



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2020-193** - To declare surplus and direct the sale of the City-owned real estate known as 2901 Bainbridge Street for \$10,000.00 to the Richmond Fire Department Foundation.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** September 21, 2020

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#### **PETITIONER**

Paul A. McClellan, Community and Economic Development Administrator

#### **LOCATION**

2901 Bainbridge Street

#### **PURPOSE**

To authorize the conveyance of the City-owned property located at 2901 Bainbridge Street (Tax Parcel #S0001130013) from the City to the Richmond Fire Department Foundation, a Virginia non-stock corporation, for use as a headquarters for its subsidiary the Metro Richmond Flying Squad.

#### **SUMMARY & RECOMMENDATION**

2901 Bainbridge Street was constructed as a Fire Station in 1915 and continued to operate as Fire Station #17 until a new Fire Station was built at 2211 Semmes Avenue in 2012. Since then the property has been used by DPW Facilities Services for storage and maintenance repairs. The property is zoned R-5 (Single Family) and it includes 0.364 acres of land and a single story building totaling approximately 5,027 square feet. The Property is located in the Woodland Heights Historic District, as designated by the Virginia Department of Historic Resources and listed on the National Register of Historic Places.

Resolution # 2016- R030 was approved in 2016 declaring the property as surplus and authorizing the CAO to seek offers, bids or proposals by solicitation for the sale of 2901 Bainbridge Street. Also in accordance with City Code Section 8-58 (which was amended by Ordinance No. 2017-069 on November 13, 2017) the Department of Economic Development is required to solicit competitive bids for the property prior to making a recommendation to sell the property and submitting an Ordinance to City Council requesting authorization for the CAO to sell a property.

A Request for Proposals (RFP) for the sale of 2901 Bainbridge Street was issued on 10/25/2019 and offers were received on 12/6/2019. Included in the RFP Evaluation Factors that were approved by the LUHT Committee of City Council was the effect of the proposed use on the historic preservation of the building and the preference for nonprofit organizations/community benefit corporations. After review and scoring of the proposal the RFP Evaluation Committee formed of City staff recommended moving forward with the sale of the property to the Richmond Fire Department (RFDF) and its subsidiary the Metro Richmond Flying Squad (MRFS).

The RFDF is a Virginia non-stock corporation and a charitable organization established in 2004 that holds tax exempt status as a federally recognized non-profit 501(c)3 organization. Their primary mission is helping fire family members during catastrophic injury, illness or death while in the line of duty. They also strive to improve their fire family support network by providing counseling, disability help and benevolence. In 2017 they established a subsidiary, MRFS, in order to address an area of need affecting fire-fighting teams in the course of their day to day duties, known as fire response “rehabilitation”. The MRFS with a volunteer group of 30 members provides the rehabilitation services needed by fire-fighting teams and first responders on-site during and after their responses to fires and other emergencies. They provide replenishment including food and water, relief from climatic conditions via shade canopies, misting stations and portable heaters in accordance with NFPA Standards. The MRFS is available to respond 24/7 to any incident within the City of Richmond based on their benchmark response criteria.

RFDF and MRFS will retain and renovate the existing historic building that was constructed in 1915. And they intend to renovate the property in phases with the first phase of improvements being exterior improvements that they expect to complete within first few months after closing on the acquisition of the property. The second phase of improvements would be the interior improvements and site improvements which they are required to complete within 24 months. Their 3 year business plan projects a total of \$112,000 to be spent on building renovations and site improvements.

City Administration recommends approval of this request.

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## **FINDINGS OF FACT**

### **SITE DESCRIPTION**

The subject property consists of .364 acres improved with a former fire station constructed in 1915. The property is located in the Woodland Heights neighborhood, at the corner of Bainbridge Street and West 30<sup>th</sup> Street. The Property is also located in the Woodland Heights Historic District, as designated by the Virginia Department of Historic Resources and listed on the National Register of Historic Places.

### **PROPOSED USE FOR THE PROPERTY**

The City has conducted a Request for Proposals for the sale of 2901 Bainbridge Street and now wishes to convey the property to the selected offeror, Richmond Fire Department Foundation (RFDF) and its subsidiary the Metro Richmond Flying Squad (MRFS) for a purchase price of \$10,000. RFDF and MRFS propose to renovate the existing historic building at 2901 Bainbridge Street as MRFS’s headquarters and as a location for MRFS volunteers to conduct business and to store their response vehicles and equipment. They also propose to create a community room for the benefit of residents of the Woodland Heights neighborhood where they envision hosting neighborhood watch meetings, public safety and fire awareness meetings including CPR training. In addition they propose to create a firefighting artifact display room akin to a firefighting museum, a memorial monument and an engraved–brick memorial walkway dedicated to fallen firefighters from the Metro Richmond area.

## **MASTER PLAN**

The City's Master Plan designates the property as Public & Open Space (PB-OS). Primary uses include publicly owned and operated parks, recreation areas, open spaces, schools, libraries, cemeteries and other government and public service facilities. Also included are environmentally sensitive areas and scenic areas where urban development should not occur. Typically, this category depicts larger scale uses or open spaces, while small-scale facilities are incorporated within the predominant surrounding land use designations. This land use category may be accommodated by any zoning classification.

## **ZONING**

The current zoning for the property is R-5, Single-Family Residential. The Board of Zoning Appeal's issued a variance in 1994 (Case No. 13-94) to allow an addition to and renovation of the fire station.

## **SURROUNDING AREA**

Properties in the vicinity are zoned as R-5, Single-Family Residential and R-6, Single-Family Attached Residential. A mix of single-family and two-family dwellings, with some institutional land uses are present in the vicinity, as well as Carter Jones Park.

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