

INTRODUCED: November 14, 2022

AN ORDINANCE No. 2022-310

To amend City Code § 26-1065, concerning Downtown General Special Service and Assessment District boundaries, for the purpose of expanding the Downtown General Special Service Assessment District to include the Manchester area of the city.

Patron – Vice President Robertson

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 12 2022 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That section 26-1065 of the Code of the City of Richmond (2020) be and is hereby amended and reordained as follows:

Sec. 26-1065. District boundaries.

The Downtown General Special Service and Assessment District shall consist of the real estate described as follows:

Beginning at the intersection of Brook Road and Adams Street; thence northerly along Adams Street to the center of an alley in block N-77; thence easterly in such alley to First Street; thence northerly in First Street to a point on the east line of First Street and

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

being 108.89 feet northerly from the northeast block corner intersection of First and Clay Streets; thence easterly 80.50 feet to a nine-foot alley; thence northerly 54 feet, more or less, to a point; thence easterly 20 feet to a point on a 12-foot alley; thence northerly in the alley 199 feet, more or less, to the northwest corner of parcel 13 of block N-62; thence easterly 116 feet, more or less, to the southwest corner of parcel 10 of block N-62; thence northerly 100 feet to Leigh Street; thence northerly across Leigh Street to a point on the north line of Leigh Street and being the southwest corner of parcel 17 of block N-64; thence northerly 92 feet to a point; thence westerly 25 feet to a point; thence northerly 44 feet, more or less, to an alley; thence westerly on the alley to a point on the north side of the alley and being the southwest corner of parcel 11 of block N-64; thence northerly 60 feet to a point; thence easterly 57 feet to a point being the southwest corner of parcel 10 of block N-64; thence northerly 120 feet, more or less, to Jackson Street; thence easterly along Jackson Street, across Second Street, and to the east side of Third Street and the I-95 off ramp at Jackson Street; thence meandering along the east side of such off ramp, across Fourth Street; on the south line of Duval Street at block N-21, across Fifth Street, along the on ramp to I-95, along the south line of I-95 (Richmond-Petersburg Turnpike) to and along the westerly line of the I-95 off ramp (near the Martin Luther King Bridge) and southerly to Broad Street on the east side of block E-180; thence easterly along Broad Street and crossing 14th, 17th and 18th Streets to the center of a 20-foot alley in block E-161; thence southerly along such alley to Grace Street; thence southwesterly across Grace Street to a point on the south line of Grace Street and being the northeast corner of lot 35 of block E-131; thence southerly 70 feet to a point; thence easterly 66 feet, more or less, to a point;

thence southerly 99 feet, more or less, to a point along the southeast corner of parcel 31 of block E-131; thence westerly 66 feet, more or less, to a point; thence southerly 75 feet, more or less, to the corner of a ten-foot alley; thence westerly 23 feet, more or less, to a point; thence southerly 90 feet to the north line of Franklin Street and being 43.40 feet from the northeast intersection of Franklin and 18th Streets; thence southerly to a point on the south line of Franklin Street and being the northeast corner of parcel 39 of block E-132; thence southerly 80 feet to a point; thence 53 feet, more or less, to a point; thence to the following points of succession in block E-132 being: southerly 26.33 feet; easterly 14.76 feet; southerly 34.10 feet; easterly 13.86 feet; southerly 12.60 feet; westerly 1.53 feet; southerly 10.58 feet; easterly 21.98 feet; southerly 73.10 feet; westerly 55 feet, more or less, to a ten-foot alley southerly ten feet along the east end of the alley; westerly along the south alley line 70 feet, more or less, to the northeast corner of parcel 29 of block E-132; southerly 13.75 feet; westerly ten feet, more or less and southerly 68 feet, more or less, to the north line of Main Street; thence southerly from block E-132, across to a point on the south line of Main Street and being 110.11 feet in an easterly direction from the northeast intersection point of Main and 18th Streets; thence southerly 74.67 feet to a point being the southeast corner of parcel 1 of block E-133; thence southerly 109 feet to an alley in block E-133; thence westerly along the alley and across 18th Street to an alley in block E-109; thence westerly along such alley 265.40 feet; thence northwesterly across 17th Street through the center of an alley in block E-90; thence westerly along such alley, crossing under I-95 and across 15th Street; thence westerly through the center of an alley (known as Lombardy Alley) in block E-87 to the northeast corner of parcel 34 of block E-87; thence southerly along

