

# RICHMOND MARINA POINT DEVELOPMENT PROJECT

BCDC DESIGN REVIEW BOARD

December 9, 2024



**PROJECT TEAM:**



**Project Proponent**  
Glen Powles, Guardian Commercial Real Estate, LP (Developer)

**Project Representatives**  
David Burton, ktgy (Associate Principal, Architect)  
Marcia Vallier, CSW | ST2 (Senior Project Manager, Landscape Architect)  
Michael Vidra, CSW | ST2 (Senior Project Manager, Engineer)  
Bahareh Heidarzadeh, PhD, PE, Associate, ENGEO Incorporated (Geotechnical Engineering)  
Bryan W. Wenter, AICP, Miller Starr Regalia (Attorney)  
Steve Reilly, Senior Vice President, Land Advisors Organization (Real Estate Planner)

**DRAWING LIST:**

- |                                     |  |
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| 1 SITE VICINITY AND PROJECT CONTEXT | 6 PROJECT SECTIONS                       |
| 2 PROJECT VISUALIZATIONS            | 7 SHORELINE FRONTAGE ENLARGEMENT PLAN    |
| 3 PROJECT VISUALIZATIONS            | 8 BAY TRAIL FRONTAGE PLAN                |
| 4 LANDSCAPE SITE PLAN               | 9 BAY TRAIL FRONTAGE PARK SPACE          |
| 5 PROJECT RENDERINGS AND ELEVATION  | 10 GRADING PLAN - SEA LEVEL RISE EXHIBIT |
|                                     | 11 PLANT LIST AND PHOTOS                 |



