

INTRODUCED: November 13, 2017

AN ORDINANCE No. 2017-225

To close, to public use and travel, two portions of right-of-way known as East Main Street, consisting of 4,859± square feet and 18,935± square feet, respectively, located between its intersection with Gillies Creek and its intersection with Nicholson Street, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 11 2017 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That two portions of right-of-way known as East Main Street located between East Main Street's intersection with Gillies Creek and East Main Street's intersection with Nicholson Street are hereby closed to public use and travel as right-of-way of the City of Richmond, consisting of approximately 4,859 square feet, shown in black, and depicted as "Area 1" and consisting of approximately 18,935 square feet, shown in black, and depicted as "Area 2," respectively, on sheet 1 of a drawing prepared by Timmons Group for the Department of Public Works, designated as DPW Drawing No. N-28801, entitled "Proposed Closing to Public Use and

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: DEC 11 2017 REJECTED: _____ STRICKEN: _____

Travel of Portions of Water Street and E. Main Street Located between Nicholson St & Gillies Creek; Acquisition from and Conveyance to EDA of Certain Real Estate; and the Dedication or Retaining of Easements,” and dated October 16, 2017, sheets 1, 2, and 3 thereof hereinafter referred to as the “Drawing,” a copy of which is attached to and incorporated into this ordinance.

§ 2. That this ordinance, as to the closing of the right-of-way areas identified in section 1 of this ordinance, shall be conditioned upon the following:

(a) The provisions of sections 24-314 and 24-316 of the Code of the City of Richmond (2015), as amended, shall not apply to the closing of the right-of-way areas identified in section 1 of this ordinance.

(b) The Economic Development Authority of the City of Richmond, hereinafter referred to as the “Authority,” shall convey to the City an easement under, over, and across the property known as 3101 East Main Street and identified as Tax Parcel No. E000-0817/002 in the 2017 records of the City Assessor, depicted as “[C] Permanent 5’ Utility Easement and Maintenance Easement for Roadway and BRT Station” on sheet 2 of the Drawing.

(c) The Authority, in a writing approved as to form by the City Attorney and filed with the City Clerk, shall (i) acknowledge that the Authority is aware that certain facilities owned by Dominion Energy, Inc. and Windstream Holdings, Inc. run under the right-of-way areas to be closed and (ii) covenant that the Authority shall work in good faith with those corporations to permit those corporations to continue to use the right-of-way areas to be closed after those right-of-way areas are closed.

§ 3. That the City shall retain all of the following easements in the closed right-of-way areas:

(a) A temporary access and construction easement across the closed right-of-way areas for the purpose of the completion of improvements to East Main Street.

(b) The easements depicted on sheet 2 of the Drawing as follows:

(1) The “[D] Permanent 5’ Utility Easement and Maintenance Easement for Roadway & BRT Station.”

(2) The “[E] Variable Width Permanent Utility Easement to Be Retained by the City.”

(3) The “[B] Permanent 5’ Utility Easement and Maintenance Easement for Roadway & BRT Station to Be Retained by the City.”

§ 4. That the Chief Administrative Officer is hereby authorized to execute such quitclaim deeds and other documents as may be necessary to consummate the transactions contemplated by this ordinance, provided that each such deed or document must first be approved as to form by the City Attorney.

§ 5. That, at such time as this ordinance becomes effective, the City shall have no further right, title or interest in the closed right-of-way area other than that expressly retained under the provisions of this ordinance or granted to satisfy the terms and conditions set out in this ordinance.

§ 6. This ordinance shall be in force and effect only upon the satisfaction of the terms and conditions set out in section 2 of this ordinance.



CITY OF RICHMOND

INTRACITY CORRESPONDENCE

RECEIVED

NOV 07 2017

O&R REQUEST

OFFICE OF CITY ATTORNEY
EDITION: 1

DATE: October 18, 2017

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (By Request) *LS 11/7/17*

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer *SCG*

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development & Planning *PLD*

THROUGH: Robert Steidel, Deputy Chief Administrative Officer for Operations *RS*

THROUGH: Bobby Vincent, Jr., Director, Department of Public Works *BV*

THROUGH: M.S. Khara, P.E., City Engineer, Department of Public Works *MSK*

THROUGH: Brian Cople, Right of Way Manager, Department of Public Works *BC*

FROM: Marvin Anderson, Department of Public Works *MVA*

RE: CLOSING OF PORTIONS OF PUBLIC RIGHTS-OF-WAY KNOWN AS WATER STREET AND E MAIN STREET; ACQUISITION OF CERTAIN REAL ESTATE FROM AND CONVEYANCE OF CERTAIN REAL ESTATE TO THE RICHMOND ECONOMIC DEVELOPMENT AUTHORITY

ORD. OR RES. No. _____

PURPOSE: To introduce and adopt any and all necessary ordinances to accomplish the following:

- (1) **To close to public use and travel a portion of the right-of-way known as Water Street, as described below, upon the satisfaction of the conditions listed below.**
 - **Portion of Water Street to be Closed:** That certain portion of Water Street extending across a Richmond Economic Development Authority (the "EDA")-owned parcel of real estate listed in the records of the City Assessor as Parcel No. E0000817002 (the "Stone Bistro Parcel") from Gillies Creek to the intersection

of E. Main Street and Nicholson Street, all as shown hatched and cross-hatched on Sheet 1 of 3 of that certain plan prepared by Timmons Group, designated as DPW Drawing No. N-28801, dated October 16, 2017, and entitled "Proposed Closing to Public Use and Travel of Portions of Water Street and E. Main Street Located Between Nicholson Street and Gillies Creek; Acquisition from and Conveyance to EDA of Certain Real Estate; and the Dedication or Retaining of Easements" (the "Plat"), a copy of which is attached hereto.

