



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-262: To declare a public necessity for and to authorize the acquisition of parcels of real property owned by Harry and Betty Loving, LLC and Loving's Produce, LLC and known as 200 North 17th Street, 208 North 17th Street, 212 North 17th Street, 214 North 17th Street, 220 North 17th Street, 222 North 17th Street, 103 Ambler Street, 1600 East Franklin Street, 1604 East Franklin Street, 1606 East Franklin Street, 1610 East Franklin Street, and 1601 East Grace Street for the purpose of the planned Enslaved African Heritage Campus in Shockoe Bottom in the City of Richmond.

To: City Planning Commission
From: Land Use Administration
Date: January 4, 2021

PETITIONER

Kimberly M. Chen, Senior Manager, Economic Development and Planning

LOCATION

1600, 1604, 1606 & 1610 E. Franklin Street; 103 Ambler Street; 1601 E Grace Street; 200, 208, 212, 214, 220 & 222 N. 17th Street.

PURPOSE

To declare a public necessity exists and to authorize the CAO to acquire on behalf of the City the twelve parcels of real estate listed below (the "Acquisition Parcels") for the planned Enslaved African Heritage Campus in Shockoe Bottom.

Address	Tax Parcel No.
1. 1600 E. Franklin Street	E0000129019
2. 1604 E. Franklin Street	E0000129003
3. 1606 E. Franklin Street	E0000129018
4. 1610 E. Franklin Street	E0000129012
5. 103 Ambler Street	E0000129022
6. 1601 E. Grace Street	E0000129029
7. 222 N. 17th Street	E0000159008
8. 220 N. 17th Street	E0000159009
9. 214 N. 17th Street	E0000159011
10. 212 N. 17th Street	E0000159012
11. 208 N. 17th Street	E0000159013
12. 200 N. 17th Street	E0000159015

SUMMARY & RECOMMENDATION

This ordinance authorizes the City's acquisition of the Acquisition Parcels, which are needed for the planned Enslaved African Heritage Campus in Shockoe Bottom. Cumulatively, the Acquisition Parcels cover approximately 1.75 acres of land area and are assessed by the City Assessor at a

total value of \$2,398,000. The ultimate purchase price will be based upon fair market values of the properties, which will be determined following the City securing professional real estate appraisals and may take into account the fact that all or a portion of each of the Acquisition Parcels falls within the FEMA 100 year flood plain. Parcels will be acquired utilizing funds from the Enslaved African Heritage Campus project in the City's CIP. The CIP project was created by and provided initial funding of \$1.7M via Ord. No 2020-050; however, additional funding to the CIP project is expected in the future via budget amendment and/or subsequent annual appropriations.

The Enslaved African Heritage Campus project reflects significant advocacy over many decades by numerous individuals and organizations to properly honor and memorialize the trade in enslaved Africans that was centered in Shockoe. Numerous proposals have been made for how best to achieve this goal including a memorial park and a National Slavery Museum. In 2018, the Rose Fellowship began to bring these various proposals into focus. The Rose Fellowship suggested the creation of an inclusive community engagement strategy which led to the Mayor's creation of the Shockoe Alliance to guide the community conversation to develop a Shared Vision for Shockoe that would be incorporated into an area plan. In 2019, the VCU Center for Urban Regional Analysis at Virginia Commonwealth University prepared a study, *Shockoe Bottom Memorialization: Community and Economic Impacts*, for Preservation Virginia, Sacred Ground Historical Reclamation Project and the National Trust for Historic Preservation. CURA stated in the report that the Shockoe Bottom Memorial Campus "has the potential to become a site of reflection, contemplation, perseverance, innovation, and heritage tourism." (For reference, see the CURA Impact Study attached.) The notion of a "Campus" in Shockoe came from the Center for Design Engagement that envisioned a project that combined a memorial park and museum with other development opportunities that create equity in the area.

Most recently, a conceptual plan for the project was completed thanks to significant efforts undertaken by the Sacred Ground Historical Reclamation Project, Preservation Virginia, and the National Trust for Historic Preservation.

Staff recommends approval of the ordinance.

FINDINGS OF FACT

Site Description

The Acquisition Parcels total 1.75 acres, are located within the Shockoe Bottom neighborhood and are generally situated north of East Franklin Street, east of Ambler and Crane Streets, south of East Broad Street, and west of North 17th Street. Most of the land contained within the Acquisition Parcels is improved with paved and unpaved surface parking areas. A three story brick warehouse building, which is currently vacant, is located at the corner of Ambler and East Grace Streets.

Proposed Use of the Property

Enslaved African Heritage Campus

Master Plan

Richmond 300 recommends a land use category of Destination Mixed Use for this property. Primary uses include retail/office/personal service, multi-family residential, cultural, and open space. Institutional and government are often secondary uses. Typical zoning classifications that may accommodate this land use category: B-4, TOD-1 and DCC. The property also falls within the “Downtown – Shockoe Primary Growth Node”, which is envisioned as a national destination for historic tourism, education, and interpretation as well as a regional and neighborhood destination.

Zoning

This property is currently zoned M-1 Light Industrial.

Surrounding Area

Properties to the north are within the M-1 Light Industrial District; properties to the south are within the B-5 Central Business District and M-1 Light Industrial District; properties to the east are within the M-1 Light Industrial District; and properties to the west are in the TOD-1 Transit-Oriented Nodal District, B-5 Central Business District, and M-1 Light Industrial District.

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