

PMSCDC Workshop Summary

To elicit community feedback and develop consensus for design direction moving forward in developing the final master plans for the Pardi Market Plaza, the Pardi Market Site Citizens Development Committee (PMSCDC) Workshop was held from 6:30 to 8:00 p.m. on the following date and location:

Thursday, February 23rd
City Hall, Council Chamber
Dixon, CA 95620



Seven members of the PMSCDC, at least 17 members of the public, four city staff, and three consultants attended the meeting. Not all attendees signed in, but the attached sign-in sheet documents most public participants. The Workshop provided an overview of the Pardi Market Plaza public outreach effort, site opportunities and constraints, the four conceptual plans (Conceptual Plans A, B, C, and D) prepared to date, and design ideas for consideration in moving forward. The Workshop allowed attendees the opportunity to provide feedback about design priorities and how the designs should be refined moving forward. Posters on display in the room included a survey results summary, site engineering survey, opportunities and constraints, community conceptual design submittals, Public Open House posters, and Conceptual Plans A, B, C, and D.

1.1 Presentations

The PMSCDC Workshop started with two presentations. The first presentation, by Paul Weller of Foothill Associates, provided an introduction of the project design team consultants, summary of the public open house event in January, on-line survey results, designs submitted by members of the public, an overview of the four conceptual plans prepared to date, and project design inspiration. The second presentation, by Deborah Barr, Associate Civil Engineer with the City of Dixon, provided an overview of the 2016 Parking Utilization Study conducted by the City. The presentations are posted on the project website for review.

1.2 Group Discussions

Following presentations, attendees were divided into seven small groups, each led by a member of the PMSCDC who served as spokesperson and scribe. The small groups were provided a series of prompts and questions to start and dialogue about the four Concept Plans presented. Following the Small Group discussions, the spokesperson for each group reported back to the whole large group to share findings. Findings were then summarized before the large group.

1.2.1 Small Group Discussions

Attendees were broken into seven small groups to discuss how the conceptual designs could be improved to address the needs of the community and make the space a centerpiece of Dixon. The groups critiqued the conceptual designs prepared to date keeping in mind the voice of the community. The small groups answered how the landscape architects should approach and consolidate the conceptual designs prepared so far into two final conceptual designs to be presented to the City Council in March. One PMSCDC Ad Hoc member was the spokesperson for each small group.

1.2.2 Large Group Discussion

Each small group spokesperson shared findings with the large group. The small group findings were recorded and helped inform the larger group of the variety of ideas present. Ideas focused on the greater good of the community and presented a design path for moving forward.

Group 1 (Ad Hoc Spokesperson: Jack Caldwell)

- Group 1 chose to move forward with Concept Plan B and Plan C
- Concept Plan B should have a restroom and bandstand added.
- Restroom and bandstand were desirable facilities in the final concepts.
- Parking in Concept Plan B is preferred due to City of Dixon's Downtown events (Grillin 'n 'Chillin, Tree lighting, Petting Zoo) a variety of space use (flexibility). For downtown events space and flexibility are important.
- In Concept B, the group thought the Women's Improvement Park was close by and therefore the space could have a smaller designated park area.
- In Concept C, the group liked corner location of the bandstand and thought restroom was important.
- In Concept C, the group liked the size of bandstand and trees at corner location.

Group 2 (Ad Hoc Spokesperson: Mike Hamilton)

- Group 2 chose Concept D first, followed by Concept C.
- The group would like to move the bandstand towards the southeast corner.
- Easy for band (Dixon HS Jazz Band), more events (Wine Stroll, Beer Walk), and crowd spreads out towards HWY 113.
- The ideal/optimum stage size for events at this site is 20'x35'. This could be accomplished by allowing space for temporary/portable adapters to enlarge the bandstand space for events. Explore/investigate ways to achieve optimum stage size.
- Add "wow" factor on corner, e.g. clocktower.
- Add more large canopy/shade trees (e.g. sycamore tree).
- Include/keep solar over parking and add solar to bandstand.
- Remove fountain, possible location of pergola in center.
- Liked the seat walls shown in the plans.

Group 3 (Ad Hoc Spokesperson: Ric Dorris)

- Group 3 chose to move forward with Concept Plan C and D.
- Would like to remove fountains from designs and prefer another type of center focal point such as a clock tower.
- Like the parking in the back and out of sight.
- Expressed concern about restroom/maintenance of restroom. Would prefer no restroom.
- Would like "clean" trees such as a sycamore used.
- Would prefer bandstand location in back.

