

Virginia Local Initiatives Support Corporation
413 Stuart Circle, Suite 300
Richmond, Virginia 23220
804.358.7602

Date: January 30, 2012



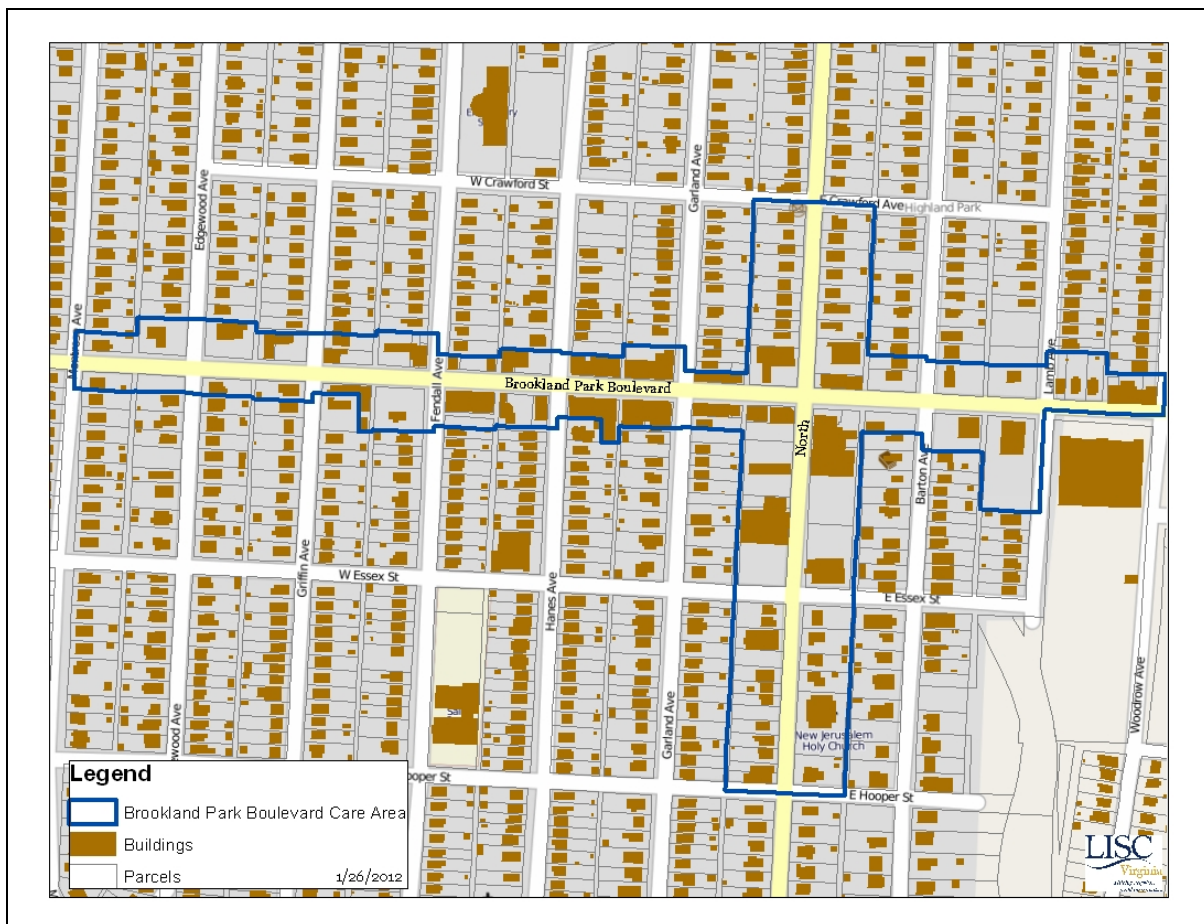
Request for Proposals

**Brookland Park Boulevard Commercial Corridor
Market Analysis**

Due Date: February 24, 2012 by 3:00 p.m.

Deliver to: 413 Stuart Circle, Suite 300
One Monument Building
Richmond, Virginia 23220

Virginia LISC is interested in retaining a qualified consultant to review previous plans for the area known as the Brookland Park Boulevard Commercial Corridor and prepare an updated plan. The new plan will provide an overview of the Commercial Corridor with a particular focus on two blocks designated the "Model Commercial Blocks" (North Avenue to Hanes Avenue on Brookland Park Boulevard). Derelict residential properties in the blocks directly adjacent to the designated Model Blocks should be addressed and incorporated into the updated plan. A professional market analysis of the Brookland Park Boulevard commercial corridor is requested. This market analysis will include a 1, 3 and 5 mile radius centering on the intersection of Garland Avenue and West Brookland Park Boulevard.



The plan is intended to (1) build on the 2005 Brookland Park Boulevard Commercial Revitalization Plan and other plans. (2) inventory and evaluate existing businesses and (3) identify future business opportunities in the market area. The final work product will also include a community profile and strategic recommendations regarding current and future retail and mixed-use developments for the two block

area. As a part of the process, the consultant is required to meet with Virginia LISC staff, City of Richmond staff, the area's Business Association and property owners for informational gathering purposes. In addition, the consultant should review current zoning, parking, land use and the City of Richmond's Master Plan and other applicable City documents for the Brookland Parkway Commercial Corridor

Local Initiatives Support Corporation (LISC) is a national nonprofit organization with local priorities committed to helping neighbors build communities. We work with local community development organizations to help transform distressed urban neighborhoods into healthy communities that are great places to live, work, do business and raise families.

This opportunity is made possible by a \$15,000 grant to Virginia LISC from the City of Richmond through its Community Development Block Grant program.

Please submit proposals, primary contact, preliminary budget and qualifications by 3:00 p.m. on February 24, 2012 to the offices of Virginia LISC. 413 Stuart Circle, Suite 300, Richmond, Virginia 23220.