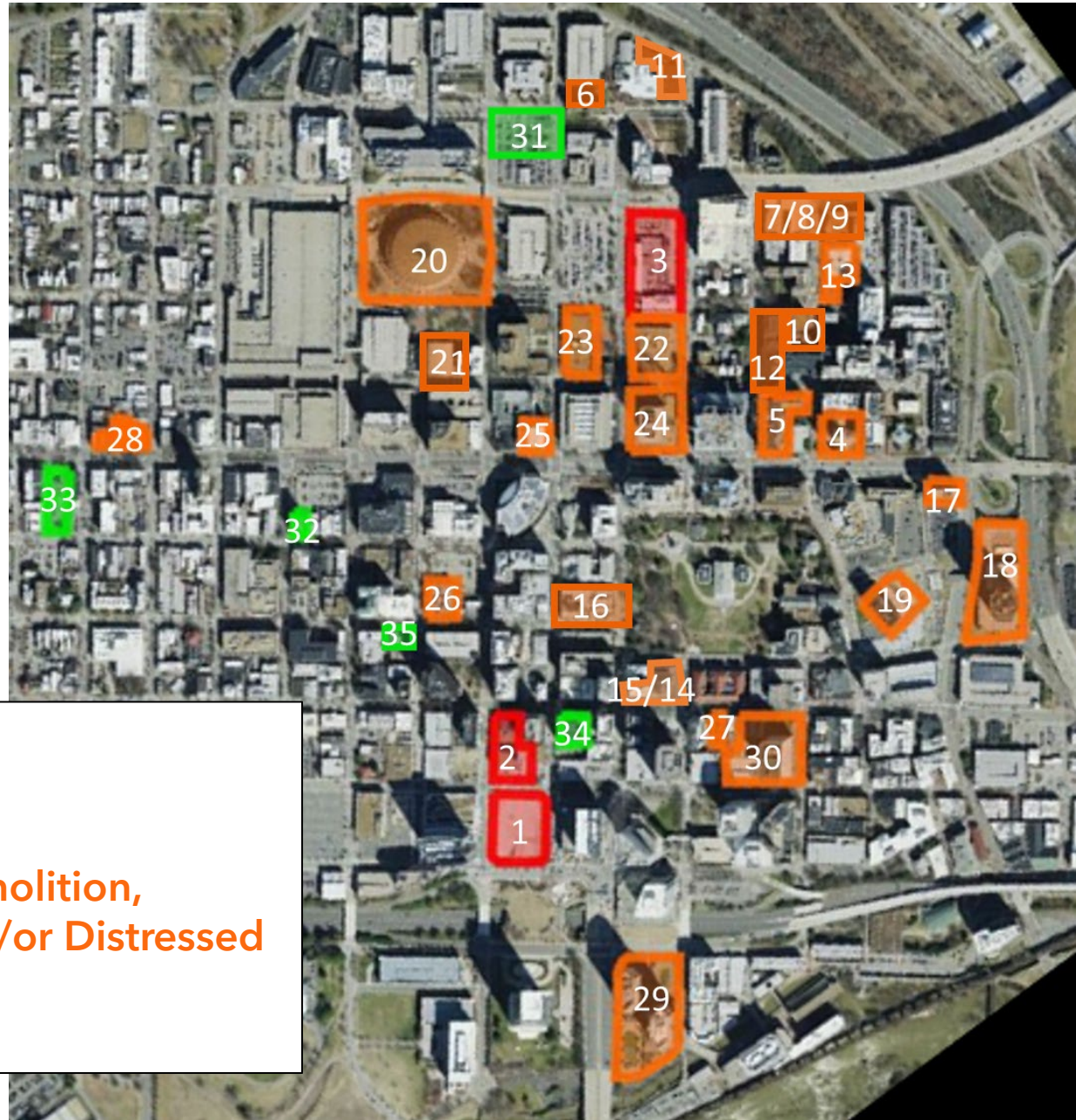


DOWNTOWN RICHMOND NEEDS SOME LOVE!

