

AN ORDINANCE No. 87-162-153

ADOPTED JUL 13 1987

To amend and reordain Ordinance No. 86-115-146 which accepted a program of proposed Capital Improvement Projects for the fiscal year beginning July 1, 1986, and for the four fiscal years thereafter and adopting the Capital Budget for the fiscal year beginning July 1, 1986, and determining the means of financing the same, as amended by Ordinance No. 86-228-199, adopted September 8, 1986, deleting from sheet 22-3A (Project 22-200 Metropolitan Visitor Information Center) a requirement for a finding of substantive blight in the area in which the project is to be undertaken and a requirement that such project be approved as a redevelopment plan, as amended by Ordinance No. 87-31-35, adopted February 23, 1987, adding a new project designated Project 22-803, Exhibit Hall (Richmond Centre for Conventions and Exhibitions), at an estimated cost of \$1,900,000 to be financed from the Reserve Fund for Permanent Public Improvements (\$198,317) and general obligation bonds authorized to be sold, but unsold (of which \$1,407,178 are authorized for the 1985-1986 capital improvement program) in the amount of \$1,701,683; increasing the estimated cost of all projects in said capital improvement projects by \$1,605,495 from \$41,445,000 to \$43,050,495; increasing the amount to be financed from the Reserve Fund for Permanent Public Improvement by \$198,317 from \$0 to \$198,317; authorized the transfer of \$144,505 from Project 12-300, Fire Station #10, to Project 22-803, Exhibit Hall; and authorized the transfer of \$150,000 from Project 12-902, Fire Training Academy, to Project 22-803, Exhibit Hall; and by Ordinance No. 87-126-93 adopted May 26, 1987, which increased the amount appropriated for Project 5-704, Tredegar Street Improvements by \$783,000, from \$444,600 to \$1,227,600, said increase to be financed from the reserve fund for permanent public improvements, and increased the amount appropriated for Project 22-200, Metropolitan Visitor Orientation Center, by \$631,000, from \$1,650,000 to \$2,281,000, said increase to be financed from the reserve fund for permanent public improvements, increasing the cost of all projects in said capital improvement program by \$1,414,000, from \$43,050,495 to \$44,464,495, and the amount to be financed from the reserve fund for permanent public improvements by \$1,414,000, from \$198,317 to \$1,612,317; to add a new project, designated: "Project No. 22-805, Downtown Housing Feasibility Study," to conduct a housing market and feasibility study for the downtown area bounded generally by Belvidere Street, Interstate Highways 95 and 64 and the James River, at an estimated cost of \$190,000 to be financed from the reserve fund for permanent public improvements, to increase the cost

of all projects in said capital improvement project by \$190,000, from \$44,464,495 to \$44,654,495, and the amount to be financed from the reserve fund for permanent public improvemet by \$190,000, from \$1,612,317 to \$1,802,317.

Patrons - Mr. Leidinger and Mayor West

Approved as to form and legality
by City Attorney

WHEREAS, the City Manager has prepared a program of capital improvement projects for the fiscal year beginning July 1, 1986, and for the four fiscal years thereafter, pursuant to Chapter 17 of the City Charter, and submitted same to the City Planning Commission, pursuant to Section 6.19 of the Charter, which has reviewed the proposed program of capital improvement projects and has forwarded its recommendations to the City Council; and

WHEREAS, the program proposed by the City Manager and recommendation of the City Planning Commission together with the Manager's estimates of the cost of each of such projects in his proposed program and the means of financing each of them to be undertaken in the fiscal year beginning July 1, 1986, and in the next four years, have been with his recommendations as to the means of financing the improvements proposed by said City Manager for the fiscal year beginning July 1, 1986; and

WHEREAS, the program and recommendations have been considered by the City Manager and have been made the basis of the capital budget recommended by him to the Council for the fiscal year beginning July 1, 1986; NOW, THEREFORE, THE CITY OF RICHMOND HEREBY ORDAINS:

1. That the program of proposed capital improvement projects for the fiscal year beginning July 1, 1986, and for the four fiscal years thereafter and the proposed means of financing the same for the fiscal year beginning July 1, 1986, attached to the draft of this ordinance is hereby accepted and declared to be the capital improvement program for the fiscal year beginning July 1, 1986, and for the four fiscal years thereafter. and so much thereof as proposes improvements and expenditures for the fiscal year beginning July 1, 1986, is hereby adopted and declared to be the Capital Budget for the fiscal year beginning July 1, 1986.

