

INTRODUCED: April 27, 2026

AN ORDINANCE No. 2026-110

To amend City Code § 8-555, concerning fees for temporary use of Main Street Station, to modify the fee schedule.

\_\_\_\_\_  
Patron – Mayor Avula

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: MAY 26 2026 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That section 8-555 of the Code of the City of Richmond be and is hereby **amended** as follows:

**Sec. 8-555. Fees for temporary use of Main Street Station.**

This section applies to that portion of City-owned real estate located in the block bounded generally by East Main Street to the south, North 15th Street and Interstate 95 to the west, East Broad Street to the north, and Ambler Street and Crane Street to the east. The Chief Administrative Officer, or the designee thereof, is authorized to license Main Street Station or any portion thereof

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADOPTED: \_\_\_\_\_ REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

for temporary use by the public in the manner provided and to the extent permitted by Section 8-2 only for the following fees:

<i>Description</i>			<i>Fee</i>
Fees for temporary use of Main Street Station:			
(1)	Head house:		
	a.	Sunday through Thursday:	
		1. All day package	\$5,000.00
	b.	Friday through Saturday:	
		1. All day package	\$7,500.00
(2)	Train shed (first floor only):		
	a.	Sunday through Thursday:	
		1. All day package	<del>[\$3,500.00]</del> \$1,000.00
	b.	Friday through Saturday:	
		1. All day package	<del>[\$4,000.00]</del> \$1,500.00
(3)	Train shed (second floor only):		
	a.	Sunday through Thursday:	
		1. All day package	\$13,000.00
	b.	Friday through Saturday:	
		1. All day package	\$19,000.00
(4)	Commercial kitchen:		
	a.	Ice maker rental	\$500.00
	b.	Plate warmer, for each rental	\$250.00
	c.	<del>[Stand alone rental]</del> All day package	<del>[\$2,500.00]</del> \$1,500.00
	d.	<del>[Add on rental to event]</del> Kitchen and Square package	<del>[\$1,000.00]</del> \$2,000.00
(5)	North Plaza and North Plaza Parking Lot:		
	a.	<del>[Add on rental to event:]</del> All day package	
		1. Sunday through Thursday	<del>[\$500.00]</del> \$1,500.00
		2. Friday through Saturday	<del>[\$1,000.00]</del> \$2,000.00
	<del>[b.]</del>	<del>[Stand alone rental:]</del>	
		<del>[1.]</del> <del>[Sunday through Thursday]</del>	<del>[\$1,000.00]</del>
		<del>[2.]</del> <del>[Friday through Saturday]</del>	<del>[\$1,500.00]</del>
(6)	The Square:		
	a.	Sunday through Thursday	<del>[\$750.00]</del> \$1,000.00
	b.	Friday through Saturday	<del>[\$1,000.00]</del> \$1,500.00
(7)	The Gallery at Main Street Station, per month		\$500.00
(8)	Multi-space pricing:		
	a.	If a licensee rents the train shed (second floor only), pricing for the head house for the same rental period will be reduced to 50 percent	
(9)	Train shed (second floor only) set-up pricing:		

	a.	Licensee may rent space for set-up days at a 50 percent rate	
(10)	<u>The T space</u>		
	a.	<u>Sunday through Thursday</u>	<u>\$2,000.00</u>
	b.	<u>Friday through Saturday</u>	<u>\$2,500.00</u>
(11)	<u>The Showroom, per month</u>		<u>\$250.00</u>
(12)	<u>Interdepartmental use fee (unless waiver approved by Main Street Station staff)</u>		
	a.	<u>Headhouse</u>	<u>\$750.00</u>
	b.	<u>Square</u>	<u>\$250.00</u>
	c.	<u>T space</u>	<u>\$500.00</u>
	d.	<u>Shed</u>	<u>\$1,500.00</u>
	e.	<u>Kitchen</u>	<u>\$150.00</u>

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

**O&R REQUEST**

**DATE:** February 12, 2026

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Danny Avula, Mayor

**THROUGH:** Odie Donald II, Chief Administrative Officer

**THROUGH:** Al Wiggins, Deputy Chief Administrative Officer

**THROUGH:** Bobby Vincent Jr., Director of Public Works

**THROUGH:** Andy Boenau, Director of Department of Transportation

**THROUGH:** Dironna Moore Clarke, Deputy Director, Department of Transportation

**RE:** **TO AMEND CODE § 8-555 , CONCERNING FEES FOR THE TEMPORARY USE OF MAIN STREET STATION, FOR THE PURPOSE OF REVISING THE SCHEDULE OF FEES FOR THE TEMPORARY USE OF MAIN STREET STATION.**

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To revise Chapter 8 City-Owned Real Estate, Article XIII, Section 8-555 Fees for temporary use of Main Street Station to reflect market adjustments, new revenue sources, and fees for interdepartmental use.

