



Development Opportunities



City of Richmond

Richmond Background

- 109,700 Residents
 - 32 miles of shoreline
 - 292.6 acres of parkland
 - 31 miles of the SF bay trail
 - Most solar watts installed per capita for large Bay Area cities
-
- Mayor Tom Butt
 - Seven Member City Council
 - City Manager Bill Lindsay



CHOOSE RICHMOND

Active Business Community



MOUNTAIN
HARD
WEAR



®



®

RESTORATION
HARDWARE



®

WILLIAMS-SONOMA

Craft Breweries & Wineries



Neighborhood Assets



KAISER PERMANENTE®



Multi-Modal Station



Development Pipeline

1,607 new residential units

1,300,000 square feet of
new warehouse & distribution space

under construction or going through
the entitlement process.

New Development



The Point: 27 units



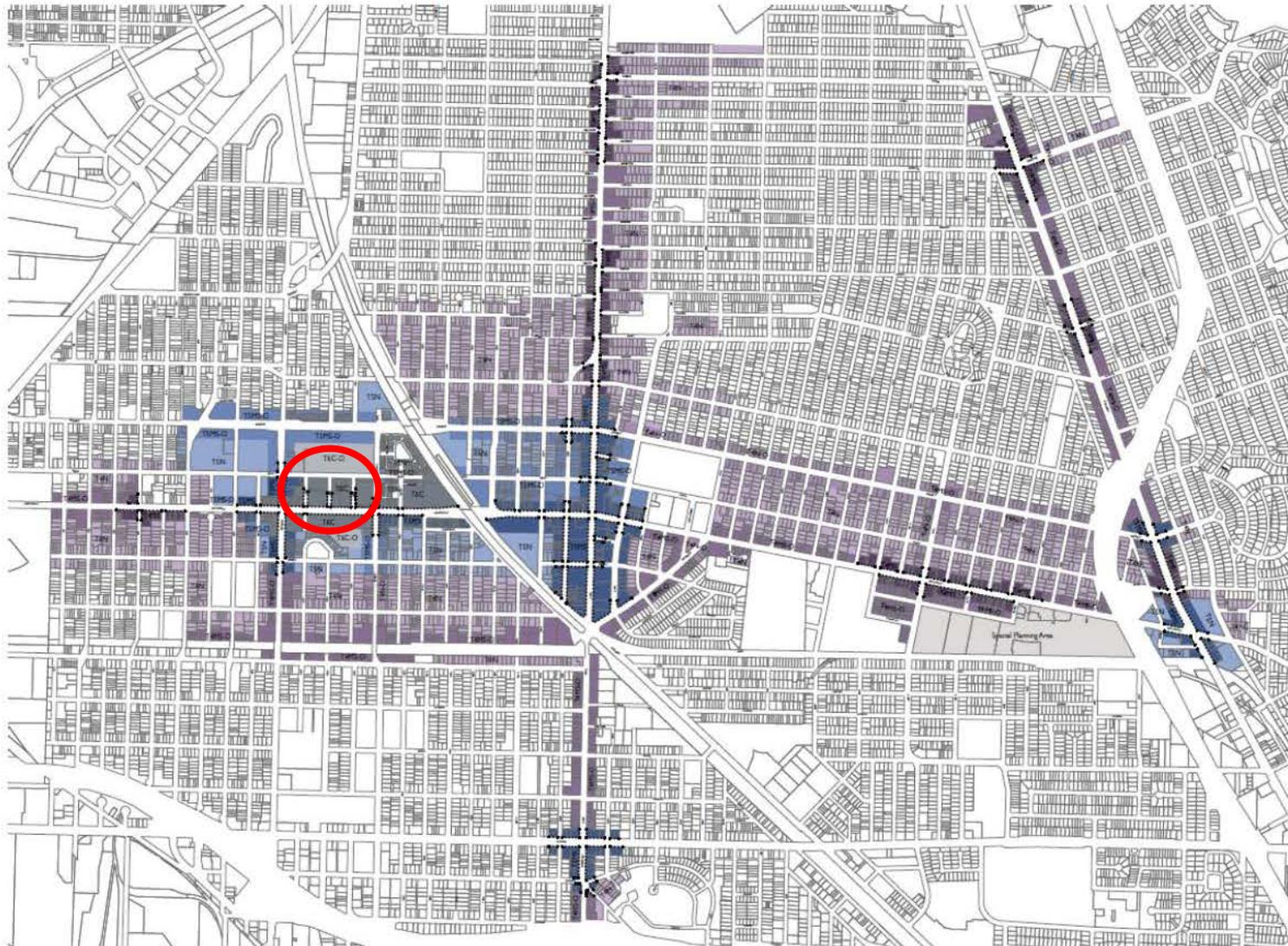
Shea Waterline: 60 units



Terminal One: 344 units

GENERAL PLAN OVERVIEW

Form-Based Code



15.05.110.030 Regulating Plan.

- T4 Neighborhood (T4N)
 - T4 Neighborhood-Open (T4N-O)
 - T4 Main Street-Open (T4MS-O)
 - T4 Main Street (T4MS)
 - T5 Neighborhood (T5N)
 - T5 Main Street-Open (T5MS-O)
 - T5 Main Street (T5MS)
 - T6 Core-Open (T6C-O)
 - T6 Core (T6C)
 - Civic Space
 - Special Planning Area (Traditional Neighborhood Community Plan Required)
- 0' Build-to-Line (BTL) and Shopfront Frontage Type or Shopfront used in combination with another Frontage Type required

NOTES:

1. The T1, T2, T3NE, and T3N Transect Zones are not mapped on this regulating plan at this time. It is intended that these zones will be mapped at a later date should the Form-Based Code be expanded to include a larger area within the City of Richmond.
2. The "Open" Sub Zones (T4N-O, T4MS-O, T5MS-O, and T6C-O) provides the same building form as the base transect zone (T4N, T4MS, T5MS, and T6C, respectively) but allow for a more diverse mix of uses.

Inclusionary Housing Requirements

- Triggered if proposing 10 units for more –fulfill one of the following:
 - 17 % moderate-income
 - 15 % low-income
 - 10 % very-low income
