DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

2503 Q STREET REDEVELOPMENT OPPORTUNITY

RFQ Release Date: October 6, 2026
RFQ Submission Deadline: November 20, 2026, at 3:00 PM ET

RFQ Addendum No. 1 – Questions and Responses

Question 1: Please provide documentation from the consultants.

Response: The information currently being provided by the City is included in the published RFQ. Respondents should refer to Sections 2.2 and 2.3 for project goals and design parameters, and Section 4.1 for site conditions and development considerations. No additional consultant documentation is being provided at this stage.

Question 2: What percentage of homeownership is required for the site?

Response: As outlined in Section 2.3, Design Parameters, the City has not established a required percentage of homeownership. Respondents may propose rental housing, homeownership, or a combination of housing types. A minimum of 20% of the residential units must be affordable to households earning up to 80% of Area Median Income (AMI).

Question 3: What percentage of residential versus commercial development is required?

Response: As outlined in Sections 1.1 and 2.3, the City envisions a housing-forward, mixed-income development but has not established a specific percentage of residential versus commercial uses. Respondents are encouraged to propose a development program that aligns with the City's redevelopment objectives and demonstrates project feasibility.

Question 4: Please provide documentation regarding other development parameters for the site.

Response: Respondents should refer to Sections 2.2 and 2.3 of the RFQ for the City's redevelopment objectives and design parameters. At this stage, the City is not prescribing a specific development program or site plan beyond the minimum affordability requirement. Respondents are responsible for evaluating applicable zoning regulations and other development considerations relevant to their proposed approach.

Question 5: Please provide construction drawings for the existing building at 2501 Q Street (former Police Precinct).

Response: Construction drawings are not being provided as part of this RFQ solicitation. As outlined in Section 4.1, Site Description, the City is open to redevelopment strategies that consider either adaptive reuse or demolition of the existing structures. Respondents should account for existing site conditions when developing their proposed approach.

Question 6: Please provide Phase I and Phase II Environmental Site Assessments (ESAs).

Response: As outlined in Section 4.1.2, Environmental, the City has not conducted a Phase I or Phase II Environmental Site Assessment. The selected development partner will be expected to conduct further site due diligence upon execution of a development agreement.

Question 7: Please provide the existing building condition or facility assessment report.

Response: A building condition or facility assessment report is not being provided as part of this RFQ solicitation. Respondents should refer to Sections 4.1 and 4.1.3 regarding existing site conditions and additional due diligence considerations.

Question 8: Does the City permit a newly formed project joint venture (JV) to submit qualifications based on the lead developer's track record?

Response: As outlined in Section 5.2, Solicitation Requirements, the City invites development teams consisting of one or more firms to submit qualifications. A newly formed joint venture may submit qualifications, provided the respondent team demonstrates the collective experience, financial capacity, and technical expertise necessary to undertake the project. Respondents should clearly identify team members, their respective roles, and relevant project experience in accordance with Section 5.2.

Question 9: Is the full submission package and any environmental site information available online?

Response: The RFQ, including submission requirements, evaluation criteria, and available site information, is published on the City of Richmond Department of Housing & Community Development website at https://rva.gov/housing-and-community-development/public-documents.

Respondents should refer to Sections 4.1.2 and 4.1.3 regarding environmental conditions and additional due diligence. The City has not conducted Phase I or Phase II Environmental Site Assessments, and additional site due diligence will be the responsibility of the selected development partner upon execution of a development agreement.

Question 10: Does the site require rezoning or a Special Use Permit (SUP)?

Response: As outlined in Section 4.1.1, Zoning, the property is currently zoned Urban Business (UB) and Single-Family Attached Residential (R-6). A new Special Use Permit (SUP) is expected to be required for residential or mixed-use redevelopment. Depending on the proposed development program, rezoning may also be necessary.

The City is currently undertaking its zoning ordinance update through the Code Refresh process. Existing zoning regulations remain applicable until any proposed changes are formally adopted. Respondents are responsible for evaluating applicable zoning requirements and identifying any anticipated land use approvals associated with their proposed development.

Question 11: Were there previously gas pumps or underground fuel storage tanks located on the property?

Response: The City has not identified documentation confirming the historical presence of gas pumps or underground fuel storage tanks on the property. However, the City cannot definitively confirm whether such facilities previously existed.

As outlined in Section 4.1.2, Environmental, the City has not conducted Phase I or Phase II Environmental Site Assessments. The selected development partner will be expected to conduct further site due diligence upon execution of a development agreement.

End of Questions and Responses

All other terms, conditions, and requirements of the original RFQ remain unchanged.