

# REQUEST FOR R/W COST ESTIMATE / RELOCATION EIS

**COST ESTIMATE REQUEST**

**RELOCATION EIS REPORT**

NEW REQUEST:

UPDATE REQUEST:

REVISION REQUEST:

Update to 2019 Estimate

Revision to \_\_\_\_\_ Estimate

Revision No.: \_\_\_\_\_

DATE RECEIVED: 02/09/22

DATE ASSIGNED: 02/21/22

# of Alternates Requested: 2

**DATE DUE: 04/06/22**

|                        |   |
|------------------------|---|
| <b>TIP No.: U-4434</b> | <b>DESCRIPTION:</b> Extension of Independence Blvd (SR 1209) on new location from Randall Pkwy to Martin Luther King Jr. Pkwy (US 74) in Wilmington. The 1.7 mile project would consist of 2 travel lanes in either direction. Overpasses and interchanges are proposed at multiple locations along the corridor. |
|------------------------|---|

**WBS ELEMENT:** 37764.1.1    **COUNTY:** New Hanover    **DIV:** 3    **APPRAISAL OFFICE:** 1

**REQUESTOR:** Krista Kimmel & Susan Westberry    **DEPT:** Div 3 & AECOM

**TYPE OF PLANS:** HEARING MAPS  | LOCATION MAP  | AERIAL  | VICINITY  | PRELIMINARY  | CONCEPTUAL

\*\* Based on past project historical data, the land and damage figures have been adjusted to include condemnation and administrative increases that occur during settlement of all parcels.\*\*

**APPRAISER:** John H. Savage    **COMPLETED:** 03/22/2022    # of Alternates Completed: 2

| TYPE OF ACCESS:                           | Alt 7 SPUI                                   |                                   | Alt 7 TUDI                                   |                                   |
|---|--|-----------------------------------|--|-----------------------------------|
|   | NONE: <input type="checkbox"/>               | LIMITED: <input type="checkbox"/> | NONE: <input type="checkbox"/>               | LIMITED: <input type="checkbox"/> |
|   | PARTIAL: <input checked="" type="checkbox"/> | FULL: <input type="checkbox"/>    | PARTIAL: <input checked="" type="checkbox"/> | FULL: <input type="checkbox"/>    |
| <b>ESTIMATED NO. OF PARCELS:</b>          | <b>179</b>                                   |                                   | <b>206</b>                                   |                                   |
| <b>RESIDENTIAL RELOCATEES:</b>            | 59   | \$ 2,950,000                      | 71   | \$ 3,550,000                      |
| <b>BUSINESS RELOCATEES:</b>               | 31   | \$ 1,900,000                      | 38   | \$ 2,475,000                      |
| <b>GRAVES:</b>                            | -  | \$ -                              | -  | \$ -                              |
| <b>CHURCH / NON – PROFIT:</b>             | 1  | \$ 50,000                         | 1  | \$ 50,000                         |
| <b>MISC:</b>                              | -  | \$ -                              | -  | \$ -                              |
| <b>SIGNS:</b>                             | 1  | \$ 75,000                         | 2  | \$ 150,000                        |
| <b>LAND, IMPROVEMENTS, &amp; DAMAGES:</b> | \$ 57,544,782                                |                                   | \$ 73,079,091                                |                                   |
| <b>ACQUISITION:</b>                       | \$ 7,830,400                                 |                                   | \$ 9,363,300                                 |                                   |
| <b>TOTAL ESTIMATED R/W COST:</b>          | <b>\$ 70,350,182</b>                         |                                   | <b>\$ 88,667,391</b>                         |                                   |

