

HILLTOP HORIZON SPECIFIC PLAN

AC TRANSIT INTERAGENCY
LIAISON COMMITTEE MEETING

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.

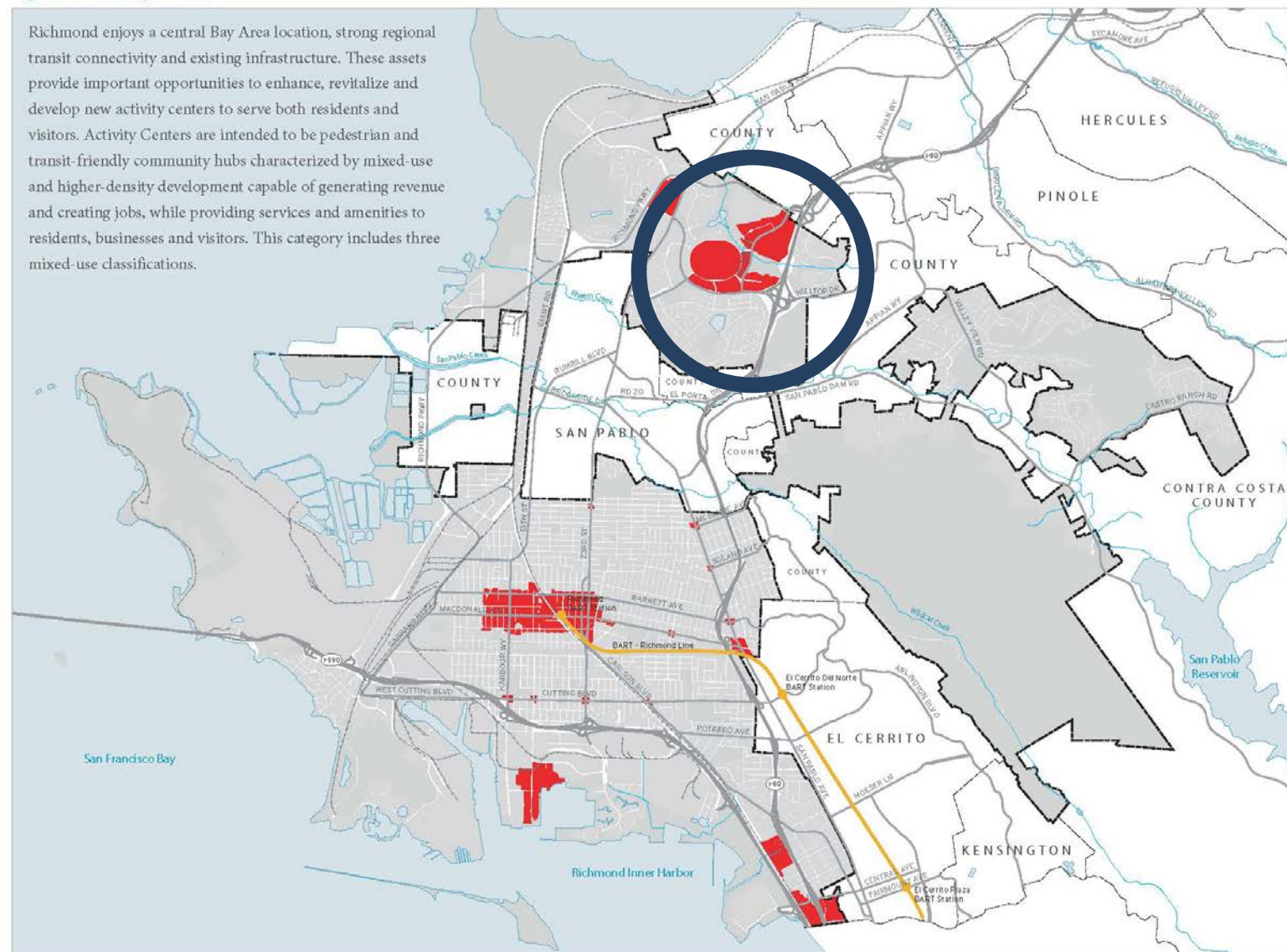


