

INTRODUCED: November 9, 2015

A RESOLUTION No. 2015-R65-70

As Amended

To support a strategy to achieve the “highest and best” use for the City-owned real estate in the area of the city bounded by Interstate 64 / 95 to the north, Hermitage Road to the east, West Leigh Street to the south, and North Boulevard to the west and a time frame for developing this strategy.

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Patrons – Mayor Jones, President Mosby, Mrs. Robertson,  
Mrs. Newbille, Mrs. Graziano, and Vice President Hilbert

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Approved as to form and legality  
by the City Attorney

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PUBLIC HEARING: DEC 14 2015 AT 6 P.M.

WHEREAS, the City of Richmond owns approximately 60 acres of real estate located within the area of the city bounded by Interstate 64 / 95 to the north, Hermitage Road to the east, West Leigh Street to the south, and North Boulevard to the west (the “Boulevard Area”); and

WHEREAS, the City is pursuing the Boulevard Redevelopment Preparation Project, funded with \$18,854,930 from the City’s capital budgets since 2012, to relocate City functions currently housed in the Boulevard Area and prepare City-owned real estate in the Boulevard Area for development; and

AYES:            5            NOES:            4            ABSTAIN: \_\_\_\_\_

ADOPTED:    DEC 14 2015    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

WHEREAS, the size, location, and importance of the Boulevard Area demand that the City engage in a deliberate and transparent process to determine the future development and use of City-owned real estate in the Boulevard Area; and

WHEREAS, the members of Council are duly elected by the voters in each Council member's respective district and, therefore, serve as the representatives of the citizens of the City of Richmond; and

WHEREAS, the Boulevard Area is owned by the City, and it is, therefore, imperative that the City receive public input before deciding the conditions and uses that will be solicited in an appropriate solicitation;

NOW, THEREFORE,

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

That the Council supports both of the following:

1. A process for developing a strategy for the City-owned real estate in the Boulevard Area that includes all of the following elements:

a. The completion of a study of all appropriate factors to ascertain the “highest and best” use for the City-owned real estate in the Boulevard Area;

b. A period of public engagement, including public meetings, to ensure that interested members of the public have input into the City’s decision-making as to the ultimate development and use of the City-owned real estate in the Boulevard Area; ~~and~~

c. The issuance of an appropriate solicitation to identify prospective contractors, developers, purchasers, or tenants who are suitably qualified to implement the “highest and best” use of the City-owned real estate in the Boulevard Area; and

d. A policy that (i) any and all plans, drawings, and documentation related to the Boulevard Area submitted to the City for the redevelopment of the Boulevard Area shall be dated after the public meetings on the redevelopment of the Boulevard Area have taken place, provided that the foregoing will not be deemed to apply to work produced by consultants contracted by the City to assist with the study described in subparagraph (a) of this paragraph (1), and (ii) no organization or individual that contributes, directly or indirectly, to the study described in subparagraph (a) of this paragraph (1) will be eligible to respond to any solicitation for which subparagraph (c) of this paragraph (1) calls; and

2. A proposed time frame for the completion of the process described in paragraph (1) of this resolution that includes all of the following elements:

a. From the adoption of this resolution until ~~[the end of January, 2016]~~ 60 days after the adoption of this resolution, the City expects to complete the study and public engagement described in paragraphs (1)(a) and (1)(b) of this resolution;

b. ~~[In February, 2016, and March, 2016]~~ From 60 days after the adoption of this resolution until 90 days after the adoption of this resolution, the City expects to do all of the following:

(1) Review the results of the study and public engagement;

(2) Determine the “highest and best” use for the City-owned real estate in the Boulevard Area; and

(3) Develop a strategy to achieve this “highest and best” use for the City-owned real estate in the Boulevard Area;

c. ~~[In April, 2016]~~ From 90 days after the adoption of this resolution until 120 days after the adoption of this resolution, the City expects to begin pursuing the land

use and other governmental approvals necessary to implement the City's strategy for the City-owned real estate in the Boulevard Area;

d. ~~[In May, 2016]~~ From 120 days after the adoption of this resolution until 150 days after the adoption of this resolution, the City expects to issue an appropriate solicitation to identify prospective contractors, developers, purchasers, or tenants who are suitably qualified to execute the City's strategy for the City-owned real estate in the Boulevard Area; and

e. ~~[In June, 2016]~~ From 150 days after the adoption of this resolution until 180 days after the adoption of this resolution, the City expects to review responses to the solicitation and begin implementing the City's strategy for the City-owned real estate in the Boulevard Area; and

3. Recognizing the significant impact that proper development of the Boulevard Area will have on the city of Richmond and recognizing the City's transparency, a policy that the City will endeavor to abide by the principle that any solicitation process will be open and, upon the selection of a developer, all documents related to the process that are not proprietary or that are not prohibited from disclosure by law will be available for public review prior to the commencement of any development or construction of the Boulevard Area.

