

# City of Richmond



SELENA CUFFEE-GLENN  
CHIEF ADMINISTRATIVE OFFICER

"SIC ITUR AD ASTRA"  
SUCH IS THE WAY TO THE STARS

November 2, 2016

Mr. Christopher Beschler, Director  
Department of General Services  
Commonwealth of Virginia  
1100 Bank Street, Suite 420  
Richmond, VA 23219

Re: Notice of Assessed Valuation

Dear Mr. Beschler:

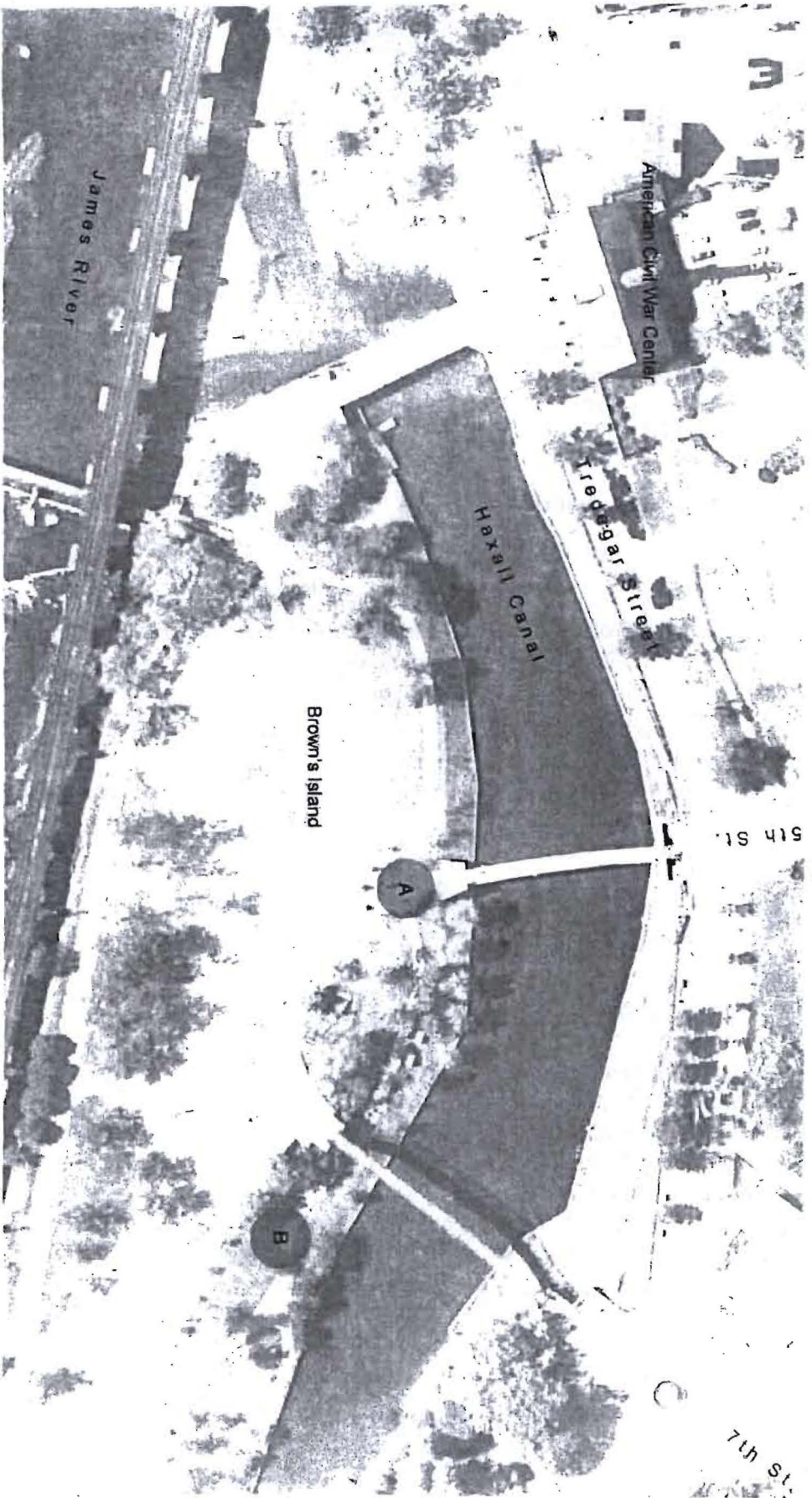
Subject to the approval of City Council, and any applicable law, the City intends to convey to the Commonwealth of Virginia a gift of approximately 1,250 square feet of property on Brown's Island for the purposes of locating the *Virginia Emancipation Proclamation and Freedom Monument*. The property has an assessed value of \$35,000.