Historic Richmond
September, 2024

Richmond's Downtown Core



KEY

Demolished

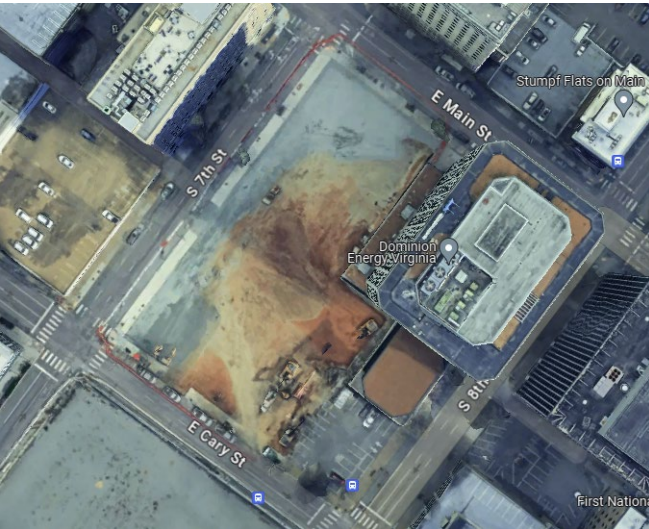
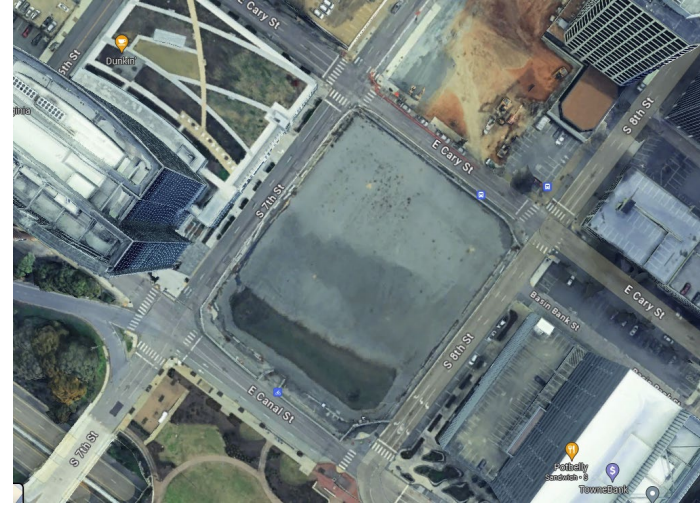
**Announced Plans for Demolition,
Replacement, Vacant, and/or Distressed**

Announced Projects

Demolitions

1. VEPCO Building, 701 E Cary St:

1978 office tower, demolished, site currently vacant. Surrounding sidewalks to be reopened. Future plans not announced.



2. VEC Building, 703 E Main St:

This state-owned c. 1961 low rise mid-century office building, listed on the NRHP, was demolished. Future plans not announced but one of several sites under consideration for one new state office building per state budget.

3. Public Safety Building, 500 N 10th St:

Demolition of this City-owned c. 1954, 147,399 SF, 46,292 SF basement building is underway. Future plans not announced but is one parcel under consideration for GRTC transfer center/mixed use project.





VCU Health Buildings

4. West Hospital, 1200 E Broad St:

Recent reports mark this VCU-owned c. 1941 Art Deco former hospital building, now occupied as offices, for demolition. VCU indicates a project to replace with new space for academic, research and office needs is a near term priority. Eligible for listing on NRHP. 291,730 SF, 51,333 SF basement.

VCU Health - VCU Health is reportedly planning a significant redevelopment of its downtown health campus. Currently in the preliminary stages, the plan could take more than 15 years to implement and cost more than \$1B. In addition to West Hospital, it includes:



5. Sanger Hall, 1101 E Marshall St (Broad Street frontage): This VCU-owned c. 1960 research tower is in preliminary planning for replacement, potential near term. 500,333 SF, 103,038 SF basement.

