



## NORTH CAROLINA

Department of Transportation



# Pre-Construction Workshop Right of Way Presentation Heather Fulghum

May 9, 2018

# Right of Way Mission

- The chief responsibility of the Right of Way Unit is to acquire the property rights from property owners necessary for the NCDOT to construct and maintain transportation projects.
- The unit must meet State and Federal guidelines in performing these duties.

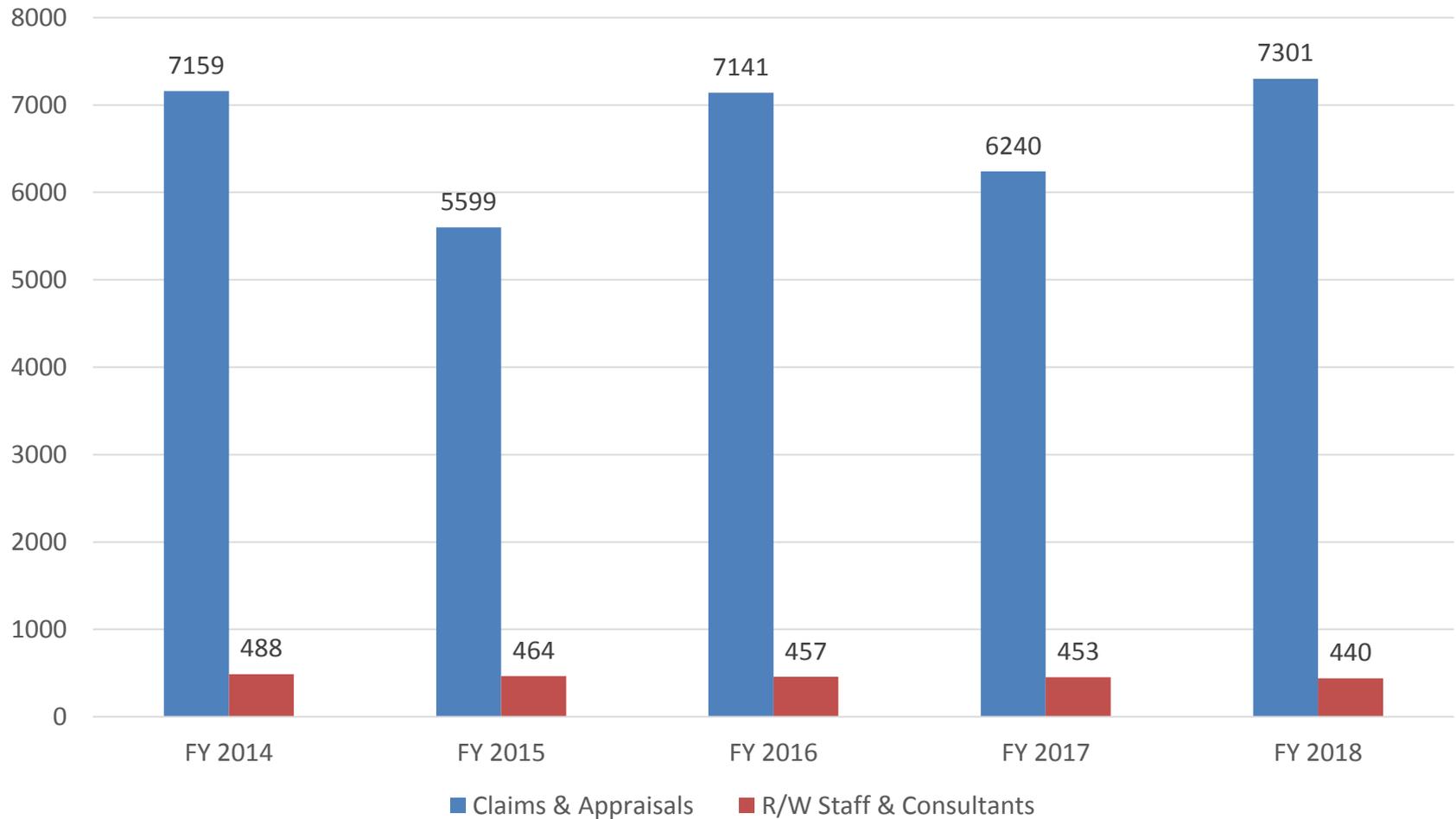
# Schedule Impactors

- Receipt of Title Opinions
- Appraisal Delivery and Review Timeline
- 30 Days Required Negotiation Time
- Relocation Assistance Timeline
- Condemnation Timeline

# Challenges

- Scheduling
- Staffing
- Of all the employees of the Department, Right of Way Appraisers and Right of Way Agents have the closest contacts with the individual property owner(s) in situations where property is being acquired on behalf of the Department.

