

POINT MOLATE

**THE CHANCE FOR RICHMOND
TO DO SOMETHING GREAT**

“THE COMMUNITY PLAN”

presentation by the Point Molate Alliance

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Special Thanks to Steve Price of Urban Advantage

Richmond, CA

Point Molate – existing conditions



Every community aspiring to quality of life creates spectacular open spaces.

Our community has the rare opportunity to redo its waterfront, getting a **second chance** to **ensure public ownership** of our shoreline.

Having this miraculous second chance now, Richmond can **protect** Point Molate for the **public**, create a **world class park**, and restore the historic **Winehaven Village**.

Let's plan this right.

Let's not be rushed into development that would forever preclude recovering our waterfront for the people of Richmond and for generations to come after us.

Richmond, CA Point Molate - THE COMMUNITY PLAN



THE COMMUNITY PLAN

is the best **legacy** we can **give** to our **children**.

and our children's children

- a shoreline park resplendent with wildlife,
waterfront relaxation and recreation,
a restored Winehaven Village and access for all Richmond.

You can even see the magnificent purple-looking eel grass in the Bay in this photo - so essential for our fish and birds to thrive. Much of this fabulous habitat will be destroyed by the housing planned by the developers.

When California is built-out from here to Reno, your grandchildren will be proud you preserved Point Molate for people and nature.

We can take the time to plan this right – the community has that power, that choice.

Richmond, CA

Point Molate is public land. The city wants to give it away for developers to privatize. (Shaded areas are proposed for development.)



The shaded areas are where **the city wants developers to build private housing**. The small pro-development faction wants large housing complexes at Point Molate, **privatizing the public's shoreline** for profit.

Pro-developers used the threat of a lawsuit to frighten the City Council into settling with the developer, to sell off Point Molate for development, splitting the profits 50/50 between the developer and the city of Richmond.

However, to make this work, **the residents of Richmond** will ultimately be **on the hook for the \$100 million to \$130 million** in site infrastructure preparation costs before the developer can build out the site, plus be on the hook for ongoing substantial costs to operate.

The pro-development faction thinks the answer to Richmond's "problems" is to develop the Richmond shoreline with expensive housing - to gift away Point Molate for housing development for the wealthy. They are making non-enforceable promises of low and moderate income housing at Point Molate to persuade the city council to vote for this give away of public lands.

Richmond, CA

Point Molate - **THE COMMUNITY PLAN**



1. The **best plan** for Point Molate is **THE COMMUNITY PLAN**.

The **Community Plan** is based upon what the **community requested** at the city workshops. Despite pressure by the city consultants to include housing, **most participants** stated their **strong opposition** to housing at Point Molate, wanting **housing** moved to **downtown**.

At the city charrette event, even when the city consultants required the participants to include at least 670 units of housing in the plans the participants created, most participants objected to the housing, did not want housing and begrudgingly only included the 670 units of housing under protest. Plus they kept housing out of the southern part of Point Molate. The notable exception was Mayor Butt's son, Planning Commissioner Andrew Butt and the group he led at the charrette, which produced a plan for approximately 900 housing units mostly in the south end in the watershed.

Ignoring this critical community input, the **consultants** were directed to **create** these two privatizing plans that will **maximize housing, Plans A and B**, being presented to the Planning Commission.

THE COMMUNITY PLAN

2.

The **Community Plan (Plan C)** calls for: the open space at Point Molate to be **park**, calls for **playing fields**, for watercraft **recreation**, **cycling** opportunities, **picnic** places, **camping** locations, hiking, and preservation of the eel grass beds and natural habitat at Point Molate.

And it calls for the **public beach** to be open and made more gorgeous, for the **restoration** of the historic **Winehaven Village** with full amenities, restaurants, a hotel and conference center, education facility, and other business and job generators.

It calls for moving the housing to downtown and for a thoughtful, open process to **create a legacy for future generations**.

THE COMMUNITY PLAN - a plan for all Richmond





Having a world class beach
and park is for everyone.

Teaching kids, teens to use
the Bay and respect it,
instills confidence and a
sense of adventure.



Richmond loves its shoreline.

Our kids love the beach and love challenges. We can have this at Point Molate if we want it.

Richmond, CA

Point Molate (Looking East from the Beach.)



Looking East from the Beach.

