

INTRODUCED: November 8, 2021

AN ORDINANCE No. 2021-310

To declare surplus and to direct the sale of a portion of the City-owned real estate known as 1111 Fourquaren Lane, consisting of 2.270 acres ±, for \$10,000.00 to the Commonwealth Catholic Charities Housing Corporation for the purpose of facilitating the construction of an affordable multifamily residential development.

\_\_\_\_\_  
Patron – Mayor Stoney,  
Vice President Robertson and President Newbille

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: DEC 13 2021 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, notwithstanding the requirements of section 8-58 of the Code of the City of Richmond (2020), as amended, a portion of the City-owned real estate known as 1111 Fourquaren Lane, consisting of approximately 2.270 acres, identified as Tax Parcel No. N000-0803/001 in the 2021 records of the City Assessor and labeled as “Lot 1” and “Lot 3” on a survey plat entitled “Subdivision of a Portion of East Fork Cannon’s Branch,” prepared by Timmons Group and dated January 3, 2017, is hereby declared to be surplus real estate and directed to be conveyed to the Commonwealth Catholic Charities Housing Corporation for the purchase price of \$10,000.00 for

AYES:            9            NOES:            0            ABSTAIN:            \_\_\_\_\_

ADOPTED:    DEC 13 2021    REJECTED:            \_\_\_\_\_    STRICKEN:            \_\_\_\_\_

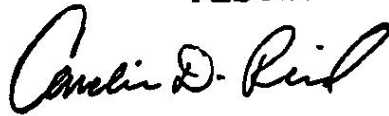
the purpose of facilitating the construction of an affordable multifamily residential development consisting of approximately 56 apartment units on the adjoining properties located at 1031 Fourquare Lane, 1031 Rear Fourquare Lane, and 1101 Fourquare Lane in accordance with Chapter 8 of the Code of the City of Richmond (2020), as amended, the Charter of the City of Richmond (2020), as amended, the Code of Virginia (1950), as amended, and the Constitution of Virginia.

§ 2. That, pursuant to section 8-65(b) of the Code of the City of Richmond (2020), as amended, the Chief Administrative Officer is hereby directed to execute, on behalf of the City, the deed and such documents, all of which must first be approved as to form by the City Attorney, as may be necessary to consummate the conveyance of the Property.

§ 3. This ordinance shall be in force and effect upon adoption.

**A TRUE COPY:**

**TESTE:**

A handwritten signature in black ink, appearing to read "Carlin D. Reil". The signature is written in a cursive, flowing style.

**City Clerk**

O & R Request



# CITY OF RICHMOND

## INTRACITY CORRESPONDENCE

### O&R REQUEST

**DATE:** September 30, 2021 **EDITION:** 1

**TO:** THE HONORABLE MEMBERS OF CITY COUNCIL

**THROUGH:** THE HONORABLE LEVAR M. STONEY, MAYOR *[Signature]*

**THROUGH:** J. E. LINCOLN SAUNDERS, ACTING CHIEF ADMINISTRATIVE OFFICER *[Signature]*

**THROUGH:** BOBBY VINCENT, DIRECTOR OF PUBLIC WORKS *[Signature]*

**THROUGH:** SHARON L. EBERT, DEPUTY CHIEF ADMINISTRATIVE OFFICER FOR ECONOMIC DEVELOPMENT AND PLANNING *[Signature]*

**THROUGH:** LEONARD L. SLEDGE, DIRECTOR OF ECONOMIC DEVELOPMENT *[Signature]*

**FROM:** PAUL A. MCCLELLAN, COMMUNITY AND ECONOMIC DEVELOPMENT ADMINISTRATOR, ECONOMIC DEVELOPMENT AND PLANNING *[Signature]*

**RE:** TO DECLARE AS SURPLUS AND AUTHORIZE THE ACTING CHIEF ADMINISTRATIVE OFFICER TO CONVEY A 2.270 ACRE PORTION OF CITY-OWNED PROPERTY LOCATED AT 1111 FOURQUREAN LANE (RICHMOND TAX PARCEL #N0000803001)

**ORD. OR RES.**

No. \_\_\_\_\_

**PURPOSE:** To declare as surplus and authorize the Acting Chief Administrative Officer to accept \$10,000 in sales proceeds to the City and convey a 2.270 acre portion of City-owned property located at 1111 Fourqurean Lane (Tax Parcel #N0000803001, the portion to be conveyed shown as Lot #1 and Lot #3 on the attached drawing titled "Subdivision of a Portion of East Fork Cannon's Branch" by the Timmons Group dated January 3, 2017) (the Property) to Commonwealth Catholic Charities Housing Corporation (the Offeror) to facilitate the construction of an affordable multi-family residential development consisting of 56 affordable apartment units on the adjoining properties at 1031 Fourqurean Lane, 1031 Rear Fourqurean Land and 1101 Fourqurean Lane, the former Saint Elizabeth's School site now owned by the Catholic Diocese of Richmond.

