

Specific Plan Project Update

San Pablo Ave

Pinole Valley Road

Appian Way



City of Pinole

City Council Update

October 7, 2008

Project Update Presentation Outline

- Where it all started
- The Specific Plan Process
- Current Status
- Preliminary Draft Highlights
- Next Steps



Where it all started

- Fall 2006: General Plan Update began
- May-Sept. 2007 General Plan workshops focused on Community Character, Natural Resources & Open Space, Health & Safety, Circulation, Land Use.
- Nov. 2007-June 2008: Specific Plan Area Workshops



General Plan Vision

- The vision identified by the community through these workshops is to make Pinole:
- *A sustainable community where the citizens act as stewards for the environment, the economy, and the social equality of the community. Preserving Pinole's historic past, while maintaining a healthy economy for all members of the community now and in the future.*



Current Status

- As part of the General Plan Update Effort, the City wanted to focus policies on three significant corridors in the City.
- The Specific Plan was identified as the best tool to link the General Plan Vision, Redevelopment objectives, zoning requirements and design guidelines.



Current Status

- Exciting News!
- Releasing the Preliminary Draft Specific Plan documents in November
- Soliciting Public and decision maker feedback

Specific Preparation Steps

- Lessons from the General Plan Workshops
- Walking Tour of the City
- Market Analysis by BAE
- Brainstorming
- Public Workshops, Feedback, Revise Ideas
- Steering Committee Input
- Draft Document

Specific Plan Objective

- Prepare a community-based plan that revitalizes the Pinole economy and provides a sense of place through:
 - A clearly stated future vision for each corridor
 - Strategies to encourage desired redevelopment and business growth
 - Design concepts and illustrations depicting the desired future
 - Appropriate design guidelines and land use regulations
 - Implementation program
 - A framework to link General Plan policies to review of development proposals