**BACKGROUND:** The Chief Administrative Officer, or the CAO’s designee, is authorized to license Main Street Station, or any portion thereof, for temporary public use in accordance with Section 8-2, as applicable to designated areas of Main Street Station. The fee schedule for such uses was last updated in 2024.

Since that time, construction of the Shockoe Valley Institute has reduced the available square footage of the first-floor shed space, necessitating a corresponding reduction in the associated rental fee. Staff have also evaluated use of the kitchen facilities and simplified the related fees to encourage increased utilization and revenue.

In addition, staff have identified opportunities for new revenue by combining the North Plaza and adjacent parking area into a single “T-space” encompassing a substantial portion of the first floor, and by adjusting the fee for the Square space. Staff have further reviewed the growing number of interdepartmental requests to use the venue and the costs incurred in supporting such events, and therefore propose establishing fees for interdepartmental use.

**COMMUNITY ENGAGEMENT:** Upon adoption, revised rental fees will be communicated to new prospective customers and to city departments. Existing customers who have already signed a contract for facility rental beyond the effective date will maintain the contracted fee value.

**STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL:** Efficient and high quality service delivery, responsive, accountable, and innovative government.

**FISCAL IMPACT:** Updated pricing will increase Main Street Station revenue.

**DESIRED EFFECTIVE DATE:** Immediate upon adoption

**REQUESTED INTRODUCTION DATE:** April 13, 2026

**CITY COUNCIL PUBLIC HEARING DATE:** April 27, 2026

**REQUESTED AGENDA:** Consent Agenda

**RECOMMENDED COUNCIL COMMITTEE:** Finance and Economic Development

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** None.

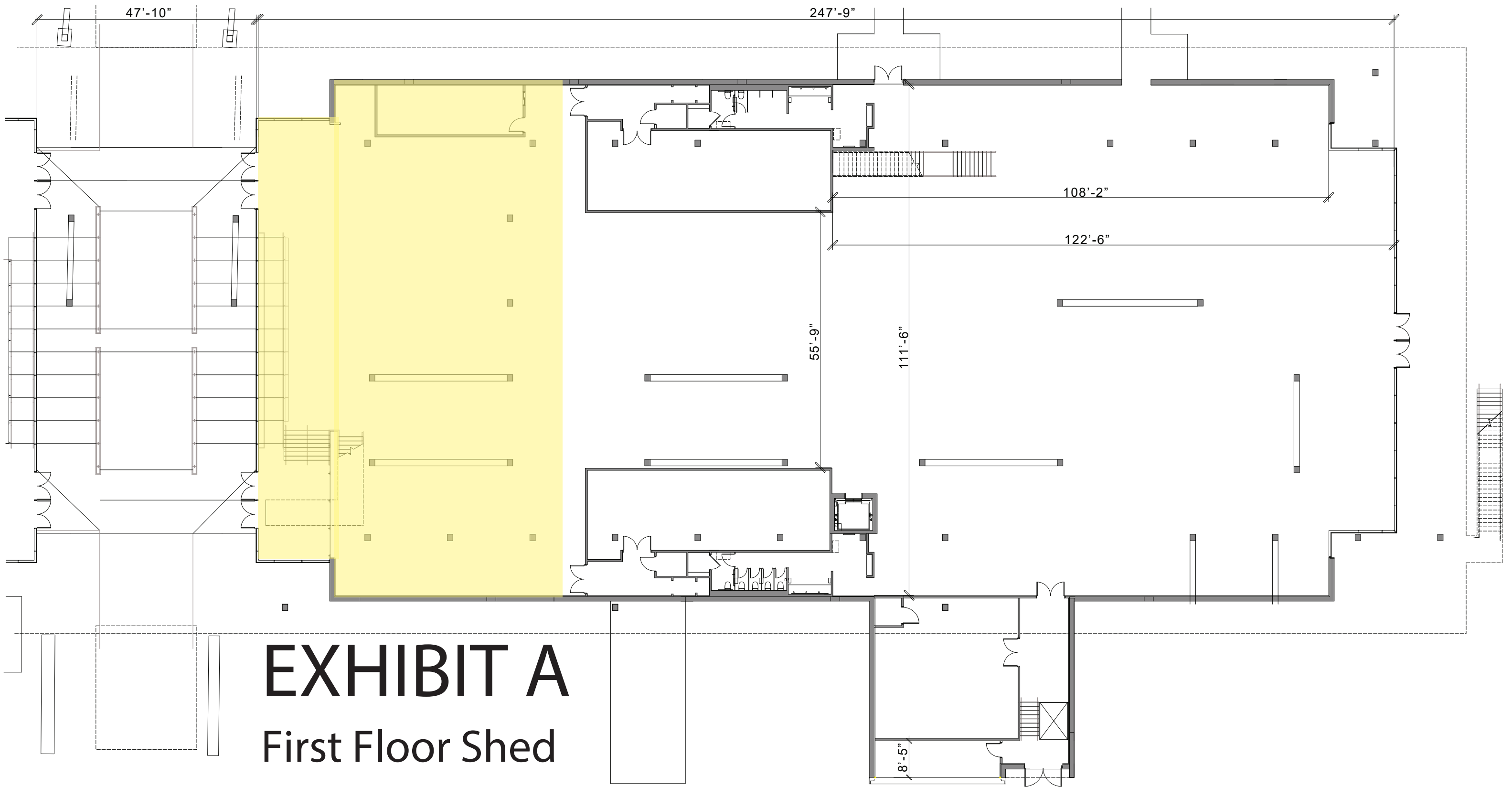
**AFFECTED AGENCIES:** Department of Public Works.