**\*\* THIS IS A COST ESTIMATE AND NOT TO BE USED AS AN APPRAISAL \*\***

**NOTES:** Please see the attached "Notes to the Estimate"

## **U-4434 Notes to the Updated Estimate 03/22/2022**

- Values were established using local costs sources and comparing tax values to the market. It should be noted that several of the properties on the project have sold within the last two years which provided current market data for the subject estimate.
- The New Hanover County Tax Office performed a tax re-valuation effective January 1, 2022. Based on several recent sales of properties on the project, some of the new tax values are not consistent with the current market.
- A number of residential properties adjacent to the proposed corridor have been remodeled with significant repairs since the last estimate.
- Some of the proposed R/W areas for given parcels exceeded the total area of said parcel. Therefore, the values for those total takes are slightly higher than the before land value. The discrepancy is very minor and does not have a considerable impact on the R/W cost.
- The on-premise signs located on the commercial sites are considered Realty and were included in the value of the site improvements. Only the Billboards were recognized as Personal Property where a separate relocation claim is needed.
- Any structures, either commercial or residential, that are in the proposed R/W were considered relocation claims. The nature of rental properties fluctuates where they could be vacant on a specific date and inhabited the following day or week. If the structure was not in disrepair, it was considered a relocation claim with anticipation that it will soon be occupied.
- The estimator was unable to access the area of parcel 175 on the SPUI Alternate and parcel 202 on the TUDI Alternate to determine if any graves are located at the proposed acquisition area. However, in studying the GIS aerial maps and the provided plans, it is determined that no graves are within the proposed Right of Way acquisition.

# EIS RELOCATION REPORT

North Carolina Department of Transportation  
RELOCATION ASSISTANCE PROGRAM

E.I.S.       CORRIDOR       DESIGN

|                         |  |        |             |           |   |    |      |           |
|-------------------------|--|--------|-------------|-----------|---|----|------|-----------|
| WBS ELEMENT:            | 37764.1.1  | COUNTY | New Hanover | Alternate | 7 | of | SPUI | Alternate |
| T.I.P. No.:             | U-4434   |        |             |           |   |    |      |           |
| DESCRIPTION OF PROJECT: | Extension of Independence Blvd on new location from Randall Pkwy to Martin Luther King Jr. Pkwy (US 74) - SPUI Alternate |        |             |           |   |    |      |           |

| ESTIMATED DISPLACED |        |         |       |            | INCOME LEVEL                                  |          |         |          |                        |  |
|---------------------|--------|---------|-------|------------|---|----------|---------|----------|------------------------|--|
| Type of Displacees  | Owners | Tenants | Total | Minorities | 0-15M   | 15-25M   | 25-35M  | 35-50M   | 50 UP                  |  |
| Residential         | 23     | 36      | 59    | 40         | 0   | 0        | 18      | 20       | 21                     |  |
| Businesses          | 9      | 22      | 31    | 8          | VALUE OF DWELLING      DSS DWELLING AVAILABLE |          |         |          |                        |  |
| Farms               | 0      | 0       | 0     | 0          | Owners  |          | Tenants |          | For Sale      For Rent |  |
| Non-Profit          | 1      | 0       | 1     | 1          | 0-20M   | \$ 0-150 | 0-20M   | \$ 0-150 |                        |  |

| ANSWER ALL QUESTIONS |    |  |
|----------------------|----|--|
| Yes                  | No | Explain all "YES" answers.   |
| X                    | X  | 1. Will special relocation services be necessary?  |
| X                    |    | 2. Will schools or churches be affected by displacement?   |
| X                    |    | 3. Will business services still be available after project?  |
| X                    |    | 4. Will any business be displaced? If so, indicate size, type, estimated number of employees, minorities, etc. |
|                      | X  | 5. Will relocation cause a housing shortage?   |
|                      |    | 6. Source for available housing (list).  |
|                      | X  | 7. Will additional housing programs be needed?   |
| X                    |    | 8. Should Last Resort Housing be considered?   |
|                      | X  | 9. Are there large, disabled, elderly, etc. families? (Unable to determine)                                    |
| X                    |    | 10. Will public housing be needed for project?   |
| X                    |    | 11. Is public housing available?   |
| X                    |    | 12. Is it felt there will be adequate DSS housing available during relocation period?                          |
| X                    |    | 13. Will there be a problem of housing within financial means?   |
| X                    |    | 14. Are suitable business sites available (list source).   |
|                      |    | 15. Number months estimated to complete RELOCATION? <b>12-18 months</b>  |

| Owners  |    | Tenants  |    | For Sale |     | For Rent |    |
|---------|----|----------|----|----------|-----|----------|----|
| 0-20M   |    | \$ 0-150 |    | 0-20M    |     | \$ 0-150 |    |
| 20-40M  |    | 150-250  |    | 20-40M   |     | 150-250  |    |
| 40-70M  |    | 250-400  |    | 40-70M   |     | 250-400  |    |
| 70-100M |    | 400-600  |    | 70-100M  |     | 400-600  |    |
| 100 UP  | 23 | 600 UP   | 36 | 100 UP   | 235 | 600 UP   | 37 |
| TOTAL   | 23 |          | 36 |          | 235 |          | 37 |

