



HILLTOP  
HORIZON

# Hilltop Horizon Specific Plan

Fairmede-Hilltop Neighborhood Council Meeting – Project Update



May 23, 2024

# Context

- Impacts from COVID (how people work/commute, e-commerce)
- Housing obligations
- Evolution of General Plan vision
- Grant funding
- Change in landownership at mall site

**American malls getting radical facelifts as pandemic fades and department stores close**

©CBS NEWS

Creating New Neighborhoods from Aging Malls & Underused Office Parks



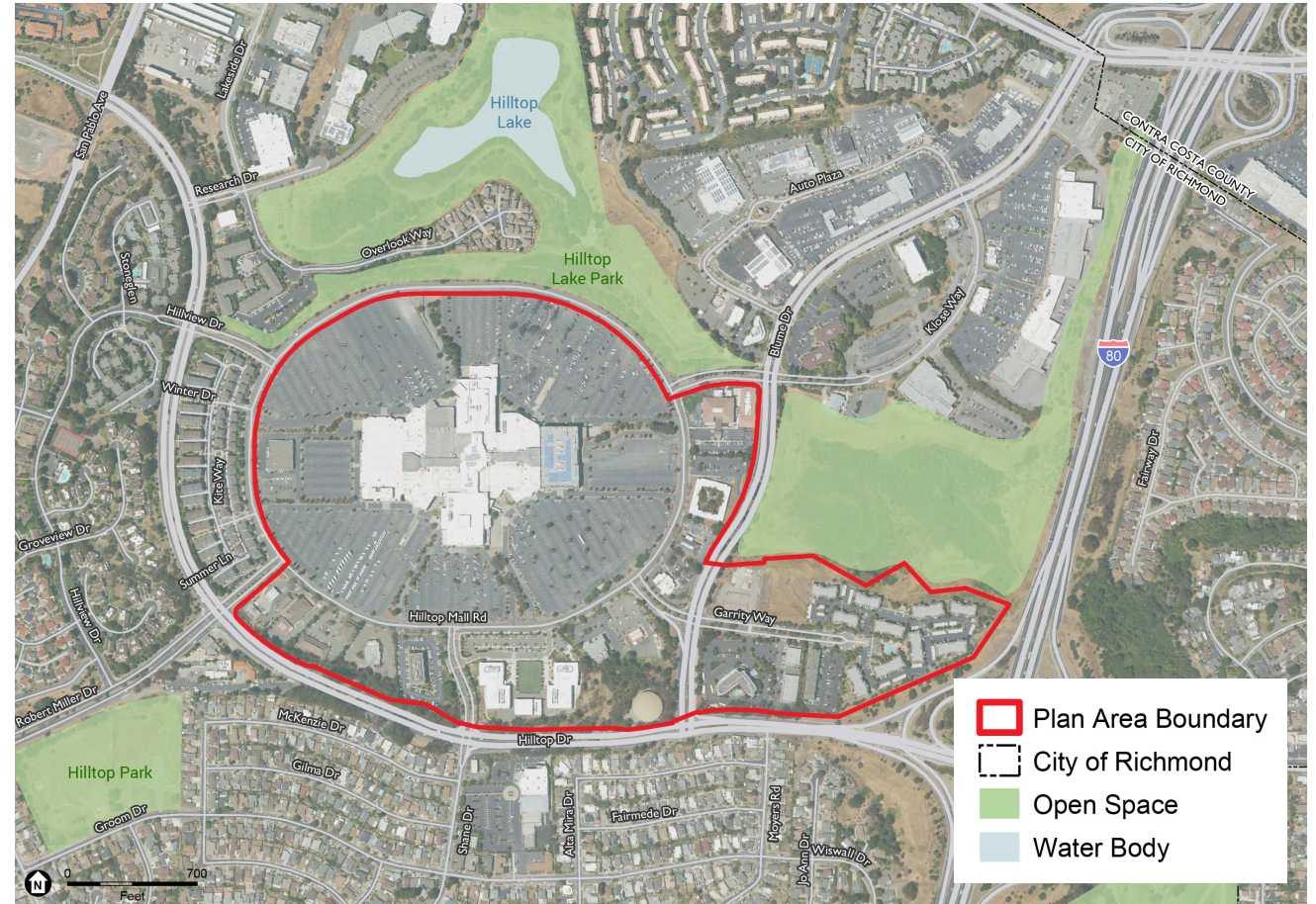
Mixing it Up:  
Reimagining the  
Traditional Mall for  
New Uses

