



## CITY OF RICHMOND

### **Department of Planning & Development Review** ***Staff Report***

**Ord. No. 2021-236:** To amend Ord. No. 2021-042, adopted May 24, 2021, which accepted a program of proposed Capital Improvements Projects for Fiscal Year 2021-2022 and the four fiscal years thereafter, adopted a Capital Budget for Fiscal Year 2021-2022, and determined a means of financing the same, by transferring \$321,750.00 from the Reserve Fund for Permanent Public Improvements and appropriating \$321,750.00 of the transferred funds to the Capital Budget for Fiscal Year 2021/2022 for the Department of Public Works' Theatre Row Building (730 E. Broad Street) – DJS/ADC Renovations project for the purpose of renovating a portion of the Theatre Row Building located at 730 East Broad Street for use by the Department of Justice Services and the Adult Drug Court program.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** September 20, 2020

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#### **PETITIONER**

Jeannie Welliver, Department of Public Works – Capital Project

#### **LOCATION**

730 East Broad Street

#### **PURPOSE**

To amend Ord. No. 2021-042, adopted May 24, 2021, which accepted a program of proposed Capital Improvement Projects for Fiscal Year 2021-2022 and the four fiscal years thereafter, adopted a Fiscal Year 2021-2022 Capital Budget, and determined a means for financing the same by appropriating additional funds in the amount of \$321,750 to the Theatre Row Building (730 E. Broad Street) – DJS/ADC Renovations project in the Fiscal Year 2021-2022 Capital Budget, such funds being a portion of the increase in City revenues resulting from the sale of Public Safety Building.

#### **SUMMARY & RECOMMENDATION**

This ordinance will add additional funding to an existing CIP project for renovations to a portion of the 730 Building, as necessary to facilitate use by the Department of Justice Services (DJS) and the Adult Drug Court (ADC).

DJS and ADC have occupied space at the Public Safety Building for several years as that building has continued to deteriorate. In 2017 the City initiated a Space Needs Analysis that included DSS, DJS and ADC and since that time the City has evaluated several relocation options. On March 31, 2020 VCU terminated their existing lease at the Theatre Row Building for 34,096 square feet on the Lower Level, 1st, 2nd and 3rd floors. On March 1, 2021 City Council approved Ord. No. 2021-025 authorizing the sale of the Public Safety Building and the terms of the sale require that the City vacate the Public Safety Building within 150 days of the closing on the sale of the property. The Theatre Row Building space vacated by VCU has been determined to be adequate to meet

all of DJS's and ADC's space needs and that location will allow them to maintain a downtown presence to serve their client base. The City has completed concept floor plans for the initial improvements necessary for the relocation of DJS and ADC to the Theatre Row Building. Those improvements include a new 1st floor DJS/ADC lobby with entry from 8th Street, a temporary location for the DJS/ADC drug testing area on the Lower Level in place of the current fitness center, installation of several new doors, DIT data/phone improvements and security/CCTV/card reader improvements necessary for DJS/ADC to move. Also include in the projected costs are architectural and engineering design fees, signage and acquisition of and relocation of used systems workstations including electrical connections.

Due to the preliminary nature of the cost estimate for these initial Theatre Row improvements we initially anticipated a Capital Budget project of \$485,000 but due to Covid-19 material and labor shortages, rising construction costs and further clarification of the project scope requirements we now are proposing a total project cost of \$673,750. Ord. No. 2021-091 was adopted by City Council on April 26, 2021 and it amended the FY2021 CIP by creating the "Theatre Row Building (730 E. Broad Street) – DJS/ADC Renovations" CIP project and appropriating \$352,000 to such project (which amount represents the deposit received by the City for the sale of the Public Safety Building). The remaining \$3+ Million in proceeds from the sale of the Public Safety Building was subsequently received at closing, which occurred on July 15, 2021. This CIP re-quest of \$321,750 is intended to complete the required funding for these initial Theatre Row improvements (combined with the \$352,000 appropriated by Ord. No. 2021-091, for a total of \$673,750) and these funds will come from a small portion of the sales proceeds from the closing on the sale of the Public Safety Building.

A more extensive CIP project will be planned later in FY2022 or FY2023 for additional improvements necessary to create a final location for DJS/ADC drug testing on the Lower Level and to add additional interview offices on the 1st floor in either the DJS/ADC lobby or in one of the existing group rooms. A final cost estimate and budget will need to be determined for those improvements but as of now we are assuming a range of \$500,000 to \$800,000 will be necessary to complete those additional changes.

Staff recommends approval of the request.

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## **FINDINGS OF FACT**

### **Site Description**

The property is an approximately 16,886 sq. ft., or .39 acre parcel of City Owned property that is currently improved with a 10-story, 166,005 sq. ft. building, located at the northwest corner of East Broad Street and North 8<sup>th</sup> Street.

### **Proposed Use of the Property**

Governmental Office Use

### **Richmond 300 Master Plan**

The *Richmond 300* Master Plan recommends a future land use as Institutional which is defined as “Public and quasi-public entities, such as local, state, and federal government, hospitals, universities, schools, and religions institutions.” The development style includes several buildings owned by an institution are often connected by an engaging character that creates a campus-like environment. Active commercial ground floor uses are required on street-oriented commercial frontages. Residential uses may be permitted on the ground floor in certain sections of the area. Regardless, ground floor residential units should still have street-oriented façades with setbacks, front yards, and balconies where appropriate. Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveway entrances are prohibited on priority and principal street frontages and minimal driveway entrances are allowed on secondary streets. Ground floor parking is prohibited on principal street frontages. Intensity: Varies. Primary Uses: Institutional, cultural, government, and open space. Secondary Uses: Retail/office/personal service and multi-family.

### **Zoning**

The current zoning for this property is B-4, Central Business District.

### **Surrounding Area**

The property is located within a large area of higher density, mixed-use buildings with mass transit access.

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