



HILLTOP
HORIZON

Hilltop Horizon Specific Plan

Land Plan Concept



Advisory Committee Meeting

April 30, 2025

Courtesy Reminders

- Use the "Raise Hand" feature or the chat box to ask questions or share comments.
- Be patient and flexible—technical issues can happen.
- Respect perspectives and contributions.
- This is just one step in an ongoing process—there will be more opportunities to engage.

Project Timeline and Updates

1. **2021:** Initiated Hilltop Horizon Specific Plan project
2. **2022-2023:** Existing conditions analyses and concept alternatives prepared
3. **Q4 2023:** Concept alternatives presented to the Advisory Committee, community, Planning Commission, and City Council
4. **2024:** Additional scenario planning conducted per City Council direction
5. **2025:** Land Plan Concept developed

Meeting Objectives

Provide a status update on the Hilltop Horizon Specific Plan.

Gain feedback on the Land Plan Concept.



Agenda*

1. Vision and Planning Drivers
2. Land Plan Concept
3. Next Steps

*Focus questions integrated throughout presentation



Mission Statement

To reestablish Hilltop Horizon as an **active and productive destination** that supports a **high quality of living, diverse experiences**, and a new era of **economic prosperity**.

Vision

Hilltop Horizon will be a vibrant, mixed-use community that blends **innovation, commerce, and culture**. Incorporating **sustainable design, diverse housing, and green infrastructure**, Hilltop Horizon will prioritize **connectivity, inclusivity, and mobility**, and serve as a model for **equitable and resilient growth**. Building on North Richmond's legacy as a vibrant destination, the plan redefines it as a dynamic and welcoming place for all.

Refined Planning Drivers

1. Attract innovative and diverse **businesses and new economic drivers**.
2. Foster **cultural and entertainment hubs**.
3. Expand living choices through a range of **medium and high density housing** types.
4. Incorporate **flexible land uses** to support short and long term market opportunities.
5. Provide for **experiential and “main street” retail**.
6. Promote **mixed-use, walkable development**.
7. Enhance **multimodal connectivity** and provide for a transit hub.
8. Prioritize **safety and community well-being**.
9. Embed **equity, sustainability, and resilience** in all aspects of planning and development.

Focus Question (1 of 3)

1. **Project Vision.** Do the draft mission and vision statements clearly describe what we want Hilltop to become?

What changes would make it stronger or more aligned with the community's long-term goals?

***Please limit input to 1 minute.**

Mission Statement – To reestablish Hilltop Horizon as an **active and productive destination** that supports a **high quality of living, diverse experiences**, and a new era of **economic prosperity**.

Vision – Hilltop Horizon will be a vibrant, mixed-use community that blends innovation, commerce, and culture. Incorporating sustainable design, diverse housing, and green infrastructure, Hilltop Horizon will prioritize **connectivity, inclusivity, and mobility**, and serve as a model for **equitable and resilient growth**. Building on North Richmond's legacy as a vibrant destination, the plan redefines it as a dynamic and welcoming place for all.

Focus Question (2 of 3)

2. **Planning Drivers.** Do these core planning principles clearly support the vision for Hilltop?

Are there any principles that should be added, removed, or refined to better guide future development?

