



## ENVISION CONTRA COSTA 2040

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### North Richmond Community Meeting: Issues and Vision

Community Heritage Senior Apartments  
1555 Fred Jackson Way, Richmond, CA 94801  
Monday, May 13, 2019

A community meeting for North Richmond residents as part of Envision Contra Costa 2040 took place on Monday, May 13, 2019, from 6:00 to 8:00 PM at the community room at the Community Heritage Senior Apartments. The purpose of this workshop was to confirm a vision for the future of this community and identify issues the General Plan should address to achieve that vision. County staff and consultants facilitated the workshop and 34 residents attended and participated. After a presentation about the Envision Contra Costa 2040 process, the attendees broke into smaller groups to discuss questions regarding the future of this community. As part of this discussion, the groups were asked to comment on a Vision excerpt from the North Richmond Quality of Life Plan recently prepared by Healthy Richmond. Responses to each question are summarized below. Detailed notes from the group discussion and written comment cards are attached to this summary.

***Question 1: Read the Vision from the North Richmond Quality of Life Plan, recently published by Healthy Richmond, and printed on the back of the meeting agenda. Is this your vision for North Richmond in the year 2040? Should anything be added or changed? As part of this discussion, consider the assets to build from and the challenges to address in North Richmond.***

- Improve access to affordable, healthy, and fresh food.
- Promote a healthy and safe environment, including through turning vacant lots into community assets.
- Make streets safe for all users of all abilities, including by addressing speeding and cut-through traffic.
- Address noise, safety, and pollution issues associated with truck traffic.
- Maintain and expand affordable housing opportunities, including homeownership opportunities.
- Do not concentrate low-income households in 100% affordable housing projects.
- Address homelessness in a dignified and respectful way.
- Encourage commercial development that works with and benefits residents.
- Improve the streetscape by repairing and adding sidewalks, street lighting, and trees.
- Address parking, code enforcement, and illegal dumping issues.
- Improve the urban forest to beautify the neighborhood and help clean the air.
- Increase access to nature along Wildcat Creek and at the Bayshore.
- Improve affordability, accessibility, and reliability of public transportation and improve bus stops by adding seating and shelter.

***Question 2: Do you think changes are needed to the planned land uses shown in the General Plan land use and zoning maps? If so, what changes are needed?***

- Fill vacant lots and buildings with community amenities, such as community gardens.
- Improve and connect trails to and from the bay shore, Wildcat Creek, and Verde Elementary.
- Improve railway crossings by creating grade separations.
- Allow mixed-use development along Fred Jackson Way.
- Offer a range of housing types, including single-family and multi-family homes, to meet a range of income levels.
- Rezone the heavy industrial area; consider housing, mixed use, and parks and open space.
- Rezone industrial land south of Brookside to create a “safety zone” and reduce industrial pollution adjacent to Verde Elementary School.



## ENVISION CONTRA COSTA 2040

### COMMENT CARD

Date: \_\_\_\_\_

Please fill out this form if you have any comments about the General Plan, Zoning Code, and/or Climate Action Plan Updates. (Name and contact information are optional).

Name: Pierre Thompson

Affiliation: \_\_\_\_\_

Address: \_\_\_\_\_

Phone / Email: pierre.thompson@outlook.com

Comments (Use back if necessary): \_\_\_\_\_

Railroad tracks are currently viewed by people as a psychological division btw. North Richmond and City. Anything that can be done to enhance sense of unity and continuity.

The history of North Richmond should be celebrated through historical signage

Need better coordination btw city and county services



\* Through trucking needs to finally be  
abolished along Kelsey (from Hensley) and FTW  
from 7th to 14th,  
ENVISION **CONTRA COSTA 2040**



**COMMENT CARD**

Date: \_\_\_\_\_

Please fill out this form if you have any comments about the General Plan, Zoning Code, and/or Climate Action Plan Updates. (Name and contact information are optional).

Name: Thomas Sumner

Affiliation: Home Owner

Address: 335 Willard Ave.

Phone / Email: tomsumner53@gmail.com

Comments (Use back if necessary): Too much blight in the form of commercial trucks (small + large) is allowed, leaking oil into my bay. All kinds of noise (non permitted) is allowed by "D.J." parties. The city of Richmond RPD allows constant illegal signage upon trucks, weed-infested lots, but they engage with code enforcement about any tiny aspect of my property, getting even with me for complaining to police/code, by going after my garden spot (ironically, since the mayor calls for browsing gardens). This above is going to be my grounds for an eventual lawsuit against the city/county. I am gathering hard evidence to use against the city/county. If you care, I'd like to comment on a few items needing attention:

1. Bridge needed to go over Richmond Pkwy near Subway from trail that goes from FTW (at ballpark/bridge), as the subway is flooded or closed and the subway is closed.
2. Pt. Molate should be a headlands park and should connect with "garbage Mt. trail" to connect. Turn down Butthead Mayor's plan to make it a Mich boy housing project, serving only a few.
3. Verde School trail needs an outlet, for instance.
4. Turn vacant, weeded properties into youth centers / community gardens, so the community can benefit at large.
5. Ease restrictions on earnest gardeners, wanting to feed birds, themselves, and, also, the overall community, overall, having peace and quiet as goals, instead (Over) of noise.



