



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-310 - To declare surplus and to direct the sale of a portion of the City-owned real estate known as 1111 Fourquaren Lane, consisting of 2.270 acres +/-, for \$10,000.00 to the Commonwealth Catholic Charities Housing Corporation for the purpose of facilitating the construction of an affordable multifamily residential development. (6th District)

To: City Planning Commission
From: Land Use Administration
Date: November 15, 2021

PETITIONER

Matt Welch, Senior Policy Advisor, Department of Economic Development

LOCATION

1111 Fourquaren Lane

PURPOSE

To declare as surplus and authorize the Acting Chief Administrative Officer to accept \$10,000 in sales proceeds to the City and convey a 2.270 acre portion of City-owned property located at 1111 Fourquaren Lane (Tax Parcel #N0000803001, the portion to be conveyed shown as Lot #1 and Lot #3 on the attached drawing titled "Subdivision of a Portion of East Fork Cannon's Branch" by the Timmons Group dated January 3, 2017) (the Property) to Commonwealth Catholic Charities Housing Corporation (the Offeror) to facilitate the construction of an affordable multi-family residential development consisting of 56 affordable apartment units on the adjoining properties at 1031 Fourquaren Lane, 1031 Rear Fourquaren Land and 1101 Fourquaren Lane, the former Saint Elizabeth's School site now owned by the Catholic Diocese of Richmond.

SUMMARY & RECOMMENDATION

On April 27, 2020 the City received an unsolicited offer letter dated April 24, 2020 from the Offeror to acquire the Property for \$10,000. The City-owned property at 1111 Fourquaren Lane totals 2.587 acres. The Property that the Offeror wishes to acquire is undeveloped except for a 36 inch sanitary sewer line that runs the length of the parcel and for which the City will retain a utility easement. A 0.310 acre portion of 1111 Fourquaren Lane is occupied by parking and storage sheds for the adjoining Fire Station #15 therefore that portion of the site will be retained under the ownership of the City.

The Offeror is proposing to construct the Saint Elizabeth Apartments, an affordable multi-family residential development consisting of 56 apartment units spread across 14 three story multi-family buildings and including a separate single story community center on the adjoining properties at 1031 Fourquaren Lane, 1031 Rear Fourquaren Land and 1101 Fourquaren Lane which total 3.315 acres. The Saint Elizabeth Apartments will provide housing for a diversity of family incomes (30%, 50% and 60% AMI) and family sizes (studio, 1-bedroom, 2-bedroom and 3 bedroom units). The Offeror is proposing to invest \$11 million to redevelop that adjoining property. They are also projecting that their development will generate 60 temporary construction jobs and 2 permanent jobs. The Offeror is proposing to file for LIHTC funds in March 2022, to begin construction in

March 2023 and to complete construction in August 2024. The 2.587 acre City-owned parcel at 1111 Fourquarean Lane has a 2022 assessed land value of \$44,000. The pro rata share of the 2022 assessed land value for the 2.270 acre Property that the Offeror wishes to acquire is \$38,608.43. The City desires to sell the property to the Offeror for the offer price of \$10,000 in order to reduce the cost of developing affordable housing.

In accordance with City Code Section 8-58 (which was amended by Ordinance No. 2017-069 on November 13, 2017) the Department of Economic Development is required to solicit competitive bids for the property prior to making a recommendation to sell the property and submitting an Ordinance to City Council requesting authorization for the CAO to sell a property. Since this offer to purchase City-owned property is considered an Unsolicited Offer it is therefore subject to the City Code Section 8-58 requirements. However City Council may override the Code Section 8-58 requirements by ordinance if it wishes to proceed with the sale of the Property to the Offeror. Therefore we are requesting that City Council waive the competitive solicitation requirements of City Code Section 8-58 and authorize the CAO to execute a deed and any other documents necessary to complete the sale of the Property to the Offeror, provided that all such deed and documents first must be approved as to form by the City Attorney or their designee.

Staff recommends approval of this request.

FINDINGS OF FACT

SITE DESCRIPTION

A 2.270 acre portion of City-owned property located at 1111 Fourquarean Lane.

PROPOSED USE FOR THE PROPERTY

Incorporation into the Saint Elizabeth Apartments, an affordable multi-family residential development.

MASTER PLAN

The City's Richmond 300 Master Plan designates a future land use for this property as Residential, which is defined as neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. The development style includes houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings. Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located of an alley behind the home if an alley is present.

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

ZONING

R-5 Single-Family Residential

SURROUNDING AREA

The area includes primarily single- and two-family detached dwellings and institutional uses.

Staff Contact:

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