



# **2024 BIENNIAL REAL ESTATE STRATEGIES PLAN**

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**THE OFFICE OF REAL ESTATE STRATEGIES  
DEPARTMENT OF GENERAL SERVICES**



# REAL ESTATE STRATEGIES – Mission

## Asset Management of the City's Real Estate

### CORE FUNCTIONS:

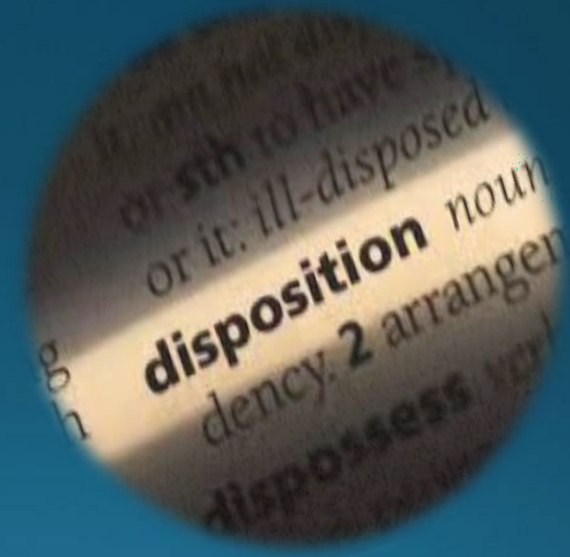
- Surplus Property Disposition/Biennial Plan
- Property Acquisitions
- Unsolicited Offers / Request for Proposals
- Real Estate Advisory Services
- Development of Underutilized Properties
- Easements & Right-of-Ways
- Residential & Commercial Properties
- General Leasing (*as Lessor & Lessee*)



# REAL ESTATE STRATEGIES: SURPLUS PROPERTY DISPOSITION METHODS

*THE DISPOSITION OF CITY-OWNED SURPLUS PROPERTIES THROUGH VARIOUS METHODS TO THE PUBLIC AT COMPETITIVE MARKET PRICES TO HELP THE CITY TO REDUCE ITS MAINTENANCE/OPERATING COSTS, GENERATE DISPOSITION REVENUE AND ADD THE PROPERTIES BACK TO THE TAX ROLLS*

- 1) Request for Proposals (RFP)
- 2) Sale by Auction
- 3) Unsolicited Offers
- 4) General Property Leases
- 5) Direct Conveyance



# REAL ESTATE STRATEGIES: BIENNIAL PLAN/SURPLUS DISPOSITION STRATEGIC PROCESS

- ✓ Real Estate Strategies plan consisting of recommendation for the sale and disposition of those parcels that are determined are no longer needed for municipal or public purposes
- ✓ Proactively identify opportunities that will add value to the City by integrating real estate strategies with business & financial goals
- ✓ Determination of what properties are surplus through coordination with related internal owners and various City stakeholders
- ✓ Create the Biennial RES Plan (*every 2-years*) indicating proposed City-owned surplus properties (residential & commercial) with the purpose to facilitate:
  - The potential for affordable homeownership through single and multi-family units
  - The mid to large scale mixed use/mixed income commercial development
- ✓ Present and obtain approval for the Biennial RES Plan through City Council

# 2024 RES BIENNIAL PLAN: PROPERTY SURPLUS CATEGORIES

## CATEGORY ONE: RESIDENTIAL

**Purpose:** Opportunity to facilitate development of multi-family rental and/ or for-sale affordable housing units in furtherance of One Richmond - An Equitable Affordable Housing Plan

**Most Likely Disposition Method:** Direct conveyance to affordable housing developers/non-profit organizations, Request for Proposals and Unsolicited Offers

Number of Properties:	21
Total Assessed Value:	\$2,985,000
Total Number of Acres:	43.801±

# 2024 RES BIENNIAL PLAN: PROPERTY SURPLUS CATEGORIES

## CATEGORY TWO: COMMERCIAL

**Purpose:** Opportunity for commercial and mixed-use development and to facilitate development of multi-family rental and/or for-sale affordable housing units

**Most Likely Disposition Method:** Request for Proposals and Unsolicited Offers

Number of Properties:	7
Total Assessed Value:	\$2,442,000
Total Number of Acres:	<u>11.824+</u>

