INTRODUCED: February 8, 2016

Expedited Consideration

A RESOLUTION No. 2016-R003

To designate the property known as 6140 Hull Street Road as a revitalization area pursuant to Va. Code § 36-55.30:2.

Patron – President Mosby (By Request)

Approved as to form and legality by the City Attorney

PUBLIC HEARING: FEB 8 2016 AT 6 P.M.

WHEREAS, pursuant to section 36-55.30:2 of the Virginia Housing Development Authority Act (the "Act"), as set forth in sections 36-55.24 through 36-55.52 of the Code of Virginia (1950), as amended, the governing bodies of localities may by resolution designate an area within such locality as a revitalization area for the purpose of facilitating financing by the Virginia Housing Development Authority to assist private entities with the development of mixed use and mixed income projects; and

WHEREAS, pursuant to the Act, in order to designate an area as a revitalization area, the local governing body must determine that, with respect to such area, (i) the industrial, commercial or other economic development of such area will benefit the locality but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, AYES:

8 NOES:

ABSTAIN:

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ADOPTED: FEB 8, 2016 REJECTED: STRICKEN:

educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, pursuant to the Act, in any revitalization area, the Virginia Housing Development Authority may provide financing for one or more economically mixed projects and, in conjunction therewith, any "nonhousing buildings," as defined by section 36-55.26 of the Code of Virginia (1950), as amended, that are incidental to such project or projects or are determined by the governing body of the locality to be necessary or appropriate for the revitalization of such area or for the industrial, commercial or other economic development thereof; and

WHEREAS, the Council believes that the property known as 6140 Hull Street Road, identified as Tax Parcel No. C007-0588/004 in the 2016 records of the City Assessor and as shown on the plat entitled "A Boundary Plat of a Parcel of Land Totaling 18.3± Acres Located on the North Side of Hull Street and the South Side of Whitehead Road in the City of Richmond, Virginia," prepared by Timmons Group, and dated September 3, 2015, a copy of which is attached to this resolution, is an area in which (i) industrial, commercial or other economic development will benefit the City of Richmond but the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area is lacking and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce

the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, the Council believes that the nonhousing building to be located in the aforementioned area is necessary or appropriate for the revitalization of such area or for the industrial, commercial or other economic development thereof; and

WHEREAS, the Council believes that it is in the best interests of the citizens of the City of Richmond that the Council designate the aforementioned property as a revitalization area pursuant to section 36-55.30:2 of the Code of Virginia (1950), as amended;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the Council hereby designates the property known as 6140 Hull Street Road, identified as Tax Parcel No. C007-0588/004 in the 2016 records of the City Assessor and as shown on the plat entitled "A Boundary Plat of a Parcel of Land Totaling 18.3± Acres Located on the North Side of Hull Street and the South Side of Whitehead Road in the City of Richmond, Virginia," prepared by Timmons Group, and dated September 3, 2015, a copy of which is attached to this resolution, as a revitalization area pursuant to section 36-55.30:2 of the Code of Virginia (1950), as amended.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the aforementioned parcel consists of an area in which industrial, commercial or other economic development will benefit the City of Richmond, but the housing needed to induce manufacturing, industrial, commercial, governmental,

educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area is lacking.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the aforementioned property consists of an area in which private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the nonhousing building to be located in the aforementioned area is necessary or appropriate for the revitalization of such area or for the industrial, commercial or other economic development thereof.



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Ordinance/Resolution Request

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Allen Jackson, City Attorney

THROUGH

Lou Ali, Council Chief of Staff

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JAN 2 1 2016

FROM

Steven Taylor, Council Policy Analyst 31

OFFICE CITY ALTORNEY

COPY

Michele Mosby, 9th District Council Member Uzziah Harris Bishop, 8th District Liaison

Haskell Brown, Deputy City Attorney

Vincent Jones, Council Deputy Chief of Staff V.

DATE

January 20, 2016

PAGE/s

1 of 2

TITLE

Designating the 18.3 acre project area at 6140 Hull Street, near the building formerly designated as Elkhardt Middle School – bounded on the north by Hull Street and on the South by Whitehead Road, as a

Revitalization Area pursuant to Va. Code § 36-55.30:2-A in order to

obtain VHDA financing.

This is a request for the drafting of an

Ordinance

Resolution 🖂

REQUESTING COUNCILMEMBER/PATRON

M. Mosby (By Request)

SUGGESTED STANDING COMMITTEE

Land Use, Housing & Transportation

ORDINANCE/RESOLUTION SUMMARY

The patron requests that a resolution (by request) be drafted designating the area at 6140 Hull Street, near the building known as Elkhardt Middle School, and bounded on the north by Hull Street and on the South by Whitehead Road as a revitalization area pursuant to Va. Code § 36-55.30:2-A. This Code section requires that local governing bodies determine that the revitalization area meets the following criteria:

- 1) further development of this area of Hull Street (State Route 360) would benefit the City and the general area lacks the housing stock necessary to induce development;
- 2) that private investment alone is not expected to develop housing in the area for low and moderate income persons in order to create a desirable mix of residents; and

