



HILLTOP
HORIZON

Hilltop Horizon Specific Plan

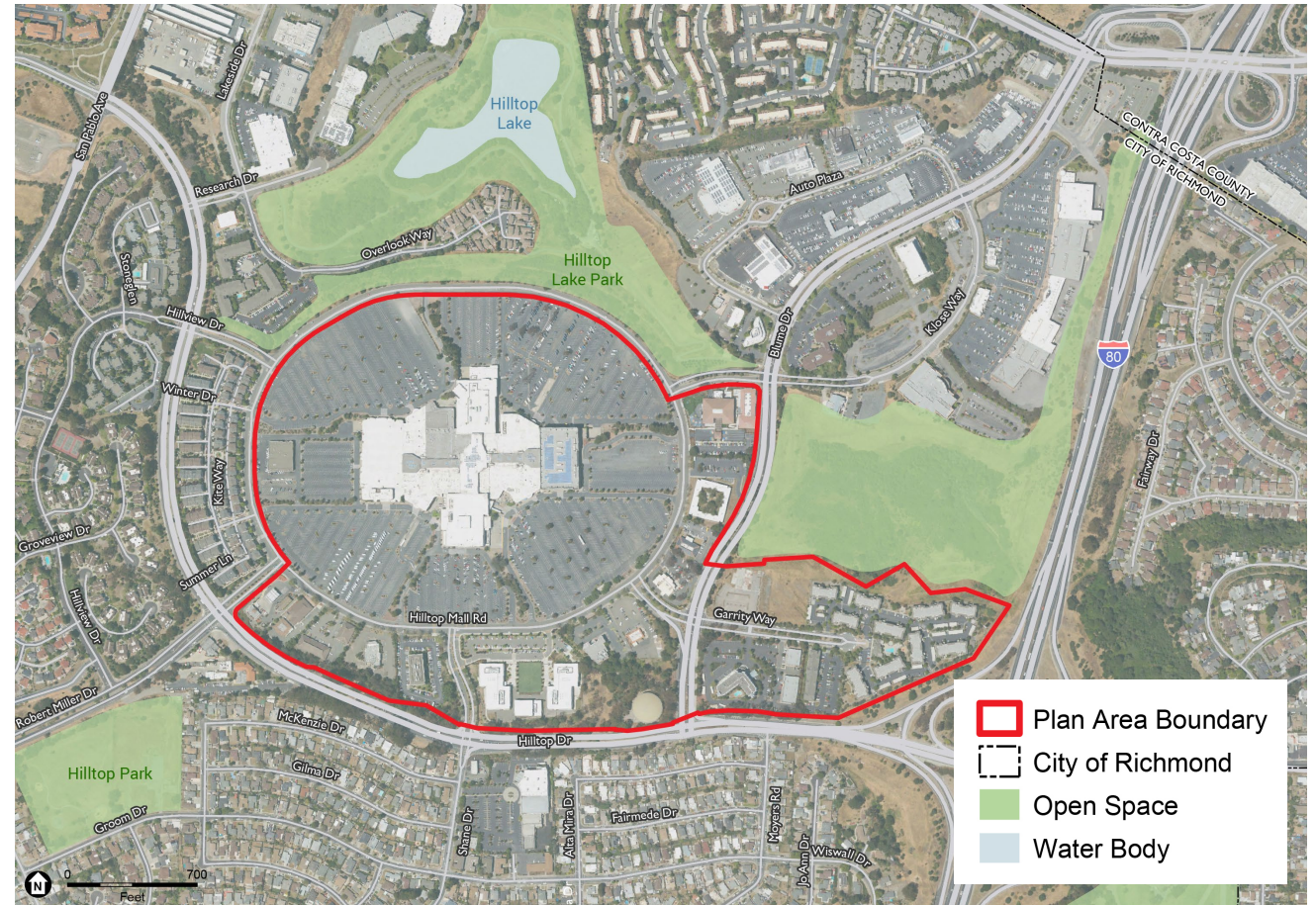
Hilltop District Neighborhood Council Meeting – Project Update



May 29, 2024

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

Grant Funding

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



Hilltop Horizon Specific Plan Area – looking north

Project Team Overview

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



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.