**REMARKS (Respond by number)**

2. One Church is within the acquisition  
 3. There is an ample supply of unaffected businesses.  
 4. See the EIS Relocation Report Attached  
 6. Local Realtors and the MLS Service  
 8. As required by law  
 10. Public Housing may be needed  
 11. Public Housing (New Hanover County)  
 14. Local Realtors and the MLS Service

13. Due to the low number of properties available for sale and rent in the Wilmington and New Hanover County areas, It may be difficult to locate residential properties for displaced residents.

**\*The reason questions 12 and 13 were marked yes, although there is a current housing shortage, forecasts indicate housing demands will relax within the next 12 to 24 months. Therefore, it is believed more housing will be available in the future.**

|   |  |  |
|---|--|--|
| John H. Savage       03/22/2022<br><hr/> Right of Way Agent      Date |  | 03/29/2022<br><hr/> Chris Coughlin      Date<br>Relocation Coordinator |
|---|--|--|

U-4434 Update 03/22/2022 SPUI EIS BUSINESS RELOCATION ATTACHMENT

| Parcel        | Business Name                | Type              | Size | Tenant    | Owner    | No. of Employees |
|---------------|------------------------------|-------------------|------|-----------|----------|------------------|
| 027           | R E Michel Co.               | Wholesale         | LG.  |           | X        | 15               |
| 030           | Fowler Warehouses            | Warehouse Stg.    | LG.  | X         |          | 15               |
| 064           | Hospital Automotive          | Auto Repair       | MD.  |           | X        | 5                |
| 065           | Coastal Rebuilders           | Const. Office     | MD.  |           | X        | 5                |
| 066           | Sheally Insurance Corp.      | Insurance Office  | MD.  | X         |          | 5                |
| 067           | Ocean Blue Pools and Spa     | Office and Retail | MD.  |           | X        | 5                |
| 070           | Carolina Inn and Hotel       | Motel Office      | MD.  | X         |          | 6                |
| 073           | Hydro Organics               | Retail            | MD.  | X         |          | 5                |
| 073           | Max's Auto Service           | Retail            | MD.  | X         |          | 5                |
| 073           | Anchor Hardware              | Retail            | MD.  | X         |          | 5                |
| 076           | The Ivy Cottage 1            | Retail            | MD.  | X         |          | 5                |
| 077           | Integrated Paint Solutions   | Office / Service  | SM.  |           | X        | 3                |
| 078           | The Ivy Cottage              | Retail            | MD.  | X         |          | 5                |
| 081           | Azelea Inn Suites            | Motel Office      | MD.  | X         |          | 6                |
| 089           | Fisher Holdings              | Warehouse         | SM.  |           | X        | 2                |
| 090           | Mobile Zone                  | Cell Phone        | SM.  | x         |          | 3                |
| 090           | Dr. Stylze                   | Hair Salon        | SM.  | x         |          | 3                |
| 090           | Nail Today                   | Nail Salon        | SM.  | x         |          | 3                |
| 090           | Tobacco Shop                 | Retail            | SM.  | x         |          | 3                |
| 091           | Elite Motors                 | Used Cars         | SM.  | X         |          | 3                |
| 091           | Pawn Shop                    | Pawn Shop         | SM.  | X         |          | 2                |
| 093           | Daniel Tours                 | Tour Guide        | SM.  | X         |          | 3                |
| 095           | Linprint (Combined w/ 117)   | Print Shop        | MD.  |           | X        | 5                |
| 100           | Flea Body's                  | Retail            | MD.  | X         |          | 5                |
| 102           | Superior Auto and Tire       | Tire and Auto     | MD.  | X         |          | 5                |
| 103           | Lighting Design              | Retail Home Furn. | MD.  |           | X        | 6                |
| 105           | Northstate Acceptance        | Office/Credit Co. | MD.  | X         |          | 8                |
| 117           | Linprint (Combined with 095) |                   |      |           |          |                  |
| 120           | William Buck Office Bldg.    | Office            | SM.  | X         |          | 3                |
| 169           | Barnett's Garage             | Auto Repair       | SM.  |           | X        | 3                |
| 171           | Hezekiah Johnson             | Comm. Bldg.       | SM.  | X         |          | 3                |
| 172           | Natural Sound Studios        | Comm. Bldg.       | SM.  | X         |          | 3                |
| <b>Totals</b> | <b>31</b>                    |                   |      | <b>22</b> | <b>9</b> | <b>153</b>       |

