

Office of Sustainability

Solar Farm & Pollinator Meadow Overview



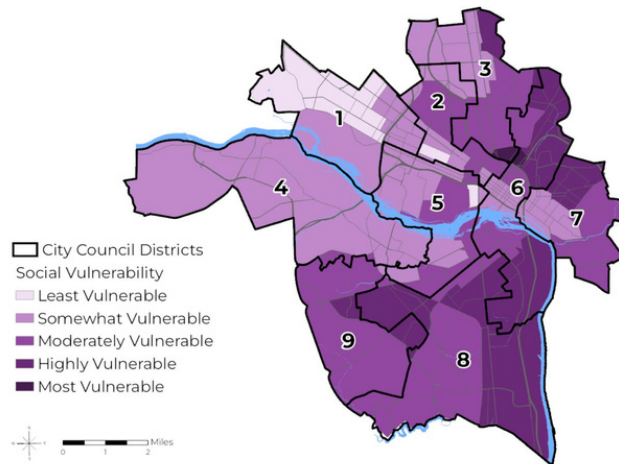
OFFICE OF
SUSTAINABILITY

City of Richmond
RVAgreen
2050

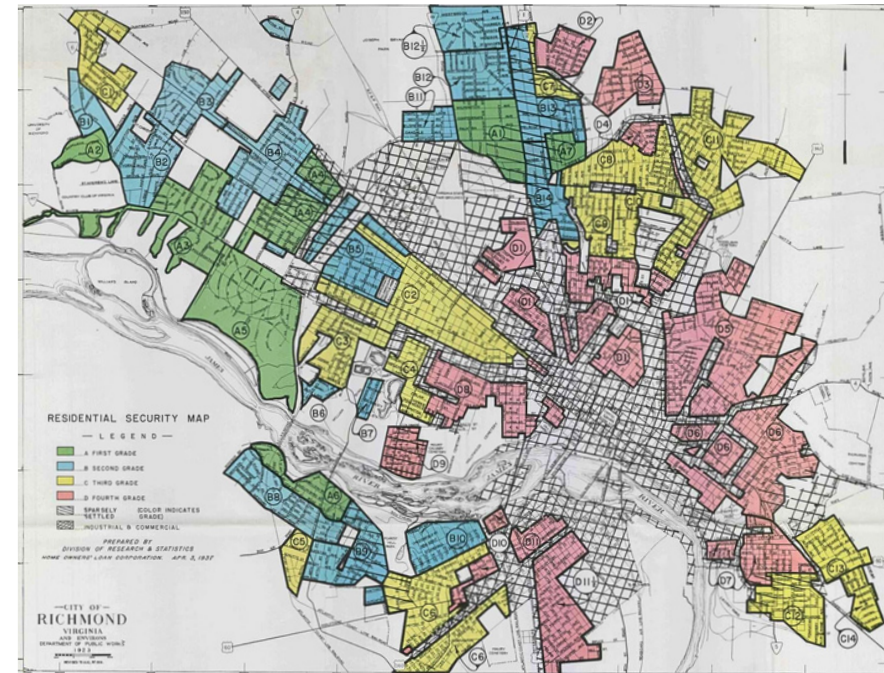
FRONTLINES OF CLIMATE CHANGE

Community Resilience or Adaptive Capacity

- Socio-economic, cultural, and environmental conditions
- Living and Working Conditions (City services)
- Social and Community networks
- Lifestyle factors
- Individual Factors



