

RECORDED COMMENTS FROM COMMUNITY MEETING #1
ORGANIZED BY SYLLABUS TOPICS

CONNECTIVITY

1. Landscaping cut up by driveways? Should that be limited? 1 per block.
2. Curb cut entrance configured like a city block
3. A little bit of parking in front to encourage Grant Ave. facing buildings
4. Visuals or design to provide connectivity to downtown (pedestrian)
5. Walking paths between businesses connectivity all the way through
 - a. E. Main
 - b. Putah Creek Nature Park
6. 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
7. Bicycle loop-connectivity
8. Consider design of floodway
 - a. Floodway could have multiple uses/amenity
 - b. Ashland creek frontage (use as an example)
9. Space to draw people into their site
 - a. Draw into Putah Creek area
 - b. Draw into downtown
 - c. Activity path?
10. Fewer curb cuts/limited curb cuts
11. Streets that feed into developments and parking lots
12. Common parking lots
13. Little bit/enough parking in front to be inviting
14. Encourage walking – design to encourage it
 - a. Connectivity between developments
 - b. Connectivity to downtown
 - c. A walking city
15. East Main could be an entrance to downtown

16. Not a lot of curb cuts between 505 and Morgan Street
17. Bicycle connections
18. Connectivity along greenbelt/creek along with appropriate activities – outdoor eating, etc.

ARCHITECTURAL DESIGN

1. Break-up view of Berryessa Gap and water tower as little as possible.
2. Vision all the way to downtown
3. Give people a reason to get off of the freeway
 - a. Make freeway intersection attractive
 - b. Take Winters character/Ag heritage into downtown
4. Analyze new buildings for possible effects/impacts to panoramic view of Berryessa Mountains
5. Consider building frontages and/or visuals along creek
6. Materials
 - a. River rock
 - b. Stucco should be limited
 - c. Sandstone
 - d. Example: Univ. of Washington campus in Seattle – contemporary design with local materials
7. Three architectural zones
 - a. Modern on freeway
 - b. Transitional piece – honor farmhouses
 - c. Traditional urban designs
8. Farm/Ag buildings as enter town
 - a. Edgy materials can still reflect agricultural heritage
9. Colors should reflect local surroundings
10. 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

11. Consider choice of color
12. Smart concepts = Building design
13. Maintain focus on view-hills, water tower, etc.
14. Make Winters attractive starting at the freeway, draw them in.
15. Building height should be examined with special consideration to the view.
16. Focus on/Think about creek frontage and floodway design
 - a. Use floodway as an amenity
 - b. Asland, OR example
 - c. W. Sacto Riverfront Development
17. Architectural Materials
 - a. River rock
 - b. Limited stucco
 - c. Contemporary w/ traditional or local materials
 - d. Sandstone
 - e. Think about cost/\$ (Faux Stone)
18. "3 Zones" could be architecturally different (subareas) – transition/common thread?
Landscaping.
 - a. Area closest to downtown could capture downtown DNA
19. Colors should complement the natural surroundings
20. Color is an issue
21. Smart/energy efficient buildings

SITE PLANNING

1. A little bit of parking in front to encourage Grant Ave. facing buildings
2. 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
3. Separation between freeway development and community
4. Consider building frontages and/or visuals along creek
5. Consider design of floodway

- a. Floodway could have multiple uses/amenity
 - b. Ashland creek frontage (use as an example)
- 6. Canopy of trees
 - a. Make sure it doesn't impact view
 - b. Windrows
 - c. Median strip with almond trees
- 7. Low impact landscape design
- 8. Space to draw people into their site
 - a. Draw into Putah Creek area
 - b. Draw into downtown
 - c. Activity path?
- 9. Common green at freeway to attract visitors
- 10. Common parking lots
- 11. Little bit/enough parking in front to be inviting
- 12. Outdoor activities in front/on street to attract customers-outdoor eating, common areas
- 13. Not a lot of curb cuts between 505 and Morgan Street
- 14. Focus on/Think about creek frontage and floodway design
 - a. Use floodway as an amenity
 - b. Asland, OR example
 - c. W. Sacto Riverfront Development
- 15. Low impact development – landscaping
- 16. Connectivity along greenbelt/creek along with appropriate activities – outdoor eating, etc.

