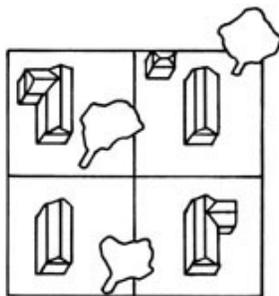


City of Pinole General Plan Update

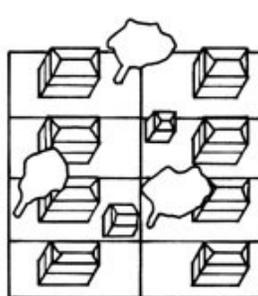


**Public Workshop #4 – Land Use
September 27 2007**

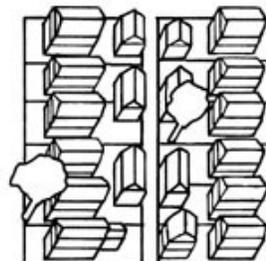
What do different densities look like?



Suburban
Ranch House
4-6 units/acre
7,260-10,890 sq.ft. lot



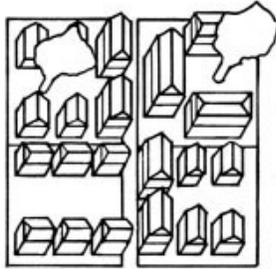
Single Family
Detached
8-12 units/acre
3,630-5,445 sq. ft. lot



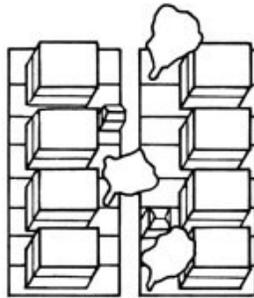
Small-Lot Single
Family w/ 2nd Unit
16-24 units/acre
1,815-2,722 sq.ft. lot

Drawings: Stephen M. Wheeler, Greenbelt Alliance *Smart Infill*

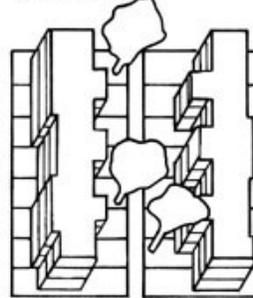
What do different densities look like?



Cottage Courts
16-24 units/acre



Duplexes/Fourplexes
16-32 units/acre

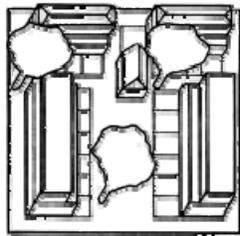


Townhouses
16-48 units/acre

Drawings: Stephen M. Wheeler, Greenbelt Alliance *Smart Infill*

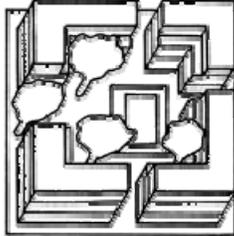
What do different densities look like?

18-48 units/acre



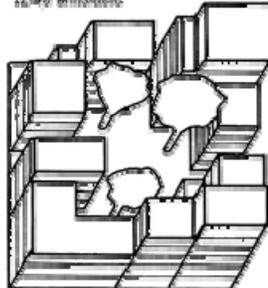
Cohousing Block
20-50 units/acre

18-52 units/acre



Garden Apartments
20-60 units/acre

12-48 units/acre



Mid-rise
Apartment Block
40-200 units/acre

Drawings: Stephen M. Wheeler, Greenbelt Alliance *Smart Infill*

Guess the density

- You will get to see one photo of 9 different projects
- Your "Answer Sheet" lists six ranges of density, in units per acre (u/a)
- For each project, circle the density range you think it falls under
- I will give you the correct answers and more details on each project

