

INTRODUCED: December 9, 2024

AN ORDINANCE No. 2024-320

To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a GRTC Downtown Transfer Hub Site Memorandum of Understanding between the City of Richmond and the Greater Richmond Transit Co. for the purpose of constructing a permanent transfer hub and mixed-use development at 500 North 10th Street.

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 13 2025 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the Chief Administrative Officer, for and on behalf of the City of Richmond, be and is hereby authorized to execute a GRTC Downtown Transfer Hub Site Memorandum of Understanding between the City of Richmond and the Greater Richmond Transit Co. for the purpose of constructing a permanent transfer hub and mixed-use development at 500 North 10th Street. The GRTC Downtown Transfer Hub Site Memorandum of Understanding shall be approved as to form by the City Attorney and shall be substantially in the form of the document attached to this ordinance.

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

§ 2. This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:



CITY ATTORNEY'S OFFICE



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Master

File Number: Admin-2024-1355

File ID: Admin-2024-1355

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

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In Control: City Clerk Waiting Room

Department:

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File Created: 10/24/2024

Subject:

Final Action:

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Agenda Date: 11/12/2024

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Patron(s):

Enactment Date:

Attachments: ADMIN-2024-1355 WD Ordinance - GRTC Downtown Transfer Hub - AATF, ADMIN 2024-1355 GRTC Downtown Transfer Hub MOU (clean)

Enactment Number:

Contact:

Introduction Date:

Drafter: Dironna.Clarke@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/24/2024	Dironna Clarke	Approve	10/28/2024
1	2	10/24/2024	Bobby Vincent	Approve	10/28/2024
1	3	10/24/2024	Robert Steidel	Approve	10/28/2024
1	4	10/25/2024	Sabrina Joy-Hogg	Approve	10/30/2024
1	5	10/25/2024	Jeff Gray	Approve	10/29/2024
1	6	10/28/2024	Lincoln Saunders	Approve	11/5/2024
1	7	10/28/2024	Caitlin Sedano - FYI	Notified - FYI	
1	8	11/12/2024	Mayor Stoney	Approve	11/13/2024
1	9	11/12/2024	Cordell Hayes - FYI	Notified - FYI	

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2024-1355

O&R REQUEST

DATE: October 23, 2024 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer

THROUGH: Sabrina Joy-Hogg, Senior DCAO

THROUGH: Robert Steidel, DCAO, Operations

THROUGH: Bobby Vincent Jr., Director of Public Works

FROM: Dironna Moore Clarke, Deputy Director, Office of Equitable Transit & Mobility

RE: **TO AUTHORIZE THE CHIEF ADMINISTRATIVE OFFICER, FOR AND ON BEHALF OF THE CITY OF RICHMOND, TO EXECUTE A GRTC DOWNTOWN TRANSFER HUB SITE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF RICHMOND AND THE GREATER RICHMOND TRANSIT CO. FOR THE PURPOSE OF CONSTRUCTING A PERMANENT TRANSFER HUB AND MIXED-USE DEVELOPMENT AT 500 NORTH 10TH STREET.**

ORD. OR RES. No.

PURPOSE: To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Memorandum of Understanding (MOU) by and between the City of Richmond and the Greater Richmond Transit Company (GRTC) to enable development and construction of a permanent downtown bus transfer hub and mixed-use development at 500 N. 10th Street (Site) or 808 E. Clay Street (Alternative site).

BACKGROUND: GRTC currently occupies the surface lot at 808 E. Clay Street as their temporary Transfer Plaza. The Public Safety Building property was sold by the City and is being demolished and redeveloped. Hence, the properties at 500 N. 10th Street (Site) or 808 E. Clay Street (Alternative site) are being asked by GRTC to be considered for the development of a permanent downtown bus transfer hub and mixed-use development. The purpose of the MOU is to establish an understanding between all Parties on the following:

- The pathway for GRTC to advance development of the Permanent Transfer Hub at the Site.
- The shared vision and goals for the future development of the Permanent Transfer Hub in Downtown Richmond as a catalyst for the City Center redevelopment plan and transit-oriented development in Richmond.
- The roles and responsibilities of each Party in the development of the Permanent Transfer Hub.

