

RECORDED COMMENTS FROM COMMUNITY MEETING NUMBER ONE

From Yellow Pad

1. Landscaping cut up by driveways? Should that be limited? 1 per block.
2. Curb cut entrance configured like a city block
3. Break-up view of Berryessa Gap and water tower as little as possible.
4. A little bit of parking in front to encourage Grant Ave. facing buildings
5. Buildings up to Street w/ areas of interest in front
 - a. Eating
 - b. Pedestrian interaction
 - c. Ability to go from one business to another w/out getting in car
6. Visuals or design to provide connectivity to downtown (pedestrian)
7. Vision all the way to downtown
8. Walking paths between businesses connectivity all the way through
 - a. E. Main
 - b. Putah Creek Nature Park
9. Downtown priority for restaurants, eating & drinking
10. Separation between freeway development and community
11. Ag. Zone between freeway and Grant Avenue
12. Mixed use
13. Demonstration farm and restaurant
14. Use existing intersections at Morgan and E. Main
 - a. Use those streets as connectivity

- b. Not a lot of driveways
 - c. Don't interfere with view of trees
- 15. Different types of businesses
 - a. Different from downtown
 - b. No strip malls
 - c. No big box
- 16. Office commercial close to downtown, include in pedestrian sphere 1200-1500 feet
- 17. Bicycle loop-connectivity
- 18. Draw people into the downtown
 - a. Directional signs
- 19. Give people a reason to get off of the freeway
 - a. Make freeway intersection attractive
 - b. Take Winters character/Ag heritage into downtown
- 20. Many local businesses welcome new business on Grant Avenue, believe they will draw more visitors into downtown.
 - a. Hotel/Motel
 - b. Retail
- 21. Review successful businesses to see what is working in a 100 mile area
 - a. Mixed-use
 - b. Non-urban
 - c. i.e. Granzella's
- 22. Analyze new buildings for possible effects/impacts to panoramic view of Berryessa Mountains
- 23. Signage
 - a. Historic downtown

- b. Use Grant Ave. as “yellow brick road” into downtown
- 24. Senior facilities
- 25. 60 ft. tower signs on freeway?
 - a. Limit these
 - b. Would impact view
 - c. Need signage but should be careful of design
- 26. Encourage native trees/species
 - a. Red Bud
 - b. Manzanita
 - c. Lupine
 - d. Poppies
- 27. Merchants/businesses in downtown should be included
- 28. Consider building frontages and/or visuals along creek
- 29. Consider design of floodway
 - a. Floodway could have multiple uses/amenity
- 30. Ashland creek frontage (use as an example)
- 31. Materials
 - a. River rock
 - b. Stucco should be limited
 - c. Sandstone
 - d. Example: Univ. of Washington campus in Seattle – contemporary design with local materials
- 32. Three architectural zones
 - a. Modern on freeway
 - b. Transitional piece – honor farmhouses

- c. Traditional urban designs
33. Farm/Ag buildings as enter town
- a. Edgy materials can still reflect agricultural heritage
34. Colors should reflect local surroundings
35. Keep farmhouses
- a. Common thread?
 - b. Roofscape
 - c. Landscape
 - d. Provide a list with multiple choices for materials so business owners aren't hamstrung by a lot of micromanaging
 - e. Use new library as an example
36. Within city is not the best use for farming – too difficult to farm near/close to city – farmer's opinion
37. Consider fairness to property owners when suggesting uses for land.
- a. Land values
 - b. Not economically feasible to keep as farmland
38. Consider choice of color
39. Tree species
- a. Oak
 - b. Sycamore
 - c. Black walnut
 - d. Permeable pavement
40. Canopy of trees
- a. Make sure it doesn't impact view
 - b. Windrows

