



County of Albemarle
FES – FACILITIES PLANNING & CONSTRUCTION

Michael Stumbaugh
mstumbaugh@albemarle.org
tel: 434-872-4501 ext. XXXX

Date: March 12, 2025
Re: UPC 113183 Commonwealth Drive/Dominion Drive Sidewalk Improvements:
Right-of-Way Impasse Letter Impacting Parcels 023 and 027

Ms. Sue Albrecht
80 Roslyn Forest Lane
Charlottesville, Virginia 22901

Dear Ms. Albrecht:

As we previously discussed in person on-site and by email message, the County of Albemarle, Virginia (County), plans to complete the design and construction of the Commonwealth Drive/Dominion Drive Sidewalk Improvements project in the very near future. This project is a Revenue Sharing project in conjunction with the Virginia Department of Transportation (VDOT). As we have discussed, for portions of the referenced properties it is necessary to secure temporary construction easements and fee simple of small portions of your properties for a new sidewalk. Acquisition of portions of these properties is very important to the progress of this project that will provide safer and more efficient transportation amenities for the community. On October 14, 2024, a right-of-way agent representing the County of Albemarle, Virginia, met with you, discussed the project and offered you a package containing all the documents and plan sheet pertaining to the two properties that you own. You instructed the agent to mail the offer package to you and the package was mailed to you on October 15, 2024.

As of the date of this letter and after continued negotiations, we have been unable to reach a mutual agreement on the amount of compensation you will accept in return for voluntarily conveying the land and any necessary rights to the County. We have discussed the fact that if we cannot reach an agreement in a timely manner, it will be necessary for the County to notify you through an Impasse Letter that acquisition of these small portions of your properties may have to be completed by initiation of the condemnation process. Condemnation is not our preferred manner of acquiring property for County and VDOT projects and we strive to avoid it whenever possible.

Parcel 023: Unfortunately, because a mutual agreement has not been reached, this letter serves as official notification that the County has determined that an impasse in negotiations has been reached and if an agreement cannot be achieved in the next thirty (30) days from the date of this letter, staff will recommend that the condemnation process be approved and subsequently initiated. As follow-up to our last contact by email message and in a final effort to reach a mutually acceptable resolution, thereby eliminating the necessity for condemnation, I respectfully request that you reconsider the County's last offer of \$8,475.37 provided you by email on 1/15/2025 for your property located at 2118 Dominion Drive.

Parcel 027: On 02/17/2025, you emailed to the right of way agent you plan to sign off on both properties at the same time. The offer for parcel 027 is \$200.00, however, the County is willing to compensate you the minimum of \$500.00 for your property located at 2121 Dominion Drive.

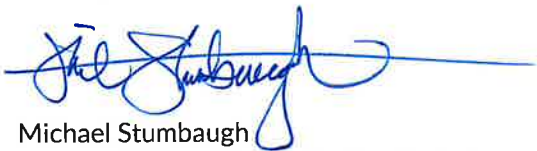
If you feel you cannot accept these offers, a counteroffer other than what you previously presented within the 30-day period may be considered. I assure you it will receive our immediate attention and consideration, and you will receive a prompt reply to your counteroffer.

It is imperative that we reach a decision as to whether to institute condemnation proceedings without any delay, so I respectfully request that you respond to this letter as quickly as you are able. Again, if we do not hear from you within 30 days of the date of this letter, then County staff will assume we are not able to reach a mutual agreement and that there is no offer that you consider acceptable.

Please understand that pursuing condemnation is not intended to prohibit any further negotiations. If at any time you feel that there are mutually acceptable resolutions, then please let us now so that we can pursue a settlement.

Please note the offer for Parcel 023 will revert to the original value of \$3,160 when condemnation proceedings commence.

Thank you,



Michael Stumbaugh
Deputy Chief of Transportation Projects