

# HILLTOP HORIZON SPECIFIC PLAN

**FAIRMEDE HILLTOP  
NEIGHBORHOOD COUNCIL**

**July 28, 2022**





Background

The  
Opportunity  
at Hilltop

Planning  
Process

Funding  
Opportunities &  
Team

Next  
Steps

# Hilltop Horizon Specific Plan

- Develop a Specific Plan to guide the development of the 143-acre site to support the City's General Plan vision to promote the transformation of the plan area from a low-intensity auto-oriented retail center to a higher intensity, mixed use regional destination.
- Create a shovel ready development framework to allow the revitalization of the plan area after the adoption of the Specific Plan and environmental document.
- The ultimate mix of uses and development program will be determined as part of the planning process that will involve and be informed by community and stakeholder engagement.



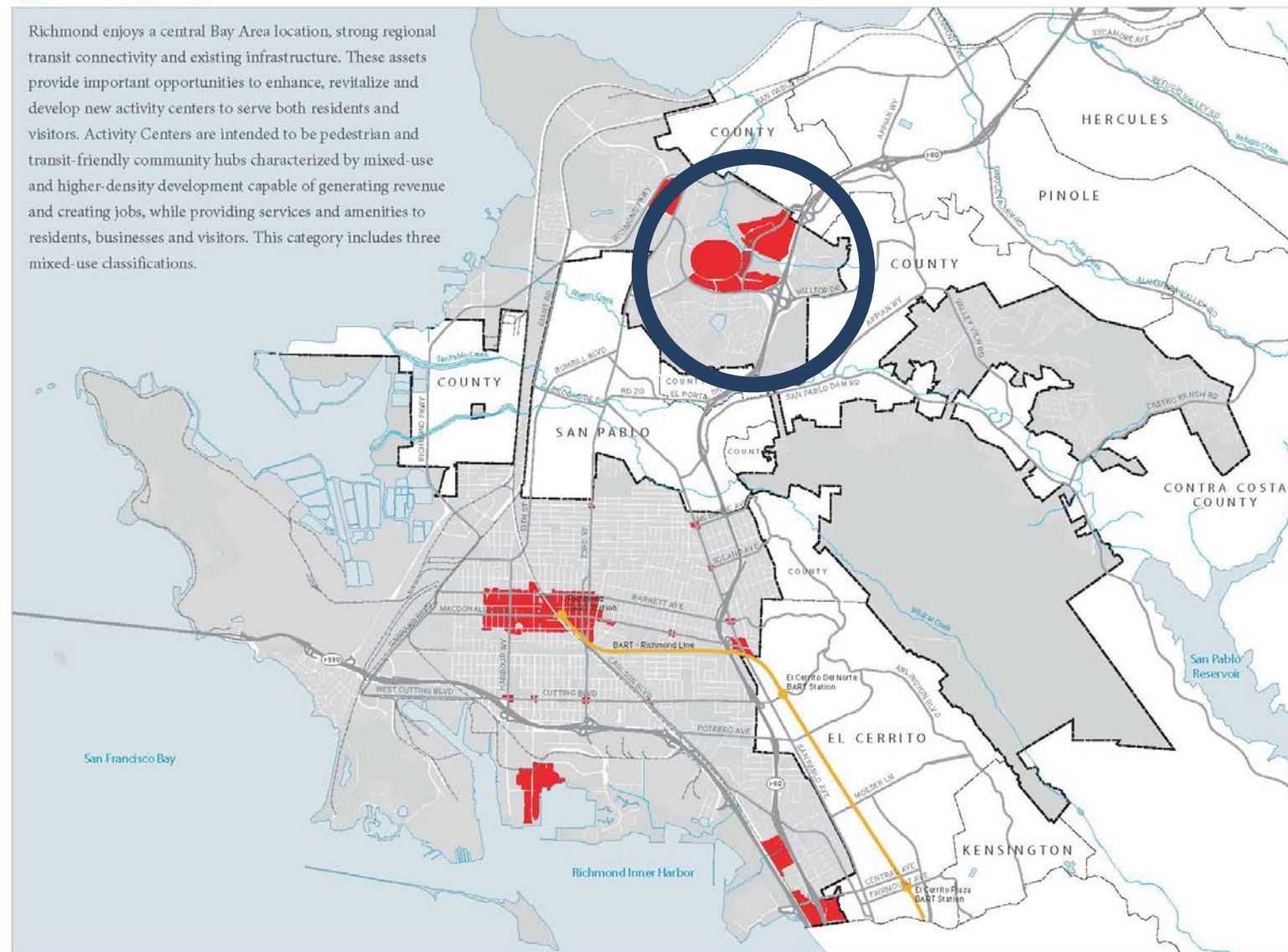


# General Plan: Activity Centers

**Activity Centers** are intended to:

- Be pedestrian and transit-friendly community hubs
- Support mixed-use and higher-density development
- Generate revenue and create jobs
- Provide services and amenities

Figure 3.4: Activity Centers



Source: Richmond General Plan

# Hilltop Change Area

## General Plan Vision

Encourage establishment of higher-intensity office, retail and entertainment uses along with higher-density residential

