



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

RES. 2017-R046: To declare surplus, and to authorize and request the Chief Administrative Officer to dispose of the property located at 816 Riverside Park at public auction and to authorize the Chief Administrative Officer to convey the property to the successful bidder with certain development requirements.

To: City Planning Commission
From: Land Use Administration
Date: July 17, 2017

PETITIONER

City of Richmond, Department of Economic & Community Development

LOCATION

816 Riverside Park

PURPOSE

To declare surplus and to authorize and request the Chief Administrative Officer to dispose of property located at 816 Riverside Park (Parcel Map Number W0000164017) by way of auction and to authorize the Chief Administrative Officer to convey the property to the successful bidder with certain development requirements.

SUMMARY & RECOMMENDATION

The property is located within the Oregon Hill National Historic District and is currently a vacant parcel that is approximately 2,619 square feet, or .06 acres, of land in the City's Near West Planning District.

This is part of the City's efforts to reduce its overall maintenance expenses for vacant properties and to increase the tax rolls. This property was acquired as part of a Spot Blight Abatement Program. This ordinance will designate the property as surplus property, authorize disposition of the property by public auction and conveyance of the property to the successful bidder. The auction process that will expedite the sale and maximize the sale price. The City will include terms requiring the preservation/restoration\construction to be in concert with the Historic Preservation rules and regulations, when applicable through a purchase/sale/development agreement.

The Assessor's office currently values the property at \$60,000. An appraisal has been conducted valuing the property to be worth \$80,000. The property was acquired through (CDBG) funding all proceeds will be returned to the City CDBG account. To meet the requirements of the CDBG program the property will have to be sold at or above the fair market value.

Approval is recommended by City Administration.

FINDINGS OF FACT

Site Description

The property is located within the Oregon Hill National Historic District and is currently a vacant parcel that is approximately 2,619 square feet, or .06 acres, of land in the City's Near West Planning District.

Master Plan & Zoning

The City of Richmond's current Downtown Master Plan designates a future land use of the subject property as a Downtown General Urban Area. Downtown General Urban Areas are "...characterized by medium-density, mixed- use development, distributed along medium-sized blocks. (B)uildings are either detached or attached in rows, and are typically no more than three stories in height. The buildings are set back from the street behind a narrow, landscaped front yard. The front yard is landscaped to match the public frontage. Uses are less restricted. Parking is located on-street, or at the rear of the lot. If rear alleys exist, parking is accessed from the alley." (City of Richmond Downtown Master Plan, p. 3.23)

The current zoning designation for this property is R-7 Residential (Single- and Two-Family Urban). Adjacent and nearby properties are of the same R-7 designation

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