

INTRODUCED: August 5, 2019

AN ORDINANCE No. 2019-

To authorize the Economic Development Authority of the City of Richmond to encroach upon the public right-of-way with proposed encroachments on East Clay Street and East Leigh Street between their intersections with North 5th Street and North 7th Street 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 the Economic Development Authority of the City of Richmond, Virginia, referred to hereinafter as the “Licensee,” is hereby authorized to encroach upon the public right-of-way with encroachments in right-of-way areas shown and identified as “Leigh Street Encroachment,” referred to hereinafter as the “Leigh Street Encroachment,” and “Right of Way Dedication (with Full Width Encroachment),” referred to hereinafter as the “Clay Street Encroachment,” 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

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

Redevelopment Right-of-Way Exhibit,” a copy of which is attached to this ordinance and incorporated herein.

§ 2. That the grant of authorization for the above-described encroachments shall be subject to the satisfaction of all conditions applicable thereto set forth in a document entitled “Right-of-Way Reconfiguration Conditions,” incorporated into a development agreement authorized by Ordinance No. 2019-_____, adopted _____, 20____, hereinafter referred to as the “Development Agreement.”

§ 3. With respect to each encroachment, this ordinance shall be in force upon adoption and shall become effective only when all of the following have occurred:

(a) For the Leigh Street Encroachment:

(1) All parties thereto have signed the Development Agreement.

(2) All conditions precedent to the effectiveness of the Development Agreement, as set forth therein, have been fully satisfied.

(3) All conditions precedent to the effectiveness of the Leigh Street Encroachment set forth in the Development Agreement have been fully satisfied.

(b) For the Clay Street Encroachment:

(1) All parties thereto have signed the Development Agreement.

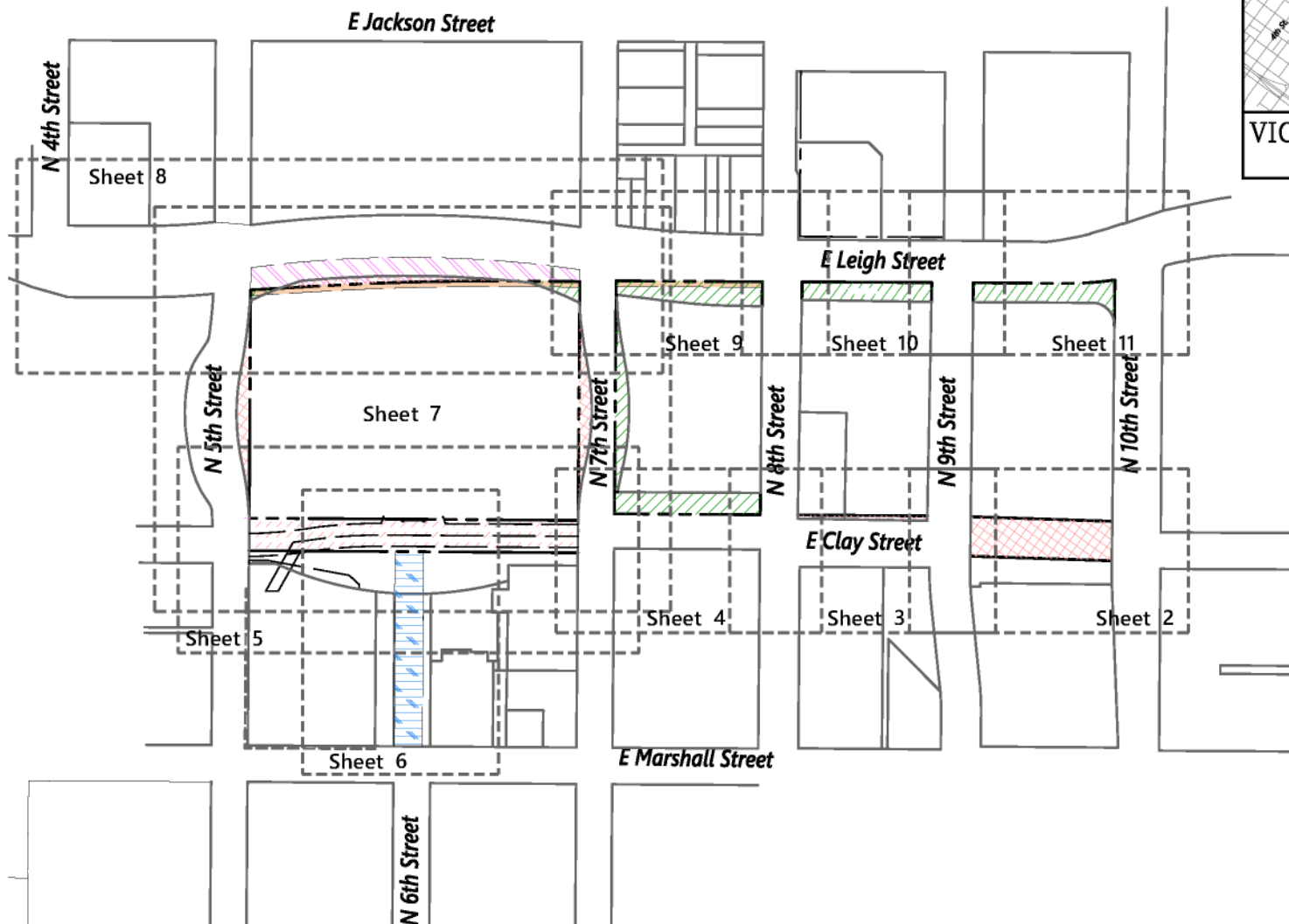
(2) All conditions precedent to the effectiveness of the Development Agreement, as set forth therein, have been fully satisfied.

