

PROJECT DESCRIPTION

A. Number and Type of Residential Units/Affordable:

The Bay Area has a severe housing shortage at all levels of the market. A successful project should have a combination of very-affordable, affordable, moderate-income, and market-rate housing, and units should have a variety of sizes, supporting different family sizes and age groups. Affordable housing should be spread throughout the project and should be located in the same buildings where market-rate housing is being provided, creating a true neighborhood feeling.

The infrastructure and development costs for this project are expected to be high; therefore, absent public subsidies, increasing market rate housing is one of the best ways to subsidize affordable housing that is built on site. Along with affordable housing, we believe in creating a range of good-quality jobs, so that people across the income spectrum can both live and work at Point Molate, reducing trip counts and creating a true community.

B. Commercial Tenants:

Uses for the building would depend on tenants in the market, further due diligence, and additional community input and stakeholder meetings, but are anticipated to be mixed, including:

- Commercial and public space, with uses such as food and recreation, publicly accessible retail, commercial office, light industrial and maker space. Commercial spaces would have links to new event and outdoor space.
- Historic interpretation throughout the site, explaining the importance of the Point Molate site in Richmond and California history.
- Public gathering areas and recreation opportunities throughout the site, linked by walking, biking, and transit, with blueways and greenways and a continuation of the Bay Trail.

Rehab projects, especially ones in poor condition, require deep capital reserves, and the ability to build on spec, essentially “stretching the canvas” for future tenants. The design must have enough flexibility to accommodate a variety of uses, so that the project can succeed in a variety of market conditions. ODI has a long history of self-financing projects that have otherwise languished, and has a strong track record for delivering beautiful space with a mix of uses that are consistent with community goals, including Ford Point in Richmond.

C. Integration of Community Benefits:

Affordable housing - the success of point Molate depends on the creation of a true community that contains a variety of housing and job options for all income levels. A successful project should include very affordable, affordable,

middle income, and market rate housing. In our vision the people who work at point Molate should also be able to afford living at point Molate and prices should allow for a variety of users including creative artist, maker and light industrial businesses and employees. A central part of realizing this vision and making the significant infrastructure costs feasible is creating a dense walkable community where neighbors truly know one another, and a vibrant cultural experience through food, activity and performance onsite for both the people living at point Molate and for the greater Richmond community.

All three scenarios proposed will meet the obligations of the Judgement and can also meet the requirements of the Inclusionary Housing Ordinance, depending on where development occurs, as some sites are more expensive to build than others. Scenarios with greater densities allow for more affordable housing, richer neighborhood experiences, more City revenue, and a greater chance of approval under the Judgement.

Preservation of the Historic Wine haven district, new access to open space, new athletic fields, affordable and middle income housing, new arts and cultural opportunities, expanded shoreline and bay access, increase city tax revenue

Infrastructure is a major challenge and expense for this project. Because the Historic district is located at the far north portion of the site, and is currently with limited infrastructure, it is difficult to rehabilitate the fragile Winehaven buildings without a major investment in systems. The creation of new housing will make that expense feasible. A variety of infrastructure financing opportunities should be explored that do not obligate the city’s fund, ODI will also explore opportunities for green infrastructure.

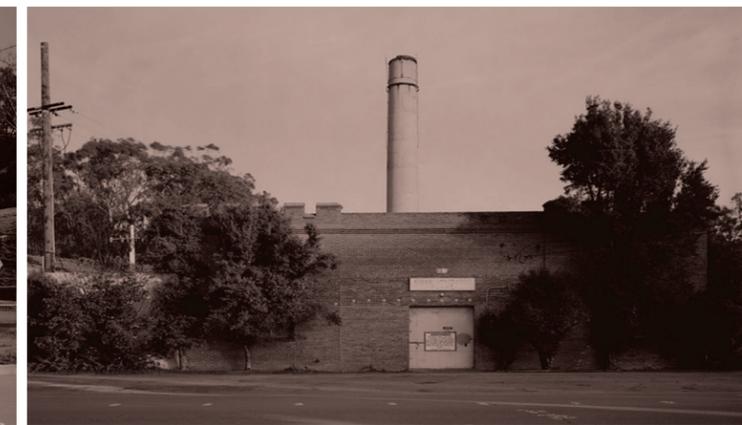
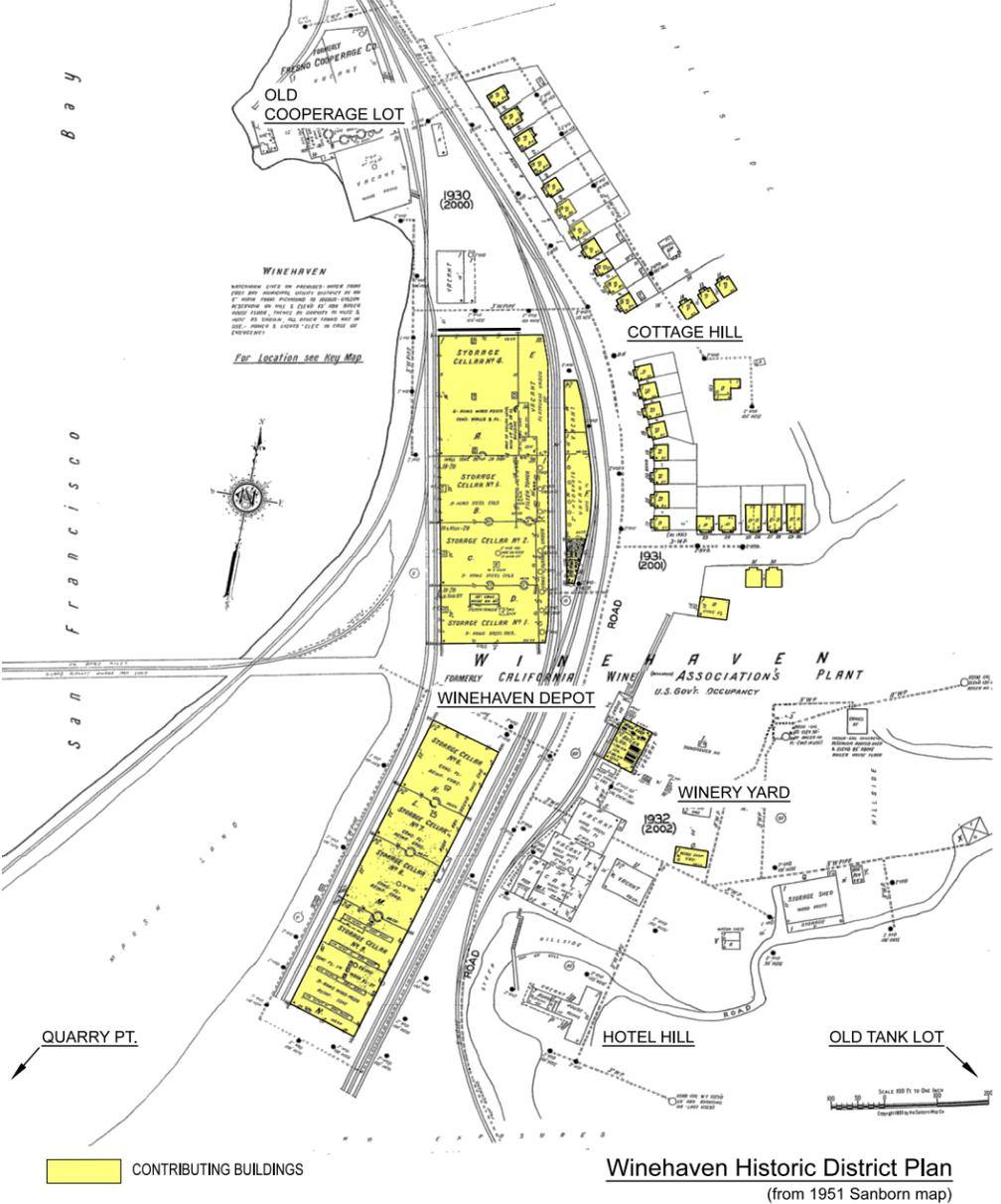
D. Richmond Business Participation:

ODI believes in using local partners to the greatest extent possible. A full team of partners, consultants and contractors is to be determined, however, ODI’s goal is to leverage the help of local experts to create local jobs, especially in construction and leasing. ODI has a long history of using local businesses for past Richmond projects. Orton Development is very dedicated to hiring local contractors and benefiting the community during the redevelopment and with the completed project. We also believe strongly in paying people well. If a project has to scrimp on wages, it probably is either the wrong project or the wrong design.

Commercial space could be also made available for permanent job training and apprenticeship programs if there is demand for those types of uses in this location. A successful final project should also have strong representation from local Richmond businesses for both services and as tenants.



HISTORIC PRESERVATION CONSIDERATIONS



The Winehaven Historic District (District) encompasses a broad area (71 acres) surrounding and adjoining the original California Wine Association – i.e., Winehaven property – which was built and operated as a large winery, large to the extent of being a self-contained community, from 1906 to 1919. As its name implies, the District is focused on the surviving Winehaven resources, all buildings, many of which survive and of which 35 are identified contributors to the District, all constructed in the first decade of the 1900s. Though no specific site or landscape spaces or features have been identified as District contributors, the Pt. Molate setting is evidently an overall, defining aspect of the District as it geographically represents the full period of historic significance identified in the District record – 1850 to 1924. Yet, it is the 20th century Winehaven period, 1900-1924, and the associated identified historic resources that are central and primary to the District and to its future.

Given the overall integrity of the District, while understanding that several of the contributing buildings are dilapidated, as part of the current reuse planning, it is recommended that all 35 contributing buildings be retained.

At the center of the District are the Winehaven industrial-type winery buildings 1, 6 and 10, the two former “cellars” and the latter a “warehouse,” one end of which was historically refrigerated and the other a small cooperage. Across the main road, building 13, the power house, directly relates and adds to the depot-like character

at the District’s center. From an historic preservation perspective, retention and reinforcement of this defining character is clearly recommended. Any additions, related new construction, site and landscape improvements should reinforce and embody the industrial, depot-like character. Within the depot area, in deference to the historic architectural primacy of Winehaven building 1, new brick construction could be avoided in lieu of other industrial building and site materials – concrete, metals, etc.

While previous evaluations suggested the possibility of removing one or more of the contributing resources based on existing conditions and projected requirements, building 6 in particular but also building 10, those individual structures identified as poor are otherwise very early to the District and exhibit exterior characteristics of definitive, even pivotal historical importance. Even if building 6 is, in part, a structural shell, its retention and reuse is recommended.

Proportionately, the bulk of the identified historic resources are the 28 historic cottages along with the 1 house that make up the historic Winehaven residential quadrant. Looking towards their reuse, housing is an obvious and appropriate reuse option. Alternatively, even preferably, given their historical value, retention and reuse as public or semi-public uses – arts, hospitality, public-serving businesses, non-profits – would allow for a broader appreciation for and enjoyment of the

historic cottages and house. In this historic residential area, new construction, including site and landscape work, should reinforce the historic residential character.