2. That the projects in the capital budget, and the amount, character and object of expenditures for the projects are shown in detail in the said capital budget. That the projects recommended for the fiscal year beginning July 1, 1986, are hereby authorized and the summary of the amount character and object of the expenditures and the sources of funds for each project for the fiscal year beginning July 1, 1986, are as set out in the items listed below, namely:

(1) SCHOOLS

Construction of and equipment for free

public schools and acquisition of real property therefor at an estimated cost of \$4,008,600 to be financed from the proceeds of the sale of general obligation bonds to be issued by the City . . \$ 4,008,600

(2) LAND ACQUISITION

Acquisition of real property for municipal purposes at an estimated cost of \$50,000 to be financed from the proceeds of the sale of general obligation bonds to be issued by the City \$ 50,000

(4) TRAFFIC CONTROL

construction and reconstruction of and equipment for traffic control facilities at an estimated cost of \$430,200 to be financed from the proceeds of the sale of general obligation bonds to be issued by the City \$ 430,200

(5) STREETS

Construction, reconstruction, resurfacing of and acquisition of real property for streets, sidewalks, alleys, roads and other public ways at an estimated cost of \$2,651,800 of which \$783,000 is to be financed from the reserve fund for permanent public improvements, and \$1,868,800 is to be financed

from the proceeds of the sale of general obligation bonds to be issued by the City \$ 2,651,800

Note: Project 7-704, Tredegar Street Improvements, appropriation increased by \$783,000, from \$444,600 to \$1,227,600, said increase to be financed from the reserve fund for permanent public improvements.

(6) BRIDGES

Construction, reconstruction and improvement of bridges at an estimated cost of \$868,000 to be financed from the proceeds of the sale of general obligation bonds to be issued by the City \$ 868,000

(7) SEWERS

Construction, reconstruction and improvement and acquisition of sanitary and storm water sewers, pumping stations, drains and culverts at an estimated cost of \$2,400,000 to be financed from the proceeds of the sale of general obligation bonds to be issued by the City \$ 2,400,000

(8) REDEVELOPMENT AND CONSERVATION

Participation in Redevelopment and conservation projects including the

acquisition of real property therefor
at an estimated cost of \$613,000 to
be financed from the proceeds of the
sale of general obligation bonds
to be issued by the City \$ 613,000

(11) REFUSE DISPOSAL

Construction, reconstruction, im-
provement and acquisition of refuse
disposal facilities at an estimated cost
of \$500,000 to be financed from the
proceeds of the sale of general obli-
gation bonds to be issued by the City . \$ 500,000

(12) BUILDINGS

Acquisition of real property for and
the construction and installation of
public institutional and operational
buildings therefor at an estimated cost
\$3,150,195 to be financed from
the proceeds of the sale of general
obligation bonds to be issued by the
City \$ 3,150,195

NOTE: \$144,505 appropriated for
Project 12-300, Fire Station #10,
transferred to Project 22-803,
Exhibit Hall.

NOTE: \$150,000 appropriated for

Project 12-902, Fire Training Academy,
transferred to Project 22-803,
Exhibit Hall.

