

Downtown Neighborhood

Richmond Considerations:

What amenities would you want in this area if you were to live here in a mixed-income community?

Precedent Places for Consideration:

- Charlotte
- Kansas City
- Washington, DC









Survey Questions

For Downtown to be a great neighborhood overall, it will need great neighborhood serving amenities. What neighborhood amenities that are most important to include within the Coliseum area? Please choose three.

- a) Grocery store
- b) Restaurants and cafes
- c) Neighborhood retail and services (such as hardware stores, childcare, and veterinary clinics)
- d) Gyms and other lifestyle amenities
- e) Playgrounds
- f) Dog parks
- g) Other

Public Open Space

Richmond Considerations:

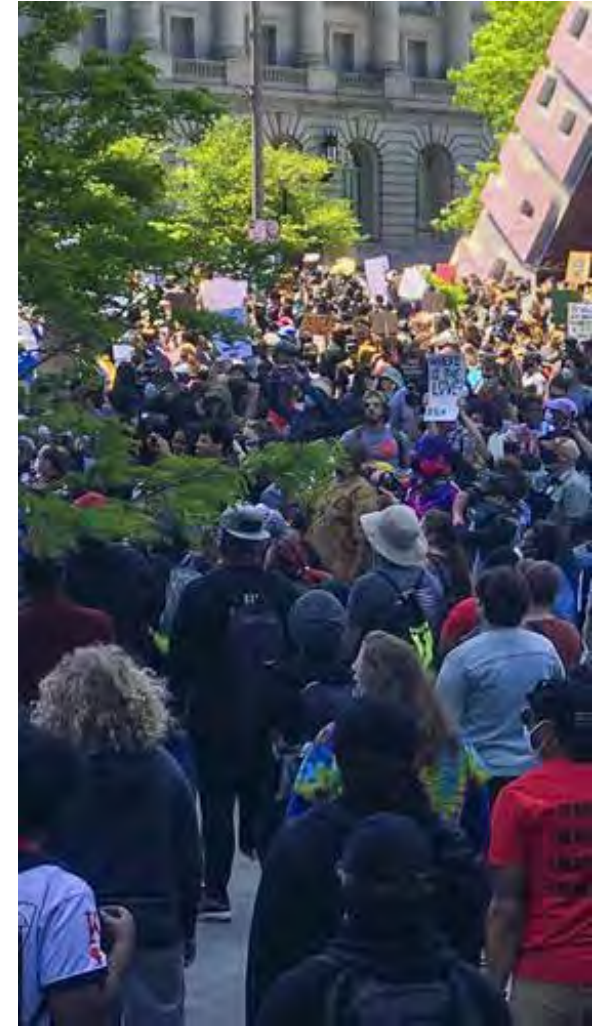
What type of open space do you envision for the Coliseum area?

Precedent Places for Consideration:

- Cleveland
- Savannah
- Indianapolis













Survey Questions

What features would you like to see in open space located in the Coliseum area? Please choose three.

- a) City-wide events and civic gathering places
- b) Community events and gathering places
- c) Engaging public art
- d) People watching
- e) Children's play
- f) Dining
- g) Active Recreation
- h) Flexible Recreation
- i) Multi-use Trails
- j) Communal Gardening
- k) Other (please specify)

Adaptable Streets

Richmond Considerations:

Which streetscape features are most important in the Coliseum area?

Precedent Places for Consideration:

- Cleveland
- Savannah
- Indianapolis
- Kansas City











Survey Question

The Coliseum Area may have various street types in the future. For each type of street, select how you feel about it.

- a) Love it
- b) Like it
- c) It's ok
- d) Not great
- e) Hate it

Street types

Pedestrian-only (Cleveland and Savannah examples): Completely closed to vehicular travel at all times, except for off-hours delivery trucks

Convertible-pedestrian street (Indianapolis example): Daily street access by vehicles with occasional pedestrian-only events closing the street to vehicles, designed with no curbs to reduce tripping and maximize flexibility of use for pedestrian

Pedestrian-oriented street (Chicago example): A retail, dining, and entertainment destination that accommodates pedestrians, cyclists, transit, and automobiles

Coliseum Area Unsolicited Bid



UNSOLICITED OFFER – PUBLIC SAFETY BUILDING SITE



- Offeror proposes to develop the property to be a mixed-use project consisting of:
 - 150,000 sq.ft. – VCU Health System - administration and office space for VCU Health System
 - 150,000 sq.ft. – Spec Class-A office space
 - 125,000 sq.ft. (145 guest rooms) – The Doorways – guest rooms for patients, their families and caregivers, who are receiving treatment at VCU Health Systems
 - 65,000 sq.ft. (60 guest rooms) – Ronald McDonald House Charities – guest rooms for families whose children are receiving medical care
 - 35,000 sq.ft. – VCU Health System Child Care – daycare and educational services for VCU Health System faculty and staff for children ages 18 months to 6 years and a small senior care program that is integrated into the childcare services
 - 20,000 sq.ft. – Retail space for a walk-in pharmacy, banking, restaurant, and retail
 - 1,900 structured parking spaces



PUBLIC SAFETY BUILDING SITE – RONALD MCDONALD HOUSE CHARITIES



- RMHC provides over 2.5 million overnight stays to families with sick children yearly
- RMHC saves families more than \$900 million in out-of-pocket food and lodging expenses yearly
- RMHC in Richmond limited to 9 rooms, but have a need for 40 rooms, and over 60 rooms by 2025
- Must restrict current occupancy to 5 kids as a result of Covid-19 risks
- Only 1 bathroom meets immune system requirements and ADA accessibility



Existing RMHC on Monument Avenue

PUBLIC SAFETY BUILDING SITE – THE DOORWAYS



- The Doorways building is aging (60 years) and undersized (115 guestrooms building)
- The need is for 145 rooms appropriate for guests with immuno-compromised systems
- The Doorways must relocate to a new building closer to VCU Health System.
- Current building is not conducive to long-term guests. Patients and their families reside in sub-standard rooms for months at a time.
- Today, Doorways is at capacity nearly every day, On average, 10-15 rooms per day are off-line for maintenance reasons.



