



Commonwealth of Virginia
Department of General Services



Options for Property at 9th & Broad Street

Presentation to Senate Finance Committee

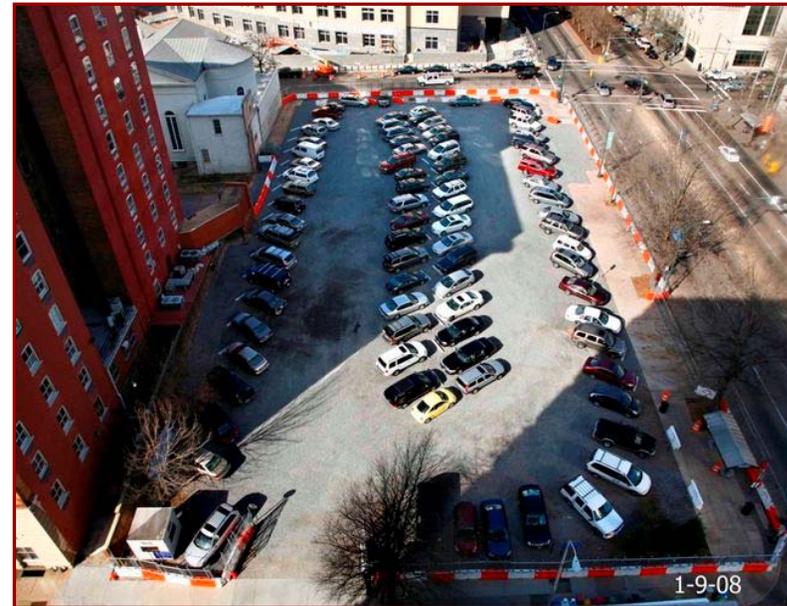
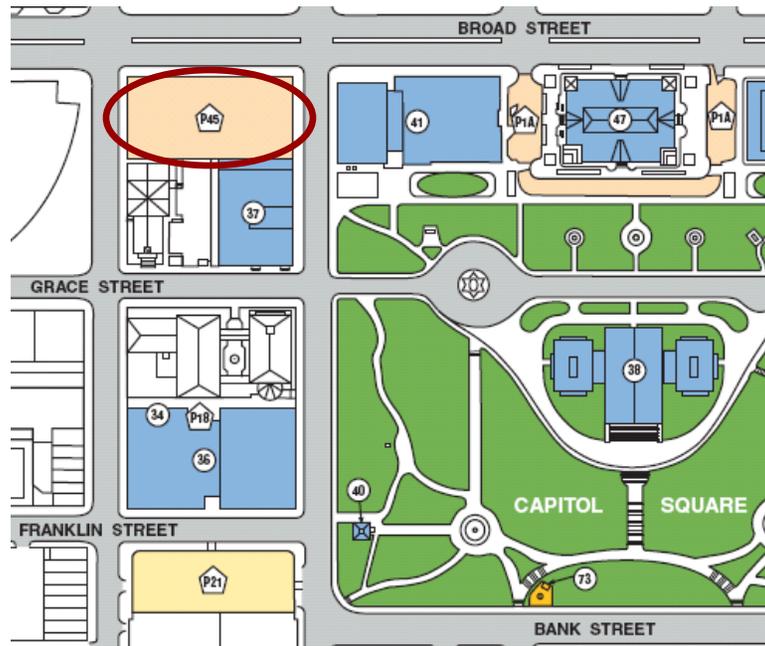
January 27, 2010

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Director
Department of General Services



9th & Broad Street Property

- Currently used as a gravel parking lot





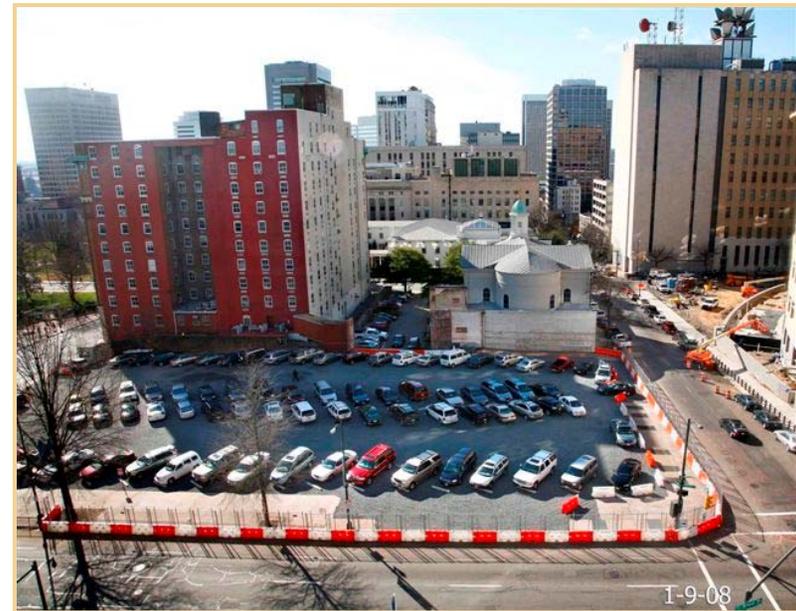
Options for the Property

1. Remain as a Gravel Lot
2. Construct a Finished Parking Lot, either:
 - a. Standard Paving
 - b. Porous Paving
3. Phase 1: Construct a Parking Deck
Phase 2: Construct a New Office Building and Renovate Existing Space



1. Remain as a Gravel Lot

- The current lot is fenced and has approximately 65 spaces and 6 handicap spaces
- It is used for official visitor parking
- There are minimal expenditures for maintenance





Construct a Finished Parking Lot

- 2a. Standard Paving
 - Cost ~ \$ 857,000
 - Parking Spaces ~ 100

This would be a standard parking lot with landscaping, curbs, fencing, and a gated entrance/exit on 9th Street.

