

INTRODUCED: April 12, 2021

A RESOLUTION No. 2021-R024

To accept and approve the biennial real estate strategies plan entitled “2020 Biennial Real Estate Strategies Plan.”

Patron – Vice President Robertson

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: APR 26 2021 AT 6 P.M.

WHEREAS, pursuant to section 8-56(c) of the Code of the City of Richmond (2020), as amended, the Chief Administrative Officer shall provide to Council, by October 1 of every even numbered year, a biennial real estate strategies plan consisting of recommendations for the disposition of City-owned parcels no longer needed for municipal purposes; and

WHEREAS, the Chief Administrative Office submitted to the Council a biennial real estate strategies plan in the form of a memorandum entitled “2020 Biennial Real Estate Strategies Plan,” dated September 28, 2020, as required by section 8-56(c) of the Code of the City of Richmond (2020), as amended; and

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: APR 26 2021 REJECTED: _____ STRICKEN: _____

WHEREAS, the Council believes that it is in the best interests of the City that the Council accept and approve the aforementioned real estate strategies plan in the form of a memorandum entitled “2020 Biennial Real Estate Strategies Plan,” dated September 28, 2020;

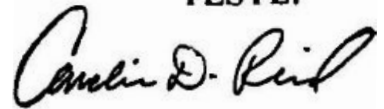
NOW, THEREFORE,

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

That the Council accepts and approves the real estate strategies plan set forth in the form of the memorandum entitled “2020 Biennial Real Estate Strategies Plan,” dated September 28, 2020, a copy of which is attached to and incorporated into this resolution.

A TRUE COPY:

TESTE:

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

City Clerk



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Ordinance/Resolution Request

TO Haskell Brown, Interim City Attorney

THROUGH Joyce Davis, Interim Council Chief of Staff

FROM Steven Taylor, Council Policy Analyst

COPY Ellen Robertson, 6th District Council Member
Tavares Floyd, 6th District Liaison
Tabrica Rentz, Interim Deputy City Attorney

DATE March 25, 2021

PAGE/s 1 of 2

TITLE Accepting the 2020 Biennial Real Estate Plan.

This is a request for the drafting of an **Ordinance** **Resolution**

REQUESTING COUNCILMEMBER/PATRON

E. Robertson

SUGGESTED STANDING COMMITTEE

Land Use

ORDINANCE/RESOLUTION SUMMARY

Patron requests that legislation be drafted for Council’s consideration accepting the Biennial Real Estate Plan, submitted by the Mayor’s Administration on September 28, 2020, as required by City Code Section 8-56 (c). The plan (attached) proposes 36 parcels for affordable homeownership (Maggie Walker Community Land Trust), 24 parcels for affordable multi-family rental units (non-profit organizations), and 17 parcels for large-scale mixed-use and mixed-income development (private developers).

BACKGROUND

Administrative Officer must provide to City Council a biennial real estate strategies plan consisting of recommendations disposition of City-owned parcels no longer needed for municipal purposes.

The 2020 Plan lists 77 parcels of city-owned real estate throughout the City, which are