Existing The Doorways on Marshall

- The new Adult Outpatient Pavilion (AOP) opens in 2021. New development provides critically needed space for staff offices, pharmacy, and other retail
- There will be an additional need of 150,000 sf of support space nearby
- 18,000 incremental outpatient visits by the second year of AOP's operation; 48,000 by year five



Adult Outpatient Tower

PUBLIC SAFETY BUILDING SITE – SPEC OFFICE SPACE



- Limited opportunity for medical and other office uses to develop around VCU Health System
- New spec office space would provide alternative to suburban medical office parks
- Adjacencies to VA Bio + Tech provides next generation office space for emerging companies



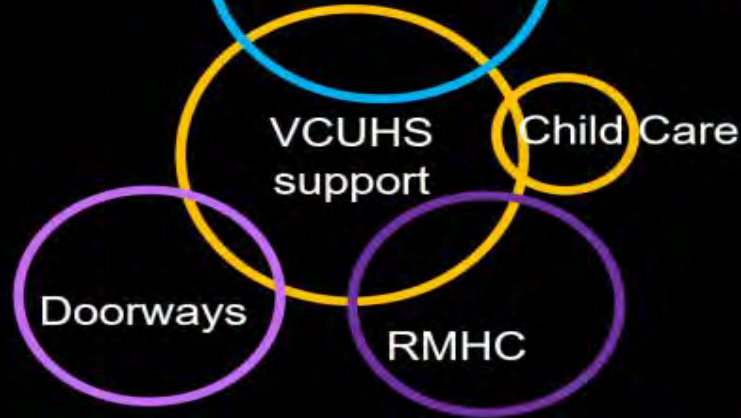
- The existing child care center has a waiting list of over 250 families in the Richmond community.
- Proposed development provides a both a new modern facility and expanded child care offerings.
- New center will include dedicated outdoor green space for the children
- The center will support families staying at The Doorways and RMHC as well as residents in the broader Richmond community





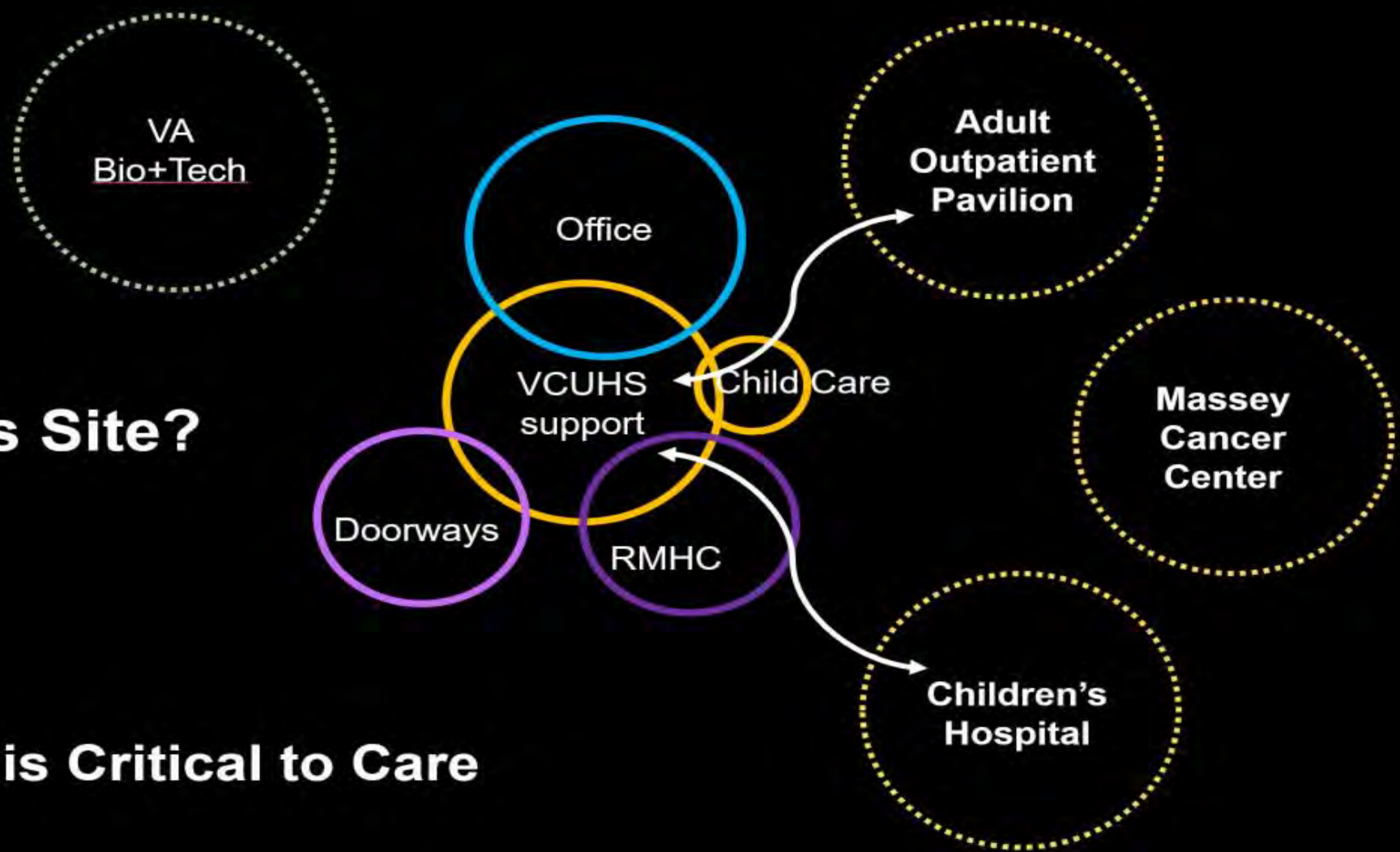
Why This Site?

