

MEMORANDUM

To: Richmond City Council

FROM: Lenora G. Reid, Acting Chief Administrative Officer

Copy: Levar M. Stoney, Mayor

Sharon L. Ebert, Deputy Chief Administrative Officer Leonard L. Sledge, Director of Economic Development Lawrence R. Anderson, City Council Chief of Staff

Haskell Brown, Acting City Attorney

DATE: September 28, 2020

SUBJECT: 2020 Biennial Real Estate Strategies Plan

Pursuant to City Code §8-56(c), by October 1 of every even numbered year, the Chief Administrative Officer must provide to City Council a biennial real estate strategies plan consisting of recommendations for the sale and disposition of City-owned parcels of real estate no longer needed for municipal purposes. Please find enclosed the Administration's recommended 2020 Real Estate Strategies Plan (the "2020 Plan").

As the City continues to strive towards applying an equity lens to all facets of its operations, a major focus of the 2020 Plan is identifying parcels of city-owned real estate that are proposed to be used to facilitate the development of much needed affordable housing units in a variety of geographic areas and across the spectrum from multi-family developments to single-family homes providing opportunities for affordable home ownership.

In total, the 2020 Plan lists 77 parcels of city-owned real estate covering approximately 147.8 acres of land area throughout the City, which are separated into three categories. Category One consists of parcels with potential for future affordable homeownership, Category Two consists of parcels/assemblages of parcels with potential for future affordable multi-family rental units, and Category Three consists of parcels/assemblages of parcels with potential future large scale mixed-use and mixed-income development.

Category One – Parcels with potential for future affordable homeownership

Category One lists 36 parcels identified for future use to develop single and/or two-family attached and detached homes focused on providing affordable homeownership opportunities – some of which parcels are large enough to accommodate multiple single family homes. The anticipated most-likely disposition method for the Category One parcels is direct conveyance(s) from the City to the Maggie Walker Community Land Trust. (Regardless of the recommendations set forth in the 2020 Plan, any and all conveyances will require Council's future adoption of ordinance(s) directing such conveyance(s) through a public process.)

<u>Category Two – Parcels/assemblages of parcels with potential for future affordable multi-family rental</u> units

Category Two lists 24 parcels in total, some of which are combined into assemblages with adjacent parcels resulting in eleven potential development sites recommended for future use to develop affordable multi-family rental units. Some affordable multi-family developments may also include mixed-use components, particularly at the ground level as well as structured parking.



In most cases (unless otherwise noted in the "Comments" column in the 2020 Plan), the anticipated most-likely disposition method for the Category two sites is conveyance(s) from the City to the non-profit affordable housing organization(s) selected following competitive request for proposals process(es). (Regardless of the recommendations set forth in the 2020 Plan, any and all conveyances will require Council's future adoption of ordinance(s) directing such conveyance(s) through a public process.)

<u>Category Three – Parcels/assemblages of parcels with potential future large scale mixed-use and mixed-income development</u>

Category three lists 17 parcels, some of which are combined into assemblages with adjacent parcels resulting in five potential development sites recommended for future use for large scale mixed- use/mixed-income development projects. While reducing the cost of developing affordable homeownership and rental housing by providing City-owned land at a nominal cost to our non-profit organizations is a strong priority and a major focus of the 2020 plan as seen in Categories One and Two, it is also a priority of the Department of Economic Development to sell highly valuable parcels to not only spawn development providing much needed community benefits but to also provide immediate cash proceeds that can be used for future CIP needs as well as increase future ongoing tax revenues. Of course, it will be imperative that any residential components of such development projects *must* include a meaningful *commitment* to affordable housing of no less than fifteen percent of the total residential units. In most cases (unless otherwise noted in the "Comments" column in the 2020 Plan), the anticipated most-likely disposition method for the Category Three sites is conveyance(s) from the City to the developer(s) selected following competitive request for proposals process(es). (Regardless of the recommendations set forth in the 2020 Plan, any and all conveyances will require Council's future adoption of ordinance(s) directing such conveyance(s) through a public process.)