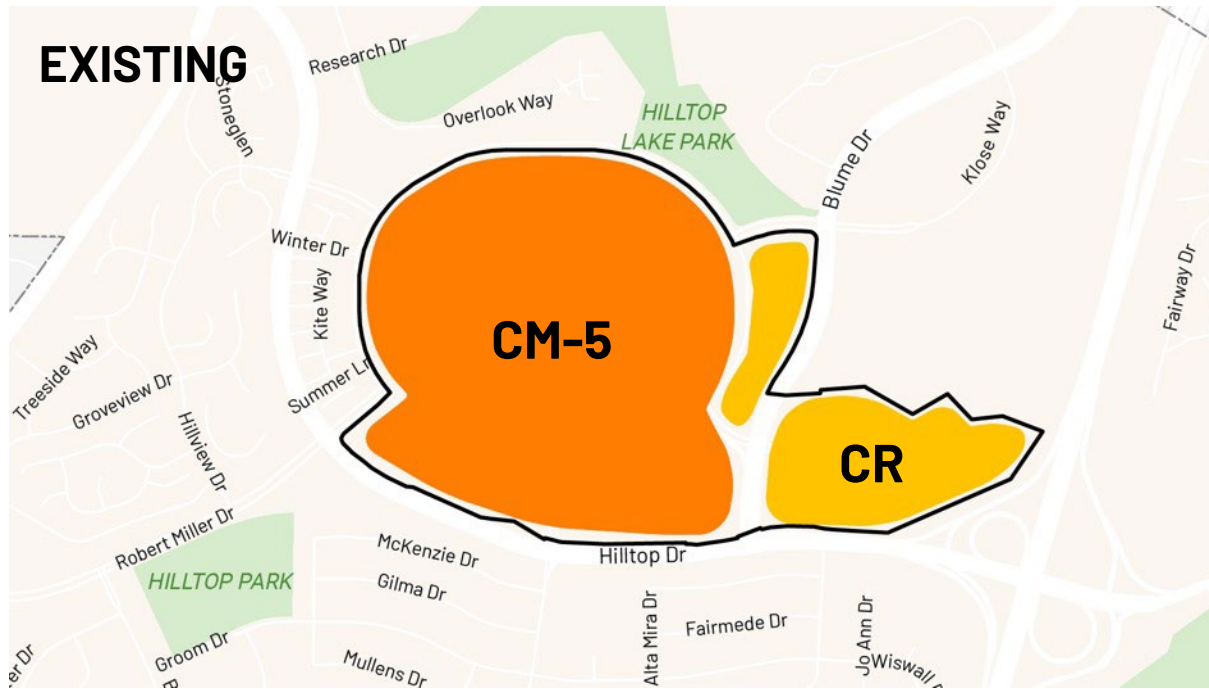
***Please limit input to 1 minute.**

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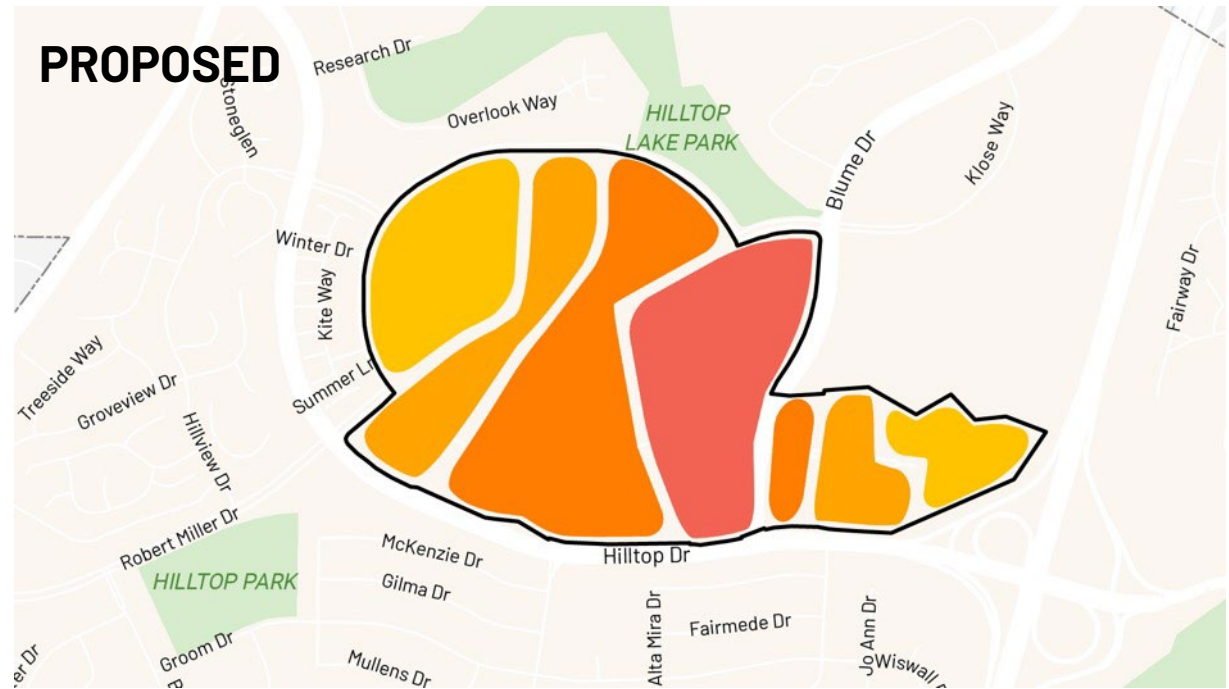
Land Use Concept

