

AN ORDINANCE No. 87-116-86

ADOPTED MAY 26 1987

To declare that a public necessity exists for the acquisition of land (4 parcels), and also certain permanent easements upon land, in the area bounded by the Manchester Canal, the Southern Railway right of way, the James River, and Hull Street, the property acquisition as shown "shaded" and the permanent easement acquisition as shown "hatched" on Department of Public Works Drawing No. 0-21676, for a public purpose, construction of the Floodwall Project, and to authorize negotiations for the acquisition of the property and permanent easement rights necessary for the purpose.

Patron - City Manager

Approved as to form and legality
by City Attorney

WHEREAS, in the opinion of the Council of the City of Richmond a public necessity exists for the acquisition of land (4 parcels), along with certain permanent easements upon land, all situated west of Mayo's Bridge in the area bounded by the Manchester Canal, the Southern Railway right of way, the James River, and Hull Street, the property acquisition as shown "shaded" and the permanent easement acquisition as shown "hatched" on Department of Public Works Drawing No. 0-21676, dated May 5, 1987, entitled: "Proposed Acquisition of Property, West of Mayo's Bridge and Bounded by the Manchester Canal, the Southern Railway R/W, the James River and Hull Street for Floodwall Purposes (Southside Protection)", for the purpose of the James River Floodwall (Southside Protection) Project; and

WHEREAS, the public necessity requires the acquisition by the City of Richmond of the necessary land and permanent easement rights upon land located in the area for the purpose; NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the land (4 parcels), along with certain permanent easement rights upon land, all situated west of Mayo's Bridge in the area bounded by the Manchester Canal, the Southern Railway right of way, the James River, and Hull Street, the property acquisition as shown "shaded" and the permanent easement acquisition as shown "hatched" on the plans on file in the office of the Department of Public Works, marked Drawing No. 0-21676, dated May 5, 1987, and entitled: "Proposed Acquisition of Property, West of Mayo's Bridge and Bounded by the Manchester Canal, the Southern Railway R/W, the James River and Hull Street for Floodwall Purposes (Southside Protection)", a copy of which is attached to the draft of this ordinance, are required for a public purpose, in connection with the James River Floodwall (Southside Protection) Project, and the City Manager, or such person as he may designate, be and is hereby authorized and directed to negotiate for the acquisition by gift, purchase, condemnation or otherwise for the land and permanent easement rights required for such purpose.

§ 2. No concluded action shall be taken toward the acquisition of any parcel of the property or any permanent easement right by purchase until the price or prices at which same can be acquired shall have been reported to and the purchase of the same at said price or prices has been authorized by the Council; nor shall any parcel of property or any permanent easement right be acquired by condemnation proceedings unless so authorized by the Council and the condemnation award therefor has been approved by the Council.

§ 3. This ordinance shall be in force and effect upon adoption.

City of Richmond
City Planning Commission



900 East Broad Street, Richmond, Virginia 23219
804 • 780-4347

May 19, 1987

To the Honorable Council of the
City of Richmond, Virginia

At its meeting of May 18, 1987, the City Planning Commission voted (9-0) to recommend APPROVAL of:

Ordinance No. 87-116

To declare that a public necessity exists for the acquisition of land (6 parcels), and also certain permanent easements upon land, in the area bounded by the Manchester Canal, the Southern Railway right of way, the James River and Hull Street, *** for a public purpose, construction of the Floodwall Project, and to authorize negotiations for the acquisition of the property and permanent easement rights necessary for the purpose.

The purpose of this paper is to declare public necessity and authorize acquisition of four properties plus a permanent easement needed for right-of-way for construction of a portion of the James River floodwall system. The properties to be acquired total 3.8 acres. They are located immediately west of Mayo's Bridge along the south bank of the River. The subject easement includes approximately one acre of land parallel to the Manchester Canal in the same area, and is necessary for utilities and pedestrian walkway purposes. Discussions have been held with the affected property owners, and it appears that at least one may dedicate the necessary right-of-way.

Acquisition of the subject properties and easement is necessary at this time in order that the Corps of Engineers can meet funding commitments by having the project underway this federal fiscal year. To accomplish this, demolition of the two structures on the subject properties must be underway by October 1. The flood protection system at this particular location will consist of a wall for approximately 900 feet west of Mayo's Bridge, and an earthen berm from the end of the wall and extending approximately 300 feet to the Southern Railroad track. The Commission has been briefed on the floodwall project as a whole and will be working closely with the Corps of Engineers and Department of Public Works as the project progresses. The design and character of the improvements will be submitted for Commission approval in the near future and prior to any final design decisions. The Commission's favorable recommendation on this paper constitutes approval of the "general location" of the floodwall through the affected area as required by the City Charter.

Very truly yours,

Jon P. Weersing
Secretary

JPW:lk

cc: Director - Department of Public Works
Director - Department of General Services
City Real Estate Agent

ORDINANCE OR RESOLUTION SUMMARY
CITY OF RICHMOND, VIRGINIA

Resolution Ordinance No. 87-116	Subject Authorize Negotiations for Acquisition of Properties for Floodwall
Requested by City Manager	
Received City Manager's Office - -	
Summarized 5/19/87	

SUMMARY

This Ordinance would declare that a public necessity exists and authorize acquisition of 4 parcels of land plus a permanent easement needed for right-of-way for construction of a portion of the James River Floodwall system.

Total acreage - 3.4 acres located immediately west of Mayo's Bridge along the south bank of the river.

Acquisition of the properties and easements is necessary in order to allow the Corps of Engineers to meet funding commitments by having the project underway this federal fiscal year. There are 2 structures on the properties for which demolition must be underway by October 1, 1987.

Planning Commission granted approval (9-0) May 18, 1987.

Companion Paper #6 - Ordinance No. 87-117

COUNCIL ACTION

On Docket 5/26/87
Amended
Adopted
Rejected