

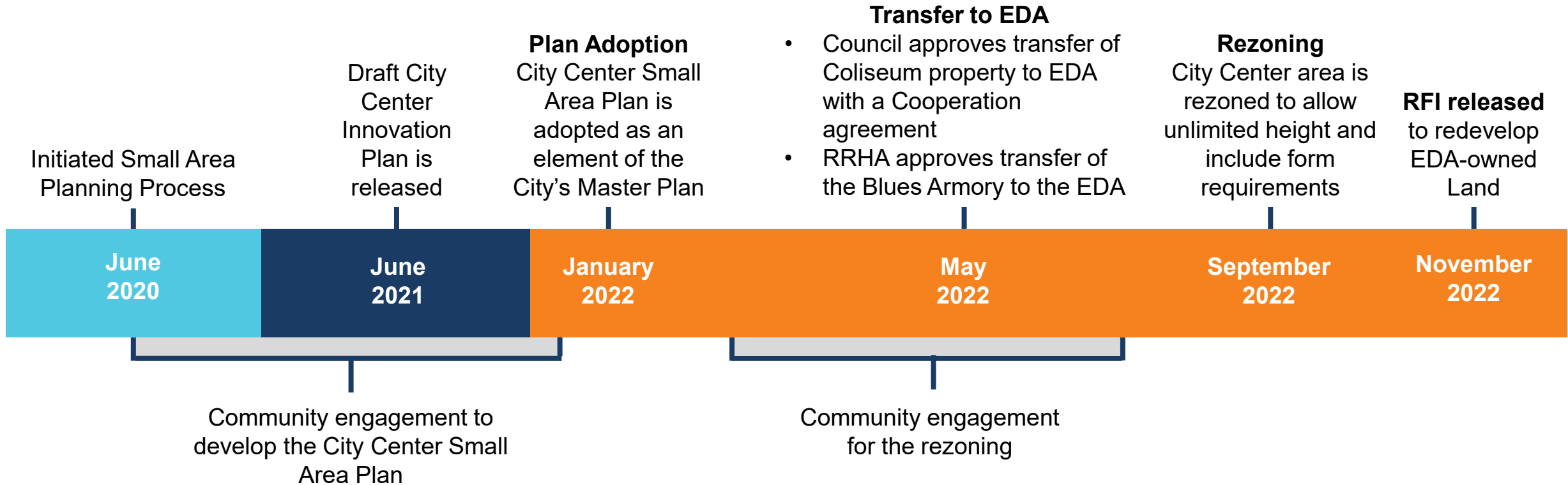


# City Center | Richmond, VA



December 5<sup>th</sup>, 2022

# Milestones



# Selection Process



## Request for Interest (RFI)

Respondents provide qualifications and vision for the project

Issued: Nov 3  
Due: Dec 20

## Short List

Evaluation Panel reviews RFI responses and short lists respondents who are issued the RFO

Announcement:  
Winter 2023\*

## Request for Offers (RFO)

Respondents provide details on their proposed project and an offer

Issue: Winter 2023\*

## Preferred Team

EDA and GRCCA select preferred development team and begin required approvals

Announcement:  
Spring 2023\*

\*The EDA and GRCCA reserves the right, at their joint sole discretion to change or deviate from the dates identified.

