



## CITY OF RICHMOND

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

**Ord. No. 2014-100:** To accept a deed from the School Board conveying 1611 North 31st Street to the City and to authorize the Chief Administrative Officer to act on behalf of the City in executing such deed.

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

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**PETITIONER**  
City of Richmond

**LOCATION**  
1611 North 31<sup>st</sup> Street

**PURPOSE**

In conformance with Section 15.2-1803 of the Code of Virginia, an ordinance is needed to accept from the School Board the conveyance of the real property located at 1611 N. 31<sup>st</sup> Street and to authorize the execution of the deed by the Chief Administrative Officer.

**SUMMARY & RECOMMENDATION**

This property was formerly owned by the School Board and operated as Armstrong High School. On June 16, 2005 RPS approved Resolution # IA04-05-80 conveying management and control of the property to the City for disposition. The building is currently vacant and the property is only used for outdoor recreation. As part of the City's East End Transformation to improve the quality of life for local residents, de-concentrate poverty and stimulate private investment in the East End of Richmond, the City and RRHA - intend to partner with a master developer to redevelop the Creighton Court public housing complex. This multi-year, multi-phase project will focus on the construction of new residences in a mixed-use, mixed-income community with retail, commercial, educational and recreational amenities. The property located at 1611 N. 31<sup>st</sup> Street is critical in providing an opportunity to phase the redevelopment of the Creighton Court site and will accommodate a portion of the HUD mandated one to one replacement of public housing.

The City Administration recommends approval of the proposed transfer of property from the School Board to the City of Richmond.

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**FINDINGS OF FACT**

**Site Description**

The 1611 N. 31<sup>st</sup> Street site is adjacent to Oakwood Cemetery and just south of the Creighton Court housing development. According to tax records, the site consists of approximately 11.6 acres and adjoins another City owned parcel to the south containing

approximately 9.69 acres. On June 16, 2005 RPS approved Resolution # IA04-05-80 conveyed management and control of the 1611 N. 31<sup>st</sup> Street property to the City for disposition. The building is currently vacant and the site is only used for outdoor recreation.

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

The subject property along with the adjacent City owned parcel total approximately 21.29 acres and will serve as a site for development of a portion of the replacement housing required with the redevelopment of the Creighton Court site. These two parcels will provide undeveloped property necessary to implement the first phase of the Creighton Court redevelopment.

The City will continue to maintain the property until it is transferred to RRHA for redevelopment. The City intends to maintain the property at its current funding level of approximately \$100,000 per year.

### **Master Plan**

The Master Plan designates the property as Public & Open Space. Primary uses under this designation include publicly owned and operated parks, recreation areas, open spaces, schools, libraries, cemeteries and other government and public service facilities. In addition the Master Plan specifically recommends for the East Planning District, minimizing the impact of existing public housing communities on adjacent single-family residential uses by promoting the conversion of a percentage of units in each project from public to private ownership.

### **Zoning**

The property is currently located in the R-5 Single-Family Residential zoning district, which permits single-family detached housing and residential support uses, such as schools, churches and community centers. The proposed mixed-use development with multifamily, commercial and retail uses would not be permitted by the existing zoning.

### **Surrounding Area**

Oakwood Cemetery is located directly to the east and south of the subject property. Properties to the north along Nine Mile Road are comprised of a mix of uses and are located in the B-2 Community Business zoning district. Properties to the west are generally improved with single-family residential uses, which are located in the R-5 Single-Family Residential zoning district.

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