

**RELOCATION REPORT  
and  
RIGHT OF WAY COST ESTIMATE**





# EIS RELOCATION REPORT

North Carolina Department of Transportation  
RELOCATION ASSISTANCE PROGRAM  
**(DIVERGING DIAMOND INTERCHANGE)**

E.I.S.       CORRIDOR       DESIGN

WBS ELEMENT:	34232.1.1 / 36030.1.1	COUNTY	Henderson	Alternate	of	Alternate
T.I.P. No.:	I-4400 / I-4700					
DESCRIPTION OF PROJECT:	I-26 Widening, Henderson and Buncombe Counties					



ESTIMATED DISPLACED					INCOME LEVEL					
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP	
Residential	0	0	0	0	0	0	0	0	0	
Businesses	0	0	0	0	VALUE OF DWELLING		DSS DWELLING AVAILABLE			
Farms	0	0	0	0	Owners		Tenants		For Sale      For Rent	
Non-Profit	0	0	0	0	0-20M	-	\$ 0-150	-	0-20M	-
					20-40M	-	150-250	-	20-40M	-
					40-70M	-	250-400	-	40-70M	-
					70-100M	-	400-600	-	70-100M	-
					100 UP	-	600 UP	-	100 UP	-
					<b>TOTAL</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

ANSWER ALL QUESTIONS		
Yes	No	Explain all "YES" answers.
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?
x		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?
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>N/A</b>

**REMARKS (Respond by Number)**

**NEGATIVE REPORT. THERE ARE NO DISPLACED BUSINESSES OR RESIDENTS ON THIS ALTERNATIVE.**

- 3. Will not be disrupted due to the project.
- 6. MLS listing service, Beverly-Hanks Realtors, local newspapers and real estate publications.
- 11. HUD Housing
- 14. Suitable business/commercial sites will be available during the relocation period. Sources are the same as those listed in No. 6 above.

 <b>DARYL C. ROBERTS</b> Western Relocation Supervisor	6/20/2017 Date	 Relocation Coordinator	6/20/17 Date
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# EIS RELOCATION REPORT

North Carolina Department of Transportation  
RELOCATION ASSISTANCE PROGRAM  
**(SYNCHRONIZED INTERCHANGE)**

E.I.S.       CORRIDOR       DESIGN

WBS ELEMENT:	34232.1.1/ 36030.1.1	COUNTY	Henderson	Alternate	of	Alternate
T.I.P. No.:	I-4400 / I-4700					
DESCRIPTION OF PROJECT:	I-26 Widening, Henderson and Buncombe Counties					

ESTIMATED DISPLACED					INCOME LEVEL							
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP			
Residential	0	0	0	0	0	0	0	0	0			
Businesses	0	0	0	0	VALUE OF DWELLING		DSS DWELLING AVAILABLE					
Farms	0	0	0	0	Owners		Tenants		For Sale      For Rent			
Non-Profit	0	0	0	0	0-20M	-	\$ 0-150	-	0-20M	-	\$ 0-150	-
<b>ANSWER ALL QUESTIONS</b>					20-40M	-	150-250	-	20-40M	-	150-250	-
Yes	No	<b>Explain all "YES" answers.</b>										
	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?										
	x	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?										
	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>N/A</b>										
					<b>REMARKS (Respond by Number)</b>							

**NEGATIVE REPORT. THERE ARE NO DISPLACED BUSINESSES OR RESIDENTS ON THIS ALTERNATIVE.**

- 3. Will not be disrupted due to the project.
- 6. MLS listing service, Beverly-Hanks Realtors, local newspapers and real estate publications.
- 11. HUD Housing
- 14. Suitable business/commercial sites will be available during the relocation period. Sources are the same as those listed in No. 6 above.