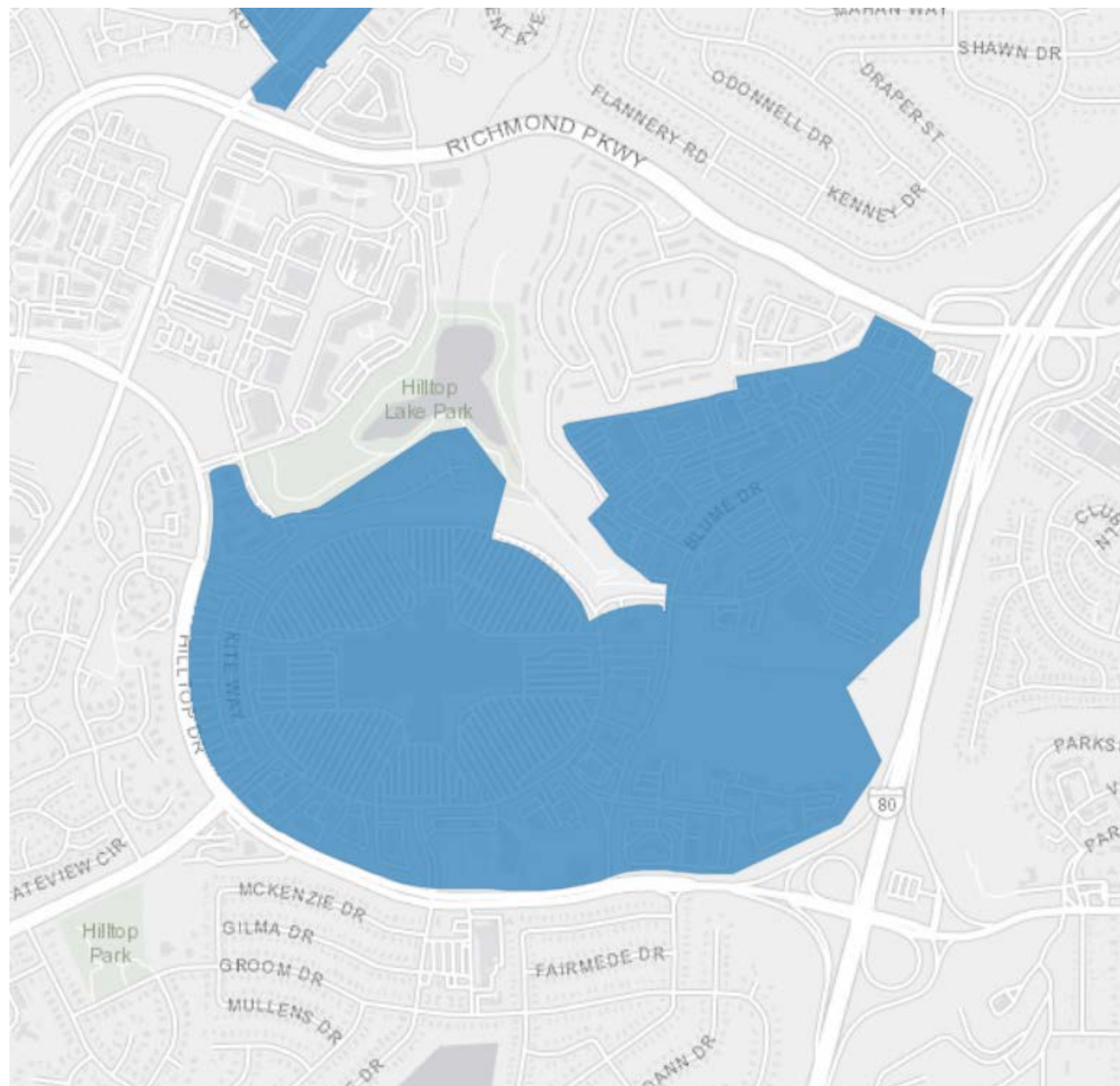


Hilltop: Existing (top); simulation of potential development (bottom)

# Hilltop PDA: Connected Community

**Connected Community PDAs** offer basic transit services and have committed to policies