

**COMMUNITY VISION SURVEY**  
**(32 surveys - 3/26/2007)**

**What do you like most about the Downtown?**

- ♣ small town atmosphere, closeness, running into people you know
- ♣ historic old town feeling, sense of identity
- ♣ School Street with its trees, shade, inviting environment
- ♣ pedestrian environment, ability to walk to everything, closeness
- ♣ locally owned shops, Palace Hotel , Oco Time, Mendocino Book Co, Heidi's Yarn Shop, Mendocino Bounty, Mulligans Books, Schats, Plaza, farmers market
- ♣ layout of buildings, historic buildings, shade trees, landscaping, brick, tile roofs, low building heights that protect views of western hills
- ♣ community events, night life (although limited)
- ♣ bike lanes (although limited)

**Should the Downtown change? If so, how?**

- ♣ combination of uses- residential, retail, professional, live-work, second story housing
- ♣ pedestrian mall, 'no car' zone, close School Street in downtown (such as between Perkins and Church)
- ♣ widen sidewalks- outdoor dining-move parking just 'behind' downtown
- ♣ more pedestrian friendly on State St- wider sidewalks, bike paths, trees
- ♣ reduce State St to 2-lane with diagonal parking and shade trees
- ♣ bike racks and curb cuts for people with disabilities
- ♣ parking
- ♣ public restroom
  
- ♣ continue to grow according to a 'plan' that everyone agrees to
- ♣ develop old town feeling- town pride
  
- ♣ more late evening entertainment and night life,
- ♣ stores consistently open evenings and Sundays
- ♣ more small shops, cafes
  - more inexpensive local food places
  - public tea house (nonprofit to benefit local charities)
  - no chain stores, but need Trader Joes, Macys
  - fish and chips, ice cream parlor, local grocery store
  - cafes with outdoor seating like Eurpoe
- ♣ move County offices out of retail space, to edge of downtown
- ♣ fewer real estate offices
  
- ♣ building and property fronts on State St treated same as School St
- ♣ plaques marking historic buildings
- ♣ public art
  
- ♣ restore Palace Hotel
- ♣ maintain and fix up old/shabby buildings
- ♣ keep spaces occupied with tenants

- ♣ more parks, trees, grass
- ♣ plant redwood groves in public areas
- ♣ daylight stream channels
  
- ♣ showcase solar and renewable energy
- ♣ require new construction to have passive solar, photovoltaic panels, local/natural materials

**What is your favorite building in the Downtown, and why? (\*most common response)**

- ♣ \*Palace Hotel – historic, old brick work, central location/anchor, near train station
- ♣ Marks Building (brewery building) – historic, gathering place, multi-use
- ♣ School St bookstore building – historic, open and inviting
- ♣ railroad station – historic, potential as transportations hub
- ♣ Schats – open and inviting
- ♣ back side of courthouse – historic face prior to remodel – detail and artwork lacking in recent buildings
- ♣ McKinley Building – classic brick
- ♣ old Victorians
- ♣ Courthouse

**What should future buildings look like in the downtown? (\*most important)**

- ♣ \*retain classic small town charm, old style, historic
- ♣ \*mix of architectural designs
- ♣ not modern, maintain existing scale
- ♣ existing styles, occasional modern touch okay, may be innovative if it fits feel of downtown
- ♣ brick facades
- ♣ storefront styles open and inviting
- ♣ quality look
- ♣ Palace Hotel – restore to expand downtown walking area, hotel, shops, offices, housing
- ♣ roof gardens
- ♣ courtyards
- ♣ more character than block shapes
- ♣ 3 stories or less, 3-5 stories
- ♣ minimum front and side setbacks, backyards and alleyways
  
- ♣ green architecture
- ♣ constructed with local natural materials
- ♣ energy efficient - solar designs, reduced energy costs, net energy producers

**Is there anything else you would like to tell us about the Downtown or Perkins Street Corridor?**

- ♣ Modifications to get people out of cars and develop more vibrant downtown

- ♣ Vibrant night life, for youth and non-alcohol drinkers, shops that stay open evening, coffee houses, quiet clubs
- ♣ Cops need to quit harassing people for no reason
- ♣ More events at Plaza
  
- ♣ Improve Perkins Street gateway
- ♣ Signs on freeway advertising downtown
- ♣ Green belt along Perkins St, rail area, Cleveland Lane
- ♣ Perkins St lacks unified design, needs trees, walkable sidewalks, attractive store and restaurants
- ♣ Expand feel of School St --- to State St, and to Main St. Make continuous pedestrian connected shopping experience
- ♣ Do not give away precious space to large out of town retailers- develop places with unique character. No cookie cutter development
- ♣ Retail/residential mix – second floor residential
- ♣ Replace Palace Hotel with 2-3 story with retail/office with housing upstairs
- ♣ Facade and property improvements
- ♣ Worried what will happen if courthouse moves
  
- ♣ One way traffic on State and Main Streets
- ♣ State Street- more pedestrian friendly, sidewalk and street landscaping
- ♣ Pedestrian and bike paths, rail trail
- ♣ Get office employee parking off of School, Perkins, Standley Sts
- ♣ State/Church and School/Perkins area dangerous pedestrian intersections
- ♣ Larger planting strips along streets
  
- ♣ Green building, energy smart buildings, solar panels, rain catchment, greenhouse gas reduction plan, retain trees or use native plants, protect streams from sedimentation and nonnative vegetation

**Rank issues in order of importance (1, 2 or 3):**

<b>Issues</b>	<b>1</b>	<b>2</b>	<b>3</b>
Restoration of the Palace Hotel	21	3	2
More Small Retail Stores	11	9	2
More Restaurants	10	9	3
More Entertainment/Special Events	13	7	6
Improved Pedestrian Access	12	8	2
Improved Parking	8	10	8
Improved Traffic Circulation	9	8	5
Live Work Space	13	6	6
More Housing	8	3	11
More Trees/Green Spaces/Parks	16	6	2
Better Designs	7	6	5

More Offices	1	8	11
Anchor Retail Store	2	3	13
More Service Providers	4	9	9