# 0EIS RELOCATION REPORT

North Carolina Department of Transportation  
RELOCATION ASSISTANCE PROGRAM

E.I.S.       CORRIDOR       DESIGN

|                         |  |        |             |           |   |    |      |           |
|-------------------------|--|--------|-------------|-----------|---|----|------|-----------|
| WBS ELEMENT:            | 37764.1.1  | COUNTY | New Hanover | Alternate | 7 | of | TUDI | Alternate |
| T.I.P. No.:             | U-4434   |        |             |           |   |    |      |           |
| DESCRIPTION OF PROJECT: | Extension of Independence Blvd on new location from Randall Pkwy to Martin Luther King Jr. Pkwy (US 74) - TUDI Alternate |        |             |           |   |    |      |           |

| ESTIMATED DISPLACEDS |        |         |       |            | INCOME LEVEL                                  |          |         |          |                        |  |
|----------------------|--------|---------|-------|------------|---|----------|---------|----------|------------------------|--|
| Type of Displacees   | Owners | Tenants | Total | Minorities | 0-15M   | 15-25M   | 25-35M  | 35-50M   | 50 UP                  |  |
| Residential          | 28     | 43      | 71    | 48         | 0   | 0        | 22      | 24       | 25                     |  |
| Businesses           | 12     | 26      | 38    | 9          | VALUE OF DWELLING      DSS DWELLING AVAILABLE |          |         |          |                        |  |
| Farms                | 0      | 0       | 0     | 0          | Owners  |          | Tenants |          | For Sale      For Rent |  |
| Non-Profit           | 1      | 0       | 1     | 1          | 0-20M   | \$ 0-150 | 0-20M   | \$ 0-150 |                        |  |

| ANSWER ALL QUESTIONS |    |  |
|----------------------|----|--|
| Yes                  | No | Explain all "YES" answers.   |
| x                    | x  | 1. Will special relocation services be necessary?  |
| x                    |    | 2. Will schools or churches be affected by displacement?   |
| x                    |    | 3. Will business services still be available after project?  |
| x                    |    | 4. Will any business be displaced? If so, indicate size, type, estimated number of employees, minorities, etc. |
|                      | x  | 5. Will relocation cause a housing shortage?   |
|                      |    | 6. Source for available housing (list).  |
|                      | x  | 7. Will additional housing programs be needed?   |
| x                    |    | 8. Should Last Resort Housing be considered?   |
|                      | x  | 9. Are there large, disabled, elderly, etc. families? (Unable to Determine)                                    |
| x                    |    | 10. Will public housing be needed for project?   |
| x                    |    | 11. Is public housing available?   |
| x                    |    | 12. Is it felt there will be adequate DSS housing available during relocation period?                          |
| x                    |    | 13. Will there be a problem of housing within financial means?   |
| x                    |    | 14. Are suitable business sites available (list source).   |
|                      |    | 15. Number months estimated to complete RELOCATION? <b>12-18 months</b>  |

| Owners  |    | Tenants |    | For Sale |     | For Rent |    |
|---------|----|---------|----|----------|-----|----------|----|
| 20-40M  |    | 150-250 |    | 20-40M   |     | 150-250  |    |
| 40-70M  |    | 250-400 |    | 40-70M   |     | 250-400  |    |
| 70-100M |    | 400-600 |    | 70-100M  |     | 400-600  |    |
| 100 UP  | 28 | 600 UP  | 43 | 100 UP   | 235 | 600 UP   | 37 |
| TOTAL   | 28 |         | 43 |          | 235 |          | 37 |

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|  |  |   |
|--|--|---|
| John H. Savage       03/22/2022<br>_____<br>Right of Way Agent      Date |  | 03/29/2022<br>_____<br>Chris Coughlin      Date<br>Relocation Coordinator |
|--|--|---|