- Conditions: Prior to the closure taking effect, the EDA must convey to the City the following interests in the "Stone Bistro Parcel."
 - A 0.295 acre portion of the Stone Bistro Parcel in fee simple, shown as "Area 3" on the Plat, Sheet 1 of 3, for the purpose of providing vehicular access to the City-owned parcel of real estate listed in the records of the Assessor as Parcel No. E0000817001 (the "Intermediate Wharf Parcel") as generally shown on the City's Master Plan as amended by Richmond Riverfront Plan Amendment 1: Downriver Update 2017, incorporated by Ord. No. 2017-148 (as amended, the "Riverfront Plan"). If approved by the City's Chief Administrative Officer (the "CAO"), in her sole discretion, the EDA may reserve from the conveyance a temporary construction easement across Area 3 for the purpose of utilizing Area 3 to access the remainder of the Stone Bistro Parcel for construction of the Stone Bistro and Gardens pursuant to such terms and limited to such duration, if any, deemed acceptable by the CAO.
 - An easement under, over and across a 1,284 sq. ft. portion of the Stone Bistro Parcel, shown as "[F] 10' Easement for Bridge, Bulkheads, and Maintenance" on the Plat, Sheet 2 of 3, for the purpose of accessing such property to maintain the vehicular bridge crossing Gilles Creek and as otherwise needed to construct and maintain improvements to and across Gilles Creek.
- Effect of Closure. Upon closure, the City shall have no further right, title, or interest in the closed right-of-way other than the following:
 - Fee simple title to the portion of the Stone Bistro Parcel conveyed to the City as a condition of the closing (i.e., Area 3), including title to the portion of such property over which the to-be-closed right-of-way currently resides.
 - Any other property rights conveyed to the City as a condition of the closing.

- All those certain easements expressly reserved by the City upon the City's conveyance of the Stone Bistro Parcel to the EDA by Special Warranty Deed recorded as Instrument #150006807 with the exception of the following easements, which shall be deemed vacated by the City upon closure.
 - The "40 R/W and Utility Easement" retained by the City on page 3 of the Special Warranty Deed, as shown on the Plat, Sheet 1 of 3.
 - The "Variable Width Easement for Public Use and Travel" reserved by the City on page 3 of the Special Warranty Deed, as shown on the Plat, Sheet 1 of 3.
- (2) **To close to public use and travel two portions of the right-of-way known as E. Main Street, as described below, upon the satisfaction of the conditions listed below.**
 - Portions of E. Main Street to be Closed.
 - That certain approximately 0.112 acre portion of E. Main Street, shown as "Area 1" on the Plat, Sheet 1 of 3.
 - That certain approximately 0.435 portion of E. Main Street, shown as "Area 2" on the Plat, Sheet 1 of 3.
 - Conditions: Prior to the closure taking effect, the EDA must:
 - Convey to the City an easement under, over, and across a 422 sq. ft. portion of the Stone Bistro Parcel, shown as "[C] Permanent 5' Utility Easement and Maintenance Easement for Roadway and BRT Station" on the Plat, Sheet 2 of 3.
 - Acknowledge, in writing, that the EDA is aware that certain facilities owned by Dominion Energy, Inc. and Windstream Holdings, Inc. run under Area 1 and Area 2, respectively, and agree, in writing, that the EDA will work in good faith with such companies to permit such companies to continue to use such property for such facilities following closure.
 - Effect of Closure: Upon closure, the City shall have no further right, title, or interest in the closed rights-of-way other than those listed below and the ordinance should authorize the CAO to execute such documents necessary to convey, via quitclaim deed, the City's rights, title, and interest in the closed right-of-way to the EDA, which owns the property abutting both portions of the to-be-closed

right-of-way. The City shall reserve the following interests in the quitclaim deed.

- A temporary access and construction easement across the closed right-of-way (Areas 1 and 2) to allow for the completion of any improvements to E. Main St. which may be incomplete as of the date of closure.
- Those easements shown on the Plat, Sheet 2 of 3, as:
 - “[D] Permanent 5’ Utility Easement and Maintenance Easement for Roadway & BRT Station”
 - “[E] Variable Width Permanent Utility Easement”
 - “[B] Permanent 5’ Utility Easement and Maintenance Easement for Roadway & BRT Station”

(3) To declare a public necessity exists and to authorize the CAO to acquire by gift from the EDA the following interests in the Stone Bistro Parcel.

- A 0.295 acre portion of the Stone Bistro Parcel in fee simple, shown as “Area 3” on the Plat, Sheet 1 of 3, for the purpose of providing vehicular access to the City-owned parcel of real estate listed in the records of the Assessor as Parcel No. E0000817001 (the “Intermediate Wharf Parcel”) as generally shown on the Riverfront Plan. If approved by the City’s Chief Administrative Officer (the “CAO”), in her sole discretion, the EDA may reserve from the conveyance a temporary construction easement across Area 3 for the purpose of utilizing Area 3 to access the remainder of the Stone Bistro Parcel for construction of the Stone Bistro and Gardens pursuant to such terms and limited to such duration, if any, deemed acceptable by the CAO.
- An easement under, over and across a 1,284 sq. ft. portion of the Stone Bistro Parcel, shown on the Plat, Sheet 2 of 3, as “[F] 10’ Easement for Bridge, Bulkheads, and Maintenance,” for the purpose of accessing such property to maintain the vehicular bridge crossing Gilles Creek and as otherwise needed to construct and maintain improvements to and across Gilles Creek.
- An easement under, over, and across a 422 sq. ft. portion of the Stone Bistro Parcel, shown as “[C] Permanent 5’ Utility Easement and Maintenance Easement for Roadway and BRT Station” on the Plat, Sheet 2 of 3.

(4) To declare surplus and authorize the CAO to convey to the EDA the following:

- An approximately 0.138 acre portion of the Intermediate Wharf Parcel in fee simple, shown as Area 4 on the Plat, Sheet 1 of 3, for the purpose of rectifying current building encroachments and allowing use of such property for the

Stone Bistro and Gardens, as generally shown on the Riverfront Plan. The conveyance shall be subject to the City retaining (i) an easement across a 2,354 sq. ft. portion of such property, shown on the Plat, Sheet 2 of 3, as “[A] 5’ Easement for Maintenance of Utilities to be Retained by the City” for the purpose of maintaining utilities in the surrounding area, (ii) 471 sq. ft. portion of such property, shown on the Plat, Sheet 2 of 3, as “[G] Permanent 30’ Utility Easement” for a portion of the Fulton Bottom Intercepting Sewer, (iii) 714 sq. ft. portion of such property, shown on the Plat, Sheet 2 of 3, as “[H] Permanent 50’ Utility Easement” for existing sewer line, and (iv) 199 sq. ft. portion of such property, shown on the Plat, Sheet 2 of 3, as “[I] Permanent 16’ Utility Easement” for an existing sewer line.

REASON: Adoption of the ordinances is necessary to close the rights-of-way and swap certain property interests, which will facilitate vehicular access to the City’s Intermediate Wharf Parcel and the completion of Stone Bistro and Gardens, both as generally shown on the Riverfront Plan.

RECOMMENDATION: The City Administration recommends adoption.

BACKGROUND:

In the past few years, the City has embarked on a variety of ventures to transform the Downriver area along the James River.

