



# Richmond Community Redevelopment Agency Newsletter

First Quarter

Spring 2007

Volume I, Issue I

## Civic Center Rehabilitation And Redevelopment

The Civic Center Master Plan is the basis for the rehabilitation of the Civic Center and the redevelopment of adjacent sites. The primary purpose of the project is to move City administrative functions back to a revitalized Civic Center campus, which is planned to include a new Public Safety Building, and the renovation of the existing Hall of Justice, City Hall and Plaza. The private sector portion of the project is envisioned to include residential, retail and possibly office space components.

The City Council and Agency Board selected the Alliance Group as the developer of this project and an Agreement to Negotiate Exclusively (ANE) was executed last year. Phase IA is underway and a design-build contract for phase IB is in negotiations. Phase IA includes the construction documents for a renovated City Hall, old Hall of Justice, Auditorium and Civic Center Plaza, as well as design development documents for a new Public Safety Building. Seismic, water reme-



RICHMOND CIVIC CENTER MASTER PLAN

diation and demolition work is included in Phase IA. The completion of work on the City Hall, old Hall of Justice, Auditorium and Civic Center Plaza are in Phase IB. Staff and the development team are working through all design issues for Phase IB of the project and plan to obtain final project approval in spring 2007.

## Macdonald 80 Shopping Center

Development of the Macdonald 80 Shopping Center, anchored by a Target department store is underway. The property involved is the vacant Montgomery Wards site

as well as adjacent parcels fronting on Macdonald Avenue. SPI, the master developer of the Macdonald 80 Shopping Center, has received all entitlements for the project, except



the approval of several future pad buildings. Demolition of the former Auto Center building and other ancillary buildings fronting Macdonald Avenue is  
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### Upcoming Events:

- **12th and Macdonald Demolition: Mid April 2007**
- **Nevin Park**
- **Harbour Way South Improvements May 2007 Completion**



▪ **Macdonald 80**  
**(Con't)**

complete. Demolition of the Wards Building and site grading have begun and activities will continue until the site is cleared and ready for development. Construction is scheduled to begin this summer with completion of the Target store planned for March 2008.

## Macdonald Senior Housing Project Design Approved

The Macdonald Senior Housing Project, a proposed 66-unit project between 3rd and 5th Streets on Macdonald Avenue, received approval from the design Review Board on December 13th. This project is sponsored by Richmond Labor and Love Community Development Corporation and is being developed by the Related Companies, a

for-profit developer of affordable housing. All units are reserved for seniors at or below 60% AMI. Next steps include completing the evaluation of current structures and developing a site security plan, participating in park improvement and neighborhood revitalization planning in concert



with members of the neighborhood council, local community leaders and city departments, and finalizing negotiations on a Disposition and Development Agreement with the developer.

## Macdonald Avenue Streetscape Improvement Project

The Macdonald Avenue Streetscape Improvement Program, building off of the Macdonald Avenue Economic Revitalization Plan, has officially begun.

The first phase of streetscape improvements includes redesigning Mac-

donald Avenue, complete with landscaping, lighting, curbs, gutters, decorative sidewalks, bulbouts and public art extending from 39<sup>th</sup> Street east to San Pablo Avenue has been completed.

The second phase of improvements, extending

from Garrard Avenue to 19<sup>th</sup> Street is in the final phase of design and is scheduled to go out to bid this spring.

### “Macdonald Avenue Gets A New Face”



## Transit Village– Metro Walk

The Transit Village Intermodal Station construction project is central to the station’s role as a regional transit hub, providing links not only between BART and bus transit, but also between these transit systems and the Capitol Corridor, and Amtrak

intercity and long distance trains. The \$6.4 million Intermodal Station, (of which \$4.7 million in funding was derived from local, state and private sources), consists of a new above-ground station building, outdoor plaza and canopy, new elevator, newly

reconfigured open stairway, and public art. The station building incorporates a seating area, transit information center, ticketing facility, coffee bar, public restrooms and an on-site multi-agency police presence. Construction began September, 2005, and is

currently scheduled for completion this May.





## Marina Bay Trails/Landscaping Areas

The Richmond Community Redevelopment Agency (RCRA) in conjunction with the City's Public Works department, Parks Department, Marina Bay Neighborhood Council, and the Harbor Master are working together to implement improvements to landscaping, lighting, sidewalks and parks in the Marina Bay Area.

