

**Point Molate Land Use Alternatives
Revised Evaluation Criteria
August 16, 2010**

Purpose

The purpose of the evaluation criteria in the Land Use Alternatives process is to help determine whether a particular idea is a unique and feasible one that the City Council could consider including as an additional Project Alternative. Ideas will be evaluated using two types of criteria.

Required Criteria

A proposed idea must meet this set of criteria to merit further consideration by the City Council.

- ◆ *Financial feasibility.* Both implementation and operation of the idea must be financially feasible, either through project profit or identifiable outside support, under reasonably foreseeable economic conditions.
- ◆ *Base Reuse Plan.* The idea must satisfy the land use requirements and other goals and objectives specified in the Base Reuse Plan for Point Molate and satisfy the federal legislation authorizing the transfer of the Base to the City of Richmond.
- ◆ *Jobs.* The idea must result in the creation of jobs for Richmond residents.
- ◆ *Parks, open space, and trails.* The idea must supply and provide for the operation and maintenance of the required shoreline trail, shoreline park, and hillside open space as stipulated in the Land Disposition Agreement.
- ◆ *Historic buildings.* The idea must include an economically feasible means to preserve, rehabilitate, and reuse the buildings that make up the historic district.
- ◆ *Remediation.* The idea must create the capacity and funding to accomplish remediation of the site, even if costs exceed the \$28.5 million paid by the Navy for this purpose.
- ◆ *Uniqueness.* The idea must be substantially different from Alternatives A through F and their constituent components, as presented in the DEIS/R published in 2009.

Measured Criteria

If an idea meets all of the Required Criteria, it will be evaluated against the Measured Criteria. For these criteria, the DC&E team will provide an order-of-magnitude evaluation to help the City Council review the ideas and determine whether they merit further exploration.

- ◆ *City of Richmond finances.* A desirable project will generate revenues for the City of Richmond in excess of annual costs to the City. The greater the net revenues, the more desirable the project.
- ◆ *Payment to City of Richmond for land cost.* A desirable project will compensate the City of Richmond for some or all of the cost of the land. The more that can be paid, the more desirable the project.
- ◆ *Job creation.* A desirable project will result in jobs that match the skills and desires of Richmond workers. The more jobs, the more desirable the project.
- ◆ *Off-site economic development.* A desirable project will result in an economic ‘ripple effect’ such that there are benefits to businesses in Richmond whether or not they are directly serving Point Molate development.

- ◆ *Social and community services.* A desirable project will benefit the community through the direct and indirect provision of social and community services. The more services, the more desirable the project.

If the City Council selects any ideas as new alternatives for further consideration, the City will determine whether the alternative(s) need to be analyzed in a supplemental environmental document to comply with CEQA, which could include analysis of issues suggested at the August 4, 2010 workshop, such as traffic, air quality (including the public health implications thereof), and noise, depending on the nature of the ideas selected.