



# CITY OF RICHMOND

## Department of Planning & Development Review *Staff Report*

**Ord. No. 2024-053:** To direct the sale of the City-owned real estate located at 2510 Lynhaven Avenue, consisting of 3.937± acres, for nominal consideration to YWCA Richmond, and in connection therewith to authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Purchase, Sale & Development Agreement between the City and YWCA Richmond, all for the purpose of facilitating the construction of an affordable multifamily residential development.

---

**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** March 5, 2024

---

### **PETITIONER**

City of Richmond

### **PURPOSE**

To direct the sale of the surplus city-owned real estate located at 2510 Lynhaven Avenue, consisting of 3.937 acres, for nominal consideration to YWCA Richmond, and in connection therewith to authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Purchase, Sale & Development Agreement between the City and YWCA Richmond, for the purpose of facilitating the construction of an affordable multifamily residential development.

### **SUMMARY & RECOMMENDATION**

The appx. 3.937 acre vacant/unimproved City-owned parcel located at 2510 Lynhaven Avenue (the "Property") was declared surplus by City Council via Council's approval of the 2020 Biennial Real Estate Strategies Plan (Res. 202 I-R024). The requested ordinance would authorize the City to convey/donate the Property to YWCA Richmond, a Virginia non-profit entity, which will partner with Lynhaven Ridge VA LLC (Surber Development) for the development of 50 new affordable rental units ranging from families at or below 30% AMI (5 units), 50% AMI (21 units), 60% AMI (6 units), and 80% AMI (18 units). All of the affordable housing units will be either 2-bedroom (20 units) or 3-bedroom (30 units). Additionally:

- No less than five (5) of the affordable units will conform to HUD regulations interpreting the accessibility requirements of § 504 of the Federal Rehabilitation Act of 1973 and be actively marketed to persons with disabilities as defined in the Fair Housing Act.
- The development will contain dedicated space for YWCA Richmond to provide on-site services to residents.
- The development will be constructed employing green building techniques, shall achieve the National Green Building Standard of silver.
- Should the Virginia Department of Housing and Community Development make funding available for its Housing Innovations in Energy Efficiency (HIEE) Program, Purchaser will apply for such funding.

In the City's One Richmond: An Equitable Affordable Housing Plan, the City set a goal of 1,000 new affordable units annually until 2030. This conveyance and subsequent development of 50 affordable units targeting families across the spectrum of affordability (as low as 30% AMI) will contribute to meeting the new affordable unit goal and addressing the City's affordable housing needs.

Staff recommends approval of the ordinance.

---

---

## **FINDINGS OF FACT**

### **Site Description**

The property is located in the Windsor neighborhood between Dallas Avenue and Concord Avenue. The vacant parcel is 171,511 square feet or about 4 acres.

The current zoning for the property is OS Office-Service District. Properties to the west of the site are zoned R-5. Properties to the north are zoned R-53. Properties to the east are zoned M-1.

### **Proposed Use of the Property**

Multifamily dwelling containing up to 50 dwelling units.

### **Master Plan**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as, "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature." (Richmond 300, p. 54, 2020).

**Development Style:** Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings.

**Mobility:** Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present.

**Intensity:** Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

**Primary Uses:** Single-family houses, accessory dwelling units, and open space.

**Secondary Uses:** Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets.

### **Staff Contact:**

Matt Welch, Senior Policy Advisor - Planning & Economic Development Portfolio

Christopher Nizamis, Real Estate Manager - Real Estate Strategies/Economic Development