**REASON:** On April 27, 2020 the City received an unsolicited offer letter dated April 24, 2020 from the Offeror to acquire the Property for \$10,000. The City-owned property at 1111 Fourqurean Lane totals 2.587 acres. The Property that the Offeror wishes to acquire is undeveloped except for a 36 inch sanitary sewer line that runs the length of the parcel and for which the City will retain a utility easement. A 0.310

## O & R Request

acre portion of 1111 Fourquaren Lane is occupied by parking and storage sheds for the adjoining Fire Station #15 therefore that portion of the site will be retained under the ownership of the City.

**RECOMMENDATION:** The City Administration recommends approval.

### **BACKGROUND:**

The Offeror is proposing to construct the Saint Elizabeth Apartments, an affordable multi-family residential development consisting of 56 apartment units spread across 14 three story multi-family buildings and including a separate single story community center on the adjoining properties at 1031 Fourquaren Lane, 1031 Rear Fourquaren Land and 1101 Fourquaren Lane which total 3.315 acres. The Saint Elizabeth Apartments will provide housing for a diversity of family incomes (30%, 50% and 60% AMI) and family sizes (studio, 1-bedroom, 2-bedroom and 3 bedroom units). The Offeror is proposing to invest \$11 million to redevelop that adjoining property. They are also projecting that their development will generate 60 temporary construction jobs and 2 permanent jobs. The Offeror is proposing to file for LIHTC funds in March 2022, to begin construction in March 2023 and to complete construction in August 2024. The 2.587 acre City-owned parcel at 1111 Fourquaren Lane has a 2022 assessed land value of \$44,000. The pro rata share of the 2022 assessed land value for the 2.270 acre Property that the Offeror wishes to acquire is \$38,608.43. The City desires to sell the property to the Offeror for the offer price of \$10,000 in order to reduce the cost of developing affordable housing.

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. Since this offer to purchase City-owned property is considered an Unsolicited Offer it is therefore subject to the City Code Section 8-58 requirements. However City Council may override the Code Section 8-58 requirements by ordinance if it wishes to proceed with the sale of the Property to the Offeror. Therefore we are requesting that City Council waive the competitive solicitation requirements of City Code Section 8-58 and authorize the CAO to execute a deed and any other documents necessary to complete the sale of the Property to the Offeror, provided that all such deed and documents first must be approved as to form by the City Attorney or their designee.

**FISCAL IMPACT/COST TO CITY:** The conveyance of this property will result in \$10,000 in sales proceeds to the City.

**FISCAL IMPLICATIONS:** None other than the City will no longer need to expend funds to maintain the property.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** The City will receive \$10,000 upon the closing on the sale of the property which will be deposited into the Reserve Fund for Permanent Public Improvements ("RFPP").

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** November 8, 2021

**CITY COUNCIL PUBLIC HEARING DATE:** December 13, 2021

**REQUESTED AGENDA:** Consent

**O & R Request**

**RECOMMENDED COUNCIL COMMITTEE:** City Planning Commission; December 6, 2021

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** None

**AFFECTED AGENCIES:** Chief Administrative Officer, Budget, Public Works, Economic Development and Planning and Economic Development.

**RELATIONSHIP TO EXISTING ORD. OR RES.:**

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Subdivision Plat titled "Subdivision of a Portion of East Fork Cannon's Branch"  
by the Timmons Group dated January 3, 2017

**STAFF:**

Sharon L. Ebert, Economic Development and Planning 646-7646

Leonard L. Sledge, Economic Development 646-7576

Paul A. McClellan, Economic Development and Planning 646-3061

**Surveyor's Certificate:**

To the best of my knowledge and belief all of the requirements as set forth in the ordinance for approving plats of subdivisions in the City of Richmond, Virginia have been complied with. All monuments have been previously set or will be set by the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

William R. Herx, LS 2947, Commonwealth of Virginia.