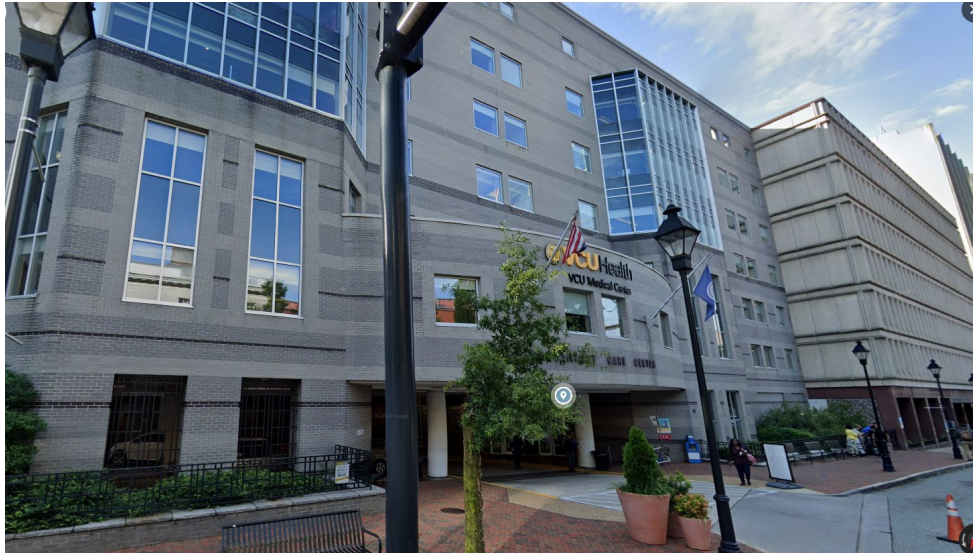
6. 615 N 8th St. New student housing to replace vacant Cabaniss Hall, potential near term.



8 & 9. 529 N. 12th St. New mixed-use building, logistics center and parking to replace Strauss Research Lab, library and visitor parking, potential near-term.



7. 1101 E. Leigh St. Current dental school to be replaced with new 15 story interdisciplinary building, potential near-term.



10. 417 N. 11th St. Inpatient expansion. Top priority. Preplanning begun. Potentially an additional expansion.



12. 1410 E. Clay St. Pharmacy School to be replaced with potential inpatient expansion.



11. 900 Turpin Street. New dentistry school to replace part of Larrick Student Center. Top priority. Pre-planning, subject to state budget.



13. Tompkins McCaw Library & Richmond Academy of Medicine Buildings, 1200 E Clay St: These c. 1931 Baskervill & Lambert designed VCU-owned buildings are slated for demo for logistics center, mixed use building and parking. These buildings are handsomely detailed and relate well to the historic structures in Court End in scale, materials and architectural detail, including the Brockenbrough House/White House of the Confederacy across the street and the nearby Wickham House / Valentine Museum complex. Listed on NRHP.

15. Pocahontas Building West Tower, 900 E Main St: This state-owned c. 1923 limestone skyscraper listed on NRHP was previously slated for rehab for new State Courts Building, but the new state budget and AARB approved its demolition. 100,609 SF, 10,094 SF basement.



State-Owned Buildings

14. Pocahontas Building East Tower, 900 E Main St: This state-owned c. 1968 midcentury office tower listed on NRHP is slated for demolition in the state budget. 170,397 SF, 24,492 SF basement. Plans announced to replace with new State Courts Building.





16. Supreme Court Building, 100 N 9th St:

This type of Neo-Classicism is unusual in Richmond. Originally built in 1919 to serve as the home of the Federal Reserve Bank of Richmond, it became home to the State Supreme Court in the 1970s. Plans are currently underway to move the Supreme Court to a new building on Main St, although construction has not yet been funded. Future plans for this structure have not been announced. 226,656SF with 49,047SF basement.



17. VDOT Annex Building, 1401 E Broad St: This state-owned c. 1961 mid-century office tower is one parcel under consideration for a new state office building. The draft 2019 Capitol Square Master Plan identifies this site next to Broad Street/I95 highway interchange for a park. Current Capitol Square Master Planning not shared publicly. VDOT recently acquired Owens & Minor HQ. 186,795 SF, 12,453 SF basement.