Proximity is Critical to Care



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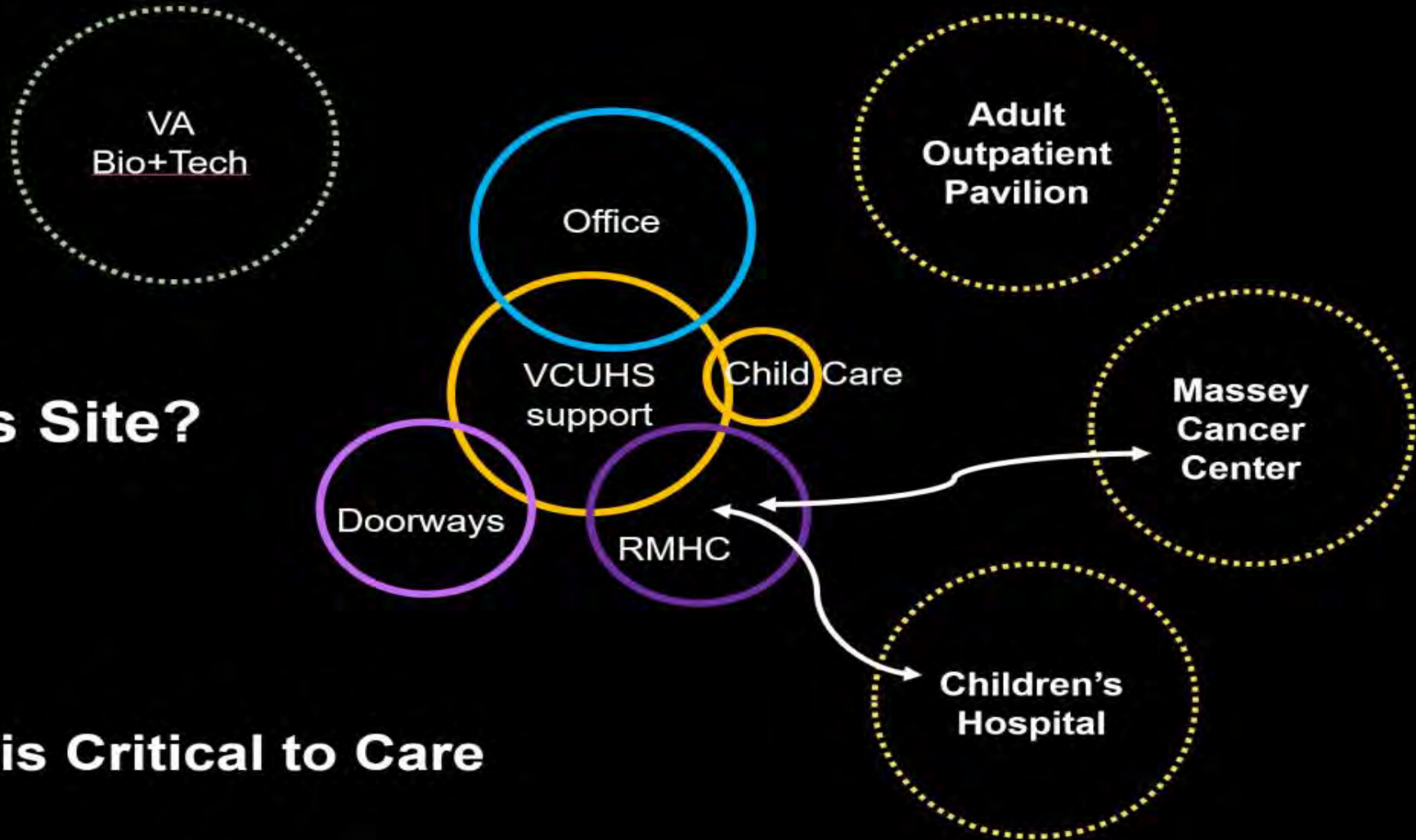
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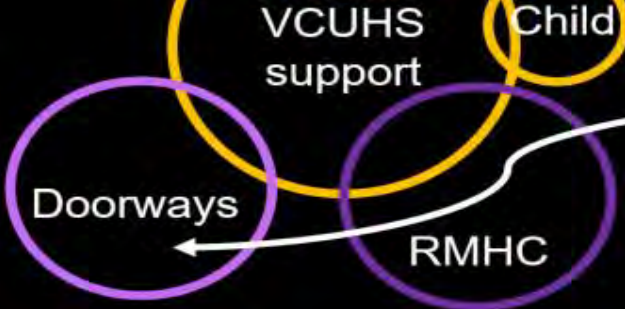
