

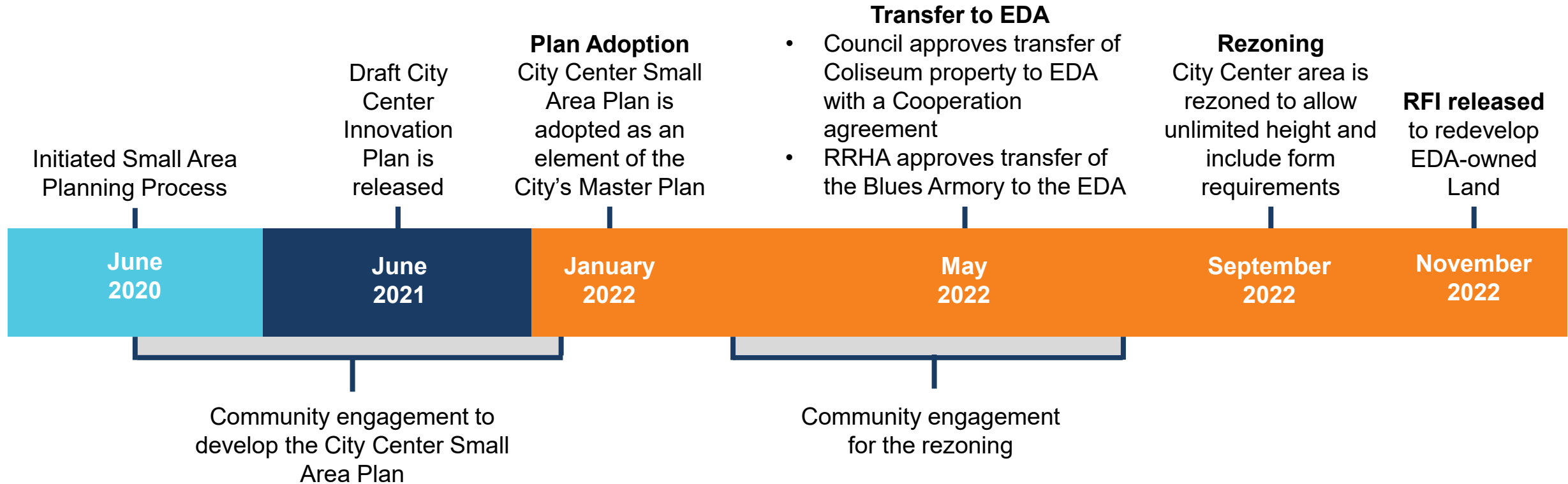


City Center | Richmond, VA



December 5th, 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.