6. Stop the double standard of going after people wanting quiet and peace, by code + police, using little aspects of "faults" upon these person's properties, saying we are the problem, all while allowing illegal home biz. (trucks with <sup>illegal</sup> signage, etc), home car repair for hire, loud, noisy parties, endless dog barking, modified exhaust car racing, sideshows, etc.

7. Stop allowing homeless encampments along watersheds. There are numerous problems beginning to arise — not to mention a future fire soon — by allowing the building of homeless camps — especially between Brookside / Parr, where it is really obvious there's a total problem with pollution of the creek that ironically folks are trying to make habitat for returning fish. Also Urban Tilth Farm is right across the road from this inexcusable mess.

8. I want high, managed blackberries, fenced with honeysuckle, to feed people and the birds. Because I've complained about noise + conditions, the city has decided to punish me and make me tear it down. While they do this, they ignore all the blight I can prove on.





# The future of North Richmond is...

Safety cleaner neighborhood

cessation of hypocrisy, allowing continual blight and noise, in the form of endless parked trucks leaking oil into the bay, noisy "D.J." parties without permit, being allowed to blast me out, all while code enforcement gets even with me for growing blackberries, trying to make a farm — why? Because I complained. Also, trails go nowhere. Pt. Molate should connect with the garbage Mt. trail, but the Mayor thinks luxury housing at Pt. Molate is paramount.

Safer neighborhood  
clean.

now

Unity  
among  
diverse  
people

Affordable  
housing

Vision  
Cemo.  
Traffic  
Safety

Small Businesses  
affordable housing  
traffic safety

- well  
lighted  
neighborhood.  
\* light / color therapy  
- better sidewalks

SAFETY  
CLEAN ENVIRONMENT

APPROPRIATE  
HOUSING \* Youth + education  
opportunities  
- Safety • community.  
- Unity • organized.  
- Strength in numbers.  
- Voice for influence.  
- job opportunities.  
- local hire  
- local owned  
businesses  
- cooperatives  
- NATURE, PROTECT.  
EDUCATE  
- ECO DISTRICT  
- CLEAN ENERGY



- Safety
- Traffic Controls/enforcement
- Train Noise
- Blight
- Street lights
- Trees/landscaping
- odor



6

- illegal dumping
- Costs to dump (legally)
- grocery store
- Land use housing changes
- local hire enforcement
- More residential land use
- Moratorium on warehouses until other problems addressed (Housing & Verde expansion)



# VISION - QUALITY OF LIFE PLAN

## PUBLIC TRANSP.

- BUS DELAYS → BART LINKAGE
- COST
- FREQUENCY
- SHUTTLE OPTION

## INFRASTRUCTURE ACCESS

LACK OF  
SIDEWALKS

CHESELEY & MARKET  
TRAIN CROSSINGS - CRIME &  
INFRA.

## AFFORDABLE FOOD OPTIONS

- NO MARKETS - 3 LIQUOR STORES
- ~2 MILES CLOSEST.
- INCREASE AMOUNT, MORE  
OPTIONS - FRESH PRODUCE

CO-OPS, NO LAUNDROMAT  
ONLY TRUCKING BUSINESSES



COMMERCIAL DEVELOPMENT  
THAT WORKS WITH AND BENEFITS  
RESIDENTS.

- QUALITY OF LIFE PLAN<sup>1</sup>S  
MISSING HEALTH COMPONENT.
- HOUSING HAS TO BE THOUGHTFUL
- PARKING - LACK OF PARKING  
SOME HOMES DON'T HAVE  
DRIVEWAYS - &
- URBAN GREENING - PLANTINGS &  
TREES
- PUBLIC SAFETY / SECURITY



25 IN/PO x 30 IN/PO  
62.5 cm x 76.2 cm

**GROUP MM**  
1) mixed use is okay other built-out communities have already adopted that model.

- Focus mixed use on local small business. - limit with COAs
- Too much mixed use could be harmful to ~~red~~ residential character.
- Place zoning for mixed use along traffic corridors - e.g. Market, Fred Jackson etc.

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• Work Force development.

- Re-zone R-6 to mixed use along traffic corridors.



