

# EXISTING CHURCH CAMPUS



## NFUMC WORKFORCE HOUSING

NAPA, CA | NOVEMBER 7, 2023 | BURBANK HOUSING | NAPA VALLEY COMMUNITY HOUSING



NAPA  
METHODIST  
CHURCH  
*invite. grow. serve.*



BURBANK  
HOUSING



STUDIO | 1515  
LANDSCAPE ARCHITECTURE

VAN METER  
WILLIAMS  
POLLACK

# PRELIMINARY COMMUNITY CONCEPT



Site Plan



Floor Plans

- Site Area : 1.21 acres
- 46 Homes for families
- 1, 2 and 3 Bedroom Apartments
- 4 stories, 46' height
- 5,700 sf of New Church Space
- 19 Church parking spaces
- 48 Resident parking spaces

- Office
- Common
- Circulation
- Service
- 1-Bedroom Unit
- 2-Bedroom Unit
- 3-Bedroom Unit
- Church use



# PRELIMINARY EYE-LEVEL VIEWS



View 1: Intersection of Randolph St & Division St



View 2: Intersection of Franklin St & Division St



View 3: Intersection of Fourth St & Randolph St



View 4: Along Division St

# PRELIMINARY LANDSCAPE PLANS

## TRIANGLE PARK



Picnic Benches



Play Equipment



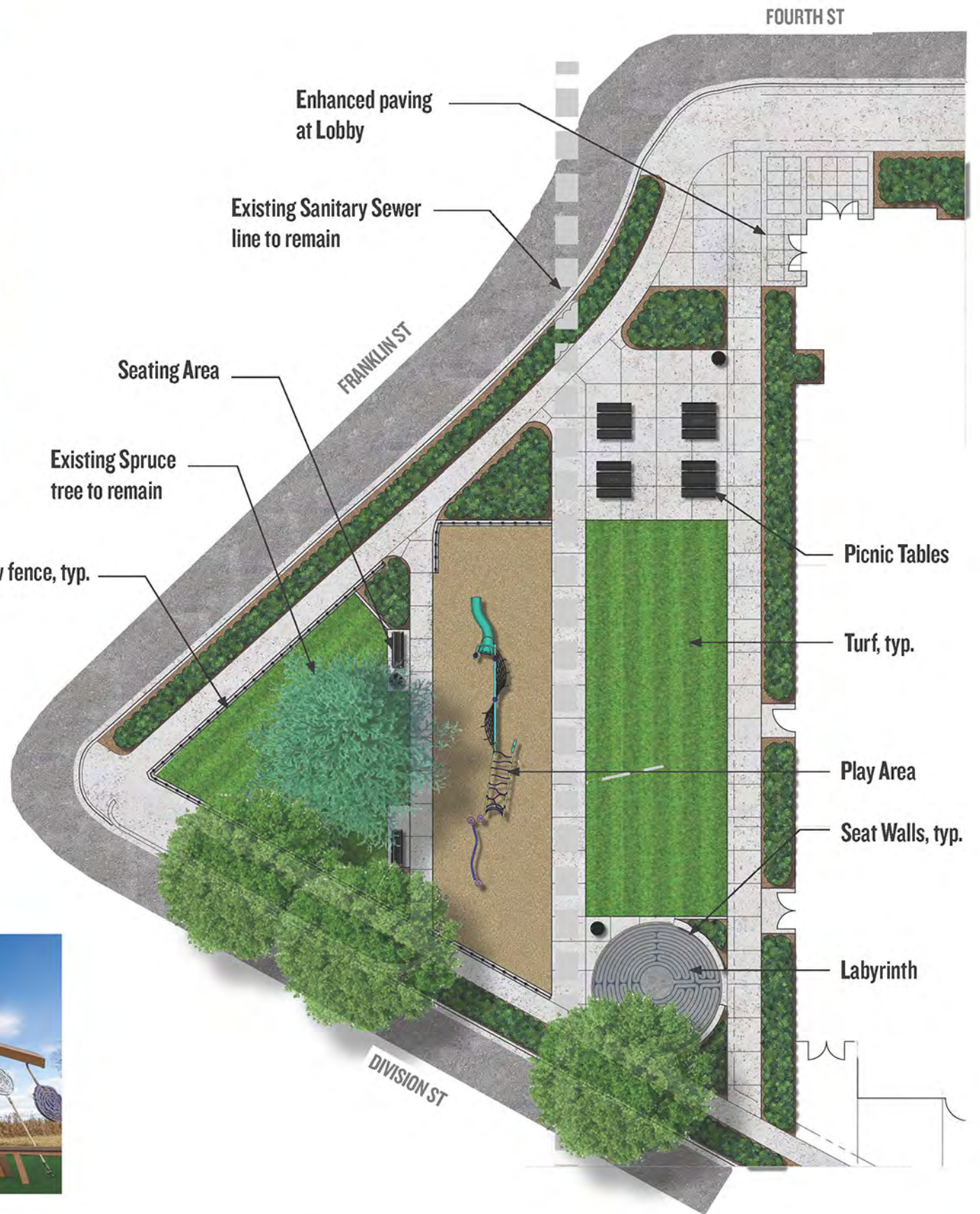
Play Equipment



Play Equipment



Turf Area



Labyrinth



Walls at Labyrinth



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# COMMUNITY NEEDS: HOUSING OUR WORKFORCE