Density Transitions

EXISTING



PROPOSED



Housing Examples

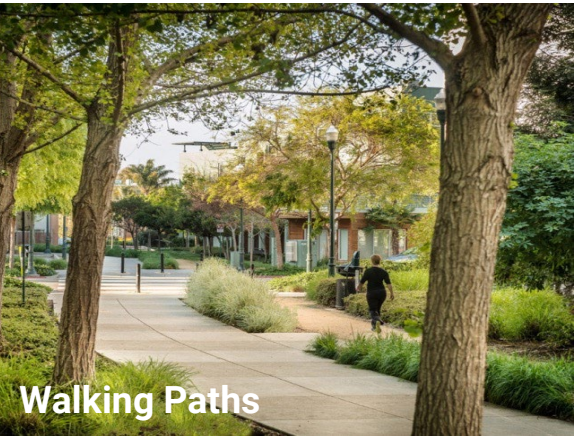
du/ac = dwelling units per acre



Examples of Commercial Development



Examples of Open Space Features



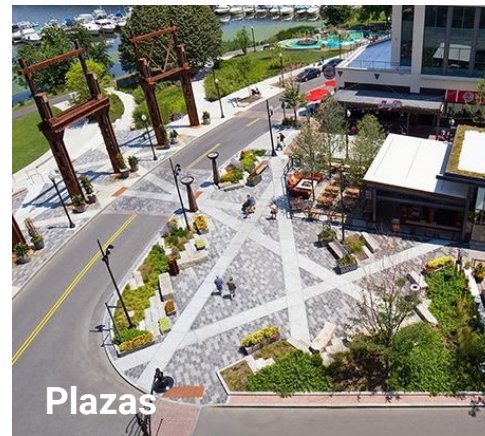
Walking Paths



Playing Fields



Native Plants



Plazas



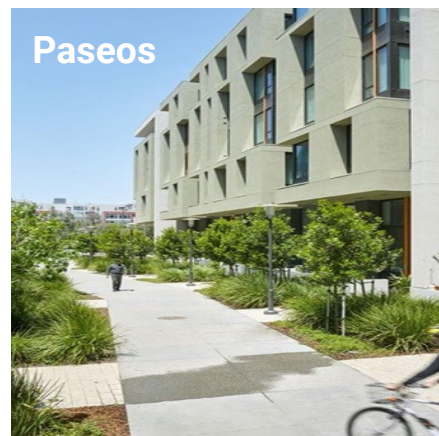
Interactive Spaces



Gardens



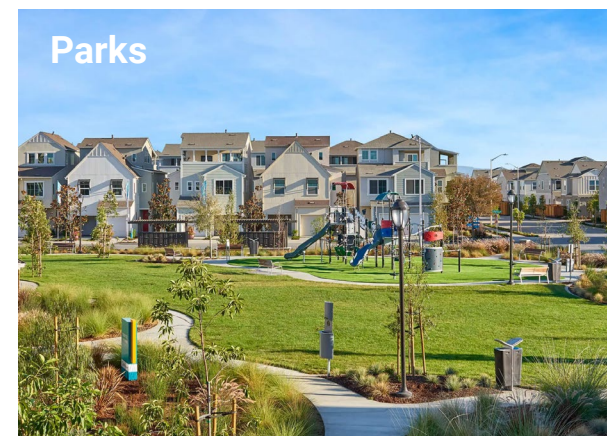
Art Installations



Paseos

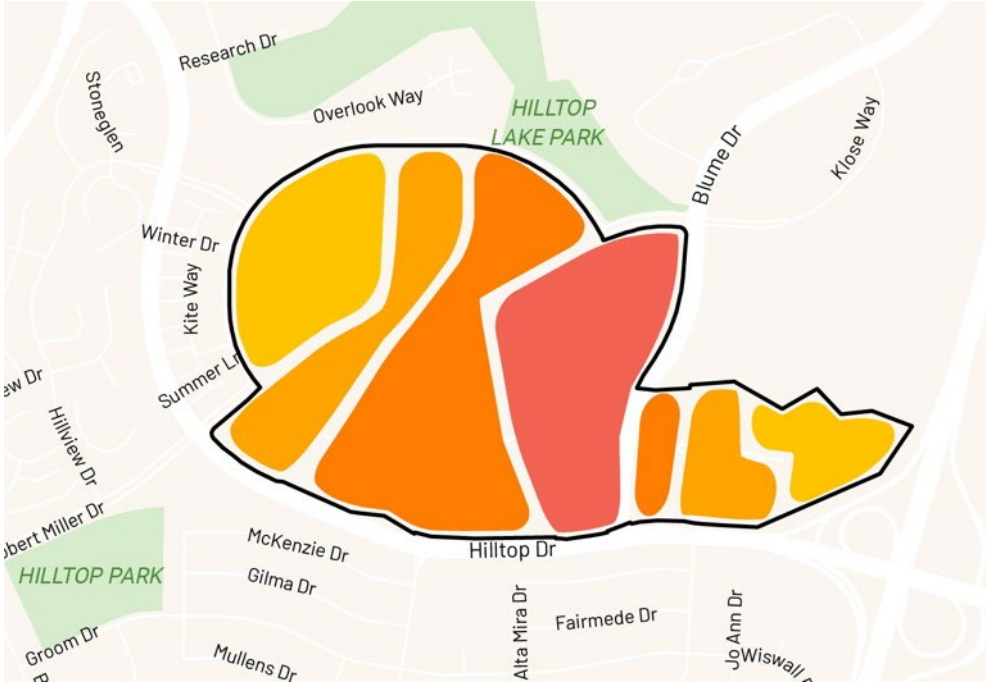


Bike Paths



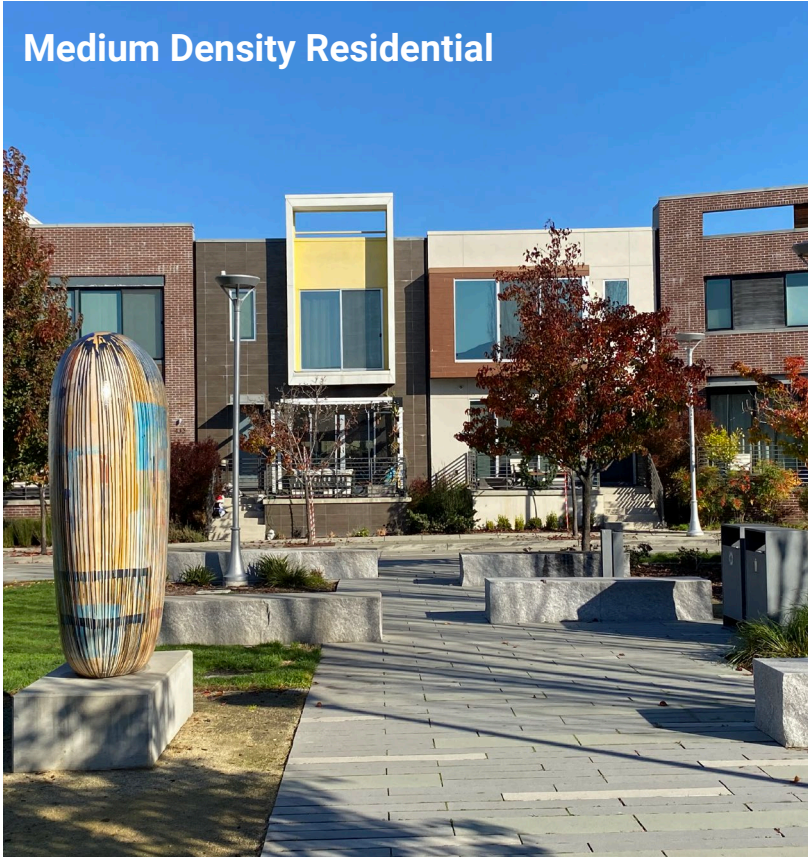
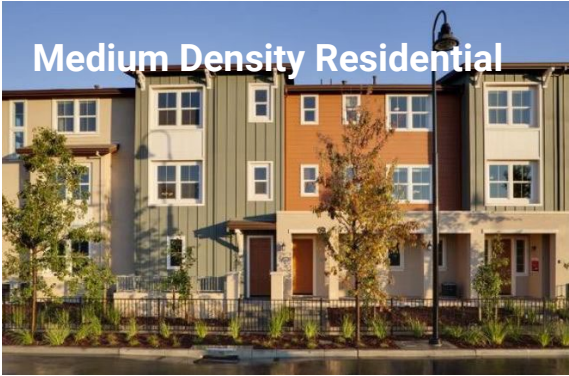
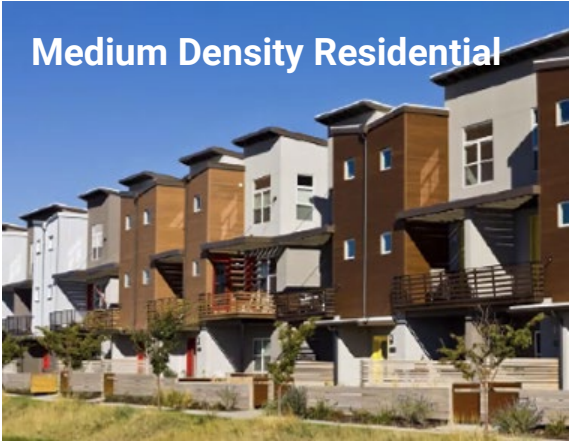
Parks

