



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2014-97: To authorize the Chief Administrative Officer to accept \$8,003,045 from the Federal Transit Administration and to appropriate the increase to the Fiscal Year 2013-2014 Capital Budget by increasing estimated revenues and the amount appropriated to the Department Public Works' Main Street Station Multi-Modal Transportation Center project in the Economic and Community Development category by \$8,003,045 for the purpose of funding the Main Street Station Phase 3 development.

To: City Planning Commission
From: Land Use Administration
Date: May 5, 2014

PETITIONER

City of Richmond

LOCATION

1520 East Main Street

PURPOSE

To authorize the Chief Administrative Officer to accept and appropriate \$8,003,045 from the Federal Transit Administration for the Main Street Station development. The funding has been allocated by the Richmond Area Metropolitan Planning Organization. The federal funding is at an 80% level requiring a 20% local match which is provided by the Virginia Department of Rail and Public Transportation.

SUMMARY & RECOMMENDATION

The City of Richmond has embarked on the development of the Main Street Station to strengthen the transportation network of the region, bolster economic vitality in downtown and to rehabilitate a historic landmark, which to many people is symbolic of the City. The \$86 million rehabilitation of the Main Street Station property into a multimodal transportation center will serve Amtrak, Greater Richmond Transit Company buses, intercity bus service, airport shuttles, taxis, and other alternative modes of travel such as bikeshare, bike storage/rental, Zipcars, Segways, scooters and electric vehicle charging stations at one centralized location in downtown. Main Street Station is located at the convergence of regional bike trails, pedestrian trails, transit routes, Interstates/major arterials and the national passenger rail system. The Canal Walk (\$103 million public investment spurring \$700 million in private investment) and the Virginia Capital Trail (\$57 million public investment linking Williamsburg to Richmond) intersect two blocks from Main Street Station. The station will host a Virginia Welcome Center available to the 65 million travelers per year passing by the station on I-95 and surrounding streets and will provide a Bicycle Welcome Center for the riders on the Virginia Capital Trail. The improvements to Main Street Station will further strengthen its position as a monumental gateway to Virginia's Capital City by linking

downtown Richmond with downtown Washington DC, Philadelphia, New York, Boston and other East Coast metropolitan areas.

The implementation of the project is scheduled in three phases.

- The \$26.9 million first phase was completed in December 2003.
- The \$10.6 million second phase was completed in September 2007.
- The completion of the \$48.5 million phase 3 is estimated in 2016.

The core facility and the rail infrastructure are in place. The Main Street Station will serve as a principal hub for the State's rail efforts, generating future passenger rail lines to the north, south, east and west with an anticipated total of 32 trains daily serving the station. To date, the City of Richmond has secured financial commitments totaling \$80.5 million for the capital funding, which demonstrates regional, state and national support for the project. These commitments are comprised of Congressional authorizations, appropriations and federal grants, along with matching funds from the Commonwealth of Virginia and the City of Richmond. The funding associated with this resolution is included in the \$80.5 million total.

This project has been developed in a joint effort between the direct stakeholders in the transportation center including Amtrak, CSX Transportation, Greater Richmond Transit Company (GRTC), Federal Transit Administration, Federal Railroad Administration, Commonwealth of Virginia and the City. Representatives of these entities have been working closely together for over two decades to plan, develop and implement this project.

The City of Richmond is the lead entity responsible for the phased rehabilitation of the Main Street Station and the facilities needed for the Main Street Station patrons. The Commonwealth of Virginia is the lead entity responsible for the track improvements and track infrastructure. The City's development plans, which are advancing ahead of the State's rail efforts, will support the future rail needs.

The money associated with this budget request is related to Phase 3 of the Main Street Station Improvements. The objective of the third phase is to enhance the multi-modal transportation options at the Main Street Station facility and to support future increased rail passenger service. The Phase 3 improvements are being advanced by the City and include stabilizing and rehabilitating the station shed per the National Historic Preservation Guidelines to improve service and capacity for existing passenger rail; reestablishing Franklin Street through the train shed to provide connectivity for the Virginia Capital Trail and pedestrian access through the site; providing alternative transportation modes at the station such as electric vehicles, zipcars, bike stations, Segways and scooters; improving site circulation for multimodal activity; positioning the ancillary space on site as complimentary leasable space to offset operational costs and solidifying the property's iconic gateway presence by establishing a Virginia Welcome Center and Bicycle Welcome Center within the station.

