



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
[www.rva.gov](http://www.rva.gov)

## Legislation Text

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**File #:** ORD. 2014-100-74, **Version:** 1

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To accept a deed from the School Board conveying 1611 North 31st Street to the City and to authorize the Chief Administrative Officer to act on behalf of the City in executing such deed.

### O&R REQUEST

**DATE:** March 28, 2014

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** Dwight C. Jones, Mayor

**THROUGH:** Byron C. Marshall, Chief Administrative Officer

**THROUGH:** Peter H. Chapman, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Peter L. Downey, Director of Economic & Community Development

**RE:** Acceptance of real estate located at 1611 N. 31<sup>st</sup> Street by the City from the School Board of Richmond, Virginia.

### ORD. OR RES. No.

**PURPOSE:** To accept a deed from the School Board conveying 1611 N. 31<sup>st</sup> Street (Tax Parcel # E0003312006) to the City and to Authorize the Chief Administrative Officer to act on behalf of the City in executing such deed.

**REASON:** In conformance with Section 15.2-1803 of the Code of Virginia, an ordinance is needed to accept from the School Board the conveyance of the real property located at 1611 N. 31<sup>st</sup> Street and to authorize the execution of the deed by the Chief Administrative Officer.

This property was formerly owned by the School Board and operated as Armstrong High School. On June 16, 2005 RPS approved attached Resolution # IA04-05-80 conveying management and control of the property to the City for disposition. The building is currently vacant and the property is only used for outdoor recreation. As part of the City's East End Transformation to improve the quality of life for local residents, deconcentrate poverty and stimulate private investment in the East End of Richmond, the City and RRHA - intend to partner with a master developer to redevelop the severely distressed Creighton Court public housing complex. This multi-year, multi-phase project will focus on

the construction of new residences in a mixed-use, mixed-income community with retail, commercial, educational and recreational amenities. The property located at 1611 N. 31<sup>st</sup> Street is critical in providing an opportunity to phase the redevelopment of the Creighton Court site and will accommodate a portion of the HUD mandated one to one replacement of public housing.

**RECOMMENDATION:** The City Administration including the Department of Economic Development and Community Development recommend approval.

**BACKGROUND:** The 1611 N. 31<sup>st</sup> Street site is adjacent to Oakwood Cemetery and just south of the Creighton Court housing development. According to tax records, the site consists of approximately 11.6 acres and adjoins another City owned parcel to the south containing approximately 9.69 acres. These two parcels total approximately 21.29 acres and will serve as a site for development of a portion of the replacement housing required with the redevelopment of the Creighton Court site. These 2 parcels also provide much needed undeveloped property necessary to implement the first phase of the Creighton Court redevelopment. On June 16, 2005 RPS approved Resolution # IA04-05-80 conveyed management and control of the 1611 N. 31<sup>st</sup> Street property to the City for disposition. The building is currently vacant and the site is only used for outdoor recreation.

**FISCAL IMPACT/COST TO CITY:** The City will continue to maintain the property until it is transferred to RRHA for redevelopment. The City intends to maintain the property at its current funding level of approximately \$100,000 per year.

**REVENUE TO CITY:** Once the property is redeveloped with the proposed mixed use development the property will become taxable real estate on the City's real estate tax rolls.

**DESIRED EFFECTIVE DATE:** Upon adoption.

**REQUESTED INTRODUCTION DATE:** April 14, 2014

**CITY COUNCIL PUBLIC HEARING DATE:** April 28, 2014

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** Land Use, Housing & Transportation; April 15, 2014

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** None

**AFFECTED AGENCIES:** Mayor, Chief Administrative Officer, Public Utilities, Community Development, Finance, Budget, Public Works, Economic Development and Community Development

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** School Board Resolution # IA04-05-80 dated June 16, 2005.

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