



**City Of Richmond, Virginia
Office of the City Clerk**

Request to Withdraw Legislation

Paper Number: Res. No. 2014-R184

Chief Patron: Councilor Jonathan Baliles

Introduction Date: September 8, 2014

Chief Patron Signature: *Jon Baliles*

For Office Use Only

Attestation: *Paul Gend*

Effective Date: *11/11/14*

INTRODUCED: September 8, 2014

A RESOLUTION No. 2014-R184

As Amended

To request that the Chief Administrative Officer cause to be issued a request for proposals for the purpose of selecting a development company for the Boulevard Site.

Patrons – Mr. Baliles, President Samuels, Mr. Agelasto and Ms. Trammell

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: OCT 13 2014 AT 6 P.M.

WHEREAS, the City owns a parcel of land, consisting of approximately 60 acres located in a block bounded by North Boulevard, Hermitage Road and Avenue of Champions, hereinafter referred to as “the Boulevard Site”; and

WHEREAS, in January, 2008, the City issued a request for qualifications regarding the development of the Boulevard Site, which yielded no comprehensive proposals; and

WHEREAS, on May 14, 2012, the City Council adopted Ordinance No. 2012-34-70, which accepted a program of Capital Improvement Projects for the fiscal year commencing July 1, 2012, and the four fiscal years thereafter and appropriated \$3,375,000 for the Boulevard Redevelopment Preparation Project; and

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

WHEREAS, on May 27, 2014, City Council adopted Ordinance No. 2014-61-98, which accepted a program of Capital Improvement Projects for the fiscal year commencing July 1, 2014, and the four fiscal years thereafter and appropriated \$7,627,444 for the fiscal year commencing July 1, 2014, and ending June 30, 2015, for the Boulevard Redevelopment Preparation Project and reflected an anticipated future appropriation of an additional \$2,104,500 for the fiscal year commencing July 1, 2015, and ending June 30, 2016; and

WHEREAS, the City Council is of the opinion that the City should issue a request for proposals within [~~30~~] 90 days of the adoption of this resolution to select a developer for the Boulevard Site; and

WHEREAS, the City Council is of the opinion that the aforementioned request for proposals should not be restricted or limited by preconditions, should provide that responses may or may not include a Minor League baseball stadium and should represent a reasonable solution to help the City increase its retail tax base with mixed use development; and

WHEREAS, the City Council believes that it is in the best interests of the citizens of the City of Richmond that the Council request that the Chief Administrative Officer cause to be issued a request for proposals for demolition, development, sale, long-term lease or other disposition of the Boulevard Site within [~~30~~] 90 days after the adoption of this resolution; and

WHEREAS, the City Council believes that it is in the best interests of the citizens of the City of Richmond that the Council establish a policy that the Council will not approve any proposals for the development of the Boulevard Site until the City Administration has issued a request for proposals for the Boulevard Site and has received development proposals in response to such request; and

WHEREAS, the City Council is of the opinion that a six month exclusive option should be granted to the selected developer to prepare a development proposal for consideration by the City Administration and the Council;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the City Council hereby requests that the Chief Administrative Officer cause to be issued a request for [~~proposals for~~] qualifications for prospective contractors, purchasers or tenants regarding the demolition, development, sale, long-term lease or other disposition of the Boulevard Site that is not restricted or limited by preconditions, provides that responses may or may not include a Minor League baseball stadium, and represents a reasonable solution to help the City increase its retail tax base with mixed use development, within [~~30~~] 90 days after the adoption of this resolution.

BE IT FURTHER RESOLVED:

That the City Council hereby establishes a policy that the Council will not approve any proposals for the development of the Boulevard Site until the City Administration has issued the aforementioned request for qualifications and any subsequent request for proposals for the Boulevard Site and has received development proposals in response to such request.



