

Copia Focus Area

The Copia Focus Area is located in the eastern part of the Downtown Specific Plan planning area. It is bounded by the Napa River on three sides, and the Oxbow Public Market, Vernon Street, commercial and residential uses in small structures to the west. This focus area is made up of the site of the Copia structure, the parking lots north and south of First Street, the gardens east of the north and south parking lots, and the former County Corp Yard.

The Copia property is 13 acres in size. The County Corp Yard property is 2.2 acres in size but will be reduced by the flood control project. The resulting size of the County Corp Yard site is unknown at this time.

The site is bisected by First Street. The new First Street bridge providing access to Silverado Trail is anticipated for completion in August 2009.

There are currently 353 parking spaces to serve the Copia building. One consideration is that the Oxbow Public Market and other commercial uses in the area do not have sufficient on-site parking. Therefore, it is anticipated that any development of the Copia Focus Area should be designed to address the parking needs in this area.

A pedestrian bridge is planned for the south end of the Copia site providing a link to Third Street.

Additional future development includes the approved Ritz-Carlton Hotel development across the river to the east.

The Napa River Parkway Master Plan plans for a flood wall and maintenance road along the river south of First Street to Soscol Avenue. A pedestrian/bike trail is planned to run along the river north of First Street to the Bypass. Therefore, the entire perimeter of the Copia Focus Area will have trail access along the river. The Napa River Parkway Master Plan also calls for other public improvements – at the south end of the site – approximately where McKinstry Street would end at the river if it were extended south (identified as the Water Street Dock), are plans for a dock, hand boat launch, picnic facilities, public restrooms, and a trail access point. Two hand boat launch points are called for as well – one on the east side of the northern Copia parcel, and one along the north side near the Oxbow Public Market.

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Site	Size	Parking	Building Size	Surrounding Uses
COPIA	13 acres (6.5 acres of gardens 3.5 acres of parking)	353 spaces (demand determined to be 265 spaces) -107 compact -8 handicapped • SHARED PARKING ARRANGEMENT: -Letter from COPIA stating “proposed shared parking arrangement” with Oxbow public market but no contract or recorded document. -Shared Parking includes 71 spaces shared with Oxbow -Letter from COPIA stating “proposed shared parking arrangement” with Oxbow Annex (Taylor’s, Model Bakery, Charcuterie) -Shared Parking includes 26 spaces shared with Oxbow Annex on a year to year basis until COPIA required full exclusive use of the spaces.	Approved for 92,000 sq. ft. in 2 buildings • 87,000 sq.ft. in main building • 5,000 sq.ft. restaurant on south end of site (not constructed) Constructed: 81,000 sq.ft. in one building including (approx) • 15,000 sq.ft. exhibit galleries • 10,000 sq.ft. meeting rooms/office • 3,000 sq.ft. kitchens • 1,000 sq.ft. resource center • 6,000 sq.ft. auditorium/theater (200 seats) • 5,000 sq.ft. retail store • 7,000 sq.ft. café (formerly Julia’s Kitchen) • 14,000 sq.ft. office/support facilities • 20,000 sq.ft. lobby, restrooms Outdoor Amphitheater – 300 seats	Oxbow Public Market, Oxbow Annex, Napa River, small retail/wine tasting, Wine Train Station, Westin Verasa Hotel
County Corp Yard APN 003-242-003 933 Water Street	2.2 acres (to be reduced by flood project) (Note: City has right of first refusal should County wish to sell)			Napa River, COPIA gardens, Single Family Residential, Oxbow area retail