**CBRE**



# Project Description

- Re-envision a 143-acre site through the preparation of the Hilltop Horizon Specific Plan
- Promote the transformation of the plan area from a low-intensity auto-oriented retail center to a **higher intensity, mixed use destination**



Hilltop Horizon Specific Plan Boundary

# Project Team Overview

Multidisciplinary team of policy and environmental planners, traffic consultants, designers, engineers, and economists that are supporting the City of Richmond





# Meeting Objectives

- Provide an overview the planning process to date.
- Give an update on the plan's status and next steps.



*Hilltop Horizon Specific Plan Area – looking north*

# Informing the Land Use Plan

1. Existing conditions reports and market study
2. Outreach activities
3. Other engagements
  - a. Neighborhood Council meetings
  - b. Meetings with select landowners
  - c. 2023 Study sessions with Planning Commission and City Council

*Documents and resources available on the project website:*

<https://hilltophorizon.com>

## By the Numbers

**30**

stakeholders interviewed

**20+**

organizations and agencies  
engaged so far

**170+**

participants at Workshops

**472**

survey respondents



# Key Themes/Planning Drivers

1. Attract new businesses.
2. Create entertainment opportunities.
3. Provide more housing choices.
4. Promote new land uses that stimulate the local economy.
5. Promote a mix of land uses.
6. Promote safety.
7. Promote employment opportunities.
8. Emphasize community sustainability, resilience, and equity.
9. Enhance mobility connections to accommodate all users.

2020

# Land Use Plan Progression

**2020:** City of Richmond was awarded two grants to prepare the Hilltop Horizon Specific Plan:

- A Local Early Action Planning (LEAP) Grant from the State Department of Housing and Community Development (HCD)
- A Priority Development Area (PDA) Planning Grant from the Metropolitan Transportation Commission (MTC) and Association of Bay Area Governments (ABAG)