**RELATIONSHIP TO EXISTING ORD. OR RES.:** Ord. No. 2020-202

**REQUIRED CHANGES TO WORK PROGRAM(S):** None.

**ATTACHMENTS:** Exhibit A, B, C, D, & E

**STAFF:** Dironna Moore Clarke, Deputy Director, Department of Transportation  
Crystal Lowery, Programs and Operations Supervisor, Main Street Station

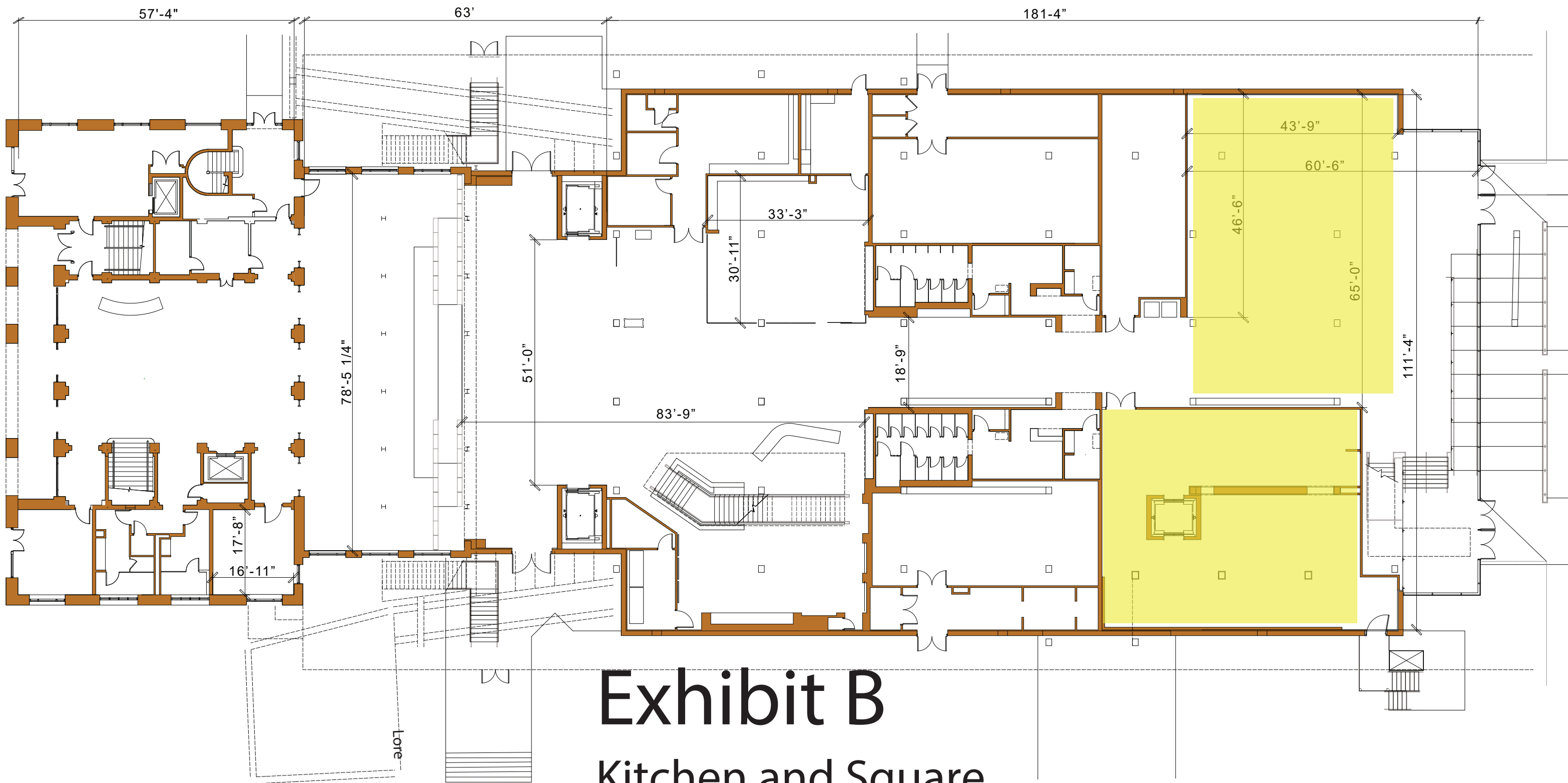


# EXHIBIT A

## First Floor Shed

### First Floor Plan

Shed - North of Franklin Street



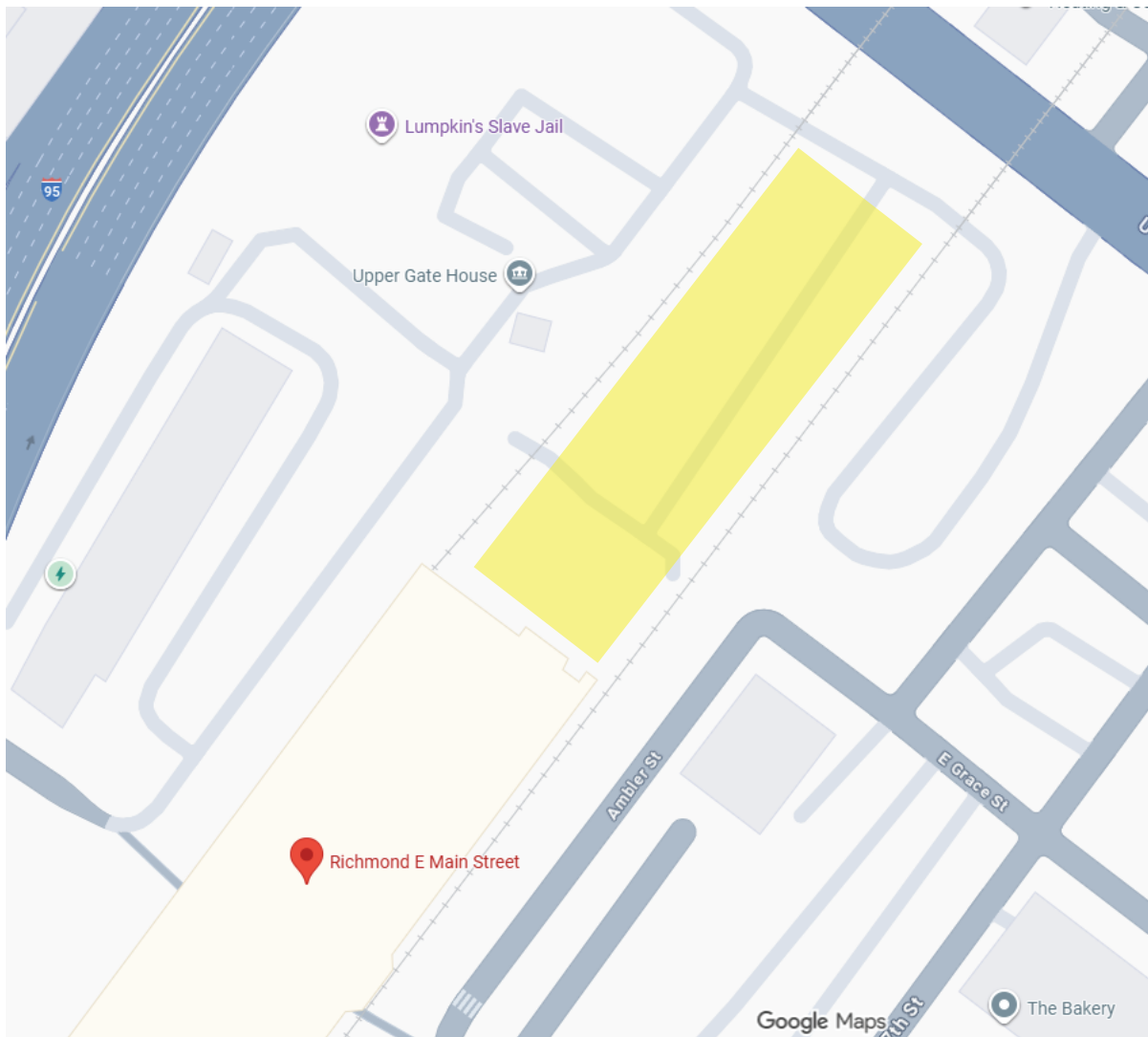
