

Stakeholders Meeting / Workshop

Winters Community Development Agency
City of Winters, California

May 20, 2008



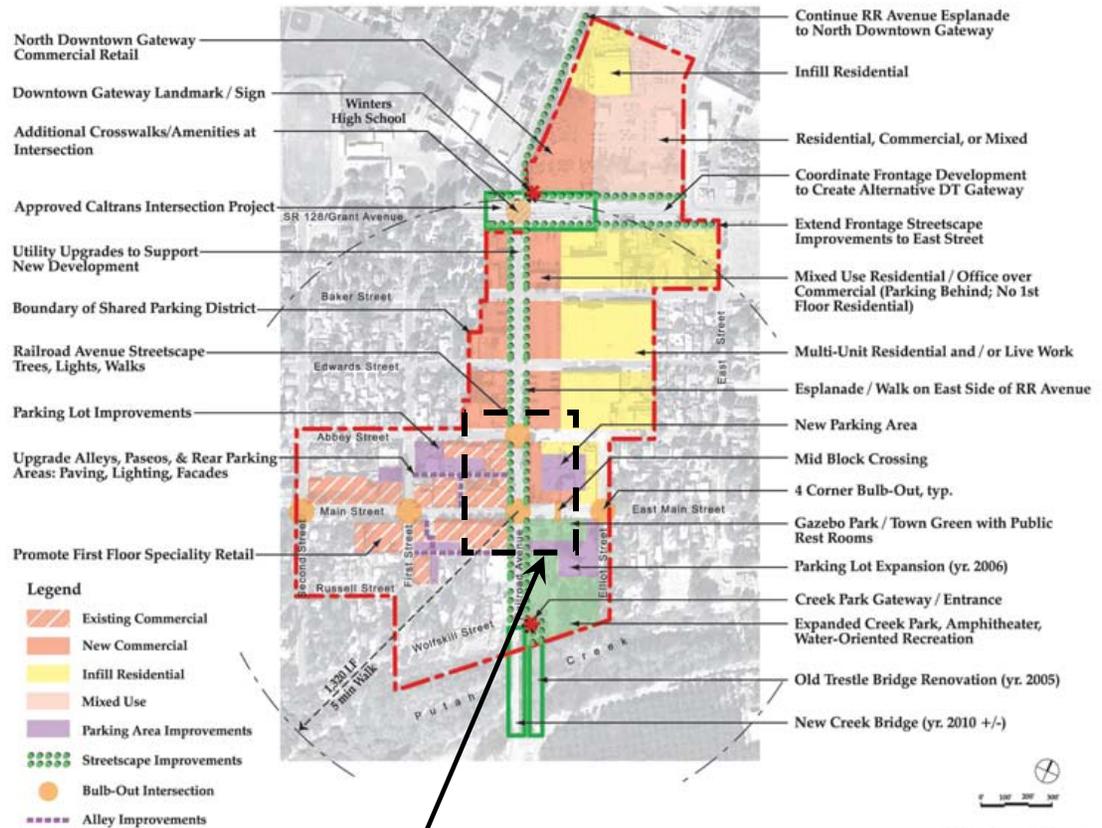
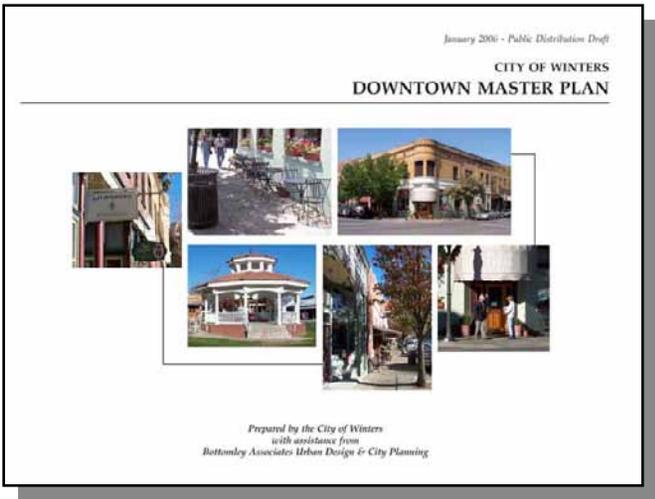
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Presentation Agenda

- **Introductions**
- **Downtown Streetscape Improvements – (Consistent with Downtown Master Plan)**
 - Maintain and celebrate historic/agricultural history
 - Consistent Streetscape elements
- **Streetscape Design Inspiration**
 - Concept
 - Street furnishings and paving palette
 - Wall design and details
 - Planting palette
- **Phase I, Downtown Streetscape Improvements**
 - Infrastructure systems – grading, drainage, etc.
 - Horizontal and vertical control
 - Streetscape
 - Landscape Planting
- **Next Steps**
 - 100% Construction Documents
 - Project out to bid
- **Questions**

Downtown Master Plan

- Consistent with the Downtown Master Plan
 - Public Distribution Draft January 2006
 - Bottomley Associates



