

Chapter 2

837 CHARACTER AREA

838 Character Area 3: DOWNTOWN

839
840 **Downtown** is a character designation for the City's primary commercial core.
841 It is centered on the largely developed **Historic District** which shall remain
842 the dominant **Downtown** component. Such dominance shall be accentuated by
843 enhanced experiences and discoveries on an east-west axis within the
844 **Historic District** and by maintaining a subordinate and compatible character
845 in the development or re-development of the adjoining areas to the south and
846 north within the **Downtown Character Area**.

847 **Boundaries**

848
849 The **Downtown Character Area** lies between Foothill Blvd and the northerly end
850 of Wappo Avenue and includes First Street, Gerrard Street (and its extension
851 to the Napa River), the ~~west~~-east side of Franklin Street and the east side
852 of Elm Street. It encompasses the **Lincoln/Foothill Gateway** which extends
853 east to Pine Street and west to Elm Street. Additionally, it encompasses the
854 properties along Grant Street from Wappo Avenue to almost Arch Way including
855 the lands owned by Gumina and the City's Monhoff Recreation Facility as well
856 as properties along Stevenson Street from Lincoln Avenue to Grant Street.

857
858 This **Area** is divided in two distinct areas:

- 859
860 1. **Historic District** between Foothill Boulevard and Stevenson
861 Street.
- 862 2. **Stevenson/Grant Area** which is framed by Lincoln Avenue, Wappo
863 Drive, as well as Stevenson and Grant Streets.

864 **Historic District**

866 **Boundaries**

867
868 The historic commercial core of the City includes the areas along Lincoln
869 Avenue from the **Lincoln/Foothill Gateway** to Stevenson Street and two blocks
870 to the east (Franklin Street) and west (Elm and First Streets) extending to
871 the river. To the north of Fair Way, the Historic District includes the
872 Doctor Wilkinson's Hot Springs Resort properties and the adjacent parcel
873 (APN 011-092-006) at Stevenson Street and Lincoln Avenue. This **Area** also
874 includes the Merchant family properties which extend to the east to a point
875 of approximating the extension of Franklin Street.

876 **Existing Conditions**

877
878 Traditional storefront type buildings and restored historic structures set
879 the tone, building fronts are aligned at the sidewalk edge, and first floors
880 have display windows for pedestrian-oriented shopping.

881
882 Lincoln Avenue is the dominant element of the **Historic District**. Its
883 frontage is generally intact but does presently include several undeveloped
884 parcels as well as some parking lots and entrances to parking lots which are
885 behind the main street buildings.
886
887 While the Napa River crosses Lincoln Avenue there is no access to the river.
888 The river is in an unattractive and overgrown condition.
889
890 An old-west style canopy covers most of the east side of one block. Street
891 trees and antique style lamp-posts have been installed in recent years along
892 most of this section of Lincoln Avenue.
893
894 Lincoln Avenue is State Highway 29, which allows increased through-traffic
895 and requires approval of Caltrans for improvements in the right-of-way.
896
897 First Street defines the western edge of the **Historic District** and Franklin
898 Street defines the easterly edge on the north side of the River.
899
900 The west side of First Street is comprised of mixed uses, including the
901 Roman Spa Hot Springs Resort while the east side is anchored by the CalMart
902 supermarket at the northern end and City Hall at the southern end. The
903 middle of the block is predominantly comprised of the rear of the buildings
904 fronting Lincoln Avenue, including assorted small parking lots. Roman Spa
905 Hot Springs Resort is currently scheduled for redevelopment.
906
907 The extension of First Street leads to the Sharpsteen Museum, Police Station
908 and Community Hall, all situated on a large parking lot fronting the Napa
909 River, while Pioneer Park is situated directly across the river.
910
911 Elm Street defines the western edge of the **Historic District** on the south
912 side of the river. The west side of Elm Street is residential while the east
913 side reflects a mix of commercial and residential uses most of which have
914 active frontage on Lincoln Avenue.
915
916 The west side of Gerrard Street is predominantly comprised of the rear of
917 the buildings fronting Lincoln Avenue, West America Bank and a collection of
918 parking lots on the north side of Washington Street. It also includes the
919 Fire Station and Fire Station parking lot between Washington Street and the
920 Napa River. The east side of Gerrard Street consists of the Calistoga Spa
921 Hot Spring Resort and it's parking area, the Post Office and its parking lot
922 as well as a small commercial building.
923
924 The northwestern corner of the area is occupied by the CalMart supermarket
925 which has inadequate vehicular access and parking fronting on Lincoln
926 Avenue. CalMart owners also own the former Valley Business Forms buildings
927 behind it and fronting on First Street. This area is impacted by a large
928 number of grocery delivery trucks throughout the day.
929

