



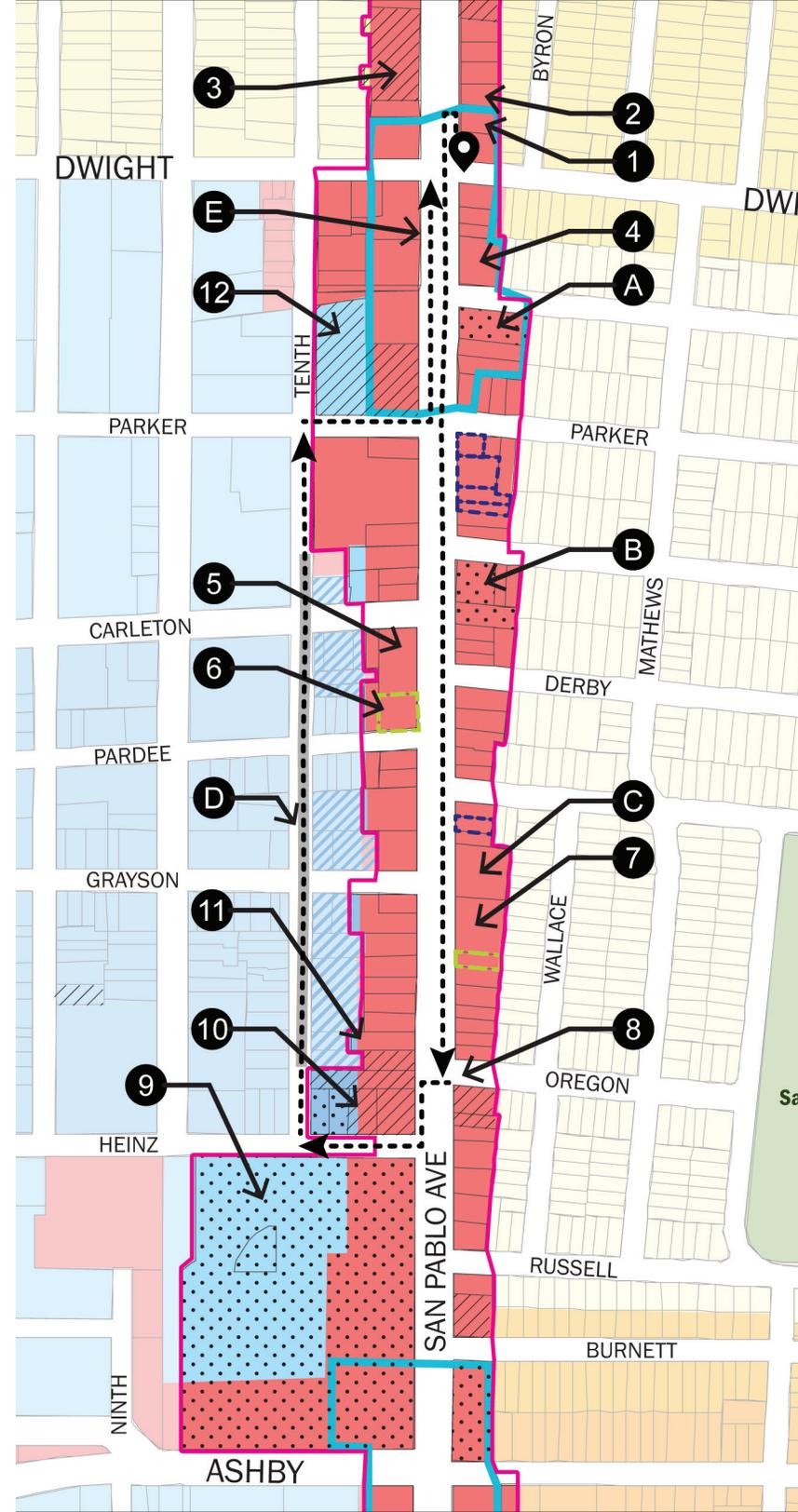
San Pablo Avenue Specific Plan

Walking Tour

- 1** 2435 San Pablo Ave (Poet's Place)
Mixed-use development under construction
- 2** 2427-2435 San Pablo Ave
Mixed-use development proposal
- 3** 2424 San Pablo Ave (Solar Express Car Wash)
Commercial property
- 4** 2527 San Pablo Ave (The Grinnell)
Housing opportunity site
- A** 2551 San Pablo Ave (Existing towing service)
Housing opportunity site
- B** 2625-2641 San Pablo Ave (Car repair shop)
Housing opportunity site
- 5** 2700 San Pablo Ave (Avenue West Apartments)
Existing mixed-use building
- 6** 2720 San Pablo Ave
Mixed-use development proposal
- C** 2733 San Pablo Ave
Mixed-use development proposal
- 7** 2747 San Pablo Avenue (The Bloom Berkeley)
Existing mixed-use building
- 8** Intersection San Pablo Avenue and Oregon St
Public realm
- 9** 2900 San Pablo Ave (Heinz Building)
Commercial property
- 10** 2837 San Pablo Ave (Meyer Sound Properties)
Commercial property
- 11** 2820 San Pablo Ave and 2821 10th St
Mixed-use development proposal
- D** Walk along 10th St
- 12** 2546 San Pablo Ave (Bank of America)
Housing Element opportunity site
- E** 2500-2512 San Pablo Ave and 1094-1098 Dwight Way
Existing commercial building

LEGEND

Zoning Class			
C-N	R-1	M	R-4
C-AC	R-1A	MM	R-BMU
C-SA	R-2	MULI	SP
C-U	R-2A	MUR	Parks
C-W	R-3	Schools	U
	New Housing Opportunity Sites		
	Housing Element Opportunity Sites		
	Potential Specific Plan Expansion		
	Plan Area Likely Sites		
	Plan Area Pipeline Sites		
	Proposed Specific Plan Area		
	Designated Nodes		
	Side streets to study for open space		