Mid Density



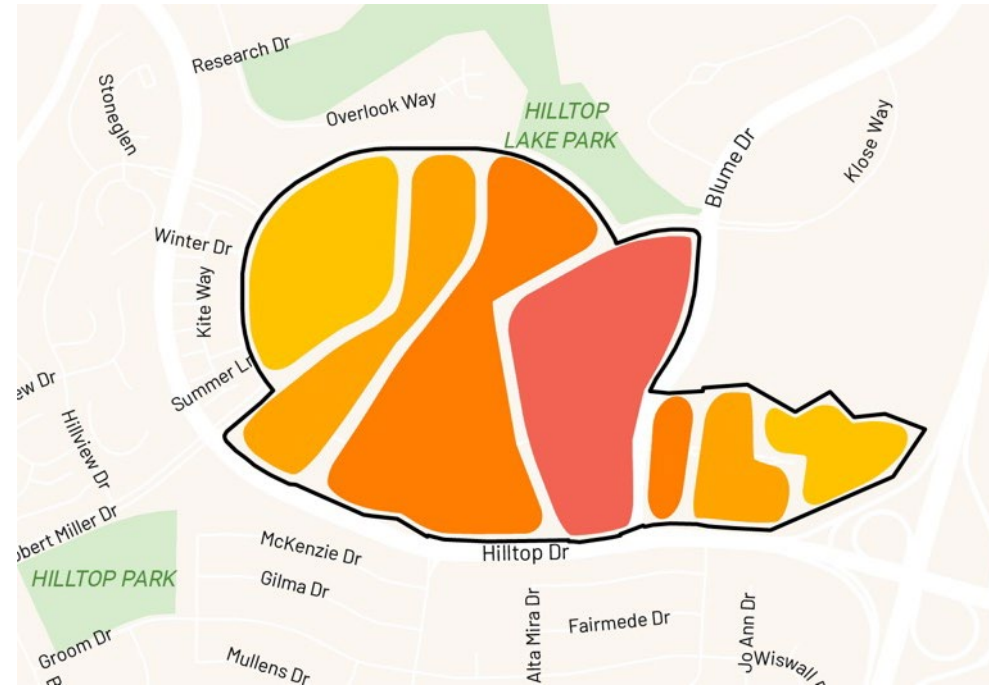
- MID DENSITY ZONE**
- TRANSITIONAL ZONE**
- HIGH DENSITY/INTENSITY ZONE**
- GATEWAY ZONE**

ZONES



Use: Primarily residential, with no commercial uses allowed.
Height: Up to 35 feet
Density: 15 - 40 du/ac