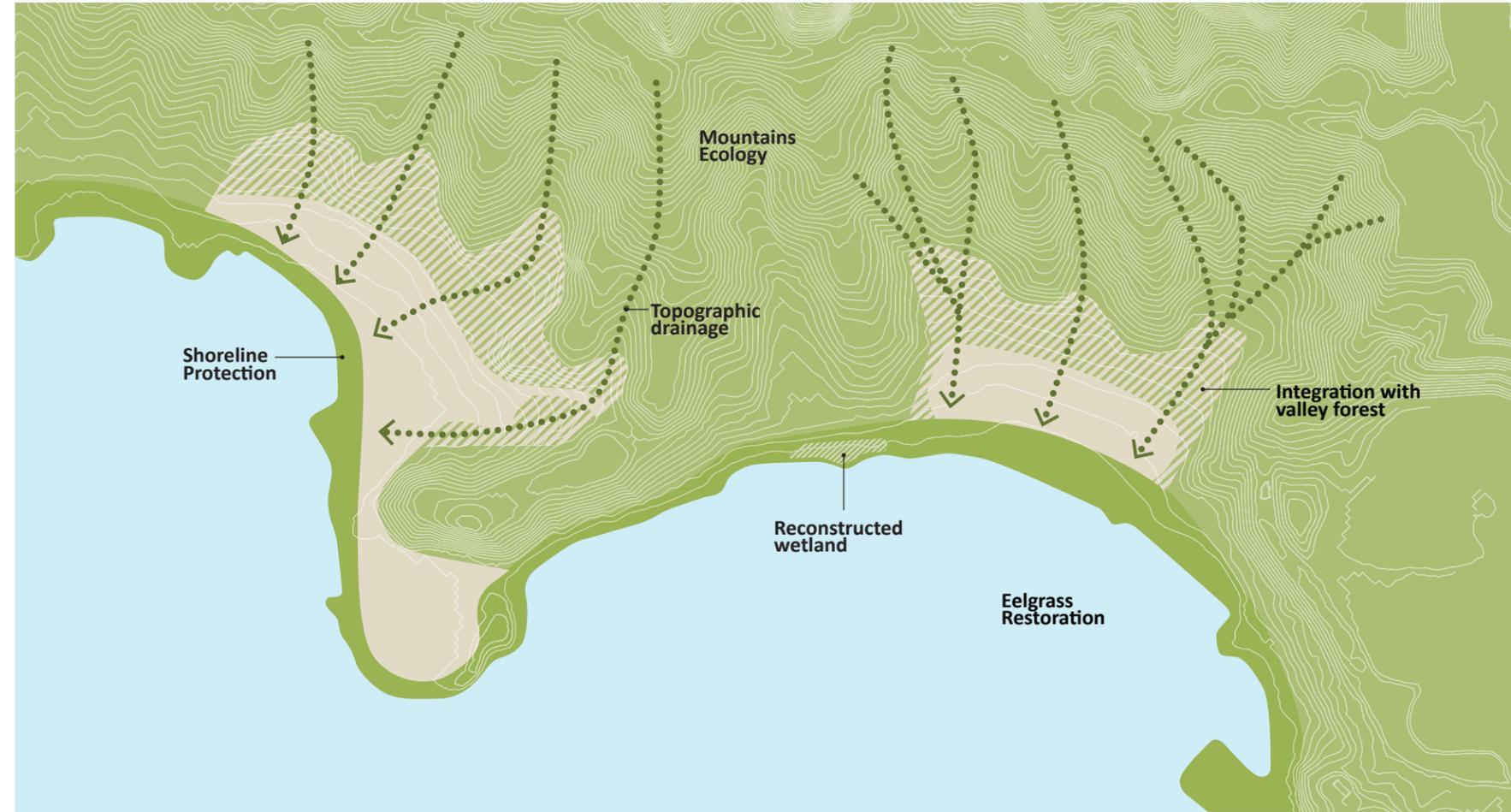
The adjoining area, in which several historic buildings stand (power house bldg.13, fire house bldg.63 and a shop bldg.17), was Winehaven’s facilities area and yard. The historic character of the winery yard area is utilitarian-industrial, to which additions and new construction should again directly relate.

Also in the Winehaven period, atop the hill directly adjacent to the winery yard stood a relatively large hotel that housed Winehaven workers. That residential building was lost in the 1960s. As it was previously developed and the site has scars thereof, the hotel site has the potential for development, within the context of the District. At the former quarry at the point, where a c1900 construction materials quarry literally cratered the hillside and which is also within the boundaries of the District, including the existing pier, there are no identified resources. This geographic point was also dramatically altered by the quarry operations.

Given the lack of identified historical resources and the extent of alteration of this area, new construction is an obvious and appropriate possibility with the aim of reinforcing the character of this geographic point. The old tank lot is not in the District so has peripheral if any bearing on the District’s character.

CONCEPTUAL PROJECT OPTIONS

CONTEXT & SITE OVERVIEW



ECOLOGICAL FRAMEWORK

Protecting natural assets



THREE POTENTIAL DEVELOPMENT ZONES

WINEHAVEN NEIGHBORHOODS

- | | |
|------------------------|------------------------|
| 1. The Residences | 4. The South Warehouse |
| 2. The Grove | 5. Waterfront |
| 3. The North Warehouse | 6. The Point |

OPTION 1 MINIMUM REQUIRED

OVERVIEW

Design Option 1 illustrates the placement of approximately 670 units of new housing within the plan while conserving all historic structures on the site. We have provided three alternatives for the placement of these 670 units within the project, as follows:

Option 1A, Waterfront Village, distributes the 670 units between the Winehaven District and Point Molate (The Point). This creates an intimate waterfront community that unifies the west-facing shoreline of the site.

