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Title: EDGEWORTH BUILDING PARKING LOT TEMPORARY CONSTRUCTION EASEMENT

Sponsors:

Indexes:

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Attachments: 1. Retaining Wall Easement 9-4-19, 2. Temp Constr Easement Location Drawing, 3. EUGENE-PARK-WALL-EXHIBIT-review, 4. COG 004 - Retaining Wall Reinforce 8-7-19

Date	Ver.	Action By	Action	Result
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TITLE

EDGEWORTH BUILDING PARKING LOT TEMPORARY CONSTRUCTION EASEMENT

SPONSOR

Dan Durham (Rick Mosher)

BACKGROUND

The City of Greensboro has approved and prioritized plans for the construction of a parking deck on the Bellemeade Building property that they acquired from Guilford County. The parking deck construction is scheduled to begin in September of 2019 and last for up to 18 months. The City will be reinforcing the retaining wall at the rear of the Edgeworth Building due to the close proximity of the parking deck. The wall is to be reinforced with steel plates that will be supported by ground anchors installed into the area behind the wall. The City has requested a 50' temporary construction easement (6,187 square feet), consisting of 50' in width by 124.14' in length on the eastern side and 123.32' in length on the western side of the easement, on the Edgeworth Building site (232 North Edgeworth Street, Parcel #: 0001806). The easement will be at the rear (east) of the property and will be utilized to reinforce the wall located there.

Per a recent survey by the City, the property line is located such that the upper part of the wall belongs to the City but the lower foundation wall belongs to the County. It is recommended that the County grant a quitclaim deed to grant the lower foundation wall to the City so that the entire wall belongs to the City. An easement to allow the City to access the wall for future maintenance and repair of the wall is also recommended.

The temporary construction easement will require about 20 parking spaces to be temporarily vacated that are currently assigned to County employees. The City of Greensboro has agreed to provide parking at the Church Street parking deck for the number of parking spaces displaced until parking is permitted again at the Edgeworth Building. The time that the parking spaces at Edgeworth will be out of service is expected to be much less than the 18-month project duration.

BUDGET IMPACT

NO ADDITIONAL COUNTY FUNDS REQUIRED

REQUESTED ACTION

Approval is requested for the granting of an Easement, Temporary Construction Easement, and Quitclaim Deed, in substantial form, to provide a temporary construction easement, quitclaim deed for the County portion of the retaining wall, and an easement for future maintenance and repair of the retaining wall located at the eastern side of 232 N. Eugene Street, to the City of Greensboro and authorize staff to take all reasonable actions to finalize and execute said document.