STOP 1

2435 San Pablo Ave (Poet's Place)

Under Construction
Height: 4-Stories, 50 ft
Mixed-Use



2427-2433 San Pablo Ave

Proposal
Height: 5-Stories, 70 ft
Mixed-Use



2427-2433 San Pablo Ave Street Strip Elevation

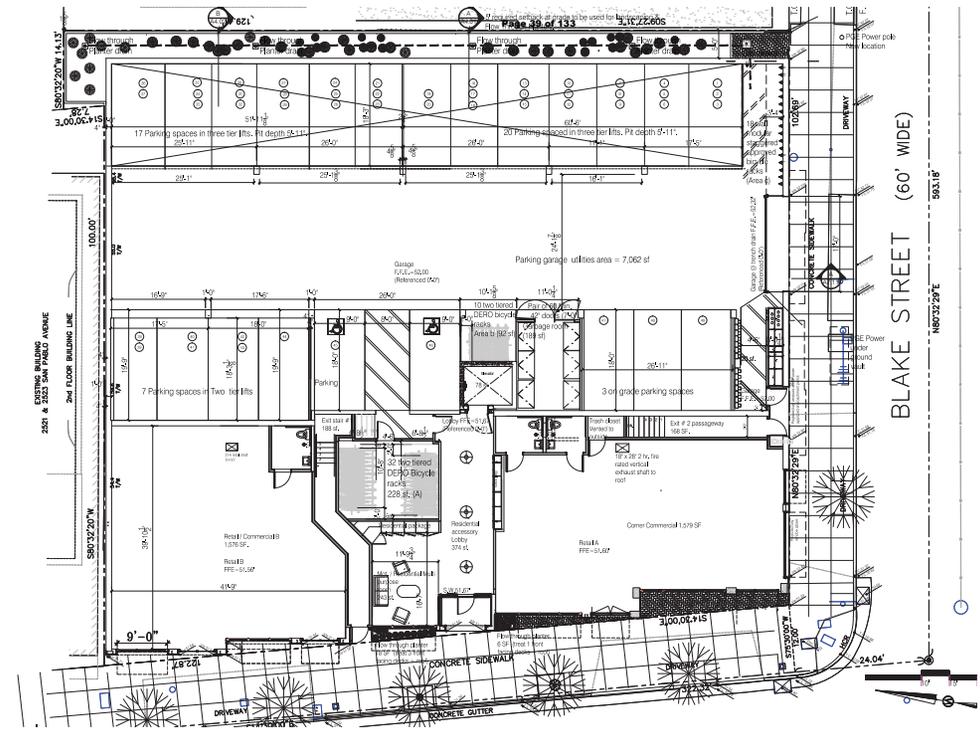


2427-2433 San Pablo Ave Street Strip Elevation

STOP 2

2527 San Pablo Ave (The Grinnell)

Under Construction
Height: 6-Stories, 65 ft
Mixed-Use



2527 San Pablo Ave Ground Floor Plan, Rony Rolnizky Architect



2527 San pablo - Street Scape Elevation along Blake Street



2527 San pablo - Street Scape Elevation along San pablo Avenue Scale 1/8" = 1'-0" (7.27.2017)

2527 San Pablo Ave Streetscape Elevations, Rony Rolnizky Architect

Rony Rolnizky Architect
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11.29.2016



Street Scape Elevations
2527 San Pablo Ave. & Blake Streets
Scale: 1/8" = 1'-0"
Drawing A.305
11.29.2016
Rev. 248.2.27.2017