GRTC's proposed Bus Rapid Transit (BRT) will have a stop directly in front of the Main Street Station providing connectivity to the entire GRTC transit network and provide a shuttle service to the downtown core. Currently over 880 GRTC buses circulate around Main Street Station daily at bus stops within two blocks of the station.

The Phase 3 development functions independently – but supportively of the future track improvements for increased passenger rail service at Main Street Station which are the responsibility of the Commonwealth of Virginia. The restoration plans for the station have been developed in coordination with the Virginia Department of Rail and Public Transportation, Amtrak and CSX.

Main Street Station is located on the National High Speed Passenger Rail network providing downtown to downtown passenger rail service along the nation's east coast. Completed federal Environmental Impact Statements (EIS) required to receive federal funding all include Main Street Station as a major station on the rail corridors. The future track improvements to be developed by the state will allow all of Amtrak's trains serving central Virginia to service Main Street Station. These trains include Amtrak's Florida service, Southeast High Speed Rail, Hampton Roads High Speed Rail, regional trains on the Norfolk to DC and Newport News to DC corridors gradually generating a total of 32 trains a day at the station.

Any development of the shed and the Seaboard buildings either directly by the City or through a public/private initiative must be approved by the Federal Transit Administration (FTA) and must, according to FTA requirements, "*be compatible with and incidental to the purpose of the Main Street Station*". Such development must fulfill the transportation commitments and any revenue generated must be directed to offset operating expenses of the station. Following the FTA requirements, the City also will maintain "*on going and continuing control*" of the property and will follow the *Secretary of Interior Standards for Rehabilitation* for the rehabilitation efforts.

The City Administration recommends approval of the proposed ordinance to authorize the acceptance of \$8,003,045 from the Federal Transit Administration for the Main Street Station development.

FINDINGS OF FACT

Site Description

The Main Street Station is located at 1520 East Main Street on the block bounded by Oliver Hill Way to the east, East Main Street to the south, North 15th Street to the west, and East Broad Street to the north. Main Street Station is located at the convergence of regional bike trails, pedestrian trails, transit routes, Interstates/major arterials and the national passenger rail system.

Proposed Use of the Property

The City of Richmond has embarked on the development of the Main Street Station to strengthen the transportation network of the region, bolster economic vitality in downtown and to rehabilitate a historic landmark, which to many people is symbolic of the City. The \$86 million rehabilitation of the Main Street Station property into a multimodal transportation center will serve Amtrak, Greater Richmond Transit Company buses, intercity bus service, airport shuttles, taxis, and other alternative modes of travel such as bikeshare, bike storage/rental, Zipcars, Segways, scooters and electric vehicle charging stations at one centralized location in downtown. Main Street Station is located at the convergence of regional bike trails, pedestrian trails, transit routes, Interstates/major arterials and the national passenger rail system. The Canal Walk (\$103 million public investment spurring \$700 million in private investment) and the Virginia Capital Trail (\$57 million public investment linking Williamsburg to Richmond) intersect two blocks from Main Street Station. The station will host a Virginia Welcome Center available to the 65 million travelers per year passing by the station on I-95 and surrounding streets and will provide a Bicycle Welcome Center for the riders on the Virginia Capital Trail. The improvements to Main Street Station will further strengthen its position as a monumental gateway to Virginia's Capital City by linking downtown Richmond with downtown Washington DC, Philadelphia, New York, Boston and other East Coast metropolitan areas

Master Plan

The City of Richmond's Downtown Master Plan designates this property as a Mixed-Use. "Primary uses include combinations of office, retail, personal service, general commercial and service uses and, in some cases, multi-family residential and dwelling units above ground floor commercial" (p.134).

Zoning & Ordinance Conditions

The property is zoned M-1.

Surrounding Area

The Main Street Station is adjacent to Interstate 95. The properties to the north, south, and west are occupied by parking areas, and to the east, the properties are occupied by a mix of commercial uses.

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