

# Suisun Valley Strategic Plan

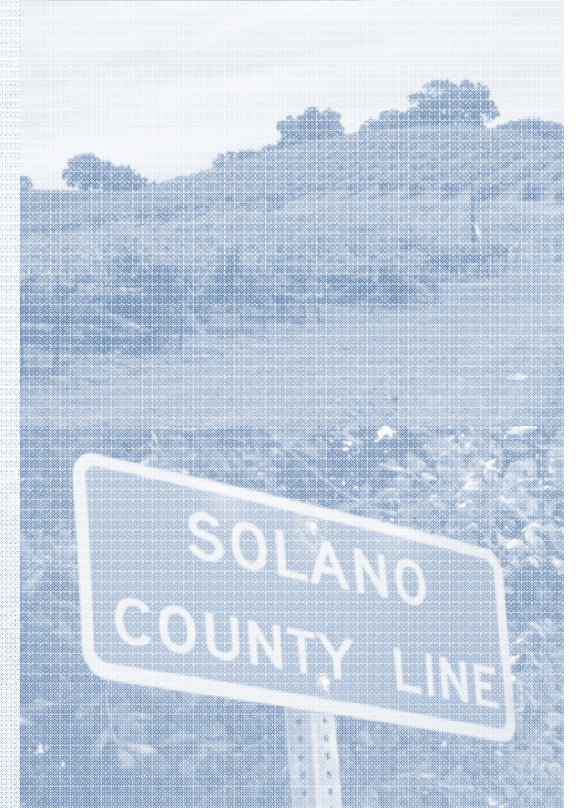
*Stakeholder Meeting – March 30, 2009*



*Planning for a Sustainable Solano County*

# Presentation Outline

- Welcome and Re-cap
- Zoning Ordinance
- Design Guidelines
- Infrastructure
- Roadway Prototypes
- Questions



# Re-cap of last meeting

- Three alternatives for discussion
- Discussed each center
- Received comments:
  - ▣ Preserve flexibility
  - ▣ Reserve acreage for the future



# Zoning Ordinance

- Review input received thus far
- Present major topics
- Receive input on focused questions



# Input

- SV Fruit Growers
  - Minimum parcel = 20 acres
  - Permits based on origin of products sold (farm stands, tasting rooms)
  - Standards for permits (farm tours, events)
  - Activities allowed by right (picnic areas, promotions, sampling)
  - Permits for agricultural processing
  - Levels of permits (by-right, administrative, use permit)
  - Grandfathering of existing uses



# Input

- SV Wine Growers
  - No minimum parcel size for wineries
  - Sourcing more than 75% of grapes from outside SV should be by permit only
  - Special events allowed by right subject to limits on frequency and size
  - Tasting room square footage should be proportionate to processing facility size
  - Winery classifications should be linked with state, county and other requirements (i.e. wastewater capacity if > 50,000 gallons)



# Potential Zoning Code Content

- Wineries
  - 25% of winery grapes must be from Suisun Valley or use permit needed
  - Multiple winery classifications
    - **Boutique, Small, Large, Industrial?**
  - Special events allowed in small, large and industrial wineries without use permit
  - Auxiliary tasting rooms to be allowed by-right
  - Winery development may be subject to design guidelines
  - Development standards to allow flexibility for wineries while ensuring compatibility with Suisun Valley



# Design Guidelines

- Purpose of guidelines:
  - ▢ Define criteria to promote quality rural design
  - ▢ Unify the design and implementation of individual agricultural tourist centers
  - ▢ Protect visual character and integrity
    - site planning
    - architecture
    - landscape design for new construction
- Provides standards and design recommendations
- Written and graphic descriptions
- Tonight: Present and confirm “rural” standards





# Site Planning Guidelines

## Land Use and Density

Buildings should be clustered tightly together

Successful example- rural character



*Buildings clustered close together*

Inappropriate example- suburban character



*Buildings spaced too far apart*

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# Site Planning Guidelines

## Building Location

Buildings, entrances, and activity areas should be located adjacent to the street

Successful example- rural character



*Building entrances located near street*

Inappropriate example- suburban character



*Parking and service area separates street and building entrance*

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# Site Planning Guidelines

## Site Grading

Preserve existing landforms and features in their natural state. Refrain from artificially contouring the landscape.

### Successful example- rural character



*No artificial contouring*

### Inappropriate example- suburban character



*Landscape berming along property edge creates suburban character*

# Site Planning Guidelines

## Storm Water Drainage Design

Swale drainage features are preferred to curb and gutter systems. Low impact techniques should be applied where applicable.

