

INTRODUCED: December 13, 2021

A RESOLUTION No. 2021-R088

To designate the property known as 700 West 44th Street 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 10 2022 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 industrial, commercial or other economic development of such area will benefit the city but such area lacks the housing needed to induce manufacturing, industrial, commercial, governmental, educational,

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

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; 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 700 West 44th Street, identified as Tax Parcel No. S005-3315/011 in the 2021 records of the City Assessor and as shown on the survey entitled “Plat of 6.662 Acres of Land, 700 West 44th Street, in the City of Richmond, Virginia,” prepared by Timmons Group, and dated September 2, 2021, a copy of which is attached to this resolution, is an area (i) for which the industrial, commercial or other economic development of such area will benefit the city 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) 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 700 West 44th Street, identified as Tax Parcel No. S005-3315/011 in the 2021 records of the City Assessor and as shown on the survey entitled “Plat of 6.662 Acres of Land, 700 West 44th Street, in the City of Richmond, Virginia,” prepared by Timmons Group, and dated September 2, 2021, 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 industrial, commercial or other economic development of the area consisting of the aforementioned property will benefit the city, but that 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.

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.




CITY OF RICHMOND


INTRACITY CORRESPONDENCE

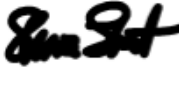
O&R REQUEST

DATE: November 15, 2021 **EDITION:** 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor 

THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer 

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

FROM: Sherrill Hampton, Director 
Department of Housing and Community Development

RE: Designating the 6.622 acre site at 700 West 44th Street as a Revitalization Area pursuant to Virginia Code §36-55.30:2.A to secure Virginia Housing financing for the 144-unit multifamily development serving low-income individuals and families.

ORD. OR RES. No. _____

PURPOSE: To request a resolution from City Council designating the 6.622 acre site at 700 West 44th Street as a Revitalization Area pursuant to Virginia Code §36-55.30:2.A to secure tax credit financing from Virginia Housing (formerly VHDA) for the development of a 144-unit multifamily development serving low-income individuals and families.

REASON: The Lawson Companies will be submitting an application to Virginia Housing seeking both the 4% tax-exempt bonds and 9% housing tax credits to finance this development project.

RECOMMENDATION: Approval is recommended, contingent upon the approval of the Plan of Development (POD) from PDR.

BACKGROUND: The proposed development at 700 West 44th Street will include 144 income-based units with accessory parking for residents and guests. The units will be constructed in six 3-story residential buildings, which will be designed by TS3 Architects. The architectural façade of the buildings feature brick and vinyl siding with first floor patio areas and balconies on the upper floors. The Timmons Group is overseeing the landscape and site design of the property. The development will feature a large clubhouse, business center, leasing office and bicycle storage.

The main entrance to the development is accessed from West 46th Street (near the bridge at Bassett Avenue and 46th Street). An emergency route with the appropriate recorded permanent easement will be accessed through the Somerset Glen Apartments.

This by-right project is subject to a Plan of Development (POD), which is currently under review. Senior Planner, Richard Saunders, has provided an initial comment letter with requirements that must be complied with before the Plan of Development is approved. HCD concurs with several of the comments outlined in the letter (attached) from Land Use Administration, specifically;

1. No playground equipment shown on the plans given the number of two and three bedroom units and high potential for children that will be included in this development;
2. The one-way in-and-out of the development;
3. No point of access to the planned Reedy Creek Greenway.

Although the submitted POD plans show two amenity areas there is no detail provided to demonstrate what, if, any playground equipment will be in these areas. The City of Richmond supports the development of affordable housing units. Likewise, the incorporation of playground equipment and a point of access to the planned Reedy Creek Greenway will provide individuals and families living in the development access to green space and outdoor recreational areas, which will enhance the quality of life for the residents.

The estimated project cost is \$29.1 million dollars and will be financed with a combination of 4% (72 units) tax-exempt bonds and a deferred developer’s fee, along with 9% tax credits for the remaining 72 units. An in-house management company, Lawson Realty Corporation, will provide professional property management and maintenance services. This will be a 30-year affordable development with 100 of the units set-aside for renters earnings 60% or less of the Area Median Income (AMI). In addition, 36 units will be for renters earning 50% or less of the AMI. The developer will seek approximately eight project-based vouchers from RRHA. 120 of the units are of Standard Design and the remaining 24 units are Universal Design Units (UD). The development will provide the following unit mix:

Unit Mix

<u>Bedrooms</u>	<u># of Units</u>	<u>% of total units</u>
1	36	25%
2	69	48%
3	39	27%
Total	144	100%

This development includes six residential buildings and two non-housing (clubhouse and maintenance) buildings.