# 2024 RES BIENNIAL PLAN: PROPERTY SURPLUS CATEGORIES

## COMBINED SURPLUS PROPERTIES FOR BOTH CATEGORIES:

Number of Properties: 28

Total Assessed Value: \$5,427,000

Total Number of Acres: 55.625 acres +/-

## 2024 BIENNIAL REAL ESTATE STRATEGIES PLAN (CITY-OWNED REAL ESTATE)

### CATEGORY ONE – RESIDENTIAL

Parcel ID	Property Address	Responsible City Entity	Council District	Zoning District	Location Based Incentive Program	Total Assessed Value	Parcel Acreage	Building Square Footage	Current Use of the Parcel	Property Notes/Comments
<b>Miscellaneous Properties</b>										
N0000402008	2001 Fendall Ave (23222)	City of Richmond	3	R-48 Residential (Multi-Family)	N/A	\$80,000	0.492	N/A	Vacant Land	Conveyance and development of parcel is potentially subject to FEMA restrictions
C00220143031	8301 Chippenham Rd (23235)	City of Richmond	4	R-2 Residential (Single Family)	N/A	\$36,000	0.907	N/A	Vacant Land	
			<b>Total for 2 Parcels:</b>			<b>\$116,000</b>	<b>1.399</b>			
<b>Belmont Road</b>										
C0080939027	3410 Belmont Rd (23234)	City of Richmond (DPW)	8	R-3 Residential (Single Family) Southside East	N/A	\$80,000	0.341	N/A	Vacant Land	Property is adjacent to 3420 Belmont Road. Could be sold individually or together.
C0080939028	3420 Belmont Rd (23234)	City of Richmond (DPW)	8	R-3 Residential (Single Family) Southside East	N/A	\$107,000	0.514	N/A	Vacant Land	Property is adjacent to 3410 Belmont Road. Could be sold individually or together.
C0080939051	5114 W Belmont Rd (23234)	City of Richmond (DPW)	8	R-3 Residential (Single Family) Southside East	N/A	\$87,000	0.380	N/A	Vacant Land	Property is adjacent to 5418 Belmont Road. Could be sold individually or together.
C0080939052	5118 W Belmont Rd (23234)	City of Richmond (DPW)	8	R-3 Residential (Single Family) Southside East	N/A	\$12,000	0.071	N/A	Vacant Land	Property is adjacent to 5114 Belmont Road. Could be sold individually or together.
			<b>Total for 4 Parcels:</b>			<b>\$286,000</b>	<b>1.306</b>			



2024 BIENNIAL REAL ESTATE STRATEGIES PLAN (CITY-OWNED REAL ESTATE)										
CATEGORY ONE - RESIDENTIAL										
Parcel ID	Property Address	Responsible City Entity	Council District	Zoning District	Location Based Incentive Program	Total Assessed Value	Parcel Acreage	Building Square Footage	Current Use of the Parcel	Property Notes/Comments
Greenwood Avenue										
N0000368011	1900 Greenwood Ave (23222)	City of Richmond	3	R-6 Residential (single family)	N/A	\$77,000	0.138	N/A	Vacant Land	Conveyance and development of parcel is potentially subject to FEMA restrictions
N0000368010	1902 Greenwood Ave (23222)	City of Richmond	3	R-6 Residential (single family)	N/A	\$63,000	0.069	N/A	Vacant Land	Conveyance and development of parcel is potentially subject to FEMA restrictions
N0000368007	1904 Greenwood Ave (23222)	City of Richmond	3	R-6 Residential (single family)	N/A	\$77,000	0.138	N/A	Vacant Land	Conveyance and development of parcel is potentially subject to FEMA restrictions
N0000368006	1908 Greenwood Ave (23222)	City of Richmond (Real Estate Services)	3	R-6 Residential (single family)	N/A	\$63,000	0.069	N/A	Vacant Land	Conveyance and development of parcel is potentially subject to FEMA restrictions
N0000368005	1910 Greenwood Ave (23222)	City of Richmond (Real Estate Services)	3	R-6 Residential (single family)	N/A	\$63,000	0.069	N/A	Vacant Land	Conveyance and development of parcel is potentially subject to FEMA restrictions
N0000368002	1914 Greenwood Ave (23222)	City of Richmond (Real Estate Services)	3	R-6 Residential (single family)	N/A	\$77,000	0.138	N/A	Vacant Land	Conveyance and development of parcel is potentially subject to FEMA restrictions
N0000402020	2000 Greenwood Ave (23222)	City of Richmond (Real Estate Services)	3	R-6 Residential (single family)	N/A	\$75,000	0.455	N/A	Vacant Land	Conveyance and development of parcel is potentially subject to FEMA restrictions
N0000403010	2013 Greenwood Ave (23222)	City of Richmond (Real Estate Services)	3	R-6 Residential (single family)	N/A	\$77,000	0.138	N/A	Vacant Land	Conveyance and development of parcel is potentially subject to FEMA restrictions
			Total for 8 Parcels:			\$572,000	1.214			