930 At the northern end of the **Historic District**, Doctor Wilkinson's Hot Springs
931 Resort is scheduled for redevelopment. Current improvements are of no
932 significant architectural character.

934 | The Merchant family Lincoln Avenue frontage properties which extend to the
935 east to a point of approximating the extension of Franklin Street contain a
936 number of small insignificant structures. This property is scheduled for
937 redevelopment. This portion of the property affords extraordinary mountain
938 views to the north and west, as well down-valley views to the east.

940 Objectives

- 941 • All future development shall preserve the commercial primacy and
942 dominance of its **Historic District**.
- 943 • All development within view of the **Historic District** shall respect and
944 draw inspiration from its architectural language.
- 945 • Visitor experience shall be enhanced by a sense of discovery beyond the
946 confines of Lincoln Avenue.
- 947 • Incorporate and enhance the Napa River experience and adjoining parks and
948 plazas.
- 949 • Accentuate and define the south and north ends of the **Historic District**.
- 950 • Circulation for residents and tourists shall be easy with parking
951 opportunities within walking distances.
- 952 • The **Historic District** experience must be seamless without large gaps of
953 inactivity.
- 954 • Implement strategies for the **Historic District** to be readily and safely
955 connected to the Town's residential areas and visitor accommodations.
- 956 | • ~~Incorporate~~ Encourage the development of appropriately scaled public
957 venues such as a visitor center and community gathering spaces ~~and event~~
958 ~~hall~~ to serve local needs, the design of which should be consistent with
959 traditional historic town urban patterns.
- 960 | • Redevelopment of the Merchant Family properties will be a part of an
961 integrated development of the larger Gliderport properties and will serve
962 as a vibrant mixed use development of the highest quality which will be a
963 catalyst for further redevelopment and improvement of properties in the
964 Downtown.
- 965 | • The redevelopment of the Merchant family properties together with the
966 larger Gliderport properties will provide greater excitement and vitality
967 to the Downtown in a synergistic and mutually supportive fashion,
968 complimenting and completing the well defined pattern of the Historic
969 Downtown.

971 Development Character

972 The **Historic District** is the commercial core of Calistoga. Lincoln Avenue
973 traverses this **District** which allows building frontages to be aligned at the
974 sidewalk edge. The **Historic District** should clearly define Calistoga's
975 community heritage of a small town lined with pedestrian oriented shopping
976 and services for residents and visitors. This area should be enhanced with
977 nooks and alcoves to strengthen the unique identity of Calistoga and make it
978 an interactive and inviting place to spend time. The Napa River, as an

979 important natural water feature for Calistoga, should also be redeveloped to
980 create an inviting river promenade that will provide easy access from the
981 Downtown to the Sharpsteen/Police Station and the Fire Station parking lots.
982 The Doctor Wilkinson's Hot Springs Resort and the Merchant family properties
983 form the north anchor of the **Historic District**. The Merchant family
984 properties contain a sizable Lincoln Avenue frontage and provide an
985 extraordinary opportunity for capturing and celebrating through design and
986 orientation down-valley views to the east. This northern anchor also serves
987 as the transition area for the **Resort Character Area**. Given this
988 opportunity, much care ~~must~~should be taken so that redevelopment, with
989 respect to intensity, architectural character and type of uses, provides a
990 delicate balance as not to be in direct competition with the rest of the
991 **Historic District**. Land uses to be encouraged on the Merchant family
992 properties ~~should~~ include retail-commercial, housing on upper levels, and
993 ~~public facilities~~ community serving uses such as (shared parking, plaza,
994 community gathering spaces, or a visitor center ~~and event hall~~).