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Ordinance/Resolution Request

TO Allen Jackson, Richmond City Attorney
Richmond Office of the City Attorney

THROUGH Lou Brown Ali
Council Chief of Staff *V. Jones for Lou Brown Ali*

FROM William E. Echelberger, Jr, Council Budget Analyst *[Signature]*

COPY Mr. Jonathan T. Baliles, 1st District Representative
Haskell Brown, Deputy City Attorney
Vincent Jones, Council Deputy Chief of Staff
Eli Wong, 1st District Council Liaison

DATE August 29, 2014

PAGE/s 1 of 2

TITLE North Boulevard Redevelopment

RECEIVED
AUG 29 2014
OFFICE OF CITY ATTORNEY

This is a request for the drafting of an **Ordinance** **Resolution**

REQUESTING COUNCILMEMBER/PATRON

Mr. Jonathan T. Baliles

SUGGESTED STANDING COMMITTEE

Organizational Development

ORDINANCE/RESOLUTION SUMMARY

The Patron requests a resolution to:

1. Request that within 30 days of passage of this resolution the Chief Administrative Officer cause a request for proposals to be issued for the purpose of selecting a developer for the Boulevard Site. The request for proposals:
 - a. Should not be restricted or limited by preconditions,
 - b. May or may not include a Minor League baseball stadium,
 - c. Represent market tested/reasonable solutions to help the City increase its retail tax base with appropriate and feasible mixed use development.
2. Express the sense of Richmond City Council that the selected development company shall be granted a six month exclusive option to prepare a development proposal for consideration by the administration and Council, and
3. Establish as a policy of Richmond city Council that it will not accept any proposals for the demolition, development, sale, long-term lease, or other disposition of the Boulevard Site or approve any development agreement for the Boulevard Site until:
 - a. The Administration has issued the request for proposals to develop the Boulevard Site in accordance with this resolution, and
 - b. The City has received development proposals for the Boulevard Site in response to the request for proposals.

BACKGROUND

Summary: The Boulevard site is 60+/- acres and is the largest contiguous land development property within the Richmond City limits. Richmond City Council has demonstrated its support for redevelopment of this property through its approval of funding for the Boulevard Redevelopment Preparation Project.

- **Ordinance No. 2012-34**, 2013 Capital Improvement Plan, provided \$3.4 million for the Boulevard Redevelopment Preparation Project.
- **Ordinance No. 2012-228**, which amended the 2013 Capital Improvement Plan, provided \$2.7 million for the Boulevard Redevelopment Preparation Project.
- **Ordinance No. 2014-61**, the 2014 Capital Improvement Plan, provides \$7.6 million for the Boulevard Redevelopment Preparation Project
- **Ordinance No. 2014-61**, the 2014 Capital Improvement Plan, projects the expenditure of an additional \$2.1 million for the Boulevard Redevelopment Preparation Project.

Since 2003 various general proposals have come forward for use of the Boulevard property:

- Redevelopment that includes a site for Richmond's Minor League baseball Stadium, and
- Redevelopment that does not include Richmond's Minor League baseball Stadium.

In January, 2008 the City of Richmond issued *REQUEST FOR QUALIFICATIONS #C08131-1 Regarding Development of THE BOULEVARD PROPERTY Owned by THE CITY OF RICHMOND.*

No comprehensive proposal for redevelopment has come forward.

In 2007, the City of Virginia Beach passed a resolution authorizing selection of a developer for the "Dome Site", and authorized that the selected development company be granted a six month exclusive option to prepare a development proposal. A copy of this resolution is attached.

In 2011, the city of Richmond followed a similar approach when it passed Ordinance no. 2011-R48. This resolution addressed the selection of developers for the City Stadium property and the former Greater Richmond Transit Company transfer station known as 100 and 101 South Davis Avenue.

Fiscal Impact:

The requested resolution has no fiscal impact.

FISCAL IMPACT STATEMENT

Fiscal Impact	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Budget Amendment Required	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Estimated Cost or Revenue Impact	None. (See Background.)	
Fiscal Summary	None. (See Background.)	

Attachment/s Yes No

Richmond City Council Ordinance/Resolution Request Form/updated 10.5.2012 /rs

1 A RESOLUTION REQUESTING THE VIRGINIA
2 BEACH DEVELOPMENT AUTHORITY TO EXPLORE
3 THE POTENTIAL DEVELOPMENT OF THE DOME
4 SITE FOR THE PURPOSES OF ENHANCING THE
5 RESORT INDUSTRY AND IMPROVING THE
6 ECONOMIC VITALITY OF THE CITY

7 WHEREAS upon demolition of the City s former conference and entertainment
8 facility the City has operated a parking facility at the site the Dome Site for the interim
9 purpose of providing additional resort area parking but for the primary purpose of
10 reserving the site for a future development that will enhance the resort industry and
11 further the economic vitality of the City