- Lehigh Silos Removed and Virginia Capital Trail Opened. On the City-owned “Lehigh Parcel,” the City facilitated Lehigh Cement’s departure from its leased use of the site and the demolition of the industrial silos on the site. Shortly thereafter, the City opened the Downriver portion of the Virginia Capital Trail, a shared use path connecting downtown Richmond to Jamestown, a portion of which path bisects the Lehigh Parcel, crosses Gillies Creek, and continues across the City-owned Intermediate Wharf Parcel.
- East Riverfront Transportation Improvements Project. The City is nearing completion of the project, which was approved by the Planning Commission in 2016 and includes realignment of Dock and E. Main St. through the construction of new roundabout at the intersection of Dock and reconstruction of E. Main St. as a complete street, including bicycle lanes, some on-street parking, and use of the BRT Pulse, including a station on E. Main St and a pull-over lane. Completion of this project, allows for the City to close Water Street as planned.
- Stone Brewing. In 2014 and 2015, City Council approved and the City entered into agreements between the City, the EDA, and KoochenVagner’s Brewing Co., dba/Stone Brewing Co. (“Stone”) to initiate a major economic development effort in the Downriver and Fulton areas (“Stone Agreements”). The Stone Agreements contemplated certain City obligations related to the

transformative projects described herein including the demolition of the Lehigh silos, completion of the Virginia Capital Trail, improvements to E. Main Street, closure of Water Street, and transfer of property interests to the EDA for the facilities. Phase 1 of the project included a major brewing and distribution center, which is up and running. Phase 2 of the project includes redevelopment of the Intermediate Terminal Building, under which Water Street currently runs, and improvements to the surrounding property for the Stone Bistro and Gardens. The ordinances requested herein will allow for Completion of the Stone Bistro and Gardens and, therefore, further contribute to the transformation of the Downriver.

- Riverfront Plan. The Richmond Riverfront Plan Amendment 1: Downriver Update 2017, including a consensus approach derived after engaging the public with a variety of options, was submitted to and approved to be incorporated into the Master Plan by the Planning Commission and City Council. As amended, the Riverfront Plan sets out a vision for the development of the Lehigh Parcel and Intermediate Wharf Parcel as usable public space. The consensus approach on pages 197 and 199 shows a general layout of E. Main St., the Intermediate Wharf Parcel and access thereto, and the Stone Bistro and Gardens.

The contemplated ordinances herein follow the completion of and progress made regarding the various transformative Downriver projects and initiatives and will facilitate further progress towards the Downriver transformation as follows:

- Closure of Water Street. As the City nears completion of the East Riverfront Transportation Improvements Project, it is in a position to close Water Street. Closure of Water Street is necessary for the completion of the Stone Bistro and Gardens and was an obligation set forth in the Stone Agreements.
- Closure of portion of E. Main Street. Completion of the East Riverfront Transportation Improvements Project will result in two small remainder portions of r/w, which will not be utilized by the City. As such areas are surplus and the EDA owns the parcels abutting such areas, closure will allow the City to forgo any maintenance obligations related thereto and for such areas to be added to the EDA-owned parcels.
- EDA Conveyance of Portion of Stone Bistro Parcel to City and the City's Conveyance of a Portion of the Intermediate Wharf Parcel to the EDA.
 - Background. In 2015, the City declared surplus and conveyed to the EDA a portion of a larger City-owned parcel of real estate (while retaining certain easements including an easement for Water Street to continue as r/w). The portion conveyed to the

EDA is referred to herein as the Stone Bistro Parcel and the remainder (i.e., the portion not conveyed to the EDA) is referred to herein as the Intermediate Wharf Parcel. Subsequent to the City's transfer to the EDA, the City completed the Virginia Capital Trail, CSX and Norfolk Southern formally and completely abandoned any rights in the railway lines across such area (as approved by the Surface Transportation Board), and the City adopted the amendment to the Riverfront Plan.

○ Requested Transfers.

▪ EDA to City. The City requested and the EDA agreed to convey a portion of the Stone Bistro Parcel (Area 3 on the Plat) back to the City, which will facilitate the City's improvements of such property to utilize as access to the Intermediate Wharf Parcel as generally shown on pages 197 and 199 of the Riverfront Plan, as amended.

▪ City to EDA. At the time of conveyance, the location of the boundary line between the Stone Bistro Parcel and the Intermediate Wharf Parcel was drawn in consideration of potential railway rights in the area and the to-be-completed construction of the Virginia Capital Trail. Subsequent to the conveyance, any and all railway rights were fully abandoned and the trail was completed. As a result, there is a strip of property between the completed Virginia Capital Trail and the boundary line, which strip is shown on the Riverfront Plan (on pages 197 and 199) as a portion of the Stone Bistro and Gardens but is currently owned by the City (now unencumbered by any railway rights precluding the City from conveying such property). The property provides little benefit to and requires maintenance by the City and would be better utilized and maintained as a portion of the Stone Bistro and Gardens as contemplated by the Riverfront Plan. In addition, a portion of the Intermediate Terminal Building encroaches upon the property. As such, the property should be declared surplus and conveyed to the EDA to be added to the Stone Bistro Parcel. Any conveyance will retain utility easements as set forth herein.

FISCAL IMPACT / COST: N/A

FISCAL IMPLICATIONS: Decrease in r/w and other property the City currently maintains and an increase in the square footage of taxable parcels.

BUDGET AMENDMENT NECESSARY: N/A

REVENUE TO CITY: No direct revenue to the City, however, there will be an increase in the square footage of taxable parcels.

DESIRED EFFECTIVE DATE: Upon adoption except as otherwise noted.

REQUESTED INTRODUCTION DATE: November 13, 2017

CITY COUNCIL PUBLIC HEARING DATE: December 11, 2017

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: N/A

AFFECTED AGENCIES: Department of Public Works, Department of Public Utilities, Department of Economic and Community Development, Department of Planning & Development Review, Law Department, Assessor's Office, Budget and Strategic Planning, Fire Department, Police Department, Mayor's Office, CAO's Office, Finance

RELATIONSHIP TO EXISTING ORD. OR RES.: Ord. No. 2014-254-2015-46; Ord. No. 2014-218-200; Ord. No. 2017-148

