

October 20, 2023

Subject: Proposed New Development Project “Marina Point Residential Development”

Dear Members:

There is a proposed project with the City Planning Department to “construct a low-density residential subdivision with 70 single-family dwelling units and related amenities and improvements on a 4.92-acre vacant property located at the southern terminus of Marina Way South. Thirty of the proposed single-family dwellings would incorporate a junior accessory dwelling unit (JADU). At least 10 percent of the single-family dwellings would be deed restricted for low-income households.” Along with, a “tot lot”, shared open space, landscaped frontage areas, and pathways.

The project will include a total of 154 parking spaces (140 private garages/14 open guest spaces). Proposed access will be provided by 2 private entrance roads from Marina Way South and a shared drive to the north property line.

Attached is the FINAL Submission Package to the City Planning.  [Final DR Package 2nd Submittal](#)

Some background:

1. The subject site being proposed by a Southern California Developer Guardian Commercial Real Estate, L.P, to be at the vacant lot between the Ford Building and Marina Way South and is being proposed as “low-density. In past years there’s been much discussion that constructing “low density” doesn’t meet the designated use per the Richmond General Plan 2030, for this area which is designated as “High Intensity Mixed Use” (Major Activity Center), because of its proximity to the Richmond Ferry Terminal, the Bay Trail, the Rosie the Riveter Visitor Center, the waterfront and the Craneway as well as freeway access. It was designated as such to promote a mix of high-density residential, commercial, retail, office, and entertainment uses.
2. A similar project sponsored by Richard Poe (prior developer of much of Marina Bay) was put on the ballot measure in 2016 seeking approval of a 59-unit project [Richmond Riviera Project](#). The measure failed for various controversial and political reasons.
3. TRAC, the Trails for Richmond Action Committee issued its concerns (attached below).



EXTERNAL Fwd Marina Point Residential Project.TRAC.msg

4. The project is currently under review. In particular, the city is determining what type of environmental review is required.

I encourage all to come to MBNC’s November 8<sup>th</sup> Zoom Meeting to hear the applicant’s proposal. You will have an opportunity to address your concerns and questions directly to the applicant. MBNC will be taking notes of any questions/concerns from our members/neighbors to present to the City Planning Dept. This could be a huge development coming into Marina Bay and we all should learn more about it and if this is an appropriate use for Marina Bay.

Additionally, you can submit your comments/concerns directly to both MBNC and the City Planning Manager, Hector Rojas: Tel: (510) 620-1220 [Hector\\_Rojas@ci.richmond.ca.us](mailto:Hector_Rojas@ci.richmond.ca.us)

**Margarita Mitas-MBNC President.**