

INTRODUCED: December 14, 2020

A RESOLUTION No. 2020-R071

To designate the property known as 3100 Nine Mile Road as a revitalization area pursuant to Va. Code § 36-55.30:2.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JAN 11 2021 AT 6 P.M.

WHEREAS, pursuant to section 36-55.30:2 of the Virginia Housing Development Authority Act (the “Act”), as set forth in sections 36-55.24 through 36-55.52 of the Code of Virginia (1950), as amended, the governing bodies of localities may by resolution designate an area within such locality as a revitalization area for the purpose of facilitating financing by the Virginia Housing Development Authority to assist private entities with the development of mixed use and mixed income projects; and

WHEREAS, pursuant to the Act, in order to designate an area as a revitalization area, the local governing body must determine that, with respect to such area, (i) the area is blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in such area are subject to one or more of the following conditions:

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JAN 25 2021 REJECTED: _____ STRICKEN: _____

dilapidation; obsolescence; overcrowding; inadequate ventilation, light or sanitation; excessive land coverage; deleterious land use; or faulty or inadequate design, quality or condition; and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, pursuant to the Act, in any revitalization area, the Virginia Housing Development Authority may provide financing for one or more economically mixed projects and, in conjunction therewith, any “nonhousing buildings,” as defined by section 36-55.26 of the Code of Virginia (1950), as amended, that are incidental to such project or projects or are determined by the governing body of the locality to be necessary or appropriate for the revitalization of such area or for the industrial, commercial or other economic development thereof; and

WHEREAS, the Council believes that the property known as 3100 Nine Mile Road, identified as Tax Parcel No. E000-0955/001 in the 2020 records of the City Assessor and as shown on the map entitled “Creighton Court Redevelopment Site Plan,” prepared by Urban Design Associates, and dated October, 2020, a copy of which is attached to this resolution, is an area (i) that is is blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in such area are subject to one or more of the following conditions: dilapidation; obsolescence; overcrowding; inadequate ventilation, light or sanitation; excessive land coverage; deleterious land use; or faulty or inadequate design, quality or condition; and (ii) in which private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and

supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area; and

WHEREAS, the Council believes that it is in the best interests of the citizens of the City of Richmond that the Council designate the aforementioned property as a revitalization area pursuant to section 36-55.30:2 of the Code of Virginia (1950), as amended;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the Council hereby designates the property known as 3100 Nine Mile Road, identified as Tax Parcel No. E000-0955/001 in the 2020 records of the City Assessor and as shown on the map entitled “Creighton Court Redevelopment Site Plan,” prepared by Urban Design Associates, and dated October, 2020, a copy of which is attached to this resolution, as a revitalization area pursuant to section 36-55.30:2 of the Code of Virginia (1950), as amended.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the aforementioned parcel consists of an area that is blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in such area are subject to one or more of the following conditions: dilapidation; obsolescence; overcrowding; inadequate ventilation, light or sanitation; excessive land coverage; deleterious land use; or faulty or inadequate design, quality or condition.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the aforementioned property consists of an area in which private enterprise and investment are not reasonably expected, without assistance, to

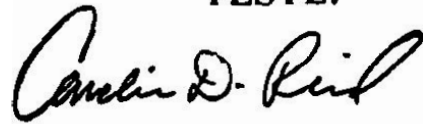
produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

BE IT FURTHER RESOLVED:

That the Council hereby determines that the aforementioned area contains nonhousing buildings that are necessary or appropriate for the revitalization of such area or for the industrial, commercial, or other economic development thereof.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carolin D. Reed". The signature is written in a cursive style with a large initial 'C'.

City Clerk

RECEIVED
By Barbara Fore at 3:20 pm, Nov 20, 2020

RECEIVED
By Barbara Fore at 2:36 pm, Dec 04, 2020

RECEIVED
By CAO Office at 9:23 am, Nov 18, 2020

2020-182



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

O&R REQUEST

DATE: November 16, 2020

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

Handwritten signature of Levar M. Stoney.

