

## **Term Sheet Outline: County & Napa Redevelopment Partners**

The Board of Supervisors at its May 21st public hearing, will consider a term sheet between the county and Napa Redevelopment Partners (NRP). The term sheet provides the basic outlines for a proposed Development Agreement. The actual development agreement would be negotiated over the next several months and would be subject to review by both the Planning Commissions and the Board of Supervisors.

Below is a brief summary of the highlights of the term sheet:

### **• Development Project**

- Up to 945 residential housing units
- Dedication of improved land on site for construction of 140 units of deed restricted very low and low income affordable housing by a non-profit developer
- 50 units of deed restricted moderate rate housing constructed within market rate buildings and blocks
- Approximately 154,000 square foot Costco with a gas station
- 40,000 square foot neighborhood serving retail uses including a restaurant
- A hotel of approximately 150 rooms
- Continuing care retirement community of 150 suites
- Approximately 15,000 square feet of community facilities
- Parks and publically accessible open space comprising approximately 30 acres, including a waterfront segment of the Bay Trail, a linear park of approximately seven acres and a community farm of approximately four acres
- Industrial zoning on the remainder of the site to accommodate up to 90,000 square feet of office space or 75,000 square feet of warehouse/R&D development

### **• Phasing**

The project will be developed in four phases as follows:

- Phase 1:
  - o site preparation and remediation
  - o commercial development on the Costco parcel,
- Phase 2 -
  - o completion of site remediation
  - o Construction of up to 350 units of residential development in the northwest corner of the site (in the vicinity of the dry docks)
  - o 150 unit continuing care retirement complex
- Phase 3 -
  - o hotel,
  - o residential development of up to 350 units east and south of Phase 2
  - o associated park improvements
- Phase 4 -
  - o remaining residential (up to 245 units)
  - o approximately 14,000 square feet of commercial development in the

- southwest corner of the site,
- 90,000 square feet of office uses or 75,000 square feet of light industrial and R&D warehouse in the eastern portion of the site
- Each phase will provide for parks and public amenities, as well as appropriate infrastructure and other improvements to serve that phase of development
- Each phase will provide for a proportional allocation of affordable housing

- **Affordable Housing**

- Sufficient improved land dedicated to an affordable housing developer to do the following:
  - Develop 70 units of housing for very low income qualified resident (individuals or families earning less than 50% of Area Median Income)
  - Develop 70 units of housing for low income qualified resident (individuals or families earning 60-80% of Area Median Income)
  - Construct 50 units of inclusionary deed restricted moderate rate housing within market rate housing buildings or blocks
- Initiate with county's oversight and approval an outreach and marketing program applicable to all housing units that will provide members of the local workforce with preferential access to units for sale
- Payment of commercial impact fees for all non residential development on site. Impact fees generated on site will be spent on affordable housing in the project (impact fees estimated at \$1 million)
- Payment of an additional Affordable Housing Contribution to be negotiated

- **Other Terms**

- NRP will use surface water from the City of Napa to serve the project. If the City declines to provide water, NRP will use surface water from another source and may request County approval for conjunctive use of groundwater.
- Subsequent to agreement between the city and county, the developer will cooperate with a city initiated Sphere of Influence (SOI) amendment that would move to include the site within the city's SOI
- Developer will apply to the county for use of public financing (either through a Mello Roos or other Community Facilities District options). County, in its sole discretion will determine whether or not to proceed with such an option.
- The development agreement will be for 20 years.