General Plan: Activity Centers

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

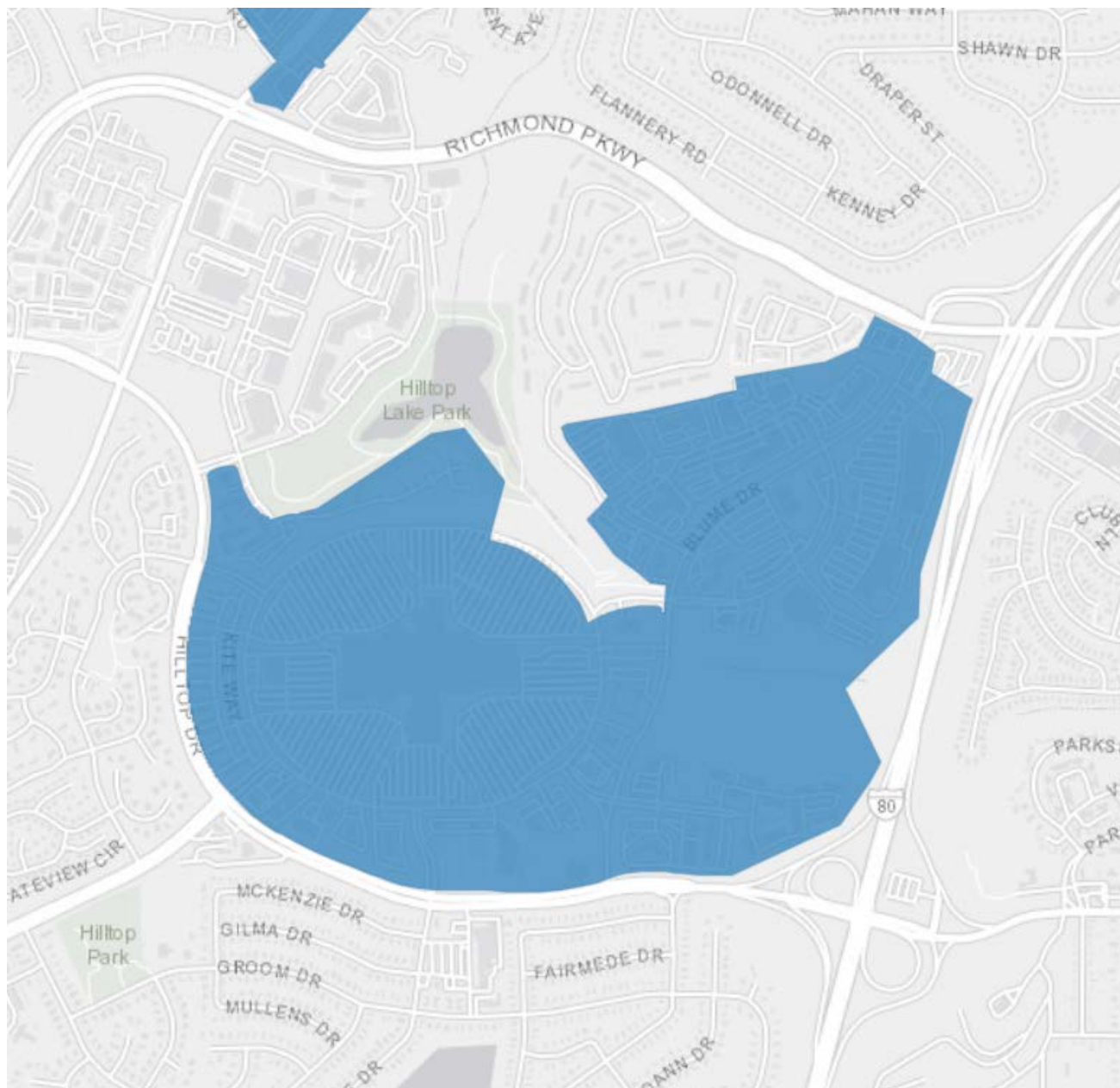


Hilltop: Existing (top); simulation of potential development (bottom)