996 Land Use

- 997 • The range of land uses established in the **General Plan** for the Downtown
998 Commercial Land Use designation are appropriate and should be encouraged
999 with an emphasis on diversity of uses.
- 1000 • Redevelopment should be encouraged to increase the intensity, activity
1001 and vibrancy of **Downtown's** "second streets": First Street, Gerrard Street
1002 and Elm Street.
- 1003 • Provide "anchors" in the form of signature development at either end of
1004 this area (**Lincoln/Foothill Gateway** and **Stevenson/Grant Area**) and provide
1005 enhanced public parking facilities at or near these locations.
- 1006 • While it is desired that the northern "anchor" of the **Historic District**
1007 complements the **Historic District** with a definite retail-commercial
1008 component, it should also provide a distinct connection to the **Resort**
1009 **Character Area**.
- 1010 • Create an inviting promenade along the Napa River with connection to an
1011 event plaza to be located at the Sharpsteen/Police Station parking lot.
- 1012 • Enhance the Sharpsteen/Police Station parking lot by converting it to an
1013 event plaza and relocating the Community Center to allow the
1014 reconfiguration and improvement of the area as an event plaza. The event
1015 plaza should be redesigned, oriented and related to Pioneer Park.
- 1016 • Create new pedestrian connections to adjacent streets and parks through
1017 the buildings along Lincoln Avenue.
- 1018 • Create a deliberate design orientation of the buildings backing to the
1019 Sharpsteen/Police Station and Fire Station parking lots.
- 1020 • Expand commercial/office development and/or parking at the Fire Station
1021 parking lot area with the river frontage improved as part of the proposed
1022 River Promenade.
- 1023 • Encourage property owners to improve and intensify the several privately
1024 owned parking lots on Gerrard Street between West America Bank and Ace
1025 Hardware by appropriate reconfiguration, possibly in conjunction with
1026 comprehensive redevelopment, which includes the Fire Station and its
1027 parking lot.