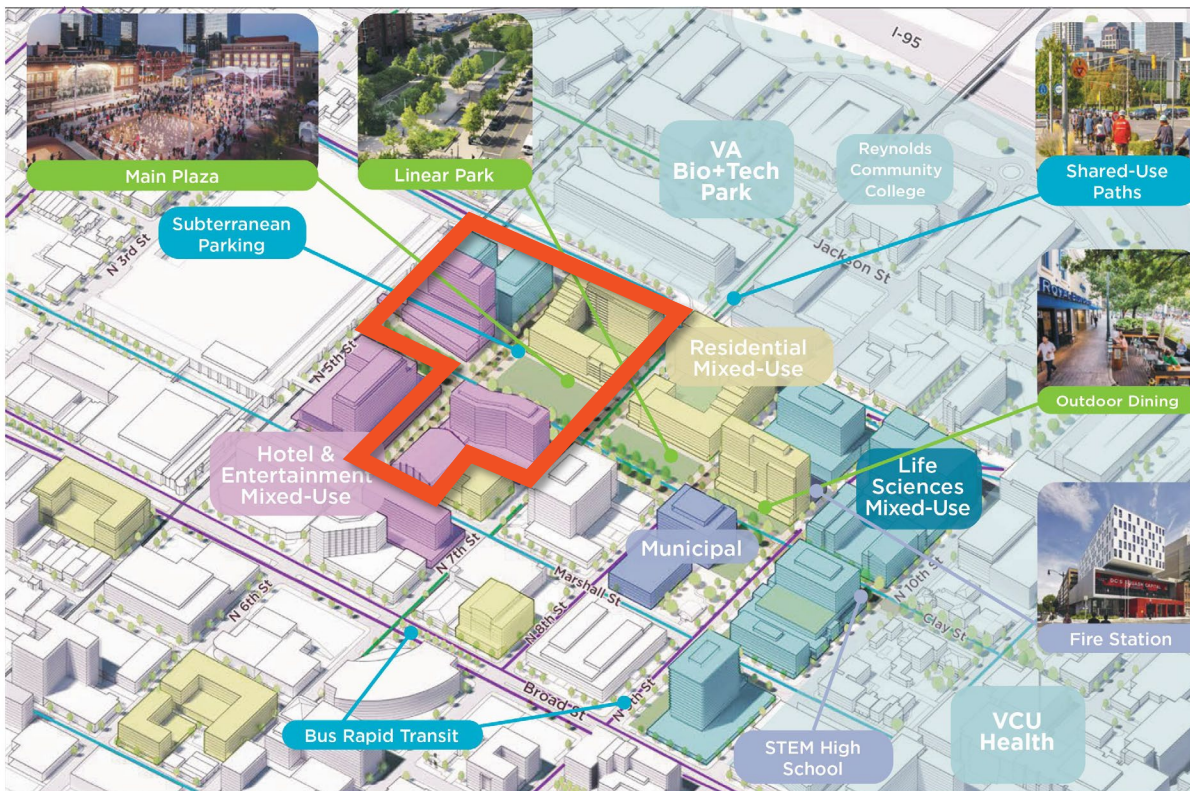
# Development Goals

1. **Demolition:** Demolish the Richmond Coliseum
2. **Blues Armory:** Adaptive reuse of historic Blues Armory building
3. **Infrastructure:** Upgrade water, sewer, road, and other infrastructure. Reconnect N. 6<sup>th</sup> St. and E. Clay St., and create a new street parallel to E. Leigh St.
4. **Hotel:** Develop a signature minimum 500 key headquarter hotel with meeting spaces
5. **Office:** Develop signature Class-A office space(s) including biotech and life sciences-focused research office buildings



# Development Goals

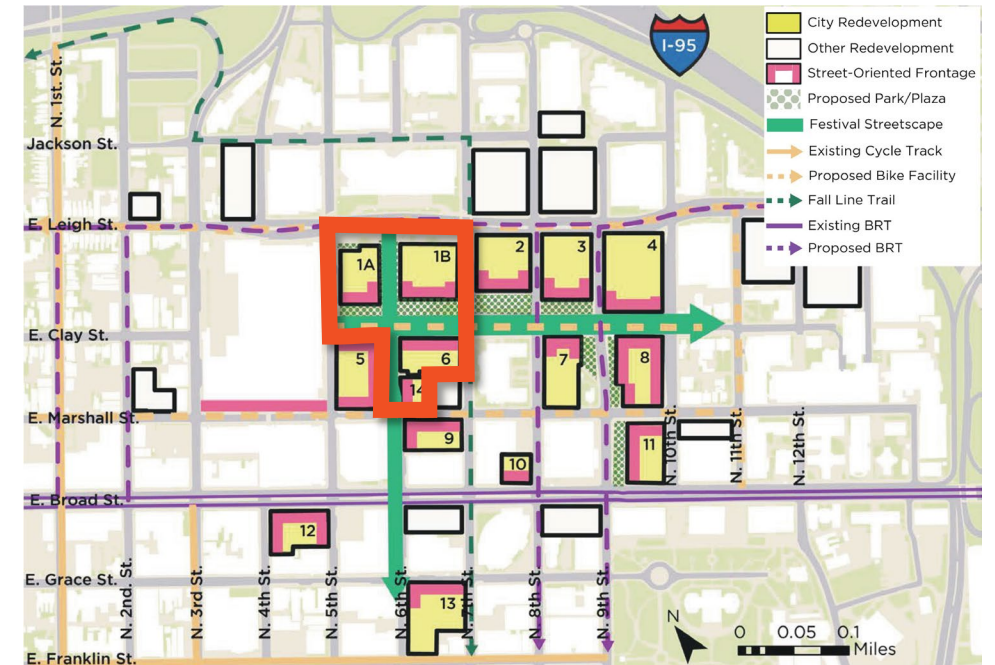
- 6. Residential:** Create a significant number of new housing units. Include rental units affordable to households with incomes as low as 30% of AMI and for-sale units affordable to households with incomes as low as 70% of AMI
- 7. Retail:** Integrate retail uses at ground level
- 8. Parking:** Utilize a shared parking strategy with ideally no surface parking



Note: This image illustrates the potential shape and scale of buildings and open space; however, as these areas develop, the exact design and scale of the buildings and spaces may be different from what is depicted in this conceptual illustration. The exact location of specific uses may also adjust overtime.