 DARYL C. ROBERTS Western Relocation Supervisor	6/20/2017 Date	 Relocation Coordinator	6/20/17 Date
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# EIS RELOCATION REPORT

North Carolina Department of Transportation  
RELOCATION ASSISTANCE PROGRAM

E.I.S.       CORRIDOR       DESIGN

WBS ELEMENT:		COUNTY	Henderson Buncombe	Alternate	1	of	3	Alternate
T.I.P. No.:	I-4400/I-4700		<b>6 LANE TO 8 LANE HYBRID ALTERNATE</b>					
DESCRIPTION OF PROJECT:	I-26 Widening and Improvement from US 25 in Henderson County to I-40 in Buncombe County							

ESTIMATED DISPLACED					INCOME LEVEL							
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP			
Residential	1	7	8	2	0	2	5	0	1			
Businesses	0	0	0	0	VALUE OF DWELLING				DSS DWELLING AVAILABLE			
Farms	0	0	0	0	Owners		Tenants		For Sale		For Rent	
Non-Profit	0	0	0	0	0-20M	0	\$ 0-150	0	0-20M	0	\$ 0-150	0
<b>ANSWER ALL QUESTIONS</b>					20-40M	0	150-250	0	20-40M	0	150-250	0
Yes	No	<b>Explain all "YES" answers.</b>										
	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?										
	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?										
N/A		14. Are suitable business sites available (list source).										
		15. Number months estimated to complete RELOCATION? <b>3-6 Months</b>										

TOTAL				1	7	109+	11+
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**REMARKS (Respond by number)**

**3. Although no businesses are being displaced by this alternate, there are numerous small, large and industrial businesses around this alternate. All will be available after project.**

**6. See attachment**

**8. Last resort housing may be required for some owners as well as tenants depending on available housing at time of relocation.**

**11. The Asheville/Hendersonville area has a large amount of public housing. However, it does not appear that any public housing units are being impacted by this project.**

**12. The market is saturated with listings in the area of the project. It is felt that DSS housing will continue to be available for the long-term future.**

**14. No businesses are being displaced on this alternate.**

	12/17/2014 Revised 5/22/15		5/22/15
Right of Way Agent	Date	Relocation Coordinator	Date

# EIS RELOCATION REPORT

North Carolina Department of Transportation  
RELOCATION ASSISTANCE PROGRAM

E.I.S.       CORRIDOR       DESIGN

WBS ELEMENT:		COUNTY	Henderson Buncombe	Alternate    1    of    3    Alternate
T.I.P. No.:	I-4400/I-4700	<b>6 LANE TO 8 LANE HYBRID ALTERNATE</b>		
DESCRIPTION OF PROJECT:	I-26 Widening and Improvement from US 25 in Henderson County to I-40 in Buncombe County			

ESTIMATED DISPLACED					INCOME LEVEL							
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP			
Residential	2	6	8	2	0	2	5	0	1			
Businesses	0	0	0	0	VALUE OF DWELLING				DSS DWELLING AVAILABLE			
Farms	0	0	0	0	Owners		Tenants		For Sale		For Rent	
Non-Profit	0	0	0	0	0-20M	0	\$ 0-150	0	0-20M	0	\$ 0-150	0
<b>ANSWER ALL QUESTIONS</b>					20-40M	0	150-250	0	20-40M	0	150-250	0
Yes	No	<b>Explain all "YES" answers.</b>										

	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?
	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?
N/A			14. Are suitable business sites available (list source).
			15. Number months estimated to complete RELOCATION? <b>3-6 Months</b>

<b>REMARKS (Respond by number)</b>			
3. Although no businesses are being displaced by this alternate, there are numerous small, large and industrial businesses around this alternate. All will be available after project.			
6. See attachment			
8. Last resort housing may be required for some owners as well as tenants depending on available housing at time of relocation.			
11. The Asheville/Hendersonville area has a large amount of public housing. However, it does not appear that any public housing units are being impacted by this project.			
12. The market is saturated with listings in the area of the project. It is felt that DSS housing will continue to be available for the long-term future.			
14. No businesses are being displaced on this alternate.			

