



Town of Yountville

6550 Yount Street
Yountville, CA 94599

Staff Report

Item #: {{section.number}}

Zoning and Design Review Board Staff Report

DATE: February 11, 2025

TO: Board Members

FROM: Brad Raulston, Town Manager

Brendan Kelly, Architect (Lead Designer, Yountville Commons)

TITLE/RECOMMENDATION

Yountville Commons planning process update and design concepts for consideration and feedback. Recommendation to provide comments for Town Council consideration related to planning and design from report and process to date.

BACKGROUND

The Zoning and Design Review Board (ZDRB) received an update regarding the Yountville Commons long-term vision by Town Manager Brad Raulston and Architect Brendan Kelly at the study session held on Nov 12, 2024. The Board provided feedback, gave input and discussed the overall vision and the potential for workforce/affordable housing and open spaces on the site. During the study session, the ZDRB heard from members of the public. Topics include the demographics of Yountville and the need for workforce housing. The nexus between Measure S funding which comes from hotels to the need to support housing for the hospitality service workers that support tourism in Yountville.

Staff is requesting the ZDRB accept the presentation and provide feedback on the vision and the ideas specific to the proposed alternatives specifically as it relates to the overall design and proposed changes in zoning for this site. The Housing Element of the General Plan is the main policy document on housing and is a key reference to the vision and design workbook to follow. Staff is seeking site specific comments rather than general policy discussion about State requirements or overall housing needs.

Where We Have Been:

In addition to the ZDRB updates, many community meetings and opportunities for input have occurred. We met formally with the Park and Recreation Advisory Commission (PRAC), the Measure S Committee, and had several updates to the Town Council. A Community Roundtable was held on November 14 and two Dinners and Conversations were offered and both were full with +35 participants at each event. You can access links to view the televised meetings here <https://www.townofyountville.com/550/Yountville-Commons>. The Consultant has also continued to meet individually with residents and has met with +100 residents since the start of the process during individual office hour appointments.

Next Steps:

The last Dinner and Conversations event is scheduled for February 16 before the Town Council is scheduled for its March 4 at the 3 PM meeting where they will be asked to provide feedback and conceptual approval. After that approval, staff will commence the planning and entitlement phase to create specific plans that will consider constructability, financial feasibility, and environmental impacts. Final project and entitlements will be processed

through a formal process that considers zoning, CEQA, and other processes.

FISCAL IMPACT

Is there a Fiscal Impact? Yes

Is it Currently Budgeted? No

Where is it Budgeted? N/A

Is it Mandatory or Discretionary? Discretionary

Is there a Staff Resource Impact? Yes

ATTACHMENTS (INCLUDED BELOW)

1. Housing References from Existing Policies
2. Yountville Commons Information and Design Workbook
3. [Staff Report](#) from ZDRB [Meeting](#) on November 12

ATTACHMENT 1 - EXISTING HOUSING POLICY REFERENCES

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).

The following is a summary of **demographic data and trends** of the Town of Yountville's **non-Veterans Home population**. This information is used 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. **Population Decline:** The town's population decreased by 4% from 2,933 in 2010 to 2,829 in 2022. This decline reflects regional trends (Page C-1) as well as the growth of the second-home market in the Town, including the market for shared weekend homes which reduces the number of full-time residents and correspondingly decreases the housing supply (Page A-3).
2. **Aging Population:** The median age of Yountville's population increased from 52.4 in 2010 to 64.4 in 2019. Seniors aged 65 and older make up 49% of the town's population as of 2019 (page C-3).
3. **Small Household Size:** Yountville's average household size is 1.88 persons, significantly smaller than Napa County's average of 2.73 (page C-2).
4. **Senior-Dominated Demographic*:** Seniors aged 55 and older make up over two-thirds (66.2%) of the town's population. This trend highlights the need for senior services and housing they can afford (page C-28).
5. **Income Distribution:** Yountville households have a relatively high proportion of moderate- and above-moderate-income households, particularly among homeowners. However, a significant share of renters falls into the low- and very-low-income categories (page C-9).
6. **Racial and Ethnic Composition:** The town's population is predominantly White (74%), though this is down from 84% in 2010. The Hispanic population has grown from 10% to 17% over the same period (page C-4).
7. **Low Percentage of Children:** Only 10.3% of Yountville's population is aged 24 or younger, underscoring the small number of families with children in the town (page C-3).
8. **High Rate of Single-Person Households:** About 46% of Yountville households are single-person households, compared to 26% in Napa County and 25% in the Bay Area. This highlights the aging population and smaller household sizes (page C-6).
9. **Senior Homeownership:** Around 78.6% of senior households in Yountville own their homes. The majority of these senior homeowners are in moderate- and above-moderate-income categories, but many lower-income seniors face high housing cost burdens (page C-28).
10. **Low Labor Force Participation:** Yountville has a low labor force participation rate, largely due to its aging population. Less than 40% of residents aged 65 to 74 are employed (page C-12).

