

INTRODUCED: August 5, 2019

AN ORDINANCE No. 2019-

To close, to public use and travel, certain right-of-way areas comprised of portions of East Leigh Street, East Clay Street, North 5th Street, and North 7th Street, such portions together consisting of 44,590± square feet, to retain easements in certain of the closed right-of-way areas, and to authorize the Chief Administrative Officer to accept the dedication of right-of-way improvements and property, consisting of approximately 66,977± square feet, in connection with the closing of the right-of-way areas, for the purpose of facilitating the redevelopment of the area bounded generally by East Leigh Street on the north, North 10th Street on the east, East Marshall Street on the south, and North 5th Street on the west.

Patron – Mayor Stoney

Approved as to form and legality
by the City Attorney

PUBLIC HEARING:

AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That right-of-way areas comprised of portions of East Leigh Street located between its intersections with North 4th Street and North 10th Street, East Clay Street located between its intersections with North 7th Street and North 10th Street, North 5th Street located between its intersections with East Clay Street and East Leigh Street, and North 7th Street located between its intersections with East Clay Street and East Leigh Street, such portions together consisting of

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

approximately 44,590 square feet, are hereby closed to public use and travel as rights-of-way of the City of Richmond, as generally shown hatched and hatched with dashed lines on sheets 1 through 11 of a drawing prepared by the Department of Public Works, designated as DPW Drawing No. N-28848, dated July 22, 2019, and entitled “North of Broad Redevelopment Right-of-Way Exhibit” (the “Drawing”), a copy of which is attached to this ordinance, for the purpose of facilitating the redevelopment of the area bounded generally by East Leigh Street on the north, North 10th Street on the east, East Marshall Street on the south, and North 5th Street on the west.

§ 2. That the Chief Administrative Officer is authorized to accept for the purpose of public right-of-way the dedication of the following, all as provided in the Development Agreement and as generally shown crosshatched on the Drawing:

(a) A portion of the property known as 500 North 10th Street, with Tax Parcel No. E000-0235/001 in the 2019 records of the City Assessor, consisting of approximately 17,845 square feet;

(b) A portion of the property known as 808 East Clay Street, with Tax Parcel No. N000-0009/001 in the 2019 records of the City Assessor, consisting of approximately 1,195 square feet;

(c) A portion of the property known as 800 East Clay Street, with Tax Parcel No. N000-0009/002 in the 2019 records of the City Assessor, consisting of approximately 575 square feet;

(d) Portions of the property known as 601 East Leigh Street, with Tax Parcel No. N000-0007/001 in the 2019 records of the City Assessor, consisting of a total of approximately 47,362 square feet; and

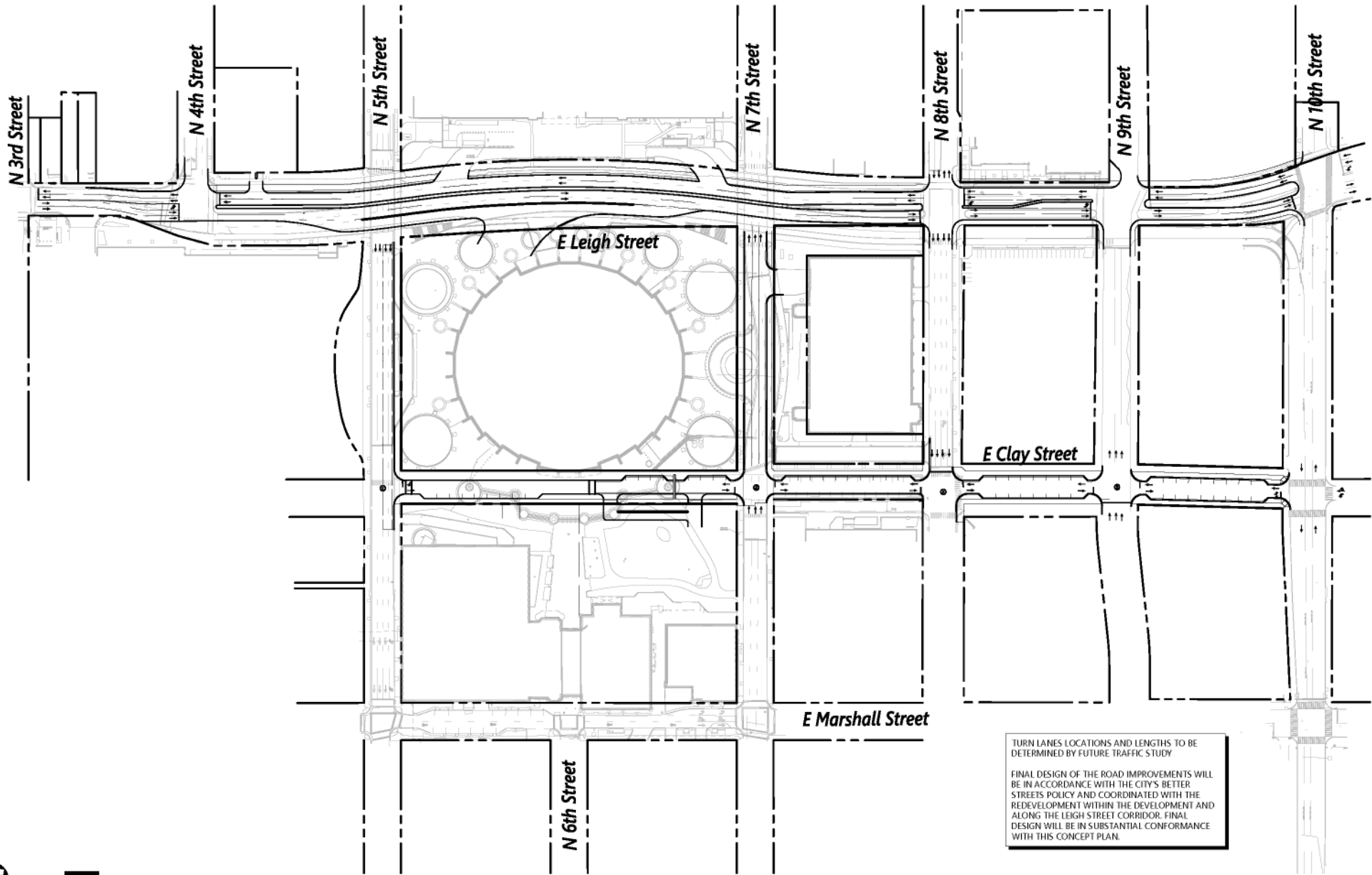
(e) Any other property required by the document entitled “Right-of-Way Reconfiguration Conditions” incorporated into the Development Agreement to be rededicated to the City by the Economic Development Authority of the City of Richmond.

