January 2006 - Public Distribution Draft

CITY OF WINTERS

DOWNTOWN MASTER PLAN

Prepared by the City of Winters
with assistance from
Bottomley Associates Urban Design & City Planning

City of Winters – Downtown Winters Master Plan

Master Plan Area

City of Winters – Downtown Winters Master Plan

Master Plan Area

DOWNTOWN MASTER PLAN
TABLE OF CONTENTS

BACKGROUND & VISION FOR DOWNTOWN 1

Background 1
The Downtown Master Plan Area 2
Purpose of the Master Plan 3
The Planning Process 3
Plan Objectives 3
Vision Plan Recommendations 5

EXISTING CONDITIONS 7

Land Use and Development Pattern 7
Streets and Public Spaces 8
The Downtown Market Evaluation 9

PLANS AND POLICIES 10

Shared Downtown Parking Standards 10
Railroad Avenue Corridor/Mariani Properties 12
North Downtown Gateway Site 14

IV. CAPITAL IMPROVEMENTS 17

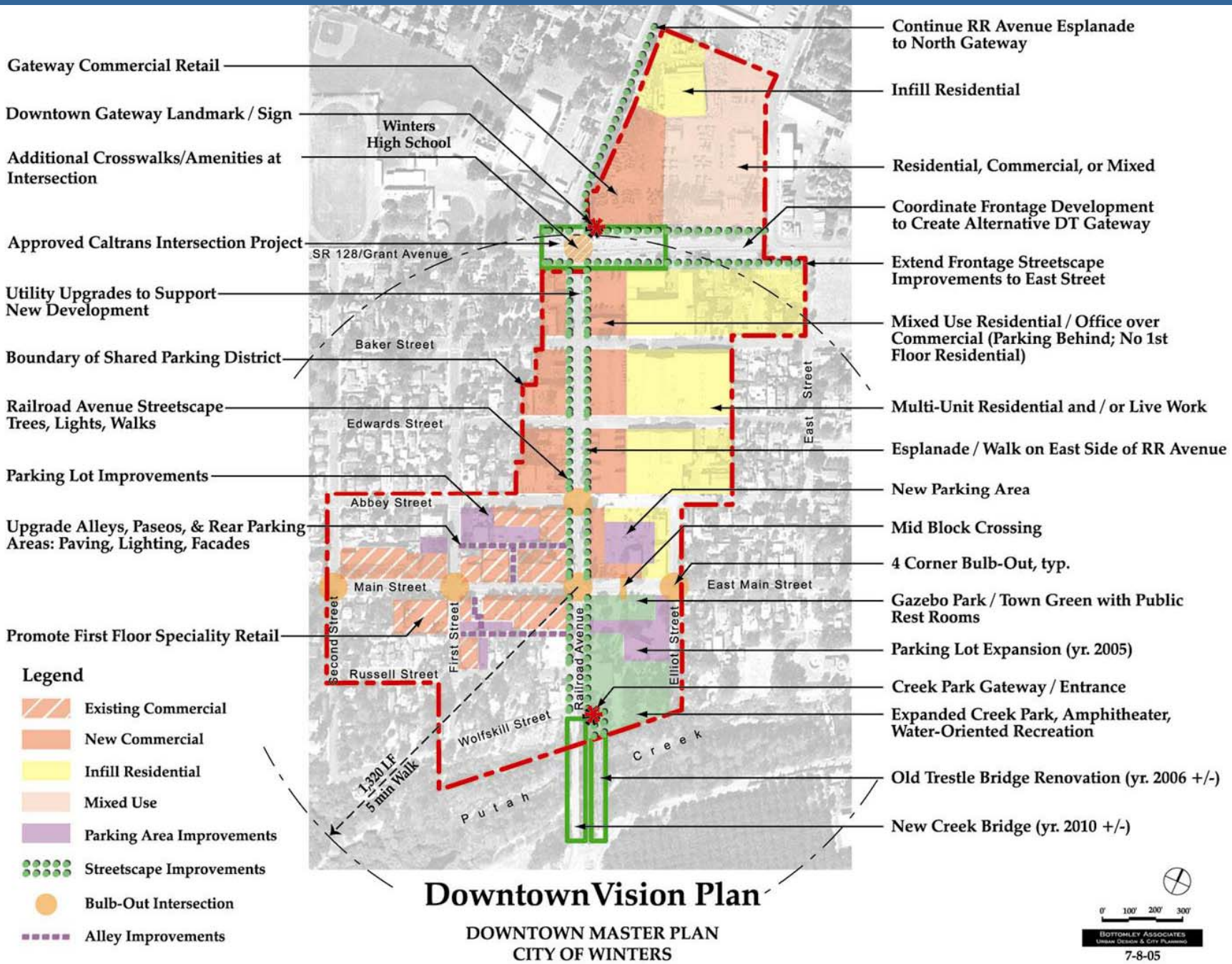
Grant Avenue Streetscape Improvements 17
Downtown Entrance Sign 17
Railroad Avenue Streetscape Improvements 19
Downtown Alley Renovations 21
Mid-Block Paseo 21
Mid-Block Parking Areas 21
Corner Bulb-Outs 24
Main Street Streetscape Renovation 26
South Gateway / Creekside Park 27
Art in Public Places 27

V. IMPLEMENTATION RECOMMENDATIONS 28

Policy-Related Actions 28
Capital Improvements Costs Summary 31
Capital Projects Funding 31

VI. DEVELOPMENT & DESIGN GUIDELINES 33

Downtown Core 33
Railroad Avenue Corridor 36
North Gateway / Grant Avenue Area 38



Downtown Vision Plan

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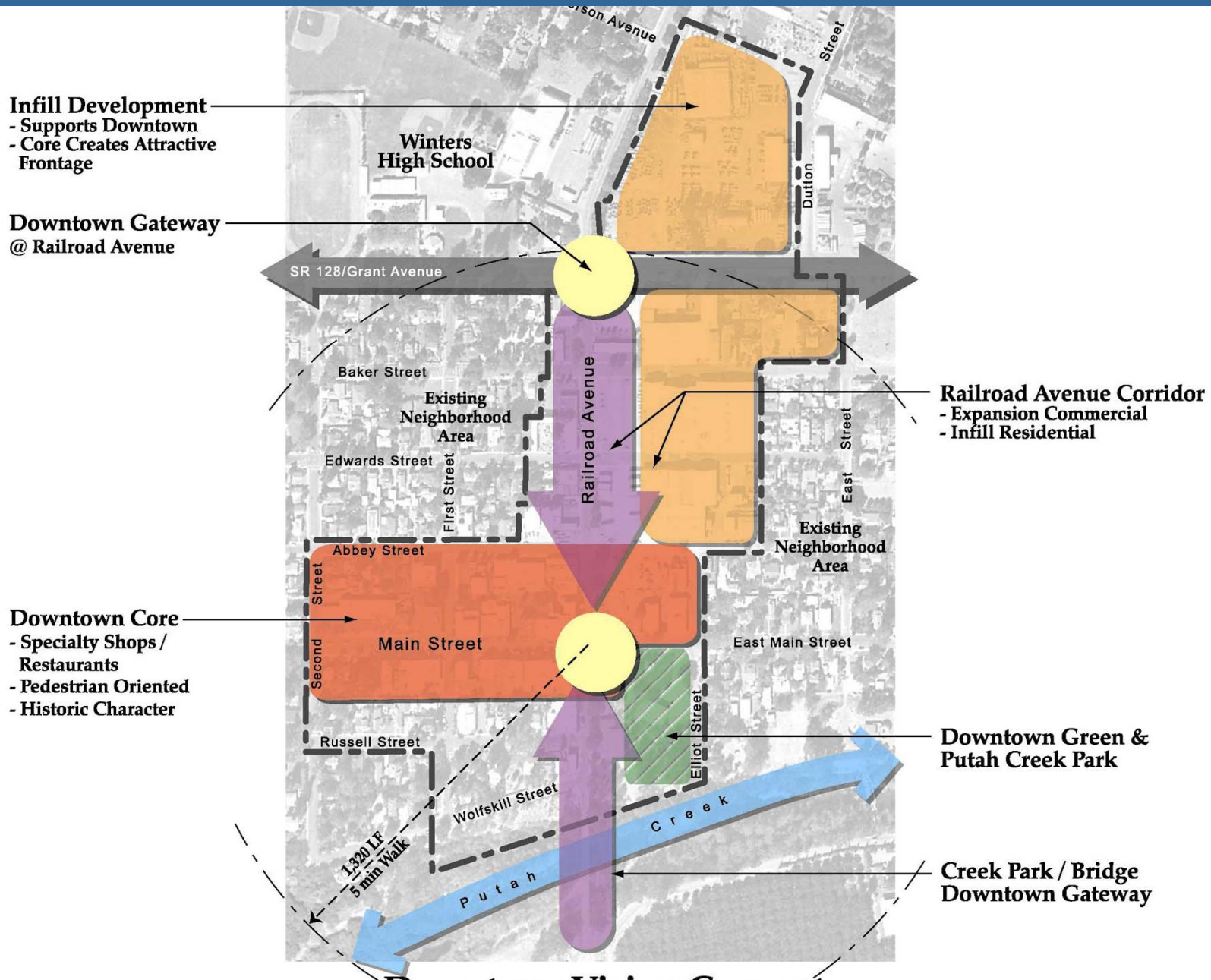
CITY OF WINTERS



