



The City of Richmond is located 16 miles northeast of San Francisco on the western shore of Contra Costa County. Richmond was incorporated on August 7, 1905 and became a charter city on March 24, 1909. Richmond is home to over 103,701 residents (2010).

Richmond is best known for its unique history and role in the World War II home front effort. Between 1940 and 1945, tens-of-thousands of workers from all over the country streamed into the City to support wartime industries. The City was home to four Kaiser Shipyards which housed the most productive wartime shipbuilding operations of World War II, launching 747 ships during the war. The City was also home to approximately 55 war-related industries - more than any other city of its size in the United States.

# Introduction

In June 2012, The City of Richmond was awarded a Priority Development Area (PDA) Planning Grant from the Metropolitan Transportation Commission (MTC) to develop the Richmond South Shoreline Specific Plan (SSSP) and Program Environmental Impact Report (PEIR).

The approximately 20-acre Study Area for the project includes General Plan 2030 Change Areas 15 (Regatta Marina Bay) and 16 (Southern Gateway). The University of California (UC) owns properties at 1301 South 46th Street and 3300 Regatta Street in Richmond (known as the Richmond Field Station and Regatta properties) totaling approximately 195 acres. The Richmond Field Station (RFS) is managed by UC Berkeley and has been identified as the preferred site for the second Lawrence Berkeley National Laboratory (LBNL) campus. The Second Campus when completed will include over 5.4 million square feet of research and development facilities on approximately 133 acres and has the potential to spin off additional related or supporting developments. While the 2030 General Plan provides a land use vision and related policies for these change areas a more detailed plan is needed to integrate the proposed LBNL development with the surrounding community and where appropriate encourage more intense development patterns.

LBNL and UC Berkeley are jointly preparing a “Long Range Development Plan” (LRDP) for the RFS, referred to as the Richmond Bay Campus LRDP, to reflect joint development goals for the site. An LRDP is a physical development and land use plan to meet the institutional objectives for a particular campus. The Specific Plan will capitalize on and compliment the LRDP in development for the RFS and Regatta properties by UC Berkeley and LBNL. In addition, this project will also coordinate and share information with the selected consultant team for the Development of a connectivity plan for the South Richmond area.

A coordinated and strategic plan is necessary to evaluate and capitalize on all of the opportunities within the Specific Plan Area, and to address current and future financing challenges. In addition, the current zoning standards for properties within the area will need to be updated to allow and encourage compact, urban development patterns that are contextually appropriate for the shoreline. The City of Richmond believes that a Specific Plan is the best tool to establish the vision, policy framework, implementing programs, zoning and design standards to transform the Study Area into districts that respect the fabric of Richmond and capitalize on the City’s assets and opportunities.