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

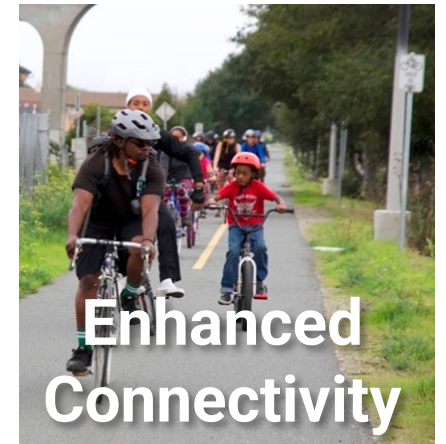
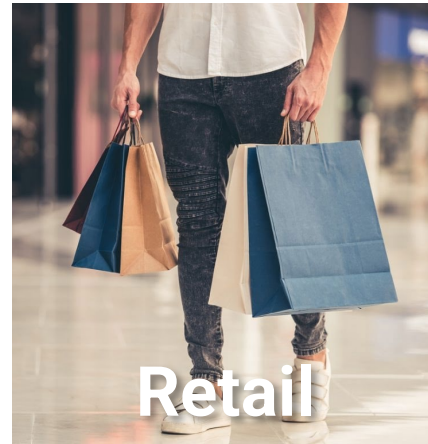