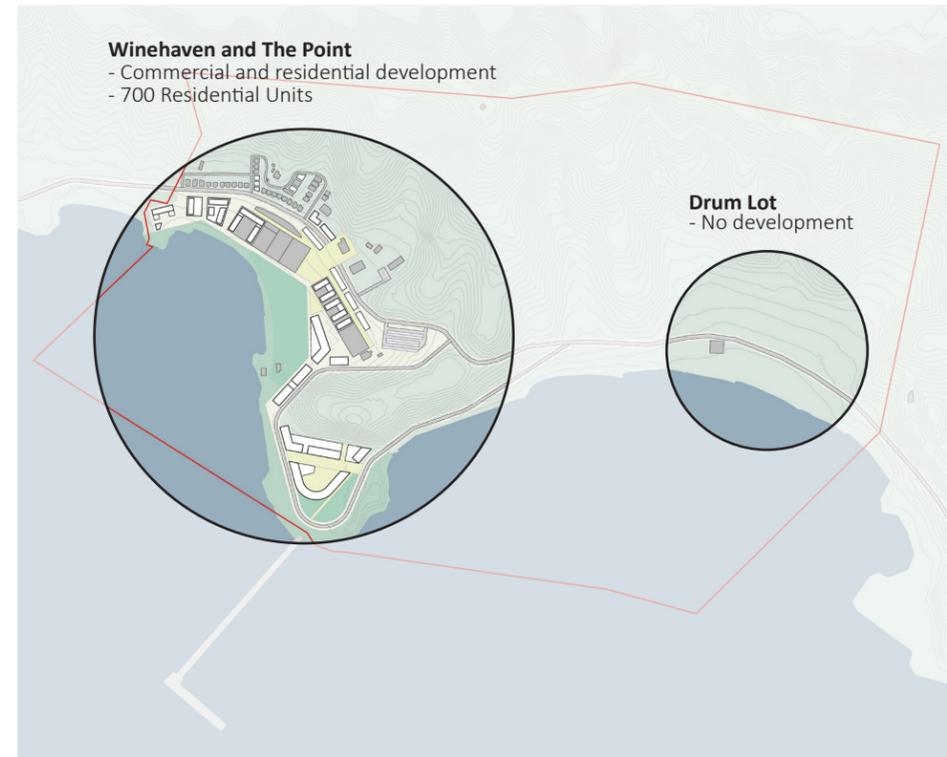
Option 1B, Hillside Village, concentrates all 670 units within the Winehaven District. This strategy creates a strong community within Winehaven, and creates a mutually-supportive relationship between the commercial development of the warehouse structures and new housing.

Option 1C, Two Villages, distributes the 670 units between the Winehaven site and the Drum Lot site, creating two unique communities that take full advantage of the site's differing visual aspects. This development option leverages infrastructure investments at both sites.

All options adhere to common design principles, including:

- Respect and conserve natural topography by minimizing proposed grading.
- Preserve and enhance riparian corridors through development zones.
- Design roads and paths to follow natural contours of the land.
- Utilize small building footprints to minimize impact on ecological systems.
- Maintain required coastal setback and create a 100% public waterfront edge.
- Preserve all historic structures and identify appropriate new uses.

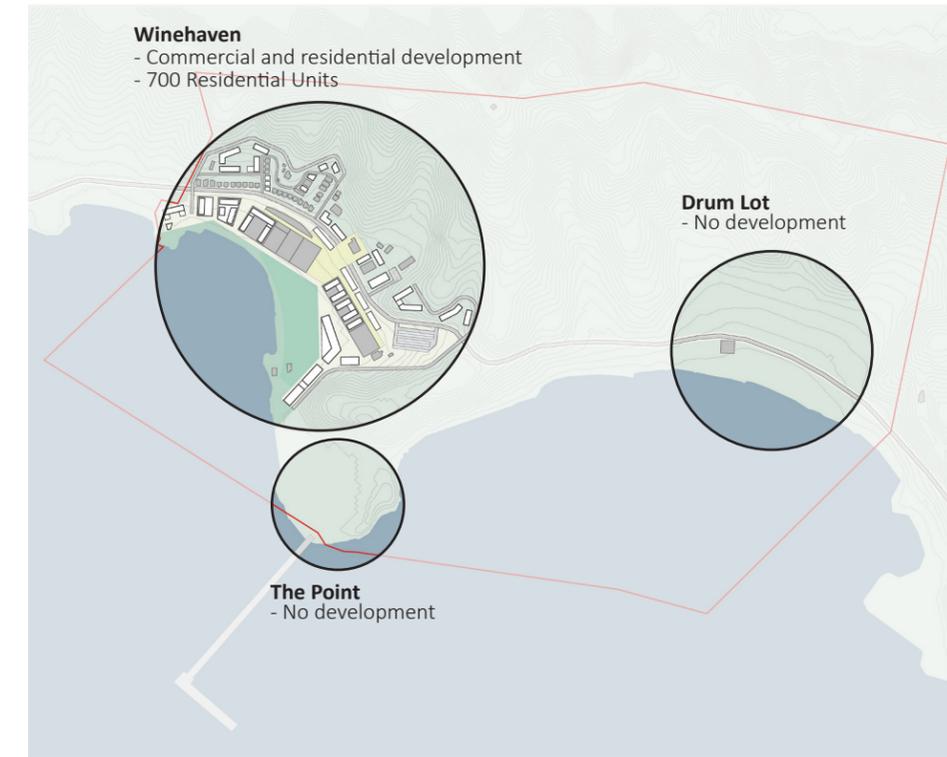
OPTION 1A - WATERFRONT VILLAGE



| Proposed Uses | Residential and Commercial |
|------------------------------------|----------------------------|
| # Residential Units (1,200 sf/uni) | 700 |
| # Affordable Units (20%) | 140 |

| New Development | GFA (sf) |
|-----------------|------------------|
| Residential | 840,000 |
| Commercial | 300,000 |
| Total | 1,140,000 |