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	Acres	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
			10001057021	6	0.117		\$11,000	\$0	\$11,000	R-5	No	No	No		Potential to subdivide lot area
1901 Eastview Lane		City of Richmond Recreation & Parks	10001057021	6	0.052		\$10,000	\$0	\$10,000	R-5	No	No	No		Potential to subdivide lot area
1902 Eastview Ln		City of Richmond Recreation & Parks	10001057022	6	0.052		\$10,000	\$0	\$10,000	R-5	No	No	No		Potential to subdivide lot area
1904 Eastview Ln		City of Richmond Recreation & Parks	10001057023	6	0.052		\$10,000	\$0	\$10,000	R-5	No	No	No		Potential to subdivide lot area
1906 Eastview Ln		City of Richmond Recreation & Parks	10001057024	6	0.051		\$10,000	\$0	\$10,000	R-5	No	No	No		Potential to subdivide lot area
1908 Eastview Ln		City of Richmond Recreation & Parks	10001057025	6	0.051		\$10,000	\$0	\$10,000	R-5	No	No	No		Potential to subdivide lot area
1910 Eastview Ln		City of Richmond Recreation & Parks	10001057026	6	0.051		\$10,000	\$0	\$10,000	R-5	No	No	No		Potential to subdivide lot area
1912 Eastview Ln		City of Richmond Recreation & Parks	10001057027	6	0.054		\$10,000	\$0	\$10,000	R-5	No	No	No		Potential to subdivide lot area
1914 Eastview Ln		City of Richmond Recreation & Parks	10001057028	6	0.05		\$10,000	\$0	\$10,000	R-5	No	No	No		Potential to subdivide lot area
1916 Eastview Ln		City of Richmond Recreation & Parks	10001057029	6	0.103		\$11,000	\$0	\$11,000	R-5	No	No	No		Potential to subdivide lot area
1918 Eastview Ln		City of Richmond Recreation & Parks	10001058011	6	0.135		\$11,000	\$0	\$11,000	R-5	No	No	No		Potential to subdivide lot area
1920 Eastview Ln		City of Richmond Recreation & Parks	10001058012	6	0.087		\$10,000	\$0	\$10,000	R-5	No	No	No		Potential to subdivide lot area
1922 Eastview Ln		City of Richmond Recreation & Parks	10001058013	6	0.08		\$10,000	\$0	\$10,000	R-5	No	No	No		Potential to subdivide lot area
1924 Eastview Ln		City of Richmond Recreation & Parks	10001058014	6	0.117		\$10,000	\$0	\$10,000	R-5	No	No	No		Potential to subdivide lot area
1926 Eastview Ln		City of Richmond Recreation & Parks	10001058015	6	0.087		\$10,000	\$0	\$10,000	R-5	No	No	No		Potential to subdivide lot area
1928 Eastview Ln		City of Richmond Recreation & Parks	10001058016	6	0.019		\$10,000	\$0	\$10,000	R-5	No	No	No		Potential to subdivide lot area
1930 Eastview Ln		City of Richmond Recreation & Parks	10001058017	6	0.079		\$10,000	\$0	\$10,000	R-5	No	No	No		Potential to subdivide lot area
3100 Jaro		City of Richmond Public Works	60001040016	3	1.516		\$45,000	\$0	\$45,000	R-5	No	No	No		Potential to subdivide lot area
410 Phillips		City of Richmond Public Works	60001126030	3	0.395		\$12,000	\$0	\$12,000	R-5	No	No	No		Potential to subdivide lot area
429 Pallick		City of Richmond Public Works	60001154034	3	0.129		\$30,000	\$0	\$30,000	R-5	No	No	No		Potential to subdivide lot area
431 MacArthur Ave		City of Richmond Public Works	60001258011	3	0.114		\$28,000	\$0	\$28,000	R-5	No	No	No		Potential to subdivide lot area
1115 N 18th St Richmond, VA		City of Richmond Public Works	60001167029	7	5.98		\$56,000	\$0	\$56,000	R-5	No	No	No		Potential to subdivide lot area
5111 Ferguson Rd		City of Richmond Public Works	60010218010	1	0.284		\$12,000	\$0	\$12,000	R-4	No	No	No		Potential to subdivide lot area
6117 Forest Hill Ave		City of Richmond	60000148012	4	0.149		\$20,000	\$0	\$20,000	R-2	No	No	No		Potential to subdivide lot area
6109 Forest Hill Ave		City of Richmond	60000148013	4	0.148		\$11,000	\$0	\$11,000	R-1	No	No	No		Potential to subdivide lot area
6101 Forest Hill Blvd		City of Richmond	60000148014	4	0.15		\$6,000	\$0	\$6,000	R-2	No	No	No		Potential to subdivide lot area
25110 Wakeham Ave		City of Richmond Economic Development	60000118031	8	1.817		\$215,000	\$0	\$215,000	OS	Yes (T)	No	No		Potential to subdivide lot area