# Exhibit B

## Kitchen and Square

**First Floor Plan**  
 Head House & Shed - South of Franklin Street

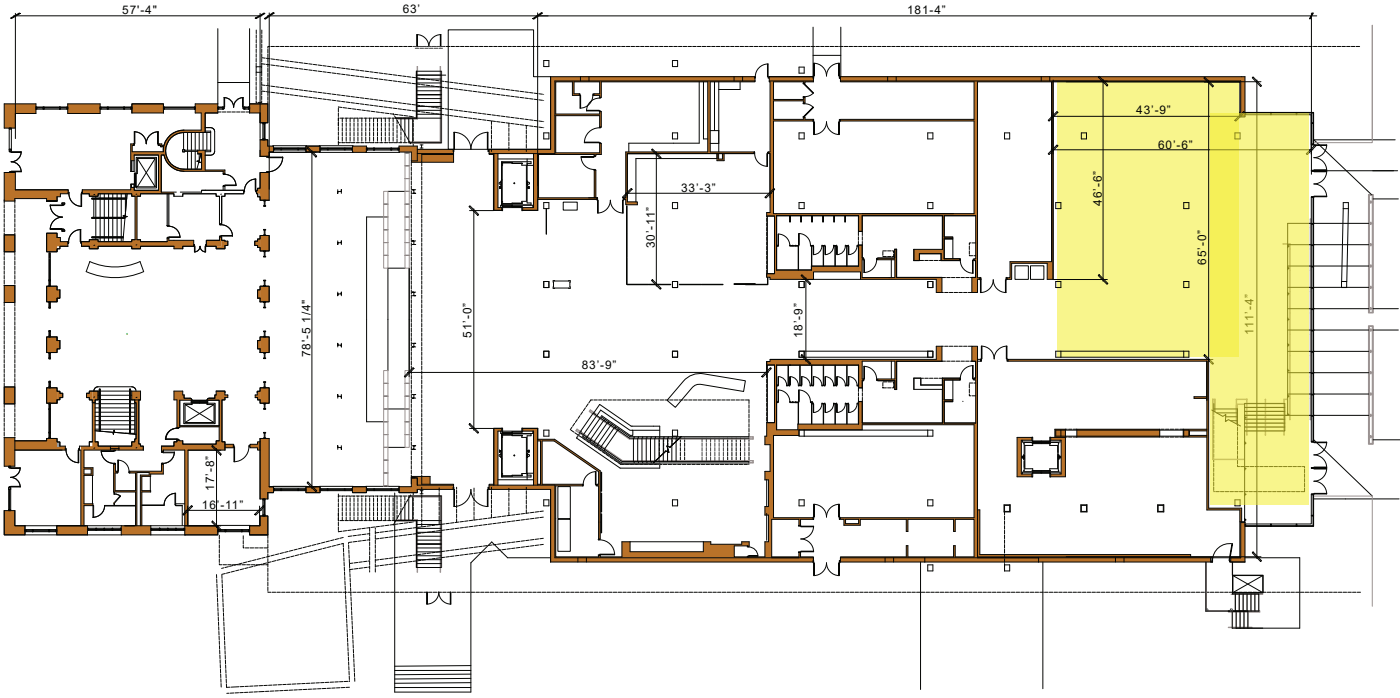
# EXHIBIT C

## North Plaza & North Plaza Parking Lot



# EXHIBIT D

## Square

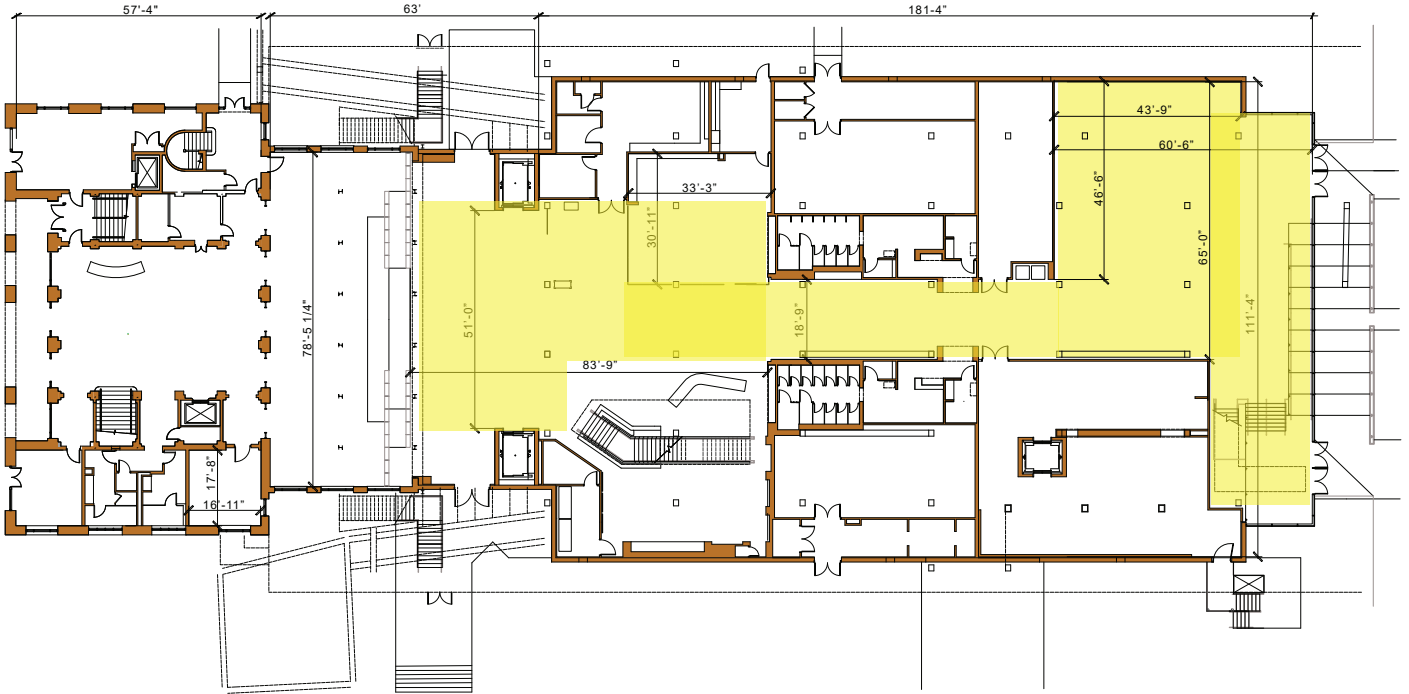


 **First Floor Plan**  
Head House & Shed - South of Franklin Street

1500 E. Main Street  
Richmond, VA 23219  
800-872-7245

# EXHIBIT E

## The T-Space



**First Floor Plan**  
Head House & Shed - South of Franklin Street

1500 E. Main Street  
Richmond, VA 23219  
800-872-7245