STOP 3

2700 San Pablo Ave (Avenue West Apartments)

Existing building
Height: 4-Stories
Mixed-Use



2720 San Pablo Ave

Proposal
Height: 7-Stories, 78 ft
Mixed-Use



2720 San Pablo Avenue elevation, illustration by Trachtenberg Architects



2720 San Pablo Avenue west-side view, elevation by Trachtenberg Architects

STOP 4

2747 San Pablo Ave (The Bloom)

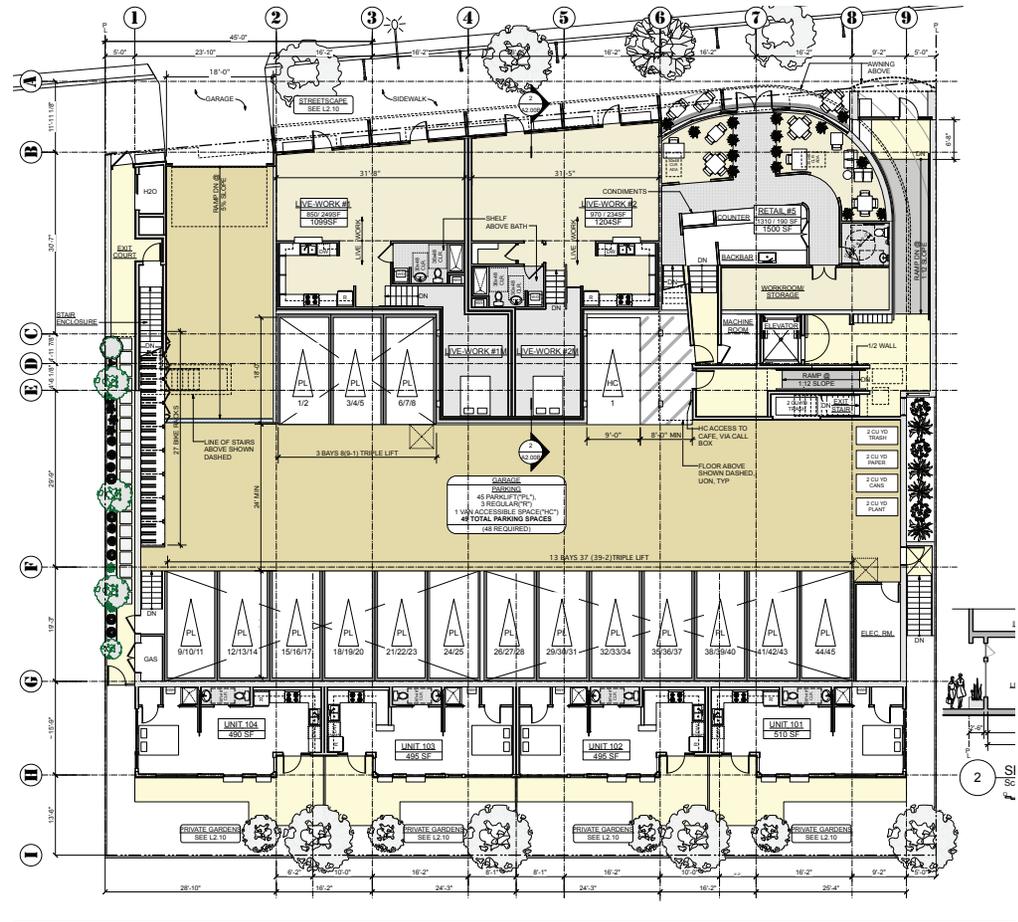
Existing building

Height: 5-Stories

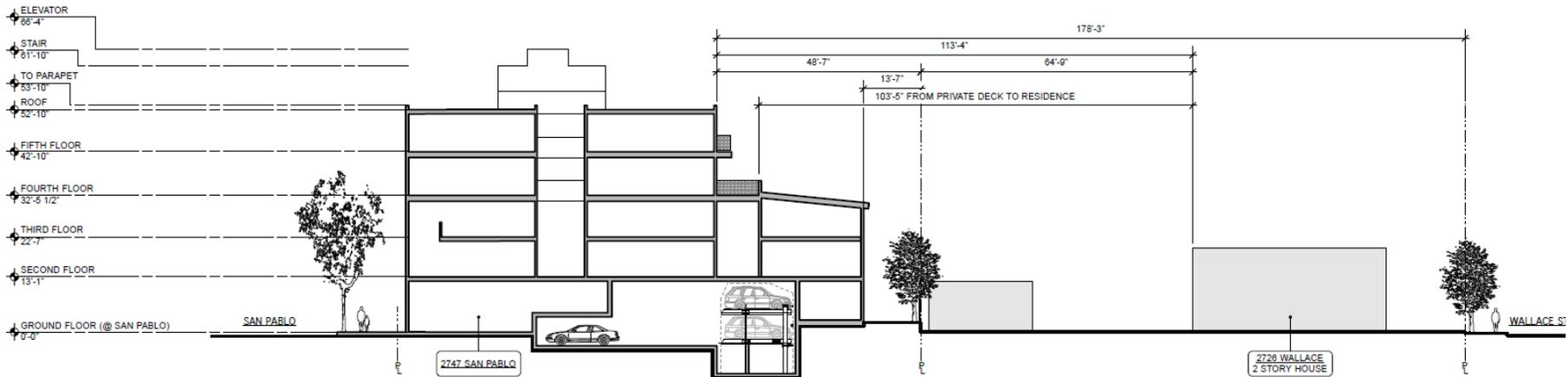
Mixed-Use: Commercial, Live-Work, Residential