(3) All conditions precedent to the effectiveness of the Clay Street Encroachment set forth in the Development Agreement have been fully satisfied.

Legend



VICINITY SKETCH



0 75 150 300 Feet

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 Right of Way Exhibit

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

DRAWN BY: MSB
CHECKED BY: KH

FIELD NOTE

SCALE
1"=150'

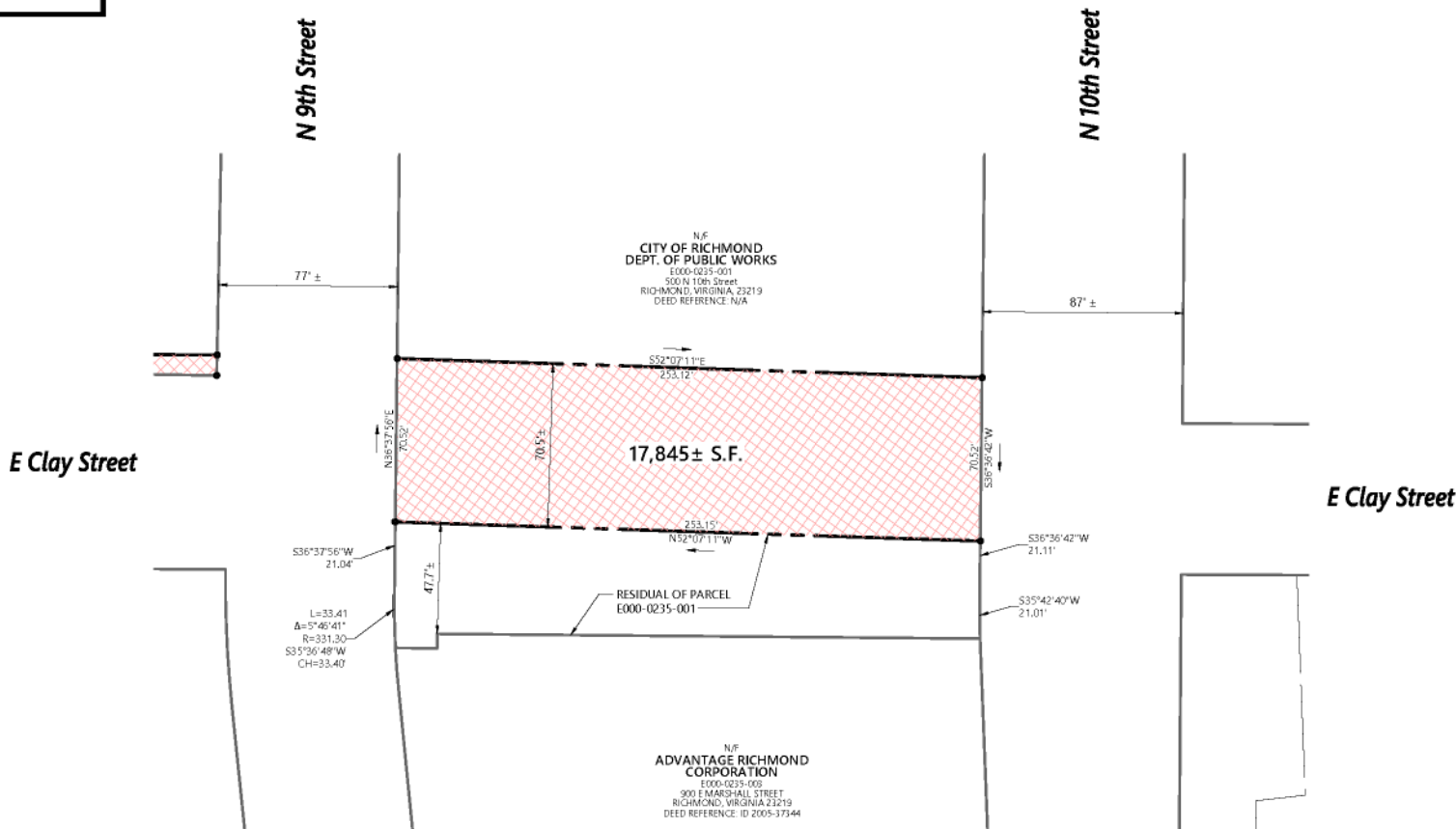
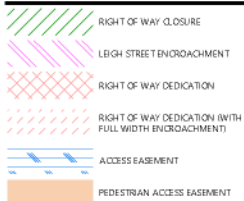
DATE
July 22, 2019

