



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2016-292: To authorize the Chief Administrative Officer, on behalf of the City of Richmond, to accept the donation of (i) a fee simple interest in a portion of the property known as 390 South 11th Street from North Falls Acquisition, LLC and (ii) a fee simple interest in and a temporary construction easement on portions of the property known as 330 South 11th Street from North Falls Apartments II, LLC, all for the purpose of the construction of the Canal Walk Phase 2 project.

To: City Planning Commission
From: Land Use Administration
Date: December 5, 2016

PETITIONER
City of Richmond

LOCATION
330 South 11th Street

PURPOSE
To declare a public necessity exists and to authorize the Chief Administrative Officer or designee to accept the donation of a Fee Simple and a temporary construction easement from North Falls Acquisition, LLC and North Falls Apartments II, LLC for the construction of the Canal Walk Phase 2 Project shown on plans prepared by the Timmons Group for the Department of Public Works, designated Drawings No. B-28753, with the specific area designated as "Parcel B-2" of 0.042 acres, and B-28755, with the specific area designated as "Parcel C" of 0.046 acres.

SUMMARY & RECOMMENDATION

The City Master plans calls for the development of lands near the James River and its historic Haxall Canal; this to foster economic development via enhanced recreational use of these natural resources and the enhancement of the treasury of local merchants. This project would be a continuation of existing development by appendage, and a further progression in the City's effort of riverfront development and revitalization. This is Phase 2 of a previous phase. Subsequent phases beyond this westward expansion hold the acquisition of this land necessary for continuity; this land is necessary for the construction of Phase 2.

The scope is to landscape and hardscape the area about the canal, provide new lighting and drainage, and the installation of a staircase for additional access to the area via South 11th Street. The project is funded in the FY15-16 Capital Improvement Program in the amount of \$972, 064.

The project improvements will require two (2) donations of Fee Simple and a temporary construction easement. Each parcel is privately-owned. These acquisitions are shown in the attached plans prepared by the Timmons Group for the Department of Public Works, designated Drawings No. B-28753, with the specific area designated as “Parcel B-2” of 0.042 acres, and B-28755, with the specific area designated as “Parcel C” of 0.046 acres. The project construction is scheduled to start in the spring of 2017 and finish in the fall of 2017. It is the donation of 0.088 AC of land and a temporary construction easement with an assessed value of \$125,756.

Department of Public Works recommends approval of this Ordinance.

FINDINGS OF FACT

Site Description

The subject property is a portion of 330 South 11th street measuring 0.046 acre of land located on the west side of South 11th Street at the corner of Haxall Canal and South 11th Street. The property is improved with an existing building.

Proposed Use of the Property

The applicant proposes to develop Phase 2 of the Richmond Canal Walk.

Master Plan

The subject property is located along the Canal Walk and therefore the Downtown Master Plan states, “The Canal Walk should continue to be developed and maintained at its current high level of care. Adaptive reuse or unobtrusive infill development should be arranged to provide frontage on the canal without blocking existing views to the James River. One opportunity for this type of development is found between South 12th Street and Virginia Street. Existing buildings which cover the canal should, in the long term, be demolished and the canal should be reopened in order to create a continuous path through Downtown.” (Page 4.47)

In addition, the City is currently undertaking a long-range planning process to improve and make needed connections to the Canal Walk, which among other things, is focusing on attracting a mix of uses including stores, restaurants and nightclubs to its frontage, and opportunities exist for continued economic development along the canal.

Zoning

The site is zoned B-4 Central Business District.

Surrounding Area

The properties to the north, east, south and west are zoned B-4 Central Business District and are occupied with a mix of commercial uses.

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