In summary, the 2020 Plan lists 77 city-owned parcels of real estate encompassing 147.8 acres, separated into the three categories as follows:

Category One = 36 parcels/17.84 acres

Category Two = 24 parcels (11 sites)/45.37 acres

• Category Three = 17 parcels (6 sites)/84.59 acres

The City owns upwards of 800 parcels and the Administration will continue to evaluate the portfolio of city-owned real estate along with the City's operational space needs in an effort to further identify opportunities in the future. (Please note that these parcels are still under review and some may not be able to be surplused. For example, if a parcel has already been designated a park or is of potential use by City Government; should that be the case, such parcels will be removed from the list.) Additionally, all Richmond Public School (RPS) buildings are included in the 800 parcels and multiple former public schools would likely have been included in the 2020 Plan if they had been officially declared surplus by the RPS Board – if such actions occur in the future then additional opportunities may be brought to Council for consideration.

Biennial Real Estate Strategies Plan for the Sale and Disposition of City-owned Property October 1, 2020

Category One

Parcels with potential for future affordable homeownership units

Opportunity to facilitate affordable homeownership in coordination with the Maggie Walker Community Land Trust and other affordable housing organizations

Most likely disposition method = Direct conveyance to non-profit affordable housing organizations

Property Name	Property Address	Assigned City Agency	Tax ID	Council District	Acreage	Existing	Assessed	Assessed	Total Assessed	Zonin	g Enterprise	CARE	Redevelopment	Rehabilitation	Comments
						Building	Land Value	Improvement	Value		Zone	or	and Conservation	District	
						Square		Value				Extra	Area		
						Footage						CARE			
	•	•	E0001057001	6	0.117		\$11,000	\$0	\$11,000	R-5	No	No	No		
	1900 Eastview Lane	City Of Richmond Recreation & Parks													Potential to consolidate some Eastview lots
	1902 Eastview Ln	City Of Richmond Recreation & Parks	E0001057002	6	0.052		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1902 Eastview Lii	City of Ricilliona Recreation & Parks	E0001057003	6	0.052		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1904 Eastview Ln	City Of Richmond Recreation & Parks													
	1006 Fast dam. La	City Of Disharand Description & Desley	E0001057004	6	0.051		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1906 Eastview Ln	City Of Richmond Recreation & Parks	E0001057005	6	0.051		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1908 Eastview Ln	City Of Richmond Recreation & Parks	20001037003	· ·	0.031		Ų10,000	Ų.	,	3					
	4040 5	67. 668.1	E0001057006	6	0.052		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1910 Eastview Ln	City Of Richmond Recreation & Parks	E0001057007	6	0.054		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1912 Eastview Ln	City Of Richmond Recreation & Parks	10001037007	U	0.034		\$10,000	ŞÜ	, 310,000	11-5	NO	NO	NO		
			E0001057008	6	0.05		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1914 Eastview Ln	City Of Richmond Recreation & Parks	50004057000	•	0.403		444.000	40							
	1916 Eastview Ln	City Of Richmond Recreation & Parks	E0001057009	6	0.103		\$11,000	\$0	\$11,000	R-5	No	No	No		
			E0001058001	6	0.135		\$11,000	\$0	\$11,000	R-5	No	No	No		
	1926 Eastview Ln	City Of Richmond Recreation & Parks													
	1930 Eastview Ln	City Of Richmond Recreation & Parks	E0001058003	6	0.067		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1930 Lastview Lit	city of Nicilliona Recreation & Parks	E0001058002	6	0.08		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1928 Eastview Ln	City Of Richmond Recreation & Parks					,		, ,,,,,						
	4022 5	67. 66874	E0001058004	6	0.337		\$40,000	\$0	\$40,000	R-5	No	No	No		
	1932 Eastview Ln	City Of Richmond Recreation & Parks	E0001058005	6	0.067		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1934 Eastview Ln	City Of Richmond Recreation & Parks	20001030003	Ü	0.007		\$10,000	Ç	, ,,,,,,,,	, 1, 3	140	140	110		
			E0001058006	6	0.039		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1936 Eastview Ln	City Of Richmond Recreation & Parks	F00010F0007	6	0.030		Ć10.000	ćo	¢10.000		NI-	N-	N-		
	1938 Eastview Ln	City Of Richmond Recreation & Parks	E0001058007	ь	0.039		\$10,000	\$0	\$10,000	R-5	No	No	No		
		City of Richmond Public Works	N0001044016	3	1.516		\$45,000	\$0	\$45,000	R-5	No	No	No		
	3100 Alvis														Potential to subdivide lot area
	410 Pollock	City of Richmond Public Works	N0001258020	3	0.395		\$32,000	\$0	\$32,000	R-5	No	No	No		
	120 1 0110011	City of Richmond Public Works	N0001258034	3	0.329		\$30,000	\$0	\$30,000	R-5	No	No	No		
	429 Pollock	•													
	431 Hazelhurst Ave	City of Richmond Public Works	N0001258001	3	0.314		\$28,000	\$0		R-5	No	No	No		
		City of Richmond Public Works	E0001767009	7	5.98		\$56,000	\$0	\$56,000	R-5	No	No	No		
	VA														Potential to subdivide lot area
	5913 Fergusson Rd.	City of Richmond Public Works	W0210283010	1	0.284		\$152,000	\$0	\$152,000	R-4	No	No	No		Potential single-family or two-family affordable housing.
															Potential single-family or two-family affordable housing with
	6117 Forest Hill Ave.	City of Richmond	C0040634022	4	0.329		\$20,000	\$0	\$20,000	R-2	No	No	No		access via a new driveway/alley connecting to Glyndon Lane.
		, -		•	2.323		Ţ,000	,	+=0,000						37,100,100,100,100,100,100,100,100,100,10
															Potential single-family or two-family affordable housing with
	6109 Forest Hill Ave.	City of Richmond	C0040634023	4	0.338		\$11,000	\$0	\$11,000	R-2	No	No	No		access via a new driveway/alley connecting to Glyndon Lane.
															Potential single-family or two-family affordable housing with
	6101 Forest Hill Ave.	City of Richmond	C0040634024	4	0.31		\$6,000	\$0	\$6,000	R-2	No	No	No		access via a new driveway/alley connecting to Glyndon Lane.
															Potential for multiple single-family affordable housing units
	2510 Lynhaven Ave.	City of Richmond Economic Development	S0080418001	8	3.937		\$235,000	\$0	\$235,000	OS	Yes (I)	No	No		adjacent to proposed new Broad Rock Creek Park.