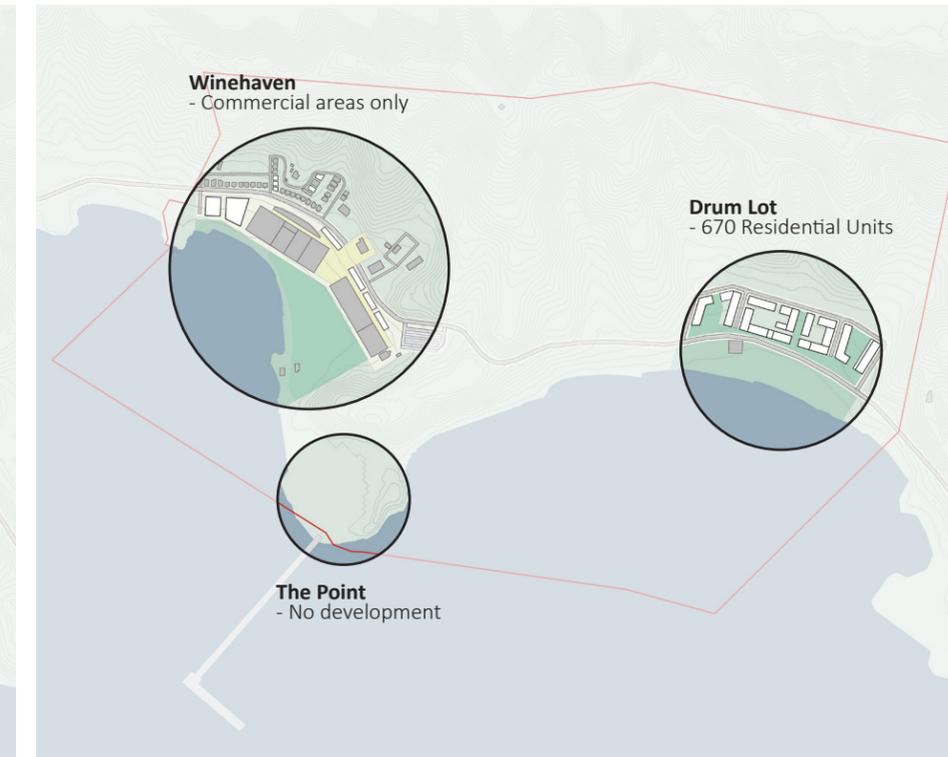
OPTION 1B - HILLSIDE VILLAGE



| Proposed Uses | Residential and Commercial |
|------------------------------------|----------------------------|
| # Residential Units (1,200 sf/uni) | 700 |
| # Affordable Units (20%) | 140 |

| New Development | GFA (sf) |
|-----------------|------------------|
| Residential | 840,000 |
| Commercial | 230,000 |
| Total | 1,070,000 |

OPTION 1C - HILLSIDE VILLAGE



| Proposed Uses | Residential and Commercial |
|------------------------------------|----------------------------|
| # Residential Units (1,200 sf/uni) | 670 |
| # Affordable Units (20%) | 134 |

| New Development | GFA (sf) |
|-----------------|----------------|
| Residential | 804,000 |
| Commercial | 170,000 |
| Total | 974,000 |

Note: No residential development on the Winehaven and The Point sites

OPTION 1A WATERFRONT VILLAGE

SCHEME DESCRIPTION

Waterfront Village distributes the 700 units between the Winehaven District and Point Molate (The Point). This creates an intimate waterfront community that unifies the west-facing shoreline of the site.

Option 1A envisions a community and development that follows the contours of the western shoreline, beginning with a series of new residential building at the point and then wrapping northward to engage the Winehaven District. The Winehaven District frames a new west-facing waterfront park that is framed by a mix of commercial and residential functions. New residential development south of the warehouses frame a new "Bay Park", providing Richmond residents with another waterfront amenity.

A new shared public plaza between the warehouse buildings draws visitors from the road to the waterfront park, while a dynamic, pedestrian-only "depot" street links the project together in a north-south direction. We envision the entire development to be highly-walkable for pedestrians, with shoreline pathways seamlessly connecting to hillside trails.

SCHEME DATA

| Proposed Uses | Residential and Commercial |
|------------------------------------|----------------------------|
| # Residential Units (1,200 sf/uni) | 700 |
| Affordable Units (20%) | 140 |
| New Development | |
| | GFA (sf) |
| Residential | 840,000 |
| Commercial | 300,000 |
| Total | 1,140,000 |



Winehaven waterfront



View to Marin County



OPTION 1B HILLSIDE VILLAGE

SCHEME DESCRIPTION

Hillside Village concentrates all 700 units within the Winehaven District. This strategy creates a strong community within Winehaven and creates a mutually-supportive relationship between the commercial development of the warehouse structures and new housing.

In this Option, the Winehaven District becomes the creative hub a new community featuring live-work spaces, exciting commercial opportunities and informal pedestrian links throughout. Housing and new development is placed in three key areas: along the waterfront and warehouse areas, adjacent to the remaining historic structures above the road, and then finally in the “creative village” surround the historic wood-frame houses. A parking area is introduced as visitors enter the Winehaven District, allowing convenient parking in support of local businesses.

The effect of this sensitive infill will be to create an exciting and dynamic waterfront village of approximately 1,500 to 2,000 persons. This population will support some businesses, which will also benefit from outside visitors and patrons to create a stable customer base.