This slide shows the view from the beach side (west side) of Stenmark Drive, looking eastward up at the hills.

What you do not see is how this crucial **Watershed** coming down this hill interacts with the hillside slopes, draining into the eel grass beds in the Bay.

This watershed forms one of the most **important ecological systems** in the Bay.

Severe **damage** will be done to this watershed if the developers are allowed to culvert the water instead.

Note – due to limitations of this cell phone photo, the true height and depth of the watershed is minimized - the hillside is deeper and taller and can take about a half hour to hike to the top.

Richmond, CA

Point Molate (same view looking east with projected housing)



The housing shown in this slide contains **four story buildings** – three stories over the garage.

The **consultants are actually** proposing **six story** buildings plus commercial and other development for the new residents.

We will **lose** the opportunity for a **world class park** owned by the public if we are **stampeded** into approving **housing development, privatized for the wealthy**, turning over Point Molate to developers for yet another gated community.

Richmond, CA

Point Molate (looking north along Stenmark Drive and the Bay.)



Uniquely sited along the San Francisco Bay, Point Molate is **the stellar location for a park.**

Richmond can **best** provide for its **housing** in the **downtown** and other **appropriate areas** with the valuable **infrastructure** already in place.

This will **ensure** the **success** of **mixed** low, moderate and high **income housing** within our **diverse community.**

Richmond, CA

**Point Molate (looking north along a developed Stenmark Drive,
with no way to escape in an emergency)**



Point Molate - Danger for Fire, Fumes and Finances

Evacuation is almost impossible in the event of an **explosion**, **fire** or **fumes** at the adjacent **oil refinery**, making this an extremely **dangerous** site for a housing development. Realistically there is **no way out** in an **emergency**.

Narrow Stenmark Drive, the **only road in and out**, will turn into a parking lot when the desperate residents try to escape. Plus their only route out requires that they get onto the freeway – the **freeway** that is often at a **standstill** at the Point Molate entrance and exit.

On top of that, the **residents** of Richmond face **double liabilities**: they will be saddled with the risks of the **infrastructure costs**, and maybe even the **liability**, for the siting high density housing in such an **obviously dangerous location**. This double liability will **dwarf** whatever the cost of **settling** the developer lawsuit might have been.