I		-		-								
	4809 Old Warwick Road	City Of Richmond Recreation & Parks	C0080224022	q	0.308	1,374 \$25,000	\$75,000	\$100,000 R-4	No	No	No	Potential single-family affordable housing.
	4009 Old Wal Wick Road	city of Meliniona Recreation & Farks	C0000224022		0.500	1,374 \$23,000	<i>\$13,000</i>	\$100,000 It 4	140	140	140	i oteritar single ranniy arrordable riodsing.
	1903 Semmes Ave	City of Richmond C/o City Attorney	S0000302008	5	0.275	\$108,000	\$0	\$108,000 B-3	No	No	No	Potential for multiple single-family affordable housing units.
	1905 Semmes Ave	City of Richmond C/o City Attorney	S0000302012	5	0.413	\$162,000	\$0	\$162,000 B-3	No	No	No	Potential for multiple single-family affordable housing units.
1												
	429 Pollock St	City of Richmond Public Works	N0001258034	3	0.329	\$30,000	\$0	\$30,000 R-5	No	No	No	Potential single-family affordable housing.
	410 Pollock St	City of Richmond Public Works	N0001258020	3	0.395	\$32,000	\$0	\$32,000 R-5	No	No	No	Potential single-family or two-family affordable housing.
	431 Hazelhurst Ave	City of Richmond Public Works	N0001258001	3	0.314	\$28,000	\$0	\$28,000 R-5	No	No	No	Potential single-family or two-family affordable housing.
	3201 Hazelhurst Ave	City of Richmond Public Works	N0001455010	3	0.288	\$28,000	\$0	\$28,000 R-5	No	No	No	Potential single-family or two-family affordable housing.
	3602 Delaware Ave	City of Richmond	N0001267014	6	0.13	\$20,000	\$0	\$20,000 R-5	No	No	Highland Park	Potential single-family affordable housing.
	207 E Ladies Mile Road	City of Richmond Public Works	N0001550002	3	0.239	28,000	\$0	\$28,000 R-5	No	No	No	Potential single-family or two-family affordable housing.
	1501 Call St	City of Richmond Public Works	N0000342001	6	0.067	\$21,000	\$0	\$21,000 R-73	No	No	No	Potential single-family affordable housing.

