

APPENDIX A—
DEVELOPMENT PROJECTIONS

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DEVELOPMENT POTENTIAL

The Specific Plan modifies development potential within the San Pablo Avenue, Pinole Valley Road, and Appian Way corridors. The General Plan reduces the development potential on several properties outside of the Specific Plan boundaries by assigning a Rural Land Use designation to some properties that had previously been designated for residential use. The change to a Rural land use designation would result in a small reduction in development potential due to environmental constraints on these sites. Accordingly, these projections focus on the land use changes that increase development potential, primarily within the Specific Plan Areas.

Predicting changes to commercial square footage and residential density under the Specific Plan over the next 20 – 30 years is difficult because the land use designations provide a great deal of flexibility in order to accommodate a broad range of market conditions. The percentage of commercial and residential use within the mixed use zones could vary broadly, lot coverage will be higher in locations where off-site parking facilities (e.g. a parking garage in Old Town) or improved transit service obviate the need for parking on-site, and lower for some commercial uses (e.g. industry) that are not located entirely within a structure.

It is important, however, to develop land use projections so that the effectiveness of the Specific Plan can be measured and evaluated. By applying assumptions related to site utilization, and building efficiency, the Specific Plan creates the following potential for development above what is allowable under the existing land use designations:

Residential:	1,076 Units
Retail:	431,088 s.f.
Office:	512,466 s.f.
Industrial:	0 s.f.

As recent events (e.g. changes in the housing market, a gasoline price spike, and economic uncertainty) demonstrate, economic conditions during the life of the Specific Plan may dramatically influence housing needs, investment decisions, and travel behavior. Because of this potential for change, the economic analysis does not attempt to project conditions beyond a 15 year period. Never-the-less, the projections contained herein attempt to estimate new development over the next 20 to 30 years. The following text describes the factors and assumptions that were used to estimate the development potential for the Specific Plan.

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LAND USE COMPARISON

In order to calculate long-range development projections for the Specific Plan area, it is important to understand projected demand, and to assign realistic assumptions to development potential within land use categories that reflect demand and physical and regulatory constraints. The following discussion describes the market conditions that are anticipated over the next 15 years, and provides a detailed description of the assumptions that are applied to land use types.

Projected Demand

Population and employment growth in Pinole will likely be slower than the County and the region due to the largely built-out nature of the City. ABAG projections 2007 estimate that by the year 2035, the population of Pinole will increase by 14% and jobs in Pinole will increase by 38%, compared to projected population and job increases in the County of 27% and 56% respectively. The majority of households in Pinole own their home (74%), while the majority of jobs in Pinole are in health, education, and recreational services (52%), with the retail sector (23%) and financial and professional services (11%) providing the next highest concentration of jobs. Countywide, the highest rate of growth is expected to occur in the financial and professional services, and health and education sector, with a projected 61% increase in each. Given these population and employment sector projections, and based on ABAG estimates, BAE projects that there will be demand for the following development within the next 15 years:

Office:	75,000 – 100,000 square feet
Retail:	125,000 square feet
Industrial:	Existing Supply is Adequate
Lodging:	Undetermined

ABAG Projections 2007 reflect a Regional Housing Need Allocation for the City of Pinole by the year 2014 as follows:

Income Category	Number of Units
Very Low Income	83 Units
Low Income	49 Units
Moderate Income	48 Units
<u>Market Rate</u>	<u>143 Units</u>
TOTAL	323 Units

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ABAG Projections 2007 anticipate that residential demand will continue to grow. ABAG seeks to identify the number of housing units each City would need to plan for in order to contribute their fair share toward satisfying regional demand. By year 2030, Pinole would have to be able to provide 1,892 more units than presently exist in order to satisfy its share of the regions demand.

Specific Plan Capacity

The Specific Plan areas contain approximately 300 acres of predominantly developed land. In order to accommodate the projected demand for development and invite further capital investment within Pinole, the corridor land uses have been changed to:

- Replace single use commercial zoning with various mixed use zones;
- Eliminate commercial FAR as a development constraint;
- Increase opportunities for residential development; and
- Increase residential density.

The following table provides a breakdown, by corridor, of the gross acreages within the 2009 land use designations.