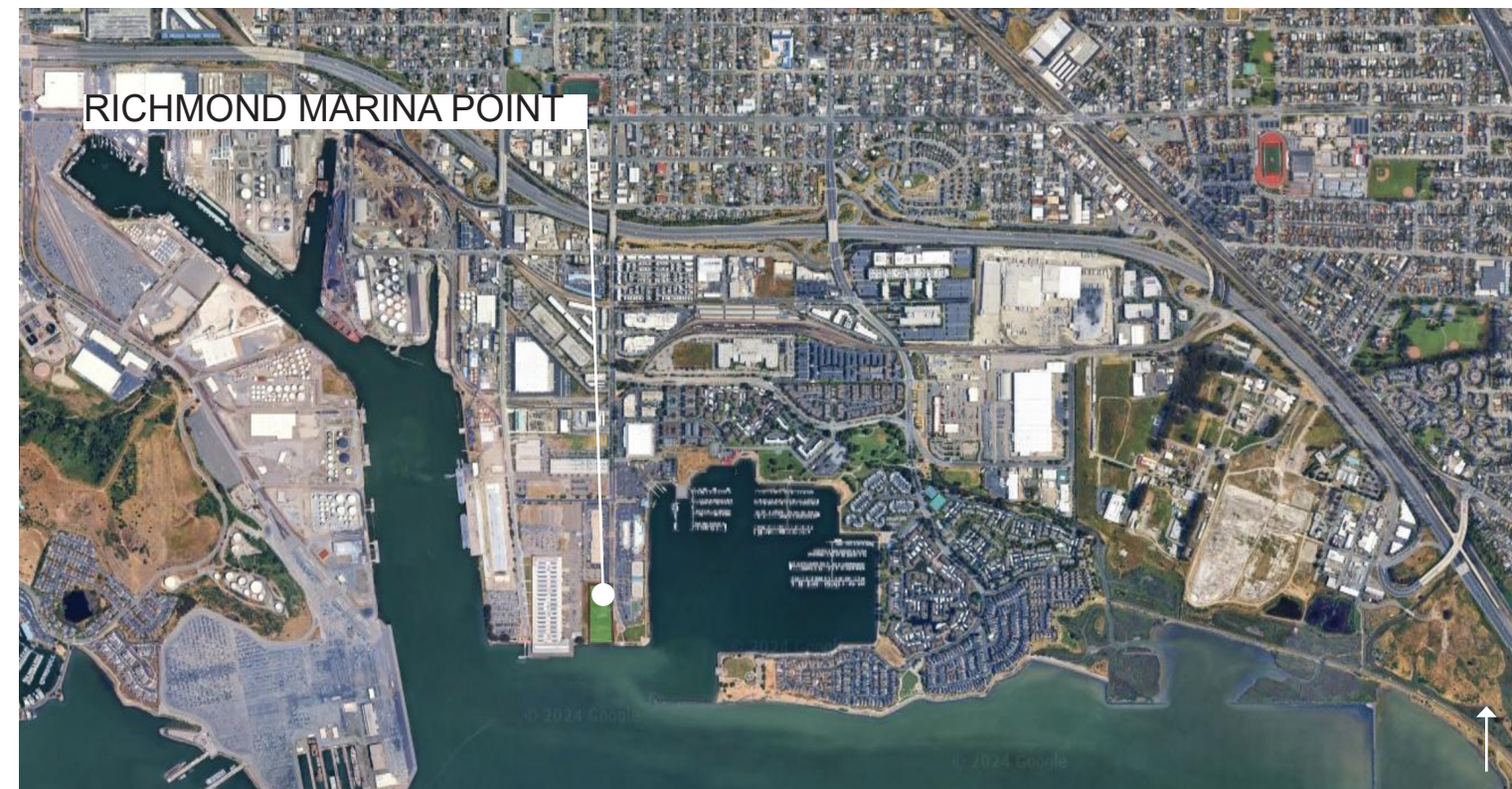
**PROJECT LOCATION**



SAN FRANCISCO BAY AREA, CALIFORNIA



RICHMOND, CALIFORNIA

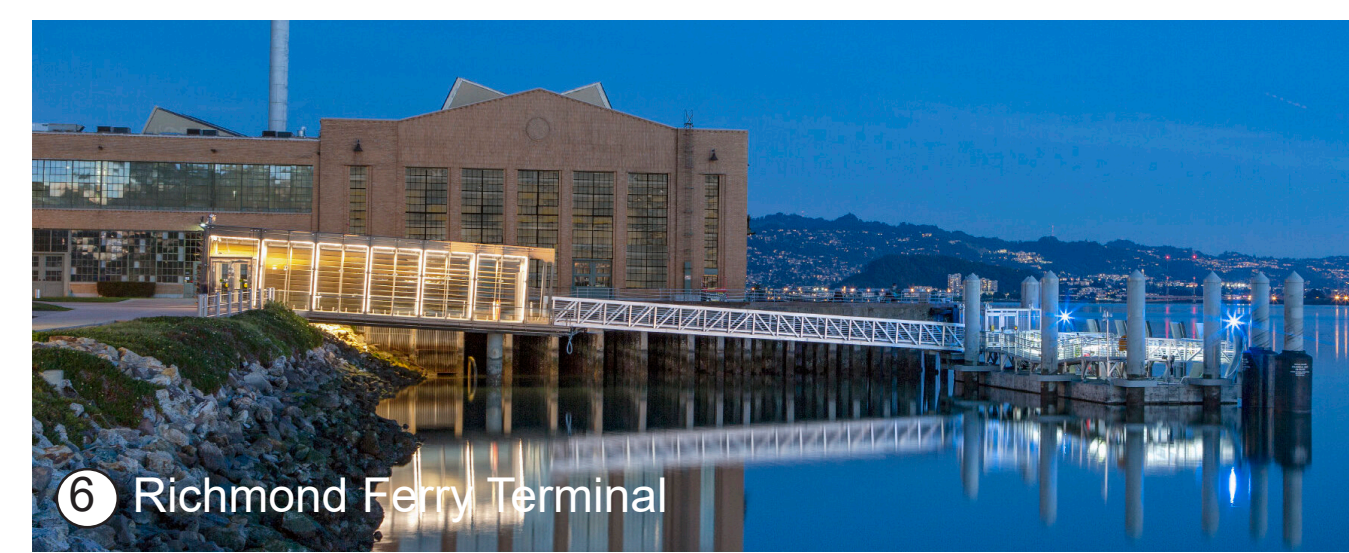
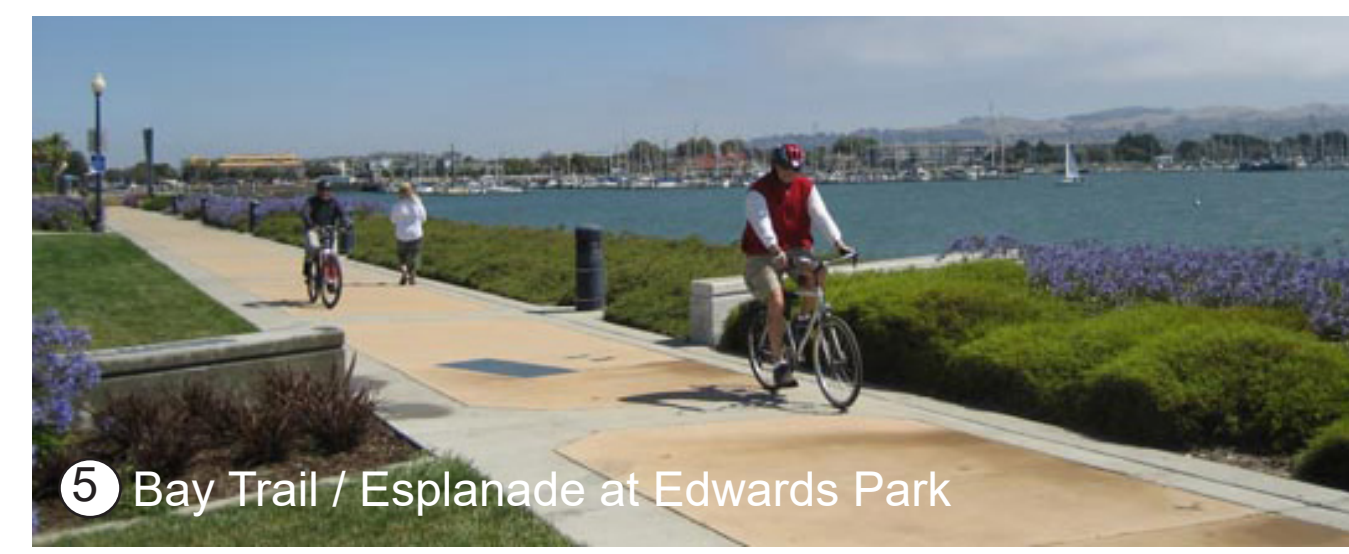