If you have any questions or require additional information, please contact me directly.

Sincerely,

Selena Cuffee-Glenn  
Chief Administrative Officer

c: Mayor Dwight C. Jones  
Delegate Jennifer L. McClellan  
Lisa Sims, Venture Richmond  
Mark Kronenthal, Chief of Staff  
Allen Jackson, City Attorney  
Peter L. Downey, DCAO-Economic & Community Development  
Debra Gardner, DCAO-Human Services  
Mark Olinger, Director-Planning & Development Review



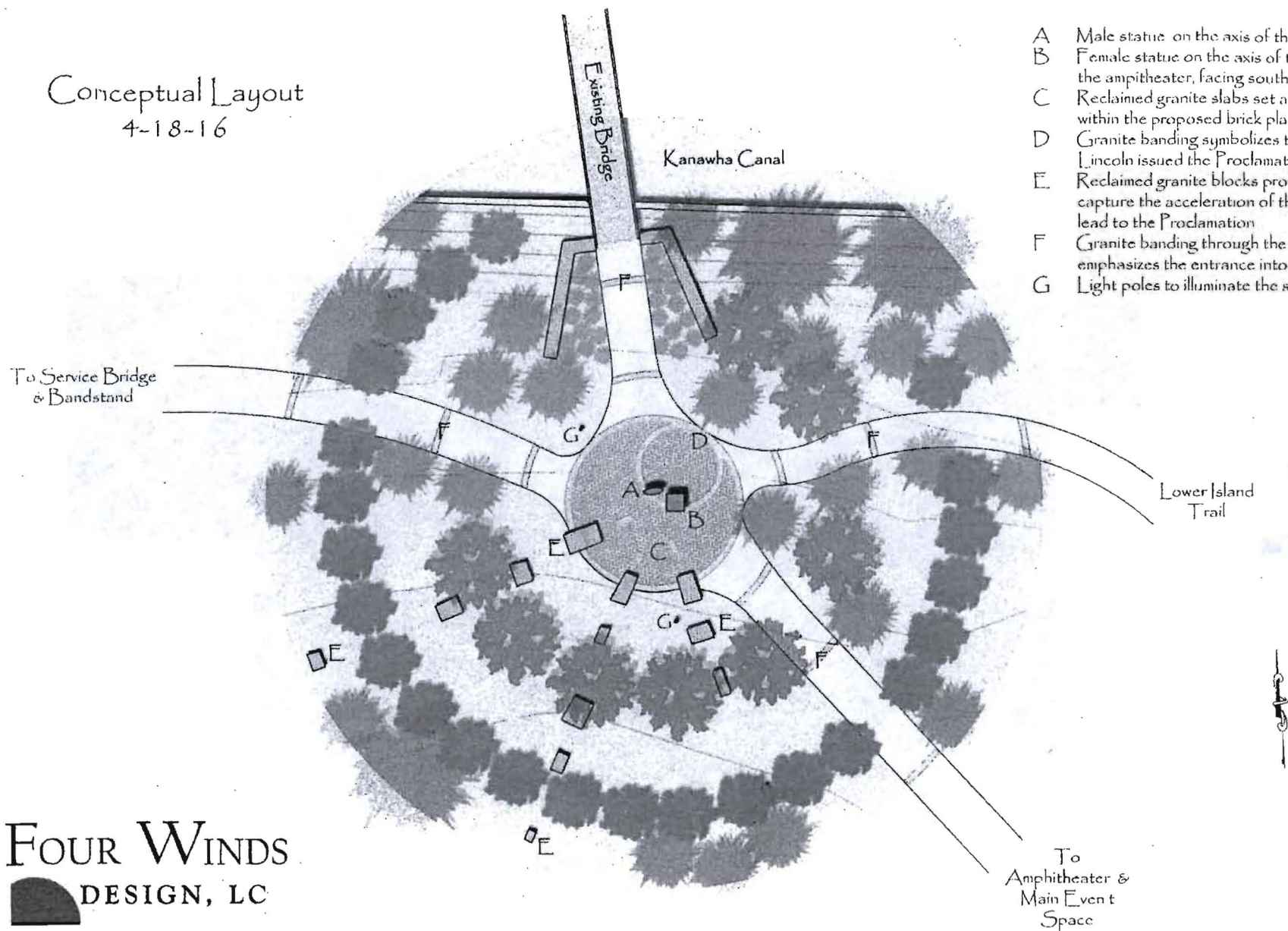
Emancipation Proclamation Monument  
Richmond, Virginia  
Higgs & Gerstenmaier, Landscape Architects



