

INTRODUCED: September 12, 2022

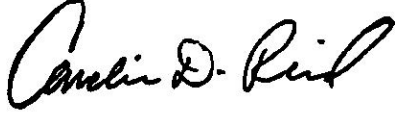
Expedited Consideration

A RESOLUTION No. 2022-R054

To support an economically mixed project to be located on the property known as 711 Dawn Street pursuant to Va. Code § 36-55.30:2(A), to reflect that the Council has determined that the area contains a non-housing portion of the building that is necessary and appropriate for the revitalization of the area for the industrial, commercial, or other development, and to repeal Res. No. 2022-R028, adopted May 23, 2022, and Res. No. 2022-R047, adopted July 25, 2022, which designated the property know as 711 Dawn Street as a revitalization area.

\_\_\_\_\_  
Patron – Ms. Lambert  
\_\_\_\_\_

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

**A TRUE COPY:  
TESTE:**  
  
**City Clerk**

PUBLIC HEARING: SEP 12 2022 AT 6 P.M.

WHEREAS, pursuant to section 36-55.30:2(A) of the Code of Virginia (1950), as amended, the City Council of the City of Richmond, Virginia, desires to designate the property known as 711 Dawn Street and described on Exhibit A, copy of which is attached to and made a part of this resolution, hereinafter referred to as the “Area,” as a revitalization area;

NOW, THEREFORE,

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

That, in accordance with section 36-55.30:2(A) of the Code of Virginia (1950), as amended, the Council hereby determines that the Area is blighted, deteriorated, deteriorating or,

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

ADOPTED: SEP 12 2022 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in the Area are subject to one or more of the following conditions: dilapidation; obsolescence; overcrowding; inadequate ventilation, light or sanitation; excessive land coverage; deleterious land use; or faulty or inadequate design, quality or condition.

BE IT FURTHER RESOLVED:

That, in accordance with section 36-55.30:2(A) of the Code of Virginia (1950), as amended, the Council hereby determines that 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 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.

BE IT FURTHER RESOLVED:

That, in accordance with section 36-55.30:2(A) of the Code of Virginia (1950), as amended, the Council hereby designates the Area as a revitalization area.

BE IT FURTHER RESOLVED:

That, in accordance with section 36-55.30:2(A) of the Code of Virginia (1950), as amended, the nonhousing portion of the Area containing one small first floor commercial space totaling 1,989 square feet, as described on Exhibit A, a copy of which is attached to and made a part of this resolution, is necessary or appropriate for the revitalization of the Area:

BE IT FURTHER RESOLVED:

That Resolution No. 2022-R028, adopted May 23, 2022, and Resolution No. 2022-R047, adopted July 25, 2022, which previously designated the property known as 711 Dawn Street as a revitalization area, be and are hereby repealed.



# Richmond City Council

The Voice of the People

Richmond, Virginia

## Office of the Council Chief of Staff

### Ordinance/Resolution Request

**TO** Haskell Brown, City Attorney

**Through** Joyce Davis, Interim Council Chief of Staff  
Office of the Council Chief of Staff

**FROM** Samson Anderson, Analyst  
Office of the Council Chief of Staff

**COPY** Ann-Frances Lambert, 3<sup>rd</sup> District Councilmember  
Kiya A. Stokes, 3<sup>rd</sup> District Liaison  
Tabrica Rentz, Deputy City Attorney

**DATE** August 17, 2022

**PAGE/s** 1 of 2

**TITLE** 711 Dawn Street Revitalization

This is a request for the drafting of an **Ordinance**  **Resolution**

**REQUESTING COUNCILMEMBER/PATRON**

Ann-Frances Lambert,  
Councilmember

**SUGGESTED STANDING COMMITTEE**

LUHT

**ORDINANCE/RESOLUTION SUMMARY**

The patron requests a resolution designating 711 Dawn Street as a blighted area and in need of revitalization. This resolution is a requirement to close on the construction loan with the Virginia Housing Development Authority.

Additionally, this resolution is meant to repeal and replace Resolutions 2022-R047 and 2022-R028, as they pertain to the same property and have been deemed insufficient by the Virginia Housing Development Authority for the purposes of revitalizing this property.

**BACKGROUND**

The Resolution should read as follows:

WHEREAS, pursuant to Section 36-55.30:2.A of the Code of Virginia of 1950, as amended, the City Council of the City of Richmond, Virginia, desire to designate the area (the "Area") described on Exhibit A attached hereto as a revitalization area;

NOW, THEREFORE, BE IT HEREBY DETERMINED as follows:

(1) the Area is blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in the Area are

subject to one or more of the following conditions: dilapidation; obsolescence; overcrowding; inadequate ventilation, light or sanitation; excessive land coverage; deleterious land use; or faulty or inadequate design, quality or condition; and

(2) 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 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.

NOW, THEREFORE, BE IT HEREBY RESOLVED that pursuant to Section 36-55.30:2.A of the Code of Virginia of 1950, as amended, the Area is hereby designated as a revitalization area.

NOW, THEREFORE, BE IT HEREBY FURTHER DETERMINED that the following nonhousing building or buildings (or nonhousing portion or portions of the building or buildings) located or to be located in the Area are necessary or appropriate for the revitalization of the Area:

As part of the project there will be one small first floor commercial space totaling 1,989 square feet.

Exhibit A

711 Dawn Street Richmond, VA 23222  
Parcel ID: N000-0442/005  
0.551 acres  
41 total units (24) 1-bedroom & (17) 2-bedroom  
1 commercial space 1,989 SF

**Attached** is a draft resolution that includes an Architectural View of the proposed project.

**FISCAL IMPACT STATEMENT**

Fiscal Impact	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Budget Amendment Required	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Estimated Cost or Revenue Impact	\$ 0	

Attachment/s      **Yes**  **No**

EXHIBIT A



Architectural View of proposed project

711 Dawn Street Richmond, VA 23222

Parcel ID: N000-0442/005

0.551 acres

41 total units (24) 1-bedroom & (17) 2-bedroom

1 commercial space 1,989 SF