



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

ORD. 2025-266: To declare surplus and direct the conveyance of the City-owned real estate known as 500 North 10th Street, consisting of 3.010± acres, for nominal consideration to the Economic Development Authority of the City of Richmond for the purpose of facilitating the redevelopment of such parcel as part of a transit-oriented, mixed-use project known as “City Center.”

To: City Planning Commission
From: Land Use Administration
Date: January 6, 2026

PETITIONER

City of Richmond

LOCATION

500 North 10th Street

SUMMARY

This ordinance is to direct the conveyance of the city-owned real estate commonly known as the former Public Safety Building and located at 500 N. 10th Street for nominal consideration to the Economic Development Authority of the City of Richmond for the purpose of advancing the redevelopment of 500 North 10th Street as part of a thriving, transit oriented mixed-use City Center.

The City Center Plan adopted by City Council in 2022 provides a framework for the redevelopment of the City Center area to catalyze the development of a thriving, mixed-use downtown. The City owns multiple parcels of underutilized real estate located within City Center, including the approximately 3.01-acre parcel located at 500 N. 10th Street and referred to in the records of the City Assessor as Parcel No. E00000235001 (the “PSB Parcel”). Pursuant to Ordinance No. 2024-320, the City and the Greater Richmond Transit Company (“GRTC”) entered into that certain non-binding GTRC Downtown Transfer Hub Site Memorandum of Understanding dated June 24, 2025 (the “City/GRTC MOU”) contemplating advancing the construction of dense mixed-use transit-oriented development and a permanent bus transfer hub within City Center. Section III of the City/GRTC MOU asserts the City’s intent to transfer the PSB Parcel to the EDA to enable advancement of redevelopment thereof in accordance with the goals set forth in the MOU and the City Center Plan.

This ordinance will authorize the City’s conveyance of the PSB Parcel to the EDA. Collectively, this ordinance and a companion ordinance authorizing a cooperation agreement between the City and the EDA will effectuate the City’s intent set forth in the MOU to convey the parcel to the EDA for the purpose of advancing the redevelopment of the property in coordination with GRTC.

Recommendation

The City Administration recommends approval of this conveyance.

FINDINGS OF FACT

Site Description

The property is an approximately 3-acre parcel of land located south of East Leigh Street between North 9th Street and North 10th Street.

Proposed Use of the Property

Future Mixed-Use Development

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Downtown Mixed-Use, which is defined as a central business district of the Richmond region features high-density development with office buildings, residential buildings, and a mix of complementary uses, including regional destinations in a highly walkable urban environment.

Development Style: Higher density pedestrian- and transit-oriented development encouraged on vacant or underutilized sites. Historic buildings are adapted for new uses. Future development should be urban in form and may be of larger scale than existing context. Plazas and setbacks create an engaging street life. Many buildings are vertically mixed-use. New developments continue or introduce a gridded street pattern to increase connectivity.

Ground Floor: Ground floor uses engage with and enliven the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged. Active commercial ground floor uses required on street-oriented commercial frontages.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal street frontages. Surface parking is prohibited as a principal use. Parking requirements are substantially less in these areas than other areas of the City and are largely eliminated.

Intensity: Buildings typically a minimum height of five stories.

Primary Uses: Retail/office/ personal service, multi-family residential, cultural, institutional, government, and open space.

Secondary Uses: Not applicable

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