

INTRODUCED: November 8, 2021

AN ORDINANCE No. 2021-312

To declare a public necessity for and to authorize the acquisition of the parcel of real property owned by the Virginia Department of Transportation and known as 3008 Idlewood Avenue for the purpose maintaining the property as a City green space, playground, and recreational area.

Patron – Mayor Stoney and Ms. Lynch

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 13 2021 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

WHEREAS, in the opinion of the Council of the City of Richmond, a public necessity exists for the acquisition of the property known as 3008 Idlewood Avenue, identified as Tax Parcel No. W000-1352/024 in the 2021 records of the City Assessor, and depicted on a plat entitled “Right-of-Way Plans,” prepared by an unknown preparer, and undated, for the purpose of maintaining the property as a City green space, playground, and recreational area; and

WHEREAS, the Virginia Department of Transportation, the owner of the aforementioned property, has agreed to give the property to the City;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: DEC 13 2021 REJECTED: _____ STRICKEN: _____

§ 1. That a public necessity exists for the acquisition of the parcel of real property known as 3008 Idlewood Avenue, identified as Tax Parcel No. W000-1352/024 in the 2021 records of the City Assessor, and depicted on a plat entitled “Right-of-Way Plans,” prepared by an unknown preparer, and undated, a copy of which is attached hereto and incorporated herein, for the purpose of maintaining the property as a City green space, playground, and recreational area.

§ 2. That the Chief Administrative Officer, for and on behalf of the City of Richmond, be and is hereby authorized to acquire such parcel of real property from the Virginia Department of Transportation for nominal consideration and to execute the deed and such other documents as may be necessary to complete the acquisition and acceptance of such parcel of real property, provided that such deed and other documents have first been approved as to form by the City Attorney.

§ 3. This ordinance shall be in force and effect upon adoption.

A TRUE COPY:
TESTE:
Camille D. Rind
City Clerk



INTRACITY CORRESPONDENCE

O&R REQUEST

DATE: October 11, 2021

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor

[Signature of Levar M. Stoney]

THROUGH: Lincoln Saunders, Chief Administrative Officer

[Signature of Lincoln Saunders]

THROUGH: Reginald E. Gordon, DCAO for Human Services

[Signature of Reginald E. Gordon]

FROM: Christopher E. Frelke, Director of Parks, Recreation & Community Facilities

[Signature of Christopher E. Frelke]

RE: To accept the transfer of real property known as 3008 Idlewood Avenue, Richmond, VA 23221, also known as Grayland Playground (Tax Parcel #W0001352024), from the Virginia Department of Transportation.

ORD. OR RES. No. _____

PURPOSE: To declare that a public necessity exists and to authorize the Chief Administrative Officer or the designee thereof, for and on behalf of the City of Richmond, to accept the transfer of real property known as 3008 Idlewood Avenue, Richmond, VA 23221, also known as Grayland Playground (Tax Parcel #W0001352024), from the Virginia Department of Transportation. Further, to authorize the Chief Administrative Officer or the designee thereof to accept deed and title to such property for the purpose of maintaining such property as public green space, a playground and for recreational uses.

REASON: The property known as 3008 Idlewood Avenue is adjacent to Interstate 195 and currently functions as a community playground and basketball court. The Department of Parks, Recreation and Community Facilities maintains the property even though it is not officially part of the Department's portfolio. Transfer of this property will allow the Department of Parks, Recreation and Community Facilities to more adequately maintain the property and allocate existing resources for improvements to the property when needed.

RECOMMENDATION: Approval is recommended by the City Administration.

BACKGROUND: As part of the search for continuous opportunities to expand existing park properties and provide for enhanced public use, the City, at times, accepts the transfer of real property from public and private entities. Ordinance No. 2020-199, adopted on September 29, 2020, authorized the Chief Administrative Officer to accept transfer of the adjacent parcel, known as 311 South Belmont Avenue, Richmond, VA 23221 (Tax Parcel #W0001352025) and to accept

deed and title to that property from the Virginia Department of Transportation. The property was transferred from the Virginia Department of Transportation to the City by quitclaim deed recorded on February 4, 2021. Like the adjacent property known as 311 South Belmont Avenue, the Virginia Department of Transportation has offered the City to acquire the property known as 3008 Idlewood Avenue at no cost by a quitclaim deed. If the property is used for any purpose other than public use, the City's title and interest in the property will terminate immediately and the property will revert back to the Virginia Department of Transportation. The City will be obligated to pay for recording of the deed and any tax or fee associated with the recordation or transfer of the property. The property known as 3008 Idlewood Avenue is not currently included in the Department of Parks, Recreation and Community Facilities portfolio of properties. However, this property, like the adjacent property known as 311 South Belmont Avenue currently functions as Grayland Playground for the Carytown and City Stadium Neighborhoods. Transfer of the property will allow the Department of Parks, Recreation and Community Facilities to more appropriately maintain the property and designate current resources to make improvements to the property when necessary.