§ 3. That the City shall retain a temporary full-width easement for public use and travel in the areas to be closed by section 1 of this ordinance, generally shown on the Drawing, as provided in a development agreement authorized by Ordinance No. 2019-____, adopted _____, 20__ (the “Development Agreement”).

§ 4. That, at such time as section 1 of this ordinance becomes effective, the City shall have no further right, title, or interest in the closed right-of-way area other than that expressly retained under the provisions of this ordinance or granted to satisfy the terms and conditions of this ordinance.

§ 5. That the activities and transactions contemplated by sections 1, 2, 3, and 4 of this ordinance are hereby conditioned on the strict performance of all requirements and the strict satisfaction of all conditions applicable to these activities and transactions set forth in a document entitled “Right-of-Way Reconfiguration Conditions” incorporated into the Development Agreement.

§ 6. That this ordinance, as to the closing of the right-of-way areas identified in section 1 above, shall be in force as provided in section 4.09 of the Charter of the City of Richmond (2019), as amended, and shall become effective only when all parties thereto have signed the Development Agreement and all conditions precedent to the effectiveness of the Development Agreement, as set forth therein, have been fully satisfied.



Council District

Block No.

NOTES

- 1. Property owners correct as of
- 2. Ordinance _____
- 3. Adopted _____
- 4. Accepted _____

REFERENCES:

REVISIONS:



115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

Surveys Division, Room 600 City Hall
900 E. Broad Street, Richmond, Va. 23219



North of Broad Redevelopment
Conceptual Road Layout

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

DRAWN BY: MSB
CHECKED BY: KH

FIELD NOTE

SCALE
1"=120'

DATE
July 16, 2019

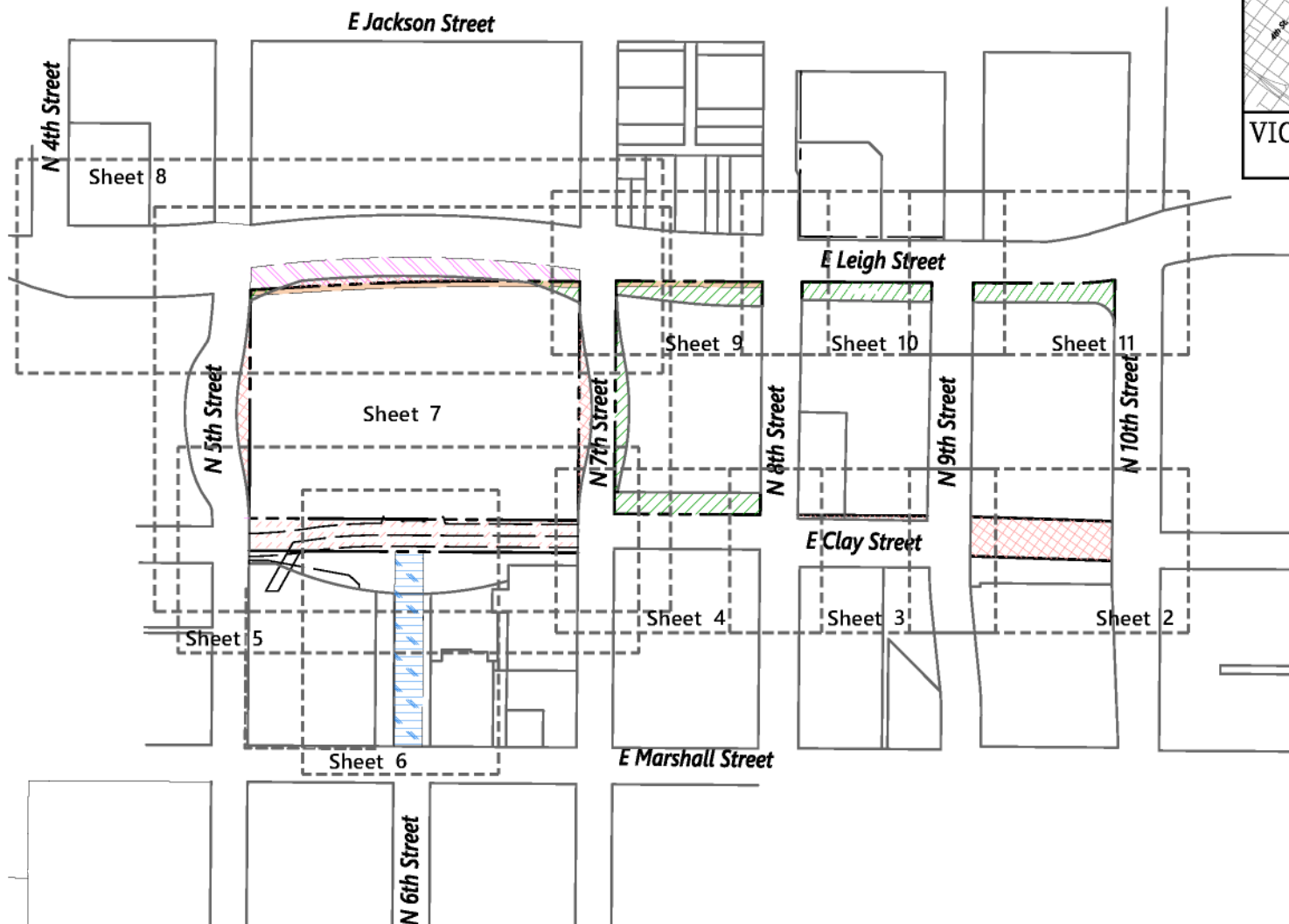
PROJECT

DPW DWG # N-29854
SHEET 1 OF 1

Legend



VICINITY SKETCH



0 75 150 300 Feet

Council District

Block No.