18. Monroe Building, 101 N 14th St: This state-owned c. 1976/1981 office tower, is subject of Executive and Legislative branch budget negotiations. 496,632 SF, 317,340 SF lower levels, 105,780 SF basement.



19. Madison Building, 109 Governor St: This state-owned c. 1966 mid-century office tower was listed as under review in 2019 draft master planning. 231,662 SF.

City of Richmond- Owned Buildings

20. Coliseum, 601 E Leigh St: This City-owned c. 1975, has been closed and marked for demolition. The City has an RFP for replacement underway, but no developer or plans have been announced. 179,870 SF, 112,344 SF basement.



21. Blues Armory, 411 N 6th St: Built c. 1910 to house the Richmond Light Infantry Blues, this City-owned property was rehabilitated in the 1980s and has been closed since 2002. The City has an RFP underway which includes its adaptive reuse, but no developer or plans have been announced. 40,194 SF.



22. Social Services Building, 900 E Marshall St: This City-owned c. 1984 building houses Social Services, which recently announced a planned relocation to rented space in the RTD building. The 2021 City Center Plan shows a new building on this site but no specific plans have been announced or funded. Potentially site for new courts/municipal building. 39,146 SF

24. City Hall, 900 E Broad St: The 2021 City Center Plan calls for exploring options for rehab, “rebuild” or relocation of this City-owned c. 1971 building but no specific plans announced or funded. 416,669 SF, 129,252 SF basement.



23. John Marshall Courts Building, 800 E Marshall St: This City-owned c. 1974 building currently houses city courts, but the 2021 City Center Plan shows a new building on this site but no specific plans have been announced or funded. Discussions about new courts building ongoing. 99,785 SF, 39,286 SF basement.

25. Theatre Row Building, 720 E Broad St:

This City-owned c. 1992 office building incorporates the historic Colonial Theatre Façade. The 2021 City Center Plan calls for potential relocation of City functions to allow for adaptive reuse but no specific plans published or funded. Historic Richmond Façade Easement. 166,005 SF, 17,292 SF basement.



26. Richmond Garage, 107 N 6th St:

This City-owned c. 1927 Art Deco parking deck with a delightful façade has been slated for demolition multiple times. Listed on the NRHP.

Privately-Owned Buildings

27. 1005 E. Main St: The owners of this c. 1919 historic bank building reportedly plan to demolish. Listed on the NRHP. 5,044 SF, 3822 SF basement.



28. 100 Block of E. Broad St: Most of the north side of this block is vacant and blighted. 112 E Broad St housed Maggie Walker's St Luke Emporium and St Luke's Penny Savings Bank. Much of this row of late 19th century buildings was refaced in 1976, but the refacing has been removed. Owned by Jemals/Douglas Development. Listed on the NRHP.

Office Building Loans in Special Servicing



29. Riverfront Plaza, 901-951 E Byrd St:

This office building complex recently entered special servicing. 961,300 SF, 640,340 SF parking.

30. F&M Center, 1111 E Main St:

This office building complex recently entered special servicing. 594,105 SF, 280,000 SF parking. Listed on the NRHP.

Announced Projects



31. Activation Capital: Activation Capital announced plans for a new \$45-\$50 million lab building in 2022. Status unknown.



32. Grace Place Apartments: RRHA announced project to rehab this c. 1922 apartment building in 2023. Status unknown. 38,640 SF.



33. VPM: Project to build new HQ at 13-17 E Broad St announced. Plans approved and construction begun.

34. Ross Building, 801 E Main St:

Plans announced for a historic tax credit adaptive reuse of this c. 1962 office tower for 300 apartment units. Listed on NRHP. 299,285 SF, 52,815 SF basement.

35. 507, 509-511 E. Franklin St: Plans announced for a 9-story 181-unit apartment building to replace two buildings, a c. 1922 Carneal & Johnston-designed storefront and a c. 1955 parking deck/office building. Bricks on the 1955 building have fallen onto sidewalk. Plan of development and demo permit approved but construction not yet underway.



Note: Excludes Riverfront-oriented announced projects, which include CoStar building, amphitheater, Brown's Island improvements and padel at Hydropower plant.