the east line of parcel 34 to Cary Street; thence westerly along Cary Street to 14th Street; thence southerly along 14th Street and crossing Dock Street and continuing to the south line of the Chesapeake and Ohio Railway; ~~thence in a westerly direction along the south line of the Chesapeake and Ohio Railway and crossing under the Manchester Bridge and along the north bank of the James River and crossing under the Robert E. Lee Bridge and]~~ thence in an easterly direction along the south line of the Chesapeake and Ohio Railway and following the north bank of the James River to I-95; thence in a southerly direction along the west line of I-95 to the Maury Street off-ramp; thence along the north line of such off-ramp to a point 234 feet, more or less, northeast of the intersection of Albany Avenue and East 4th Street; thence in a southwesterly direction along a line of 234 feet, more or less, to the intersection of Albany Avenue and East 4th Street; thence in a southwesterly direction along the north line of Albany Avenue to East 8th Street; thence in a southwesterly direction along a line of 550 feet, more or less, to the intersection of Commerce Road, Marx Street, and East 9th Street; thence in a northerly direction along the east line of East 9th Street to Albany Avenue; thence in a northeasterly direction along a line of 550 feet, more or less, to the intersection of Maury Street and an alley in the center of block S-182; thence in a northerly direction along the center line of such alley through the center of blocks S-182 and S-142 to Stockton Street; thence in a northerly direction along a line of 400 feet, more or less, through the center of block S-112 to a point where such line intersects the center line of Decatur Street; thence in a southwesterly direction along the center line of Decatur Street to the west line of East Tenth Street; thence in a northwesterly direction along the west line of East 10th Street to a point on the west line

of East 10th Street that is the southeastern corner of parcel 10 of block S-82; thence in a southwesterly direction along a line to a point which is the southwestern corner of parcel 10 of block S-82; thence in a southerly direction along a line to a point which is the southeastern corner of parcel 8 of block S-82; thence in a southwesterly direction along a line to a point which is the southwestern corner of parcel 8 of block S-82; thence in a southwesterly direction meandering along the southern boundary of parcel 3 of block S-82 to a point on the west line of East 11th Street which is the southwestern corner of parcel 3 of block S-82; thence in a southwesterly direction along a line to a point on the west line of East 11th Street which is the southeastern corner of parcel 12 of block S-83; thence in a southwesterly direction along a line to a point on the east line of East 12th Street which is the southeastern corner of parcel 4 of block S-83, thence in a northeasterly direction to a point on the west line of East 12th Street which is the southeastern corner of parcel 7 of block S-84; thence in a southwesterly direction along a line to a point which is the southwestern corner of parcel 7 of block S-84; thence in a southerly direction along a line to a point which is the southeastern corner of parcel 9 of block S-84; thence in a southwesterly direction along a line to a point on the east line of East 13th Street which is the southwestern corner of parcel 1 of block S-84; thence in a southwesterly direction along a line to a point on the west line of East 13th Street which is the southeastern corner of parcel 10 of block S-118; thence in a southwesterly direction along a line to a point on the east line of East 14th Street which is the southwestern corner of parcel 2 of block S-118; thence in a southwesterly direction along a line to the intersection of East 14th Street and an alley through the center of block S-152; thence in a southwesterly direction along such alley through the center of

block S-152 to its intersection with East 15th Street; thence in a northwesterly direction to a point on the west line of East 15th Street which is the southeastern corner of parcel 5 of block S-195; thence in a southwesterly direction along a line to a point on the east line of East 16th Street which is the southwestern corner of parcel 1 of block S-195; thence in a southwesterly direction to the intersection of East 16th Street and an alley through the center of block S-196; thence in a southwesterly direction along such alley through the center of block S-196 to the west line of East 17th Street; thence in a northerly direction along the west line of East 17th Street to a point on the west line of East 17th Street that intersects with the eastern boundary of parcel 1 of block S-240; thence in a southerly direction along a line to a point which is the southeastern corner of parcel 1 of block S-240; thence in a southwesterly direction along a line to a point on the east line of Richmond Highway which is the southwestern boundary of parcel 1 of block S-240; thence in a northerly direction along the eastern edge of Richmond Highway to its intersection with Hull Street, where it becomes Cowardin Avenue; thence continuing in a northerly direction along the eastern edge of Cowardin Avenue to the alley in the center of block S-197; thence in a northeasterly direction along the centerline of such alley through the center of blocks S-197, S-153, S-119, S-85, S-61, and S-60 to West 10th Street; thence in a northwesterly direction along the centerline of West 10th Street to Perry Street; thence in a southwesterly direction along the centerline of Perry Street to the west line of West 12th Street; thence in a northwesterly direction along the west line of West 12th Street to a point on the west line of 12th Street which is the southeastern corner of parcel 6 of block S-88; thence meandering along the southern boundary of parcel 6 of block S-88 116 feet, more or less, in a southwesterly direction,