tv/mali?tab=im



# Conceptual Layout 4-18-16

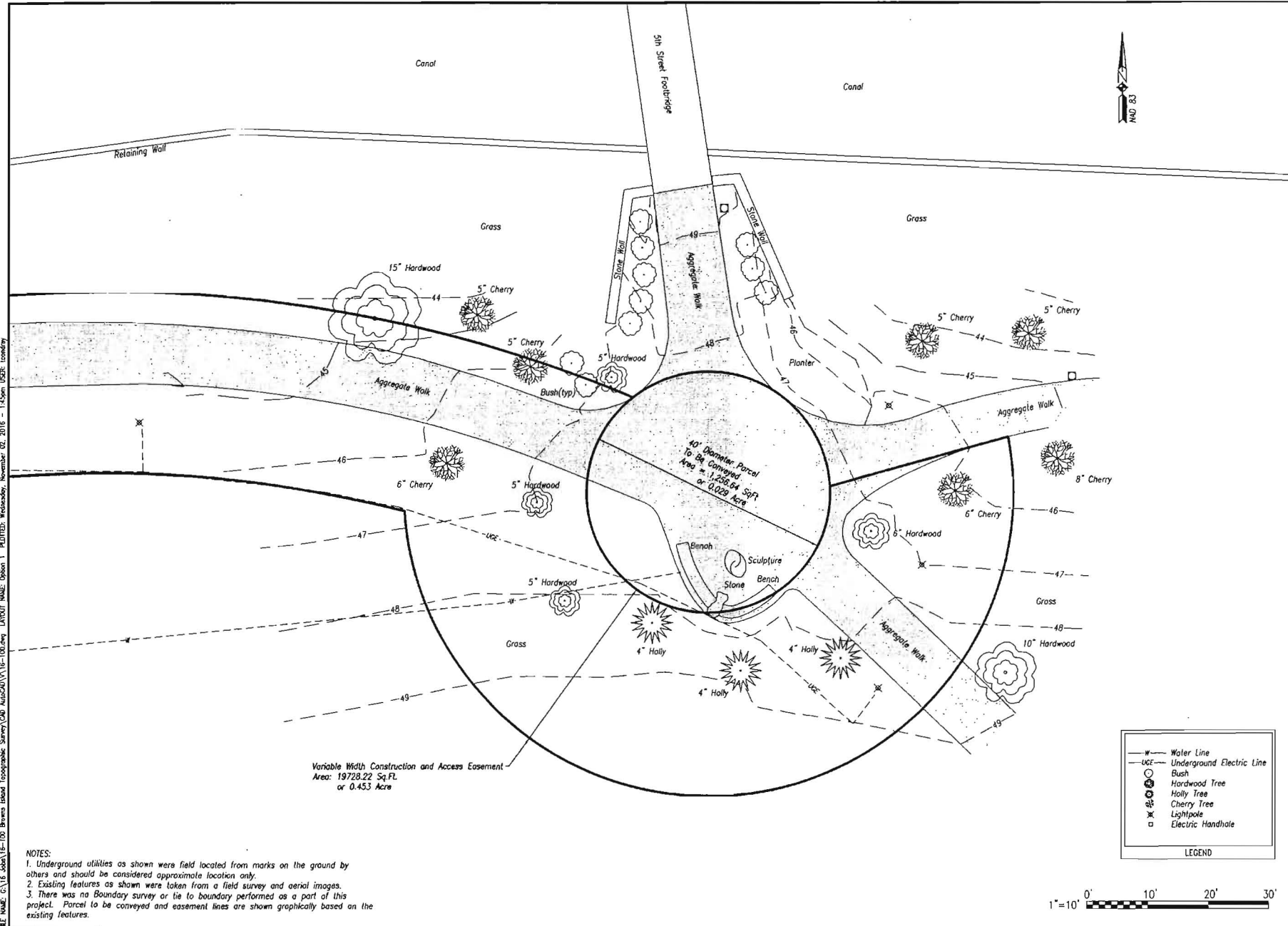


FOUR WINDS  
DESIGN, LC

Main brick plaza measures 40' in diameter, same as current space.

Tree planting, granite walk banding and granite blocks extend spacial feeling of the monument area to 160' in diameter.

FILE NAME: C:\16 Jobs\16-100 Browns Island Topographic Survey\16-100.dwg LAYOUT NAME: Option 1 PLOTTED: Wednesday, November 02, 2016 - 1:45pm USER: tomclary



NOTES:  
1. Underground utilities as shown were field located from marks on the ground by others and should be considered approximate location only.  
2. Existing features as shown were taken from a field survey and aerial images.  
3. There was no Boundary survey or tie to boundary performed as a part of this project. Parcel to be conveyed and easement lines are shown graphically based on the existing features.

Water Line

Underground Electric Line

Bush

Hardwood Tree

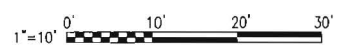
Holly Tree

Cherry Tree

Lightpole

Electric Handhole

LEGEND



CLIENT

VA DCS

DOWN

TAC

DESIGN

JOB NO.

APPROVED

DATE

O.C. REVIEW

SCALE

MAJ

AS SHOWN

Austin Brockenbrough

ENGINEERING - CONSULTING

1011 Boulder Springs Drive, Suite 200 | Richmond, Virginia 23225

804.582.2900 main | 804.582.2901 fax

www.brockenbrough.com

SITE TOPOGRAPHY - OPTION 1

PLAN SHOWING A PORTION OF  
BROWNS ISLAND  
LOCATED NEAR THE  
FIFTH STREET FOOTBRIDGE

CITY OF RICHMOND

VIRGINIA

COMMONWEALTH OF VIRGINIA

Thomas A. Condrey

THOMAS A. CONDREY

U.S. No. 2750

11/2/14

LAND SURVEYOR

SHEET NO

1 OF 1

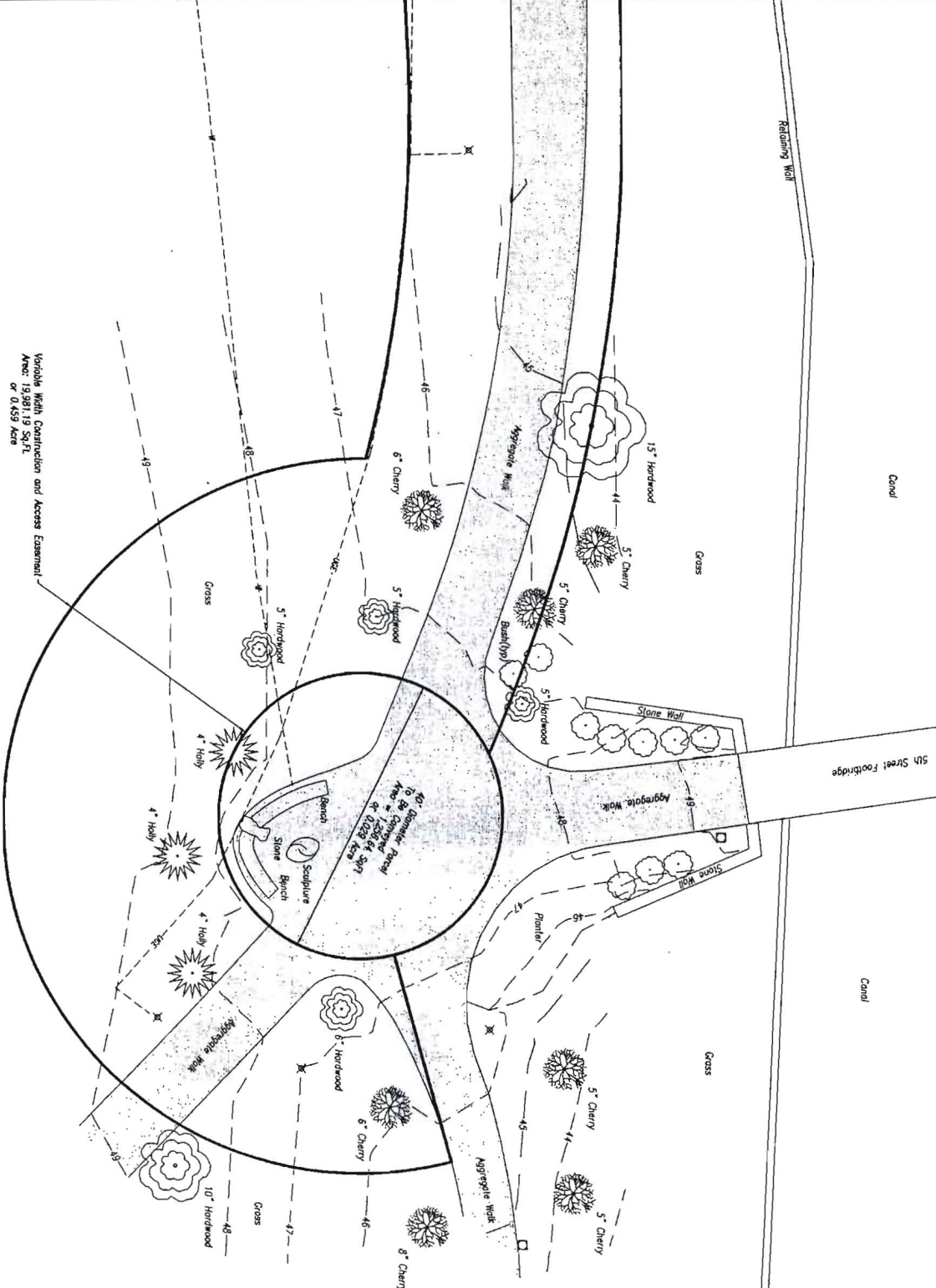
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 3. There was no Boundary survey or tie to boundary performed as a part of this  
 project. Parcel to be conveyed and easement lines are shown graphically based on the  
 existing features.

Variable Width Construction and Access Easement  
 Area: 19,981.19 Sq.Ft.  
 or 0.459 Acre



