



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD 2016-006: To declare a public necessity and to grant Henrico County permanent and temporary easements on property along Bryan Park Avenue owned by the City [Parks and Recreation] known as "Bryan Park" [Parcel #N017025001] as shown on Sheets 1 through 7 of plats identified as "PLAT SHOWING VARIABLE WIDTH PERMANENT UTILITY EASEMENTS AND VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENTS TO BE ACQUIRED THROUGH THE PROPERTY OF THE CITY OF RICHMOND RECREATION & PARKS IN THE CITY OF RICHMOND, VIRGINIA" prepared by Precision Measurements, Inc.

To: City Planning Commission
From: Land Use Administration
Date: April 18, 2016

PETITIONER

Charles Yates, Operations Manager, DPU, City of Richmond

LOCATION

City of Richmond

PURPOSE

To declare a public necessity and to grant Henrico County permanent and temporary easements on property along Bryan Park Avenue owned by the City.

SUMMARY & RECOMMENDATION

The County began design on the needed sanitary sewer capacity upgrades in November 2012 and approached the City about the need for the temporary and permanent easements during this design process. The County has held public meetings for City and County residents living near Bryan Park with attendance by Councilman Chris Hilbert at the City meeting. The County expects to complete their project design by summer 2016 and bid the project. Construction could begin as early as January 2017.

An existing portion of the County's sanitary sewer facilities currently crosses through City owned property and City owned right-of-way. Capacity improvements are needed for these sanitary sewer facilities due to growth projections in the sewer shed and increased flow projections from contributing wastewater pump stations. Additional capacity is also required for the control of wet weather flows. These issues were identified in the County's *2007 Water and Sewer Facilities Plan*.

Therefore the County is seeking to upgrade their infrastructure by constructing parallel sewer facilities that will allow the County to continue to serve the applicable areas and alleviate concerns with system overflows and maintain compliance with Sections 9 VAC 25-790-310 and 320 of the SCAT Regulations which are the governing regulations through DEQ.

The County has agreed to provide compensation to the City through the Richmond Foundation for City trees removed during construction that satisfies all applicable City requirements related to the areas upon which these easements will be established. Work conducted within the City owned right-of-way will be subject to the typical permitting requirements enforced by the City.

The proposed ordinance would facilitate the County's ability to perform this system upgrade with no foreseen impairments to the City other than those resulting from/during the actual construction activities. The recommendation is to approve the proposed ordinance to authorize the Chief Administrative Officer to take the actions set forth in the proposed ordinance.

The requested ordinance, if adopted, would authorize the Chief Administrative Officer to execute a Deed of Easement Agreement ["Deed of Easement"] with Henrico County.

The City Administration recommends adoption of this ordinance.

Staff Contact: Charles Yates, Operations Manager, DPU, City of Richmond, 804-646-5231