



ENVISION CONTRA COSTA 2040

Draft Guiding Principles for Bayview, Montalvin Manor, and Tara Hills

The following guiding principles articulate the values, priorities, and aspirations for the future shared by community members at our first community meeting for Bayview, Montalvin Manor, and Tara Hills:

COMMUNITY CHARACTER

- The diverse, yet unified, small-town welcoming atmosphere of these communities should be preserved and promoted.
- A designated town center is needed to serve as a gathering space for residents of the three communities.
- Sweeping views of San Pablo Bay and Mount Tamalpais provide a beautiful backdrop for the area and should be preserved.
- New businesses should be encouraged within walking distance of residential uses in order to revitalize retail and commercial centers, particularly at the intersection of San Pablo Avenue and Tara Hills Drive.

RECREATION AND ACCESS TO NATURE

- Bayview, Montalvin Manor, and Tara Hills residents value their access to wildlife habitat, open spaces, and trail connections to nature along the shoreline and at Garrity Creek. Residents' access to these areas should be preserved and increased.
- Identify and rezone areas that can potentially serve as additional recreation, habitat, and access to nature. New development should be required to protect habitat areas and create pocket parks and dog parks.
- Water recreation uses along the shoreline should be encouraged, and shoreline access should be improved by connecting the existing segments of the Bay Trail to the north and south with a multi-use pedestrian and bicycle trail.
- Young residents of these communities should be nurtured with expanded youth programming at the community center.

MOBILITY

- Provide a comprehensive transportation system to service the diverse needs of these communities. Improved sidewalk connections and bicycle infrastructure are needed along major thoroughfares, including San Pablo Avenue, Richmond Parkway, and Tara Hills Drive to make streets safer for pedestrians, pets, cyclists, young children, and people with disabilities.
- Maintain easy, multi-modal access to I-80 and regional employment centers. Congestion issues should be resolved with improved signal timing, especially at the intersection of Richmond Parkway and San Pablo Avenue.

HOUSING

- Housing costs in Bayview, Montalvin Manor, and Tara Hills should remain affordable relative to the region.

SAFETY & RESILIENCY

- Residents should have local access to quality medical care and emergency services.
- Residents should be protected from adverse health impacts associated with air pollution from traffic along I-80.
- Blight should be addressed by increasing code enforcement, particularly along San Pablo Avenue and Tara Hills Drive.