



Legislation Details (With Text)

**File #:** 24-0093      **Version:** 1      **Name:** Woodlands & River Street Park to VDOT  
**Type:** Resolution      **Status:** Passed  
**File created:** 2/28/2024      **In control:** City Council Legislative Session  
**On agenda:** 6/12/2024      **Final action:** 6/12/2024

**Title:** Resolution Authorizing the Following Transfers and Grants Associated With City Property Located at or Adjacent to the Woodlands Golf Course and River Street Park to the Commonwealth of Virginia for Purposes of the Virginia Department of Transportation Project, State Project: 0064-114-374, I-64 Hampton Roads Express Lanes Segment 4C: (1) the Transfer of City Property Containing 9,405 Square Feet, More or Less (LRSN 2003325, Portions of LRSNs 12000815 and 12000817); (2) the Granting of Temporary Construction Easements on City Property Containing 100,336 Square Feet, More or Less (Portions of LRSNs 12000815, 12000817, and 2003323); and (3) the Granting of Certain Easements of Access, Light or Air on City Property Abutting Upon the Limited Access Highway (Portions of LRSNs 12000815, 12000817, 2003323, and 2003325)

**Sponsors:**

**Indexes:**

**Code sections:** 15.2-1800 - Purchase, sale, use, etc., of real property, 15.2-2100 through 15.2-2108 - Franchise

**Attachments:** 1. P. 040 041 042 - Deed - final, 2. Exhibit A (combined plan sheets), 3. Combined Exhibit A

Date	Ver.	Action By	Action	Result
6/12/2024	1	City Council Legislative Session		
4/10/2024	1	City Council Legislative Session	deferred	Pass
3/13/2024	1	City Council Legislative Session	deferred	Pass

Resolution Authorizing the Following Transfers and Grants Associated With City Property Located at or Adjacent to the Woodlands Golf Course and River Street Park to the Commonwealth of Virginia for Purposes of the Virginia Department of Transportation Project, State Project: 0064-114-374, I-64 Hampton Roads Express Lanes Segment 4C: (1) the Transfer of City Property Containing 9,405 Square Feet, More or Less (LRSN 2003325, Portions of LRSNs 12000815 and 12000817); (2) the Granting of Temporary Construction Easements on City Property Containing 100,336 Square Feet, More or Less (Portions of LRSNs 12000815, 12000817, and 2003323); and (3) the Granting of Certain Easements of Access, Light or Air on City Property Abutting Upon the Limited Access Highway (Portions of LRSNs 12000815, 12000817, 2003323, and 2003325)

**PURPOSE/BACKGROUND:**

Virginia Department of Transportation (“VDOT”) has requested that the City of Hampton (the “City”) execute a deed (the “Deed”) to transfer and grant to the Commonwealth of Virginia, fee simple title to LRSN 2003325 and portions of LRSNs 12000815 and 12000817; temporary construction easements to portions of LRSNs 12000815, 12000817, and 2003323; and easements of access, light or air to portions of LRSNs 12000815, 12000817, 2003323, and 2003325 for the purpose of Virginia Department of Transportation Project, State Project: 0064-114-374, I-64 Hampton Roads Express Lanes Segment 4C (the “Project”).

The transfers include the entirety of the parcel identified as LRSN 2003325 (in River Street Park) and

portions of the parcels identified as LRSNs 12000815 and 12000817 (in the Woodlands Golf Course). LRSN 2003325, is a small triangular parcel of only 1,742 square feet that runs along the existing interstate and will become a part of the expanded interstate. And the 7,663 square feet of LRSNs 12000815 and 12000817 being acquired are linear portions of those parcels that run along the existing interstate and will become part of the expanded interstate. These areas are outlined in red on the enclosed plan sheets - for LRSN 2003325 see Sheets 13 and 13RW; for LRSNs 12000815 and 12000817, see Sheets 16, 16RW, 17, and 17RW.

