

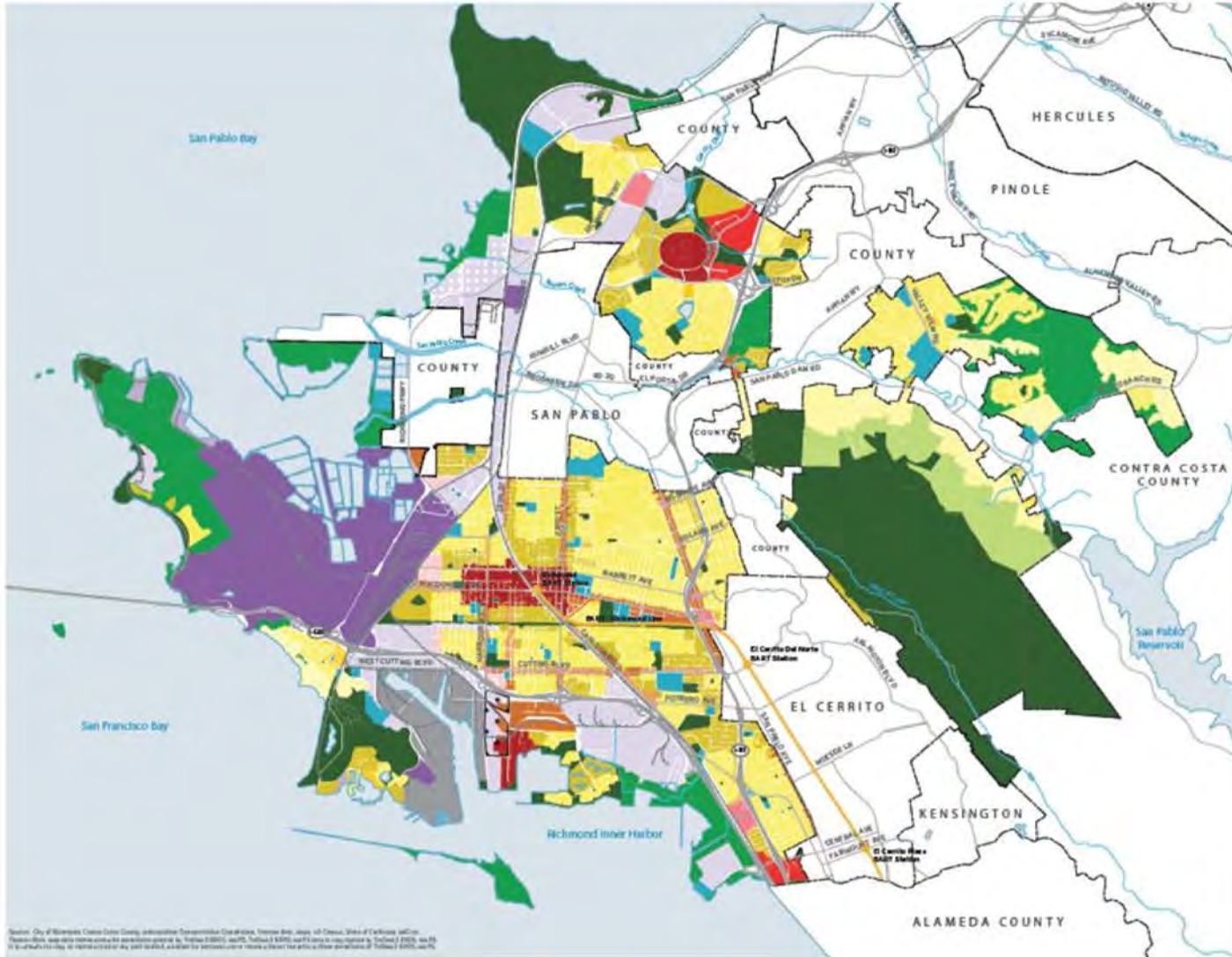


Planning and Building Services Department Overview of Pending Development and Planning Activities



