



NVC CAMPUS STUDENT HOUSING PROJECT

August 17, 2020

PROJECT TEAM

- Napa Valley College
- The Scion Group – Student Housing Advisor to NVC
- GHD – CEQA Advisor to NVC
- The Martin Group – Developer
- HPI Architecture – Architect
- The Guzzardo Partnership – Landscape Architect
- Citibank – Underwriter

PROJECT OBJECTIVES

- Provide an affordable, quality on-campus living experience
- Promote an even more engaged and diverse population
- Enhance campus engagement
- Support recruitment and retention of enrolled students, faculty and staff
- Extend campus integration with the community

WHY HOUSING, WHY NOW?



Housing Costs

California is the 3rd most expensive state for cost of living.

Few affordable choices in the nearby local rental market.

Housing insecurity.



Recruiting and Retention

80% of students believe campus housing is important in recruiting and retaining students.

60% of faculty/staff believe workforce housing is important in attracting and retaining qualified faculty and staff .



Faculty, Staff, Community Engagement

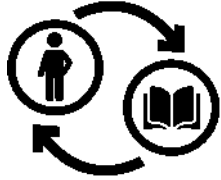
More involvement in campus activities.

Faculty-student interactions increase.

Opportunities to strengthen relationships with the community.

STUDENT HOUSING ACADEMIC & LEARNING OUTCOMES

Students in campus housing demonstrate higher:



Persistence and retention rates



Average GPAs



Graduation rates



Levels of academic and social engagement

PROJECT OVERVIEW – Aerial Perspective



PROJECT OVERVIEW – Site Plan



PROJECT OVERVIEW – Perspective from Napa Vallejo



PROJECT OVERVIEW – Perspective from Magnolia



PROJECT OVERVIEW – Perspective of Interior Courtyard



UNIT TYPES & MIX

Buildings

- | | |
|--|---------------------|
| ▪ Unfurnished Apartment-style Housing* | 4 Stories, 90 Units |
| ▪ Furnished Apartment-style Housing** | 4 Stories, 200 Beds |
| ▪ Residence Hall** | 4 Stories, 212 Beds |

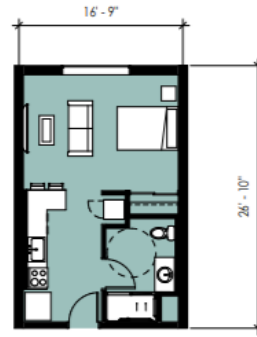
Unit Types

- | | | |
|---|----------|----------------------|
| ▪ Unfurnished Apartment-style Housing – Studio* | 20 Units | |
| ▪ Unfurnished Apartment-style Housing – 1 BR* | 30 Units | |
| ▪ Unfurnished Apartment-style Housing – 2 BR* | 40 Units | |
| ▪ Furnished Apartment-style Housing – Studio** | 8 Beds | |
| ▪ Furnished Apartment-style Housing – 2 BR** | 64 Beds | * Leased by the Unit |
| ▪ Furnished Apartment-style Housing – 4 BR** | 128 Beds | ** Leased by the Bed |
| ▪ Residence Hall – Single** | 56 Beds | |
| ▪ Residence Hall – Double** | 156 Beds | |

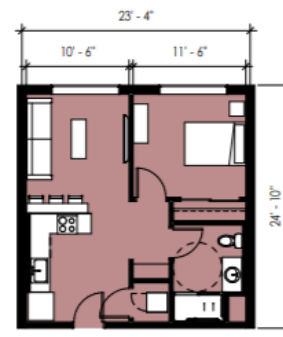
UNIT TYPES & MIX

Unfurnished

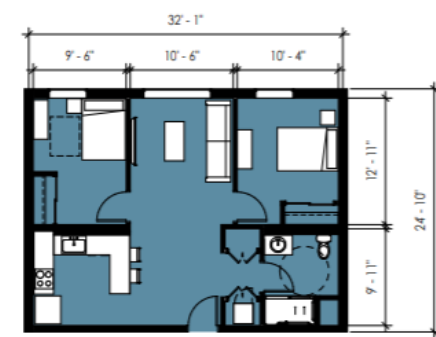
Apartment-style Housing



STUDIO - SINGLE (32)
400 NRSF
449 GSF



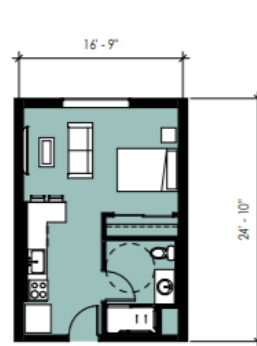
1 BED/1 BATH - SINGLE (32)
521 NRSF
579 GSF



