

# INTRODUCTION

The purpose of this document is to identify key characteristics of the 3 project area(s) – San Pablo Avenue, Pinole Valley Road and Appian Way, that present opportunities for achieving the planning goals and objectives as well as those that may limit (or place constraints on) the achievement of those goals and objectives. The Opportunity and Constraints discussion is a snapshot of the existing conditions which will be folded into the background/existing conditions chapter of the forthcoming draft Specific Plan for each Corridor.

This document is an effort to take information about the existing conditions of the area and assess what that information tells us about achieving the project's goals and objectives. The strengths and weaknesses were analyzed and assessed in terms of physical and market potential. Where possible, the plan builds upon the corridor's strengths and overcomes or minimizes its weaknesses. This baseline information be used to enhance a more detailed discussion about housing within the Land Use and Economic Development portion of the Vision Statement and Goals section.

Inherent in some of the opportunities are preferences, priorities and approaches/ improvements to improve the corridor. The purpose of this document is to be sure that there is a common understanding of the project area's potential for achieving the fullest range of goals.

The Vision Statement and Goals has been drafted based on workshop input and will help frame the goals, policies and implementation programs for each of the Specific Plans.