



Legislation Text

File #: ORD. 2025-185, **Version:** 1

To provide for the granting by the City of Richmond to the person, firm or corporation to be ascertained in the manner prescribed by law of an easement upon, over, under, and across certain property known as Lucks Field Community Center located at 1925 U Street for the construction, maintenance, and operation of improvements and associated appurtenances for the generation, distribution and transmission of electricity in accordance with a certain Right of Way Agreement.

WHEREAS, following the introduction of this ordinance, the City Clerk has caused to be advertised, once a week for two successive weeks in a newspaper of general circulation published in the city of Richmond, a descriptive notice of the Right of Way Agreement attached to this ordinance, which notice:

1. included a statement that a copy of the full text of the ordinance is on file in the office of the City Clerk;
2. invited bids for the easements offered to be granted in and by this ordinance, which bids were to be:
 - (a) delivered in writing to the presiding officer of the Council of the City of Richmond at its regular meeting to be held on July 14, 2025, at 6:00 p.m., in open session;
 - (b) presented by the presiding officer to the Council; and
 - (c) then dealt with and acted upon in the mode prescribed by law;
3. required that all bids for the easement hereby offered to be granted shall be submitted in writing as required by law; and
4. reserved the Council's right to reject any and all bids; and

WHEREAS, the deadline for the receipt of bids has passed, all bids have been received, and

the Council is prepared to act in accordance with sections 15.2-2102 or 15.2103, or both, of the Code of Virginia (1950), as amended;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That there shall be granted in the manner prescribed Article VII, Section 9 of the Constitution of Virginia and Title 15.2, Chapter 21, Article 1, §§ 15.2-2100-15.2-2108.1:1 of the Code of Virginia (1950), as amended, an easement upon, over, under, and across certain property known as Lucks Field Community Center located at 1925 U Street for the construction, maintenance, and operation of improvements and associated appurtenances for the generation, distribution and transmission of electricity on that property as described and under the conditions set forth in the Right of Way Agreement, a copy of which is attached to and incorporated into this ordinance, to the following grantee:

§ 2. That the Chief Administrative Officer, for and on behalf of the City of Richmond, be and is hereby authorized to execute the Right of Way Agreement between the City of Richmond as grantor and the grantee identified in section 1 of this ordinance to grant an easement upon, over, under, and across certain real property known as Lucks Field Community Center located at 1925 U Street and identified as Tax Parcel No. E000-0703/001 in the 2025 records of the City Assessor for the construction, maintenance, and operation of improvements and associated appurtenances for the generation, distribution and transmission of electricity by such grantee, provided that:

(a) The Right of Way Agreement has first been approved as to form by the City Attorney and is substantially in the form of the document attached to this ordinance;

(b) The grantee identified in section I of this ordinance has first executed a bond, with good and sufficient security, in favor of the City of Richmond, Virginia, in the amount of \$50.00 and conditioned upon the construction, maintenance, and operation of improvements and associated appurtenances for the generation, distribution and transmission of electricity as provided for in the granted easements, with such bond in a form acceptable to the Chief Administrative Officer and approved as to form by the City Attorney; and

(c) The grantee identified in section 1 of this ordinance has first paid all costs incurred in connection with the advertisement of this ordinance, as required by section 15.2-2101 of the Code of Virginia (1950), as amended.

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

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: June 6, 2025

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Daniel Avula, Mayor

THROUGH: Sharon Ebert, Interim Chief Administrative Officer

THROUGH: Gail Johnson, Director of General Services

FROM: Chris Nizamis, Real Estate Manager - Real Estate Strategies - DED/DGS

RE: Proposed Easement at 1925 U Street for the construction, maintenance, and operation of improvements and associated appurtenances for the generation, distribution and transmission of electricity in accordance with a certain Right of Way Agreement (ROW) in support of a City Administered construction project known as the Lucks Field Community Center.

ORD. OR RES No. _____

PURPOSE: To provide for the granting by the City of Richmond to the person, firm or corporation to be ascertained in the manner prescribed by law of an easement upon, over, under, and across certain property located in Lucks Field Community Center at 1925 U Street for the construction, maintenance, and operation of improvements and associated appurtenances for the generation, distribution and transmission of electricity in accordance with a certain Right of Way Agreement.

BACKGROUND: Lucks Field Community Center is located in the East Side of the City at 1925 U Street (Parcel ID No. E0000703001). Work is underway to build a new Lucks Field Community Center building, the \$20 million project, funded largely by the Federal American Rescue Plan Act, will bring new life to the community including improvements to adjacent streets and sidewalks.

The new 30,000 square foot building is designed to inspire the community, with a focus centered on sports and health. Featuring an 8,000 square foot rooftop basketball court and rooftop exercise garden area along with traditional indoor and outdoor basketball courts, an elevated indoor walking track, outdoor walking paths, and new indoor and outdoor playground facilities. The space is designed to be functional and attractive with additional amenities including a teaching kitchen, dedicated teen space, mixed media center, and community garden space with abundant tree plantings contributing to the park-like setting.

The new community center building requires the power provider to upgrade the existing power pole at the corner of Rogers Street and U Street that will serve the new facility with 3 phase power. This upgrade will require the provider to remove the existing pole that will serve the new facility on Rogers, install a new primary pole and overhead primary line to a secondary terminal pole and transformer that will feed power to the new facility. To provide sufficient power to the new facility, the power provider is requesting a Right of Way Agreement to run their facilities to the new community center building.

Construction is expected to be completed Spring 2025.

COMMUNITY ENGAGEMENT: None applicable for the Right of Way request. However, this request is in support of on-going efforts and follows various Department of Parks, Recreation and Community Facilities (PRCF) presentations at public meetings that offered public comment. PRCF has a tremendous following and community support throughout the city in delivering quality services, programs and activities that encourages a healthy and sustainable lifestyle.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: None

FISCAL IMPACT: None.

DESIRED EFFECTIVE DATE: Upon adoption.

REQUESTED INTRODUCTION DATE: July 28, 2025

CITY COUNCIL PUBLIC HEARING DATE: September 22, 2025

REQUESTED AGENDA: Consent Agenda

RECOMMENDED COUNCIL COMMITTEE: Land Use, Housing, and Transportation

AFFECTED AGENCIES: Public Utilities; Department of Parks, Recreation and Community Centers

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: WR# 10664434 - Plat Plan
Deed of Easement
Richmond Parcel Mapper Property Plan

STAFF:

Amira Albeitawi, Project Manager - Richmond AECOM
Travis Wolf, AVP, Program Manager - Richmond AECOM
Chris Frelke, Director - Dept. of Parks, Recreation and Community Facilities (PRCF)
Gail Johnson, Director - DGS
Christopher Nizamis, Real Estate Manager - Real Estate Strategies/DED