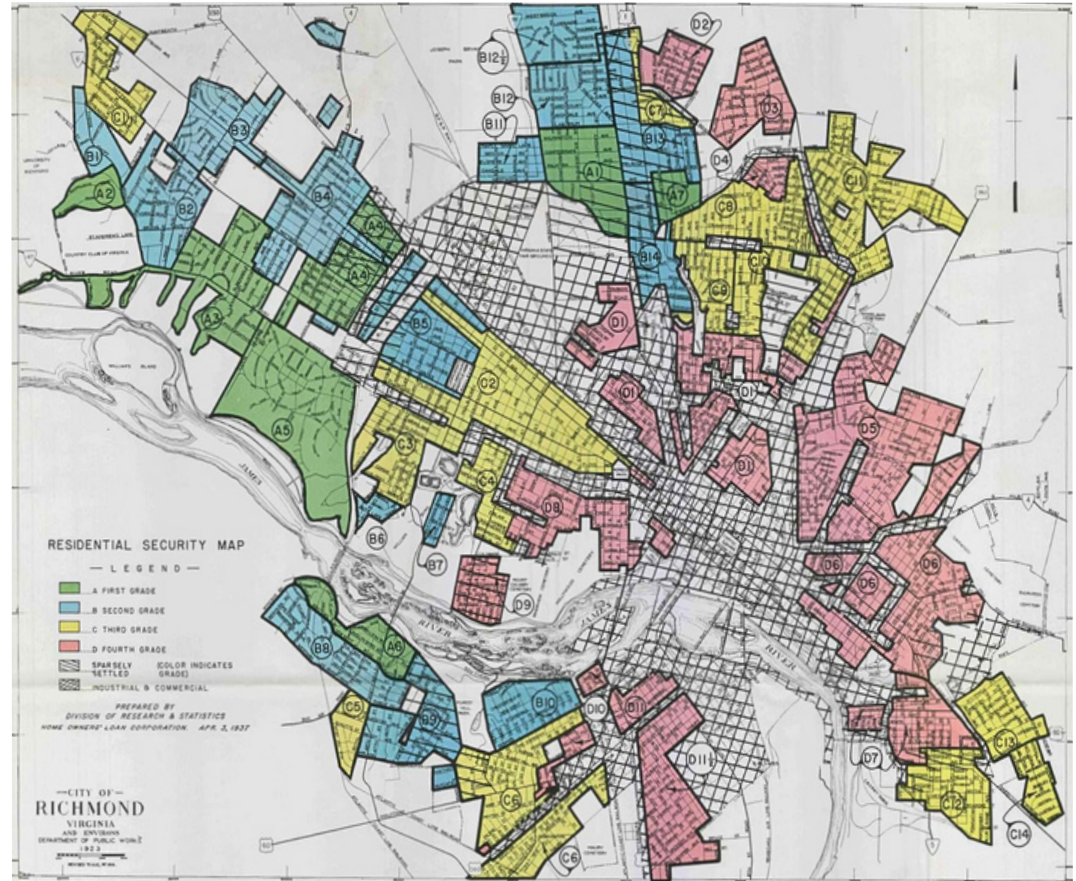
**Based on data from the U.S. CDC: Social Vulnerability Index*



