



Legislation Text

File #: ID 16-0101, **Version:** 1

Resolution Authorizing the Dedication of Surplus City Property Located at 401 Cumberland Street in Exchange for Dedication of Land to the City at 301-321 and 323-335 Cumberland Street

Department: Engineering & Inspections
Council District: 2

Public Hearing: N/A
Advertising Date/By: N/A

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PURPOSE:

Council approval is requested for the dedication of a portion of City property located at 401 Cumberland Street in exchange for the property owner's dedication of margin and easements at 301-321 and 323-335 Cumberland Street. City Council approval is requested to approve these transactions.

BACKGROUND:

The Downtown Greenway is a public/private project between the City of Greensboro and Action Greensboro. The Downtown Greenway is an urban paved trail that typically is 12 feet wide with buffers between the trails and roadways. It features enhanced landscaping and lighting, site furnishings that include benches, bicycle racks, drinking fountains, trash and recycling receptacles, and public art. The Greenway will include four major pieces of public art - the Cornerstones - that recognize the four pillars that make Greensboro's character unique.

These four pieces of art will recognize Greensboro's heritage and will also look ahead to its future:

- Motion - Motion/Education (Southwest corner)
- Tradition - History (Northwest corner)
- Innovation - Industry/Textiles (Northeast corner)
- Freedom - Civil Rights (Southeast corner)

Cumberland Courts, Inc., the owner of an apartment community at 301-321 and 323-335 Cumberland Street has agreed to exchange a portion of land on their parcels, along with easements, for a portion of City property on the adjacent parcel, 401 Cumberland Street, which is currently designated as a neighborhood park.

The City property will be used as the Innovation Cornerstone for the Downtown Greenway and the exchange will allow playground equipment at the City Park to be moved to Cumberland Courts, Inc.'s property at 301-321 Cumberland Street. The playground equipment owned by Cumberland Courts was installed on City land inadvertently, and is not part of the cornerstone design. Before this exchange, Cumberland Courts, Inc. did not

have sufficient space to move the equipment to their parcel. This exchange will allow the apartment residents continued use and enjoyment of the playground equipment.

The exchange benefits the City by dedicating margin and easements for the Downtown Greenway, which runs along Murrow Boulevard on parcels owned by Cumberland Courts, Inc.

The subject City property is located at 401 Cumberland Street, parcel #0002547. The property is an area of 1.42 acres, (61,855 Sq. Ft.) and is zoned RM-12. The dedication to Cumberland Court consists of 4,655 Sq. Ft., (7% of the total area). An appraisal, conducted by Lynn B. Ritchy, valued the area for dedication at \$7,000.

Cumberland Courts's properties are located at 301-321 Cumberland Street, parcels #0002545 and 0002546. These properties contain 12.06 acres, (525,334 Sq. Ft.) and are zoned RM-12. The total area dedicated from both parcels is 3,866 Sq. Ft., (.007% of the total area) and the total area dedicated for temporary construction easement is 7,782 Sq. Ft., (.014% of the total area). An appraisal, conducted by Lynn B. Ritchy, valued the margin and temporary construction easement at \$7,000.

The exchange is in accordance with Section 4:124 of the City Code of Ordinances, "Sale or Exchange of Excess Property".

BUDGET IMPACT:

There is no budget impact with this exchange.

RECOMMENDATION / ACTION REQUESTED:

The Property Management Section of the Engineering & Inspections Department recommends that City Council approve and authorize this exchange of property at 401 Cumberland Street for 301 321 and 323 335 Cumberland Street.

COMMITTEE ACTION: This item was referred to Council by the Infrastructure Committee.