If approved, the planned development at 700 West 44th Street will be located in a Revitalization Area in the City of Richmond, Virginia and as such would meet the following condition of (i)(2) the industrial, commercial or other economic development of such area will benefit the city 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

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 13, 2021

CITY COUNCIL PUBLIC HEARING DATE: January 10, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing and Transportation

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: None

AFFECTED AGENCIES: Housing & Community Development and Planning and Development Review

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Survey Plat, POD submitted plans dated September 2, 2021, PDR Comment Letter #1, Future Reedy Creek Trail Map, Real Estate Assessor Property Record, and the Virginia Housing Revitalization Fact Sheet

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



COMMENT LETTER #1

DATE: 10/5/21	APPLICATION INFORMATION
APPLICANT:	Amelia Wehunt
APPLICANT ADDRESS:	1001 Boulders Pkwy, Suite 300
APPLICATION TYPE:	POD
PROPERTY ADDRESS:	700 W 44 th Street
PARCEL ID #:	S005-3315/011
CASE #:	POD-098414-2021

PROPERTY INFORMATION:	
CURRENT ZONING:	R-48
PROPOSED ZONING:	R-48
CURRENT USE:	Vacant
PROPOSED USE:	Multi-family
PROPERTY SQ. FT.:	288,454
PROPERTY ACREAGE:	6.662
PROPERTY NEIGHBORHOOD:	Northrop

RICHMOND 300 LAND USE RECOMMENDATIONS

Richmond 300 recommends a future land use of "Neighborhood Mixed Use" for the property. The development style recommended for Neighborhood Mixed Use is development in an area that features a variety of building types that are close to one another to create a unified street wall. The building, size and density varies depending on historic densities and neighborhood characteristics. Regardless of use, buildings should engage the street with features such as street-oriented facades with windows and door openings along street frontages. Pedestrian, bicycle and transit access are prioritized and accommodated, with bike parking provided. The general intensity recommended is two to four stories. Primary uses are single-family houses, accessory dwelling units, duplexes, small multifamily buildings and open space. Secondary uses include large multi-family buildings, commercial, institutional, cultural and government.

Objective 1.4 of Richmond 300 is to "maintain and improve primarily residential areas by increasing their linkages to nodes, corridors, parks, and open space, and maintaining high-quality design standards."

Objective 4.1, Action Strategy E of Richmond 300 is to "encourage development that respects and preserves natural features of the site through sensitive site design, avoids substantial changes to the topography, and minimizes property damage and environmental degradation resulting from disturbance of natural systems."

Objective 4.3 of Richmond 300 is to "increase neighborhood access to, and through, a well-designed network of open spaces."

Objective 17.1 of Richmond 300 is to "increase the percentage of Richmonders within a 10-minute walk of quality open space to 100%, prioritizing low-income areas with a high heat vulnerability index rating, with a long-term goal of having all Richmonders within a 5-minute walk of a quality open space."

Objective 17.2 of Richmond 300 is to "increase city-wide tree canopy from 42% to 60% and seek to achieve a 30% tree canopy in all neighborhoods, prioritizing a high heat index vulnerability index rating and low tree canopy coverage."

REVIEWING AGENCY	REVIEWER	CONTACT INFO	COMMENTS
LAND USE ADMINISTRATION/PDR ADMINISTRATION	Rich Saunders & Kevin Vonck	646-5648 / Richard.Saunders@rva.gov	<ol style="list-style-type: none"> 1. This property represents one of the largest privately-owned forested parcels in this part of the city. As such, every effort should be made to preserve as many trees as possible. Based on the plans, it does not appear that ANY existing trees are intended to be preserved. The layout of the project should be designed to maximize tree preservation. Given the uniqueness of this large parcel without public street frontage there is opportunity to design a project that works with the natural landscape and topography. Please provide details on how to preserve (or create) a tree canopy of no less than thirty percent (30%), and preferably closer to sixty percent (60%). 2. There is only one way in and out of this development, which is unacceptable for the scale and density of this proposal. Multiple pedestrian access points should be provided around the site. Of particular importance is an access to the planned Reedy Creek Greenway. I've attached the tentatively planned location of the greenway. Please contact Michael Burton, Operation Superintendent with Parks and Rec to coordinate and property show future connection on plans. Michael.Burton@rva.gov 3. There are several stormwater BMP's shown throughout the site. These areas could be leveraged to provide an amenity to residents. Please provide more information and show on the plan how to make the BMP's integrate better with the development as opposed to being more of an after-thought. Also show how the development will mitigate (to the extent possible) flash flooding from Reedy Creek. 4. No playground is shown on the plans. Given the number of 2 and 3 bedroom units, it is essential that a playground be provided. 5. Vinyl is shown as a predominant exterior material. Please provide a more durable material, such as cementitious siding. 6. The varied siding types that are horizontally broken up feel very busy. Consider simplifying the materials and vertically articulate in order to break up the façade. 7. Useable balconies should be provided for as many units as possible.
DPU WATER	Jonathan Cosby	Jonathan.Cosby@rva.gov	<ol style="list-style-type: none"> 1) The limits of public/private waterline delineation shall be established on the north side of Reedy Creek, DPU will not take ownership of lines crossing Reedy Creek. Alternatively the applicant may evaluate service/supply options from Crutchfield Street or through the adjacent parcels. 2) The applicant has not provided any modelling, calculations, or testing which demonstrate that the combination of the existing water system and proposed improvements can support the proposed development.
FIRE DEPT	Tony Jones	Anthony.G.Jones@rva.gov	Please complete Fire Dept Checklist
URBAN FORESTRY	Janine Lester	Janine.Lester@rva.gov	Please meet tree coverage requirements per sect. 30-710-14(4) of 7680 sq ft. Please swap sugar maple for sweetgum 'rotundilobum'.
ZONING ADMINISTRATION	Josh Young	Josh.Young@rva.gov	Comments have not been provided as of the date of this letter. Comments received will be forwarded directly.
DPU-UTILITY REVIEW	Norris Baker	Norris.Baker@rva.gov	Denied per Jonathan Cosby's comments
WATER RESOURCES	Surani Olsen	Surani.Olsen@rva.gov	Comments were emailed directly to applicant on September 29 th .
DPW RIGHT OF WAY MGMT	Doug Mawby	Doug.Mawby@rva.gov	Comments have not been provided as of the date of this letter. Comments received will be forwarded directly.