SCHEME DATA

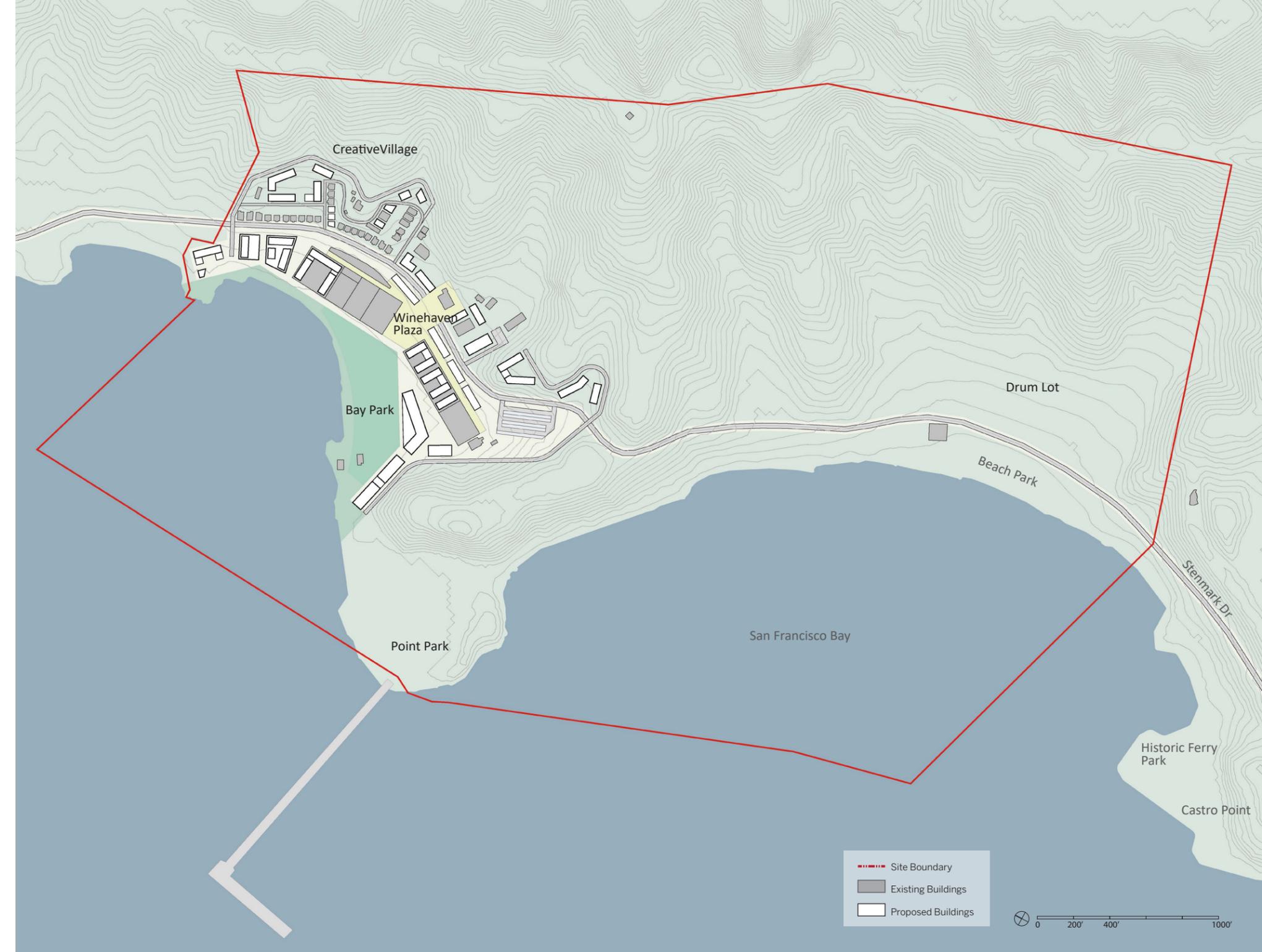
| Proposed Uses | Residential and Commercial |
|------------------------------------|----------------------------|
| # Residential Units (1,200 sf/uni) | 700 |
| Affordable Units (20%) | 140 |
| New Development | GFA (sf) |
| Residential | 840,000 |
| Commercial | 230,000 |
| Total | 1,070,000 |



View from Stenmark Drive



View from Cottage Hill



OPTION 1C TWO VILLAGES

SCHEME DESCRIPTION

Two Villages, distributes the 670 units between the Winehaven site and the Drum Lot site, creating two unique communities that take full advantage of the site's differing physical and visual aspects. This development option leverages infrastructure investments at both sites.

The same vision for commercial development described earlier applies to the Winehaven warehouse buildings in this Option. This includes both complete historic preservation and re-use as well as the addition of selective and appropriately-scaled new buildings.

However, the private residential development is relocated to the Drum Lot, creating two unique communities: a more commercially-oriented one at Winehaven and a more residentially-oriented one at Drum Lot. The Creative District (encompassing the historic wood-frame houses) also remains as a new multi-purpose creative space, where potentially artists and craftspeople can rent space or live and work on site.

SCHEME DATA

| Proposed Uses | Residential and Commercial |
|------------------------------------|----------------------------|
| # Residential Units (1,200 sf/uni) | 670 |
| Affordable Units (20%) | 134 |
| New Development | |
| | GFA (sf) |
| Residential | 804,000 |
| Commercial | 170,000 |
| Total | 974,000 |

Note: No residential development on the Winehaven and The Point sites



OPEN SPACE FRAMEWORK



TRANSPORTATION/CIRCULATION FRAMEWORK



OPTION 2 ENTITLED

SCHEME DESCRIPTION

Design Option 2 illustrates the creation of approximately 1100 units of new housing within the plan while conserving all historic structures on the site. The plan focuses new development in two key areas, Winehaven Historic District and the Point, with the majority of new development in the Winehaven District. The Drum Lot is reserved for a future use that may include recreational components such as a soccer field.

We envision Winehaven as a mixed-use new community that is a balance of commercial and residential functions. All historic structures are preserved, and new housing is sensitively integrated with existing buildings and with the natural contours of the land. Both warehouse structures are preserved and positioned for new uses, which may include retail, R&D, restaurants, or office space. A well-scaled and active pedestrian street links all historic structures, unifying the waterfront area. The historic single-family home neighborhood is enhanced with the addition of sensitive new structures that strengthen this neighborhood. The Grove is a third neighborhood that is nestled into the eastern valley, sensitively organized to preserve existing topography and vegetation.

The Point is envisioned as a mid-rise residential district that takes advantage of waterfront access and views to Marin and San Francisco. Buildings will generally be in the 4-story range, with perhaps one building becoming a focal point at +/-8 stories. The buildings are organized around an intimate public park, sheltered from the prevailing westerly winds.

