

Napa DSC #5

## Public Comment #1

Retail consultant? EDS – Economic Development System

The January 26<sup>th</sup> is open to Public at City Council

Coombs Street – Temporary opening could be successful

Multimedia / Social networking opportunity

Skateboard a plus downtown but cause conflict with retail environment

How surveys conducted?

- Through Specific Plan process
- Volunteer work

Bypass should be strong part of Specific Plan – integrate concept plan

- Bring back info to DSC

Promote arts / art center!

Encourage locally owned businesses

- Affordable / Serve local residents

Connect Specific Plan to surrounding areas

County building Downtown is out of place

Current disconnect between large property owners Downtown and specific plan process

Parks Master Plan

- Concern with Community Center impact on Senior Center

Will 3D concepts be presented to describe Vision? Yes.

Why only one skatepark?

- Where and room for more?

Are considering balance of local and regional businesses Downtown?

Website not as user-friendly as could be

- Add public forum

Outreach to existing residences

- Survey Downtown residences

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Consider two-way 1<sup>st</sup> and 2<sup>nd</sup> streets

- Important to have a thorough understanding of context

Theater downtown for the young community

Skatepark works where it is. Kennedy park is too far away

Think long-term – give more opportunity for the youth

- Survey children / youth

Consider music venue for local musicians

Ensure that future surveys are available for Spanish speaking members of the community

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## **1 Theater Strategy**

Want a theater Downtown but it could be very difficult

We should fight for it Downtown!

Parking significant / Downtown may not be right fit

Bring kids Downtown to go to Theater is a positive

Copia might be good location

Consider kids venue

Leave potential to support visitors Downtown (10 – 20 year plan)

- Family / Pedestrian traffic a plus

Parking should not be factor / Shared parking (County building etc.)

Consider scale / Multiplex not a good fit

Small art / multi-plex near Town Center

Uptown info relevant?

- Reopen theater May 5<sup>th</sup>
- Not a movie theater

**Do you support movie theater Downtown?**

- 15 yes

**With appropriate street exposure?**

- Yes
- Small entry and internal
- No theater access on 2<sup>nd</sup> floor

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## 2 Skatepark

Needs to be Downtown – Kennedy Too far

- Oxbow Bypass could be a good option if design/engineered appropriately

Bypass ideal location / Yes Downtown / Need more than 1

Need multiple skateparks in community / Maybe 2

- Design critical / Safe for all ages

Bypass a short walk, good location

- Oxbow is essentially Downtown

Make a decent park at Oxbow and it could be sufficient for Downtown

Priority Downtown with bypass a backup

- Bypass might not be safe

Support skatepark in Downtown with access

Skateboarding belongs Downtown

Only in Oxbow – 1 yes

- If feasible with design quality
- Higher income uses Downtown

Downtown

- Yes 15 (including Oxbow)
- No 0

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### 3 Flexibility for Ground Floor Retail

How will develop Specific Plan without locating single property owners? (including County etc.)

Restore grid

What does temporary mean?

- Plan proactively for retail

Office not a good fit

- Make spaces smaller for small/local retail

Think long-term

- Penalize land owners for vacancies

Supply up / Demand down issue

- Give incentives to lease / define

What's aff. and demographic breakdown

- How impacts potential retailers?

How do we make res. happen in MU?

Activate spaces with temporary use (i.e art, etc.)

Don't want any Downtown USA retail

Retail depends on pedestrian activity

- Office adds foot traffic

Add flexibility to allow growth

Creative solutions (avoid vacancy)

- Limited leases with triggers

Retail at corners with flexibility elsewhere and performance standards?

- 9 Yes

Allow only retail on ground floor?

- 6 Yes

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#### **4 Arts / Public Art Strategy**

Public art ordinance – art in empty spaces / activate spaces

- Uniqueness of Napa and draw
- Create experience with quality art that exists to enliven space
- Competitions and to promote
- Copia – art integral

Public awareness – increases retail growth

Encourage rather than promote

Should we be doing more?

- 13 Yes

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## 5 Waterways

Pursue Riverfront guidelines “river friendly”

Friends of Napa River (adopt / integrate)

- Going to DG / Zoning sub. – 15 Yes
- Bring forth guidelines

Orient toward

- Check setbacks / EIR address

Public Access / Views to river

- Dock / Promenade

Napa River has divided City east / west

- Integrate with Downtown

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## 6 Coombs Street

Completely support to enliven space. Property owners support

If do it, do it right. Don't disrupt system

Don't want to deter grid

Bad idea. Impact on biking and pedestrian system / won't improve circulation

Don't disrupt with one way

Already allows bikes / pedestrians. Don't confuse system with trial

Will trial be long enough to allow growth?

Allowing through traffic improves circulation for autos

Need street presence and spaces to entice retail and venues for arts etc.

Restoring grid a positive and increase for businesses

- Restore Downtown to historic quality
- Trail could work

Phasing key

One-way could cause issue

1. Multi-modal with 2. phased one-way Northbound?

- 1 – 12 Yes, 3 No
- 2 – 4 Yes, 9 No

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**7 Brown Street**

14 Yes to strengthen with bike / pedestrian

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## Public Comment #2

Concentrate on bike / pedestrian traffic

- Create bike culture

"There's no there there " Downtown

- Do have draw with river – key to success
- River city to unify downtown and brands or defines area
- Spread to infuse life throughout!
- River trail
- See existing guidelines
- Need for tax revenue to support
- Be creative!

Add counter to website

Music venues can be regional draw

Cinedome experience supports theater Downtown

Downtown riverfront plan - link to DTSP website

Concern with attachment to grid – will open other streets?

Coombs Street works now and could be enhanced

Street vendors promote art

Grocery store for local vendors

Public noticing

Go green!

Check demographics / rent cap

Sustainable issues:

- Live / work
- Encourage skateboards on Riverwalk
- Street vendors
- Grocery
- Access to river – check non-point source

Retail:

- Consider committee
- Ratio of tax
- Restrict businesses in areas

## Napa DSC #5

Support and enable the arts – funding

- Galleries for art shows etc.

Need access:

- 1<sup>st</sup> Street one-way out of town
- Insist change!

Theater Downtown will stimulate businesses

Active retail

- 1<sup>st</sup> / Main streets – anchor hotels, etc. need retail

Protect music and arts (i.e Austin) – Cinedome opportunity ([www.phonextheater.com](http://www.phonextheater.com)  
Petaluma)

River access for boating