

City of Pinole “Community Corner” Public Engagement & Recommendations Summary

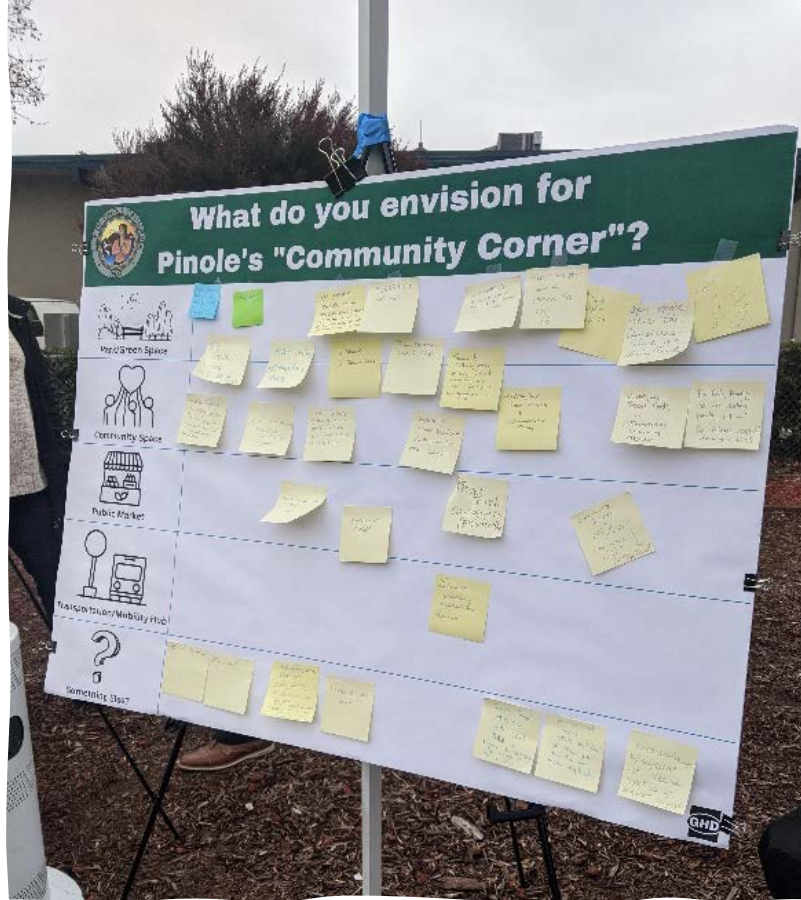
February 6, 2024
Pinole City Council



Purpose of Project

- To garner feedback from the community and consider alternatives for the lot on the corner of Tennent Ave and San Pablo Ave





February 2023 Workshop

What did we hear?

- Outdoor restaurant, food trucks, brewery space, outdoor seating and lighting, family friendly gathering space, beer garden





May 2023 Workshop

What did we hear?

- Attendees were in favor of a phased approach, beginning with a low-cost demonstration project/outdoor gathering space, mid-term semi-permanent quick-build and eventually a long term restaurant and brewery



Design Board # 1

Outdoor Gathering Spaces



Richmond, CA



Philadelphia, PA



San Francisco, CA



Pittsburgh, PA

Elements of outdoor gathering spaces include (but are not limited to):

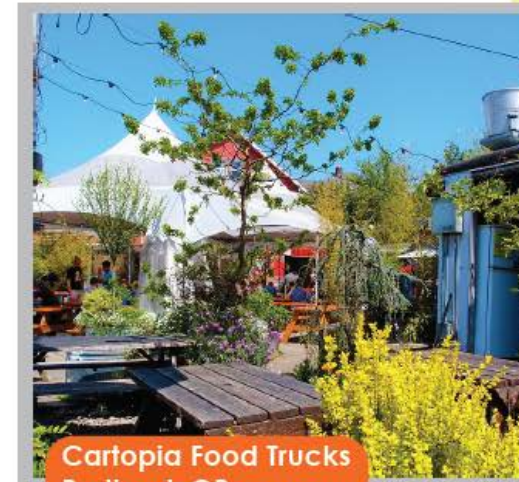
Varied Surface Materials	Plants/Planters (wood crates, metal containers, etc.)	Artwork and Murals
Seating and Tables	Separation from the Street	Shade Structures
Stage or Performance Area	Programming (food trucks, events, etc.)	