Downtown Vision Concept

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Major Plan Elements

- New Parking Standards
- Alley and Parking Area Improvements
- Railroad Avenue Design and Development
- North Downtown Gateway Site
- Bulb-Outs and Other Streetscape Improvements
- Design & Development Guidelines

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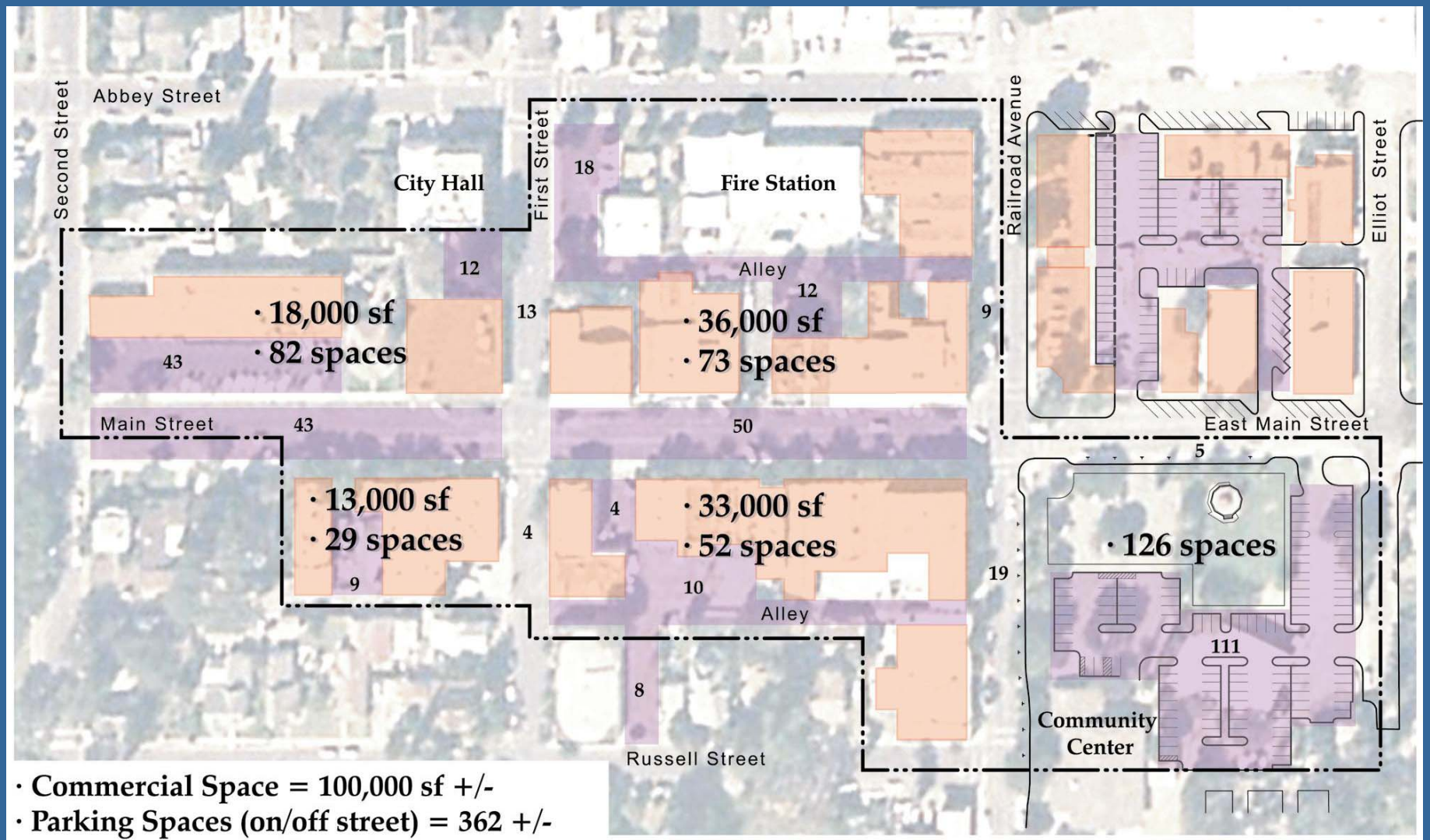
Core Area Commercial / Parking Supply



- Commercial Space = 100,000 sf +/-
- Parking Spaces (on/off street) = 362 +/-
- Parking Ratio = 3.6/000 sf

Downtown Parking

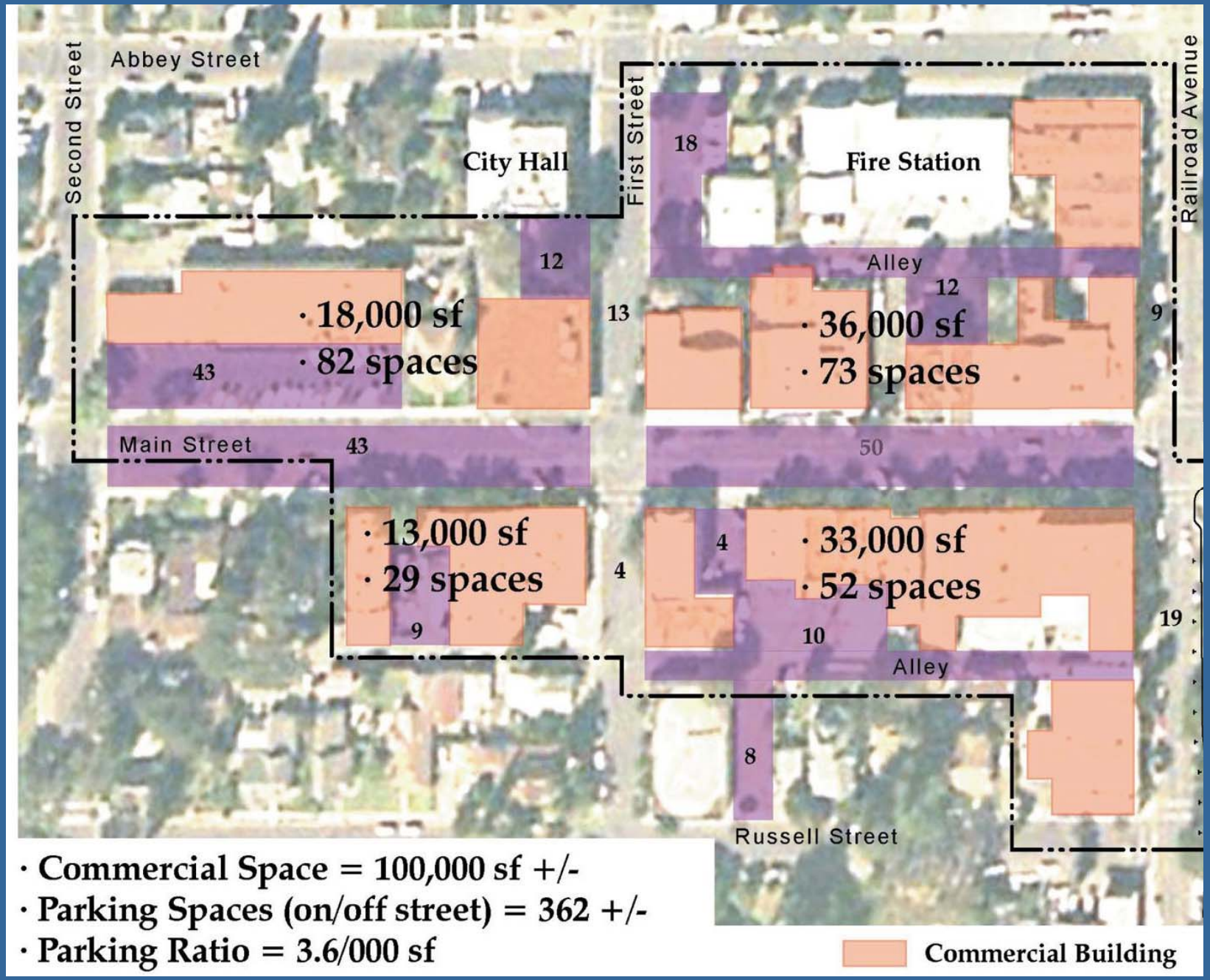
Downtown Winters w/ Other Standards

- With 100,000 sf commercial space …
- @ 2.5 / 000 sf (Hercules) – 250 required (112 surplus)
- @ 3.3 / 000 sf (Petaluma) – 330 required (32 surplus)
- @ 4 / 000 (Napa, Palo Alto) – 400 required (38 deficit)

