

MARINA BAY NEIGHBORHOOD COUNCIL SPECIAL MEETING

Wednesday, November 8, 2023, 6:00 p.m.

Topic

Marina Point, a proposed new development of 70 single family units in Marina Bay

MBNC in Attendance

Rita Mitas – President; Amelia Morgan – Treasurer; Laura Freeze Ho – Secretary; Karen Williams, Lynne Therriault – Member at Large, Kathy Watson – Technical Assistant

Guest Speakers

Glenn Powles – Guardian Commercial Real Estate; Marcia Vallier – CSW Stuber-Stroeh Engineering Group, Inc; David Burton – KTG Architecture

Welcome

Rita Mitas, MBNC President, started the meeting and introduced the subject for the evening’s discussion—a proposed project presented to 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.”

Marina Point Overview Presentation

Marcia Vallier, project manager and architect with CSW|ST2, who resided in Marina Bay from the 1990s to 2010, was the primary speaker on behalf of the development. She presented a slide deck, which covered:

- Location
 - Proposed project for a vacant site next door to the Rosie the Riveter
 - Located on 4.92 acres, which was mostly reclaimed from the Bay 100 years ago
- Density
 - This General Plan is designated High Intensity Mixed Use (Major Activity Center) and the zoning plan designation is CM-5 Commercial Mixed-Use
 - Will have 70 single-family homes with Junior Accessory Dwelling Units (JADUs) located on the ground floor of 30 of the homes
- Amenities
 - Tot lot and shared green space
 - Small dog run area
 - Driveways with two-car garages
 - Grouped mailboxes
- Environmental issues
 - Located on Bay mud, so there are loading issues; soil study impact report in process
- Aesthetics

- Meant to be compatible with other homes in the neighborhood and other buildings in the area
- Remnant concrete walls will be repurposed
- Goal of the development to be industrial and natural looking at the same time
- Plan to share a visual of the Kaiser shipyards for the art requirement
- Landscaping to be coastal and grassy
- Plant palette will be drought resistant and low maintenance
- Other specifications
 - Of the 70 units, 10% will be offered for low-income households (affordability price was not provided)

The second presenter, David Burton, expanded about the architecture. He discussed:

- The general coastal feel with waterfront architecture
- Some homes to have a shed roof, which is a nod to the historic Ford Plant
- Will also use a lot of brick to tie in with Rosie the Riveter next door
- Second floor will be main living for these houses
- Homes to include porches, but no yards
- Trying to create a good streetscape that is “welcoming”

Q&A

Following the presentation from the developer, audience members asked questions covering these topics:

- Location related to shoreline and Bay Trail
 - Multiple attendees raised concern about the project’s proximity to the shoreline and Bay Trail and houses crammed up against the existing Bay Trail esplanade
 - According to Marcia, the project will be set back 35-40 feet from the Bay Trail
 - Some attendees then referenced the Richmond Shoreline Overlay District—which requires a 100-foot setback from the shoreline
 - Raised concerns project places private residential properties only about 15 feet away from the existing concrete Bay Trail esplanade
- Parking allowance
 - The development will contain all double car garages, with some parallel parking spaces, in addition to 13 additional spaces on Marina Bay South
 - Several attendees urged the developer to consider including additional parking, as many residents likely will not park in their garages and instead take up parking around Marina Way South and Ferry parking.
 - Also, raised is with the potential JDU’s there will be additional parking concerns
 - The developers acknowledged they would attempt to add more parking
- Project timeframe
 - The project team is currently working on horizontal improvement designs

- Goal of being reviewed by the Richmond Planning Commission in early 2024
- “Realistically” could start construction in early 2025
- Environmental impact
 - One attendee expressed concern about how noise and fuel pollution will be factored in, as well as sea level rise
 - Another attendee also voiced concern about the soil conditions and extreme climate
 - Glenn indicated his team has “great engineering and geotechnical companies” currently working on addressing the soil issue, while noting the mud is likely not to settle any further “over the lifetime of the homes”
 - In response to a question about earthquake safety, David said the development will be built to “strict safety standards”
- Richmond’s General Plan
 - One attendee, who is the former Chair of the Design Review Board, expressed skepticism the development adhered to the city’s general plan for higher density housing
 - also noted was that Richmond previously voted against a similar housing development on the same plot of land
 - Bryan Wenter, an attorney representing the project, responded that this is a Housing Accountability Act” project and “all the planning criteria is met,” while being “consistent with the city’s General Plan
- Cost & square footage
 - Attendees were interested in how much the homes will be listed for
 - Glenn estimated they will likely range from \$1.2 to \$1.5 million, with square footage of 1400 to 2200 sq. feet
 - The developers then shared the affordable units would be in line with the City guidelines
- Accessibility
 - In response to questions about accessibility, the developers noted that single family homes are “not subject to the state’s code”
 - They also confirmed the units will not have elevators
 - Raised concerns over access easements for ingres/egress
 - Project will not have any exterior gate
- Grocery store
 - Conversation later pivoted to numerous attendees inquiring about adding a grocery store to Marina Bay, either on the proposed site of Marina Point or elsewhere
 - Rita noted there have been numerous conversations over the years about the feasibility of adding a grocery store to Marina Bay. She has been in conversations with Gayle Mclaughlin about bringing a farmer’s market to Marina Bay. Hope to have an update from Gayle Mclaughlin soon.
- Traffic impact

- Rita inquired about any plans to deal with increased traffic/commuters, especially with Moxion Power building a plant nearby
- Marcia indicated a traffic study is underway, but they do not have any results to share yet

The meeting concluded at approximately 7:50 p.m
Laura Freeze Ho, MBNC Secretary