**Notes:**

1. Use: Single Family
2. Zoning: R-5 Residential (Single Family)
3. Setbacks: Front: 25' Side: 5' Rear: 5'
4. Address: 1111 Fourquarean Lane
5. Tax map reference number: N0000803001
6. Water: Public - City of Richmond, Virginia
7. Sewer: Public - City of Richmond, Virginia
8. Drainage: Curbs & Gutter
9. Public Utilities: Underground
10. Owner: City of Richmond
11. Developer: City of Richmond Public Works  
900 E. Broad Street, Room 701  
Richmond, VA 23279
12. Total Area: 2.580 acres (112,381.73 square feet)  
Area in Roads: 0 Acres  
Area in Lots: 2.580 Acres  
Area of Land Dedicated for Public Right of Way: 0 Acres
13. Number of Lots: 3
14. Property within the limits of this subdivision are located in Flood Zone "X" as identified by a visual inspection of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Number 5101290033D, Map Revised April 2, 2009.
15. Property within the limits of this subdivision is not located in federally designated wetlands, as shown on the U.S. Fish & Wildlife Service National Wetlands Inventory.
16. Property within the limits of this subdivision is not located in a Chesapeake Bay Preservation Areas as designated by the City of Richmond, Virginia pursuant to Chapter 32 of the City Code of 1993.
17. Property embraced within the limits of this subdivision was based on a field run survey performed by Timmons Group and completed on December 23, 2016.
18. Streets, Alleys and public rights of way are dedicated for public use. Existing drainage easements shown hereon were previously dedicated to the City of Richmond, Virginia.

**Plat Approval:**



**DATUMS USED: NAD 83 & NAVD88**

**Source of Title:**

The property embraced within the limits of this subdivision was conveyed to The City of Richmond by condemnation proceedings in the Hustings Court of the City of Richmond on March 22, 1940 and recorded on July 24, 1940 in Deed Book 421D, page 388 in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia.

William R. Herx, LS 2947, Commonwealth of Virginia.

**Subdivision Certificate:**

The subdivision of land shown hereon, designated as "Subdivision of a Portion of East Fork Cannon's Branch" is with the free consent and in accordance with the desires of the undersigned owners, thereof. All streets, alleys and easements are of the width and extent shown hereon and are dedicated to the City of Richmond, Virginia free and unrestricted by any previous agreements or easements, except as noted on this plat at the time of recordation. All easements are for surface and underground drainage and for underground utilities, unless noted otherwise. All unrestricted easements are subject to the right of the City of Richmond, Virginia to establish alleys on said easements at a future time without cost of the property involved. The dedication of easements to the City includes the right to make reasonable use of the adjoining land for construction and maintenance of public facilities within the boundaries of the easements shown hereon. All dedications of land are subject to the right of the City of Richmond, Virginia to establish streets, alleys, or easements on such property at a future time without cost of the property involved.

City Of Richmond, Virginia

Agent for City of Richmond, Virginia Title

IN WITNESS WHEREOF, the owner above affixed their signature and seal as of this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF \_\_\_\_\_, To wit:

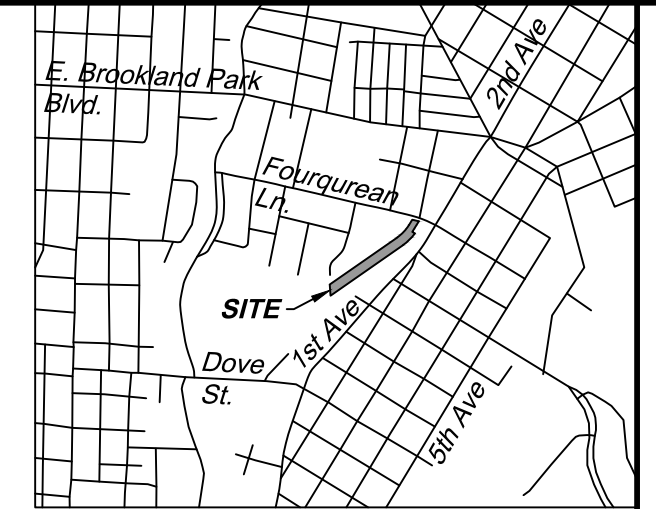
I, \_\_\_\_\_, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that