LEGEND

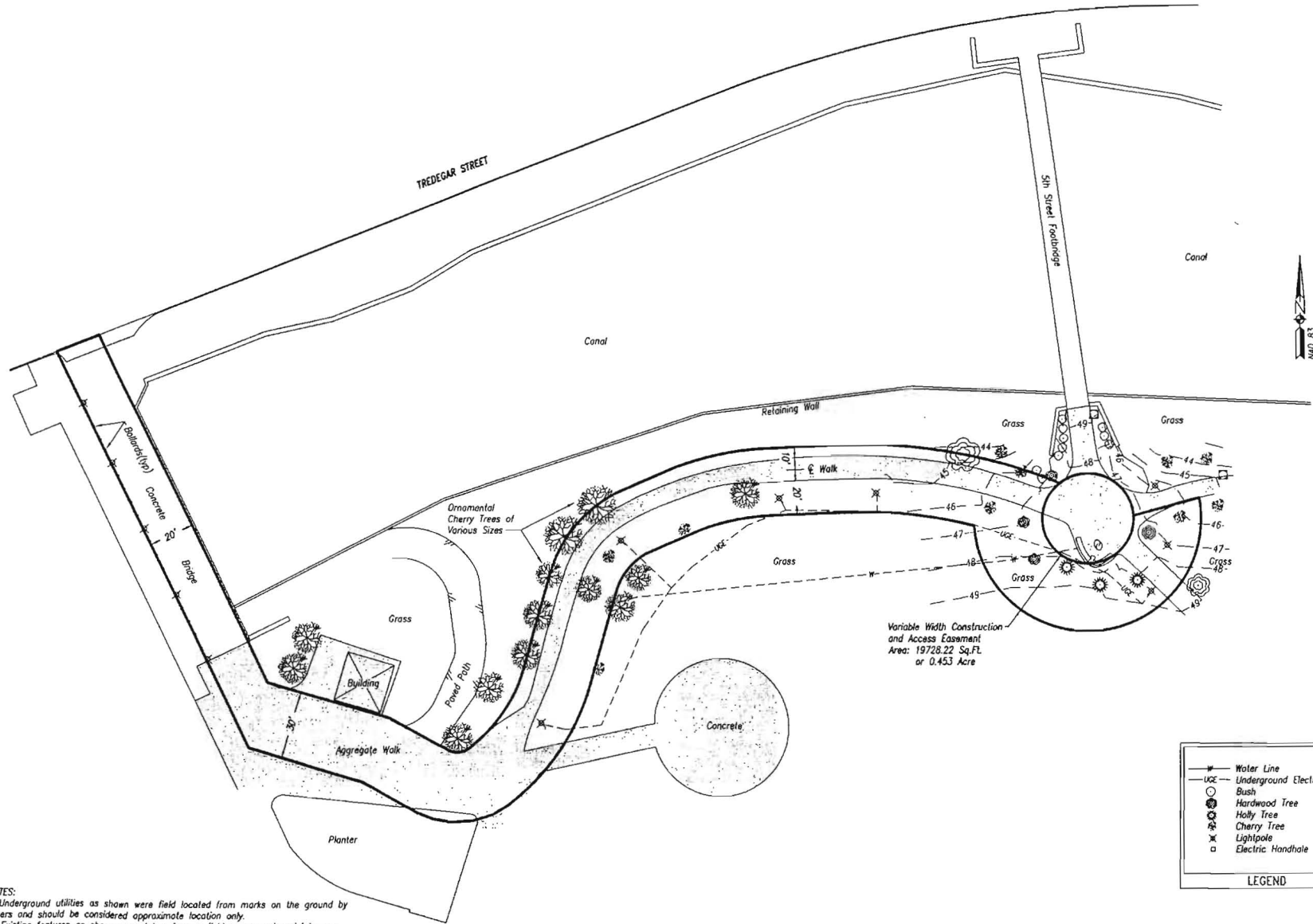
—	Water Line
- - -	Underground Electric Line
⊙	Hardwood Tree
⊙	Holly Tree
⊙	Cherry Tree
⊙	Lightpole
⊙	Electric Handhole



	SHEET NO		1 OF 1	
	SITE TOPOGRAPHY - OPTION 2 <b>PLAN SHOWING A PORTION OF BROWNS ISLAND                  LOCATED NEAR THE                  FIFTH STREET FOOTBRIDGE</b>			
	CITY OF RICHMOND VIRGINIA			
	1011 Boulder Springs Drive, Suite 200   Richmond, Virginia 23225 804.592.3900 main   804.592.3901 fax www.brockenbrough.com			
DRAWN TAC DESIGN APPROVED TAC Q.C. REVIEW MAJ	CLIENT VA DGS JOB NO. 16-100 DATE 11/2/16 SCALE AS SHOWN			



FILE NAME: C:\16 jobs\16-100 Browns Island Topographic Survey\DWG AutoCAD\16-100.dwg LAYOUT NAME: Layout 1 PLOT/DWG Wednesday, November 02, 2016 1:46pm USER: tcondrey



NOTES:  
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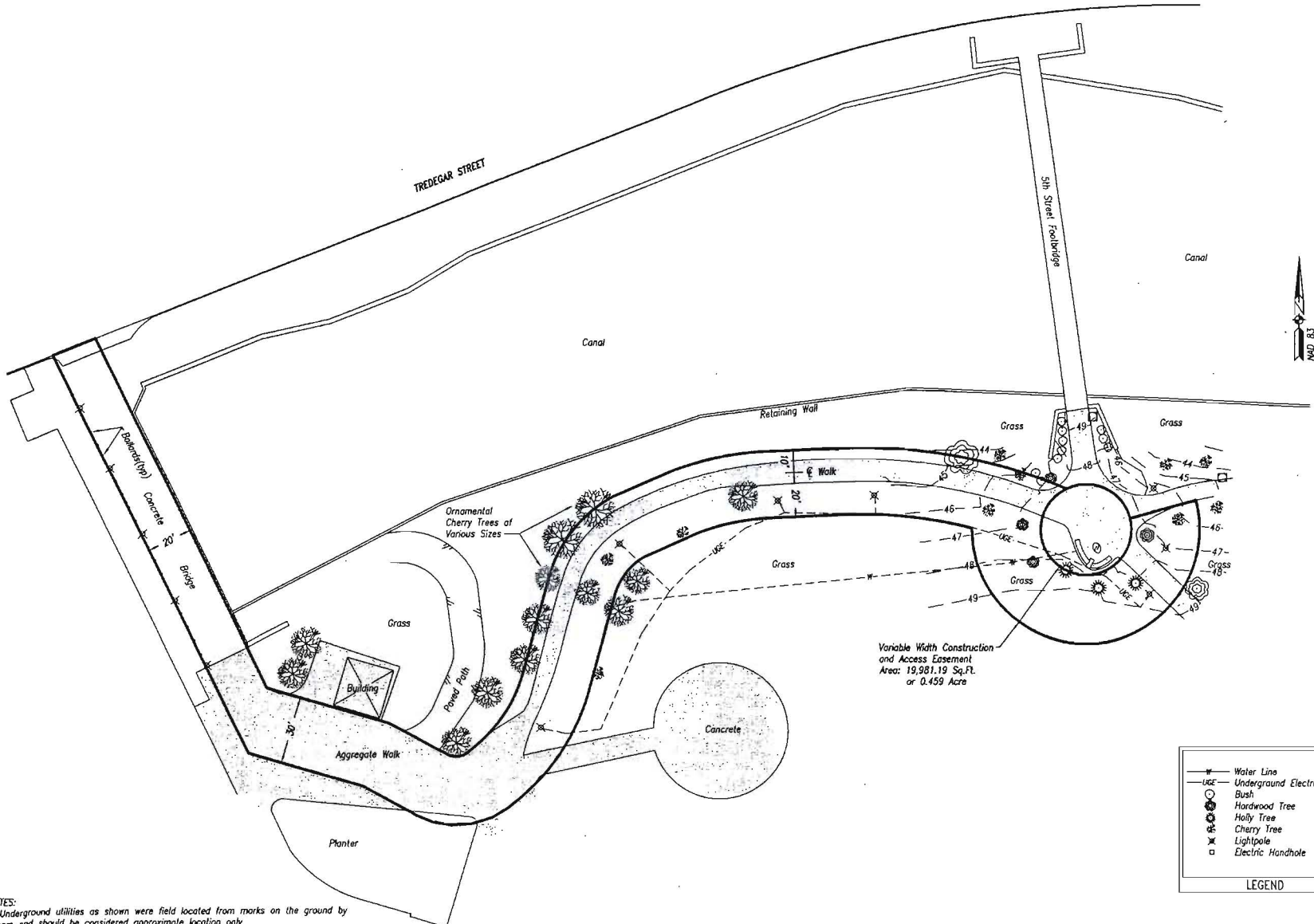
**LEGEND**

- Water Line
- UGE - Underground Electric Line
- Bush
- Hardwood Tree
- Holly Tree
- Cherry Tree
- Lightpole
- Electric Handhole



<b>CONSTRUCTION &amp; ACCESS EASEMENT - OPTION 1</b>		<b>PLAN SHOWING A PORTION OF BROWNS ISLAND LOCATED NEAR THE FIFTH STREET FOOTBRIDGE</b>		CITY OF RICHMOND VIRGINIA	
		<b>1 OF 1</b>			
<b>CLIENT</b> VA DGS		<b>DATE</b> 11/2/16		<b>SCALE</b> AS SHOWN	
<b>DRAWN</b> TAC		<b>APPROVED</b> TAC		<b>MAJ</b>	
<b>Brockenbrough</b> ENGINEERING & CONSULTING 1011 Boulder Springs Drive, Suite 200   Richmond, Virginia 23225 804.592.3900   804.592.3901 fax www.brockenbrough.com					