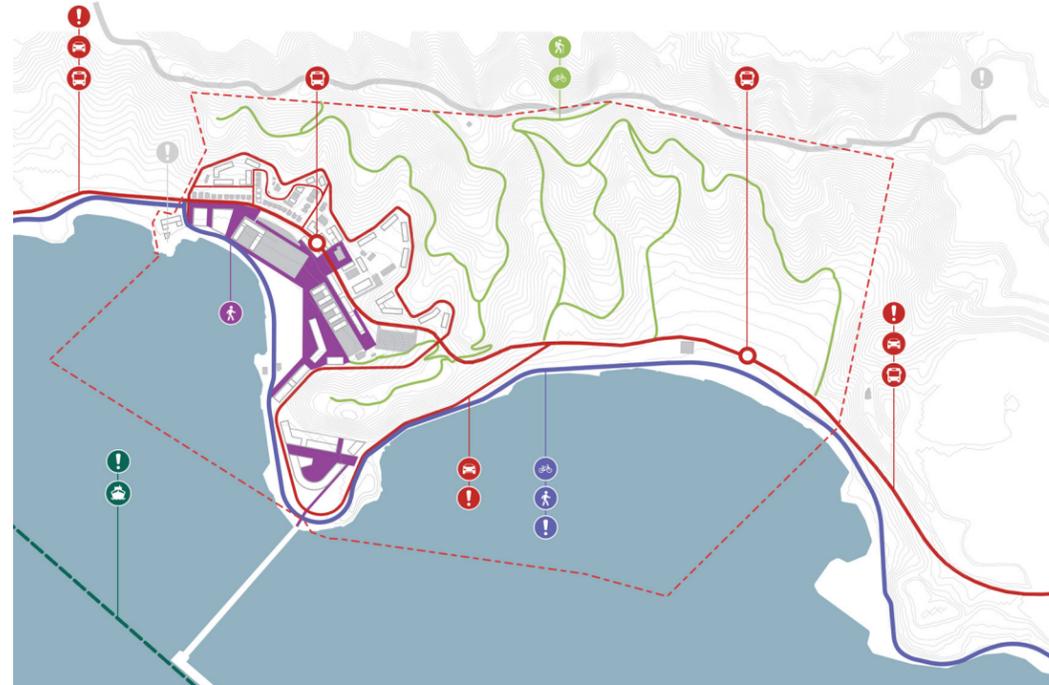
Option 2 creates a vibrant new live-work community of approximately 2-3,000 new residents in the northwestern portion of Point Molate while preserving approximately 80-85% of the site as permanent public open space. This population is the minimum recommended to support the historic re-use objectives of the project.

| Proposed Uses | Residential and Commercial |
|------------------------------------|----------------------------|
| # Residential Units (1,200 sf/uni) | 1,100 |
| # Affordable Units (20%) | 220 |

| New Development | GFA (sf) |
|-----------------|------------------|
| Residential | 1,320,000 |
| Commercial | 300,000 |
| Total | 1,620,000 |



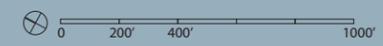
OPEN SPACE FRAMEWORK



TRANSPORTATION/CIRCULATION FRAMEWORK

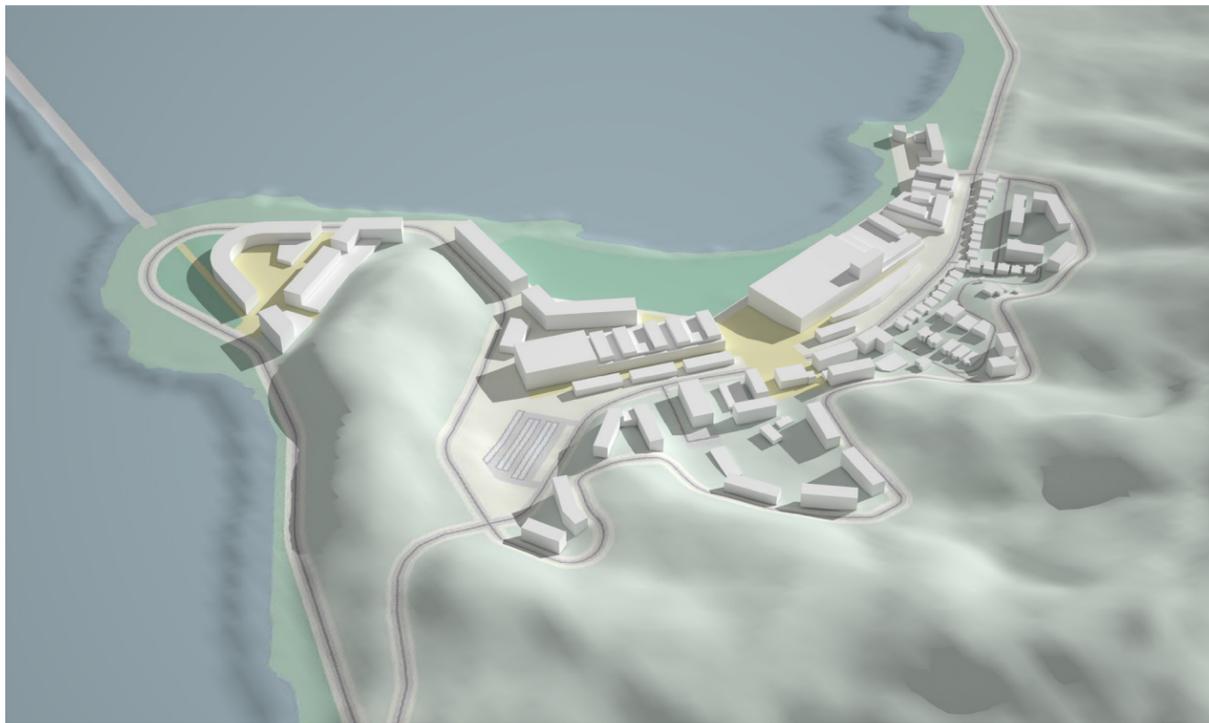


- Site Boundary
- Existing Buildings
- Proposed Buildings





Waterfront view



Hillside view



“Design Option 2 illustrates the creation of approximately 1100 units of new housing within the plan while conserving all historic structures on the site”.

OPTION 3 FULL COMMUNITY

SCHEME DESCRIPTION

Design Option 3 illustrates the placement of approximately 2200 units of new housing within the plan while conserving all historic structures on the site. The plan focuses new development in three areas, including the Winehaven Historic District, the Point, and the Drum Lot. The majority of new development will be in the Winehaven District and the Point, with approximately 500 new units in the Drum Lot.