 - 12.5 % combo low- and very-low (2 least 2 very low)
 - 25% of senior for low- or very-low
 - In-lieu fee (= 7% of construction cost of habitable space of each non-inclusionary unit)
- Revisions to Ordinance in progress
- Density Bonus

CITY ORDINANCES

City of Richmond Ordinances & Local Hiring

- Local Employment- 25% requirement
- Business Opportunity -25% local and small business participation
- “Ban the Box”
- Minimum Wage

Local Employment Ordinance

- 25% of the total project hours must be performed by Richmond residents on eligible Public Works projects over \$100k +
- Minimum of 25% of all new hires shall be Richmond residents



Business Opportunity Ordinance

- The goal is that a MINIMUM of twenty-five percent (25%) of the total contract amount for ALL eligible contracts is allocated to Richmond businesses. 10% of the 25% must be allocated to certified local SMALL business.



Ban the Box Ordinance

- Ban the box is a nationwide effort to remove criminal history inquiry; i.e “the box” from employer job applications.
- All employers have the right to know an applicant’s conviction history but the inquiry should be deferred until later in the interview process and not utilized as an automatic bar to employment at the application stage.
- The City of Richmond believes that providing an equal opportunity includes extending employment opportunities to qualified individuals who have been released from incarceration and are rebuilding their lives.

Minimum Wage Ordinance

- 2017- \$12.30 an hour
- 2018- \$13.00 an hour



RichmondBUILD Contractors Resource Center

www.constructionresourcecenter.org/

Services:

- Bidding & estimating
- Bonding assistance
- Project management
- Mentor-Protégé
- Technical assistance
- Financing tools
- On-Line Training Modules



City of Richmond

Shasa Curl, Administrative Chief

Email: shasa_curl@ci.richmond.ca.us

Phone: 510-412-2091

Mike Uberti, Management Analyst

Email: mike_uberti@ci.richmond.ca.us

Phone: 510-620-5502

