

INTRODUCED: December 9, 2024

A RESOLUTION No. 2024-R040

As Amended

To accept and approve the biennial real estate strategies plan entitled “Revised 2024 Biennial Real Estate Strategies Plan for City Owned Surplus Properties.”

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 13 2025 AT 6 P.M.

WHEREAS, pursuant to section 8-56(c) of the Code of the City of Richmond (2020), as amended, the Chief Administrative Officer shall provide to Council, by October 1 of every even numbered year, a biennial real estate strategies plan consisting of recommendations for the disposition of City-owned parcels no longer needed for municipal purposes; and

WHEREAS, the Chief Administrative Office submitted to the Council a biennial real estate strategies plan in the form of a memorandum entitled “Revised 2024 Biennial Real Estate Strategies Plan for City Owned Surplus Properties,” dated September 26, 2024, and revised February 5, 2025, as required by section 8-56(c) of the Code of the City of Richmond (2020), as amended; and

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 10 2025 REJECTED: _____ STRICKEN: _____

WHEREAS, the Council believes that it is in the best interests of the City that the Council accept and approve the aforementioned real estate strategies plan in the form of a memorandum entitled “Revised 2024 Biennial Real Estate Strategies Plan for City Owned Surplus Properties,” dated September 26, 2024, and revised February 5, 2025;

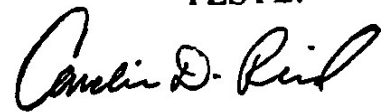
NOW, THEREFORE,

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

That the Council accepts and approves the real estate strategies plan set forth in the form of the memorandum entitled “Revised 2024 Biennial Real Estate Strategies Plan for City Owned Surplus Properties,” dated September 26, 2024, and revised February 5, 2025, a copy of which is attached to and incorporated into this resolution.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Camille D. Reil". The signature is written in a cursive, flowing style.

City Clerk



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Master

File Number: Admin-2024-1457

File ID: Admin-2024-1457

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 2

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 11/19/2024

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 12/09/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2024-1457 2024 Biennial Real Estate Strategies Plan_City-owned real estate, Admin-2024-1457 Memo-2024 Biennial Real Estate Strategies Report to City CouncilFrom CAO Saunders, Admin-2024-1457_V2 AATF - Resolution - Biennial Real Estate Strategies Plan for City Owned Properties

Enactment Number:

Contact:

Introduction Date:

Drafter: Gail.Johnson@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	11/19/2024	Sharon Ebert	Approve	11/20/2024
2	2	11/20/2024	Jeff Gray	Approve	11/20/2024
2	3	11/21/2024	Lincoln Saunders	Approve	11/29/2024
2	4	11/22/2024	Mayor Stoney	Approve	12/9/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

Text of Legislative File Admin-2024-1457

DATE: December 5, 2024

EDITION: 3

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

THROUGH: Lincoln Saunders, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO - Planning & Economic Development Portfolio

FROM: Gail Johnson, Director of General Services (DGS) - Operations Portfolio
Christopher Nizamis, Real Estate Manager - Real Estate Strategies/DED-DGS

RE: 2024 Biennial Real Estate Strategies Plan for City-Owned Surplus Properties

ORD. OR RES. No.

PURPOSE: To accept and approve the biennial real estate strategies plan entitled “2024 Biennial Real Estate Strategies Plan for City Owned Surplus Properties.”

BACKGROUND: Pursuant to City Code 8-56 (c) - Biennial Recommendations, by October 1 of every even-numbered year, the Chief Administrative Officer must provide to City Council a Biennial Real Estate Strategies Plan consisting of recommendations for the sale and disposition of City-owned parcels of real estate no longer needed for municipal purposes.

As the City continues to strive towards applying an equity lens to all facets of its operations, a major focus of the 2024 Plan spearheaded by the One Richmond: An Equitable Affordable Housing Plan is identifying parcels of City-owned real estate that are proposed to be used to facilitate the continued development of affordable housing units in a variety of geographic areas and across the spectrum. Properties include vacant land for affordable housing/multi-family residential sites, as well as a variety of commercial buildings and development sites.

