

**Group #I:**

- **Community interaction**
  - **Expand parking; buy PG&E for parking**
  - **Community park**
  - **Keep livestock and RV Park**
  - **Maintain RR Club and bocce courts**
  - **Civic Center/Exhibition hall (50,000 sq ft)– flexible for local industries, wine/farm industries, events**
  - **Flexible for meetings and weddings**
  - **Keep community fair flavor**
  - **No consensus on hotels, retail, amphitheater**
  - **Access from Soscol**
  - **Buy other nearby properties**
-

Copia Located  
Across Napa River

Possible North/South  
Connections

Downtown Napa  
and Napa River  
and Wine Train



*Green Train  
Community of  
Copia*

Possible  
Commercial or  
High Density  
Residential Uses

*High Density  
Residential*

SOSCOL AVENUE

Possible  
Commercial or  
High Density  
Residential Uses



LOXSTOCK  
2500 22 23 24  
A 100A  
CA 94945  
PERRY GROUP  
30,000 sq. ft.

GROUP #1

Possible  
Medium Density  
Residential

SILVERADO TRAIL

Possible North/South  
Connection to Souza Lane

**Group #2:**

- **Community hall to host different events/groups (60-80,000 square feet); dividable for small and large events; design conscious**
  - **Build new rather than re-build**
  - **New Museum to supplement the RR Museum**
  - **Main entrance to the South**
  - **Respect the neighborhood/trash and noise during events**
  - **Traffic on Silverado Trail is bad – good traffic circulation is key**
  - **Gatherings not too big**
  - **Connect to adjoining uses (i.e. Soscol Development – Gateway project, transit hub)**
  - **Green space; green corridors**
  - **Build buffer/wall to protect neighborhoods**
  - **Shopping possibly with residential**
-

Copia Located  
Across Napa River

Possible North/South  
Connections

Downtown Napa  
and Napa River  
and Wine Train

BINGO

Possible  
Commercial or  
High Density  
Residential Uses

SOSCOL AVENUE

Possible  
Commercial or  
High Density  
Residential Uses

GROUP #2

Possible  
Medium Density  
Residential

Possible North/South  
Connection to Souza Lane



### **Group #3**

- **Keep some facilities**
  - **Vacant land for parking**
  - **Development in stages**
  - **Put parking along Silverado underground**
  - **Events tent – Corporate sponsorship?**
  - **Multi-story community center – flexible and permanent meeting spaces**
  - **Area along Silverado Trail – Main Entrance**
  - **Two story museum with good lighting; firefighters, permanent or rotating exhibits**
  - **Keep promenade and trees**
  - **Model farm/vineyards**
  - **Native landscaping**
  - **No hotel, no retail**
  - **Special area for weddings**
  - **Improve food court, restaurants**
-

Copia Located Across Napa River

Possible North/South Connections

Downtown Napa and Napa River and Wine Train

Possible Commercial on High Density Residential Uses

Possible Commercial on High Density Residential Uses

Possible Medium Density Residential

Possible North/South Connection to Souza Lane

GROUP #3



## **Group #4**

- **Make sure site is secure; charge admission**
  - **Parking structure (2,500 cars) at existing parking lot along Silverado Trail; provides sound barrier for neighborhood**
  - **Conference center and trade show area (90,000 sq ft); exhibits, Wine Auction**
  - **Amphitheater/performing arts center; can also be used as a business center**
  - **RV Resort with full hook ups etc. – available for temporary uses**
  - **Main entrance off of Soscol**
  - **Restaurant with a green, wide appeal, “Harry’s Hofbrau” in SF**
  - **Bingo, parking nearby**
  - **Off-track betting facility**
  - **Maintenance/Service centers**
  - **Take advantage of proximity to transit hub and rehabilitation of Soscol**
  - **Business center houses NVE offices**
-

Copia Located  
Across Napa River

Possible North/South  
Connections

Downtown Napa  
and Napa River  
and Wine Train

TRAVEL CENTER  
PARKING  
(133 cars)



Parking  
(250 cars)  
Zoo Levels  
Parking

Possible  
Commercial or  
High Density  
Residential Uses

TRAVEL CENTER  
PARKING  
(133 cars)

Community  
Center  
Community  
Center

Possible  
Commercial or  
High Density  
Residential Uses



LIVESTOCK  
EXHIBITION  
ARENA  
GA National Fair  
Ferry, Georgia  
90,000 sq ft

SILVERADO TRAIL

GROUP  
#4

Possible  
Medium Density  
Residential

Possible North/South  
Connection to Souza Lane

## **Group #5**

- **Lots of green space**
  - **Central greenway (swale) to serve as collector during high rain events**
  - **promenade/entrance**
  - **Exhibit halls on the northwest side**
  - **Skating rink off 3<sup>rd</sup> Street**
  - **Youth oriented ball field**
  - **Community center = community uses on northeast side**
  - **South side – large area for RV uses**
  - **Concert area**
  - **Affordable housing**
  - **Central green space – green grass parking areas using grass pavers (permeable)**
  - **Multi-story parking structure – joint use w/City of Napa**
  - **Office/retail spaces for rental to go with mixed use residential/commercial near the transit center**
  - **3<sup>rd</sup> street entrance**
-



## **Group #6**

- **Multi-use site – year round farmer’s market**
  - **Focus on the community-locally based**
  - **Promenade through the site**
  - **Housing with commercial underneath**
  - **Casino**
  - **Amphitheater**
  - **Arena for horse shows, livestock and dog shows**
  - **Public transit near housing**
  - **Non-profit center with restaurant for bringing in revenue**
  - **Green squares**
  - **Education center**
  - **Tents for seasonal use**
-

Copia Located  
Across Napa River

Possible North/South  
Connections

Downtown Napa  
and Napa River  
and Wine Train



Hobby/Crafts

Possible  
Commercial or  
High Density  
Residential Uses

SOSCOL AVENUE

SILVERADO TRAIL

GROUP #6

Possible  
Medium Density  
Residential

Possible North/South  
Connection to Souza Lane

Parking  
offsite  
in six  
multi-level



NAPA VALLEY EXPO BOUNDARY

FIGURE 6

Napa Valley Expo  
Site Plan

## **Group #7**

- **Central Park/GG Park/Balboa Park with buildings inside it**
  - **Livestock/multi-use**
  - **Broad, north-south, pedestrian promenade from Copia to river**
  - **Lots of green space**
  - **Keep Bingo, Livestock, community booths become Farmer's Market central to pedestrian access**
  - **Parking along Silverado Trail**
  - **Entertainment stage; bandstand faces green area**
  - **Multi-purpose facility – flexible, able to be opened up**
  - **Office, retail revenue but don't want permanent non-community uses on the site**
  - **RV park = underutilized, can be better**
  - **Mixed use athletic facilities – baseball, bocce**
  - **Business center/temporary office facility**
  - **Application for park bonding**
  - **Joint power with City for buildings; partner with Copia**
  - **Primarily serve people of Napa**
  - **Positive feedback on tents**
-



GROUP #7

Copia Located Across Napa River

Possible North/South Connections

Downtown Napa and Napa River and Wine Train

Possible Commercial or High Density Residential Uses

Conference Center

Possible Commercial or High Density Residential Uses

Possible Medium Density Residential

Possible North/South Connection to Souza Lane

SOSCOL AVENUE

SILVERADO TRAIL