

Summary of Workshop Comments
Appian Way Specific Plan Area
6/17/08

Red: General Consensus across all three workshop groups

Orange: Split Consensus across workshop groups, but general consensus within individual workshop groups

Black: Individual opinions

1. Opportunity Site #1 – Appian 80 Shopping Center

ALTERNATIVE #1 – GIVE FAÇADE A FACELIFT, AND IMPROVE LANDSCAPING AND PEDESTRIAN CONNECTIONS

- Citizens are definitely in favor of upgrading shopping center

- Look at the Countrywide Shopping Center in Walnut Creek as a prototype

ALTERNATIVE #2 – ALTERNATIVE #1 PLUS INCREASE IN RETAIL SQUARE FOOTAGE AND DECREASE IN PARKING

- Citizens would really like to see retail development intensified at this site and a reduction in parking, in addition to the general improvements/upgrades proposed under “Alternative 1”

- Involve major tenants, anchors, and economic development community in improvements/expansion/development of ideas (e.g. Safeway).

- Should Safeway move?

OTHER

- What is the status of the radiation center site at the corner of Tara Hills and Appian?

2. Opportunity Site #2 – Doctor’s Hospital (Lg. Building)

ALTERNATIVE #1 – HOTEL PLUS MULTI-FAMILY RESIDENTIAL

- Citizens generally do not want housing on the site unless it is senior housing

- Citizens are somewhat in favor of an *upscale* hotel on this site or site #3

- Residential development needs public transit connection

- Not best site for hotel

- Double check the vacancy rates of existing hotels (will existing hotels go under and are we okay with that? Folks seem to be okay with the trade off.)

- Upscale hotel and retail

- Main entrance for hotel on Appian. Visibility issues on Canyon.

ALTERNATIVE #2 – RETAIL PLUS MULTI-FAMILY RESIDENTIAL

- Citizens generally do not want housing on the site unless it is senior housing

- Citizens are generally very supportive of retail on the site

- If we do commercial instead of residential, limit access to Canyon & not Appian Way. Push commercial to front of street and place parking behind businesses. Make sidewalk pedestrian-friendly. (There’s a counter-argument from other citizens that Canyon has

limited visibility which makes it dangerous for entering and exiting, and therefore, the access should be taken from Appian instead.)

OTHER

- Citizens have proposed a third alternative for the site which has some support: combination of senior housing & skilled nursing facility on site, plus medical offices on site #3, and improved pedestrian connections to site #1... basically turning area into a senior community with daily amenities within walking distance.

- Is Kaiser interested?

- Citizens say “no residential on site #2” (street is too busy, wouldn’t generate as much tax revenue as commercial would)

- Hospital could be re-used as a skilled nursing facility

3. Opportunity Site #3 – Doctor’s Hospital Offices

ALTERNATIVE #1 – SIT-DOWN RESTAURANT

- Citizens generally like the idea of a nice sit-down restaurant (especially if it’s located across the street from an upscale hotel)

ALTERNATIVE #2 – MEDICAL OFFICES W/IMPROVED LANDSCAPING

- If there’s a senior theme, medical offices make sense. However, some citizens do not think that medical offices are viable.

OTHER

- Use site #3 for a hotel instead of Site #2

4. Miscellaneous

- Continue existing median hardscaping past the Doctor’s hospital

- Use drought-resistant native species at Gateways (& everywhere)

- Use a drip irrigation system for the median landscaping

- Use solar powered lighting

- Make offices across from Appian 80 into (senior) housing

- Don’t contribute to additional traffic at the southern city border (where the horizontal mixed-use is proposed)

- Residents favor the low-maintenance style of the gateway found at the border of Hercules and Pinole.

- Traffic improvements needed at/near intersection of Appian and Fitzgerald

- It is difficult to turn left when you exit out of the shopping center on Fitzgerald. In need of traffic improvements.

Bottom Line:

We should pursue Alternative #2 for Site #1. As for site #2, perhaps an upscale hotel on the corner, and retail shopping with parking in back in the place of the currently proposed residential? For site #3, it looks like a restaurant will be the most popular choice among citizens.