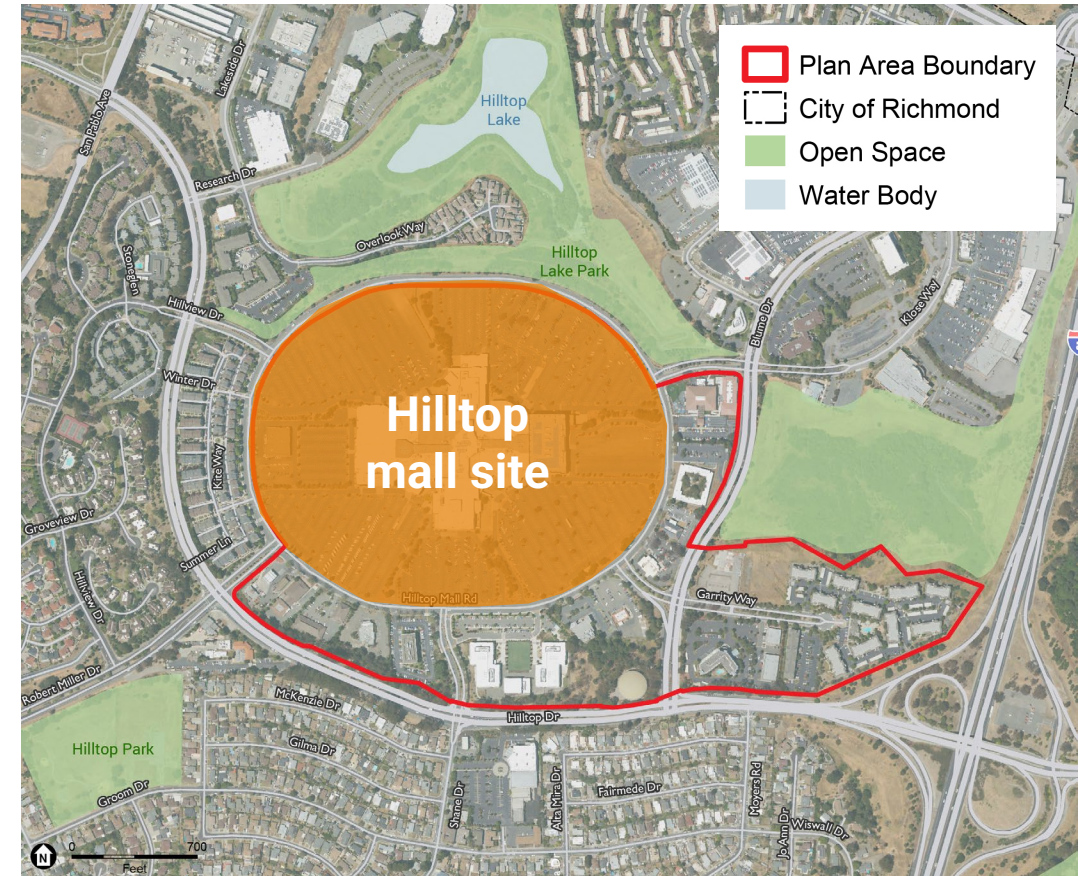


# Land Use Plan Progression

2021  
2022

**Q2, 2021:** Prologis purchased the Hilltop mall site (~78 acres)

**2021/2022:** Initial Prologis-developed concepts for the mall site consisted of predominantly employment/industrial uses with some retail and housing

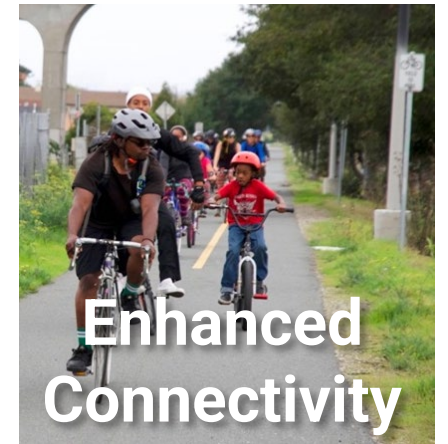
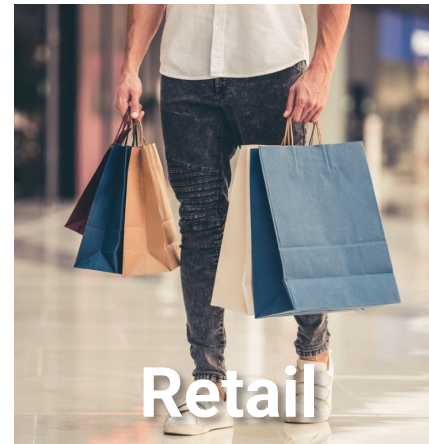


# Land Use Plan Progression

Q2/Q3  
2023

**Q2/Q3, 2023:** Initial City-developed concepts:

- Embraced key planning drivers and addressed community goals
- Took advantage of Hilltop's place-specific qualities
- Provided options for near- and long-term implementation