NOTES

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2. Ordinance _____
3. Adopted _____
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REFERENCES:

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115 South 15th Street
Suite 200
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804.343.7100

Surveys Division, Room 600 City Hall
900 E. Broad Street, Richmond, Va. 23219



North of Broad Redevelopment Right of Way Exhibit

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

DRAWN BY: MSB
CHECKED BY: KH

FIELD NOTE

SCALE
1"=150'

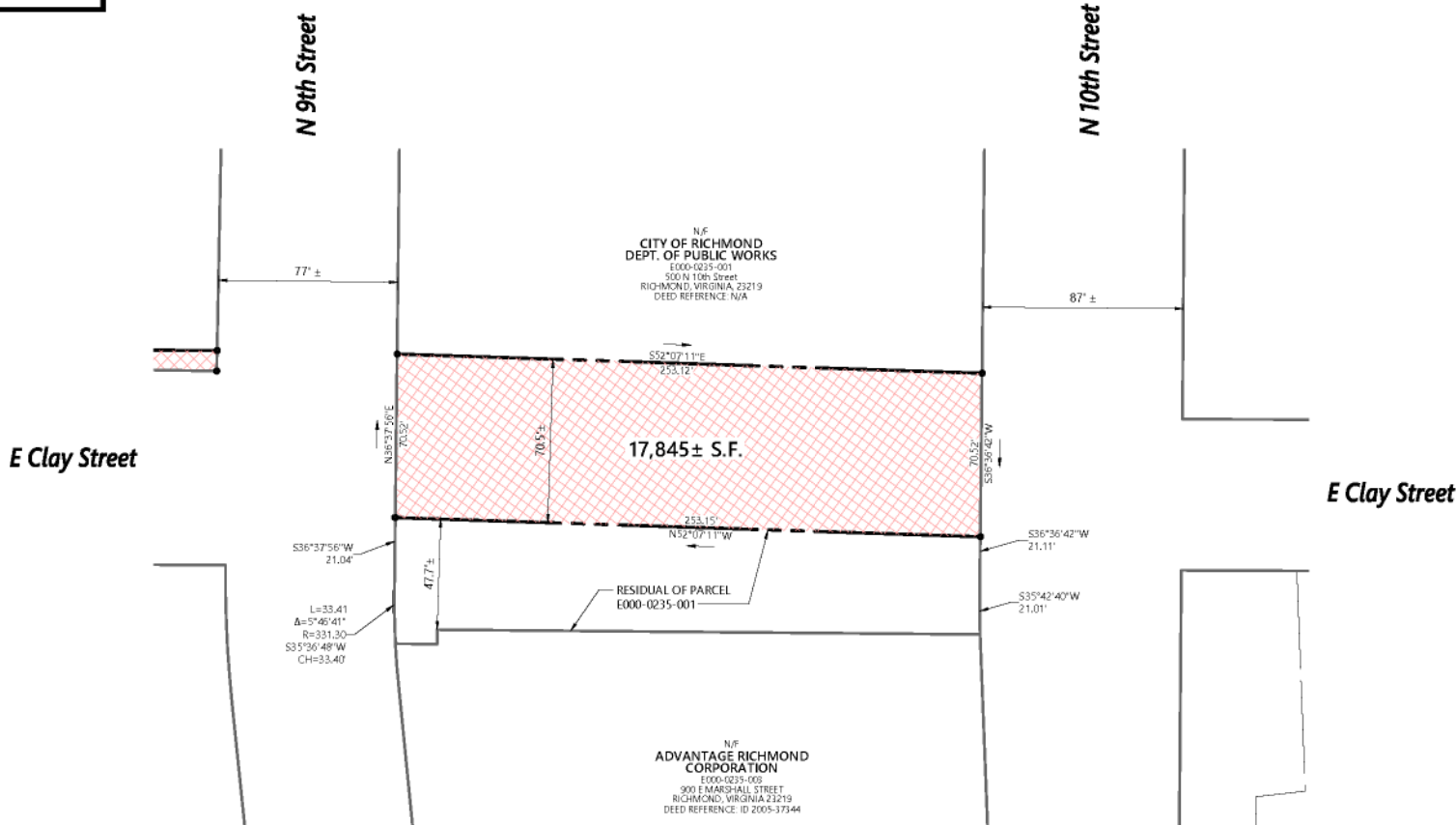
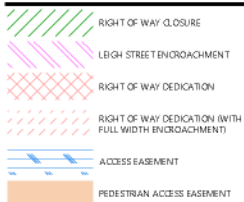
DATE
July 22, 2019

PROJECT

DPW DWG # N-28848
SHEET 1 OF 11

PROPERTY LINE INFORMATION DEPICTED IN THIS EXHIBIT IS BASED ON COMPILED INFORMATION FROM CITY GIS, PLANS OF RECORDS AND VARIOUS SURVEYS. NO FIELD SURVEY OR PROPERTY RESEARCH WAS COMPLETED AS PART OF THIS EFFORT.

Legend



0 20 40 80 Feet

Council District

Block No.

NOTES

1. Property owners correct as of _____
2. Ordinance _____
3. Adopted _____
4. Accepted _____



115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

Surveys Division, Room 600 City Hall
900 E. Broad Street, Richmond, Va. 23219



North of Broad Redevelopment
Right of Way Exhibit

REFERENCES:

REVISIONS:

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

DRAWN BY: MSB
CHECKED BY: KH

FIELD NOTE

SCALE
1"=40'

DATE
July 22, 2019

PROJECT

DPW DWG # N-28848
SHEET 2 OF 11

PROPERTY LINE INFORMATION DEPICTED IN THIS EXHIBIT IS BASED ON COMPILED INFORMATION FROM CITY GIS, PLANS OF RECORDS AND VARIOUS SURVEYS. NO FIELD SURVEY OR PROPERTY RESEARCH WAS COMPLETED AS PART OF THIS EFFORT.