- Address additional homelessness populations displaced by neighboring communities.
- Create and designate certain properties as community services only.
- Support mental health services
- Law enforcement to patrol for illegal dumping.
- Communicate with Amazon to change speeding culture.
- Work with WAZE etc to change maps.
- Emphasize 1st time home buyer programs.

TABLE  
A



6 pm here!  
→ May 30 - Urban Tilth  
Wildcat Creek event

(3)

→ Wildcat Creek used to be  
asset/play area - Now fenced  
Reconnect to nature + Shoreline  
Clean Up ← bring people together  
↑ Need a clear plan to  
attract funding

→ Add / fix sidewalks for  
people with disabilities  
NR is walkable size/scale

— Concern about industrial  
uses and pollution next to  
School. Rezone Industrial land  
South of Brookside - "safety zone  
w/urban  
forest"



→ places to de-stress and learn  
eg. forestry, agriculture (3)

Coordinate with City of Richmond  
to increase access to A's Field

→ Opportunity Zone should  
benefit local residents - not only  
new industrial businesses

Concern: pump station is outdated

Direct funding to most vulnerable  
<sup>+ prioritize</sup>  
Communities - like NR [who administers?]

Add traffic calming on 1<sup>st</sup>  
roundabouts? → to reduce  
cut thru traffic → gateway

Investigate modular construction  
to make housing more affordable  
and energy efficient



Las Vegas redevelopment (3)  
should be mixed income -  
~~must have~~ not 100% affordable  
but more than 15%

More Safety  $\longleftrightarrow$  more vibrancy

Don't ignore residential  
neighborhoods of NR

Concern ~~about~~  $\rightarrow$  limit height  
to keep NR quiet. 1-2 stories

ownership housing

Resilient By Design (RBD)

Plan

BAAQMD planning efforts -  
air quality monitoring



# #1: VISION

## (-) NEEDS

ASSETS ★  
+ FAMILY / COMMUNITY  
+ ANNUAL COMMUNITY EVENTS / FUNCTIONS  
+ HISTORY  
HAVE LIVED HERE  
A LONG TIME  
+ IMPROVED SCHOOL

HOME OWNERSHIP

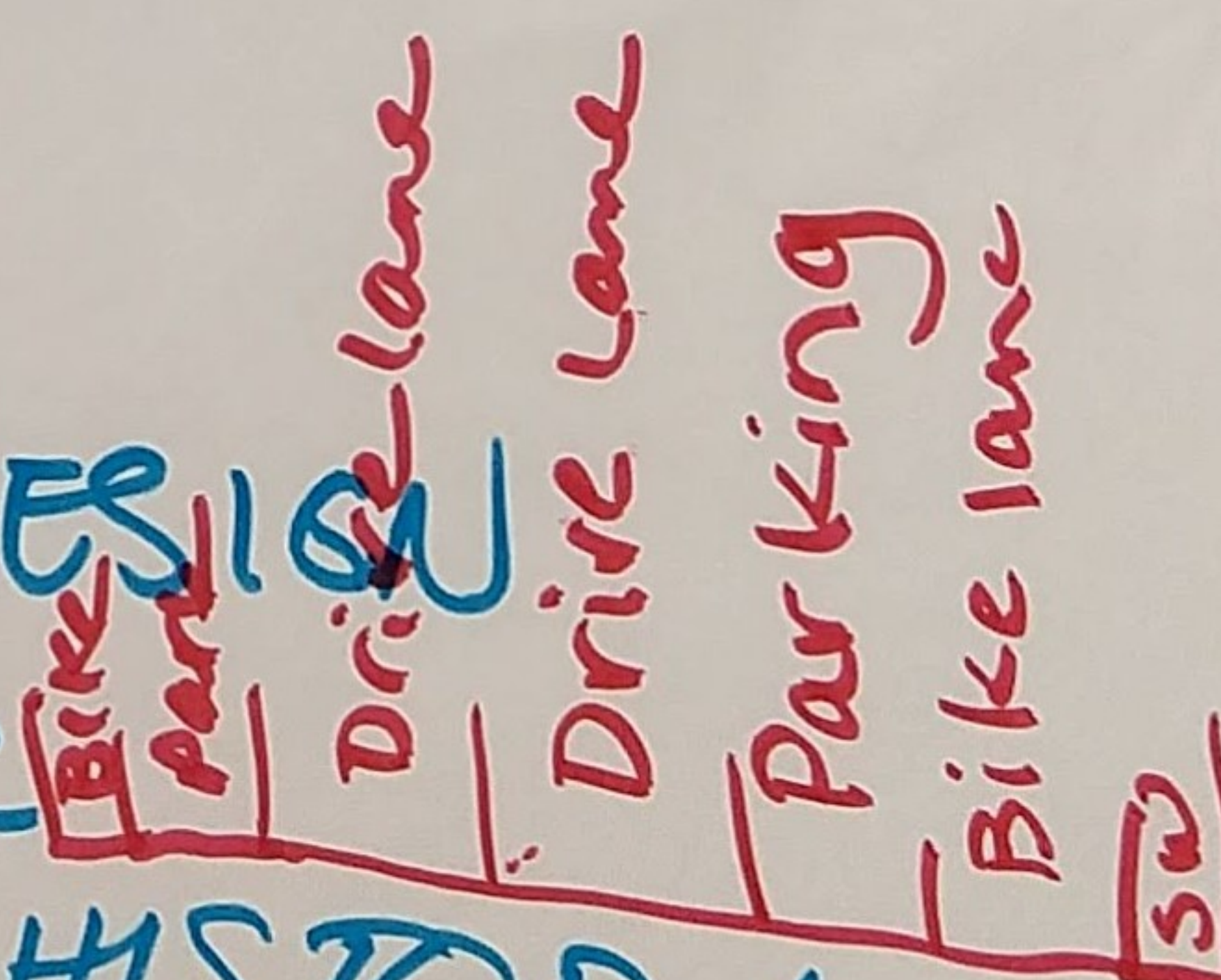
+ GOOD LOCATION / CENTRAL  
✓ ACCESS TO ALL PARTS OF BAY  
+ GOOD WEATHER ⇒ BREEZE  
LESS DAYS THAT ARE TOO HOT