<p style="text-align: right;">12/17/2014 Revised 5/22/15</p>		<p style="text-align: right;">5/22/15</p>	
Right of Way Agent	Date	Relocation Coordinator	Date

# EIS RELOCATION REPORT

North Carolina Department of Transportation  
RELOCATION ASSISTANCE PROGRAM

E.I.S.       CORRIDOR       DESIGN

WBS ELEMENT:		COUNTY	Henderson Buncombe	Alternate    2    of    3    Alternate
T.I.P. No.:	I-4400/I-4700	<b>6 LANE ALTERNATE</b>		
DESCRIPTION OF PROJECT:	I-26 Widening and Improvement from US 25 in Henderson County to I-40 in Buncombe County			

ESTIMATED DISPLACEDS					INCOME LEVEL							
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP			
Residential	1	1	2	0	0	0	1	0	1			
Businesses	1	0	1	0	VALUE OF DWELLING				DSS DWELLING AVAILABLE			
Farms	0	0	0	0	Owners		Tenants		For Sale		For Rent	
Non-Profit	0	0	0	0	0-20M	0	\$ 0-150	0	0-20M	0	\$ 0-150	0
<b>ANSWER ALL QUESTIONS</b>					20-40M	0	150-250	0	20-40M	0	150-250	0
Yes	No	<b>Explain all "YES" answers.</b>										

	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?
	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>6-9 Months</b>

<b>REMARKS (Respond by number)</b>			
3. Impacted business is a new Marriott Courtyard motel currently being constructed. The area has numerous motels to provide these services. There are numerous other small, large and industrial businesses around this alternate. All will be available after project.			
4. (Plan Sheet 13) 11,000+ SF stone & concrete motel building. This building is new construction but will eventually employ approx. 20-40 people with minorities being approximately 10-15 individuals. Rockwood Hospitality (Marriott Courtyard) 356 Rockwood Rd, Arden, NC 28704			
6. See attachment			
8. Last resort housing may be required for these displacees depending on available housing at time of relocation.			
11. The Asheville/Hendersonville area has a large amount of public housing. However, it does not appear that any public housing units are being impacted by this project.			
12. The market is saturated with listings in the area of the project. It is felt that DSS housing will continue to be available for the long-term future.			
14. See attachment			

<p style="text-align: center;">12/17/2014</p> <p style="text-align: center;">Date Corrected 4/27/15</p>		<p style="text-align: center;">4/29/15</p> <p style="text-align: center;">Relocation Coordinator      Date</p>
Janice G. Rogers Right of Way Agent		Date

# EIS RELOCATION REPORT

North Carolina Department of Transportation  
RELOCATION ASSISTANCE PROGRAM

E.I.S.       CORRIDOR       DESIGN

WBS ELEMENT:		COUNTY	Henderson Buncombe	Alternate	3	of	3	Alternate
T.I.P. No.:	I-4400/I-4700		<b>8 LANE ALTERNATE</b>					
DESCRIPTION OF PROJECT:	I-26 Widening and Improvement from US 25 in Henderson County to I-40 in Buncombe County							

ESTIMATED DISPLACEDS					INCOME LEVEL							
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP			
Residential	6	7	13	2	0	2	5	3	3			
Businesses	1	0	1	0	VALUE OF DWELLING				DSS DWELLING AVAILABLE			
Farms	0	0	0	0	Owners		Tenants		For Sale		For Rent	
Non-Profit	0	0	0	0	0-20M	0	\$ 0-150	0	0-20M	0	\$ 0-150	0
<b>ANSWER ALL QUESTIONS</b>					20-40M	0	150-250	0	20-40M	0	150-250	0
Yes	No	<i>Explain all "YES" answers.</i>										
	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?										
	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>6-9 Months</b>										