Group 4 (Ad Hoc Spokesperson: Barry Schultz)

- Group 4 chose to move forward with Concept Plan A and D.
- Would like to see the park have a theme, a historic period theme.
- Did not like the serpentine walls shown in Concept Plan C, liked the linear walkways proposed in Concepts A and D.
- Stage locations: Concept A best, Concept D acceptable, and did not like Concept C.
- Concept A has too many pergolas.
- Do not like use of decomposed granite (D.G.).
- Concerned about use of low seat walls (they could be the next skate park).
- Concept C has too many entry points, final concepts need “documented” entries.
- Like 20 parking spaces as the amount of parking.
- Like trees, like clock tower, and offset the pergolas.

Group 5 (Ad Hoc Spokesperson: Jill Orr)

- Group 5 chose to move forward with Concept Plan C, did not pick/couldn't decide on a second choice.
- The group had members of the Old Town community represented.
- Lighting was important to group in the design. The final master plans should include historic style lighting.
- Electrical outlets should be included at the base of trees for use in festival lighting.
- Trees should generate minimal litter, no bad smelling trees (e.g. flowering pear), and fast growing trees.
- Structures built in the park (e.g. restroom building, bandstand) should be historic/follow City architectural designs present. Special attention should be paid to roofing design.
- Like the fountain.
- Final designs should include something to draw people into the space.
- City should have a “No sit, no lie” ordinance similar to Chico.
- Important to have Farmer's Market space, similar to Davis, like Concept C for this use.
- In Concept C liked the location of the bandstand on the corner (so it is further away from the residents to the south and east).
- The design of Concept C is too modern, the seat walls are too contemporary for site, and not historic. Would prefer or like to see brick used.

Group 6 (Ad Hoc Spokesperson: John Currey)

- Group 6 chose to move forward with Concept Plan D or none of the above (commercial development).
- Liked Concept D if it had the bandstand at southeast corner.
- Would like to have decomposed granite stabilized with cement.
- The group felt parking was not needed in the design per the Parking Utilization Study and would like to have Women's Improvement Park revitalized for increased public use (a park is not needed).

Group 7 (Ad Hoc Spokesperson: Kevin Johnson)

- Group 7 chose to move forward with Concepts D (first choice) and A (second choice).
- The group would like the fountain removed.
- The final master plans should have an 1800's historic downtown design theme.
- Like the use of solar panels, concerned about the modern look and how to combine historic building elements with the solar panels.
- Like use of solar panels over parking, not as sure about using solar panels on roofs of other structures (restroom, bandstand).
- Consider human use in design, minimize public exposure from First Street side (traffic), and focus active use towards back.
- The group would like to see more trees on A Street and along the perimeter and less trees in the middle to minimize blocking the view.
- In Concept D, the group would like the final master plan to explore a bandstand location slightly to the southwest.
- In Concept A, take bocce court out of the design.
- Concept C feels like a "squirrely" mess. Symmetrical design of other concepts was more appealing to the group.