# Development Goals

9. **Transit:** Design the site to take advantage of existing bus service
10. **Bicycle & Pedestrian:** Prioritize walking and biking on all streets
11. **Public Open Space:** Develop a grand public open space that can be programmed by the Convention Center
12. **Quality Design:** Utilize high-quality, distinctive architecture to establish a visible landmark location
13. **Sustainable Development:** Incorporate state-of-the-art technology for construction that promotes sustainable building methods



*Note: This image illustrates the potential shape and scale of buildings and open space; however, as these areas develop, the exact design and scale of the buildings and spaces may be different from what is depicted in this conceptual illustration. The exact location of specific uses may also adjust overtime.*

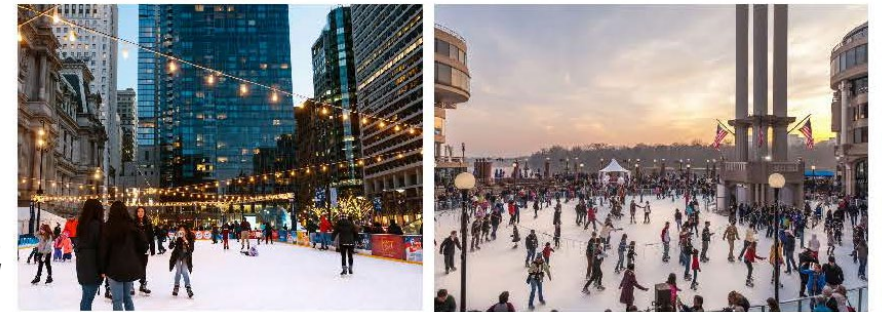
# Community Goals

- 1. Families and Children:** Incorporate features, destinations, and amenities that welcome families and children
- 2. Connectivity:** Connect the area to the surrounding neighborhoods
- 3. Sustainable District:** Utilize a systems approach to create a resilient and sustainable district
- 4. Employment:** Create meaningful employment opportunities for local residents
- 5. Minority Business Enterprises and Emerging Small Businesses:** Include minority business enterprises and emerging small businesses in the development, design, financing, management, ownership, equity, and construction of project

*Note: These images illustrates the potential shape and scale of buildings and open space; however, as these areas develop, the exact design and scale of the buildings and spaces may be different from what is depicted in this conceptual illustration. The exact location of specific uses may also adjust overtime.*



**Ice Rink**



# Fiscal Goals

1. **Revenue:** Generate new revenues for the EDA, GRCCA, and the City
2. **Financing:** Utilize financing approaches that minimize public investment and maximize private investment
3. **Community Fund:** Create a fund to support technical assistance and offset costs for minority business enterprises and emerging small businesses; fund post-secondary scholarships for Richmond Public School students eligible for free or reduced lunch



# Evaluation Criteria

Be a qualified and capable development team

Have experience with urban mixed-use projects

## Evaluation Criteria

Provide Equitable Development benefits

Have a solid understanding of the project with a sound financial approach

# Next Steps

**Submissions due:** December 20<sup>th</sup> between 10 A.M. and 2 P.M. ET at Main Street Station by hand delivery (see RFI submission criteria)

## Contact

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804-646-6348

[www.rva.gov/citycenter](http://www.rva.gov/citycenter)

**REQUEST FOR INTEREST**



**CITY CENTER**  
Richmond, VA

**This is a prime redevelopment opportunity in the heart of Richmond's life sciences innovation and tourism district.**

**Issuance date:** Thursday, November 3, 2022  
**City Center site visit date:** Tuesday, November 29, 2022, at 10:00 A.M. ET  
**Submission due:** Tuesday, December 20, 2022, between 10:00 A.M. ET and 2:00 P.M. ET

Neither Chapter 21 of the Code of the City of Richmond nor the Virginia Public Procurement Act apply to this RFI.

**Contact**  
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Thank you!



December 5<sup>th</sup>, 2022