

# Plan Approved 3/5/26 by Planning Commission

“Open Space”

Bay Trail



## LANDSCAPE NARRATIVE

The plant palette is made up of a combination of evergreen and deciduous native and naturalizing plants that are disease and pest-resistant, drought-tolerant species arranged to complement the homes and buffer the site from Marina Way South and the adjacent Bay Trail. The plant arrangement is orthogonal to and against the buildings, along the fence line and transitions to a naturalistic pattern along the frontages within the large bioswales that run along the east side of the property. The design creates focal points at the project entry drives and adjacent to pedestrian pathways to highlight on-site pedestrian and vehicular circulation. Evergreen species are used at the property line and against the buildings to ground the tall structures.

The centrally located tot lot uses industrial looking play equipment that reflects the site's past as a shipyard. Interpretive art and signage may be installed along the project frontage to continue the Homefront story of the Kaiser Shipyards and fulfill the required Percent for Art contribution. The art will be reviewed by the Richmond Arts and Culture Commission and will be coordinated with the Rosie the Riveter Homefront Museum.

'Remnant' concrete walls with a board form finish are placed within the perimeter landscape as reminders of the large structures and site uses of the past. An existing foundation wall is preserved within the Bay Trail frontage. The same board form concrete finish is used for retaining walls along the project edges and for storm water treatment area walls. Site furnishings like tables, benches and trash/recycle receptacles will be a combination of recycled plastic or wood and metal to complement the homes and play area.

Street tree species were selected from the City of Richmond's adopted master list of street trees. The trees are specified as 24-inch box and 15-gallon size. The shrubs, ground covers and vines are 1- and 5-gallon size. Ornamental ground cover and bioswale plants are specified at one (1) gallon container sizing and the hydroseeded erosion control planting will achieve full coverage within one (1) year. The undisturbed Bay Trail frontage will be hydroseeded with native coastal scrub vegetation.

The landscape irrigation system will comply with the City of Richmond, Water Efficient Landscape Ordinance and will be automatically controlled by an approved EBUD smart controller with multiple programming, weather data capability and rain shut off device. All valves/circuits are grouped in hydrozones (zones) with matched precipitation rates, separated based upon water use. The system will mainly be made up of in-line drip and bubblers to all planted ground cover, shrubs and trees with a temporary spray area to establish the native hydroseeded area. Each zone will have low head check valves.



LANDSCAPE AREA:	
TOTAL SITE AREA:	4.92 A.C. 214,315 SF
TOTAL LANDSCAPE AREA:	52,332 SF
PERCENTAGE LANDSCAPED:	24.4% OF TOTAL AREA OF PARCEL