

Cooper's Row

A True Lifestyle Mixed-Use Destination



Working within the historical thread of Ranch Cucamonga, tapping into the Filippi Winery history and storytelling allows Cooper's Row the remarkable opportunity to continue the legacy of the land, artfully crafting an epic place for gathering; to strengthen the bonds between neighbors, visitors, and the individual looking for the relevant and genuine texture of local culture.

Cooper's Row will celebrate the areas Wine Making Heritage with the re-use of the existing warehouse building as destination "Eatertainment" experience while creating new retail, office, hospitality and living opportunities. The land plan transforms the existing wine storage and warehouse building into an "Eatertainment" and retail venue accompanied by local artisan and craft retailers. The plan seamlessly connects new live/work retail and a boutique hotel to the Estate Winery shopping center to the west while creating an opportunity for creative office to the east. A collection of cottages and bungalow homes are located between the collector street and the existing residential neighborhood to the south.

One to visit, stay, enjoy, live, work and just as important, Copper's Row will be an essential neighbor to the surrounding residential community and retail shopping center.

- A mix of uses
- A place of culinary adventure
- Locally based craft retailers
- Wine tasting, a brewery and distillery
- Galleries and art studios
- Community gathering spaces
- Shopkeepers' homes
- Creative office
- Boutique hotel
- Cottage and bungalow homes
- Live/work residences
- Courtyard gardens

The Coopers' Row Collaborative is a partnership that consists of a robust roster of highly regarded firms led by Pelican Communities (“Pelican”) together with ARTECO Partners (“Arteco”), and Greens Hospitality (“Greens”). Pelican is an innovative builder of unique high quality mixed-use in-fill communities. Arteco is a Pomona-based, innovative “re-developer”, focuses on constructing and operating creative communities through adaptive-reuse of historic structures and infill development in mixed-use downtown neighborhoods. Greens is a privately held real estate development and hospitality company with over 30 years in business.

For this proposal we are drawing from over a combined 75 years of experience and extensive track records of successful collaboration and working in partnerships on public and private developments, including large scale initiatives like the 100 year old Claremont Packing House in the Village, which features 8 eateries and food outposts, a dozen boutique shops and arts businesses, and work-live creative arts spaces; or, historic entertainment and banquet venues like the 1931 Pomona Fox Theater and the 1931 Padua Hills Theater in Claremont; or, 125,000 sf, 400 bed mixed use housing building in Riverside; or, 23 hotels throughout California; and, over 10,000 for-sale and multi-family homes in California.

We look forward to meeting with you to further discuss our approach for the 14 acre site through a successful collaboration with the community and City of Rancho Cucamonga.

