Harbour Way/Macdonald Avenue
Master Development

Thursday, January 31, 2008
6:00-8:00 pm

Richmond Community Redevelopment Agency, Richmond Main Street Initiative, Historic (Iron) Triangle Neighborhood Council, CCISCO, EBCPA and Perkins + Will
Tonight’s Agenda

• Welcome & Introductions
• History & Purpose – RCRA & Perkins + Will
  – Vision: Macdonald Avenue Revitalization Plan
  – Projects
  – Master Development Concept
  – Purpose of Tonight’s Meeting
• Community Input
• Final Questions
• Meeting Close
  – Next Meeting
Macdonald Avenue Economic Revitalization Plan
History And Purpose

Vision Macdonald Avenue Economic Revitalization Plan
Agency Projects

Projects
✓ West Macdonald
  ✓ 19th Street to Harbour Way
  ✓ Harbour to Garrard
✓ 12th & Macdonald
✓ Housing Division Developments
  ✓ Macdonald Senior Housing – 66 Units
  ✓ Lillie Mae Jones Plaza – 26 Units
✓ Transit Village
✓ Intermodal Station
✓ BART Parking Structure
Agency Projects (Con’t)

✓ EastBay Center For Performing Arts Building
✓ Façade Improvement Program
✓ Nevin Park
✓ Memories of Macdonald
  ✓ Street Historic Art
  ✓ Atchinson Village
Projects Map

• Conceived as Four Parts:
  – Macdonald Gateway Procession
  – Downtown Gateway Procession
  – Residential Parkway
  – Historic Downtown Celebration

• Key Opportunities for Change:
  – Gateways and Major Corridor Intersections
  – Social Nodes/ Gathering Spaces
  – Nevin Park
  – Integrated Public Art
Starting Point: West Macdonald Avenue

Phase II: Garrard to Harbour
- “Urban residential neighborhood”
- Primary community thoroughfare
- New street trees
- Upgraded lighting
- Bulb-outs
- Planted median with turn lanes

Phase I: Harbour to 19th
- “Downtown”
- Distinctive and distinguished
- New street trees
- Upgraded lighting
- Bulb-outs
- Median removal
- New parking configuration

02.01.2006
Typical Downtown

• Travel lanes: 12 feet with two way center turning lane (remove planted median)
• Parking lanes
  – 19 feet diagonal on north side
  – 8 feet parallel on south side
• Center and parking lanes with different paving than travel lanes
• Sidewalks
  – Expanded to minimum of 12 feet on north side
  – 10 feet south side
• New street lights: Historic character
• Bulb-outs for pedestrian safety
• Street trees: existing and new
Typical Downtown
Street Lights

Residential Parkway

• Two levels
  – 28 feet
  – 15 feet
• Additional fixtures by Nevin Park
• Style matches the street lights for East Macdonald Avenue

Downtown

• Inspired by historic Macdonald Avenue fixture
• Double acorn style with night sky cutoff
• 15 feet in height
News Racks and Transit Shelters
12th and Macdonald Project Design

Three Stories Residential over Secured Private Garage.
Auto and Pedestrian Accessed Through Site.
Balconies Serve as Private Open Space & Overlook the Street as well as the Internal Courtyard - providing “eyes on the street.”
Facades Align with Existing Urban Fabric to Maintain Street Wall.
High Density Transit Oriented Residential and Retail within Short Walking Distance of BART.
Overhead Canopy to Provide Protection for Pedestrian and to Distinguish Commercial Zone at Ground Floor from Residential Above.
No Building Setback from the Property Line on Macdonald Avenue.
Sidewalk Widening for Increase Pedestrian Activity. Bulb outs to Accommodate Diagonal Parking and Bus Stops.
Enhanced Pedestrian Crossings to Encourage Pedestrian Traffic.
Housing Division Development

Macdonald Senior Project
Lillie Mae Jones Plaza
Transit Village Site Boundaries
Transit Station
Transit Village
Intermodal Station
BART Parking Structure
BART Parking Structure (Con’t)
Higher Density Product - Phase II
Façade Improvement Program

Total number of grants available = 82
Total number of grants obtained = 61
Total number of grants remaining = 21
Total dollar value of all grants = $1.64M
Total grant dollars spent to date = $60K
Winters Building
Nevin Park
Memories of Macdonald

New Artwork
Memories of Macdonald

Historical Marker Installation Options

The wall and lamp post mounted options shown below illustrate methods for economically extending the historical marker program throughout the city. These alternate installation methods accommodate installation sites where the freestanding option may not be feasible.
Macdonald Landmarks
A project for the City of Richmond and Rosie the Riveter/WWII Home Front National Historical Park
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A project for the City of Richmond and Rosie the Riveter/WWII Home Front National Historical Park
Master Developer Concept
Purpose of Tonight’s Meeting
Proposed Master Development Area
Macdonald Avenue Economic Revitalization Plan
Master Development Area
Anitas Building
Harbour Looking North
Property North of Macdonald
Harbour/Macdonald View West
Property South of Macdonald At Harbour
Community Input

Perkins + Will
Final Questions
Meeting Close

Next Meeting:

Community Meeting # 2
   Tentative Date:
Wednesday, February 13, 2008