**Table 1
2009 Land Use Designations**

2008 Land Use	Gross Land Area			Acres
	San Pablo Ave.	Appian Way	Pinole Valley Rd.	
(R1) Low Density Res.*	8.5	13.6	37.3	59.4
(R2) Moderate Density Res.	0.2	0	3.0	3.2
(R3) Medium Density Res.	3.5	0	2.3	5.8
(R4) High Density Res.	8.7	0.4	2.8	11.9
(C1) Neighborhood Business	9.6	14.6	20.5	44.7
(C2) Central Business	15.8	10.9	1.2	27.9
(C3) General Commercial	14.6	45.6	10.8	71.0
(M1) Light Industrial	12.4	0	0	12.4
(M2) General Industrial	7.3	0	0	7.3
(PD) Planned Development	27.9	14.8	0.3	43.0

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2008 Land Use	Gross Land Area			Acres
	San Pablo Ave.	Appian Way	Pinole Valley Rd.	
(PA) Professional/Admin.	0	10.8	0	10.8
(OS) Open Space	6.2	0	0	6.2
(MU) Mixed-Use	8.6	0	0	8.6
	123.3	110.7	78.2	312.2

**Includes School Pinole Valley High, Collins Elementary, and Pinole Middle School Properties
The following table provides a breakdown, by corridor, of the gross acreages within the Specific Plan land use designations.*

**Table 2
Specific Plan Land Use Designations**

Proposed Zoning	Gross Land Area			Acres
	San Pablo Ave.	Appian Way	Pinole Valley Rd.	
(MDR) Medium Density Res.	13.0	0	6.8	19.8
(HDR) High Density Res.	0	1.9	1.7	3.6
(VHR) Very High Density Res.	6.8	0	0	6.8
(RMU) Residential MU	15.9	18.6	0	34.5
(CMU) Commercial MU	38.6	70.3	19.4	128.3
(OPMU) Office/Professional MU	0	8.4	11.3	19.7
(OIMU) Office Industrial MU	43.4	0	0	43.4
(P/QP/I) Public/Institutional	4.4	11.5	35.6	51.5
(OS) Open Space	1.2	0	3.4	4.6
	123.3	110.7	78.2	312.2

DEVELOPMENT CONSTRAINTS

Estimating the redevelopment potential of property within the Specific Plan area is complicated by the fact that ownership is fragmented and, with a few exceptions, parcel sizes are small. These factors combine to make redevelopment less efficient from a land utilization perspective.

A reasonable estimate of development potential must also account for the fact that most of the properties within the Specific Plan area are already developed. Even if underutilized, developed properties generate income for property owners and make it less likely that the site will redevelop unless there is a substantial incentive to do so. This condition tends to limit the financial feasibility of redeveloping parcels unless new development intensity is high enough to justify the costs

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associated with buying and clearing land that is presently occupied with income-generating uses. This condition will likely result in slow and incremental property development patterns.

DEVELOPMENT POTENTIAL

It is important to identify some of the considerations that will influence development projections within the Specific Plan boundaries. The assumptions that have been generated for these projections have been formulated to reflect the following conditions:

- Development Constraints: Regulatory, physical, and market constraints will have an effect on build-out conditions:
 - Development Intensity: Residential density and commercial floor area limitations establish the maximum potential development within the Specific Plan area;
 - Topography: Steep slopes will reduce the development potential on some properties;
 - Market Demand: Limited demand for certain development types, particularly retail, will further limit development potential.
- Large Lot: Development of properties that are over an acre in size will typically result in more efficient parking and circulation layouts.
- Small Lot: Smaller scale properties typically require a higher percentage of the property to be utilized for parking and circulation.
- Old Town: Old Town parking conditions and standards promote shared parking and create an opportunity for more compact development than would be anticipated in other areas of the Specific Plan.
- Redevelopment: Because most of the properties within the Specific Plan boundaries are already developed, redevelopment of these sites will likely occur slowly and in an incremental manner.

The land use assumptions account for these conditions and establish a realistic development scenario that could be compared with potential development under the 1995 General Plan and Zoning Code. This section describes the assumptions used to evaluate existing conditions, and changes that would result under the Specific Plan. Due to the fact that opportunity sites tend to be

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larger than other properties within the Specific Plan area, separate assumptions have been applied to these properties.