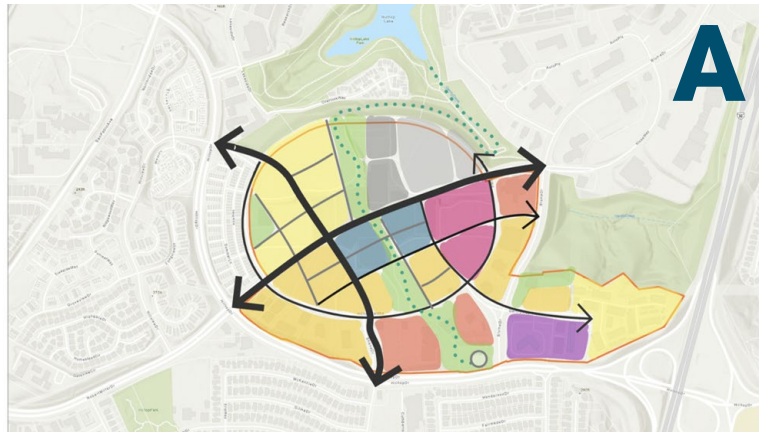


# Land Use Plan Progression

Q2/Q3  
2023



- Residential
- Schools / Entertainment
- Hotel / Services
- Large-Format Retail Anchors
- Main Street Retail
- Employment/Industrial
- Open Space

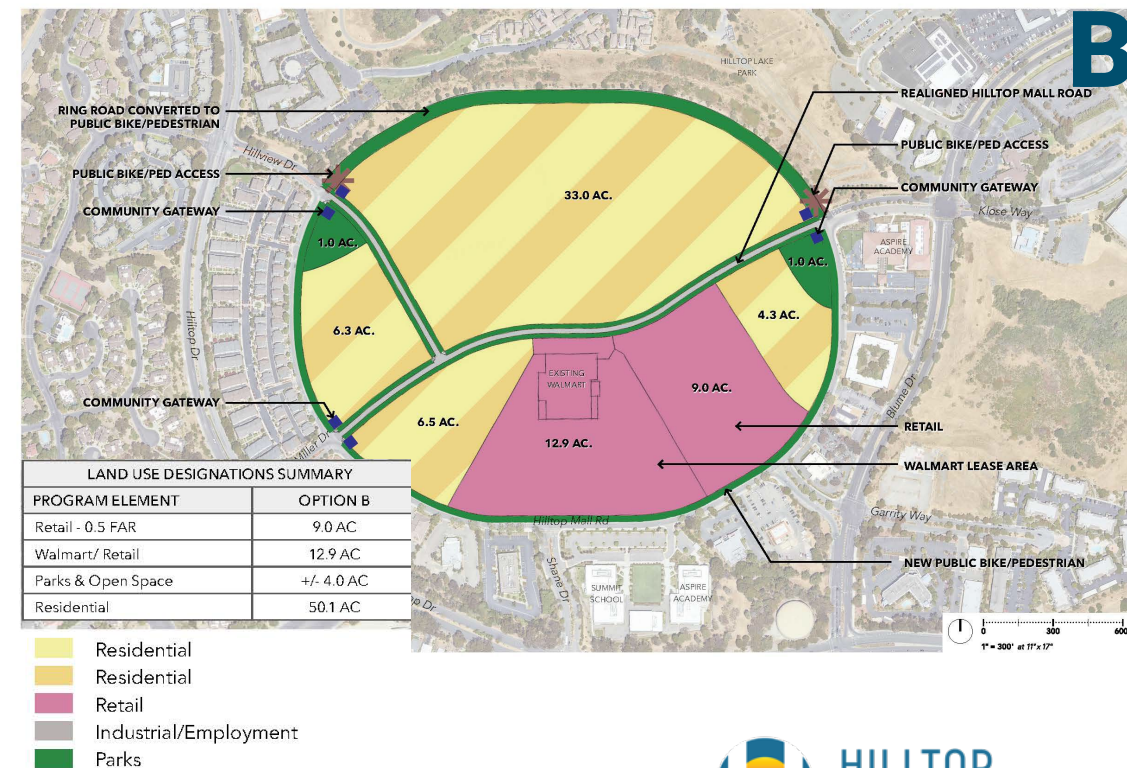
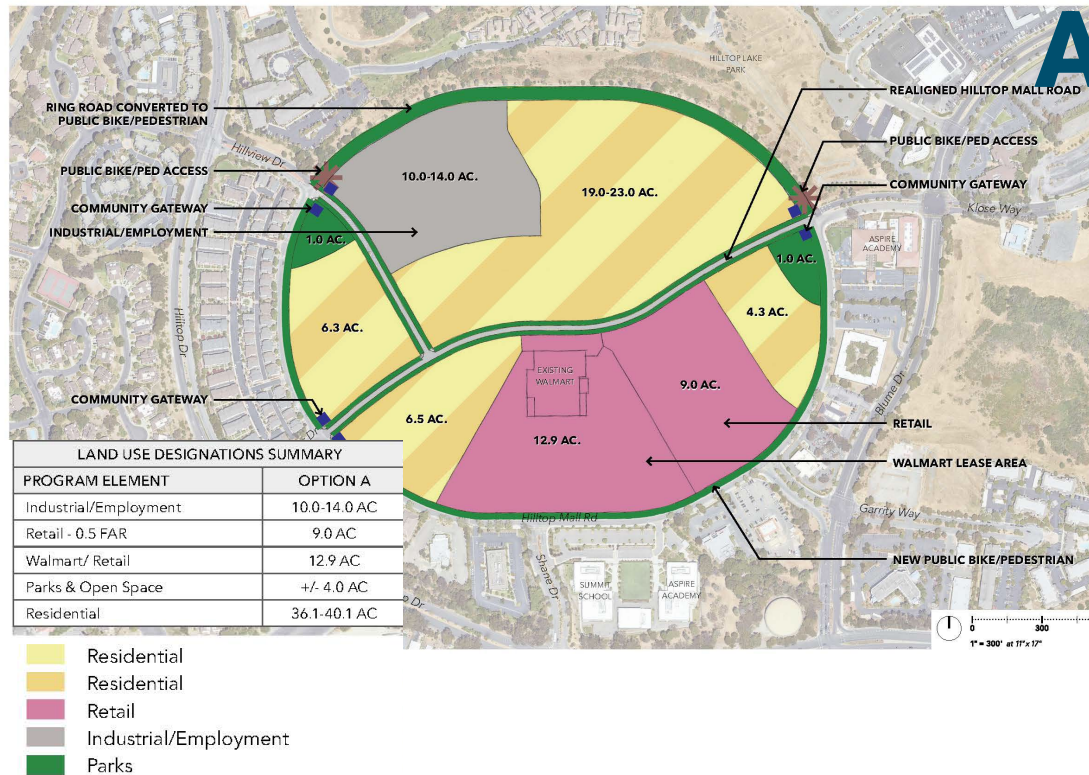


