



## CITY OF RICHMOND

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

**Ord. No. 2015-226:** To declare surplus and to direct the sale of City-owned real estate located at 100 West Baker Street for nominal consideration to the Richmond Redevelopment and Housing Authority for the purpose of facilitating private investment, job creation, and economic development in the area around the property.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** November 2, 2015

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#### **PETITIONER**

City of Richmond

#### **LOCATION**

100 West Baker Street

#### **PURPOSE**

To convey 100 West Baker Street to the Richmond Redevelopment and Housing Authority (RRHA)

#### **SUMMARY & RECOMMENDATION**

The 100 W. Baker Street property consists of approximately 1.69 acres of land and a school building that was constructed in 1939. On June 1, 2015 the School Board approved a Resolution conveying management and control of the 100 W. Baker Street property to the City for disposition.

This property was formerly controlled by the School Board and was formerly operated as the Baker Elementary School. The building is currently vacant and not being used. The City's intent is to convey the property to RRHA for redevelopment of senior housing as a part of the Fay Towers RAD conversion. By conveying this property, the City will stimulate private investment, job creation and economic development in the area.

The City Administration including the Department of Economic Development and Community Development recommend approval.

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#### **FINDINGS OF FACT**

##### **Site Description**

The 100 W. Baker Street property consists of approximately 1.69 acres of land and a school building that was constructed in 1939. The building improvements total approximately 75,657 square feet including the basement level. The 100 W. Baker Street site is adjacent to the Gilpin Court housing development. The property was originally acquired by the City of Richmond by condemnation in 1938 for school purposes. The

property was being operated as an elementary school until it closed in 2013. The building is currently not being used.

### **Proposed Use of the Property**

The City's intent is to convey the property to RRHA for redevelopment of senior housing as a part of the Fay Towers RAD conversion. The City intends to maintain the property at a cost of approximately \$50,000 per year until it is conveyed to RRHA.

### **Master Plan**

The Master Plan recommends "Institutional" for this property. "Primary uses include institutional uses, such as places of worship, private schools, universities, museums, hospitals and other care facilities" (p. 135).

### **Zoning**

The property is located in the R-53 Multifamily Residential District, which permits multifamily and senior housing at a density of one unit per 1,250 square feet of lot area. Based on the existing lot area, a multifamily development with up to 58 dwelling units would be permitted.

The R-53 district also has parking, setback and other feature requirements for any use that would be proposed.

### **Surrounding Area**

Interstate 95/64 is located to the south of the property. The Gilpin Court housing development is located to the west and north. Properties to the east are primarily residential and privately owned. Most of the property to the east is vacant.

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