

Gateway Master Plan – Planning Process

Goals

Conduct a dual community input/planning process that effectively captures community involvement and ultimately results in a shared understanding and Council approval on master planning for the I505/SR128 (Grant Ave) intersection of the City. The “dual” process will consist of two parallel courses of action: one to address “architecture and planning” (Gateway Master Plan) and one to address roadway/infrastructure planning (Caltrans Complete Streets Process).

The **Gateway Master Plan** process will be facilitated by the City of Winters and focus on the land and planning elements of I505/SR128. The key elements of the process will include a review of planning, engineering, traffic and architectural guidelines. In essence, the final product will be an update of the design guidelines and the previously adopted Gateway Master Plan.

The goal of the **Grant Ave/Caltrans Complete Streets** project is to conduct a public participation process that effectively captures community input and results in a shared understanding by the City, Caltrans and the community. Improvement alternatives will be offered based on studies and data (Grant Ave Access Study and the Pedestrian Safety Study) already conducted for the City of Winters. Consensus will result in the development of a written document that the City of Winters can use as a basis for future transportation project phase prioritization. In addition, the agreed upon concepts (Complete Streets) will be captured and added to the Caltrans Transportation Corridor Concept Report for State Highway 128 and will serve as the Construction Standards for City development along the corridor.

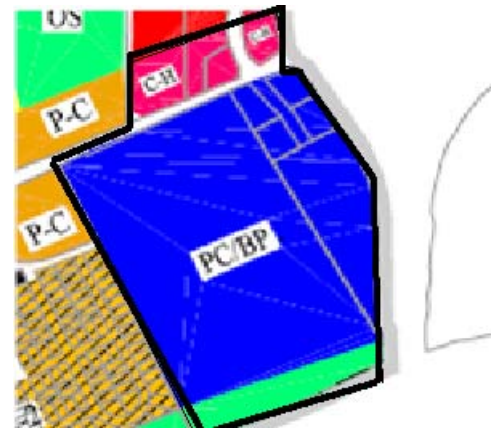
Gateway Master Plan Process

The Gateway Master Plan was adopted by the City of Winters in 1992. In 1998, the City embarked on a number of complimentary processes, which included the adoption of Design Guidelines for the Grant Ave. Corridor.

Staff is proposing a series of meetings to combine the input from property owners, the public and the City Council and Planning Commission to revise and modernize existing documents to facilitate the desired development within the corridor. The main objectives will be to help define key planning concepts and architectural qualities for the “gateway” properties.

The overall goals of the process will result in the following:

- List of key policies and goals consistent with the General Plan.
- Integration and update of the Gateway Master Plan to make it current and consistent with existing master plans including the Grant Ave/Caltrans Complete Streets, Putah Creek Master Plan, Pedestrian/Bikeway Master Plan, Winters General Plan.
- The development of a “correction document” which helps bring greater definition to key elements of the Gateway Master Plan while remaining consistent with the policies and goals of the City’s General Plan and projected environmental impacts.



Gateway Planning Process

January 2010

Page 2

- Creates incentives for desired business outcomes and quality/sustainable development.

The overall process elements will include:

1. Staff Site Visit/"Download" meeting – Staff Project Team Members will discuss goals, schedule, and process at the project kick-off meeting. Background materials including the Gateway Master Plan, General Plan, and Winters Design Guidelines will be reviewed and discussed at the meeting as well. A site visit will be conducted as part of the meeting.