- Residential
- Mixed-Use Residential
- Mixed-Use Office
- Schools/ Entertainment
- Hotel / Services
- Large-Format Retail Anchors
- Employment/Industrial
- Open Space

# Land Use Plan Progression

**Q3, 2023:** Prologis brings on a residential development partner (Signature Development Group) and further refines the concepts for the mall site.

Q3/Q4  
2023





# Land Use Plan Progression

**Q4, 2023:** Planning Commission and City Council feedback on the concepts:

- **Development Timeline:** Target near-term progress within 0-5 years; consider long term vision
- **Connectivity:** Connect people and places through a robust open space and multi-modal network with high quality facilities
- **Housing:** Provide a mix of housing types at different densities; neighborhoods should be safe, walkable environments
- **Retail:** Accommodate small scale and larger floor plate retail in a walkable setting
- **Employment:** Create opportunities for healthy wages, union representation, and youth programs.

Q3/Q4  
2023

# Land Use Plan Progression

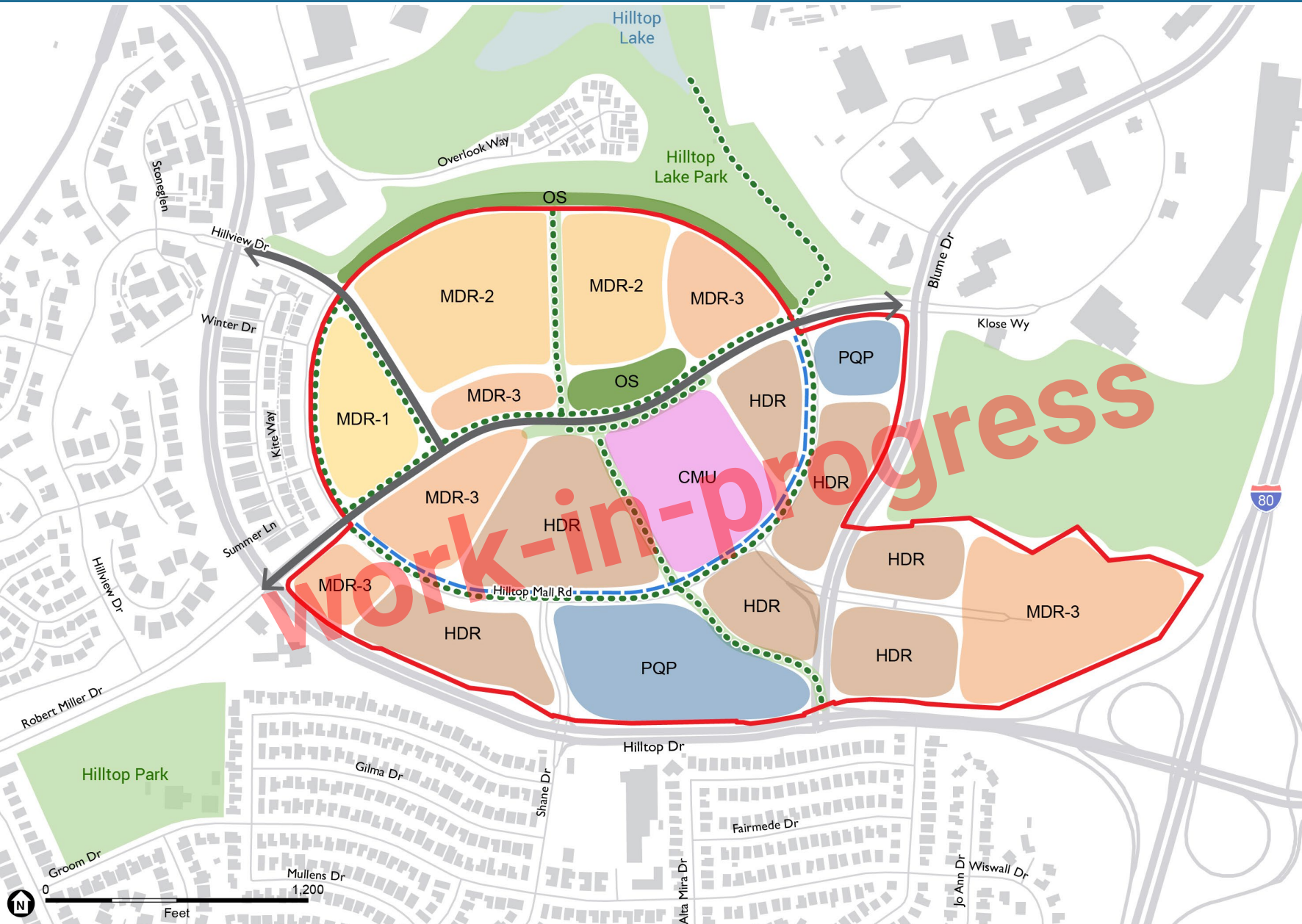
**Early 2024:** Further refined Hilltop Horizon land use plan based on City Council and Planning Commission feedback