Transitional

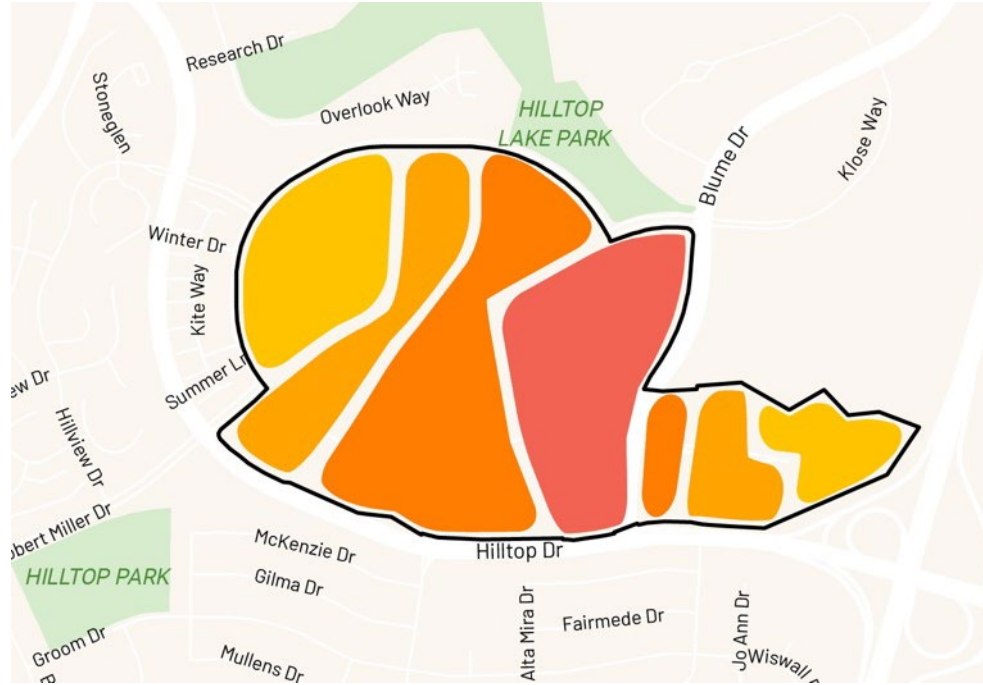


- MID DENSITY ZONE**
- TRANSITIONAL ZONE**
- HIGH DENSITY/INTENSITY ZONE**
- GATEWAY ZONE**

ZONES

Use: Primarily residential, with limited commercial uses allowed.
Height: 30 - 70 feet
Density: 30 - 80 du/ac
Intensity: 1.0 to 3.0 FAR

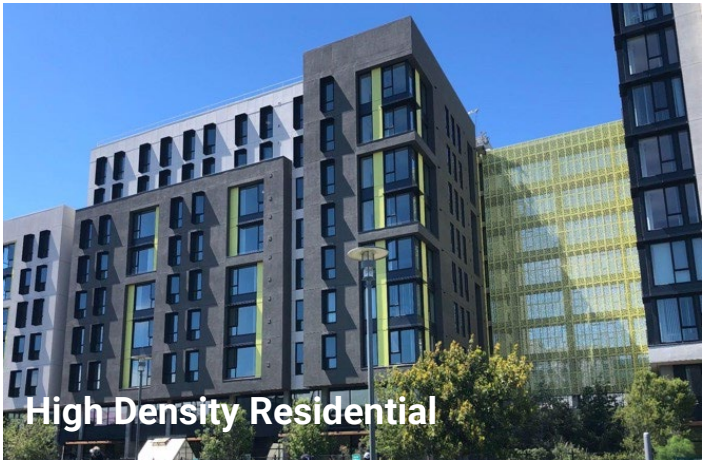
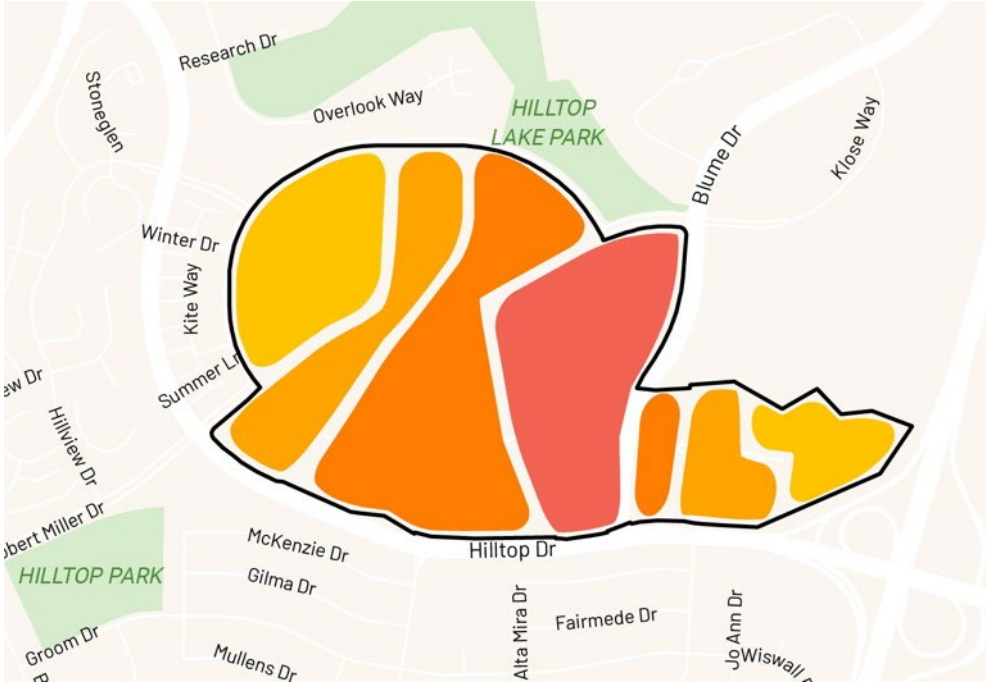
High Density/Intensity



- MID DENSITY ZONE**
- TRANSITIONAL ZONE**
- HIGH DENSITY/INTENSITY ZONE**
- GATEWAY ZONE**

Use: Commercial/employment-focused, with high-density residential
Height: 50 - 90 feet
Density: 50 - 135 du/ac
Intensity: 1.0 to 5.0 FAR