LAND USE ASSUMPTIONS

General Assumptions

To estimate development potential within the Specific Plan Corridors, it is important to make assumptions related to the following:

- Percent of development type by sector (residential, retail, office, industrial, public, other).
- Square footage by sector – the average dwelling unit size per development type or average number of square feet of building area per employee (square feet per employee ratios) have been based on projections provided by Bay Area Economics.
- Landscaping, circulation, and setback requirements are deducted from the gross lot area to create a site utilization percentage. Depending on the type and location of development, site utilization is expected to vary from 40% for industrial uses to 85% for mixed use and high density projects.
- Maximum height in stories.
- Depending on development type (e.g. apartment v. townhouse), a portion of the building area may be taken up with hallways and common areas. Where this occurs, a building efficiency adjustment is made. Based on analysis of selected opportunity sites, and input from industry professionals, it is estimated that 15% of the building area would be unavailable for residential use.

These assumptions are used to calculate development potential for a land use. For parcels where more than one development type is possible, a blended development type has been created. Blended development types contain percentages of land uses (e.g. 10% Retail, 60% Medium Density Residential, 30% Office) that would be anticipated given site conditions. Actual development proposals are not expected to follow these estimates and will likely propose substantially different use ratios, these estimates attempt to predict the average development ratios throughout the Specific Plan area over a 30-year period.

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Parcels within the Specific Plan Area are in-fill sites that are presently served by infrastructure and will not require substantial land dedication for public improvements. Accordingly, it is assumed that 100% of the sites are available for development.

Existing Conditions Assumptions

The following assumptions were used to evaluate development potential under the 1995 General Plan and Zoning Code:

- Low Density Residential: With potential densities of between 1 and 7 units per acre, these zones are predominantly developed and are not expected to experience further subdivision. Where Low Density Residential property contains public facilities (e.g. schools), these sites are expected to continue operating as a public facility. While Low Density Residential properties may experience some increase in residential use through the creation of second units, the potential for additional development is not substantial, and would not change under the Specific Plan. Projections assume that existing conditions represent build-out.
- Moderate Density Residential: An inconsequential amount of land within the project area has been designated with a moderate residential density. No further development potential is calculated for this area. Projections assume that existing conditions represent build-out.
- Medium Density Residential: These zones have not developed to the maximum allowed (8 to 15 dwelling units per acre) and contain single-family residences that may be converted into duplex or triplex units in response to the rising cost of housing. While such conversion would likely occur slowly and incrementally, the development projections assume that such conversion would occur, but that the actual number of units would be limited by smaller lot sizes. Accordingly, development potential is calculated:
 - With at a density of 12 units per acre;
 - 65% site utilization; and
 - 85% building efficiency.
- High Density Residential: These properties have, in some cases, developed to the maximum potential density (25 dwelling units per acre), while others remain underdeveloped. The development projections assume housing costs will rise over 20 – 30 years and result in

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development at the maximum permitted density and employ the following development projection assumptions:

- A site utilization of 60%;
 - A unit efficiency of 85%; and
 - A density of 25 units per acre.
- Neighborhood Commercial: The Pinole Valley and Appian 80 shopping centers are located in this zone, together with a mix of office and retail uses on other sites on Pinole Valley Road and scattered throughout the Specific Plan area. Due to the amount of land occupied by lower intensity retail, these properties:
 - Were assigned a site utilization of 30%; and
 - Were expected to contain primarily retail (75%) with the balance (25%) used for office space.
 - Central Business: These zones are located within the Old Town area and are dispersed along San Pablo Avenue and Appian Way. In Old Town, development on these properties tends to occupy a higher percentage of the site and to contain a balanced mix of office and retail, while outside of Old Town, development occupies a smaller percentage of the site. Using a recent development proposal near the Appian/Dalessi intersection as a model for mixed use development, these properties:
 - Were assigned a site utilization of 50%;
 - Were expected to contain an equal distribution of retail (50%) and office (50%) uses; and
 - Were expected to develop at no more than 2 stories.
 - General Commercial: This zone includes the Del Monte shopping center, the Kaiser Medical Office, and a variety of other uses that tend toward retail activity. Because these sites have developed at lower intensity levels and seem to favor retail use, they:
 - Were assigned a development percentage of 40%;