Design Board # 2

Outdoor Eating Spaces/Beer Gardens



Tucker Brewing Company
Tucker, GA



Cartopia Food Trucks
Portland, OR



The Backyard
Richmond, CA



Westbrae Biergarten
Berkeley, CA

Elements of outdoor gathering spaces include
(but are not limited to):

Varied Surface
Materials

Plants/Planters
(wood crates, metal
containers, etc.)

Artwork and
Murals

Seating and
Tables

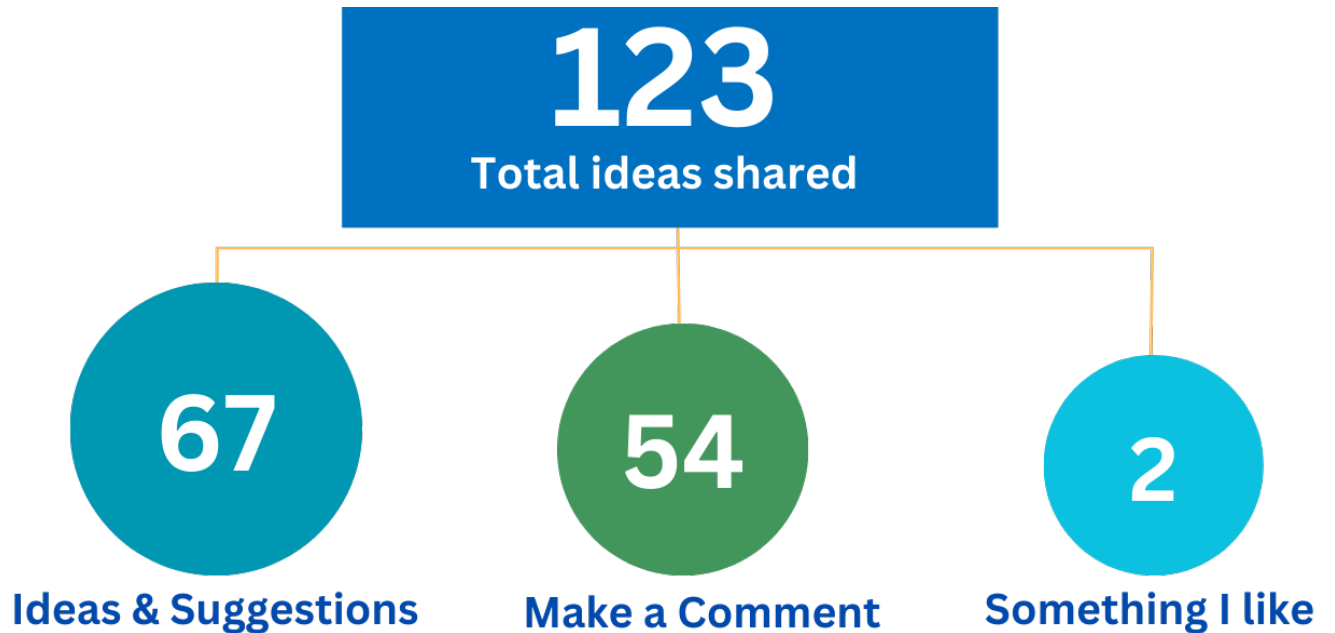
Separation from
the Street

Shade
Structures

Stage or
Performance Area

Programming (food trucks,
events, etc.)