THROUGH: Lenora G. Reid, Acting Chief Administrative Officer

Handwritten signature of Lenora G. Reid.

Handwritten signature of Sharon L. Ebert.

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer, Economic Development and Planning

FROM: Michelle B. Peters, Deputy Director
Department of Housing and Community Development

RE: Designating the 29.05 acre site at 3100 Nine Mile Road (Creighton Court) as a Revitalization Area pursuant to Virginia Code §36-55.30:2.A to secure Virginia Housing (formerly VHDA) financing for the development of a mixed-income community.

ORD. OR RES. No. _____

PURPOSE: To request a resolution from City Council designating the 29.05 acre site at 3100 Nine Mile Road (known as "Creighton Court") as a Revitalization Area pursuant to Virginia Code §36-55.30:2.A in order to secure VHDA (Virginia Housing) financing for the transformation of Creighton Court into a mixed-income community.

REASON: The Richmond Redevelopment and Housing Authority (RRHA) has partnered with The Community Builders (TCB) to transform the Creighton Court public housing site into a mixed-income community of choice. The developer is seeking housing tax credits to finance this redevelopment project.

RECOMMENDATION: Approval is recommended by the City Administration.

BACKGROUND: The City and RRHA have committed to deconcentrating poverty by undertaking the redevelopment of the Creighton Court public housing complex containing 504 public housing units.

The City is financially supporting this effort by partially funding the Community Engagement and Outreach phase of the plan. The residents have been working with TCB to provide input on the design for the redevelopment project. In addition, the City is funding the infrastructure costs of the project through the City's Capital Improvement Program. The commitment to deconcentrate poverty is manifested in the undertaking of the East End Transformation Initiative that will result in the phased redevelopment, of which the first two phases are located on the former Armstrong High School site. These first two is phases of redevelopment involved the demolition of the school and the construction of 256 new mixed-income housing units.

The redevelopment of Creighton Court will include housing, and other non-housing buildings that are incidental to the project, and instrumental in the redevelopment of a community of choice. The City of Richmond with great expectation supports the redevelopment of this area, and understands that the redevelopment plan for Creighton Court will include housing, non-housing buildings, and structures, that will be designed in a manner appropriate for the revitalization area; thus creating a neighborhood of choice.

The planned Creighton Court redevelopment project will be located in a Revitalization Area in the City of Richmond, Virginia. The revitalization area currently meets the following conditions of: (i) blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in such area are subject to one or more of the following conditions - dilapidation, obsolescence, overcrowding, inadequate ventilation, light or sanitation, excessive land coverage, deleterious land use, or faulty or otherwise inadequate design, quality or condition; and (ii) private enterprise and investment are not reasonably expected, without public assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such an area and will induce other persons and families to live within such an area and thereby create a desirable economic mix of residents in such an area.

FISCAL IMPACT/COST: None

FISCAL IMPLICATIONS: None

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: N/A

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: December 14, 2020

CITY COUNCIL PUBLIC HEARING DATE: January 11, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing and Transportation

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: None

O&R Request

Page 3 of 3

AFFECTED AGENCIES: Housing & Community Development

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: City of Richmond Assessor record with alternate street addresses, an area map provided prepared by Urban Design Associates (UDA), and the VHDA Revitalization Fact Sheet

STAFF: Michelle B. Peters, Deputy Director II – 646-3975

[Print](#)