# 2024 BIENNIAL REAL ESTATE STRATEGIES PLAN (CITY-OWNED REAL ESTATE)

## CATEGORY ONE - RESIDENTIAL

Parcel ID	Property Address	Responsible City Entity	Council District	Zoning District	Location Based Incentive Program	Total Assessed Value	Parcel Acreage	Building Square Footage	Current Use of the Parcel	Property Notes/Comments
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### Joshua Street

N0000402013	2001 Joshua St (23222)	City of Richmond (Real Estate Services)	3	R-48 Residential (Multi-family)	N/A	\$50,000	0.294	N/A	Vacant Land	Conveyance and development of parcel is potentially subject to FEMA restrictions
N0000402019	2015 Joshua St (23222)	City of Richmond (Real Estate Services)	3	R-48 Residential (Multi-family)	N/A	\$25,000	0.161	N/A	Vacant Land	Conveyance and development of parcel is potentially subject to FEMA restrictions
<b>Total for 2 Parcels:</b>						<b>\$75,000</b>	<b>0.455</b>			

### Whitcomb Street / Sussex Street

N0000911001	1924 Whitcomb St (23223)	City of Richmond (DPW)	6	R-53 Residential (Multi-Family)	N/A	\$400,000	8.460	N/A	Vacant Land (Sanitary Landfill)	
N0000911006	1924-A Whitcomb St (23223)	City of Richmond (DPW)	6	R-53 Residential (Multi-Family)	N/A	\$117,000	4.300	N/A	Vacant Land	These properties are cumulatively considered Brownfields and environmental site clean-up/remediation will be required. May be potentially assembled for various large scale Affordable Housing requirements.
N0000911007	1924-B Whitcomb St (23223)	City of Richmond (DPW)	6	R-53 Residential (Multi-Family)	N/A	\$100,000	10.000	N/A	Vacant Land	
N0000911003	2100 Whitcomb St (23223)	City of Richmond (DPW)	6	R-53 Residential (Multi-Family)	N/A	\$805,000	10.620	N/A	Vacant Land (former Whitcomb Court Elem. School & Parking	
N0000911004	2100 Sussex Street St (23223)	City of Richmond	6	R-53 Residential (Multi-Family)	Enterprise Zone	\$514,000	6.047	N/A	Vacant Land (former Whitcomb Court Elem. School)	
<b>Total for 5 Parcels:</b>						<b>\$1,936,000</b>	<b>39.427</b>			

