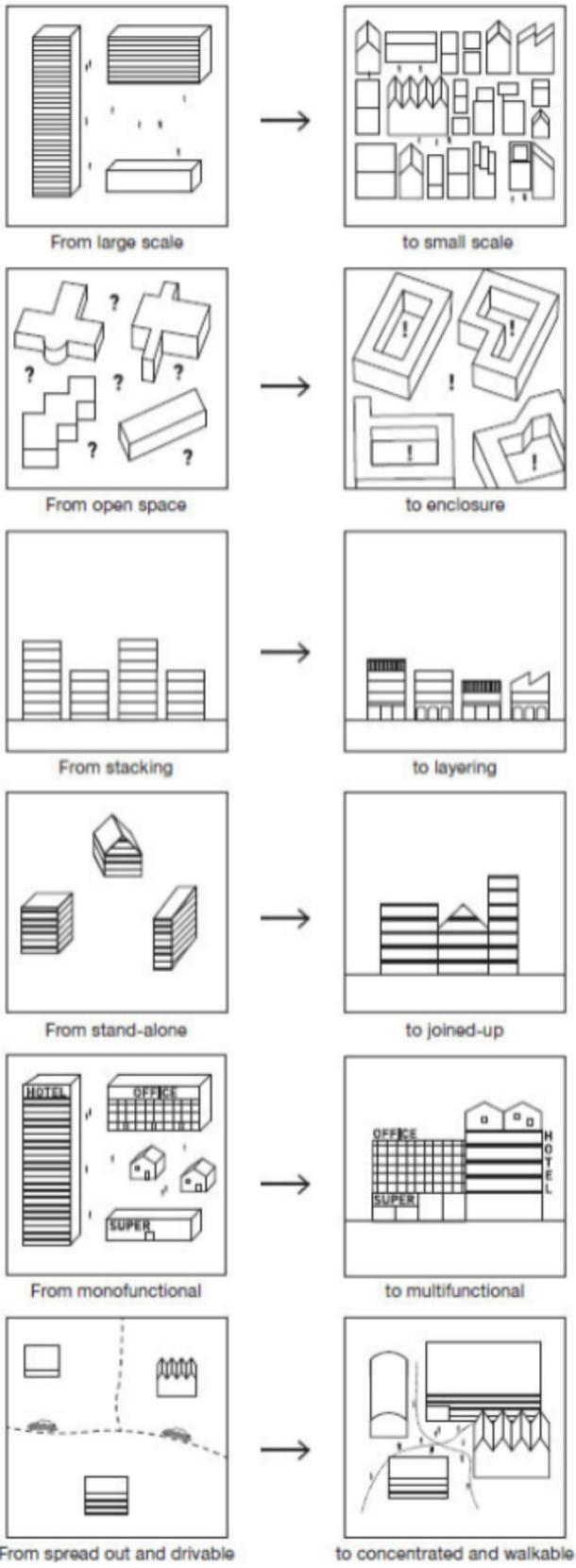
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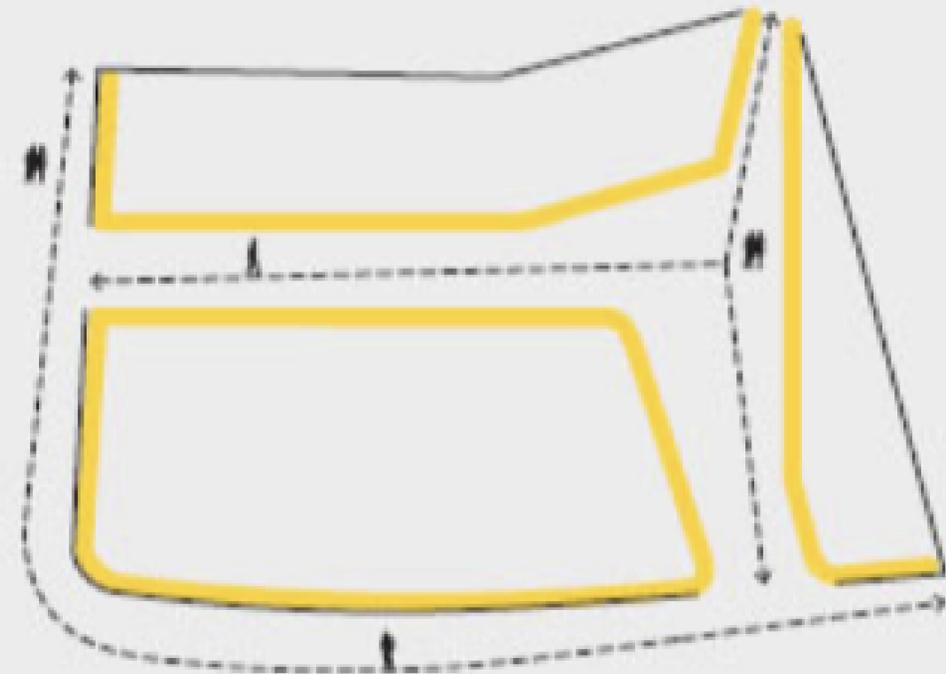