Property: 3100 Nine Mile Road Parcel ID: E0000955001

Detail

Parcel

Street Address: 3100 Nine Mile Road Richmond, VA 23223-

Alternate Street Addresses: 2061 N 29th St

- : 3306 Bunche Pl
- : 3332 Bunche Pl
- : 3341 Bunche Pl
- : 2067 Creighton Road
- : 2074 Creighton Road
- : 2087 Creighton Road
- : 2105 Creighton Road
- : 2202 Creighton Road
- : 3132 Nine Mile Road
- : 3326 Nine Mile Road
- : 2141 N 29th St
- : 2233 N 29th St
- : 2228 Walcott Pl
- : 2115 Creighton Road
- : 2211 Walcott Pl
- : 2037 N 29th St
- : 2150 Creighton Road
- : 2001 Creighton Road
- : 3319 Bunche Pl
- : 3323 Bunche Pl
- : 2013 Creighton Road
- : 2015 Creighton Road
- : 2019 Creighton Road
- : 3340 Bunche Pl
- : 2029 Creighton Road
- : 3370 Bunche Pl
- : 2060 Creighton Road
- : 2065 Creighton Road
- : 2066 Creighton Road
- : 2078 Creighton Road
- : 2090 Creighton Road
- : 2092 Creighton Road
- : 2113 Creighton Road
- : 2153 Creighton Road
- : 2164 Creighton Road
- : 2184 Creighton Road
- : 2190 Creighton Road
- : 2200 Creighton Road
- : 2201 Creighton Road
- : 2211 Creighton Road
- : 2216 Creighton Road
- : 2905 Kane St
- : 3174 Nine Mile Road
- : 3206 Nine Mile Road
- : 3304 Nine Mile Road
- : 3316 Nine Mile Road
- : 3364 Nine Mile Road
- : 3110 Nine Mile Road
- : 3118 Nine Mile Road
- : 3136 Nine Mile Road
- : 2234 Walcott Pl
- : 2019 N 29th St
- : 2065 N 29th St
- : 2153 N 29th St
- : 2229 N 29th St

- : 2121 N 29th St
- : 3329 Bunche Pl
- : 3366 Bunche Pl
- : 2118 Creighton Road
- : 2209 Creighton Road
- : 2921 Kane St
- : 3176 Nine Mile Road
- : 3240 Nine Mile Road
- : 3312 Nine Mile Road
- : 3358 Nine Mile Road
- : 2151 N 29th St
- : 2202 Walcott Pl
- : 2226 Creighton Road
- : 3324 Bunche Pl
- : 2911 Kane St
- : 2021 N 29th St
- : 3307 Bunche Pl
- : 3333 Bunche Pl
- : 3334 Bunche Pl
- : 3337 Bunche Pl
- : 2028 Creighton Road
- : 2030 Creighton Road
- : 2032 Creighton Road
- : 3345 Bunche Pl
- : 3352 Bunche Pl
- : 2045 Creighton Road
- : 2068 Creighton Road
- : 2081 Creighton Road
- : 2110 Creighton Road
- : 2119 Creighton Road
- : 2125 Creighton Road
- : 2134 Creighton Road
- : 2154 Creighton Road
- : 2172 Creighton Road
- : 2210 Creighton Road
- : 2214 Creighton Road
- : 2223 Creighton Road
- : 3218 Nine Mile Road
- : 3308 Nine Mile Road
- : 3322 Nine Mile Road
- : 3354 Nine Mile Road
- : 3356 Nine Mile Road
- : 3106 Nine Mile Road
- : 3124 Nine Mile Road
- : 3156 Nine Mile Road
- : 3162 Nine Mile Road
- : 3164 Nine Mile Road
- : 2204 Walcott Pl
- : 2206 Walcott Pl
- : 2235 Walcott Pl
- : 2245 Walcott Pl
- : 2009 N 29th St
- : 2013 N 29th St
- : 2031 N 29th St
- : 2055 N 29th St
- : 2135 N 29th St
- : 2145 N 29th St
- : 2205 N 29th St
- : 2000 Creighton Road
- : 2139 N 29th St
- : 3336 Bunche Pl