Downtown Parking

Recommended Downtown Winters Standards

- 3 / 1,000 sf First Floor Commercial Space
- 3 / 1,000 sf Upper Floor Office Space
- 1.25 / Dwelling Unit for Upper Floor Residential
- Curbside Parking May be Counted (subject to City review)



· Commercial Space = 100,000 sf +/-
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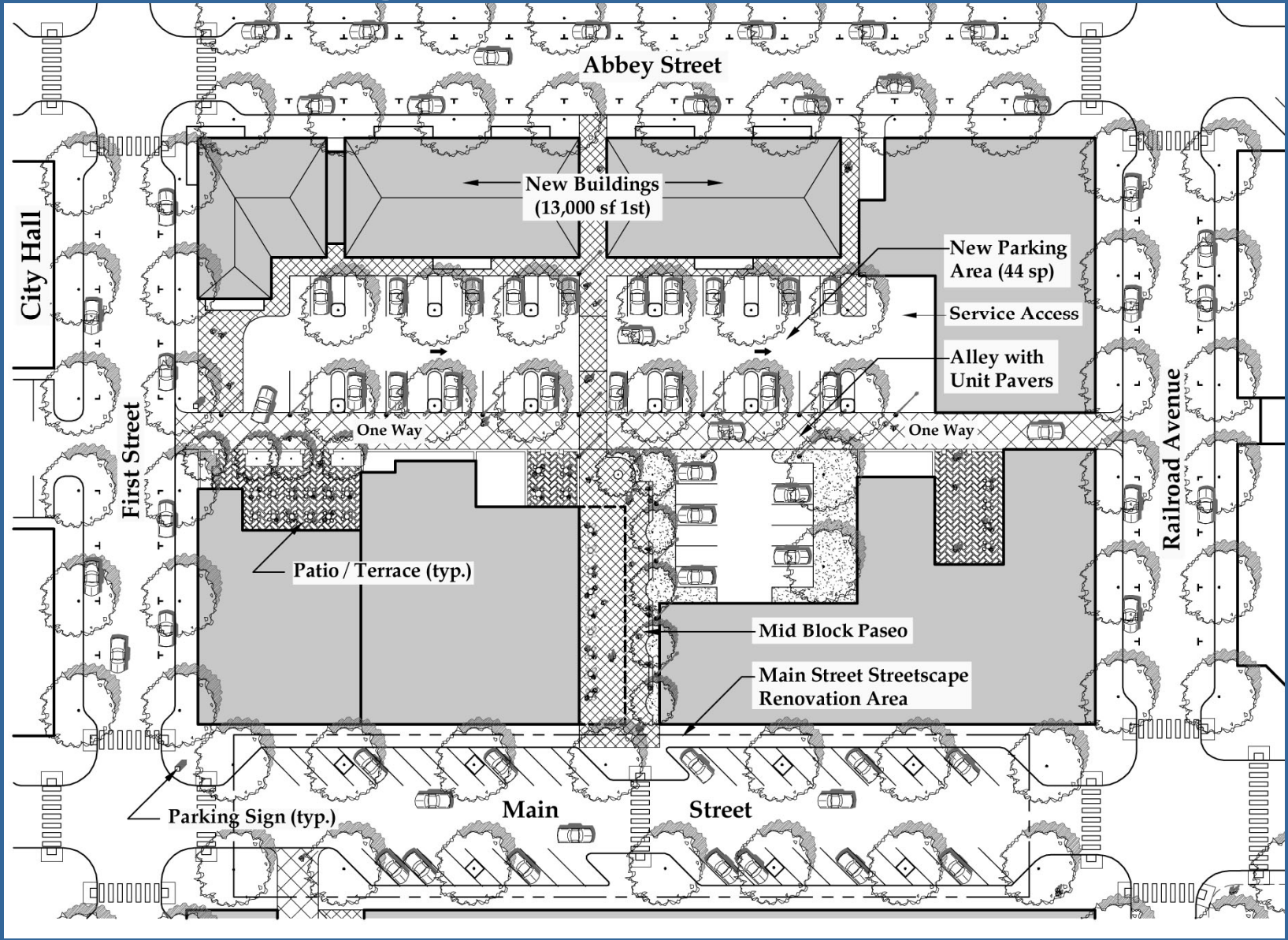
Alley and Parking Area Improvements



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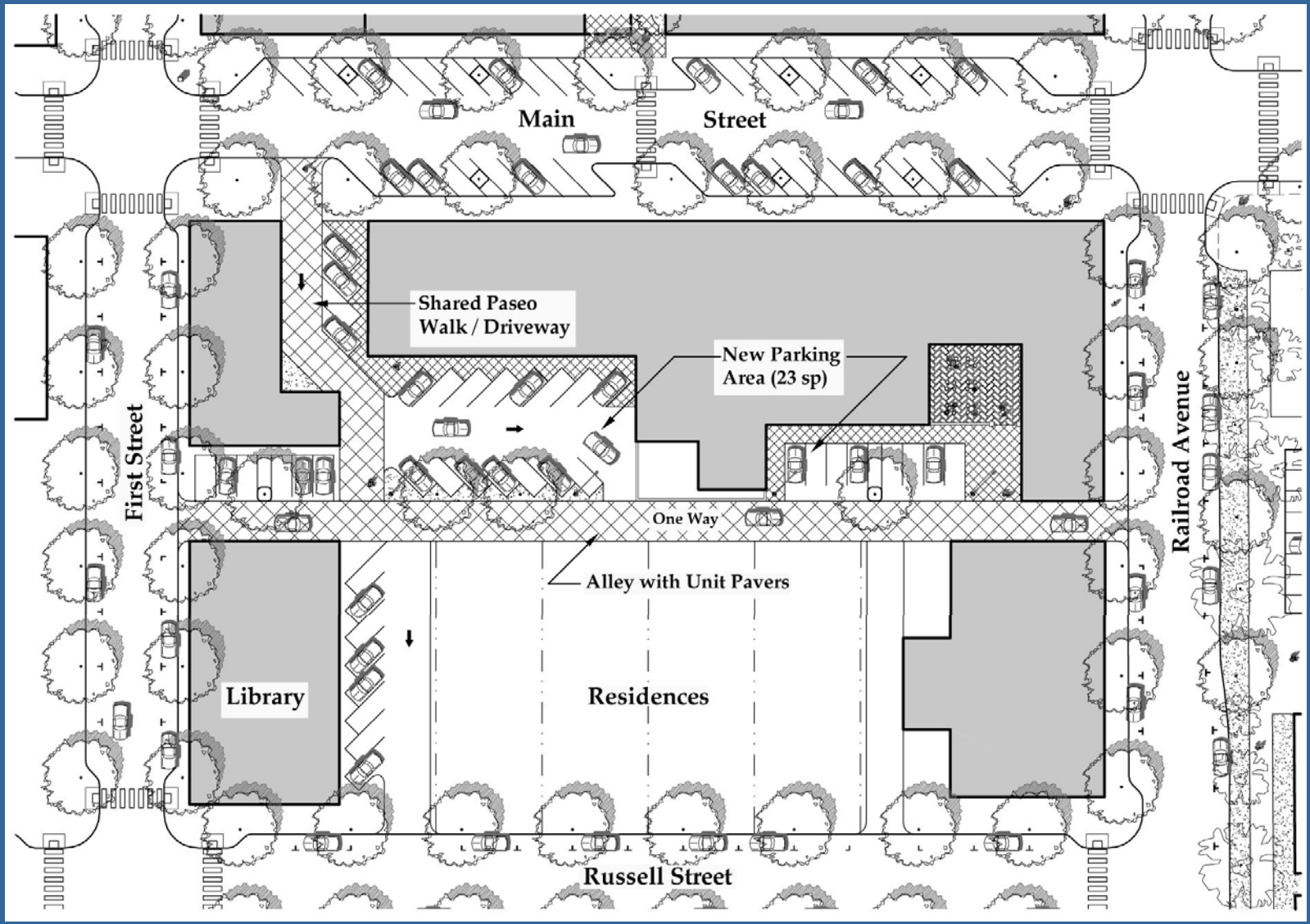
Alley and Parking Area Improvements



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Alley and Parking Area Improvements