FILE NAME: C:\16 Jobs\15-100 Browns Island Topographic Survey\CAD\AutoCAD\15-100.dwg LAYOUT NAME: Layout 1\_Dwg 2 PLOTTED: Wednesday, November 02, 2016 - 5:47pm USER: bccrby



NOTES:  
1. Underground utilities as shown were field located from marks on the ground by others and should be considered approximate location only.  
2. Existing features as shown were taken from a field survey and aerial images.  
3. There was no Boundary survey or tie to boundary performed as a part of this project. Parcel to be conveyed and easement lines are shown graphically based on the existing features.

<b>CONSTRUCTION &amp; ACCESS EASEMENT - OPTION 2</b> <b>PLAN SHOWING A PORTION OF BROWNS ISLAND LOCATED NEAR THE FIFTH STREET FOOTBRIDGE</b> CITY OF RICHMOND VIRGINIA		CLIENT VA DCS JOB NO. 16-100 DATE 11/2/16 SCALE AS SHOWN
BROCKENBROUGH ENGINEERING & CONSULTING 1011 Boulder Springs Drive, Suite 200   Richmond, Virginia 23225 804.592.3900 main   804.592.3901 fax www.brockenbrough.com		DRAWN TAC DESIGN APPROVED O.C. REVIEW MAJ

COMMONWEALTH OF VIRGINIA  
 THOMAS A. CONDRY  
 Lic. No. 2750  
 11/2/16  
 LAND SURVEYOR

SHEET NO  
**1 OF 1**



### **Option 1**

Parcel to be conveyed:

Beginning at a point on the south side of the Kanawa Canal, approximately 49.8 feet from the south edge of the 5<sup>th</sup> Street footbridge and 2.9 feet west of the bridge centerline extended; said point being the center of a circle with a 20-foot radius. Circle contains an area of 1256.64 square feet.

Center of Parcel located at Latitude 37°32'04.846", Longitude 77°26'35.929"

Easement:

Beginning where the eastern edge of the parcel to be conveyed intersects the southern edge ,extended, of a sidewalk that's meanders eastward along the south side of the canal, a construction and access easement is offset 30' from the edge of the parcel, said easement continues around the southern side of the parcel until it reaches a point 20 feet south of the existing sidewalk that meanders westward along the south side of the canal, thence easement line continues along the centerline of the existing sidewalk, spanning 10' north of the centerline and 20' south of the centerline until it reaches a point where the sidewalk reaches an open area of concrete, thence the easement line is located across the concrete area from the northern edge of concrete to a line 30' south of that edge to a place where it meets a concrete bridge that spans the canal, thence along the concrete bridge, the easement being 20 feet in width from the eastern edge of the bridge to a line that is located 20' west, to the curb line of Tredegar Street where the easement terminates. Construction and Access Easement contain an area of 19,728.22 square feet.

### **Option 2**

Parcel to be conveyed:

Beginning at a point on the south side of the Kanawa Canal, approximately 53.4 feet from the south edge of the 5th Street footbridge and 3.6 feet west of the bridge centerline extended; said point being the center of a circle with a 20-foot radius. Circle contains an area of 1256.64 square feet.

Center of Parcel located at Latitude 37°32'04.808", Longitude 77°26'35.932"

Easement:

Beginning where the eastern edge of the parcel to be conveyed intersects the southern edge ,extended, of a sidewalk that's meanders eastward along the south side of the canal, a construction and access easement is offset 30' from the edge of the parcel, said easement continues around the southern side of the parcel until it reaches a point 20 feet south of the existing sidewalk that meanders westward along the south side of the canal, thence easement line continues along the centerline of the existing sidewalk, spanning 10' north of the centerline and 20' south of the centerline until it reaches a point where the sidewalk reaches an open area of concrete, thence the easement line is located across the concrete area from the northern edge of concrete to a line 30' south of that edge to a place where it meets a concrete bridge that spans the canal, thence along the concrete bridge, the easement being 20 feet in width from the eastern edge of the bridge to a line that is located 20' west, to the curb line of Tredegar Street where the easement terminates. Construction and Access Easement contain an area of 19,728.22 square feet.