



June 3, 2024

City of Richmond

Shasa Curl, City Manager

450 Civic Center Plaza

Richmond CA

To All concerned,

The PRNC and its Land Use Design Review Committee had a public review of the newest Terminal One development plan last Wednesday, May 28th. Jonathan Livingston introduced the revised project. Below is a summary of previous community concerns from BCARD and the PRNC regarding the old project, with associated improvements to address those concerns in the revised plan.

PRNC summary:

The PRNC overwhelmingly voted to support this most recent Terminal One design presented by Mr. Livingston, with the following conditions included:

1. This project is conceptual in nature and will return to the PRNC with detailed plans that are DRB-ready.
2. The new Terminal One plans will follow "The Essential Bay Trail" design in Section 5.1 of the *San Francisco Bay Trail Design Guidelines and Toolkit*.*
3. The Bay Trail plan that is included in this plan is conceptual in nature, and the applicant will continue to work with TRAC prior to DRB submittal.

General overview:

The project addresses all of the major objections to the previous plans. The developer has shown us a more community-centered design philosophy and illustrated to us a commitment to addressing **the past concerns**.

Examples:

- **Sea Level Rise.** The developer has hired a sea level rise expert that has directly advised them on the expected sea level rise, storm surge and flooding consistent with the city's standards.
- **Plan design and scale.** The old plan had too many homes that were way too close together. The new plan opens up the development and the number of units was reduced from 159 to 85 to accommodate this request.
- **Emergency vehicle access and general ingress and egress safety issues.** With approximately 50% fewer units, adverse impacts to vital public safety routes have been reduced.
- **Shoreline setback.** The new design is now held back 100 feet from the shore, whereas the previous design was much closer.
- **Environmental:** There were unanswered and problematic issues regarding imported fill. The developer has discovered an on-site adaptive reuse of the building and the redesigned buildings mitigate this concern.
- **Parking.** The new plan provides almost double the amount of parking for residents and guests as compared to the previous plan.
- **Height of homes abutting property edges.** There were many complaints about three-story homes abutting the edges of the property. The new plan has only two-story homes on all edges.
- **Architecture and design.**
 - The architecture that was presented in the old plan seemed out-of-place and bulky. The new architecture is traditional, fits in better with its surroundings, much less bulky and massive and has been custom-designed for the site. Additionally, the new plan offers much more open space, including a green belt, community garden, tot lot, and a 100-foot-wide waterfront landscaped environment.
- **Maintenance costs for a public wharf and park.** In the new plan, the public wharf and associated park is gone, and with it the need for taxpayers and/or the HOA to maintain it.

Other notable improvements:

- **Public cafe.** The cafe has expanded and become better suited to offer services to the Brickyard Cove residents and workers, EBRPD, and the general public. There is no retail or food service currently available in the cove or adjacent to Miller Knox Park or Ferry Point. This cafe is perfectly situated at the crossroads of a huge park, the Bay Trail and the gateway to Brickyard Cove.
- **Accessible units.** The developer has also recognized and provided accessible units with views, allowing seniors to age in place as well as those with disabilities.
- **Bay Trail.** In the previous plan, it became evident last year that the proposed Bay Trail did not work with the new sewer lift pump station. The developer has offered an alternative to this and has also worked with TRAC to make all requested modifications. Two routes for the Bay Trail remain in this plan, a "commuter" version and a "scenic "version."

Kind Regards,

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