Redlining map of Richmond, VA



FRONTLINES OF CLIMATE CHANGE



Solar Farm & Pollinator Meadow | Timeline

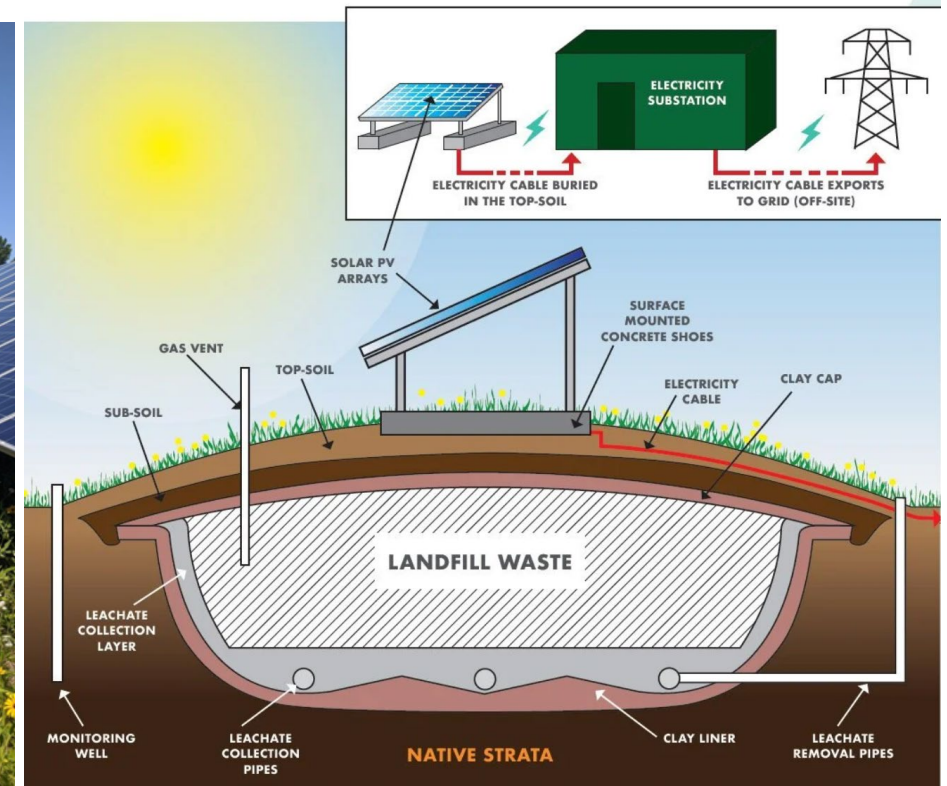
Why install a solar meadow on a capped landfill?

Solar meadows can be a practical solution for capped landfills. They offer a productive use of an otherwise **unusable** parcel and reduces the need for solar development on working farmland or precious ecosystems. Solar meadows can generate lease income for municipalities while ensuring maintenance of former landfill by the solar management company.



Solar Farm & Pollinator Meadow | Environmental Benefits

- Pollinator Garden & Apiary
 - Local Honey
- Reduced Flooding
- Clean Energy
- Enhanced Park Space
- Reduced Litter & Debris
- Maintain Recycling/
Convenience Center Access



Solar Farm & Pollinator Meadow | Clean Energy Benefits



Location: 3800 East Richmond, Rd

Total Acres: 14.59

Project Size: 5 Megawatts

Approximate Cost: \$15 -20 Million

Construction Jobs: 40 -60

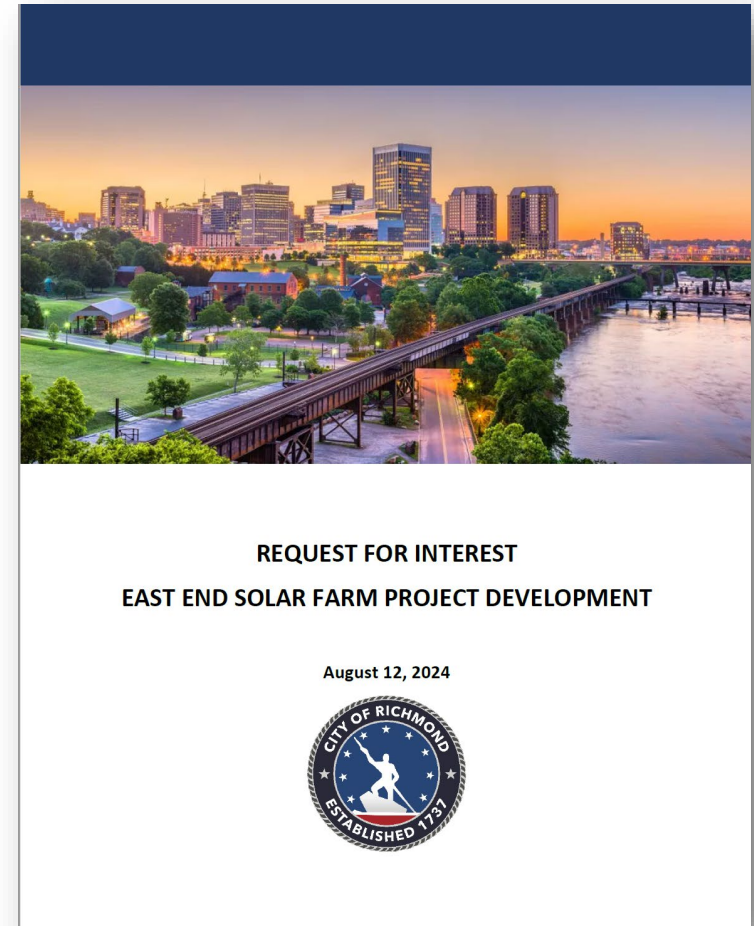
Potential Energy Bill Savings: \$160/year