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- Were expected to contain more retail (65%) than office (35%);
 - Retail would be located within single-story structures; and
 - Office would be located within two story structures.
- Light Industry: Industrial land use, unlike commercial development, has varied demand for structured space depending on the individual use. This zone contains a corporation yard and RV storage that require most of the site for outdoor storage and circulation, and a self-storage facility that contains structures on much of the site. Because future redevelopment of these sites could result in higher percentage of structured space, the development projections assume:
 - Site utilization of 40%; and
 - Single story development.
 - General Industry: This zone contains Sugar City (a construction/landscape supply business) and the wastewater treatment plant. These types of uses have need for office, administrative and retail space, but also require large areas for outdoor storage and materials processing. Though future uses in these locations could generate demand for more structured space, the development projections anticipate that the existing conditions are likely to prevail and assume:
 - Site utilization of 30%; and
 - Single story development.
 - Planned Development: While the majority of property within this zone is residential, the Planned Development District also contains light industrial uses at the Pinole shores Business Park site, and medical office facilities on Appian Way across the street from Doctor’s Hospital medical building. In general, these sites support a development intensity that is unlikely to change, and development projections assume that existing development reflects build out under current conditions. Development projections assume:
 - Site utilization of 50%;

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- 70% of structured space will be used for residential development at density of 15 units/acre;
- 15% of structured space will contain light industrial uses; and
- 15% of structured space will contain offices.
- Professional and Administrative: Created primarily to support medical facilities and offices, this zone contains Doctors Hospital and adjoining sites that house medical and other offices. Development projections assume:
 - 40% site utilization
 - 100% of structured space will be used for offices; and
 - 2 story construction.
- Mixed Use: This zone contains land that is used for single use residential and retail activity, is vacant, or contains mixed use residential, retail and office space. The largest of these properties contains the Collins House and the Heritage Park project site. This site is not expected to develop at a greater intensity than already exists or that has been approved. The other properties are located on San Pablo Avenue and would expect to develop or redevelop at higher densities than currently exist. To account for the wide variation between anticipated development for these sites, they:
 - Were assigned a site utilization of 40%;
 - 40% of structured space would contain residential uses with the balance equally distributed between office and retail (30% each); and
 - Residential development assumed 85% unit efficiency.
- Open Space: This land use designation contains active and passive recreational facilities. Development projections assume that existing development reflects build out under current conditions.

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Specific Plan Assumptions

The following assumptions have been used to project development potential on sites located within the Specific Plan Boundaries.

Medium Density Residential (10.1 to 20 dwelling units per acre): Project economics are such that structured parking will not be feasible and the majority of development would be townhouse products.

- 75% site utilization
- 70% of anticipated development would be Townhouse product type with:
 - A density of 15 units/acre; and
 - 100% building efficiency.
- 30% of anticipated development would be attached units with:
 - A density of 20 units/acre; and
 - 85% building efficiency.

High Density Residential (20.1 to 35 dwelling units per acre): The small lot sizes of these in-fill sites will require a comparatively high percentage of the site to be dedicated to circulation and parking, thereby reducing residential densities. Accordingly, development projections assume

- 75% site utilization
- Residential density of 30 units/acre; and
- 85% building efficiency.

Very High Density Residential (35.1 to 50 dwelling units per acre): At higher densities, the project economics are such that structured parking becomes a viable development type. Consequently, development projections assume:

- 85% site utilization

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- Residential density of 50 units/acre; and
- 85% building efficiency.

Residential Mixed –Use Designation: While commercial uses are allowed on these properties, it is expected that any such commercial development would be accessory to the principal residential use at development densities between 10.1 and 30 Units/Acre. With the exception of opportunity sites, project economics are likely to result in townhouse development prototypes with densities of 15 – 20 Units/Acre. Accordingly, development projections:

- 85% site utilization
- Estimate that no more than 10% of development will be commercial
- Commercial development will only include retail uses
- Residential development would occur at 20 Units/Acre

Commercial Mixed-Use Designation: Though intended to support commercial and mixed-use development, this land use designation allows residential development at 10 – 18 units per acre. This land use designation exists within the Service, Old Town, and Mixed-Use Sub-Areas and is expected to exhibit different development patterns for each as described below:

- 85% site utilization
- Service Sub-Area: Commercial-mixed use properties are expected to continue supporting retail and service centers, but will experience modest development of residential uses:
 - Existing commercial to remain
 - 15 units/acre residential
- Old Town and Mixed-Use Area: Commercial mixed-use property is expected to be more aggressively used for mixed uses, with an emphasis on retail activity
 - 50% Residential at 15 units/acre
 - 30 % Retail

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- 20% Office

Office Professional Mixed-Use Designation: While these sites have the potential for mixed-use, it is assumed that any retail or residential development will be accessory to the principal use of these sites for office facilities.