- (-) EMPHASIZE AFFORDABILITY
- (-) INCREASE BUSINESS OPPORTUNITIES ★  
(<sup>LIKE</sup> MORE FOOD STORES, ETC.)
- (-) TRANSPORTATION. MORE FREQUENCY  
(MORE SERVICE TIMES) MORE LINES ★
- (-) MORE YOUTH SERVICES ★  
(SAFE BIKE TRAILS / ROUTES)
- (-) BENCHES / IMPROVED LIGHTING / LANDSCAPING  
Tree
- (-) FOOD PRODUCING, COMMUNITY GARDENS ★
- (-) FOOD SECURITY - FARMERS MARKET



♡ = NEEDS

- MORE STREET TREES ★
  - CLEANS AIR
  - BEAUTIFIES
  - ~~PROMOTES~~ PROMOTES SAFETY
- RESPONSIBLE, COMMUNITY INVESTED RESIDENTIAL MANAGEMENT ★
- \*ENCOURAGE USE\* UTILIZING EMPTY LOTS/ABANDONED BLDGS
  - TEMPORARY USE
  - PERMANENT USE
- ~~KNOW~~ COUNTIES - OFFER INCENTIVES FOR HOME IMPROVEMENTS COMMUNITY IMPROVEMENTS
- EVALUATE FOR MORE LAND DESIGNATED FOR HOUSING PROTECTED BIKE LANES
- CONSIDER/EXPLORE SMART/ALT BIKE LANE DESIGN  
Cex: OAK/CAC
- MORE HOUSING / BUT PRESERVE HISTORY
- DIVERSE HOUSING OPTIONS ★  
(MIXED INCOME, SOME APARTMENTS, SOME AFFORDABLE, SINGLE FAMILY TO MATCH DIVERSE COMMUNITY NEEDS)







SUPPORTO BASELINE  
TABLEAU À FEUILLES MONTÉES SÉPARÉMENT  
SUPERCHARGEABLE DE NOUVEAU DÉVELOPPEMENT



30

25 IN/PO x 30 IN/PO  
63,5 cm x 76,2 cm  
0,2 50 FT/PP (0,48 m²) 3M

- RESPONSIBLE, COMMUNITY INVESTED  
MANAGEMENT



- \* Lack of places for buses to stop or turn-off. Lack of accessibility to curb for wheelchairs, walkers, others
- Covered bus shelters, corner of Fred ~~Deet~~ Jackson & Grove ~~St~~ Ave.
- Illegal parking in red, no park zones.  
↳ lack of response
- ~~Lack~~ Increase Accessibility to Shields-Reid Community Center / Park
- Difficulty of Fire/police services.
- Discussion of incorporating N. Richmond to the City of Richmond.
- \* Homelessness at ~~Wildcat~~ San Pablo Creek.
- Bridge over the pathway @ Wildcat Creek