Total City Compensation (35 years): \$2,735,991



Solar Farm & Pollinator Meadow | Timeline

- RFI Released | Aug 12, 2024
- Contract Negotiations | Oct 2024 - Aug 2025
- Project Bid & Council Adoption | Oct 14, 2025
- Community Benefit Agreement | Oct - Dec 2025
- Exploratory Period | Nov 2025 - Dec 2026
- Construction Start (Est) | Dec 2026
- Construction End (Est) | Dec 2027
- Operations (Est) | 2027 - 2062
- Two 2.5-Year Extensions | 2062 - 2067



Solar Farm & Pollinator Meadow | Project “Fail Out”

Due to the technical and environmental conditions on these types of sites, several factors can cause the project to “fail out” and be deemed unable to proceed, which is natural for these types of developments. This information is being shared proactively with the community. Examples include:

- Community Benefit Agreement (due 12/31/2025)
- Interconnection and Utility Approvals
- Shared Solar (Viable Offtake)
- Zoning/Title Issues
- IRS Implications - Investment Tax Credit (Sunset Timelines – Can Renegotiate), Foreign Entity of Concern Compliance, etc.
- Incorrect Product Sourcing
- Construction Delays



Solar Farm & Pollinator Meadow | Engagement To -Date

Community Engagement

The site, located at **3800 East Richmond Road**, consists of several parcels owned by the City of Richmond, within the City's East End 7th Voter District. This District is represented on City Council by Councilwoman Newbille, and consists of vibrant, thriving neighborhoods such as Church Hill, Greater Fulton, and Rockets Landing and is filled with historic and modern charm. The Office of Sustainability is committed to robust community engagement with community members in this District, particularly the directly adjacent neighborhoods of Oakwood, Chimborazo, and Fulton throughout the project process.

We invite Richmond residents to attend any of three community sessions for feedback and information. **Your voice matters!**

Community Engagement Session #1

Thursday, July 18th • 6:30 PM

EDI Pop Up Center • [701 N. 25th St.](#)

Community Engagement Session #2

Wednesday, July 24th • 7:00 PM

Powhatan Community Center • [5051 Northampton St](#)






Solar Farm & Pollinator Meadow | Future Engagement

Community Benefits Agreements:

- Efficiency: Different approach to contracting, creating down-stream efficiencies for community members
- Transparency: All benefits in one, reachable place
- Community -Building: Foster new alliances in community groups
- Inclusiveness: Ensures frontline voices are centered
- Clarity of Outcomes: Outlines successful project delivery, early

Financial Terms:

- Exploratory Payments during “Discovery”: Upfront \$20,000 by November 04, 2025; Pre-construction of \$10,000 annually (est. 2 years)
- Total Community Benefit Agreement *limit* : \$500,000, paid upfront and deducted from the annual rent agreement
- Rent: Initially \$2,500, reduced by CBA (3% escalator)

Service Menu		
BUILDING YOUR COMMUNITY		
	COMMUNITY GARDEN	\$25,000
	PUBLIC ART PROJECT	\$250-250,000
	CHILDREN'S GARDEN	\$150-\$10,000





THANK YOU

Do you have any questions?

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