- 75% site utilization
- 80% Office
- 15% Residential at 15 Units/Acre
- 5% Retail

Office Industrial Mixed-Uses: It is anticipated that office flex, and light industrial development would occur on these properties, and would follow the Pinole Shores Business Park model.

- 30% site utilization;
- 80% industrial
- 10% retail
- 10% office

Public/Quasi-Public/Institutional Designation: City Hall, the Senior and Youth Centers, and other similar uses are not expected to change. Accordingly, development projections assume existing conditions represent build-out.

Open Space Designation: There is existing Open Space at Fernandez Park, Collins Elementary School, and Pinole Valley High School. No additional open space is contemplated for the Specific Plan area

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LAND USE COMPARISON

By applying the above assumptions to the Specific Plan Area, this analysis estimates the development potential under the 1995 General Plan and governing Zoning Code as compared to the development potential under the Specific Plan. If all of the properties within the Specific Plan corridors were to develop according to the provisions of the land use and development standards, in accordance with the above assumptions, Pinole would expect to realize increased development in the course of the next 20 to 30 years as indicated below.

**Table 3
Development Projections**

Corridor	Residential (Units)	Retail (s.f.)	Office (s.f.)	Industrial (s.f.)
San Pablo Ave.	885	322,172	336,253	426,692
Pinole Valley Rd.	141	238,708	105,038	1,239
Appian Way	244	561,260	468,449	48,352
Existing Total	1,270	1,122,140	909,740	476,283
San Pablo Ave.	1,119	552,927	307,233	472,578
Pinole Valley Rd.	351	192,603	386,843	0
Appian Way	877	807,698	728,129	0
Proposed Total	2,346	1,553,228	1,422,206	472,578
Difference	1,076	431,088	512,466	(3,705)

In the next 15 years, BAE projects that demand for commercial development will be limited as follows:

Office:	75,000 – 100,000 square feet
Retail:	125,000 square feet
Industrial:	Existing Supply is Adequate
Lodging:	Undetermined

Because the proposed land use designations would accommodate more commercial development than is expected to occur in during the General Plan cycle, these development projections limit growth in the commercial and office sectors to 150,000 square feet above the existing land use capacity by the year 2030.

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**Table 4
Pinole Specific Plan Land Use Types – Existing Conditions**

