



City of Richmond

900 East Broad Street
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Richmond, VA 23219
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Legislation Text

File #: ORD. 2019-214, **Version:** 1

To declare surplus and direct the conveyance of certain parcels, or portions thereof, of City-owned real estate known as 601 E. Leigh St., 501 N. 7th St., 808 E. Clay St., 800 E. Clay St., 500 N. 10th St., 500 E. Marshall St., 500 A E. Marshall St., 116 N. 7th St., 114 N. 7th St., 112 N. 7th St., and 401 E. Broad St. to The NH District Corporation for the purpose of facilitating the redevelopment of the area bounded generally by E. Leigh St. on the north, N. 10th St. on the east, E. Marshall St. on the south, and N. 5th St. on the west.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That the following parcels of City-owned real estate with street addresses and tax parcel numbers as shown in the 2019 records of the City Assessor, or portions thereof, as the case may be (each hereinafter referred to individually as a “Property” and collectively as the “Properties”), are hereby declared surplus real estate and directed to be conveyed to The NH District Corporation subject to section 2 of this ordinance for the purpose of facilitating the redevelopment of the area bounded generally by East Leigh Street on the north, North 10th Street on the east, East Marshall Street on the south, and North 5th Street on the west, notwithstanding any provision to the contrary of Chapter 8 of the Code of the City of Richmond (2015), as amended, but otherwise in accordance with Chapter 8 of the Code of the City of Richmond (2015), as amended, the Charter of the City of Richmond (2019), as amended, and the Constitution of Virginia:

(a) Each of the following portions of the property known as 601 East Leigh Street, with Tax Parcel No. N000-0007/001, being more particularly described as follows:

- (1) beginning at a found lead hub in the south right-of-way line of East Leigh Street at its intersection with the west right-of-way line of North 7th Street, said found hub being the point and place of beginning; thence leaving the south right-of-way line of the said East Leigh Street and continuing with the west right-of-way of the said North 7th Street, along a curve to the left having a radius of 542.00 feet for an

arc distance of 14.74 feet, a delta of $1^{\circ}33'28''$ with a chord bearing $S32^{\circ}51'52''W$ for a chord distance of 14.73 feet to a point; thence leaving the west right-of-way line of the said N 7th Street, $S36^{\circ}27'05''W$ for a distance of 360.91 feet to a point, said point being along the west right-of-way line of the said North 7th Street; thence continuing along the west right-of-way line of the said N 7th Street along a curve to the left having a radius of 450.24 feet for an arc distance of 13.26 feet, a delta of $1^{\circ}41'14''$ with a chord bearing $S38^{\circ}12'30''W$ for a chord distance of 13.26 feet to a point; thence leaving the west right-of-way line of the said North 7th Street, $N53^{\circ}37'47''W$ for a distance 144.47 feet to a point; thence $N35^{\circ}49'54''E$ for a distance of 60.21 feet to a point; thence $S54^{\circ}10'06''E$ for a distance of 55.83 feet to a point; thence $N35^{\circ}49'54''E$ for a distance of 364.13 feet to a point along the south right-of-way line of the said East Leigh Street; thence continuing along the south right-of-way line of the said East Leigh Street, along a curve to the right having a radius of 2,119.25 feet for an arc distance of 1.75 feet, a delta of $0^{\circ}02'50''$ with a chord bearing $S48^{\circ}06'49''E$ for a chord distance of 1.75 feet to a point; thence continuing along the south right-of-way line of the said East Leigh Street, along a curve to the right having a radius of 620.39 feet for an arc distance of 97.82 feet, a delta of $9^{\circ}02'02''$ with a chord bearing $S32^{\circ}07'43''E$ for a chord distance of 97.72 feet to the point and place of beginning, containing 40,619 square feet, more or less.