September 2017

General Plan Map



Map 3.14
Land Use Designations
 Citywide

- City of Richmond
- Residential Neighborhoods**
 - Hillside Residential
 - Low-Density Residential
 - Medium Density Residential
 - Neighborhood Mixed-Use
- Key Corridors**
 - Medium Density Mixed-Use (Residential Emphasis)
 - Medium Intensity Mixed-Use (Commercial Emphasis)
- Activity Centers**
 - Medium Intensity Mixed-Use (Gateway and/or Community Node)
 - High Intensity Mixed-Use (Major Activity Center)
 - Regional Commercial Mixed-Use
- Business and Industry**
 - Live/Work
 - Business/Light Industrial
 - Low Intensity Business/Light Industrial
 - Marine and Waterfront Commercial
 - Industrial
 - Port
- Community**
 - Agriculture
 - Open Space
 - Parks and Recreation
 - Public, Cultural, and Institutional
- Overlay Zones**
 - Transition Zone Overlay District (TZOD)
 Pursuant to Ordinance No. 1900, residential uses are prohibited within this zone

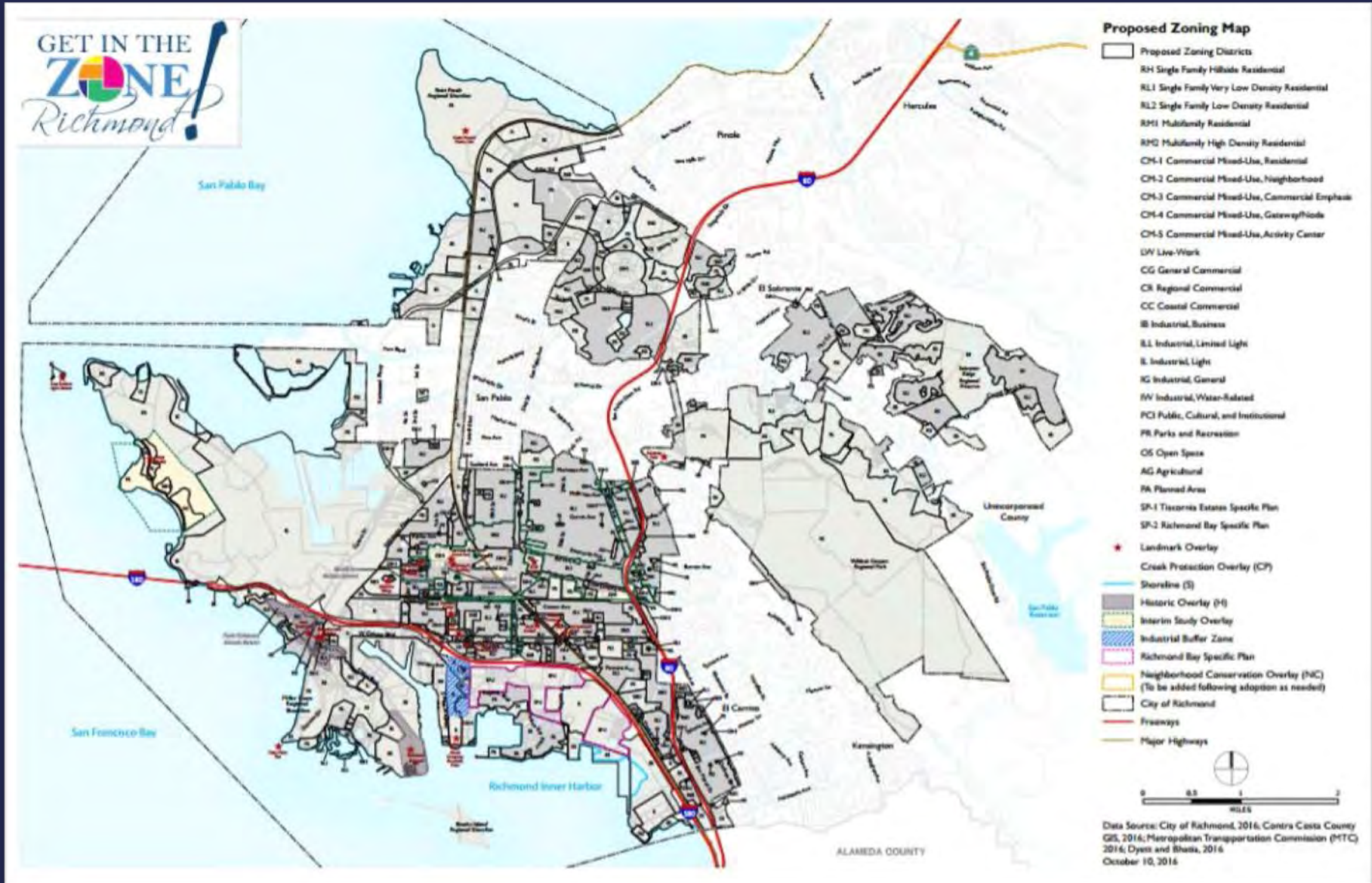
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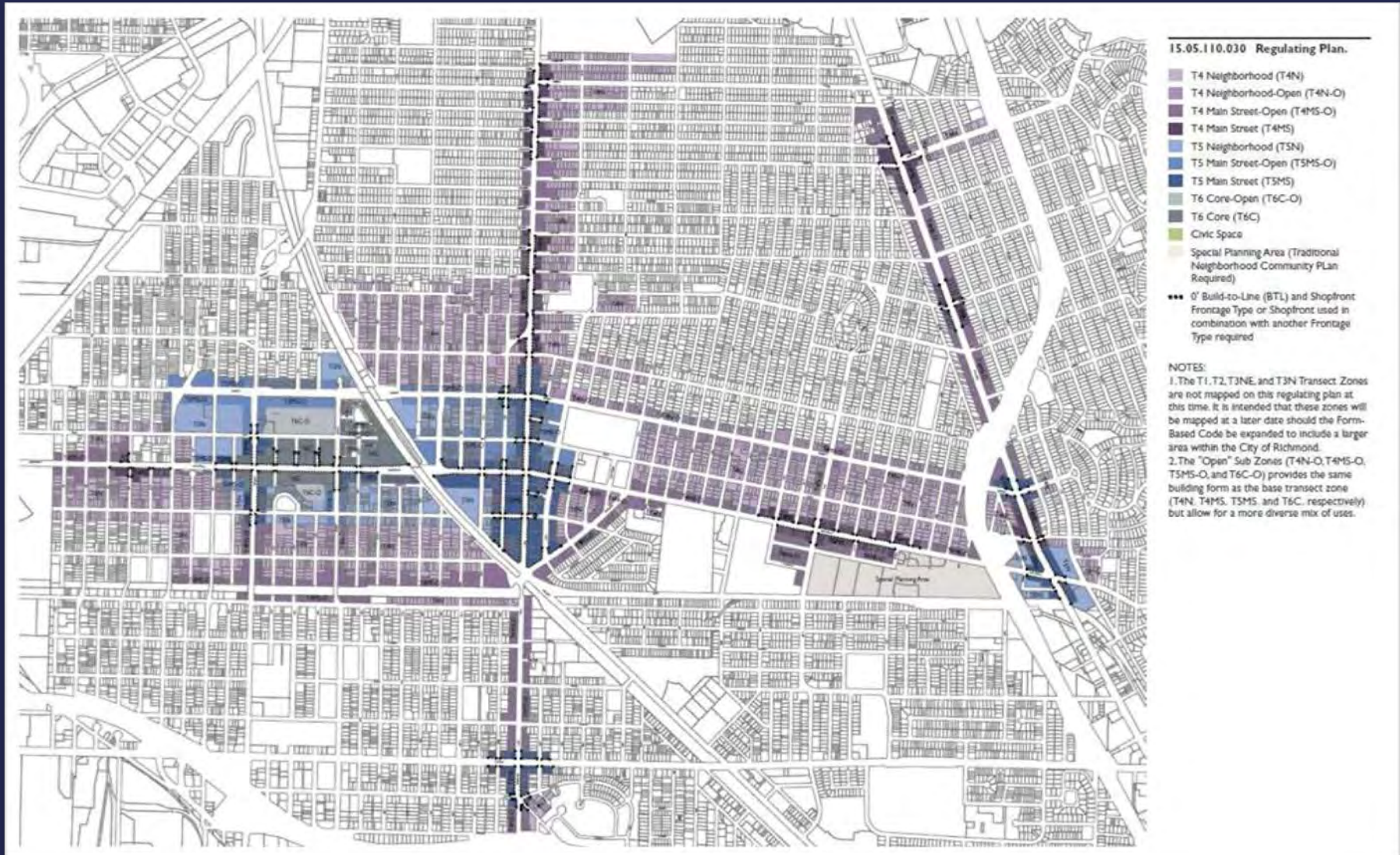
Source: City of Richmond, Contra Costa County, and Alameda County. Information current as of 2014. The City of Richmond, Contra Costa County, and Alameda County are not responsible for any errors or omissions in this map. The City of Richmond, Contra Costa County, and Alameda County are not responsible for any errors or omissions in this map. The City of Richmond, Contra Costa County, and Alameda County are not responsible for any errors or omissions in this map.