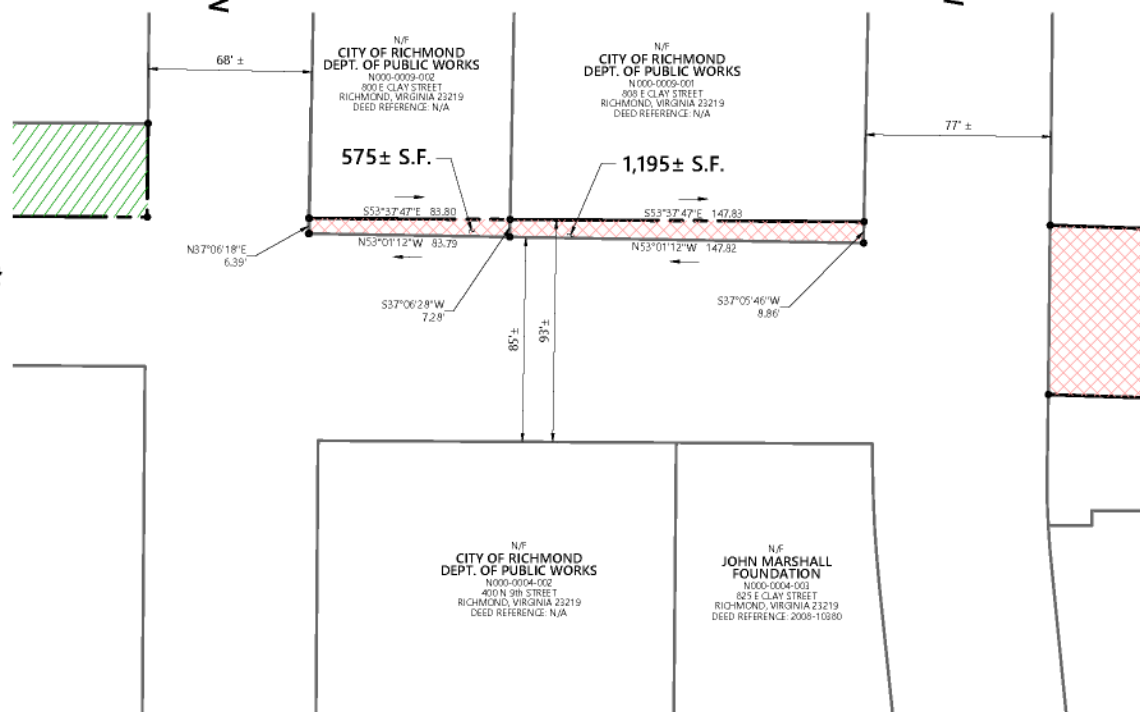
Legend



E Clay Street

N 8th Street

N 9th Street



0 20 40 80 Feet

Council District

Block No.

NOTES

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3. Adopted
4. Accepted



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North of Broad Redevelopment
Right of Way Exhibit

REFERENCES:

REVISIONS:

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

DRAWN BY: MSB
CHECKED BY: KH

FIELD NOTE

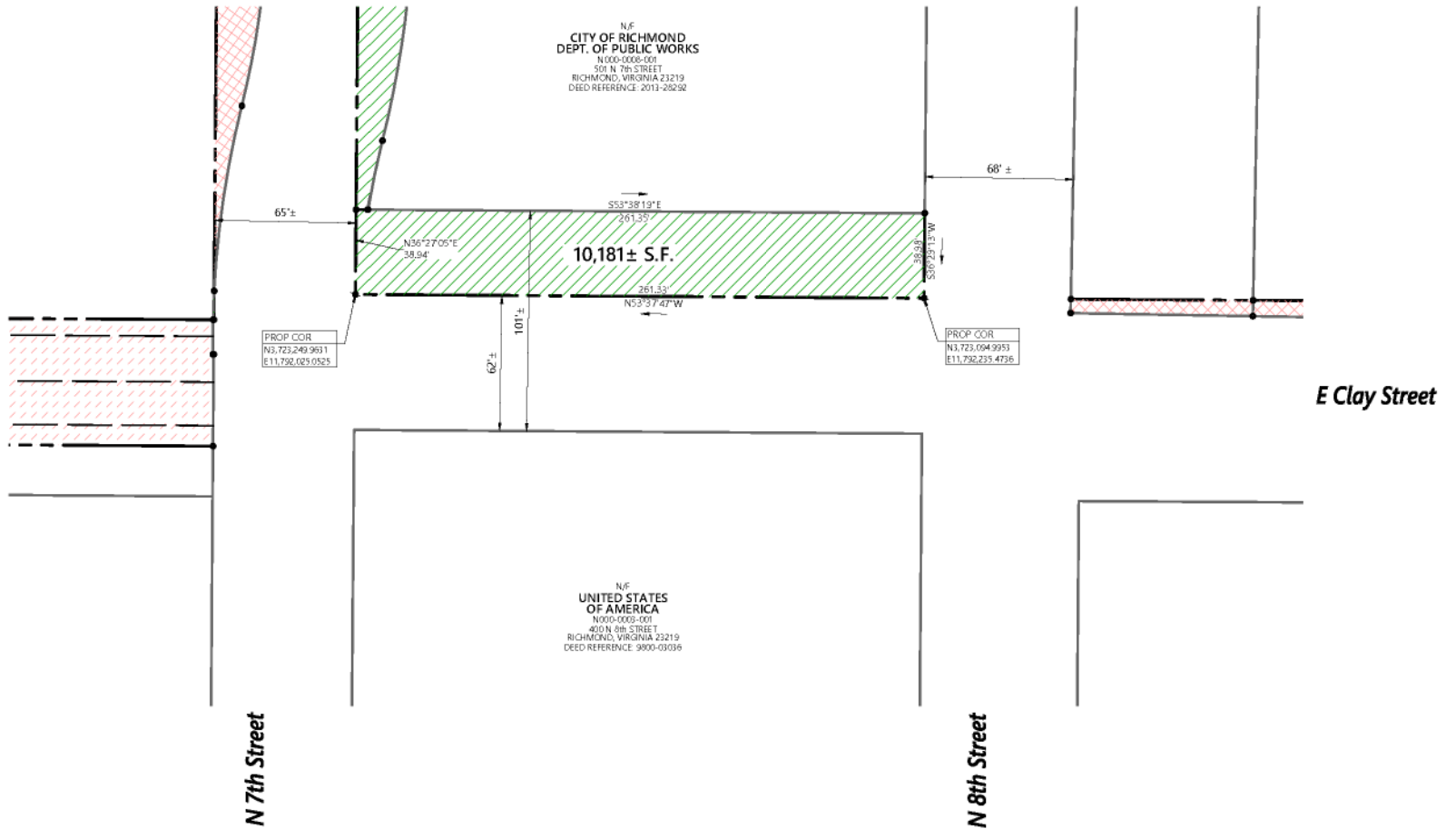
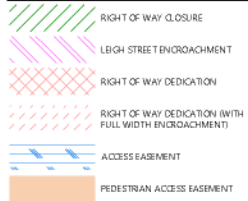
SCALE
1"=40'