### Successful examples- rural character



*Surface drainage along rural roads*

# Site Planning Guidelines

## Storm Water Drainage Design

Swale drainage features are preferred to curb and gutter systems. Low impact techniques should be applied where applicable.

### Inappropriate example- suburban character



*Curb and gutter along property edge creates suburban character*

# Design Guidelines

## Community Context and Character

Suisun Valley has a rich vernacular architectural character.

### Typical Vernacular Architectural Character



*Front and side gabled roofs are typical.*



*Vernacular building use materials such as wood, brick, stone and stucco.*

# Design Guidelines

## Community Context and Character

Suisun Valley has a rich vernacular architectural character.

### Typical Vernacular Architectural Character



*Vernacular architectural elements include covered front walkways.*



*Accessory buildings also greatly contribute to Suisun Valley's vernacular.*

# Design Guidelines

## Community Context and Character

Character of new buildings should be similar to existing buildings.

### Successful examples- rural character



*Flat roofs are appropriate but should be offset with varying architectural details*



*Details could include varying parapets, awnings, and covered walkways*



# Design Guidelines

## Community Context and Character

Character of new buildings should be similar to existing buildings.

Inappropriate examples- suburban character



*Mansard roofs should be avoided*

# Landscaping Design Guidelines

## Road Corridors

Suisun Valley has unique rural roadway character.

### Unique rural roadway character



*Great views and connection to adjacent agriculture lands.*



*Limited infrastructure at intersections.*

# Landscaping Design Guidelines

## Road Corridors

New improvements should enhance Suisun Valley's rural roadway character.

### Elements that detract from roadway character



*Chaotic signage detracts from roadway character.*



*Inappropriate fence types block views and detract from roadway character.*

# Landscaping Design Guidelines

## Road Corridors

New improvements should enhance Suisun Valley's rural roadway character.

### Rural fencing and landscaping



*Fence types should be rural in character and not obstruct views from roadways.*



*Landscaping should also be rural in character.*

# Landscaping Design Guidelines

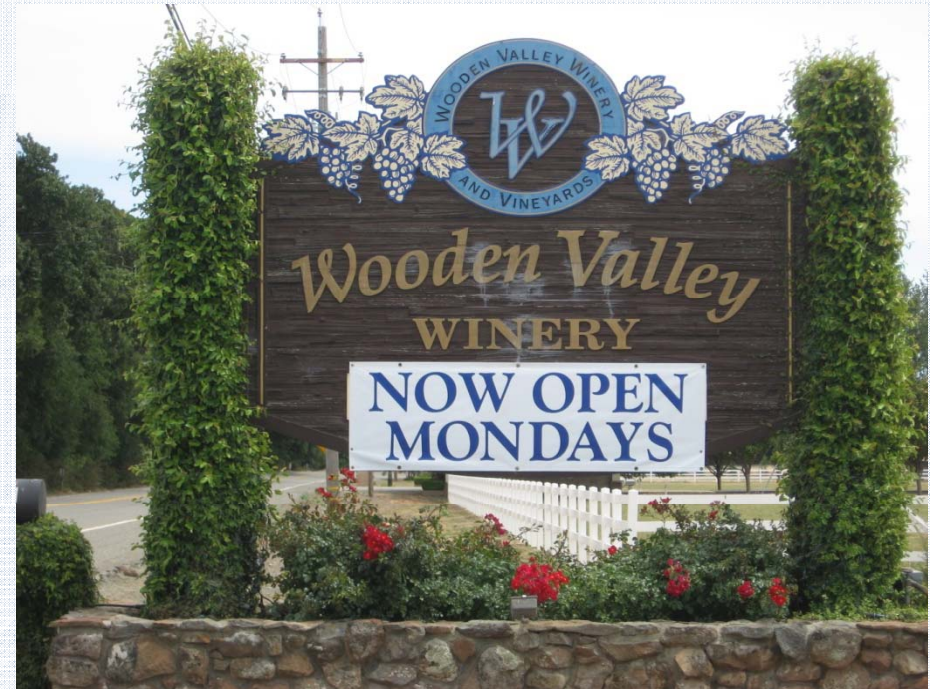
## Road Corridors

Use consistent landscape connectives to tie roadway character to Suisun Valley's destination marketing and community branding strategy