In total, the 2024 Plan lists 28 parcels of city-owned real estate covering approximately 55.625± acres of land area throughout the City, which are separated into two categories this year. **Category One - Residential** consists of parcels and assemblages with the opportunity to facilitate the development of multi-family rental and/or for-sale/rent affordable housing; and **Category Two - Commercial** consists of parcels and assemblages of land parcels with future commercial or large-scale mixed-use development, as well as, to facilitate the development of multi-family rental and/or for-sale affordable housing units

Category One - Residential:

Category One lists a total of 21 parcels consisting of 43.801± acres, designated to align with the One

Richmond: An Equitable Affordable Housing Plan for affordable residential housing uses including single-family homeownership and multi-family rental unit opportunities. These parcels are designated for future use for affordable single and/or two-family attached and detached homeownership opportunities and the creation of wealth - some of which parcels are large enough to accommodate multiple single-family homes, duplexes, multifamily and mixed-use properties. The anticipated most-likely disposition method is direct conveyance(s) or request for proposals from the City to housing developers and non-profit housing organizations. The guiding principle is to analyze city-owned parcels that are located in neighborhoods that are conducive to low-income homeownership and to allow for a unified approach in transforming public housing into homeownership opportunities; and partnering with other housing agencies to develop the housing and subsidy to assist with the cost of housing.

Category Two - Commercial:

Category Two lists a total of 7 parcels consisting of 11.824± acres, designated for future use for large scale mixed-use/mixed-income development projects. While reducing the cost of developing affordable homeownership and rental housing by providing City-owned land at a nominal cost to our non-profit organizations is a strong priority and a major focus of the 2024 plan as seen in Category One. It is also a priority of the Department of Economic Development/Real Estate Strategies to sell highly valuable parcels to not only spawn commercial development providing much needed community benefits, but to also provide immediate cash proceeds that can be used for future capital improvement plan needs, as well as increase future ongoing tax revenues. The anticipated most-likely disposition method for Category Two sites is conveyance(s) from the City to the developer(s) selected following a competitive Request for Proposals process or through an Unsolicited Offer.

The Administration encouraged all agencies this year to participate in our ongoing effort to evaluate the portfolio of city-owned real estate along with the City's operational space needs in an effort to further identify opportunities in the future.

COMMUNITY ENGAGEMENT: None

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: None

FISCAL IMPACT: Pursuant to current Assessed Valuations for the properties shown in the Plan, approximately \$5,427,000 in direct revenue to the City may be realized from the Purchase/Conveyance for the comprehensive list of surplus properties if sold at the Assessed Value. The City of Richmond stands to receive an increase in future revenues from the sale/conveyance of the properties, as well as continued taxes levied on the property and new developments.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: December 9, 2024

CITY COUNCIL PUBLIC HEARING DATE: January 13, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing, and Transportation Standing Committee

AFFECTED AGENCIES: City Attorney's Office and Real Estate Strategies (DED/DGS)

RELATIONSHIP TO EXISTING ORD. OR RES.: Ord No. 2005-282-270, § 2, 12-12-2005.

RECOMMENDATION: The City Administration recommends approval.

ATTACHMENTS: 2024 Biennial Real Estate Strategies Plan for the Sale and Disposition of City-Owned Real Estate; Memo-2024 Biennial Real Estate Strategies Report to City Council From CAO Saunders

STAFF: Christopher Nizamis, Real Estate Manager - Real Estate Strategies/DED-DGS




CITY OF RICHMOND
Chief Administrative Office

MEMORANDUM

DATE: September 26, 2024 **Revised as of February 5, 2025**

TO: The Honorable Members of City Council

FROM: Sabrina Joy-Hogg, Interim Chief Administrative Officer 

COPY: Sharon Ebert, Deputy Chief Administrative Officer – Planning and DED
Gail Johnson, Acting Director - General Services (DGS) / Operations Portfolio
Christopher Nizamis, Real Estate Manager – Real Estate Strategies/DED-DGS

RE: Revised 2024 Biennial Real Estate Strategies Plan for City Owned Surplus Properties (attached)

