



City of Richmond

900 East Broad Street
Richmond, VA 23219
www.rva.gov/office-city-clerk

Minutes

Land Use, Housing and Transportation Standing Committee

Tuesday, February 16, 2021

12:00 PM

Council Chamber, 2nd Floor - City Hall
(Virtual Meeting)

Committee Members and Others in Attendance

The Honorable Andreas Addison – Chair
The Honorable Ellen Robertson – Vice Chair
The Honorable Michael Jones – Committee member (late arrival)
The Honorable Katherine Jordan – Alternate Committee member (early departure)
The Honorable Cynthia Newbille – Council President (early departure)
The Honorable Stephanie Lynch – Council member (early departure)
Bonnie Ashley, Deputy City Attorney
Samson Anderson, Council Budget Analyst
Pamela Nichols, Senior Assistant City Clerk
Candice Reid, City Clerk
Steve Taylor, Council Policy Analyst
RJ Warren, Deputy City Clerk

Call to Order

Chair Andreas Addison called the meeting to order at 12:03 p.m., and presided.

Electronic Participation

Assistant City Clerk Pamela Nichols, in accordance with Ordinance No. 2020-093, adopted April 9, 2020, as most recently amended by Ordinance No. 2020-232, adopted December 14, 2020, announced the meeting would be held through electronic communication means. Senior Assistant City Clerk Nichols stated notice of the meeting was provided to the public through a public information advisory issued on February 10, 2021, and through Legistar on the city website in accordance with usual practice. She also stated members of the public were encouraged to provide comments in writing prior to the meeting and all comments received prior to 10:00 a.m., on Tuesday, February 16, 2021, were provided to committee members. Mrs. Nichols indicated that members of the public who signed up to speak and provide comment would be called to speak at the appropriate time.

Citizen Speaker Guidelines

Senior Assistant City Clerk Pamela Nichols provided citizen speaker guidelines.

Public Comment Period

There were no public comment speakers.

Approval of Minutes

There were no corrections or amendments to the meeting minutes of Tuesday, January 19, 2021, and the committee approved the minutes as presented.

Presentation(s)

There were no presentations.

Discussion Item

Member Michael Jones joined the meeting at 12:13 p.m.

Adam Northup, executive director at Opportunity Virginia, provided an overview of the Opportunity Zone program, guiding principles, and incentives. Mr. Northup reported there are eleven opportunity zones within the city with known deals closed and in the works.

A copy of the material provided has been filed.

Member Michael Jones questioned the best method the city could utilize in order to incentivize opportunity zones in areas where economic developments were not competitive.

Mr. Northup explained opportunity zones were one of many tools a locality can utilize in order to achieve economic equality.

Council President Cynthia Newbille requested a list of opportunity zone designations within the city.

Chair Andreas Addison stated he would like the committee to bring forth recommendations to City Council on ways to achieve economic equality throughout the city.

Bernard Harkless, principal at Lynx Ventures, discussed Lynx Ventures' involvement in a mixed-use development located in the city's Manchester neighborhood opportunity zone. Mr. Harkless explained that opportunity zones are widely associated with residential developments but the goal of opportunity zones is to create sustained economic and social opportunities for residents and neighborhoods.

Councilor Stephanie Lynch questioned whether necessary steps were being considered to ensure economic equality throughout the city.

Vice Chair Ellen Robertson asked Deputy Chief Administrative Officer for Economic and Community Development Sharon Ebert and city staff, to provide an update to the committee on the city's goals regarding opportunity zones.

Paper(s) for Consideration

The following ordinances were considered:

ORD. 2021-024

To authorize the Chief Administrative Officer, for an on behalf of the City of Richmond, to execute the Development Agreement between the City of Richmond, Virginia, and Capital City Partners, LLC, for the purpose of providing for the private development of a mixed-use project located at 500 North 10th Street and the construction and dedication of certain public improvements in the vicinity thereof.

Patron: Mayor Stoney

ORD. 2021-025

To direct the sale of the City-owned real estate located at 500 North 10th Street and known as the Public Safety Building to Capital City Partners, LLC, for \$3,520,456.00 for the purpose of facilitating the redevelopment thereof.