FISCAL IMPACT / COST: None

FISCAL IMPLICATIONS: No new impacts

BUDGET AMENDMENT NECESSARY: None

REVENUE TO CITY: None

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: November 8, 2021

CITY COUNCIL PUBLIC HEARING DATE: December 13, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing & Transportation

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: None

AFFECTED AGENCIES: Parks, Recreation and Community Facilities

RELATIONSHIP TO EXISTING ORD. OR RES.: Ordinance No. 2020-199

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Attachment A – Grayland Park Boundary Survey
Attachment B – Revised Offer to Purchase Agreement
Attachment C – Ordinance No. 2020-199

STAFF: Christopher Frelke, Parks, Recreation & Community Facilities 646-1128

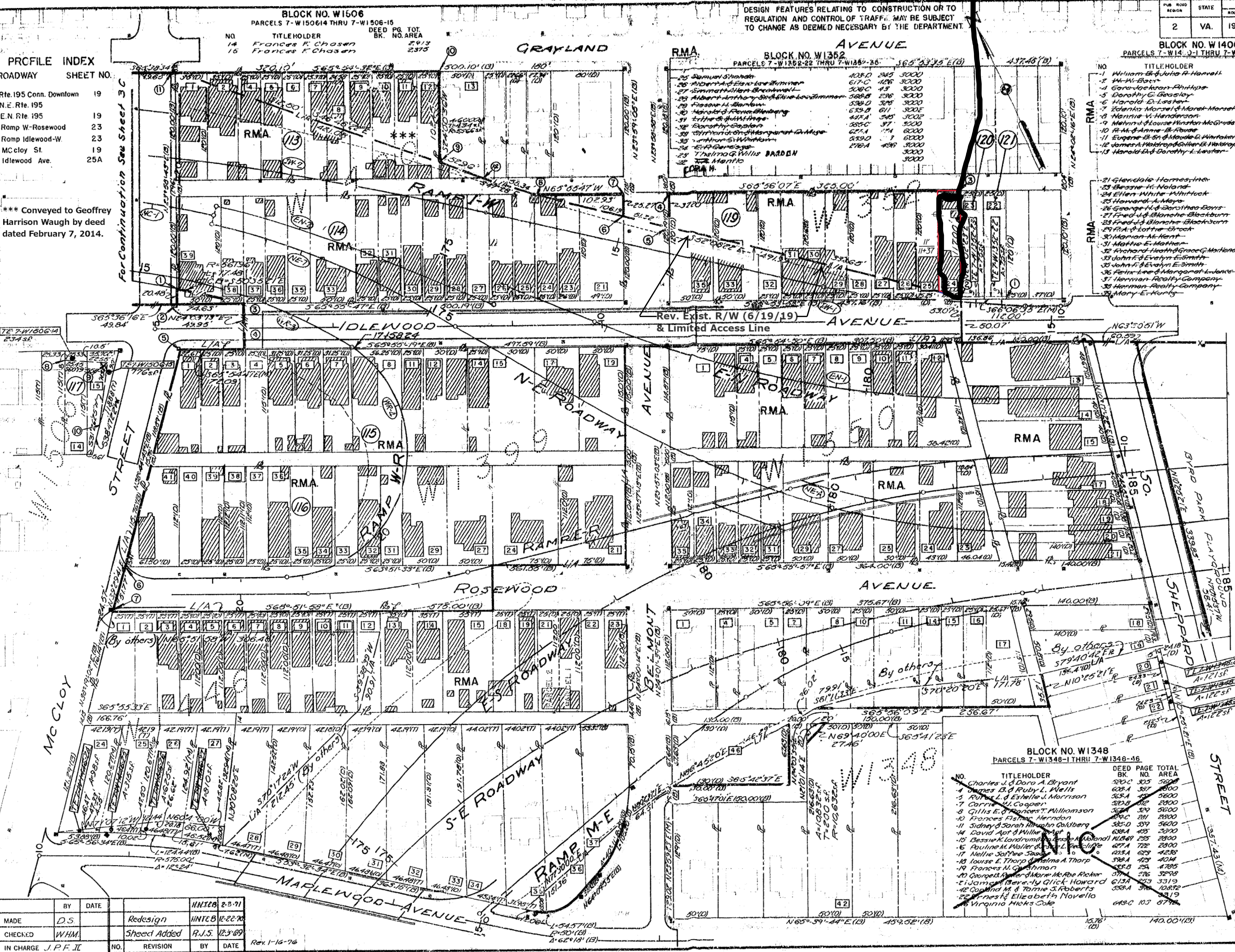
3008 Idlewood Avenue

FOR RIGHT OF WAY ONLY

LIMITED ACCESS HIGHWAY Commission dated Oct. 4, 1956									
PUR. ROAD	STATE	FEDERAL AID	ROUTE	STATE	PROJECT	ROUTE	STATE	PROJECT	SHEET NO.
2	VA.	195	I-195-6(2)82	195	O195-127-101, R/W-201				30

PRCFILE INDEX	SHEET NO.
Rte. 195 Conn. Downtown	19
N.E. Rte. 195	19
Romp W-Rosewood	23
Romp Idlewood-W	23
McCloy St.	19
Idlewood Ave.	25A

*** Conveyed to Geoffrey Harrison Waugh by deed dated February 7, 2014.



BLOCK NO. W1400 PARCELS 7-W1400-1 THRU 7-W1400-39									
NO.	TITLEHOLDER	DEED	PAGE	TOT. AREA	NO.	TITLEHOLDER	DEED	PAGE	TOT. AREA
1	William E. & Marie A. Harrell	361-A	191	3000	20	Marion E. & William L. Grossart	627-B	792	2800
2	W. M. Burt	340-C	294	4000	21	Marion E. & William L. Grossart	627	792	2800
3	Gordon & Mary Ann Phillips	141-B	201	3000	22	Marion E. & William L. Grossart	627	792	2800