- (2) beginning at a set lead hub in the south right-of-way line of East Leigh Street at its intersection with the east right-of-way line of North 5th Street, said lead hub being the point and place of beginning; thence following the south right-of-way line of the said East Leigh Street along a curve to the right having a radius of

708.80 feet for an arc distance of 56.46 feet, a delta of $4^{\circ}33'49''$ with a chord bearing $S76^{\circ}46'21''E$ for a chord distance of 56.44 feet to a point; thence leaving the south right-of-way line of the said East Leigh Street, $S57^{\circ}20'51''E$ for a distance of 73.72 feet to a point; thence $S35^{\circ}49'54''W$ for a distance of 269.82 feet to a point; thence $N54^{\circ}10'06''W$ for a distance of 127.85 feet to a point; thence $N36^{\circ}20'09''E$ for a distance of 244.05 feet to the point and place of beginning, containing 33,273 square feet, more or less.

(3) commencing at a point located at the intersection of the east right-of-way line of North 5th Street and the north right-of-way line of East Marshall Street; thence continuing along the east right-of-way line of the said North 5th Street, $N36^{\circ}24'39''E$ for a distance of 325.01 feet to a point, said point being the true point and place of beginning; thence $N36^{\circ}20'09''E$ for a distance of 23.00 feet to a point; thence leaving the east right-of-way line of the said North 5th Street, $S53^{\circ}37'47''E$ for a distance of 261.14 feet to a point; thence $S36^{\circ}22'39''W$ for a distance of 74.60 feet to a point; thence along a non-tangent curve to the right, having a radius of 600.00 feet for an arc distance of 220.32 feet, a delta of $21^{\circ}02'22''$ with a chord bearing $N39^{\circ}59'59''W$ for a chord distance of 219.09 feet to a point; thence $N53^{\circ}39'35''W$ for a distance of 48.20 feet to the true point and place of beginning, containing 12,972 square feet, more or less.

(4) commencing at a point located at the intersection of the east right-of-way line of North 5th Street and the north right-of-way line of East Marshall Street; thence continuing along the east right-of-way line of the said N 5th Street, $N36^{\circ}24'39''E$ for a distance of 325.01 feet to a point; thence $N36^{\circ}20'09''E$ for a distance of 23.00 feet to a point; thence leaving the east right-of-way line of the said North 5

th Street, S53°37'47"E for a distance of 261.14 feet to a point, said point being the true point and place of beginning; thence S53°37'47"E for a distance of 326.56 feet to a point along the west right-of-way line of North 7th Street; thence continuing along the west right-of-way line of the said North 7th Street S36°24'41"W for a distance of 23.09 feet to a point; thence leaving the west right-of-way line of the said North 7th Street, N53°34'29"W for a distance of 124.00 feet to a point; thence S36°45'27"W for a distance of 27.99 feet to a point; thence along a non-tangent curve to the right having a radius of 600.00 feet for an arc distance of 204.72 feet, a delta of 19°32'59" with a chord bearing N60°17'39"W for a chord distance of 203.73 feet to a point; thence N36°22'39"E for a distance of 74.60 feet to the true point and place of beginning, containing 16,751 square feet, more or less.

(b) The following portion of the property known as 501 North 7th Street, with Tax Parcel No. N000-0008/001, being more particularly described as follows:

beginning at a point located at the intersection of the west right-of-way line of North 8th Street and the south right-of-way line of East Leigh Street; thence S36°29'13"W for a distance of 8.58 feet to a point; thence leaving the west right-of-way of the said North 8th Street, N53°41'04"W for a distance of 204.05 feet to a point; thence S36°27'05"W for a distance of 311.92 feet to a point; thence S53°37'47"E for a distance of 203.86 feet to a point along the west right-of-way line of the said North 8th Street; thence continuing along the west right-of-way line of the said North 8th Street, S36°29'13"W for a distance of 13.02 feet to a point; thence leaving the west right-of-way line of the said North 8th Street, N53°38'19"W for a distance of 256.10 feet to a point; thence along a non-tangent curve to the right having a radius of 384.24 feet, for an arc distance of 32.39 feet, a delta of 4°49'46" with a chord bearing of N47°44'21"E for a chord