: 3356 Bunche Pl

: 2070 Creighton Road
: 2084 Creighton Road
: 2114 Creighton Road
: 2145 Creighton Road
: 2162 Creighton Road
: 2176 Creighton Road
: 3168 Nine Mile Road
: 3212 Nine Mile Road
: 3246 Nine Mile Road
: 2129 N 29th St
: 2205 Walcott Pl
: 2043 Creighton Road
: 2917 Kane St
: 2214 Walcott Pl
: 2146 Creighton Road
: 3300 Bunche Pl
: 3301 Bunche Pl
: 3302 Bunche Pl
: 3328 Bunche Pl
: 3330 Bunche Pl
: 2011 Creighton Road
: 3338 Bunche Pl
: 3342 Bunche Pl
: 2027 Creighton Road
: 2041 Creighton Road
: 2059 Creighton Road
: 2069 Creighton Road
: 2089 Creighton Road
: 2093 Creighton Road
: 2107 Creighton Road
: 2117 Creighton Road
: 2121 Creighton Road
: 2126 Creighton Road
: 2127 Creighton Road
: 2157 Creighton Road
: 2166 Creighton Road
: 2203 Creighton Road
: 2230 Creighton Road
: 2919 Kane St
: 3232 Nine Mile Road
: 3236 Nine Mile Road
: 3238 Nine Mile Road
: 3244 Nine Mile Road
: 3102 Nine Mile Road
: 3134 Nine Mile Road
: 3170 Nine Mile Road
: 2207 Walcott Pl
: 2217 Walcott Pl
: 2227 Walcott Pl
: 2069 N 29th St
: 2157 N 29th St
: 2209 N 29th St
: 2227 N 29th St
: 2027 N 29th St
: 2215 Creighton Road
: 2224 Creighton Road
: 3309 Bunche Pl
: 3325 Bunche Pl
: 2012 Creighton Road
: 2025 Creighton Road
: 2033 Creighton Road
: 2042 Creighton Road

- : 2051 Creighton Road
- : 2077 Creighton Road
- : 2182 Creighton Road
- : 3108 Nine Mile Road
- : 3125 Nine Mile Road
- : 3226 Nine Mile Road
- : 3332 Nine Mile Road
- : 3366 Nine Mile Road
- : 2049 N 29th St
- : 2218 Walcott Pl
- : 2243 Walcott Pl
- : 2124 Creighton Road
- : 2018 Creighton Road
- : 2026 Creighton Road
- : 3172 Nine Mile Road
- : 3360 Nine Mile Road
- : 2913 Kane St
- : 2225 Walcott Pl
- : 2109 N 29th St
- : 2225 N 29th St
- : 2140 Creighton Road
- : 2148 Creighton Road
- : 2149 Creighton Road
- : 3314 Bunche Pl
- : 3326 Bunche Pl
- : 2023 Creighton Road
- : 3343 Bunche Pl
- : 2040 Creighton Road
- : 2061 Creighton Road
- : 2064 Creighton Road
- : 2079 Creighton Road
- : 2095 Creighton Road
- : 2100 Creighton Road
- : 2102 Creighton Road
- : 2108 Creighton Road
- : 2111 Creighton Road
- : 2133 Creighton Road
- : 2161 Creighton Road
- : 2180 Creighton Road
- : 2205 Creighton Road
- : 2217 Creighton Road
- : 2222 Creighton Road
- : 2907 Kane St
- : 3228 Nine Mile Road
- : 3300 Nine Mile Road
- : 3310 Nine Mile Road
- : 3328 Nine Mile Road
- : 3330 Nine Mile Road
- : 3338 Nine Mile Road
- : 3368 Nine Mile Road
- : 3370 Nine Mile Road
- : 3120 Nine Mile Road
- : 2212 Walcott Pl
- : 2220 Walcott Pl
- : 2226 Walcott Pl
- : 2233 Walcott Pl
- : 2005 N 29th St
- : 2023 N 29th St
- : 2043 N 29th St
- : 2045 N 29th St
- : 2047 N 29th St
- : 2111 N 29th St