Patron: Mayor Stoney

ORD. 2021-026

To declare a public necessity for and to authorize the Chief Administrative Officer to accept the dedication of right-of-way improvements consisting of 22,277± square feet and property consisting of 6,607± square feet for the purpose of facilitating the redevelopment of the property known as 500 North 10th Street.

Patron: Mayor Stoney

Leonard Sledge, director of Economic Development, presented information on the proposed sale and redevelopment of the Public Safety Building. Mr. Sledge then explained the city's decision to negotiate with Capital City Partners, LLC, and highlighted benefits associated with the proposed project. Mr. Sledge further explained Capital City Partners, LLC, has secured Virginia Commonwealth University (VCU) Health System as a master tenant and has agreed to at least 40% minority business enterprise and emerging small business participation in the proposed project. He noted that the Navy Hill Development Advisory Commission's final report stated that despite the outcome of the Navy Hill project, the Public Safety Building should be made available for sale for private use. Mr. Sledge stated the project will generate new real estate tax revenue with an estimated \$55.9 million over the first 25 years. Mr. Sledge reported on additional community benefits, relocation of the Greater Richmond Transit Company's temporary transfer station and city services, a 10-year fiscal analysis and projected timelines.

Councilor Stephanie Lynch inquired about the fiscal impact in the event the proposed project was not approved by City Council and which city department would be responsible for ensuring the city's receipt of payment in lieu of taxes.

Bonnie Ashley, deputy city attorney, explained the Department of Finance would be responsible for monitoring payment in lieu of taxes. Ms. Ashley noted that payment in lieu of taxes will only be implemented in the event the proposed property is not subject to real estate taxation.

Mr. Sledge noted a typographical error in ORD. 2021-026 and asked the committee to consider recommending approval of the proposed ordinance with an amendment.

Mark Kronenthal, attorney with Roth Jackson and the applicant's representative, acknowledged that he and his partner Jennifer Mullen, attorney with Roth Jackson and the applicant's representative, were present to respond to questions. Mr. Kronenthal explained the planning process for the proposed project. He stated the proposed development included the city's 5 urban design standards and recommendations from the Richmond 300 Master Plan.

Councilors Lynch, Jordan and Council President Newbille all exited before the public hearing.

Citizens were provided an opportunity to offer comments in writing regarding pending legislation prior to the committee meeting. All written comments received by the Office of the City Clerk were provided to members of the committee and are included as an appendix to the February 16, 2021 Land Use, Housing and Transportation meeting minutes.

Public Hearing

John Kemper, volunteer, advisor and donor to Ronald McDonald House Charities and The Doorways, expressed support of ORD. 2021-024, ORD. 2021-025 and ORD. 2021-026 and stated that the proposed facilities were necessary to meet the demand on hospitality services in partnership with Virginia Commonwealth University (VCU) Health System.

Kerry Blumberg, executive director of Ronald McDonald House Charities, expressed support of ORD. 2021-024, ORD. 2021-025 and ORD. 2021-026 and stated a newly proposed Ronald McDonald House will elevate Richmond as a hub for family-centered care. Ms. Blumberg further stated a new facility will reduce financial and emotional burdens for families of pediatric patients.

Elias Neujahr, CEO of Children's Hospital of Richmond at VCU, expressed support of ORD. 2021-024, ORD. 2021-025 and ORD. 2021-026 and stated the Ronald McDonald House will provide needed support for families with children receiving care at hospitals in the Richmond region. He stated the proximity of the proposed Ronald McDonald House will provide parents with a level of comfort in their time of need.

Max German, vice president of the Ronald McDonald House Charities Board of Directors, expressed support of ORD. 2021-024, ORD. 2021-025 and ORD. 2021-026 and recalled his personal experience with the level of support provided to families by the Ronald McDonald House Charities.

Stacy Brinkley, president/CEO of The Doorways, expressed support of ORD. 2021-024, ORD. 2021-025 and ORD. 2021-026 and stated that the current 117-bed hotel which provides services for approximately 10,000 guests on an annual basis is in desperate need of repair and renovation. Ms. Brinkley further stated a new facility would allow The Doorways to provide an improved level of service.

