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.

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.

PRIMARY CLIENT

City of San Pablo

STATUS

Adopted 2010

ROLF

Prime Urban Design Consultant

RESPONSIBILITIES

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

REFERENCE

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