Hilltop PDA: Connected Community

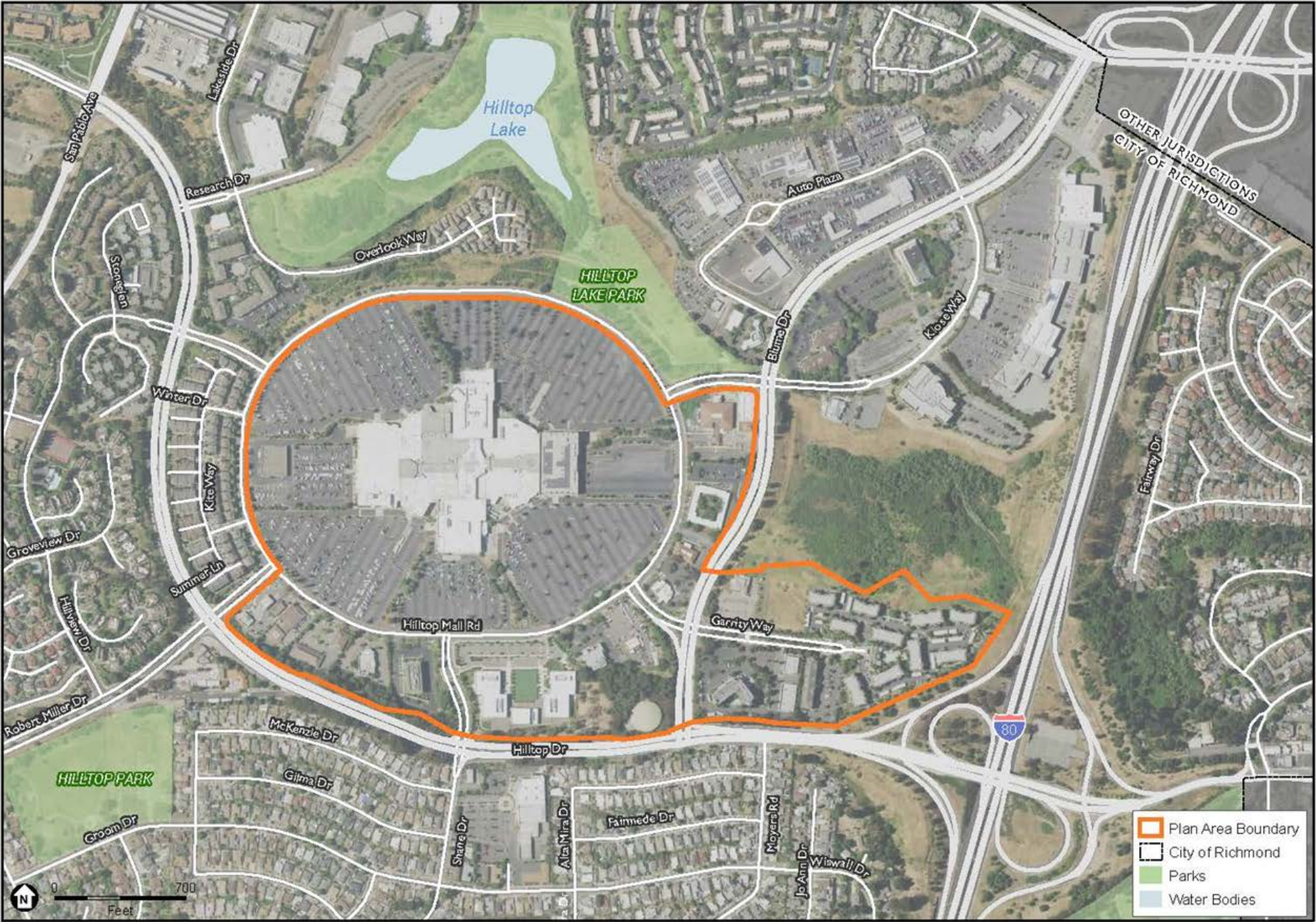
Connected Community PDAs offer basic transit services and have committed to policies that increase mobility options and reduce automobile travel