Table #2

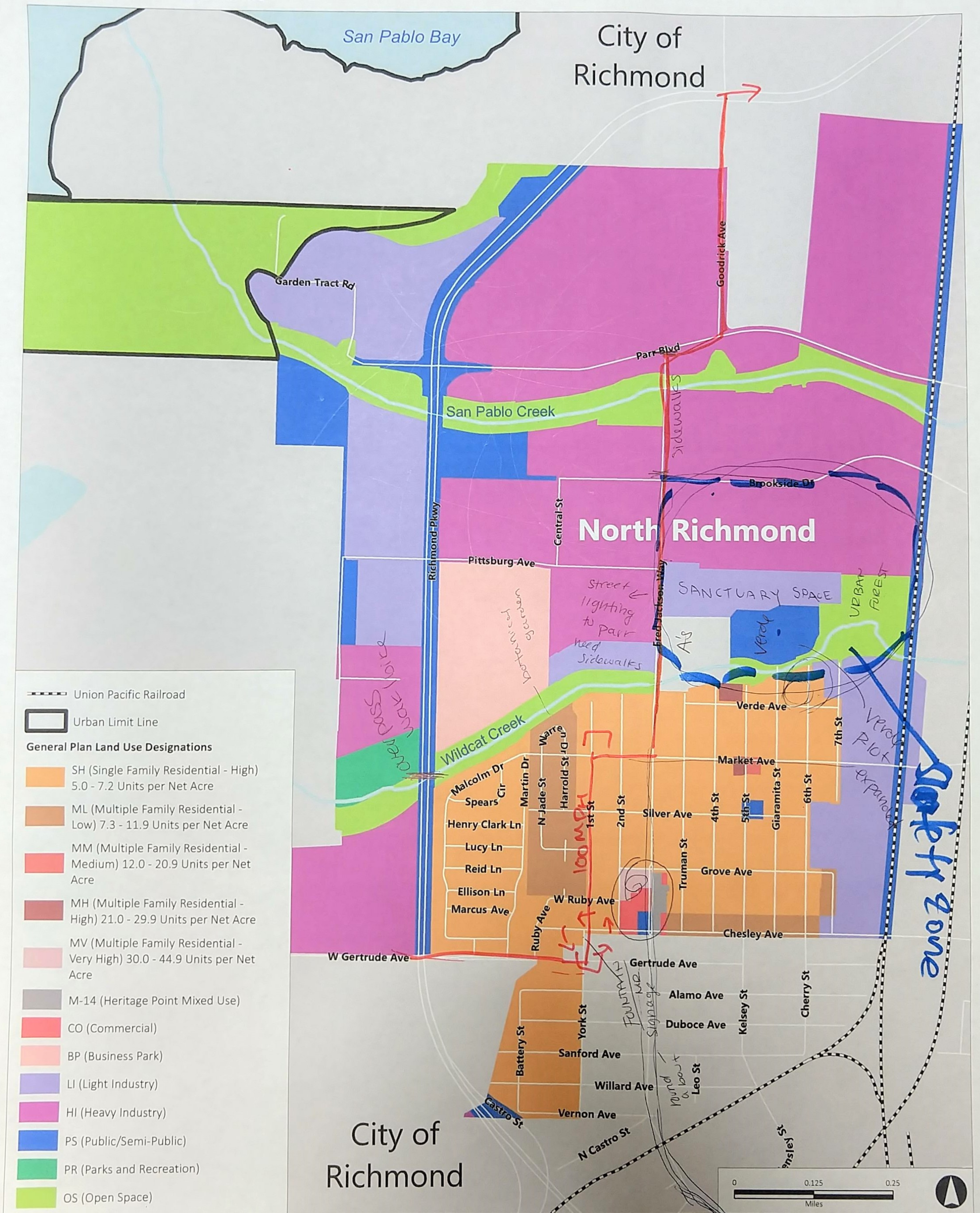


## + Community Positives:

- \* • Trails, Verde school trail
  - Need to connect trails to Point Molate ~~also~~.
- \* Lots of Vacant properties, turn to community rec centers or community gardens.
  - Cleaning up garbage on vacant lots
  - improve safety & cleanliness for children.
- \* Big issues with truck traffic. — Noise & emission pollution.
  - especially up Fred Jackson Way.
- \* • North Richmond Truck route Plan
- \* Traffic enforcement \* & Safety Issues
- \* Hard to get small-scale grocery stores that sell veggies & healthy foods  
Fresh

Table #2





Source: Contra Costa County, 2018; PlaceWorks, 2019.