DATE
July 22, 2019

PROJECT

DPW DWG # N-28648
SHEET 3 OF 11

Legend



Council District

Block No.

NOTES

1. Property owners correct as of _____
2. Ordinance _____
3. Adopted _____
4. Accepted _____



115 South 15th Street
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North of Broad Redevelopment
Right of Way Exhibit

REFERENCES:

REVISIONS:

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

DRAWN BY: MSB
CHECKED BY: KH

FIELD NOTE

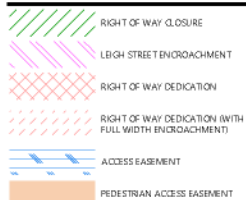
SCALE
1"=40'

DATE
July 22, 2019

PROJECT

DPW DWG # N-28648
SHEET 4 OF 11

Legend



SEE SHEET 7 FOR ADDITIONAL RIGHT
OF WAY DEDICATION FOR PARCEL
N000-0007-001

N/F
CITY OF RICHMOND
N000-0007-001
601 E LEIGH STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 2010-20207

L=15.67
Δ=1°36'17"
R=555.62
N34°19'55"E
CH=15.67

PROP COR
N3,723,590.6989
E11,791,457.9239

APPROXIMATE LOCATION
OF TUNNEL (NFV)

34,078± S.F.

N/F
CITY OF RICHMOND
N000-0007-003
500A E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 2010-22042

ACCESS AND UTILITY
EASEMENT

RESIDUAL OF PARCEL
N000-0007-001

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0011-032
590 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: N/A

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0006-025
408A N 7th STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 11-21

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0008-004
408 N 7th STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 762-1184

L=15.86
Δ=2°10'10"
R=450.24
S36°21'21"W
CH=15.86

PROP COR
N3,723,232.1920
E11,791,991.1394

E Clay Street

N 5th Street

LIMITS OF UNDERGROUND PARCEL BEGINNING AT A
DEPTH OF 16 FEET BELOW GRADE CONTINUOUS TO
DEPTH OF 60' BELOW GRADE CONVEYED TO CITY OF
RICHMOND IN INSTRUMENT NO. 2010-22042

N/F
CITY OF RICHMOND
DEPT. OF PUBLIC WORKS
N000-0011-093
500 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 2010-22042

N/F
RICHMOND REDEVELOPMENT
AND HOUSING AUTHORITY
N000-0011-034
530 E MARSHALL STREET
RICHMOND, VIRGINIA 23219
DEED REFERENCE: 767-2114

N 7th Street

Council District

Block No.

NOTES

1. Property owners correct as of
2. Ordinance
3. Adopted
4. Accepted

REFERENCES:

REVISIONS:



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DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA



DRAWN BY: MSB
CHECKED BY: KH

North of Broad Redevelopment
Right of Way Exhibit

FIELD NOTE

SCALE
1"=40'

DATE
July 22, 2019

PROJECT

DPW DWG # N-28848
SHEET 5 OF 11



DPW DWG # N-28848
SHEET 6 OF 11

Legend

- RIGHT OF WAY CLOSURE
- LIGHT STREET ENCROACHMENT
- RIGHT OF WAY DEDICATION
- RIGHT OF WAY DEDICATION (WITH FULL WIDTH ENCROACHMENT)
- ACCESS EASEMENT
- PEDESTRIAN ACCESS EASEMENT

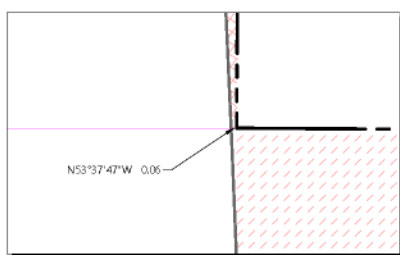
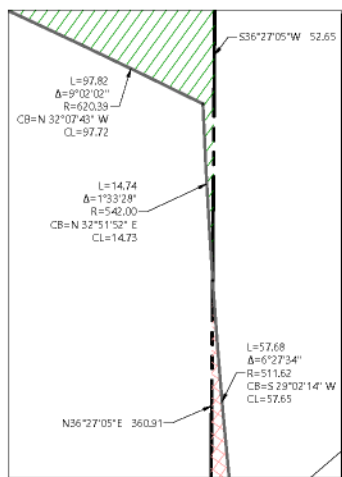
N/F
GREATER RICHMOND CONVENTION
CENTER AUTHORITY
PARCEL ID: N000-001-9-052

E. Leigh Street

N 5th Street

N 7th Street

E Clay Street



0 30 60 120 Feet

NOTES

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DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA



DRAWN BY: MSB
CHECKED BY: KH

Council District

Block No.

