



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-104: To declare a public necessity for and to authorize the acquisition of 0.088± acres of real property at or in the immediate vicinity of 390 South 11th Street for the public purpose of extending the Canal Walk between South 11th Street and South 10th Street to provide pedestrian access to South 10th Street.

To: City Planning Commission
From: Land Use Administration
Date: April 15, 2019

PETITIONER

Bobby Vincent Jr., Director, Department of Public Works

LOCATION

North of Haxall Canal between South 11th Street and South 10th Street

PURPOSE

To authorize the Chief Administrative Officer (CAO) to execute a real estate purchase agreement between the City Of Richmond and The Locks Tower I, LLC (Developer) to allow a portion of the Developer's property to be purchased by the City of Richmond per attached agreement.

SUMMARY & RECOMMENDATION

The Richmond Canal Walk improvements are defined as enhancements along the Kanawha Canal and Haxall Canal as required under the Richmond Riverfront Development Agreement executed in 1994.

Phase I of the Canal Walk Improvements were completed in 2015 by the City that included improvements (pedestrian bridge, lighting, brick and concrete sidewalk) along the Canal Walk from 12th Street to 11th Street. Phase II is a continuation of these improvements between 11th Street and 10th Street.

The Developer owns the property between 11th Street and 10th Street where the Phase II improvements are proposed. Additionally, the Developer's property contains a planned ten story residential and commercial tower located near the intersection of Byrd Street and 10th Street. This development (The Locks Tower I, LLC) is currently under construction.

Upon completion of the Locks Tower I, LLC, there will be very limited to no construction access available for the City or the Developer to construct Phase II between 11th Street and 10th Street. The Developer has agreed to construct these Phase II improvements according to approved construction plans dated October 31, 2018 (DPW Dwg. # N-028722), on their property.

In order to complete the Phase II improvements per the Richmond Riverfront Development Agreement, a portion of the Developer's Property between 11th Street and 10th Street must be acquired.

The City will acquire this portion of the Developer's Property (0.088 acres) together with the improvements from the Developer utilizing the budgeted City and State funds at a cost not to exceed \$1.8M as stipulated per the attached Agreement.

Department of Public Works staff recommends approval of this ordinance.

FINDINGS OF FACT

Site Description

0.088± acres of real property between South 11th Street and South 10th Street, north of Haxall Canal (at or in the immediate vicinity of 390 South 11th Street)

Proposed Use of the Property

Extension of the Canal Walk

Master Plan & Zoning

The City's current Master Plan designates this property within a Downtown Urban Center Area (DT-UC) which is characterized by higher density, mixed-use development, typically arranged on a fine-grained street network, with wide sidewalks, regular tree planting, and minimal setbacks, according to the Downtown Plan.

The existing zoning along this portion of the canal is B-4 (Central Business District).

Surrounding Area

The surrounding area is comprised of a mixture of multi-family residential, commercial, office, and public uses.

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