The trends reveal an older, predominantly senior community with small household sizes and a growing demand for workforce housing, particularly for hospitality and public workers who commute large distances for employment.

The 2023-2031 Yountville Housing Element followed the **requirements and goals for public involvement** in addressing requirements for new housing projects, emphasizing the importance of community engagement at multiple stages. The specific details are as follows:

Requirements and Goals for Public Involvement

1. **State Law Compliance:** State law mandates that cities and counties make a diligent effort to involve all segments of the community in preparing a Housing Element. This included actively seeking input from lower-income households and special needs groups, ensuring comprehensive public participation (page A-1).

2. **Public Participation Methods:** The Town conducted public outreach activities starting in January 2022, which included stakeholder consultations, town council meetings, ad hoc meetings, community workshops, and public hearings (page HO-4). Notifications for all meetings were sent to local housing advocacy groups, individuals, and organizations that had previously requested notices related to the housing element. The Town made active efforts to reach households at all income levels and special needs groups (page A-2).
3. **Community Workshops:** Two community workshops were held: one virtual workshop on February 16, 2022, and an in-person workshop on March 2, 2022, at the Yountville Community Center. Participants were given opportunities to provide input on the housing element and potential housing types they would like to see developed (page A-6).
4. **Stakeholder Consultations:** The Town reached out to nine stakeholder organizations and conducted one-on-one consultations on housing needs and program opportunities between February and April 2022. Stakeholders represented various groups, including affordable housing representatives, community housing agencies, and service providers for special needs populations (page A-2).
5. **Town Council and Zoning, Design, Review Board (ZDRB) Meetings:** Public hearings and meetings with the ZDRB and Town Council were held to ensure that public feedback was integrated into the decision-making process. These meetings allowed the community to review proposed developments and zoning changes (page A-4).
6. **Ad Hoc Meetings:** Ad hoc meetings were convened with representatives from the Town Council and the ZDRB to discuss specific housing needs, review potential development sites, and consider community feedback (page A-5).
7. **Focus Group Meetings:** A focus group meeting was held on March 2, 2022, with local business owners and managers to discuss housing needs for employees. This meeting identified housing affordability as a primary concern, with feedback focused on finding affordable housing options for employees (page A-6).
8. **Monthly Newsletters and Community Notices:** The Town used monthly newsletters, distributed through the water bill, and local newspaper advertisements to keep residents informed of housing plans and public engagement opportunities. This effort aimed to reach a broader audience and encourage feedback from residents who might not attend formal meetings (page A-1).
9. **Dedicated Housing Element Website:** A custom website was created to provide information on the housing element, upcoming meetings, and opportunities for public involvement. The Town also utilized press releases to inform the public about key developments in the housing element process (page A-1).
10. **Opportunity for Written Comments and Feedback:** The Draft Housing Element was made available for public comment for 30 days, from July 8, 2022, to August 7, 2022. Public comments received during this period were incorporated into the revised draft before submission to the Department of Housing and Community Development (page A-8).

These actions demonstrate the Town of Yountville's comprehensive approach to public involvement, ensuring that a wide range of community members had the opportunity to provide feedback and shape housing policies for new locations for potential housing such as the Yountville Commons.

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

ATTACHMENT 2 - YOUNTVILLE COMMONS INFORMATION & DESIGN WORKBOOK

PREFACE

Preserving and building upon Yountville's small-town qualities and social and cultural legacy is the guiding principle in crafting a long-term, practical, and "human-centered" neighborhood design for the former Yountville Elementary School site. The school site has been renamed the Yountville Commons (The Commons) to mark a new chapter for this property and reinforce that this neighborhood is for the benefit of all residents of Yountville.