Land Use Plan Progression

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

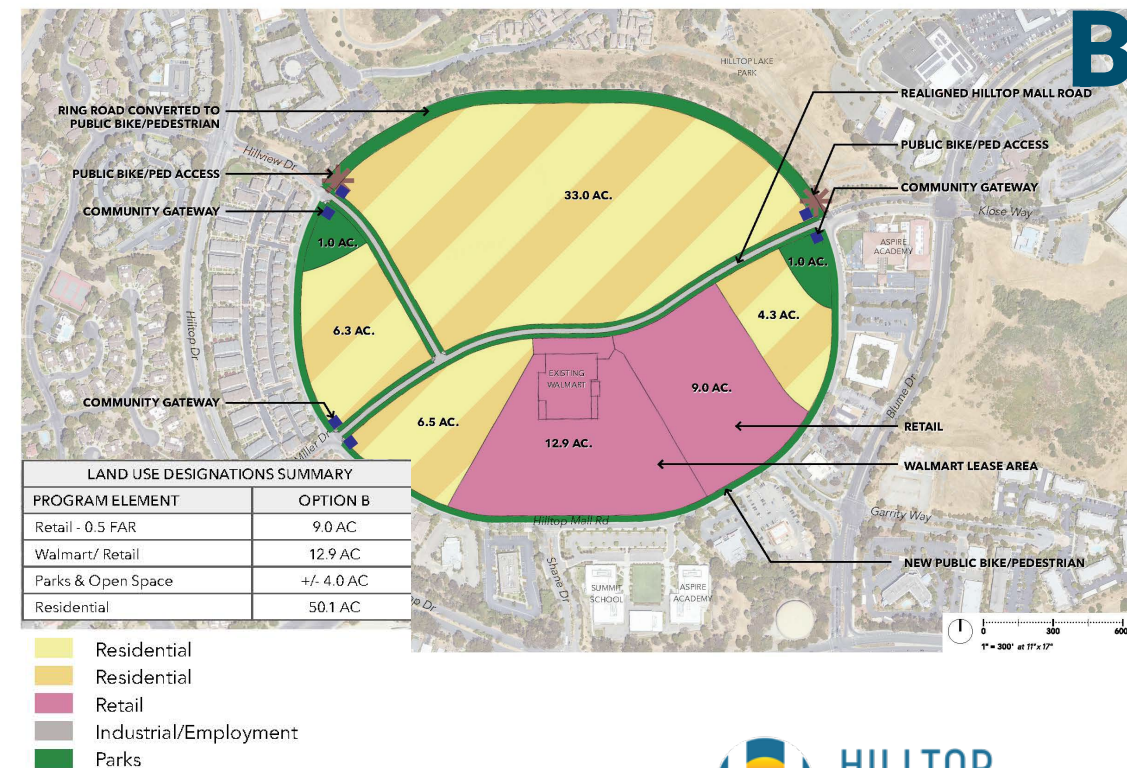
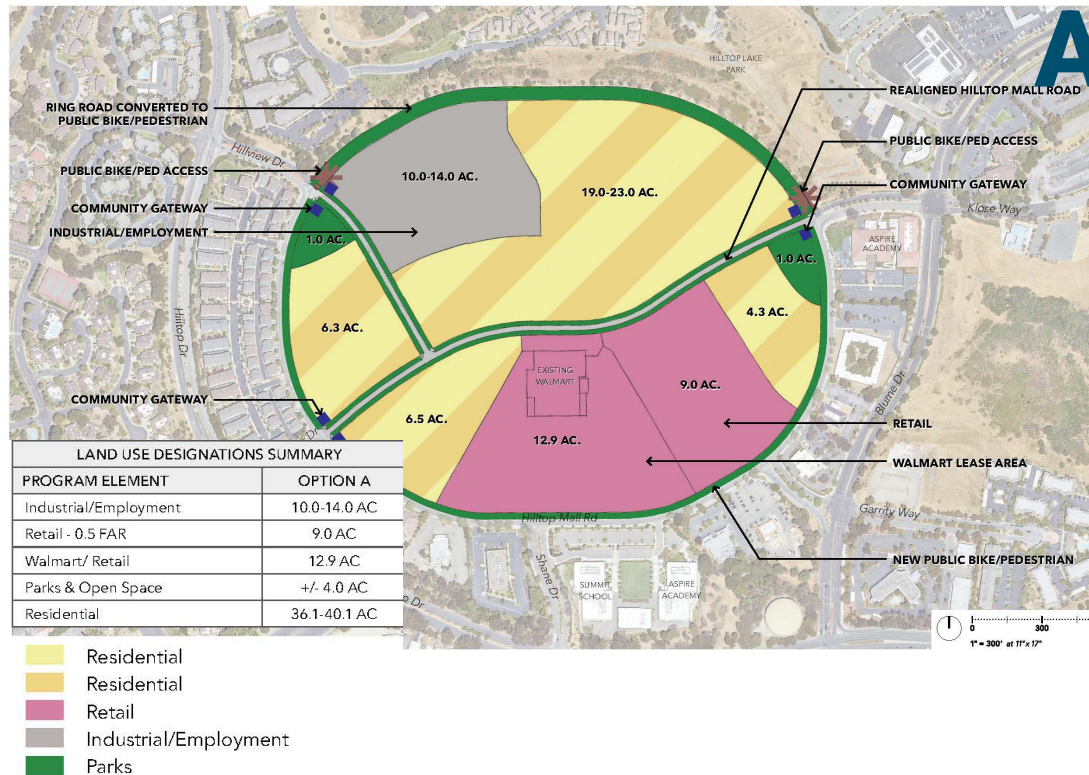