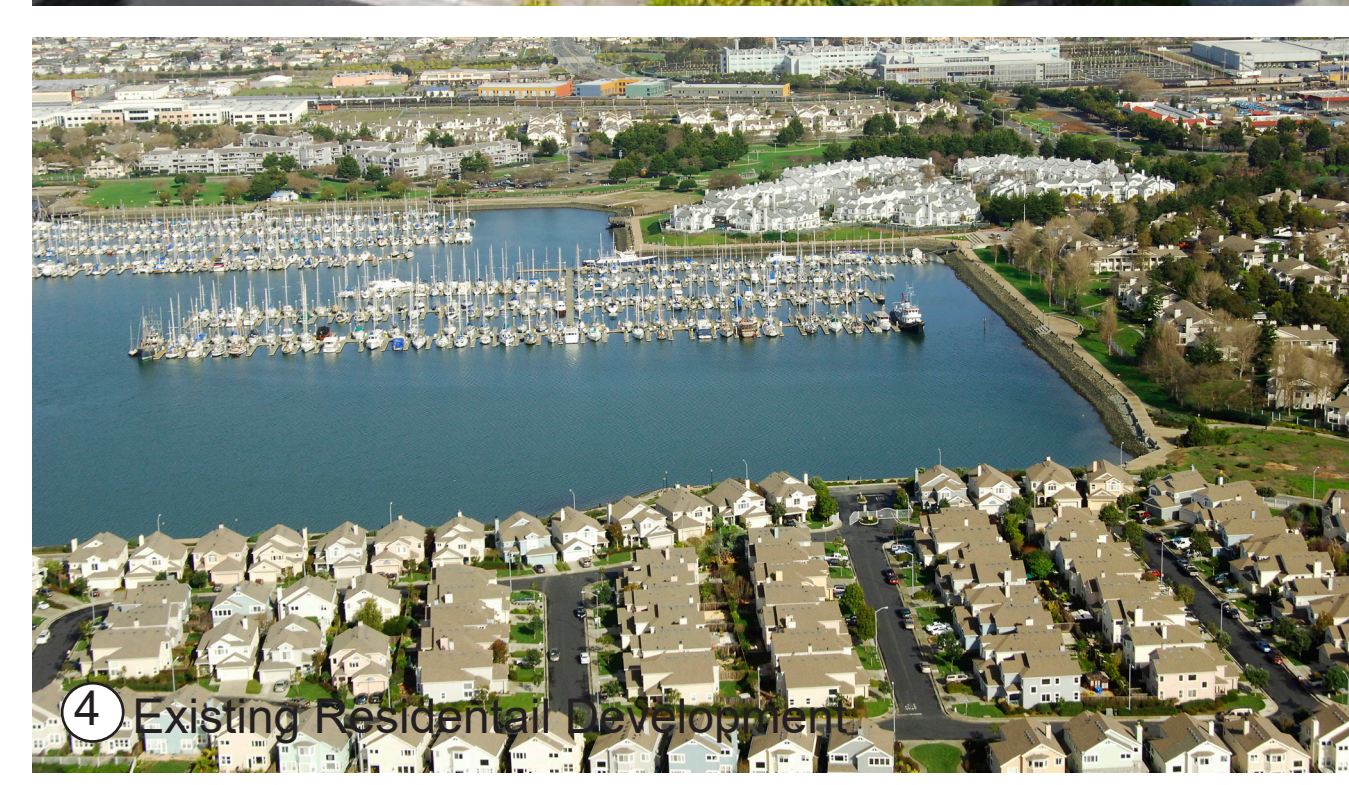


SOUTH RICHMOND SHORELINE AREA IN RICHMOND, CALIFORNIA

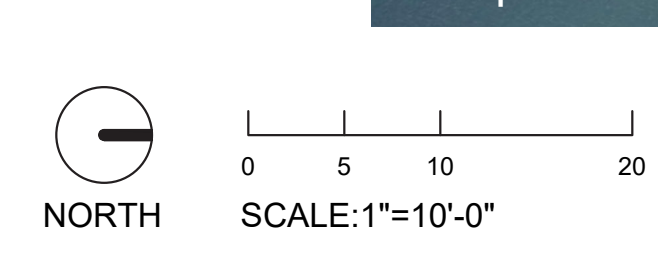
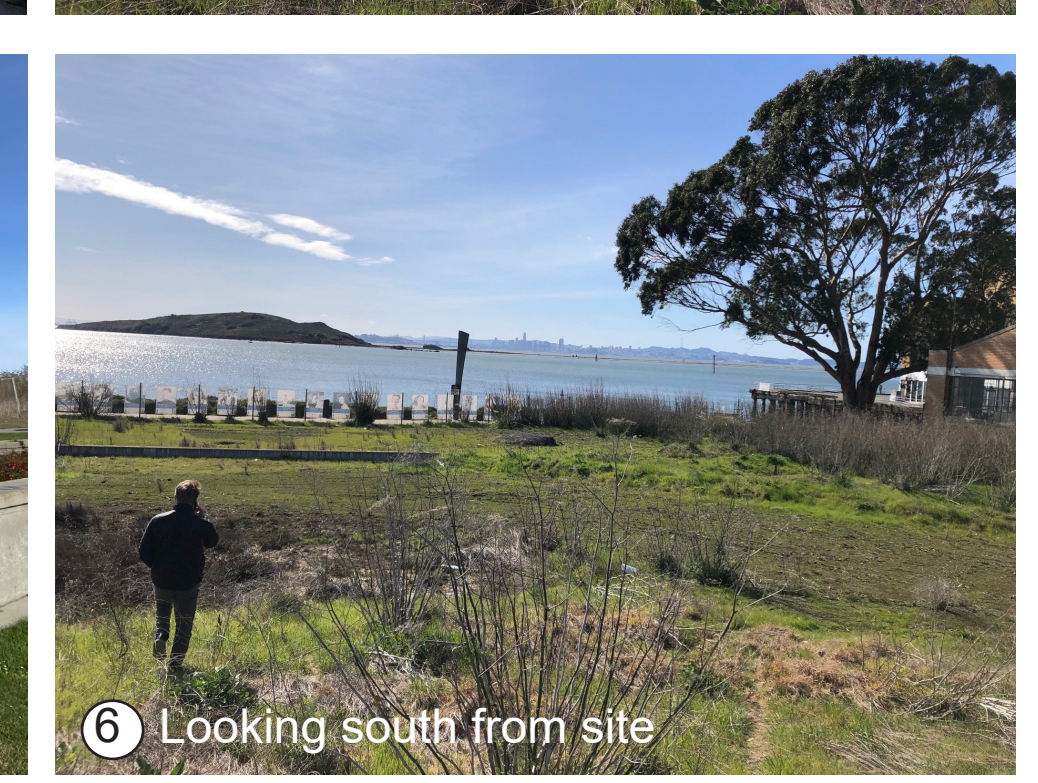
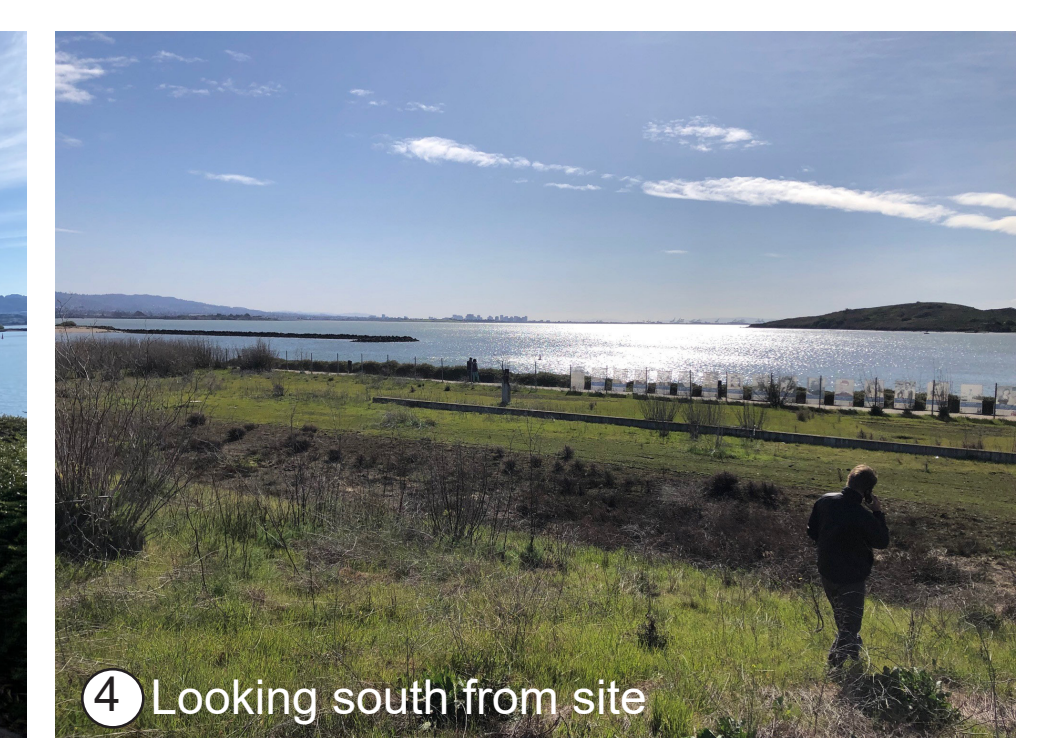