PROJECT AREA

Vision Plan
Downtown Master Plan, Public Distribution Draft

Project Area

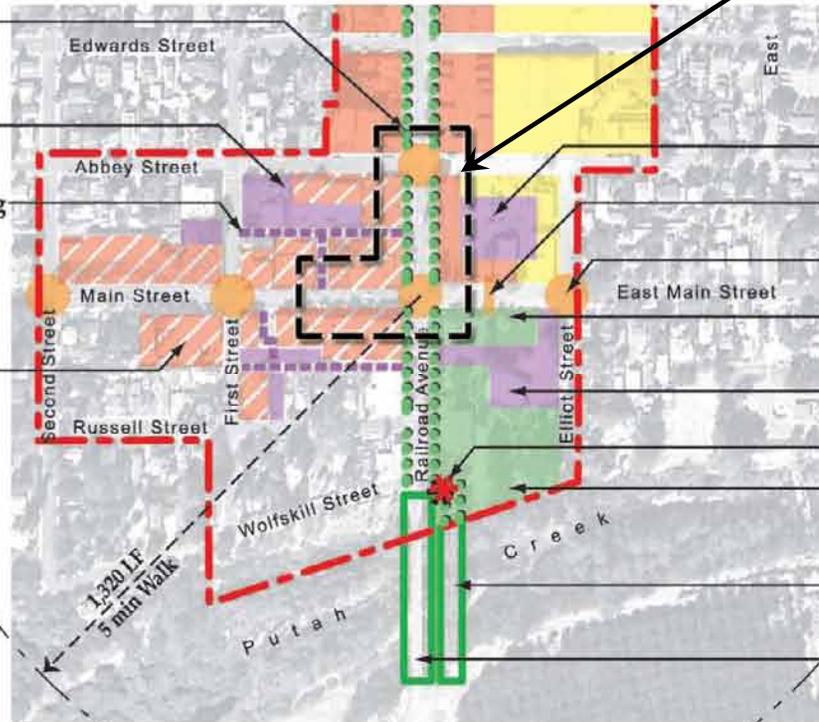
PHASE I PROJECT AREA

Railroad Avenue Streetscape
Trees, Lights, Walks

Parking Lot Improvements

Upgrade Alleys, Paseos, & Rear Parking
Areas: Paving, Lighting, Facades

Promote First Floor Speciality Retail



New Parking Area

Mid Block Crossing

4 Corner Bulb-Out, typ.

Gazebo Park / Town Green with Public
Rest Rooms

Parking Lot Expansion (yr. 2006)

Creek Park Gateway / Entrance

Expanded Creek Park, Amphitheater,
Water-Oriented Recreation

Old Trestle Bridge Renovation (yr. 2005)

New Creek Bridge (yr. 2010 +/-)

Vision Plan

Downtown Master Plan, Public Distribution Draft



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Maintain & Celebrate Winters Historic/Agricultural History



TOWN & MAIN ST. OF WINTERS. CAL.

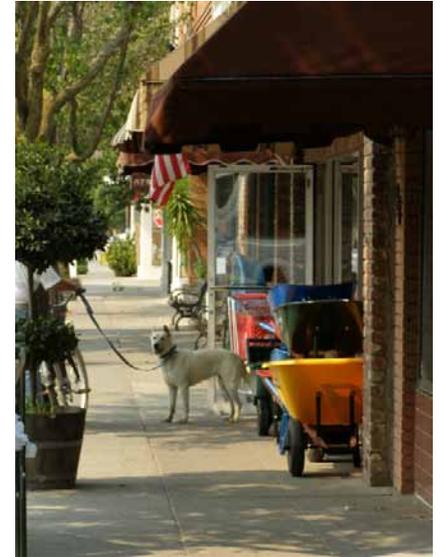
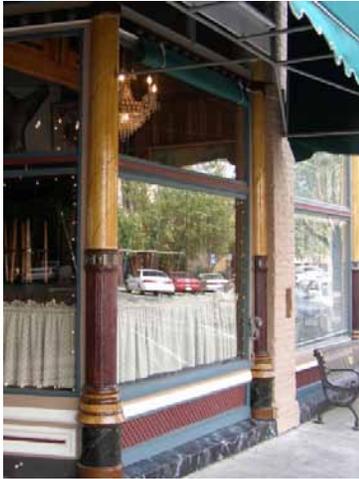
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Maintain & Celebrate Winters City Character



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Consistent Streetscape Elements

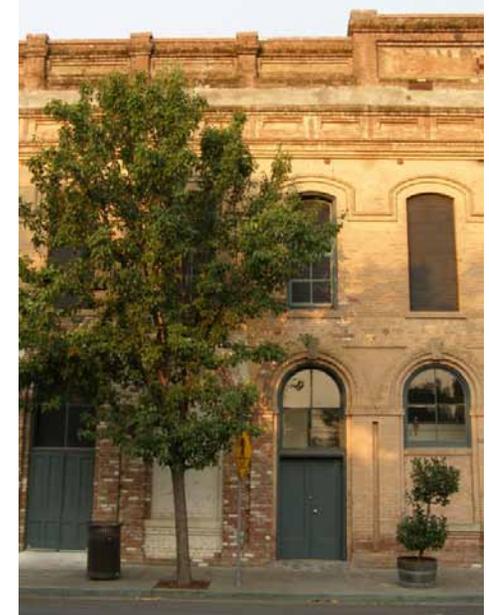
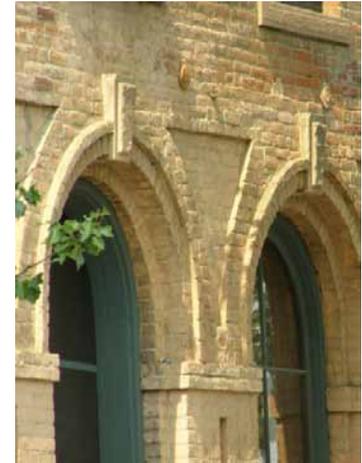
- Benches
- Tables
- Trash Receptacles
- Lighting
- Bollards
- Bicycle Racks
- Newspaper Racks
- Street Signs
- Signage
- Paving
- Tree Grates
- Tree Guards
- Planting Palette
- Planters
- Public Art



