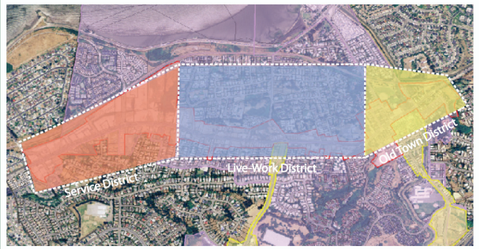
Sub-District Framework



Vision for San Pablo Avenue

San Pablo Avenue communicates a clear "sense of place" and serves as a gateway to the heart of Pinole. Whether you're a local or visitor, this special Avenue will take you to Old Town, the City's cultural, civic, and historic core. The corridor will transition in use and character from a small-scale network of specialty retail and services, to a mixed use district with diverse residential and employment opportunities, to local and regional service uses. High quality streetscape improvements and clearly defined walkways will make the impression that this is a special destination rather than a cut-through to the next jurisdiction.

Light Industrial with Landscaping Improvements
Encourage Green Industry

Mixed Use
Live/Work Units

Medium/High Density
Multi-Family Residential with
Neighborhood serving commercial

Develop neighborhood
gateway treatments

Improve all pedestrian crossings
consistent with Old Town treatments

Develop gateway treatment with
monument signage, planting,
and/or accent paving

Mixed Use
Live/Work Units

Improve all pedestrian crossings
consistent with Old Town treatments

Mixed-use building with
ground floor commercial and
upper floor residential

Promote and Encourage
higher density residential and
maintain historic character
of the single-family neighborhoods

Develop neighborhood
gateway treatments

Develop gateway treatment with monument
signage, planting, and/or accent paving

SAN PABLO AVENUE
APPIAN WAY
TENNENT AVENUE
PINOLE VALLEY ROAD
Sugar City
FERNANDEZ PARK
CITY HALL
& FIRE DEPARTMENT

Site Plan

KEY

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

Not to Scale

PINOLE
California

San Pablo Avenue - Draft Preferred Vision Alternative

PMC