that increase mobility options and reduce automobile travel

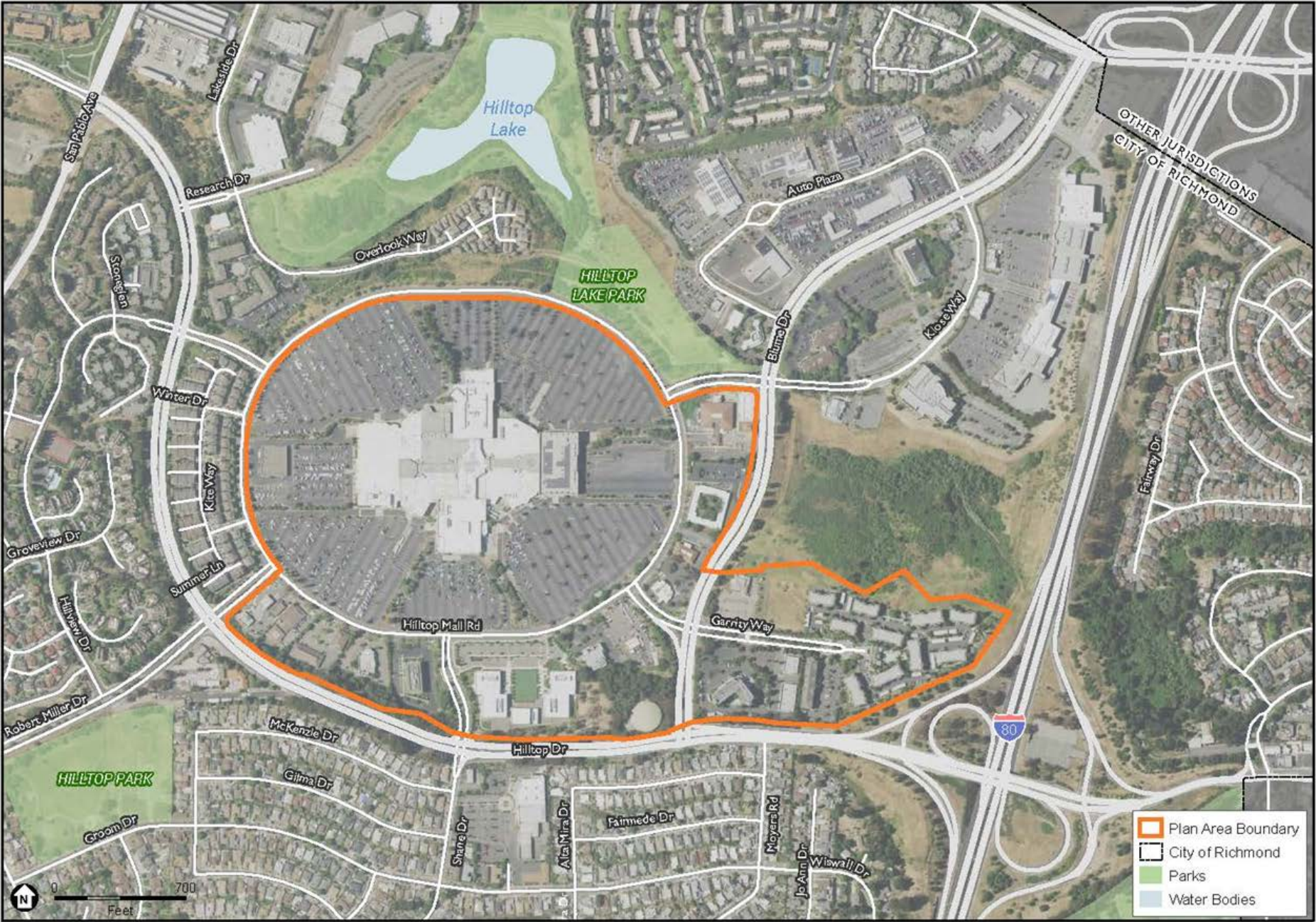
- Nominated by Richmond City Council on February 4, 2020
- Designated by the Association of Bay Area Governments on February 14, 2020