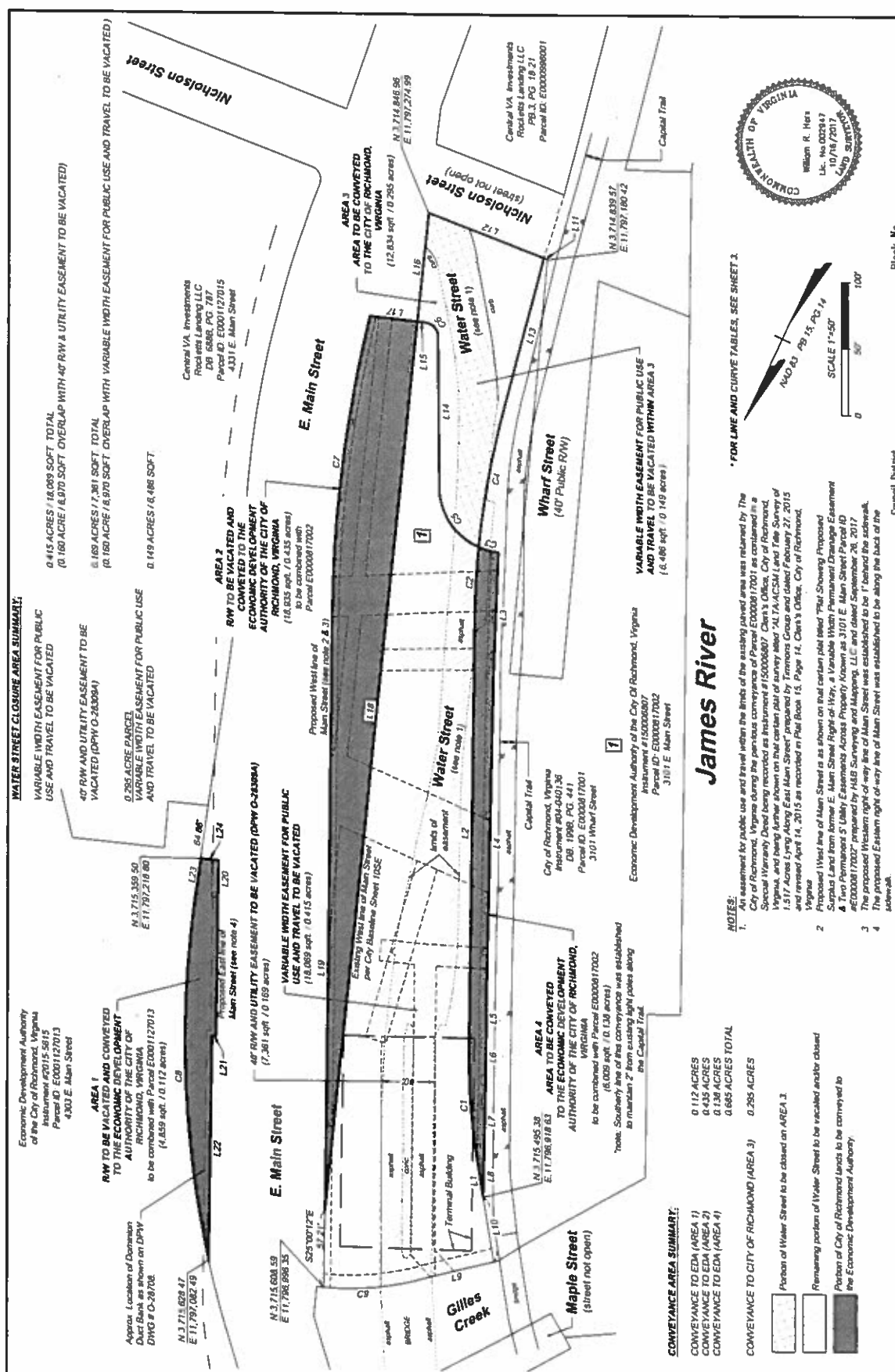
REQUIRED CHANGES TO WORK PROGRAM(S): N/A

ATTACHMENTS:

DPW Drawing No. N-28801, dated October 16, 2017, and entitled "Proposed Closing to Public Use and Travel of Portions of Water Street and E. Main Street Located Between Nicholson Street and Gillies Creek; Acquisition from and Conveyance to EDA of Certain Real Estate; and the Dedication or Retaining of Easements"

Richmond Riverfront Plan, Amendment 1: Downriver update 2017, Pages 197 and 199

STAFF: Marvin Anderson, DPW
Matthew A. Welch, Planning/ECD



WATER STREET CLOSURE AREA SUMMARY:

VARIABLE WIDTH EASEMENT FOR PUBLIC USE AND TRAVEL TO BE VACATED
 (0.180 ACRE / 6,970 SQFT OVERLAP WITH 40' RW & UTILITY EASEMENT TO BE VACATED)

0.415 ACRES / 18,089 SQFT TOTAL
 (0.180 ACRE / 6,970 SQFT OVERLAP WITH 40' RW & UTILITY EASEMENT TO BE VACATED)

0.169 ACRES / 7,361 SQFT TOTAL
 (0.160 ACRE / 6,970 SQFT OVERLAP WITH VARIABLE WIDTH EASEMENT FOR PUBLIC USE AND TRAVEL TO BE VACATED)

0.149 ACRES / 6,488 SQFT

AREA 1
 RW TO BE VACATED AND CONVEYED TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF RICHMOND, VIRGINIA
 to be combined with Parcel E0001127013 (4.659 sqft / 0.112 acres)

Approx. Location of Dominion Duet Bank as shown on DPW DWG # C-2870C

N 3,715,628.47
 E 11,797,082.49

40' RW AND UTILITY EASEMENT TO BE VACATED (DPW C-28398A)
 VACATED (DPW C-28398A)

0.295 ACRE PARCEL
 VARIABLE WIDTH EASEMENT FOR PUBLIC USE AND TRAVEL TO BE VACATED

N 3,715,359.50
 E 11,797,218.60

AREA 2
 RW TO BE VACATED AND CONVEYED TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF RICHMOND, VIRGINIA
 (16,605 sqft / 0.435 acres)

Parcel E0000817002
 Proposed West line of Main Street (see note 2 & 3)

0.415 ACRES / 18,089 SQFT
 USE AND TRAVEL TO BE VACATED

L19

AREA 3
 AREA TO BE CONVEYED TO THE CITY OF RICHMOND, VIRGINIA
 (12,634 sqft / 0.290 acres)

N 3,716,846.96
 E 11,797,274.99

Capital VA, Investments
 Rocklands Land LLC
 DB 6888, PG 787
 Parcel ID: E0001127015
 4331 E. Main Street

AREA 4
 AREA TO BE CONVEYED TO THE ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF RICHMOND, VIRGINIA
 to be combined with Parcel E0000817002 (6,009 sqft / 0.136 acres)
 'note. Southern line of this conveyance was established to maintain 2' from existing light poles along the Capital Trail.

