

napa communities growth summit

FRIDAY, JUNE 13, 2008

City of St. Helena

General Plan Overview

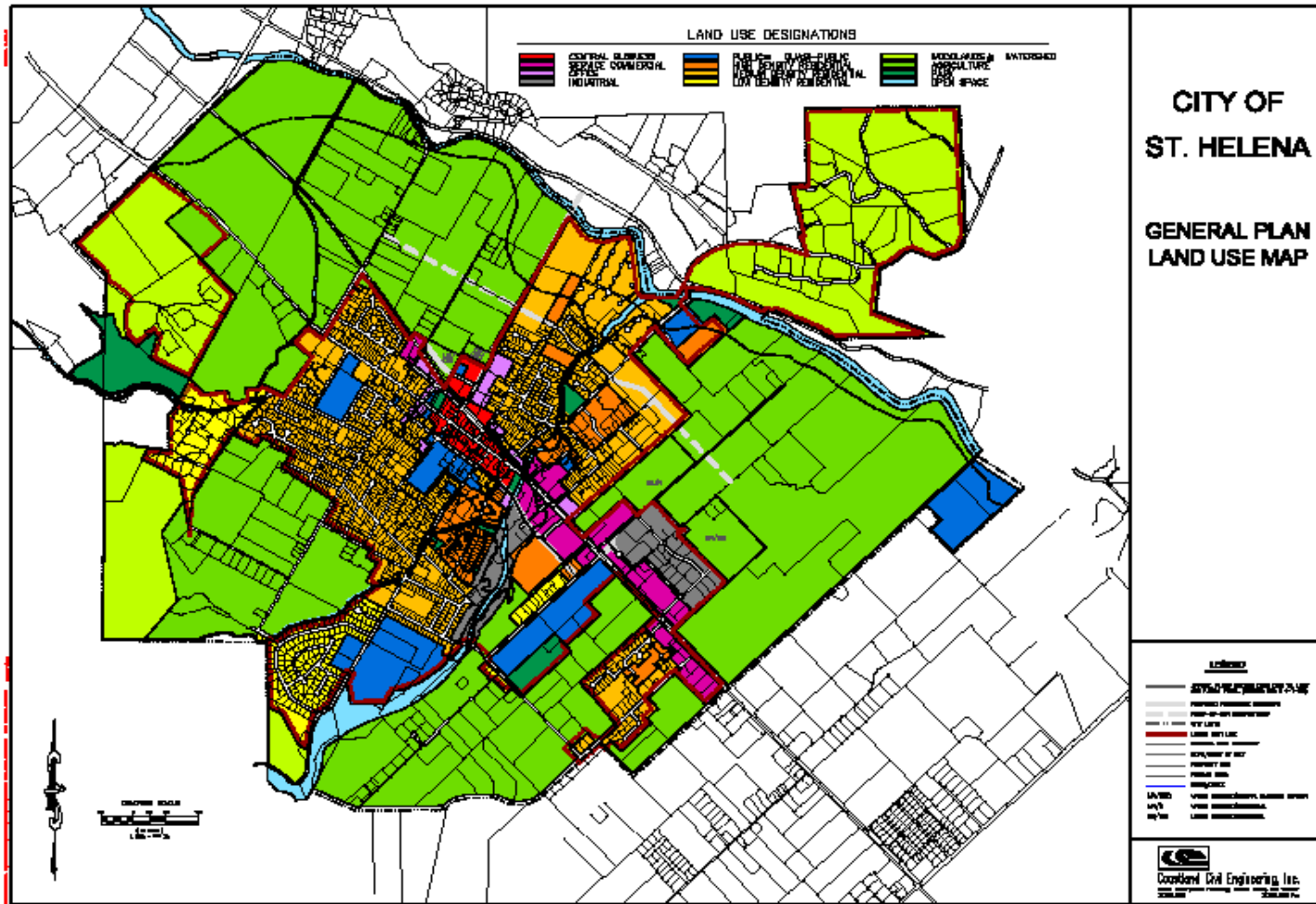
The General Plan was completed in 1993.

Phase I Visioning for a new General Plan was recently completed and endorsed by the City Council.

Phase II Update will commence in late summer.

The update will emphasize Sustainability.

City of St. Helena



City of St. Helena

Population, Employment and Housing

- Population
 - 2005 – 6,100 people
 - 2030 – 6,200 people
- Employment
 - 2005 – 5,810 jobs 2,910 employed residents
 - 2030 – 6,290 jobs 3,210 employed residents
- Housing
 - 2005 – 2,420 households
 - 2030 – 2,570 households

City of St. Helena Housing Growth

2 approved pipeline projects

- Sherwin – Vintners Court (5 dwelling units)
- Magnolia Oaks Subdivision (45 dwelling units)

+124 estimated population

City of St. Helena Gaps in Housing

Regional Housing Needs Allocation (2007-2014)

	Very Low Income < 50% of median	Low Income < 80% of median	Moderate Income <120% of median	Above Moderate Income	Total
Regional Housing Needs Allocation 2007-2014	30	21	25	45	121
Pipeline projects	7	5	9	31	52
Remaining housing units	23	16	16	14	69

Remaining housing units = 69

City of St. Helena

Known Growth and Development

- Location and Distribution

Residential – 50 dwelling units

- Sherwin Vintners Court (5 dwelling units)
- Magnolia Oaks Subdivision (45 dwelling units)

Non-residential

- Hotel development - Grandview Hotel
- Retail development - Vineland Station

City of St. Helena Future Development

Location and Distribution

Key Housing Sites (1993 General Plan)

- Flood Protection Project (372 units)
- Highway 29 Specific Plan Area sites (288 units)
- Romero Property (120 units)
- Adjacent Bonita Motel sites (91 units)
- Spring Street area sites (78 units)
- Adjacent Taylor Fresher's site (32 units)
- Adams Street (30 units)

City of St. Helena

Challenges Facing the Community

- What are the challenges facing the community?

Provision of water and sewer.

Achieving higher density residential development while maintaining historic character of neighborhoods.

Balancing local serving and visitor serving uses.

City of St. Helena

Current and Future Opportunities

- What are the opportunities facing the community?

Involved citizens.

Strong sales tax revenue.

Stable (but high) property values.

Support for sustainable practices.

City of St. Helena

Concluding Remarks

- *Finding ways to provide affordable and workforce housing while preserving agricultural land, historic resources, and neighborhood character.*
- *Balancing job growth with impacts on traffic impacts and affordable housing.*
- *Educate citizens on water conservation.*