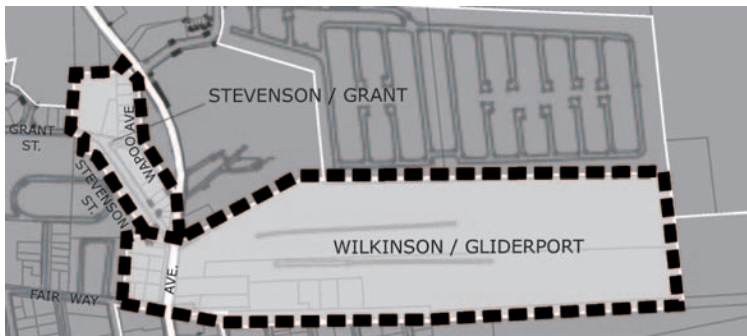


Fair Way/Stevenson

Boundaries

This Area along Lincoln Avenue is comprised of two distinct sub-areas:

- **Wilkinson/Gliderport** sub-area encompasses the Doc Wilkinson's Hot Springs Resort to the west and the former Gliderport property to the east.
- **Stevenson/Grant** sub-area is framed by Lincoln Avenue, Wappo Drive as well as Stevenson and Grant Streets.



Focused Character Area 3 — Downtown: Fairway/Stevenson

Wilkinson/Gliderport Sub-Area

Existing Conditions

The Doc Wilkinson's Hot Springs Resort is scheduled for redevelopment. Current improvements are of little architectural relevance with the exception of the large Victorian building.



The former Gliderport (the entire Merchant property and adjacent parcels of Fox and Paoletti) contains a number of small insignificant structures. This property is disproportionately large in relation to the **Downtown Character Area** properties and is scheduled for redevelopment. Its eastern portion contains a large environmentally sensitive area. The property affords extraordinary mountain views to the north and west and Down-Valley views to the east.

Development Character & Objectives

- This sub-area is the northern "anchor" of the **Historic District**. While it is desired that development in this area complement the **Historic District** with a definite retail-commercial component, it should also provide a distinct connection to the **Resort Character Area** characterized by lower intensity, high-end resort and residential components.
- In addition to the retail-commercial, full service resort and residential functions, a presence of limited civic functions is desired.
- Care must be taken so that development preserves the primacy of the **Historic District**.

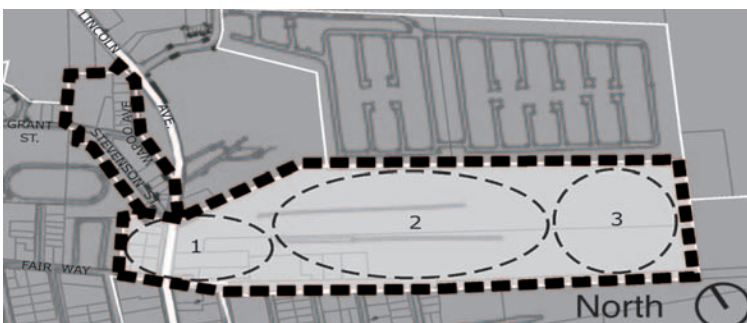


Lincoln Avenue Frontage of Wilkinson/Gliderport Sub-Area

Land Use

- The range of uses established in the **General Plan** for the Downtown Commercial Land Use designation are compatible with the development objectives in addition to those outlined below.
- The Doc Wilkinson’s Hot Springs Resort should be appropriately redeveloped as a signature thermal hot springs resort mindful of its historic presence in town. Ground level retail-commercial active uses should be emphasized along its street frontages. The redevelopment of the Doc Wilkinson’s Hot Springs Resort must establish an effective “anchor” for the northerly edge of the **Downtown Character Area**. It should be consistent with the requirements for the Lincoln Avenue frontage of the former Gliderport property with the exclusion of civic structures. A portion of its parking facilities should be made available to the general public. The historic Victorian building should be preserved (incorporated into the development or moved).
- The former Gliderport property development should be conceived in three general areas:

1. **Lincoln Avenue Frontage**
2. **Central Portion**
3. **Down-Valley Natural Area**



*Focused Character Area 3 — Downtown: Fairway/Stevenson:
Gliderport Property*

LINCOLN AVENUE FRONTAGE

- The redevelopment of the Doc Wilkinson’s Hot Springs Resort and the former Gliderport properties fronting Lincoln Avenue must establish an effective “anchor” for the northerly edge of the more intense **Downtown** area. This portion of the development should not exceed two stories in height.
- The redevelopment of this portion of the former Gliderport must establish a general public area which includes a Town-plaza, a Visitor’s Center & Event Hall and an on-site (multi-level) public parking structure.
- The Town-plaza should have some direct frontage on Lincoln Avenue and be integrated into the commercial development with opportunities for housing encouraged on upper levels of buildings which surround the town-plaza. A geothermal feature should be incorporated into the Town-plaza design.
- The Visitor’s Center & Event Hall serving a variety of community and visitor functions should have some direct frontage on the Town-plaza.
- The multi-level parking structure should be recessed and not visible from Lincoln Avenue and the ground level “wrapped” with retail and commercial uses. Bicycle storage facilities should be included in the parking structure.



CENTRAL PORTION

- A signature full service resort which reinforces Calistoga’s brand, complemented with state of the art spa and conference facilities with high end housing should occupy the central portion of the property. This portion of the development may extend to three stories in height. Some Down-Valley view corridors from the public portion of the development must be preserved and geothermal waters must be featured.
- A surface diagonal strip parking area shall be developed along the north side of the Fair Way extension.





DOWN-VALLEY NATURAL AREA

- The environmentally sensitive area must be preserved, enhanced and minimally developed according to guidelines issued by the appropriate agencies. Consideration should be given to making the restored natural and open areas accessible to the public.

The entire redevelopment of this sub-area is expected to provide an exciting new synergistic component to the downtown experience, with many uses shared by the local population and visitors alike.



Connectivity

- Fair Way must be extended from Lincoln Avenue eastward as a one-way east to west street. This extension shall serve as access to linear parking along the northern edge of the **Lower Washington Character Area** and to the new Gliderport parking facility.
- The Fair Way extension shall accommodate a Class-1 bicycle path with generous pedestrian facilities which will connect to the pathway leading to Dunaweal Lane. If possible such pathway shall be designed to meander through the environmentally sensitive area of the former Gliderport property and extend to Brannan Street.
- The Fair Way extension shall be developed as a surface parking area. Parking spaces shall be arranged in a diagonal alignment and a generous tree canopy landscaping with appropriate lighting and pedestrian amenities shall be provided.
- The Fair Way extension must connect to Washington Street via cross streets within the **Lower Washington Character Area** to facilitate adequate circulation.
- Access to the on-site public parking at both the Doc Wilkinson's Hot Springs Resort and the former Gliderport property shall be from Fair Way.
- Establish an emergency access to the adjoining mobile home parks.
- Future development and redevelopment must participate in the necessary mitigation to accommodate improved access, circulation and parking.

Architecture

- Development along Lincoln Avenue must convey the anchor and transitional characteristics of this Character Area.
- The design concepts of the **Historic District** should generally be applied to new development in this area with however a distinctly more imaginative, contemporary design flavor consistent with the Napa Valley architectural heritage and reflecting the small town character of Calistoga.
- An effort should be made to extend some of the defining streetscape elements of the **Historic District** along the Lincoln Avenue frontage as appropriate.
- While new development may borrow elements from the existing architectural language and that of the broader Napa Valley, it must avoid mimicking or duplicating forms. It must convey a genuine, creative architectural statement.
- A water feature should be a significant element of the Town-plaza design and consideration be given for the plaza to have a hardscape surface as is common in European town plazas. Shade trees must be considered for bench seating and people watching.
- All overhead utilities shall be placed underground.
- Public view-shed corridors to the distant east views from the Lincoln Avenue portion of the development should be preserved.
- Geothermal waters should be celebrated through tasteful well designed features.
- Parking shall not be visible from Lincoln Avenue.
- The surface parking area within the Fair Way extension shall be landscaped to create a generous tree canopy and shall include appropriate pedestrian amenities including lighting, benches, pathways, trash receptacles, etc.
- Redevelopment of the Lodge at Indian Springs should occur to eliminate the visibility of parking, or to significantly screen it.
- Building and landscape design shall be of the highest quality and shall utilize high quality authentic materials appropriate for Calistoga.