- 1028 • Encourage greater building density and locate the required parking off-
1029 site in shared or public parking facilities. Review parking standards to
1030 eliminate overlapping requirements.
- 1031 • Consider expanding the use of the Depot building as it relates to the
1032 west side of Gerrard Street and the Fair Way extension.
- 1033 • The west side of First Street and Elm Street and the east side of Gerrard
1034 Street are transition points between two distinctive areas and new
1035 development should respect both the functions and character of the two
1036 adjoining areas.
- 1037 • Encourage the development of multi-story mixed use buildings on the east
1038 frontage of First Street by replacing the existing small parking lots.
1039 Insure that adequate parking facilities are available on-site or within a
1040 reasonable distance to support any new development. Encourage the
1041 consolidation of parking, perhaps as part of a Valley Business Forms
1042 property redevelopment.
- 1043 • Encourage the development of multi-story mixed use buildings on the east
1044 frontage of Elm Street.
- 1045 • Maintain historic City Hall in its present location and consider
1046 expansion with an active building presence on First Street.
- 1047 • Care must be taken in project design to insure that commercial
1048 development of First Street and Elm Street does not intrude upon or erode
1049 the residential character or integrity of the Second Street, Elm and
1050 Myrtle Street neighborhoods.
- 1051 • Encourage redevelopment or new construction on the CalMart supermarket
1052 property that provides building frontage and/or incorporates an outdoor
1053 function to enhance the pedestrian experience on Lincoln Avenue in an
1054 effort to reduce the dominance of the parking lot. Possible integration
1055 of the Valley Business Forms property on the east side of First Street
1056 should be explored.
- 1057 • Encourage the Doctor Wilkinson's Hot Springs Resort should to be
1058 ~~appropriately~~ redeveloped as a signature thermal hot springs resort
1059 mindful of its historic presence in town. Ground level retail-commercial
1060 active uses should be emphasized along its street frontages. The
1061 redevelopment of the Doctor Wilkinson's Hot Springs Resort and the
1062 adjacent vacant property ~~must~~ should establish an effective "anchor" for
1063 the northerly edge of the **Downtown Character Area**. This "anchor"
1064 ~~shall~~ should be developed in conjunction with the Merchant family property
1065 portion fronting Lincoln Avenue. A portion of its parking facilities
1066 should be made available to the general public.
- 1067 • ~~Redevelopment of the Merchant family properties should be conceived as~~
1068 ~~follows:~~
- 1069 • ~~A portion of the Merchant family properties must establish a general~~
1070 ~~public area which includes a small Town plaza and a modest sized~~
1071 ~~visitor's center and event hall. An on-site (multi-level) public~~
1072 ~~parking structure should be considered.~~
- 1073 • ~~The Town plaza should have some direct frontage on Lincoln Avenue~~
1074 ~~and be integrated into the commercial development with opportunities~~
1075 ~~for housing encouraged on upper levels of buildings which surround~~
1076 ~~the town plaza. A geothermal feature should be incorporated into the~~

- 1077 ~~Town plaza design.~~
- 1078 ~~• The Visitor's Center & Event Hall serving a variety of community and~~
- 1079 ~~visitor functions should have some direct frontage on the Town~~
- 1080 ~~plaza.~~
- 1081 ~~• The multi level parking structure, if considered, should be recessed~~
- 1082 ~~and not visible from Lincoln Avenue and the ground level "wrapped"~~
- 1083 ~~with retail and commercial uses. Bicycle storage facilities should~~
- 1084 ~~be included in the parking structure.~~
- 1085 • Consideration of including the following uses should be given in the
- 1086 redevelopment of the Merchant family properties:
- 1087 • Retail-commercial buildings and uses arranged along Lincoln Avenue
- 1088 and around a plaza with frontage on Lincoln Avenue.
- 1089 • Residential uses available on upper levels of retail-commercial
- 1090 buildings.
- 1091 • Community serving uses such as shared parking, community gathering
- 1092 spaces, or a visitor center.
- 1093 • Parking facilities to serve the site's uses and general public
- 1094 demand. Should a multi-level structure be considered, it should be
- 1095 recessed from Lincoln Avenue and its ground level "wrapped" with
- 1096 retail-commercial uses.

1097 **Connectivity**

- 1099 • Eliminate through truck traffic on Lincoln Avenue and re-route State
- 1100 Highway 29 from the **Downtown Character Area**.
- 1101 • Similar street design elements should be used in the **Downtown Character**
- 1102 **Area**.
- 1103 • Enhance pedestrian connections by preserving and creating alleyways from
- 1104 Lincoln Avenue to the Sharpsteen/Police Station Plaza, First Street, Fire
- 1105 Station parking lot, Gerrard Street and Elm Street. Encourage new
- 1106 connections as properties re-develop.
- 1107 • Enhance pedestrian connections to and along the Napa River with a River
- 1108 Promenade, of an urban character. Consider establishing a pedestrian
- 1109 bridge at Hazel Street to the Fire Station parking lot and a river
- 1110 overlook at the Gerrard Street terminus.
- 1111 • Design a deliberate connection to Pioneer Park from the Police Station/
- 1112 Sharpsteen Plaza to establish a synergy between the two.
- 1113 • Whenever possible, access, circulation and parking ~~shall~~ should be shared
- 1114 by adjacent properties.
- 1115 • Vehicular access and parking for the CalMart supermarket should be from
- 1116 Fair Way or First Streets.
- 1117 • Fair Way from Lincoln Avenue to the new parking facility entrance on the
- 1118 Merchant family properties should be a one-way street east to west.
- 1119 • Access to on-site ~~public~~ parking at both the Doctor Wilkinson's Hot
- 1120 Springs Resort and the Merchant family properties should be principally
- 1121 from Fair Way.
- 1122 • ~~A Class 1 bicycle path should be provided on the Merchant family~~
- 1123 ~~properties connecting new development to Brannan Street pursuant to the~~
- 1124 ~~City's adopted 2007 Bicycle Transportation Plan. The City's adopted 2007~~
- 1125 ~~Bicycle Transportation Plan should be amended to eliminate the Class-1~~

