

*Sub-District Framework*



*Vision for Appian Way*

Appian Way is the main north/south artery of Pinole's circulation system. It was primarily designed to be a corridor that was minimally loaded with land uses, and intended to whisk cars and trucks from the I-80 interchange to the Old Town area. However, over the years, it has become a major local shopping hub, the site of the City's Jr. High School, and a destination for medical services. Appian Way will continue to build upon its history as a large-scale shopping and service corridor, attracting new commercial development, while simultaneously improving open space access, automobile flow, and pedestrian and bicycle circulation.



*Site Plan*

KEY

Project Area Boundary	Single Family Residential	Commercial/Retail
Redevelopment Area Boundary	Higher Density Residential	Public/Quasi-Public/Institutional
Regional Gateway	Residential Mixed-Use	Parking
Neighborhood Gateway		

Not to Scale