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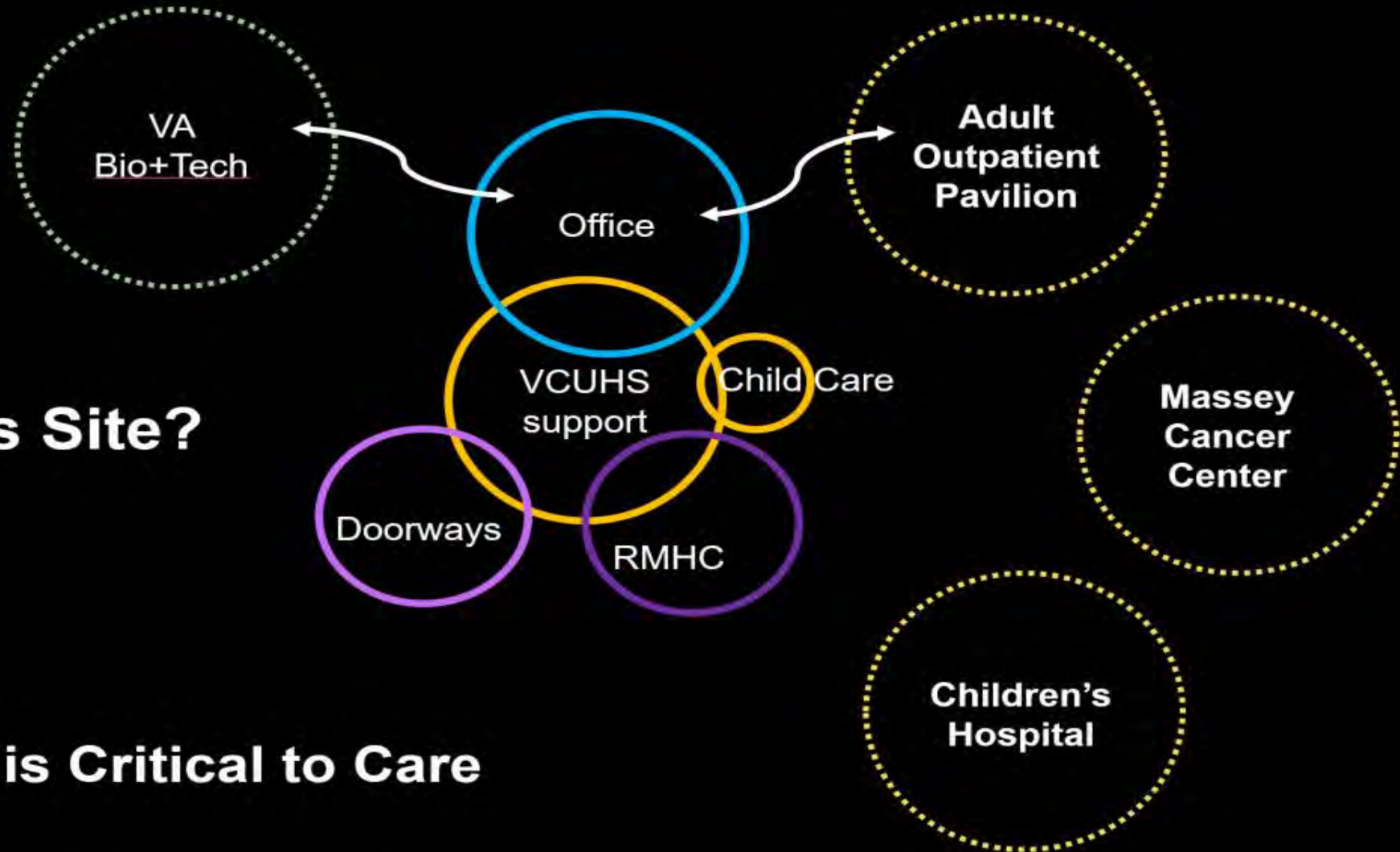
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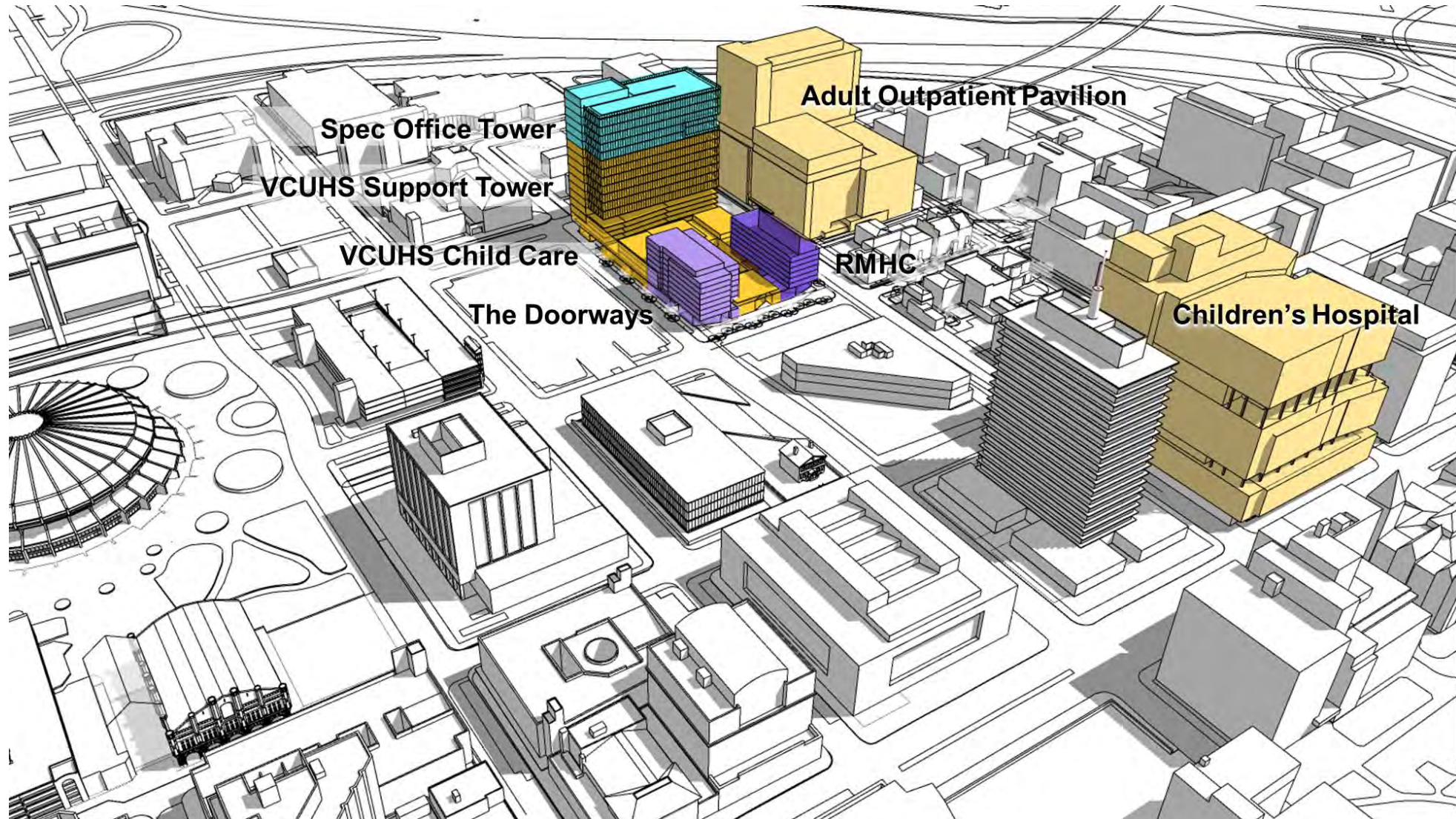


