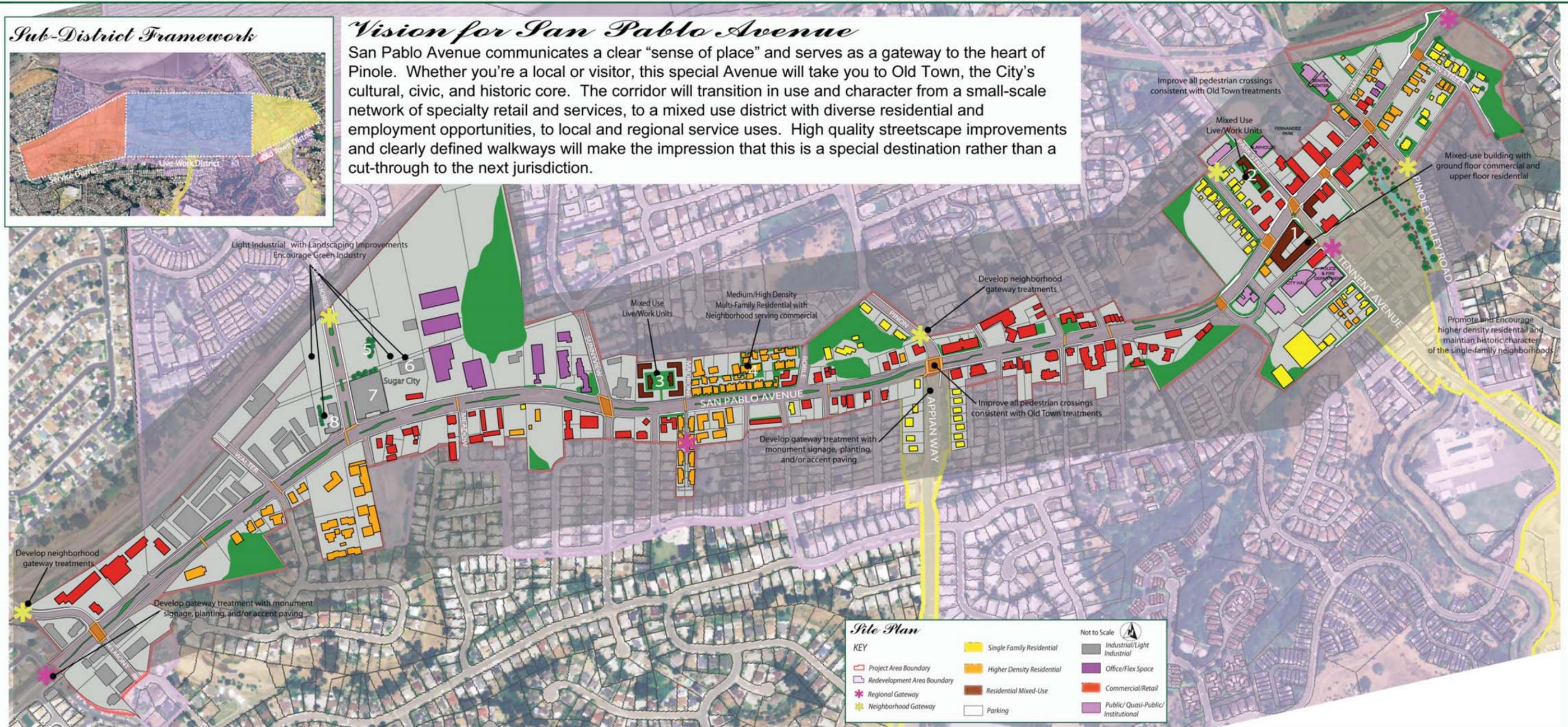


Sub-District Framework



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.



Site Plan

KEY		Not to Scale	
[Red outline]	Project Area Boundary	[Yellow box]	Single Family Residential
[Purple outline]	Redevelopment Area Boundary	[Orange box]	Higher Density Residential
[Pink star]	Regional Gateway	[Brown box]	Residential Mixed-Use
[Yellow star]	Neighborhood Gateway	[White box]	Parking
[Grey box]	Industrial/Light Industrial	[Purple box]	Office/Flex Space
[Red box]	Commercial/Retail	[Pink box]	Public/ Quasi-Public/ Institutional