Specific Plan Project Areas

- San Pablo Avenue



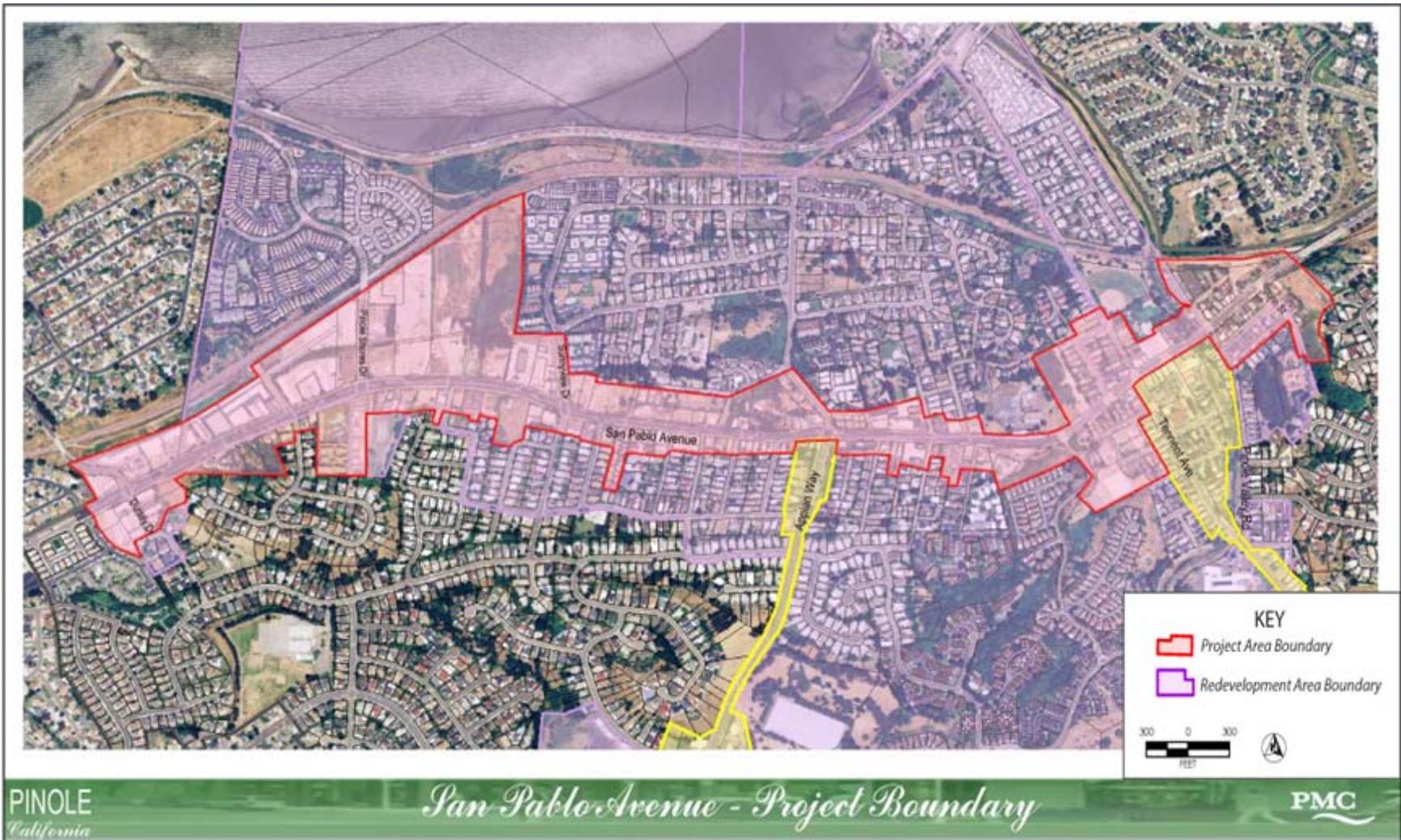
- Appian Way



- Pinole Valley Road



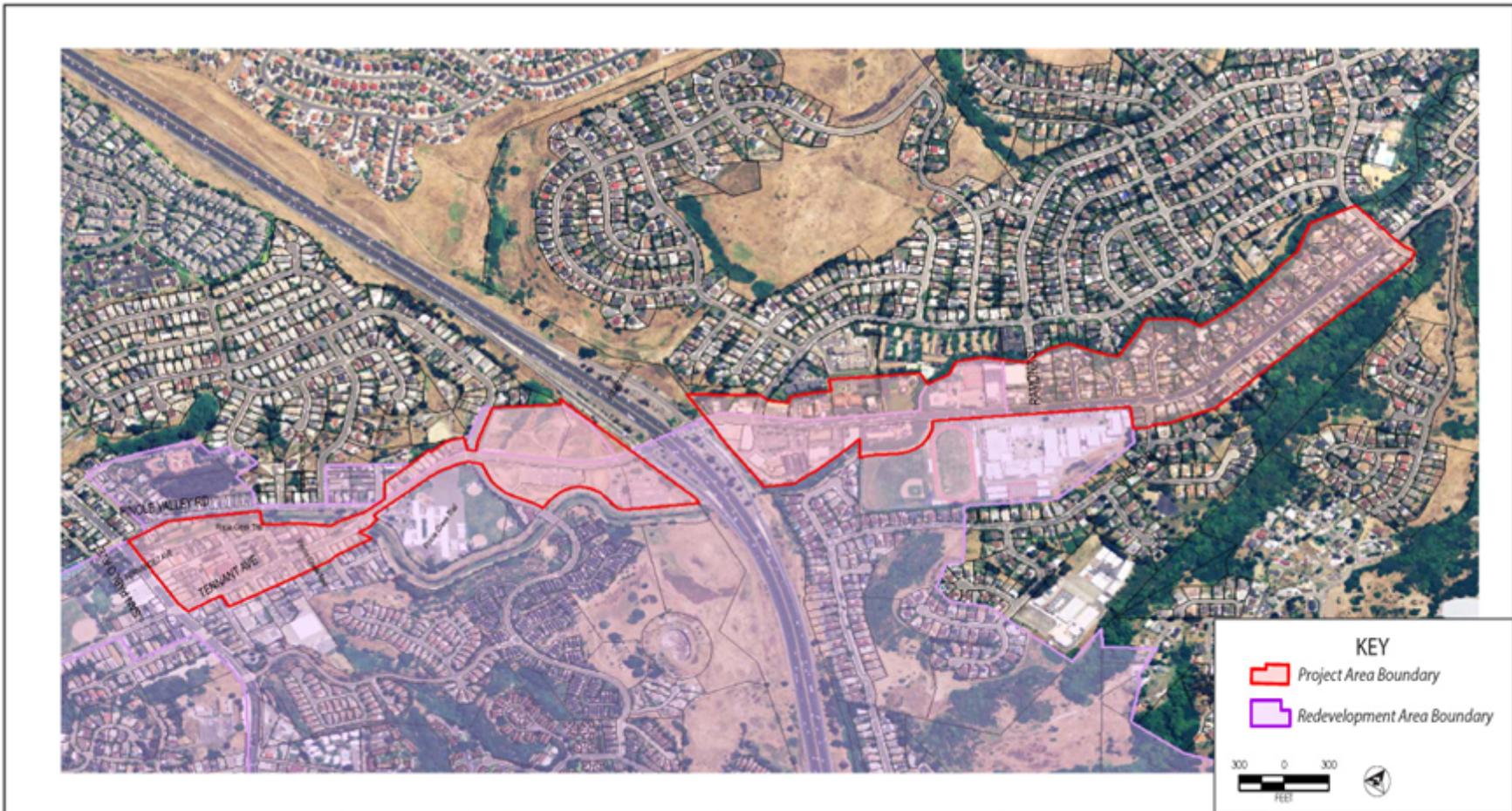
San Pablo Avenue



Appian Way



Pinole Valley Road



Specific Plan Highlights

- Visually communicate a clear “sense of place”.
- Maintain and enhance the architectural, cultural and economic base of Old Town.
- Improve compatibility between residential and more intense non-residential land uses through zoning tools and unifying urban design features.





Specific Plan Highlights

- Encourage a mix of land uses that compliment and support one another.
- Plan for mixed-use development that attracts both local and regional consumers.
- Encourage a diversity of restaurant and entertainment businesses close to the freeway that will draw office workers during the day and provide a destination for individuals and families at night.
- Support, retention and expansion of existing local businesses.

Specific Plan Highlights

- Strengthen pedestrian and bicycle connections along all three corridors.
- Identify opportunities to improve bicycle and pedestrian safety.
- Explore opportunities to enhance pedestrian circulation and reduce congestion.
- Explore opportunities to improve transit access.