607 E. Marshall St.	City of Richmond Public Works	WX00012011	6	0.441	193,640	\$184,000	\$5,591,000	\$7,206,000	B 4	No	Yes (H)	Project One
216 W. Adams St.	City of Richmond Public Works	WX00012012	2	0.012		\$19,000	\$1,000	\$20,000	B 4	No	Yes (H)	Broad Street
100 W. Grace St.	City of Richmond Public Works	WX00012016	2	0.625		\$49,000	\$12,000	\$415,000	B 4	No	Yes (H)	Broad Street
218 W. Adams St.	City of Richmond Public Works	WX00012011	2	0.013		\$20,000	\$1,000	\$21,000	B 4	No	Yes (H)	Broad Street
210 W. Adams St.	City of Richmond Public Works	WX00012014	2	0.012		\$15,000	\$1,000	\$20,000	B 4	No	Yes (H)	Broad Street
214 W. Adams St.	City of Richmond Public Works	WX00012015	2	0.013		\$20,000	\$1,000	\$21,000	B 4	No	Yes (H)	Broad Street
214 W. Adams St.	City of Richmond Public Works	WX00012011	2	0.012		\$19,000	\$1,000	\$20,000	B 4	No	Yes (H)	Broad Street
Total for 6 parcels				0.887								
Grace & Jefferson Surface Parking												
Lot												
118 W. Grace St.	City of Richmond Public Works	WX00012011	2	0.1		\$15,000	\$5,000	\$11,000	B 4	No	Yes (H)	Broad Street
120 W. Grace St.	City of Richmond Public Works	WX00012014	2	0.086		\$11,000	\$4,000	\$15,000	B 4	No	Yes (H)	Broad Street
114 W. Grace St.	City of Richmond Public Works	WX00012012	2	0.138		\$11,000	\$7,000	\$11,000	B 4	No	Yes (H)	Broad Street
Total for 3 parcels				0.324								
1111 Fourquean Lane												
1111 Fourquean Lane	City of Richmond Public Works	WX00012011	6	2.587		\$46,000	0	\$44,000	R 1	No	No	No
Moore Street School - Historic vacant school building												
1113 Moore Street (Portion)	City of Richmond Public Schools	WX00012011	2	5.075	12,114	180	180	180	B 8	Yes (H)	No	Current
13 Acres Site- historic former residence												
1801 Herndon Road (Portion)	City of Richmond Public Schools	WX00012012	3	1.3	5,310	180	180	180	B 1	No	No	No
Maury Street Properties												
300 Maury St	City of Richmond Public Works	WX00012013	8	5.6		\$165,000	50	\$165,000	M 1	No	No	No
3100 Maury St	City of Richmond Public Works	WX00012012	8	0.348		\$36,000	\$10,000	\$46,000	M 1	Yes (H)	No	No
3050 A Maury St	City of Richmond Public Works	WX00012013	8	2.5		\$142,000	50	\$142,000	M 1	No	No	No
2920 Maury St	City of Richmond Public Works	WX00012013	8	6.41		\$345,000	50	\$345,000	M 1	No	No	No
Total for 3 parcels				14.898								
Total for All Category Two Parcels:				45.37								

To be added to Commonwealth Catholic Church lot to support adjoining development of affordable multi-family housing.

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 Corner Residential.

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 Heritage Row.

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)