REMARKS (Respond by number)							
3. Impacted business is a small pet grooming shop. The area has numerous pet grooming shops to provide these services. There are numerous other small, large and industrial businesses around this alternate. All will be available after project.							
4. (Plan Sheet 4) 600 SF frame bldg., 3 employees, 0 minorities. Shylo Pet Groomers, 701 Dana Road, Hendersonville, NC 28792							
6. See attachment							
8. Last resort housing may be required for some owners and tenants depending on available housing at time of relocation.							
11. The Asheville/Hendersonville area has a large amount of public housing. However, it does not appear that any public housing units are being impacted by this project.							
12. The market is saturated with listings in the area of the project. It is felt that DSS housing will continue to be available for the long-term future.							
14. See attachment							

<p style="text-align: right;">12/14/2014</p>		<p style="text-align: right;">5/22/15</p>	
Right of Way Agent	Date Corrected 5/22/15	Relocation Coordinator	Date



# EIS RELOCATION REPORT

North Carolina Department of Transportation  
RELOCATION ASSISTANCE PROGRAM

E.I.S.       CORRIDOR       DESIGN

WBS ELEMENT:	34232.1.1/ 36030.1.1	COUNTY	Henderson Buncombe	Alternate	of	Alternate
T.I.P. No.:	I-4400/I-4700		<b>6 LANE ALTERNATE WITH LOOPS (PARTIAL CLOVERLEAF INTERCHANGE)</b>			
DESCRIPTION OF PROJECT:	I-26 Widening and Improvement from US 25 in Henderson County to I-40 in Buncombe County					

ESTIMATED DISPLACEDS					INCOME LEVEL							
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP			
Residential	9	1	10	4	0	2	3	3	2			
Businesses	1	0	1	0	VALUE OF DWELLING		DSS DWELLING AVAILABLE					
Farms	0	0	0	0	Owners		Tenants		For Sale      For Rent			
Non-Profit	0	0	0	0	0-20M	0	\$ 0-150	0	0-20M	1	\$ 0-150	0
					20-40M	2	150-250	0	20-40M	2	150-250	0
					40-70M	4	250-400	0	40-70M	17	250-400	1
					70-100M	3	400-600	1	70-100M	50+	400-600	3
					100 UP	0	600 UP	0	100 UP	50+	600 UP	18
					<b>TOTAL</b>	<b>9</b>		<b>1</b>		<b>120+</b>		<b>22</b>

ANSWER ALL QUESTIONS		
Yes	No	Explain all "YES" answers.
	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?
	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 Months</b>

REMARKS (Respond by Number)	
3.	There are numerous large and small used car sales business establishments in the Asheville/Hendersonville area. These many used car sales businesses will be available after project.
4.	Auto Advantage estimated SF is 8,500+. Acreage size is 3.42. Building is metal and block. Estimated number of employees is 25 to 30, with 5 to 10 being minorities.
6.	See attachment
8.	Last resort housing may be required for these displacees depending on available housing at time of relocation.
11.	The Asheville/Hendersonville area has a large amount of public housing. However, it does not appear that any public housing units are being impacted by this project.
12.	The market is saturated with listings in the area of the project. It is felt that DSS housing will continue to be available for the long-term future.
14.	See attachment

<p>Janice G. Rogers Right of Way Agent</p>	<p>1/28/2016 Date</p>	<p>Relocation Coordinator</p>	<p>2/12/16 Date</p>
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# EIS RELOCATION REPORT

North Carolina Department of Transportation  
RELOCATION ASSISTANCE PROGRAM

E.I.S.       CORRIDOR       DESIGN

WBS ELEMENT:	34232.1.1/ 36030.1.1	COUNTY	Henderson Buncombe	Alternate	of	Alternate
T.I.P. No.:	I-4400/I-4700		<b>8 LANE ALTERNATE WITH LOOPS (PARTIAL CLOVERLEAF INTERCHANGE)</b>			
DESCRIPTION OF PROJECT:	I-26 Widening and Improvement from US 25 in Henderson County to I-40 in Buncombe County					