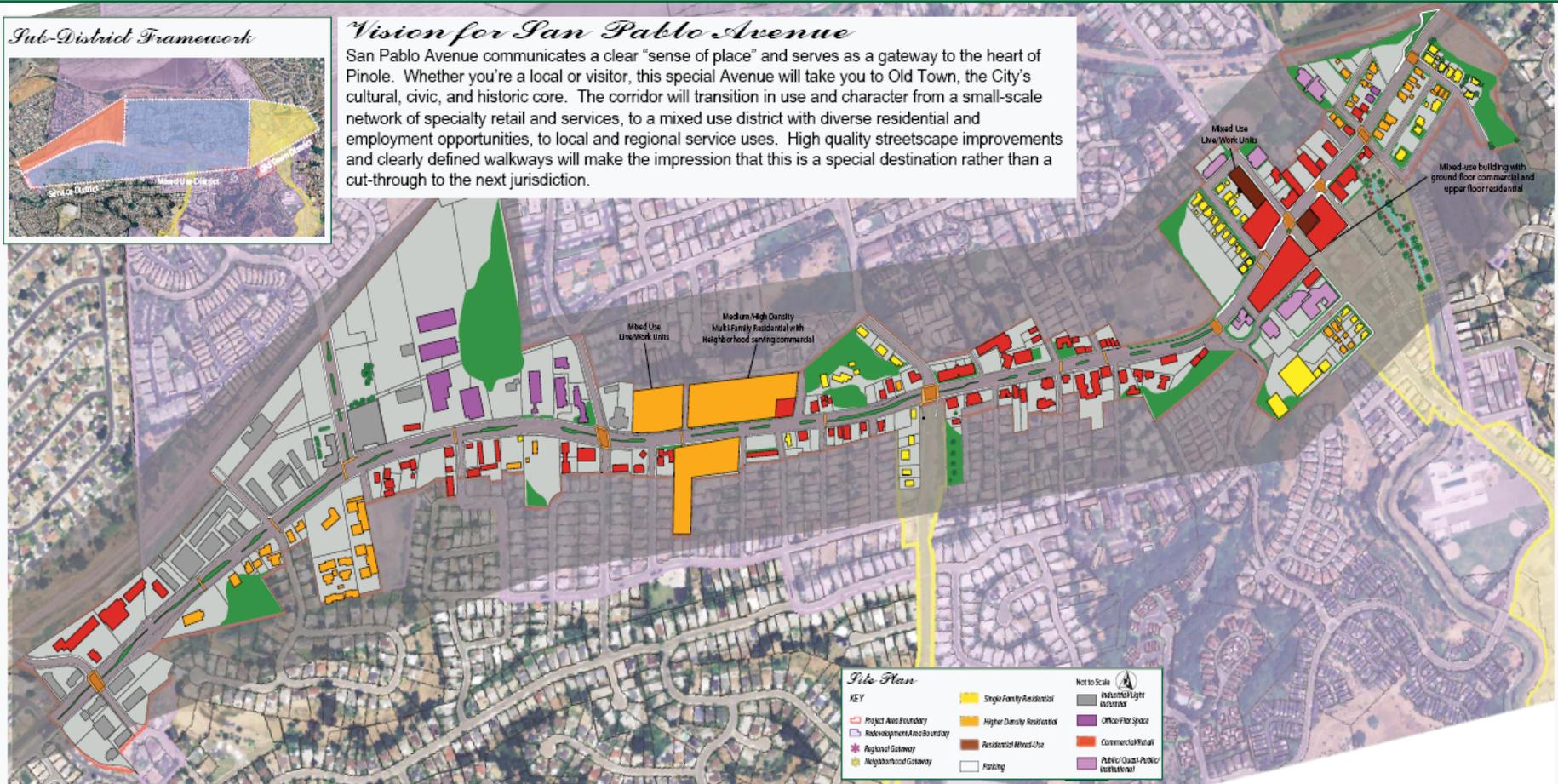
San Pablo Avenue Preferred Alternative

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.



Title Plan

KEY		Not to Scale	
	Project Area Boundary		Single Family Residential
	Redevelopment Area Boundary		Higher Density Residential
	Regional Gateway		Residential Mixed-Use
	Neighborhood Gateway		Parking
	Industrial/Light Industrial		Office/Floor Space
	Commercial/Retail		Public/Quasi-Public Institutional

