



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2019-084:** To declare that a public necessity exists and to authorize the acquisition of certain fee simple interests and easements for the public purpose of constructing multimodal transportation and drainage improvements along Hull Street Road between its intersection with Hey Road and its intersection with Warwick Road.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** April 1, 2019

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#### **PETITIONER**

Lamont Benjamin, PE, Capital Projects Administrator

#### **LOCATION**

Hull Street Road from Hey Road to Warwick Road.

#### **PURPOSE**

To declare that a public necessity exists and to authorize the Chief Administrative Officer or designee thereof to acquire certain fee simple interests, permanent, temporary and utility easements by voluntary conveyance or condemnation proceedings for the construction of multimodal improvements on Hull Street Road Phase I Project from Hey Rd to Warwick Rd, as illustrated on plans prepared by (JMT) Johnson, Mirmiran and Thompson Inc. and designated as DPW Dwg. No. O-28709, and the attached plat#C-28861 sheets 1thru 64.

#### **SUMMARY & RECOMMENDATION**

The City, in conjunction with VDOT and Chesterfield County completed a Hull Street Road – Route 360 Revitalization Study and Plan in early 2013 recommending improvements to the roadway corridor including provisions for pedestrian and bicyclist facilities, landscaping and lighting to enhance safety and mobility for all users. Improvements to the City's portion of the Revitalization Plan is anticipated to improve development and use along the corridor.

The project improvements will require additional right-of-way, temporary easements and permanent easements including utility easements from sixty four (64) parcels, as part of the project. These acquisitions are shown in the attached plan sheets prepared by (JMT) Johnson, Mirmiran and Thompson Inc. and designated as DPW Dwg. No. O-28709, sheets 7 to 16. The estimated cost of the ROW acquisition is approximately \$1,850,000 (costs include consultant fees for acquisition) based on assessed property values. Most of the property rights needed are temporary or permanent easements. The project construction is scheduled to start during fall 2021 with anticipated completion date of the fall of 2023.

The project is funded through Federal and State smart scale funds. The City previously received funds from VDOT in an amount of \$5,015,000 for the design the project. The City received smart scale funds in an amount of \$ 16,085,000 to be funded over a period of 5 years from FY19 to FY 23 to acquire Right of Way and construct the Project Improvements. Total funding for the project received is \$21,100,000

Department of Public Works Staff recommends approval of this ordinance.

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## **FINDINGS OF FACT**

### **Site Description**

The Hull Street Road Corridor from Hey Road to Warwick Road is the subject of this ordinance. Hull Street Road is a mixed use Residential and Commercial corridor located on the City's southwest corporate limits and is a gateway entrance project from Chesterfield and Amelia Counties and a major access to VDOT's limited access Chippenham Parkway.

### **Proposed Use of the Property**

The proposed improvements will provide a consistent 4 lane typical section (11' wide lanes) with two lanes each direction and a 15' wide median with left turn lanes and adequate storage length at intersections, major traffic generators and median crossovers. The improvements will include curb and gutter and a drainage system to handle storm water runoff. A 5' wide green space and 5' wide sidewalk along the south side and an 8' wide green space and 10' wide shared-use-path along the north side. This will provide pedestrian and bicycle safety and route continuity along the entire corridor and connectivity with the City's bicycle and pedestrian Master Plan.

### **Master Plan**

The Hull Street Road Improvement project, located along the dividing line between the Midlothian and Broad Rock Planning Districts is included on the City of Richmond's Capital Improvement Plan.

### **Zoning and Ordinance Conditions**

The existing zoning along the easement is a combination of B-2 and B-3 with some R-O1 and R-43 zones near the Hey Road intersection.

### **Surrounding Area**

The surrounding area is comprised of a mixture of multi-family residential and commercial uses.

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