## RENT + INCOME BY UNIT SIZE

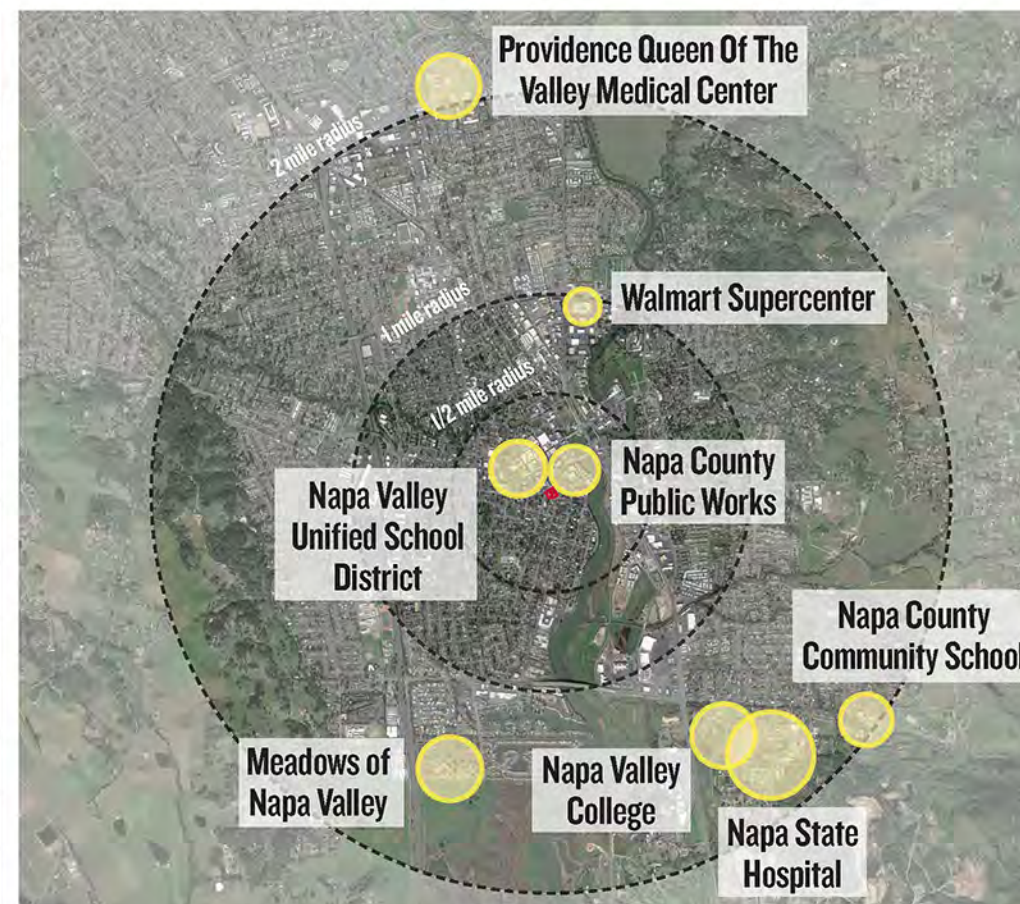
Area Median Income %	1-Bedroom		2-Bedroom		3-Bedroom	
	Rent	Income Limits by Household	Rent	Income Limits by Household	Rent	Income Limits by Household
		2 Person		3 Person		4 Person
30%	\$751	\$32,040	\$901	\$36,060	\$1,041	\$40,050
40%	\$1,001	\$42,720	\$1,202	\$48,080	\$1,388	\$53,400
50%	\$1,251	\$53,400	\$1,502	\$60,100	\$1,735	\$66,750
60%	\$1,502	\$64,080	\$1,803	\$72,120	\$2,082	\$80,100

## OCCUPATION & WAGES IN NAPA

Occupation	Wage
Manicurists and Pedicurists	\$34,590
Ushers, Lobby Attendants, and Ticket Takers	\$35,390
Dining Room and Cafeteria Attendants and Bartender Helpers	\$35,400
Food Processing Workers, All Other	\$35,450
Baggage Porters and Bellhops	\$35,470
Packers and Packers, Hand	\$35,540
FastFood and Counter Workers	\$36,020
Amusement and Recreation Attendants	\$36,030
Cooks, Fast Food	\$36,440
Cashiers	\$36,530
Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	\$36,650
Recreation Workers	\$36,880
Dishwashers	\$36,990
Laundry and Dry-Cleaning Workers	\$37,810

Source: City of Napa Housing Element/Bureau of Labor Statistics

## MAJOR EMPLOYERS



8 Major Employers within 2 mile radius

Source: City of Napa

## Top 5 Employers by Industry

- Manufacturing (including winemaking)
- Government
- Medical Services
- Construction
- Visitor-Serving (Hotels, Motels, & Restaurants)

Source: City of Napa, Napa at a Glance



# SUSTAINABILITY



Water Conservation



Natural Ventilation, Low/No VOC & Formaldehyde Free



Pervious Hardscape



Drought Tolerant Landscape



All-Electric w/ Renewable Energy Generation



Stormwater Filtration



EV Chargers



ENERGY STAR APPLIANCES  
BUILDING ENVELOPE EFFICIENCY