Existing Streetscape Elements

Design Inspiration

- Winters Architecture - Brick
 - Bank of Winters & Hotel De Vilbiss
 - Wood slat benches in city standard “classic historical” design.
 - All other furnishings to match the “classic historical” design.
 - Clay brick in herringbone pattern mix of reds, tans, & grays
 - Clay brick at bulb-outs & center intersection of Main St. & Railroad
 - Clay brick crosswalks



Furnishings & Paving Palette



Light Fixtures



Brick Paving



Tree Grates



Signage



Wood Slat Bench



Bollards



Planter Pots



Bike Rack



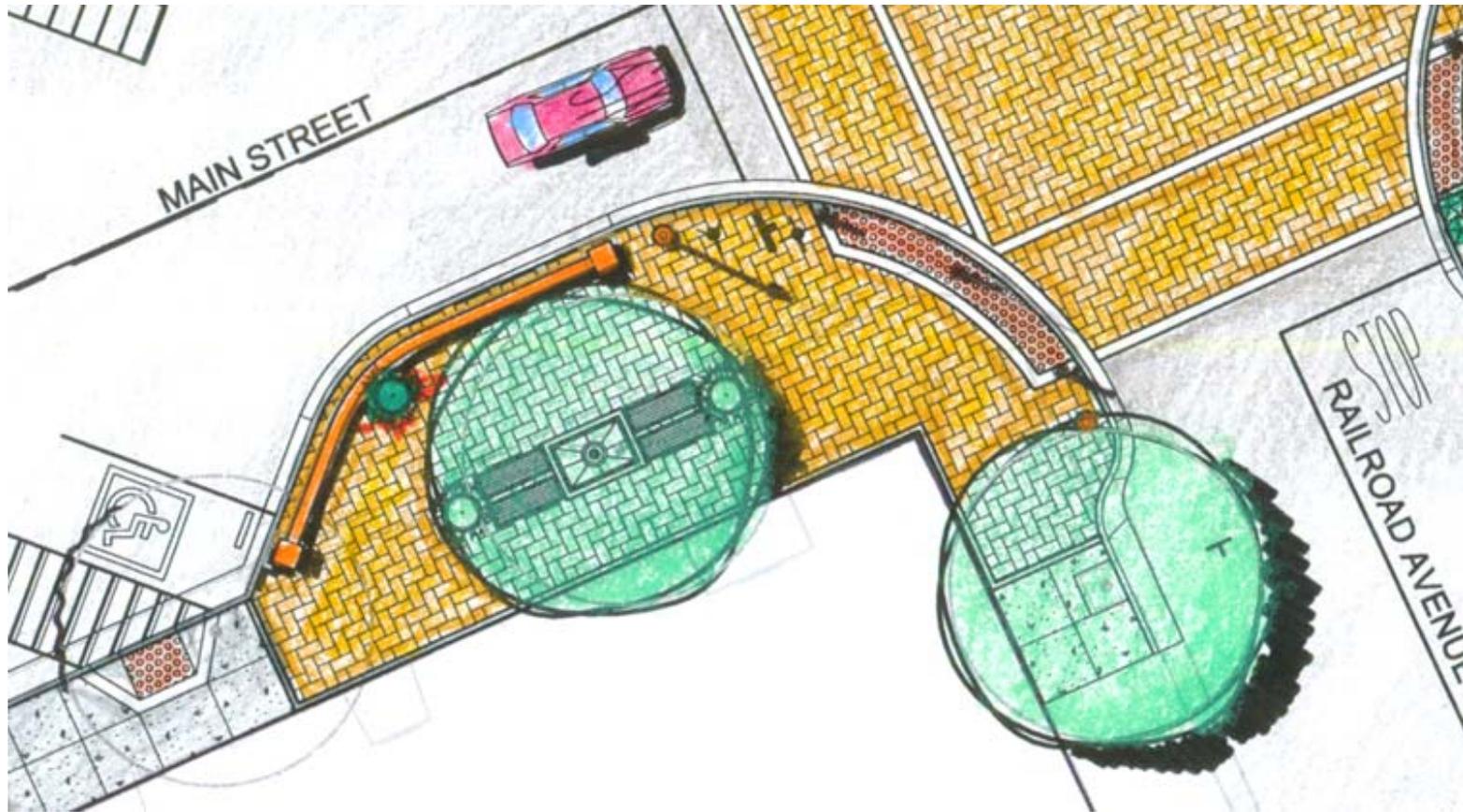
Metal Bench

Trash Receptacle



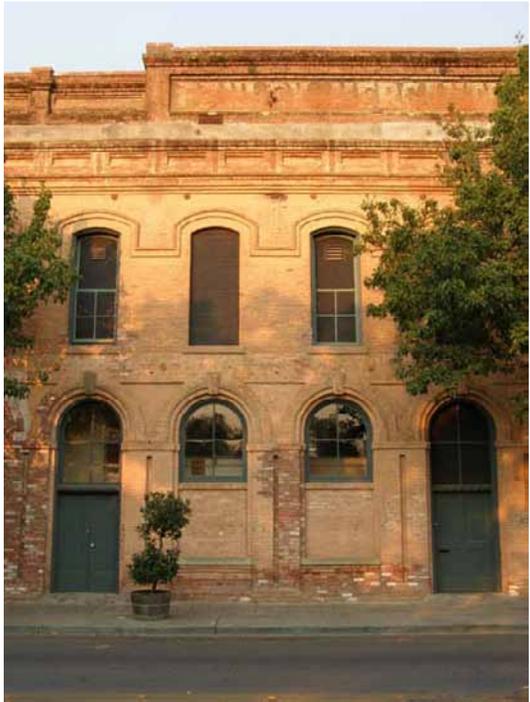
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Furnishings & Paving Palette