GRTC, through federal dollars currently have a site condition process underway, and the design and construction will follow on the preferred 500 N. 10th Street site. The site of the current temporary Transfer Plaza has also been identified as an alternative site location.

COMMUNITY ENGAGEMENT: Richmond Connects, adopted in March 2024, is the City’s largest transportation planning effort to date. It was developed to provide leadership with a ranked list of priority transportation projects and priority programs. The Downtown Transfer Center project emerged as a top priority for Richmonders through the Richmond Connects process. The Office of Equitable Transit and Mobility (OETM) has been commended and nationally recognized for the level and depth of engagement, that was underwent for Richmond Connects.

OETM engaged the public in an intensive, equity focused, planning process from Spring 2021 to Winter 2024 while completing the Path to Equity: *Policy Guide for Richmond Connects* and the Richmond Connects Strategic and Action Plans. During that time, 6 rounds of engagement and community feedback were completed. Through community pop-ups, paid focus groups, neighborhood events, canvassing, social media, telephone town halls, online surveys, and email blasts, the team touched over 20,000 Richmonders in some way during the process. In the last round of engagement alone, over 8,000 Richmonders completed a survey to indicate which projects were the most pressing for their neighborhood; and more than 10,000 surveys were collected and analyzed throughout the Path to Equity and Richmond Connects processes. Throughout this process the team also consulted at key milestones with an Advisory Committee and Steering committee comprised of city leaders, staff experts across various departments, regional and community planning partners, advocacy groups, business and real estate groups, and paid citizen ambassadors.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: The GRTC Downtown Transfer Hub project conforms to the Equitable Transportation vision set forth in the Richmond 300 master plan by expanding and improving walking and public transit infrastructure. No other governmental agency approval is required.

This project helps met several goals laid out in Richmond 300, as described below:

- **Goal 6: Land Use and Transportation Planning-** Align future land use and transportation planning to support a sustainable and resilient city.
- **Goal 15: Clean Air-** Improve the air quality within the city and the region, achieve a 45% reduction in greenhouse gas emissions within the city by 2030, and achieve net zero greenhouse gas emissions within the city by 2050 via RVAgreen 2050.
- **Goal 17: Resilient & Healthy Communities-** Positively adapt to the effects of a changing climate via RVAgreen 2050 and ensure that all residents have equitable access to nature and a

healthy community.

FISCAL IMPACT: N/A

DESIRED EFFECTIVE DATE: Immediate upon adoption

REQUESTED INTRODUCTION DATE: November 12, 2024

CITY COUNCIL PUBLIC HEARING DATE: December 9, 2024

REQUESTED AGENDA: Consent Agenda

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing and Transportation Standing Committee Meeting.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: None.

AFFECTED AGENCIES: Department of Public Works.

RELATIONSHIP TO EXISTING ORD. OR RES.: N/A

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: GRTC Downtown Transfer Hub Site Memorandum of Understanding

STAFF: Dironna Moore Clarke, Office of Equitable Transit and Mobility x3074

GRTC Downtown Transfer Hub Site Memorandum of Understanding

This Non-Binding Memorandum of Understanding (“**MOU**”) is entered into this _____ (“**Effective Date**”) by and between the City of Richmond, Virginia (“**City**”) and the Greater Richmond Transit Company (“**GRTC**”) (each a “**Party**”, together the “**Parties**”) to record the mutual understanding and intent of the Parties to enable the construction of a permanent downtown bus transfer hub and mixed-use development (“**Permanent Transfer Hub**”) at the site of the former public safety building, parcel ID E0000235001, located at 500 N 10th Street (“**Site**”). The site of the current temporary transfer station, parcel ID N0000009001, located at 808 E Clay Street, Richmond, VA 23219 has been identified as an alternative site location (“**Alternative Site**”).

I. Objectives

The purpose of the MOU is to establish an understanding between all Parties on the following:

- The pathway for GRTC to advance development of the Permanent Transfer Hub at the Site.
- The shared vision and goals for the future development of the Permanent Transfer Hub in Downtown Richmond as a catalyst for the City Center redevelopment plan and transit-oriented development in Richmond.
- The roles and responsibilities of each Party in the development of the Permanent Transfer Hub.