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
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REFERENCES:

REVISIONS:



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North of Broad Redevelopment
Right of Way Exhibit

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

DRAWN BY: MSB
CHECKED BY: KH

FIELD NOTE

SCALE
1"=40'

DATE
July 22, 2019

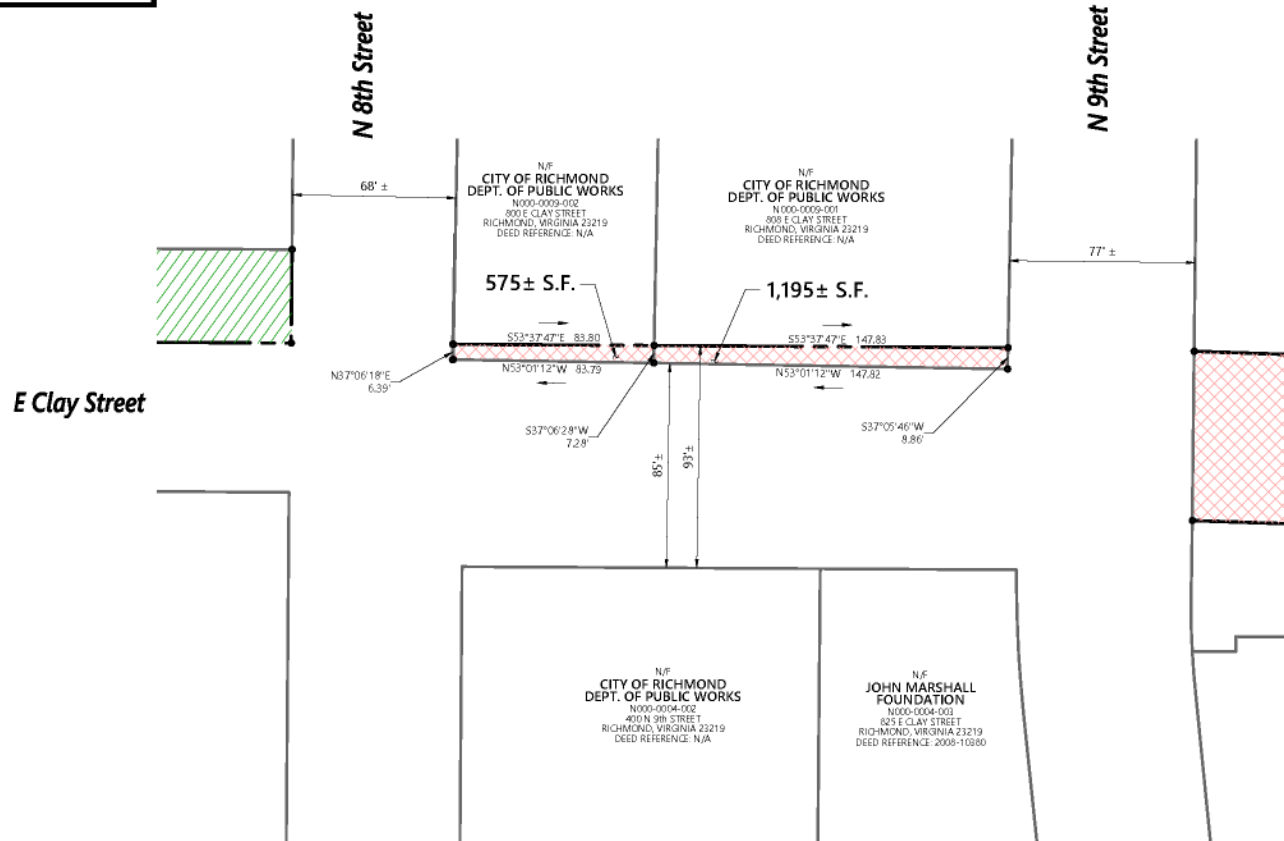
PROJECT

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

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



0 20 40 80 Feet

Council District

Block No.

