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

Whole Foods Market Distribution Center

Mountain Hardware

Ekso Bionics

Restoration Hardware

Hello Fresh

UPS

Williams-Sonoma
Craft Breweries & Wineries
Neighborhood Assets
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

15.05.11.0.030 Regulating Plan.

NOTES:
1. The T1, T2, T3N, and T3N Transit 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) provide the same building form as the base transit zone (T4N, T4MS, T5MS, and T6C, respectively) but allow for a more diverse mix of uses.
High-Intensity Mixed-Use (Major Activity Center)
Includes mid and high-rise mixed-use development at major activity centers to serve the community and region. Office, retail, entertainment and residential uses are allowed. Areas with this designation are characterized by streets with minimal setbacks, wide sidewalks and public spaces that cater to pedestrians and transit riders. Medium-Intensity Mixed-Use (Commercial Emphasis) is allowed within this land use designation.

Regional centers contribute to a strong mixed-use character. These assets provide important opportunities to enhance, revitalize and develop new activity centers to serve both residents and visitors. Activity Centers are intended to be pedestrian and transit-friendly community hubs characterized by mixed-use and higher-density development capable of generating revenue and creating jobs, while providing services and amenities to residents, businesses and visitors. This category includes three mixed-use classifications.

Ranges
Density: Up to 125 du/ac
Intensity: 1.0 to 5.0 FAR
Height: 15 to 135 feet
Inclusionary Housing Requirements

- Triggered if proposing 10 units or 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

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