



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-084: To declare surplus and to direct the conveyance of City-owned real estate located at 2534 Nine Mile Road for nominal consideration to Bon Secours – Richmond Community Hospital, Incorporated for the purpose of developing the property as a medical facility and mixed-use development.

To: City Planning Commission
From: Land Use Administration
Date: April 20, 2015

PETITIONER

Bon Secours - Richmond Community Hospital, Incorporated

LOCATION

2534 Nine Mile Road

PURPOSE

To authorize the conveyance of 2534 Nine Mile Road to Bon Secours for the development of medical and related facilities as outlined in a Performance Agreement dated July 8, 2013 between Bon Secours and the Economic Development Authority.

SUMMARY & RECOMMENDATION

The subject property is located at 2534 Nine Mile Road on approximately 0.077 acres of vacant land. The City's current assessed value for the parcel is \$15,000 and Bon Secours has offered \$15,000 for the property. The property was previously declared surplus by Ordinance #2005-344-2006-25. The property is not currently being utilized and is contiguous to property owned by the RRHA that Bon Secours is in the process of acquiring.

Bon Secours plans a Medical Village mixed use development with on approximately 1.6721 acres of land in total including the subject parcel. A portion of the proposed 25,000 square foot building will be built on the subject parcel. Pursuant to the Performance Agreement between the Economic Development Authority and Bon Secours dated July 8, 2013, Bon Secours is obligated to develop additional medical and related facilities at or near their existing hospital campus or at an alternate site. The Performance Agreement notes that Bon Secours' obligations are subject to acquiring all the land for their expansion project or identifying an alternate site agreeable to both parties. Bon Secours estimates overall construction costs for the entire expansion project are \$8.5 million with 75 Full Time Employees and an annual payroll of \$6.7 million.

Staff recommends approval of the proposed sale of 2534 Nine Mile Road.

FINDINGS OF FACT

Site Description

The subject property consists of a 3,335 square foot parcel of land that is currently unimproved. The property has frontage on Nine Mile Road near its intersection with T Street and North 26th Street.

Proposal

Bon Secours is proposing to develop additional medical and related facilities at or near their existing hospital campus. The hospital expansion is a key component of the City's East End Transformation, which intends to improve neighborhood housing and community services including health services. A proposed 25,000 square foot building will be built on the subject parcel and the adjacent parcels that are currently being pursued by Bon Secours.. Bon Secours estimates overall construction costs for the entire expansion project are \$8.5 million with 75 Full Time Employees and an annual payroll of \$6.7 million.

Master Plan

The subject property is identified for Community Commercial land uses in the City's Master Plan. Primary uses in this land use category are office, retail, personal service and other commercial and service uses, intended to provide the shopping and service needs of residents of a number of nearby neighborhoods or a section of the City.

The proposed expansion of medical uses associated with the Bon Secours Community Hospital are supported by this land use designation in the Master Plan.

Zoning

The subject property is located in the B-2 Community Business zoning district. This district permits office and various other commercial uses.

Surrounding Area

Bon Secours Community Hospital is located in the next block across North 27th Street to the east. Single-family residential lots are located across the alley to the north. A vacant commercial building is located adjacent to the subject property fronting Nine Mile Road to the east. The adjacent properties to the west and south fronting on Nine Mile Road are currently vacant.

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