N 3,715,495.38
 E 11,796,918.63

City of Richmond, Virginia
 Instrument #04-040136
 DB 1988, PG. 441
 Parcel ID: E0000817001
 3101 Wharf Street

Economic Development Authority of the City of Richmond, Virginia
 Instrument #15000807
 Parcel ID: E0000817002
 3101 E. Main Street

CONVEYANCE AREA SUMMARY:

CONVEYANCE TO EDA (AREA 1)
 0.112 ACRES

CONVEYANCE TO EDA (AREA 2)
 0.435 ACRES

CONVEYANCE TO EDA (AREA 4)
 0.136 ACRES

0.665 ACRES TOTAL

CONVEYANCE TO CITY OF RICHMOND (AREA 3)
 0.295 ACRES

Portion of Water Street to be closed on AREA 3.

Remaining portion of Water Street to be vacated another closed

Portion of City of Richmond lands to be conveyed to the Economic Development Authority.

NOTES:

- An easement for public use and travel within the limits of the existing paved area was retained by The City of Richmond, Virginia during the previous conveyance of Parcel E0000817001 as contained in a Special Warranty Deed being recorded as Instrument #15000807. Clerk's Office, City of Richmond, Virginia, and being further shown on this certain plat of survey filed with the Clerk's Office, City of Richmond, Virginia, on September 28, 2017. The proposed Western right-of-way line of Main Street was established to be 1' behind the sidewalk, and recorded April 14, 2015 as recorded in Plat Book 15, Page 14, Clerk's Office, City of Richmond, Virginia.
- Proposed West line of Main Street is as shown on this certain plat filed "Plat Showing Proposed Surplus Land from former E. Main Street Right-of-Way, a Variable Width Permanent Drainage Easement & Two Permanent 5' Utility Easements Across Property Known as 3101 E. Main Street Parcel ID #E0000817002", prepared by H&B Surveying and Mapping, LLC and dated September 28, 2017.
- The proposed Western right-of-way line of Main Street was established to be 1' behind the sidewalk.
- The proposed Eastern right-of-way line of Main Street was established to be along the back of the sidewalk.

FOR LINE AND CURVE TABLES, SEE SHEET 1.

SCALE 1"=50'