2747 San Pablo Avenue Aerial Photo



2747 San Pablo Avenue Ground Floor Plan



2747 San Pablo Avenue East-West Context Elevation

STOP 6

2900 San Pablo Ave (The Heinz Building)

Existing commercial building with large parking lot



2900 San Pablo Ave, Heinz Building Parking Lot



STOP 8

2820 San Pablo Ave and 2821 10th St

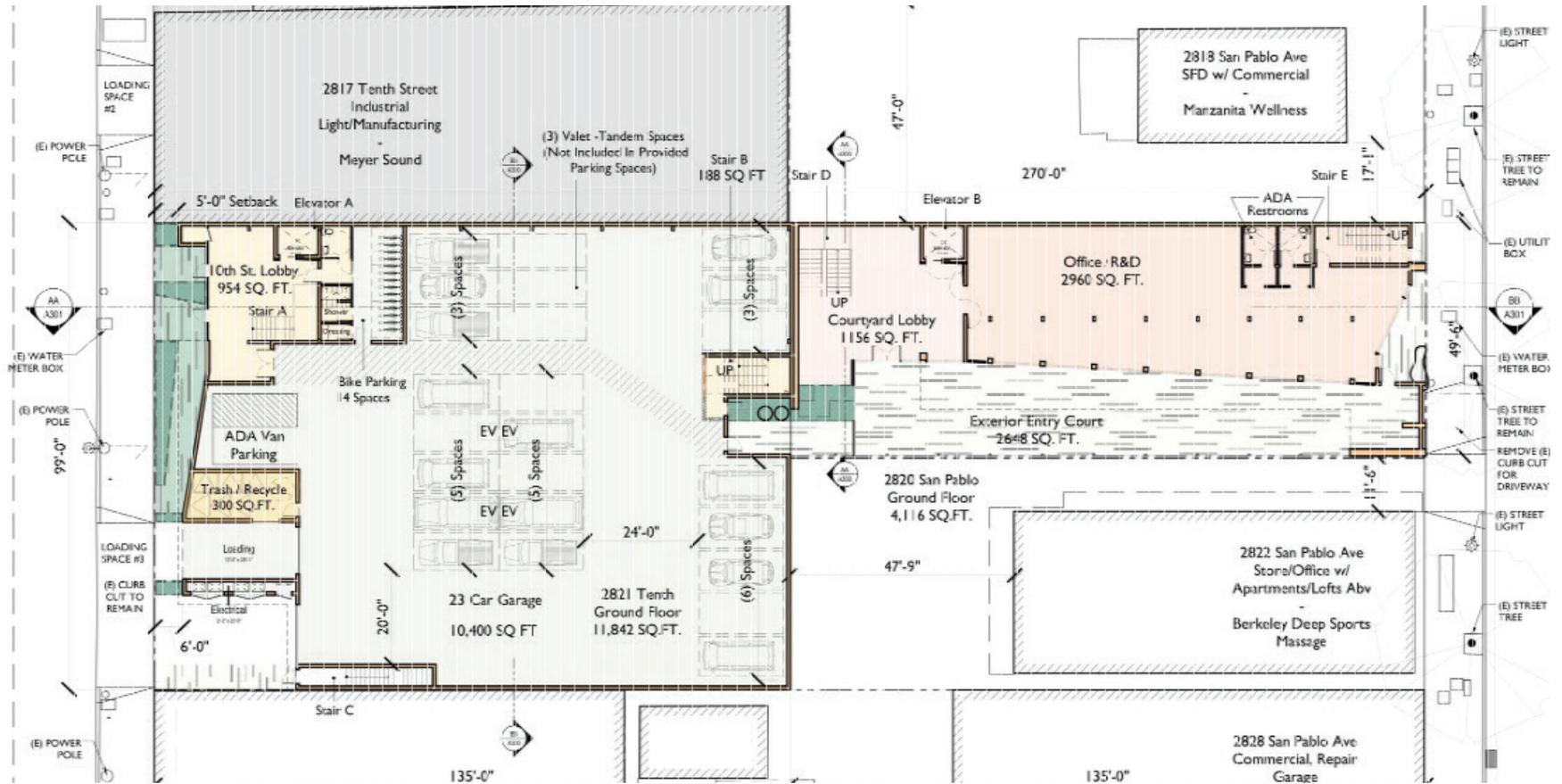
Proposal
 Height: 4-Stories
 Mixed-Use: Commercial, Light industrial, Residential



2820 San Pablo Ave Rendering, Studio KDA



2821 10th St Rendering, Studio KDA



2820 San Pablo Ave Ground Floor Plan, Studio KDA