

housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area and (ii) 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 such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, pursuant to the Act, in any revitalization area, the Virginia Housing Development Authority may provide financing for one or more economically mixed projects and, in conjunction therewith, any “nonhousing buildings,” as defined by section 36-55.26 of the Code of Virginia (1950), as amended, that are incidental to such project or projects or are determined by the governing body of the locality to be necessary or appropriate for the revitalization of such area or for the industrial, commercial or other economic development thereof; and

WHEREAS, the Council believes that the properties known as 910 Goddin Street, 1000 Goddin Street, 4907 Goddin Court~~[- a portion of 1000 A Carlisle Avenue, 1000 B Carlisle Avenue]~~, and 1021 Carlisle Avenue, identified as Tax Parcel Nos. E000-1792/001, E000-2030/001, E000-1792/041~~[- E000-2400/072, E000-2400/071]~~, and E000-2030/002, respectively, in the 2017 records of the City Assessor, as well as the portion of Northampton Street closed to public use and travel by Ordinance No. 2015-256, adopted January 11, 2016~~[- as shown on the map entitled “Studio Row Fulton Hill Properties,” prepared by VHB, and dated June 2, 2016, a copy of which is attached to this resolution]~~, is an area in which (i) industrial, commercial or other economic development will benefit the City of Richmond but the housing needed to induce manufacturing, industrial,

commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area is lacking and (ii) 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 such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, the Council believes that the nonhousing portion or portions of the building or buildings located or to be located in the revitalization area are necessary or appropriate for the revitalization of such area for the industrial, commercial or other economic development thereof; and

WHEREAS, the Council believes that it is in the best interests of the citizens of the City of Richmond that the Council designate the aforementioned property as a revitalization area pursuant to section 36-55.30:2 of the Code of Virginia (1950), as amended;

NOW, THEREFORE,

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

That the Council hereby designates the properties known as 910 Goddin Street, 1000 Goddin Street, 4907 Goddin Court[, a portion of 1000 A Carlisle Avenue, 1000 B Carlisle Avenue], and 1021 Carlisle Avenue, identified as Tax Parcel Nos. E000-1792/001, E000-2030/001, E000-1792/041[, E000-2400/072, E000-2400/071], and E000-2030/002, respectively, in the 2017 records of the City Assessor, as well as the portion of Northampton Street closed to public use and travel by Ordinance No. 2015-256, adopted January 11, 2016[, as shown on the map entitled "Studio Row Fulton Hill Properties," prepared by VHB, and dated June 2, 2016, a

~~copy of which is attached to this resolution~~], as a revitalization area pursuant to section 36-55.30:2 of the Code of Virginia (1950), as amended.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the aforementioned parcels consist of an area in which industrial, commercial or other economic development will benefit the City of Richmond, but the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area is lacking.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the aforementioned properties consist of an area in which 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 such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the nonhousing portion or portions of the building or buildings located or to be located in the revitalization area are necessary or appropriate for the revitalization of such area for the industrial, commercial, or other economic development thereof.



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Ordinance/Resolution Request

RECEIVED

APR 07 2017

OFFICE OF CITY ATTORNEY

TO Allen Jackson, City Attorney

THROUGH Lou Ali, Council Chief of Staff

FROM Steven Taylor, Council Policy Analyst *ST*

COPY Cynthia Newbille, 7th District Council Member
 Sam Patterson, 7th District Liaison
 Haskell Brown, Deputy City Attorney
 Meghan Brown, Council Deputy Chief of Staff *WUB*

DATE April 7, 2017

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TITLE Designating 910 Goddin Street, 1000 Goddin Street, 4907 Goddin Court, a portion of 1000 A Carlisle Avenue, 1021 Carlisle Avenue, and a portion of Northampton Street, a Revitalization Area pursuant to Va. Code Section 36-55.30:2-A in order to obtain VHDA financing

This is a request for the drafting of an Ordinance Resolution

REQUESTING COUNCILMEMBER/PATRON

Newbille (by Request)

SUGGESTED STANDING COMMITTEE

LUHT Comm.

ORDINANCE/RESOLUTION SUMMARY

The patron requests that a resolution be drafted designating 910 Goddin Street, 1000 Goddin Street, 4907 Goddin Court, a portion of 1000 A Carlisle Avenue, 1021 Carlisle Avenue, and a portion of Northampton Street as a revitalization area pursuant to Va. Code Section 36-55.30:2-A. This Code section requires that local governing bodies determine that the revitalization area meets the following criteria:

1. Further development of the Fulton Area 910 Goddin Street, 1000 Goddin Street, 4907 Goddin Court, a portion of 1000 A Carlisle Avenue, 1021 Carlisle Avenue, and a portion of Northampton Street and identified as Tax Parcel Nos. E000-1792/001, E000-2030/001, E000-1792/041, E000-2400/072, E000-2400/071, and E000-2030/002 would benefit the City and because the general area lacks the housing stock necessary to induce development;
2. That private investment alone is not expected to develop housing in the area for low and moderate income persons in order to create a desirable mix of residents; and

3. That the proposed development will include the development of quality homes to accommodate a mix of income levels for households at or below the median income and market rate residences. The unit mix will include accessory studio/workroom community spaces, playing field and accessory amenity space. This project is necessary for the economic development of the Fulton area.

BACKGROUND

The project plans includes a playing field with accompanying benches, parking lots, a swimming pool, a dog pool, and pool house, two five-story apartment buildings, and two one-story parking decks associated with these buildings.

FISCAL IMPACT STATEMENT

Fiscal Impact Yes No

Budget Amendment Required Yes No

Estimated Cost or Revenue Impact \$ N/A

Attachment/s Yes No Studio Row Fulton Hill Properties Map/Plat

Engineers
Scientists
Planners
Designers



1111 North 17th Street
Suite 200
Falls Church, VA 22046
703.441.1111

- NOTES:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS AND AGENCIES.
 2. THE LOCAL PERMITS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
 3. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
 4. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
 5. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.



NO.	DESCRIPTION	DATE
1	Issue for Review	1/15/2020
2	Issue for Review	1/15/2020
3	Issue for Review	1/15/2020
4	Issue for Review	1/15/2020
5	Issue for Review	1/15/2020
6	Issue for Review	1/15/2020
7	Issue for Review	1/15/2020
8	Issue for Review	1/15/2020
9	Issue for Review	1/15/2020
10	Issue for Review	1/15/2020

Studio Row
Fulton Hill Properties
Falls Church, Virginia
Special Use Permit
Not Approved for Construction

CP-8

1/15/2020