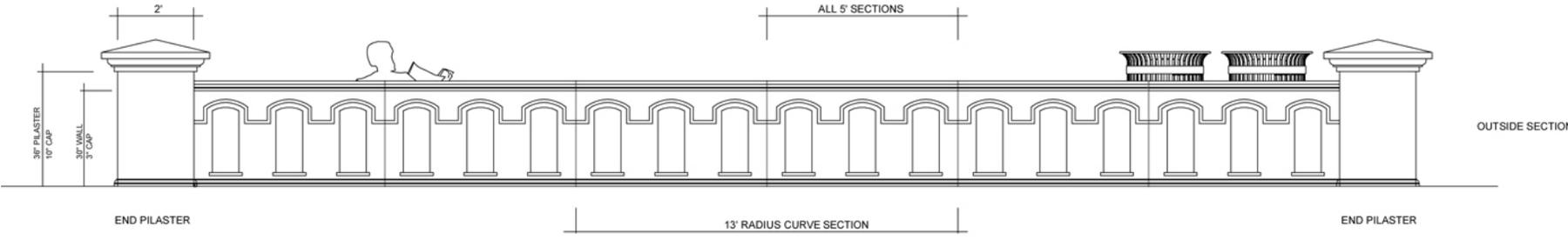
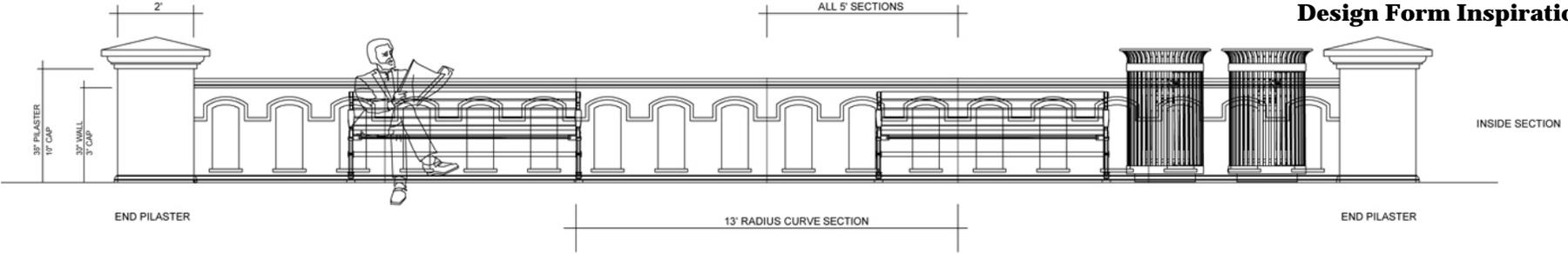