Land Use Type Name	Total Acreage	Lot Coverage	Building Footprint	Residential	Commercial Retail	Commercial Office	Industrial	Other	Maximum Du/Acre	# Stories	Residential Units	Retail Area	Office Area	Industrial Area	Other
San Pablo Avenue															
(R1) Low Density Residential	8.50	65%	5.53	5.53	0.00	0.00	0.00	0	7.00	2	60	0	0	0	0
(R2) Moderate Density Residential	0.20	60%	0.12	0.12	0.00	0.00	0.00	0	12.00	2	2	0	0	0	0
(R3) Medium Density Residential	3.50	65%	2.28	2.28	0.00	0.00	0.00	0	12.00	2	42	0	0	0	0
(R4) High Density Residential	8.70	60%	5.22	5.22	0.00	0.00	0.00	0	25.00	3	165	0	0	0	0
(C1) Neighborhood Business	9.60	30%	2.88	0.00	2.16	0.72	0.00	0	0.00	1	0	64,571	21,524	0	0
(C2) Central Business	15.80	50%	7.90	0.00	3.95	3.95	0.00	0	0.00	2	0	101,213	101,213	0	0
(C3) General Commercial	14.60	40%	5.84	0.00	3.80	2.04	0.00	0	0.00	1.5	0	125,904	67,794	0	0
(M1) Light Industrial	12.40	40%	4.96	0.00	0.00	0.00	4.96	0	0.00	1	0	0	0	216,058	0
(M2) General Industrial	7.30	30%	2.19	0.00	0.00	0.00	2.19	0	0.00	1	0	0	0	95,396	0
(PD) Planned Development	27.90	50%	13.95	9.77	0.00	2.09	2.09	0	15.00	2	529	0	115,238	115,238	0
(PA) Professional and Administrative	0.00	40%	0.00	0.00	0.00	0.00	0.00	0	0.00	2	0	0	0	0	0
(MU) Mixed-Use	8.60	40%	3.44	1.38	1.03	1.03	0.00	0	15.00	1.5	87	30,484	30,484	0	0
(OS) Open Space	6.20	20%	1.24	0.00	0.00	0.00	0.00	1.24	0.00	1	0	0	0	0	54,014
	123.30										885	322,172	336,253	426,692	54,014
Pinole Valley Road															
(R1) Low Density Residential	1.70	65%	1.11	1.11	0.00	0.00	0.00	0	7.00	2	12	0	0	0	0
(R2) Moderate Density Residential	3.00	60%	1.80	1.80	0.00	0.00	0.00	0	12.00	2	36	0	0	0	0
(R3) Medium Density Residential	2.30	65%	1.50	1.50	0.00	0.00	0.00	0	15.00	2	35	0	0	0	0
(R4) High Density Residential	2.80	60%	1.68	1.68	0.00	0.00	0.00	0	25.00	3	53	0	0	0	0
(C1) Neighborhood Business	20.50	30%	6.15	0.00	4.61	1.54	0.00	0	0.00	1	0	137,887	45,962	0	0
(C2) Central Business	1.20	50%	0.60	0.00	0.30	0.30	0.00	0	0.00	2	0	7,687	7,687	0	0
(C3) General Commercial	10.80	40%	4.32	0.00	2.81	1.51	0.00	0	0.00	1.5	0	93,134	50,149	0	0
(M1) Light Industrial	0.00	40%	0.00	0.00	0.00	0.00	0.00	0	0.00	1	0	0	0	0	0
(M2) General Industrial	0.00	30%	0.00	0.00	0.00	0.00	0.00	0	0.00	1	0	0	0	0	0
(PD) Planned Development	0.30	50%	0.15	0.11	0.00	0.02	0.02	0	15.00	2	6	0	1,239	1,239	0
(PA) Professional and Administrative	0.00	40%	0.00	0.00	0.00	0.00	0.00	0	0.00	2	0	0	0	0	0
(MU) Mixed-Use	0.00	40%	0.00	0.00	0.00	0.00	0.00	0	15.00	2	0	0	0	0	0
(PF) Public Facilities	35.60	20%	7.12	0.00	0.00	0.00	0.00	7.12	0.00	1	0	0	0	0	62,029
	78.20										141	238,708	105,038	1,239	62,029

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Land Use Type Name	Total Acreage	Lot Coverage	Building Footprint	Residential	Commercial Retail	Commercial Office	Industrial	Other	Maximum Du/Acre	# Stories	Residential Units	Retail Area	Office Area	Industrial Area	Other
Appian Way															
(R1) Low Density Residential	2.10	65%	1.37	1.37	0.00	0.00	0.00	0	7.00	2	15	0	0	0	0
(R2) Moderate Density Residential	0.00	60%	0.00	0.00	0.00	0.00	0.00	0	12.00	2	0	0	0	0	0
(R3) Medium Density Residential	0.00	65%	0.00	0.00	0.00	0.00	0.00	0	15.00	2	0	0	0	0	0
(R4) High Density Residential	0.40	60%	0.24	0.24	0.00	0.00	0.00	0	25.00	3	8	0	0	0	0
(C1) Neighborhood Business	14.60	30%	4.38	0.00	3.29	1.10	0.00	0	0.00	1	0	98,202	32,734	0	0
(C2) Central Business	10.90	50%	5.45	0.00	2.73	2.73	0.00	0	0.00	2	0	69,824	69,824	0	0
(C3) General Commercial	45.60	40%	18.24	0.00	11.86	6.38	0.00	0	0.00	1.5	0	393,234	211,741	0	0
(M1) Light Industrial	0.00	40%	0.00	0.00	0.00	0.00	0.00	0	0.00	1	0	0	0	0	0
(M2) General Industrial	0.00	30%	0.00	0.00	0.00	0.00	0.00	0	0.00	1	0	0	0	0	0
(PD) Planned Development	14.80	50%	7.40	5.18	0.00	1.11	1.11	0	15.00	2	222	0	48,352	48,352	0
(PA) Professional and Administrative	10.80	40%	4.32	0.00	0.00	4.32	0.00	0	0.00	2	0	0	105,798	0	0
(MU) Mixed-Use	0.00	40%	0.00	0.00	0.00	0.00	0.00	0	15.00	2	0	0	0	0	0
(PF) Public Facilities	11.50	20%	2.30	0.00	0.00	0.00	0.00	2.3	0.00	1	0	0	0	0	20,038
	110.70										244	561,260	468,449	48,352	20,038
	312.20										1,271	1,122,140	909,740	476,283	136,081