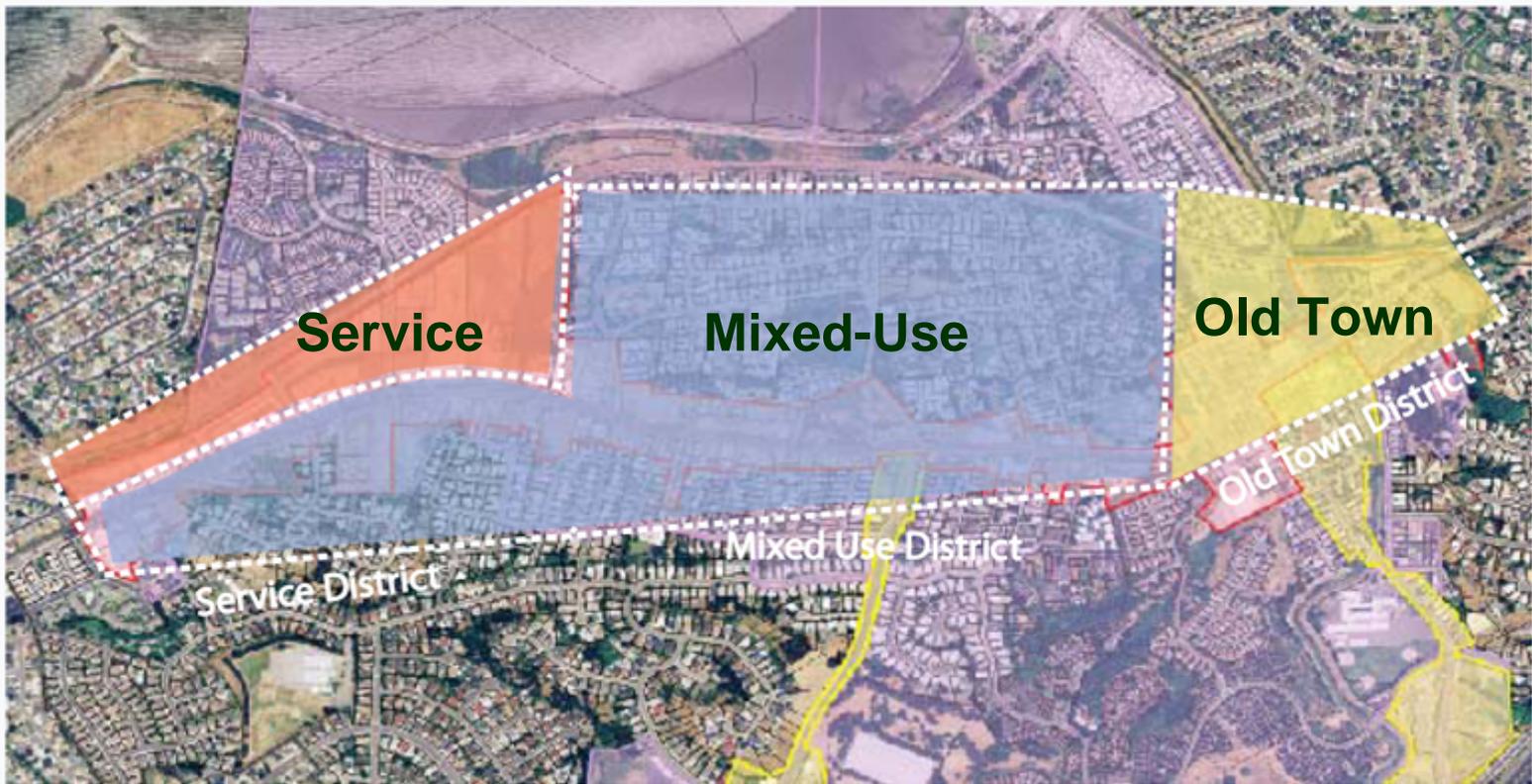


San Pablo Avenue Vision Statement

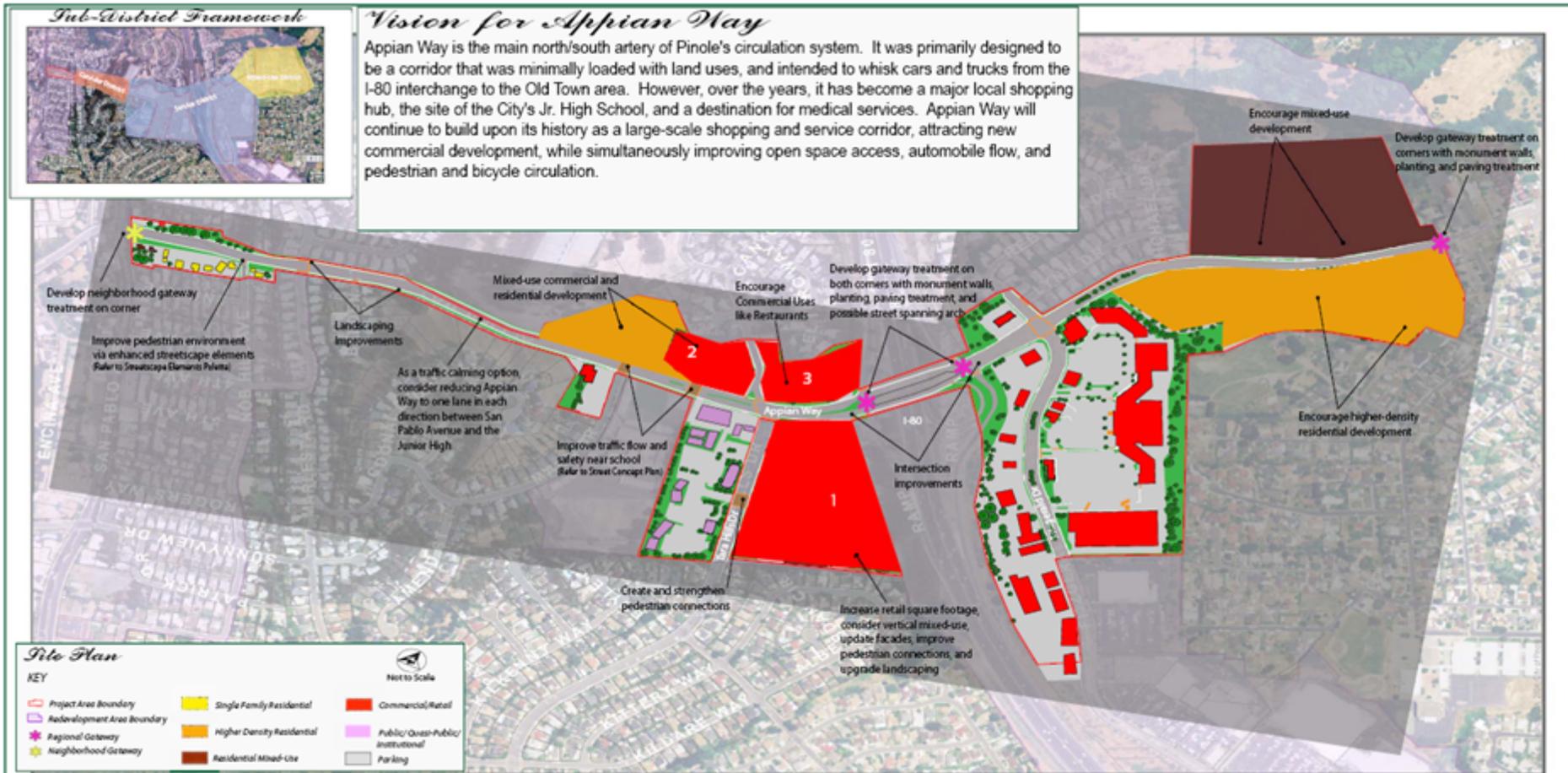
- San Pablo Avenue communicates a clear “**sense of place**” and serves as a **gateway to the heart of Pinole**. Whether you’re a local or visitor, this special Avenue will take you to Old Town, the City’s cultural, civic, and historic core. The corridor will **transition in use** and character from 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.

