

D O W N T O W N

E L S O B R A N T E



TRANSPORTATION AND LAND USE PLAN

Prepared for the Contra Costa County Community Development Department

■ prepared by ARUP • BMS Design Group ■ in association with Pittman Associates • Mundie Associates ■ December 2001 ■

DOWNTOWN EL SOBRANTE

TRANSPORTATION AND LAND USE PLAN

A “Transportation for Livable Communities” Project

Prepared for the

**Contra Costa County
Community Development Department**

Project Co-Sponsors:

94803 Task Force
El Sobrante Chamber of Commerce
Contra Costa County
The Metropolitan Transportation Commission

December 2001

Prepared by:

**ARUP
BMS Design Group**

In Association with
Pittman Associates
Mundie & Associates

TABLE OF CONTENTS

THE PLAN IN BRIEF	1
BACKGROUND	3
Introduction	
The Planning Process	
Location	
Purpose of the Study	
COMMUNITY GOALS	6
Transportation and Traffic Vision and Goals	
Landscape and Design Vision and Goals	
Business Environment, Activities and Recruitment Goals	
Additional Vision Statements	
Suggested Strategies	
PLANNING CONTEXT	9
Existing Land Use Context	
Existing Transportation and Traffic Conditions	
Economic Context	
Regulatory Context	
THE TRANSPORTATION AND LAND USE PLAN	18
Section 1. Plan Principles	
Section 2. Future Development Pattern	
Section 3. Land Use	
Section 4. Transportation Framework	
Section 5. Open Space Framework	
Section 6. Urban Design Concepts	
Section 7. Landscape Framework	
IMPLEMENTATION STRATEGY	56
Community Plan Implementation Organization	
Individual Private Landowners and Businesses	
Public Sector Initiatives	
Phasing	
Early Action (Phase 1) Public Implementation Actions	
Early Action (Phase 1) Improvement Costs	
Next Steps	
APPENDIX A	
Downtown El Sobrante Market Analysis	
APPENDIX B	
Project Team	

LIST OF FIGURES

<u>Figure</u>	<u>Title</u>
Figure 1	Bay Area Context
Figure 2	Regional Context
Figure 3	Study Area
Figure 4	Existing Land Use
Figure 5	Existing Traffic Level of Service Diagram
Figure 6	General Plan Land Use
Figure 7	Existing Zoning
Figure 8	Subdistricts
Figure 9	Existing Street Framework
Figure 10	Proposed Street Framework
Figure 11	Proposed Land Use
Figure 12	Proposed Street Operation
Figure 13	Street Types
Figure 14	Pedestrian Circulation
Figure 15	Parking Location Concept
Figure 16	Open Space and Parks
Figure 17	El Sobrante Village Center (Concept Sketch Plan)
Figure 18	El Sobrante Village Center Aerial View
Figure 19	Section A: Village Center Drive (cross-section)
Figure 20	Section B: Street Character in the Village Center Drive (cross-section)
Figure 21	San Pablo Dam Road in the Village Center
Figure 22	Section D: San Pablo Dam Road Character in the Village Center
Figure 23	Section E: San Pablo Dam Road Outside of the Village Center (cross-section)
Figure 24	Section C: Village Center Drive East
Figure 25	Gateway to Downtown El Sobrante at El Portal Drive
Figure 26	Landscape Framework
Figure 27	Early Action (Phase 1)