Project 1	4-16 u/a	16-24 u/a	24-32 u/a	32-48 u/a	48-60 u/a	60+ u/a
Project 2	4-16 u/a	16-24 u/a	24-32 u/a	32-48 u/a	48-60 u/a	60+ u/a
Project 3	4-16 u/a	16-24 u/a	24-32 u/a	32-48 u/a	48-60 u/a	60+ u/a
Project 4	4-16 u/a	16-24 u/a	24-32 u/a	32-48 u/a	48-60 u/a	60+ u/a
Project 5	4-16 u/a	16-24 u/a	24-32 u/a	32-48 u/a	48-60 u/a	60+ u/a
Project 6	4-16 u/a	16-24 u/a	24-32 u/a	32-48 u/a	48-60 u/a	60+ u/a
Project 7	4-16 u/a	16-24 u/a	24-32 u/a	32-48 u/a	48-60 u/a	60+ u/a
Project 8	4-16 u/a	16-24 u/a	24-32 u/a	32-48 u/a	48-60 u/a	60+ u/a
Project 9	4-16 u/a	16-24 u/a	24-32 u/a	32-48 u/a	48-60 u/a	60+ u/a

PROJECT #1



#1 Aggie Village, Davis, CA

Developer: Pyramid Construction
 Architect: Calthorpe Associates +
 Pyramid Construction

PINOLE
California

#1 Aggie Village, Davis, CA **1996**
17 units/acre

- Small lot single-family w/accessory units
- 2 stories
- 21 Units (17 with accessory units) ranging from 1366 to 1919 sq.ft.
- Previous use of site: Vacant Lot
- 1.9 Parking spaces/unit
- Zero lot line
- 5 acre site adjacent to 3.4 acres of retail
- Constr. costs/sq. ft.: \$65
- Amenities: Mixed Use, Close to shopping, transit, downtown, UC Davis Campus, Arboretum



Aggie Village

Single Family Home



Aggie Village

Accessory Unit



Aggie Village

Accessory Units and Central Path



Aggie Village

Single-family homes, bike path and retail

PINOLE
California



PROJECT #2



**#2 Metro Square,
Sacramento, CA**

Developer: Regis Homes
Architect: Mogavero Notestine Associates

#2 Metro Square, Sacramento, CA 1999
21 units/acre

- For sale, small lot, single-family detached homes
 - Zero lot line
 - 2 stories
 - 45 Units ranging from 1,150 to 1,550 sq.ft.
 - Previous use of site: Vacant Lot
 - 2 Parking spaces/unit
 - One-car garage and pad
- 2.2 acre site
 - Construction costs: \$54/sq.ft.
 - Amenities: Open space mews
 - Close to transit, shopping, schools, park and community center



Metro Square

Single Family Homes



Metro Square

Cluster of small lot, single family homes



Metro Square

Open Space, Mews



Metro Square

Houses facing Central Mews

PINOLE
California

PROJECT #3



#3 City Walk, Brea, CA

Developer: The Olson Company
 Architect: William Hezmalhalch Architects

PINOLE
California

#3 City Walk, Brea, CA **2000**
24 units/acre

- For sale, rowhouses (50% affordable)
- 2½ stories
- 40 Units ranging from 1,468 to 1,651 sq.ft.
- Children in 38% of units
- 2.6 Parking spaces/unit
- Garages off alley
- 1.63 acre site
- Previous use of site: Vacant
- Close to shopping, new town center, restaurants, movie theaters



City Walk

Rowhouses



City Walk

Rowhouses, Public Art



City Walk

Rowhouses around Small Courtyard



City Walk

Rowhouses, Courtyard



City Walk

Alley entrance to Garages

PINOLE
California

PROJECT #4



#4 Saint Francis, Sacramento, CA

Developer: Roman Catholic Bishop of Sacramento
 Architect: Bob Ogren Architect

PINOLE
California

#4 Saint Francis, Sacramento, CA 1993
36 units/acre

- Rental apartments (100% affordable)
- 3 stories
- 48 apartments ranging from 531-1165 sq.ft.
- 1.3 Parking spaces/unit
- 1.33 acre site
- Previous use of site: Office, parking, and playground
- Amenities: Playground, close to school, and church



Saint Francis

Balconies, Front Stoops



Saint Francis

Corner Buildings



Saint Francis

Apartment Building

PINOLE
California

Project #5



**#5 Ocean Park
Housing Cooperative
Santa Monica, CA**

Developer: Community Corporation of Santa Monica
Architect: Appleton, Mechur & Associates., Inc.