Interactive Online Idea Wall



Comment types



Interactive Online Idea Wall

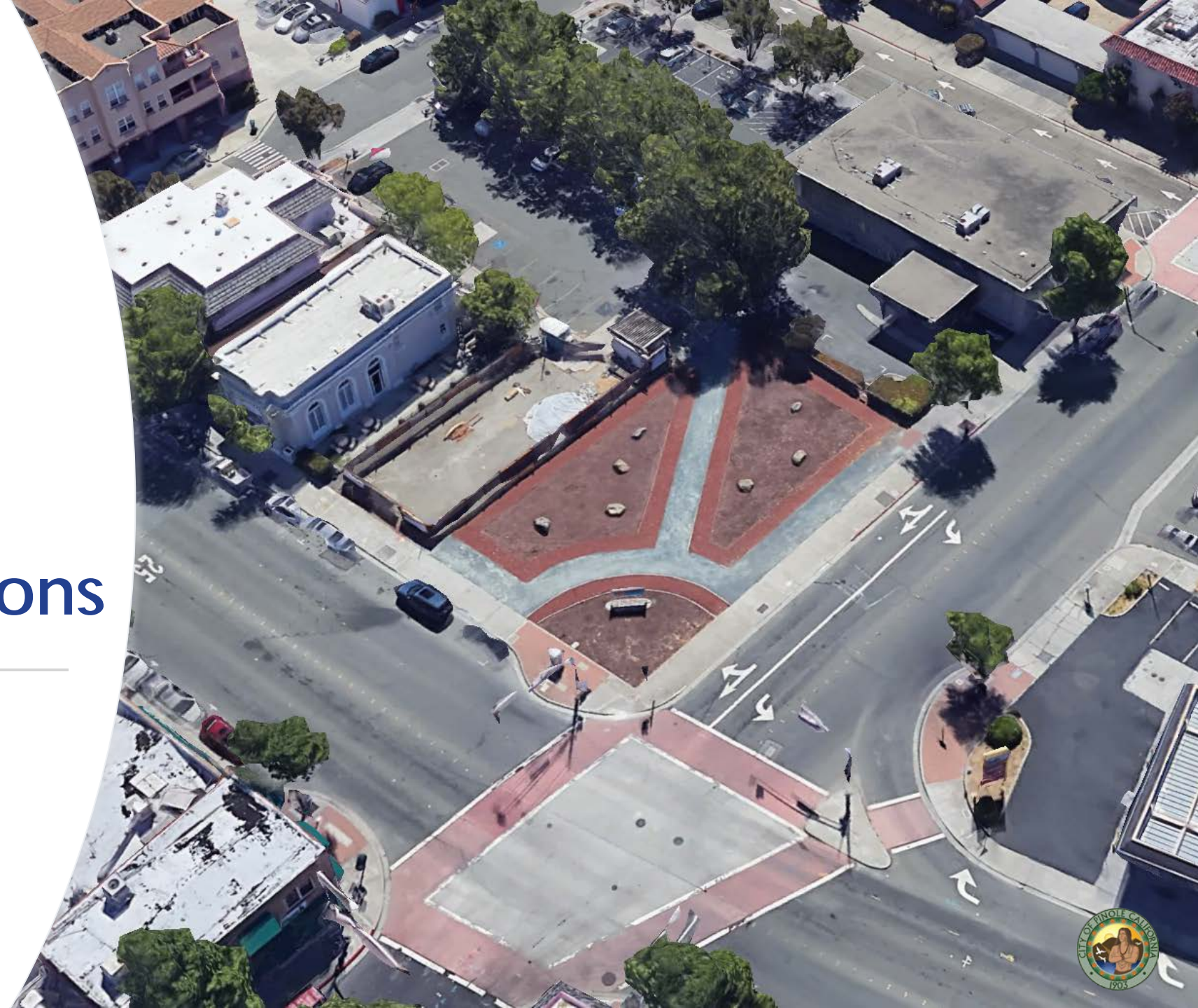
“What a wonderful corner in Pinole to bring people together. I love the ideas of combining uses for it such as a community garden, for food trucks and brewery/beer garden, live music, a Farmer's Market extension, places organizations can fundraise (garden club, girl scouts). I love having the big and little trees there come holiday time!”

– Community Resident Comment





Recommendations



Short-Term

- ◆ **Demonstration projects** are temporary non-infrastructure projects that last one day up to one week and occasionally, depending on the materials used, up to one month.
 - ◆ Proven to be an excellent short-term solution that help the community to feel engaged and continue to build on the commitment of local agencies in implementation
 - ◆ Utilize temporary materials like planters, cones, chalk paint, chalk, plastic chairs, plastic or wooden benches and tables, pop-up shade structures that are easy to take down, tires, plastic barricades, or any other materials that are easy to use and often already available to the city to use or are low-cost to purchase



Short-Term

- ◆ **Open streets events:** Open streets events, also known as Ciclovias, are events where streets are closed or semi-closed off to cars and open for pedestrians encouraging participation in recreational activities, festivals, music events, health or wellness related events or other events.
- ◆ **Pop-up “parklet”:** A pop-up “parklet” is a small or miniature “park” with pop up features such as plastic chairs, wooden benches, planters, plastic or wooden tables, movable umbrellas or shade structures, or any other temporary materials that can be bought at a low cost and placed on the lot for one day up to one month.



