

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

Date: January 27, 2012



Request for Proposals
Fulton Hill Commercial Corridor Zoning Plan

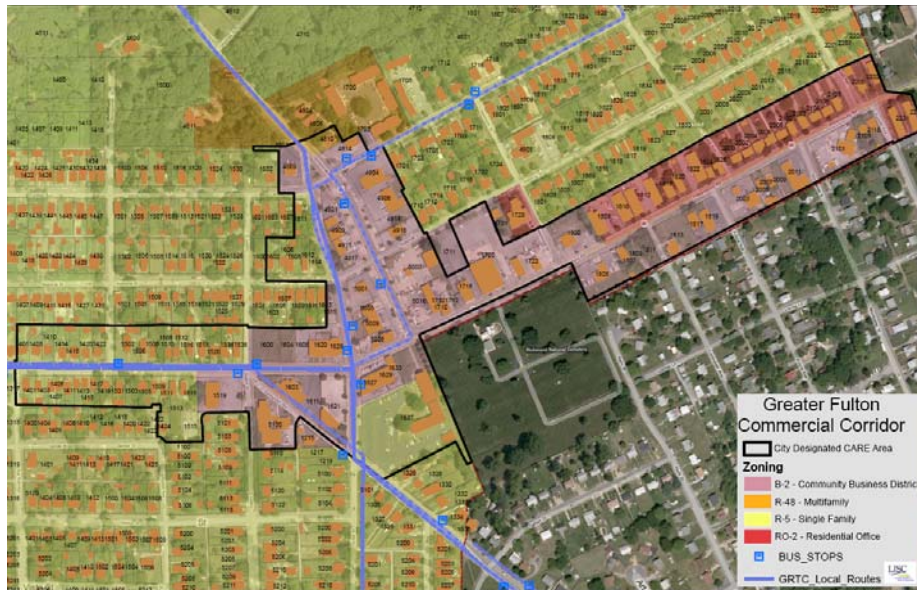
Due Date: February 17, 2012 by 3:00 p.m.

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

Virginia LISC is interested in retaining an independent, objective consultant to prepare a zoning plan for Fulton Hill -known by the neighborhood as Greater Fulton's - neighborhood commercial corridor. This corridor includes the 1600 to 2200 block of Williamsburg Road and 4800 to 5000 block of Government Road (City designated CARE area). The plan will include:

- A review of current zoning, parking, land use and the City of Richmond's Master Plan for the Fulton neighborhood commercial corridor,
- Meetings with Virginia LISC staff and Greater Fulton's Economic Development Committee, Business Association, property owners in the corridor and City of Richmond staff to gather information on the vision of Greater Fulton residents for the commercial corridor,
- Identify and detail changes to the existing zoning ordinance necessary to achieve the vision for the commercial corridor or if barriers are prohibitive, to provide a zoning overlay or new zoning classification to promote with City of Richmond staff in order to achieve the vision for the Greater Fulton neighborhood commercial corridor. Part of the vision for the commercial corridor is to create a thriving urban center by attracting more business to the corridor.

The objective of the zoning plan is to provide the City of Richmond and Greater Fulton residents an evaluation of current zoning and propose zoning that will achieve the ability to redevelop the commercial corridor in Greater Fulton.



The Greater Fulton neighborhood redevelopment plan began in spring of 2010 and is part of Virginia LISC's Neighborhoods Rising Initiative. Greater Fulton's Future, lead by residents, has developed a vision and a plan to redevelop their neighborhood. Today, Greater Fulton residents are working in teams to implement their plans. One team is the Economic Development team. Their shared vision is for the commercial corridor to thrive with businesses and services for the community.

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.

The opportunity to create a zoning plan for the Fulton neighborhood commercial corridor is made possible by a \$10,000 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 17, 2012 to the offices of Virginia LISC. 413 Stuart Circle, Suite 300, Richmond, Virginia 23220.