

March 31, 2023

Ryder Dilley
Associate Planner
City of Napa, Community Development
1600 First Street
Napa, CA 94559

Via: email – rdilley@cityofnapa.org

RE: Oxbow South Major Design Review Application – 21. Comprehensive Waste & Refuse Management Plan

Dear Ryder:

Thank you for forwarding the example Waste Management Plan examples and requesting more information regarding our plan at Oxbow South. We have addressed and incorporated the waste management and recycling program into our site layout as it is an important component to the design process – see attached 21. Waste & Refuse Site Plan.

Our comprehensive plan has been created through the consultation from American Trash Management, (ATM), and we have retained ATM to confirm and provide more details of our plan. We will forward this confirmation when available, and we are planning to continue working with ATM to provide a comprehensive waste and recycle management plan for our project to submit with the Design Review application.

The plan for both waste and recycling is based upon each residential building having a multiple waste and recycling collection points, utilizing trash chutes, compactors, containers, and vehicles appropriately engineered to the projected waste generation of each of the buildings. Townhomes will utilize a concierge service to collect the waste and recycling. Then all waste and recycling is collected and transported on-site to a central consolidation point where the waste and recycling is picked up and removed from the site.

Since the hotel and restaurants generate the majority of the waste on-site, the central consolidation point is located at the back of the hotel. This central location also serves the service entrances for commercial deliveries, thereby creating a comprehensive solution for handling all waste and recycling for the entire project.

Please feel free to call or reply anytime if there are any questions or comments.

Sincerely,

Preston O'Connell
Oxbow Holdings, LLC & 933 Water, LLC

February 16, 2023

Ryder Dilley
Associate Planner
City of Napa, Community Development
1600 First Street
Napa, CA 94559

Via: email – rdilley@cityofnapa.org

RE: Oxbow South Mixed-Use Design Review App – 3f. Easement Detail letter, 12-16-22

Dear Ryder:

Please find below written details of the easements existing and required for the Oxbow South project. Please refer to 15c. Existing Conditions and Property Boundary Plans for details and location of existing easements. The site plan and project include:

1. The PGE vault located on First Street will be protected and not moved.
2. The site plan and layout respect the two existing PGE easements and location of power lines, including the existing power lines on Water Street.
3. Please reference the 15c. Existing Conditions and Property Boundary Plans and 15m. Trail Open Space Plan for location of on-site maintenance roads, river trail location, required easement, and land swap locations.
4. The main sewer line and easement remains in place from McKinstry to the river.
5. The sewer easement and line from Vernon Street to the river has been agreed with Napa Sanitary to vacate the line and slurry fill the pipe, as well as vacate the easement over this line.
6. The project will cooperate with the City of Napa to leave a 20' wide drive isle on Water Street west of McKinstry, including 10 feet of the 20 feet on our side of the street.
7. The project contributes 10 feet of private property to be provided on Water Street from McKinstry to Vernon Streets to allow for diagonal or perpendicular parking to be added in front of the residential podium.
8. The project layout of all improvements respects the 32 easement parking spaces located at the corner of First and Vernon Streets.

Please feel free to call or reply anytime if there are any questions or comments.

Sincerely,

Preston O'Connell
Oxbow Holdings, LLC & 933 Water, LLC

February 7, 2023

Ryder Dilley
Associate Planner
City of Napa, Community Development
1600 First Street
Napa, CA 94559

Via: email – rdilley@cityofnapa.org

RE: Oxbow South Mixed-Use Design Review – Major Application
Statement of Consideration

Dear Ryder:

Please accept this letter as written Statement of Consideration for the Oxbow South project.

The Oxbow South project design, in accordance with Appendix A-4 of the California Green Building Standards Code, includes, but is not limited to, the specified voluntary features whenever possible.

We submit this as our interpretation of what is required, however if a more detailed statement is required, we are more than willing to add more detail at a later time.

Please feel free to call or reply anytime if there are any questions or comments.

Sincerely,

Preston O'Connell
Oxbow Holdings, LLC & 933 Water, LLC

March 31, 2023

Ryder Dilley
Associate Planner
City of Napa, Community Development
1600 First Street
Napa, CA 94559

Via: email – rdilley@cityofnapa.org

RE: Oxbow South Major Design Review Application – 15k. Natural Features and Constraints Letter

Dear Ryder:

Per our Oxbow South Major Design Review submittal, please find below information relative to item 15k. Natural Features and Constraints.

See the 15c. Existing Site Plan that shows the existing topography, landscape and hardscape. The existing uses currently are comprised of open gardens and entertaining areas which are only partially used, large parking lot, and minor tenants occupying old, warehouse buildings and parking areas. The existing site is located close to downtown Napa and over half of the property line boundaries about the riverbank of the Napa River. Therefore, no major natural features exist to be preserved, but natural gardens have incorporated in the new development plan. And the new site plan is based upon opening up the natural beauty of the Napa River and making it accessible to the public.

Please feel free to call or reply anytime if there are any questions or comments.

Sincerely,

Preston O'Connell
Oxbow Holdings, LLC & 933 Water, LLC

The Oxbow South project will provide landscaping consistent with the City's landscape standards, and code compliant lighting. The plan is to utilize only trees and plantings on the approved lists and are a critical part of the site plan.

The Oxbow South site plan is designed to be a series of access points to the Napa River and the River Trail. It encourages walking and biking by creating points of interest and retail nodes along these corridors.