NOTES

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2. Ordinance _____
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**North of Broad Redevelopment
Right of Way Exhibit**

DRAWN BY: MSB
CHECKED BY: KH

FIELD NOTE

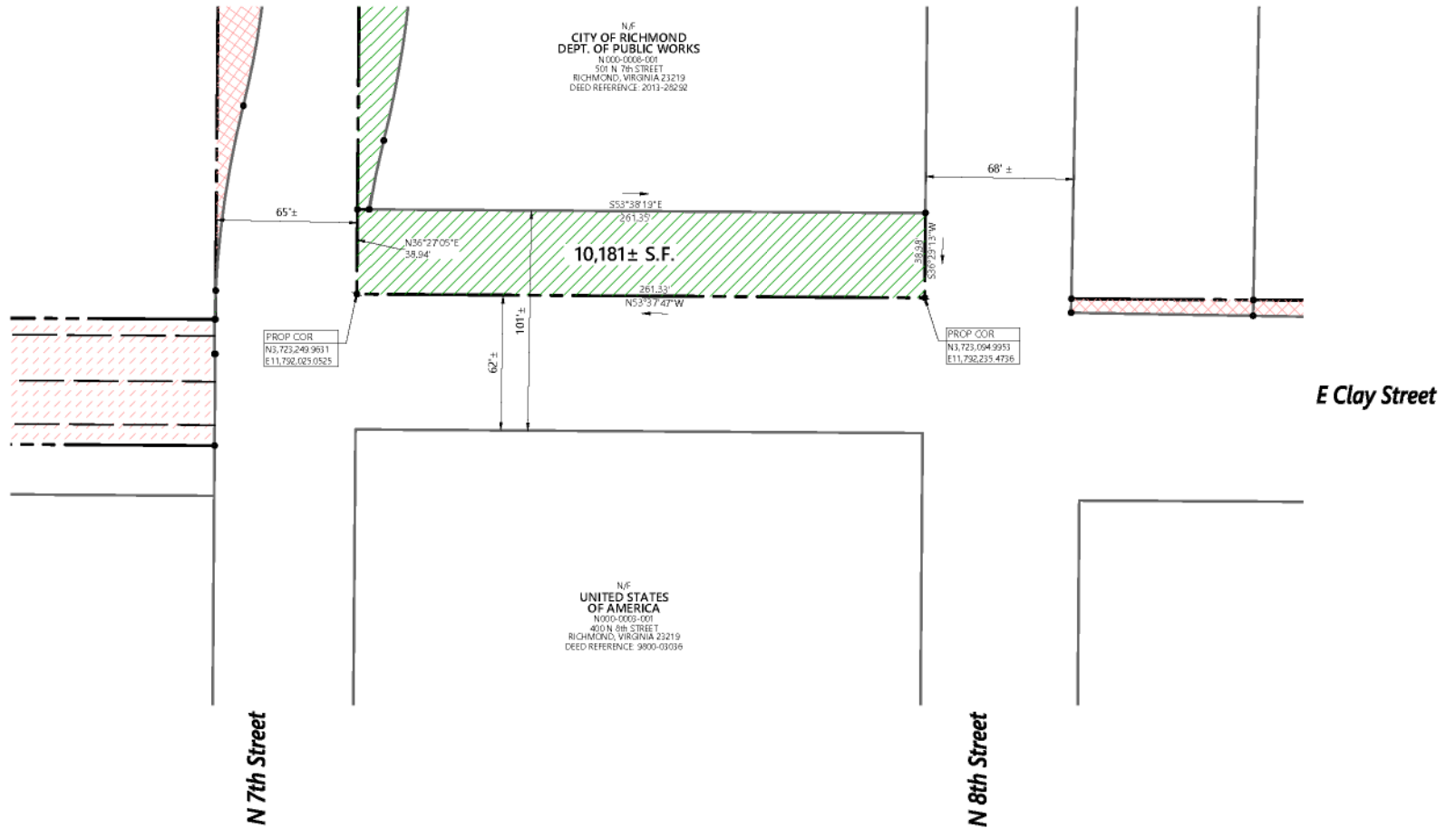
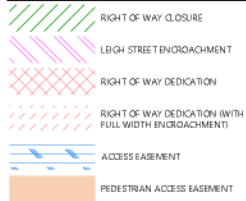
SCALE
1"=40'

