

# Barracks and Emmet Streetscape Project

Consider the Exercise of Eminent Domain

Preparer: G. Lee Cooper

Title: Transportation Project Manager – Right of Way

# Summary of Information:

- The City has followed the bona fide offer provision outlined in the Code of Va. *Section 25.1-204, in part, a condemnor shall not institute proceedings to condemn property until a bona fide but ineffectual effort to purchase from the owner the property sought to be condemned has been made.*
- *The city's right-of-way acquisition consultant has been successful in acquiring right-of-way and easements from 9 of the 11 property owners impacted by the project. The city's consultant has been unable to reach agreement with Meadowbrook Shopping Center, LLC and Greenshire Holdings, LLC and recommends eminent domain in order to allow the road improvement project.*

1. Parcel 003 identified as Meadowbrook Shopping Center, LLC, Tax Parcel No. 10004000. Acquisition area: 206 SF in permanent public street easement, and 2,617 SF in temporary easement need to be acquired. The City's consultant appraised the acquisition at \$36,411.00. The City's consultant were in continued discussions with the landowner regarding the acquisition values. After numerous follow ups, the consultant received no response to additional emails and calls. An agreement has not been reached to date. Negotiations and discussions are continuing to try and settle this acquisition.



Photo#: 1 Photo Shows: Subject frontage north line along Barracks Road looking south rear alley



Photo #: 2 Photo Shows a View of: Subject north line looking west at patio area temporary easement

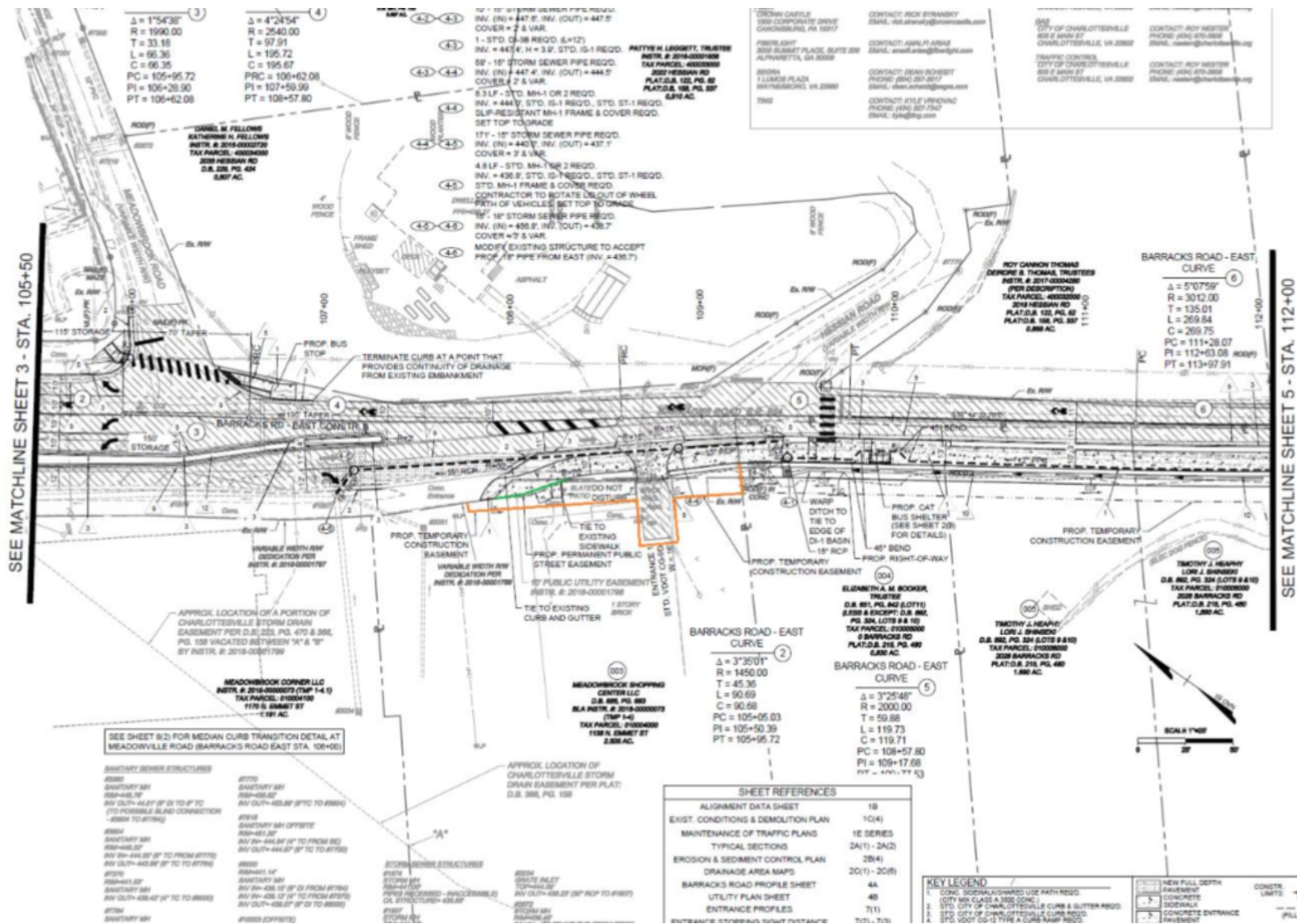


Photo #: 3 Photo View of: Subject access and temporary easements looking east Barracks Road front

#### PHOTOGRAPHIC VIEWS







3. Parcel 004 identified as Greenshire Holdings, LLC Tax Parcel No. 10005000. Acquisition area: 1,532.19 SF in fee right of way, 1,627.04 SF in prescriptive right of way, and 2,836 SF in temporary easement need to be acquired. The City's consultant appraised the acquisition at \$36,067.00. After numerous follow ups, the consultant received no responses. An agreement has not been reached to date. Negotiations and discussions are continuing.





Photo#: 1 Photo Shows: Subject frontage north line along Barracks Road looking west



Photo #: 2 Photo Shows a View of: Subject frontage looking south

# PHOTOGRAPHIC VIEWS