II. Project goals

The Parties’ shared goals for the development of the Permanent Transfer Hub are to:

- Minimize disruption to transit riders and bus operations.
- Improve the rider experience for GRTC bus users and operators by including transit amenities, such as:
 - Public restrooms
 - Weather protected waiting space
 - Improved signage and wayfinding
 - Vending machines
 - Bike storage
 - Layover space for GRTC operators
- Advance a dense, mixed-use transit-oriented development that prioritizes an activated ground-level and aims to increase housing opportunities in Downtown Richmond.
- Establish multi-modal access, pedestrian safety, accessibility, and equitable transit opportunities.

- Act as a catalyst for the City Center redevelopment by ensuring development of the Permanent Transfer Hub aligns with the City Center goals and vision.
- Maximize opportunities to secure state and federal funding, including but not limited to Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grants; Transit Infrastructure Finance and Innovation Act (TIFIA) funding/Railroad Rehabilitation & Improvement Financing (RRIF); state Smart Scale funding; and Virginia Department of Rail and Public Transportation grants to enhance project feasibility.

III. Roles & Responsibilities

While the Parties will work collaboratively to support the development of the Permanent Transfer Hub, each Party shall have the following roles and responsibilities:

GRTC:

- Serve as project manager for the development of the Permanent Transfer Hub.
- Establish and convene a working group to include City staff and other key stakeholders at the discretion of GRTC to inform the Permanent Transfer Hub development.
- Secure state and federal funding for the development of the Permanent Transfer Hub.
- Obtain project approvals from the Federal Transit Administration and GRTC Board of Directors.

City:

- Enable GRTC to advance development of the Permanent Transfer Hub at the Site, including the intent to transfer the Site to the Economic Development Authority of the City of Richmond, Virginia.
- Actively participate in the working group to ensure development of the Permanent Transfer Hub aligns with City priorities, including:
 - Ensuring alignment with the City Center and Richmond300 plans
 - Creating pathways to enable affordable housing
 - Supporting equitable transit in line with the Path to Equity plan
- Facilitate expeditious project review and approvals by City agencies.

IV. Implementation

GRTC intends to establish and convene a working group to oversee the implementation of the development of the Permanent Transfer Hub. Each Party will be responsible for assigning staff to support the project. The working group

will include the Chief of Staff of GRTC, the Deputy Director of the City's Office of Equitable Transit and Mobility, and the Deputy Chief Administrative Officer for the City's Economic and Community Development Portfolio. GRTC will lead the coordination, through the creation and maintenance of a schedule and workplan.

V. Other terms and conditions

- A. Non-Binding Agreement. The Parties agree that this MOU reflects only a statement of current intent to conduct further discussions and explore mutually beneficial potential development opportunities of the Permanent Transfer Hub at the Site and does not constitute a binding agreement. This MOU does not constitute an intention to commit funds or resources or to incur expenditure. No Party has any authority to make commitments of any kind for or on behalf of another Party without such Party's prior written consent. Only those rights and obligations that are set forth in definitive written agreements, if any, duly authorized, executed, and delivered by all parties thereto, will create any legally binding rights, obligations or consequences with respect to the subject matter thereof or of this MOU.
- B. Costs and Expenses. Each Party will bear its own costs and expenses regarding the conduct of discussions and activities described in this MOU. The Parties acknowledge that each Party must obtain budgetary approval to ensure funds are available prior to such Party making any commitments or incurring any obligations.
- C. Publicity. Any news release, public announcement, advertisement, media interview, speech, presentation, brochure, video, exhibit or Internet posting prepared by any Party for release in connection with this MOU and the subject matter hereunder shall have the written concurrence of the Parties prior to release.

IN WITNESS WHEREOF, GRTC and the City have caused this Memorandum of Understanding to be executed by their duly authorized officers as of the date first above written.

SIGNATURES ON FOLLOWING PAGE

Greater Richmond Transit Company

By: _____
Sheryl Adams, CEO

City of Richmond

By: _____
Lincoln Saunders, Chief Administrative Officer

Approved as to Form



Assistant City Attorney