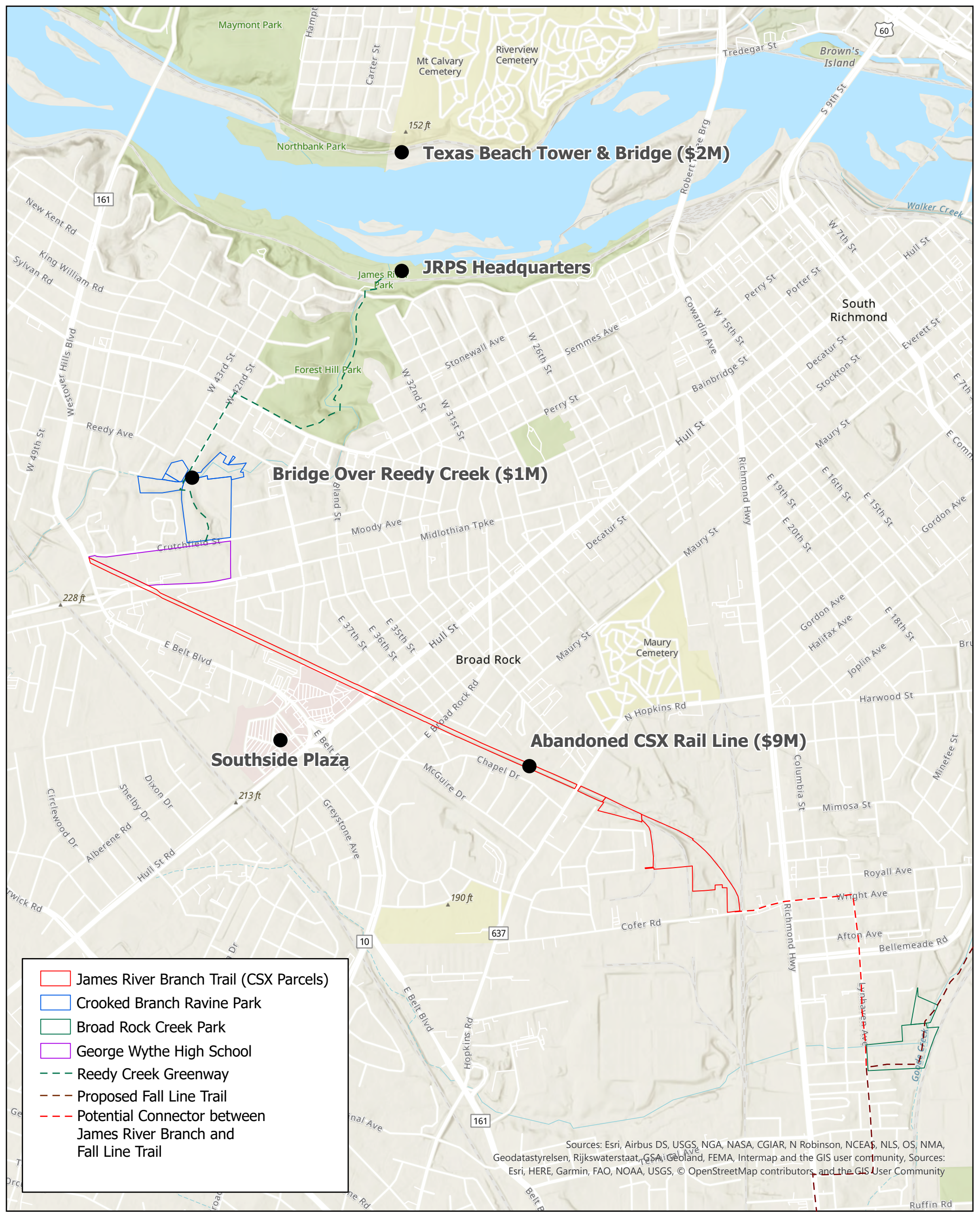
PERMITS & INSPECTIONS	George Woodall	George.Woodall@rva.gov	APPROVED. There are no Building Code Comments based on a review of the plans submitted. A building permit will be required for the proposed work, at which time a complete building code review will be done. Please note that Virginia adopted the VUSBC 2018 on July 1, 2021. Additional or revised plans may result in additional comments.
DPU STORM SEWER	Craig Pittman	Craig.Pittman@rva.gov	<ol style="list-style-type: none"> 1. The site is in a separated sewer area. 2. Provide calculations showing the stormwater flow leaving the site doesn't increase above existing peak levels.
DPU CROSS CONNECTION	Lawrence Williams	Lawrence.Williams@rva.gov	To approve your POD-098414-2021 please provide detail drawings for the domestic, fire and irrigation backflow devices and enclosures.
DPU STREET LIGHTS	Garrick Bayton	Garrick.Bayton@rva.gov	Comments have not been provided as of the date of this letter. Comments received will be forwarded directly.
DPU SANITARY SEWER	James Kvaternik	James.Kvaternik@rva.gov	<ol style="list-style-type: none"> 1. Need to label size, length, slope, and material for all sanitary pipes on plans. 2. Need to provide proposed sanitary sewer flows for complex. 3. All PVC sanitary pipe shall have crushed stone around entire pipe and 12" above top of pipe. Revise detail on plans. 4. City may run sanitary model to ensure the public sanitary system has capacity and no overflows occur.
SECTION 106 REVIEW	Alex Dandridge	Alex.Dandridge@rva.gov	Projects receiving HUD funding require Section 106 review. Contact Planning and Preservation at 646-6335 for additional information.

