

CNU CHARTER AWARDS

2007 CONGRESS FOR THE NEW URBANISM



NEIGHBORHOOD, DISTRICT, AND CORRIDOR

SITE:
A 27-acre former RV park
surrounded by vineyards.

PROGRAM:
The replacement of vehicle-oriented uses with an environmentally sustainable agrarian resort village incorporating 85 guest cottages, 24 for-sale homes, a spa, post office, public market, restaurants, and meeting space.



A FEW YEARS AGO—when this 27-acre parcel in Napa, California was an RV park with stalls for nearly 100 recreational vehicles, acres of additional paved space for RV and boat storage, and a large on-site sewage treatment facility—it was hard to imagine this site ever achieving environmental harmony with the vineyards just beyond its borders.

But the design and development team at the Carneros Inn have achieved the improbable: the rebirth of the site as an agrarian village that weaves resort-oriented uses and thoughtful landscape design into an urbanism that treads lightly on the land and heightens one's awareness of the surrounding agricultural landscape.

In creating the Carneros Inn, architects at William Rawn Associates sought inspiration from Napa's natural beauty and agricultural traditions in creating a mixed-use settlement comprising four small districts. The Town Center engages both inn guests and the broader community around a civic square featuring a post office, public market, restaurant, and conference space. The Hilltop, the site's highest point, commands dramatic views of the vineyards and makes a stunning setting for a meal at its restaurant or a swim at its spa complex. The 85 cottages for resort guests are tightly clustered in small groups off a linear orchard that starts at the Town Center and terminates in a public space overlooking the vineyards. Occupying the southeast corner of the site are 24 for-sale courtyard homes.

Landscaped public spaces form a framework connecting cottages and homes to destinations within the village. While jurors questioned streets at the Carneros Inn that seemed conceived more as service ways than memorable spaces, juror Susan Van Atta, a landscape architect, praised how the linear orchard and other shared spaces are integrated into a larger system of landscape design that also provides guests and residents with private spaces and visual connections to the larger agrarian context. "The plantings are not the usual lush resort plantings. They recall the honest landscape you'd see on a farm," says Van Atta.

Building design and green features further reinforce the village's sense of connection to its place. Whether it's the rustic guest cottages with their corrugated metal porch roofs and fences or the more substantial spa and town center buildings, the designers reinterpret the rural vernacular in a way that is simple and informal yet striking. The entire project is geothermally heated and all storm water is processed for either on-site irrigation or sharing with neighboring vineyards.

From each morning's walk along landscaped pedestrian paths to breakfast to each evening's lingering finish on the Hilltop with its sunset views, the Carneros Inn leaves a lasting impression on guests, just as it promises to influence California's tourism industry as well.

THE CARNEROS INN

NAPA, CALIFORNIA



Developer **Keith H. Rogal, Carneros Partners** Owner **Carneros Holdings, LLC** Design Architect **William Rawn Associates, Architects, Inc.** Landscape Architect **Olin Partnership**
Associate Architect for Overall Planning and Infrastructure **Caspar Mol Architecture and Planning** Associate Architect for Hilltop Buildings **Persinger Architects and Associates**
Associate Architect for Courtyard Homes **Les Girouard** Associate Architect for Highway Buildings **RMW architecture & Interiors** Interior Architecture **Shopworks** Art **Susan Burks**
Photographer **Mark Hundley; Art Gray** Civil Engineer **Korve Engineering** Kitchen/Bath **MJP Design** Builder **Andrews & Thornley Construction** Cottage Construction
KIT Manufacturing Co. Water Treatment **Fuog Water Resources** City Official **Jeff Redding, Director of Planning**

CONGRESS
FOR THE
NEW
URBANISM

CHARTER AWARDS

2007
Award of Excellence

THE CARNEROS INN NAPA, CALIFORNIA

Keith H. Rogal, Carneros Partners
Developer

Carneros Holdings, LLC
Owner

William Rawn Associates, Architects, Inc.
Design Architect

Olin Partnership
Landscape Architect

Caspar Mol Architecture and Planning
Associate Architect for Overall Planning and Infrastructure

Persinger Architects and Associates
Associate Architect for Hilltop Buildings

Les Girouard
Associate Architect for Courtyard Homes

RMW architecture & interiors
Associate Architect for Highway Buildings

Shopworks
Interior Architecture

Susan Burks
Art

Mark Hundley Art Gray
Photographer

City Official Korve Engineering
Civil Engineer

MJP Design
Kitchen/Bath

Andrews & Thornley Construction
Builder

KIT Manufacturing Co.
Cottage Construction

Fuog Water Resources
Water Treatment

Jeff Redding, Director of Planning
City Official