Total for All Category One Parcels:

17.84

Category Two Parcels + Assemblages of parcels with potential for future affordable multi-family rental units Most likely disposition method = Request for Proposals (unless otherwise noted)														
Property Name	Property Address	Controlling City Agency	Tax ID	Council District	Acreage	Existing Building Square Footage	Assessed Land Value	Assessed Improvement Value	Total Assessed Value	Zoning	Enterprise Zone		Redevelopment and Conservation Area	Comments
The Sandlot	212 N. 18th St.	City of Richmond Recreation & Parks	E0000160013	7	1		\$1,133,000	\$60,000	\$1,193,000	B-5	Yes (III)	Shockoe Bottom	No	
5th & Broad Surface Parking Lot	401 E. Broad St.	City of Richmond Dept of Public Works	W0000025001	6	1.053		\$3,007,000	\$76,000	\$3,063,000	B-4	Yes (III)	Jackson Ward	Broad Street	
Old Oak Grove Elementary	2200 Ingram Avenue	City of Richmond	S0000863001	8	5.108	39,090	\$412,000	\$1,714,000	\$2,126,000	R-5	No	No	No	Old Oak Grove Elementary School. The property has potentia for mixed-use development and mixed-income housing. The redevelopment of the site should align with the goals of the Southside Revitalization Task Force.
6th/7th & Grace/Franklin St.														
Parking Lot + Richmond Garage														
	609 E. Grace St.	City of Richmond Dept of Public Works	W0000008001	6	1.4717	97,650	\$3,526,000	\$2,809,000	\$6,335,000	B-4	No	Yes (III)	No	Parcel contains the historic Richmond Garage and majority of the surface parking lot.
	116 N. 7th St.	City of Richmond C/O DECD Main Street Station	W000008008	6	0.046		\$109,000	\$4,000	\$113,000	B-4	No	Yes (III)	No	
	114 N. 7th St.	City of Richmond C/O DECD Main Street Station	W0000008009	6	0.0464		\$111,000	\$2,000	\$113,000	B-4	No	Yes (III)	No	
	112 N. 7th St.	City of Richmond C/O DECD Main Street Station	W0000008010	6	0.0692		\$166,000	\$4,000	\$170,000	B-4	No	Yes (III)	No	
				Total for 4 parcels	1.6333	97650								

