



## CITY OF RICHMOND

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

**Ord. No. 2015-256:** To close, to public use and travel, a portion of Northampton Street, located between Carlisle Avenue and Goddin Street and consisting of 9,978± square feet, upon certain terms and conditions.

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

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#### **PETITIONER**

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

#### **LOCATION**

A portion of Northampton Street between former Carlisle Avenue and Goddin Street.

#### **PURPOSE**

To authorize the closure and sale of public right-of-way to Fulton Hill Properties, LLC for \$5,000.

#### **SUMMARY & RECOMMENDATION**

This portion of Northampton Street proposed to be closed is located between former Carlisle Avenue and Goddin Street. The right-of-way is approximately 0.23 acre and is currently unimproved.

Fulton Hill Properties has requested this closing in order to provide accessory parking for a proposed multi-family development. The proposed development will require approval of a special use permit, a special use permit amendment, the sale of two City properties to Fulton Hill, a Utility Agreement and a Performance Agreement by City Council.

The currently value of the right-of-way based on the land values of surrounding assessments is approximately \$18,000. Fulton Hill Properties provided an appraisal report prepared by EA Joseph Appraisal & Consultation. The appraised value of the proposed right of way to be closed was determined to be \$7,837. Deducting for the value of the easement that will be retained by the City, the proposed purchase price of the portion to be closed is \$5,000.

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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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.

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## **FINDINGS OF FACT**

### **Site Description**

This portion of Northampton Street proposed to be closed is located between former Carlisle Avenue and Goddin Street. The right-of-way is approximately 0.23 acre and is currently unimproved.

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

Fulton Hill Properties proposes to develop this portion of property for accessory parking and access to the proposed multi-family development, 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.*

#### Sale of 910 Goddin Street and 1000 Goddin Street

This is a request to authorize the sale of two City owned properties comprising approximately 2 acres to Fulton Hill Properties, LLC for \$80,000. *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)."

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.

#### **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 7<sup>th</sup> 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.

