



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-190: To declare surplus and direct the conveyance of the City-owned real estate known as 4929 Chamberlayne Avenue, consisting of 0.973 ± acres, for nominal consideration to The Virginia League for Planned Parenthood, Incorporated for the purpose of facilitating the construction and operation of a health center.

To: City Planning Commission
From: City of Richmond Human Services
Date: July 16, 2024

PETITIONER

City of Richmond Human Services

LOCATION

4929 Chamberlayne Avenue

SUMMARY & RECOMMENDATION

Virginia League for Planned Parenthood (VLPP) submitted an Unsolicited Offer to purchase the City-owned property at 4929 Chamberlayne Avenue and proposes demolishing the current structure and constructing a new health center on-site.

VLPP is anticipating a capital investment of over \$6,000,000 to the project and intends to design the new building to be an attractive addition to the neighborhood that matches the local aesthetics of the community. The project estimates the operation of the facility will create at least 20 new permanent, full-time jobs, along with numerous, temporary construction jobs.

Utilization of the 4929 Chamberlayne Avenue site would mitigate potential financial and long-term maintenance obligations to the City. The property is currently vacant and VLPP intends to restore and revitalize the property.

City Administration recommends approval of this ordinance.

FINDINGS OF FACT

Site Description

The subject parcel is located in the John Marshall neighborhood between Azalea Avenue and Watkins Street. It is currently an approximately one-acre property improved with a former school building constructed in the 1920s.

Community Engagement

In 2021, Mayor Stoney announced the availability of the City's first-ever Equity Agenda for public comment. The Equity Agenda was created to ensure that the city meets the needs of its residents by collaborating with those who have been historically excluded from conversations or historically met with barriers to opportunity. The Equity Agenda was made publicly available from February 23, 2021, through April 18, 2021. During this time, residents provided feedback and edits.

Following the public comment period, feedback and edits were categorized into ten policy principles. Most notably, “addressing and preventing health disparities” was a common theme, and from this theme, the action item to “support opportunities to expand access to healthcare” was created. In addition to the creation of the Equity Agenda, in 2022, Mayor Stoney introduced Resolution 2022-R045, which declared the City of Richmond’s support for abortion providers within city limits. This resolution was co-patroned by several council members and unanimously adopted by City Council.

Staff Contact:

Eva Colen, Senior Policy Advisor - Human Services

Chris Nizamis, Real Estate Manager - Real Estate Strategies/DED