**Table 5
Pinole Specific Plan Land Use Types – Specific Plan Assumptions**

Land Use Type Name	Total Acreage	Lot Coverage	Building Footprint	Residential	Commercial Retail	Commercial Office	Industrial	Other	Maximum Du/Acre	# Stories	Residential Units	Retail Area	Office Area	Industrial Area	Other
San Pablo Avenue															
(LDR) Low Density Residential	0.00	65%	0.00	0.00	0.00	0.00	0.00	0.00	7.00	2	0	0	0	0	0
(MDR) Medium Density Residential	13.00	65%	8.45	8.45	0.00	0.00	0.00	0.00	15.00	2	195	0	0	0	0
(HDR) High Density Residential	0.00	75%	0.00	0.00	0.00	0.00	0.00	0.00	30.00	3	0	0	0	0	0
(VHDR) Very High Density Residential	3.08	85%	2.62	2.62	0.00	0.00	0.00	0.00	50.00	4	154	0	0	0	0
(RMU) Residential Mixed Use	15.21	85%	12.93	11.64	1.29	0.00	0.00	0.00	20.00	4	274	56,317	0	0	0
(CMU) Commercial Mixed Use	37.64	85%	31.99	16.00	9.60	6.40	0.00	0.00	15.00	4	282	418,098	278,732	0	0
(OPMU) Office Professional Mixed Use	0.00	75%	0.00	0.00	0.00	0.00	0.00	0.00	15.00	3	0	0	0	0	0
(OIMU) Office Industrial Mixed Use	32.59	30%	9.78	0.00	1.47	0.00	8.31	0.00	0.00	2	0	63,883	0	362,003	0
(P/QP/I) Public/Quasi-Public/Institutional	4.40	25%	1.10	0.00	0.00	0.00	0.00	1.10	0.00	2	0	0	0	0	47,916
(OSD) Open Space	1.20	20%	0.24	0.00	0.00	0.00	0.00	0.24	0.00	1	0	0	0	0	10,454

APPENDIX A-DEVELOPMENT PROJECTIONS

Land Use Type Name	Total Acreage	Lot Coverage	Building Footprint	Residential	Commercial Retail	Commercial Office	Industrial	Other	Maximum Du/Acre	# Stories	Residential Units	Retail Area	Office Area	Industrial Area	Other
	107.12										905	538,297	278,732	362,003	58,370
Opportunity Sites															
(CMU) SPA #1 - Tennent/San Pablo	0.96	85%	0.82						18.00	2	17	12,441	0	0	0
(RMU) SPA #2 - Tennent Ave.	0.69	80%	0.55						15.00	2	10	0	0	0	0
(VHDR) SPA #3 - At Madrone Ave.	3.72	80%	2.98						50.00	4	186	0	0	0	0
(VHDR) SPA #4 - At Roble and Madrone	0.00	80%	0.00						50.00	4	0	0	0	0	0
(OIMU) SPA #5 - At Pinole Shores Dr.	1.28	30%	0.38						0.00	1	0	836	2,509	13,382	0
(OIMU) SPA #6 - Sugar city	4.50	30%	1.35						0.00	1	0	2,940	8,821	47,045	0
(OIMU) SPA #7 - At Pinole Shores Dr.	1.04	30%	0.31						0.00	1	0	680	2,039	10,873	0
(OIMU) SPA #8 - At Pinole Shores Dr.	3.99	30%	1.20						0.00	1	0	2,607	7,821	41,713	0
	16.18										214	19,504	21,190	113,012	0
San Pablo Avenue Subtotal	123.30										1,119	557,801	299,921	475,015	58,370
Pinole Valley Road															
(LDR) Low Density Residential	0.00	65%	0.00	0.00	0.00	0.00	0.00	0.00	7.00	3	0	0	0	0	0
(MDR) Medium Density Residential	6.80	65%	4.42	2.21	1.33	0.88	0.00	0.00	15.00	3	102	0	0	0	0
(HDR) High Density Residential	1.70	75%	1.28	0.19	0.06	1.02	0.00	0.00	30.00	3	51	0	0	0	0
(VHDR) Very High Density Residential	0.00	85%	0.00	0.00	0.00	0.00	0.00	0.00	50.00	4	0	0	0	0	0
(RMU) Residential Mixed Use	0.00	85%	0.00	0.00	0.00	0.00	0.00	0.00	30.00	4	0	0	0	0	0
(CMU) Commercial Mixed Use	15.01	85%	12.76	0.00	0.00	0.00	0.00	12.76	15.00	4	113	166,728	111,152	0	0
(OPMU) Office Professional Mixed Use	5.04	75%	3.78	0.00	0.00	0.00	0.00	0.00	0.00	3	0	8,233	131,725	0	0
(OIMU) Office Industrial Mixed Use	0.00	30%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2	0	0	0	0	0
(P/QP/I) Public/Quasi-Public/Institutional	35.60	25%	8.90	0.00	8.90	0.00	0.00	0.00	0.00	3	0	0	0	0	387,684
(OSD) Open Space	3.40	20%	0.68	0.68	0.00	0.00	0.00	0.00	10.00	1	34	0	0	0	29,621
	67.55										300	174,961	242,877	0	417,305
Opportunity Sites															
(CMU) PVR #1 - At Ramona	0.45	30%	0.14						0.00	1	0	5,881	0	0	0
(HDR) PVR #2 - 2885 & 2995	1.70	75%	1.28						30.00	3	51	0	0	0	0
(OPMU) PVR #3	1.75	50%	0.88						0.00	3	0	0	38,115	0	0
(CMU) PVR #4 - At I-80	2.24	40%	0.90						0.00	4	0	3,903	35,127	0	0
(OPMU) PVR #5 - At Henry Ave.	4.51	40%	1.80						0.00	4	0	7,858	70,724	0	0
	10.65										51	17,642	143,966	0	0
PVR TOTAL	78.20										351	192,603	386,843	0	417,305