37 feet, more or less, in a northwesterly direction, and 86 feet, more or less, in a southwesterly direction to a point which is the southeastern boundary of parcel 2 of block S-88; thence in a southwesterly direction along a line to a point on the east line of west 13th Street which is the southwestern corner of parcel 1 of block S-88; thence in a northerly direction along the east line of West 13th Street to McDonough Street; thence in a southwesterly direction along the centerline of McDonough Street to Cowardin Avenue; thence in a northerly direction along the eastern edge of Cowardin Avenue to its intersection with Belvidere Street; thence in a northerly direction along the eastern edge of Belvidere Street to the south line of the Chesapeake and Ohio Railway, thence in a westerly direction meandering around to the westerly side of a portion of Chesapeake and Ohio Railway and Kanawha Canal being located on the westerly side of parcel 10 of block W-53; thence meandering in a northerly direction along the railway and between the Kanawha Canal and Riverside Park Road to Belvidere Street; thence in a northerly direction along Belvidere Street and crossing Broad Street to an alley on the east line of Belvidere Street in block N-240; thence in an easterly direction through the center of alleys in blocks N-240, N-206, N-180, N-140 and N-119 and crossing Henry, Monroe, Madison and Jefferson Streets and to Adams Street to the point of beginning. [~~See DPW Drawing No. P-22075 dated March 2, 1990, entitled “Downtown Special Assessment District, General District.”]~~]

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



Richmond City Council

The Voice of the People

Richmond, Virginia

Office of the Council Chief of Staff

Ordinance/Resolution Request

TO Haskell Brown, City Attorney

THROUGH Joyce Davis, Interim Council Chief of Staff

FROM Steven Taylor, Council Policy Analyst

COPY Ellen Robertson, 6th District Council Member
Tavares Floyd, 6th District Liaison
Tabrica Rentz, Deputy City Attorney

DATE November 4, 2022

PAGE/s 1 of 2

TITLE Expansion of the Downtown General Special Service and Assessment District to Manchester

This is a request for the drafting of an **Ordinance** ☒ **Resolution** ☐

REQUESTING COUNCILMEMBER/PATRON

Ellen Robertson

SUGGESTED STANDING COMMITTEE

Land Use

ORDINANCE/RESOLUTION SUMMARY

Patron requests that legislation be drafted expanding the Downtown General Special Service & Assessment District (City Code Section 26-1065) to the Manchester District. The expanded Districts should include the following streets/boundaries:

- From the existing General District boundary at the river and Belvidere St. to Cowardin Ave. - Properties on the east of Cowardin between the River and McDonough St.
- McDonough St. from Cowardin Ave. to 13th Street – properties to the west of McDonough St.
- 13th St. from McDonough east to middle block to include the 1200 block of McDonough on the east side of the street.
- West on 12th Street to Perry St.- properties to the north of 12th St.
- Perry St. from 12th to 10th St.- properties to the west of Perry St.
- 10th St. from Perry St. to the alley between Bainbridge and Hull streets- properties to the northeast of 10th St.
- Westside of Hull St. from 10th St. to Cowardin Ave.- properties facing Hull St. with the boundary line down the alley/ back of the properties.

- Cowardin Ave. from the alley between Bainbridge St. and Hull St. to the alley between Hull and Decatur streets.
- Eastside of Hull St. from Cowardin St. to 10th St. - properties facing Hull St. with the boundary line down the alley/ back of the properties.
- 10th St. from the alley between Hull and Decatur streets to Decatur St.- properties to the northeast.
- Decatur St. between 10th St. to Commerce Road – properties to the west of Decatur St.
- Southwest side of Commerce Road between Decatur and Marx – properties/parcels fronting on Commerce Road.
- Northeast side of Commerce Road from Marx St. to Albany St. – properties/ parcels fronting on Commerce Road.
- Albany Ave. from Commerce Road to 4th Street – properties on the northwest side of Albany Ave.
- East of Albany Ave. hug the northern edge of the I-95 Maury St. ramp to I-95 – properties to the north of the ramp.
- Western edge of I-95 from Maury St. exit to Northern banks of the James down to the 14th St.

BACKGROUND

The purpose here is to expand the Downtown General Special Service and Assessment District into Manchester and to fund enhanced services and improvements in that neighborhood. City Council approved \$300,000 for Manchester in the adopted FY 2023 budget which represents the public investment in the public/private partnership. The public investment would be matched by the private sector investment of \$0.05/\$100 of assessed value, which is the current Downtown General Special Service and Assessment District rate.

