

Summary of Workshop Comments
Appian Way Specific Plan Area
12/5/07

Red: Popular opinion

Orange: Semi-popular opinion

Black: Opinion

1. How would you describe Appian Way today to a visitor?

CIRCULATION

- It's not pedestrian-friendly
- It's a corridor to the shopping area & highway
- It's busy/over-used by vehicular traffic
- It is a regional gateway to the City
- It's not a gateway to Old Town
- Don't drive on Appian Way at 2:30pm
- Most of the red-light runners are on Appian Way
- There's a busy interchange on Appian Way

LAND USE/ECONOMIC DEVELOPMENT

- It's disjointed
- It's the most economically depressed area (Hill St. not Fitzgerald)
- It's an opportunity
- There's an abandoned hospital there
- There's a shopping center there
- There are few active uses fronting street
- Duncan Canyon is off of Appian Way

MISCELLANEOUS

- It's mispronounced by everyone
- It has the largest turkey population
- South of I-80 is socially depressed (issues with mail service, civic services)
- Once a year you can see goats cutting the down the weeds

2. How often do you go to Appian Way, and if so, what brings you there?

- Shop on Appian Way/Daily use
- Go to Appian Way for medical and dental uses/Infrequent use
- Most frequently used freeway exit for Pinole/Frequent use
- Use it to avoid the freeway/Frequent use
- Run a business on Appian Way/Daily use
- Taken children to school located on Appian Way/Daily use
- Use the gas station on Appian Way/Weekly or bi-weekly

- Patronize the fast food restaurants on Appian Way/Frequent use
- Live close by/Frequent use
- Avoid it/Never go there

3. Identify THREE TREASURES of Appian Way:

- **What are your favorite things about Appian Way?**
- **How is Appian Way unique?**
- **How do you feel connected to the Appian Way area?**

CIRCULATION

- The access to I-80
- The traffic moves well from San Pablo to Highway

LAND USE/ECONOMIC DEVELOPMENT

- **The open space**
- Duncan canyon
- The local businesses
- The medical offices

MISCELLANEOUS

- The hill
- The annual goats
- The wildlife

4. Identify THREE CHALLENGES for Appian Way:

- **What are the biggest challenges?**
- **What obstacles are currently facing Appian Way?**

CIRCULATION

- **The traffic volume**
- The mass transit (not enough routes)
- The traffic speed on the downhill slope
- The school-related traffic (traffic speed, congestion, drop-off/pick-up)

LAND USE/ECONOMIC DEVELOPMENT

- **The use of the doctor's medical building**
- The shopping center needs facelift
- There's an odd residential/commercial mix

MISCELLANEOUS

- The students congregating outside the school/currently there's no appropriate place for them to congregate

5. Identify YOUR VISION for Appian Way:

- **What does your perfect vision of Appian Way look and feel like?**
- **What do you hope stays the same?**
- **What do you want to improve?**

CIRCULATION

- **Calm the traffic and reduce the speed limit along the entire corridor**
- **Make the area more pedestrian-friendly**
- Create a wider overpass
- Make the pedestrian crossing safer at the I-80 interchange
- Make the area more bicycle-friendly (more bike lanes)
- Widen the street in the hill area, and add a median, landscaping, and center lighting
- There should be a light on Mar Lesta
- There should be a left turn signal for the school
- The Fitzgerald intersection needs improvements

LAND USE/ECONOMIC DEVELOPMENT

- Develop the doctor's medical site
- Develop a regional hospital
- Develop a car dealership
- Appian Way was designed as an unloaded corridor. Don't load it.

MISCELLANEOUS

- Appian Way needs more trees
- Appian Way needs more street lights (for both autos and pedestrians)
- Appian Way should look like a regional city gateway
- Appian Way should have 20'-25' setbacks with green landscaping
- Appian Ways needs beautification south of I-80

6. Identify THREE LAND USES for Appian Way – Uses you would LIKE to see and Uses you would NOT like to see:

- **Redevelop the three-story medical offices**
- **Re-open the hospital as a business-hours medical building**
- **Upgrade the shopping centers (Appian 80 shopping center needs better access & façade improvements)**
- **Create more open space (especially active use parks)**
- The current uses are okay
- A nice hotel - right now there's no place for people to stay from out-of-town
- Develop more regional commercial (car lots, etc.)

(No one named any specific land uses that they did not want to see on Appian Way)