- c. Median strip with almond trees
- 41. Smart concepts = Building design
- 42. Low impact landscape design
- 43. Businesses: what types
 - a. Fly fishing
 - b. Kayak/canoe
 - c. Recreation areas
 - i. Volleyball courts
 - ii. Night time lighting
 - iii. Bocce Ball court
- 44. Well planned retirement community
- 45. Space to draw people into their site
 - a. Draw into Putah Creek area
 - b. Draw into downtown
 - c. Activity path?
- 46. How can we attract biotech businesses
 - a. Similar to those in Vacaville
 - i. Genentech
 - ii. Wellco
- 47. How to grab traffic and bring into downtown
 - a. Freeway = tax revenue
 - b. Gem = Putah Creek Nature Park AND = downtown
 - c. Divide into day/night?
 - d. Activities for youth
- 48. Make freeway area attractive

- a. Dog park
 - b. Satellite visitors center – more than just signage
 - c. Incorporate Winters History Project at freeway to draw people downtown
49. Common green at freeway to attract visitors
50. Also incorporate: Resident/Visitor uses
- a. Gear toward youth

From White Pad

1. Fewer curb cuts/limited curb cuts
2. Streets that feed into developments and parking lots
3. Common parking lots
4. Maintain focus on view-hills, water tower, etc.
5. Little bit/enough parking in front to be inviting
6. Outdoor activities in front/on street to attract customers-outdoor eating, common areas
7. Encourage walking – design to encourage it
 - a. Connectivity between developments
 - b. Connectivity to downtown
 - c. A walking city
8. Downtown has priority
9. Establish separation between H/C Development and community
 - a. Greenbelt/demonstration farms
 - b. Mixed use
10. East Main could be an entrance to downtown
11. Not a lot of curb cuts between 505 and Morgan Street
12. Grant Avenue should not become one big strip mall

13. Office/Business Park should be close to downtown to encourage synergy with the downtown
14. Bicycle connections
15. Better signage directing people to downtown
16. Make Winters attractive starting at the freeway, draw them in.
17. Lodging and retail in the area (Grant Ave. study area)
18. Research successful business development in region, but also consider current/future economy
 - a. Williams
19. Building height should be examined with special consideration to the view.
20. Mix of housing for the aging community members/housing options
21. Better signage to downtown
22. No tall, individual business signs/ “sign on a stick”
23. Red Bud and Manzanita; poppies and lupine
 - a. Native plant landscaping
24. Invite business owners on Main Street
25. Focus on/Think about creek frontage and floodway design
 - a. Use floodway as an amenity
 - b. Asland, OR example
 - c. W. Sacto Riverfront Development
26. Architectural Materials
 - a. River rock
 - b. Limited stucco
 - c. Contemporary w/ traditional or local materials
 - d. Sandstone

- e. Think about cost/\$ (Faux Stone)
27. "3 Zones" could be architecturally different (subareas) – transition/common thread? Landscaping.
 - a. Area closest to downtown could capture downtown DNA
 28. Colors should complement the natural surroundings
 29. Prime soil for farming that area –
 - a. BUT farming in the City is not the best use.
 - b. Need to be high value crops
 30. Consider the property owners in this process
 31. Oak, Sycamore – greenery w/out water usage; black walnut trees
 32. Color is an issue
 33. Median strip with almond trees
 34. Smart/energy efficient buildings
 35. Low impact development – landscaping
 36. Think about business attraction
 - a. Activity spaces intermingled with businesses
 - b. Example – fly fishing pond
 37. Well planned retirement community is a great job generator
 38. Connectivity along greenbelt/creek along with appropriate activities – outdoor eating, etc.
 39. Business attraction – how do we make ourselves attractive to businesses such as Genentech, etc.
 40. Two zones or subareas – 1) freeway serving businesses and 2) downtown
 41. May want to consider night life vs. daytime activities
 - a. Activities for teens-movie theaters, bowling alleys
 - b. Residents vs. visitors

42. Visitor's Center at freeway – satellite office

a. History project reflective of Winters and attractive