Please submit revised plans and a letter detailing your response or revisions to the plans. Be advised that these comments apply to the previously submitted plans. Any subsequent submissions will generate another review by the above-mentioned agencies, and all comments are subject to change. Should you have any questions or if you would like to schedule a meeting before resubmitting your proposal, please do not hesitate to contact me at 804-646-5648 or Richard.Saunders@rva.gov.

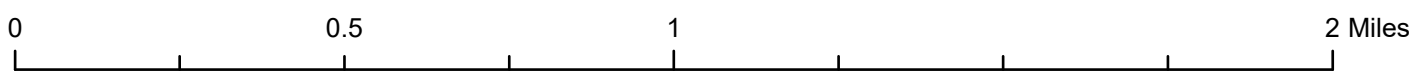
Sincerely,



Richard Saunders
Senior Planner



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Proposed Connectivity and Infrastructure Improvements Parks, Recreation and Community Facilities

Map By: Ryan Rinn, PRCF
August 25, 2021

Property: 700 W 44th St **Parcel ID:** S0053315011

[Detail](#) [Land](#) [Assessments](#) [Transfers](#) [Planning](#) [Services](#) [Government](#) [Images](#) [Sketches](#)

Parcel

Street Address: 700 W 44th St Richmond, VA 23225-
Owner: 700 WEST LLC
Mailing Address: 230 E BANK ST, PETERSBURG, VA 23803
Subdivision Name : NONE
Parent Parcel ID:
Assessment Area: 180 - Westover Hills Annx/Frst Hill Pk
Property Class: 101 - R Single Family Vacant (R1-R7)
Zoning District: R-48 - Residential (Multi-Family)
Exemption Code: -

Current Assessment

Effective Date: 01/01/2021
Land Value: \$54,000
Improvement Value:
Total Value: \$54,000
Area Tax: \$0
Special Assessment District: None

Land Description

Parcel Square Feet: 286624.8
Acreage: 6.58
Property Description 1: 0345.66X0670.14 IRG0006.580 AC
State Plane Coords(?): X= 11777194.846933 Y= 3711990.3326
Latitude: 37.51314663 , **Longitude:** -77.48480313



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. (10 points)
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 target area for single-family purposes, but do not include ACEDS. (10 points)
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. (10 points)
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. (15 points)
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. (15 points)

*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.

6. The development is located in a Qualified Opportunity Zone and has a binding commitment of funding. Documentation must include a firm commitment of funding from a Qualified Opportunity Fund (QOF). Evidence of the self-certification to become a QOF must be provided with the commitment for funding. (15 points)