*Group* ~~MM~~ *Group 4*

City of  
Richmond

San Pablo Bay

Garden Tract Rd

San Pablo Creek

Parr Blvd

Goodrick Ave

Brookside Dr

North Richmond

Pittsburg Ave

Richmond Pkwy

Central St

Fred Jackson Way

*Major  
Employment*

Wildcat Creek

Verde Ave

Market Ave

7th St

4th St

5th St

6th St

Truman St

Grove Ave

Chesley Ave

Gertrude Ave

Alamo Ave

Duboce Ave

Kelsey St

Cherry St

Leo St

Willard Ave

Vernon Ave

N Castro St

Battery St

Sanford Ave

York St

W Ruby Ave

Ruby Ave

Harold St

N Jade St

Martin Dr

Spears Cir

Malcolm Dr

Henry Clark Ln

Lucy Ln

Reid Ln

Ellison Ln

Marcus Ave

W Gertrude Ave

Castro St

San Jose St

San Jose St

San Jose St

San Jose St

San Jose St

San Jose St

San Jose St

San Jose St

San Jose St

San Jose St

San Jose St

San Jose St

City of  
Richmond

Union Pacific Railroad

Urban Limit Line

General Plan Land Use Designations

SH (Single Family Residential - High)  
5.0 - 7.2 Units per Net Acre

ML (Multiple Family Residential - Low)  
7.3 - 11.9 Units per Net Acre

MM (Multiple Family Residential - Medium)  
12.0 - 20.9 Units per Net Acre

MH (Multiple Family Residential - High)  
21.0 - 29.9 Units per Net Acre

MV (Multiple Family Residential - Very High)  
30.0 - 44.9 Units per Net Acre

M-14 (Heritage Point Mixed Use)

CO (Commercial)

BP (Business Park)

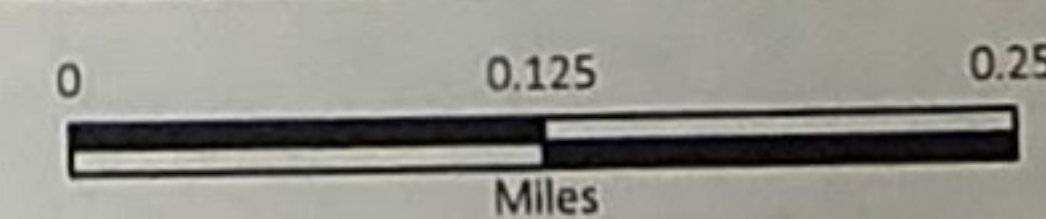
LI (Light Industry)

HI (Heavy Industry)

PS (Public/Semi-Public)

PR (Parks and Recreation)

OS (Open Space)



Source: Contra Costa County, 2018; PlaceWorks, 2019.



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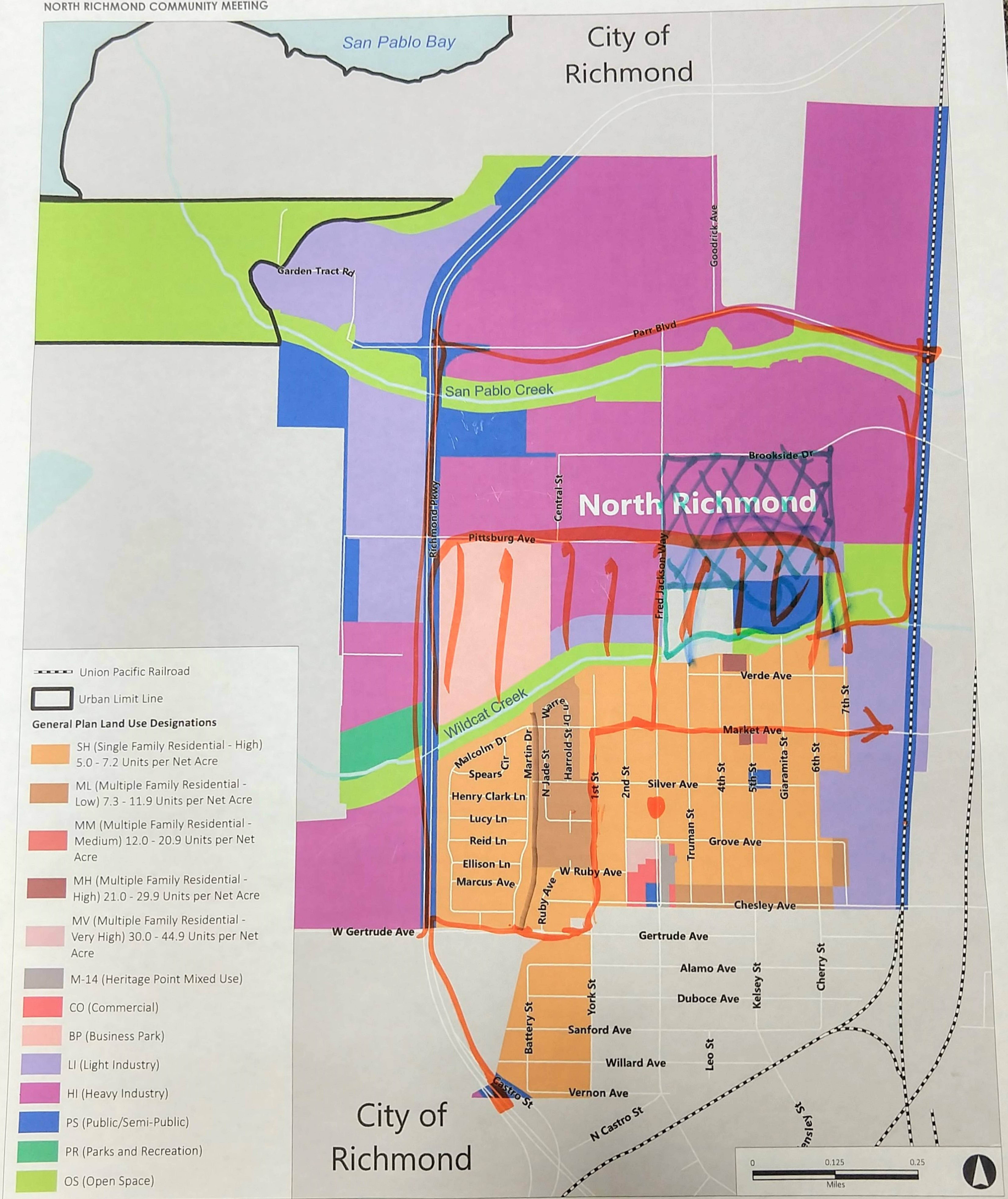
General Plan Land Use Designations for North Richmond





