



POINT MOLATE ALLIANCE

April 30, 2020

On behalf of the Point Molate Alliance I write to correct the inaccurate characterization of The Community Plan in the DSEIR (referred to in the DSEIR as Alternative D).

In the documents submitted to the City of Richmond about The Community Plan, we specified that most of the Point Molate site would be open space and park, providing recreational opportunities for the community and protecting environmentally important areas. Development was limited to the Winehaven Village complex, which we stated would be restored “as resources permit.” This was an important qualifying statement, and expressed our understanding of how limited resources would likely affect how much restoration could occur. All development was intended to use the existing buildings and facilities to the extent possible and feasible.

But the DSEIR ignores this qualifying statement, and these intended reuses of the existing facilities in the Winehaven Complex in its analysis of Alternative D. Instead it makes the erroneous assumption that all 375,000 sq. ft. of Winehaven structures would be restored for use over and above the square footages that were expressed in The Community Plan. Instead of simply checking with us for further clarification and discussion on this important point the preparers of the DSEIR made its own assumptions.

As a result, the DSEIR double counted the space allotments for the 150-room hotel conference center, the 68,000 sq. ft. of restaurant/retail space. The approximate 75,000 sq. foot research and education center was not separately delineated in the DSEIR but rather has been lumped into the 375,000 sq. foot development assumed to occur for the Winehaven Complex under the Community Plan. This clouds a proper understanding of the Plan’s impacts.

An accurate depiction of The Community Plan is for a 150-room hotel and conference center, a total of approximately 68,000 sq. ft. of retail stores and restaurants, and approximately 75,000 sq. ft. of combined educational and research facility. This would bring the combined total of developed sq. ft. to approximately 300,000 sq. ft.

To the extent that the existing facilities could not be used for the development at any current or reasonably current time frame, the remaining existing structures in Winehaven would either be mothballed for later restoration, if usable, or documented and then demolished if they are beyond repair. The Community Plan would envision Winehaven Village as a commercial, educational and cultural destination with a hotel/conference center that provides jobs and revenue, using a minimal new footprint for development.

The Community Plan is designed to preserve important irreplaceable historical sites to the extent feasible, provide recreational opportunities for the community, produce jobs and revenue, all with the least amount of environmental impact. The Community Plan directs housing to downtown where transit and services already exist, in alignment with Green House Gas emission goals. It is a plan which maximizes equity, economic opportunity and environmental justice. It provides environmentally superior outcomes over the Modified Project that proposes large-scale, expensive market-rate housing and results in a huge economic and environmental price that will be paid by us all.

Thank you for consideration of this crucial correction and clarification of The Community Plan.

A handwritten signature in black ink, appearing to read "P Stello". The signature is stylized with a large, sweeping initial "P" and a horizontal line extending to the right.

Pam Stello, Pt. Molate Alliance Co-Chair
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