ESTIMATED DISPLACED					INCOME LEVEL								
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP				
Residential	9	1	10	4	0	2	3	3	2				
Businesses	1	0	1	0	VALUE OF DWELLING				DSS DWELLING AVAILABLE				
Farms	0	0	0	0	Owners		Tenants		For Sale		For Rent		
Non-Profit	0	0	0	0	0-20M	0	\$ 0-150	0	0-20M	1	\$ 0-150	0	
ANSWER ALL QUESTIONS					20-40M	2	150-250	0	20-40M	2	150-250	0	
Yes	No	<i>Explain all "YES" answers.</i>											
	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?											
	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 Months</b>											
					<b>REMARKS (Respond by Number)</b>								
					3. There are numerous large and small used car sales business establishments in the Asheville/Hendersonville area. These many used car sales businesses will be available after project.								
					4. Auto Advantage estimated SF is 8,500+. Acreage size is 3.42. Building is metal and block. Estimated number of employees is 25 to 30, with 5 to 10 being minorities.								
					6. See attachment								
					8. Last resort housing may be required for these displacees depending on available housing at time of relocation.								
					11. The Asheville/Hendersonville area has a large amount of public housing. However, it does not appear that any public housing units are being impacted by this project.								
					12. The market is saturated with listings in the area of the project. It is felt that DSS housing will continue to be available for the long-term future.								
					14. See attachment								

Janice G. Rogers Right of Way Agent	1/28/2016 Date	Relocation Coordinator	2/12/16 Date
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# EIS RELOCATION REPORT

North Carolina Department of Transportation  
RELOCATION ASSISTANCE PROGRAM

E.I.S.       CORRIDOR       DESIGN

WBS ELEMENT:	34232.1.1/ 36030.1.1	COUNTY	Henderson Buncombe	Alternate	of	Alternate
T.I.P. No.:	I-4400/I-4700	<b>6 TO 8 LANE HYBRID ALTERNATE WITH LOOPS (PARTIAL CLOVERLEAF INTERCHANGE)</b>				
DESCRIPTION OF PROJECT:	I-26 Widening and Improvement from US 25 in Henderson County to I-40 in Buncombe County					

ESTIMATED DISPLACEES					INCOME LEVEL							
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP			
Residential	9	1	10	4	0	2	3	3	2			
Businesses	1	0	1	0	VALUE OF DWELLING			DSS DWELLING AVAILABLE				
Farms	0	0	0	0	Owners		Tenants		For Sale      For Rent			
Non-Profit	0	0	0	0	0-20M	0	\$ 0-150	0	0-20M	1	\$ 0-150	0

ANSWER ALL QUESTIONS									
Yes	No	Explain all "YES" answers.							
	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?							
	X	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?							
	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 Months</b>							

**REMARKS (Respond by Number)**

**3. There are numerous large and small used car sales business establishments in the Asheville/Hendersonville area. These many used car sales businesses will be available after project.**

**4. Auto Advantage estimated SF is 8,500+. Acreage size is 3.42. Building is metal and block. Estimated number of employees is 25 to 30, with 5 to 10 being minorities.**

**6. See attachment**

**8. Last resort housing may be required for these displacees depending on available housing at time of relocation.**

**11. The Asheville/Hendersonville area has a large amount of public housing. However, it does not appear that any public housing units are being impacted by this project.**

**12. The market is saturated with listings in the area of the project. It is felt that DSS housing will continue to be available for the long-term future.**

**14. See attachment**

Janice G. Rogers Right of Way Agent	1/28/2016 Date	Relocation Coordinator	2/12/16 Date
--	-------------------	------------------------	-----------------

# REQUEST FOR R/W COST ESTIMATE / RELOCATION EIS

COST ESTIMATE REQUEST

RELOCATION EIS REPORT

NEW REQUEST:

UPDATE REQUEST:

REVISION REQUEST:

Update to 2015 Estimate

Revision to \_\_\_\_ Estimate

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

DATE RECEIVED: 03/01/17

DATE ASSIGNED: 03/08/17

# of Alternates Requested: 2

**DATE DUE: 06/01/17 ext.: 06/15/17**

TIP No.: I-4400/I-4700	DESCRIPTION: <u>Proposed widening of I-26</u>
------------------------	---

