**San Pablo Avenue Specific Plan Advisory Committee Meeting #3 and Community Forum**
Thursday, November 8, 2007

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**Tonight’s Agenda**

- Welcome and Introductions
- Emerging Design Concepts Presentation and Discussion
- Public Comment
- Discussion on Plan Direction and Next Steps

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**Emerging Design Concepts**

Project Update and Key Findings

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**Specific Plan Process**

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**Regional Context**

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**Study Area**
Block Pattern: San Pablo and Manila

Economic and Market Conditions: Key Findings

- Market potential:

  - Strong Demand
  - Higher Density
  - More Affordable Price Points
  - Redevelopment of Older Strip Centers

Summary

- Enhance pedestrian environment while balancing modes
- Mitigate regional transportation impacts to increase livability and economic development potential (particularly around the Del Norte BART station)
- Develop key opportunity sites
- Concentrate retail and commercial in nodes – don’t stretch along the street
- Maintain/enhance local character!

Emerging Design Concepts

Vision, Principles and Strategy Framework
A Vision for the Future

Plan Framework

Primary Improvement Areas

A. Land Use, Design and Character
B. Transportation and Circulation
C. Economic Development

Secondary Improvement Areas

D. Sustainability
E. Community Facilities
F. Parks and Recreation
G. Public Safety

Emerging Design Concepts

Land Use and Design Concepts for Key Areas

Key Areas

1. Del Norte Transit Center
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2. Macdonald Gateway

3. Mid-Town/Civic Center

4. San Pablo/Plaza

5. In Between the Nodes

Context
**Land Uses and Design Standards**

- Mixed-use residential and retail or office
- Office
- Residential
- Retail
- Transit facility

- Allow density between 60 and 80 units per acre.
- Allow building heights between four and six stories, up to 65 feet high.
- Encourage building setbacks for buildings that are taller than four stories.
- Encourage mid-block connections through new development approximately every 250 feet.

**Existing (San Pablo at Cutting)**

**Proposed (San Pablo at Cutting)**

**Development Character**
2. Macdonald Gateway

Context
**Concept**

**Land Uses and Design Standards**
- Mixed-use residential and retail
- Neighborhood-serving retail
- Open space/greenway
- Residential
- 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.

**Existing (San Pablo at Conlon)**

**Proposed (San Pablo at Conlon)**

**Development Character**
3. Mid-Town/Civic Center

**Context**

**Concept**

**Land Uses and Design Standards**

- Mixed-use residential and retail
- Neighborhood-serving retail
- Office
- Public/civic facilities
- Residential

- Allow density between 35 and 45 units per acre.
- Allow building heights between three and four stories, up to 45 feet high.

**Existing (San Pablo at Cypress)**
Proposed (San Pablo at Cypress)

Proposed Alternative (San Pablo at Cypress)

Development Character
4. San Pablo/Plaza

Context

Concept

Land Uses and Design Standards
- Entertainment/dining
- Mixed-use residential and retail
- Residential
- Retail
- Transit facility
- 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