San Pablo Avenue

Sub-District Framework



Appian Way Preferred Alternative





Appian Way Vision Statement

- Appian Way is the main north/south artery of Pinole's circulation system. It was primarily designed to be a corridor that was minimally loaded with land uses, and intended to whisk cars and trucks from the I-80 interchange to the Old Town area. However, over the years, it has become a **major local shopping hub, the site of the City's Jr. High School, and a destination for medical services.**
- Appian Way will continue to build upon its history as a **large-scale shopping and service corridor**, attracting new commercial development, while simultaneously **improving open space access, automobile flow, and pedestrian and bicycle circulation.**

Appian Way

Sub-District Framework



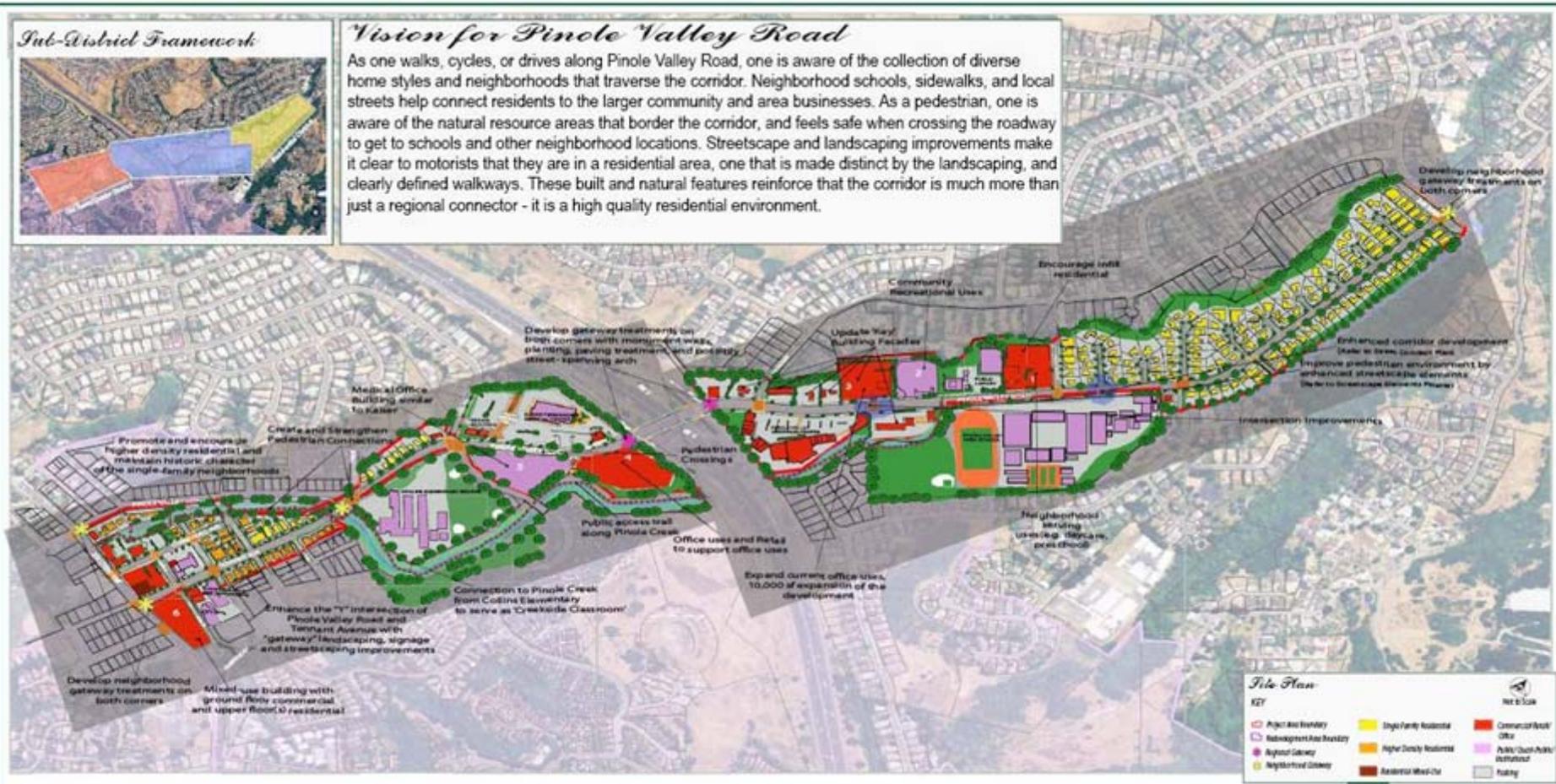
Pinole Valley Road Preferred Alternative

Sub-District Framework



Vision for Pinole Valley Road

As one walks, cycles, or drives along Pinole Valley Road, one is aware of the collection of diverse home styles and neighborhoods that traverse the corridor. Neighborhood schools, sidewalks, and local streets help connect residents to the larger community and area businesses. As a pedestrian, one is aware of the natural resource areas that border the corridor, and feels safe when crossing the roadway to get to schools and other neighborhood locations. Streetscape and landscaping improvements make it clear to motorists that they are in a residential area, one that is made distinct by the landscaping, and clearly defined walkways. These built and natural features reinforce that the corridor is much more than just a regional connector - it is a high quality residential environment.