- Residential
- Mixed-Use Residential
- Mixed-Use Office
- Schools/ Entertainment
- Hotel / Services
- Large-Format Retail Anchors
- Employment/Industrial
- Open Space

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

Q3/Q4
2023

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.

Land Use Plan Progression

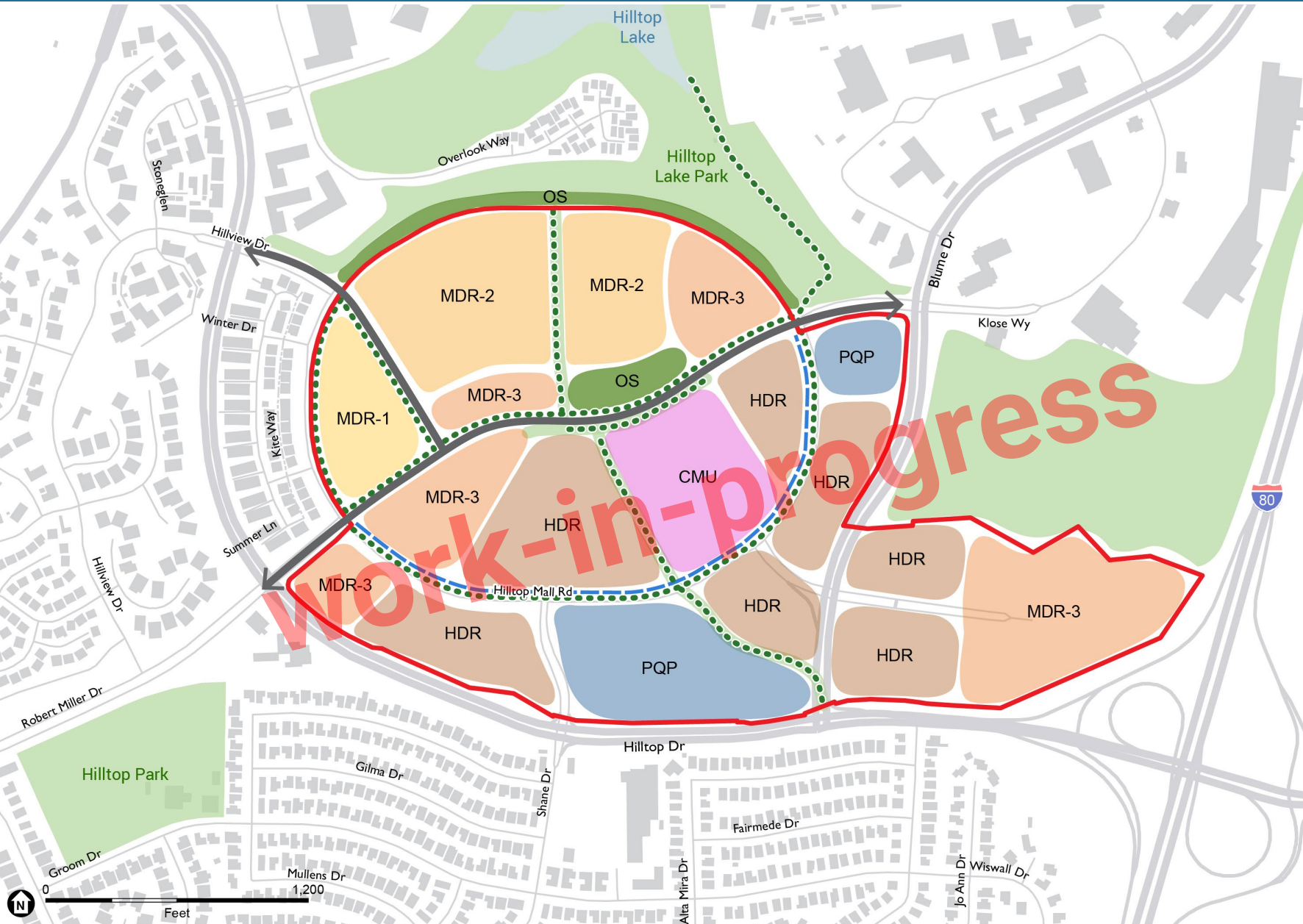
Early 2024: Further refined Hilltop Horizon land use plan based on City Council and Planning Commission feedback

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:

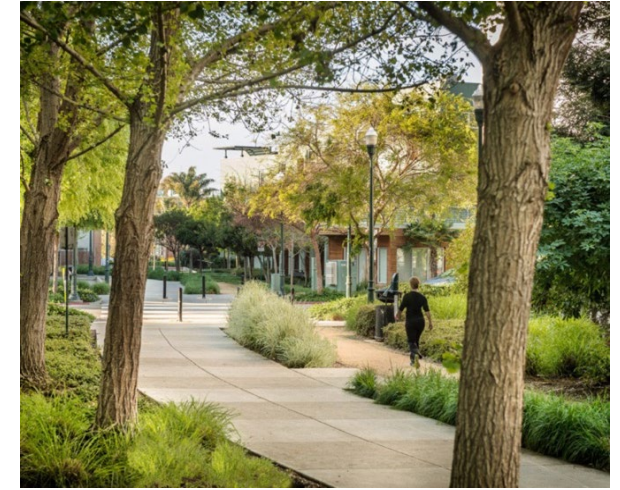
- Allows retail-only development or horizontal and vertical mixed-use development
- Locates this zone along primary roads and in proximity to freeway interchanges for enhanced accessibility
- Strategically places uses, such as the new park, trail system and High Density Residential, that complement the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