The majority of the landscaping areas in the project are the following:

1. River Trail- where pedestrians interact with the Napa River, proposed to wrap the entire project along the riverbank. Here natural riparian areas are exposed, inaccessible at present, and accented with public art, social spaces and nodes of retail.
2. South point- is the location of a large green, social area with retail spaces adjacent and the Napa River to the south. This space is intended to host small festivals, food and wine focused events and music.
3. Plaza area- located at the corner of First Street and Vernon Street, this is the entry and focal point of the project. Although parking easements prevent creating more of a plaza feel including more retail, gardens and social activities, the project will incorporate as many planting areas and landscaping as possible.

Once the buildings and these spaces are defined through the Design Review process, more definition will be completed to detail the site plan.

The River Trail alone will need more programming and study to maximize its potential, and after the site plan is approved and finalized, a more comprehensive plan will be produced.

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Sincerely,

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City of Napa, Community Development
1600 First Street
Napa, CA 94559

Via: email – rdilley@cityofnapa.org

RE: Oxbow South Major Design Review Application – 22. Public Art Ordinance Compliance

Dear Ryder:

Please accept this letter as confirmation of the project at Oxbow South's commitment to comply with the Public Art Ordinance.

It is the commitment of the development team to create signage, wayfinding and public art in a way to have a positive impact on the project and community while maintaining enhanced aesthetic. The main areas identified to date are:

1. Designation of hotel, residential and parking buildings and facilities, in addition to identification of amenities to the hotel or residential or both uses.
2. Pedestrian and bicycle corridors to access and enjoy the improvements, and especially connection to the River Trail.
3. Destination and enhancement of public art areas strategically located around the site along the River Trail and access corridors, as well as opportunities in the hotel lobby and residential lobbies.

This critical element adds to the character of the project and allows connection to Napa and the downtown area. This critical item needs more development after the site plan is finalized and subsequently the River Trail is confirmed to be built. Oxbow South team will seek compliance by on-site improvements preferably instead of paying the In-Lieu Fee, however we retain the ability to pay the fee if we cannot resolve on-site.

Please feel free to call or reply anytime if there are any questions or comments.

Sincerely,

Preston O'Connell
Oxbow Holdings, LLC & 933 Water, LLC

March 31, 2023

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Associate Planner
City of Napa, Community Development
1600 First Street
Napa, CA 94559

Via: email – rdilley@cityofnapa.org

RE: Oxbow South Major Design Review Application – 24. Soscol Corridor Overlay District Compliance Letter

Dear Ryder:

Please accept this letter as confirmation of the project at Oxbow South's commitment to comply with the Design Guidelines as detailed in the Soscol Corridor / Downtown Riverfront Development & Design Guidelines.

It is understood that this project will play a significant role in defining nearly half of the Oxbow Island's future, and local and visitor enjoyment thereof. This project opens residential, hospitality and retail as well as recreational uses of the rest of the riverfront abutting the Oxbow island. It is a shared concern that, while meeting these goals, this project is created to reflect the existing character of the existing downtown and riverfront, and Oxbow Island fabric. Therefore, we have studied and incorporated much of the stated guidelines detailed in the Soscol Corridor / Downtown Riverfront Development & Design Guidelines. Examples of these are:

- Multiple buildings created throughout the site vs. single buildings of large massing
- Stepped buildings with different finish materials on the building base/ground-level facades, different than the upper floors, and stepped back top floor
- Building styles and exterior finishes are a blend of modern and Napa architectural styles
- Patterns of windows and doors, and surface areas
- Main entrance to the site being located at First Street and Vernon Street, energizing First Street across from CIA at Copia and Oxbow Public Market, and creating a corridor down McKinstry Street inviting access to the River Trail.

The Oxbow South project recognizes the River Trail is such an important feature of the project and as an extension of the existing downtown river frontage. The Oxbow South team has preliminary engineering to stabilize the River Trail and Napa River embankment and preserve the Riparian Area adjacent to the river. The project will be designed in compliance also to section 17.52.110.

While we have incorporated these guidelines to date, as the project is more refined, the Soscol Corridor / Downtown Riverfront Development & Design Guidelines will continue to influence the detailing of the design process.

Please feel free to call or reply anytime if there are any questions or comments.

Sincerely,

Preston O'Connell
Oxbow Holdings, LLC & 933 Water, LLC

March 31, 2023

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Associate Planner
City of Napa, Community Development
1600 First Street
Napa, CA 94559

Via: email – rdilley@cityofnapa.org

RE: Oxbow South Major Design Review Application – 25. Napa River/Napa Creek Flood Protection & Floodway Analysis Letter

Dear Ryder:

Please accept this letter as confirmation of the project at Oxbow South's understanding that the project team will continue to work with Community Development Director to formally determine our project will satisfy compliance with section 17.52.300.

As you know, we have been coordinating via multiple meetings in the past few years to resolve and meet the flood protection requirements by filling the site to a level over the 100-years flood plain. Much of the site exists at a level above the 100-years flood plain.

We have coordinated this solution with Foxbow Hotel developers, Flood Control District and City of Napa Public Works Department and have agreed to jointly proceed with the FEMA requirements to resolve the flood protection issues. It was agreed that the engineering and submittal process will begin as a Condition of Approval to the Design Review application approval, and will include and comply with floodplain, section 17.38.050, potential floodway, section 17.38.090 and flood evacuation area, section 17.38.070.

The agreed upon solution is based upon eliminating the need for a tall, floodwall, and replace it with a stabilized River Trail. This solution is a beautiful, and safe, solution for everyone involved, most importantly to the locals and visitors to the City of Napa.

Preliminary River Trail engineering will address the trail and river embankment stabilization and establish and protect the riparian areas adjacent to the river, per section 17.52.110.

Please feel free to call or reply anytime if there are any questions or comments.

Sincerely,

Preston O'Connell
Oxbow Holdings, LLC & 933 Water, LLC