\_\_\_\_\_ who is known to me and whose name is signed to the foregoing instrument personally appeared before me and have acknowledged the same before me in the jurisdiction aforesaid this

\_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_  
Registration No.: \_\_\_\_\_

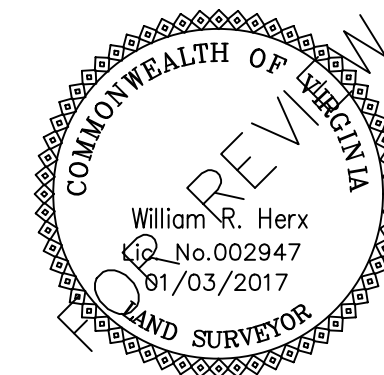


**Vicinity Map (1" = 2000')**

THIS DRAWING PREPARED AT THE  
CORPORATE OFFICE  
1001 Brookland Parkway, Suite 100 | Richmond, VA 23225  
TEL: 804.280.6550 FAX: 804.360.1316 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

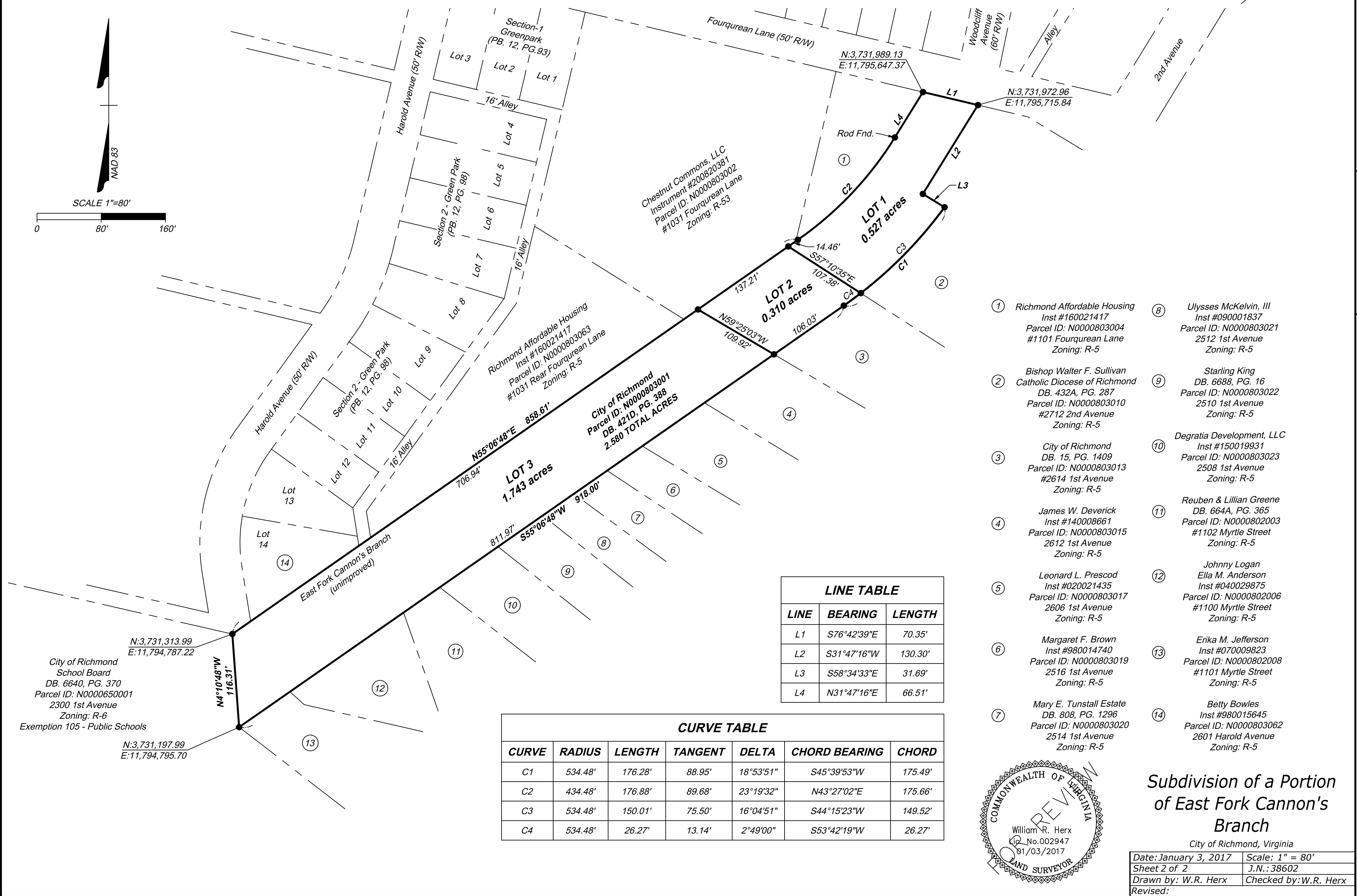
**TIMMONS GROUP**



**Subdivision of a Portion  
of East Fork Cannon's  
Branch**

City of Richmond, Virginia

Date: January 3, 2017	Scale:
Sheet 1 of 2	J.N.: 38602
Drawn by: W.R. Herx	Checked by: W.R. Herx
Revised:	



- ① Richmond Affordable Housing  
Inst #160021417  
Parcel ID: N0000803004  
#1101 Fourquare Lane  
Zoning: R-5
- ② Bishop Walter F. Sullivan  
Catholic Diocese of Richmond  
DB. 432A, PG. 287  
Parcel ID: N0000803010  
#2712 2nd Avenue  
Zoning: R-5
- ③ City of Richmond  
DB. 15, PG. 1409  
Parcel ID: N0000803013  
#2614 1st Avenue  
Zoning: R-5
- ④ James W. Deverick  
Inst #140008661  
Parcel ID: N0000803015  