- : 2219 N 29th St
- : 2231 N 29th St
- : 3158 Nine Mile Road
- : 3310 Bunche Pl
- : 3368 Bunche Pl
- : 3315 Bunche Pl
- : 3347 Bunche Pl
- : 2002 Creighton Road
- : 2017 Creighton Road
- : 2063 Creighton Road
- : 2141 Creighton Road
- : 2152 Creighton Road
- : 2158 Creighton Road
- : 2194 Creighton Road
- : 2204 Creighton Road
- : 3234 Nine Mile Road
- : 3320 Nine Mile Road
- : 3340 Nine Mile Road
- : 2015 N 29th St
- : 2201 N 29th St
- : 2223 N 29th St
- : 2035 N 29th St
- : 2228 Creighton Road
- : 2235 N 29th St
- : 3358 Bunche Pl
- : 3311 Bunche Pl
- : 3321 Bunche Pl
- : 2011 N 29th St
- : 2127 N 29th St
- : 2149 N 29th St
- : 2147 Creighton Road
- : 3312 Bunche Pl
- : 2006 Creighton Road
- : 2007 Creighton Road
- : 2008 Creighton Road
- : 3344 Bunche Pl
- : 2024 Creighton Road
- : 2034 Creighton Road
- : 2039 Creighton Road
- : 2053 Creighton Road
- : 2083 Creighton Road
- : 2085 Creighton Road
- : 2088 Creighton Road
- : 2116 Creighton Road
- : 2122 Creighton Road
- : 2170 Creighton Road
- : 2208 Creighton Road
- : 2218 Creighton Road
- : 2219 Creighton Road
- : 2221 Creighton Road
- : 3222 Nine Mile Road
- : 3138 Nine Mile Road
- : 3148 Nine Mile Road
- : 3160 Nine Mile Road
- : 2200 Walcott Pl
- : 2209 Walcott Pl
- : 2247 Walcott Pl
- : 2001 N 29th St
- : 2039 N 29th St
- : 2053 N 29th St
- : 2063 N 29th St
- : 2105 N 29th St

- : 2159 N 29th St
- : 2217 N 29th St
- : 3339 Bunche Pl
- : 2208 Walcott Pl
- : 2224 Walcott Pl
- : 2211 N 29th St
- : 2220 Creighton Road
- : 3303 Bunche Pl
- : 3318 Bunche Pl
- : 2046 Creighton Road
- : 2091 Creighton Road
- : 2109 Creighton Road
- : 2128 Creighton Road
- : 2132 Creighton Road
- : 2168 Creighton Road
- : 3348 Nine Mile Road
- : 2033 N 29th St
- : 2107 N 29th St
- : 2117 N 29th St
- : 2215 N 29th St
- : 3216 Nine Mile Road
- : 3346 Bunche Pl
- : 3348 Bunche Pl
- : 3327 Bunche Pl
- : 2213 Walcott Pl
- : 2237 Walcott Pl
- : 2213 N 29th St
- : 3304 Bunche Pl
- : 3316 Bunche Pl
- : 2014 Creighton Road
- : 2020 Creighton Road
- : 2022 Creighton Road
- : 3335 Bunche Pl
- : 2035 Creighton Road
- : 3354 Bunche Pl
- : 3360 Bunche Pl
- : 3362 Bunche Pl
- : 3364 Bunche Pl
- : 2037 Creighton Road
- : 2044 Creighton Road
- : 2055 Creighton Road
- : 2056 Creighton Road
- : 2057 Creighton Road
- : 2062 Creighton Road
- : 2072 Creighton Road
- : 2075 Creighton Road
- : 2082 Creighton Road
- : 2103 Creighton Road
- : 2104 Creighton Road
- : 2106 Creighton Road
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- : 2174 Creighton Road