distance of 32.39 feet to a point; thence along a curve to the left having a radius of 473.16 for an arc distance of 198.18 feet, a delta of 23°59'53" with a chord bearing N38°09'17"E for a chord distance of 196.73 feet to a point; thence N26°09'21"E for a distance of 50.37 feet to a point; thence along a curve to the right having a radius of 476.00 feet for an arc distance of 75.23 feet, a delta of 9°03'19" with a chord bearing N30°41'00"E for a chord distance of 75.15 feet to a point; thence S47°03'56"E for a distance of 105.90 feet to a point; thence along a curve to the left having a radius of 1,018.86 feet for an arc distance of 107.90 feet, a delta of 6°04'04" with a chord bearing S50°10'04"E for a chord distance of 107.85 feet to a point; thence S53°12'06"E for a distance of 47.79 feet to a point along the west right-of-way line of the said North 8th Street and being the point and place of beginning, containing 19,902 square feet, more or less.

(c) The property known as 808 East Clay Street, with Tax Parcel No. N000-0009/001, less and except any portion of such property required by the document entitled "Right-of-Way Reconfiguration Conditions" incorporated into the Development Agreement to be dedicated to the City.

(d) The property known as 800 East Clay Street, with Tax Parcel No. N000-0009/002, less and except any portion of such property required by the document entitled "Right-of-Way Reconfiguration Conditions" incorporated into the Development Agreement to be dedicated to the City.

(e) The property known as 500 North 10th Street, with Tax Parcel No. N000-0235/001, less and except any portion of such property required by the document entitled "Right-of-Way Reconfiguration Conditions" incorporated into the Development Agreement to be dedicated to the City.

(f) The following portion of the property known as 500 East Marshall Street, with Tax Parcel No. N000-0011/033, being more particularly described as follows:

commencing at a point located at the intersection of the east right-of-way line of North 5th Street and the north right-of-way line of East Marshall Street; thence continuing along the east right-of-way line of the said North 5th Street, N36°24'39"E for a distance of 276.01 feet to a point, said

point being the true point and place of beginning; thence N36°24'39"E for a distance of 49.00 feet to a point; thence leaving the east right-of-way line of the said North 5th Street, S53°39'35"E for a distance of 48.20 feet to a point; thence along a non-tangent curve to the left, having a radius of 600.00 feet for an arc distance of 188.18 feet, a delta of 17°58'12" with a chord bearing S38°27'54"E for a chord distance of 187.41 feet to a point; thence N53°37'47"W for a distance of 229.12 feet to a point on the east right-of-way line of the said North 5th Street and being the true point and place of beginning, containing 5,876 square feet, more or less.

- (g) The property known as 500 A East Marshall Street, with Tax Parcel No. N000-0007/003.
- (h) The property known as 116 North 7th Street, with Tax Parcel No. W000-0008/008.
- (i) The property known as 114 North 7th Street, with Tax Parcel No. W000-0008/009.
- (j) The property known as 112 North 7th Street, with Tax Parcel No. W000-0008/0010.
- (k) The property known as 401 East Broad Street, with Tax Parcel No. W000-0025/001.

§ 2. That the conveyance of each Property identified in subsections (a) through (k) of section 1 of this ordinance shall be conditioned on the satisfaction of all conditions precedent and other conditions applicable thereto, including the receipt by the City of any consideration therefor, set forth in a development agreement authorized by Ordinance No. 2019-____, adopted _____, 20__, hereinafter referred to as the "Development Agreement," and any document referred to in such Development Agreement.

§ 3. That, pursuant to section 8-65(b) of the Code of the City of Richmond (2015), as amended, the Chief Administrative Officer is hereby directed to execute, on behalf of the City, the deed and such documents, all of which must first be approved as to form by the City Attorney, as may be necessary to consummate the conveyance of the Property upon the satisfaction of all conditions for which section 2 of this ordinance provides.

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