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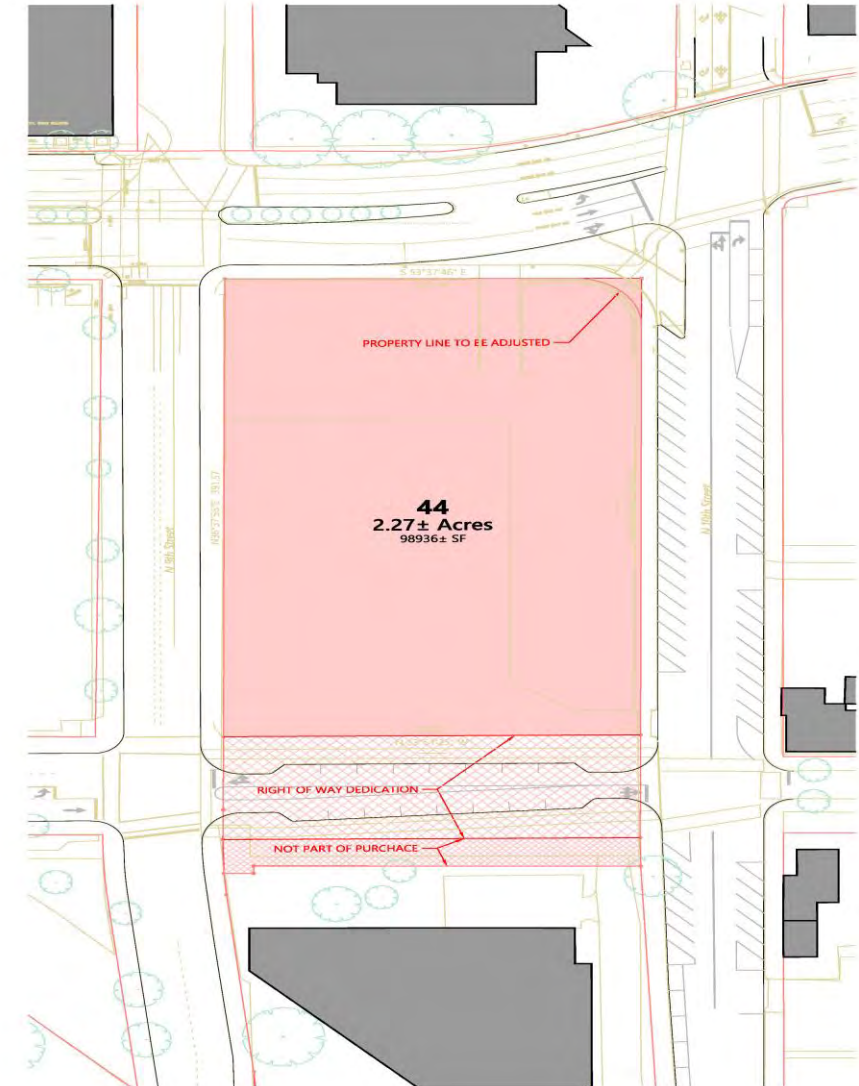
PUBLIC SAFETY BUILDING SITE – PROXIMITY IS CRITICAL TO CARE



