

City of Pinole – Specific Plan

SPECIFIC PLAN PUBLIC WORKSHOP – NOVEMBER 29, 2007

PINOLE VALLEY ROAD - PARTICIPANT RESPONSES

1) Suggested Project Boundaries

- Up to Simas
- Up to City boundary to Pinole Valley Park – Good opportunities for Pinole Valley Park & Soccer Field

2) How would you describe Pinole Valley Road today to a visitor?

- 'Gateway' to the City
- Not welcoming
- Thoroughfare
- Fast & Congested
- Area near high school is not business friendly
- Suburban
- Good views esp. near school
- Green area

3) How often do you go to Pinole Valley Road, and if so, what brings you there?

- Access route to neighborhood serving uses
- Shopping Center

4) Identify THREE TREASURES of Pinole Valley Road:

- What are your favorite things about Pinole Valley Road?

- Good views esp. near school
- Green area

- How do you feel connected to the Pinole Valley Road area?

- Use it for the shopping center

- How is Pinole Valley Road unique?

Three distinct areas -

- Quaint – Old Town Pinole to Henry
- Hospital uses & potential for opportunity – Henry to 80 Ramp
- Impersonal – 80 Ramp to HS

5) Identify THREE CHALLENGES for Pinole Valley Road:

- What are the biggest challenges?
- What obstacles are currently facing Pinole Valley Road?

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- Road width
- Traffic
- Area near high school
- Highway esp. near Trader Joes
- Library parking – another challenge

6) Identify YOUR VISION for Pinole Valley Road:

- What does your perfect vision of Pinole Valley Road look and feel like?

- Distinct neighborhood with defined residential & commercial uses
- Gateway to Pinole – Mural needs to be revamped
- No need for consistency in character between Old Town Pinole as SPA and PVR are different areas with different characters

- What do you hope stays the same?

- Area from Ellerhorst St to SPA – Quaint/ Old town feel
- Civic area/ Tennant/ Pinole Valley Road split – Pedestrian friendly, treasured

- What do you want to improve?

- Pedestrian Oriented
 - Sidewalks along elementary school – make them wide
 - Fence or a safety barrier separating the sidewalks from main traffic
 - Traffic calming, bike lanes esp. around Pinole Valley HS
 - Use materials that are skid resistant
 - Walkability measures
 - Pedestrian improvements
 - Connectivity
 - Improve pedestrian connectivity by widened sidewalks with bollards and /or rails for safety.
 - Pedestrian crosswalks that help reduce speed – Pay attention to material – should be skid-proof
 - Green buffer between sidewalks and parking lots
 - Promote walking by including
 - Bike paths/lanes
 - Benches for parks – riders & walkers
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- Circulation
 - Traffic lights, instead of STOP signs on Shea Dr. and PVR (near Pinole Valley High School)
 - Roads near Henry (after ramp to 80) – will change with Kaiser coming in
 - Make sidewalks along Pinole Valley Rd & Tennant Ave continuous
 - Tennant Ave – should be made a thoroughfare
 - Pinole Valley Rd – should be made residential with low speeds
 - Left turn light at Tennant
 - Need Left turn near library
 - No off street parking for businesses – affects residential areas
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 - S of Hwy 80 needs improvement
 - Need better public transportation from valley (S of 80) – need better connections esp. to Pinole Valley Shopping Center (Trader Joes®) revamp

- Streetscape
 - Landscaping opportunities – Pinole Valley Community Church/ SDA Baptist Church next to 7-11
 - Need some kind of streetscape design
 - Need consistency in street lighting
 - Underground all overhead utilities in residential areas and extension of common areas
 - Consistency of street trees (policy to replace street trees)
 - Impersonal – Bowling Alley to HS
 - Need pedestrian friendly features
 - Better designed shopping
 - Medians – Pinole Valley Road to High School
 - Waffle house – Not consistent/need good maintenance
 - Businesses should front street

- Other
 - Improve access to creek – Open business to front creek
 - Improve the context – bowling alley size
 - Purchase the church property next to the 7-11 Store and relocate the bowling alley to this location, turning the rectangular building sideways on the deep lot, so that the building footprint is minimized along Pinole Valley Road. Use the prime location of the former bowling alley site for a different use.

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- Retains recreational opportunity in Pinole (there are few bowling alleys in the region)
- Usage of the bowling alley shouldn't decrease in the new location since it is a specific destination that folks will find. It doesn't need to be near a freeway because most bowlers don't see the sign from the freeway and make a spur of the moment decision to stop and bowl.
- Makes the bowling alley more convenient for Pinole High school use in P.E.
- Rebuilt bowling alley exterior can be redesigned to be more aesthetically pleasing, with a landscaped buffer zone and parking on the side, instead of out in front of the building.
- Frees up valuable property near freeway access for a higher use purpose, such as a chain restaurant (Black Angus, Olive Garden, etc.) or another commercial use to generate higher taxes for the City.

7) Identify THREE LAND USES for Pinole Valley Road – Uses you would LIKE to see and Uses you would NOT like to see:

LIKE TO SEE

- Bowling Alley – Coffee Kiosks (Drive-Thru)
- Skate park
- Restaurant
- Neighborhood commercial stand alone buildings
- Ice rink/skatepark/ tennis courts
- Walking path/ promenade – from the end of the City to creek

NOT LIKE TO SEE

- Storage facility on Pinole Valley Road & Ramona Street (2975 Pinole Valley Road)
- Strip mall
- Disconnected commercial uses