



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2021-090 - To authorize the Chief Administrative Officer to accept \$472,500.00 from the Clerk of the Circuit Court of the City of Richmond consisting of funds deposited by the Commonwealth of Virginia for the Virginia Department of Transportation's acquisition of a portion of City-owned property located at 800 North 3rd Street with such funds to be credited to the Reserve Fund for Permanent Public Improvements and, in connection therewith, to execute an Agreement between the City and the Commonwealth of Virginia for the purpose of accepting compensation and settling all claims for such acquisition.

To: City Planning Commission
From: Land Use Administration
Date: April 19, 2021

PETITIONER

Paul A. McClellan, Community and Economic Development Administrator, Economic Development and Planning

LOCATION

Portion of 800 North 3rd Street

PURPOSE

To authorize the Acting Chief Administrative Officer to execute an Agreement After Certificate (AAC) to accept \$472,500 in funds from the Clerk of the Circuit Court of the City of Richmond, consisting of funds deposited with the Clerk by the Virginia Department of Transportation (VDOT) for its acquisition of a portion of the City-owned property located at 800 N 3rd Street (Tax Parcel # N0000031001); and to assign such accepted funds to the Reserve Fund for Public Improvements established pursuant to City Code Section 12-42(d).

SUMMARY & RECOMMENDATION

On April 8, 2020 VDOT submitted an unsolicited offer to acquire a 0.619 acre portion of 800 N 3rd Street for the purpose of constructing an emergency pull-off lane along the I-95/64 off-ramp at N 3rd Street. The City-owned parcel at 800 N 3rd Street totaled 1.193 acres and VDOT acquired 0.62 acres (26,967 sq. ft.) of that parcel and obtained a 2,250 sq. ft. permanent storm drain easement from the City all for an appraised value of \$472,500. Their proposed storm drainage improvements would connect to an existing 48 inch storm sewer line that runs across the site. VDOT would grant the City a storm drainage easement on the property they acquire to allow the City to do future maintenance of that line.

The City's entire 1.193 acre parcel (Tax Parcel #N0000031001) at 800 N 3rd Street had a 2020 assessed value of \$884,000 prior to VDOT's acquisition of the 0.619 acre portion of the property. VDOT has been planning for the proposed 3rd Street emergency pull-off and coordinating with the Department of Public Works for over a year and the Final Order to be recorded with the Richmond Circuit Court will include DPW requirements that 1.) VDOT provide and maintain the

landscaping on the parcel they acquire and 2.) the City reserves a permanent easement on the parcel acquired by VDOT to maintain, repair or place the existing 48" sanitary sewer line.

VDOT appraised property value at \$472,500 and made an offer in that amount. In order to expedite the acquisition, VDOT filed a Certificate of Take and acquired the 0.619 acre parcel and associated easement on July 23, 2020 and deposited \$472,500 with the Circuit Court of the City of Richmond on behalf of VDOT. The City now seeks authorization for the Acting Chief Administrative Officer to execute an Agreement After Certificate with VDOT in order to accept the \$472,500 from the Circuit Court of the City of Richmond to the City to assign those funds to the reserve fund for permanent public improvements.

City Administration recommends approval of this request.

FINDINGS OF FACT

SITE DESCRIPTION

0.619 acre portion of 800 N 3rd Street which is located within the Jackson Ward/Biotech and MCV District area, at the interchange of I-95/64 and North 3rd/4th Streets.

PROPOSED USE FOR THE PROPERTY

Emergency pull-off lane along the I-95/64 off ramp at N 3rd Street and easements

MASTER PLAN

The City's Richmond 300 Master Plan designates a future land use category for this property as Downtown Mixed-Use which is defined as the central business district of the Richmond region features high density development with office buildings, residential buildings, and a mix of complementary uses, including regional destinations in a highly-walkable urban environment. Primary Use: Retail/office/personal service, multi-family residential, cultural, institutional, government, and open space. Secondary Uses: Not applicable. (p. 66)

ZONING

This property is located in the RO-3 Residential-Office Zoning District.

SURROUNDING AREA

A mix of institutional, office, residential, and some commercial uses are present in the vicinity.

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