PUBLIC SAFETY BUILDING SITE



Total Parcel	3.01 acres
<i>Proposed New Parcel</i>	<i>2.27 acres</i>
Clay Street / unused land	0.27 acres

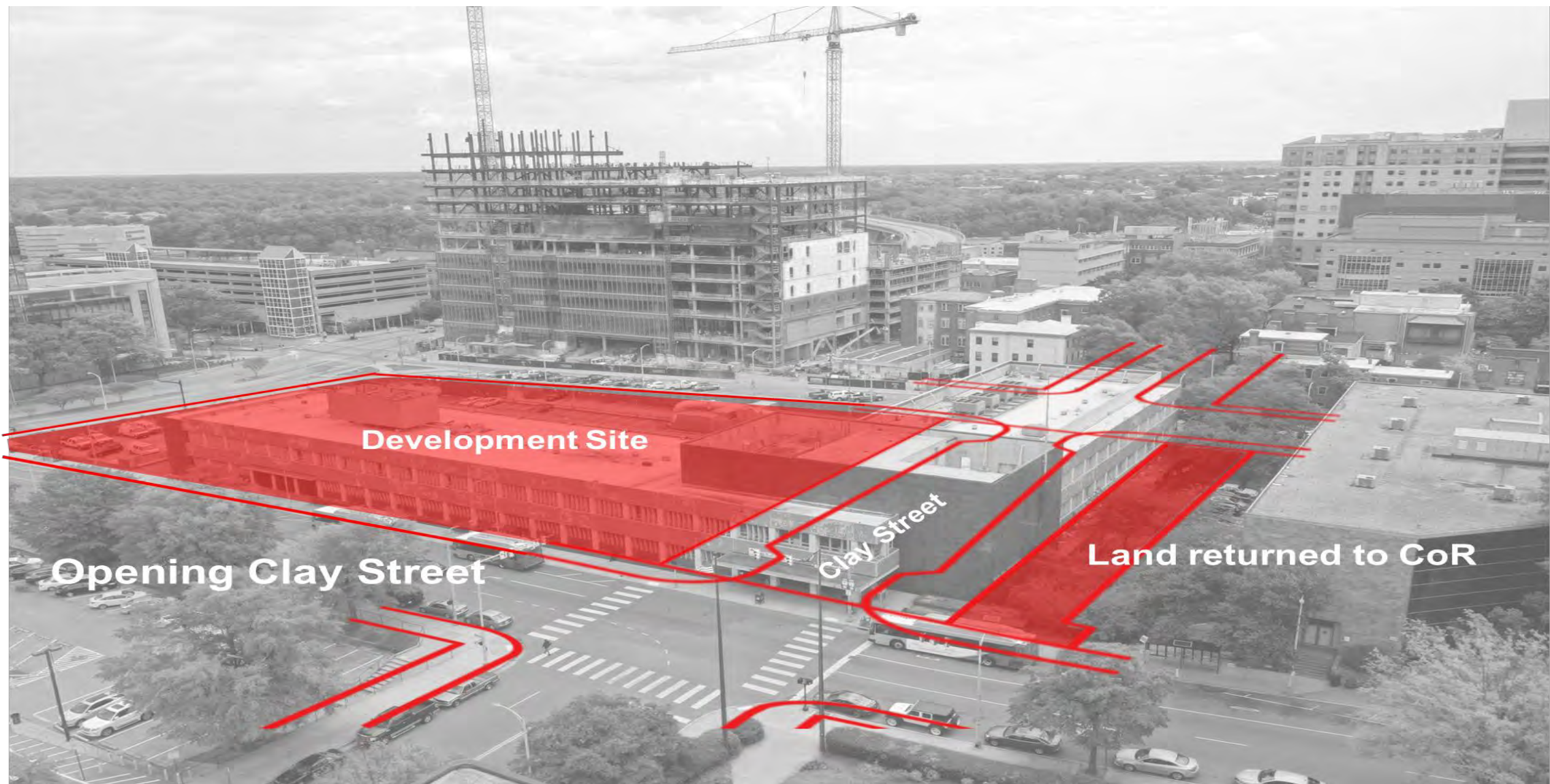


PUBLIC SAFETY BUILDING SITE

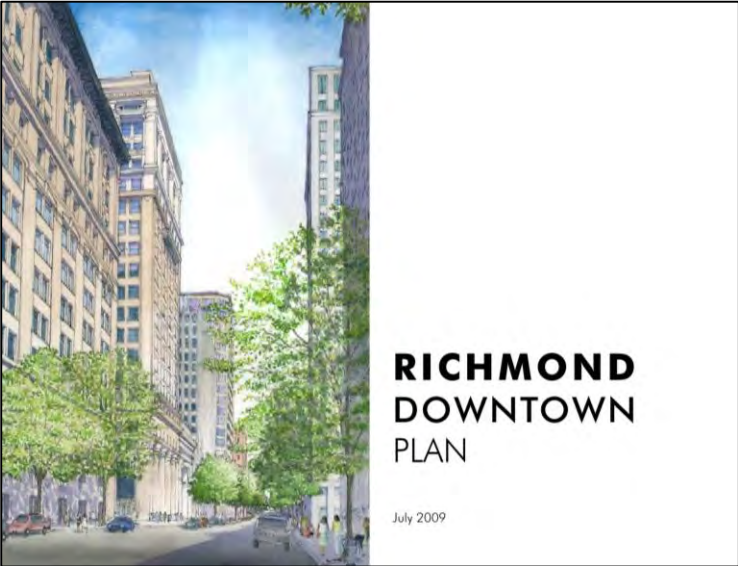


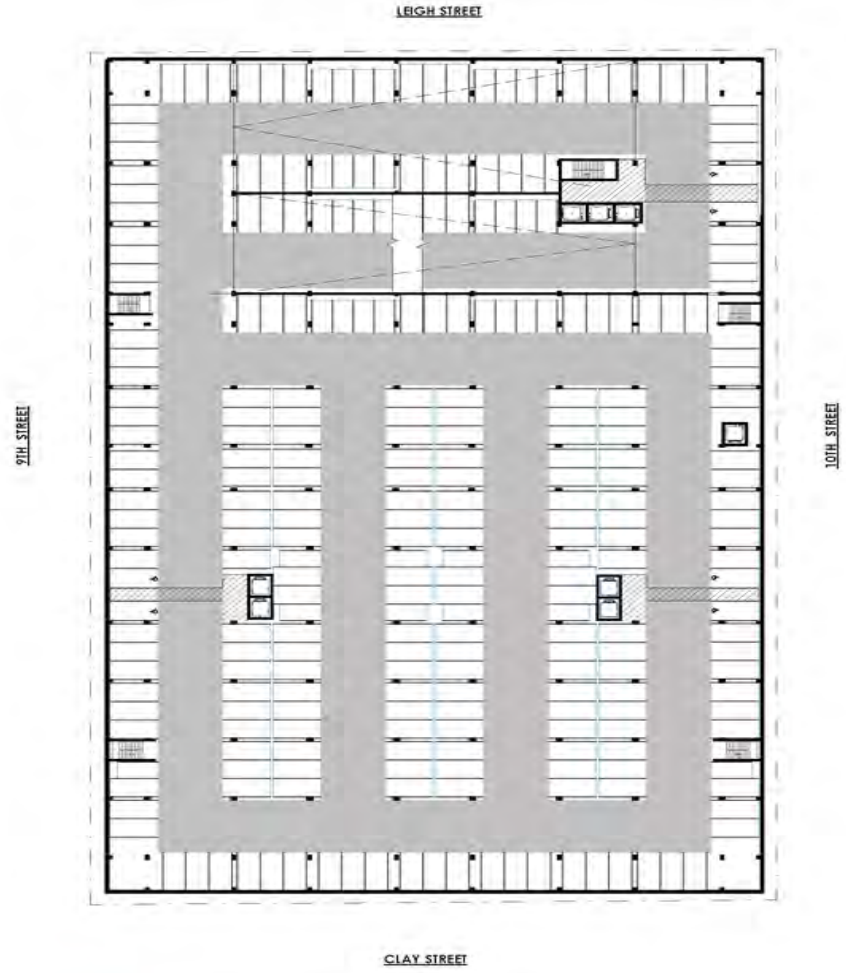
Opening Clay Street

PUBLIC SAFETY BUILDING SITE



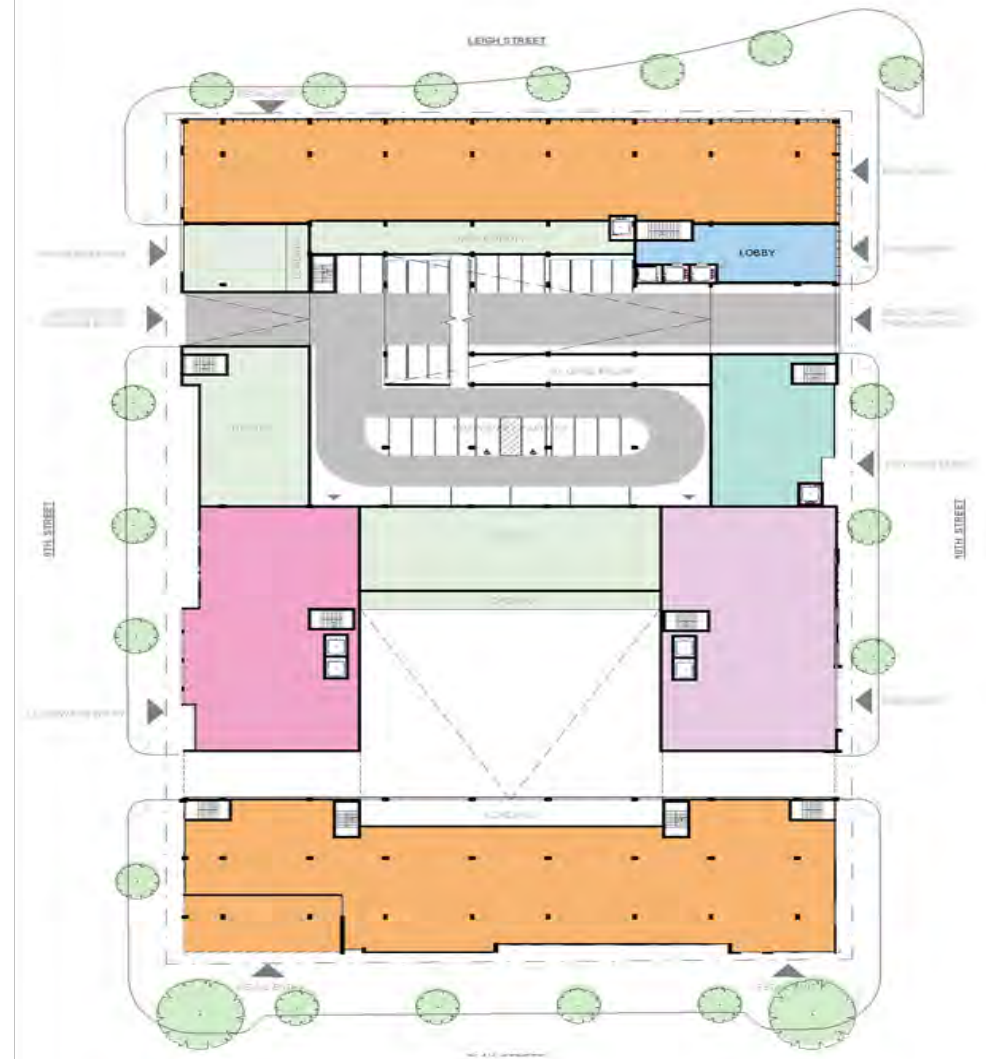
PUBLIC SAFETY BUILDING SITE – MASTER PLANS