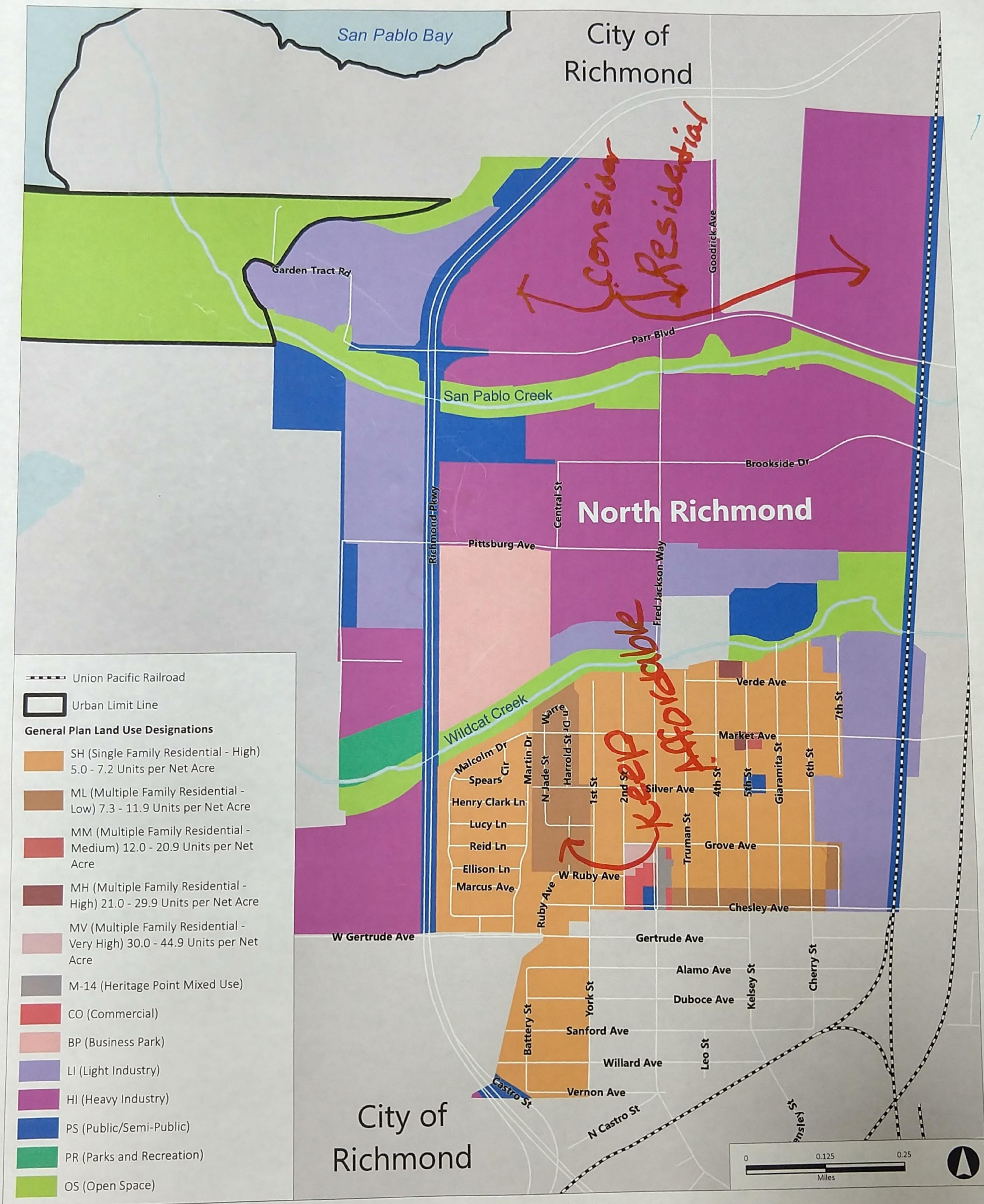
Source: Contra Costa County, 2018; PlaceWorks, 2019.