Typical Bulb-Out Layout

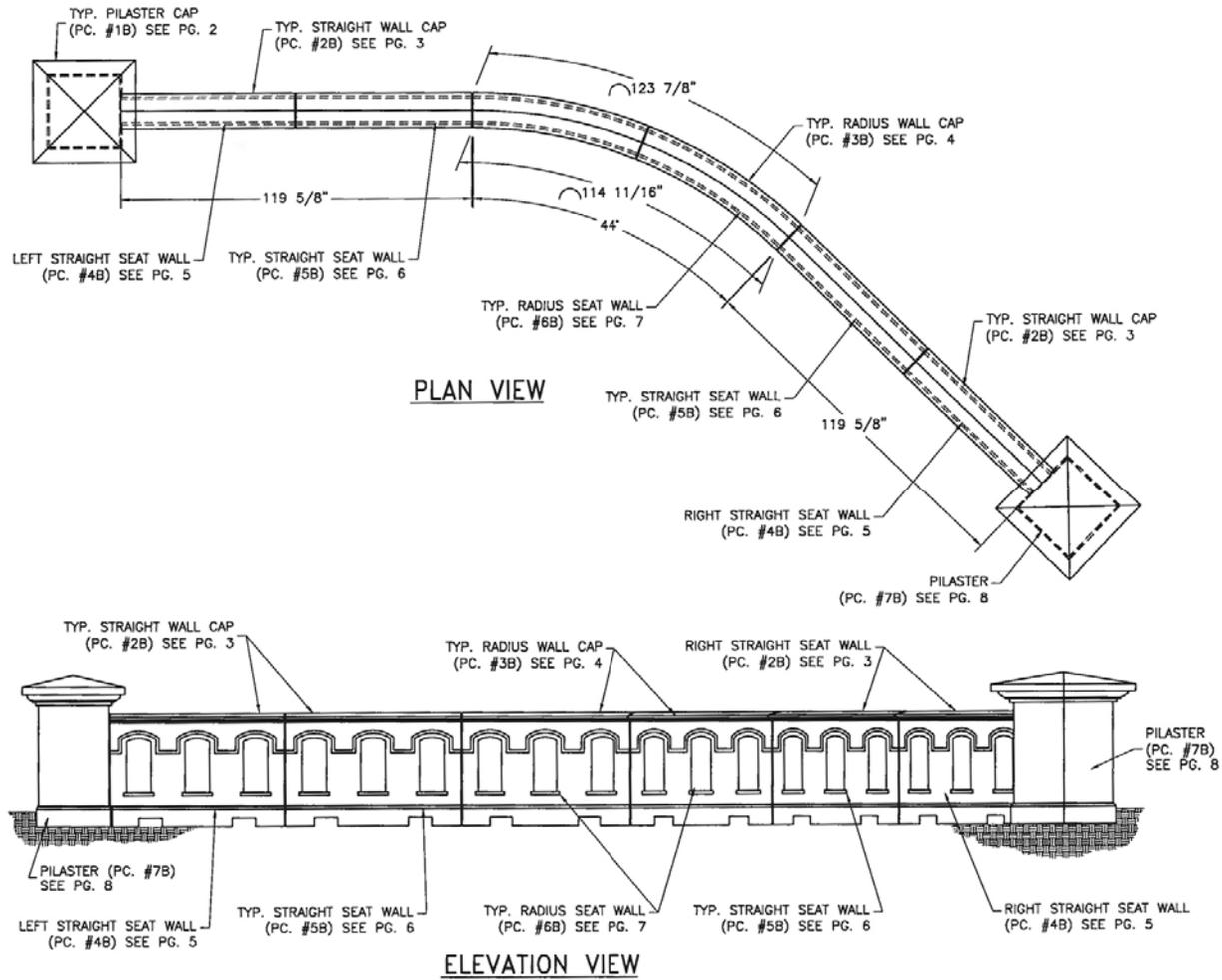
Pre-Cast Concrete Wall Design



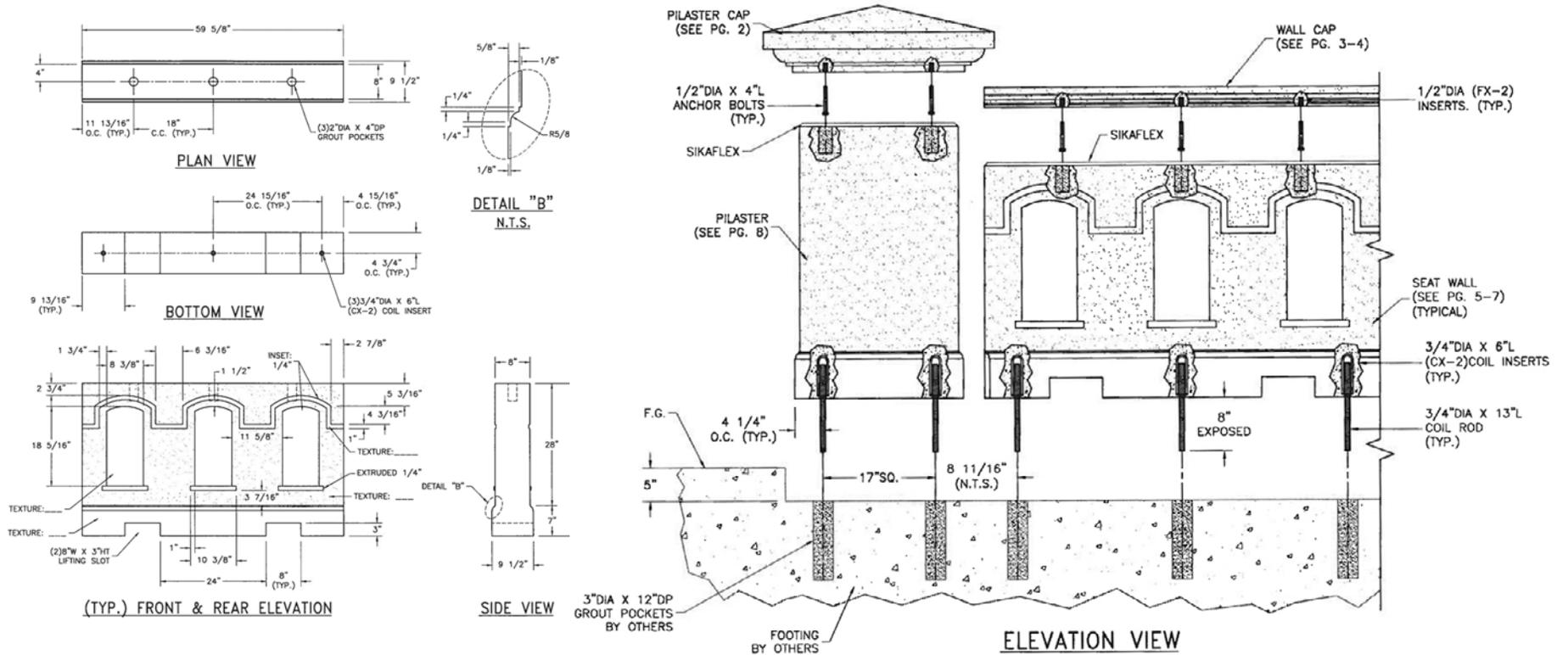
Design Form Inspiration



Pre-Cast Concrete Wall Design



Pre-Cast Concrete Wall Design



Planting Palette Street Tree