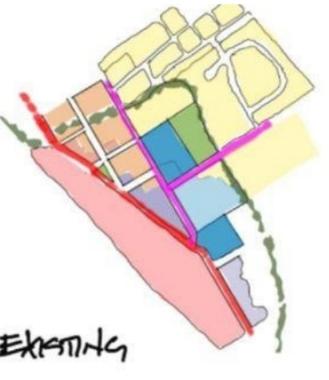
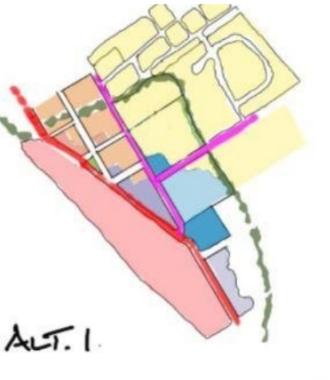
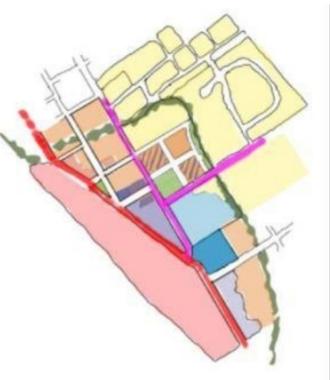
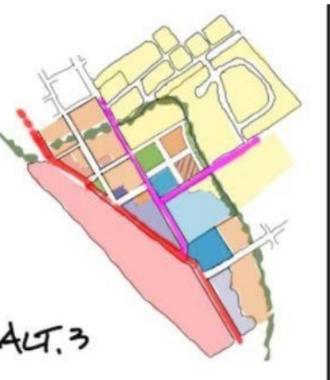
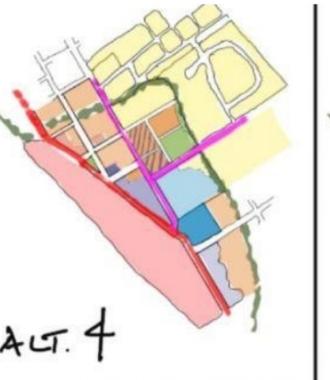
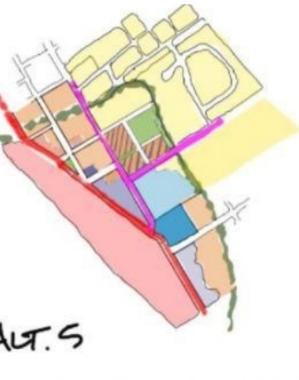
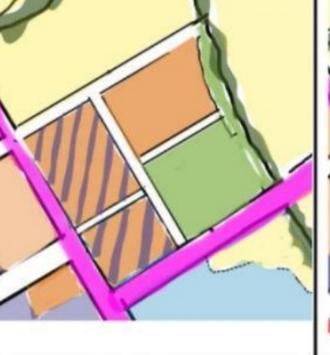
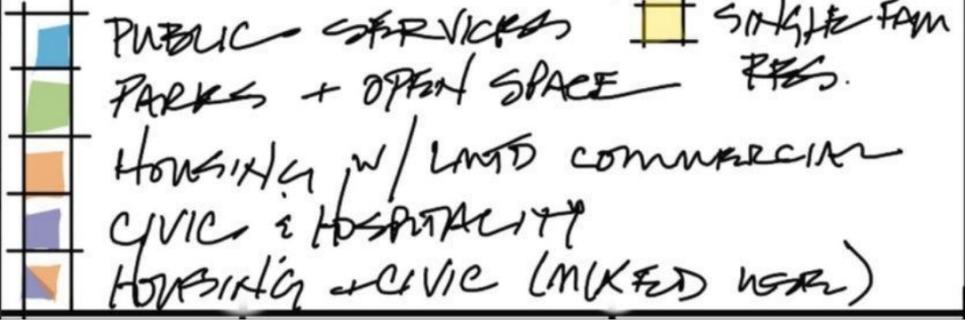
USE TIME TESTED TOWN PLANNING PRINCIPLES



Street
 Site
 Edge



Site edge increased by sub-dividing into smaller blocks.