2612 1st Avenue  
Zoning: R-5
- ⑤ Leonard L. Prescod  
Inst #020021435  
Parcel ID: N0000803017  
2606 1st Avenue  
Zoning: R-5
- ⑥ Margaret F. Brown  
Inst #980014740  
Parcel ID: N0000803019  
2516 1st Avenue  
Zoning: R-5
- ⑦ Mary E. Tunstall Estate  
DB. 808, PG. 1296  
Parcel ID: N0000803020  
2514 1st Avenue  
Zoning: R-5
- ⑧ Ulysses McKelvin, III  
Inst #090001837  
Parcel ID: N0000803021  
2512 1st Avenue  
Zoning: R-5
- ⑨ Starling King  
DB. 6688, PG. 16  
Parcel ID: N0000803022  
2510 1st Avenue  
Zoning: R-5
- ⑩ Degratia Development, LLC  
Inst #150019931  
Parcel ID: N0000803023  
2508 1st Avenue  
Zoning: R-5
- ⑪ Reuben & Lillian Greene  
DB. 664A, PG. 365  
Parcel ID: N0000802003  
#1102 Myrtle Street  
Zoning: R-5
- ⑫ Johnny Logan  
Ella M. Anderson  
Inst #040029875  
Parcel ID: N0000802006  
#1100 Myrtle Street  
Zoning: R-5
- ⑬ Erika M. Jefferson  
Inst #070009823  
Parcel ID: N0000802008  
#1101 Myrtle Street  
Zoning: R-5
- ⑭ Betty Bowles  
Inst #980015645  
Parcel ID: N0000803062  
2601 Harold Avenue  
Zoning: R-5

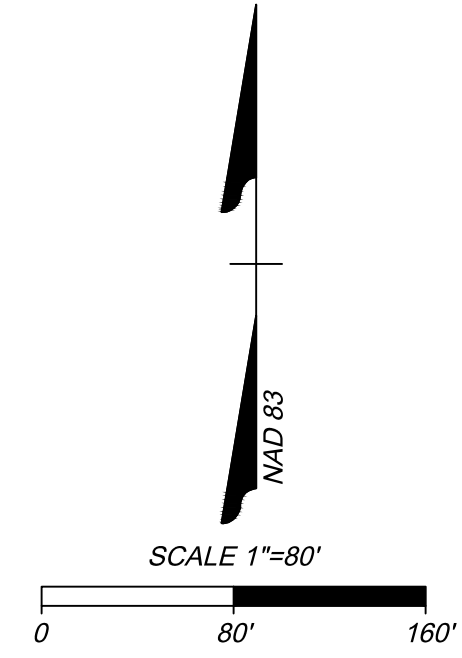
LINE TABLE		
LINE	BEARING	LENGTH
L1	S76°42'39"E	70.35'
L2	S31°47'16"W	130.30'
L3	S58°34'33"E	31.69'
L4	N31°47'16"E	66.51'