Platanus acerfolia – London Plane Tree

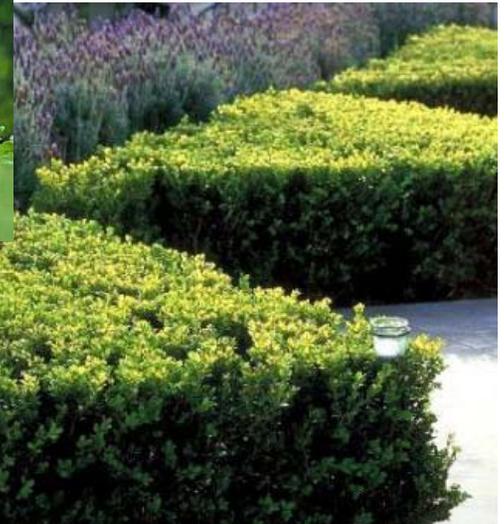


Planting Palette Planting Beds



**Rosa spp. – Flower Carpet Red, Pink, Yellow
Ground Cover Rose**

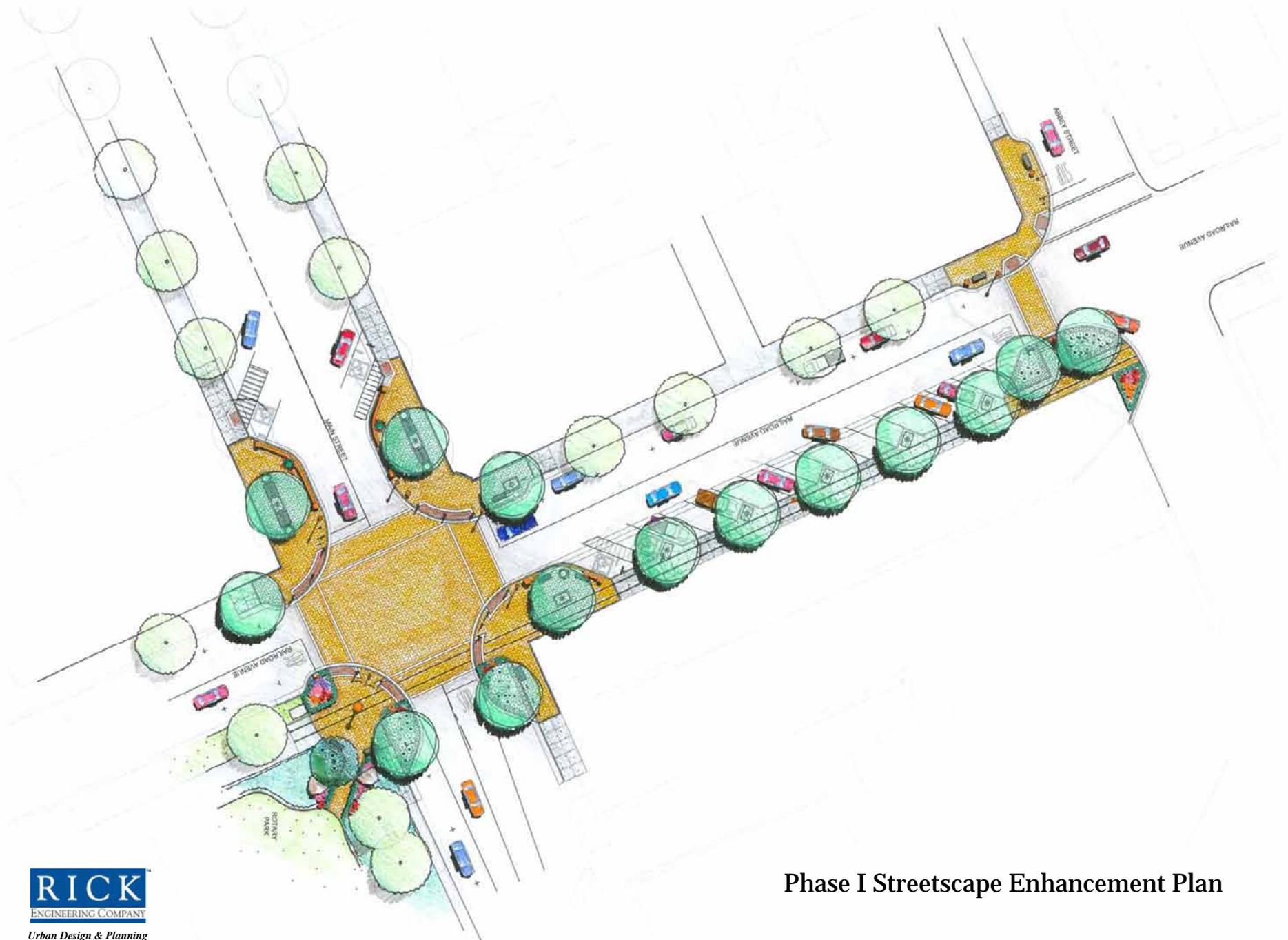
Viburnum tinus 'Compactum' – Laurustinus