Gateway

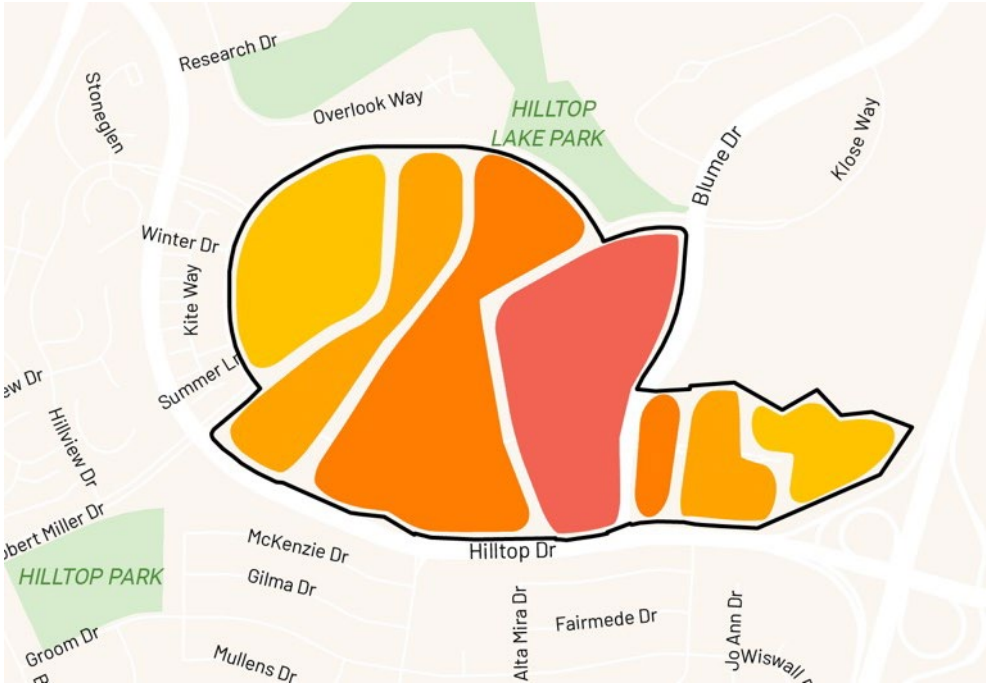


- MID DENSITY ZONE
- TRANSITIONAL ZONE
- HIGH DENSITY/INTENSITY ZONE
- GATEWAY ZONE

ZONES

Use: A high-intensity urban mixed-use zone, with entertainment
Height: 70 - 135 feet
Density: 80 - 200 du/ac
Intensity: 2.0 to 8.0 FAR

Comparison of Zones

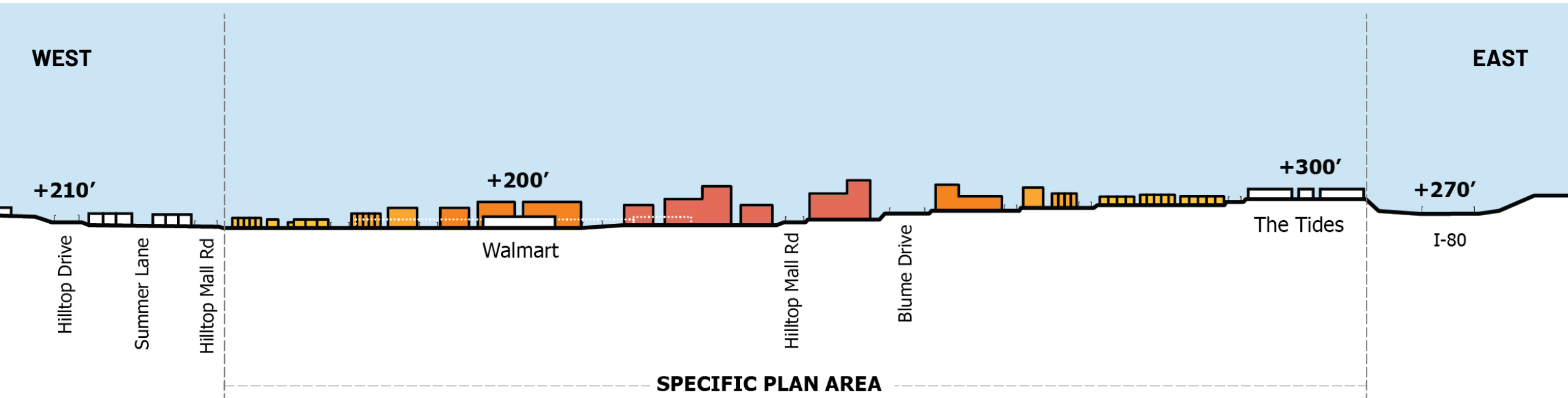


- MID DENSITY ZONE
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- HIGH DENSITY/INTENSITY ZONE
- GATEWAY ZONE

ZONES

	Use	Height	Density	Intensity
Mid-Density Zone	Primarily residential, with no commercial uses allowed	Up to 35 feet	15 - 40 DU/Ac	NA
Transitional Zone	Primarily residential, with limited commercial uses allowed.	30 - 70 feet	30 - 80 DU/Ac	1.0 - 3.0 FAR
High Density/Intensity Zone	Commercial/employment-focused, with high-density residential	50 - 90 feet	50 - 135 DU/Ac	1.0 - 5.0 FAR
Gateway Zone	A high-intensity urban mixed-use zone, with entertainment	70 - 135 feet	80 - 200 DU/Ac	2.0 - 8.0 FAR