WBS ELEMENT: 34232.1.1/36030.1.1 COUNTY: Henderson

DIV: 14 APPRAISAL OFFICE: 5

REQUESTOR: John Williams DEPT: PDEA

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: M. Sean Ward COMPLETED: 06/19/17 # of Alternates Completed: 2

	Hybrid 6 to 8 Lane w/ sync interchange		Hybrid 6 to 8 Lane w/ diverging diamond	
	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>
	PARTIAL: <input type="checkbox"/>	FULL: <input type="checkbox"/>	PARTIAL: <input type="checkbox"/>	FULL: <input type="checkbox"/>
ESTIMATED NO. OF PARCELS:	<b>21</b>		<b>11</b>	
RESIDENTIAL RELOCATEES:	-	\$ -	-	\$ -
BUSINESS RELOCATEES:	-	\$ -	-	\$ -
GRAVES:	-	\$ -	-	\$ -
CHURCH / NON – PROFIT:	-	\$ -	-	\$ -
MISC:	-	\$ -	-	\$ -
SIGNS:	5	\$ 95,000	1	\$ 15,000
LAND, IMPROVEMENTS, & DAMAGES:	\$ 1,993,250		\$ 1,045,500	
ACQUISITION:	\$ 210,000		\$ 110,000	
<b>TOTAL ESTIMATED R/W COST:</b>	<b>\$ 2,298,250</b>		<b>\$ 1,170,500</b>	

\*\* The estimated number of above relocatees includes those parcels where the proposed acquisition areas involve relocation of livable or business units only. \*\*

**NOTES:** On both alternates there are two single family residences that are located within the right-of-way lines. These homes appeared to be abandoned and were not included as relocatees.

# REQUEST FOR R/W COST ESTIMATE / RELOCATION EIS

COST ESTIMATE REQUEST

RELOCATION EIS REPORT

DATE RECEIVED: \_\_\_\_\_ DATE ASSIGNED: \_\_\_\_\_ DATE DUE: \_\_\_\_\_

NEW REQUEST:

UPDATE REQUEST:

REVISION REQUEST:

<b>TIP NUMBER</b>	<b>DESCRIPTION:</b> <u>Improvement of I-26 fro US 25 in Henderson Co. to I-40</u>
<u>I-4400/</u>	
<u>I-4700</u>	

WBS ELEMENT: 34232.1.1 COUNTY: Buncombe / Henderson DIV: 13 APPRAISAL OFFICE: 5

REQUESTOR: Undrea Major DEPT: PDEA TYPE OF PLANS PROVIDED: Preliminary

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: J. Wynne / D. Page COMPLETION DATE: 06/03/2015 TRANSMITTED: 06/16/15

	6-Lane Alt		8-Lane Alt		Hybrid Alt	
<b>TYPE OF ACCESS:</b>	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>
	PARTIAL: <input type="checkbox"/>	FULL: <input checked="" type="checkbox"/>	PARTIAL: <input type="checkbox"/>	FULL: <input checked="" type="checkbox"/>	PARTIAL: <input type="checkbox"/>	FULL: <input checked="" type="checkbox"/>
ESTIMATED NO. OF PARCELS:	<b>78</b>		<b>160</b>		<b>112</b>	
RESIDENTIAL RELOCATEES:	<b>2</b>	<b>\$40,000</b>	<b>13</b>	<b>\$260,000</b>	<b>8</b>	<b>\$160,000</b>
BUSINESS RELOCATEES:	<b>1</b>	<b>\$25,000</b>	<b>1</b>	<b>\$25,000</b>	-	\$-
GRAVES:	-	\$-	-	\$-	-	\$-
CHURCH / NON – PROFIT:	-	\$-	-	\$-	-	\$-
FARMS:	-	\$-	-	\$-	-	\$-
MISC: _____	-	\$-	-	\$-	-	\$-
SIGNS:	-	\$-	-	\$-	-	\$-
LAND, IMPROVEMENTS, AND DAMAGES:	<b>\$9,675,000</b>		<b>\$7,265,000</b>		<b>\$3,775,000</b>	
ACQUISITION:	<b>\$585,000</b>		<b>\$1,200,000</b>		<b>\$840,000</b>	
<b>TOTAL ESTIMATED R/W COST:</b>	<b>\$10,325,000</b>		<b>\$8,750,000</b>		<b>\$4,775,000</b>	