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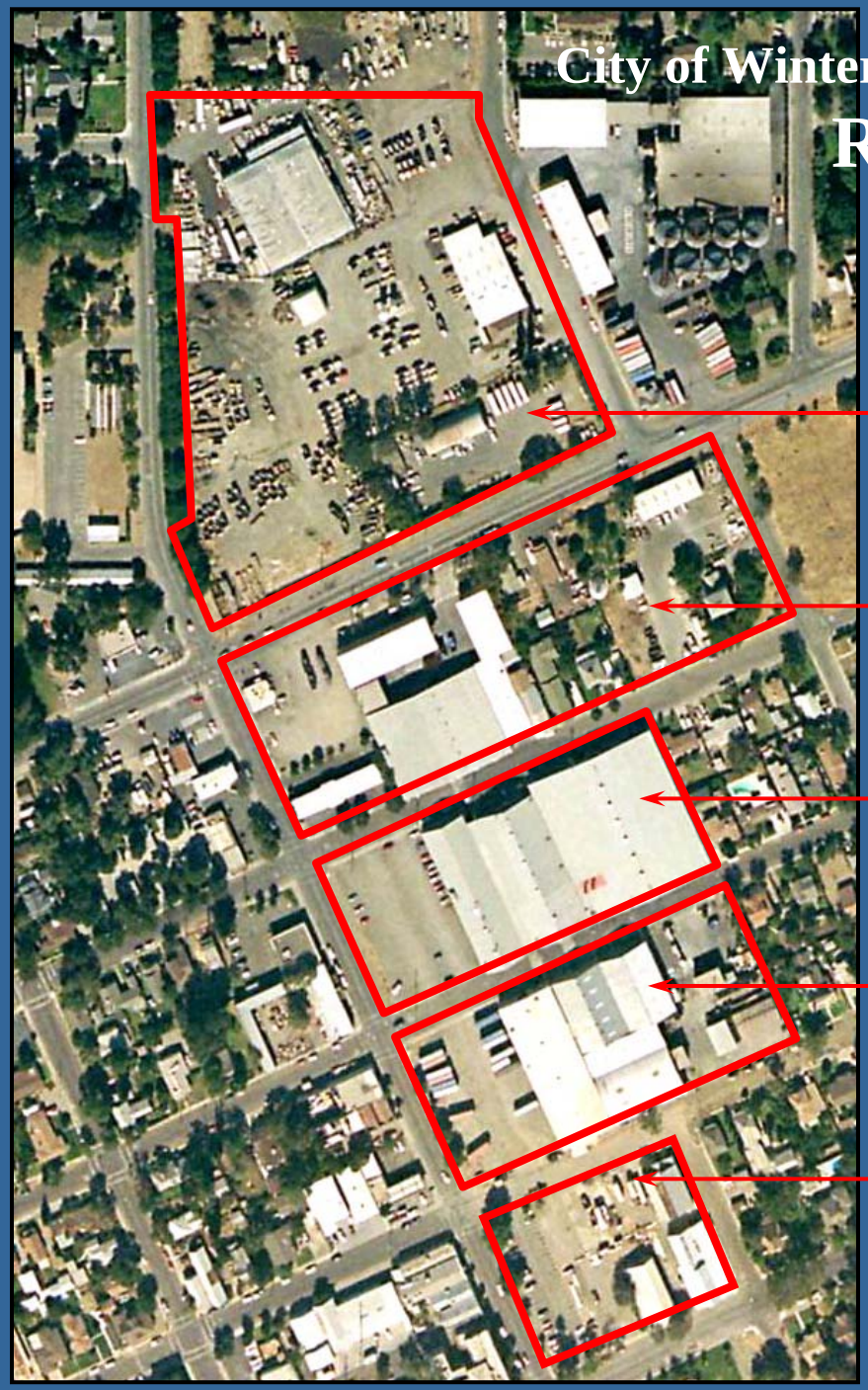
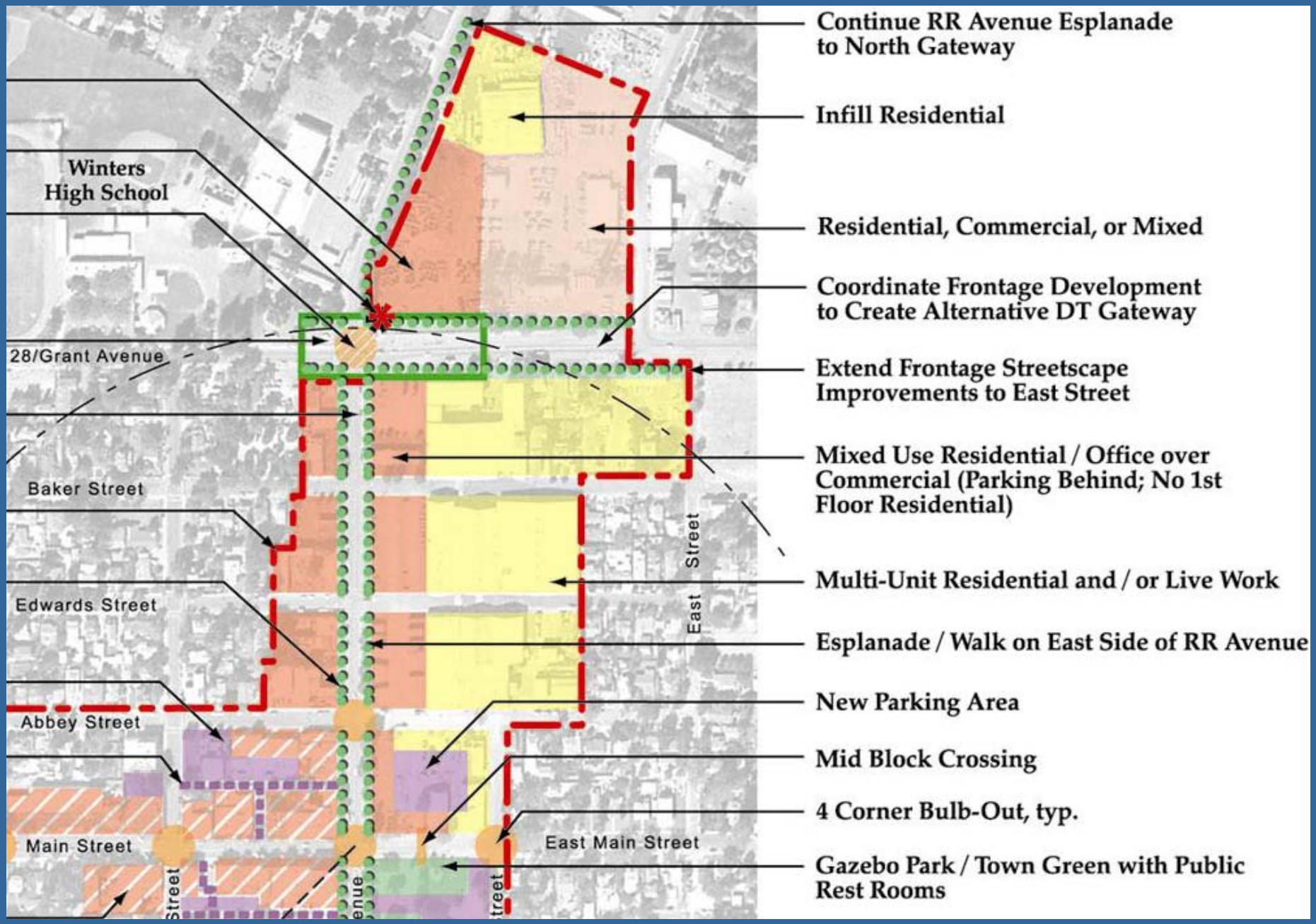
Railroad Avenue Properties



- Area A: 9.1 acres +/-
- Area B: 5.0 acres +/-
- Area C: 3.0 acres +/-
- Area D: 3.0 acres +/-
- Main Street Village: 1.8 acres


Continue RR Avenue Esplanade to North Gateway
Infill Residential
Winters High School
Residential, Commercial, or Mixed
Coordinate Frontage Development to Create Alternative DT Gateway
28/Grant Avenue
Extend Frontage Streetscape Improvements to East Street
Mixed Use Residential / Office over Commercial (Parking Behind; No 1st Floor Residential)
Baker Street
East Street
Multi-Unit Residential and / or Live Work
Edwards Street
Esplanade / Walk on East Side of RR Avenue
New Parking Area
Abbey Street
Mid Block Crossing
4 Corner Bulb-Out, typ.
Main Street
East Main Street
Gazebo Park / Town Green with Public Rest Rooms