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3) that the proposed development w and this project is necessary for the	rill include a restaurant and quality housing for residents economic development of the area.
ACKGROUND	
The planned project includes 88 apa	hoped that the project will contribute to the economic
use/mixed-income developments. So as designated by resolution of the lo eligibility for VHDA mixed-use/mix Alexandria, Lexington and Radford income projects that were financed l	ted legislation allowing VHDA to finance mixed- uch developments must be located in a revitalization area local governing body. This designation is a prerequisite of exed-income financing. The governing bodies of have made similar resolutions for mixed-use/mixed- by VHDA in those localities. The City of Richmond has a Ward, Downtown, and Carytown areas.
ISCAL IMPACT STATEMENT	
Fiscal Impact	Yes No 🛛
Budget Amendment Required	Yes No No
Estimated Cost or Revenue Impact	\$ N/A

Attachment/s

Yes No Plat prepared by Timmons Group describing the Property

Y:\901\37305-6140_Hull_Street\DWG\6140_Hull_Street.dwg | Plotted on 10/15/2015 1:38 PM | by Luke Turner American Telephone and Telegraph Company of Virginia DB:460 PG:471 16' Ultilly Essement & Temporary Construction Essement DB:473 PG:337 2 This plat was prepared without the benefit of a title existing easements may not be shown. The following property, but can not plot graphically. 4 Percel property lying in the City of Richmond, County, VA, but ennexed as of January 1, 1970. This survey The flood zone, floodplain, Chesapeake Bay Preservation Area fimits, and then the momentum at from GIS and is assumed approximate in location. Delbert D. Winn & Mary W. Winn Parcel ID: C0070497002 Lot 1A & 2A DB: 844 PG 633 "A" HOAM was based on a current field survey. September 3, 2015. 20 Chesapeaka & Potomac
Tele Company of Ve. Esmi.
DB:839 PG:236
QB:839 PG:256
(2) 36" CMP
N17"55'21"E 43'± (Total) PB:9 PG:99 C/L of Road AG 103 Subdivision PB:8 PG:99 Subdivision PB:8 PG:99 Derlane J. Raesa Parcel ID: C0070497018 Lot 9 Wald Make Server formerly in Chesterfield The field work was Ander Strange by Transport City of Richmond Parcel ID: C0070588010 DB: 58 PG:1056 DB: 454 PG:367 DB: 251 PG: 457 DB: 110 PG:1136 binder, therefore all easements affect the That Kim Tran & Sokhom Sok Parcel ID: C0070588046 Inst. No. 120012335 M.Pa.BZ.EEN ZONE AE 321.63 376.3 PIRM (Flood Insurance Rete Mag) - Map #5101290057D (Map Revised.4.2-2009 Zine "X", Ness of 0.2% annual chance flood seas of "18 annual chance flood with average objets of less than 1 flood or with develope areas less 1 square mile, and areas protected by levees from 1% annual chance flood. Zone AE*-Base Flood Elevations determined. Floodway Areas in Zone A.E. The floodway is the chainnel of a stream plus any adjacent floodplain areas that must be kapt free of encroachment so that the 1% == dOB .8# 9=== Protection Area Management A Approx, Location 8" AC Senitary Sewer Line Per Richmond City Utility GIS Approx. Location
Sanitary Sewer Manhole
Per Richmond City Utility GIS Floodway Boundary Iron Rod Sal
 Found Iron Rod
 Found Iron Rod
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 Salama Can
 Iron T-Bar free of encroachment so that substantial increases in flood 100 Year Floodplain SCALE 1"-100" Parcel ID: C007053014
Portion of Lot 14
Portion of Lot 14
Inst. No. 130008764 00 Fund, Inc. Et Als 18' Sewer Esmt. DB:988 PG:535 20 Catherine I. Grottenhaler Lot 12 Lot 12 Inst. No. 100007279 S43-22737E Alberto Camacho & Marisol Camacho Parcel ID: C0070588010 Inst. No. 030046986 PB: 03 PG: 22 Paroai ID: C0070530010 Lot 10 Inst. No. 150006574 750.76 Block Building 6.00' Off Line 10' Dramage P8:8 PG:56 Edward J. McGenry IV & Parcell J. CO07053008 | McGenry IV & S. 9-3-15 (On Line) (Survey Tie Line) A BOUNDARY PLAT OF A PARCEL OF LAND TOTALING 18.3± ACRES HULL STREET AND THE SOUTH SIDE OF WHITEHEAD ROAD IN THE CITY City of Richmond, VA Date: Sept. 3, 2015 Sheet J of 1 Drawn by: LMT LOCATED ON THE NORTH SIDE OF (199.947) 16" Sewer Esmi: DB:719 PG:171 kal OF RICHMOND, VIRGINIA 11 Doning A. Ezell & Boyce L. E. Parbun ol Lot 2 Paren ID. CO070530002 150.00% Hull Street ~ State Route 360
Variable Width R/W~(Public)
State Highway Plans
Project No.0150-020-101
Sheet No.5D \$26°41'33"E 77'± 19t 5d to2 9d Washbaurd TIMMONS GROUP