Site Analysis
Existing Conditions

The Ohlone Greenway site, paralleling San Pablo Avenue to the west, is centrally located within the City of El Cerrito, and therefore has a social and geographical relevance to a wide range of locations. Its importance as not only a major transportation corridor but also a continuous open space is obvious. Less obvious, but no less significant, is the Greenway’s role in creating connections within the community, as its close proximity to many retail, residential, civic, and community sites creates dynamic lines between places that would otherwise remain undrawn.
RECREATIONAL CONTEXT:

- Community Gathering Sites
  - El Cerrito Library
  - El Cerrito Senior Center
  - El Cerrito Community Center
- Schools
  - Fairmont Elementary
  - St. John the Baptist
- Parks and Open Spaces
  - Cougar Field
  - Fairmont Park
  - Baxter Creek Gateway Park
  - Canyon Trail Park

LOCAL CONNECTIONS:

- Civic Sites
  - City Hall and Civic Center Complex
- Retail Sites
  - El Cerrito Plaza
  - San Pablo Avenue
  - Stockton Avenue
- Residential Sites
  - Creekside at El Cerrito Plaza (future development)
  - Cerrito Royale Senior Residence
  - Del Norte Place Apartments
Opportunities and Constraints

A site as far-ranging and diverse as the Ohlone Greenway brings with it a multitude of opportunities. There are many possibilities for improving the way this site interacts with the surrounding city and neighborhoods, many existing elements that are wonderful and need to be protected, or are in need of improvement to bring them to their fullest potential. The other side of this valuable coin is that the site holds many constraints and challenges that must be addressed. The prevailing conditions on the site, both good and bad, manmade or natural, are the very first limitations to which the design must ultimately respond. According to the Metropolitan Transportation Commission and the San Pablo Avenue Specific Plan (see Bibliography Sec. C, pg 83), planned future densities along San Pablo Avenue will be much higher than they are today.

Opportunities:
- Improve mid-block connections – access for bicycles and pedestrians
- Connect to adjacent open space areas
- Relate to adjacent uses – community, retail, residential, new development
- Celebrate BART station entries and trail entries at street crossings – improve visibility and presence from surrounding areas
- Restore or improve daylighted or culverted streams and creek areas

Constraints:
- Rear yard fences – residential properties have their "backs to the site"
- Long blocks with limited access points and visibility
- BART constraints: Columns impede visibility, Train noise

Connection to Fairmont Elementary School
Daylighted creek south of Fairmount Avenue
Backyard fences directly on the Greenway
**OPPORTUNITIES:**
- Ped and Bike Connections
  - Eureka Avenue
  - Donal Avenue
  - Gladys Avenue
  - Conlon Avenue
- Open Space Connections
  - Fairmont Park
  - Baxter Creek Gateway Park
- Adjacent Uses
  - El Cerrito Plaza
  - Fairmont School
  - Cerrito Royale Senior Residence
  - St. John School
  - Del Norte Place Apartments
- Civic Connections
  - El Cerrito City Hall
  - Senior Center / Library

**CONSTRAINTS:**
- Long Blocks
  - Lincoln Ave. to Stockton Ave.
  - Manila Ave. to Potrero Ave
- BART
  - Constraints run the length of the site
- Crossings and Entries
  - BART: El Cerrito Plaza and El Cerrito Del Norte Stations
  - 14 Street – Trail intersections
- Streams and Creeks
  - 4 daylighted stream crossings
  - Fluvius Innominatus Creek
    (between Portola and Schmidt)
Master Plan Design Vision
**Vision**

- The Greenway’s primary use is as a non-vehicular transportation route. Use nodes sited along the way provide areas for pausing, meeting, and engaging in a variety of solitary and group recreation activities. Connections through the site from commercial and civic areas to the residential zone are highlighted and enhanced.

**Goals**

- Goals for the site addressed by the Master Plan:
  - Improved circulation and infrastructure
  - Improved safety and security
  - A more maintainable site
  - Modern amenities
  - Increased stewardship and community involvement
  - Enhancements integrated into future and adjacent development
**Site Character**

• The Master Plan provides for a variety of uses united by a consistent character. Rustic, natural spaces will be designed to withstand time and use by the selection of durable practical furnishings and finishes. The site will invite the community in with simplicity and practicality.

**Image**

• The site will provide the community with an open space to identify with and call their own. As a unique El Cerrito amenity, the Greenway should bring to mind a connection that brings the community together, physically and socially, providing a safe, clean pathway upon which to journey again and again.