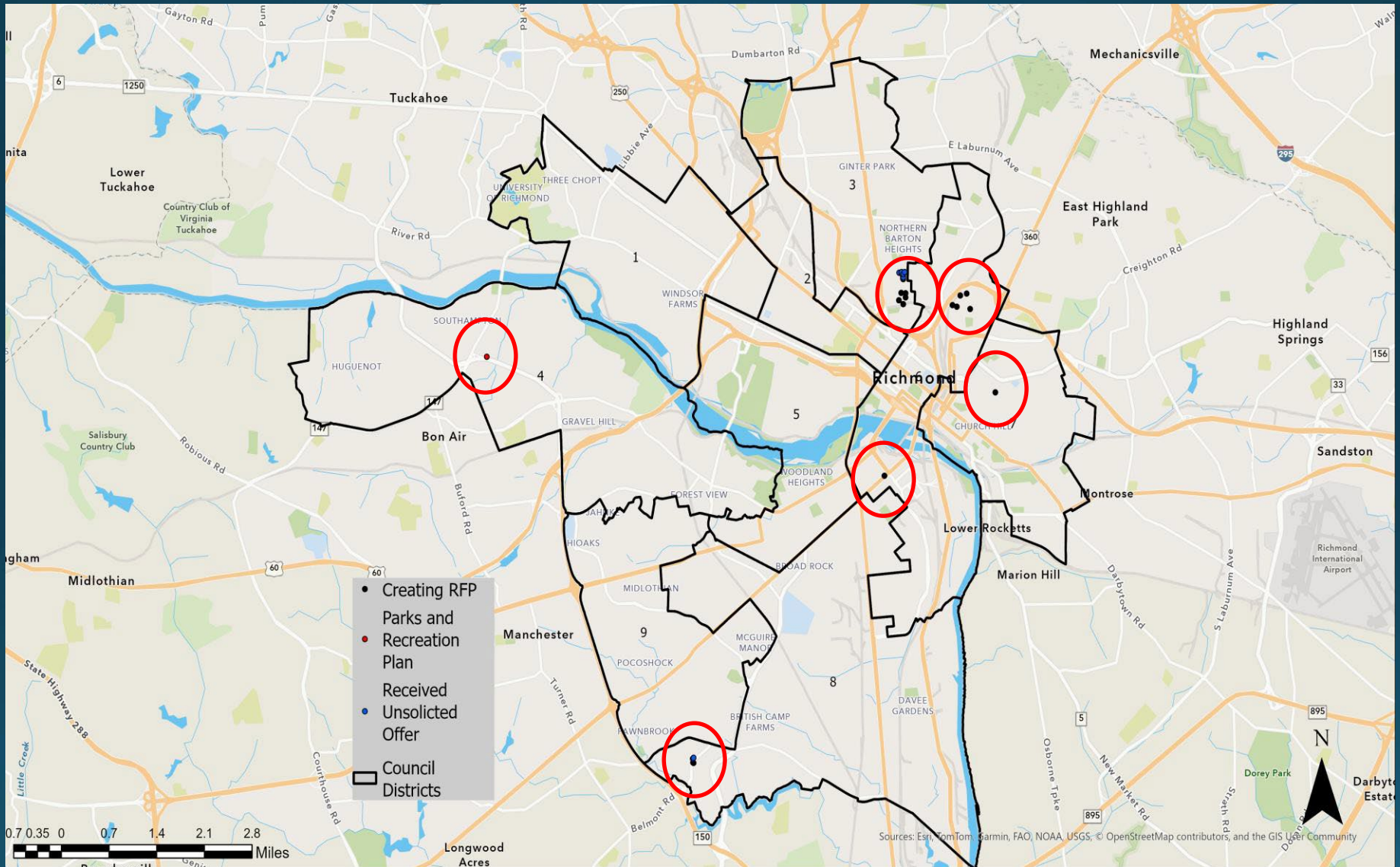
<b>TOTAL FOR ALL CATEGORY 1 PARCELS: 21</b>						<b>\$2,985,000</b>	<b>43.801</b>			
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## 2024 BIENNIAL REAL ESTATE STRATEGIES PLAN (CITY-OWNED REAL ESTATE)

### CATEGORY TWO - COMMERCIAL

Parcel ID	Property Address	Responsible City Entity	Council District	Zoning District	Location Based Incentive Program	Total Current Assessed Value	Parcel Acreage	Building Square Footage	Current Use of the Parcel	Property Notes/Comments
<b>Miscellaneous Properties</b>										
S0000059016	911 Hull St (23219)	City of Richmond (DPW)	6	B-5 Business (Central Business)	Enterprise Zone	\$446,000	0.226	N/A	Paved Surface Parking Lot	Near Manchester Courthouse
E0000474001	2503 Q Street (23223)	City of Richmond (DPW)	7	UB - Urban Business	N/A	\$1,256,000	0.930	7,325± sq. ft.	RPD - Precinct #1	CORPD will be relocating to vacate this property and relocate to a newly constructed precinct building at Oliver Hill Way in 2025. This existing site can be used as a new development opportunity.
<b>Total for 2 Parcels:</b>						<b>\$1,702,000</b>	<b>1.156</b>			
<b>St. Peter St./W. Fritz St./Fendall Ave. - Miscellaneous Adjoining Parcel Assemblage</b>										
N0000194001	1500 St Peter St (23222)	City of Richmond (DPW)	3	M-1 Light Industrial North Side	Enterprise Zone	\$24,000	0.864	N/A	N/A	These sites may be potentially assembled with 1500 Rose Ave; 1600 Rose Ave; 1621 Rose Ave; 1520 St. James Street and 1 Pegg Street which are surplus parcels of city-owned real estate included on the 2020 Biennial Real Estate Strategies Plan for various housing or commercial use. Sanitary landfill and dump sites may need to be remediated.
N0000255001	1600 St Peter St (23223)	City of Richmond (DPW)	3	R-6 Residential (Single Family Attached)	Enterprise Zone	\$102,000	1.994	N/A	Landfill	
N0000224001	201 W Fritz St (23222)	City of Richmond (DPW)	3	M-1 Light Industrial North Side	Enterprise Zone	\$54,000	2.138	N/A	Landfill	
N0000254001	1501 Fendall Ave (23222)	City of Richmond (DPW)	3	R-53 Residential (Multi-Family) North Side	Enterprise Zone	\$299,000	3.049	N/A	Heliport	
N0000284001	1601 Fendall Ave (23222)	City of Richmond (DPW)	3	R-6 Residential (Single Family Attached)	Enterprise Zone	\$261,000	2.623	N/A	Landfill	
<b>Total for 5 Parcels:</b>						<b>\$740,000</b>	<b>10.668</b>			
<b>TOTAL FOR ALL CATEGORY 2 PARCELS: 7</b>						<b>\$2,442,000</b>	<b>11.824</b>			