Zoning Update

(Image of Current Zoning)



Richmond Livable Corridors Form-Based Code



Richmond Bay Specific Plan Illustrative Map



Development Potential

•R&D/Business/Service: 5.6 million sq.ft.



•Retail: 720,000 sq.ft.

•Jobs: 13,000

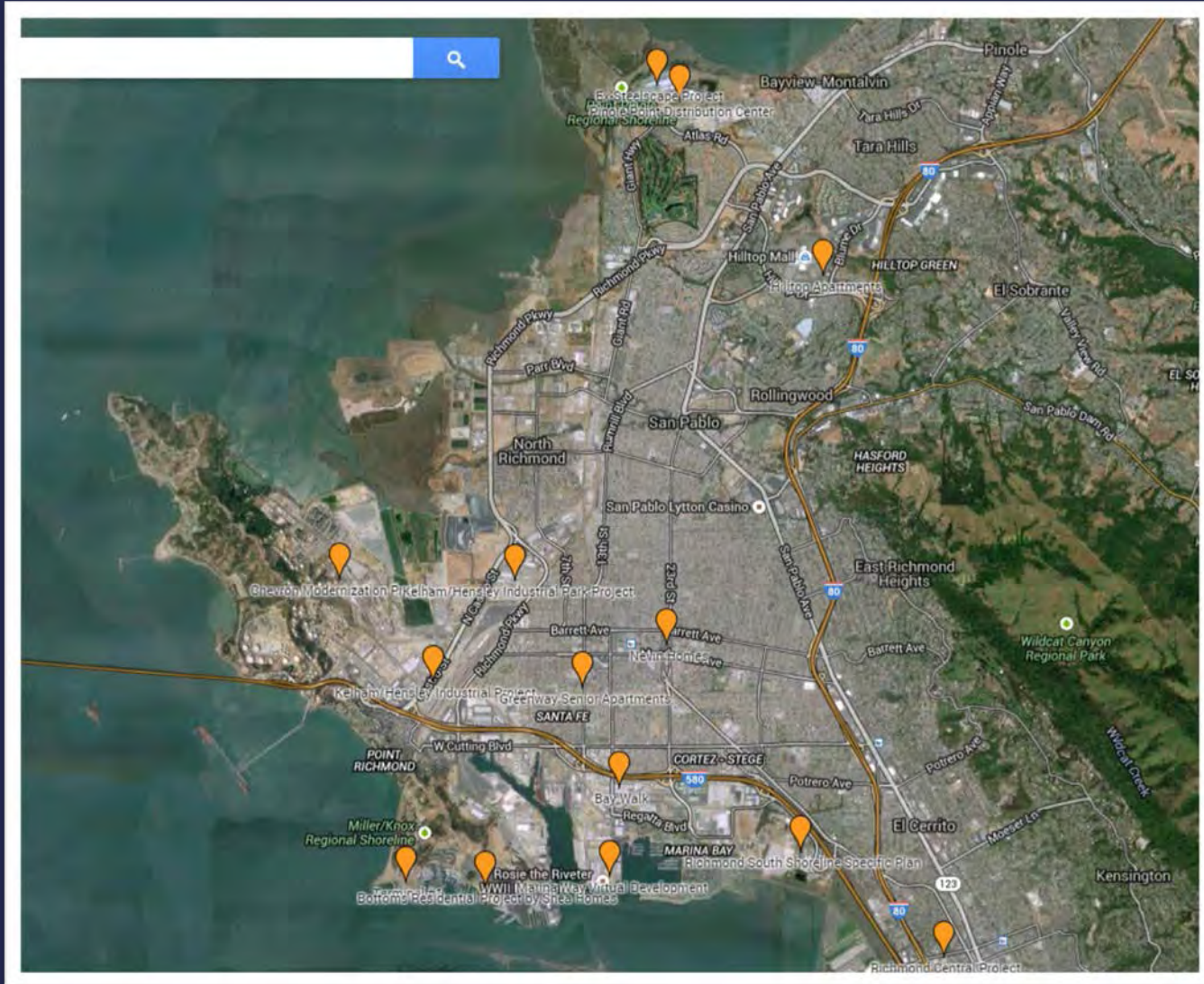


•Residential: 4,070 units

•Open Space: 145 acres



Map of Development Projects



[Link to live Google Map](#)