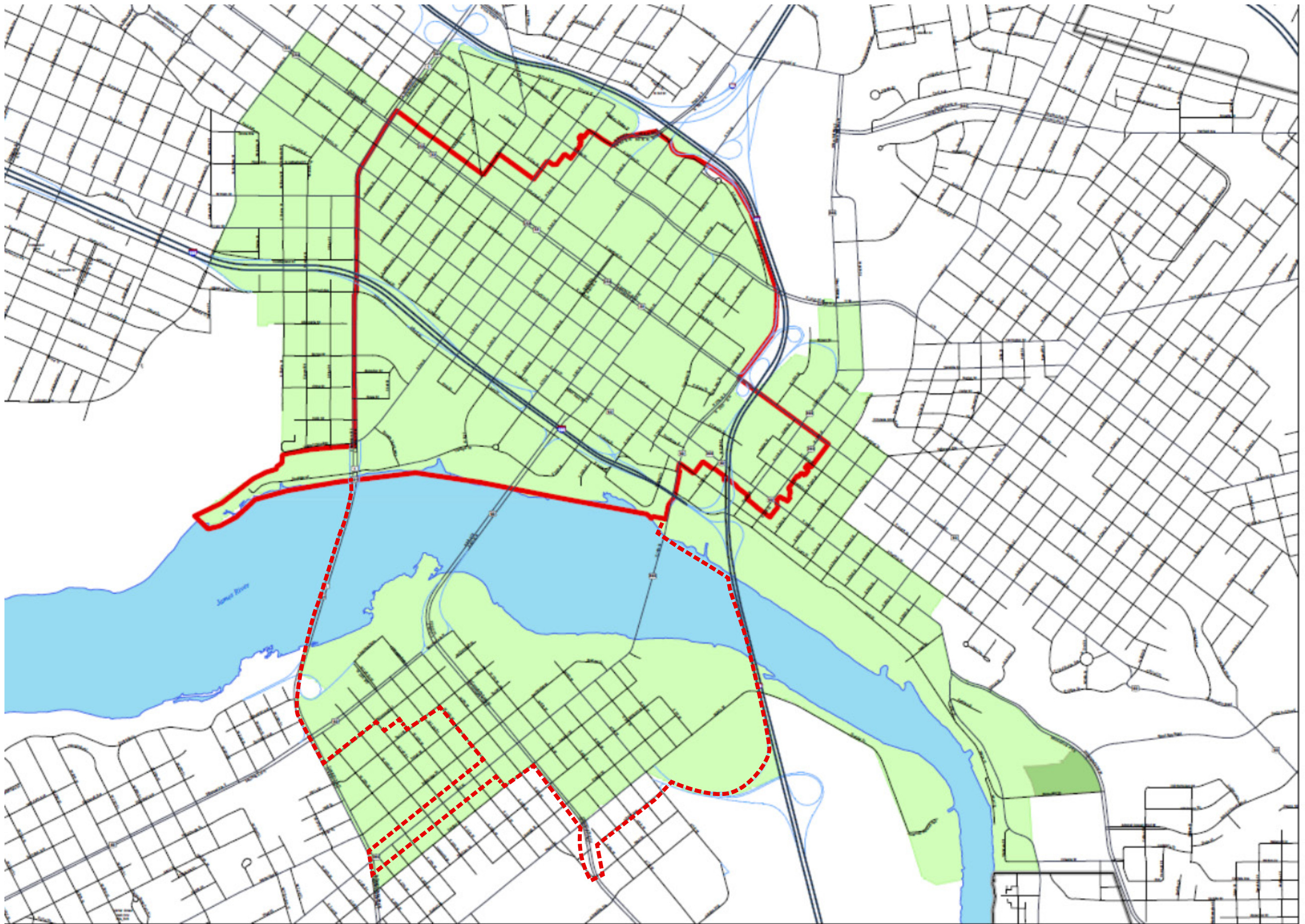
FISCAL IMPACT STATEMENT

Fiscal Impact Yes ☐ No ☒

Budget Amendment Required Yes ☐ No ☒





Estimated Cost or Revenue Impact: \$300,000 is budgeted in the FY23 Budget

Attachment/s Yes ☒ No ☐ **Map of Area.**



General Special Assessment District and
the Downtown Master Plan (with Stone Brewery)

Special Assessment Districts Downtown Master Plan

 General District	 Original
 Proposed Extension	 Stone Brewery

Expansion of the Downtown General Special Service and Assessment District to Manchester

 Boundaries for Expansion