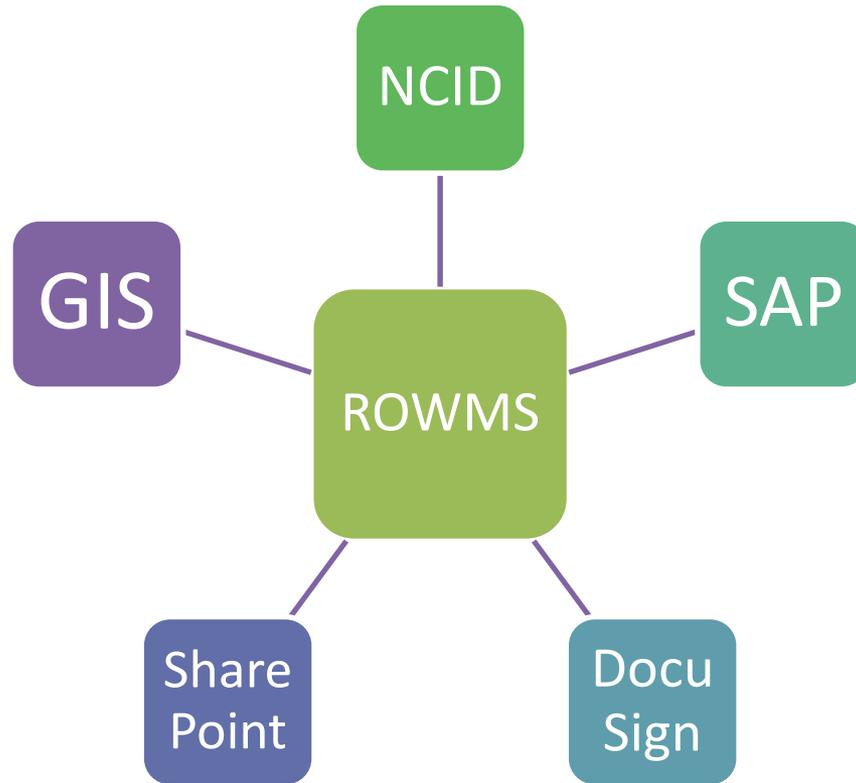
# Challenges



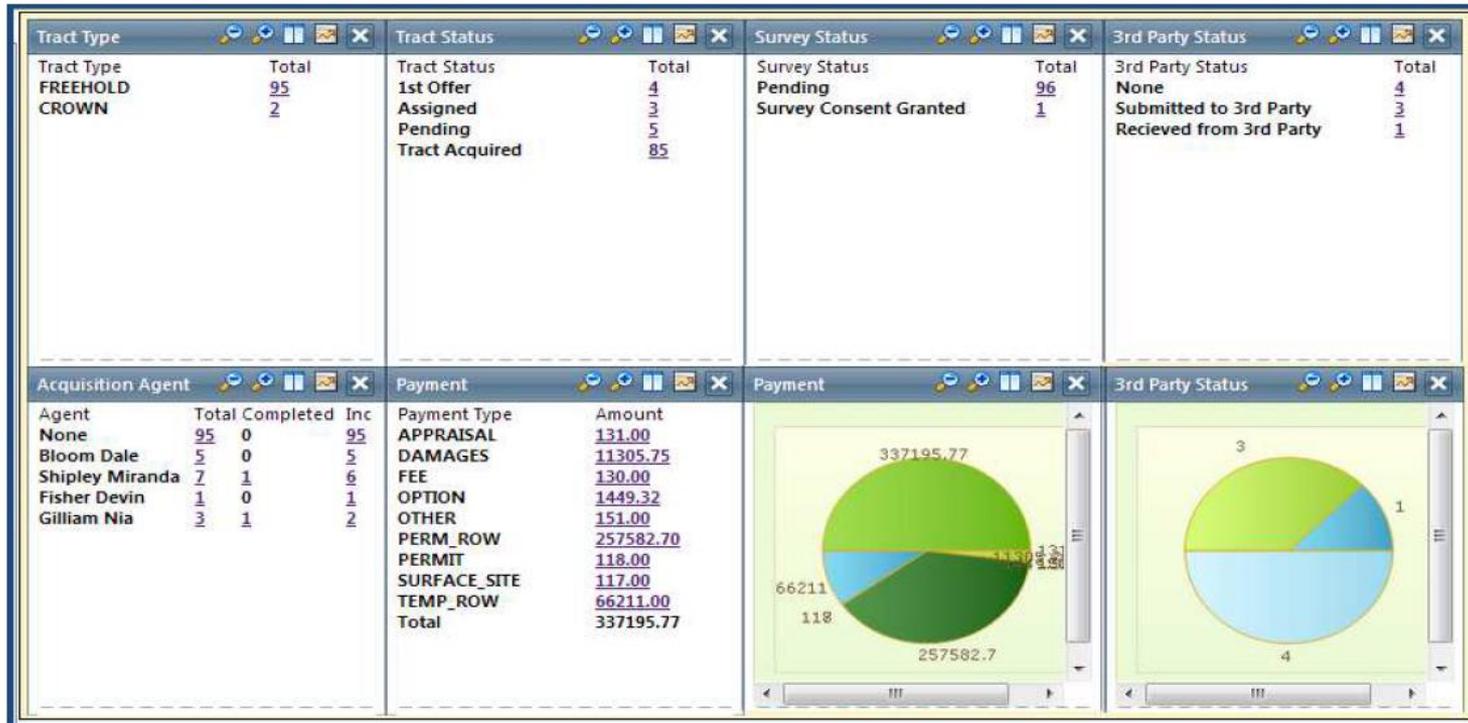
# Tools to Assist Right of Way Delivery

- Advance Acquisitions
- Early Acquisition for Complex Relocation
- Protective Purchases
- Early Acquisition in Advance of NEPA

