

INTRODUCED: September 12, 2022

Expedited Consideration

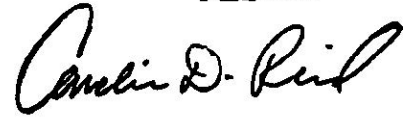
A RESOLUTION No. 2022-R054

To support an economically mixed project to be located on the property known as 711 Dawn Street pursuant to Va. Code § 36-55.30:2(A), to reflect that the Council has determined that the area contains a non-housing portion of the building that is necessary and appropriate for the revitalization of the area for the industrial, commercial, or other development, and to repeal Res. No. 2022-R028, adopted May 23, 2022, and Res. No. 2022-R047, adopted July 25, 2022, which designated the property known as 711 Dawn Street as a revitalization area.

Patron – Ms. Lambert

Approved as to form and legality
by the City Attorney

**A TRUE COPY:
TESTE:**



PUBLIC HEARING: SEP 12 2022 AT 6 P.M.

City Clerk

WHEREAS, pursuant to section 36-55.30:2(A) of the Code of Virginia (1950), as amended, the City Council of the City of Richmond, Virginia, desires to designate the property known as 711 Dawn Street and described on Exhibit A, copy of which is attached to and made a part of this resolution, hereinafter referred to as the “Area,” as a revitalization area;

NOW, THEREFORE,

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

That, in accordance with section 36-55.30:2(A) of the Code of Virginia (1950), as amended, the Council hereby determines that the Area is blighted, deteriorated, deteriorating or,

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 12 2022 REJECTED: _____ STRICKEN: _____

if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in the Area are subject to one or more of the following conditions: dilapidation; obsolescence; overcrowding; inadequate ventilation, light or sanitation; excessive land coverage; deleterious land use; or faulty or inadequate design, quality or condition.

BE IT FURTHER RESOLVED:

That, in accordance with section 36-55.30:2(A) of the Code of Virginia (1950), as amended, the Council hereby determines that private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in the Area and will induce other persons and families to live within the Area and thereby create a desirable economic mix of residents in the Area.

BE IT FURTHER RESOLVED:

That, in accordance with section 36-55.30:2(A) of the Code of Virginia (1950), as amended, the Council hereby designates the Area as a revitalization area.

BE IT FURTHER RESOLVED:

That, in accordance with section 36-55.30:2(A) of the Code of Virginia (1950), as amended, the nonhousing portion of the Area containing one small first floor commercial space totaling 1,989 square feet, as described on Exhibit A, a copy of which is attached to and made a part of this resolution, is necessary or appropriate for the revitalization of the Area:

BE IT FURTHER RESOLVED:

That Resolution No. 2022-R028, adopted May 23, 2022, and Resolution No. 2022-R047, adopted July 25, 2022, which previously designated the property known as 711 Dawn Street as a revitalization area, be and are hereby repealed.



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Ordinance/Resolution Request

TO Haskell Brown, City Attorney

Through Joyce Davis, Interim Council Chief of Staff
Office of the Council Chief of Staff

FROM Samson Anderson, Analyst
Office of the Council Chief of Staff

COPY Ann-Frances Lambert, 3rd District Councilmember
Kiya A. Stokes, 3rd District Liaison
Tabrica Rentz, Deputy City Attorney

DATE August 17, 2022

PAGE/s 1 of 2

TITLE 711 Dawn Street Revitalization

This is a request for the drafting of an **Ordinance** ☐ **Resolution** ☒

REQUESTING COUNCILMEMBER/PATRON

Ann-Frances Lambert,
Councilmember

SUGGESTED STANDING COMMITTEE

LUHT

ORDINANCE/RESOLUTION SUMMARY

The patron requests a resolution designating 711 Dawn Street as a blighted area and in need of revitalization. This resolution is a requirement to close on the construction loan with the Virginia Housing Development Authority.

Additionally, this resolution is meant to repeal and replace Resolutions 2022-R047 and 2022-R028, as they pertain to the same property and have been deemed insufficient by the Virginia Housing Development Authority for the purposes of revitalizing this property.

BACKGROUND

The Resolution should read as follows:

WHEREAS, pursuant to Section 36-55.30:2.A of the Code of Virginia of 1950, as amended, the City Council of the City of Richmond, Virginia, desire to designate the area (the "Area") described on Exhibit A attached hereto as a revitalization area;

NOW, THEREFORE, BE IT HEREBY DETERMINED as follows:

(1) the Area is blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in the Area are

subject to one or more of the following conditions: dilapidation; obsolescence; overcrowding; inadequate ventilation, light or sanitation; excessive land coverage; deleterious land use; or faulty or inadequate design, quality or condition; and

(2) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in the Area and will induce other persons and families to live within the Area and thereby create a desirable economic mix of residents in the Area.

NOW, THEREFORE, BE IT HEREBY RESOLVED that pursuant to Section 36-55.30:2.A of the Code of Virginia of 1950, as amended, the Area is hereby designated as a revitalization area.

NOW, THEREFORE, BE IT HEREBY FURTHER DETERMINED that the following nonhousing building or buildings (or nonhousing portion or portions of the building or buildings) located or to be located in the Area are necessary or appropriate for the revitalization of the Area:

As part of the project there will be one small first floor commercial space totaling 1,989 square feet.

Exhibit A

711 Dawn Street Richmond, VA 23222
Parcel ID: N000-0442/005
0.551 acres
41 total units (24) 1-bedroom & (17) 2-bedroom
1 commercial space 1,989 SF

Attached is a draft resolution that includes an Architectural View of the proposed project.

FISCAL IMPACT STATEMENT

Fiscal Impact	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Budget Amendment Required	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Estimated Cost or Revenue Impact	\$ 0	

Attachment/s **Yes** ☐ **No** ☒

EXHIBIT A



Architectural View of proposed project

711 Dawn Street Richmond, VA 23222

Parcel ID: N000-0442/005

0.551 acres

41 total units (24) 1-bedroom & (17) 2-bedroom

1 commercial space 1,989 SF