- 1126 | [bicycle path reflected across the Merchant family properties.](#)
1127 | • Future development and redevelopment proposals must participate in the
1128 | necessary mitigation to accommodate improved access, circulation and
1129 | parking.
1130 |

1131 Architecture

- 1132 | • Assure that new development is compatible in mass, scale and character
1133 | with the historic context and immediate neighborhood setting.
1134 | • Reflect traditional storefront building designs along Lincoln Avenue in
1135 | the core area (Cedar Street to Fair Way).
1136 | • If a three-story building is proposed, setting the upper floor back from
1137 | the building front may be considered to lessen the impact on the
1138 | perceived scale at the street level.
1139 | • Buildings should convey traditional widths of earlier structures in this
1140 | area. New buildings that are larger than those seen historically should
1141 | be clearly divided into modules and the architectural skin should be
1142 | articulated to the extent that the building appears to be in scale with
1143 | its neighbors.
1144 | • A limited palette of materials was used historically on Lincoln
1145 | (primarily stucco, brick and stone). In most cases, the same selection of
1146 | materials should be used for new construction in order to maintain the
1147 | historic street character. Greater design flexibility with an emphasis on
1148 | contemporary approaches is appropriate for development on First, Gerrard
1149 | and Elm Streets.
1150 | • Enhance building elevations, which face alleys, the Napa River and
1151 | plazas.
1152 | • Create a deliberate design orientation of the buildings backing to the
1153 | Sharpsteen/Police Station and Fire Station parking lots.
1154 | • In general, define the street edge with building fronts.
1155 | • Encourage new design to accommodate outdoor seating adjacent to the
1156 | River, parking, plazas and public right-of-way with "nooks" and alcoves.
1157 | • All overhead utilities shall be placed underground.
1158 | • Redevelopment of the Merchant family properties should be guided by the
1159 | following principles:
1160 | | • Development along Lincoln Avenue ~~must~~[should](#) convey the anchor and
1161 | | transitional characteristics of this Character Area.
1162 | | • An effort should be made to extend some of the defining streetscape
1163 | | elements of the **Historic District** along the Lincoln Avenue frontage
1164 | | as appropriate.
1165 | | • While new development may borrow elements from the existing
1166 | | architectural language and that of the broader Napa Valley, it
1167 | | ~~must~~[should](#) avoid mimicking or duplicating forms. It ~~must~~[should](#)
1168 | | convey a genuine, creative architectural statement.
1169 | | • A water feature should be a significant element of the Town-plaza
1170 | | design and consideration should be given for the plaza to have a
1171 | | hardscape surface. Shade trees ~~must~~[should](#) be considered for bench
1172 | | seating and people watching.
1173 | | • All overhead utilities shall be placed underground.
1174 | | • ~~Public view shed corridors to the distant east views from the~~