Source: MTC GIS



# Specific Plan Focus Area



SOURCE: City of Richmond, 2022; ESA, 2022



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# Mall Redevelopment Opportunity

- Mall site presents catalyst for Specific Plan redevelopment
- 1/3 of enclosed malls built since the 1950s have closed or changed to a different use\*
- Built at a time when malls were single-use and auto-oriented
- Competitive online retailers
- Challenges exacerbated by the pandemic

\* [www.cnu.org](http://www.cnu.org)



Lincoln Mall in Matteson, Illinois



# Mall Redevelopment Opportunity

- A number of malls have pivoted to a new model: from retail to innovative, active mixed use centers that incorporate a range of uses





# The Hilltop Opportunity

- Prime Bay Area location
- Prime highway accessibility from Interstate 80
- Serviced by AC Transit and Westcat Transit
- Robust infrastructure in place
- Large development area in urban setting



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# Planning Process

- Specific Plan and environmental document
  - Existing conditions
  - Opportunities and constraints
  - Scenario planning
  - Preferred plan
  - Supporting technical analyses
  - Document preparation
- 18 to 24+ schedule
- Comprehensive consultant team



# Project Team

- **ESA:** Specific Plan + Environmental / CEQA
- **A3GEO:** Geotechnical services
- **SITELAB:** Urban design
- **Fehr & Peers:** Traffic and transportation analysis
- **CHS:** Parking study
- **BAE Urban Economics:** Real estate economics / Market Study
- **Davis & Associates:** Engagement solutions and implementation / website
- **NCE:** Civil engineering



**SITELAB** urban studio

**FEHR & PEERS**



**bae** urban  
economics





# Community Driven Process

- Planned Engagement Activities:
  - Neighborhood Council Meetings
  - Advisory Committee Meetings
  - Community Workshops
  - Study Sessions with the Planning Commission
  - Study Sessions with City Council
  - Stakeholder interviews



Examples of public outreach activities



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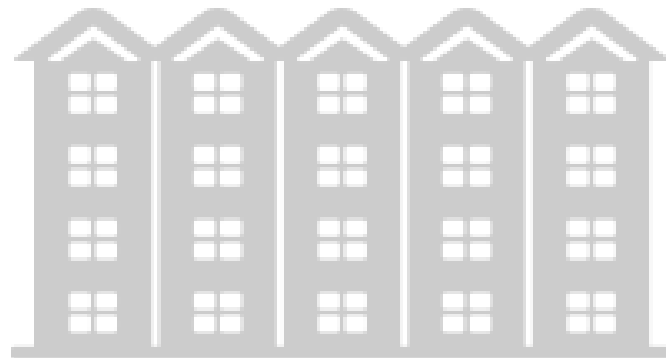
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# Funding Opportunities

- Grants Received by City
  - Local Early Action Planning (LEAP) grant: \$500,000 (2020)
  - Priority Development Area (PDA) grant: \$750,000 (2021)
- Common grant objectives:  
**accelerate housing production, create jobs near transit**