N 102° 43' 14" P 15, PG 14

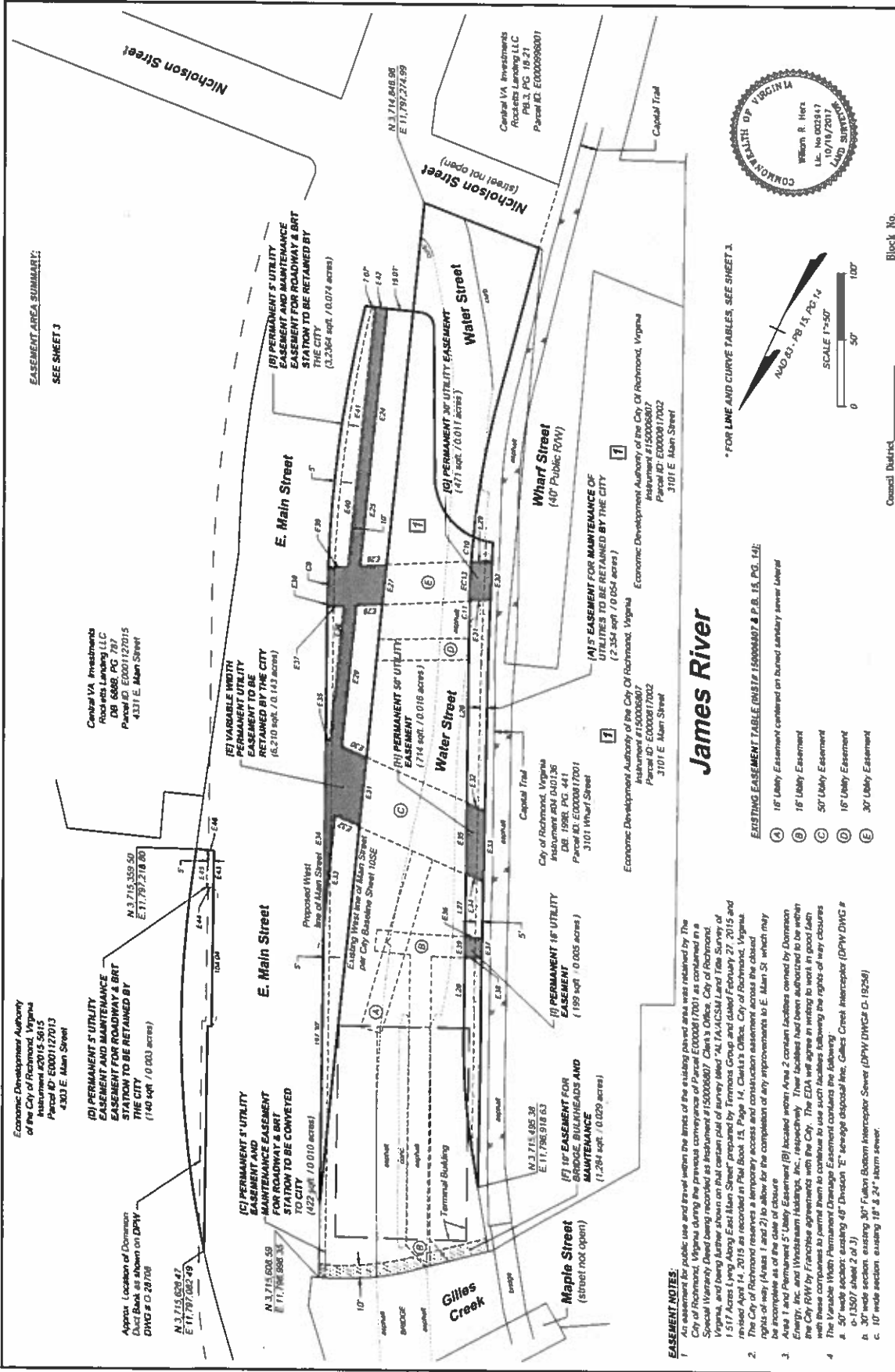
James River

DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA

DESIGNED BY: M. A. HECK
 CHECKED BY: M. A. HECK

DATE: 10/16/2017
 DRAWING # N-28801

| | | | |
|--|--|---|--|
| <p>NOTES</p> <ol style="list-style-type: none"> Lot dimensions in parentheses are from deeds. Property owners correct as of Ordinance No. _____ Adopted _____ Accepted _____ | | <p>REFERENCES:</p> | |
| <p>DESIGN TECHNICIAN: Engineering Project Manager</p> <p>DESIGNED BY:</p> <p>CONSULTANT PROJECT NUMBER:</p> | | <p>REVISIONS</p> | |
| <p>TIMMONS GROUP <small>INCORPORATED IN VA</small> 100 S. 17TH STREET, SUITE 201, RICHMOND, VA 23261 TEL: 804.781.8711 FAX: 804.781.8710</p> | | <p>RICHMOND <small>Virginia</small></p> | |
| <p>DEPARTMENT OF PUBLIC WORKS RICHMOND, VIRGINIA</p> | | <p>CITY OF RICHMOND, VIRGINIA</p> | |
| <p>DATE: 10/16/2017</p> <p>SCALE: 1" = 50'</p> | | <p>PROJECT:</p> | |
| <p>DRAWING #: N-28801</p> | | <p>DATE: 10/16/2017</p> | |
| <p>REVISIONS</p> | | <p>DATE: 10/16/2017</p> | |
| <p>DESIGNED BY: M. A. HECK</p> | | <p>DATE: 10/16/2017</p> | |
| <p>CONSULTANT PROJECT NUMBER:</p> | | <p>DRAWING #: N-28801</p> | |
| <p>REVISIONS</p> | | <p>DATE: 10/16/2017</p> | |
| <p>DESIGNED BY: M. A. HECK</p> | | <p>DRAWING #: N-28801</p> | |
| <p>CONSULTANT PROJECT NUMBER:</p> | | <p>DATE: 10/16/2017</p> | |
| <p>REVISIONS</p> | | <p>DRAWING #: N-28801</p> | |
| <p>DESIGNED BY: M. A. HECK</p> | | <p>DATE: 10/16/2017</p> | |
| <p>CONSULTANT PROJECT NUMBER:</p> | | <p>DRAWING #: N-28801</p> | |



| | | | | | | | | | | | |
|---|--------------------------|-------------------------|--|-----------------------------------|-------------------------------------|-------------------------------|--------------------------------|------------------------|-------------------------|--|---|
| <p>NOTES</p> <ol style="list-style-type: none"> Lot dimensions in parentheses are from deeds. Property owners correct as of Ordinance No. Adopted..... Accepted..... | <p>REVISIONS:</p> | <p>REVISIONS</p> | <p>Consultant Project Number:</p> | <p>Drawn By: V.B. HECK</p> | <p>Checked By: V.B. HECK</p> | <p>Scale: 1" = 50'</p> | <p>Date: 10/16/2017</p> | <p>Product:</p> | <p>Block No:</p> | <p>City of Richmond, Virginia</p> | <p>Drawing & File No.:</p> <p>DPW Drawing # N-28801</p> <p>Sheet 2 of 3</p> |
| | | | | | | | | | | | <p>Project:</p> <p>PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF PORTIONS OF WATER STREET AND E. MAIN STREET LOCATED BETWEEN NICHOLSON ST & GILLES CREEK; ACQUISITION FROM AND CONVEYANCE TO EDA OF CERTAIN REAL ESTATE, AND THE DEDICATION OR RETAINING OF EASEMENTS</p> |

TIMMONS GROUP

1905 COMMONWEALTH PIKE
2ND FLOOR, FARMERS, BANK & TRUST BLDG., RICHMOND, VA 23218
16-76-156-001 (S) 761-743-6100 www.timmons.com

RICHMOND VIRGINIA

DEPARTMENT OF PUBLIC WORKS
RICHMOND, VIRGINIA

James River

Economic Development Authority of the City of Richmond, Virginia
Instrument #150006807
Parcel ID: E0000817002
3101 E. Main Street

Parcel ID: E0000817001
3101 Wharf Street

Parcel ID: E0000817002
3101 E. Main Street

Parcel ID: E0000817003
3101 E. Main Street

Parcel ID: E0000817004
3101 E. Main Street

Parcel ID: E0000817005
3101 E. Main Street

Parcel ID: E0000817006
3101 E. Main Street

Parcel ID: E0000817007
3101 E. Main Street

Parcel ID: E0000817008
3101 E. Main Street

Parcel ID: E0000817009
3101 E. Main Street

Parcel ID: E0000817010
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| CURVE TABLE | | | | | | |
|-------------|---------|---------|---------|-----------|---------------|---------|
| CURVE | RADIUS | LENGTH | TANGENT | DELTA | CHORD BEARING | CHORD |
| C1 | 500.00' | 66.34' | 43.28' | 9°53'37" | S29°55'14"E | 86.23' |
| C2 | 640.00' | 54.26' | 27.15' | 4°51'28" | S22°32'42"E | 54.25' |
| C3 | 50.00' | 15.16' | 7.64' | 17°22'07" | S60°16'05"W | 15.10' |
| C4 | 640.00' | 104.45' | 52.86' | 9°26'35" | N15°23'35"W | 105.37' |
| C5 | 50.00' | 56.75' | 31.67' | 65°01'34" | S66°13'03"E | 53.75' |
| C6 | 18.00' | 14.61' | 6.96' | 63°42'33" | S67°52'33"E | 13.34' |
| C7 | 968.50' | 224.74' | 112.86' | 0°17'44" | S19°21'30"E | 224.24' |
| C8 | 780.02' | 274.48' | 140.74' | 20°27'07" | S27°42'56"E | 277.01' |
| C9 | 210.05' | 79.57' | 40.27' | 21°42'15" | N56°29'49"E | 79.10' |
| C10 | 640.00' | 18.42' | 9.21' | 1°38'57" | S20°56'27"E | 18.42' |
| C11 | 640.00' | 5.71' | 2.85' | 0°30'33" | S24°43'08"E | 5.70' |
| EC13 | 640.00' | 30.13' | 15.07' | 2°41'52" | S27°06'51"E | 30.13' |

PROPOSED EASEMENT AREA SUMMARY:

- (A) 5' EASEMENT FOR MAINTENANCE OF UTILITIES
 - 2,354 SQFT
 - (151 SQFT OVERLAP WITH (G))
 - (271 SQFT OVERLAP WITH (H))
 - (880 SQFT OVERLAP WITH (I))
- (B) PERMANENT 5' UTILITY EASEMENT AND MAINTENANCE EASEMENT FOR ROADWAY & BRT STATION
 - 3,238 SQFT TOTAL
 - (741 SQFT OVERLAP WITH (E))
- (C) PERMANENT 5' UTILITY EASEMENT AND MAINTENANCE EASEMENT FOR ROADWAY & BRT STATION
 - 422 SQFT TOTAL
 - (50 SQFT OVERLAP WITH (F))
- (D) PERMANENT 5' UTILITY EASEMENT AND MAINTENANCE EASEMENT FOR ROADWAY & BRT STATION
 - 140 SQFT TOTAL
- (E) VARIABLE WIDTH PERMANENT UTILITY EASEMENT
 - 6,210 SQFT TOTAL
 - (741 SQFT OVERLAP WITH (B))
- (F) 10' EASEMENT FOR BRIDGE, BULKHEADS AND MAINTENANCE
 - 1,284 SQFT TOTAL
 - (50 SQFT OVERLAP WITH (C))
- (G) PERMANENT 30' UTILITY EASEMENT
 - 471 SQFT TOTAL
 - (151 SQFT OVERLAP WITH (A))
- (H) PERMANENT 50' UTILITY EASEMENT
 - 714 SQFT TOTAL
 - (271 SQFT OVERLAP WITH (A))
- (I) PERMANENT 16' UTILITY EASEMENT
 - 189 SQFT TOTAL
 - (80 SQFT OVERLAP WITH (A))

NOTES

1. Lot dimensions in parentheses are from deeds.
2. Property owners correct as of Ordinance No. _____
3. Adopted: _____
4. Accepted: _____
5. Approved: _____

REFERENCES:

REVISIONS

Revised By: _____
 Consultant Project Number: _____

Engineering Project Manager: _____
 Checked By: _____

Drawn By: W. A. HERR
 Checked By: W. A. HERR

TIMMONS GROUP
 1005 S. BRUCE ROAD, SUITE 201, CHARLOTTE, NC 28217
 TEL: 704.366.1111 FAX: 704.366.1110



DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA

SCALE: 1" = 50'

DATE: 10/16/2017
 REV: _____

PROJECT: _____

BLDG & FILE NO: N-28801
 D/PW Drawing # N-28801
 Sheet # of 3

| LINE TABLE | | | LINE TABLE | | | LINE TABLE | | |
|------------|-------------|---------|------------|-------------|---------|------------|-------------|---------|
| LINE | BEARING | LENGTH | LINE | BEARING | LENGTH | LINE | BEARING | LENGTH |
| E24 | N19°32'35"W | 137.60' | E32 | N68°13'54"E | 19.46' | E40 | S19°56'14"E | 56.03' |
| E25 | N19°56'14"W | 56.50' | E33 | N19°56'14"W | 82.13' | E41 | S19°32'35"E | 137.61' |
| E26 | S61°42'53"W | 19.45' | E34 | S25°00'22"E | 149.68' | E42 | S70°16'39"W | 10.00' |
| E27 | N19°43'21"W | 30.35' | E35 | S68°13'54"W | 3.40' | E43 | N24°54'16"W | 131.60' |
| E28 | N61°32'53"E | 19.34' | E36 | S19°56'21"E | 101.57' | E44 | N65°05'44"E | 5.00' |
| E29 | N19°56'14"W | 166.35' | E37 | N61°32'53"E | 12.11' | E45 | S24°54'16"E | 93.19' |
| E30 | S68°13'54"W | 19.67' | E38 | S25°00'22"E | 3.66' | E46 | S17°29'16"E | 38.73' |
| E31 | N19°43'21"W | 52.56' | E39 | S61°42'53"W | 14.44' | E47 | S34°52'03"E | 26.17' |

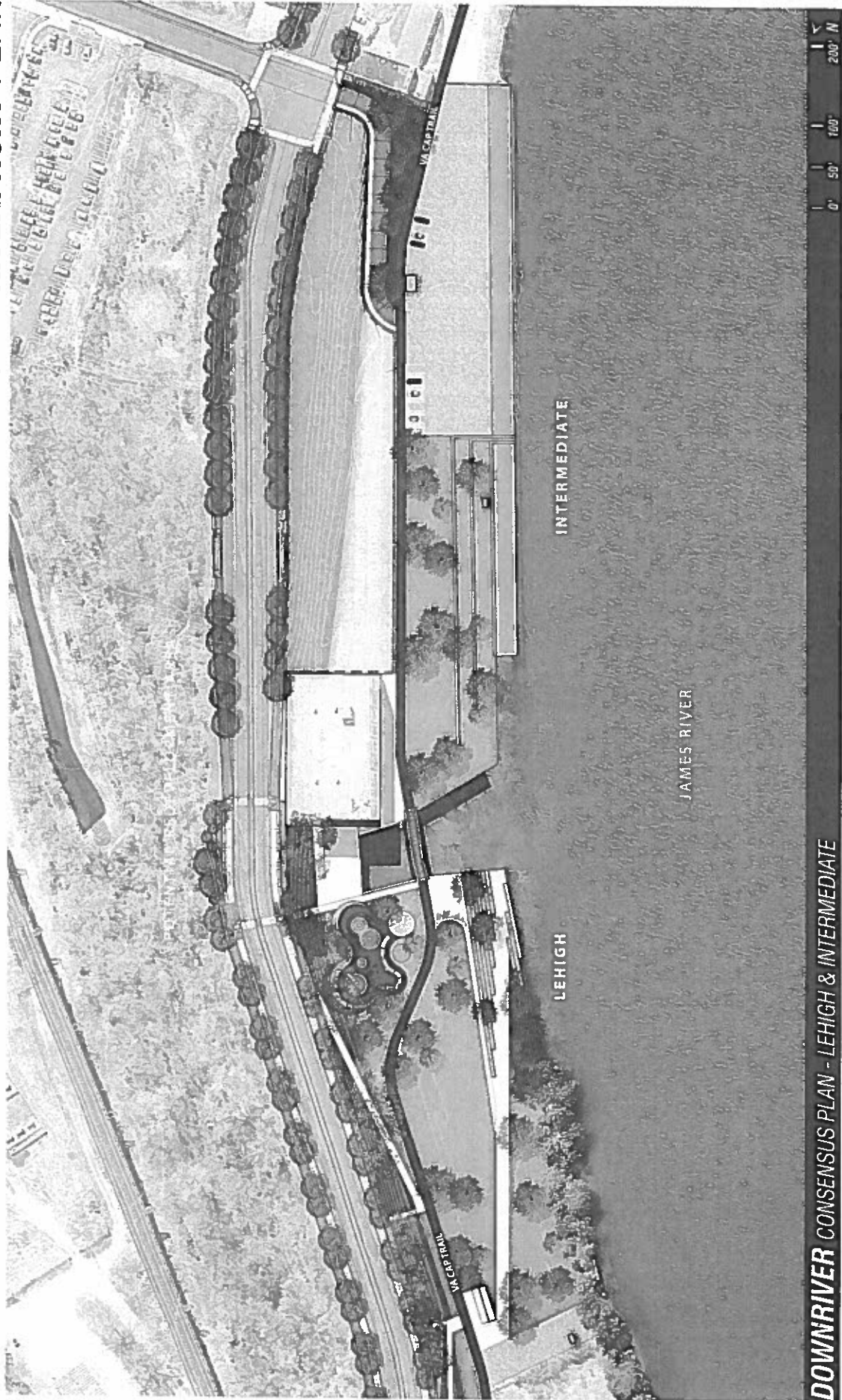
| LINE TABLE | | | LINE TABLE | | | LINE TABLE | | |
|------------|-------------|---------|------------|-------------|---------|------------|-------------|---------|
| LINE | BEARING | LENGTH | LINE | BEARING | LENGTH | LINE | BEARING | LENGTH |
| L2 | S24°56'26"E | 322.59' | L10 | S34°52'03"E | 48.70' | L18 | N19°43'21"W | 672.04' |
| L3 | N23°23'52"W | 93.16' | L11 | N65°31'44"E | 2.86' | L19 | S25°00'22"E | 449.78' |
| L4 | N24°28'18"W | 250.46' | L12 | S65°31'44"W | 91.96' | L20 | N24°54'16"W | 131.74' |
| L5 | N26°26'18"W | 13.24' | L13 | N10°40'20"W | 117.30' | L21 | N65°05'44"E | 3.00' |
| L6 | N24°53'40"W | 44.83' | L14 | S26°01'17"E | 113.00' | L22 | N24°54'16"W | 166.44' |
| L7 | N24°30'09"W | 51.00' | L15 | N70°16'39"E | 6.31' | L23 | S17°29'16"E | 24.90' |
| L8 | N24°53'40"W | 31.85' | L16 | S19°43'22"E | 82.00' | L24 | S70°10'21"W | 13.42' |
| L9 | N60°09'05"E | 49.72' | L17 | S70°16'39"W | 36.06' | E29 | S61°32'53"W | 15.52' |