4	Dorothy E. Gossley	625-D	311	3000	23	Marion E. & William L. Grossart	627	792	2800
5	Harold E. Leach	635-C	43	3000	24	Marion E. & William L. Grossart	627	792	2800
6	Edna M. & Robert M. Marshall	604-A	225	3000	25	Marion E. & William L. Grossart	627	792	2800
7	Edna M. & Robert M. Marshall	604-A	225	3000	26	Marion E. & William L. Grossart	627	792	2800
8	Marion E. & William L. Grossart	604-A	225	3000	27	Marion E. & William L. Grossart	627	792	2800
9	Marion E. & William L. Grossart	604-A	225	3000	28	Marion E. & William L. Grossart	627	792	2800
10	Marion E. & William L. Grossart	604-A	225	3000	29	Marion E. & William L. Grossart	627	792	2800
11	Marion E. & William L. Grossart	604-A	225	3000	30	Marion E. & William L. Grossart	627	792	2800
12	Marion E. & William L. Grossart	604-A	225	3000	31	Marion E. & William L. Grossart	627	792	2800
13	Marion E. & William L. Grossart	604-A	225	3000	32	Marion E. & William L. Grossart	627	792	2800
14	Marion E. & William L. Grossart	604-A	225	3000	33	Marion E. & William L. Grossart	627	792	2800
15	Marion E. & William L. Grossart	604-A	225	3000	34	Marion E. & William L. Grossart	627	792	2800
16	Marion E. & William L. Grossart	604-A	225	3000	35	Marion E. & William L. Grossart	627	792	2800
17	Marion E. & William L. Grossart	604-A	225	3000	36	Marion E. & William L. Grossart	627	792	2800
18	Marion E. & William L. Grossart	604-A	225	3000	37	Marion E. & William L. Grossart	627	792	2800
19	Marion E. & William L. Grossart	604-A	225	3000	38	Marion E. & William L. Grossart	627	792	2800
20	Marion E. & William L. Grossart	604-A	225	3000	39	Marion E. & William L. Grossart	627	792	2800