# 2024 BIENNIAL RES PLAN: SURPLUS PROPERTY MAPPING LOCATIONS



# COUNCIL DISTRICT 3

Address: 1900 Greenwood Avenue  
Zoning: R 6  
Land Area: 0.138 acre  
Assessed Value: \$77,000  
Current Use: Vacant land

Address: 1914 Greenwood Avenue  
Zoning: R 6  
Land Area: 0.138 acre  
Assessed Value: \$77,000  
Current Use: Vacant Land

Address: 2013 Greenwood Avenue  
Zoning: R 6  
Land Area: 0.138 acre  
Assessed Value: \$77,000  
Current Use: Vacant Land

Address: 1902 Greenwood Avenue  
Zoning: R 6  
Land Area: 0.069 acre  
Assessed Value: \$63,000  
Current Use: Vacant land

Address: 2000 Greenwood Avenue  
Zoning: R 6  
Land Area: 0.045 acre  
Assessed Value: \$75,000  
Current Use: Vacant Land

Address: 2001 Joshua Street  
Zoning: R 48  
Land Area: 0.3 acre  
Assessed Value: \$50,000  
Current Use: Vacant Land

Address: 2015 Joshua Street  
Zoning: R 48  
Land Area: 0.16 acre  
Assessed Value: \$25,000  
Current Use: Vacant Land

Address: 1904 Greenwood Avenue  
Zoning: R 6  
Land Area: 0.138 acre  
Assessed Value: \$77,000  
Current Use: Vacant land



Address: 1908 Greenwood Avenue  
Zoning: R 6  
Land Area: 0.069 acre  
Assessed Value: \$63,000  
Current Use: Vacant Land



Address: 1910 Greenwood Avenue  
Zoning: R 6  
Land Area: 0.069 acre  
Assessed Value: \$63,000  
Current Use: Vacant Land



# COUNCIL DISTRICT 3

Address: 1500 St. Peter St.

Zoning: M-1

Land Area: 0.864 acres

Assessed Value: \$24,000

Current Use: Vacant land

Address: 1600 Peter St.

Zoning: R-6

Land Area: 1.994 acres

Assessed Value: \$102,000

Current Use: Landfill

Address: 201 W. Fritz St.