Richmond, CA Point Molate -
1,100 units - a devastating development footprint



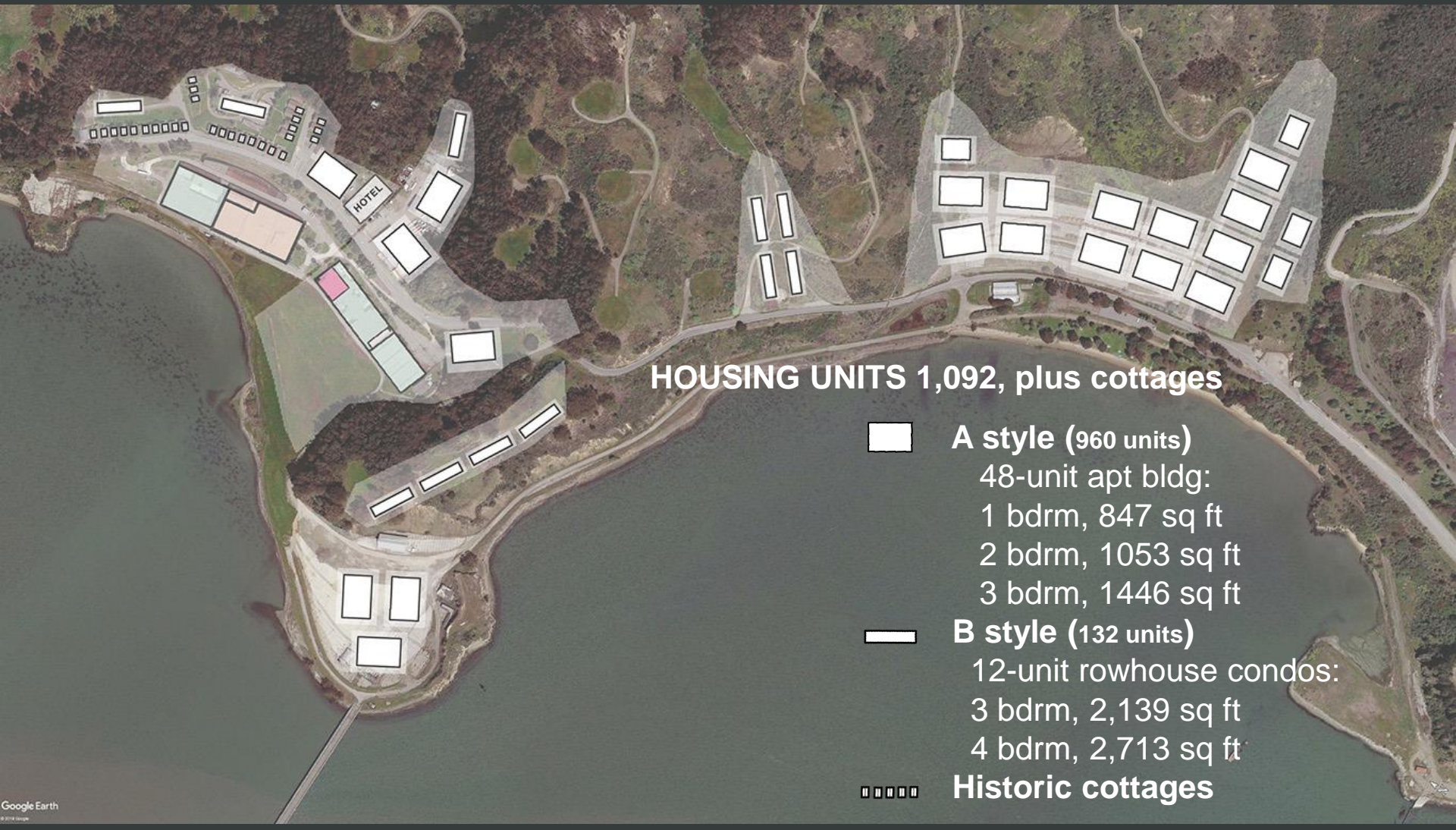
We **cannot** have both a great a **park** and **huge housing** development at Point Molate.

The sheer size and impact of this huge development proposal will both **destroy** the natural **ecological balance** of the site, and overwhelm the remaining open space. Any open space will be perceived more like front, side and backyards of the housing than like a park. **Park seekers will be treated like intruders.**

This slide accurately shows the enormous **development footprint** that will eat up the public's open space. This view shows how much land the development will privatize if **1,100 housing units** are allowed.

Richmond, CA

Point Molate (description of size of development)



We used **two** different **styles** of buildings for the housing assumptions to **demonstrate the footprint**.

Type A contains a **mix of units** –
one bedroom (847 sq. feet);
two bedroom (1,053 sq. feet);
three bedroom (1,446 sq. feet).

The one and two bedrooms predominate
with a few three bedroom units.

Type B contains
a **twelve unit** condominium rowhouse complex.
Ten 3 bedroom units (2,139 sq. feet) in middle;
flanked by a 4 bedroom unit (2,713 sq. feet) on each end.

Richmond, CA

Point Molate - THE COMMUNITY PLAN



We can have THE COMMUNITY PLAN.

THE COMMUNITY PLAN will allow the revitalization of Winehaven Village, restoring the historic buildings to commercial use, adding a hotel and conference center (shown - Sheraton Four Points footprint with 153 rooms) plus an educational facility, all within a bustling village, moving housing downtown, all while creating an extraordinary public park.

There are many details to work through - **input** from the **entire community** to be gathered.

Let's have the **conversation** to **protect** the **park** and open space for the **public** and provide the **economic** and **job** creating uses at the restored Winehaven Village.

Let's avoid the **mistake** of **privatizing** this **public treasure**. The fight for THE COMMUNITY PLAN is far from over.

Adopt THE COMMUNITY PLAN

1. Zone the South Valley and Bluffs for park land and recreation, a public resource for all residents.
2. Zone the Winehaven area as a commercial and historical area. Zone to encourage preservation of historic sites, development of economic enterprises, including hotel, education center.
3. Restrict the zoning at Point Molate such that the housing will be moved to downtown. Plan responsible housing development in Richmond, including affordable housing where infrastructure, transit, community services and businesses already exist.

We Can Choose the Legacy We Leave to Them



Point Molate - THE COMMUNITY PLAN