BLOCK NO. W1350 PARCELS 7-W1350-1 THRU 7-W1350-35									
NO.	TITLEHOLDER	DEED	PAGE	TOT. AREA	NO.	TITLEHOLDER	DEED	PAGE	TOT. AREA
1	Gordon & Mary Ann Phillips	141-B	201	3000	18	Marion E. & William L. Grossart	627	792	2800
2	Gordon & Mary Ann Phillips	141-B	201	3000	19	Marion E. & William L. Grossart	627	792	2800
3	Gordon & Mary Ann Phillips	141-B	201	3000	20	Marion E. & William L. Grossart	627	792	2800
4	Gordon & Mary Ann Phillips	141-B	201	3000	21	Marion E. & William L. Grossart	627	792	2800
5	Gordon & Mary Ann Phillips	141-B	201	3000	22	Marion E. & William L. Grossart	627	792	2800
6	Gordon & Mary Ann Phillips	141-B	201	3000	23	Marion E. & William L. Grossart	627	792	2800
7	Gordon & Mary Ann Phillips	141-B	201	3000	24	Marion E. & William L. Grossart	627	792	2800
8	Gordon & Mary Ann Phillips	141-B	201	3000	25	Marion E. & William L. Grossart	627	792	2800
9	Gordon & Mary Ann Phillips	141-B	201	3000	26	Marion E. & William L. Grossart	627	792	2800
10	Gordon & Mary Ann Phillips	141-B	201	3000	27	Marion E. & William L. Grossart	627	792	2800
11	Gordon & Mary Ann Phillips	141-B	201	3000	28	Marion E. & William L. Grossart	627	792	2800
12	Gordon & Mary Ann Phillips	141-B	201	3000	29	Marion E. & William L. Grossart	627	792	2800
13	Gordon & Mary Ann Phillips	141-B	201	3000	30	Marion E. & William L. Grossart	627	792	2800
14	Gordon & Mary Ann Phillips	141-B	201	3000	31	Marion E. & William L. Grossart	627	792	2800
15	Gordon & Mary Ann Phillips	141-B	201	3000	32	Marion E. & William L. Grossart	627	792	2800
16	Gordon & Mary Ann Phillips	141-B	201	3000	33	Marion E. & William L. Grossart	627	792	2800
17	Gordon & Mary Ann Phillips	141-B	201	3000	34	Marion E. & William L. Grossart	627	792	2800
18	Gordon & Mary Ann Phillips	141-B	201	3000	35	Marion E. & William L. Grossart	627	792	2800

RAMP IDLEWOOD-WEST		
NO.	STATION	OFFSET
1	10+01.00	9.5'
2	11+03.82	8.82'
3	11+21.57	125.23'
4	14+54.85	64.23'
5	14+46.41	28.02'
6	14+97.75	28.70'
7	15+03.40	53.31'
8	16+03.74	30.11'
9	17+11.02	42.19'
10	17+31.84	142.39'
11	20+11.90	93.98'
12	16+58.75	35.37'

RAMP WEST ROSEWOOD		
NO.	STATION	OFFSET
1	15+47.96	11.00'
2	15+52.27	31.06'
3	16+00.95	11.00'
4	16+44.94	57.77'
5	15+66.00	79.09'
6	23+00.70	13.27'
7	23+14.42	36.69'
8	14+25.01	104.40'
9	14+77.83	104.92'
10	14+76.18	179.34'

BLOCK NO. W1348 PARCELS 7-W1348-1 THRU 7-W1348-16									
NO.	TITLEHOLDER	DEED	PAGE	TOT. AREA	NO.	TITLEHOLDER	DEED	PAGE	TOT. AREA
1	Charles J. & Dora A. Bryant	320-C	305	3000	8	Gillis E. & Frances T. Williamson	352-A	329	5000
2	James B. & Ruby L. Wells	608-A	307	3000	9	Frances Fisher Herndon	385-D	309	5000
3	Ruth L. & Estelle Morrison	334-A	307	3000	10	David A. & William J. Herndon	608-A	408	2000
4	Corbett & Co.	320-B	312	2000	11	Debbie K. Landrum	142-B	395	2000
5	Gillis E. & Frances T. Williamson	352-A	329	5000	12	Nellie S. & Joe S. Sasser	627-A	722	2000
6	Frances Fisher Herndon	385-D	309	5000	13	Nellie S. & Joe S. Sasser	627-A	722	2000
7	David A. & William J. Herndon	608-A	408	2000	14	Louise E. Thorp & Thelma A. Thorp	588-A	429	4000
8	Gillis E. & Frances T. Williamson	352-A	329	5000	15	Frances N. Gishman	353-B	254	4700
9	Frances Fisher Herndon	385-D	309	5000	16	George L. & Marie M. McKee Richer	371-A	576	3200
10	David A. & William J. Herndon	608-A	408	2000	17	James M. & Bernice J. Clark Howard	613-A	323	3000
11	Debbie K. Landrum	142-B	395	2000	18	James M. & Bernice J. Clark Howard	613-A	323	3000
12	Nellie S. & Joe S. Sasser	627-A	722	2000	19	James M. & Bernice J. Clark Howard	613-A	323	3000
13	Nellie S. & Joe S. Sasser	627-A	722	2000	20	James M. & Bernice J. Clark Howard	613-A	323	3000
14	Louise E. Thorp & Thelma A. Thorp	588-A	429	4000	21	James M. & Bernice J. Clark Howard	613-A	323	3000
15	Frances N. Gishman	353-B	254	4700	22	James M. & Bernice J. Clark Howard	613-A	323	3000
16	George L. & Marie M. McKee Richer	371-A	576	3200	23	James M. & Bernice J. Clark Howard	613-A	323	3000