THE ESTIMATED NUMBER OF ABOVE RELOCATEES INCLUDES THOSE PARCELS WHERE THE PROPOSED ACQUISITION AREAS INVOLVE RELOCATION OF LIVABLE OR BUSINESS UNITS ONLY.

THERE ARE NO FIGURES FOR UTILITY INVOLVEMENT ON THIS ESTIMATE / RELOCATION EIS REPORT AND NO PUE'S, AUE'S NOR DUE'S UNLESS DEPICTED ON PLANS FURNISHED.

**NOTES:** This is a revision of an estimate previously submitted 02/03/2015.

## Kat Bukowy

---

**From:** Page, Daniel C <dcpage@ncdot.gov>  
**Sent:** Monday, December 07, 2015 2:00 PM  
**To:** Kat Bukowy  
**Subject:** RE: STIP I-4400/I-4700 RW Estimate Question

Kat,

The additional cost for the six lane alternative is primarily in the acquisition of the Courtyard Hotel improvements (\$5,000,000). The other difference would be if there are changes in land area acquisition (\$50,000) in the vicinity of the hotel. Hopefully this answers your question....please contact me if you require further information.

*Daniel*

Daniel C. Page  
NC Certified General Appraiser A7265

NCDOT Appraisal Review  
Area 5 Appraisal Office  
Asheville, North Carolina  
828-274-8449

*We only do well the things we like doing.....*



*Nothing Compares*

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**From:** Kat Bukowy [<mailto:kbukowy@HNTB.com>]  
**Sent:** Monday, December 07, 2015 12:14 PM  
**To:** Wynne, James R; Page, Daniel C  
**Cc:** White, Sarah D; Jennifer Harris  
**Subject:** STIP I-4400/I-4700 RW Estimate Question

Good afternoon,

Upon further refinement of the design for I-4400/I-4700, we have determined that the Courtyard hotel (356-360 Rockwood Rd, Arden) can be avoided in the 6-lane widening of I-26. Can you please tell me the right of way cost that was added to the 6-lane alternative and not included in the 8-lane alternative? Please see the attached June 2015 Cost Estimate for reference.

This is a separate request from the pending US 25 interchange area relocation and right of way cost estimate request. Please let me or Jennifer Harris (cc'd) know if you have any questions.

Regards,

Kat Bukowy

# REQUEST FOR R/W COST ESTIMATE / RELOCATION EIS

**COST ESTIMATE REQUEST**

**RELOCATION EIS REPORT**

NEW REQUEST:

UPDATE REQUEST:

REVISION REQUEST:

Update to \_\_\_\_\_ Estimate

Revision to 06/03/15 Estimate

Revision No.: 3rd

DATE RECEIVED: 11/16/15

DATE ASSIGNED: 11/16/15

# of Alternates Requested: 3

**DATE DUE: 12/11/15 Extension: 01/29/16**

TIP NUMBER <u>I-4400/</u> <u>I-4700</u>	DESCRIPTION: <u>I-26 Widening</u>  Revised request to June estimate. An addition based on new impacts beyond the original impacts estimated in June.
---	--

WBS ELEMENT: 34232.1.1 COUNTY: Henderson/Buncombe DIV: 14,13 APPRAISAL OFFICE: 5

REQUESTOR: John Williams DEPT: PDEA

TYPE OF PLANS PROVIDED: \_\_\_\_\_

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: D. Page COMPLETED: 01/29/16 # of Alternates Completed: 3