ECONOMIC DEVELOPMENT

- 1. Downtown priority for restaurants, eating & drinking
- 2. Many local businesses welcome new business on Grant Avenue, believe they will draw more visitors into downtown.
 - a. Hotel/Motel
 - b. Retail
- 3. Review successful businesses to see what is working in a 100 mile area
 - a. Mixed-use
 - b. Non-urban

- c. i.e. Granzella's
- 4. Merchants/businesses in downtown should be included
- 5. Downtown has priority
- 6. Research successful business development in region, but also consider current/future economy
 - a. Williams
- 7. Invite business owners on Main Street
- 8. Consider the property owners in this process
- 9. Business attraction – how do we make ourselves attractive to businesses such as Genentech, etc.

ZONING/USES

- 1. Ag. Zone between freeway and Grant Avenue
- 2. Mixed use
- 3. Demonstration farm and restaurant
- 4. Different types of businesses
 - a. Different from downtown
 - b. No strip malls
 - c. No big box
- 5. Office commercial close to downtown, include in pedestrian sphere 1200-1500
- 6. Review successful businesses to see what is working in a 100 mile area
 - a. Mixed-use
 - b. Non-urban
 - c. i.e. Granzella's
- 7. Senior facilities
- 8. Merchants/businesses in downtown should be included
- 9. Within city is not the best use for farming – too difficult to farm near/close to city – farmer's opinion
- 10. Consider fairness to property owners when suggesting uses for land.
 - a. Land values
 - b. Not economically feasible to keep as farmland
- 11. Businesses: what types
 - a. Fly fishing

- b. Kayak/canoe
- c. Recreation areas
 - i. Volleyball courts
 - ii. Night time lighting
 - iii. Bocce Ball court
- 12. Well planned retirement community
- 13. How can we attract biotech businesses
 - a. Similar to those in Vacaville
 - i. Genentech
 - ii. Wellco
- 14. 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
- 15. 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
- 16. Also incorporate: Resident/Visitor uses
 - a. Gear toward youth
- 17. Establish separation between H/C Development and community
 - a. Greenbelt/demonstration farms
 - b. Mixed use
- 18. Grant Avenue should not become one big strip mall
- 19. Office/Business Park should be close to downtown to encourage synergy with the downtown
- 20. Lodging and retail in the area (Grant Ave. study area)
- 21. Research successful business development in region, but also consider current/future economy
 - a. Williams
- 22. Mix of housing for the aging community members/housing options
- 23. Prime soil for farming that area –
 - a. BUT farming in the City is not the best use.

- b. Need to be high value crops
- 24. Consider the property owners in this process
- 25. Think about business attraction
 - a. Activity spaces intermingled with businesses
 - b. Example – fly fishing pond
- 26. Well planned retirement community is a great job generator
- 27. Business attraction – how do we make ourselves attractive to businesses such as Genentech, etc.
- 28. Two zones or subareas – 1) freeway serving businesses and 2) downtown
- 29. May want to consider night life vs. daytime activities
 - a. Activities for teens-movie theaters, bowling alleys
 - b. Residents vs. visitors
- 30. Visitor's Center at freeway – satellite office
 - a. History project reflective of Winters and attractive

SIGNAGE

- 1. Draw people into the downtown
 - a. Directional signs
- 2. Signage
 - a. Historic downtown
 - b. Use Grant Ave. as “yellow brick road” into downtown
- 3. 60 ft. tower signs on freeway?
 - a. Limit these
 - b. Would impact view
 - c. Need signage but should be careful of design
- 4. Better signage directing people to downtown
- 5. Better signage to downtown
- 6. No tall, individual business signs/ “sign on a stick”

LANDSCAPING/LIGHTING

- 1. Encourage native trees/species

- a. Red Bud
 - b. Manzanita
 - c. Lupine
 - d. Poppies
2. Consider building frontages and/or visuals along creek
3. Consider design of floodway
 - a. Floodway could have multiple uses/amenity
 - b. Ashland creek frontage (use as an example)
4. Colors should reflect local surroundings
5. Consider choice of color
6. Tree species
 - a. Oak
 - b. Sycamore
 - c. Black walnut
 - d. Permeable pavement
7. Canopy of trees
 - a. Make sure it doesn't impact view
 - b. Windrows
 - c. Median strip with almond trees
8. Low impact landscape design
9. Common green at freeway to attract visitors
10. Make Winters attractive starting at the freeway, draw them in.
11. Red Bud and Manzanita; poppies and lupine
 - a. Native plant landscaping
12. Focus on/Think about creek frontage and floodway design
 - a. Use floodway as an amenity
 - b. Asland, OR example
 - c. W. Sacto Riverfront Development
13. Oak, Sycamore – greenery w/out water usage; black walnut trees
14. Color is an issue
15. Median strip with almond trees
16. Low impact development – landscaping

