



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-040: To amend Ord. No. 2019-084, adopted Apr. 8, 2019, which declared 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, to authorize the acquisition of additional fee simple and easement interests for the project.

To: City Planning Commission
From: Land Use Administration
Date: February 18, 2020

PETITIONER

Lamont Benjamin, PE, Capital Projects Administrator

LOCATION

Hull Street Road from Hey Road to Warwick Road.

PURPOSE

To amend and re-ordain Ordinance No. 2019-084 that was introduced on March 27, 2019 and adopted on April 8, 2019, which authorized the acquisition of certain fee simple and certain easements interests for the Hull Street Road Phase 1 project which was revised as per DPW Drawing No O-28709 sheets 7A, 7B, 30, 32, 46, 49, 50A, 50B, 52, 58 and 63 now dated December 18, 2019 and entitled "Plat Showing Proposed Acquisitions of Right of Way and / or Easements for Hull Street Road Improvements from just west of Hey Road to Warwick Rd" and to authorize the acquisition of additional fee simple and easements interests for the project

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

The reason for this requested amendment is that the interests to be acquired in some of the 64 included parcels have significantly changed and needed Council for further approval of additional fee simple interests. Parcels 26, 49, 66, 69 and 70 plats of which are attached to this amendment request in sheets 7A, 7B, 30, 46, 49, 50A and 50B have increased fee interests than what was originally approved by Council and adopted in April 8, 2019. Also Parcels 51, 66, 70, 72, 78 and 83 plats of which are attached to this

amendment request in sheets 32, 46, 50A, 50B, 52, 58 and 63 have increased permanent easements than what was originally approved by Council and adopted in April 8, 2019 . Those additional fee interests and permanent easements were due to the design progress development of the Project to final design stages and taking in consideration public and private utility needs as well as final roadway design profile.

Department of Public Works Staff recommends approval of this ordinance.

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 corridor 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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