

INTRODUCED: July 22, 2019

A RESOLUTION No. 2019-R043

As Amended

To designate the ~~[property]~~ properties known as ~~[3900]~~ 3800 West Broad Street, 3810 West Broad Street, and 1610 Kent Road as a revitalization area pursuant to Va. Code § 36-55.30:2.

Patron – Ms. Gray

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEP 9 2019 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, educational,

AYES: 8 NOES: 0 ABSTAIN: 1

ADOPTED: SEP 23 2019 REJECTED: STRICKEN:

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~~] properties known as [~~3900~~] 3800 West Broad Street, 3810 West Broad Street, and 1610 Kent Road, identified as Tax Parcel [~~No. N000-1940/004~~] Nos. N000-1940/012, N000-1940/011, and N000-1940/013, respectively, in the 2019 records of the City Assessor and as shown on the map entitled “United Methodist Family Services of Virginia, 3900 West Broad Street, Richmond, VA. 23230,” prepared by Hulcher & Associates, Inc., and dated, August 7, 2016, 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 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]~~ properties known as ~~[3900]~~ 3800 West Broad Street, 3810 West Broad Street, and 1610 Kent Road, identified as Tax Parcel ~~[No. N000-1940/001]~~ Nos. N000-1940/012, N000-1940/011, and N000-1940/013, respectively, in the 2019 records of the City Assessor and as shown on the map entitled “United Methodist Family Services of Virginia, Inc., 3900 West Broad Street, Richmond, VA. 23230,” prepared by Hulcher & Associates, Inc., and dated, August 7, 2016, 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:

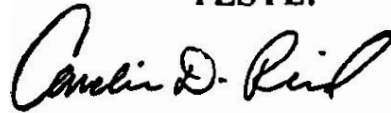
That the Council hereby determines that the aforementioned property consists of an area in which private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet 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 aforementioned area contains nonhousing buildings that are necessary or appropriate for the revitalization of such area or for the industrial, commercial, or other economic development thereof.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carol D. Reed". The signature is written in a cursive style with a large initial 'C'.

City Clerk



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Ordinance/Resolution Request

TO Allen Jackson, Richmond City Attorney
Richmond Office of the City Attorney

RECEIVED

THROUGH Meghan K. Brown *MKB*
Interim Council Chief of Staff

JUL 12 2019

FROM William E. Echelberger, Jr, Council Budget Analyst *[Signature]* OFFICE OF THE CITY ATTORNEY

COPY Kimberly B. Gray, 2nd District Representative
Haskell Brown, Deputy City Attorney
Craig K. Bieber, 2nd District Council Liaison

DATE July 12, 2019

PAGE/s 1 of 2

TITLE Designate 3900 West Broad Street as a Revitalization Area

This is a request for the drafting of an Ordinance Resolution

REQUESTING COUNCILMEMBER/PATRON

Kimberly B. Gray, 2nd District Representative

SUGGESTED STANDING COMMITTEE

Land Use, Housing, and Transportation

ORDINANCE/RESOLUTION SUMMARY

- The patron requests a resolution to designate certain real property located at 3900 West Broad Street as a revitalization area pursuant to Section 36-55.30:2.A of the Code of Virginia.
- A copy of a draft resolution to achieve the purpose of this request is attached.

BACKGROUND

Summary:

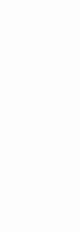
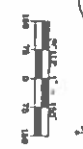
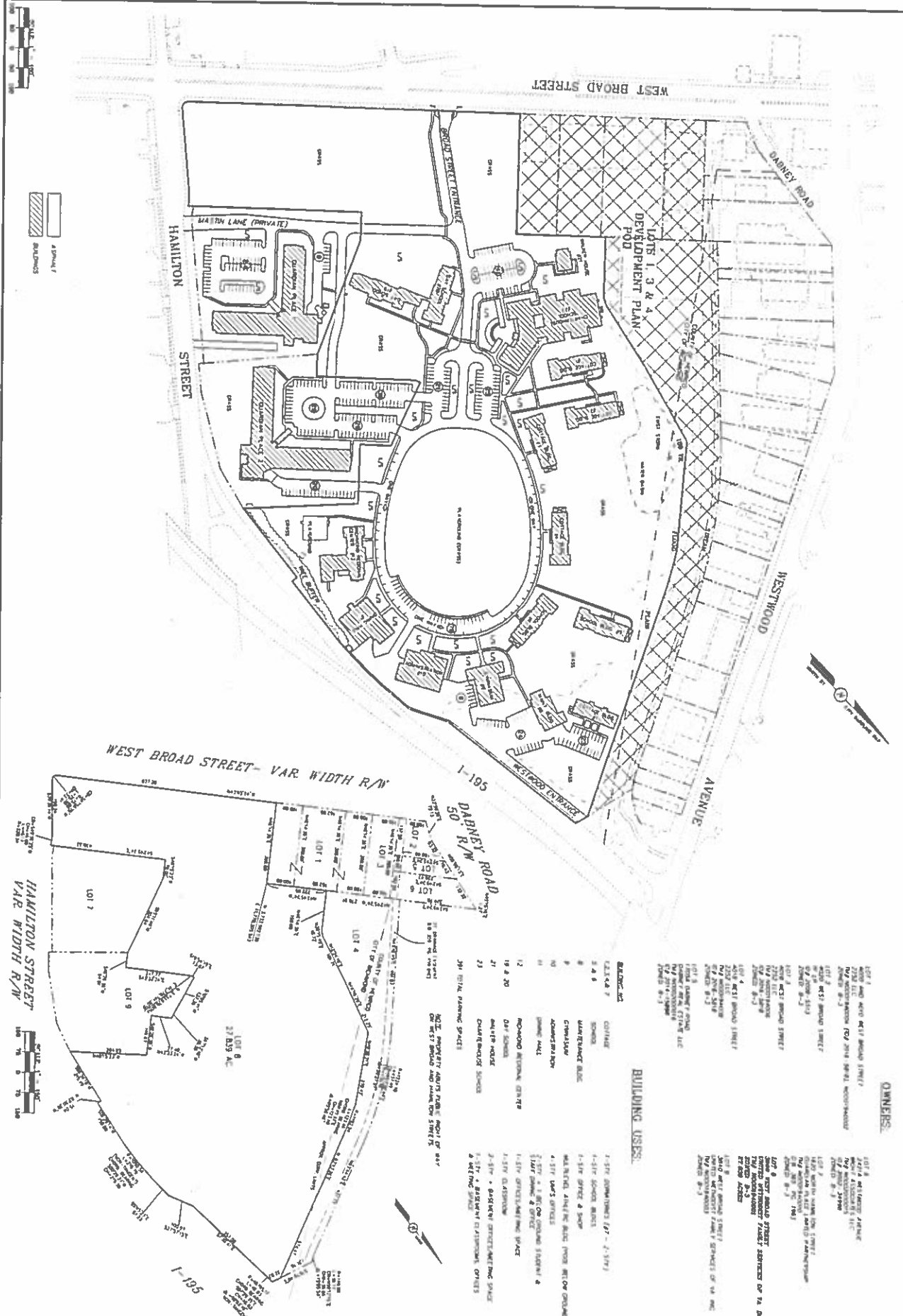
- The patron believes that the industrial, commercial or other economic development of the real property located at 3900 West Broad Street will benefit the City.
- The patron believes that designation of the property as a revitalization area will encourage the private sector to construct or rehabilitate of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in the Area, and will induce other persons and families to live within the Area and thereby create a desirable economic mix of residents in the Area.
- Non-housing portions of the intended redevelopment that are to be financed by VHDA include approximately 15,700 square feet of commercial rentable office, retail, or restaurant space.
- Current tax parcels are Institutional and pay no taxes

- The total project value is estimated at \$55,000,000, with a total project tax benefit estimated at \$688,260
 - Mixed-Use Building Estimated Assessment:
 - Apartment Value: \$37,500,000
 - Tax Benefit: \$450,000
 - 15,700 SF Commercial Value: \$2,355,000
 - Tax Benefit: \$28,260
 - Total Mixed Use Tax Benefit: \$478,260
 - Hotel Building Estimated Assessment:
 - Hotel Value: \$17,500,000
 - Total Hotel Tax Benefit: \$210,000
- A copy of a draft resolution to achieve the purpose of this request is attached.
- A copy of the plan and plat for 3900 West Broad Street is attached.