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 _____
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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

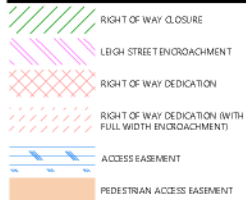
SCALE
1"=40'

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

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North of Broad Redevelopment
Right of Way Exhibit

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

DRAWN BY: MSB
CHECKED BY: KH

FIELD NOTE

SCALE
1"=40'

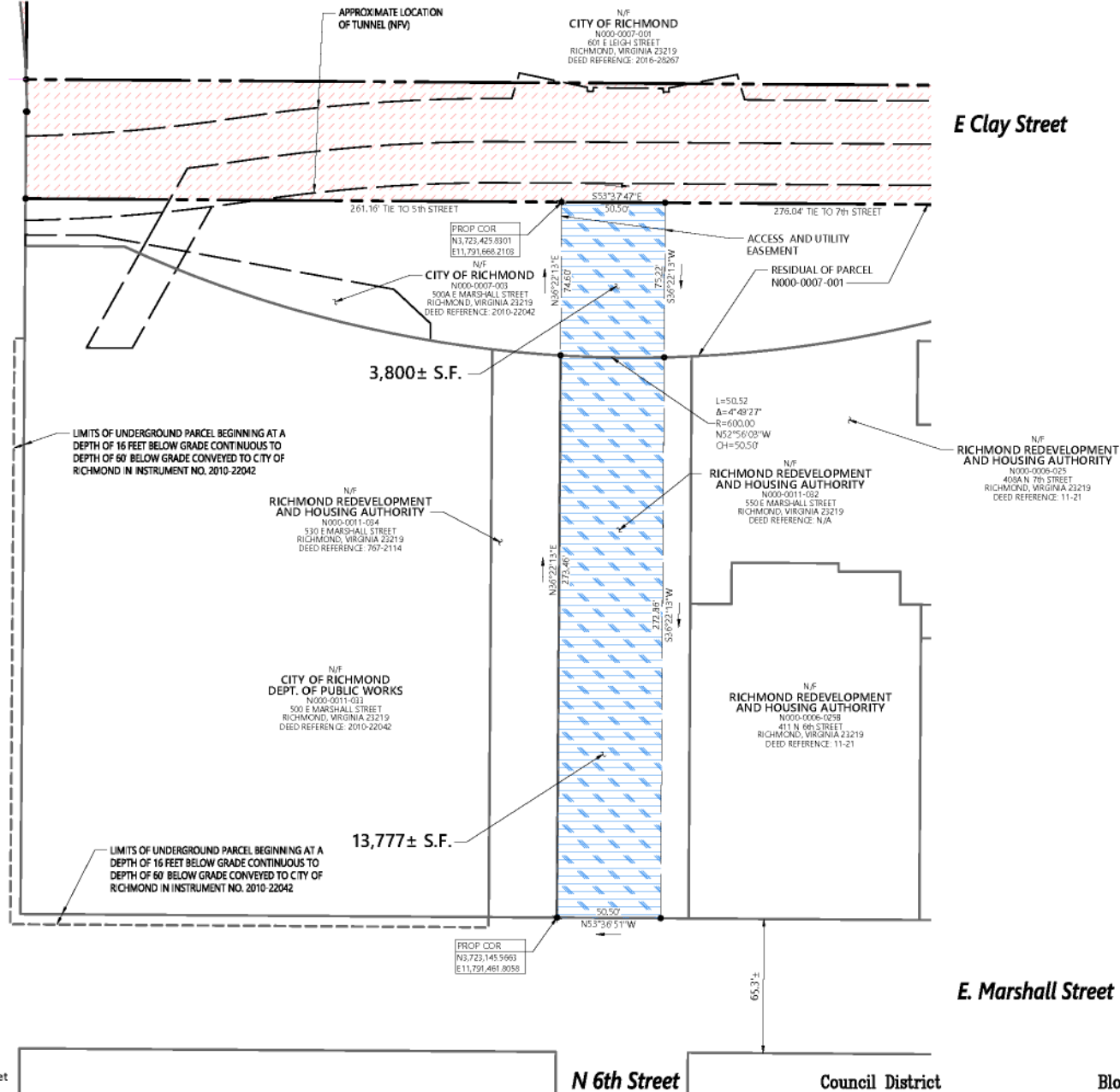
DATE
July 22, 2019

PROJECT

DPW DWG # N-28848
SHEET 5 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



0 20 40 80 Feet

NOTES

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North of Broad Redevelopment
Right of Way Exhibit

