

AN ORDINANCE NO. 87-157-149  
ADOPTED JUL 13 1987

To declare that a public necessity exists for the improvement of the intersection located at 3rd Street and Jackson Street, and to authorize negotiations for the acquisition of the necessary land 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 widening of a portion of Jackson Street, thereby improving the intersection located at 3rd Street and Jackson Street; and

WHEREAS, the public necessity requires the acquisition by the City of Richmond of necessary land located at the northwest corner of Jackson Street and 3rd Street for the purpose; NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That certain land located at the northwest corner of Jackson Street and 3rd Street, as shown shaded upon the plan on file in the office of the Department of Public Works, entitled: "Proposed Acquisition of Property at the Northwest Corner of Jackson Street and 3rd St., at the I-95 Ramp, for Street Purposes. (Visitor's Center)", marked Drawing No. N-21681, dated May 18, 1987, a copy of which is

attached to the draft of this ordinance, is required for a public purpose, improvement of said intersection, 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 of the land required for such municipal purpose.

§ 2. No concluded action shall be taken toward the acquisition of the land by purchase until the price or prices at which said land 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 the land 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.

**ORDINANCE OR RESOLUTION SUMMARY**  
**CITY OF RICHMOND, VIRGINIA**

<b>Resolution Ordinance No.</b> .....87-157.....	<b>Subject</b>
<b>Requested by</b> ....City Manager.....	To declare a public necessity and authorize negotiations for land necessary for construction of the Visitors Center.
<b>Received City Manager's Office</b> .....-----.....	
<b>Summarized</b> .....	

**SUMMARY**

This Ordinance would declare a public necessity and authorize acquisition of a small triangular-shaped parcel of land at the northwest corner of Jackson and 3rd Streets. The acquisition is necessary to improve the intersection for westbound traffic on Jackson Street and southbound turning movements from 3rd Street and the I-95 Off Ramp.

This is a "no concluded action" paper only authorizing the City to negotiate for the property.

The Planning Commission granted approval (6-0) July 6, 1987.

**COUNCIL ACTION**

<b>On Docket</b>	.....7/13/87.....
<b>Amended</b>	.....
<b>Adopted</b>	.....
<b>Rejected</b>	.....

City of Richmond  
City Planning Commission



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

July 7, 1987

To the Honorable Council of the  
City of Richmond, Virginia

At its meeting of July 6, 1987, the City Planning Commission voted (6-0) to  
recommend APPROVAL of:

Ordinance No. 87-157

**To declare that a public necessity exists for the improvement  
of the intersection located at 3rd Street and Jackson Street,  
and to authorize negotiations for the acquisition of the  
necessary land for the purpose.**

The purpose of this paper is to declare public necessity and authorize acquisition of a small triangular-shaped parcel of land at the northwest corner of Jackson and 3rd Streets. The acquisition is necessary to improve the intersection for westbound traffic on Jackson Street and southbound turning movements from 3rd Street and the I-95 off-ramp. Currently, the Jackson Street right-of-way east of 3rd Street is 60' in width. West of 3rd Street it is only 33' in width.

The proposed improvement would provide a more suitable transition from the wider to the narrower right-of-way and roadway widths. The improvement is necessary to facilitate traffic flow and enhance traffic safety at the intersection, which lies adjacent to the site of the proposed Visitors' Center. Increased traffic volumes and turning movements which will result from the Visitors' Center will further increase the need for the intersection improvement.

The property involved consists of parts of two small vacant lots under single ownership and contains approximately 1500 square feet of area. The lots lie adjacent to other properties fronting on 3rd Street which are under the same ownership and are developed with dwellings. The acquisition would not appear to result in any damage to the developed properties. This is a "no concluded action" paper, only authorizing the City to negotiate for the property. Subsequent City Council action would be required to implement the acquisition.

The Commission noted that the proposed acquisition involves over half of one of the vacant lots, and would result in residue which would be of

July 7, 1987

little use and difficult to maintain as an independent parcel. Therefore, it was suggested that in negotiations with the owner, the feasibility of acquiring the entire lot be determined. The residue could then be landscaped and suitably maintained by the City to enhance the streetscape.

Very truly yours,



Jon P. Weersing  
Secretary

JPW:lk

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