Zoning: M-1

Land Area: 2.138 acres

Assessed Value: \$54,000

Current Use: Landfill

Address: 1501 Fendall Ave

Zoning: R-53

Land Area: 3.049 acres

Assessed Value: \$299,000

Current Use: Heliport

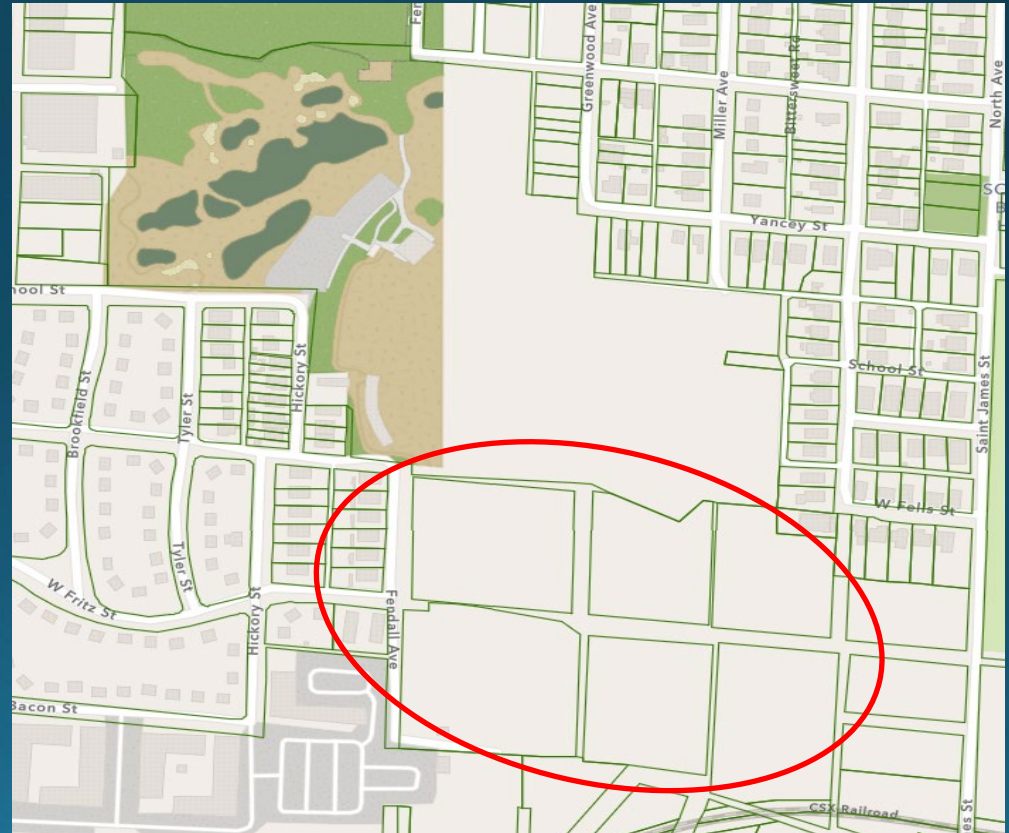
Address: 1601 Fendall Ave

Zoning: R-6

Land Area: 2.623 acres

Assessed Value: \$261,000

Current Use: Landfill



# COUNCIL DISTRICT 6

Address: 1924 Whitcomb Street

Council District: 6

Zoning: R 53

Land Area: 8.46 acres

Assessed Value: \$400,000

Current Use: Vacant land

Address: 1924 A Whitcomb Street

Council District: 6

Zoning: R 53

Land Area: 4.3 acres

Assessed Value: \$117,000

Current Use: Vacant land

Address: 1924 B Whitcomb Street

Council District: 6

Zoning: R 53

Land Area: 10 acres

Assessed Value: \$100,000

Current Use: Vacant land

Address: 2100 Whitcomb Street

Council District: 6

Zoning: R 53

Land Area: 10.62 acres

Assessed Value: \$805,000

Current Use: Vacant Land

Address: 2100 Sussex Street

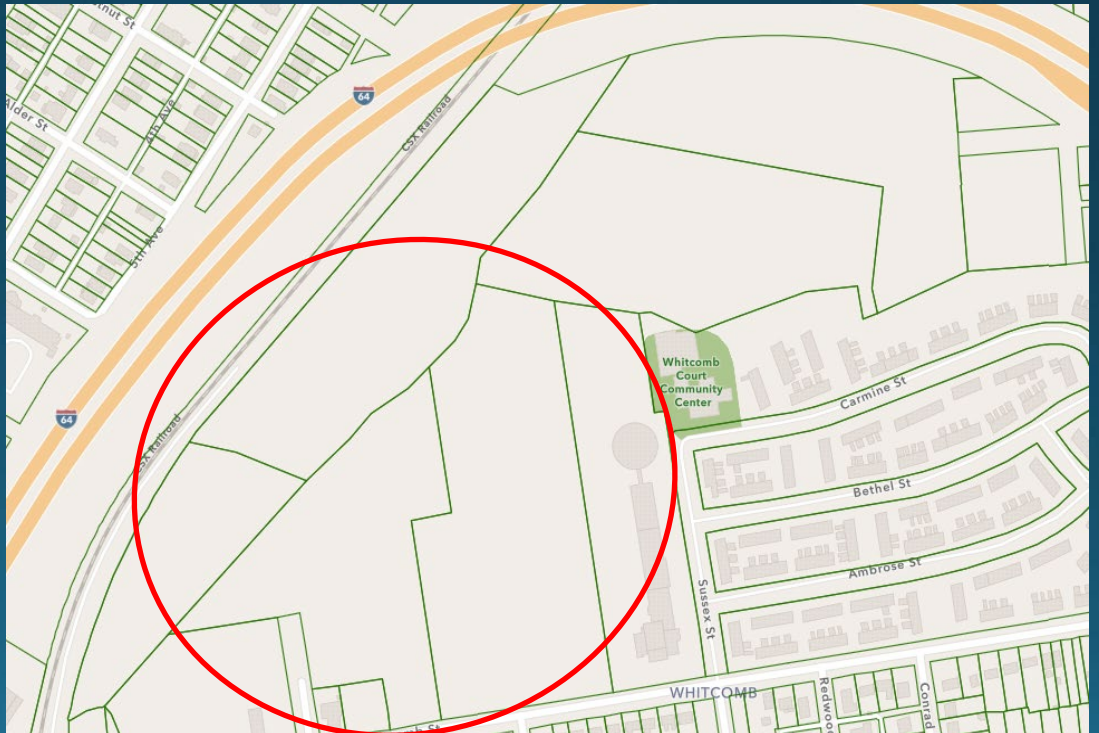
Council District: 6

Zoning: R 53

Land Area 6.05 acres

Assessed Value: \$514,000

Current Use: Vacant Land



# COUNCIL DISTRICT 6

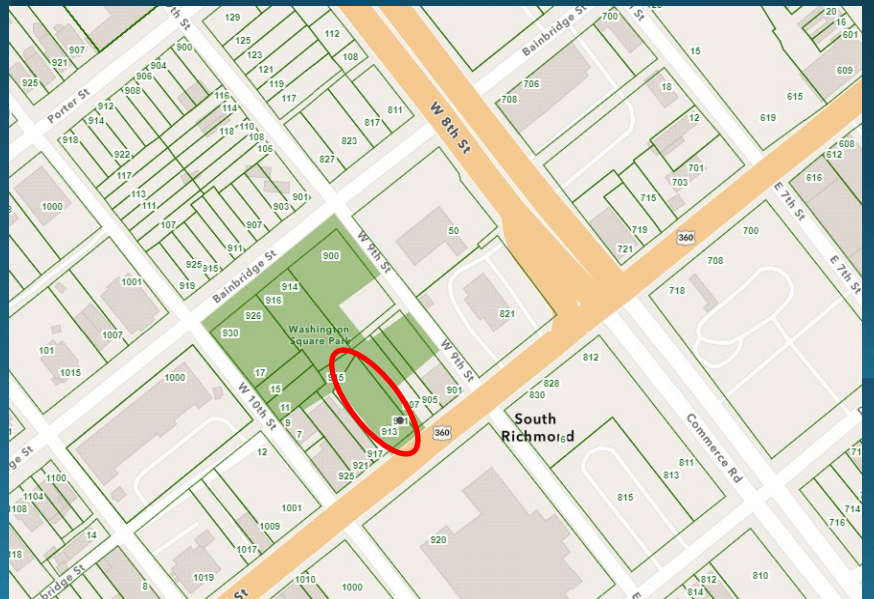
Address: 911 Hull Street

Zoning: B 5

Land Area: 0.93 acre