Pursuant to City Code 8-56 (c) – Biennial Recommendations, by October 1 of every even numbered year, the Chief Administrative Officer must provide to City Council a Biennial Real Estate Strategies Plan consisting of recommendation for the sale and disposition of City-owned parcels of real estate no longer needed for municipal purposes. Please find enclosed the Administration's recommended **Revised** 2024 Real Estate Strategies Plan. The Revised Plan includes the removal of two City-owned parcels located at 2001 Sussex Street and 8301 Chippenham Road, that are no longer deemed surplus, as the City's Parks, Recreation and Community Facilities department will retain these properties for additional City parks.

As the City continues to strive towards applying an equity lens to all facets of its operations, a major focus of the 2024 Plan spearheaded by the One Richmond: An Equitable Affordable Housing Plan is identifying parcels of City-owned real estate that are proposed to be used to facilitate the continued development of affordable housing units in a variety of geographic areas and across the spectrum. Properties include vacant land for affordable housing/multi-family residential sites, as well as a variety of commercial buildings and development sites.

In total, the 2024 Plan lists 26 parcels of city-owned real estate covering approximately 48.725± acres of land area throughout the City, which are separated into two categories this year. **Category One – Residential** consists of parcels and assemblages with the opportunity to facilitate development of multi-family rental and/or for-sale/rent affordable housing; and **Category Two - Commercial** consists of parcels and assemblages of land parcels with future commercial or large-scale mixed-use development, as well as, to facilitate development of multi-family rental and/or for-sale affordable housing units

Category One – Residential:

Category One lists a total of 19 parcels designated to align with the One Richmond: An Equitable Affordable Housing Plan for affordable residential housing uses including single family homeownership and multi-family rental unit opportunities. These parcels are designated for future use for affordable single and/or two-family attached and detached homeownership opportunities and the creation of wealth – some



Category Two – Commercial:

In summary, the 2024 Plan lists 26 city-owned parcels of real estate encompassing \$4,877,000 in assessed value comprising of 48.671± acres, and is separated into the two categories as follows:

- The Administration encouraged all agencies this year to participate in our ongoing effort to evaluate the portfolio of city-owned real estate along with the City's operational space needs in an effort to further identify opportunities in the future. The Department of Real Estate Strategies will continue to evaluate the portfolio of city-owned real estate along with the City's operational space needs in an effort to further identify opportunities in the future.

**“REVISED”: 2024 BIENNIAL REAL ESTATE
STRATEGIES PLAN (CITY-OWNED REAL ESTATE)**

Note: the submission of the 2024 Biennial Real Estate Strategies Plan is inclusive of the properties included within the 2022 Plan that was previously submitted but not authorized for release.

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

Parcel ID	Property Address	Owner	Council District	Zoning District	Location Based Incentive Program	Total Assessed Value	Parcel Acreage	Building Square Footage	Current Use of the Parcel	Property Notes/Comments
Miscellaneous Properties										
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
			Total for 1 Parcel:			\$80,000	0.492			
Belmont Road										
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.
			Total for 4 Parcels:			\$286,000	1.306			

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			
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
			Total for 2 Parcels:			\$75,000	0.455			

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)	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.
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	
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	
			Total for 4 Parcels:			\$1,422,000	33.38			
		TOTAL FOR ALL CATEGORY 1 PARCELS: 19				\$2,435,000	36.847			

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										
Parcel ID	Property Address	Owner	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
Miscellaneous Properties										
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.	CORPD - Precinct #1	CORPD will be relooking 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.
			Total for 2 Parcels:			\$1,702,000	1.156			

St. Peter St./W. Fritz St./Fendall Ave. - Miscellaneous Adjoining Parcel Assemblage										
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	Dump	
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	Sanitary 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	Sanitary Landfill	
			Total for 5 Parcels:			\$740,000	10.668			
		TOTAL FOR ALL CATEGORY 2 PARCELS: 7					\$2,442,000	11.824		
		TOTAL FOR ALL CATEGORY 1 & 2 PARCELS: 26					\$4,877,000	48.671		