


*Connectivity Considerations*

- New development projects or major redevelopment of non-residential properties must participate in the necessary mitigation to accommodate improved access, circulation and parking in this area.
- Properties within this area are encouraged to have vehicular, pedestrian and bicycle interconnectivity.
- Inviting and user-friendly pathways and road-crossings for pedestrians/bikers must be provided leading to and from the downtown area. Along Silverado Trail, the pathways shall be designed to be rural in character.
- A study should be initiated to evaluate all feasible alternatives for the Silverado Trail/State Highway 29 intersection including signalization, intersection realignment, a roundabout and other alternatives to address deficiencies and objectives.

  
**State Highway 29 Character Area**

The State Highway 29 Character Area extends along State Highway 29 from Pine Street east to City limits. This area is the most important and established entry to Calistoga for travelers and visitors. It should announce a sense of arrival to Calistoga and convey a transition from agricultural countryside to a rural small town community. Development should complement the dominant agricultural character with active related uses that integrate the agricultural qualities of the upper Napa Valley, including viticulture and orchards, vistas of surrounding lands and preservation of open space. Development should also embrace the Napa River on the north side and the forested hillside which defines the valley edge on the south side.

*Land Use Considerations*

- In areas designated for commercial or light industrial uses, uses related to agriculture and tourism such as wineries, country stores with picnic grounds and production of other agricultural products produced on- or off-site are appropriate. Small vineyards, gardens, orchards and livestock pastures related to the commercial use are encouraged.
- As a means to encourage agricultural preservation, allow the Bounsall and Bingham Ranch properties to be developed with a mix of commercial uses, including wineries, wine tasting and sales, an inn, a venue for special events, and small workshops or offices (provided that they are accessory and subordinate to the principal use of the property).
- Commercial development of properties designated as Rural Residential by the General Plan shall require approval of a Planned Development (PD) zoning overlay.
- Clustered housing along the Napa River may be considered to the extent allowed by the General Plan, provided it does not detract from the more rural identity of the State Highway 29 frontage.

*Development and Design Considerations*

- Any commercial development in areas designated as Rural Residential should be scaled proportionately to the amount of open space and set within vineyards or orchards.
- Future development of the Bounsall and Enchanted Resort properties shall include frontage improvements that provide a sense of entry into Calistoga. Site and design elements along each frontage must be appropriately scaled, imaginative and of the highest quality.

- Development of the Enchanted Resorts property must preserve the mountain view-shed and the integrity of the forest.
- The design of major new development on the north side of State Highway 29 must be inviting with farm-like structures of authentic design. Traditional materials such as stone, redwood, stucco and sheet metal should be utilized.
- Parking must be shaded and screened from highway view.
- On-site overhead utility lines should be placed underground as part of new development or redevelopment.
- Outdoor lighting shall be designed to preserve and protect the nighttime environment in accordance with the following International Dark Sky Association model ordinance objectives:
  - Provide the minimum lighting level necessary for nighttime safety, utility, security, productivity, enjoyment, and commerce.
  - Minimize adverse offsite impacts such as sky glow, light overspill and obtrusive light.
  - Conserve energy and resources to the greatest extent possible.

*Connectivity Considerations*

- As part of larger development proposals, consider opportunities to establish a pedestrian and bicycle connection between State Highway 29 and lower Washington Street via a pedestrian and bicycle bridge crossing over the Napa River.

- A pedestrian walkway and bikeway with appropriate lighting should be considered along the north side of State Highway 29 to accommodate safe passage to downtown. The walkway shall be designed to be rural in character.
- Consider establishing public access along the Napa River, where appropriate and with exception to developed single-family residences, in conjunction with major development proposals or with the willing cooperation of private property owners. Public access shall be designed in consideration of the security and privacy of adjacent residences.
- Street access should be extended from Pine Street to service and connect with properties within the character area.
- New development projects or major redevelopment of non-residential properties must participate in the necessary mitigation to accommodate improved access, circulation and parking.

#### **Lincoln Avenue/Foothill Boulevard Gateway**

The Lincoln /Foothill Gateway serves as a key intersection for bypass traffic and as an entrance into downtown. The area has a distinct and different development pattern than the Historic District in the Downtown Character Area. New development or redevelopment within this area should strive to extend development characteristics found in the Historic District. Attention also needs to be given to more efficient movement of bypass traffic through the Lincoln/Foothill intersection.

#### *Land Use Considerations*

- The range of land uses allowed in the Downtown Commercial land use designation is appropriate for this area. A diversity of uses should be encouraged and supported.