- 1175 ~~Lincoln Avenue portion of the development should be preserved~~Project
1176 design should respect and celebrate the significant distance views
1177 available on the site.
- 1178 • Geothermal waters should be celebrated through tasteful well
1179 designed features.
 - 1180 • Parking ~~shall~~ should be well landscaped and generally not be visible
1181 from Lincoln Avenue.
 - 1182 • The surface parking area within the Fair Way extension ~~shall~~should
1183 be landscaped to create a generous tree canopy and ~~shall~~should
1184 include appropriate pedestrian amenities including lighting,
1185 benches, pathways, trash receptacles, etc.
 - 1186 • ~~Redevelopment of~~It is encouraged that the parking facilities for the
1187 Lodge at Indian Springs should ~~occur to eliminate the~~ be better
1188 screened to reduce its visibility of parking from Lincoln Avenue, ~~or~~
1189 ~~to significantly screen it.~~
 - 1190 • Building and landscape design ~~shall~~should be of the highest quality
1191 and ~~shall~~should utilize high quality authentic materials appropriate
1192 for Calistoga.

1193 1194 **Stevenson/Grant Area**

1195 1196 **Boundaries**

1197 This **Area** includes the Lincoln/Stevenson intersection, Wappo Avenue,
1198 Stevenson Avenue and the beginning of Grant Street and includes the Gumina
1199 property and the Monhoff building and public tennis courts. It is a
1200 transition area between the **Historic District** and the **Resort Character Area**
1201 to the northwest.

1202 1203 **Existing Conditions**

1204 This is an established and generally built-out area reflecting an effective
1205 mixed use pattern. Older structures exist alongside more modern construction
1206 in a successful manner. Some structures are of historical and architectural
1207 significance and should be retained and enhanced.

1208
1209 Public facilities exist in this **Area** including the Monhoff Recreation
1210 facility, public tennis courts and Calistoga High School sports fields.

1211 1212 **Objectives**

- 1213 • Maintain and expand the transitional, small town character between the
1214 **Resort Character Area** and the **Historic District**.
- 1215 • Provide safe connections between the adjoining residential, the **Resort**
1216 **Character Area** and the **Historic District**.

1217 1218 **Development Character**

1219 The **Stevenson-Grant Area** has significant potential for redevelopment and
1220 should build upon the heritage of complementary mixed use that provides a
1221 link and transition area for the residential neighborhoods of Calistoga to
1222 the **Historic Downtown** and the **Resort Character Areas**. Structures of
1223 historical or architectural significance should be protected and the tree

1224 canopy should be retained and supplemented. New development should reduce
1225 dominance of parking and vehicles. In addition, improvements of public
1226 facilities should be undertaken and redevelopment of private properties
1227 should be encouraged to regain vitality and vibrancy.

1228 1229 **Land Use**

- 1230 • Land uses consistent with the **General Plan** Downtown Commercial
1231 designation are appropriate and should be encouraged.
- 1232 • Properties should be redeveloped in a similar mixed use manner to that
1233 which presently exists in the **Area**.
- 1234 • The Gumina property is encouraged to be redeveloped in a mixed-use
1235 fashion with ground floor commercial uses fronting on Grant Street and
1236 with higher density residential uses on the interior of the site.
- 1237 • The Monhoff Building should be renovated and the site landscaped to
1238 enhance the appearance of the area and to provide needed community-
1239 serving recreational opportunities. The tennis court complex should be
1240 improved to better serve residents and visitors.
- 1241 • Provide adequate and convenient public restroom facilities at or near the
1242 Monhoff Building.

1243 1244 **Connectivity**

- 1245 • Encourage pedestrian and bicycle connections between the redevelopment of
1246 the Gumina site and the adjacent Hemberger properties and properties
1247 fronting Wappo Street. Provide for Wappo Avenue to become the main
1248 pedestrian/bicycle feeder route to the **Historic District** from the
1249 properties to be developed in the **Resort Character Area** on the west side
1250 of Lincoln Avenue.