Conceptual Site Section



MID DENSITY ZONE

TRANSITIONAL ZONE

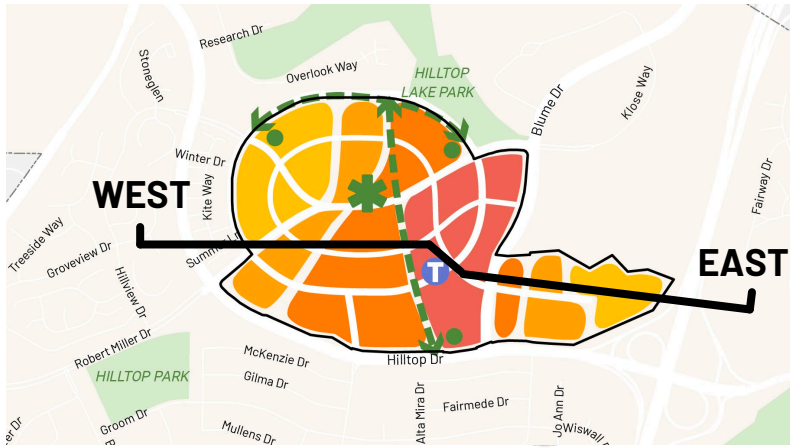
HIGH DENSITY/INTENSITY ZONE

GATEWAY ZONE

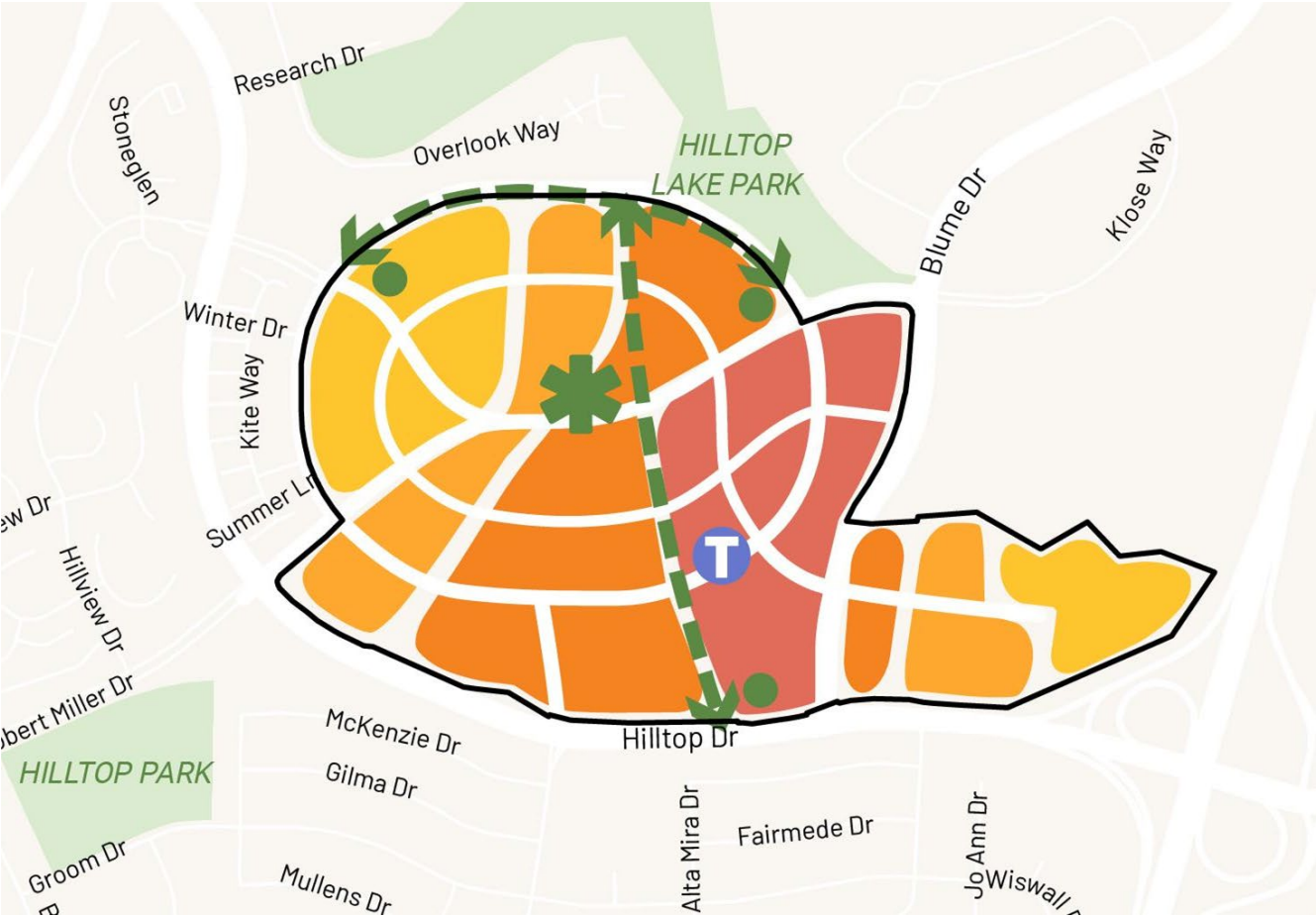
EXISTING MALL

EXISTING BUILDINGS

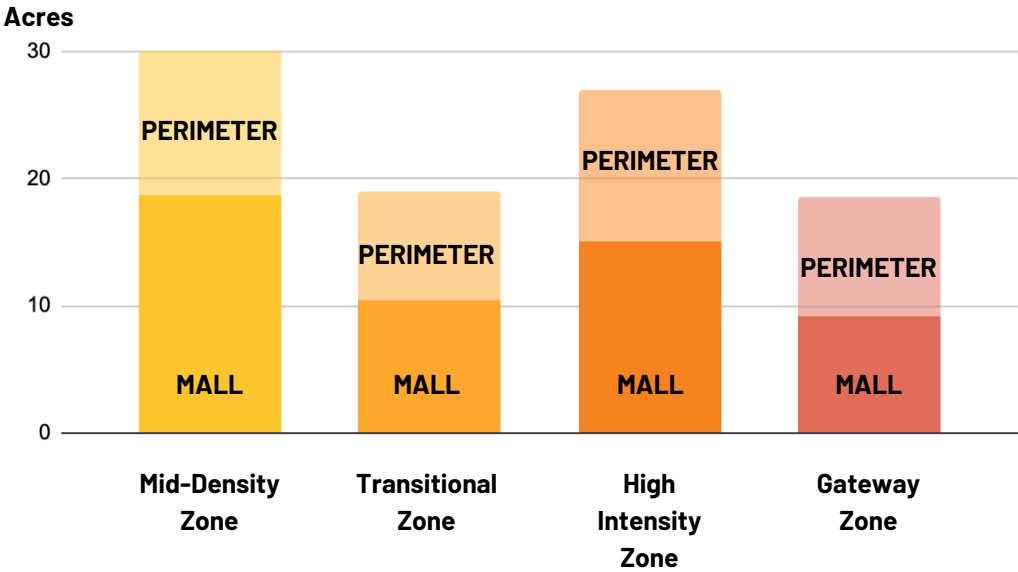
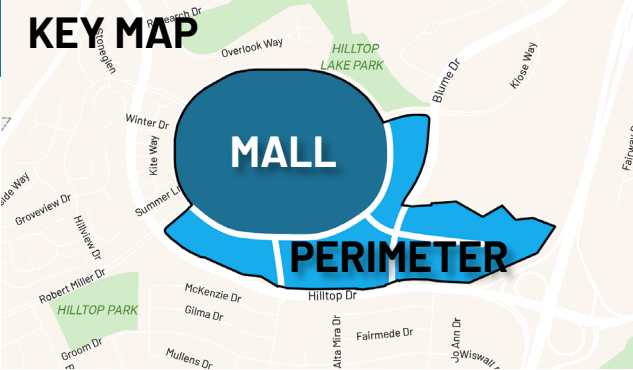
ZONES



Zones by Plan Area



**Development capacity assumptions for built areas to be further studied*



- T** MOBILITY HUB (location may vary)
- OPEN SPACE FEATURE** (not all are shown)
- MID DENSITY ZONE**
- TRANSITIONAL ZONE**
- HIGH DENSITY/INTENSITY ZONE**
- GATEWAY ZONE**

Focus Question (3 of 3)

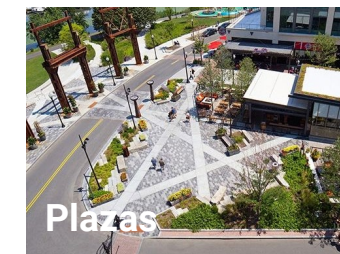
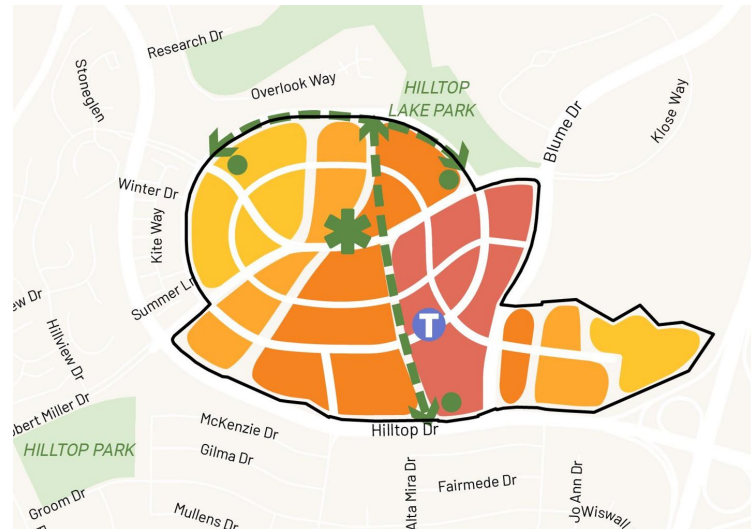
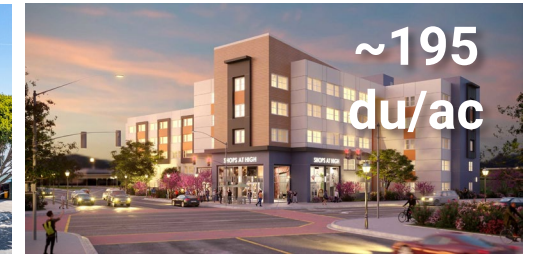
3. Land Use and Development Intensity.

Does the mix of housing and building types feel right for Hilltop?

Does the plan also include enough places for people to gather, relax, and connect?

***Please limit input to 1 minute.**

du/ac = dwelling units per acre



Next Steps

- Present Hilltop Horizon Land Plan Concept to:
 - Planning Commission (Summer 2025)
 - City Council (Summer 2025)
- Gain City Council feedback to develop the Preferred Land Plan
- Prepare technical analyses, Specific Plan, and environmental document in 2025
- Target adoption of the Hilltop Horizon Specific Plan in 2026

Contact:

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Thank You



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