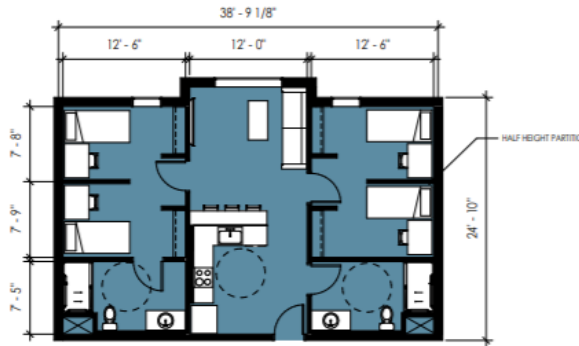
2 BED/1 BATH - SINGLE (24)
725 NRSF
797 GSF

Furnished

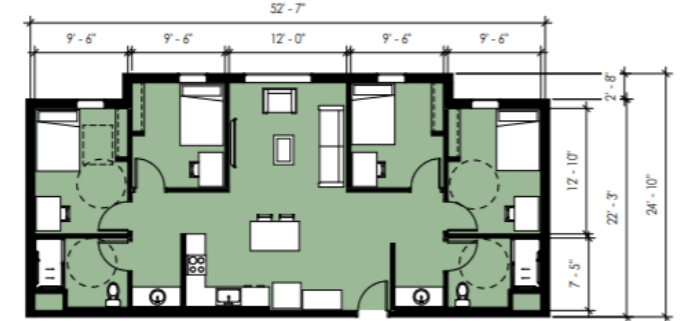
Apartment-style Housing



STUDIO - SINGLE (8)
368 NRSF
416 GSF

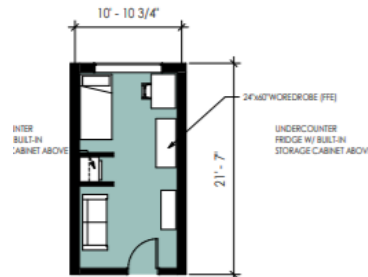


2 BED/2 BATH - DOUBLE (16)
905 NRSF
991 GSF

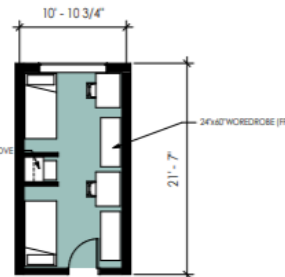


4 BED/2 BATH - SINGLE (32)
1151 NRSF
1258 GSF

Residence Hall



STUDIO - SINGLE (60)
(W/O BATHROOM)
200 NRSF



STUDIO - DOUBLE (76)
(W/O BATHROOM)
200 NRSF
235 GSF

*NET RENTABLE SQUARE FOOTAGE (NRSF) IS CALCULATED TO THE INSIDE FACES OF DEMISING, EXTERIOR, AND CORRIDOR WALLS

*GROSS SQUARE FOOTAGE (GSF) IS CALCULATED TO THE CENTER LINE OF DEMISING WALLS AND EXTERIOR FACES OF EXTERIOR AND CORRIDOR WALLS

Design subject to change.

ADDITIONAL FEATURES

■ Common Areas

- Entry plaza and lobby
- Multi-functional clubhouse
- Study rooms
- Shared kitchens in Residence Hall
- Outdoor courtyards
- Landscaped and shaded seating areas
- Laundry and bike storage areas

■ Circulation

- Emergency vehicle lane
- Walkways
- Drop off lane

■ 238-space Parking Lot

POTENTIAL REGULATORY APPROVALS

- Adoption of CEQA Mitigated Negative Declaration by Napa Valley College Board of Trustees
- Construction approval from the Office of the Division of the State Architect
- Well/Boring Permit and Post Closure Land Use Plan approval from Napa County and/or other supporting agencies
- Approval from Napa County Local Agency Formation Commission for change to Napa Sanitation District service boundary
- Design review approval from City of Napa Fire Department and Utilities Department
- Transportation Permit from Caltrans during construction
- General Construction Permit from State Water Resources Control Board

WHAT IS CEQA? (California Environmental Quality Act)

- CEQA is intended to inform government decision makers and the public about potential environmental effects, and to identify ways that environmental effects can be avoided or reduced throughout adoption of alternatives or mitigation measures.
- The Napa Valley Community College District is preparing a CEQA Initial Study, which includes:
 - Description of project and environment setting
 - Identification of environmental effects by use of a checklist
 - Discussion of ways to mitigate significant effects identified

CEQA TIMELINE AND PROJECT APPROVAL

- Preliminary agency / stakeholder consultation (ongoing)
- Notification of CEQA 30-day Public Review Period and Hearing Date
 - August 17, 2020
- 30-day public review period for CEQA Initial Study
 - August 17 through September 15, 2020
- NVC Board of Trustee CEQA adoption
 - Scheduled for October 8, 2020
- Implementation schedule, if approved
 - Summer 2021 – commencement of construction
 - Fall 2023 – completion of construction, move-in ready