- 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



Background

The
Opportunity
at Hilltop

Planning
Process

Funding
Opportunities &
Team

Next
Steps

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



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



South Bay Galleria, Redondo Beach, California

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



Background

The
Opportunity
at Hilltop

Planning
Process

Funding
Opportunities &
Team

Next
Steps

Planning Process

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



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



Background

The
Opportunity
at Hilltop

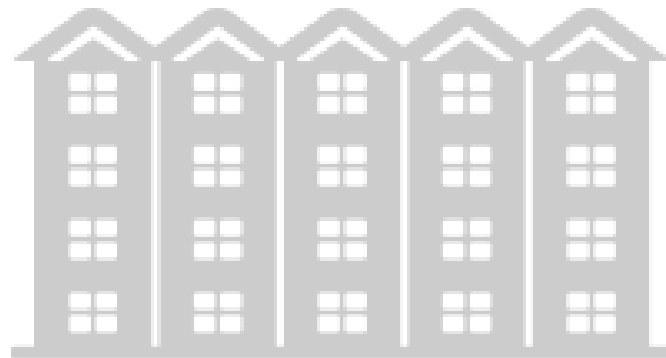
Planning
Process

Funding

Next
Steps

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





Background

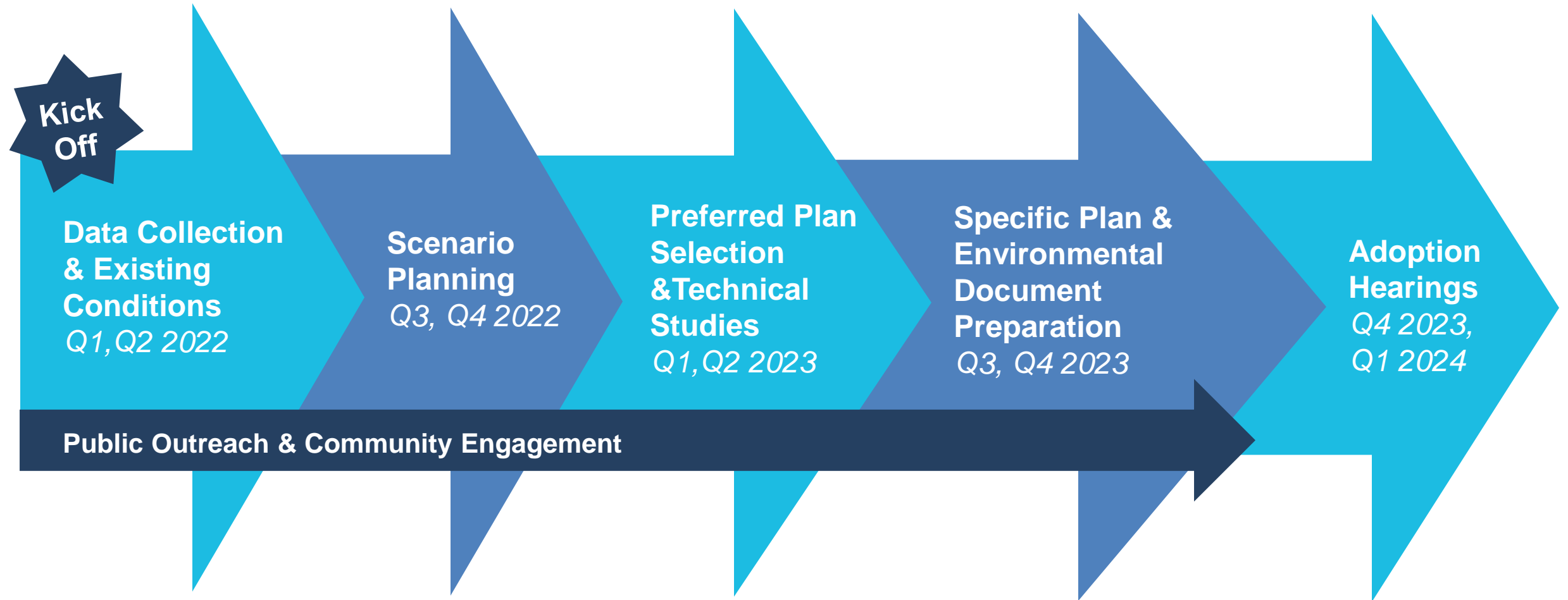
The
Opportunity
at Hilltop

Planning
Process

Funding
Opportunities &
Team

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
 - Transit Agencies: AC Transit, WestCAT and BART
 - Schools
 - Neighborhood Council: Hilltop District, Fairmede, Hilltop Green, RNCC
 - Hilltop Community Church
 - WCCTAC
 - Council of Business and Industry
 - County Public Health
 - City Council & Planning Commission members

Next Steps

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

Visit: www.hilltophorizon.com
Email: hilltophorizon@ci.richmond.ca.us



Thank
You!