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- : 2232 Creighton Road
- : 2923 Kane St
- : 3178 Nine Mile Road
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- : 3208 Nine Mile Road
- : 3230 Nine Mile Road
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- : 3104 Nine Mile Road
- : 3114 Nine Mile Road
- : 3130 Nine Mile Road
- : 2215 Walcott Pl
- : 2230 Walcott Pl
- : 2029 N 29th St
- : 2113 N 29th St
- : 2005 Creighton Road
- : 2009 Creighton Road
- : 2031 Creighton Road
- : 2054 Creighton Road
- : 2058 Creighton Road
- : 2123 Creighton Road
- : 2207 Creighton Road
- : 3140 Nine Mile Road
- : 3150 Nine Mile Road
- : 3200 Nine Mile Road
- : 2007 N 29th St
- : 2025 N 29th St
- : 2041 N 29th St
- : 2057 N 29th St
- : 2067 N 29th St
- : 2210 Walcott Pl
- : 2222 Walcott Pl
- : 2231 Walcott Pl
- : 2143 Creighton Road
- : 2133 N 29th St
- : 2051 N 29th St
- : 2139 Creighton Road
- : 2142 Creighton Road
- : 3308 Bunche Pl
- : 2003 Creighton Road
- : 2004 Creighton Road
- : 3317 Bunche Pl
- : 3320 Bunche Pl
- : 2010 Creighton Road
- : 2016 Creighton Road
- : 2047 Creighton Road
- : 2049 Creighton Road
- : 2071 Creighton Road
- : 2073 Creighton Road
- : 2076 Creighton Road
- : 2086 Creighton Road
- : 2129 Creighton Road
- : 2155 Creighton Road
- : 2160 Creighton Road
- : 2188 Creighton Road
- : 2212 Creighton Road
- : 2901 Kane St
- : 2903 Kane St
- : 2915 Kane St

- : 3202 Nine Mile Road

- : 3214 Nine Mile Road
- : 3224 Nine Mile Road
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: 3318 Nine Mile Road
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: 3350 Nine Mile Road
: 3128 Nine Mile Road
: 3146 Nine Mile Road
: 3154 Nine Mile Road
: 3166 Nine Mile Road
: 2201 Walcott Pl
: 2203 Walcott Pl
: 2221 Walcott Pl
: 2229 Walcott Pl
: 2241 Walcott Pl
: 2003 N 29th St
: 2071 N 29th St
: 2103 N 29th St
: 2119 N 29th St
: 2123 N 29th St
: 2125 N 29th St
: 2131 N 29th St
: 2137 N 29th St
: 2143 N 29th St
: 2147 N 29th St
: 2207 N 29th St
: 2234 Creighton Road
: 2021 Creighton Road
: 2038 Creighton Road
: 2080 Creighton Road
: 2094 Creighton Road
: 2101 Creighton Road
: 2137 Creighton Road
: 2909 Kane St
: 3116 Nine Mile Road
: 3220 Nine Mile Road
: 3306 Nine Mile Road
: 2101 N 29th St
: 2120 Creighton Road
: 2213 Creighton Road
: 3350 Bunche Pl
: 2203 N 29th St
: 3322 Bunche Pl
: 3144 Nine Mile Road
: 2144 Creighton Road
: 3305 Bunche Pl
: 3313 Bunche Pl
: 3331 Bunche Pl
: 2036 Creighton Road
: 2048 Creighton Road
: 2050 Creighton Road
: 2052 Creighton Road
: 2112 Creighton Road
: 2135 Creighton Road
: 2138 Creighton Road
: 2186 Creighton Road

: 2192 Creighton Road

: 2206 Creighton Road
: 3180 Nine Mile Road
: 3182 Nine Mile Road
: 3210 Nine Mile Road
: 3346 Nine Mile Road
: 3362 Nine Mile Road

- : 3112 Nine Mile Road
- : 3122 Nine Mile Road
- : 3142 Nine Mile Road
- : 3152 Nine Mile Road
- : 2216 Walcott Pl
- : 2219 Walcott Pl
- : 2223 Walcott Pl
- : 2232 Walcott Pl
- : 2239 Walcott Pl
- : 2017 N 29th St
- : 2059 N 29th St
- : 2115 N 29th St
- : 2155 N 29th St
- : 2221 N 29th St

Owner: RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY
Mailing Address: 901 CHAMBERLAYNE PKWY, RICHMOND, VA 2322000000
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 504 - MF East
Property Class: 325 - R Apartments 100+ Units
Zoning District: R-53 - Residential (Multi-Family)
Exemption Code: 150 - Richmond Redevelopment & Housing Authority
Unit Count: 504