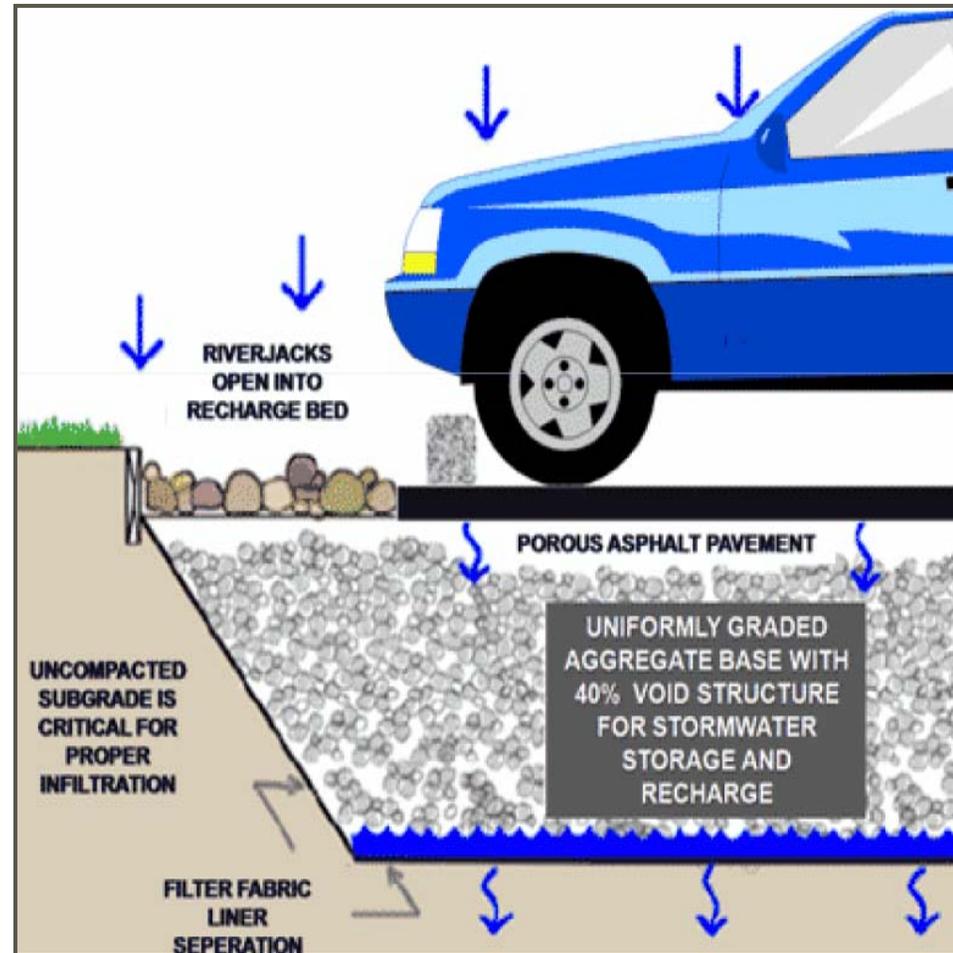




Construct a Finished Parking Lot

- 2b. Porous Paving
 - Cost ~ \$ 969,000
 - Parking Spaces ~ 100

Uses a porous paver or porous asphalt to reduce stormwater and pollution runoff to protect water quality.





3. Phase 1: Build a Parking Deck

- Cost ~ \$ 18 million
- Parking Spaces ~ 650
- Includes 16,000 sf of Retail Space

The project includes ground floor retail along Broad Street.

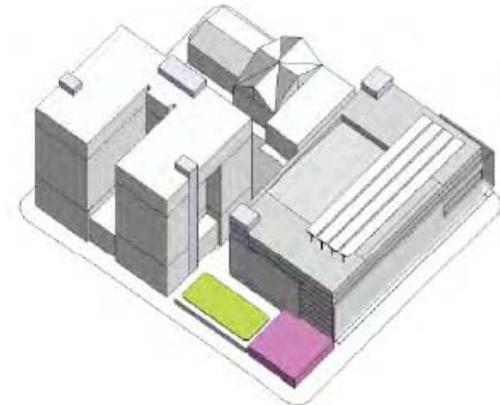




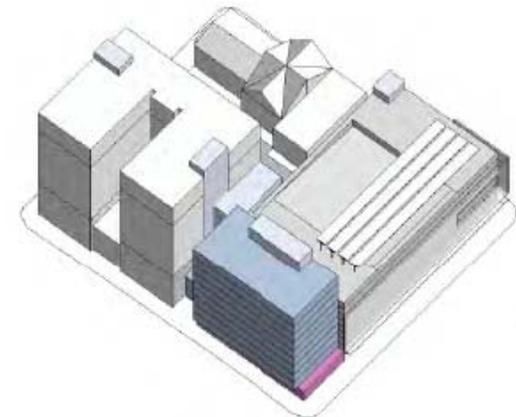
3. Phase 2: Construct a New Office Building & Renovate Existing Space

- Renovated Space ~ \$67 million
184,000 sf
- New Construction ~ \$38 million
112,000 sf

Construct a new 10-story office building at the corner of Broad & 9th Streets, renovate the existing 9th Street Office Building and link with a new service core to create a combined and more efficient office space.



Phase 1: Parking Deck with Ground Floor Retail and Interim Garden



Phase 2: Future Broad Street Office Building and Renovated 9th Street Office Building