



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2021-126:** To amend Ord. No. 2021-051, adopted May 11, 2020, which accepted a program of proposed Capital Improvements Projects for Fiscal Year 2020-2021 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2020-2021, and determined a means of financing the same, by (i) establishing a new project for the Department of Social Services in the City Facilities category called the “DSS Marshall Plaza” project and by (ii) transferring \$3,607,410.44 from the Reserve Fund for Permanent Public Improvements and appropriating \$3,607,410.44 of transferred funds to the Capital Budget for Fiscal Year 2020-2021 for the new DSS Marshall Plaza project in the City Facilities category for the purpose of renovating the Marshall Plaza Building located at 900 E Marshall Street for use by the Department of Social Services.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** May 17, 2021

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#### **PETITIONER**

Shunda Giles, Director of Social Services

#### **PURPOSE**

DSS requests the appropriation of \$3,607,410.44 from the Reserve Fund for Permanent Public Improvements to the FY2021 CIP budget, to amend Ordinance 2020-051 in order to fund the new capital improvement project entitled DSS Marshall Plaza which is located at 900 East Marshall Street, Richmond, VA 23219.

#### **SUMMARY & RECOMMENDATION**

Ord. No. 2020-211 adopted Oct. 12, 2020 authorized the Chief Administrative Officer to accept (up to) \$3,900,000 from Advantage Richmond Corporation, and assign (up to) \$3,900,000 to the Reserve Fund for Permanent Public Improvements established by City Code §12-4.

Upon dissolution of Advantage Richmond Corporation, \$3,607,410.44 was appropriated to the Reserve Fund for Permanent Public Improvements 900 East Marshall Street (“Marshall Plaza”). The fiscal impact in accepting these funds allowed for the Department of Social Services to have a cash balance available to make capital improvements at Marshall Plaza.

Documented in the Budget Amendment Necessary section of Ord. No 2020-211 was the intent to “request a budget amendment at a later time to appropriate funds to finance improvements included in the capital budget”.

Staff recommends approval of the ordinance.

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## **FINDINGS OF FACT**

### **Site Description**

The property contains 1.64 acres and is located at the northeast corner of East Marshall Street and North 9<sup>th</sup> Street. The property is improved with a three-story office building, which houses the City of Richmond Department of Social Services, and a wooded plaza that is directly across East Marshall Street from City Hall.

### **Proposed Use of the Property**

The property will continue to be used as offices for the Department of Social Services.

### **Master Plan**

Richmond 300 recommends a land use category of Downtown Mixed-Use for the property. Primary uses include retail/office/personal service, multi-family residential, cultural, institutional, government, and open space. There are no secondary uses specified.

### **Zoning & Surrounding Area**

The property and all other properties within the vicinity are located within the B-4 Central Business District. The property is bordered to the north by the Public Safety Building property, which is planned for redevelopment. To the east of the property are buildings used by VCU for its medical campus and the Valentine Museum. To the west of the property are the John Marshall Circuit Court Building and the John Marshall House. To the south of the property is City Hall.

### **Staff Contact:**

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