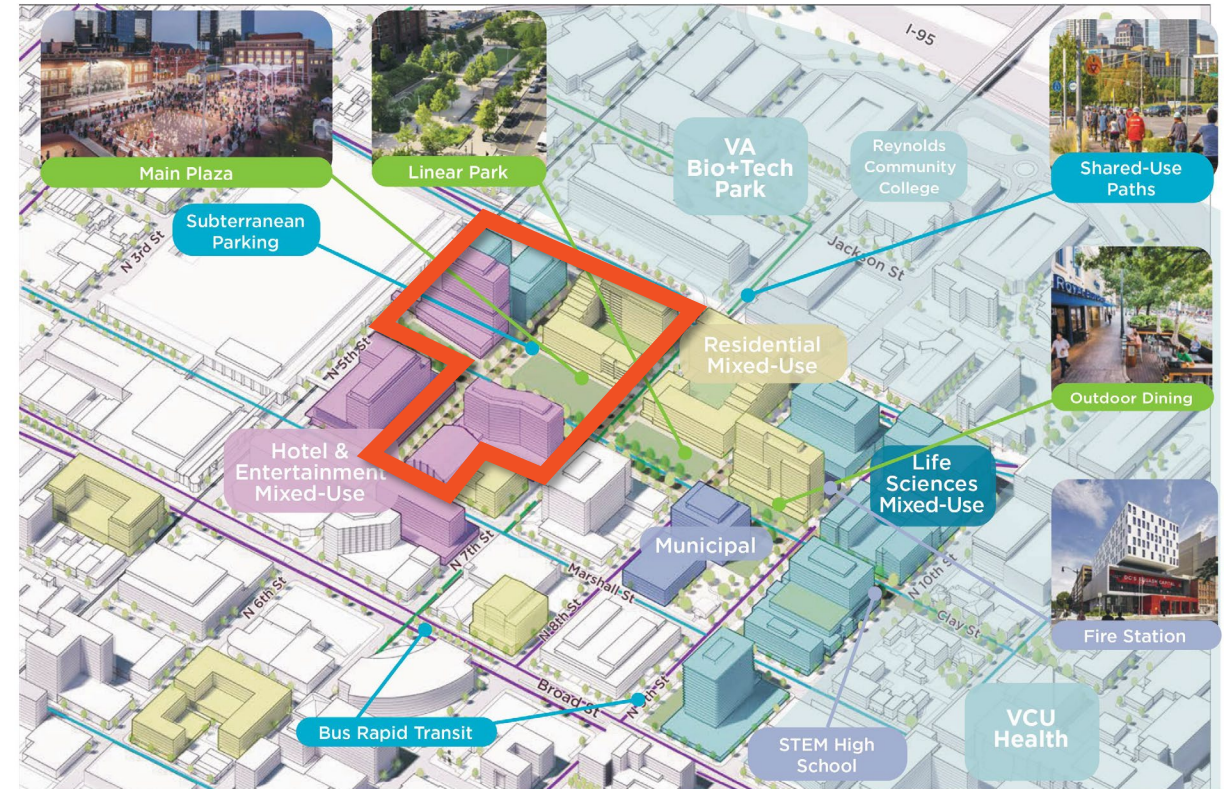
Development Goals

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. 6th 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

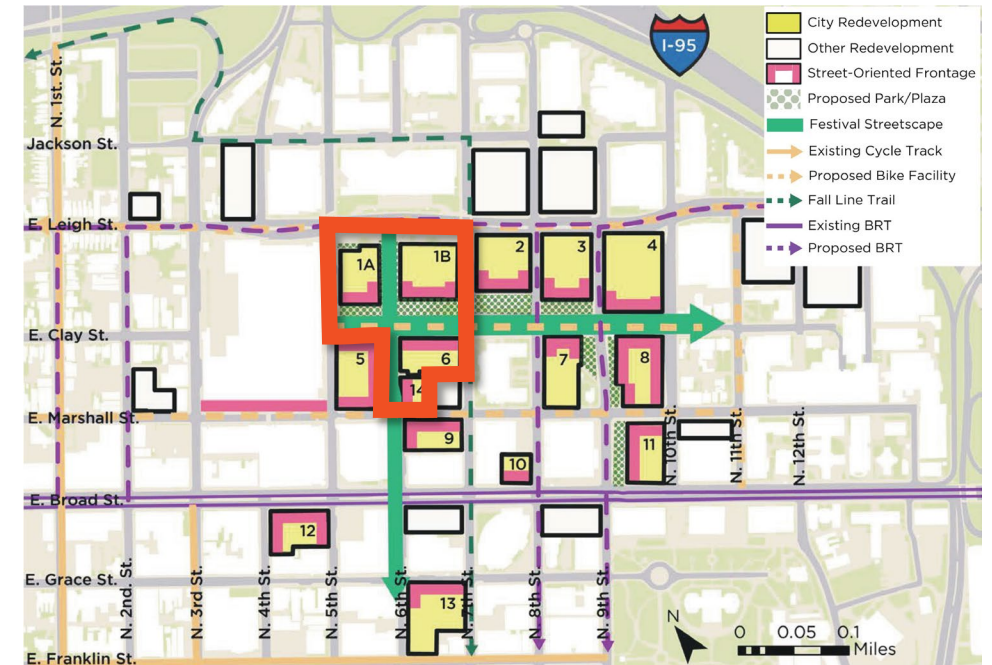
6. **Residential:** Create a significant number of new housing units. Include rental units affordable to households with incomes as low as *30% of AMI* and for-sale units affordable to households with incomes as low as *70% of AMI*
7. **Retail:** Integrate retail uses at ground level
8. **Parking:** 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



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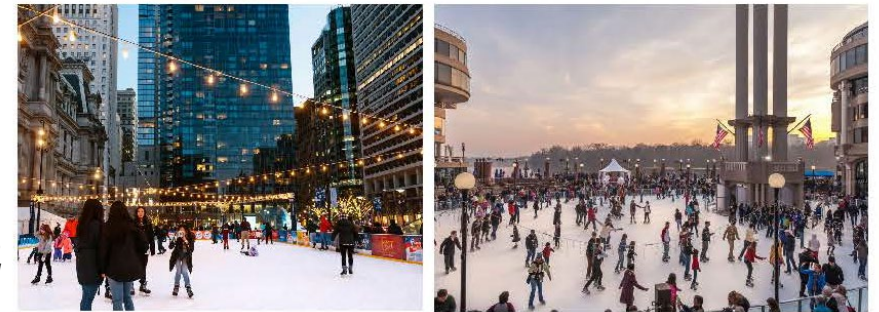
Community Goals

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



Next Steps

Submissions due: December 20th 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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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 5th, 2022