MARINA BAY NEIGHBORHOOD IN RICHMOND, CALIFORNIA

**REPRESENTATIVE IMAGES OF MARINA BAY NEIGHBORHOOD**



**EXISTING SITE CONDITIONS**



**SITE VICINITY AND PROJECT CONTEXT**



PROJECT VISUALIZATIONS 1 AND 2



VISUALIZATIONS VIEWPOINT MAP







VISUALIZATIONS VIEWPOINT MAP



VIEW 3 - View from Lucretia Edwards Shoreline Park



VIEW 4 - View from Jay and Barbara Vincent Park









ELEVATION - Looking north from the San Francisco Bay



VIEW 1 - Looking south from Marina Way South



VIEW 2 - Looking west at plaza along the San Francisco Bay Trail

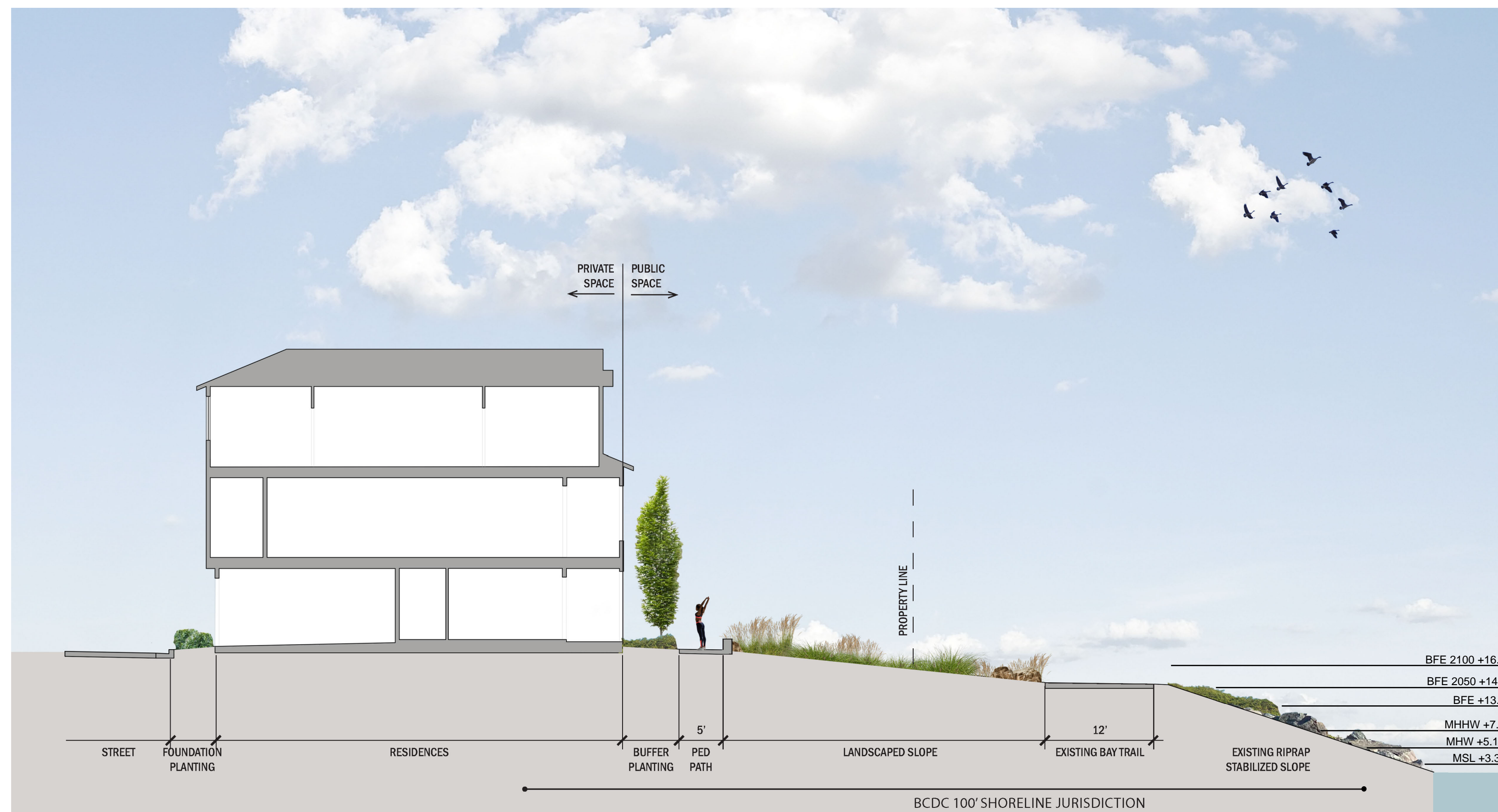


VIEWPOINT MAP

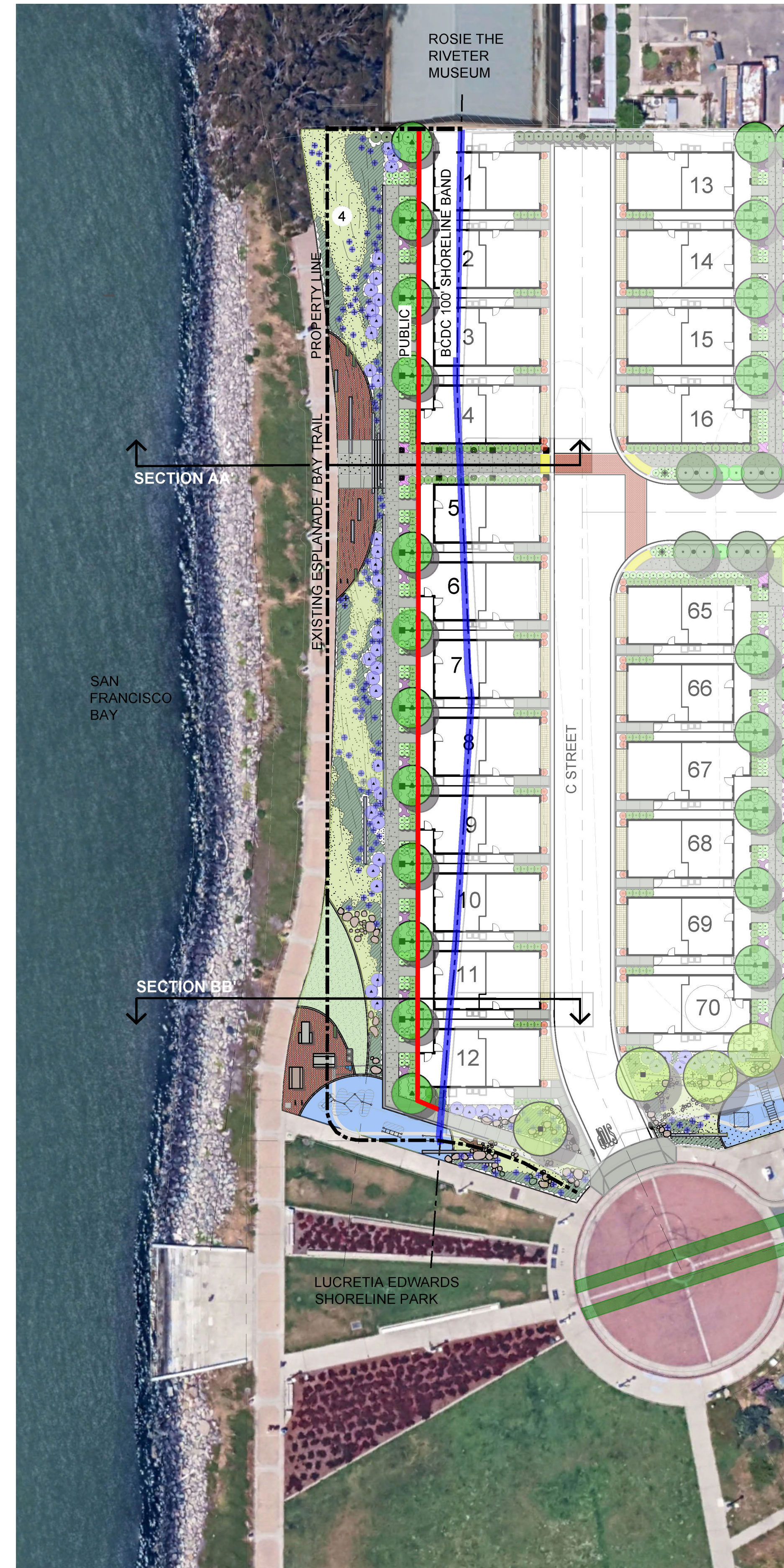




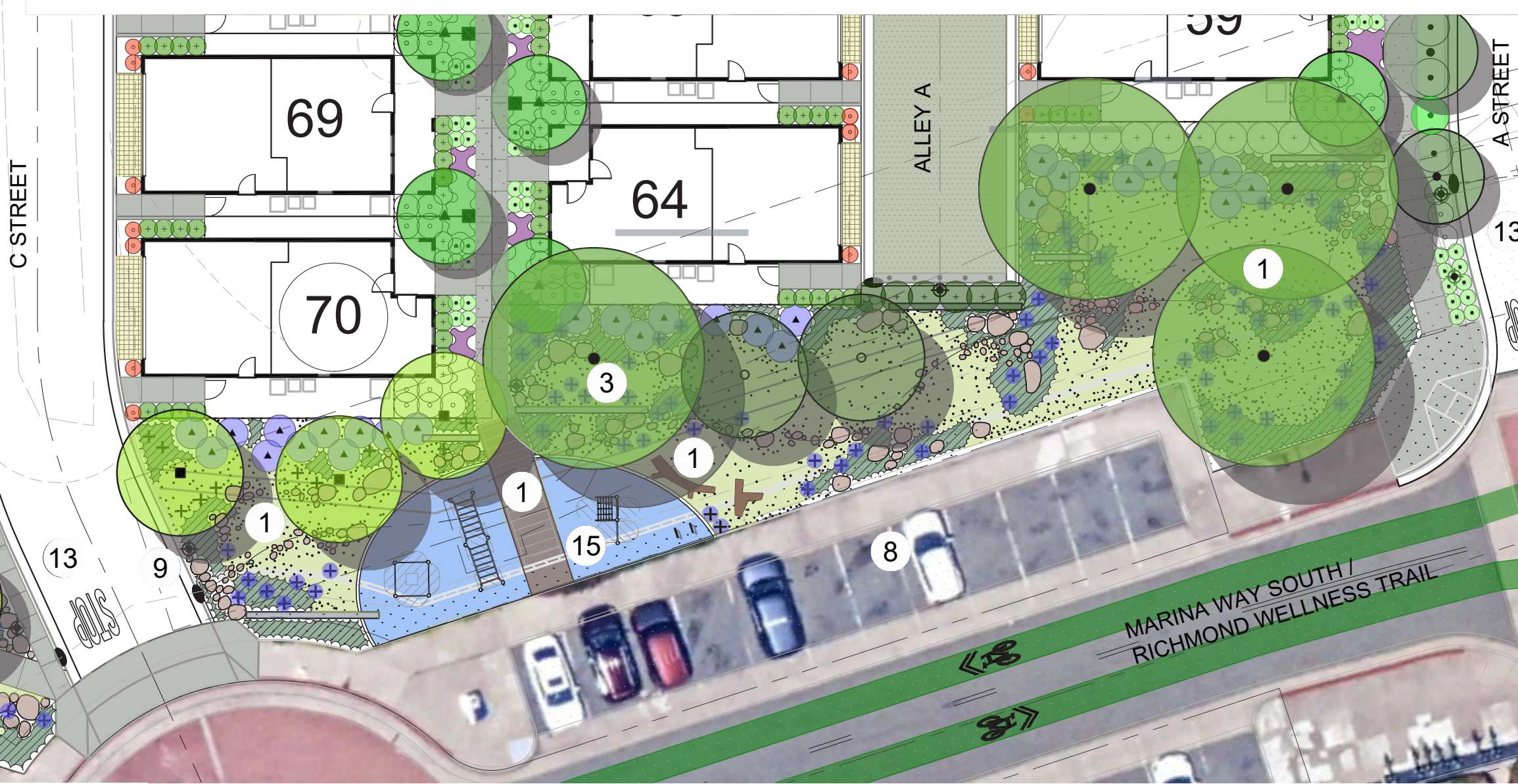
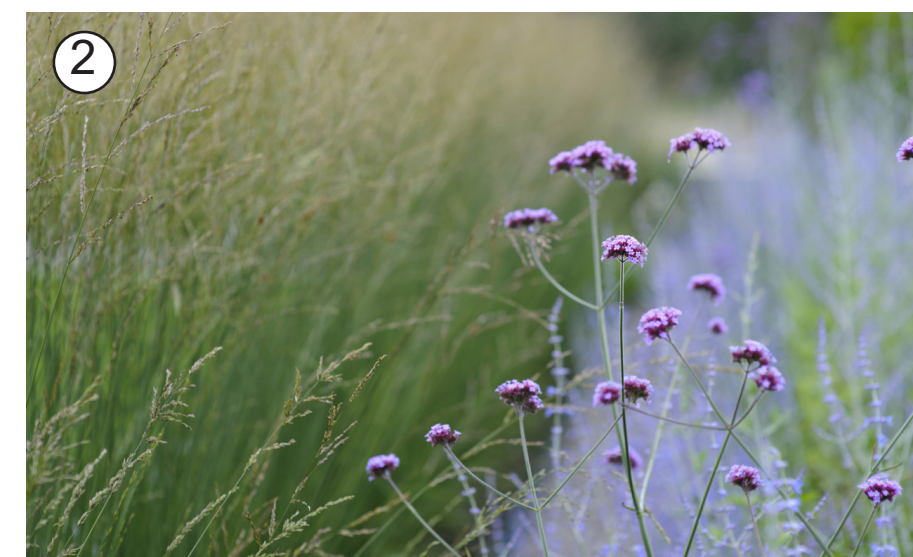
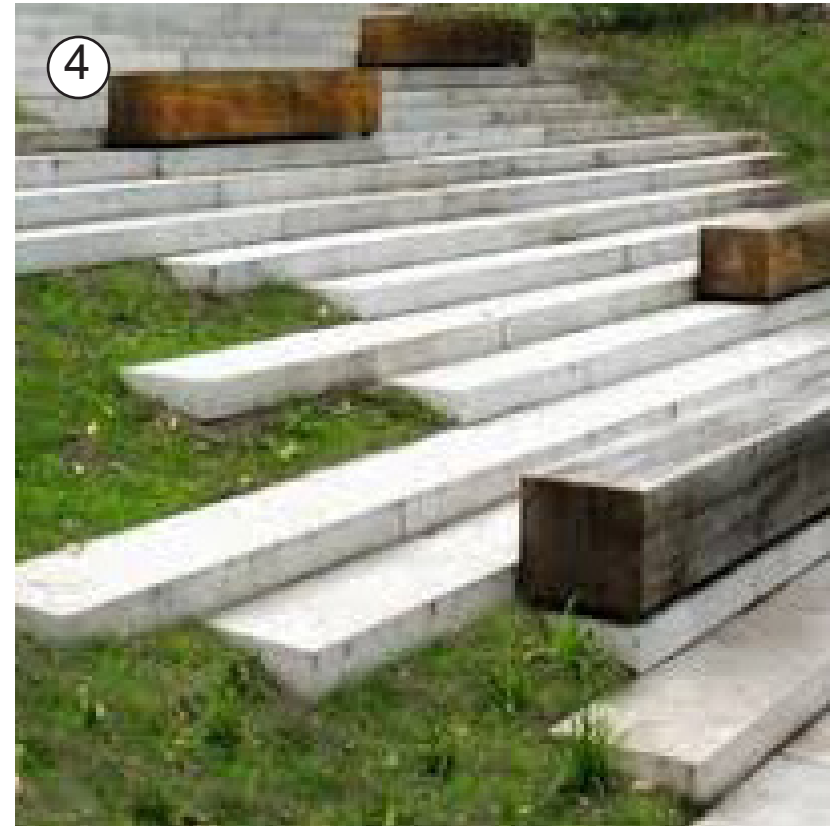
SECTION AA' - Looking west from the San Francisco Bay Trail