Current Assessment

Effective Date: 01/01/2020
Land Value: \$7,560,000
Improvement Value: \$12,608,000
Total Value: \$20,168,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 1265418
Acreage: 29.05
Property Description 1: CREIGHTON COURT
Property Description 2: 1180 00X0300 00 IRG0029 053 AC
State Plane Coords(?): X= 11802552 5002 Y= 3723558 5298
Latitude: 37.54250397 **Longitude:** -77.39912055



CREIGHTON COURT REDEVELOPMENT

The redevelopment of Creighton Court will be completed as a partnership between The Community Builders (TCB) and the Richmond Redevelopment and Housing Authority (RRHA). The redevelopment will happen in phases to create mixed-income housing, including replacement units for existing Creighton Court residents.

The proposed site plan design maintains the existing Creighton Road and 29th Street alignments and reconnects Tate, Purcell, Newbourne, and Kane Streets through the site. The defining feature is a linear park, or string of parks, that extends from Nine Mile Road through the site to 29th Street. The park will connect all phases of new housing to on-site amenities, such as a community building, playground, and sport courts, to amenities just across the street from Creighton, such as the Anna Julia Cooper school and its expansion, Woodville Elementary School and its grounds, and the future Boys & Girls Club.

Buildings will front streets and spaces, with off-street parking, trash collection, and other back-of-house services in the rears of blocks. The rental building typologies will range from 2- and 3-story townhouses to stacked townhouses/flats, to 3-story elevator buildings with corridors. One block of homeownership attached houses are planned for the 29th Street block between Purcell St. and Tate St.



URBAN DESIGN ASSOCIATES

CREIGHTON COURT REDEVELOPMENT SITE PLAN

PHASE 1: 2014-2017; PHASE 2: 2018-2021; PHASE 3: 2022-2024



Revitalization Area

General Instructions

Revitalization areas are defined in Virginia Code §36-55.30:2.A.

Designation

To qualify for revitalization area points, select one of the following (and provide adequate documentation):

1. The development is located in a Qualified Census Tract, as defined by HUD.
2. The development is located in a census tract wherein 70% or more of the families have incomes which are \leq 80% statewide median income. **NOTE:** these census tracts are included in the definition of targeted area for single-family lending purpose, but do not include ACEDS.
3. The development is located in an already established redevelopment area, conservation area or rehabilitation district created by a city or county, pursuant to §36-1 et seq. Documentation must show area boundaries and support that the development lies within those boundaries.
4. The development is located in a Housing Rehabilitation Zone established through an ordinance created by a city, county or town pursuant to §36-55.64. Documentation must include a copy of the ordinance with support that the development lies within the Rehabilitation Zone.
5. The development is located in a defined revitalization area. Documentation must include a resolution from the locality supporting the development's location within the revitalization area. See language below.

The above-referenced development is located in a Revitalization Area in the Town/City/County of _____, Virginia. The revitalization area is (i) either (1) blighted, deteriorated, deteriorating or, if not rehabilitated, likely to deteriorate by reason that the buildings, improvements or other facilities in such area are subject to one or more of the following conditions- dilapidation, obsolescence, overcrowding, inadequate ventilation, light or sanitation, excessive land coverage, deleterious land use, or faulty or otherwise inadequate design, quality or condition, or (2) the industrial, commercial or other economic development of such area will benefit the city or county but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational, entertainment, community development, healthcare or nonprofit enterprises or undertakings to locate or remain in such area; and (ii) private enterprise and investment are not reasonably expected, without assistance, to produce the construction or rehabilitation of decent, safe and sanitary housing and supporting facilities that will meet the needs of low and moderate income persons and families in such area and will induce other persons and families to live within such area and thereby create a desirable economic mix of residents in such area.

Delete the language that does not apply, (i)(1) or (i)(2) above.