Town Purchase Agreement

A purchase agreement between the Napa Unified School District and the Town of Yountville was finalized in the Spring of 2024. That has allowed the Town to use the former school site and some existing school buildings and fields on an interim basis. Yountville has also started a visioning process for future uses consistent with the General Plan, the guiding land use document for Yountville. Kelly + Morgan Architects and Planners have been hired to lead the engagement process. They have begun to help the Town develop a vision that meets this goal and the applicable policies of the Town of Yountville General Plan and updated Housing Element. Integral to that process is holding a series of meetings with the Town Council, Commissions, residents, and other stakeholders to prepare a vision for a combination of alternative uses on the eight-acre site. This effort includes exploring alternatives about which existing buildings and open areas should be re-used and/or reconfigured to accommodate the opportunities of this site.

This vision process for the Commons is to meet 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.

About this Document

This Community Design Workbook is a first draft documenting the process in crafting a comprehensive vision for the Yountville Commons. This book is divided into four main sections:

1.0: The Vision and Foundational Principles – which summarizes the foundational principles, policies, and ideas that drive the vision for this new neighborhood and that reflect stakeholder input to date.

2.0: Concepts – which compiles the context mapping and resulting developable lands, and the options for neighborhood patterns, land uses, and connectivity.

3.0: Community Patterns – Meeting the Vision - which summarizes the green, Mobility, and built fabrics for the two promising neighborhood designs and how a range of built forms and road and trail connections surrounding the site provide context for future development and meet the vision.

4.0: Implementation – which summarizes the economic feasibility and phasing options and how this relates to implementing the vision, guiding principles, and Town land use policies.

This first draft is a precursor to the preparation of the ***Yountville Commons Plan and Development Standards***

that the town requires for the property to be incorporated into the General Plan. This document is a tool to be updated and added to as the vision process gains consensus on the community design and implementation options. Ongoing input and feedback are appreciated to ensure the creation of a “Consensus Built Plan.”

The General Plan and Applicable Goals and Policies for Yountville Commons

Yountville General Plan

California state law requires each city and county to adopt a general plan “for the physical development of the county or city, and any land outside its boundaries which in the planning agency’s judgment bears relation to its planning” (Gov. Code § 65300). The general plan expresses the community’s development goals and embodies public policy relative to the distribution of future land uses, both public and private. The California Supreme Court has described general plans as the “charter to which [zoning] ordinance[s] must conform.”

Yountville’s General Plan is a state-mandated document that addresses issues such as transportation, housing, open space, conservation, safety, and much more. As the last General Plan was adopted in 1992 and the Town has grown and changed considerably, the plan has been updated to respond to a new landscape and economy, as well as new State laws. The most recent update is the Housing Element, a portion of the General Plan that was adopted in 2023 after significant community input and includes the state-mandated minimum housing units that Yountville must include as a part of their General Plan.

Yountville Demographic Trends and the Vision Process for the Commons

This vision process also uses demographic information to address housing and complementary opportunities at the former Yountville Elementary School property. ***The trends reveal an older, predominantly senior community with small household sizes and a growing demand for workforce housing, particularly for hospitality and public workers who commute large distances for employment.***

1.0 VISION AND FOUNDATIONAL PRINCIPLES

1.1 Foundational Principles

The foundational principles that are guiding the vision process for the planning and design of a new neighborhood for residents that include Yountville's workforce are the following:

Extend and build on the small-town aesthetic – This means having a full understanding of the social, cultural, and physical contexts and connecting into the existing patterns of open space, infrastructure, and built form so there is a seamless transition to this new neighborhood. (See General Plan goals and policies about integrating the town grid).

Prioritize “human-centered” design concepts – This means prioritizing human life over built form and creating a place that has a common thread of accommodating density, diversity, and social infrastructure that delivers comfort, a healthy environment, convenience, vitality, and community.

Embrace flexibility and adaptability to create long-term value– Be open and adaptive to bring about an incremental approach to developing the school site. The neighborhood then can evolve naturally, becoming a more authentic and vibrant place that truly becomes integrated into the fabric of Yountville.

Respond to and build on the Town's land use and policy framework - Incorporate the General Plan's policies and actions that emphasize enhancing and maintaining the Town's unique qualities and open space network while allowing for appropriate mixed-use community development that meets the housing needs of the community.

Co-create a shared vision for the Commons with the Community – The vision process includes an inclusive and collaborative process where all voices are valued, and diverse perspectives are embraced. Ultimately the Commons vision should reflect a shared understanding of priorities developed with the community, reflecting its long-term goals, and rooted in meaningful, sustainable change.

Commit to sustainable building practices to create a resilient and environmentally responsible neighborhood – Prioritize energy and water efficiency, the use of renewable resources, and eco-friendly designs to foster a healthier, more sustainable community for generations.

