



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.)

Category Two – Parcels/assemblages of parcels with potential for future affordable multi-family rental 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.)

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

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 surplus. 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 Building Square Footage	Assessed Land Value	Assessed Improvement Value	Total Assessed Value	Zoning	Enterprise Zone	CARE or Extra CARE	Redevelopment and Conservation Area	Rehabilitation District	Comments
	1900 Eastview Lane	City Of Richmond Recreation & Parks	E0001057001	6	0.117		\$11,000	\$0	\$11,000	R-5	No	No	No		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		
	1904 Eastview Ln	City Of Richmond Recreation & Parks	E0001057003	6	0.052		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1906 Eastview Ln	City Of Richmond Recreation & Parks	E0001057004	6	0.051		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1908 Eastview Ln	City Of Richmond Recreation & Parks	E0001057005	6	0.051		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1910 Eastview Ln	City Of Richmond Recreation & Parks	E0001057006	6	0.052		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1912 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	E0001057008	6	0.05		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1914 Eastview Ln	City Of Richmond Recreation & Parks	E0001057009	6	0.103		\$11,000	\$0	\$11,000	R-5	No	No	No		
	1916 Eastview Ln	City Of Richmond Recreation & Parks	E0001058001	6	0.135		\$11,000	\$0	\$11,000	R-5	No	No	No		
	1926 Eastview Ln	City Of Richmond Recreation & Parks	E0001058003	6	0.067		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1930 Eastview Ln	City Of Richmond Recreation & Parks	E0001058002	6	0.08		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1928 Eastview Ln	City Of Richmond Recreation & Parks	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	E0001058006	6	0.039		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1936 Eastview Ln	City Of Richmond Recreation & Parks	E0001058007	6	0.039		\$10,000	\$0	\$10,000	R-5	No	No	No		
	1938 Eastview Ln	City Of Richmond Recreation & Parks													
	3100 Alvis	City of Richmond Public Works	N0001044016	3	1.516		\$45,000	\$0	\$45,000	R-5	No	No	No		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		
	429 Pollock	City of Richmond Public Works	N0001258034	3	0.329		\$30,000	\$0	\$30,000	R-5	No	No	No		
	431 Hazelhurst Ave	City of Richmond Public Works	N0001258001	3	0.314		\$28,000	\$0	\$28,000	R-5	No	No	No		
	1315 N 38th St Richmond, VA	City of Richmond Public Works	E0001767009	7	5.98		\$56,000	\$0	\$56,000	R-5	No	No	No		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.
	6117 Forest Hill Ave.	City of Richmond	C0040634022	4	0.329		\$20,000	\$0	\$20,000	R-2	No	No	No		Potential single-family or two-family affordable housing with access via a new driveway/alley connecting to Glyndon Lane.
	6109 Forest Hill Ave.	City of Richmond	C0040634023	4	0.338		\$11,000	\$0	\$11,000	R-2	No	No	No		Potential single-family or two-family affordable housing with access via a new driveway/alley connecting to Glyndon Lane.
	6101 Forest Hill Ave.	City of Richmond	C0040634024	4	0.31		\$6,000	\$0	\$6,000	R-2	No	No	No		Potential single-family or two-family affordable housing with access via a new driveway/alley connecting to Glyndon Lane.
	2510 Lynhaven Ave.	City of Richmond Economic Development	S0080418001	8	3.937		\$235,000	\$0	\$235,000	OS	Yes (I)	No	No		Potential for multiple single-family affordable housing units adjacent to proposed new Broad Rock Creek Park.

	607 E. Marshall St.	City of Richmond Public Works	N0000005001	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	W0000127015	2	0.013		\$20,000	\$1,000	\$21,000	B-4	No	Yes (II)	Broad Street	
	214 N. Adams St	City of Richmond Public Works	W0000127013	2	0.012		\$19,000	\$1,000	\$20,000	B-4	No	Yes (II)	Broad Street	
					Total for 6 parcels		0.687							
Grace & Jefferson Surface Parking 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	
	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	
					Total for 3 parcels		0.324							
1111 Fourquare Lane														
	1111 Fourquare Lane	City of Richmond Public Works	N0000803001	6	2.587		\$44,000	0	\$44,000	R-5	No	No	No	To be sold to Commonwealth Catholic Charities to support adjoining development of affordable 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 parcel 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 parcel and conveyance by deed to the City. Site acreage and value to be determined after subdivision. Located within National Historic District of Hermitage Road.
Maury Street Properties														
	3060 Maury St	City of Richmond Public Works	S0071016003	8	5.6		\$366,000	\$0	\$366,000	M-1	No	No	No	
	3100 Maury St	City of Richmond Public Works	S0071016002	8	0.388		\$36,000	\$10,000	\$46,000	M-1	Yes (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	
	2900 Maury St	City of Richmond Public Works	S0071016006	8	6.41		\$349,000	\$0	\$349,000	M-1	No	No	No	
					Total for 3 parcels		14.898							
					Total for All Category Two Parcels:		45.37							

Category Three
Parcels + Assemblages of parcels with potential future large scale mixed-use and mixed-income development
Most likely disposition method = Request for Proposals (unless otherwise noted)

