



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2015-259: To declare surplus and to direct the sale of City-owned real estate located at 910 Goddin Street and 1000 Goddin Street for \$80,000.00 to Fulton Hill Properties, LLC, for the purpose of enabling the redevelopment of the property.

To: City Planning Commission
From: Land Use Administration
Date: January 4, 2016

PETITIONER

Margaret Freund
Fulton Hill Properties
1000 Carlisle Avenue
Richmond, VA 23231

LOCATION

910 Goddin Street and 1000 Goddin Street

PURPOSE

To authorize the sale of two City owned properties to Fulton Hill Properties, LLC for \$80,000.

SUMMARY & RECOMMENDATION

The subject properties are located along the south side and portions of the north side of Carlisle Avenue, west of Union Street, and north of Goddin Street. The two properties are separated by Northampton Street, which is proposed to be closed and transferred to Fulton Hill Properties, LLC by a companion paper. Together the properties are approximately 2 acres and are currently unimproved.

Fulton Hill Properties proposes to develop the properties for multifamily uses and accessory parking, which requires approval of a special use permit, a special use permit amendment, the closure of Northampton Street, a Utility Agreement and a Performance Agreement by City Council.

The offer price is \$80,000 for the two parcels based on an appraisal by EA Joseph Appraisal and Consultation dated August 21, 2015. The 2016 City Assessment is currently \$230,000 total value for both parcels. A deposit of \$12,000 has been received.

The Richmond Master Plan Land Use Map recommends "public and open space" for the subject properties. Included in this designation are environmentally sensitive areas and scenic areas where urban development should not occur such as the steep slopes found on the subject properties (p.135). One of the guiding land use principles for the East Planning District states that vacant land unsuitable for development should be reserved for public open spaces (p. 166). It further recommends "expansion of the Gillies Creek Park to create a contiguous public park space with Powhatan Hill Park, Libby Hill Park, and a portion of the land at East Richmond Road landfill, and Great Shiplock Park (p. 173)."

The Master Plan's Public Facilities Map specifically recommends a proposed public park for the subject properties, including parts of the subject properties in a contiguous park space, connecting Powhatan Park and Gillies Creek Park. In addition, the Community Unit Plan for the Fulton Redevelopment Area, showed much of the subject area within in the Project Boundary and identified as Public Space. The proposed development is counter to the recommendations in the Master Plan.

FINDINGS OF FACT

Site Description

The subject properties are located along the south side and portions of the north side of Carlisle Avenue, west of Union Street, and north of Goddin Street. The two properties are separated by Northampton Street, which is proposed to be closed and transferred to Fulton Hill Properties, LLC by a companion paper.

1000 Goddin Street is 1.3 acres and is currently occupied by an athletic field, formerly associated with the public school use of the property. This property has very little change in grade across the property and is currently assessed at \$190,000. This parcel was formerly owned by the School Board and was formerly used as a Robert Fulton School playground. On April 20, 2015 the School Board approved a Resolution conveying management and control of the property to the City for disposition. Ownership was transferred by recorded deed to the City of Richmond on July 9, 2015.

910 Goddin Street is 0.7 acres and is currently heavily wooded and contains steep slopes. This property is currently assessed at \$40,000.

Proposed Use of the Property

Fulton Hill Properties proposes to develop the properties for multifamily uses and accessory parking, which requires approval of a special use permit, a special use permit amendment, the closure of Northampton Street, a Utility Agreement and a Performance Agreement by City Council. The required papers are outlined below:

Companion Papers

910 Goddin St., etc. SUP (Studio Row)

This special use permit would authorize a multi-family development with up to 204 dwelling units and accessory parking in the existing R-5 Single-Family Detached zoning district. The 204 units would be authorized in two five-story buildings fronting on former Carlisle Avenue. Garage parking on the ground floor of the buildings would provide 111 parking spaces and 95 surface parking spaces would be provided in surface parking areas throughout the site. *Requires Planning Commission recommendation.*

1000 Carlisle Ave SUP Amendment

This is a request to redevelop the school building, currently used for offices and artist studios, for the purposes of up to 62 multi-family dwelling units and additional commercial uses. This request would also reduce the parking requirement for the uses authorized

under the special use permit, including special events. *Requires Planning Commission recommendation.*

Northampton Street Closure

This is a request to close, to public use and travel, a portion of Northampton Street, located between Carlisle Avenue and Goddin Street and consisting of 0.23 acres. This paper would transfer Northampton Street to Fulton Hill Properties for use as accessory parking for the proposed multifamily development for \$5,000. *Requires Planning Commission recommendation.*

Performance Agreement

The City will provide a \$750,000 grant to Fulton Hill for the development of at least ten affordable housing units (current rent would be ~\$780 per month for a one bedroom), ten workforce housing units (current rent would be ~\$1,040 per month for a one bedroom), and a \$30,400,000 net new taxable investment. *Requires only City Council approval.*

Utility Agreement

A permanent easement is required by the City for a project separating a combined sewer for approximately 37 acres in the Fulton Hill area. There is an existing easement on the property to be developed. The City will abandon the existing easement on Fulton Hill Properties' property in exchange for a new easement in former Carlisle Avenue. The City will also repair/replace the cobblestones in the private street, construct two sanitary sewer manholes and stub pipes for the new development, and provide water service in close proximity to the development. *Requires only City Council approval.*

Master Plan

The Richmond Master Plan Land Use Map recommends "public and open space" for the subject properties. Included in this designation are environmentally sensitive areas and scenic areas where urban development should not occur such as the steep slopes found on the subject properties (p.135). One of the guiding land use principles for the East Planning District states that vacant land unsuitable for development should be reserved for public open spaces (p. 166). It further recommends "expansion of the Gillies Creek Park to create a contiguous public park space with Powhatan Hill Park, Libby Hill Park, and a portion of the land at East Richmond Road landfill, and Great Shiplock Park (p. 173)."

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Zoning

The properties are zoned R-5 Single-Family Residential, which does not permit the proposed multi-family use and accessory parking. The R-5 zoning allows for a density of up to 8.7 units per acre. The proposed development would create a density of approximately 35 units per acre. The maximum height permitted in the R-5 district is 35

feet. The proposed five-story buildings would have maximum heights of approximately 65 feet.

Surrounding Area

All of the surrounding properties are zoned R-5 and are occupied by single-family detached residences to the east and west. Powhatan Park, a City-owned park and its facility is located to the south and the property to the north is also City-owned is classified as undeveloped park property.

Neighborhood Participation

Staff has contacted 7th District Council Representative, Cynthia Newbille, and the Greater Fulton Hill Civic Association. Staff has received four letters of support and one phone call from an adjacent property owner who expressed concern over the proposed development.