

City of Ukiah

Downtown and Perkins Street Corridor - Form Based Code Project
Focus Group Meetings – Tuesday, January 16, 2006 @ 9 AM – 9:00 PM
Jan. 16, 2007 Focus Group Meetings – Summary of Issues
Feb. 8, 2007

Issues	Suggestions
<p>ECONOMICS/VIBRANCY Economics & community needs rule. We must recognize what we have & what we can afford. Dreams are nice – but keep reality in mind. Vibrant economy first Mandates of building regulations (i.e., earthquake and/or sprinklers) w/o the availability of supportive funds. Vacancies Walkability</p> <p>INFRASTRUCTURE Infrastructure!! Infrastructure needs upgrading Street sweeping Trees Drainage problem on Perkins Street Landscape strips are difficult to maintain Detention of stormwater Narrow streets a problem – need 12' min. width clear for travel lanes Street trees lifting sidewalks Check size of sewer and water pipes</p> <p>PARKING Parking Parking Loading zones take up parking spaces No permitted parking – a problem</p> <p>TRAIN/DEPOT RR – will it ever be used as transit?</p>	<p>ECONOMICS/VIBRANCY Vibrant downtown Viable, healthy economic strength. Smart economic development to be done. Stimulate growth Palace Hotel – bustling Bustling economy Tax credits, bonds, low interest loans. Lively on Sundays and nights Government help for earthquake retrofit Walkability</p> <p>INFRASTRUCTURE Ultimate: Power lines underground Opportunity to upgrade infrastructure.</p> <p>GREEN INFRASTRUCTURE Solar panels, green roofs “Share” cars</p> <p>PARKING Parking garages Parking garage for Courthouse parking. Parking garage at Post Office parking lot Angled parking on Perkins Street Underground parking west of State Street Perimeter parking lots south of Orchard Tie existing parking study into this process.</p> <p>TRAIN/DEPOT Preserve RR tracks</p>

BUILDING HEIGHTS

Don't see any reason for mid-rise buildings – no demand.
Lift height restrictions vis-à-vis airport landing zone so to allow infill 3-story buildings rather than 2-story.

DESIGN

Pull downtown together using School Street as a model.
Utilize vacant lands
Community gardens

CORRIDORS/ENTRYWAYS

Corridors into Ukiah
Entryways

COMMUNITY/SOCIAL ISSUES

Difficulty in keeping youth in town
ADA access

BUILDING HEIGHTS

Taller buildings (3-5 stories) on Perkins
1-2 story building heights
3-story building heights
Downtown - 3-4 stories
Perkins Street - 2 stories
Perkins Street – 3 stories
5-10 story buildings
40' tall buildings max (75' ladder)

DESIGN

Make creek accessible and a design element.
Wide sidewalks.
Residential above commercial.
Building up.
Pedestrian friendly
Remove the “barrier” of State Street
Landscaped median on Perkins Street
Courthouse moved to Depot, turned into plaza
All County buildings gone
Awnings
State Street – 2 lanes + bulbouts
Fill in holes in urban fabric
Save magnolia trees at County Courthouse
Façade of Palace Hotel intact
3-story library – glass, rooftop garden
Lots of pocket parks
Outside dining & musicians on creek
Substantially more pedestrian access.
Make movie theater feel close
Big, beautiful library with galleries and community meeting rooms
Pedestrian bridges at Perkins and State Streets
Murals around downtown – interactive
Protect views of hillsides on Perkins Street
Mixed setbacks from streets
Expand, naturalize creek and make it accessible

ENTRYWAYS

Entry arch
Gateway – not like Willits

COMMUNITY/SOCIAL ISSUES

Coordination of different focus groups.
Coordination of this to the UVAP.

BIG PICTURE

Long-term and worst-case scenario.

Vision

Don't focus on upscale tourists.

Keep the feel of a functional small town.

LAND USE

Bringing in diverse businesses that can support and be supported by persons living downtown, so it is not just a destination.

County & City uses encroaching on retail spaces in downtown

Inadequate anchors

Bars create problem of drunk driving and disorderly conduct

SAFETY

Downtown unsafe at night

No fire escapes

Hidden basements and common areas

Mixed-use is harder to police (thefts, safety, traffic flows)

ASDA

State Street difficult to cross

RESTORATION

Palace Hotel

REGULATIONS

Zoning

Regulations and fees hurt downtown development.

New restaurants or cafes above 49 seats need expensive earthquake retrofitting

TRAFFIC/TRANSPORTATION

Traffic

Traffic, speeding

BIG PICTURE

ACT

LAND USE

No big boxes in downtown

Outdoor café seating

New markets, restaurants and other services needed day-to-day.

Bookstores, galleries, coffee shops, grocery store

More arts downtown

Trader Joe's at library site

Remove Smith Street

"Pikes Market" at Alex Thomas Plaza

Perkins street as "port of entry" with hotels and travel services

Palace Hotel as vocational training school

SAFETY

ADA sidewalks

Sprinkler new development

Defensible space – buildings that police the street

More emergency staff needed with higher densities and mixed-use

Grow the Police Dept.

RESTORATION

Restored Palace Hotel

REGULATIONS

Charter City classification.

Definition of what is good for downtown that is clear enough that someone wanting to contribute to it can without red tape and anyone trying to take away from it is slowed.

Clear set of rules that government cannot mess up

Clear process

Incentives

Density bonuses

Historic preservation/ordinance

Not having a restricted/extended design review

TRAFFIC/TRANSPORTATION

No stoplights

Trolley, electric shuttle

No cars on Perkins Street