Lenzen

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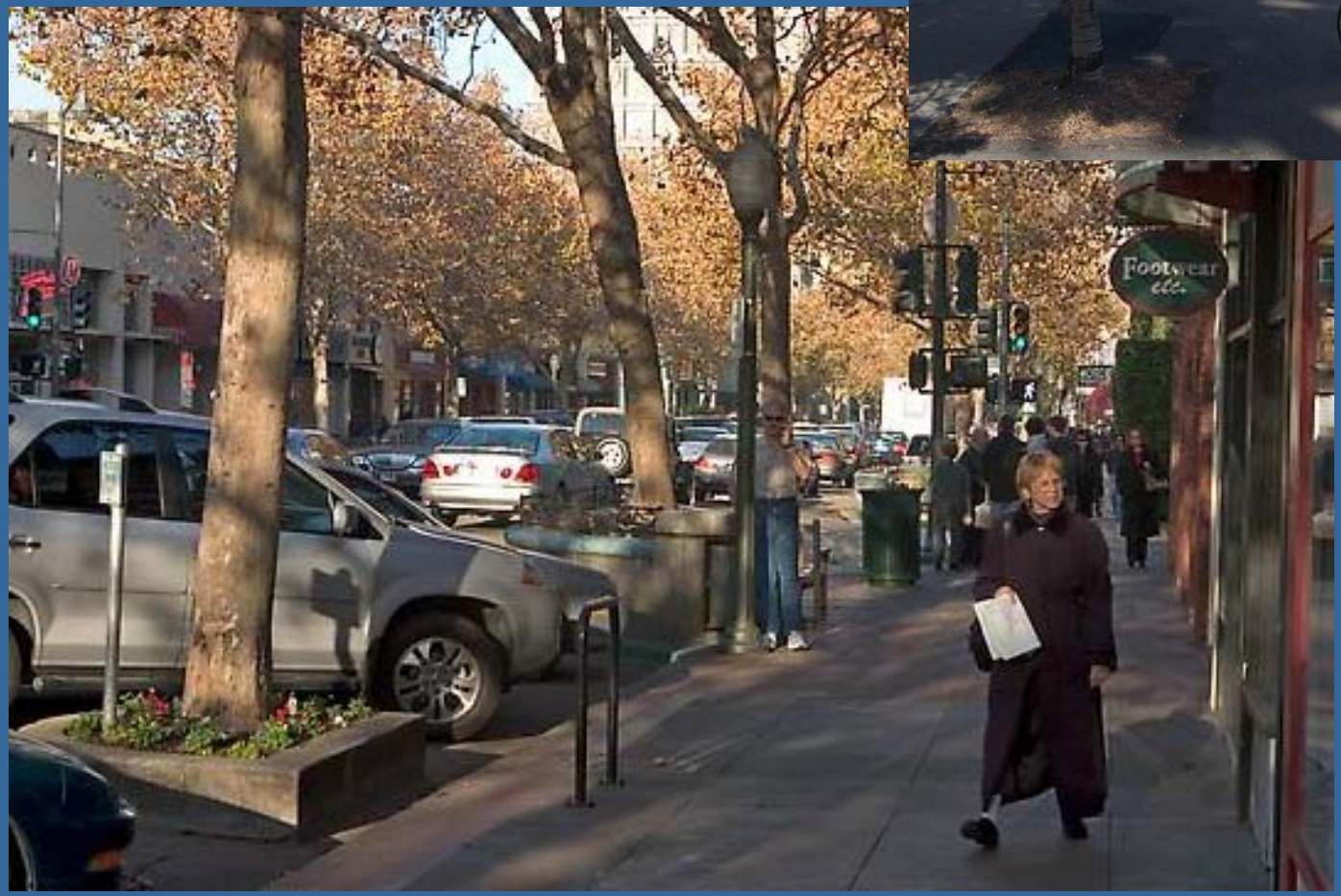
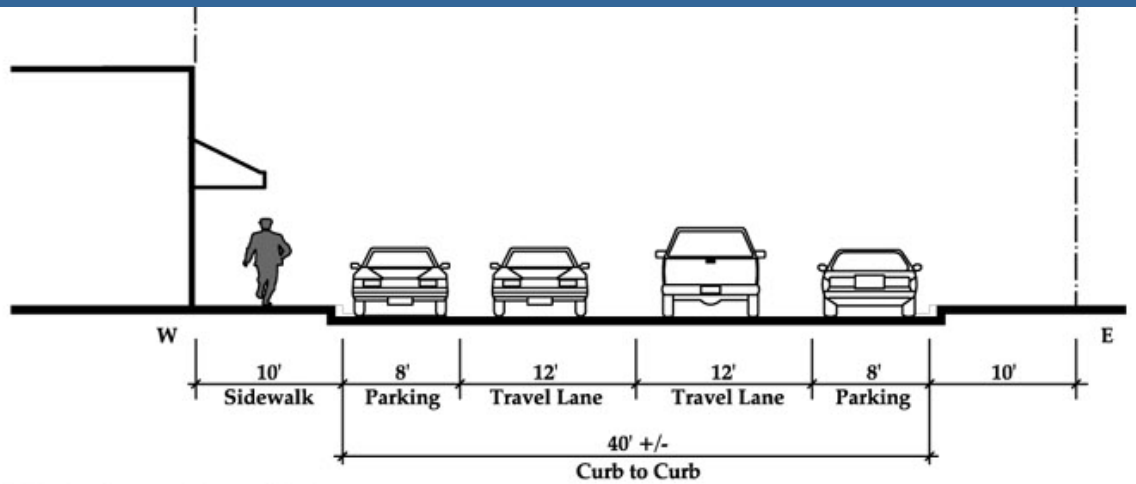
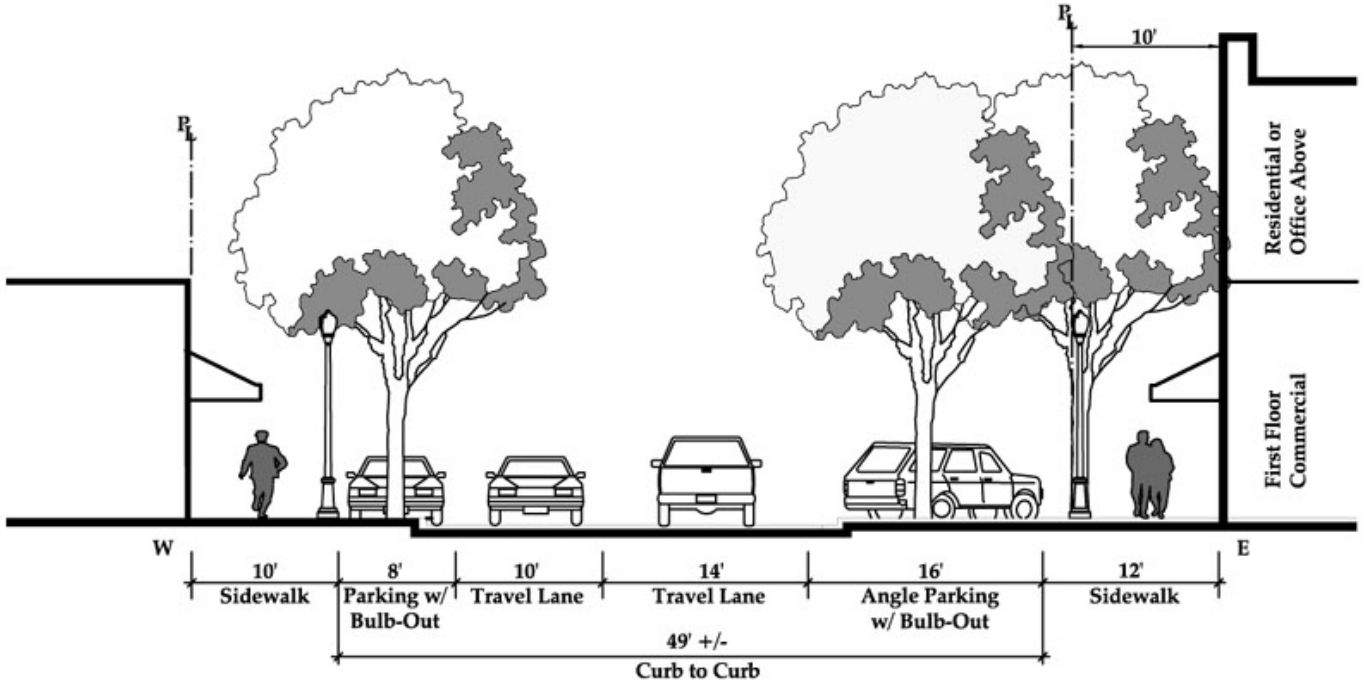
Railroad Avenue Streetscape