1251 1252 **Architecture**

- 1253 • The design concepts of the **Historic District** should generally be applied
1254 to new development in this area with a more contemporary design flavor
1255 consistent with the Napa Valley architectural heritage and reflecting the
1256 small town character of Calistoga.
- 1257 • A limited palette of materials was used historically in this area,
1258 primarily stucco, brick and stone. In most cases, the same selection of
1259 materials should be used for new construction in order to maintain the
1260 historic character.
- 1261 • Define street edge with building fronts.
- 1262 • Assure that new development is compatible in mass, scale and character
1263 with the historic context and immediate neighborhood setting.
- 1264 • Encourage new development to accommodate outdoor seating adjacent to the
1265 public right-of-way.
- 1266 • All overhead utilities shall be placed underground.
- 1267 • The existing tree canopy should be preserved and considered part of all
1268 future development.

1269

1270 Character Area 4

1271 Gliderport

1272

1273 Boundaries

1274 This **Area** includes the Merchant family lands commonly referred to as the
1275 former Gliderport (excluding the Merchant family property which is located
1276 in the Historic District) and the adjacent parcels of Fox and Paoletti to
1277 the east of Franklin Street, which extend to the east to a point
1278 approximately the extension of Franklin Street.

1279

1280 Existing Conditions

1281 The former Gliderport and the adjacent parcels of Fox and Paoletti contain a
1282 number of small insignificant structures. The former Gliderport property is
1283 disproportionately large and is scheduled for redevelopment. Its eastern
1284 portion contains a large environmentally sensitive area. The property
1285 affords extraordinary mountain views to the north and west and Down-Valley
1286 views to the east.

1287

1288 Objectives

- 1289 | • ~~Incorporate~~ Encourage a signature, "state of the art", full service
1290 | resort of a more urban character than the ones in the **Resort Character**
1291 | **Area**.
- 1292 | • ~~Incorporate~~ Encourage a more urban ~~contemporary~~ design character ~~for~~ of
1293 | housing.
- 1294 | • ~~Encourage~~ ~~Preserve~~ ~~preservation~~ and ~~appropriately~~ ~~develop~~ of ~~the~~
1295 | ~~environmentally sensitive portion of the property.~~ Recognize site
1296 | environmental attributes. Consideration ~~shall~~ should be given to make it
1297 | accessible to the public.
- 1298 | • Encourage ~~Preserve~~ preservation of selected down-valley ~~view~~
1299 | ~~corridors~~ views as a part of project design.
- 1300 | • Provide shared parking facilities with the public.
- 1301 | • Provide pedestrian and biking connectivity to the **Resort Character Area**
1302 | and to Dunaweal Lane.

1303

1304 Development Character

1305 The **Gliderport Character Area** borders the **Historic District** and extends
1306 down-valley to the east adjacent to the **Lower Washington Character Area**. To
1307 the north, lie the Calistoga Springs and Chateau Mobile Home Parks.
1308 Properties within this area are underutilized and scheduled for
1309 redevelopment in the near future. Given this opportunity, much care must be
1310 taken so that redevelopment, with respect to intensity, architectural
1311 character and type of uses, provides a delicate balance as not to be in
1312 direct competition with the **Historic District** and reflect Calistoga's small
1313 town character. Due to this area's size and orientation to the **Historic**
1314 **District's** Lincoln Avenue frontage, redevelopment of these properties should
1315 feature a signature full service resort which reinforces Calistoga's brand,
1316 | a residential component and ~~restoration of natural and open areas~~ recognition

1317 | of site environmental attributes. Some down-valley views ~~corridors must~~
1318 | should be preserved through careful project design and geothermal waters
1319 | ~~must~~should be featured.

