



# DEVELOPMENT PROJECTS IN THE CITY OF NAPA 2015

## Downtown Napa – Under Construction

**Project Name:** Napa Center  
**Address:** 1300 First Street  
**Size:** 110,000 S.F.  
**Type:** Commercial  
**Developer:** Zapolski Real Estate and Trademark Property Company  
**Opening:** Winter 2016



Renovation of retail buildings and common areas is nearly complete. Leasing is underway for retail spaces. The developer has entered into a partnership with Lodgeworks for a luxury boutique hotel adjacent to Napa Center (see below).



**Project Name:** Archer Hotel  
**Address:** 1212-1238 First Street  
**Size:** 188,274 S.F.  
**Type:** Commercial  
**Developer:** LodgeWorks  
**Opening:** Winter 2016

Construction is underway for a 5-story, 183-room luxury boutique hotel. This 4 Diamond hotel will provide meeting space, a chef-driven restaurant and bar, activated roof-tops, and ground-floor retail space.





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## Downtown Napa – Approved

**Project Name:** Napa River Inn Expansion

**Address:** 500 Main Street

**Size:** 16,071 S.F. new and 6,020 S.F. expansion

**Type:** Commercial

**Developer:** CDI Companies

**Opening:** TBD

This project expands the historic Napa Mill complex alongside the Napa River. The developer plans to construct a new 3-story building and add a third floor to the existing Embarcadero Building, expanding the 66-room hotel to a total of 92 rooms.



**Project Name:** Black Elk Building

**Address:** 728 First Street

**Size:** .36 acre

**Type:** Mixed Use Commercial

**Developer:** Black Elk LLC

**Opening:** TBD

Plans are underway to construct a three story building to house a restaurant, with offices and residential units above.



**Project Name:** Napa City Resort & Spa

**Address:** 1515 N. Silverado Road

**Size:** 11.04 acres

**Type:** Commercial

**Developer:** Palm Hill

**Opening:** TBD

Entitlements have been granted for the construction of a new 351-room full service, luxury resort that will feature a hotel, conference area, spa and dining options next to the Napa River.





# DEVELOPMENT PROJECTS IN THE CITY OF NAPA 2015

## Downtown Napa – Pending Approval

**Project Name:** 1300 First Street

**Address:** 1300 First Street

**Size:** 4,700 S.F.

**Type:** Commercial

**Developer:** Partners Zapolski Real Estate and Trademark Property

**Opening:** TBD

Developer has submitted an application to renovate a former office building with a single-story, retail space with multiple retail tenants.



## Outside Of Downtown Napa – Approved

**Project Name:** VieVage Napa Valley

**Address:** Stanly Lane, Stanly Ranch

**Size:** 93 acres

**Type:** Commercial Mixed Use

**Developer:** Auberge Resorts

**Opening:** 2017

VieVage Napa Valley will be developed on 95 acres of the 712-acre Stanly Ranch. Bordered by vineyards in southwest Napa, the resort will feature 95 vacation homes and 150 hotel rooms. Some of these cottage-style accommodations will be activated around a central “commons.” This development project features a casual restaurant and bar, a bakery, an on-site winery and outdoor gathering spaces.





# DEVELOPMENT PROJECTS IN THE CITY OF NAPA 2015

## Outside Of Downtown Napa – Under Construction

**Project Name:** Century Center  
**Address:** 195 Gasser Drive  
**Size:** 12 acres  
**Type:** Mixed Use Commercial  
**Developer:** Gasser Foundation  
**Opening:** TBD

This development is located in one of the largest undeveloped areas within the City of Napa. As part of a master plan phased development, the project expands upon the 12-screen Century Theater and continues with construction of a new hotel and health club/fitness center.

The 155-room Hampton Inn hotel features meeting space, a pool, fire pits, and fitness center. Located on the northern end of the site will be In-Shape Fitness. This 37,588 S.F. fitness club will feature a pool, racquet ball courts, yoga room and cardio room for members. The project also includes several retail pads to be built in future phases.





# DEVELOPMENT PROJECTS IN THE CITY OF NAPA 2015

## Outside Of Downtown Napa – Pending Approval

**Project Name:** Tulocay Village /  
Vista Tulocay Apartments

**Address:** West of 467 Soscol Avenue

**Size:** 20+ acres

**Type:** Residential Mixed Use

**Developer:** Napa Vista Tulocay LLC

**Opening:** TBD

Located in the Soscol Gateway corridor just south of Downtown Napa, this project includes the construction of 483 new residential apartments and townhomes. Proposed amenities include community rooms, a pool, spa, outdoor kitchen, fireplaces, bocce court and walking trails. Future commercial development is anticipated on the Soscol Avenue frontage and entry into the project.



**Project Name:** Meritage Resort  
Expansion

**Address:** 850 Bordeaux Way

**Size:** 9.3 acres

**Type:** Hotel

**Developer:** Wyndham Worldwide

**Opening:** TBD

This project involves the expansion of this south Napa hotel and its amenities on a 9.3 acre parcel. The developer plans to construct 134 new rooms across from the 325-room Meritage. In addition, the development plans call for a new outdoor pool, spa, exhibition kitchen, wine tasting room, small market, gardens and event lawn, as well as conference and meeting space.