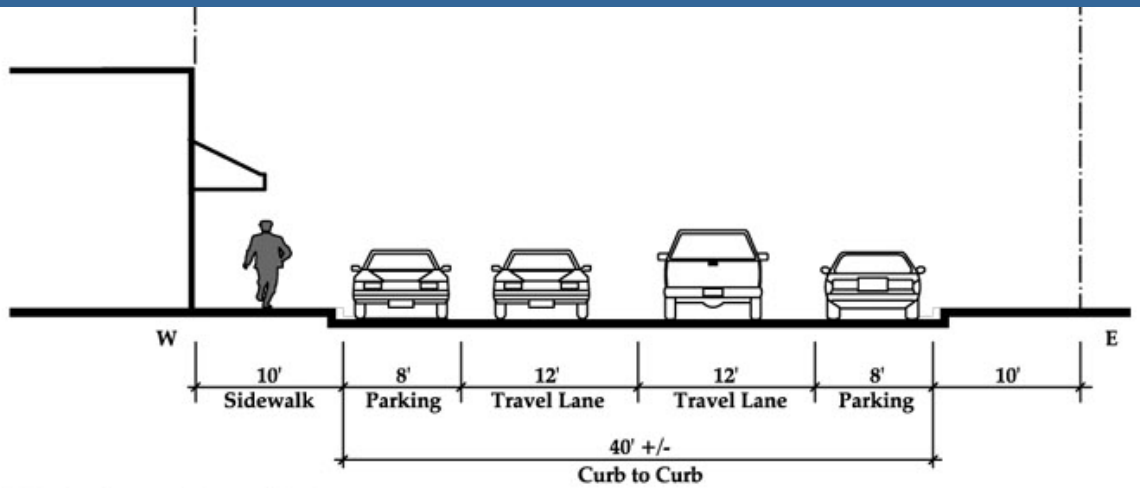




Existing Condition



Angle Parking / No Left Turn Lanes



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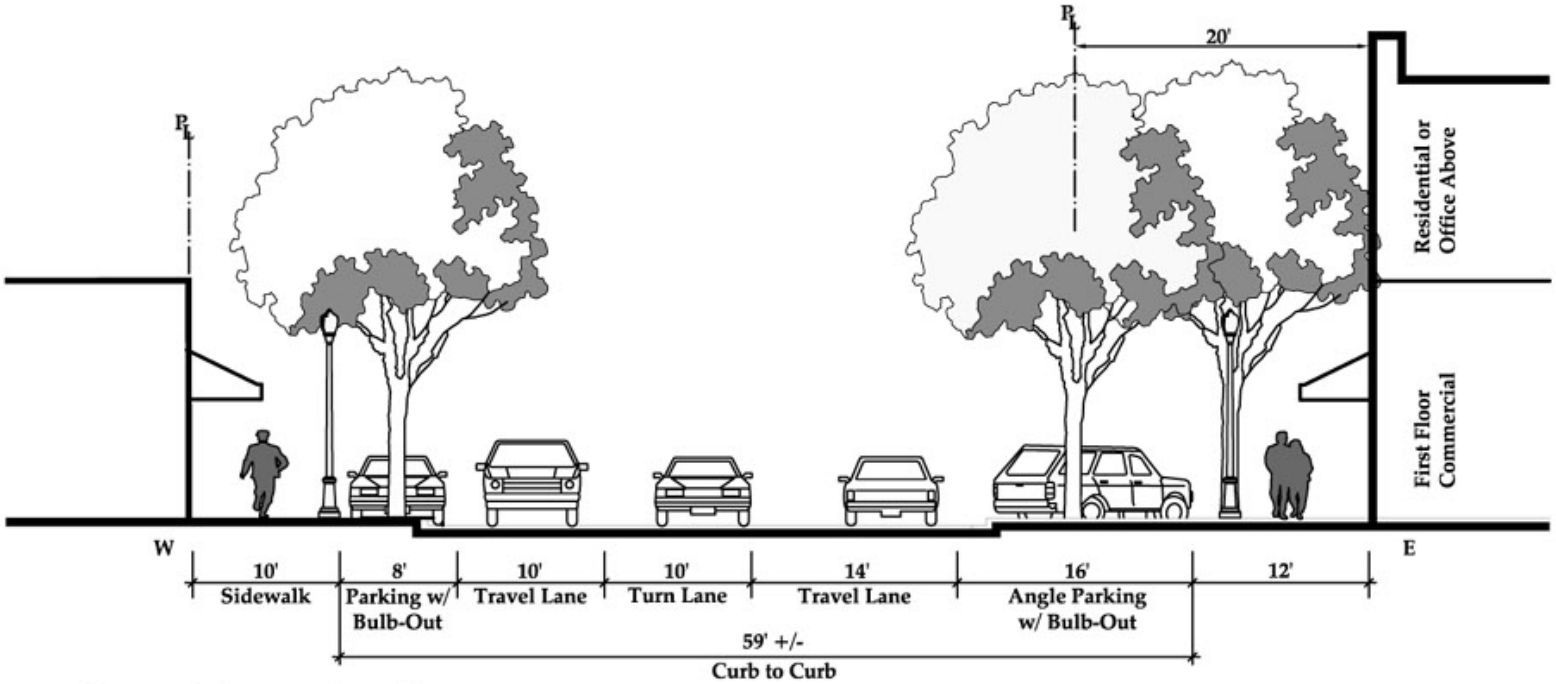

Angle Parking w/ Left Turn Lanes

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North Downtown Gateway Site

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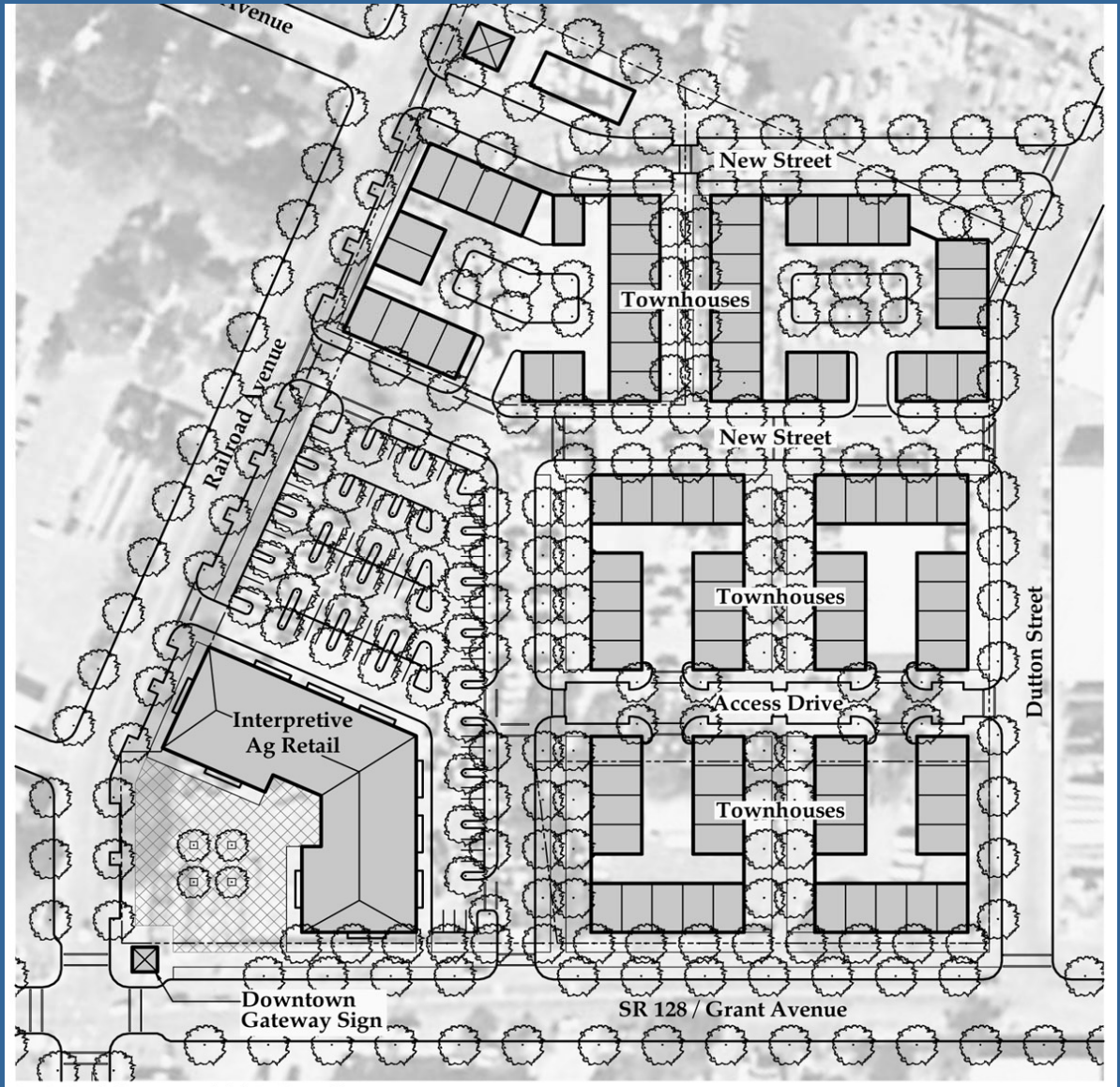
North Gateway Site – Commercial/Housing