Terminal 1

316-Unit Residential Community

Dornan Drive & Brickyard Cove Road



Nevin Homes Residential

289-Unit Affordable Apartments

Twenty One Nevin Avenue



Nevin Homes Residential

289-Unit Affordable Apartments

Twenty Three Nevin Avenue



Hilltop Apartments

180 Units

Garrity Way & Hilltop Mall Road



Richmond Central Ave Project

155 Affordable Apartments

Central Avenue & San Mateo Street



Garrity Way Apartments

98 Units

Garrity Way & Blume Drive



12th Street & Macdonald Avenue Development



Hilltop Mall



Making Waves Academy Expansion 4123 Lakeside Drive



Shea Homes/Bottoms Project

60-Unit Condominium

Seacliff Drive & Sandpiper Spit



The Point

27 Townhomes

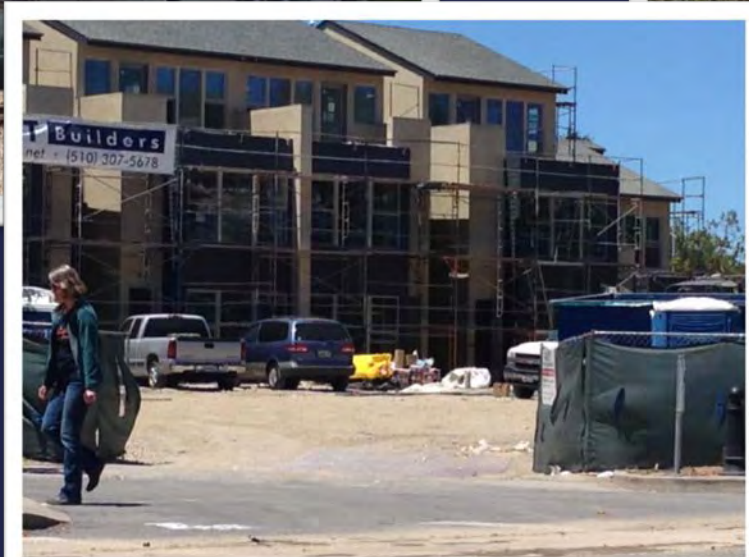
Garrard Blvd. and Cutting Blvd.



The Point

27 Townhomes

Garrard Blvd. and Cutting Blvd.



Bay Walk

193-Unit Live Work & Townhomes

Way South & Wright Avenue



Anchorage at Marina Bay (Phase II)

88 Townhomes

Regatta Blvd & Jetty Drive



Artisan Cove (Phase II)

27-Live Work Units



Starbucks Coffee – Marina Way Parkway & Meeker Avenue



The Quarry: Site Plan – Canal Boulevard



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THE QUARRY RESIDENTIAL PROJECT
RICHMOND, CA # 2017-0036

CONCEPTUAL SITE PLAN

Life Long Medical Facility

Harbour Way & Bissell Avenue



Industrial Building

912 Harbour Way So. – 182,000 SF



Ex-Steelscape Site 740,000 SF Distribution Center

West End of Giant & Atlas Road



Chevron Modernization Project



Miraflores

80-Unit Affordable Senior Housing

(former Oishi, Sakai, and Endo Nurseries at S. 45th & Florida Ave)