SECTION BB' - Looking east from the San Francisco Bay Trail







KEY MAP:  
NOT TO SCALE:

**NOTES:**

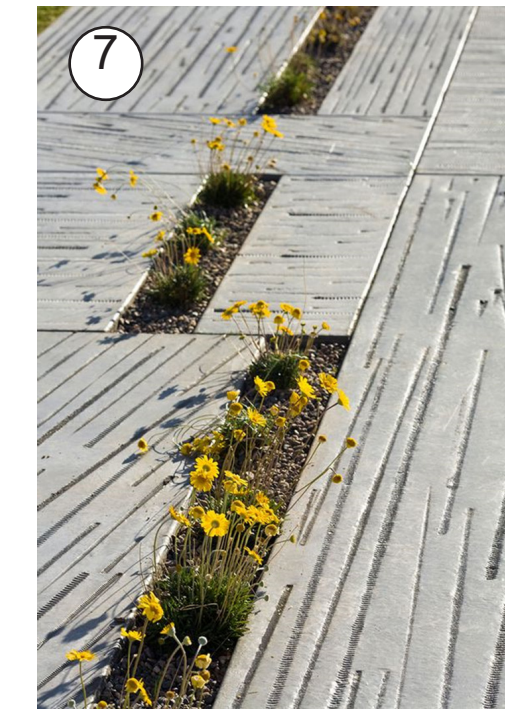
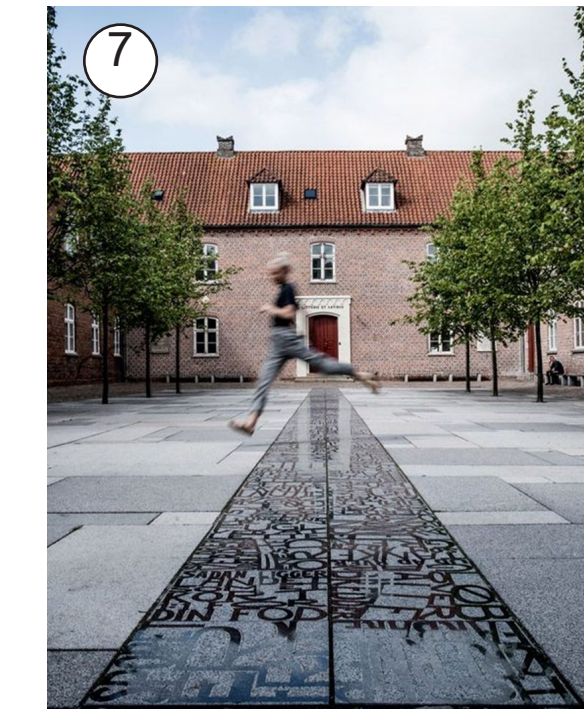
- 1 **BIORETENTION STORM WATER TREATMENT BASIN**  
Boulders and cobble are placed within native no-mow grass with drifts of water-tolerant sedges, grasses, perennials and low-growing, evergreen native shrubs and trees. A wooden boardwalk will be constructed over the basin to provide access to Marina Way South from units 60-70
- 2 **COASTAL SCRUB VEGETATION ALONG SHORELINE**  
Drifts of tall grasses and perennials within native no-mow grasses punctuated with low-growing, evergreen native shrubs.
- 3 **'REMNANT' ROUGH CONCRETE FOUNDATION WALLS**  
alludes to site's historic past use as Kaiser Shipyards
- 4 **PLAZA AT BAY TRAIL WITH LONG, WIDE STAIRS**  
creates an informal gathering area and art/interpretive hub
- 5 **UNIT DRIVEWAY**  
Concrete band around permeable pavers
- 6 **ALLEY**  
Asphalt paving with 12" concrete gutter and rolled curb
- 7 **CROSSWALK**  
Stamped, colored asphalt paving within 12" contrasting colored bands
- 8 **VISITOR PARKING**  
14 total stalls, 2 ADA
- 9 **PEDESTRIAN LIGHT**  
Selux Saturn 1 LED pole mounted light with dark sky cut off lens, 3,000 max.
- 10 **BOLLARD LIGHT**  
Selux Notch Bollard, 42" tall, 8" diameter with dark sky cut off lens, in standard dark bronze color placed within paseos between homes
- 11 **BOLLARD**  
Powder-coated metal bollards within 18" concrete band at street ends
- 12 **WOOD FENCING**  
6'-0" tall property line fencing and gate
- 13 **ENTRY ROAD LANDSCAPING**  
Flowering accent trees and shrubs placed along roadway to accent entrance
- 14 **PLAZA**  
Concrete band around permeable pavers with benches
- 15 **NATURE INSPIRED FITNESS EQUIPMENT AND INFORMAL NATURAL PLAY**  
Kompan Robinia fitness station, chin-up, push-up, and sit-up stations, parallel bars and horizontal ladder wood , and metal equipment within resilient surfacing at the terminus of the Richmond wellness trail.