1.2 The Vision for The Commons

The vision for the Yountville Commons is based on the foundational principles outlined above which are a synthesis of community input, the Town's land use and policy framework, and the physical, social, and cultural legacies of Yountville.

The vision for the Commons is to foster a healthy and vibrant neighborhood where residents and neighbors can thrive together and that, over time, becomes an integral part of the small-town fabric of Yountville.

1.3 Connecting into and Extending the Open Space Network (The Green Fabric)

The green fabric of Yountville is the starting point in developing a comprehensive vision for the Commons neighborhood. Stitching into, honoring and extending this existing fabric, including trails, paths, and informal gathering places are all opportunities to increase neighborhood comfort, sociability, and integration into the community. This means:

-Celebrate and honor the Hopper Creek Corridor – The neighborhood pattern should celebrate the creek corridor by providing easy access to the creek path, arranging buildings to take advantage of the views of the creek, and by investing in the health and preservation of the creek corridor.

-Provide a diverse and “leafy” open space network- This includes connecting to existing trail systems and

providing a series of landscaped “outdoor rooms”, paths, and courtyards that draw from the rural landscapes of the region.

-Adopt Permeability – The open space network should be designed to allow for as many path corridor options in and around the Commons while ensuring safety.

-The dominant use of native and adapted landscape plantings - Landscapes draw from the agricultural legacy of the area while utilizing plant communities that are a hybrid of resilient, drought tolerant, and native plants of the region.

- Readapt the existing field - Yountville has a wide range of active and passive Open Spaces and the vision for the Commons is to ensure this new neighborhood can be a complementary part of the recreational assets that already exist throughout Yountville. Alternatives include adding a permanent site for a Dog Park, renovating existing fruit and vegetable gardens, and providing multi-use playfields. The PRAC advised staff that there are more valuable uses of the field than an underutilized ballfield. The predominant uses that were discussed were better open space and more housing.

1.4 Sustainable Infrastructure, Mobility & Utilities (the Mobility Fabric)

Layered over the Green Fabric is the Mobility Fabric, the circulation and servicing system that interconnects this new neighborhood with surrounding Yountville. This is the informal network of streets, lanes, parking areas, and informal driveways. Important design principles that guide the design of the Mobility Fabric are:

Design for the pedestrian and the bike rather than the car. The small towns of the 20th century, like Yountville, were initially patterned to provide multiple routes to any destination, reducing congestion and promoting ease of movement for vehicles, pedestrians, and cyclists. Placing the pedestrian, rather than the car, as the priority in designing the neighborhood is key in creating an appropriately scaled, connected, and walkable neighborhood that engenders community engagement.

Pay Attention to the Edges. The surrounding streets, buildings, and Creek Corridor should all be looked at as “outdoor rooms.” These are all opportunities to increase neighborhood comfort and stitch into the surrounding neighborhood. This includes creating informal places to gather, a bench to wait for the bus, a continuation of a trail, and/or a seasonal landscape that could be harvested.

Design Streets, Parking Areas, and Lanes as "Outdoor Rooms". Treating the streets as places to "design," with every attention to detail as buildings, helps to create streets that are "contained places" rather than areas to just "pass-through." This includes using street tree planting patterns, paying attention to parking area designs, and crafting thoughtful building setback and front facade standards.

Design Streets, Lanes, and Parking Areas to be safe and multi-functional: The street system should minimize lane widths to calm traffic and increase walkability while using stormwater design techniques to infiltrate, capture, and treat stormwater.

1.5 Preserving Small Town Character (Built Fabric)

This final layer is that of the vertical massing and elements – buildings, facades, and roofscapes that will evolve over time and slowly grow into an integral and connected neighborhood of Yountville. Specifically, form-based architecture offers numerous benefits in town planning by prioritizing physical form and spatial relationships over designing buildings for specific uses. The top three benefits of form-based architecture are:

1. Improved Neighborhood Aesthetics and Cohesion

- **Human-Scale Environments:** By focusing on building form, height, and placement, form-based architecture creates spaces that are visually appealing and inviting for pedestrians.
- **Place Identity:** Emphasis on form fosters a distinct sense of place, preserving or enhancing the town’s character and making it more attractive to residents and visitors.

2. Enhanced Walkability and Public Realm

- **Active Streetscapes:** Form-based design approaches prioritize the relationship between buildings and public spaces, encouraging designs that activate sidewalks with storefronts, windows, and pedestrian-friendly facades.
- **Public Space Integration:** Form based architectural designs often include a strong relationship to the green fabric (porches, courtyards, parks, and open spaces) to improve accessibility and usability for the community.
- **Reduced Car Dependency:** The walkable environments fostered by form-based codes encourage alternative modes of transportation like walking, cycling, and public transit.