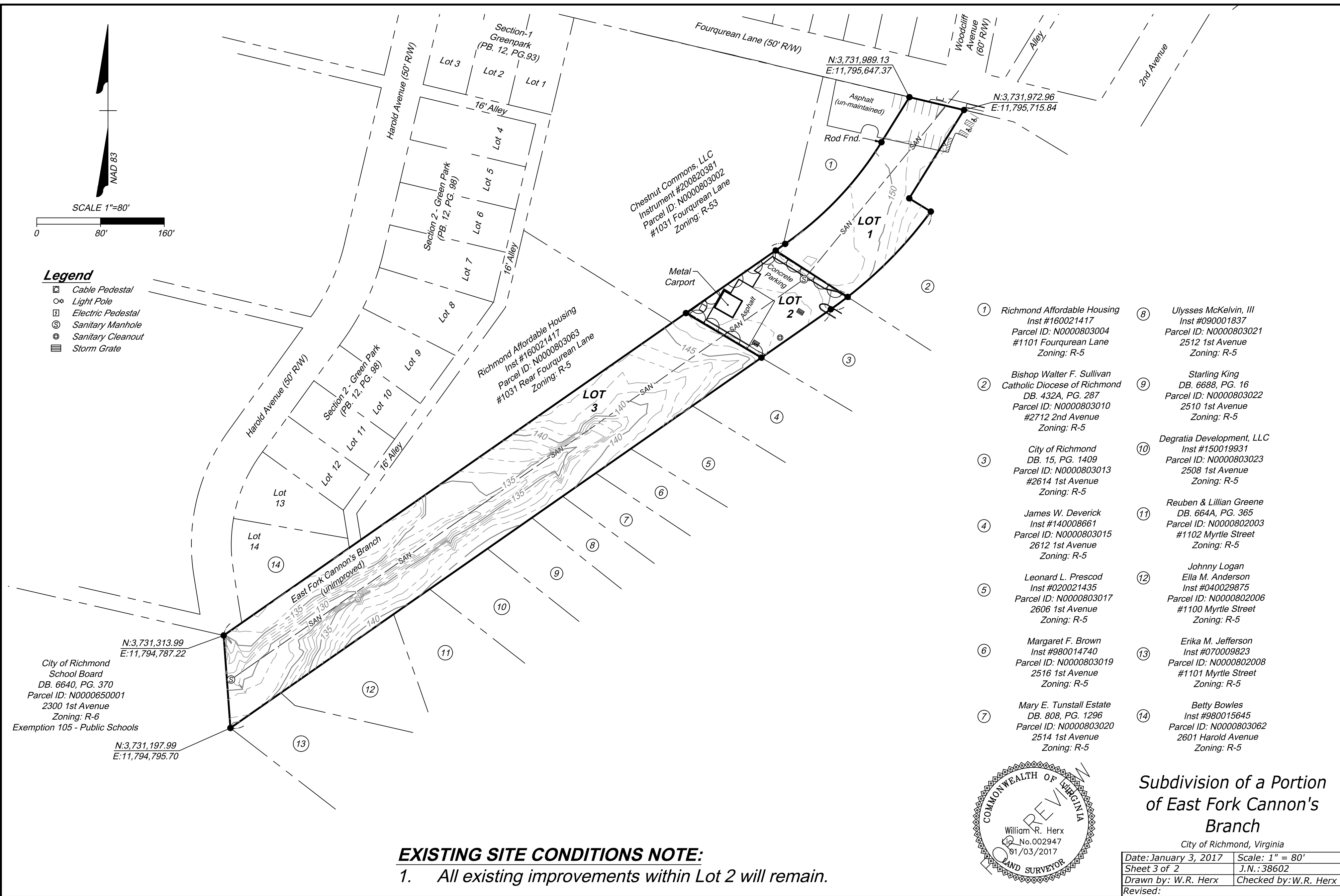
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	534.48'	176.28'	88.95'	18°53'51"	S45°39'53"W	175.49'
C2	434.48'	176.88'	89.68'	23°19'32"	N43°27'02"E	175.66'
C3	534.48'	150.01'	75.50'	16°04'51"	S44°15'23"W	149.52'
C4	534.48'	26.27'	13.14'	2°49'00"	S53°42'19"W	26.27'