Blair Nelsen, chair of The Doorways Board of Directors, expressed support of ORD. 2021-024, ORD. 2021-025 and ORD. 2021-026 and stated The Doorways provided free or low cost housing for families of loved ones undergoing medical care in partnership with Virginia Commonwealth University (VCU) Health System and Hunter Holmes McGuire VA Medical Center.

Tom Tichenor, member The Doorways Board of Directors, expressed support of ORD. 2021-024, ORD. 2021-025 and ORD. 2021-026 and stated The Doorways and Ronald McDonald House Charities provide lodging for low-income families with loved ones undergoing medical treatment.

Roger Slaughter expressed support of ORD. 2021-024, ORD. 2021-025 and ORD. 2021-026 and asked that commitments be provided to ensure city residents were afforded employment opportunities.

Mark Kronenthal noted that Capital City Partners, LLC, would require its general contractor to use a minimum of 42,000 man-hours from union laborer personnel and to use a minimum of 225,000 man-hours from union craft personnel.

Member Michael Jones stated that the proposed project will have a positive impact on many families and captures the bottom line for economic growth in the city. Member Jones also stated he would like to see the city's downtown grow to meet the needs of residents and visitors.

Vice Chair Ellen Robertson stated she would like the city to track and document all phases of the process for the proposed development to ensure the city is on the right path for future developments. Vice Chair Robertson also stated the proposed development is a positive step forward for the city.

Member Jones remarked he would like City Council considered a uniform process for citizen engagement.

City Clerk Candice Reid advised the committee that the error regarding ORD. 2021-026 was corrected and did not require an amendment to the ordinance.

There were no further comments or discussions and **Vice Chair Ellen Robertson moved to forward ORD. 2021-024, ORD. 2021-025 and ORD. 2021-026 to Council with the recommendation to approve, which was seconded and unanimously approved.**

The following ordinance was considered:

ORD. 2020-275

To erect all-way stop signs at the intersection of Lamont Street and Wilmington Avenue.

Patron: Vice President Hilbert

Chair Andreas Addison advised the committee of 3rd District Council Representative Ann-Frances Lambert's support of ORD. 2020-275 and her request to be added as a co-patron.

Travis Bridewell, operations manager with the Department of Public Works, explained that the request for all-way stop signs did not meet the conditions set forth in the Manual of Uniform Traffic Control Devices, and that the Department of Fire and Emergency Services does not support the request because of its impact on emergency response times. Mr. Bridewell further explained the request was not supported by the city's Safe and Healthy Streets Commission.

Vice Chair Ellen Robertson stated that typically the Department of Public Works does not support requests for all-way stop signs because of conditions set forth in the Manual of Uniform Traffic Control Devices; however, she would like city administration to provide guidance to improve traffic safety throughout the city.

Member Michael Jones stated that speeding is an issue throughout the city and that he plans to introduce legislation for speed calming measures in the 9th Council District. Member Jones reiterated his objective for city administration to implement speed mitigation measures citywide.

There were no further comments or discussions and **Vice Chair Ellen Robertson moved to forward ORD. 2020-275 to Council with the recommendation to approve, which was seconded and unanimously approved.**

Board Vacancies

Senior Assistant City Clerk Pamela Nichols reviewed board applications for consideration by the committee.

Chair Andreas Addison advised the committee of his request to continue consideration of appointment applications for the Green City Commission at-large resident. He also requested the commission to be contacted for help with recruitment of interested applicants.

Chair Andreas Addison moved to forward the following board appointment application to Council with the recommendation to approve and to continue consideration of the appointment applications for the Green City Commission at-large resident to the April 20, 2021, Land Use, Housing and Transportation Standing Committee meeting:

<u>Board Name</u>	<u>Criteria for Appointment</u>	<u>Applicant Name</u>
Green City Commission (9 members)	Representative from the sustainability field* (1 vacancy)	Robert Birdsey 1 st District Resident

* Applicants must either reside or work in the city

A copy of the material provided has been filed.

The motion was seconded and unanimously approved.

Staff Report

Steve Taylor, council policy analyst, and Samson Anderson, council budget analyst, provided the committee with the February staff report.

A copy of the material provided has been filed.

Adjournment

There being no further business, the meeting adjourned at 2:21 p.m.