3. Flexibility in Land Use

- **Mixed-Use Development:** By regulating building form rather than land use, form-based design approaches facilitate diverse, mixed-use neighborhoods that integrate residential, commercial, and recreational functions.
- **Adaptability:** The flexibility allows for changing uses over time, accommodating cultural, social and market shifts without requiring rezoning.
- **Efficient Land Use:** Mixed-use and compact designs promote more efficient use of land and support sustainable growth.

Form-based architecture supports the creation of vibrant, adaptable, and visually coherent communities, aligning with principles of sustainable and human-centered urban planning. The key concepts that guide the successful establishment of a form-based built fabric to achieve small-town character are:

Simplicity – Using uncomplicated forms and massing is the foundational idea of creating a small-town character.

Human scale sets the standard – At its root, small-town character creates environments that are scaled to human proportions or “human-centered design.” This approach puts the way people live and interact as the center of focus.

Face on the Street – An underlying principle of small-town communities like Yountville is the idea of civic and/or collective stewardship and participation. These ideals are displayed in the way the buildings contribute and interact with the streets, public gathering areas, and open space areas, such as the Hopper Creek Corridor. Front stoops or porches, artisan details, paths, and shared courtyards all convey a sense of neighborhood pride and community engagement.

Mix it up – Develop a dynamic, mixed-income, intergenerational community that is high quality, with safe spaces to live, learn, work and play. This means accommodating a range of diverse uses, building types, and multi-functional spaces that are flexible, accessible and changeable.

2.0 CONCEPTS

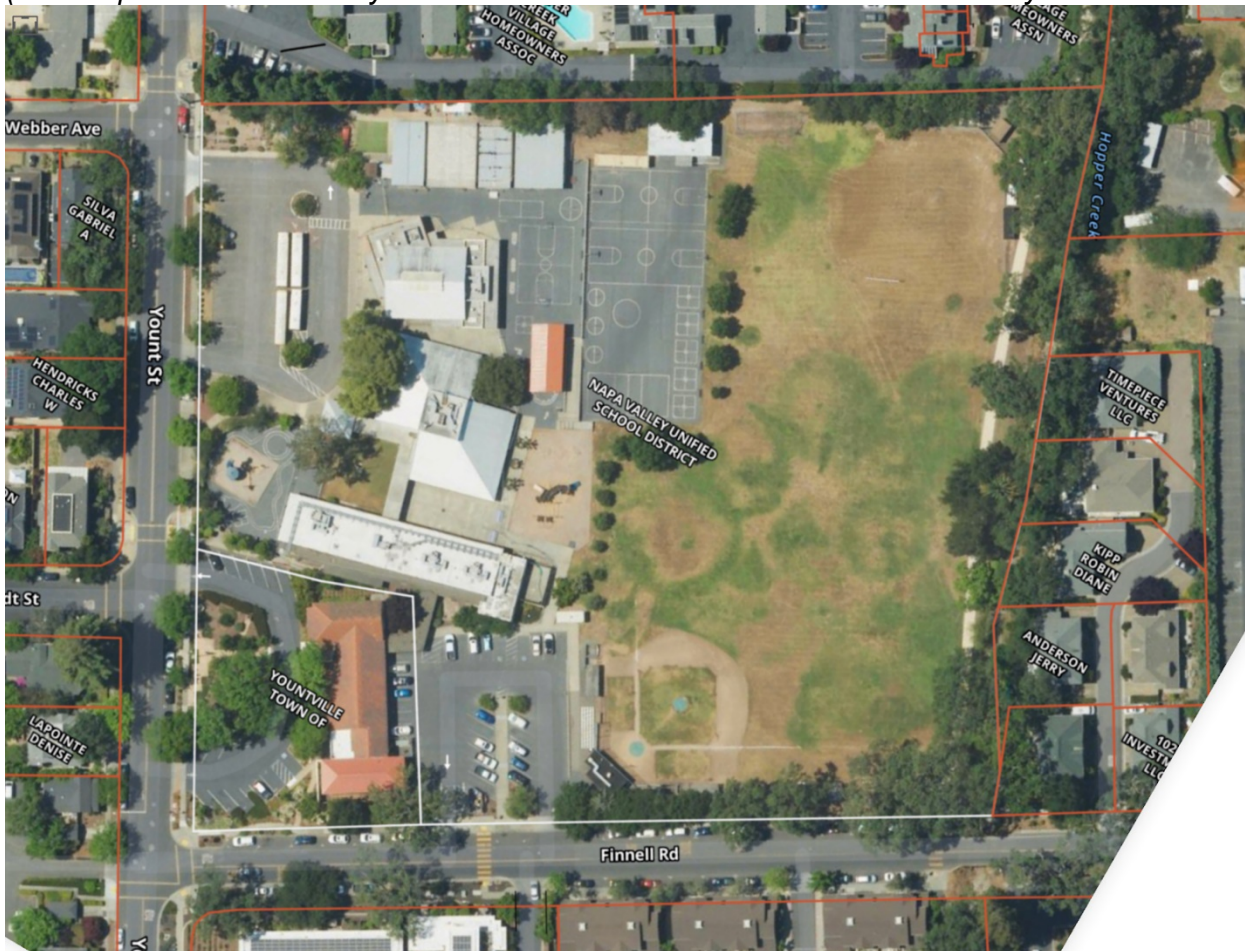
The vision for the Commons is based on articulating a small-town pattern of development that the community would like to achieve. The main objectives are to craft a plan that is consensus-built, based on a full understanding of the site and context, and that is economically feasible. Within this section, we summarize the site and context findings, the resulting potential development concepts, and an analysis of these scenarios and their consistency with the General Plan and vision.