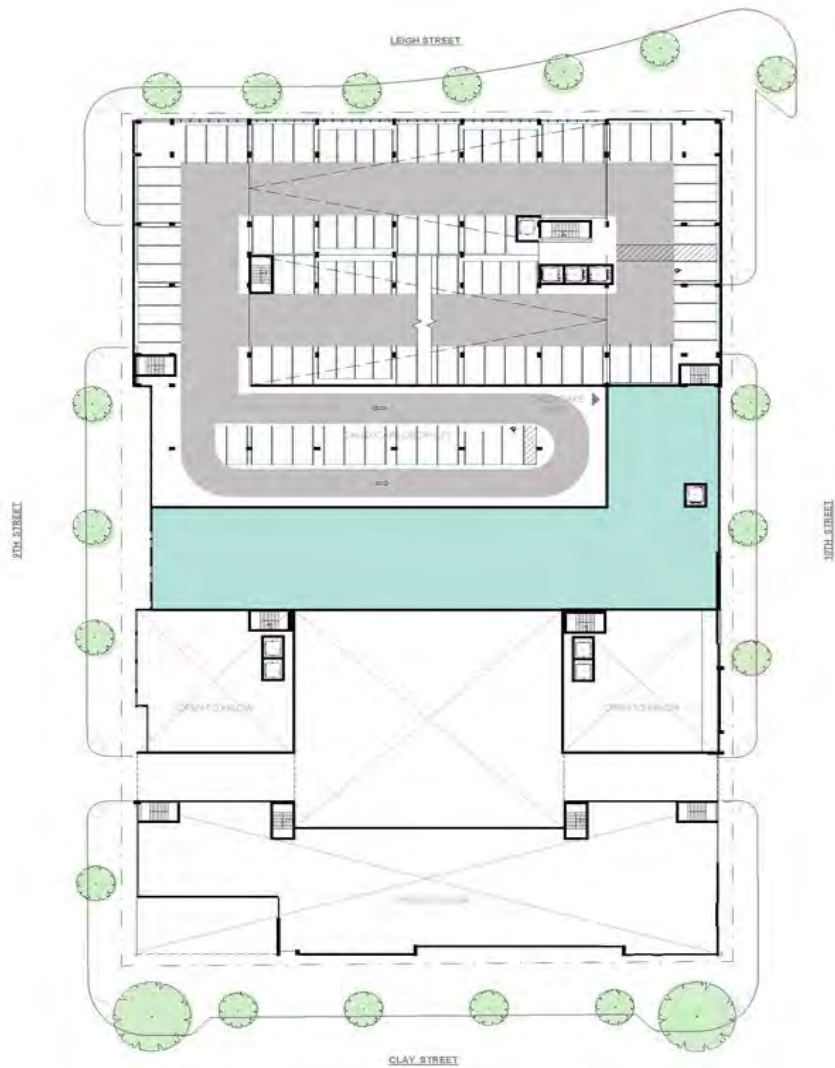
- ChildDevelopment
- TheDoorways
- Utilities
- OfficeTower
- Retail
- RMHC

Below Grade Parking



- ChildDevelopment
- TheDoorways
- Utilities
- OfficeTower
- Retail
- RMHC

Street Level **1**



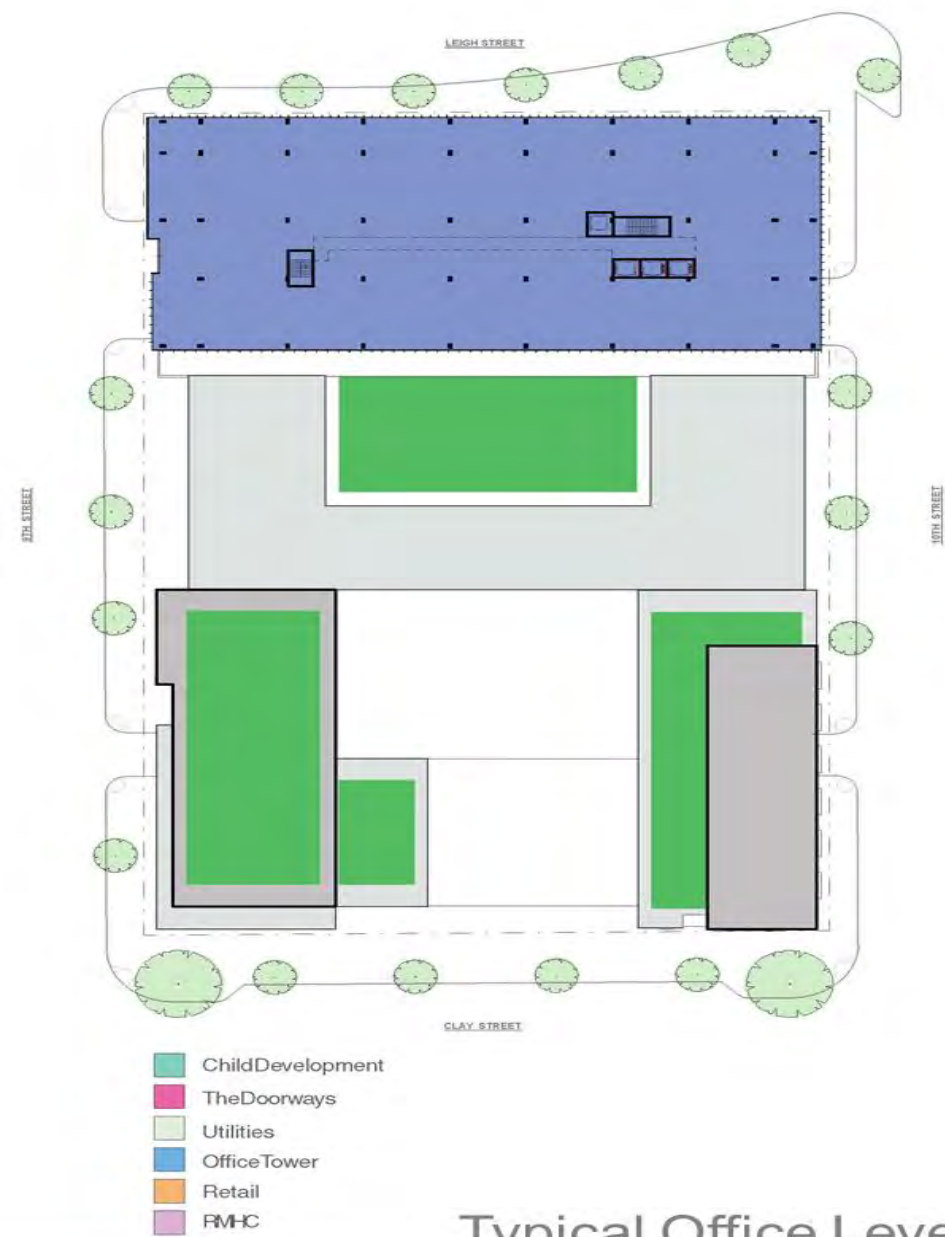
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Mezzanine / Child Care **2**