APPENDIX A-DEVELOPMENT PROJECTIONS

Land Use Type Name	Total Acreage	Lot Coverage	Building Footprint	Residential	Commercial Retail	Commercial Office	Industrial	Other	Maximum Du/Acre	# Stories	Residential Units	Retail Area	Office Area	Industrial Area	Other
Appian Way															
(LDR) Low Density Residential	0.00	65%	0.00	0.00	0.00	0.00	0.00	0.00	7.00	3	0	0	0	0	0
(MDR) Medium Density Residential	0.00	65%	0.00	0.00	0.00	0.00	0.00	0.00	15.00	3	0	0	0	0	0
(HDR) High Density Residential	1.90	75%	1.43	0.00	0.00	0.00	0.00	0.00	30.00	3	43	0	0	0	0
(VHDR) Very High Density Residential	0.00	85%	0.00	0.00	0.00	0.00	0.00	0.00	40.00	4	0	0	0	0	0
(RMU) Residential Mixed Use	14.90	85%	12.66	3.80	8.86	0.00	0.00	0.00	15.00	4	171	55,150	0	0	0
(CMU) Commercial Mixed Use	51.68	85%	43.92	13.18	0.00	30.75	0.00	0.00	15.00	4	329	573,996	382,664	0	0
(OPMU) Office Professional Mixed Use	8.40	75%	6.30	0.00	0.95	5.36	0.00	0.00	0.00	3	0	13,721	219,542	0	0
(OIMU) Office Industrial Mixed Use	0.00	30%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2	0	0	0	0	0
(P/QP/I) Public/Quasi-Public/Institutional	11.50	25%	2.88	0.00	0.00	0.00	0.00	0.00	0.00	3	0	0	0	0	125,235
(OSD) Open Space	0.00	20%	0.00	0.00	0.00	0.00	0.00	0.00	10.00	1	0	0	0	0	0
	88.37										543	642,867	602,206	0	125,235
Opportunity Sites															
(CMU) AW #1 - Appian 80	13.00	40%	5.20						30.00	1	156	158,558	0	0	0
(CMU/RMU) AW #2 - Doctor's Hospital	7.41	40%	2.96						30.00	3	178	0	90,378	0	0
(CMU) AW #3 - At Canyon	1.92	50%	0.96						0.00	4	0	6,273	35,545	0	0
	22.33										334	164,831	125,923	0	0
AW TOTAL	110.70										877	807,698	728,129	0	125,235
TOTAL	312.20										2,346	1,558,102	1,414,894	475,015	600,910