Buxus microphylla 'Winter Gem' – Boxwood

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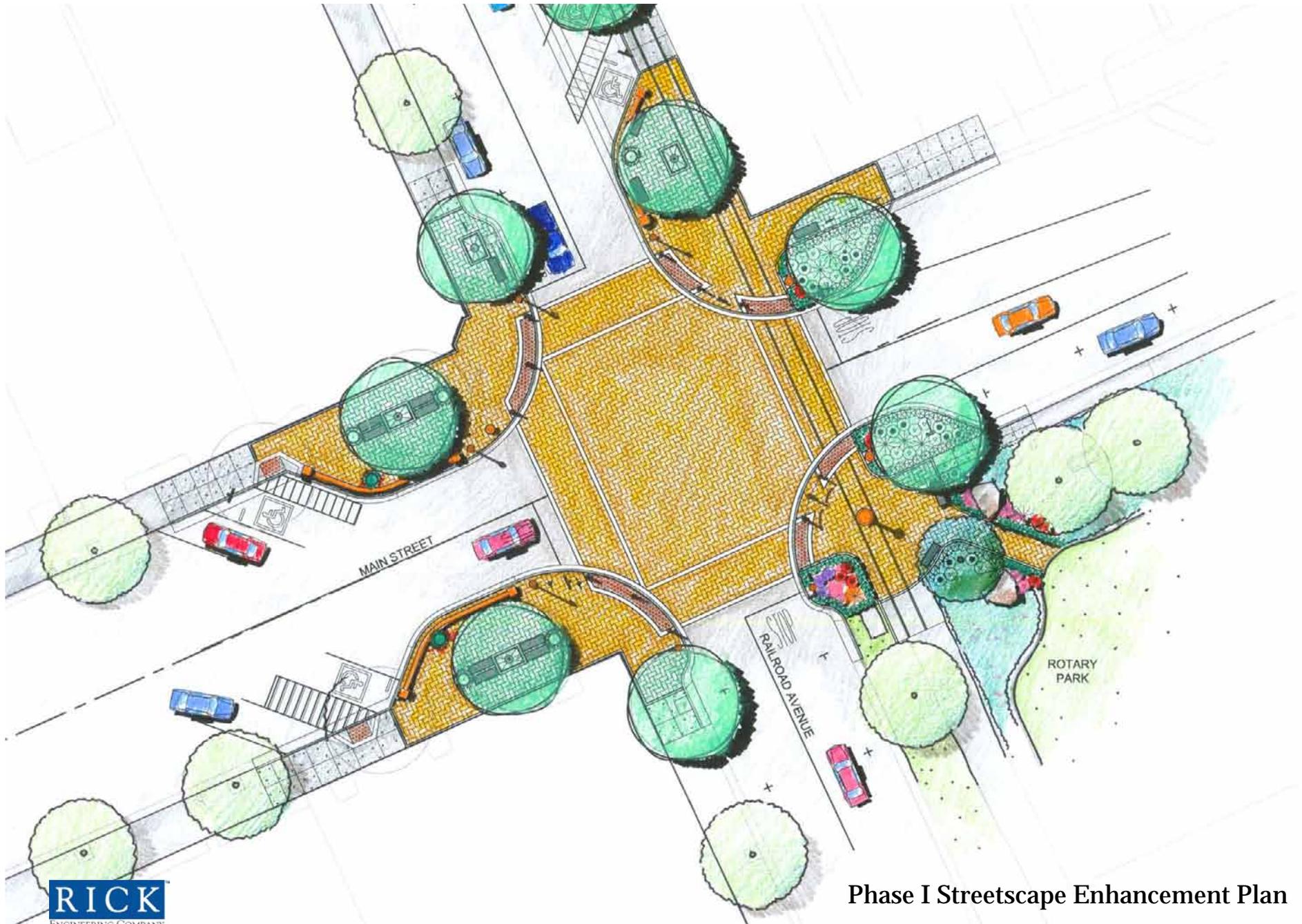
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Phase I Streetscape Enhancement Plan



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**Phase I Streetscape Enhancement Plan
Railroad Avenue & Main Street Intersection**

Phase I Streetscape Enhancement Plan Railroad Avenue & Abbey Street Intersection



NOTES

1. ALL DIMENSIONS AND STATIONING TO BACK OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. SEE LANDSCAPE PLANS FOR ARCHITECTURAL & LANDSCAPE FEATURES.

LEGEND (SEE GRADING AND LANDSCAPE SHEETS FOR SURFACING DETAILS)

-  BRICK PAVERS
-  AC PAVEMENT
-  CURB AND GUTTER CONCRETE
-  ADA DETECTABLE PAVERS
-  CONCRETE SIDEWALK



SEE SHEET C-9



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NOTES

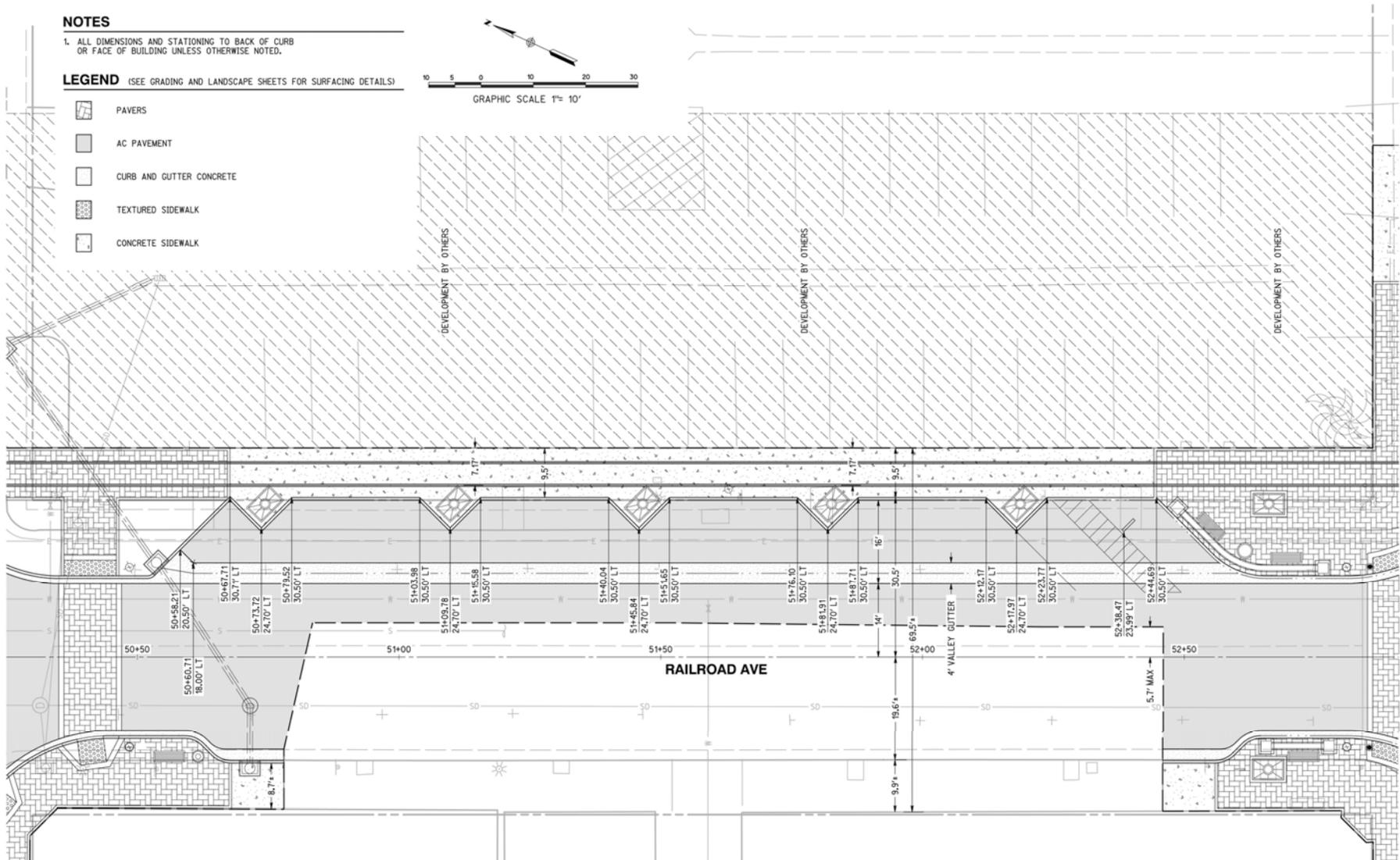
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LEGEND (SEE GRADING AND LANDSCAPE SHEETS FOR SURFACING DETAILS)