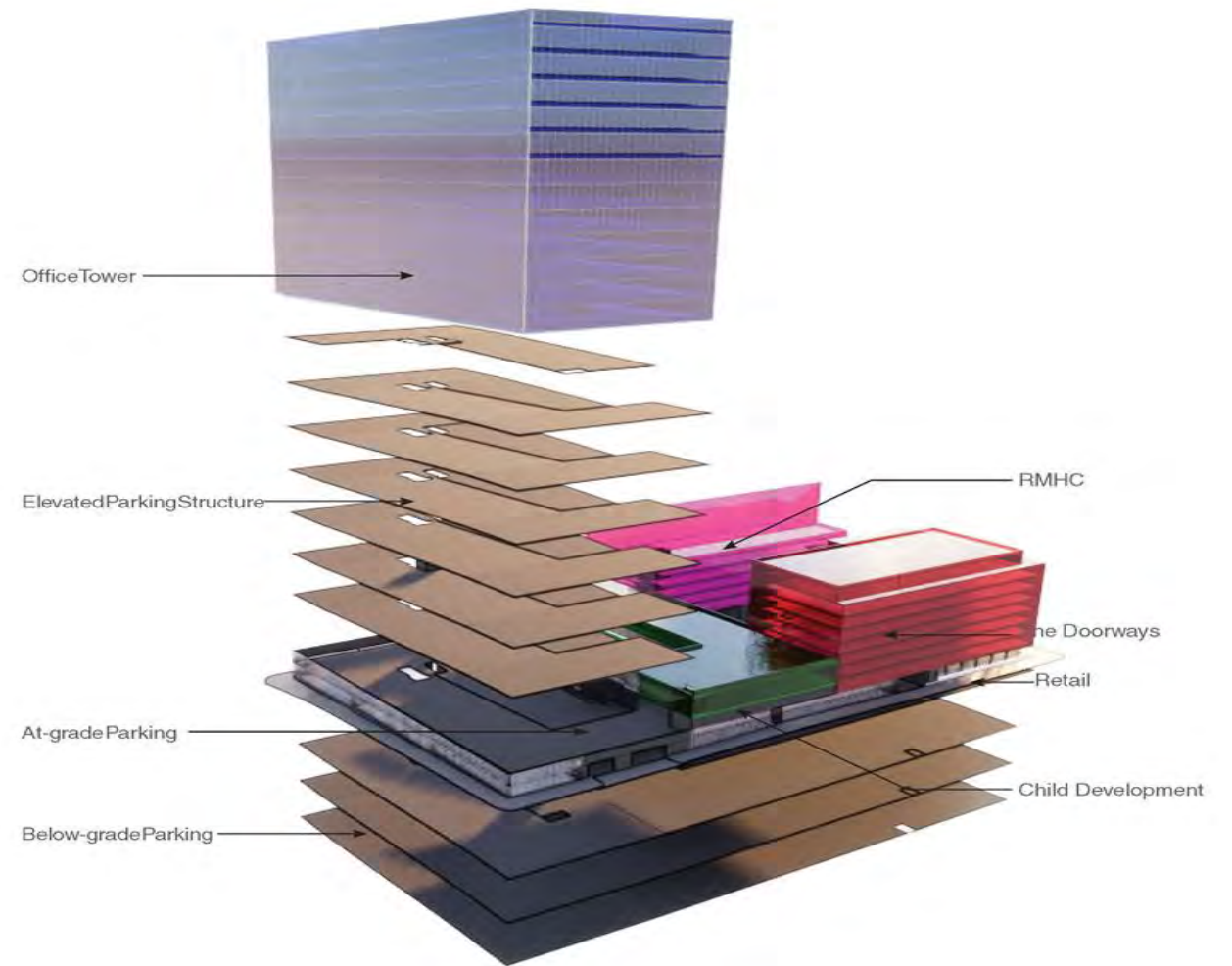


- ChildDevelopment
- TheDoorways
- Utilities
- OfficeTower
- Retail
- RMHC

Typical Program Level **3**



Typical Office Level 4



Program Stack



Survey Question

Is the proposal an appropriate set of uses for this particular block?

- a) Yes
- b) No

What community benefits would you want to be incorporated in the Downtown Area, not just for the Public Safety Building, but other properties as well? Please choose three.

- a) Retail/office space for local businesses
- b) Equity-ownership by minorities in the project
- c) Childcare spots for low-income households
- d) Low-income housing units (50% AMI)
- e) Minority business construction contractors
- f) Public parking spots in parking decks
- g) Public open space
- h) Other

Coliseum Area Framework Plan – Next Steps

Survey

Provide comments online on the priorities and key elements to incorporate in the framework plan.

Dates: June 16 – June 29, 2020

Virtual Public Meeting #2

Attendees will review potential framework plan options and provide comments

Date: Tuesday, July 14 2020, 6:00-7:30 P.M.

Virtual Boards

Provide comments online on the potential framework plan options

Dates: July 14 – July 27, 2020

Virtual Public Meeting #3

Attendees will review preferred framework and provide comments

Date: Monday, August 10, 2020, 6:00-7:30 P.M.

Survey (with same questions asked today) will be posted tomorrow, June 16, along with a recording of this presentation

The survey will close on June 29.

Richmond 300 Next Steps

Review the Draft:
www.Richmond300.com/draft

Attend virtual meetings
 in the month of June

Submit comments by
 July 13, 2020

Contact Information

646-6348

richmond300@richmondgov.com

richmond300.com

facebook.com/richmond300

instagram.com/richmond300



Downtown Summit (Coliseum Focus)
 June 15, 2020

	Monday	Tuesday	Wednesday	Thursday	Friday
June	1 – Draft online 1:30pm: CPC 5pm: Org. Dev.	2	3	4 10am: UDC	5
	8	9 6pm: Inclusive Housing	10 4pm: AC 6pm: Thriving Environment	11 6pm: Greater Scott's Addition	12
	15 1:30pm: CPC 6pm: Downtown (focus on Coliseum)	16 6pm: Route-1 / Bellemeade / Bells	17 6pm: Southside Plaza	18 6pm: Stony Point Fashion Park	19
	22	23 3:30pm: CAR 6pm: Diverse Economy	24 6pm: Equitable Transportation	25 4pm: PAC 6pm: High-quality Places	26
	29 Coliseum Survey closes	30	1	2	3
July	6	7	8	9	10
	13 Comment Period Ends	14 Coliseum Mtg #2	15 Civic Association and Stakeholder Meetings: Planning staff hosting virtual meetings from 6/1 to 7/13 with existing groups to discuss comments received during CC#2 and how the draft plan responds to those comments	16	17