FISCAL IMPACT STATEMENT

Fiscal Impact	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Budget Amendment Required	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Estimated Cost or Revenue Impact		
There will be no direct expenditure by the City of Richmond, however, the total annual tax benefit provided for the project is estimated at \$688,260 based on the current tax rate of \$1.20.		

Attachment/s Yes No



OWNERS:

LOT 1 AND LOT 4111 (PART OF) WEST BROAD STREET
 2700 ETC
 WEST BROAD STREET
 RICHMOND, VIRGINIA 23220
 (ZONING 9-3)

LOT 2
 4111 WEST BROAD STREET
 2700 ETC
 WEST BROAD STREET
 RICHMOND, VIRGINIA 23220
 (ZONING 9-3)

LOT 3
 4111 WEST BROAD STREET
 2700 ETC
 WEST BROAD STREET
 RICHMOND, VIRGINIA 23220
 (ZONING 9-3)

LOT 4
 4111 WEST BROAD STREET
 2700 ETC
 WEST BROAD STREET
 RICHMOND, VIRGINIA 23220
 (ZONING 9-3)

LOT 5
 4111 WEST BROAD STREET
 2700 ETC
 WEST BROAD STREET
 RICHMOND, VIRGINIA 23220
 (ZONING 9-3)

LOT 6
 4111 WEST BROAD STREET
 2700 ETC
 WEST BROAD STREET
 RICHMOND, VIRGINIA 23220
 (ZONING 9-3)

LOT 7
 4111 WEST BROAD STREET
 2700 ETC
 WEST BROAD STREET
 RICHMOND, VIRGINIA 23220
 (ZONING 9-3)

LOT 8
 4111 WEST BROAD STREET
 2700 ETC
 WEST BROAD STREET
 RICHMOND, VIRGINIA 23220
 (ZONING 9-3)

LOT 9
 4111 WEST BROAD STREET
 2700 ETC
 WEST BROAD STREET
 RICHMOND, VIRGINIA 23220
 (ZONING 9-3)

BUILDING USES:

1-17	CONCRETE	1-17	CONCRETE
2-9	CONCRETE	18-20	CONCRETE
3-6	CONCRETE	21	CONCRETE
4-5	CONCRETE	22	CONCRETE
7-8	CONCRETE	23	CONCRETE
10	CONCRETE		
11	CONCRETE		
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22	CONCRETE		
23	CONCRETE		

UNITED METHODIST FAMILY SERVICES OF VIRGINIA
 3000 WEST BROAD STREET RICHMOND, VA 23220
EXISTING SITE PLAN & PLAT

DATE: JAN 7 2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 100'

HULCHER & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 5301 LAKESIDE AVENUE
 RICHMOND, VIRGINIA 23228
 (804) 262-7622 • FAX 262-8213



JN 16011

MOTION

To amend Resolution No. 2019-R043 as follows:

Page 1, Line 4

After the word “the ”, strike the word “property”, and insert the word “properties”

After the word “as”, strike the number “3900”, and insert the text “3800 West
Broad Street, 3810”

Page 1, Line 5

After the word “Street”, insert a comma followed by the text “and 1610 Kent
Road”

Page 2, Line 9

After the word “the”, strike the word “property”, and insert the word “properties”

After the word “as”, strike the number “3900”, and insert the text “3800 West
Broad Street, 3810”

Page 2, Line 10

After the word “Street”, insert a comma followed by the text “and 1610 Kent
Road”

After the word “Parcel”, strike the text “No. N000-1940/001”, and insert the text
“Nos. N000-1940/012, N000-1940/011, and N000-1940/013, respectively,”

Page 3, Line 13

After the word “the”, strike the word “property”, and insert the word “properties”

After the word “as”, strike the number “3900”, and insert the text “3800 West
Broad Street, 3810”

Page 3, Line 14

After the word “Street”, insert a comma followed by the text “and 1610 Kent
Road”

After the word “Parcel”, strike the text “No. N000-1940/001”, and insert the text

“Nos. N000-1940/012, N000-1940/011, and N000-1940/013, respectively,”