**Subdivision of a Portion  
of East Fork Cannon's  
Branch**  
City of Richmond, Virginia

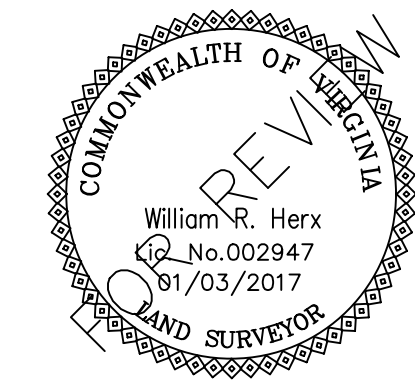
Date: January 3, 2017	Scale: 1" = 80'
Sheet 2 of 2	J.N.: 38602
Drawn by: W.R. Herx	Checked by: W.R. Herx
Revised:	





- Legend**
- ☐ Cable Pedestal
  - ⊙ Light Pole
  - ⊞ Electric Pedestal
  - ⊕ Sanitary Manhole
  - ⊗ Sanitary Cleanout
  - ▬ Storm Grate

- |   |   |
|---|---|
| ① Richmond Affordable Housing<br>Inst #160021417<br>Parcel ID: N0000803004<br>#1101 Fourquare Lane<br>Zoning: R-5                             | ⑧ Ulysses McKelvin, III<br>Inst #090001837<br>Parcel ID: N0000803021<br>2512 1st Avenue<br>Zoning: R-5                |
| ② Bishop Walter F. Sullivan<br>Catholic Diocese of Richmond<br>DB. 432A, PG. 287<br>Parcel ID: N0000803010<br>#2712 2nd Avenue<br>Zoning: R-5 | ⑨ Starling King<br>DB. 6688, PG. 16<br>Parcel ID: N0000803022<br>2510 1st Avenue<br>Zoning: R-5                       |
| ③ City of Richmond<br>DB. 15, PG. 1409<br>Parcel ID: N0000803013<br>#2614 1st Avenue<br>Zoning: R-5   | ⑩ Degratia Development, LLC<br>Inst #150019931<br>Parcel ID: N0000803023<br>2508 1st Avenue<br>Zoning: R-5            |
| ④ James W. Deverick<br>Inst #140008661<br>Parcel ID: N0000803015<br>2612 1st Avenue<br>Zoning: R-5  | ⑪ Reuben & Lillian Greene<br>DB. 664A, PG. 365<br>Parcel ID: N0000802003<br>#1102 Myrtle Street<br>Zoning: R-5        |
| ⑤ Leonard L. Prescod<br>Inst #020021435<br>Parcel ID: N0000803017<br>2606 1st Avenue<br>Zoning: R-5   | ⑫ Johnny Logan<br>Ella M. Anderson<br>Inst #040029875<br>Parcel ID: N0000802006<br>#1100 Myrtle Street<br>Zoning: R-5 |
| ⑥ Margaret F. Brown<br>Inst #980014740<br>Parcel ID: N0000803019<br>2516 1st Avenue<br>Zoning: R-5  | ⑬ Erika M. Jefferson<br>Inst #070009823<br>Parcel ID: N0000802008<br>#1101 Myrtle Street<br>Zoning: R-5               |
| ⑦ Mary E. Tunstall Estate<br>DB. 808, PG. 1296<br>Parcel ID: N0000803020<br>2514 1st Avenue<br>Zoning: R-5                                    | ⑭ Betty Bowles<br>Inst #980015645<br>Parcel ID: N0000803062<br>2601 Harold Avenue<br>Zoning: R-5                      |



**Subdivision of a Portion  
of East Fork Cannon's  
Branch**

Date: January 3, 2017	Scale: 1" = 80'
Sheet 3 of 2	J.N.: 38602
Drawn by: W.R. Herx	Checked by: W.R. Herx
Revised:	

**EXISTING SITE CONDITIONS NOTE:**  
 1. All existing improvements within Lot 2 will remain.

N:3,731,313.99  
 E:11,794,787.22  
 City of Richmond  
 School Board  
 DB. 6640, PG. 370  
 Parcel ID: N0000650001  
 2300 1st Avenue  
 Zoning: R-6  
 Exemption 105 - Public Schools

N:3,731,197.99  
 E:11,794,795.70