(13) RECREATION AND PARKS

Acquisition of real property for and
the construction and reconstruction of
improvements in and equipping parks,
playgrounds and cemeteries at an estimated
cost of \$2,010,500 to be financed
from the proceeds of the sale of general
obligation bonds to be issued by the
City \$ 2,010,500

(14) GAS UTILITY

Enlarging, extending, replacing,
improving and equipping the gas
plant and transmission lines at an
estimated cost of \$1,100,000 to be financed
from the gas utility renewal fund . . . \$ 1,100,000

(15) WATER UTILITY

Enlarging, extending, replacing,
improving and equipping the water works
plant and transmission lines at an
estimated cost of \$1,809,800 to be
financed from the proceeds of the
sale of public utility revenue bonds
to be issued by the City \$ 1,809,800

- (16) ELECTRIC UTILITY
 Enlarging, extending, replacing,
 improving and equipping the electric
 plant, street lighting system and
 transmission lines at an estimated
 cost of \$769,200 to be financed from
 the electric utility renewal fund . . . \$ 769,200
- (17) WASTEWATER UTILITY
 Enlarging, extending, replacing,
 improving and equipping the wastewater
 plant and intercepting lines at an esti-
 mated cost of \$19,630,000 to be financed
 from the proceeds of the sale of public
 utility revenue bonds to be issued by
 the City \$ 19,630,000
- (20) COMMUNITY COLLEGES - REGION 19
 Provide for the City's share of land,
 utilities and site development for the
 establishment of Community Colleges in
 Region 19 at an estimated cost of
 \$92,200 to be financed from the proceeds
 of the sale of general obligation bonds
 to be issued by the City \$ 92,200
- (22) DOWNTOWN DEVELOPMENT PROGRAM
 Participation in the Downtown Development

Program, construction, reconstruction, and improvement of public facilities in the downtown area of the City at an estimated cost of [~~\$4,381,000~~] \$4,571,000 of which [~~\$829,317~~] \$1,019,317 is to be financed from the reserve fund for permanent public improvements, \$1,407,178 is to be financed from the sale of bonds authorized to be sold for the 1985-1986 capital improvement program and \$2,144,505 to be financed from the proceeds of the sale of general obligation bonds to be issued by the City . . . [~~\$4,381,000~~] \$ 4,571,000

Note: The last line in paragraph 2 on sheet 22-3A, headed, Project Justification, as follows:

"The project is contingent upon a finding of substantial blight in the area and upon the required approvals, if necessary, for a redevelopment plan", be and is hereby deleted, and said project shall be undertaken by the City in a manner similar to the other capital improvement projects developed by the City; provided however that the project or any portions thereof may be

undertaken as a redevelopment project if it is determined by the City that a redevelopment plan would promote the greatest public benefit.

Note: Project 22-200, Metropolitan Visitor Orientation Center - appropriation increased by \$631,000, from \$1,650,000 to \$2,281,000, the increase to be financed from the reserve fund for permanent public improvements.

Note: Project 22-803, Exhibit Hall (Richmond Centre for Conventions and Exhibitions added, initially programmed at Page 22-4 in 1984-1985 Capital Improvement Project Budget appended to Ordinance No. 84-92-140, adopted June 29, 1984), at an estimated cost of \$1,900,000 to be financed from the reserve fund for permanent public improvements (\$198,317) and from bonds authorized to be sold, but unsold (\$1,701,683).

NOTE: Project 22-805, Downtown Housing Feasibility Study, to conduct a housing market and feasibility study for the downtown area bounded generally by Belvidere Street, Interstate Highways 95 and 64 and the James River. Such study to include but not be limited to:

1. The market for and economic feasibility of various housing types and other mixed uses, including commercial.

2. The best locations for various housing types and other mixed uses and the suggested timing for development of such housing types and other mixed uses with respect to market demand.
3. The appropriate urban design, architectural characteristic, parking and other amenities necessary to best compliment such housing types and other mixed uses and the costs and economic feasibility of such.
4. The appropriate and alternate methods for financing, owning and managing such housing parking and other mixed uses by both the private and public sectors and private/public partnerships and other collaborative efforts.

Such study has an estimated cost of \$190,000, to be financed from the reserve fund for permanent public improvements, and shall be undertaken and conducted jointly by the City and the Richmond Redevelopment and Housing Authority. Portions of the \$190,000 may be expended on necessary professional services in addition to the primary consulting services.