The parks, Esplanade, Bay Trail and other public areas are receiving much needed upgrades. Many of the areas undergoing improvements are suffering from deferred maintenance.

The restoration of the facilities will provide an attractive fresh look for visitors and residents to Marina Bay for years to come. Improvements

will also be designed to benefit the Rosie the Riveter World War II Home Front National Historical Park and its display components located throughout Marina Bay.

### Bay Trails Landscaping



## Central Richmond Greenway Bike/Pedestrian Trail

Agency staff under the direction of the Public Works Department is participating in the development of the Richmond Greenway. The project goals are to identify and secure funding to construct a bicycle and pedestrian trail on an abandoned railroad right of way parallel to Ohio Avenue. The first segment is from approximately Gerrard Ave. to 23rd Street with an estimated construction cost of \$2.2M. Construction commenced in Spring 2006 on this segment and is scheduled for completion in Spring 2007.

Agency Staff secured a National Park Service (NPS) grant in the Fall of 2006 under the Rivers,

Trails and Conservation Assistance Program. This grant is funding a Local NPS staff member during the Federal 06/07 Fiscal Year to coordinate additional community based work, grants and Greenway improvements. Richmond has a community based organization now recognized by and under the Richmond Parks and Recreation Commission called Friends of Richmond Greenway (FORG). FORG is coordinating efforts between community groups. These groups include: Rails-To-Trails Conservancy, Neighborhood Councils, Local Schools, County and State representatives, and businesses and community leaders.

A ribbon cutting ceremony

is scheduled for the end of April, 2007.

The City of Richmond is providing an Energizer Station along the Richmond Greenway during the annual Bike To Work Day event to be held this year on Thursday, May 17, 2007.

### Former Rail Crossing at Marina Way Before



### Sixth Street Crossing After





## North Richmond Street Improvement Project Nearing Completion

The North Richmond Street Improvement Project on Kelsey Street and Filbert Streets is wrapping up and should be complete this quarter. The improvements include under-grounding utilities, new streets and sidewalks with pedestrian-friendly bulb-outs, as well as new acorn-style street lights.



### Our Mission

The Richmond Community Redevelopment Agency (RCRA) initiates and facilitates the revitalization of physical, economic, and social conditions through redevelopment of blighted areas and community enhancing programs, and stimulates private sector investment in the city in order to improve the general welfare and enhance the quality of life in the community.

Richmond Community Redevelopment Agency  
1401 Marina Way South  
Richmond, CA 94804  
Phone: 510-307-8140



## From The Director's Chair . . .

**T**he Richmond Renaissance: Is it Real? You have probably heard the adage: "Everybody talks about the weather, but nobody does anything about it." Well, a lot of people are talking about a renaissance in Richmond; but, unlike the weather, people are doing something about it. People are bringing about changes that are improving the quality of life in this City. The Richmond Community Redevelopment Agency is proud to be on the forefront of many of these positive changes. Certainly one of the most significant efforts underway is the Implementation of the

Macdonald Avenue Economic Revitalization Plan. This award-winning plan, which took 18 months and half a million dollars to complete, involved extensive community outreach and input, and established a community vision for Richmond's Macdonald Avenue corridor. Now, many aspects of the implementation effort are underway. A new streetscape has been completed at the east end of Macdonald Avenue and plans for a new streetscape on the west end of Macdonald are nearing completion. Nevin Park is being reprogrammed and plans are in the works for a complete renovation. The BART-Amtrak station

is nearly complete and the accompanying parking structure is in the construction document phase. Major Macdonald Avenue corridor projects that will break ground this year include the renovation of the Civic Center, the 12th and Macdonald Mix-Use Project, the Macdonald Place (Senior) Project and the Lillie Mae Jones Transitional Housing Project. At the same time, Kaiser Permanente plans to expand its Downtown Richmond Hospital. All this bodes well for a Richmond Renaissance, as Richmond Community

Redevelopment Agency staff works closely with Community & Economic Development partners - the Richmond Housing Authority and the City's Employment & Training Department, as well as with other City Departments and community stakeholders. The renaissance will be real if we make it so.