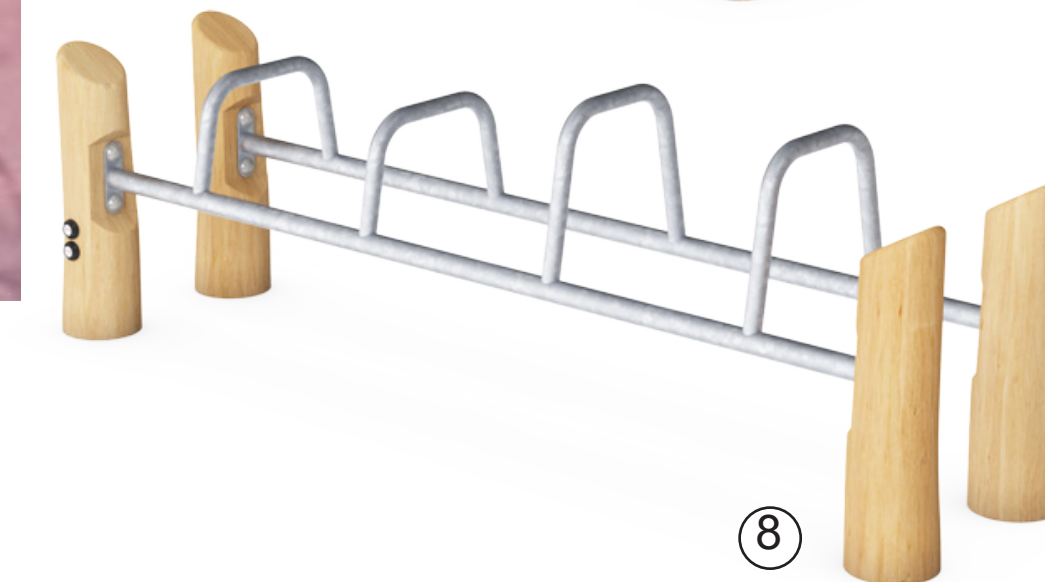
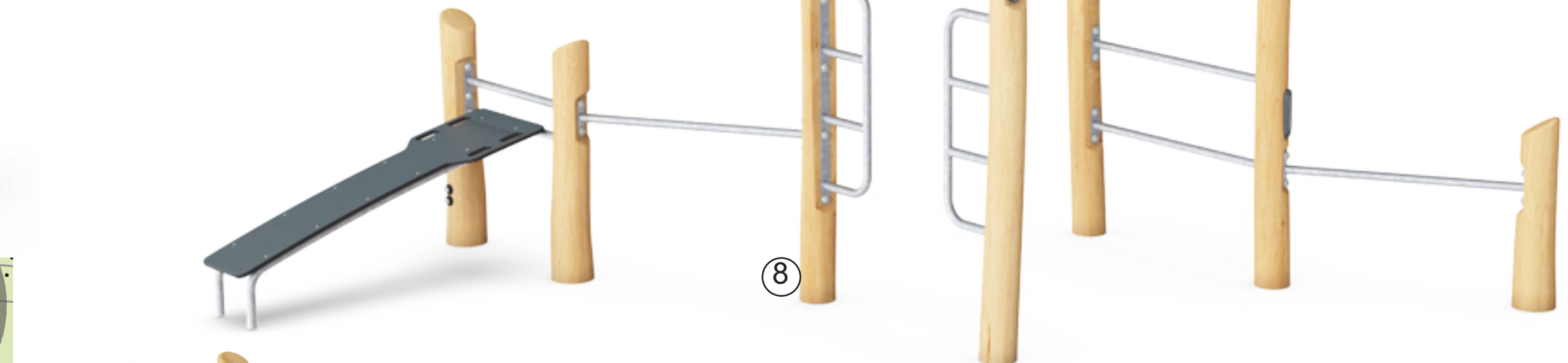
**NOTES:**

- ① LOW CONCRETE WALL  
Wall placed along upper residential pattern to provide a path to residential pattern and access areas
- ② COASTAL SCRUB VEGETATION ALONG SHORELINE AND MARINA WAY SOUTH  
Non-mow fescue meadow for informal seating during events between drifts of tall grasses and perennials punctuated with low-growing evergreen native shrubs
- ③ INTERPRETIVE SIGNAGE PANELS  
Historic information illustrating bay habitat and the changes from pre-history to sea level rise
- ④ EXISTING BAY TRAIL  
Marina Bay neighborhood 'Esplanade' design with lighting and Rosie the Riveter interpretive signage
- ⑤ ARCED PLAZA SEATING AREA  
Brick colored permeable pavers with seating, signage and bike racks
- ⑥ CONCRETE SEATING STAIRS AND WALLS  
Stairs and walls with sand blasted interpretive text that links to adjacent park interpretive design
- ⑦ CONCRETE CENTER PLAZA  
Natural colored concrete paving with historic interpretive art within pavement. content to be developed in coordination with the National Park Service



KEY MAP:  
NOT TO SCALE:





**NOTES:**

- ① EXISTING BAY TRAIL  
Marina Bay neighborhood 'Esplanade' design with lighting and Rosie the Riveter interpretive signage
- ② COASTAL SCRUB VEGETATION ALONG SHORELINE AND MARINA WAY SOUTH  
Non-mow fescue meadow for informal seating during events between drifts of tall grasses and perennials punctuated with low-growing evergreen native shrubs
- ③ LOW CONCRETE WALL  
Wall placed along upper residential pathway to delineate residential path of travel from public use and access areas
- ④ TURF  
Drought tolerant turf common area for informal seating and play
- ⑤ INTERPRETIVE SIGNAGE PANELS  
Historic information illustrating bay habitat and the changes from pre-history to sea level rise
- ⑥ ARCED PLAZA SEATING AREA  
Brick colored permeable pavers, picnic tables, drinking fountain with bottle filler and dog water bowl, trash and recycle receptacles and bike racks
- ⑦ ACCESSIBLE PATH OF TRAVEL  
From residences to connect to wellness trail
- ⑧ NATURE INSPIRED FITNESS EQUIPMENT AND INFORMAL NATURAL PLAY  
Kompan Robinia fitness station, chin-up, push-up, and sit-up stations, parallel bars and horizontal ladder wood, and metal equipment within resilient surfacing at the terminus of the Richmond wellness trail.
- ⑨ 'REMNANT' CONCRETE WALLS,  
Boulders and informal nature play area

KEY MAP:  
NOT TO SCALE:



**PRELIMINARY EARTHWORK**

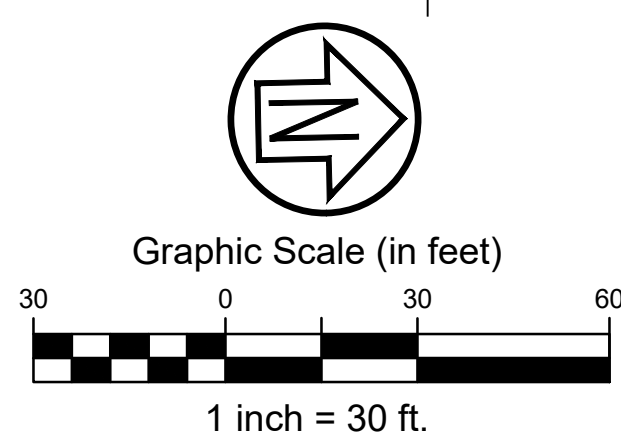
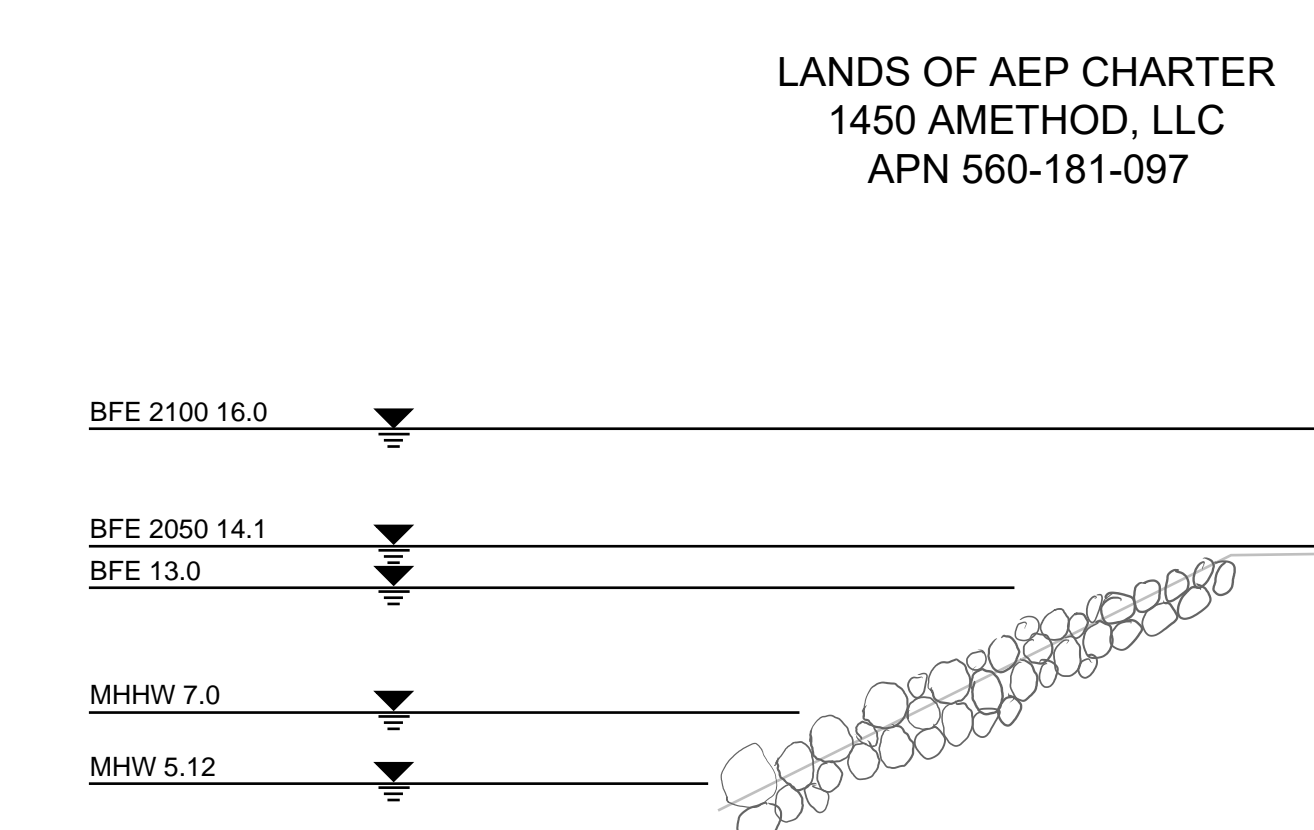
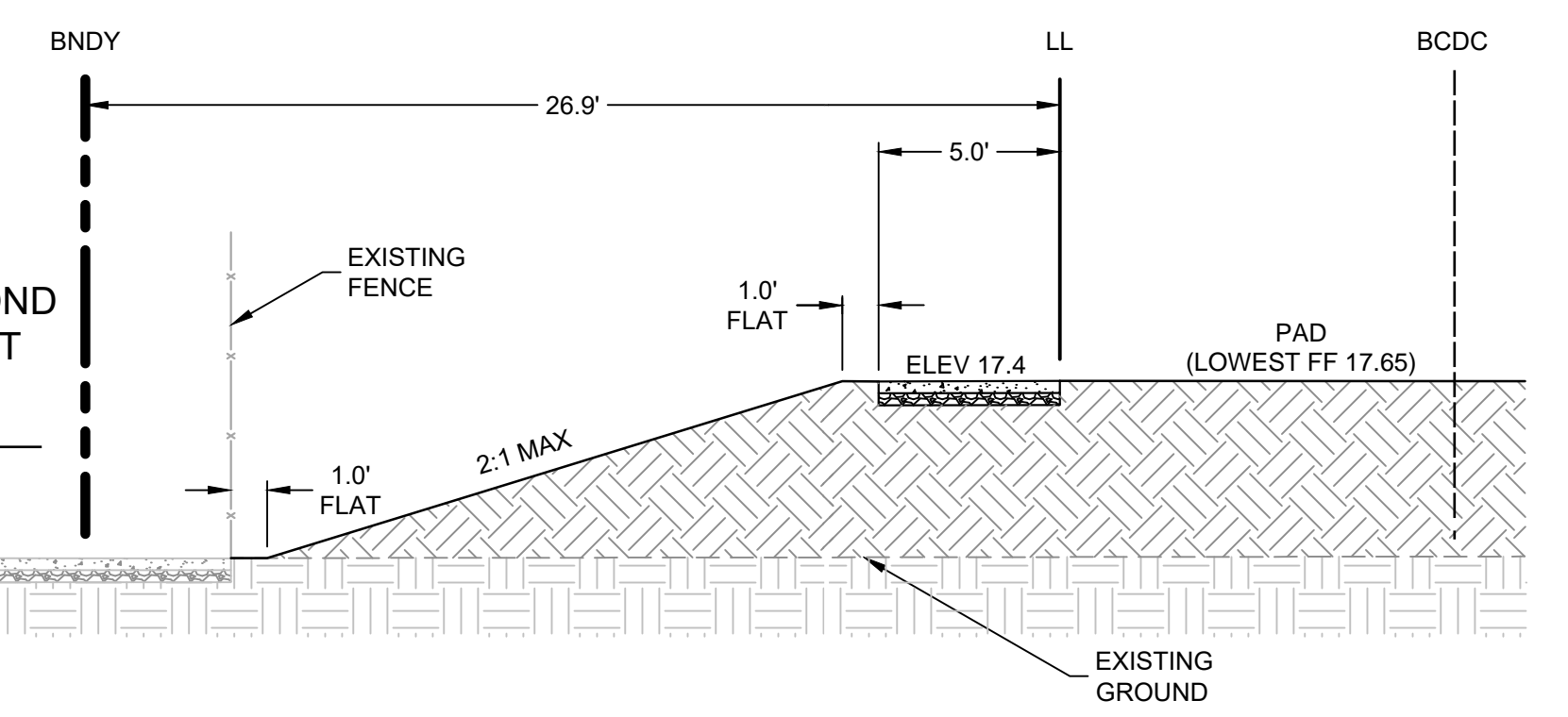
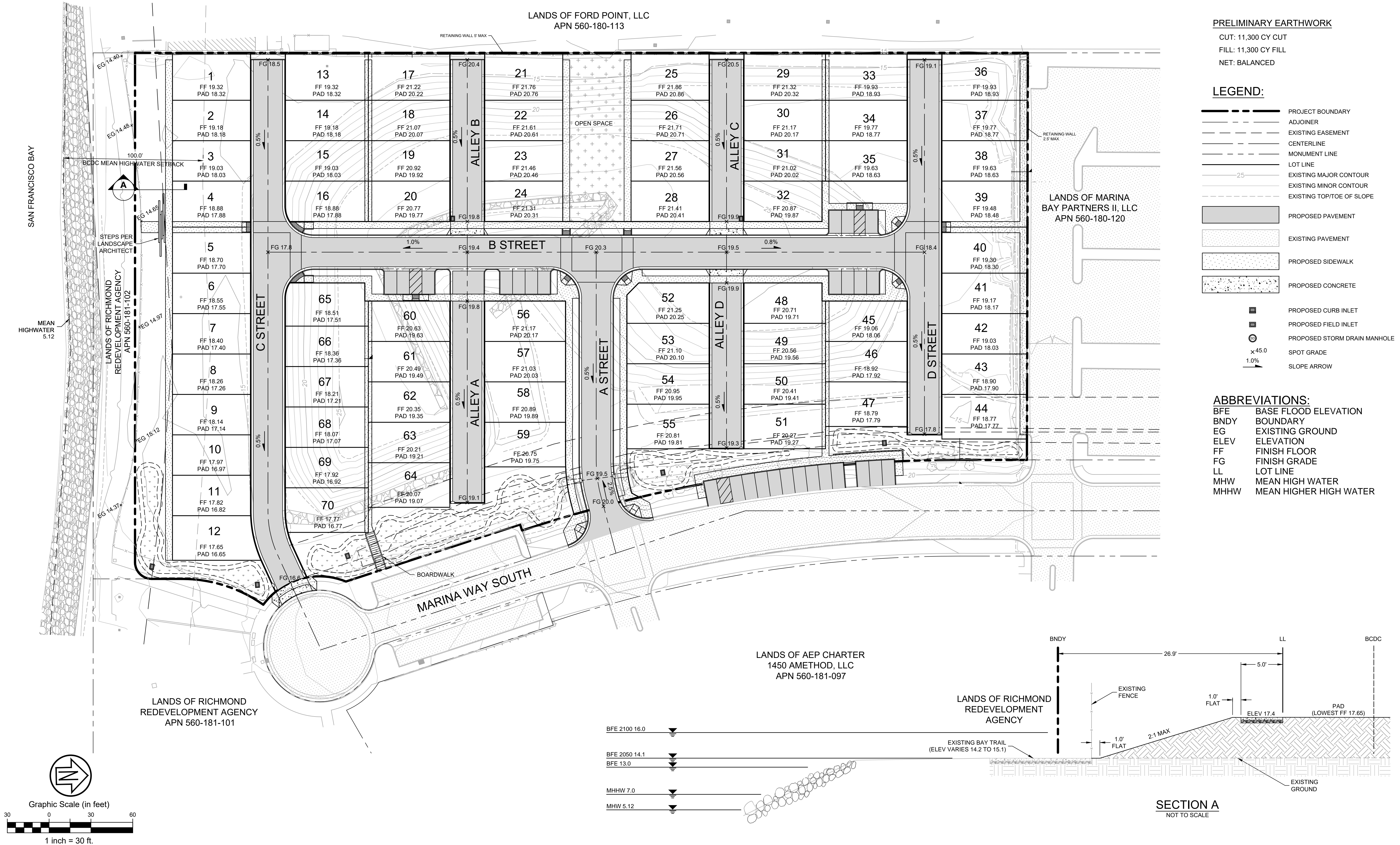
CUT: 11,300 CY CUT  
FILL: 11,300 CY FILL  
NET: BALANCED