24,000 sf Commercial / 91 Townhouses

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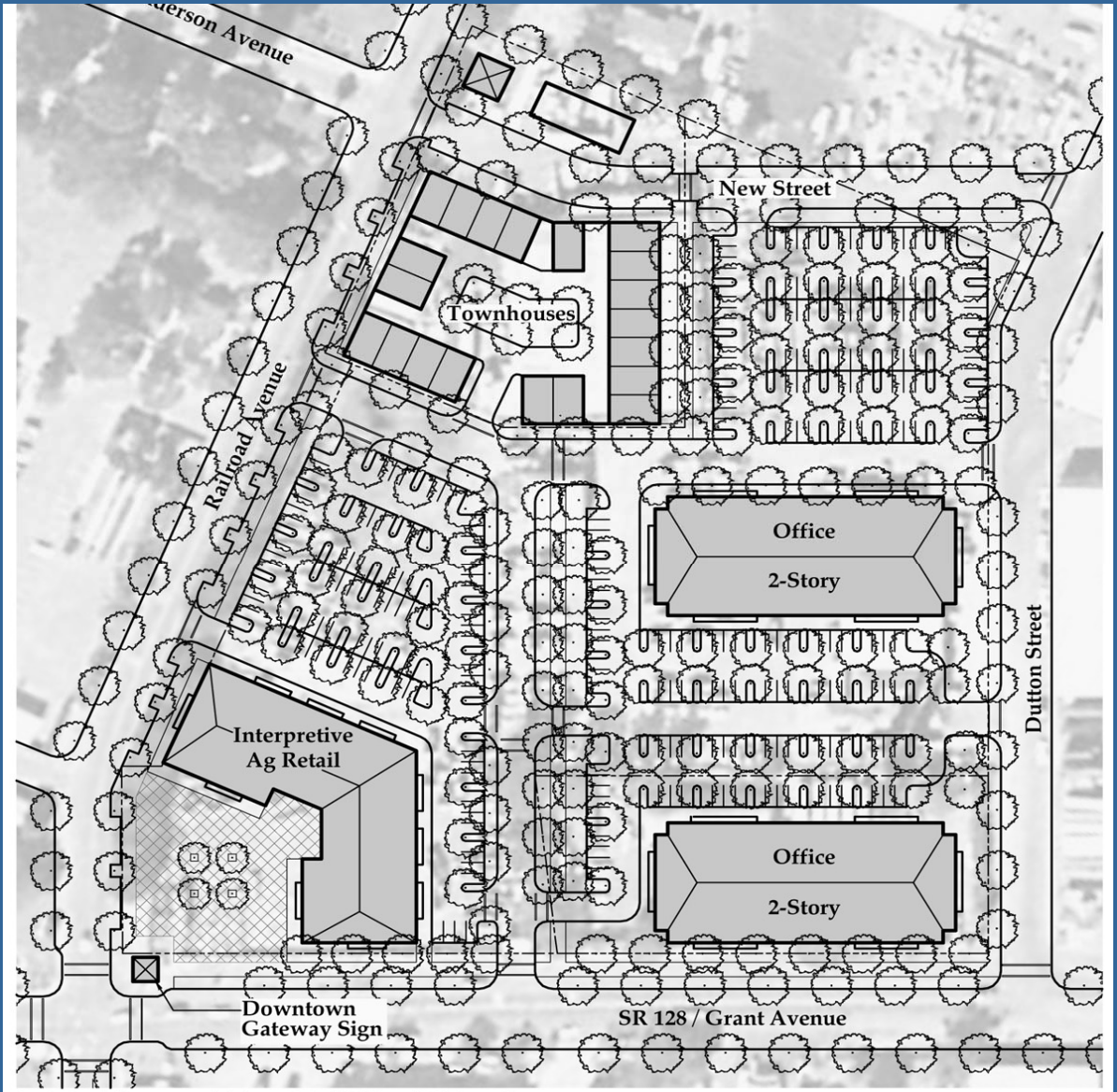
North Gateway Site – Commercial/Office/Housing



24,000 sf Commercial / 47,000 sf Office / 20 Townhouses

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North Downtown Gateway Site

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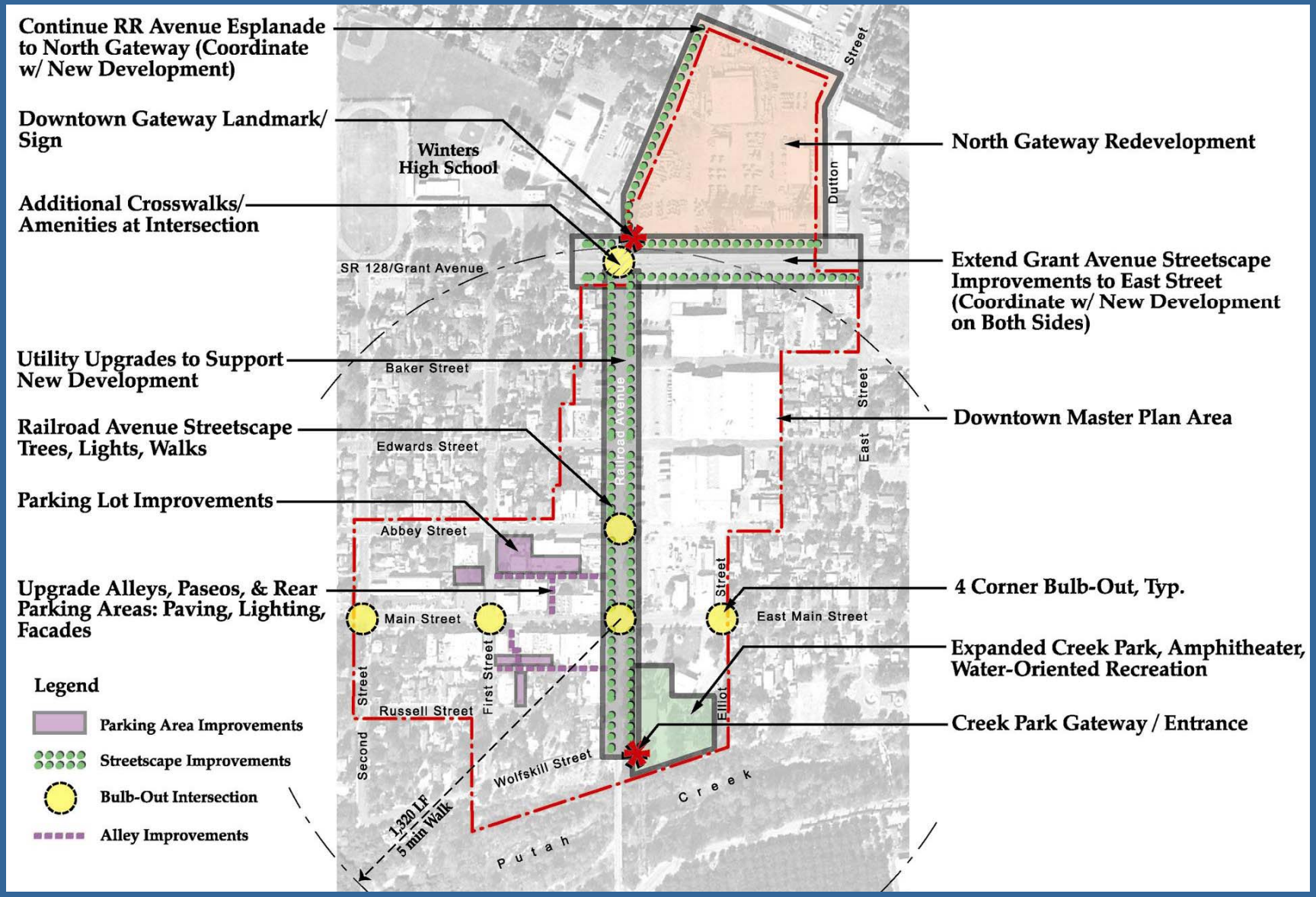
Bulb-Outs / Other Streetscape Improvements