Mid-term

- ◆ **Quick-Builds** are projects that last six months up to five years, depending on the materials used.
 - ◆ Materials that are used in a quick-build tend to be considered infrastructure because they typically must be mounted into or onto the ground, utilizing various adhesives, or using longer term materials like metal, concrete, decomposed granite, etc.
 - ◆ Meant to be easily shifted or changed based on community feedback and are also lower cost than implementing a long-term infrastructure solution or building.



Quick-Build Example

- The following is a concept for the site for illustrative purposes only. This is not a final design, only to provide a visual alternative to inspire the possibilities of the site. This is an example of a “quick-build” with shade structures, planters, bicycle parking, benches and tables, trash receptacles, a concrete stage, an art wall, and a fenced barrier to separate the site from motor vehicles.



Quick-Build Example

- The following is a concept for the site for illustrative purposes only. This is not a final design, only to provide a visual alternative to inspire the possibilities of the site. This is an example of a “quick-build” with shade structures, planters, bicycle parking, benches and tables, trash receptacles, and an art wall.



Programming

- ◆ **Programming** is an important consideration when activating a space. Programming is what helps to activate a space by drawing people in for activities that they otherwise would not have the opportunity to attend. Could include:
 - ◆ **“Food Truck Fridays”** – events where one day per week, or on another agreed upon schedule, food trucks congregate in the same lot where the weekly farmer’s market is held
 - ◆ **“Concerts on the Corner”** – local music events on a regular and agreed upon schedule
 - ◆ Continuation of the **weekly farmer’s market**, but providing a place for people to sit, eat, and spend time
 - ◆ **“Art Fridays”** or other regular art events



Partnerships

- ◆ **Partnerships** that could be fostered for a positive outcome in the transformation of this space as well as to help in the planning and implementation of programming could include:
 - ◆ Parks and Recreation
 - ◆ City planning
 - ◆ Local police department or law enforcement
 - ◆ Emergency services
 - ◆ Chamber of Commerce
 - ◆ Local school districts
 - ◆ Community-based organizations
 - ◆ Religious organizations
 - ◆ etc.