### Examples of landscape connectives



*Way finding signage.*



*Entry signs.*

# Landscaping Design Guidelines

## Road Corridors

Use landscape connectives to tie roadway character to Suisun Valley's destination marketing and community branding strategy

### Examples of landscape connectives



*Public art.*

# Landscaping Design Guidelines

## Road Corridors

Use landscape connectives to tie roadway character to Suisun Valley's destination marketing and community branding strategy

### Examples of landscape connectives



*Murals.*



*Advertising.*

# Landscaping Design Guidelines

## Road Corridors

Use landscape connectives to tie roadway character to Suisun Valley's destination marketing and community branding strategy

### Examples of landscape connectives



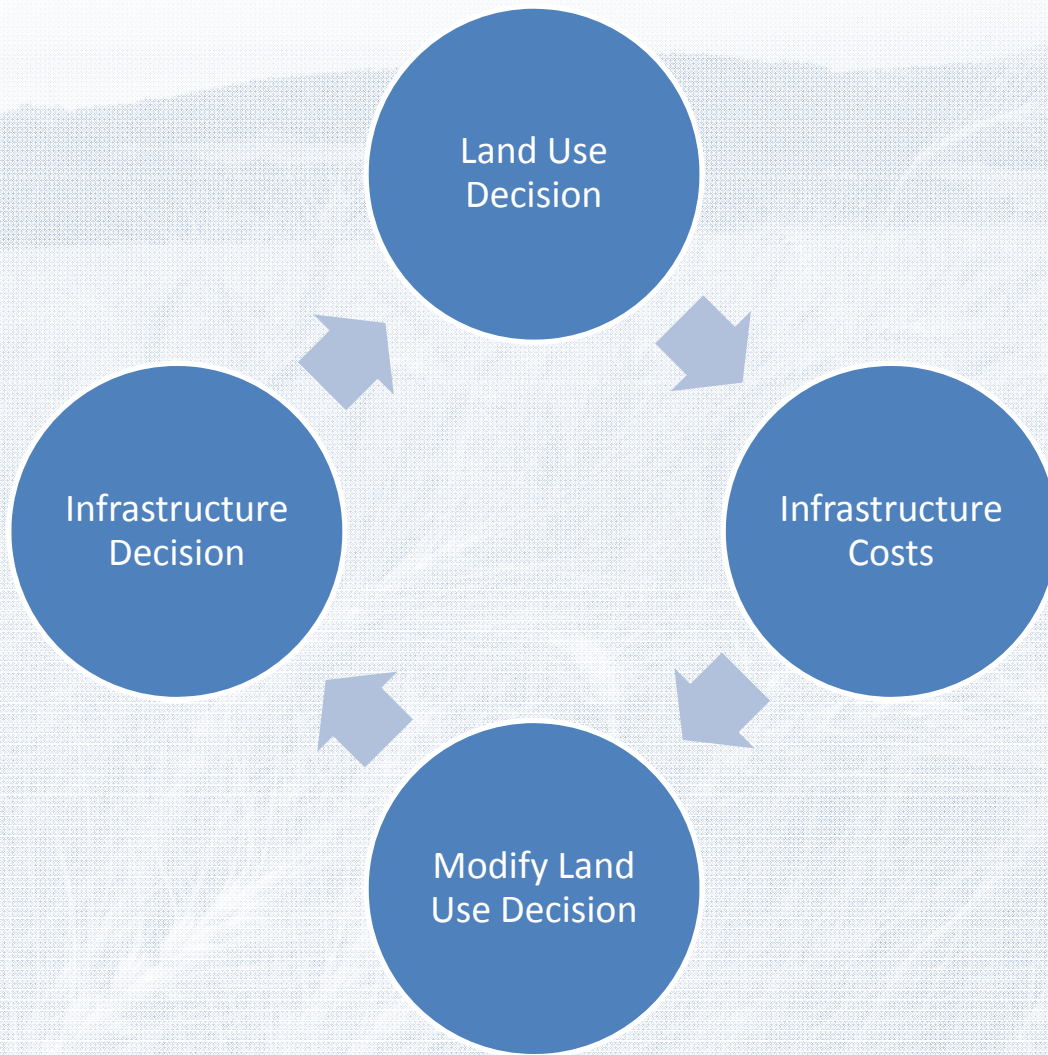
*Lighting.*



*Furniture.*



# Infrastructure



# Roadway Prototypes

- Location based on priorities
- Tied to infrastructure
- Center priorities = roadway priorities?