Assessed Value: \$446,000

Current Use: Parking Lot across from  
the Municipal Court





# COUNCIL DISTRICT 7



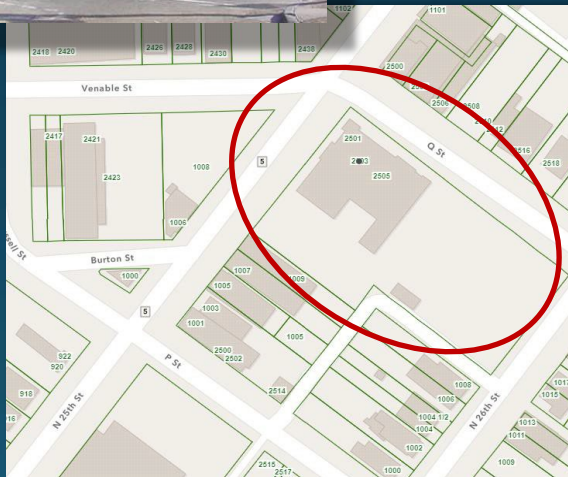
**Address: 2503 Q Street**

**Zoning: UB**

**Land Area: 0.93 acre**

**Assessed Value: \$1,256,0000**

**Current Use: Police 1<sup>st</sup> Precinct**



**Plan will be to issue an RFP for redevelopment**

# COUNCIL DISTRICT 8

**Address: 3410 Belmont Road**

**Zoning: R 3**

**Land Area: 0.341 acre**

**Assessed Value: \$80,000**

**Current Use: Vacant land**

**Address: 3420 Belmont Road**

**Zoning: R 2**

**Land Area: 0.541 acre**

**Assessed Value: \$107,000**

**Current Use: Vacant land**

**Address: 5114 Belmont Road**

**Zoning: R 2**

**Land Area: 0.38 acre**

**Assessed Value: \$87,000**

**Current Use: Vacant land**

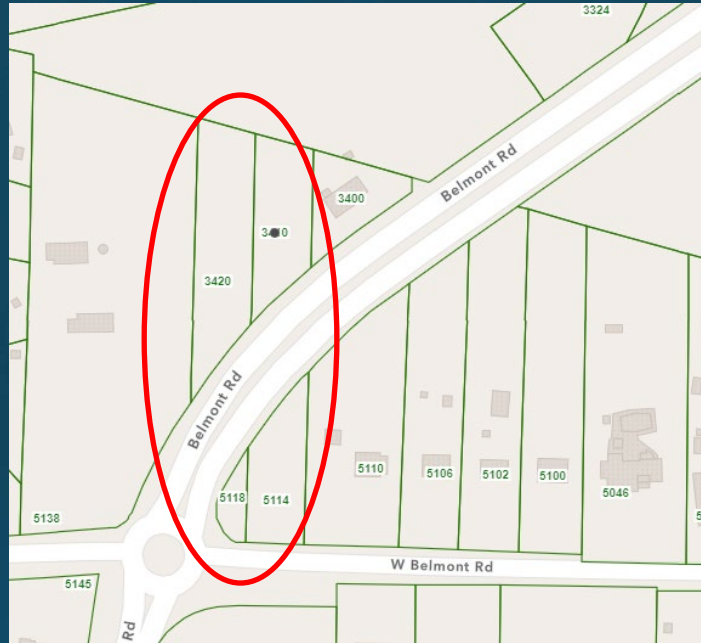
**Address: 5118 Belmont Road**

**Zoning: R 2**

**Land Area: 0.071 acre**

**Assessed Value: \$12,000**

**Current Use: Vacant Land**



# 2024 BIENNIAL PLAN: KEY UPDATES

**THE FOLLOWING PROPERTY WILL BE REMOVED FROM THE REPORT**

- **Address:** 2100 Sussex Street
- 
- **Council District:** 6
- **Zoning:** R-53 (Residential - Multi-Family)
- **Land Area:** 6.047 acres
- **Assessed Value:** \$514,000
- **Zoning District:** R-53 (Residential - Multi-Family)
- **Current Use:** Vacant land (former site of Whitcomb Court Elementary School)



Through the efforts of the City's Park, Recreation and Community Facilities (PRCF) department, The Whitcomb Community Park project will enhance existing park features and improve access to recreational resources. Phase 1 includes two new basketball courts, a continuous walking loop, a stormwater basin and landscaping. Construction is set to commence in the Spring of 2025.

# 2024 BIENNIAL PLAN: KEY UPDATES

**THE FOLLOWING PROPERTY WILL BE REMOVED FROM THE REPORT**



**Address: 8301 Chippenham Road**

**Council District: 4**

**Zoning: R 2**

**Land Area: 0.97 acre**

**Assessed Value: \$36,000**

**Current Use: Vacant Land**



**PRCF will be  
developing this  
approximately one  
acre parcel into a  
small neighborhood  
park**

The background image shows a paved sidewalk and asphalt road on the left, leading to a chain-link fence. Behind the fence is a grassy area with trees and a utility pole. The sky is overcast.

# City- owned Real Estate 2024 Biennial Real Estate Plan

The Surplus Property List can be found on the City's Website via the below link:  
<https://www.rva.gov/economic-development/site-selection>

# Questions

