



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2017-222:** To declare that a public necessity exists and to authorize the acquisition by gift, purchase, condemnation, or otherwise of certain fee simple interests, temporary construction easements, permanent drainage easements, permanent slope easements, and permanent utility easements, for the purpose of constructing transportation improvements as part of the Deepwater Terminal Road to Goodes Street project in the Transportation category of the Fiscal Year 2017-2018 Capital Budget.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 4, 2017

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#### **PETITIONER**

M. S. Khara, P.E., City Engineer

#### **LOCATION**

Deepwater Terminal Road & Goodes Street

#### **PURPOSE**

To declare that a public necessity exists and to authorize the Chief Administrative Officer or designee thereof, to acquire certain fee simple interests, permanent, temporary and utility easements by voluntary conveyance or condemnation proceedings for the construction of Deepwater Terminal Road Extension Project as illustrated on plans prepared by Timmons Group and designated DPW attached parcels drawing numbers (B-28745 through B-28752).

#### **SUMMARY & RECOMMENDATION**

This project involves the establishment of a new section of Deepwater Terminal Road, extending to Goodes Street. The new section of roadway will be approximately 0.7 miles long and will consist of two travel lanes, curbs and gutters, shoulders, lighting and drainage improvements. The pro-posed connector will provide an access road for taller trucks and equipment to enter the Port of Richmond as well as provide better access to the businesses and industries along Deepwater Terminal Road. The Goodes Street vertical clearance ranges from 21.5ft to 22.2ft. Whereas the two existing Deepwater Terminal Road I-95 overpass vertical clearances at the Bells Road and Commerce Road intersections are only 14' – 1" and are not adequate for large truck cargo access to the Port of Richmond.

The project improvements will require additional right-of-way (ROW), temporary, permanent, and utility easements from a total of eight (8) parcels. Out of the eight (8) parcels, one parcel is owned by the City of Richmond and is currently being leased to the Virginia Port Authority. The remaining parcels are privately owned.

These property acquisitions are illustrated on the drawings (B-28745 through B-28752) prepared by Timmons Group. The estimated cost of the ROW acquisition is \$360,000 based on assessed property values which is budgeted in the project account number 102186.

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There are no relocation of businesses or residences required with this project. Property rights will be purchased using fair market value and negotiations. However, if we are unable to negotiate with property owners the department will request the Chief Administrative Officer exercise the authority delegated through Council to perform condemnation action of fee simple and all easements required under City code section 18.03. If condemnation is required, the City will continue negotiations with the property owners during the condemnation process. This will allow the project to continue to proceed.

Project design is currently 95% complete. Total project cost is estimated \$4.5 million. Total current budgeted amount is \$2.25 million (combined 50% State Revenue Sharing and 50% City CIP matching funds). An additional of \$1.75 million is programmed through Regional Surface Transportation Program (RSTP) for FY23. The remaining \$500K funds are to be budgeted through City CIP funds.

The Department of Public Works recommends approval of this ordinance.

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