The grants include temporary construction easements totaling 100,336 square feet on the parcels identified as LRSNs 2003323 (in River Street Park), 12000815, and 12000817 (both in the Woodlands Golf Course). These easement areas will be utilized for purposes of constructing the Project and will be returned as close as reasonably possible to preconstruction condition following completion of the Project. For the most part, these temporary construction easements areas are linear along the interstate to allow for the reconstruction of slopes during construction. There is one temporary construction easement area, along S. Boxwood St., that is being utilized as a staging area for the Project - this is the largest portion of the temporary construction easements, making up approximately 92,565 of the 100,336 square feet. These areas are outlined in orange on the enclosed plan sheets - for LRSN 2003323 see Sheets 13, 13RW, 14, and 14 RW; for LRSNs 12000815 and 12000817, see Sheets 16, 16RW, 16(1), 16(1)RW, 17, and 17RW.

The grants also include standard easements of access, light or air for the City's property abutting against the limited access highway for those parcels identified as LRSNs 2003323, 2003325 (both in River Street Park), 12000815, and 12000817 (both in the Woodlands Golf Course). These areas are marked as blue on the enclosed plan sheets - for these areas see Sheets 13, 13RW, 16, 16RW, 17, 17RW, 18, and 18RW.

For these transfers and grants, the City will be compensated in the amount of \$137,100. This amount is based off a determination of fair market value via an appraisal (for the larger parcels) and via a basic acquisition report (for the smaller parcels).

The offer package has been reviewed by staff and various utilities (i.e., Newport News Waterworks, Dominion, Cox, HRSD, Virginia Natural Gas, and Verizon). There are no outstanding comments from staff or the various utilities, and staff recommends approval. This matter requires a public hearing pursuant to §§15.2-1800 and 15.2-2100 of the Code of Virginia of 1950, as amended, which was duly advertised pursuant to Code of Virginia §15.2-1813.

**Discussion:**

See Purpose/Background above.

**Impact:**

See Purpose/Background above.

**Recommendation:**

Conduct a public hearing, and approve the Resolution.

**WHEREAS**, the City of Hampton (the "City") owns property located at 412 River Street and

530 River Street, commonly known as River Street Park, (identified as LRSNs 2003323 and 2003325, respectively) (the “Park”);

**WHEREAS**, the City of Hampton (the “City”) owns property located at 31 Woodland Road and 9 Woodland Road, commonly known as the Woodlands Golf Course, (identified as LRSNs 12000815 and 12000817, respectively) (the “Golf Course”, collectively the Park and the Golf Course, the “City Property”);

**WHEREAS**, Virginia Department of Transportation (“VDOT”) has requested that the City execute the deed attached to this resolution (the “Deed”) to transfer and grant to the Commonwealth of Virginia, fee simple title to LRSN 2003325 and portions of LRSNs 12000815 and 12000817; temporary construction easements to portions of LRSNs 12000815, 12000817, and 2003323; and easements of access, light or air to portions of LRSNs 12000815, 12000817, 2003323, and 2003325 for the purpose of Virginia Department of Transportation Project, State Project: 0064-114-374, I-64 Hampton Roads Express Lanes Segment 4C (the “VDOT Project”);

**WHEREAS**, the proposed fee simple transfers are outlined in red, the proposed temporary construction easements are outlined in orange, and the proposed easements of access, light or air are marked as blue on the attached VDOT roadway plan sheets identified as Sheets 13, 13RW, 14, 14RW, 16, 16RW, 16(1), 16(1)RW, 17, 17RW, 18, 18RW, 19, 19RW, 20, and 20RW, copies of which are attached hereto as EXHIBIT “A”;

**WHEREAS**, the VDOT Project will assist in the safe and efficient flow of traffic on Interstate 64;

**WHEREAS**, for these transfers and grants, the Commonwealth shall compensate the City in the amount of \$137,100;

**WHEREAS**, City staff recommends approval of the Deed; and

**WHEREAS**, this matter requires a public hearing pursuant to §§15.2-1800 and 15.2-2100 of the Code of Virginia of 1950, as amended, which was duly advertised pursuant to Code of Virginia §15.2-1813.

**NOW, THEREFORE, BE IT RESOLVED**, by the Council of the City of Hampton, Virginia, as follows:

1. That City Council approves the transfers and grants of the portions of City Property identified herein to the Commonwealth of Virginia for purposes of the VDOT Project in exchange for compensation in the amount of \$137,100; and
2. That the City Manager, or her authorized designee, is authorized and directed to execute, on behalf of the City, the Deed in substantially the same form and content as that which is attached to this resolution, subject to approval of the City Attorney; to execute any other related documents; and to perform other such acts as may be necessary and appropriate to effectuate the intent of this resolution.