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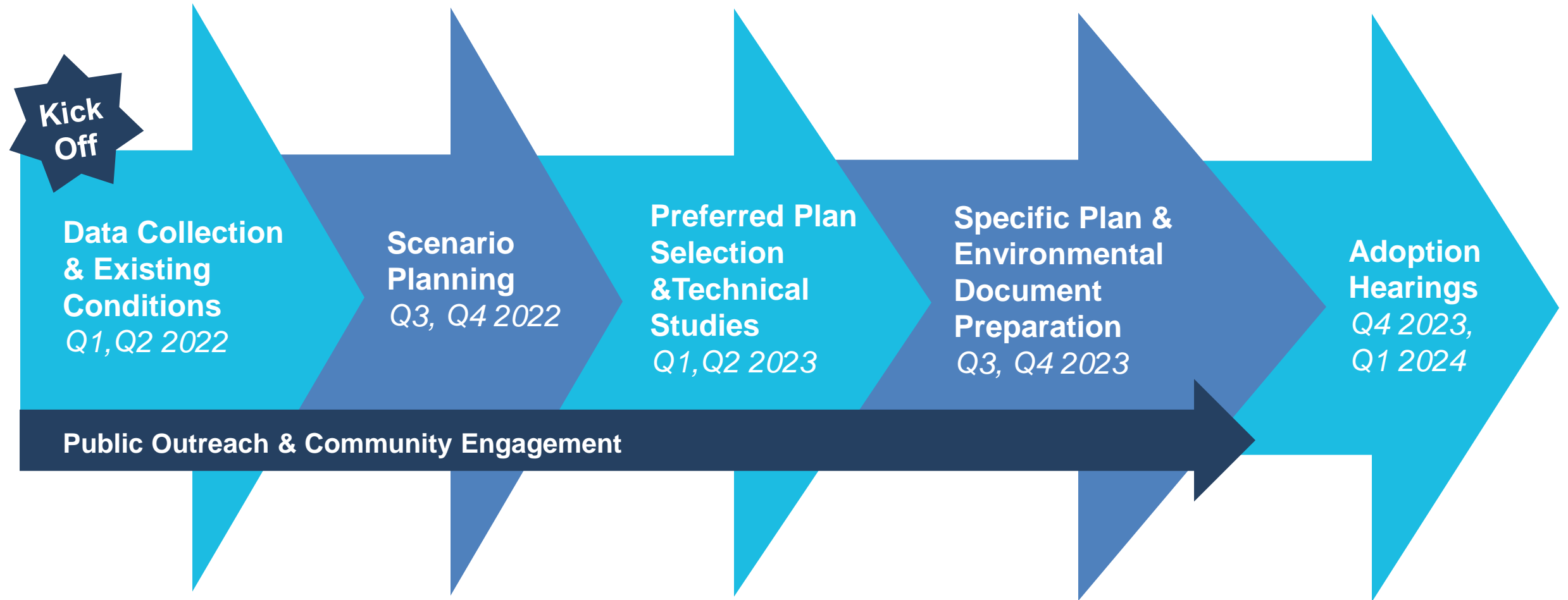
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Schedule &  
Next Steps



# Project Schedule Overview



# Data Collection and Existing Conditions

- Urban Design
- Land Use
- Utilities
- Wet Utilities
- Transportation/Circulation
- Market Study
- Geotechnical Study
- Opportunities and constraints

# Stakeholder Interviews

- Held June 29th and July 20th
- Included
  - Property and Business Owners
  - AC Transit
  - Schools
  - Hilltop District, Fairmede Hilltop, Hilltop Green, RNCC Neighborhood Councils
  - Hilltop Community Church
  - WestCAT
  - West County TAC
  - Council of Industries
  - County Public Health
  - City Council, Planning Commission

# Next Steps

- Technical Advisory Committee Formation and Meeting #1 (August 2022)
- Community Workshop #1 (September/October 2022)

**Visit: [www.hilltophorizon.com](http://www.hilltophorizon.com)**  
**Email: [hilltophorizon@ci.richmond.ca.us](mailto:hilltophorizon@ci.richmond.ca.us)**





Thank  
You!