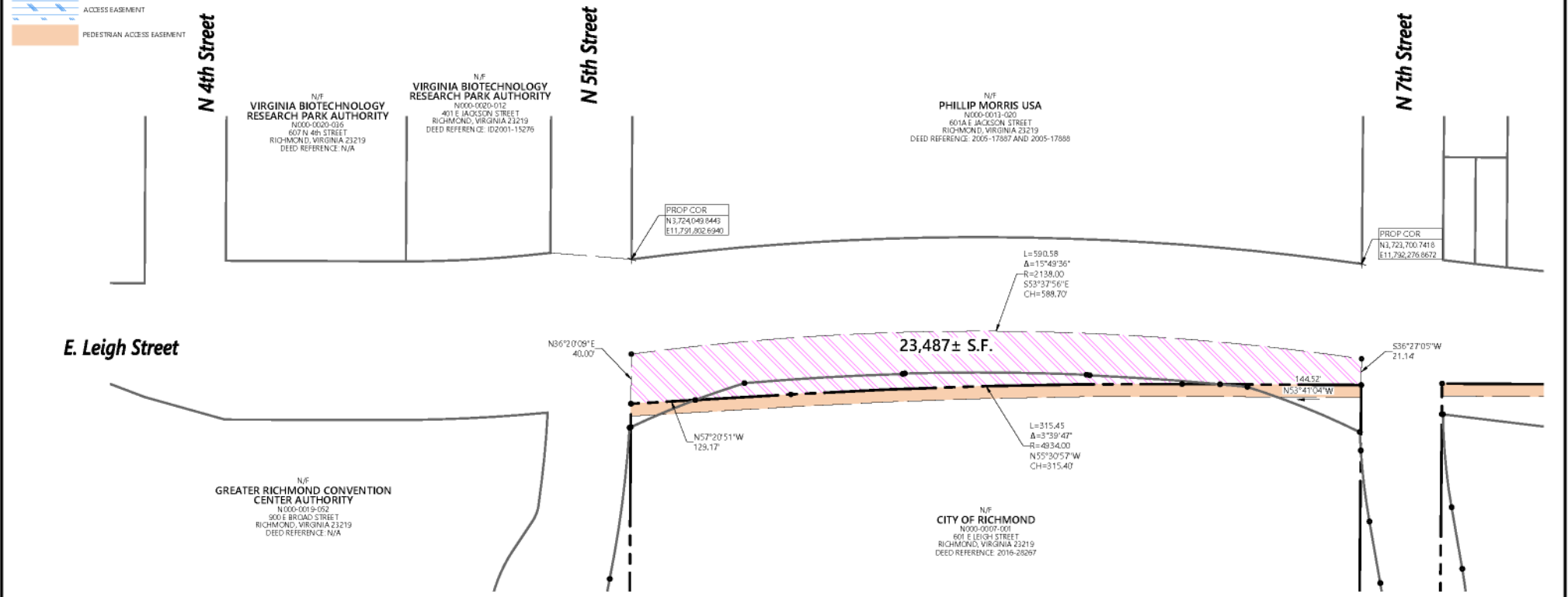
North of Broad Redevelopment
Right of Way Exhibit

FIELD NOTE SCALE 1"=60' DATE July 22, 2019 PROJECT DFW DWG # N-28848 SHEET 7 OF 11

PEDESTRIAN ACCESS EASEMENT AREA: DEDICATION OF VARIABLE WIDTH (MINIMUM 10') PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK ALONG THE SOUTH SIDE OF THE EXISTING E. LEIGH STREET, BETWEEN 5TH STREET AND 7TH STREET AT THE UPPER ELEVATION TO BE MADE BASED ON THE FINAL DESIGN OF THE SIDEWALK IMPROVEMENTS.

Legend

- RIGHT OF WAY CLOSURE
- LIGHT STREET ENCROACHMENT
- RIGHT OF WAY DEDICATION
- RIGHT OF WAY DEDICATION (WITH FULL WIDTH ENCROACHMENT)
- ACCESS EASEMENT
- PEDESTRIAN ACCESS EASEMENT



North arrow pointing up and slightly to the right.

Graphic scale bar: 0, 30, 60, 120.00 feet.

NOTES

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DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

Council District _____

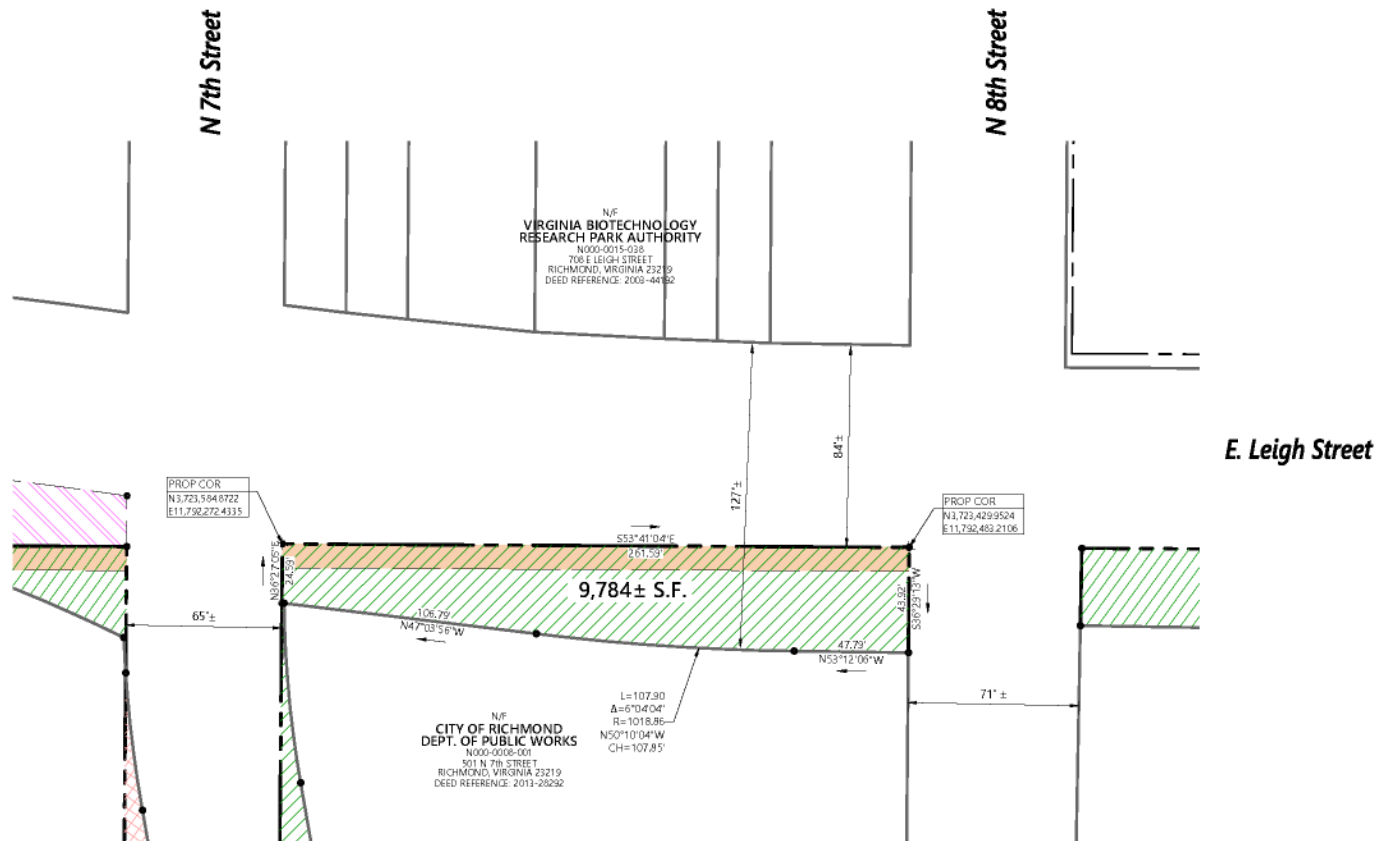
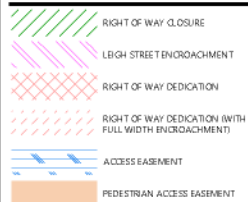
Block No. _____