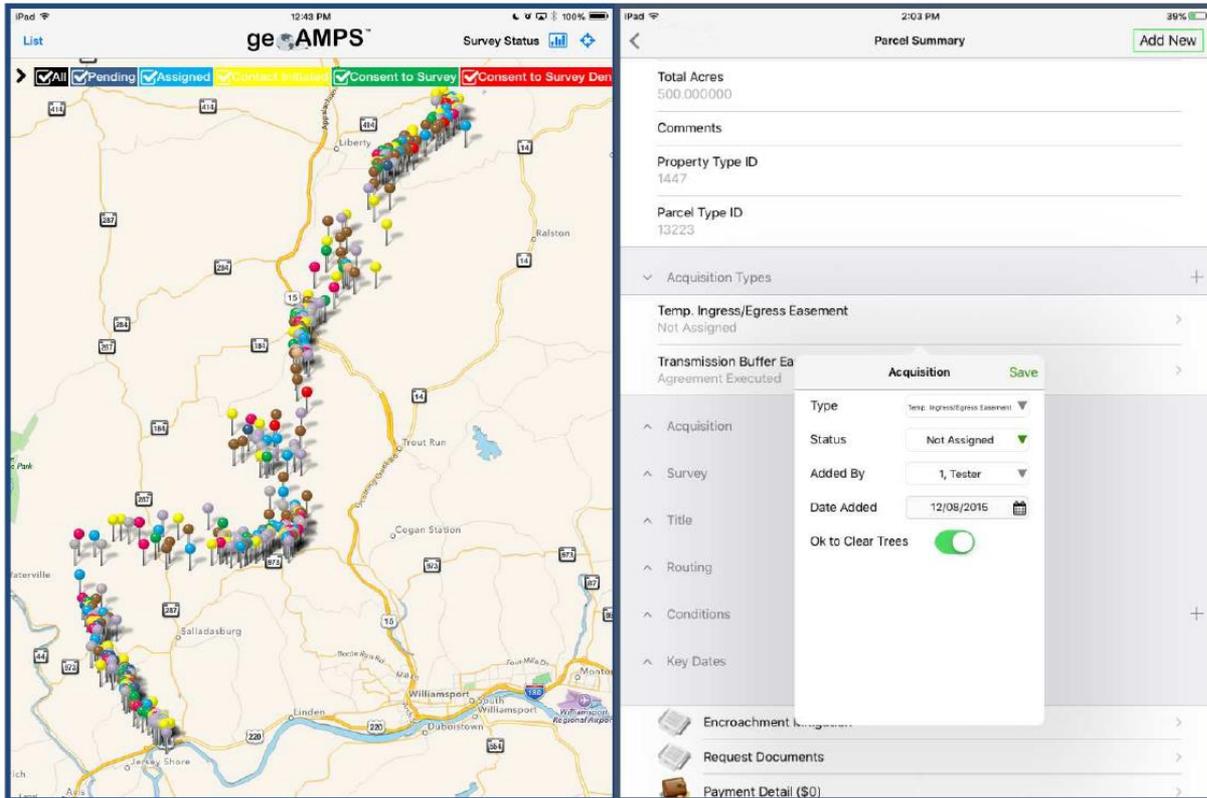
# Proposed Solution Integration



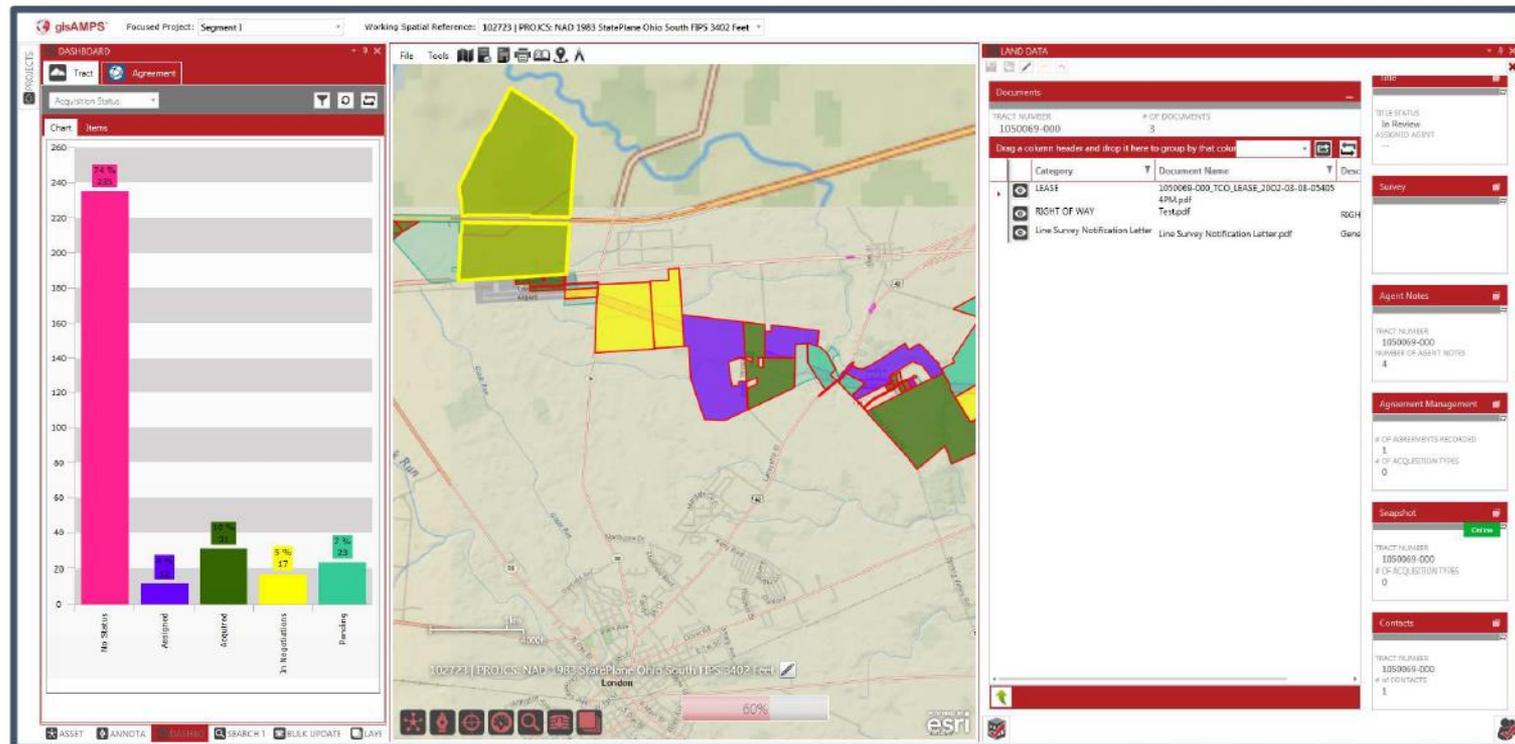
# Sample Dashboard Screenshot



# Sample Mobile Screenshot



# Sample GIS Screenshot



# Right of Way Project Delivery Keys

- Optimal ROW involvement is prior to 25% plans. The DPDE and Project Engineer can receive input at this time as to how the alignment will affect proposed properties to be acquired. The Division ROW Agent and Area Appraiser can advise as to the complexity of certain acquisitions and identify possible advance acquisition candidates.
- Prior to FDFI, Division ROW Agent and Area Appraiser can survey the project and identify potential issues (driveway grades, changes in access, sites that require 2 appraisals).
- Communicate with your Division Agent and Area Appraiser to involve them as early as possible to begin coordination activities. Early coordination is essential to project management and can eliminate possible conflicts that could arise later in the process.
- Use preliminary plans to build the acquisition and appraisal team prior to authorization.
- For claims appearing to have a just compensation amount over \$1M, request two appraisals at the beginning of the right of way claim to save time in claim process.
- Obtain any traffic studies required for appraisals after the ROW start up meeting.