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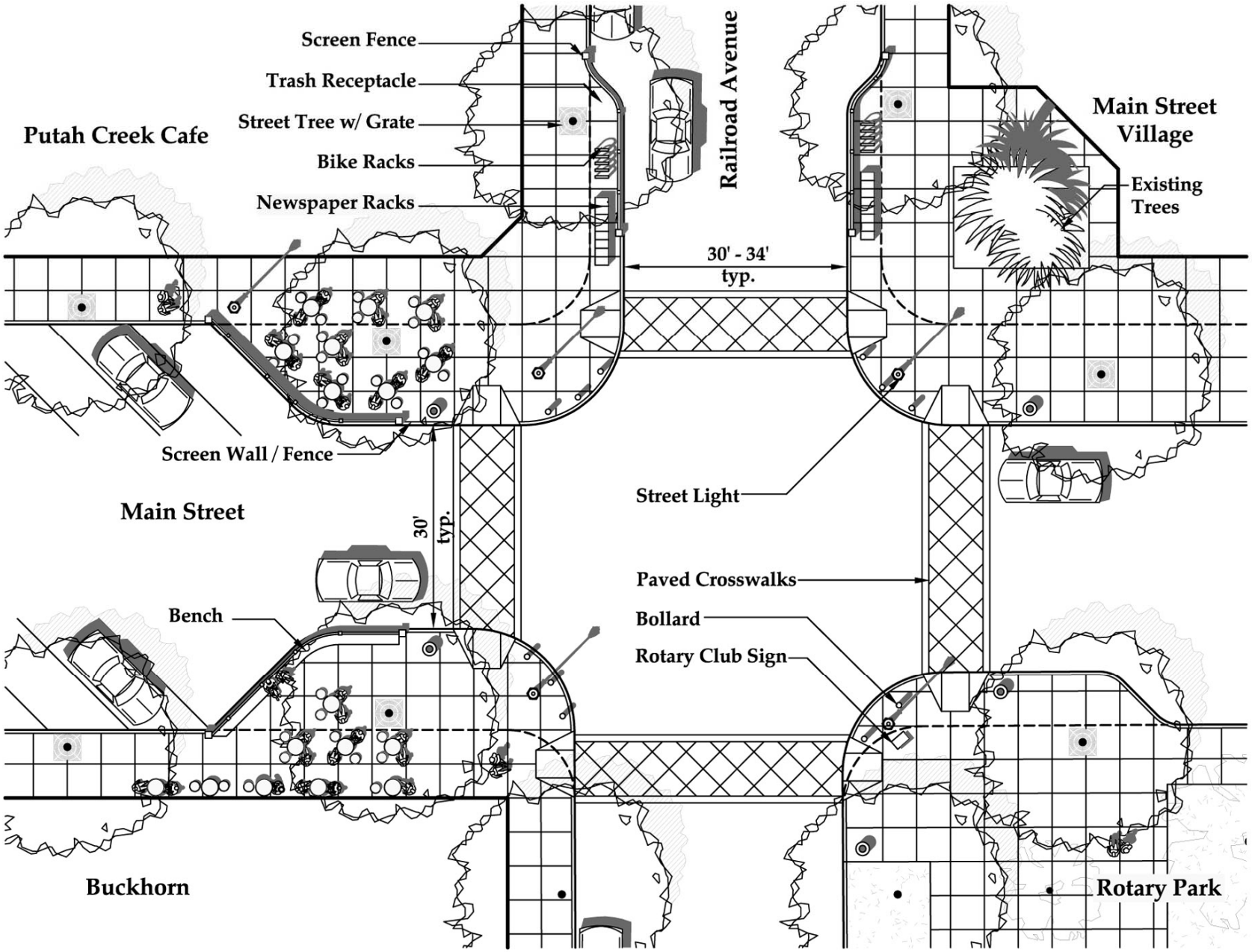
Bulb-Outs / Other Streetscape Improvements



Main & Railroad Bulb-Outs

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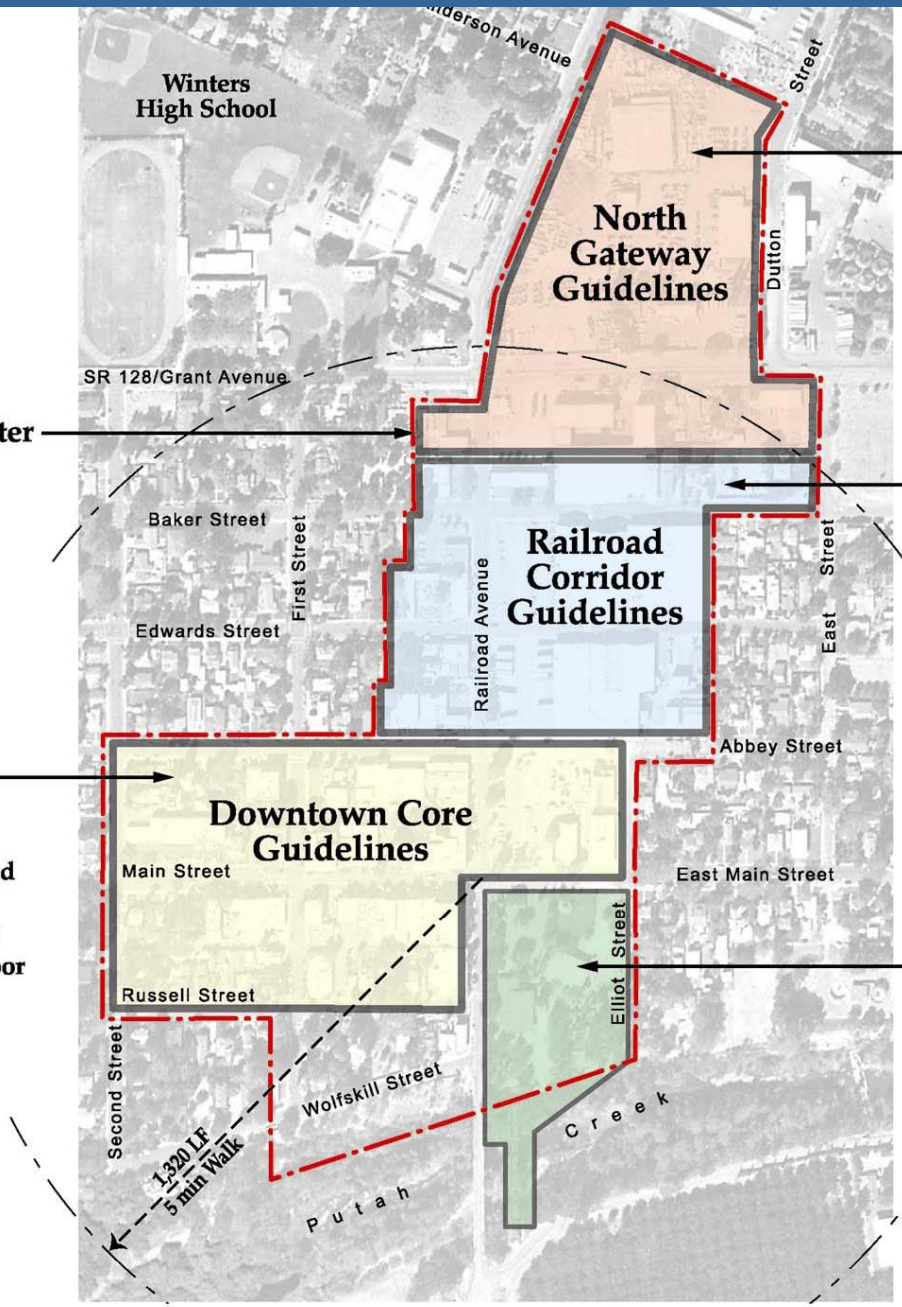
Corner Bulb-Outs

BUCKHORN

MAX'S OPERA CAFE



North Gateway

- Landmark Ag/Commercial Development @ Railroad Avenue
- Flexible Commercial/Residential on Remainder Area
- Special Architectural Forms @ RR Ave Corners
- Boulevard Facing Buildings on Frontage

Downtown Master Plan Boundary

Railroad Corridor

- Varied Building Heights; 2-4 Stories
- Street-Facing Commercial on Railroad w/ Residential-Office Above
- Parking Behind Buildings
- Complementary Ag/Historic Architectural Forms
- Max. Residential Density East of Railroad

Downtown Core

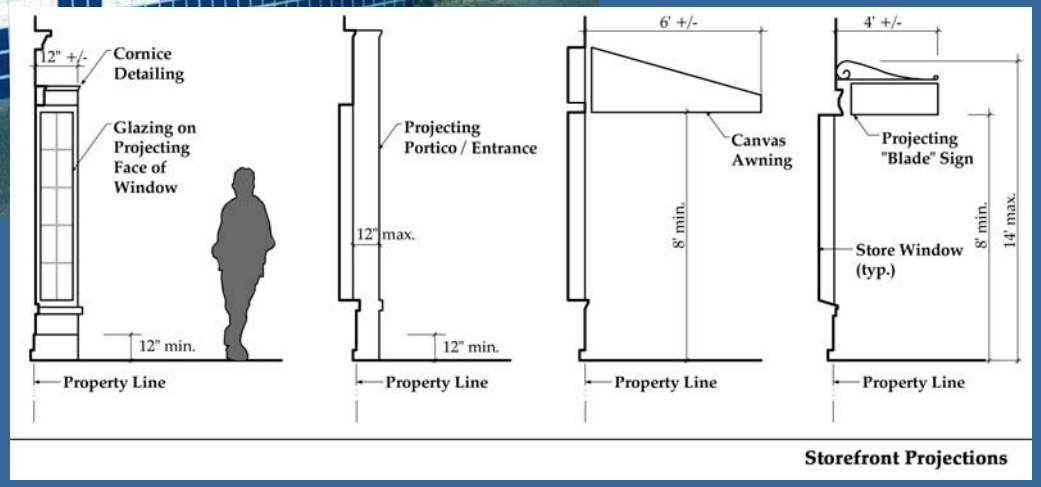
- Continuous Storefronts and Building Facades
- Historic Architectural Forms and Materials
- Service and Parking to the Rear
- Alleys w/ 2nd Entrances; Outdoor Patios and Amenities

Downtown / Creekside Community Open Space

Design &Development Guideline Areas

0' 100' 200' 300'

Development Guidelines



Building Design Guidelines

OPERA HOUSE

FIRST NORTHERN BANK

WINTERS NATIONAL BANK

LJT INTERIORS
Home Design & Decorating
Cloth Carousel

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