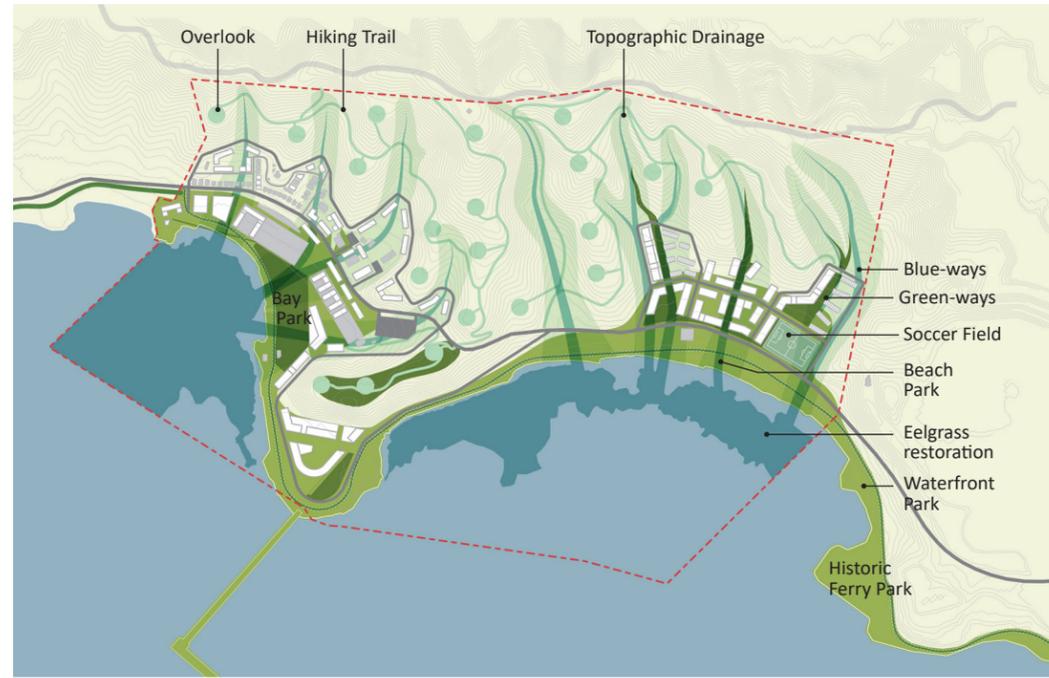
As with all previous design options, the Winehaven District will be a mixed-use community with a balance of commercial and residential functions. New housing is sensitively integrated with both existing buildings and the natural contours of the land.

The Winehaven warehouse structures are preserved and positioned for new uses, which may include retail, R&D, restaurants, or office space. A well-scaled and active pedestrian street links all historic structures, unifying the waterfront area. The historic single-family home neighborhood is enhanced with the addition of appropriately-scaled new structures. The Grove is a third neighborhood that is nestled into the eastern valley, sensitively organized to preserve existing topography and vegetation.

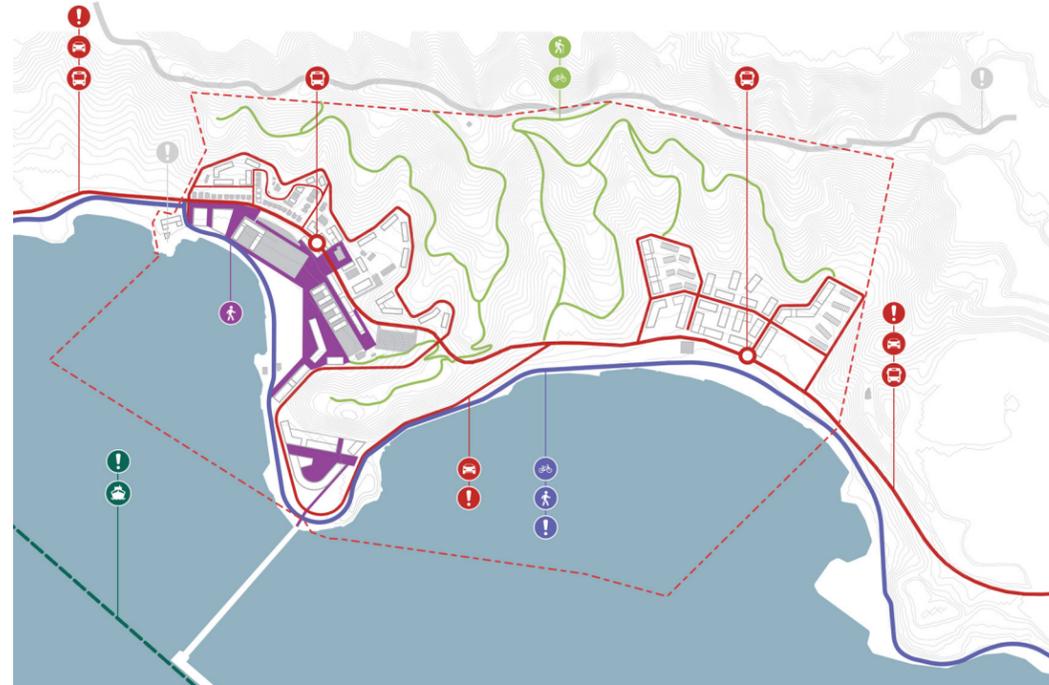
The Point is envisioned as a mid-rise residential district that takes advantage of waterfront access and views to Marin and San Francisco. Buildings will generally be in the 5-story range, with perhaps one building becoming a focal point at +/-10 stories. The buildings are organized around an intimate public park sheltered from the prevailing westerly winds.

Option 3 creates a vibrant new live-work community of approximately 4,000-5,000 people in Point Molate while preserving 70-75% of the site as permanent public open space. This population will ensure the viability of multiple types of commercial and retail re-use within all historic buildings and may also support a ferry link to San Francisco at the Point Molate pier.

| Proposed Uses | Residential and Commercial |
|-------------------------------------|----------------------------|
| # Residential Units (1,200 sf/unit) | 2,200 |
| # Affordable Units (20%) | 440 |
| New Development | GFA (sf) |
| Residential | 2,640,000 |
| Commercial | 300,000 |
| Total | 2,940,000 |



OPEN SPACE FRAMEWORK



TRANSPORTATION/CIRCULATION FRAMEWORK





Waterfront view



Drum Lot view



“Design Option 3 illustrates the creation of approximately 2200 units of new housing within the plan while conserving all historic structures on the site”.