12 WHEREAS the City Council believes that the Dome Site is a critical link to the
13 continued success of the City s resort industry and further believes that the site will best
14 serve the City and the resort industry as an entertainment venue with some associated
15 mixed use development

16 WHEREAS the City Council believes that the type of venue proposed uses
17 architecture quality creativity and stability of the developer operator are factors that are
18 vital to the development of a successful venue

19 WHEREAS the Virginia Beach Development Authority the Authority was
20 established by the Virginia General Assembly to assist the City in preserving
21 developing and enhancing the economic vitality of the City and the Authority is best
22 authorized staffed and positioned to assist with this important economic development
23 activity

24 NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
25 OF VIRGINIA BEACH

26 The City Council requests the Virginia Beach Development Authority to seek a
27 qualified development company operator for an entertainment venue at the Dome Site
28 skilled in the development and operation of entertainment venues and characterized by
29 stability of the company the quality of operation and creativity in attractions and
30 sensitivity to the needs of the resort community and local market

31 BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF
32 VIRGINIA BEACH

33 The City Council authorizes the Authority to grant a six 6 month exclusive
34 option to the selected development company operator to prepare a proposal for
35 consideration by the Authority focusing on such factors as the type and sustainability of
36 the proposed venue architecture compatibility with the City s vision for a successful
37 entertainment venue and the developer s creativity and sensitivity to the market

38 AND BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF
39 VIRGINIA BEACH

40 The Authority is requested to work with the City Manager and City Attorney in this
41 endeavor and to make its recommendations to the City Council thereafter the City
42 Council may elect to transfer ownership of the Dome Site to the Authority for the
43 purposes of developing an entertainment venue as a key component of the resort
44 industry

45 Adopted by the City Council of the City of Virginia Beach Virginia on this 17th
46 day of July 2007

APPROVED AS TO LEGAL SUFFICIENCY

CA10459

R 4

July 11 2007

4 SITE" FOR THE PURPOSES OF ENHANCING THE
5 RESORT INDUSTRY AND IMPROVING THE
6 ECONOMIC VITALITY OF THE CITY

7 WHEREAS, upon demolition of the City's former conference and entertainment
8 facility the City has operated a parking facility at the site (the "Dome Site") for the interim
9 purpose of providing additional resort area parking but for the primary purpose of
10 reserving the site for a future development that will enhance the resort industry and
11 further the economic vitality of the City;

12 WHEREAS, the City Council believes that the "Dome Site" is a critical link to the
13 continued success of the City's resort industry and further believes that the site will best
14 serve the City and the resort industry as an entertainment venue with some associated
15 mixed use development;

16 WHEREAS, the City Council believes that the type of venue, proposed uses,
17 architecture, quality, creativity and stability of the developer/operator are factors that are
18 vital to the development of a successful venue;

19 WHEREAS, the Virginia Beach Development Authority (the Authority) was
20 established by the Virginia General Assembly to assist the City in preserving,
21 developing and enhancing the economic vitality of the City and the Authority is best
22 authorized, staffed and positioned to assist with this important economic development
23 activity;

24 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
25 OF VIRGINIA BEACH:

26 The City Council requests the Virginia Beach Development Authority to seek a
27 qualified development company/operator for an entertainment venue at the "Dome Site",
28 skilled in the development and operation of entertainment venues and characterized by
29 stability of the company, the quality of operation, and creativity in attractions and
30 sensitivity to the needs of the resort community and local market;

31 BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF
32 VIRGINIA BEACH:


34 option to the selected development company/operator to prepare a proposal for
35 consideration by the Authority, focusing on such factors as the type and sustainability of
36 the proposed venue, architecture, compatibility with the City's vision for a successful
37 entertainment venue, and the developer's creativity and sensitivity to the market;

38 AND, BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF
39 VIRGINIA BEACH:

40 The Authority is requested to work with the City Manager and City Attorney in this
41 endeavor, and to make its recommendations to the City Council; thereafter, the City
42 Council may elect to transfer ownership of the "Dome Site" to the Authority for the
43 purposes of developing an entertainment venue as a key component of the resort
44 industry.

45 Adopted by the City Council of the City of Virginia Beach, Virginia, on this 17th
46 day of July, 2007.

APPROVED AS TO LEGAL SUFFICIENCY:



City Attorney's Office

CA10459
R-4
July 11, 2007