PINOLE
California

#5 Ocean Park Housing Cooperative 1989
Santa Monica, CA
40 units/acre

- For sale, stacked flats and townhouses (100% affordable)
- 2 & 3 stories
- 43 Units from 700 to 1150 sq.ft.
- 1.79 Parking spaces/unit
- 77 space parking garage
- 1.08 acre site
- Scattered site infill housing
- Amenities: Park, play areas, daycare, shared courtyards
- Close to transit



Ocean Park Housing Cooperative

View from Across Street



Ocean Park Housing Cooperative



Ocean Park Housing Cooperative



Ocean Park Housing Cooperative

PINOLE
California



Project #6



**#6 Kettner Row, San Diego,
CA**

Developer: Jonathan Segal
Architect: Jonathan Segal

#6 Kettner Row, San Diego, CA
50 units/acre

1998

- For sale, 2 bedroom townhouses
- 5 Accessory units
- 3 stories
- Previous use of site: Parking Lot
- 0.89 Parking spaces/unit
- Garage parking
- 0.44 acre site
- 18 Units
- Amenities: Open space, Playground, Close to transit, shopping, school, park, community center, waterfront



Kettner Row

Rowhouses



Kettner Row

Rowhouses



Kettner Row

Rowhouses, View into Courtyard



Kettner Row

Rowhouses



Kettner Row

Stoops, Garage Entrance

PINOLE
California



Project #7



#7 Park Place, Mountain View, CA

Developer: Prometheus Real Estate Group
Architect: Fisher Friedman & Assoc.(Phase I)

Seidel Holzman, Sany & Babcock (Phase II)

#7 Park Place, Mountain View, CA 1989-2000
50/70 units/acre

- Phase I / Phase II
- Rental apartments
- 3 stories, ranging from 745 to 1462 sq.ft.
- 1.59 /1.7 Parking spaces/unit
- Mixed Use: Ground floor retail (Phase II)
- 7.5 /1.65 acre sites
- 1-,2-, 3- Bedroom units
- Located in a redevelopment area
- Amenities: Close to transit, shopping, park, City Hall, Center for Performing Arts



Park Place Apartments

Apartments over Retail



Park Place Apartments



Park Place Apartments

Fountain, Open Space



Park Place Apartments

Fountain, Open Space



Park Place Apartments

Apartments, Clubhouse, Parking

Project #8



#8 Capri, Santa Monica, CA

Developer: JSM Construction, Inc.
Architect: REA Architects

PINOLE
California

#8 Capri, Santa Monica, CA **2001**
142 units/acre

- Rental apartments above retail
- 5 stories
- 48 Units ranging from 625 to 900 sq.ft.
- Mixed use
- Previous use of site: Small office building w/ two rental units
- 2.0 Parking spaces/unit
- Structured parking
- 0.34 acre site
- Close to transit, shopping, school, park, community center, YMCA, 3rd St. Promenade





Capri



Capri

Garage Entrance

PINOLE
California



Project #9



#9 Island Inn, San Diego, CA

Developer: 197 Partners
Architect: Rob Wellington Quigley

#10 Island Inn, San Diego, CA
349 units/acre

1992

- For rent, SRO studios
- Mixed Use: Ground floor retail
- 51% affordable
- 4 stories
- 199 Units ranging from 210 to 290 sq.ft.
- 0.41 Parking spaces/unit
- 0.57 acre site
- Located in redevelopment area
- Constr. costs: \$49 per sq. ft.
- Amenities: Close to transit, shopping, park



Island Inn

View from Across Street



Island Inn

Corner Apartments over Retail



Island Inn

Changes in Colors, Articulation along Façade