REFERENCES:

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RICHMOND, VIRGINIA

DRAWN BY: MSB
CHECKED BY: KH

FIELD NOTE

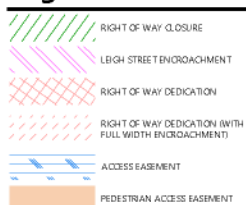
SCALE
1"=40'

DATE
July 22, 2019

PROJECT

DPW DWG # N-28848
SHEET 6 OF 11

Legend



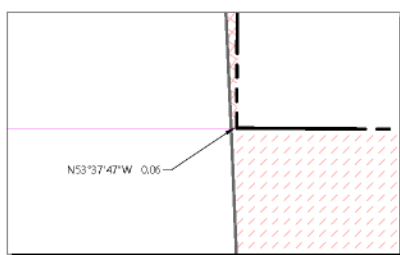
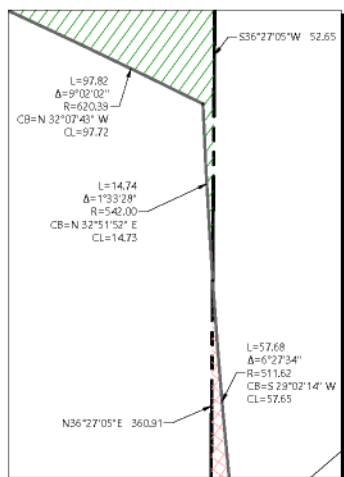
N/F
GREATER RICHMOND CONVENTION
CENTER AUTHORITY
PARCEL ID: N000-001-9-052

E. Leigh Street

N 5th Street

N 7th Street

E Clay Street



0 30 60 120 Feet

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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**

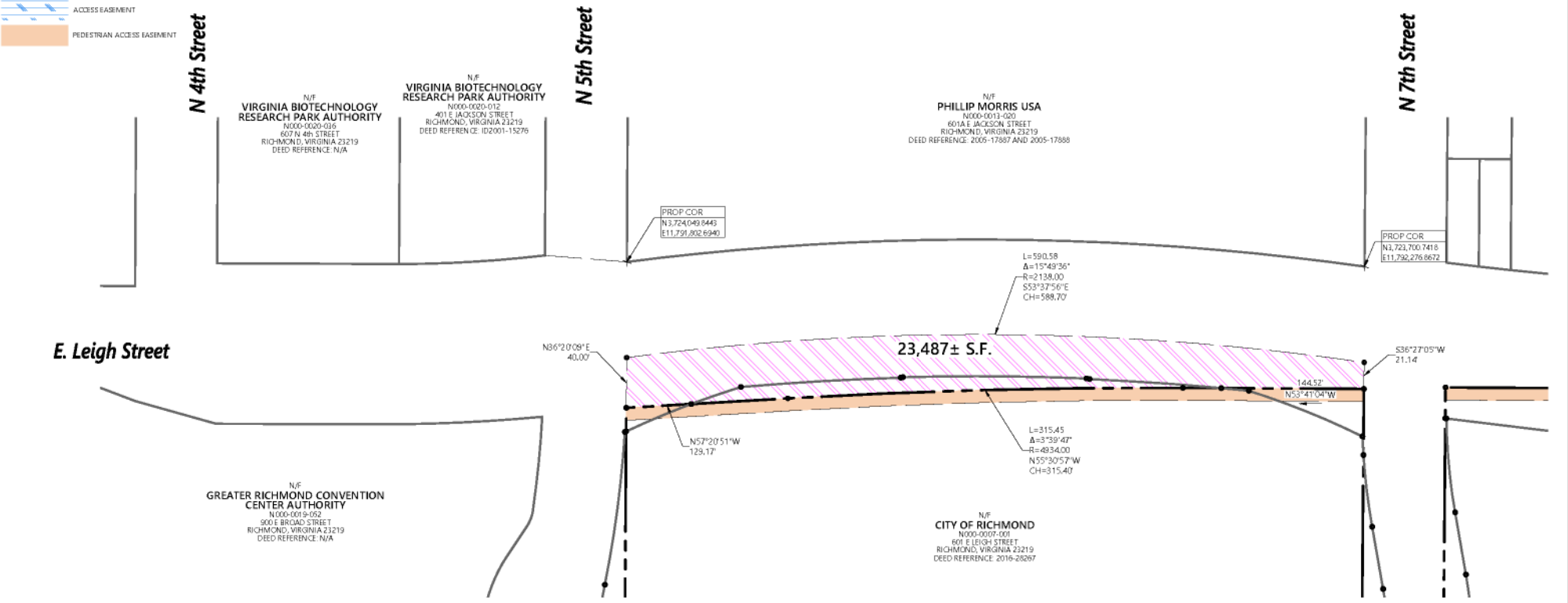
FIELD NOTE	SCALE	DATE	PROJECT	DPW DWG #
	1"=60'	July 22, 2019		N-28848

