



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2023-099 – To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Deed of Easement between the City of Richmond and the Commonwealth of Virginia for the purpose of granting to the Commonwealth of Virginia a permanent easement on, over, under, and across a City-owned property known as 800 North 5th Street to install, operate, and maintain certain impact attenuator equipment, and devices that will be located within the permanent easement on the City-owned property known as 800 North 5th Street; and

Ord. No. 2023-100 - To authorize the Chief Administrative Officer, for and on behalf of the City of Richmond, to execute a Deed of Easement between the City of Richmond and the Commonwealth of Virginia for the purpose of granting to the Commonwealth of Virginia a permanent easement on, over, under, and across a City-owned property known as 800 North 5th Street to install, operate, and maintain certain sign facilities, equipment, and devices that will be located within the permanent easement on the City-owned property known as 800 North 5th Street.

To: City Planning Commission
From: Real Estate Strategies/DED
Date: April 3, 2023

PETITIONER

Christopher Nizamis, Real Estate Manager – Real Estate Strategies/DED

LOCATION

800 N 5th Street

PURPOSE

To authorize the Chief Administrative Officer to grant to the Commonwealth of Virginia (c/o Virginia Department of Transportation) easements, to be ascertained in the manner prescribed by law, with a term of forty (40) years each for the purpose of installing a traffic attenuator and sign facilities on City property located at 800 North 5th Street (Parcel ID. N0000032001) as depicted on the attached plans “PROJECT 0004-127-051 SHEET NO. 3RW” and “PROJECT 0064-127-022 SHEET NO. 3RW.”

SUMMARY & RECOMMENDATION

The easements are required for new equipment and facilities associated with the replacement of the North 4th Street and North 5th Street bridge structures which span and carry city streets across I-95.

As part of the I-95 bridge superstructure replacement projects, easements will be required within the parking lot located at 800 North 5th Street. The North 5th Street bridge project includes replacement of the existing overhead sign structure. The new overhead sign structure will have a modified vertical support columns layout due to the existing buried utilities that are in the roadway, the modified bridge superstructure, and current safety requirements. The western support column will be located outside of the existing limited access right-of-way and within the parking lot property, requiring the City to grant a 220± square foot easement. The North 4th Street bridge

superstructure is being replaced and with its slightly modified width and current safety requirements, an impact attenuator is required on the approach end of the new superstructure heading north. Due to the impact attenuator size and foundation requirements, it will extend outside of the existing limited access right-of-way, into the parking lot property requiring the City to grant a 149± square foot easement.

Staff recommends approval of the easements as described within the Deeds of Easement and depicted on the plan sheets.

FINDINGS OF FACT

SITE DESCRIPTION

The subject property, in total, consists of a combined 6440 square feet, or 0.147 acres of land, located within the Biotech and MCV District. The two proposed ordinance will authorize the granting of a 220 square foot easement for signage facilities and a 149 square foot easement for an impact attenuator.

PROPOSED USE FOR THE PROPERTY

Signage facilities and an impact attenuator associated with the replacement of the North 4th Street and North 5th Street bridge structures.

MASTER PLAN

These easements are being requested to allow for the installation of facilities necessary for the replacement of the North 4th Street and North 5th Street bridge structures. This request aligns with *Goal 9: Streets, Bridges, & Connections* in the Richmond 300 Master Plan, which aspires to “Build and improve streets and bridges to expand connectivity for all users.”

ZONING

The surrounding area is located within the RP Research Park district.

SURROUNDING AREA

The area subject to this request is located adjacent to I-95, adjacent to the 4th and 5th Street crossings.

Staff Contact:

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