Stevenson/Grant Sub-Area

Boundaries

This area includes the Lincoln/Stevenson intersection, Wappo Avenue, Stevenson Avenue and the beginning of Grant Streets and includes the Gumina property and the Monhoff building and public tennis courts. It forms a transition between the **Fairway/Stevenson Sub-Area** to the south and the **Resort Character Area** to the north.

Existing Conditions

This is an established and generally built-out area reflecting an effective mixed use pattern. Older structures exist alongside more modern construction in a successful manner. Some structures are of historical and architectural significance and should be retained and enhanced.

Architecture

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Existing Conditions

This is an established and generally built-out area reflecting an effective mixed use pattern. Older structures exist alongside more modern construction in a successful manner. Some structures are of historical and architectural significance and should be retained and enhanced.



Public facilities exist in this **Sub-Area** including the Monhoff Recreation facility, public tennis courts and Calistoga High School sports fields.

This **Sub-Area** also has significant potential for redevelopment and should build upon the heritage of complementary mixed use. The Wappo Avenue neighborhood is a wonderful example of properly pedestrian scaled streets with lush tree canopy.

Development Character & Objectives

- This **Sub-Area** has a good transitional character which should be retained. Opportunities for exciting in-fill developments should be pursued to make the neighborhood more vital as a pedestrian and mixed use area.
- Structures of historical or architectural significance should be protected. The tree canopy should be retained and supplemented. The reduced dominance of parking and vehicles should be emphasized in new development.
- Improvements of public facilities should be undertaken and redevelopment of private properties should be encouraged to regain vitality and vibrancy.
- The existing tree canopy should be preserved and considered part of all future development

Land Use

- Land uses consistent with the **General Plan** Downtown Commercial designation are appropriate and should be encouraged.
- Properties should be redeveloped in a similar mixed use manner to that which presently exists in this **Sub-Area**.
- The Gumina property is encouraged to be redeveloped in a mixed-use fashion with ground floor commercial uses fronting on Grant Street and with higher density residential uses on the interior of the site.
- The Monhoff Building should be renovated and the site landscaped to enhance the appearance of the area and to provide needed community-serving recreational opportunities. The tennis court complex should be improved to better serve residents and visitors.
- Provide adequate and convenient public restroom facilities at or near the Monhoff Building.





Connectivity

- Encourage pedestrian and bicycle connections between the redevelopment of the Gumina site and the adjacent properties Hemberger and properties fronting Wappo Street. Provide for Wappo Avenue to become the main pedestrian/bicycle feeder route to the Historic District from the properties to be developed in the **Resort Character Area** on the west side of Lincoln Avenue.

Architecture

- The design concepts of the **Historic District** should generally be applied to new development in this area with however a distinctly more contemporary design flavor consistent with the Napa Valley architectural heritage and reflecting the small town character of Calistoga.
- A limited palette of materials was used historically in this area, primarily wood, stucco, brick and stone. In most cases, the same selection of materials should be used for new construction in order to maintain the historic character.
- Define street edge with building fronts.
- Assure that new development is compatible in mass, scale and character with the historic context and immediate neighborhood setting.
- Encourage new design to accommodate outdoor seating adjacent to the public right-of-way.
- All overhead utilities shall be placed underground.