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



Council District

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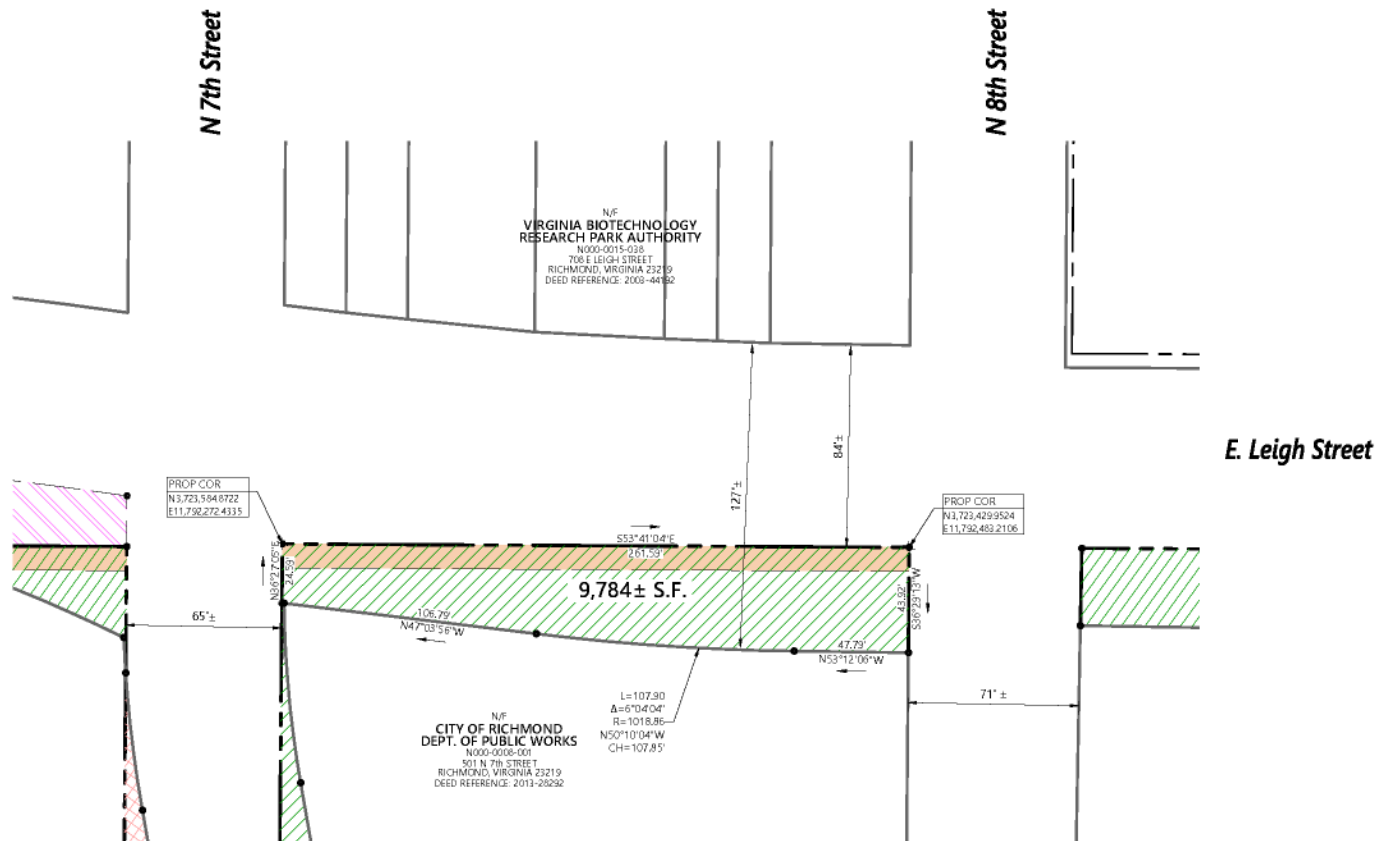
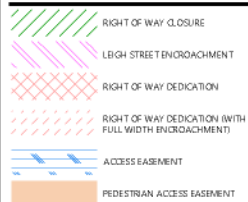


