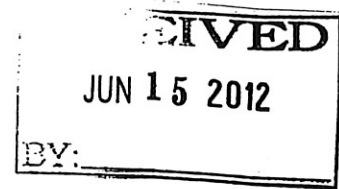


**611 Washington St. – Project Description
Conceptual Design Review Application
June 15, 2012**



Overview

Proposed on a 0.68 acre site (APN 011-260-027) at 611 Washington St. to the south of Lincoln Avenue in downtown Calistoga, this small infill development will showcase the collaborative process of bringing major stakeholders together to support housing. Calistoga Affordable Housing (CAH) is proposing to work with neighborhood, City and business stakeholders to build an approximately 18-unit rental development on the site. Homes will be designed to serve residents and employees working in Calistoga. The homes would consist of two and three-story stacked flats or townhouse style.

Existing Site Conditions/Uses

This site is vacant and is bordered by commercial offices and store fronts to the north, small cottages for rent to the east and to the south with the Napa River to the west. The 100 year flood plain ends at the bank of the river at rear of property and is supported by recent FEMA studies and City flood maps. The neighborhood is comprised of commercial, light industrial, and multi-family residential uses including the Crystal Geysers offices, City of Calistoga Public Works Department offices and a Little League ball field.

Proximity to Conveniences

The property is in the Southeast Quadrant of Calistoga, Urban Design Plan (UDP) area #6, designated for mixed-use development. The site is within 1/4 mile of the downtown shopping area and employment center which includes: City Hall, grocery store, pharmacy, medical clinics, local shops, restaurants, museum, sports fields and churches and is within 1/2 mile of the Calistoga schools. The main public transit corridor in Calistoga runs along Lincoln Ave and has a designated bus stop approximately 400 yards from the property and flag stops anywhere along Lincoln Ave which is 4 blocks from the property.

Services

Power, water, sewer and gas are all available for connection to the site.

Current Zoning and Land Use Designation

The site is currently zoned R-3 and is designated Residential –Office District in the Calistoga General Plan, which allows a density of 10 to 20 units per acre and multi-family development by right. State density bonus would yield a maximum of 18 total units.

Zoning Requirements (page 44-46)

Washington St. Site

Building Height requirement is 25ft.	TBD
Property size:	29,621 square feet
Number of units allowed:	18
Number of units proposed:	18
Lot Coverage (40% allowed):	TBD
2 story buildings:	TBD
Set back:	
38 feet from center line Washington St.	
10 feet frontyard setback	
30 feet top of bank bldg setback (rear)	
Parking requirement:	2 spaces per unit

Entitlements

CAH will be applying for design review and for Growth Management Allocation plus asking for variances for on-site parking spaces (to allow for inter-planting with trees) and lot coverage.

Green Building

Proposed development will be a model of sustainable "green" building practices for Calistoga.

- Site development-- utilizing porous hard surfaces to reduce storm runoffs.
- Landscape Design will incorporate water wise techniques.
- Collaborative upfront approach to design will ensure that building systems promote energy efficiency and water conservation.
- Construction process will focus on reducing waste and CO2 emissions through use of sustainable materials and recycling.
- Net zero energy efficiency will be achieved through a combination of "Energy Star" design concepts, construction techniques, mechanical systems, superior materials, and energy-star rated appliances combined with photovoltaic system. Energy Star includes the following:
 - 1) Effective insulation
 - 2) High performance windows
 - 3) Tight construction and ducts

- 4) Efficient heating and cooling
- 5) Efficient and certified Energy products
- Water resource preservation will be accomplished through product designs that provide water savings significantly beyond code requirements.
- Air quality will be considered with such products as LEED certified low VOX paint.

We strive to have the development qualify for Silver LEED Home certification, and other green construction certifications currently being adopted by local voters and promoted by Gasser's sustainable building group.

Homes for Calistogans

CAH plans to work within Calistoga's recently adopted Local Housing Preference policy to provide a better quality of life for Calistoga working families. Fair Housing laws require that publicly supported projects be open to all, but under some circumstances, local preferences can be used. Past experience indicates that housing will serve Calistogans. 85% of the families in Saratoga Manor II lived and/or worked in Calistoga and 100% of renters in Palisades lived and/or worked in Calistoga at initial rent up.

Financing Commitments: Construction financing and permanent financing for the project will require a local public contribution in order to qualify for State and Federal financing. CAH contemplates financing to be a combination of the following funding sources: Conventional Loan, USDA 515 Loan, City of Calistoga, HCD's HOME and CDBG Programs, Affordable Housing Program (AHP) and other local sources. Napa County Housing Trust Fund is also a viable source of funding.

Timing

This project is expected to take two to three years to complete as it is dependent upon timing of Federal and State funding sources. Design review is required before State and Federal funding sources can be applied for.

Residents

Resident Income levels will be determined based on need (median income levels of Calistoga's employees) but are expected to range between 40-80%AMI.

Development Team

CAH is a community 501 C 3 non-profit devoted to the preservation and development of affordable housing in Calistoga. CAH would partner with a local builders, architects, and environmental consultants as well as seek the services of an experienced construction manager in order to complete the development.