North of Broad Redevelopment
Right of Way Exhibit

| | | | | | |
|-----------------------|-------------------|---------------------|---------------------------|----------------|--------------------------|
| DRAWN BY: MSB | FIELD NOTE | SCALE 1"=60' | DATE July 22, 2019 | PROJECT | DPW DWG # N-28848 |
| CHECKED BY: KH | | | | | SHEET 8 OF 11 |

PEDESTRIAN ACCESS EASEMENT AREA: DEDICATION OF VARIABLE WIDTH (MINIMUM 10') PEDESTRIAN ACCESS EASEMENT FOR SIDEWALK ALONG THE SOUTH SIDE OF THE EXISTING E. LEIGH STREET, BETWEEN 7TH STREET TO 8TH STREET BASED ON THE FINAL DESIGN OF THE SIDEWALK.

Legend



0 20 40 80 Feet

Council District

Block No.

NOTES

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North of Broad Redevelopment
Right of Way Exhibit

REFERENCES:

REVISIONS:

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

DRAWN BY: MSB
CHECKED BY: KH

FIELD NOTE

SCALE
1"=40'

DATE
July 22, 2019

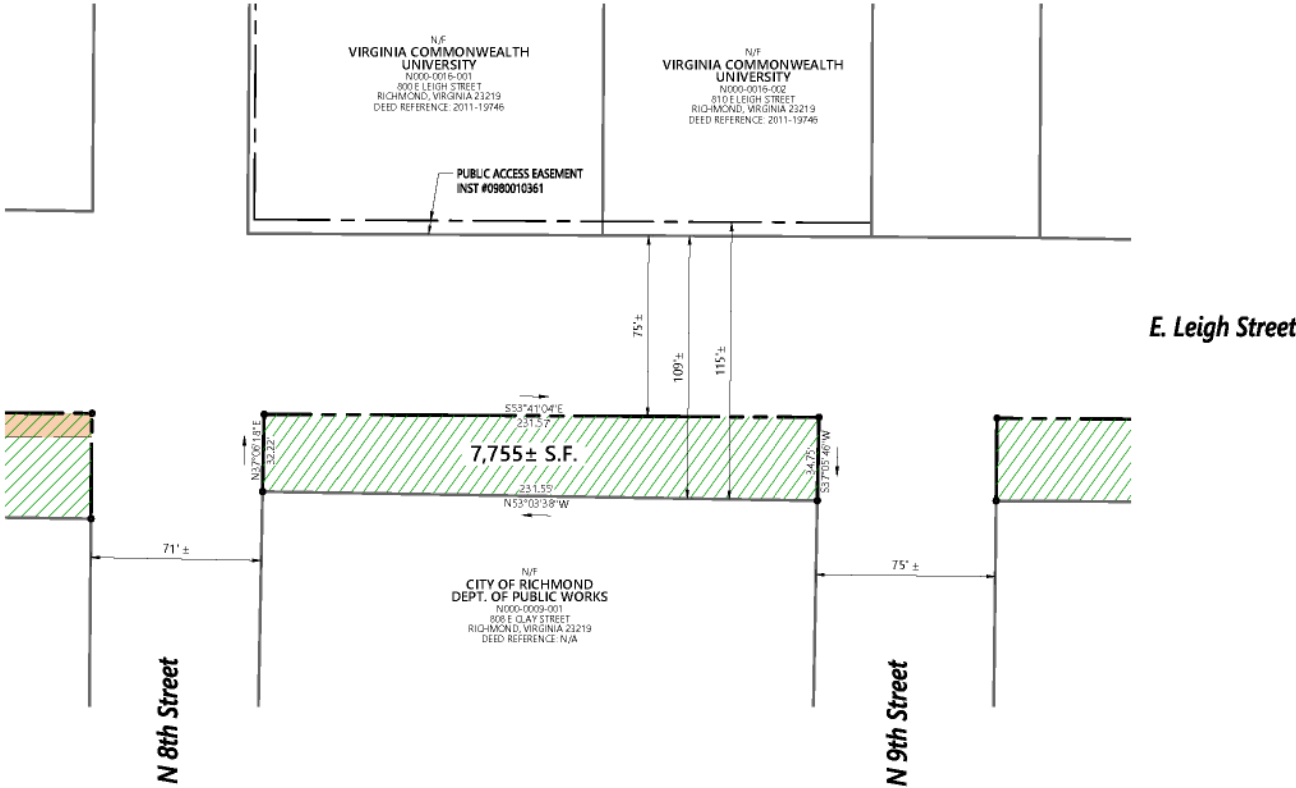
PROJECT

DPW DWG # N-28848
SHEET 9 OF 11

PROPERTY LINE INFORMATION DEPICTED IN THIS EXHIBIT IS BASED ON COMPILED INFORMATION FROM CITY GIS, PLANS OF RECORDS AND VARIOUS SURVEYS. NO FIELD SURVEY OR PROPERTY RESEARCH WAS COMPLETED AS PART OF THIS EFFORT.