Property Name	Property Address	Controlling City Agency	Tax ID	Council District	Average	Existing Building Square Footage	Assessed Land Value	Assessed Improvement Value	Total Assessed Value	Zoning	Enterprise Zone	CARE or Extra CARE	Redevelopment or Conservation Area	Rehabilitation District	Comments
Department of Public Works Properties															
	1621 Rose Ave Richmond	City of Richmond Dept Of Public Works	NR0002770213	3	1		\$55,000	50	\$55,000	R-6	Yes (D)	No	No		
	1621 Rose Ave Richmond	City of Richmond Dept Of Public Works	NR0002756201	3	1.784		\$70,000	50	\$70,000	R-6	Yes (D)	No	No		
	1500 S1 James St Richmond	City of Richmond Dept Of Public Works	NR0002736001	3	0.952		\$25,000	50	\$25,000	M-1	Yes (D)	No	No		
	1718 St Richmond	City of Richmond Dept Of Public Works	NR0002760001	3	0.775		\$41,000	50	\$41,000	M-1	Yes (D)	No	No		
	1500 Rose Ave Richmond	City of Richmond Dept Of Public Works	NR0002750011	3	2.43		\$64,000	50	\$64,000	M-1	Yes (D)	No	No		
	Total for 6 parcels 6.841														
Arthur Ashe Boulevard Property															
	3017 N Arthur Ashe Boulevard	City of Richmond Parks and Recreation	NR0015100009	2	4.015	\$73,300	\$4,611,000	\$4,611,000	\$9,471,000	M-1	Yes (D)	No	No		Arthur Ashe Center - Sports Complex
	3017 N Arthur Ashe Boulevard	Negotiation Buyback of Touchback Co Domain Consulting, Inc	NR0015100000	2	9.32	\$6,900,000	\$9,555,000	\$9,555,000	\$16,457,000	M-1	Yes (D)	No	No		The Diamond - The entire Boulevard Property Assemblage has the potential for mixed use development including mixed income housing
	2029 N Arthur Ashe Boulevard	City of Richmond Public Works	NR0015100011	2	12.15	\$7,410,000	\$31,000	\$31,000	\$7,541,000	M-1	Yes (D)	No	No		Parking lot that supports Arthur Ashe Center, The Diamond and SportsBarbers
	2027 N Arthur Ashe Boulevard	City of Richmond Public Works	NR0015100012	2	19.1	\$9,152,000	\$25,000	\$25,000	\$9,177,000	M-1	Yes (D)	No	No		Southern most property. Must verify parcel acreage
	7228 Hemming Road	City of Richmond Public Works	NR0015100013	2	10.9	\$7,122,000	50	50	\$7,122,000	M-1	Yes (D)	No	No		Southern most property. Must verify parcel acreage.
	Total for 5 parcels 55.485														
Fulton Gas Works															
	3301 Williamsburg Avenue	City of Richmond Public Utilities	FD0001780029	7	7.9	0	\$1,771,000	\$16,000	\$1,847,000	M-2	Yes (D)	No	Fulton		Fulton Gas Works - Environmental evaluations currently underway with DUP due to permit gas safety operations on Part of Southern side of the railroad track.
	3110 E Main Street	City of Richmond Recreation and Parks	FD0006410012	7	1.013	\$657,000	50	50	\$657,000	M-2	Yes (D)	No	Fulton		Parcel Southwestern side of the railroad track.
	32031 Main Street	City of Richmond Public Utilities	FD0017280013	7	0.788	\$311,000	50	50	\$311,000	M-2	Yes (D)	No	Fulton		Parcel Southwestern side of the railroad track.
	Total for 3 parcels 9.722														
Coliseum															
	601 E Leigh St	City of Richmond	NR0002000001	6	7.36	792,214	\$12,243,000	\$17,208,000	\$50,251,000	CM	Yes (D)	No	No		Note regarding disposition method - The City received unsolicited offer for this parcel from Capital City Partners, LLC
Public Safety Building															
	500 N. 10th St.	City of Richmond Public Works	FD0002760001	6	3.01	221,584	\$27,000	11,095,000	\$13,346,000	B-4	Yes (D)	No	No		
Surface Parking Lot at Bluff/9th and Clay/Leigh															
	808 E. Clay	City of Richmond Dept Of Public Works	NR0002000001	6	1.7103	\$101,000	\$111,000	\$111,000	\$116,000	B-4	Yes (D)	No	No		
	801 E. Clay	City of Richmond Dept Of Public Works	NR0002000002	6	0.3673	\$79,000	\$19,000	\$19,000	\$41,000	B-4	Yes (D)	No	No		
	Total for 2 parcels 2.0776														
	Total for All Category Three Parcels: 84.59														