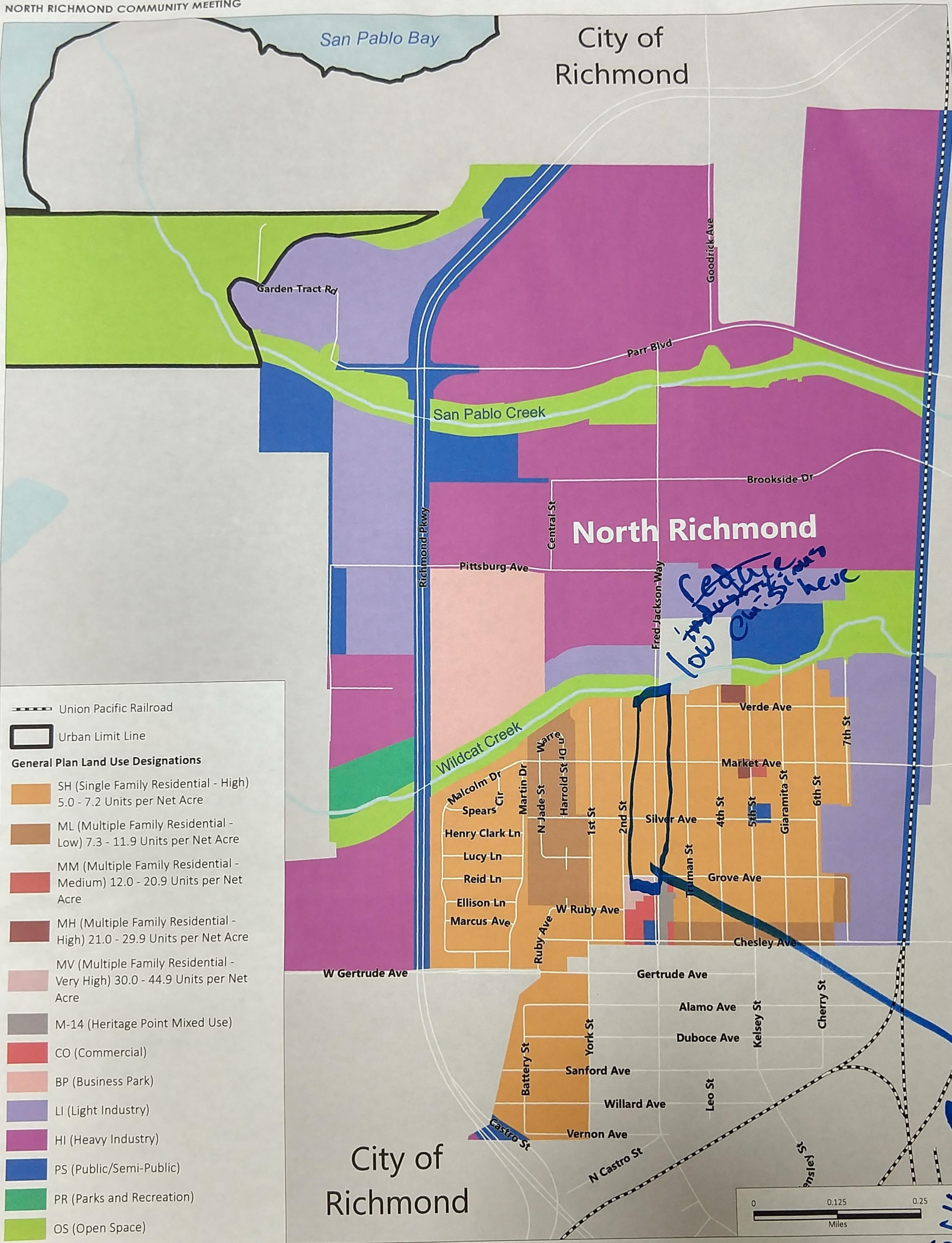
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