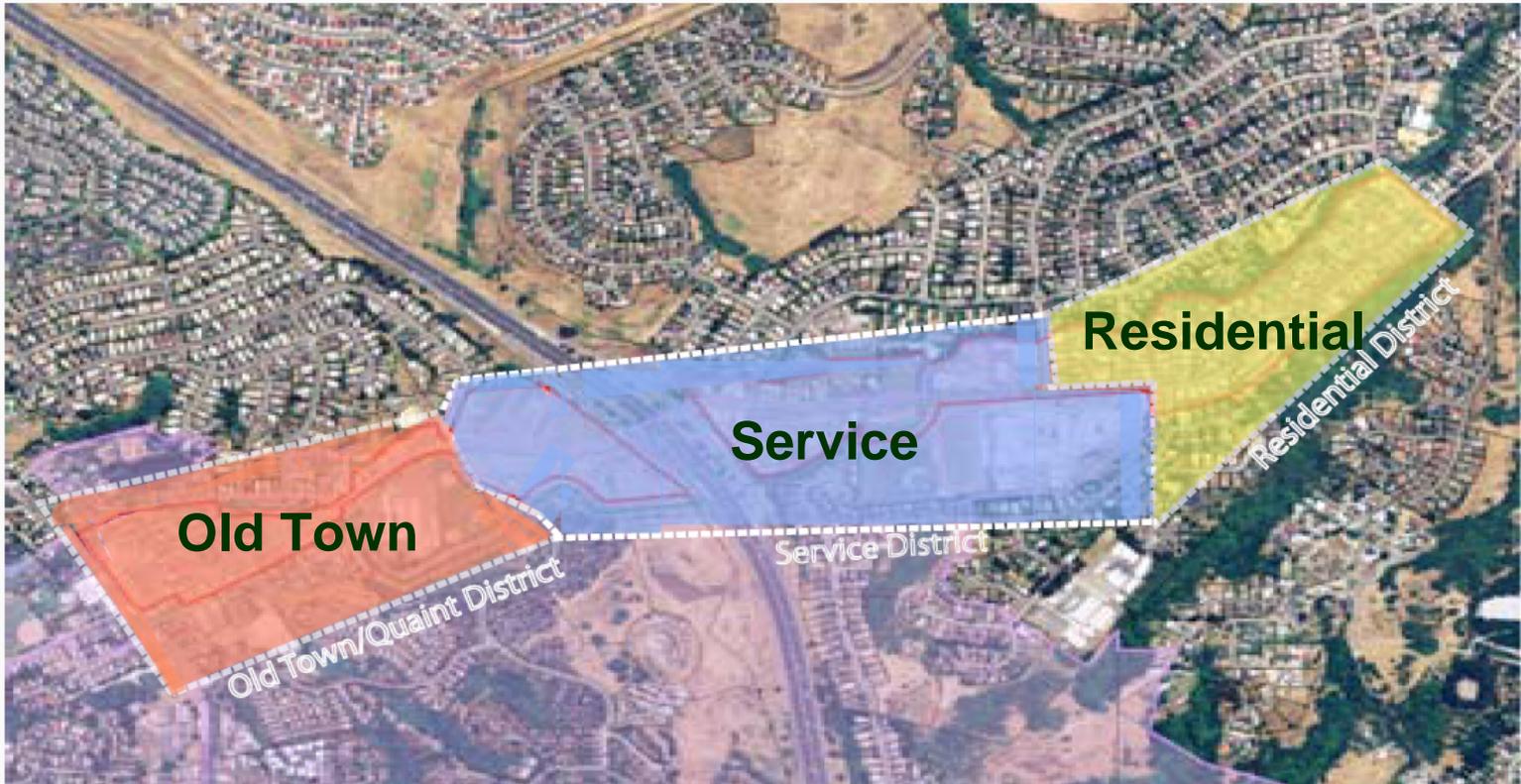


Pinole Valley Road Vision Statement

- As one walks, cycles, or drives along Pinole Valley Road, one is aware of the collection of **diverse home styles** and neighborhoods that traverse the corridor. Neighborhood schools, sidewalks, and local streets **help connect residents to the larger community and area businesses**. As a pedestrian, one is aware of the natural resource areas that border the corridor, and **feels safe when crossing the roadway** to get to schools and other neighborhood locations.
- Streetscape and landscaping improvements make it clear to motorists that they are in a residential area, one that is made **distinct by the landscaping, and clearly defined walkways**. These built and natural features reinforce that the corridor is much more than just a regional connector - it is a **high quality residential environment**.

Pinole Valley Road

Sub-District Framework





Next Steps

- Administrative Draft
 - (City Review in Oct.)
- Public Review of Preliminary Draft:
 - (Nov.-Jan, 2009)
- Specific Plan Workshop
 - (Dec.)
- Incorporation into GP Update

Participation Opportunities

- Attend workshops
- Check cable station for meetings
- Check website for documents, information on the process and upcoming workshops.
 - www.pinolegeneralplan.com
- Contact the Pinole Planning Manager
 - Winston Rhodes, AICP 510-724-9832
 - ◆ WRhodes@ci.pinole.ca.us
 - Or send a letter:
 - ◆ 2131 Pear Street Pinole, CA 94564