

Town Center Focus Area

The Town Center Focus Area is located in the center of the First Street commercial area of the Downtown Specific Plan planning area. It is bounded to the west by Main Street, to the South by First Street, to the east by Franklin Street and to the north by Clay and Pearl Streets. This focus area is made up of the parcels owned by 10 different property owners, however, most of the area is owned by a single property owner. The City owns several properties including Dwight Murray Plaza, the Pearl Street Parking Garage, a plaza on the west side of the Kohl's building, surface parking lots – one fronting on Main Street and one on the southwest corner of Main and Pearl Streets adjacent to the Bus Depot, as well as the Bus Depot site.

The Town Center Focus Area is approximately the size of 6 City blocks. Several streets have been dedicated for pedestrian access only or their capacity has been reduced by past development. The former streets that are now internal to the Town Center development are Clay Street from Randolph Street east, Randolph Street between Clay and First Streets, Coombs Street between Pearl and First Streets, Brown Street between Pearl and First Streets. Franklin Street has been narrowed to accommodate northbound traffic only. Circulation around the Town Center runs west only on First Street. Other streets surrounding the Town Center allow traffic in both directions.

The Pearl Street Parking Garage and Clay Street Parking Garage accommodate parking for this area, as do the surface parking lots on Main Street and Pearl Street. There is an existing license agreement that requires the Bus Depot area to become a surface parking once the bus depot is relocated. There is limited on street parking in the surrounding area.

The recently opened Avia Hotel rises to 5 stories in height. The Napa Square Building, also within a block of the Town Center is 3 stories. There are older multi-story buildings in the vicinity as well including the historic Native Sons of the Golden West on the southwest corner of First Street and Coombs Streets.

There are several buildings with historical significance within the Focus Area including the Merrill's Building, the Ristorante Allegria building, the Sushi Mambo building, and the Gordon building at the northeast corner of First and Coombs Streets.

The Napa Creek runs through the northeastern portion of this area to the east of Kohl's. The Flood Control Project will be installing an underground creek bypass below what is currently the parking lot on the southwest corner of Main and Pearl Streets. Additional creek improvements are also anticipated in this area.

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Name	APN	Use	Owner	Notes
Napa Town Center	003-164-020	Structure 118,678 sq. ft Site: 3.01 ac 26 retail spaces	Napa Town Center Partners LLC	Reciprocal Easement Agreement (April 1986) between Napa Sequoia Partnership and Redevelopment see below*
Merrills Building 1212 First St	003-164-21	Structure: 45,457 sq ft Site: 1.27 ac 1929 Spanish Colonial Revival (eligible National Register) (vacant)	Napa Town Center Partners LLC	Needs earthquake retrofit – unreinforced masonry
Wildcat Clothing Store	003-164-006	retail	Napa Town Center Partners LLC	
Pacific National Bank Building	003-164-015	Former Pacific National Bank	California Savings and Loan	
Ceja Vineyards, Shahin Oriental Rug Imports, Beaded Nomad (vacant), Spinelle Jewelers	003-164-019	4 single story retail storefronts	Kay V. Dunne TR	
Sushi Mambo	003-164-005	Restaurant, historic structure	Roger Lewis	
Brunhilda's Bridal, vacant	003-164-004	Retail, second floor office	Brian and Diane Silver	
Pearl Street Parking Garage	003-164-017	parking	City	

Vacant, Christian Science Reading Room	003-166-04	Gordon Building -vacant retail spaces, formerly bookends, second floor office space, historic structure	Jacqueline Altamura	
Kohl's complex	003-166-010, -013, -016	Department store, commercial storefronts on Dwight Murray Plaza	Park Plaza Gardens, Inc.	
Dwight Murray Plaza	033-166-016	Public Plaza	City	
Loading Dock alley for Kohl's	033-166-015	Utility area	City	
Bus Depot	033-166-011. -008	Transit Center	City	
Ristorante Allegria	003-167-011	Restaurant, historic structure	Napa County Landmarks	
Baker Street, China Light Restaurant, Eye Works	003-167-010	Commercial storefronts	Anne and Leila Henry	
Parking Lot	003-167-020	Parking	City	
Plaza outside Kohls	003-167-19	Public plaza	City	

*Reciprocal Easement Agreement:

- Randolph Street for pedestrian ingress and egress
- Coombs Street for pedestrian ingress and egress
- Franklin Street pedestrian bridge from Clay Street garage to Department Store
- Department Store building: Maximum 2 stories or 43 feet
- 2nd floor restaurant allowed adjacent to Pearl Street garage – not built
- All other buildings – maximum 1 story or 31 feet
- Overall floor area not to exceed 140,000