	607 E. Marshall St.	City of Richmond Public Works	N000005001	6	0.841	193,640	\$1,613,000	\$5,593,000	\$7,206,000 B-4	No	Yes (III)	Project One	
Grace & Adams Surface Parking			·										
Lot													
	216 N. Adams St.	City of Richmond Public Works	W0000127012	2	0.012		\$19,000	\$1,000	\$20,000 B-4	No	Yes (II)	Broad Street	
	100 W. Grace St.	City of Richmond Public Works	W0000127018	2	0.625		\$403,000	\$12,000	\$415,000 B-4	No	Yes (II)	Broad Street	
	218 N. Adams St.	City of Richmond Public Works	W0000127011	2	0.013		\$20,000	\$1,000	\$21,000 B-4	No	Yes (II)	Broad Street	
	212 N. Adams St.	City of Richmond Public Works	W0000127014	2	0.012		\$19,000	\$1,000	\$20,000 B-4	No	Yes (II)	Broad Street	
	210 N. Adams St.	City of Richmond Public Works		2	0.013				B-4	No	Yes (II)	Broad Street	
	214 N. Adams St	City of Richmond Public Works	W0000127015	2	0.012		\$20,000	\$1,000	\$21,000 \$20,000 B-4	No	Yes (II)	Broad Street	
	214 N. Addins St	city of Mailliona Fabile Works	W0000127013	Total for 6 parcels	0.687		\$19,000	\$1,000	\$20,000 B-4	140	103 (11)	broad street	
Grace & Jefferson Surface Parking	-			roturjor o purceis	0.007								
Lot	3												
Lot	118 W. Grace St.	City of Richmond Public Works	W0000127023	2	0.1		\$152,000	\$5,000	\$157,000 B-4	No	Yes (II)	Broad Street	
		, , , , , , , , , , , , , , , , , , , ,					, . ,	1-7	, . ,		()		
	120 W. Grace St.	City of Richmond Public Works	W0000127024	2	0.086		\$131,000	\$4,000	\$135,000 B-4	No	Yes (II)	Broad Street	
	114 W. Grace St.	City of Richmond Public Works	W0000127022	2	0.138		\$210,000	\$7,000	\$217,000 B-4	No	Yes (II)	Broad Street	
	117 W. GIUCE St.	City of Michiniona Fublic Works	***************************************				7210,000	000,7	9211,000 B-4	INU	163 (11)	Stodd Street	
				Total for 3 parcels	0.324								
1111 Fourgurean Lane													
TITI Tourquican Lanc													
													To be sold to Commonwealth Catholic Charities to support
	1111 Fourqurean Lane	City of Richmond Public Works	N0000803001	6	2.587		\$44,000	0	\$44,000 R-5	No	No	No	adjoining development of affordabe multi-family housing.
Moore Street School - historic vacant school building	1113 Moore Street (Portion)	City of Richmond Public Schools	N0000469003	2	5.075	12324	TBD	TBD	TBD R-6	Yes	(III) No	Carver	Note: Sale of this parcel is subject to the City's and the School Board's agreement on the subdivision boundaries for the parce and conveyance by deed to the City. Site acreage and value to be determined after subdivision. Located within National Historic District of Carver Residential.
13 Acres Site- historic former residence	3801 Hermitage Road (Portion)	City of Richmond Public Schools	N0001955017	3	13	5310	TBD	TBD	TBD R-5		No No	No	Note: Sale of this parcel is subject to the City's and the School Board's agreement on the subdivision boundaries for the parce and conveyance by deed to the City. Site acreage and value to be determined after subdivision. Located within National Historic District of Hermitage Road.
Manage Charles Bases and a													
Maury Street Properties				0	F.6								
	3060 Maury St	City of Richmond Public Works	S0071016003	8	5.6		\$366,000	\$0	\$366,000 M-1		No No	No	
	,			8	0.388				,			•	
	3100 Maury St	City of Richmond Public Works	S0071016002		2-		\$36,000	\$10,000	\$46,000 M-1	Ye	s (I) No	No	
	3060 A Maury St	City of Richmond Public Works	S0071016008	8	2.5		\$142,000	\$0	\$142,000 M-1		No No	No	
		.,		8	6.41				+-·-, ···· ±			***	
I	2900 Maury St	City of Richmond Public Works	S0071016006	Tatalfa : 2 · · · · · ·	14 000		\$349,000	\$0	\$349,000 M-1		No No	No	
				Total for 3 parcels	14.898								
				Total for All Category Two Parcels:	45.37								