This meeting was conducted on December 18, 2009 and included the key City and Contract Staff including Planning, Engineering, Traffic and City Administration. A comprehensive review of key documents was held and some key assumptions regarding this update were made. These included:

- Main focus of planning and updates would be the Gateway Master Plan and the Jordan and McClish Properties.
 - Both sides of Grant Ave (CH zoned properties) and the Jordan/McClish Properties would be subject to the resulting design guidelines.
 - CR 90 will ultimately remain as an intersection and will need the appropriate right of way and expandability to accommodate traffic controls such as traffic signals and roundabouts.
 - Sustainability will be a key concept in the overall development of the properties to encourage "smart" planning, design and development.
 - The idea of viewing the Gateway Properties as a "bubble" wherein key policies and goals will be defined within the scope of an infrastructure budget, performance standards, policy consistency (General Plan) and the establish design criteria. The overall process will rely on the GP Environmental Impact Report. Incentives will be established to encourage overall "sustainability" of development.
 - Design will focus on sustainable development standards including the siting and relationship of buildings.
 - Interconnectivity with the various master plans and the Caltrans Complete Streets Process will be a critical element.
 - This process will run concurrently with the Caltrans Public Participation Process and conclude in May, 2010.
2. Meeting with Property Owners – This meeting may involve a general education on master plans and the planning process. It will include a brief description of the history of the Gateway Master Plan. Visuals of the current Master Plan (with recommended land use and zoning) will be available for review. Visuals of the subject properties (without recommended land use and zoning) will also be available for the property owners as a "blank slate" for input on possible land use and site design.
 3. Development of conceptual policies and site planning for an updated Master Plan – Using the input from the meeting with the property owners, Staff Project Team Members will expand upon the "bubble concept" for a conceptual site plan/master plan.

Gateway Planning Process

January 2010

Page 3

4. Conduct Community Workshop #1 in February/March 2010 – Similar to the meeting with the property owners, this workshop will involve a general education on master plans and the planning process. It will also include a brief description of the history of the Gateway Master Plan. Visuals of the current Master Plan (with recommended land use and zoning) and the conceptual master plan (developed by the team members and property owners) will be available for review and comment. A key goal will be to elicit input from the community on design and development values to be included in the update of the master plan.
5. Revise Conceptual Site Plan/Master Plan based on community input
6. Conduct Community Workshop #2 in March/April 2010 – Project Team Members will present the revised conceptual site plan/master plan to the community members in attendance. The community members will be able to provide additional input on the concepts. The project team members will also describe the next steps in the process.
7. Conduct a Joint Public Hearing with the City Council and Planning Commission to present findings from the workshops and develop final revisions to the documents.
8. Conduct Public Hearing with City Council to present findings of the workshops and gain approval for the revised master plan for the Gateway.
9. Conduct Public Hearing with the Planning Commission to review the revised master plan, zoning matters and consistency with CEQA document; and make recommendation to City Council.
10. Conduct Public Hearing with City Council to present repeal of resolution; present the master plan, general plan amendment, rezone and CEQA document; and gain approval of these items.

Grant Ave/Caltrans Complete Streets

Project: Caltrans Planning Public Engagement (PPE) Project for State Highway 128-- this planning process only applies to transportation improvements on State Highway 128 from Yolo County Housing Authority to Railroad Avenue.

Goal: The goal of the Caltrans project is to conduct a community involvement process that effectively captures community input and results in a shared understanding by the community and City Council. The final result should be Council approval on what improvements should move forward on State Highway 128. Improvement alternatives will be offered based on studies and data already conducted for the City of Winters. Consensus will result in the development of a written document that the City of Winters can use as a basis for future transportation project phase prioritization. In addition, the agreed upon concepts (Complete Streets) will be captured and added to the Caltrans Transportation Corridor Concept Report for State Highway 128.

Process: The PPE process will consist of up to 10 stakeholder interviews, interviews with elected officials, opinion leaders, and Spanish-speaking groups. In addition, two facilitated community meetings, which will include visual materials describing each transportation alternative, will be held in early 2010. The first is scheduled for Feb. 4, at 6:30 p.m. in the Community Center.

Background Documents: The guiding document for this process is the “Grant Avenue Access Study,” completed for the City of Winters by Fehr & Peers, in 2006. Some concepts from the “Plan to Improve Transportation Connections & Safety in Winters,” by Glatting, Jackson, Kercher, Anglin, Inc. will be referenced during the process.