

## Downtown Napa Steering Committee Walking Tour Guide and Questions

*General things to think about at any stop: how are cars, walkers or bicyclists getting around? What could help? What types of uses are appropriate in what areas? Mixed or Single Uses? Commercial? Residential? Entertainment? Office? Where are entertainment uses best located?*

<i>Tour Stop and Context</i>	<i>Questions</i>	<i>Your Thoughts</i>
<p><b><u>Tour Stop #1</u></b></p> <p>At <b>Third and Main Streets</b>, look towards Veteran’s Park then the fronts of the County building, as well as uses along Main Street. Consider the traffic moving by.</p> <p>County staff have indicated their administrative offices and jail will be staying in their current location.</p>	<p><i>Assuming County uses stay and may expand, are there uses, kiosks, etc that could help enliven the County block or Veteran’s Park?</i></p> <p><i>Is Third Street a priority location for streetscape improvements? Are there any views that should be protected when considering new development?</i></p>	
<p><b><u>Tour Stop #2</u></b></p> <p><b>Main Street</b> has been identified as a key commercial street. Walking north along Main, look at the stores and buildings and pattern of parking lots.</p> <p>The entrance to the Riverfront <b>Promenade</b> is through the City parking lot south of the running store. When you reach First Street, go east a short distance on First Street to look south at the (closed) auto repair site and north behind the Opera House where a small park will be constructed this summer.</p>	<p><i>Is this an area for housing and offices above? Entertainment uses?</i></p> <p><i>Should there be a strategy to fill in parking lots?</i></p> <p><i>How important is a direct connection from the Riverfront Promenade to and across First Street?</i></p>	

<p><b>First and Main</b> has been identified as a key intersection. As you walk back to Main Street, note its appearance.</p>	<p><i>Is this a priority location for intersection/streetscape or other improvements to identify it as an important place?</i></p>	
<p><b><u>Tour Stop #3A and 4</u></b></p> <p>Look at <b>Napa Creek</b> as it winds its way through Downtown. Flood control improvements in this vicinity will include an underground bypass and strengthened creek banks.</p> <p>On Main St. south of Cole’s Chop House, turn east and walk the pedestrian path to the parking lot behind. You’re entering the parking lot that is part of the <b>Cinedome “focus area”</b>. <b>See map of site</b>. Once you reach West Street, most of the land to your right will be part of the future Oxbow Commons bypass channel; over 100 parking spaces will be lost and will need to be replaced in this general area in a parking structure. There will be a walking/bike path that winds its way up from the bypass to the current parking lot area. Also, note the private plazas behind Cole’s Chop House and Ubuntu.</p>	<p><i>For later discussions, as you see various parts of the creek. Think about how uses might orient better to the creek</i></p> <p><i>What type of land uses would work best on this focus site, especially its southern edge facing the bypass channel?</i></p> <p><i>Where are the best locations for bicycle/pedestrian connections from the new Oxbow Commons to the streets?</i></p> <p><i>Where might be the best location on this site for a parking structure to serve the northeastern part of Downtown? Why?</i></p>	
<p><b><u>Tour Stop #3B</u></b></p> <p>Walk toward Downtown on Pearl Street to see <b>Napa Creek</b> from another vantage point.</p> <p>Check nearby uses and how the <b>Town Center</b> (Kohl’s) presents to Pearl and Main streets. The</p>	<p><i>Remembering the bike/pedestrian trails coming out of the Oxbow to Pearl and Main streets -- how might a bike trail best connect through to Arroyo Drive and north and west of Downtown?</i></p>	

<p>Bus Terminal will be relocating in the near future; current plans call for the land to revert to parking. All parking lots and Heritage Park in this vicinity are planned to stay and be redone following creek improvements. Clinton and Coombs will each be made into a cul-de-sac to open up the creek, making Pearl Street a more important connector.</p>	<p><i>Should retail and other commercial uses be expanded to Pearl and Main streets for a better shopping center street orientation?</i></p>	
<p><b><u>Tour Stop #5</u></b></p> <p>Walk through the <b>Coombs Plaza</b> to First Street. We have heard many comments about “redoing the town center” and about “improving downtown circulation, making it easier to navigate”. The owner has indicated an interest in exploring making Coombs Street a two-way street. This would mean removing existing structures in the right-of-way.</p> <p>As you reach First Street, notice the height and scale of the various buildings around you for future discussion.</p>	<p><i>If the Town Center is re-done, should Coombs Street be re-opened to auto circulation?</i></p> <p><i>Should Franklin be two-way?</i></p> <p><i>How could the Town Center better orient to the street?</i></p>	
<p><b><u>Tour Stop #6</u></b></p> <p>As you walk into and around the <b>Town Center</b> consider how it could be “re done” over time that would benefit the City and the property owner.</p>	<p><i>While retail is key, is this also a good location for entertainment? For housing and/or offices above shops?</i></p>	

<p><b><u>Tour Stop #7</u></b></p> <p>The City is exploring ideas to consolidate its scattered <b>City Hall</b> offices into one site. The City's 2008/9 study</p> <p>identified two sites that could work for consolidation: the current City Hall site (the two story Police/Fire building and Fire Station need to stay) and the Community Services Building block at 1600 First (labeled "CSB" on the map).</p>	<p><i>From a land use and design perspective, is one site better than another for a more intensive, consolidated City Hall? Why?</i></p>	
<p><b><u>Tour Stop #8-9</u></b></p> <p>At Clay and Jefferson streets, you have a view of the <b>western part of Downtown</b> and its nearby neighborhoods. City plans have long called for more Housing downtown; this has also been a consistent Downtown Plan theme. Walking through the western half of the Planning Area and observing these blocks and adjacent neighborhoods, think about the type of uses that best belong in this part of Downtown. Note the mix of old and more recent buildings and their scale.</p> <p>Observe circulation patterns at Jefferson and First and Second and the speed of traffic.</p>	<p><i>Should this part of Downtown focus on residential and/or residential/office uses?</i></p> <p><i>Is this a "storefront" area or does it have a different character?</i></p> <p><i>What enhancements can strengthen a sense of entry and arrival into Downtown?</i></p> <p><i>Are there circulation improvements you would like?</i></p>	
<p><b><u>Tour Stop #10-11</u></b></p> <p><b>Second and Third Streets</b> between School Street and Brown Street have historically emphasized a storefront style and a mix of office and more local serving retail uses.</p>	<p><i>Should storefront style uses remain?</i></p> <p><i>Given the amount of retail elsewhere, should this be more of an office employment area?</i></p>	

<p>Note the scale of buildings in this area and the number of surface parking lots– some public, some private. Also, note the uses that take up entire city blocks, and half city blocks.</p>	<p><i>Is this a good area for added local retail and service uses? Housing?</i></p>	
<p><b><u>Tour Stop #12</u></b></p> <p><b>Copia/Oxbow.</b> Once you’ve driven to Copia’s parking lot, walk along First to the intersection with McKinstry where you can view the businesses, future bypass, hotels, Wine Train and homes on First. Walk south one block to Water Street to see the County’s former Corp Yard site then back to your car.</p>	<p><i>What is the character of this area and what are the best future uses to strengthen it?</i></p> <p><i>Are there improvements to 1<sup>st</sup> and 3<sup>d</sup> streets to strengthen Copia’s connection to Downtown?</i></p> <p><i>Are the existing historic residential structures important to the future of this area?</i></p> <p><i>Assuming future changes to Copia, where are there opportunities for shared parking?</i></p>	