Property Name	Property Address	Controlling City Agency	Tax ID	Council District	Acreage	Existing	Assessed	Assessed	Total Assessed	Zoning	Enterprise	CARE	Redevelopment	Rehabilitation	Comments
	, , , , , , , , , , , , , , , , , , , ,	3 1, 3 1,			0	Building	Land Value	Improvement	Value		Zone		and Conservation		
						Square		Value	1 2.12.0			Extra	Area		
						Footage						CARE			
Department of Public Works	•			<u>'</u>							·				
Properties															
•	1621 Rose Ave Richmond	City Of Richmond Dept Of Public Works	N0000257023	3						R-6					
	1600 Basa Ava Bishmand	City Of Richmond Dept Of Public Works	N0000256001	2	1		\$55,000	\$0	\$55,000	R-6	Yes (III)	No	No		
	1000 KOSE AVE KICIIIIOIIU	City of Richmond Dept of Public Works	100000236001	3	1.784		\$70,000	\$0	\$70,000		Yes (III)	No	No		
	1520 St James St	City Of Richmond Dept Of Public Works	N0000258001	3						M-1					
	Richmond,	City Of Dishard A Doub Of Dublic Washing	N0000226001	2	0.952		\$25,000	\$0			Yes (III)	No	No		
l	1 Pegg St Richmond 1500 Rose Ave Richmond	City Of Richmond Dept Of Public Works	N0000225001	3	0.775		\$41,000	\$0	\$41,000	M-1 M-1	Yes (III)	No	No		
	1500 Rose Ave Richmond	City Of Richmond Dept Of Public Works	N0000225001	3	2.43		\$64,000	\$0	\$64,000		Yes (III)	No	No		
				Total for 6 parcels	6.941						. ,				
Arthur Ashe Boulevard Property															
	3017 N Arthur Ashe	City of Richmond Parks and Recreation	N0001510009							M-1					Arthur Ashe Center - Sports Complex
	Boulevard	Naviantara Basaball I B (I assabald) a/a	N0001F10030	2	4.015	\$73,320	\$4,810,000	\$4,611,000	\$9,421,000		Yes (III)	No	No		The Discussed The article Devilerand Description Assembles has
	3001 N Arthur Ashe Boulevard	Navigators Baseball LP (Leasehold) c/o Domino Consulting, Inc.	N0001510020							M-1					The Diamond. The entire Boulevard Property Assemblage has the potential for mixed-use development including mixed-
		3 ,		2	9.32		\$6,902,000	\$9,555,000	\$16,457,000		Yes (III)	No	No		income housing.
	2909 N Arthur Ashe	City of Richmond Public Works	N0001510011							M-1					Parking lot that supports Arthur Ashe Center, The Diamond and
	Boulevard 2907 N Arthur Ashe	City of Richmond Public Works	N0001510012	2	12.15		\$7,410,000	\$533,000	\$7,943,000	M-1	Yes (III)	No	No		SportsBackers Southwestern most property. Must verify parcel acreage.
	Boulevard	City of McMinora Public Works	10001310012	2	19.1		\$9,152,000	\$25,000	\$9,177,000		Yes (III)	No	No		Southwestern most property. Must verny parcer acreage.
	2728 Hermitage Road	City of Richmond Public Works	N0001510013				4	4.0	4	M-1					Southern most property. Must verify parcel acreage.
				2 Total for 5 parcels	10.9 55.485		\$7,122,000	\$0	\$7,122,000		Yes (III)	No	No		
Fulton Gas Works				Total for 5 parceis	33.403										
Tutton Gus Works															
	3301 Williamsburg Avenue	City of Richmond Public Utilities	E0000738009	7	7.9	C	\$1,721,000	\$161,000	\$1,882,000	M-2					Fulton Gas Works - Environmental evaluation is currently
											Yes (III)	No	Fulton		underway with DPU due to previous gas utility operations on
	3110 E Main Street	City of Richmond Recreation and Parks	E0000642002	7	1.033		\$657,000	\$0	\$657,000	M-2					Parcel Southwestern side of the railroad tracts.
	2200 5 Mails Street	City of Disharand Dublic Hallisian	E0000738013	7	0.788		\$211,000	\$0	¢244.000	14.2	Yes (III)	No	Fulton		
	3200 E Main Street	City of Richmond Public Utilities	E0000738013	,			\$211,000	3 0	\$211,000	IVI-Z	Yes (III)	No	Fulton		Parcel Southwestern side of the railroad tracts.
	601 E. Leigh St.	City of Richmond	N0000007001	Total for 3 parcels	9.721 7.36	292,214	\$12,343,000	\$37,908,000	\$50,251,000	CM					
Coliseum	OOI E. LEIGH St.	City of Richmond	10000007001	0	7.30	292,214	1 312,545,000	\$57,908,000	\$30,231,000	CIVI	Yes (III)	No	No		
Public Safety Building	500 N. 10th St.	City Of Richmond Public Works	E0000235001	6	3.01	221,584	4,327,000	11,059,000	\$15,386,000	B-4					Note regarding disposition method - The City received
Surface Darking Lat at 9th /0th an	.d										Yes (III)	No	No		unsolicited offer for this parcel from Capital City Partners, LLC
Surface Parking Lot at 8th/9th an Clay/Leigh	ıu														
Clay/Leign															
	808 E. Clay	City Of Richmond Dept Of Public Works	N0000009001	6	1.7103		\$3,073,000	\$111,000	\$3,184,000		Yes (III)	No	No		
	800 E. Clay	City Of Richmond Dept Of Public Works	N0000009002	6	0.3673		\$792,000	\$19,000	\$811,000	B-4	Yes (III)	No	No		
				Total for 2 parcels	2.0776						103 (111)	140	140		
				, ,											
				Total for All	84.59										
				Category Three											
				Parcels:											