

INTRODUCED: November 14, 2016

AN ORDINANCE 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.

Patron – Mayor Jones

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 12 2016 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the Chief Administrative Officer, on behalf of the City of Richmond, be and is hereby authorized to accept the donation of (i) a fee simple interest in a portion of the property known as 390 South 11th Street and identified as Tax Parcel No. E000-0038/003 in the 2016 records of the City Assessor, as shown on a drawing prepared by H & B Surveying and Mapping, LLC, dated October 3, 2016, last revised October 12, 2016, designated as DPW Drawing No. B-28753, and entitled “Boundary Survey & Dedication Showing Potential Future

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: DEC 12 2016 REJECTED: _____ STRICKEN: _____

Phase & Phase 2 Dedications for Canal Walk Project Containing a Total of 0.077 Acre of Land Known as 390 S. 11th Street, Parcel ID #: E0000038003, City of Richmond, Virginia,” from North Falls Acquisition, LLC and (ii) a fee simple interest consisting of 2,020 square feet in and a temporary construction easement consisting of 557 square feet on portions of the property known as 330 South 11th Street and identified as Tax Parcel No. E000-0038/001 in the 2016 records of the City Assessor, as shown on a drawing prepared by H & B Surveying and Mapping, LLC, dated October 3, 2016, last revised October 12, 2016, designated as DPW Drawing No. B-28755, and entitled “Boundary Survey & Dedication Showing Phase 2 Dedication for Canal Walk Project Containing 0.046 Acre of Land Being a Portion of Land Known as 330 S. 11th Street, along with a Proposed Variable Width Temporary Construction Easement, Parcel ID #: E0000038001, City of Richmond, Virginia,” from North Falls Apartments II, LLC for the purpose of the construction of the Canal Walk Phase 2 project, provided that each deed therefor first shall be approved as to form by the City Attorney.

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



CITY OF RICHMOND
INTRACITY CORRESPONDENCE

O & R REQUEST

OCT 18 2016
4-5797
Chief Administration Office
City of Richmond

O&R REQUEST

DATE: October 14, 2016
TO: The Honorable Members of City Council
THROUGH: The Honorable Dwight C. Jones, Mayor
THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer
THROUGH: John J. Buturla, Interim Deputy CAO of Operations
THROUGH: Emmanuel Adediran, Director of Public Works
THROUGH: M. S. Khara PE, City Engineer
FROM: Lamont Benjamin, PE, Capital Projects Administrator

EDITION: 1

RECEIVED

OCT 26 2016

OFFICE OF CITY ATTORNEY

SUBJECT: TO AUTHORIZE THE CHIEF ADMINISTRATIVE OFFICER OR DESIGNEE TO ACCEPT DONATION OF A FEE SIMPLE AND A TEMPORARY CONSTRUCTION EASEMENT FROM CENTRAL VIRGINIA INVESTMENTS/ROCKETTS LANDING, LLC FOR CONSTRUCTION OF THE CANAL WALK PHASE 2 PROJECT.

ORD. OR RES. NO:

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 the Central Virginia Investments/Rockett's Landing, 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.

REASON: Fee Simple and temporary construction easements are necessary to construct public improvements.

RECOMMENDATIONS: Department of Public Works recommends approval of this Ordinance.

BACKGROUND: 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.

FISCAL IMPACT: None.

FISCAL IMPLICATIONS: None.

BUDGET AMENDMENT NECESSARY: No.

COST TO CITY: None.

REVENUE TO CITY: None.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: November 14, 2016

CITY COUNCIL PUBLIC HEARING DATE: December 12, 2016

REQUESTED AGENDA: Consent.

SUGGESTED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER ENTITIES: City Planning Commission.

AFFECTED AGENCIES: Public Works, Law Department, Planning & Community Development, Economic Development, Public Utilities, Finance Department, Budget and Strategic Planning. Copies also sent to: City Mayor (Honorable Dwight C. Jones); Chief Administrative Officer and City Attorney (2).

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RELATIONSHIP TO EXISTING ORD. OR RES: None

REQUIRED CHANGES TO WORK PROGRAMS: None

ATTACHMENTS:

1. DPW Drawings No. B-28753 and B-28755.

STAFF: M. S. Khara, P.E., City Engineer, 646-5413
Lamont L. Benjamin, P.E., Capital Project Administrator, 646-6339
T. Loney, P.E. Engineer III, 646-0302

GENERAL NOTES:

1. THIS PLAT IS BASED UPON A CURRENT FIELD RUN SURVEY, CONCLUDED ON MAY 02, 2016.
2. THE PROPERTY SHOWN HEREON FALLS ON OR NEAR THE FOLLOWING FLOOD HAZARD ZONES: "X" (SHADED) - AREAS IN THE 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS OF LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND THE ELEVATION " = 37" - BASE FLOOD ELEVATIONS DETERMINED (NAVD83). THE APPROXIMATE BOUNDARY LIMITS OF THESE AREAS ARE SHOWN AS SCALED FROM FEMA FLOOD INSURANCE RATE MAPS, MAP NUMBER 5101290037D, REVISED DATE: 04-02-2009 & MAP NUMBER 5101290041E, REVISED DATE: 07-16-2014.
3. DURING THE COURSE OF OUR SURVEY, NO CEMETERIES WERE OBSERVED TO EXIST. NO FURTHER INVESTIGATIONS HAVE BEEN MADE TO VERIFY THE EXISTENCE (OR NON-EXISTENCE) OF ANY POSSIBLE CEMETERIES LOCATED ON THE SUBJECT PREMISES.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL EASEMENTS OR ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY. THIS PARCEL IS SUBJECT TO ALL ENCUMBRANCES AND/OR EASEMENTS OF RECORD.
5. ALL CORNERS ARE RODS SET UNLESS SPECIFIED OTHERWISE.

NORTH FALLS TOWERS, LLC
 INSTR. #: 120003883
 INSTR. #: 120006907
 (PARCEL A-1)
 PARCEL ID: E0000038002
 321 S. 10TH ST.

NORTH FALLS ACQUISITION, LLC
 INSTR. #: 120003871
 INSTR. #: 120006907 (PARCEL A-3)
 PARCEL ID: E0000038003
 390 S. 11TH ST.

NORTH FALLS APARTMENTS II, LLC
 INSTR. #: 120003873
 INSTR. #: 120006907
 (PARCEL A-2)
 PARCEL ID: E0000038001
 330 S. 11TH ST.

NORTH FALLS APARTMENTS I, LLC
 INSTR. #: 120003872
 INSTR. #: 120018795
 (IN PART)
 INSTR. #: 120018795
 (BOUNDARY LINE ADJUSTMENT)
 PARCEL ID: E0000038001
 1101 E. BYRD ST.

CITY OF RICHMOND, VIRGINIA
 D.B. 436, PG. 436
 DPW DWG #: 0-22639
 PARCEL ID: E0000001001
 1201 E. BYRD ST.

FLOOD HAZARD ZONE "X"

HAXALL CANAL

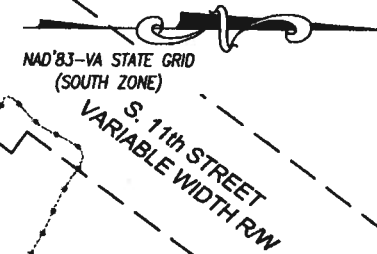
CITY OF RICHMOND, VIRGINIA
 INSTR. #: 120018795
 PARCEL ID: E0000039007
 390 S. 12TH ST.

Sheet Status: **PRELIMINARY**
 Submittal Date: 10-12-2016



REV #3: CITY COMMENTS.
 REV #2: DPW DWG # CHANGED.
 REV #1: CITY COMMENTS.

POTENTIAL FUTURE PHASE & PHASE 2 DEDICATIONS SHOWING CANAL WALK PROJECT CONTAINING A TOTAL OF 0.077 ACRE OF LAND KNOWN AS 390 S. 11TH STREET PARCEL ID #: E0000038003 CITY OF RICHMOND, VIRGINIA



