Harbour Way/Macdonald Avenue Master Development

Tuesday, September 16, 2008

Development Guideline Presentation

Richmond Community Redevelopment Agency, and Perkins + Will
Project Background

- October 2, 2007 Agency Board Approved Master Developer Solicitation Following Additional Community Outreach
- Perkins + Will To Work With Agency To Conduct A Series of Charrettes With Community
Master Development Area
Community Participation

- RCRA and Richmond Main Street Coordinated Four Community Meetings
- Attendees Included Richmond Main Street Initiative, Atchinson Village Neighborhood Council, Coronado Neighborhood Council, Historic (Iron Triangle) Neighborhood Council, Santa Fe Neighborhood Council
- Over 60 Members of the Community Provided Input
Design Review Efforts

- Analysis of Building Densities
- To Collectively Determine Downtown Re-use
- Effective Use of Private and Public Space
- Innovative/Creative Development Purpose
- Historic Building Retention/Re-use
- Community Goals Within A Targeted Redevelopment RFP
Focusing The Vision
Development Concepts

- Diagrams For Site Planning
- Building Massing
- Relation to Existing Structures to Be Retained
- Alternative Mixed-Use
- Public Open Spaces and Parking Strategy Identification
Existing Context

Temporary Community
Open Space

Street Character
Historic Context

Mechanics Bank

Anitas Building
Urban Design Framework

- Aerial View Showing Building Massing and Uses
Future Neighborhood Character

- Encourage a “complete” and sustainable neighborhood
- Walkable, pedestrian friendly
- Incorporate destination and local uses
Urban Design Guidelines

- Sustainable development – Ahwahnee, LEED
Urban Design Guidelines

Uses
Heights
Setbacks
Urban Design Guidelines

- Building Heights and Scale
Urban Design Guidelines

- Open Space
- Public, Semi-public, Private
Development Characteristics
Activities/Entertainment