Block No. _____
 Council District: _____

PROPOSED CLOSING TO PUBLIC USE AND TRAVEL OF PORTIONS OF WATER STREET AND E MAIN STREET LOCATED BETWEEN NICHOLSON ST & GILLIES CREEK, ACQUISITION FROM AND CONVEYANCE TO EDA OF CERTAIN REAL ESTATE, AND THE DEDICATION OR RETAINING OF EASEMENTS

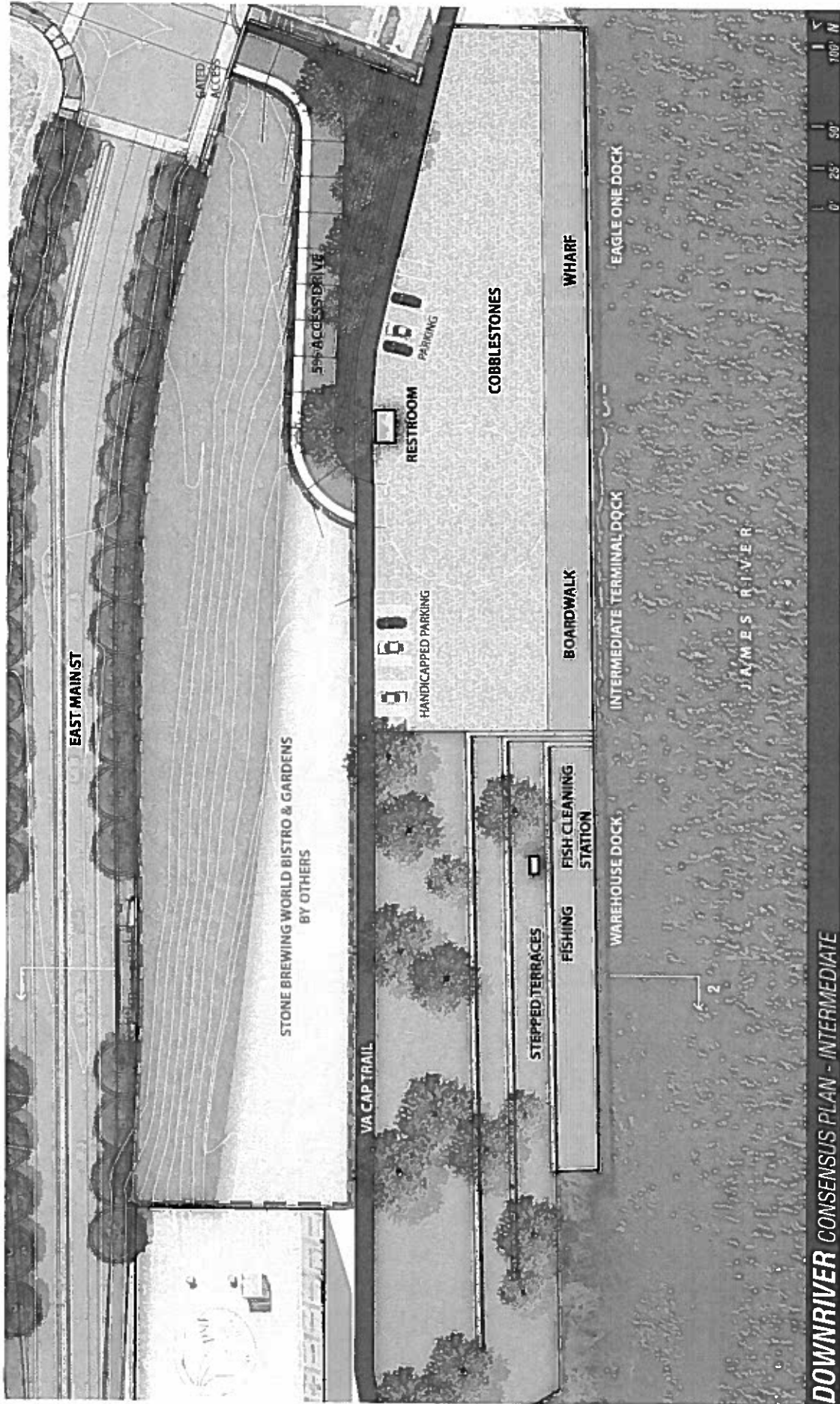
CITY OF RICHMOND, VIRGINIA



DOWNRIVER CONSENSUS PLAN - LEHIGH & INTERMEDIATE

SECTION 9: AMENDMENT 1

RICHMOND RIVERFRONT PLAN



DOWNRIVER CONSENSUS PLAN - INTERMEDIATE

SECTION 9: AMENDMENT 1