Legend

- RIGHT OF WAY CLOSURE
- RIGHT STREET ENCROACHMENT
- RIGHT OF WAY DEDICATION
- RIGHT OF WAY DEDICATION (WITH FULL WIDTH ENCROACHMENT)
- ACCESS EASEMENT
- PEDESTRIAN ACCESS EASEMENT



Council District

Block No.

NOTES

- 1. Property owners correct as of
- 2. Ordinance
- 3. Adopted
- 4. Accepted



115 South 15th Street
Suite 200
Richmond, VA 23219
804.343.7100

Surveys Division, Room 600 City Hall
900 E. Broad Street, Richmond, Va. 23219



North of Broad Redevelopment
Right of Way Exhibit

REFERENCES:

REVISIONS:

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

DRAWN BY: MSB
CHECKED BY: KH

FIELD NOTE

SCALE
1"=40'

DATE
July 22, 2019

PROJECT

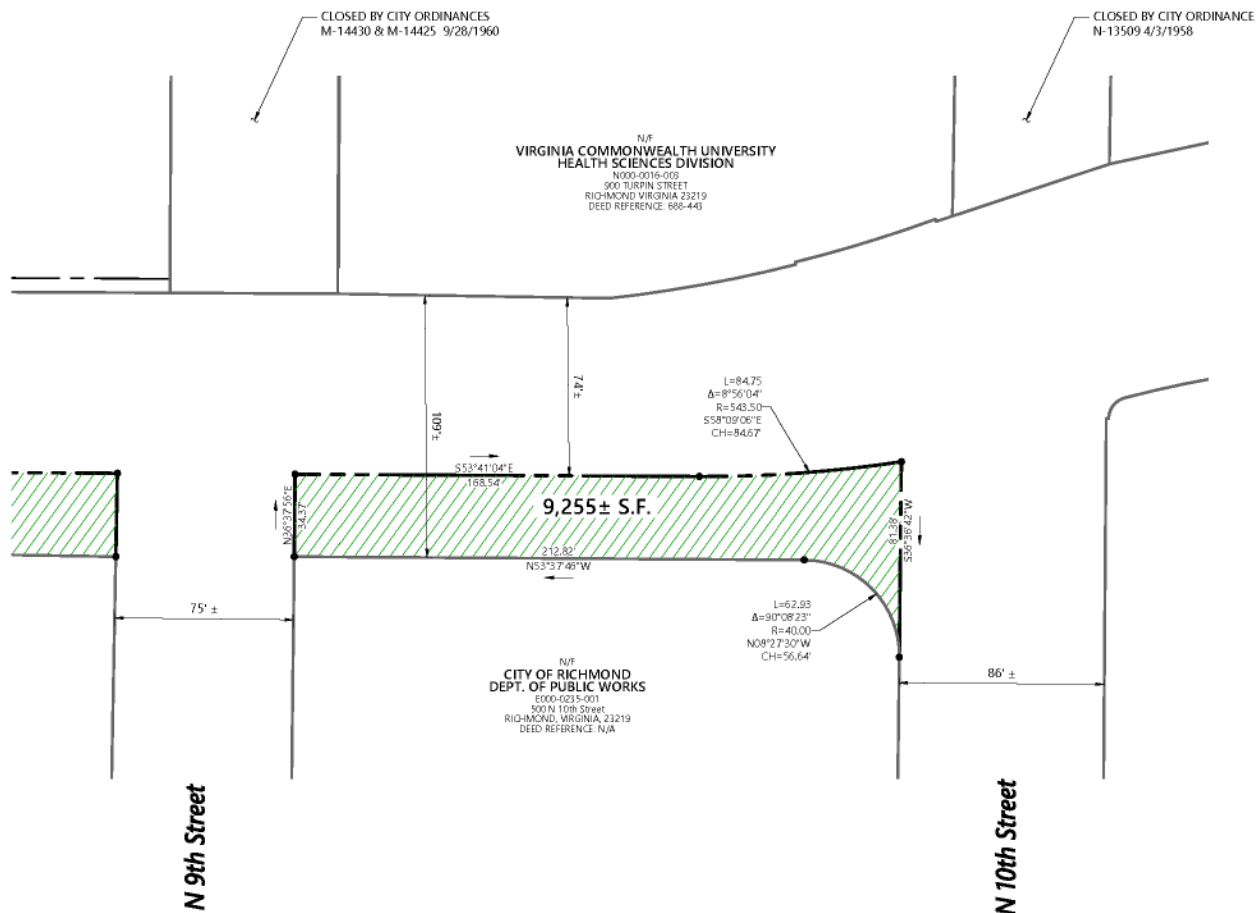
DPW DWG # N-28848
SHEET 10 OF 11

PROPERTY LINE INFORMATION DEPICTED IN THIS EXHIBIT IS BASED ON COMPILED INFORMATION FROM CITY GIS, PLANS OF RECORDS AND VARIOUS SURVEYS. NO FIELD SURVEY OR PROPERTY RESEARCH WAS COMPLETED AS PART OF THIS EFFORT.

Legend



E. Leigh Street



0 20 40 80 Feet

Council District

Block No.

NOTES

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4. Accepted _____



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North of Broad Redevelopment
Right of Way Exhibit

REFERENCES:

REVISIONS:

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

DRAWN BY: MSB
CHECKED BY: KH

FIELD NOTE

SCALE
1"=40'

DATE
July 22, 2019

PROJECT

DPW DWG # N-28848
SHEET 11 OF 11