

Circle~S Development Code

San Pablo, California



COMMUNITY VISION + REGULATING CODE + IMPLEMENTATION

The City of San Pablo wishes to transform the 16 acre city-owned “Circle~S” site into a vibrant, active, mixed-use destination as part of the revitalization effort for San Pablo Avenue. City Design Collective performed public outreach, and prepared a concept masterplan and form-based development code to permit a healthy mix of retail, residential, civic and cultural uses organized within a network of walkable streets and open spaces, and anchored by a central public green.

PRIMARY CLIENT

City of San Pablo

STATUS

Adopted 2010

ROLE

Prime Urban Design Consultant

RESPONSIBILITIES

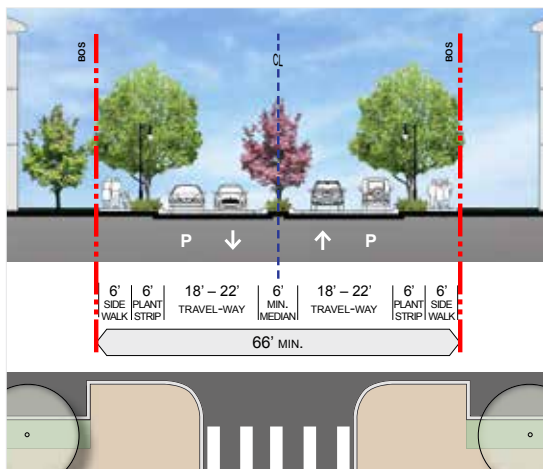
Master Planning, Land Use Framework, Form-Based Coding, Developer Outreach, Public Process

REFERENCE

Matt Rodriguez, City Manager
mattr@sanpabloca.gov
(510) 215-3012

PROJECT FEATURES

- Form-based development regulations calibrated to streamline incremental investment.
- Developer ‘Roundtable’ to refine project elements in accordance with investor preferences.
- Mixed-use buildings with residential, office, and cultural uses above ground-floor retail
- Central public green presided over by civic and cultural institutions.
- Anchor retail/entertainment tenant.
- Residential development adjacent to public parks and within walking distance of shops & cafes.
- Bus depot links to regional transportation system.
- Public parks, multipurpose trail, and promenade along Wildcat Creek.



en vision · enable · realize

www.citydesigncollective.com | 363 17th Street, Oakland CA 94612 | 415 378-2181