1320 |
1321 | **Land Use**

- 1322 | • Any change from the existing General Plan land use designation of Airport
1323 | Commercial for the former Gliderport, Fox, and Paoletti properties shall
1324 | require a General Plan Amendment accompanied by project specific land use
1325 | plan, hotel capacity and appropriate project specific environmental
1326 | reports (i.e. traffic and parking studies, biological evaluations,
1327 | infrastructure evaluations, etc.).
- 1328 | • Encourage ~~Any~~ redevelopment of within this area ~~must to~~ be accompanied by
1329 | a plan which ~~addresses~~ identifies how access, circulation and parking for
1330 | all lands within the **Gliderport Character Area** will be addressed.
- 1331 | • A signature full service resort which reinforces Calistoga's brand,
1332 | complemented with state-of-the-art spa and a modest sized meeting
1333 | facility with housing of a variety of types should occupy the westerly
1334 | portion of the **Gliderport Character Area**.
- 1335 | • A surface diagonal parking area ~~shall~~should be developed along the Fair
1336 | Way extension.
- 1337 | • ~~The~~Any environmentally sensitive areas ~~must should~~ be ~~preserved~~recognized
1338 | as an attribute, ~~enhanced and minimally developed according to guidelines~~
1339 | ~~issued by the appropriate agencies~~. Consideration should be given to
1340 | making ~~the~~any restored natural and open areas accessible to the public.
- 1341 | • The entire redevelopment of this area is expected to provide an exciting
1342 | new synergistic component, with some uses shared by the local population
1343 | and visitors alike.
- 1344 | • Comprehensive planning for ~~the Gliderport Character Area~~ appropriate land
1345 | uses and access/circulation needs should be conducted ~~on~~for all
1346 | properties, within the Gliderport Character Area.

1347 |
1348 | **Connectivity**

- 1349 | • Fair Way Extension from the new parking facility on the front portion of
1350 | the Merchant family property in the **Downtown Character Area** ~~shall~~should
1351 | serve as access to linear parking along its entire length.
- 1352 | • A Class-1 bicycle path with generous pedestrian facilities connecting to
1353 | the pathway leading to Dunaweal Lane ~~shall~~should be constructed along the
1354 | Fair Way extension parking area.
- 1355 | • The Fair Way extension ~~shall~~should be developed as a surface parking
1356 | area. Parking spaces ~~shall~~should be arranged diagonally and a generous
1357 | tree canopy landscaping with appropriate lighting and pedestrian
1358 | amenities ~~shall~~should be provided.
- 1359 | • The Fair Way extension ~~must~~should connect to Washington Street via cross
1360 | streets within the **Lower Washington Character Area** to facilitate adequate
1361 | circulation.
- 1362 | • Access to the former Gliderport, Fox and Paoletti properties ~~shall be~~is
1363 | preferred to be gained from Fair Way.
- 1364 | • Establish ~~an~~ a point of access for emergency ~~access~~ purposes to the
1365 | adjoining mobile home parks.

- 1366 • Future development and redevelopment must participate in the necessary
1367 mitigation to accommodate improved access, circulation and parking.
1368

1369 **Architecture**

- 1370 • The design concepts of the **Gliderport Character Area** should have an
1371 imaginative, contemporary design flavor consistent with the Napa Valley
1372 architectural heritage and reflecting the small town character of
1373 Calistoga.
1374 • While new development may borrow elements from the existing architectural
1375 language and that of the broader Napa Valley, it ~~must~~should avoid
1376 mimicking or duplicating forms. It ~~must~~should convey a genuine, creative
1377 architectural statement.
1378 • All overhead utilities shall be placed underground.
1379 • ~~Public view shed corridors to the d~~Distant east views should be
1380 ~~preserved~~celebrated.
1381 • Geothermal waters should be celebrated through tasteful well designed
1382 features.
1383 • The surface parking area within the Fair Way extension ~~shall~~should be
1384 landscaped to create a generous tree canopy and ~~shall~~should include
1385 appropriate pedestrian amenities including lighting, benches, pathways,
1386 trash receptacles, etc.
1387 • Building and landscape design ~~shall~~should be of the highest quality and
1388 ~~shall~~should utilize high quality authentic materials appropriate for
1389 Calistoga.