REVISED OFFER TO PURCHASE AGREEMENT

Route: 88, Project: 0088-127-101, RW-201, City/County: Richmond
Former Property of Richmond Metropolitan Authority, Parcel 119
PMI #: 10395
Date: October 6, 2021

Brief legal description of Virginia Department of Transportation property: Being as shown in RED on Sheet 3D of the plans for Route 88, State Highway Project 0088-127-101, RW-201 and lying east of and adjacent to the east revised existing right of way (6/19/19) and limited access line of Route 88 from a point 8.82 feet opposite Station 11+09.82 [Ramp I-W (Idlewood West) Construction Baseline] to a point 11 feet opposite Station 11+37 [Ramp I-W (Idlewood West) Construction Baseline], containing 2,867.287 square feet or 0.0658 acre, more or less, land; and being a part of the same lands acquired from Richmond Metropolitan Authority by Deed dated March 23, 1971, recorded in Deed Book 6708, Page 216, in the Office of the Clerk of the Circuit Court of Richmond, Virginia. ("Property")

The City of Richmond, a Virginia Municipal Corporation, ("Purchaser(s)") AGREE(s) to purchase the Property described above for \$ 1.00.

This Offer is conditionally accepted by the Virginia Department of Transportation subject to Notice of Offer Acceptance, to be provided in writing, by the State Director of Right of Way and Utilities or his/her designee.

Purchaser(s) understand the Property is sold "as is", and will be conveyed by quitclaim deed. Purchaser(s) understand that a formal closing will take place within 60 days of Notice of Offer Acceptance, at which time Purchaser(s) will be required to pay for recording of the deed and any tax or fee associated with the recordation or property transfer.

The Purchaser(s) acknowledges that it has received all environmental reports in possession of the Department relating to the Property, and will be granted a right of entry as the opportunity to conduct a Phase I Environmental Site Assessment solely at Purchaser(s)' expense, to satisfy due diligence requirements under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) prior to closing on the Property, and agrees that completion of such Assessment shall not exceed a period of 30 days from the date of Notice of Offer Acceptance or be deemed waived by the Purchaser(s) without further action.

Check one:

- ☐ Purchaser(s) will conduct a Phase I Environmental Site Assessment, which shall begin on the day of Notice of Offer Acceptance and shall not exceed 30 days.
- ☐ Purchaser(s) will not conduct a Phase I Environmental Site Assessment

Purchaser(s) understand the Property is subject to the following easement(s):

- NA

It is further understood and agreed by and between the parties hereto, that should the Purchaser(s) discontinue use of the lands herein conveyed for public purposes, all of Purchaser(s) right title and interest to said lands shall immediately terminate and the lands shall revert to the Commonwealth of Virginia, Department of Transportation, without demand or action on the part of the Department. For the purpose of public notice in the event of reversion, the Purchaser(s) shall quitclaim and release said property by deed to the Commonwealth of Virginia, Department of Transportation immediately on written request by the Department. If the Purchaser(s), its successors or assigns, fails to immediately comply with the terms hereof, the Department may petition any court of competent jurisdiction to enforce the re-conveyance of said property.

REVISED OFFER TO PURCHASE AGREEMENT

Route: 88, Project: 0088-127-101, RW-201, City/County: Richmond
Former Property of Richmond Metropolitan Authority, Parcel 119
PMI #: 10395
Date: October 6, 2021
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CITY OF RICHMOND,
A Virginia Municipal Corporation

BY _____ (SEAL)

ITS: _____

COMMONWEALTH OF VIRGINIA

City/County/Town of _____, to-wit:

The foregoing instrument was acknowledged before me this _____ day of

_____, 2021 by _____, the

_____ of the City of Richmond, a Virginia Municipal Corporation.

Notary Public

Affix Stamp for Notary ID and Commission Expiration Date

APPROVED AS TO LEGAL SUFFICIENCY AND FORM:

Senior Assistant City Attorney

Date