2.1 The Existing School Site:

The former Yountville Elementary School and the existing “Town Hall” parcels have a number of existing buildings, fields, trails, and related infrastructure. These assets range from the “Yountville Grammar School” building which is on the National Register of Historic Places to older buildings that would be difficult to renovate. How to use these or renovate or in some cases renovate these structures and facilities is part of the process of transforming the site. Examples include changing the library into a fitness center and adding a temporary dog park in the NE corner.

- Existing School Site

(the two parcels are currently zoned both “Public Facilities” and “Parks and Playfields”)



2.2 Concept 1: The NVUSD Proposal (48 Single Family Residences – Market Rate)

The sale price of the former school district parcel was based on the raw land potential of the most amount of single-family market rate homes that could fit on the property. This study showed 48 two-story structures in spite of the zoning that would have to be modified. Even though the Town of Yountville has no intention of building this kind of subdivision on this parcel, it must be used as a baseline to compare the number of units, amount of dedicated open space, recreational potential and access among many other criteria set forth in the Yountville General Plan.

(This scheme shows 42-48 new single-family residences which provided the residual land value for the appraisal of the school site. Other than the historic Grammar School property (current Town Hall) and the walking path along Hopper Creek, no open space or public recreational areas are shown under this concept).

□



2.2 Concept 2: A Village at the Heart of Town

If the Town of Yountville can increase the number of units (e.g., 1-bedroom vs. 3-bedroom) while delivering a higher-quality, walkable neighborhood for the same area, the definition of “highest and best” use shifts significantly: The focus moves from simply maximizing density to optimizing the living experience and meeting community needs. By prioritizing smaller, more affordable units, the development can accommodate more residents while targeting workforce housing needs. A well-designed, walkable neighborhood with integrated amenities, green spaces, and proximity to jobs enhances quality of life and fosters community connection. This approach balances affordability, sustainability, and livability, aligning with the General Plan’s priorities and setting a new standard for effective land use to address the regional affordable housing issues.

- **Concept 2A: Organic Village Layout**

There are two (2) “Village” Concepts currently being discussed and reviewed with the community after many series of meetings between Aug and Dec 2024). The first one, below, shows a playfield with an approximate size of the current baseball field. This multi-phase project shows approximately 75 units and 100 parking spaces in the illustration below.

*A photo of the **CONCEPT 2A** site model is shown below:*





This illustration of CONCEPT 2A fully built out on the existing Little League Field shows approximately 110 units and 110 parking spaces amid a range of open spaces and pedestrian trails.



- **Concept 2B: Linear Village Layout**

There are two (2) "Village" Concepts currently being discussed and reviewed with the community after many series of meetings between Aug and Dec 2024). The second one, below, shows a playfield with an approximate size of the current baseball field. This multi-phase project shows approximately 75 units and 110 parking spaces in the illustration below.



This second Village Concept, below, shows the site built out with additional housing where the baseball field is located. Note also the option of keeping the “library” building (new Fitness Center) in this option. This layout shows approximately 110 units and 110 parking spaces amid a range of open spaces and pedestrian trails.



A photo of the **CONCEPT 2B** site model is shown below:

