

## Legislation Text

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File #: 15-18613, Version: 1

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### Property Transactions - South End Rail Trail/I-277 Pedestrian Bridge, Parcel # 1

**Action:**      **Approve the following Condemnation: South End Rail Trail/I-277 Pedestrian Bridge, Parcel # 1**

This property is acquired in accordance with Federal Guidelines 49 CFR Part 24 of the Uniform Acquisition and Relocation Act of 1970. Acquisition costs are eligible for North Carolina Department of Transportation reimbursement and Federal Transit Administration reimbursement.

**Project:** South End Rail Trail/I-277 Pedestrian Bridge, Parcel # 1

**Program:** South End Rail Trail/I-277 Pedestrian Bridge

**Owner(s):** CSHV 615 College, LLC

**Property Address:** 615 South College Street

**Total Parcel Area:** 85,307 sq. ft. (1.96 ac.)

**Property to be acquired by Easements:** 1,177 sq. ft. (0.027 ac.) Sidewalk Utility Easement, 3,344 sq. ft. (0.077 ac.) Temporary Construction Easement

**Structures/Improvements to be impacted:** None

**Landscaping to be impacted:** Various plantings

**Zoned:** UMUD-O

**Use:** Uptown Mixed Use

**Tax Code:** 125-125-06

<https://polaris3g.mecklenburgcountync.gov/#mat=655954&pid=12512506&qisid=12512506>

**Appraised Value:** \$334,525

**Property Owner's Concerns:** The property owner is concerned about the design of the project and amount of compensation offered.

**City's Response to Property Owner's Concerns:** The city explained the rationale of the design and how it meets the objectives for the project and the city informed the property owner they could obtain their own appraisal in order to justify a counteroffer.

**Recommendation:** To avoid delay in the project schedule, the recommendation is to

proceed to condemnation during which time negotiations can continue, mediation is available, and if necessary, just compensation can be determined by the court.

**Council District:** 1