**Spring 2024:** Developed a **Work-in-Progress Land Use Plan** that:

- Incorporates direction received from the Planning Commission and City Council
- Provides a range of uses
- Emphasizes housing and open space
- Provides a framework for enhanced mobility options and retail uses
- Provides for ground floor activation and enhanced experiences, with existing and new connections to retail, schools, businesses, and housing

2024

# Work-in-Progress Land Use Plan



- Plan Area Boundary
- Hilltop Medium Density Residential-1 (MDR-1)
- Hilltop Medium Density Residential-2 (MDR-2)
- Hilltop Medium Density Residential-3 (MDR-3)
- Hilltop High Density Residential (HDR)
- Hilltop Retail/Residential Mixed-Use (CMU)
- Hilltop Public/Quasi-Public (PQP)
- Hilltop Open Space (OS)
- Trails
- Potential Mobility Hub Location(s)
- Roads



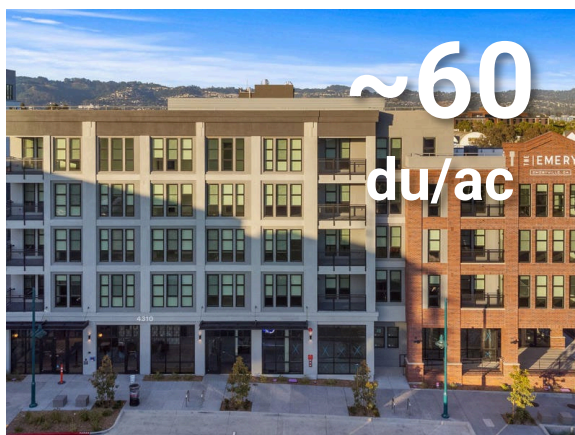
# Housing Overview

## **Key aspects of residential component:**

- Accommodates between ~5,000 – 7,500 dwelling units
- Helps to meet City's regional housing needs
- Subject to City's Inclusionary Housing Ordinance
- Offers a variety of for-sale and rental housing, and density transitions
- Creates opportunities for Medium Density Residential and High Density Residential

# Housing Overview – Potential Typologies

*du/ac = dwelling units per acre*





# Mixed-Use Overview

## Key aspects of mixed-use component:

- Allows retail-only development or horizontal and vertical mixed-use development
- Locates this zone along primary roads and in proximity to freeway interchanges for enhanced accessibility
- Strategically places uses, such as the new park, trail system and High Density Residential, that complement the mixed-use area

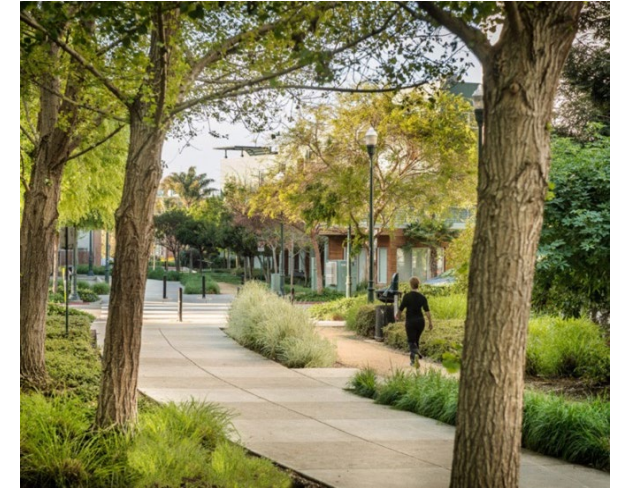




# Open Space Overview

## Key open space components:

- Locates the neighborhood park adjacent to retail and residential core
- Provides opportunities for paseos, urban plazas, social gathering areas, and recreation areas
- Creates a trail system that connects homes, services, and Hilltop Lake Park



# Tentative Schedule







# Thank You!

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**Project Website:**

<https://hilltophorizon.com>

Sign up for project updates!