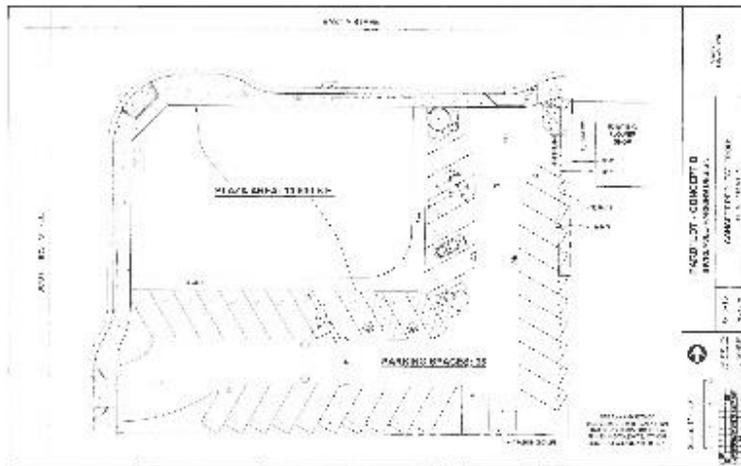


Existing Concept Plans

Concept Plan A



Concept Plan B



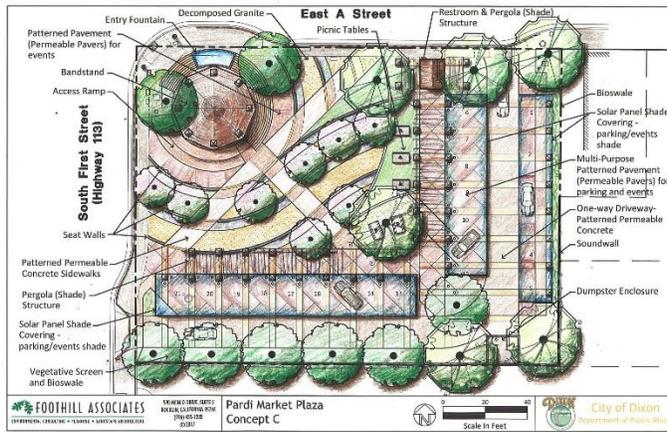
PARDI MARKET PLAZA



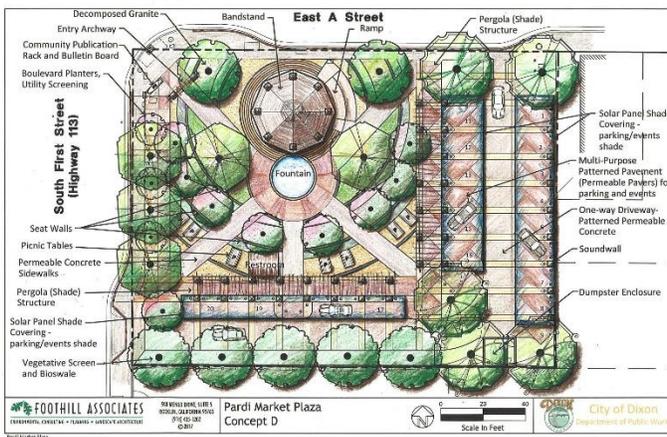


Concept Plans C and D

Concept Plan C



Concept Plan D



PARDI MARKET PLAZA



1.2.3 Large Group Summary

Following the large group discussion, a quick summary and next steps of the design process was shared. The group overall chose to move forward with the Conceptual Designs as follows:

Conceptual Plan D: 5 votes.

Conceptual Plan C: 4 votes.

Conceptual Plan A: 2 votes.

Conceptual Plan B: 1 vote.

Two votes are not accounted for due to one group selecting only Conceptual Plan C and the other group wanting commercial development proposed on the site.

The large group expressed that in development of the final master plans, the use of space: cars/people relationship must be carefully considered. The integration of a historic architectural design theme desired by the community for the design and built elements, and the use of solar panels in the design needs careful consideration. The group suggested use of trim, "iron lace", or façade design to mask solar panels from view. Barry Schultz shared the intent in Conceptual Plan A was to have flat solar panels on the pergola structures with solar battery banks on the back of the bandstand. The group liked having a clock tower located towards the center of the space and having a historic design. The group thought having a stage in the round (360° stage view) was a great idea worth exploring. The group was interested in a stage that was expandable or could achieve the optimum stage area desired (20'x35'). The space needs to be multi-use.

The large group also shared the proximity of residences to the commercial area is very close in Dixon. There is not a lot of buffer and design should be considerate of this relationship.

Attachment 1 - PMSCDC Workshop Sign-in Sheet

Pardi Market Site Citizens Development Committee Workshop
 February 23, 2017, 6:30 PM – 8:00 PM, Dixon City Hall Council Chambers

Sign-In Sheet

Name	Address	Phone	E-mail	Send Announcements via E-mail?
Jim Ernest				Yes
Ginger Emerson				yes
Dan Figueroa				com
Bobbi Wilkins				
JACK CALDWELL				u Yes ✓
RIC DARRIS				YES ✓
Ray Fultz Caylor				yes ✓
CAROL SCHOLZ				
ROBERT SALABER				No
Bil Paul				otmail.com ✓
Robin Tully				com Yes
Mark Costley				Yes
Jill O'Neil				yes ✓
Lorei Ferrero				
Christina Floyd				yes
Wesley Atkinson				YES!
JEFF KINSLow				
Devon Minnema				m yes
Suzanne Galloway				mi yes
Lyane deBie				yes
Rebecca Robinson				yes

PMSSDC MEMBER