<p>AREA PLAN</p>	 <p>EXISTING</p>	 <p>ALT. 1</p>		 <p>ALT. 3</p>	 <p>ALT. 4</p>	 <p>ALT. 5</p>
<p>SITE PLAN</p>						
<p>NOTES</p>	<p>DECLINING ENROLLMENT LED TO SCHOOL CLOSURE. SMALL MARKET + OLD BLDGS = NO LIKELY TENANT.</p>	<p>NVUSD PLAN BASIS FOR LAND PRICE. SITE + BLDGS. HIGHEST + BEST IN A REGULATED LAND USE ENV IS A SHORT TERM ISSUE.</p>	<p>GOOD URBAN DESIGN PART DOESN'T PROVIDE LONG TERM FLEXIBILITY. EXISTING BLDGS HAVE SHORT LIFE TIME.</p>	<p>AMENITIES + PUBLIC SERVICES HAVE MORE IMPORTANCE THAN MIXED USE HOUSING. PARK IS SEPARATED FROM CREEK.</p>	<p>MOST RANGE OF OPTIONS WITH ALL EXISTING BLDG. (INC TOWN HALL) ALSO MORE ADAPTABLE TO PHASING. FLEX FOR BASEBALL DS. KEEPS FUTURE CORNER ACTIVE.</p>	<p>PUTS HOUSING + OTHER CIVIC STONE FRONTS MOST IMPORTANT. EX SCHOOL BLDGS HAVE NO FUTURE. PARK IS REMOVED FROM PUBLIC STREETS.</p>
<p>LEGEND</p>						
<p>PUBLIC SERVICES</p>	<p>PARKS + OPEN SPACE</p>	<p>HOUSING w/ LAND COMMERCIAL CIVIC + HOSPITALITY</p>	<p>HOUSING + CIVIC (MIXED USE)</p>	<p>SINGLE FAM RES.</p>		







46/139 / 20K



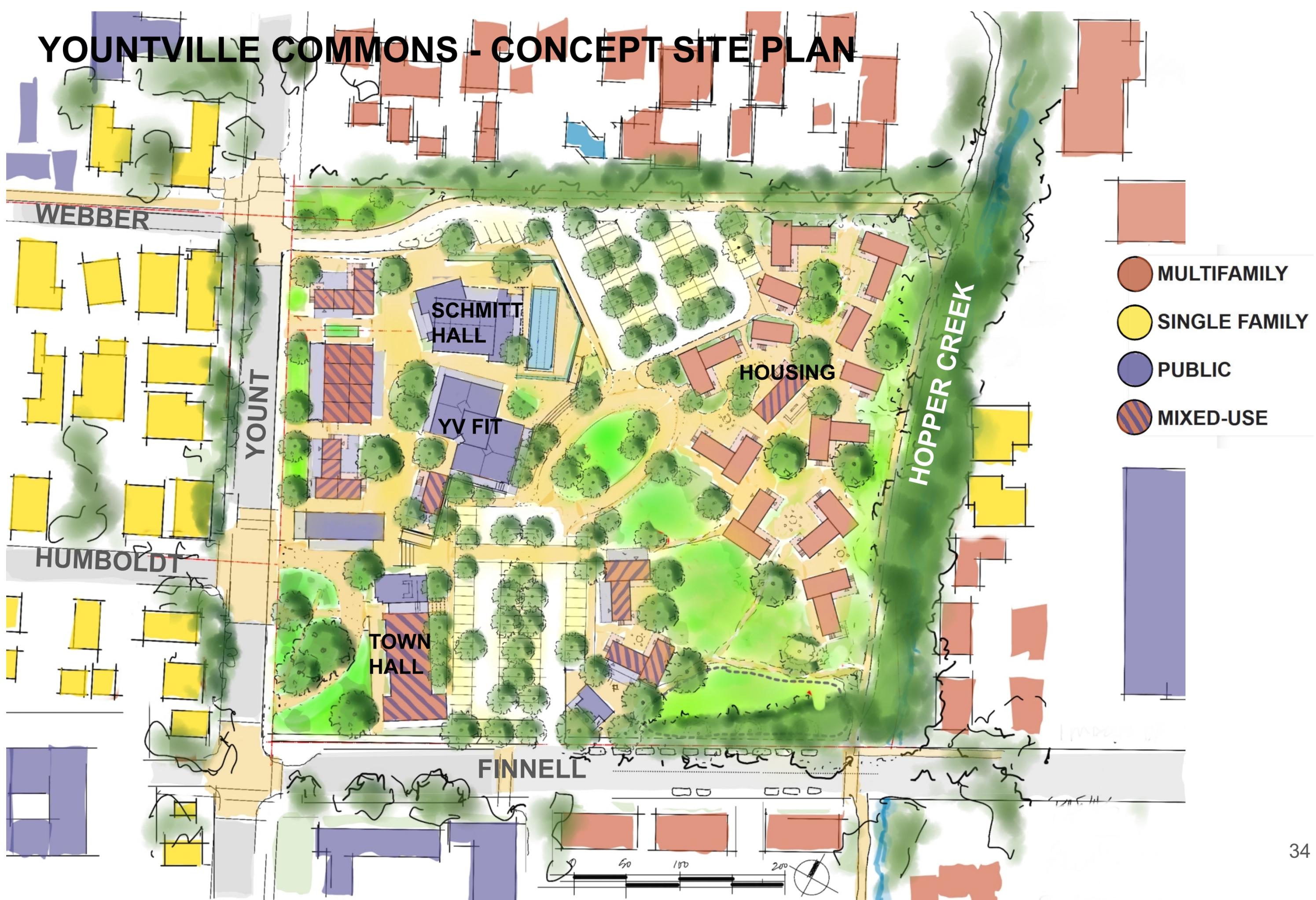
Handwritten notes in red and black ink at the top of the map, including circled numbers and the word 'lines'.







YOUNTVILLE COMMONS - CONCEPT SITE PLAN



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