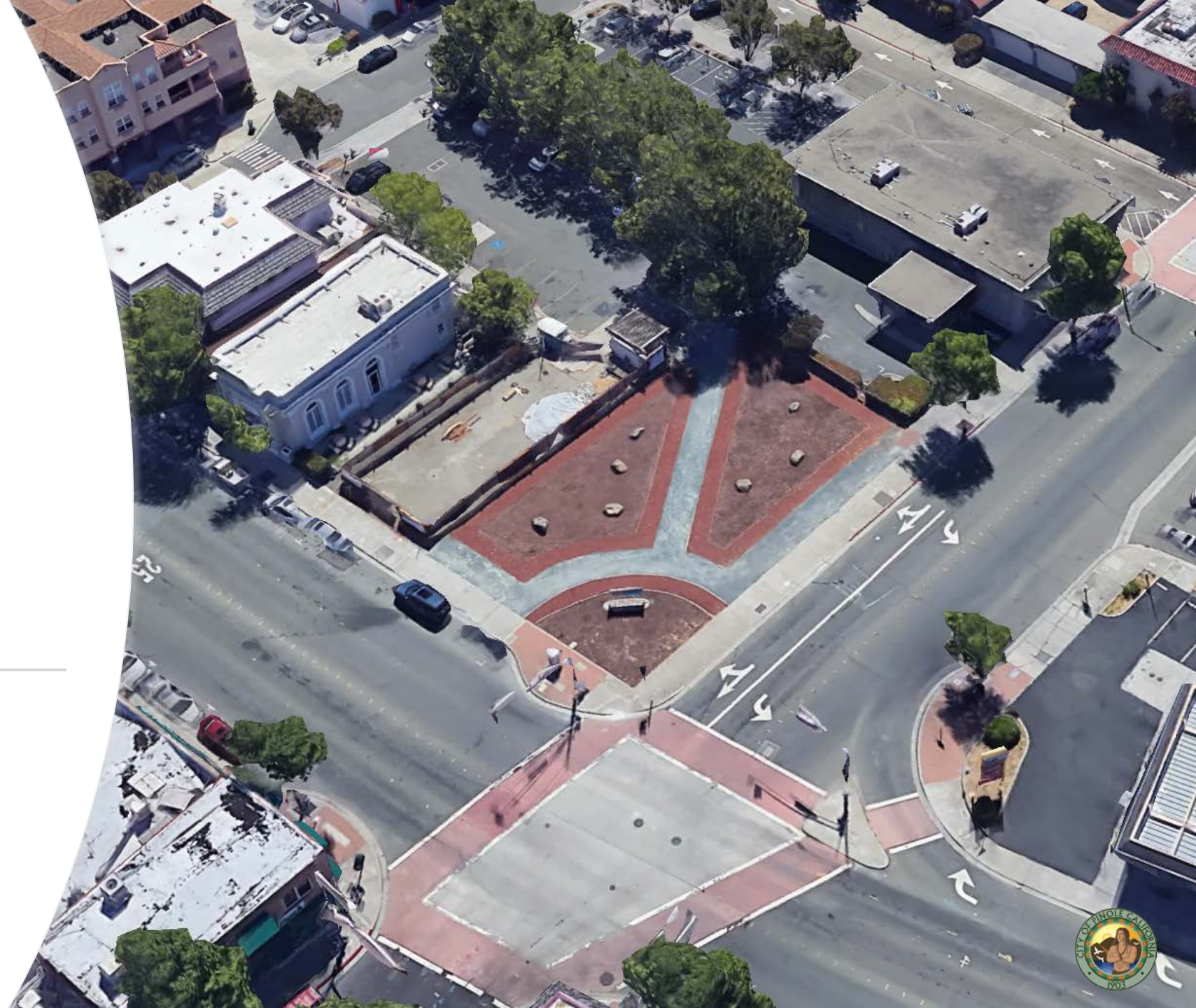


Long-term

- ◆ Based on the feedback received at the workshops, a permanent outdoor community eating space is most desired.
 - ◆ The public has requested a family-friendly, open-concept restaurant or brewery



Constraints



Short-Term

- ◆ **None** – unless site purchase is needed prior to hosting people on-site



Mid-Term

- ◆ Constraints for a mid-term solution may include (but are not limited to):
 - ◆ Financial – the City may need to purchase the lot prior to the implementation of any mid-term solutions; funding will need to be identified for any revisions made to the lot
 - ◆ Permits – permits may be needed to implement a community gathering space with more permanent infrastructure
 - ◆ Landscaping
 - ◆ Water or drainage
 - ◆ Electricity
 - ◆ Maintenance – maintenance and maintenance costs will need to be a consideration for any landscaping, trash, and any infrastructure
 - ◆ Accessibility requirements may need to be studied and implemented



Long-Term

- ◆ Some initial constraints for implementing a restaurant or brewery as a long-term and permanent solution include (but are not limited to):
 - ◆ Financial - the City will need to purchase the lot before any solutions can be implemented. Funding will need to be identified for any permanent solutions
 - ◆ Developers and architects will need to be consulted prior to installing a permanent building
 - ◆ Various permits will be required
 - ◆ Environmental impact reports and other reports may be required
 - ◆ Feasibility studies may need to be conducted
 - ◆ Accessibility requirements may need to be studied and implemented



Conclusion

- ◆ Recommendation that the **City consider investing in the lot for a long-term solution, which may be a brewery or restaurant.** In the interim, the **City should consider revitalizing the site with short-term and mid-term solutions so it may garner the usage that the community deeply desires.**
- ◆ Any effort to improve the site for frequent usage would greatly serve the community, tourists and boost the local economy. Investing in this site means investing in downtown Pinole and will create a destination for people of all ages and abilities to enjoy.

