

Emerging Land Use and Design Concepts

San Pablo Avenue Specific Plan

Area	Concept	Land Uses	Design Standards
1. Del Norte Transit Center	<ul style="list-style-type: none"> • Facilitate 21st Century human-scale transit. • Create an active, bustling, vibrant area with a wide range of uses. • Define pedestrian spaces, street crossings, and mid-block connections with hardscape. • Increase development potential of blocks closest to transit facilities. • Provide more direct bus routes between BART and I-80. 	<ul style="list-style-type: none"> • Mixed-use residential and retail or office • Office • Residential • Retail • Transit facility 	<ul style="list-style-type: none"> • Allow density between 60 and 80 units per acre. • Allow building heights between four and six stories, up to 65 feet high. • Encourage building step-backs for buildings that are taller than four stories. • Encourage mid-block connections through new development approximately every 250 feet.
2. Macdonald Gateway	<ul style="list-style-type: none"> • Make a celebratory entry to Richmond and El Cerrito. • Incorporate public art. • Create opportunities for community interaction with nature. • Link the Ohlone Greenway to the Richmond Greenway. • Strengthen bicycle and pedestrian connections. • Maintain and enhance neighborhood-serving retail while providing additional housing opportunities. 	<ul style="list-style-type: none"> • Mixed-use residential and retail • Neighborhood-serving retail • Open space/ greenway • Residential 	<ul style="list-style-type: none"> • Allow density between 30 and 50 units per acre. • Allow building heights between three and five stories, up to 50 feet high. • Encourage vertical elements in buildings and streetscape features.

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3. Mid-Town/Civic Center	<ul style="list-style-type: none"> • Create a sense of arrival at the center of El Cerrito. • Use a formal streetscape that is charming, beautiful and green. • Anchor the area around civic uses. • Incorporate green infrastructure in public facilities. 	<ul style="list-style-type: none"> • Mixed-use residential and retail • Neighborhood-serving retail • Office • Public/civic facilities • Residential 	<ul style="list-style-type: none"> • Allow density between 35 and 45 units per acre. • Allow building heights between three and four stories, up to 45 feet high.
4. San Pablo/Plaza	<ul style="list-style-type: none"> • Create a traffic-calmed, retail-oriented environment. • Examine parking driving and turning lane configurations between Fairmount and Central avenues to assess feasibility of angled parking. • Design new development to reflect the area's historic fabric. • Encourage active "spill-over" uses on sidewalks, such as outdoor café seating. 	<ul style="list-style-type: none"> • Entertainment/dining • Mixed-use residential and retail • Residential • Retail • Transit facility 	<ul style="list-style-type: none"> • Allow density between 45 and 60 units per acre. • Encourage higher density development near the Plaza BART station. • Allow building heights between three and six stories, up to 65 feet high.
5. Other Areas Along San Pablo Avenue	<ul style="list-style-type: none"> • Focus on residential uses along San Pablo Avenue in between nodes to meet the market demand for housing and strengthen the customer base for local commercial uses. • Identify left-turn opportunities and places to improve safe pedestrian crossings that may create economic development opportunities. • Identify opportunities to provide mid-block access to the Ohlone Greenway. 	<ul style="list-style-type: none"> • Residential • Limited retail 	<ul style="list-style-type: none"> • Allow an average density of approximately 45 units per acre. • Allow building heights between two and four stories, up to 50 feet high.