

**CITY OF CHARLOTTESVILLE, VIRGINIA
CITY COUNCIL AGENDA**



Agenda Date:	May 5, 2025
Action Required:	Public Hearing
Presenter:	Michael Goddard, Deputy Director
Staff Contacts:	Lee Cooper Steven Hicks, Director of Public Works
Title:	Public Hearing regarding Exercise of Eminent Domain for the acquisition of right-of-way and easements in service to the East High Streetscape Project and the Barracks Emmet Streetscape Project

Background

This item concerns land acquisitions in service of the following two Projects the City of Charlottesville, Virginia ("City"), is performing in collaboration with the Virginia Department of Transportation:

The East High Streetscape Project includes ADA and pedestrian improvements, wider sidewalks, bike lanes, landscaping, along with upgrades to intersections for better accessibility. The East High Project will also improve stormwater management, traffic signals, and signage, as well as the undergrounding of overhead utilities.

The Barracks Emmet Streetscape Project will implement bike/pedestrian/vehicular improvements at the intersection of Barracks and Emmett Street. The Barracks Emmet Project will also install a 6' path extending up Barracks Road from the intersection to right past the Buckingham Road intersection.

Information regarding the Projects can be found at <https://www.charlottesville.gov/616/Transportation-and-Mobility>

The City's right-of-way acquisition consultant has been successful in acquiring right-of-way and easements from 19 of the 26 property owners impacted by the Projects. The City's consultant has been unable to reach agreement with several landowners, and recommends eminent domain to allow utility relocation to take place in advance of the road improvement Projects.

Discussion

Main Agenda Item:

- a. Resolution to Approve Exercise of Eminent Domain for the Acquisition of Right-of-Way and Easements: Parcel 002 identified as Barracks Row, LLC, Tax Parcel No. 400002100
- b. Resolution to Approve Exercise of Eminent Domain for the Acquisition of Right-of-Way and Easements: Parcel 007 identified as Fenwick, Trustee Valentine Land Trust, Tax Parcel No. 530261000.

- c. Resolution to Approve Exercise of Eminent Domain for the Acquisition of Right-of-Way and Easements: Parcel 011 identified as Matthew J. Gerber, Tax Parcel No. 020007000.
- d. Resolution to Approve Exercise of Eminent Domain for the Acquisition of Right-of-Way and Easements: Parcel 016 identified as Nine Twelve Land Company, LLC, Tax Parcel No. 53027100.
- e. Resolution to Approve Exercise of Eminent Domain for the Acquisition of Right-of-Way and Easements: Parcel 015 identified as Nine Ten Land company, LLC, Tax Parcel No. 530270000.

Alignment with City Council's Vision and Strategic Plan

These projects support the Transportation strategic outcome area.

Community Engagement

N/A

Budgetary Impact

The anticipated condemnation costs are part of the overall Projects budgets, and will be paid from the City's Capital Improvement Fund.

Recommendation

City Staff recommends that City Council authorize the exercise of eminent domain, including the filing of a Certificate of Deposit, for the acquisition of right-of-way and easements for the Projects.

Alternatives

Attachments

1. Barracks Emmet Streetscape Project
2. East High Streetscape Project