



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2014-98: To declare a public necessity for and to authorize the acquisition of the parcels of real property owned by Richmond Outreach Center, Inc., and known as 6255 Old Warwick Road, 6277 Old Warwick Road, 6295 Old Warwick Road, and 6295A Old Warwick Road for the purpose of operating a public park, recreational center, and athletic fields.

To: City Planning Commission
From: Land Use Administration
Date: May 5, 2014

PETITIONER

City of Richmond

LOCATION

6255, 6295, 6295A and 6277 Old Warwick Road

PURPOSE

To acquire land and facilities for public parkland, athletic fields, a recreation center and special facilities located in a south section of Richmond (District 9), where currently no such public park or recreation facilities exist.

SUMMARY & RECOMMENDATION

This ordinance would authorize the City to acquire 6255, 6295, 6295A and 6277 Old Warwick Road from the Richmond Outreach Center, Inc for an agreed upon price of \$1,700,000. The owner's asking price was \$2,600,000. The current combined City assessment for land and improvement for the four parcels is \$2,838,000. The City's offer was less, based on the current condition of the facilities, which are in need of renovations to meet building codes for Parks and Recreations use. The gymnasium replacement cost alone was informally estimated at approximately \$2 million. The majority of the facilities, after capital repairs, will be available for parks and recreational programming. There is an estimated revenue top the City of \$100,000-\$150,000 annually from rental and program fees by the end of FY2016, subject to facility upgrades.

Prior to the sale of the property the current owner will relocate an existing life estate from 6277 Old Warwick Road to a small parcel containing the Single-Family Dwelling located in the northwest corner of 6255 Old Warwick Road in order to cause the least impact on future Park and Recreation uses for the site.

Current market conditions offer opportunistic buys for existing buildings at a cost well below the cost of new construction. The purchase option represented the best economic option for the City for long term use of the site for Park and Recreation purposes.

The City Administration recommends approval of the proposed acquisition.

FINDINGS OF FACT

Site Description

The subject properties contain 17.774 acres of land area that are improved with approximately 70,943 square feet of buildings and recreational facilities that include the following:

- One full sized gymnasium (similar to a standard high school facility)
- A metal building that houses a practice boxing/fitness facility and a three bay door garage
- A school with approximately 26 classrooms and small cafeteria
- A recreational teen facility
- A church chapel and sanctuary
- Two (2) single-family dwellings (one with a life estate agreement)
- A regulation size soccer field
- Two (2) little league baseball fields; and
- One (1) skate park

Proposed Use of the Property

The City intends to use the land and facilities for public parkland, athletic fields, a recreation center and special facilities.

Master Plan

6255 and 6277 Old Warwick Road are designated for single-family low density development in the Master Plan. This designation includes residential support uses such as schools, neighborhood parks and recreation facilities. 6295 and 6295A Old Warwick Road are designated as part of an economic opportunity area in the Master Plan. This designation identifies areas appropriate for new development or redevelopment that will generate significant private investment and employment opportunities.

Zoning

The properties are zoned R-3 Single-Family Residential, which permits libraries, museums, schools, parks and recreational facilities owned or operated by any governmental agency, and other uses required for the performance of governmental functions and primarily intended to serve residents of adjoining neighborhoods. Any proposed improvements to the site would be subject to location, character and extent approval by the City Planning Commission in accordance with section 17.07 of the City Charter.

Surrounding Area

The property to the west and south is generally improved with single-family detached housing and is located within the R-3 Single-Family Residential zoning district. The property to the north is generally unimproved industrial/commercial property that is located in the OS Office Service zoning district. The property to the east is also mostly unimproved with some industrial office uses. These properties are located in the R-3 Single-Family Residential and

OS Office Service zoning districts. Several special use permits for single-family development have been authorized on the unimproved land to the east across Old Warwick Road.

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