U-4434 Update 03/22/2022 TUDI EIS BUSINESS RELOCATION ATTACHMENT

| Parcel        | Business Name                | Type              | Size | Tenant    | Owner     | No. of Employees |
|---------------|------------------------------|-------------------|------|-----------|-----------|------------------|
| 028           | R E Michel Co.               | Wholesale         | LG.  |           | X         | 15               |
| 031           | Fowler Warehouses            | Warehouse Stg.    | LG.  | X         |           | 15               |
| 068           | Hospital Automotive          | Auto Repair       | MD.  |           | X         | 5                |
| 070           | Coastal Rebuilders           | Const. Office     | MD.  |           | X         | 5                |
| 072           | Outdoor Creations            | Office            | SM.  |           | X         | 3                |
| 074           | Sheally Insurance Corp.      | Insurance Office  | MD.  | X         |           | 5                |
| 078           | Ocean Blue Pools and Spa     | Office and Retail | MD.  |           | X         | 5                |
| 080           | Perfect Auto Specialist      | Auto Repair       | MD.  |           | X         | 6                |
| 083           | Carolina Inn and Hotel       | Motel Office      | MD.  | X         |           | 6                |
| 086           | The Ivy Cottage 1            | Retail            | MD.  | X         |           | 5                |
| 087           | Hydro Organics               | Retail            | MD.  | X         |           | 5                |
| 087           | Max's Auto Service           | Retail            | MD.  | X         |           | 5                |
| 087           | Anchor Hardware              | Retail            | MD.  | X         |           | 5                |
| 090           | Integrated Paint Solutions   | Office / Service  | SM.  |           | X         | 3                |
| 091           | The Ivy Cottage 2            | Retail            | MD.  | X         |           | 5                |
| 092           | The Ivy Cottage 2            | Retail            | MD.  | X         |           | 5                |
| 094           | CVS Pharmacy                 | Retail Drugs      | LG.  | X         |           | 10               |
| 095           | Azalea Inn Suites            | Motel Office      | MD.  | X         |           | 6                |
| 097           | Market Street Insurance      | Insurance Office  | SM.  |           | X         | 4                |
| 101           | Fisher Holdings              | Warehouse         | SM.  |           | X         | 2                |
| 102           | Chic Lady Beauty Supply      | Retail Supply     | SM.  | X         |           | 4                |
| 102           | Veno Nuevo                   | Retail Supply     | SM.  | X         |           | 3                |
| 103           | Mobile Zone                  | Cell Phone        | SM.  | x         |           | 3                |
| 103           | Dr. Stylze                   | Hair Salon        | SM.  | x         |           | 3                |
| 103           | Nail Today                   | Nail Salon        | SM.  | x         |           | 3                |
| 103           | City Tobacco                 | Tobacco Shop      | SM.  | x         |           | 3                |
| 105           | Daniel Tours                 | Tour Guide        | SM.  | X         |           | 3                |
| 107           | Elite Motors                 | Used Cars         | SM.  | x         |           | 3                |
| 107           | Pawn Shop                    | Pawn Shop         | SM.  | x         |           | 2                |
| 108           | Linprint                     | Print Shop        | MD.  |           | X         | 5                |
| 113           | Flea Body's                  | Retail            | MD.  | X         |           | 5                |
| 114           | Superior Auto and Tire       | Tire and Auto     | MD.  | X         |           | 5                |
| 116           | Lighting Design              | Retail Home Furn. | MD.  |           | X         | 6                |
| 117           | Northstate Acceptance        | Office/Credit Co. | MD.  | X         |           | 8                |
| 131           | Linprint (Combined with 108) |                   |      |           |           |                  |
| 137           | William Buck Office Building | Office            | SM.  | X         |           | 3                |
| 196           | Barnett's Garage             | Auto Repair       | SM.  |           | X         | 3                |
| 198           | Hezekiah Johnson             | Comm. Bldg.       | SM.  | X         |           | 3                |
| 199           | Natural Sound Studios        | Comm. Bldg.       | SM.  | X         |           | 3                |
| <b>Totals</b> | <b>38</b>                    |                   |      | <b>26</b> | <b>12</b> | <b>188</b>       |