North of Broad Redevelopment
Right of Way Exhibit

REFERENCES:	REVISIONS:	DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA	DRAWN BY: MSB CHECKED BY: KH	FIELD NOTE	SCALE 1"=60'	DATE July 22, 2019	PROJECT	DPW DWG # N-28848 SHEET 8 OF 11
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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

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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

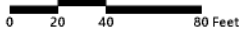
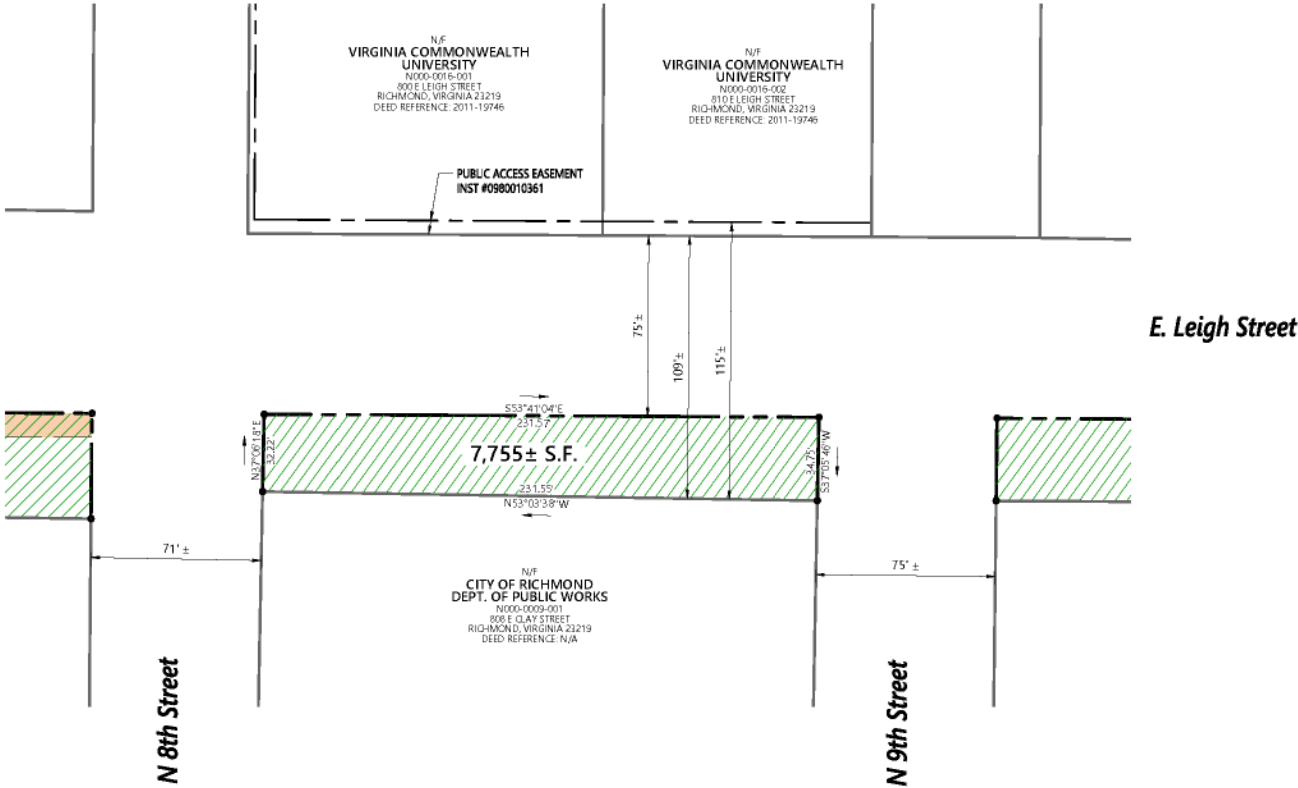
PROJECT

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

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3. Adopted _____
4. Accepted _____



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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

DPW DWG # N-28848
SHEET 11 OF 11