

East High Streetscape Project

City Council – Eminent Domain Consideration
September 15, 2025

Summary of Information:

- On March 8, 2022, the City received authorization to proceed with the acquisition of right-of-way for the East High Streetscape Project. The road improvement will improve safety for the traveling public in the area. The city needs to acquire variable right-of-way, a temporary construction easement and as well as utility easements in order to construct the project. The city's right-of-way acquisition consultant has been successful in acquiring right-of-way and easements from all but three of the twenty-six property owners impacted by the project. The city's consultant has been unable to reach agreement with property owner listed and recommends eminent domain in order to allow the road improvement project. The (3) properties listed for COT have been engaged in negotiations starting November 2024.

1. Parcel 003 identified as East Jefferson Assemblage LLC Tax Parcel No. 530172000. Acquisition area: 220 SF in temporary and grading easement need to be acquired. The City's consultant valued the acquisition area at \$1,800.00. An offer, based on the appraisal was made to landowner on November 26, 2024. No agreement to date. Further negotiations occurred with counteroffer but no agreement. Additional negotiations will continue.



Charlottesville
GIS Viewer

Legend
 Parcels
 City Limits



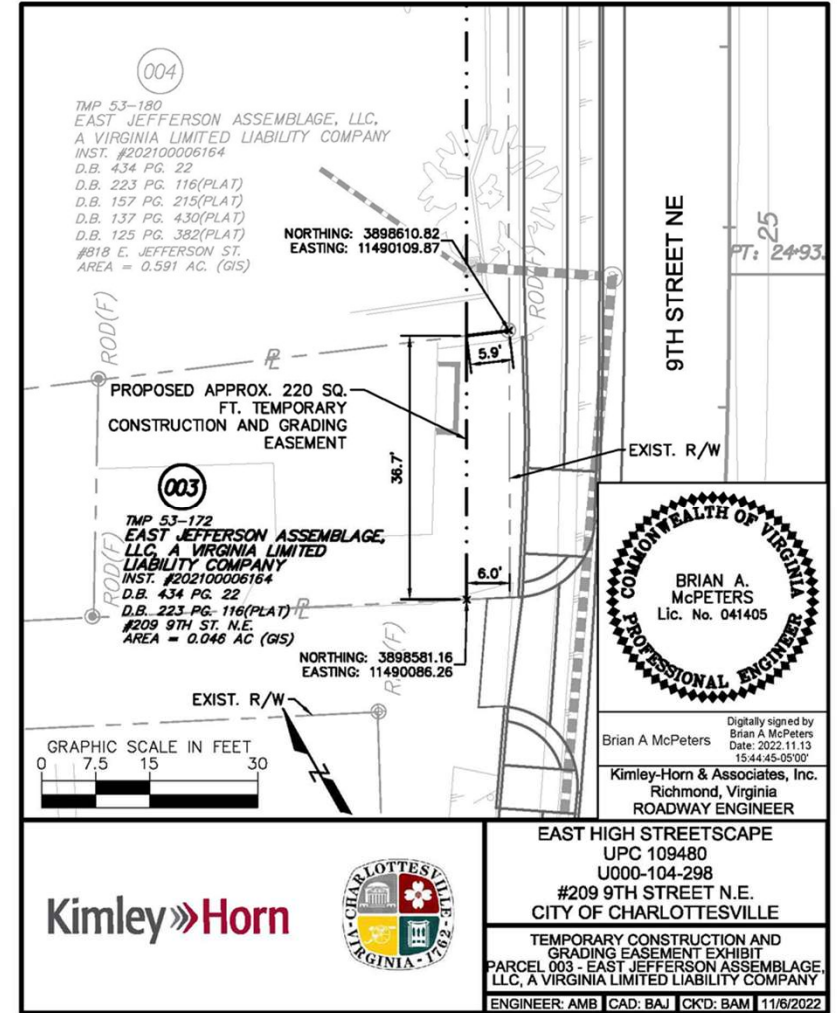
Feet
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 1:1,125 / 1"=84 Feet



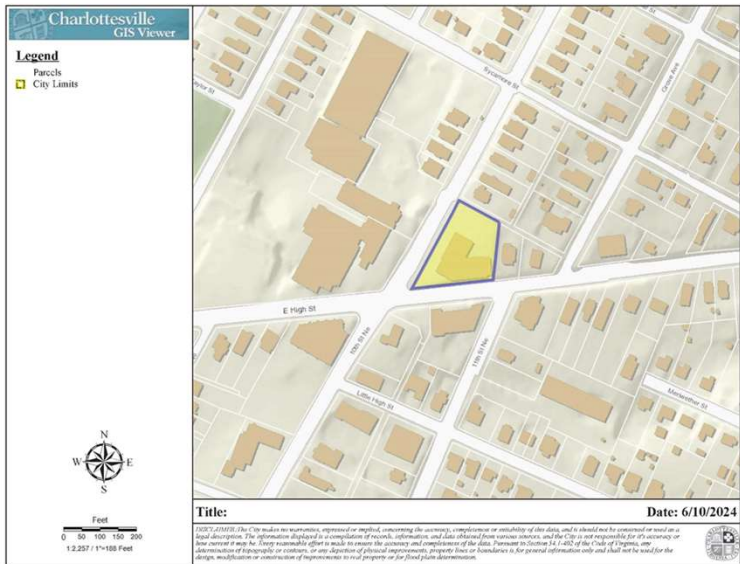
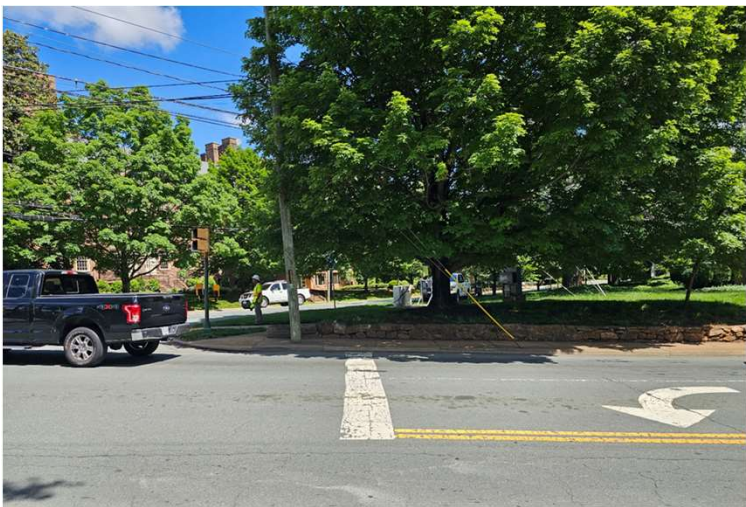
Title:

Date: 6/7/2024

NOTES: The City makes no warranty, expressed or implied, concerning the accuracy, completeness, or reliability of this data, and it should not be construed or used as a legal description. The information displayed is a compilation of records, information, and data obtained from various sources, and the City is not responsible for its accuracy or how current it may be. Every reasonable effort is made to ensure the accuracy and completeness of the data. Pursuant to Section 16-1-407 of the Code of Virginia, any dissemination of topographic or contour, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification or construction of improvements to real property or for flood plain determination.

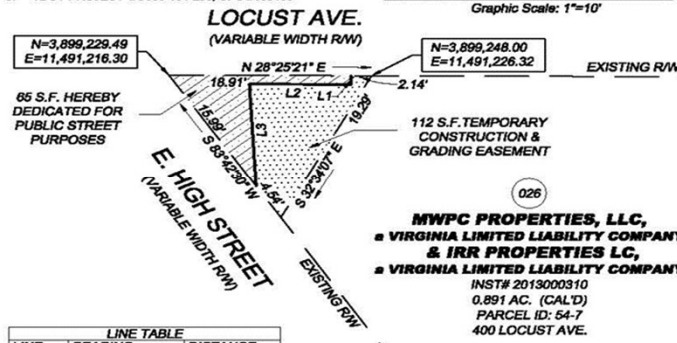


2. Parcel 026 identified as MWPC Properties, LLC & IRR Properties LC, Tax Parcel No. 5400007000. Acquisition area: 65 SF in fee acquisition, 112 SF in temporary and grading easement needing to be acquired and cost to cure item. The City's consultant valued the acquisition area at \$8,480.00. An offer, based on the appraisal was made to landowner on November 26, 2024. Additional negotiations will continue.



GENERAL NOTES:

1. THIS PLAT IS FOR THE SOLE PURPOSE OF SHOWING A PUBLIC RIGHT OF WAY DEDICATION AND A TEMPORARY CONSTRUCTION AND GRADING EASEMENT CONVEYED TO THE CITY OF CHARLOTTESVILLE FOR PUBLIC USE FOR ITS CONSTRUCTION OF THE HIGH STREETSCAPE PROJECT. THE BOUNDARY LINES SHOWN HEREON DO NOT REPRESENT A CURRENT BOUNDARY SURVEY. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE SURVEY USED FOR THE DESIGN OF THE EASEMENTS.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT SHOW ALL ENCUMBRANCES OF RECORD OR OTHERWISE.
3. PHYSICAL IMPROVEMENTS NOT SHOWN HEREON.
4. THE EASEMENTS SHOWN HEREON FALL IN FLOOD HAZARD ZONE "X"(UNSHADED). THIS DETERMINATION IS BASED ON A VISUAL INSPECTION OF FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 510030286D, EFFECTIVE DATE: FEBRUARY 4, 2005, AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
5. THIS PLAT HAS BEEN PREPARED FOR THE SOLE PURPOSE OF THE CITY OF CHARLOTTESVILLE, VIRGINIA (C.O.C.)
6. BEARINGS AND/OR DISTANCES SHOWN IN PARENTHESES ARE TIES TO EASEMENTS.
7. THE PROPERTY SHOWN HEREON IS LOCATED ON CITY OF CHARLOTTESVILLE ASSESSMENT PARCEL 54-7 AND IS ZONED HSC.
8. OWNER: MWPC PROPERTIES, LLC, a VIRGINIA LIMITED LIABILITY COMPANY & IRR PROPERTIES LC, INST.# 2013000310
9. VDOT PROJECT #U000-104-298, UPC #109480



LINE	BEARING	DISTANCE
L1	S 61°43'43" E	1.03'
L2	S 28°23'59" W	10.56'
L3	S 65°08'04" E	12.14'



Rev. #	Rev. Date
#1	09-14-2022

PLAT SHOWING A PUBLIC RIGHT OF WAY DEDICATION, AND A TEMPORARY CONSTRUCTION & GRADING EASEMENT ON THE PROPERTY OF MWPC PROPERTIES, LLC, a VIRGINIA LIMITED LIABILITY COMPANY & IRR PROPERTIES LC, a VIRGINIA LIMITED LIABILITY COMPANY
INST. #2013000310
CITY OF CHARLOTTESVILLE, VIRGINIA
SCALE 1"= 10'

H&B Surveying and Mapping, LLC
insightful solutions, quality service
A DBE/WBE SWaM Certified Business

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804.330.3781 Office
804.886.6330 Fax

Survey Produced at Richmond Office Location

2105 Electric Road SW, Suite 103
Roanoke, VA 24024
840.904.2669 Off.

Job #: KH1705.01
Date: 08-20-2021
Sheet: 2 of 2
Drawn By: KD
Checked By: LRB

3. Parcel 032 identified as East Jefferson Assemblage LLC , Tax Parcel No. 530180000. Acquisition area: 74 SF in fee acquisition, 809 permanent Dominion easement, 1,413 SF in temporary and grading easement needing to be acquired. The City's consultant appraised the acquisition at \$41,595.00. An offer, based on the appraisal was made to landowner on November 26, 2024. The landowner had some concerns regarding the Dominion Energy easement area. Further negotiations occurred with counteroffer but no agreement. Additional negotiations will continue.

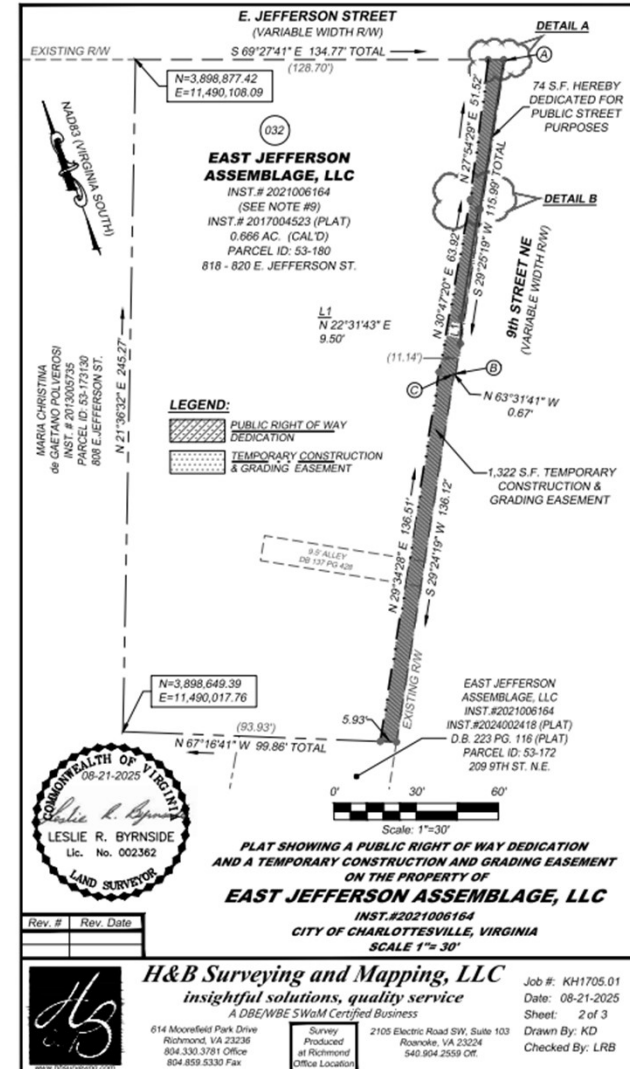




Photo #: 1 Photo Shows a View of: TCE & Dominion Easement Area



Photo #: 2 Photo Shows a View of: TCE & Dominion Easement Area



Photo #: 3 Photo Shows a View of: TCE & Dominion Easement Area – D-4 Shown in the Picture Above



Photo #: 4 Photo Shows a View of: TCE Area



Photo #: 5 Photo Shows a View of: TCE Area along E. Jefferson Street



Photo #: 6 Photo Shows a View of: TCE Area and Dominion Easement along E. Jefferson Street