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O & R REQUEST

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OFFICE OF CITY ATTORNEY  
CITY OF RICHMOND  
INTRACITY CORRESPONDENCE

4-4300  
Chief Administration Office  
City of Richmond

O&R REQUEST

DATE: October 29, 2015

EDITION: 1

TO: MEMBERS OF CITY COUNCIL

THROUGH: DWIGHT C. JONES, MAYOR

THROUGH: SELENA CUFFEE-GLENN, CHIEF ADMINISTRATIVE OFFICER

FROM: PETER L. DOWNEY, INTERIM DEPUTY CHIEF ADMINISTRATIVE OFFICER FOR ECONOMIC DEVELOPMENT AND PLANNING

RE: SUPPORT FOR ESTABLISHING A HIGHEST-AND-BEST-USE STRATEGY FOR CITY-OWNED PROPERTY IN THE NORTH BOULEVARD CORRIDOR

ORD. OR RES.

No. \_\_\_\_\_

**PURPOSE:** A Resolution to support the City administration establishing a highest-and-best-use strategy for the City-owned property in the North Boulevard, Robin Hood Road, and Hermitage Road corridors (the "Boulevard Area"), culminating in a City-issued request for qualifications in May 2016.

**REASON:** In order for the City to issue a request for qualifications for prospective developers, contractors, purchasers, and/or tenants for the approximately sixty (60) acres of the Boulevard Area, the City needs a focused, transparent, and public period of highest-and-best-use study and engagement. The outcomes of such study and engagement period, would provide a positive platform on which planning and development could move forward in the Boulevard Area for the benefit of Richmond's citizens.

**RECOMMENDATION:** The City Administration, Economic Development and Community Development recommend approval.

**BACKGROUND:** The City of Richmond owns approximately sixty (60) acres of land in the Boulevard Area. Accordingly, the Boulevard Area property uses are currently untaxable or otherwise generate relatively low revenue, limited to rental and sales tax revenue disproportionately low compared with the large size, good location, and potential

## O & R Request

uses of the property. Through the Boulevard Redevelopment Preparation Project, the City is currently on track to complete significant demolition and environmental remediation of former City facilities located in the southern portion of the Boulevard Area by early- to mid-2016.

The Boulevard Area is the geographic center of the Richmond region, and due to such favorable economic geography, it should enjoy the vitality and stability demonstrated in nearby mixed use neighborhoods like Scott's Addition and the Boulevard corridor south of the area, industrial flex use areas to the southeast, and the residential areas to the north. An open, deliberative process combining market research and public input would position the site favorably for offering through an RFQ timed to be simultaneous with completion of demolition under the Boulevard Redevelopment Preparation Project.

The phases of study and engagement culminating in an RFQ recommended by this resolution would be as follows:

- 1) Present through January 2016 – Preliminary highest-and-best-use national and local market research; review of transportation and utility infrastructure; engagement with stakeholders, site users, adjacent owners, and citizens, including through public meetings.
- 2) February and March 2016 – Synthesis of results of public and stakeholder engagement into highest-and-best-use market research results to create a highest-and-best-use strategy.
- 3) April and May 2016 – Commence implementation of zoning and related processes recommended by the highest-and-best-use strategy.
- 4) May 2016 – Issue an RFQ for prospective developers, contractors, purchasers, and/or tenants for the Boulevard property based on the highest-and-best-use strategy.
- 5) June 2016 forward – Review RFQ responses and implement highest-and-best-use strategy.

**FISCAL IMPACT/COST TO CITY:** The development and potential disposition of this property will result in sales proceeds, tax revenue, and possible infrastructure costs to be determined pursuant to the planning steps provided in the resolution.

**REVENUE TO CITY:** Portions of currently untaxable property would become taxable real estate on the City's real estate tax rolls, or would otherwise be revenue-generating, to be determined pursuant to the planning steps provided in the resolution.

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** November 9, 2015

**CITY COUNCIL PUBLIC HEARING DATE:** December 14, 2015

**REQUESTED AGENDA:** Consent

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**RECOMMENDED COUNCIL COMMITTEE:** n/a

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** n/a

**AFFECTED AGENCIES:** Mayor, Chief Administrative Officer, Public Utilities, Community Development, Finance, Budget, Public Works, Economic Development and Community Development

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**RELATIONSHIP TO EXISTING ORD. OR RES.:** Ord. No. 2012-34, Ord. No. 2012-228, and Ord. No. 2014-61

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** None

**STAFF:** Jane Ferrara, Economic & Community Development 646-6737  
Douglas Dunlap, Economic & Community Development 646-6822