-  PAVERS
-  AC PAVEMENT
-  CURB AND GUTTER CONCRETE
-  TEXTURED SIDEWALK
-  CONCRETE SIDEWALK



SEE SHEET C-10



SEE SHEET C-8



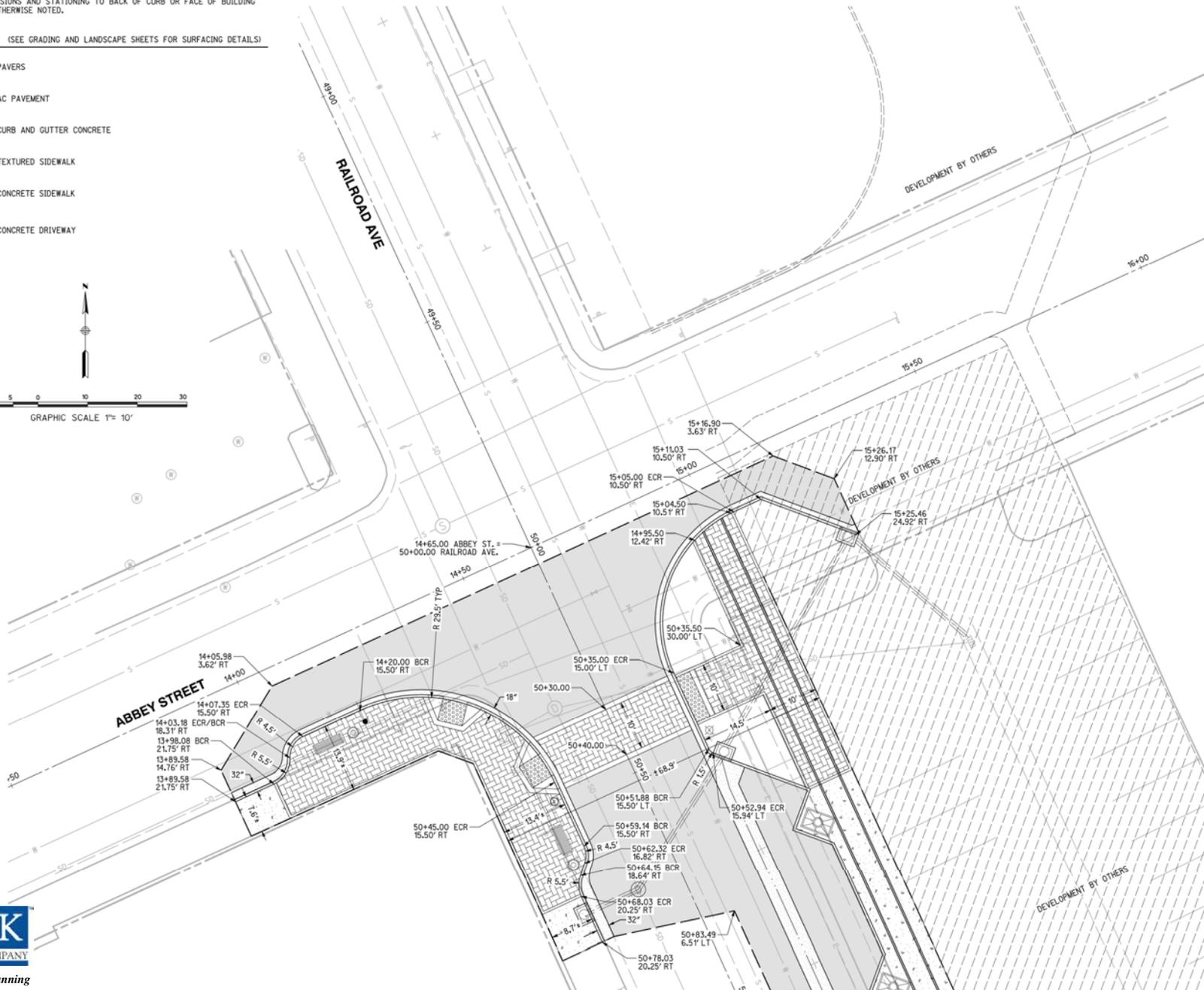
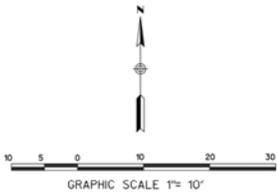
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-  TEXTURED SIDEWALK
-  CONCRETE SIDEWALK
-  CONCRETE DRIVEWAY



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SEE SHEET C-9

Next Steps

- 100% Construction Documents
- Project Out to Bid
- Review project schedule and revise if necessary

Questions & Comments

