



## CITY OF RICHMOND

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

**Ord. No. 2021-092:** To declare that a public necessity exists and to authorize the acquisition of certain fee simple interests and easements for the public purpose of facilitating the construction of the East Richmond Road over Gillies Creek bridge replacement project.

**Ord. No. 2021-093:** To declare that a public necessity exists and to authorize the acquisition of certain fee simple interests and easements for the public purpose of facilitating the construction of the East Richmond Road over Stony Run Creek bridge replacement project.

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

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#### **PETITIONER**

Thomas A. Westbrook, PE; City Engineer

#### **LOCATION**

3900 & 4000 Block of East Richmond Road at the location of the Gillies Creek and Stony Run Creek crossings.

#### **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 easements and utility easements by voluntary conveyance or condemnation proceedings for the construction of the E. Richmond Road over Gillies Creek and Stony Run Creek Bridge replacement project. The right of way, permanent and temporary easements are illustrated on plans prepared by Timmons Group and designated as DPW Dwg. Nos. O-28948 and O-28949.

#### **SUMMARY & RECOMMENDATION**

The East Richmond Road Bridges over Gillies Creek and Stony Run Creek are located in the east end of the City near Evergreen Cemetery east of Jennie Scher Rd. East Richmond Road is the main access to the Henrico County Water Tank located south of Evergreen Cemetery. The existing bridge over Gillies Creek – built in 1932 – is structurally deficient; The existing bridge over Stony Run Creek - built in 1932 – is one condition rating from being structurally deficient. The existing typical section over the bridges is two 10'-0" lanes with no shoulder or sidewalks.

During the design process, various typical sections were evaluated. As such, the preferred typical section will widen the crossings to two 11'-0" travel lanes and two 3'-0" shoulders. A guardrail will be installed in accordance with current standards.

The project improvements will require additional right-of-way, temporary easements, permanent easements from four parcels, as part of the project. These acquisitions are shown in the attached

plan sheet prepared by Timmons Group and designated as DPW Drawing Number O-28949, Sheet(s) C-1A and C-5.

In 2018, the City received Revenue Sharing funds to replace the bridge. The City received \$900,000 in VDOT Revenue Sharing funds for the design and implementation of the Gillies Creek bridge replacement and \$926,000 in VDOT Revenue Sharing funds for the design and implementation of the Stony Run Creek bridge replacement. With the City match of \$900,000 and \$926,000 for each bridge, respectively, the total funding for the projects is \$1,800,000 and \$1,853,000 respectively.

Staff recommends approval of the ordinances.

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## **FINDINGS OF FACT**

### **Site Description**

The construction limits for the Gillies Creek bridge replacement project occupies a length of approximately 500' and is within both the City of Richmond and Henrico County. The construction limits for the Stony Run Creek bridge replacement project occupies a length of approximately 350', just to the east of Jennie Scher Road. Temporary construction easements and drainage easements are shown adjacent to the rights-of-way.

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

Improved bridges over Gillies Creek and Stony Run Creek, which will include two 11' travel lanes and two 3' shoulders.

### **Master Plan**

Richmond 300 recommends a land use category of Public Open Space Use for the majority of the area surrounding the proposed bridges. Primary uses include open space. Cultural, institutional and government are often secondary uses.

### **Zoning & Surrounding Area**

This property to the north of the bridges is zoned R-5 Single-Family Residential. The property to the south of the bridge is zoned M-1 Light Industrial. Properties to the east of the Gillies Creek bridge are located within Henrico County.

### **Staff Contact:**

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