3. That the estimated cost of the projects to be undertaken in the fiscal year beginning July 1, 1986, is [~~\$44,746,495~~] \$44,654,495 whereof [~~\$1,761,273.17~~] \$1,802,317 is the amount to be financed from the reserve fund for permanent public improvements; \$1,869,200 is the amount to be

5. Ordinance No. 86-115-146, adopted May 28, 1986, shall be in force at the first moment of the first day of July, 1986, and the prior amendatory ordinances and this amendatory ordinance shall be in force and effect as of or upon adoption.

ORDINANCE OR RESOLUTION SUMMARY
CITY OF RICHMOND, VIRGINIA

Resolution Ordinance No. 87-162 Mayor West & Requested by Councilperson Leidinger Received City Manager's Office ---- Summarized July 7, 1987	Subject To amend Capital Budget to add new project--"Downtown Housing Feasibility Study"/\$190,000.
---	---

SUMMARY

This Ordinance would amend and reordain Capital Budget Ordinance No. 86-115-146 to add a new Capital Project identified as "Downtown Housing Feasibility Study". The Study would include the entire Downtown area, bounded by Belvidere Street, the James River and Interstate 95 & 64.

The primary objective is to determine the market and economic feasibility of various housing types and other mixed uses and to determine the best locations, architectural and urban design criteria and financing techniques.

Funds for the Study would be from the Reserve Fund for Permanent Public Investments.

The Planning Commission granted approval (6-0) July 6, 1987.

COUNCIL ACTION

On Docket 7/13/87 Amended Adopted Rejected

City of Richmond
City Planning Commission



900 East Broad Street, Richmond, Virginia 23219
804 • 780-4347

July 7, 1987

To the Honorable Council of the
City of Richmond, Virginia

At its meeting of July 6, 1987, the City Planning Commission voted (6-0) to
recommend APPROVAL of:

Ordinance No. 87-162

To amend and reordain Ordinance No. 86-115-146 which accepted a program of proposed Capital Improvement Projects for the fiscal year beginning July 1, 1986, and for the four fiscal years thereafter and adopting the Capital Budget for the fiscal year beginning July 1, 1986, *** to increase the cost of all projects in said capital improvement project by \$190,000, from \$44,464,495, and the amount to be financed from the reserve fund for permanent public improvement by \$190,000, from \$1,612,317 to \$1,802,317.

On May 4, the Planning Commission recommended approval of Ordinance No. 87-111, which would have amended the 1986-87 Capital Budget so as to appropriate \$300,000 for studies to determine the feasibility of establishing a Downtown Conservation Area and to develop a plan for implementation. The area was to be bounded generally by First, Grace, Fourth and Marshall Streets. A component of the studies was a housing market analysis. That ordinance was subsequently stricken by City Council, and the subject paper was introduced as a substitute in order to narrow the scope of studies but broaden the geographical area to be addressed.

The subject ordinance would allocate \$190,000 for a new Capital project identified as "Downtown Housing Feasibility Study." The study would include the entire Downtown area, bounded generally by Belvidere Street, the James River, and Interstates 95 and 64. The primary objectives of the study would be to determine the market and economic feasibility of various housing types and other mixed uses, and to determine the best locations, architectural and urban design criteria, and financing techniques. The structural conditions studies of existing buildings and Conservation Area implementation plan components of the original project are not included, which results in a substantial reduction in total cost of professional services.

Should the conclusions of the Housing Feasibility Study suggest establishing a conservation area as a means of implementation, a specific area could be identified and the necessary further studies and implementation plans could be authorized by subsequent City Council action.

The Honorable Council
Ordinance No. 87-162

-2-

July 7, 1987

The subject paper provides for a more comprehensive analysis of housing and related mixed use development opportunities throughout the Downtown area. It would further Downtown Plan objectives of encouraging residential development in the Downtown area, and would complement other Downtown revitalization efforts. Funds for the study would be financed from the Reserve Fund for Permanent Public Improvements. The amendment would increase the total amount of the 1986-87 Capital Budget from \$44,464,495 to \$44,654,495.

Very truly yours,



Jon P. Weersing
Secretary

JPW:lk

cc: Director - Budget Bureau
Director - Department of General Services