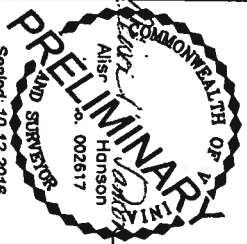
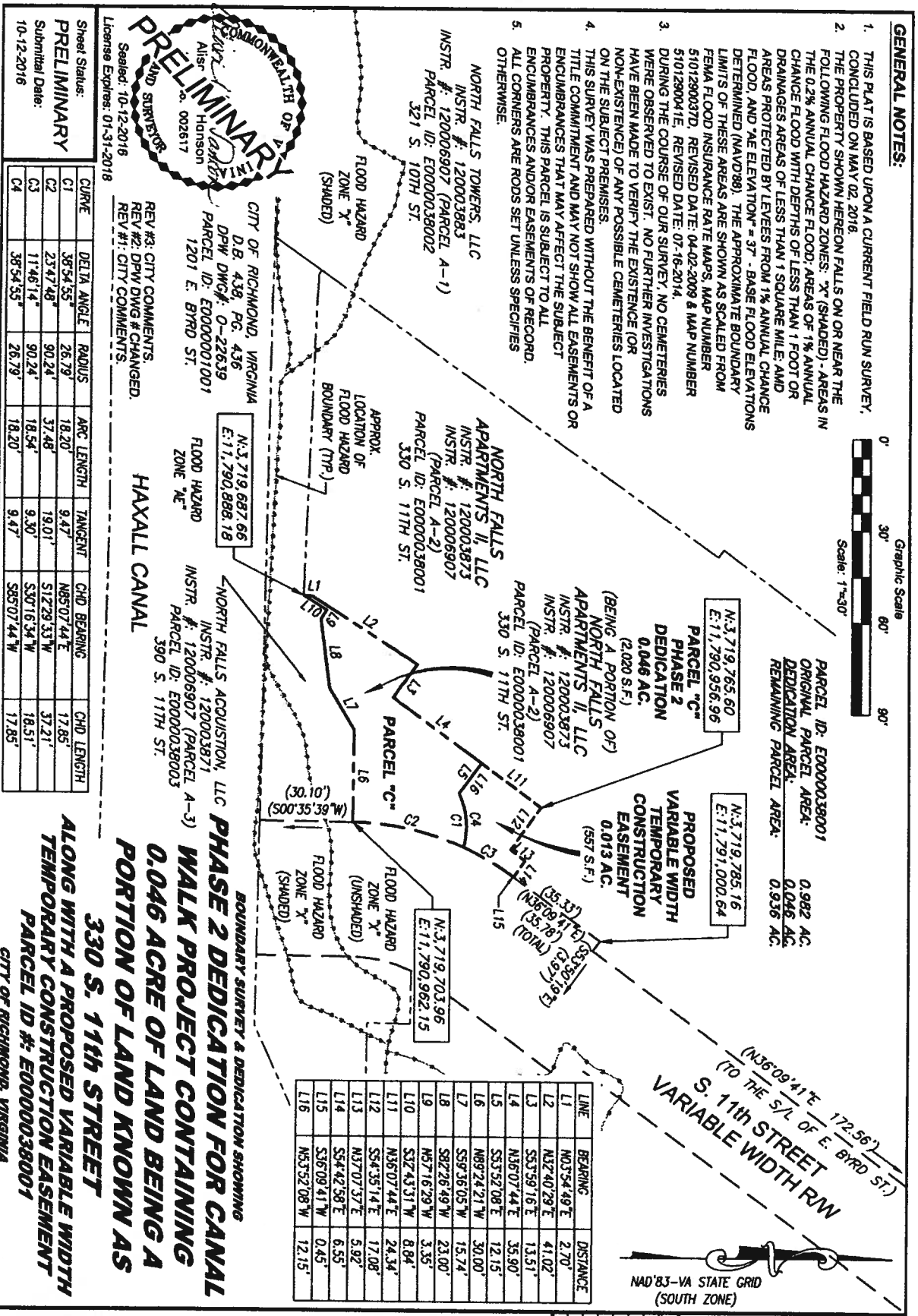
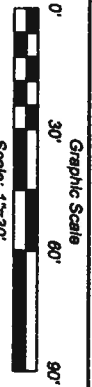
Job #:	1G1601.02
Date:	09-19-2016
Drawn By:	WFW
Checked By:	WFW
DPW DWG #:	B-28753
Rev. #	Rev. Date
#1	10-03-2016
#2	10-05-2016
#3	10-12-2016



H&B Surveying and Mapping, LLC
insightful solutions, quality service
 A DBE/WBE SWaM Certified Business
 612 Hull Street, Suite 101B, Richmond, VA 23224
 804.330.3781 Office 804.859.5330 Fax
 www.hbsurveying.com

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5. NORTH FALLS TOWERS, LLC
INSTR. #: 120003883
INSTR. #: 120006907 (PARCEL A-1)
PARCEL ID: E0000038002
321 S. 10TH ST.



Sheet Status: **PRELIMINARY**
 Submittal Date: 10-12-2016
 License Expires: 01-31-2018

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHD BEARING	CHD LENGTH
C1	36°54'55"	26.79'	18.20'	9.47'	N85°07'44"E	17.85'
C2	23°47'48"	90.24'	37.48'	19.01'	S12°29'33"W	37.21'
C3	11°46'14"	90.24'	18.54'	9.30'	S30°16'34"W	18.51'
C4	36°54'55"	26.79'	18.20'	9.47'	S85°07'44"W	17.85'

BOUNDARY SURVEY & DEDICATION SHOWING
PHASE 2 DEDICATION FOR CANAL
WALK PROJECT CONTAINING
0.046 ACRE OF LAND BEING A
PORTION OF LAND KNOWN AS
330 S. 11TH STREET
ALONG WITH A PROPOSED VARIABLE WIDTH
TEMPORARY CONSTRUCTION EASEMENT
PARCEL ID #: E0000038001
 CITY OF RICHMOND, VIRGINIA

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 www.hbsurveying.com

Job #: TG1601.02
 Date: 09-19-2016
 Sheet: 1 of 1
 Drawn By: KED
 Checked By: WFW

DPW DWG #:
B-28755

Rev. #	Rev. Date
#1	10-03-2016
#2	10-05-2016
#3	10-12-2016