

October 2012

# **CITY OF WINTERS**

## **ALLEY ACTIVATION VISIONING PLAN**

**an Addendum to the Downtown Master Plan**

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## I. Foreword

In late Spring of 2011 the City of Winters was awarded a grant from the Local Government Commission (LGC) for technical assistance in the development of a visioning plan for the activation of the alley known as “Newt’s Expressway” located between Railroad Avenue, First, Main and Abbey Streets. This visioning plan will serve as an addendum to the City of Winters Downtown Master Plan.



Sacramento-  
Alley between L and Capitol, 17th and 18th

## II. Visioning Plan

Creation of conceptual design ideas to enhance connectivity by providing pedestrian and bicycle improvements and to develop outdoor spaces and seating in the Core Block A alley, including a mid-block paseo between Main and Abbey Streets.

Activating the alley in a manner consistent with the Historic District to provide for vibrant public space and an extension of the core downtown area.

## III. Today’s Situation

Uneven, cracked pavement; overgrown weeds; unconcealed dumpsters; overhead utilities; poor lighting



#### **IV. Vision: Clean-Up/Fix-Up**

1. Enclose dumpsters using complementary materials
2. Replace old paving, pervious as feasible
3. Upgrade fencing materials
4. Rear building paint-up/fix-up
5. Add landscape materials, potted or permanent
6. Formalize/pave parking areas

#### **V. Vision: Reuse with Leasable Area**

1. Building renovation
2. Replace temporary structure(s) and parking with usable / leasable space
3. Enclose dumpsters, use complementary materials
4. Add landscape materials, potted or permanent
5. Provide area lighting, signage, bike parking

#### **VI. Vision: New Infill Construction**

1. New rear building addition / construction
2. Incorporate signage, lighting per downtown guidelines
3. Add landscape materials, consider greenwalls, etc
4. Provide seating, bike parking, amenities



#### **VII. Recommendations**

##### Guidelines for Private Site and Building Renovations

1. Improvements will conform with Form Based Code criteria
2. Use of way finding signage
3. Establishment of a commercial corridor (utilizing both sides of buildings)

##### Trash Management

1. Consideration of compactors
2. Site/building locations - architectural dumpsters
3. Common area(s) sites

##### Public Area Improvements

1. Alley paving and lighting

2. Paseo improvements program - art park, water conservation display, water feature, paving improvements
3. Utility undergrounding
4. Pedestrian link
5. Public spaces
6. Amenities - bicycle racks, seating, landscaping, etc.