**LEGEND:**

- PROJECT BOUNDARY
- ADJOINER
- EXISTING EASEMENT
- CENTERLINE
- MONUMENT LINE
- LOT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TOP/TOE OF SLOPE
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED CURB INLET
- PROPOSED FIELD INLET
- PROPOSED STORM DRAIN MANHOLE
- SPOT GRADE (x45.0)
- SLOPE ARROW (1.0%)

**ABBREVIATIONS:**

- BFE BASE FLOOD ELEVATION
- BNDY BOUNDARY
- EG EXISTING GROUND
- ELEV ELEVATION
- FF FINISH FLOOR
- FG FINISH GRADE
- LL LOT LINE
- MHW MEAN HIGH WATER
- MHHW MEAN HIGHER HIGH WATER







Acer x freemanii 'Armstrong', Armstrong Maple  
 Carpinus betulus 'fastigiata', European Ho  
 Tilia cordata 'Greenspire', Little-Leaf Linden  
 Bambusa oldhamii, Timber Bamboo

COLUMNAR SHADE TREES



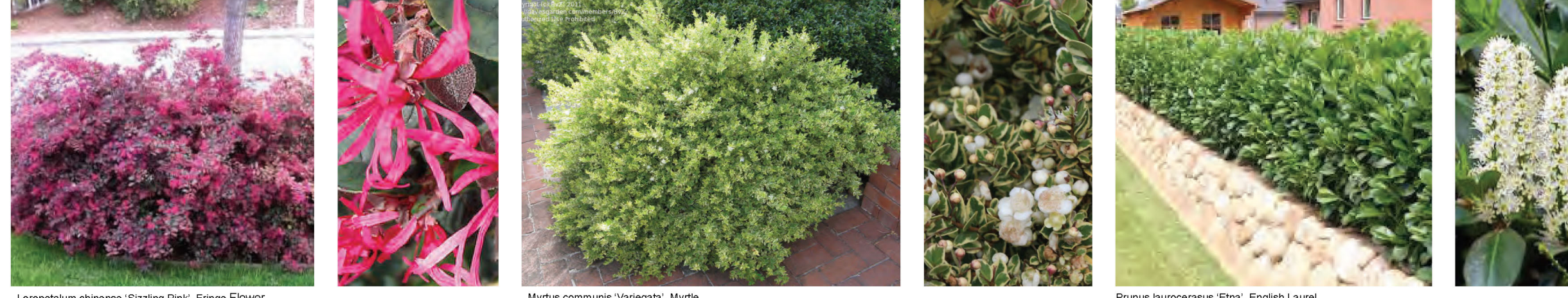
Acer griseum 'Paper Bark Maple'  
 Magnolia 'Little Gem', Magnolia  
 Luma apiculata / Orange Bark Myrtle  
 Arbutus Marina, Strawberry Tree  
 Acer tataricum 'Garanni', Hot Wings Tartarian Maple  
 Cercis 'Forest Pansy'  
 Callistemon viminalis, Weeping Bottle Brush

MEDIUM ACCENT TREES

NATIVE HILLSIDE TREE



Escallonia 'Jubilee', Jubilee Escallonia  
 Ligustrum japonica 'Texanum', Waxleaf Privet  
 Myrtus communis 'Variegata', Myrtle



Loropetalum chinense 'Sizzling Pink', Fringe Flower  
 Prunus laurocerasus 'Etna', English Laurel  
 Callistemon viminalis 'Little John', Weeping Bottlebrush

LARGE EVERGREEN SCREEN SHRUB



Callistemon viminalis 'Little John', Weeping Bottlebrush  
 Escallonia 'Newport Dwarf', Dwarf Excallonia  
 Grevillea langiera 'Mount Tamboritha', Woolly Grevillea  
 Rhapsodie indica 'Ballerina', India Hawthorn  
 Dianella bicolor, Foxtight Lily

MEDIUM EVERGREEN SCREEN SHRUB



Carex buchananii, Berkeley Sedge  
 Linomium perezii, Sea Lavender  
 Muhlenbergia capillaris 'Regal Mist', Pink Muhly  
 Muhlenbergia dumosa, Bamboo Muhly  
 Pennisetum alopecuroides 'Little Bunny', Fountain Grass  
 Phormium tenax 'Tiny Tim', New Zealand Flax

GRASSES AND ACCENT PLANTS



Arctostaphylos 'Pacific Mist', Pacific Mist Manzanita  
 Ceanothus 'Yankee Point', California Lilac  
 Coprosma x kirkii  
 Ajuga reptans, Carpet Bugle  
 Fragaria chiloensis, Strawberry  
 Mazus reptans, Creeping Mazus  
 Ficus pumila, Creeping Fig  
 Parthenocissus quinifolia, Virginia Creeper  
 Parthenocissus tricuspidata, Boston Ivy

EVERGREEN GROUND COVER

WALK-ON GROUND COVER

VINES

NATIVE HILLSIDE HYDROSEED

PRELIMINARY PLANT PALLETTE

COLUMNAR SHADE TREE

- Acer x freemanii 'Armstrong', Armstrong red maple
- Carpinus betulus 'fastigiata', European Hornbeam
- Tilia cordata 'Greenspire', Little-Leaf Linden

SMALL ACCENT TREE

- Arbutus marina, Strawberry Tree
- Acer palmatum, Japanese Maple
- Cercis canadensis 'Forest Pansy', Redbud

MEDIUM ACCENT TREE

- Bambusa oldhamii, Timber Bamboo
- Luma apiculata, Orange-Bark Myrtle
- Magnolia 'Little Gem', Little Gem Magnolia
- Tristanopsis laurina, Water Gum

LARGE EVERGREEN SCREEN SHRUB

- Escallonia 'Jubilee', Jubilee Excallonia
- Ligustrum japonica 'Texanum', Waxleaf Privet
- Loropetalum chinense 'Sizzling Pink', Fringe Flower
- Myrtus communis 'Variegata', Myrtle
- Prunus laurocerasus 'Etna', English Laurel

MEDIUM EVERGREEN SCREEN SHRUB

- Callistemon viminalis 'Little John', Weeping Bottlebrush
- Escallonia 'Newport Dwarf', Dwarf Excallonia
- Grevillea langiera 'Mount Tamboritha', Woolly Grevillea
- Rhapiolepis indica 'Ballerina', India Hawthorn

GRASSES AND ACCENT PLANTS

- Carex buchananii, Berkeley Sedge
- Linomium perezii, Sea Lavender
- Muhlenbergia capillaris 'Regal Mist', Pink Muhly
- Muhlenbergia dumosa, Bamboo Muhly
- Pennisetum alopecuroides 'Little Bunny', Fountain Grass
- Phormium tenax 'Tiny Tim', New Zealand Flax

EVERGREEN GROUND COVERS

- Arctostaphylos 'Point Reyes', Point Reyes Manzanita
- Ceanothus 'Yankee Point', California Lilac
- Coprosma x kirkii, Coprosma
- Trachelospermum jasminoides, Star Jasmine

WALK-ON GROUND COVERS

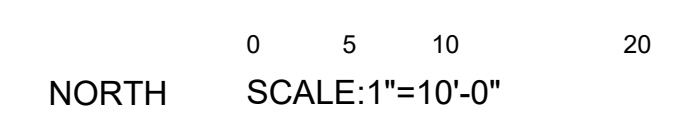
- Masuz reptans, Creeping Mazus
- Ajuga reptans, Carpet Bugle
- Thymus 'Victor reiter', Creeping Thyme
- Fragaria chiloensis, Strawberry

VINES

- Ficus pumila, Creeping Fig
- Parthenocissus quinifolia, Virginia Creeper
- Parthenocissus tricuspidata, Boston Ivy

NATIVE HILLSIDE PLANTS

- Baccharis pilularis Chapparral Broom/Coyote-Brush
- Bromus carinatus/Native "Bay Area" California Brome
- Eriogonum fasciculatum, California Buckwheat
- Eschscholzia californica, California Poppy
- Elymus glaucus/ "Bay Area" Blue Wildrye
- Festuca rubra Molate, Native Red Fescue
- Hordeum californicum/California Barley
- Lupinus arboreus Yellow Tree Lupine
- Lupinus succulentus Arroyo Lupine
- Mimulus aurantiacus Sticky Monkeyflower
- Quercus agrifolia, Coast Live Oak



REPRESENTATIVE\*  
 PLANT LIST AND  
 PHOTOS

\*PLANTS MAY CHANGE DUE TO AVAILABILITY AND SITE CONDITIONS