Point Pinole (Phase III) Business Park



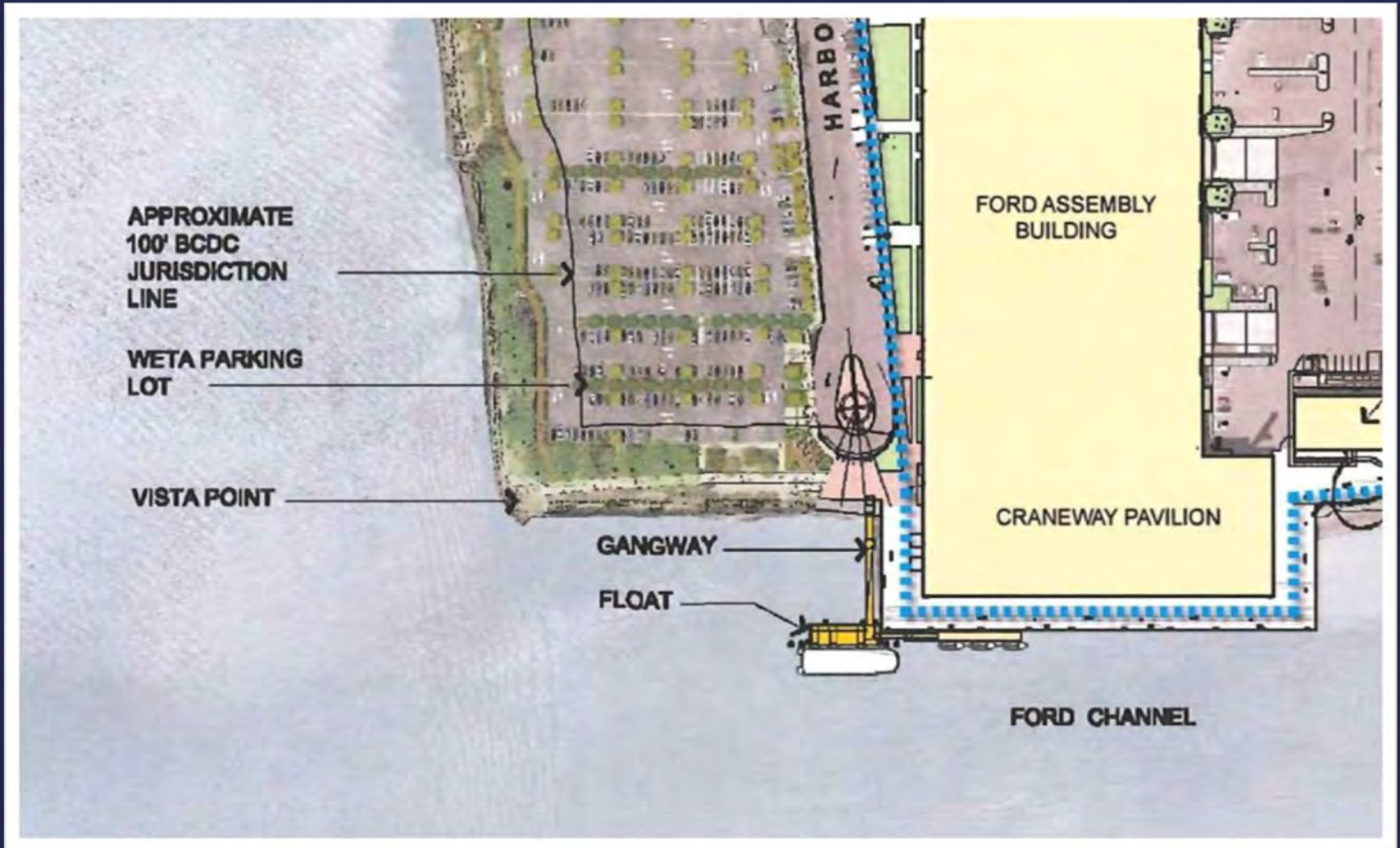
Transportation Improvements

- ❖ Nevin Avenue Improvements
- ❖ Marina Bay Officer Bradley A. Moody Memorial Underpass
- ❖ WETA Richmond Ferry Terminal
- ❖ Richmond-Ohlone Greenway Gap Closure Project

Marina Bay Richmond Officer Bradley A. Moody Memorial Underpass



WETA Richmond Ferry Terminal Float & Gangway Layout Plan – Alternate



Trends in Richmond?

- Ongoing demand for residential space of all types and at all levels. Market response is inadequate and off-target
- Current demand for rapidly diminishing industrial space
- Strong growth in use of our public and private transportation assets, BART, Amtrak and AC Transit and the Ferry , UBER, LYFT
- Increasing emphasis on reductions of industrial environmental impacts (ongoing and increasing need for technical buffers)
- Continuing tension between uses as demand grows for developable land
- Increasing unit-by-unit re-investment in existing neighborhoods near transit and/or shoreline

Promising Opportunities

- 300 Units near Ferry
- New West Communities – 200 Units on Canal Blvd.
- Possible Purchase of Marina Inn
- Possible Expansion of Tech II Business Park
- New Owners at Hilltop
- Possible new lodging property in Marina Bay

Unanticipated?

- Huge expansion of Pinole Point Business Park : two million square feet of new capacity including space for:
 - Whole Foods, Amazon, Restoration Hardware, Williams Sonoma, Sleep Train
- Cannabis (long term, sustainable business?)
- Charter schools competing for light industrial and commercial space
- Rapid decline of traditional shopping malls and traditional retailing
- UC re-invention slower than anticipated
- In-Fill development moving at a slower rate than anticipated (Macdonald Ave., 23rd St., San Pablo Ave. & Cutting Blvd.)
- Growth in homeless population
- Gap between production and operating cost of housing and the ability of the market to pay for it

Thank You for Your Time!

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