TYPE OF ACCESS:	6-Lane w/loops		8-Lane w/loops		6/8 Lane Hybrid w/loops	
	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>
	PARTIAL: <input type="checkbox"/>	FULL: <input checked="" type="checkbox"/>	PARTIAL: <input type="checkbox"/>	FULL: <input checked="" type="checkbox"/>	PARTIAL: <input type="checkbox"/>	FULL: <input checked="" type="checkbox"/>
ESTIMATED NO. OF PARCELS:	<b>25</b>		<b>27</b>		<b>26</b>	
RESIDENTIAL RELOCATEES:	<b>10</b>	<b>\$400,000</b>	<b>10</b>	<b>\$400,000</b>	<b>10</b>	<b>\$400,000</b>
BUSINESS RELOCATEES:	<b>1</b>	<b>\$75,000</b>	<b>1</b>	<b>\$75,000</b>	<b>1</b>	<b>\$75,000</b>
GRAVES:	-	\$-	-	\$-	-	\$-
CHURCH / NON – PROFIT: _	-	\$-	-	\$-	-	\$-
MISC: _	-	\$-	-	\$-	-	\$-
SIGNS:	-	\$-	-	\$-	-	\$-
LAND, IMPROVEMENTS, AND DAMAGES:	<b>\$3,928,500</b>		<b>\$4,021,500</b>		<b>\$3,931,500</b>	
ACQUISITION:	<b>\$125,000</b>		<b>\$135,000</b>		<b>\$130,000</b>	
<b>TOTAL ESTIMATED R/W COST:</b>	<b>\$4,528,500</b>		<b>\$4,631,500</b>		<b>\$4,536,500</b>	

THE ESTIMATED NUMBER OF ABOVE RELOCATEES INCLUDES THOSE PARCELS WHERE THE PROPOSED ACQUISITION AREAS INVOLVE RELOCATION OF LIVABLE OR BUSINESS UNITS ONLY.

**NOTES:** \_\_\_\_\_

# REQUEST FOR R/W COST ESTIMATE / RELOCATION EIS

COST ESTIMATE REQUEST

RELOCATION EIS REPORT

DATE RECEIVED: \_\_\_\_\_ DATE ASSIGNED: \_\_\_\_\_ DATE DUE: \_\_\_\_\_

NEW REQUEST:

UPDATE REQUEST:

REVISION REQUEST:

<b>TIP NUMBER</b>	<b>DESCRIPTION:</b> <u>Improvement of I-26 fro US 25 in Henderson Co. to I-40</u>
<u>I-4400/</u>	
<u>I-4700</u>	

WBS ELEMENT: 34232.1.1 COUNTY: Buncombe / Henderson DIV: 13 APPRAISAL OFFICE: 5

REQUESTOR: Undrea Major DEPT: PDEA TYPE OF PLANS PROVIDED: Preliminary

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: J. Wynne / D. Page COMPLETION DATE: 06/03/2015 TRANSMITTED: 06/16/15\*

\*See email from D. Page on 12/7/15

	6-Lane Alt		8-Lane Alt		Hybrid Alt	
<b>TYPE OF ACCESS:</b>	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>	NONE: <input type="checkbox"/>	LIMITED: <input type="checkbox"/>
	PARTIAL: <input type="checkbox"/>	FULL: <input checked="" type="checkbox"/>	PARTIAL: <input type="checkbox"/>	FULL: <input checked="" type="checkbox"/>	PARTIAL: <input type="checkbox"/>	FULL: <input checked="" type="checkbox"/>
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BUSINESS RELOCATEES:	-	\$-	<b>1</b>	<b>\$25,000</b>	-	\$-
GRAVES:	-	\$-	-	\$-	-	\$-
CHURCH / NON – PROFIT:	-	\$-	-	\$-	-	\$-
FARMS:	-	\$-	-	\$-	-	\$-
MISC: _____	-	\$-	-	\$-	-	\$-
SIGNS:	-	\$-	-	\$-	-	\$-
LAND, IMPROVEMENTS, AND DAMAGES:	<b>\$4,675,000</b>		<b>\$7,265,000</b>		<b>\$3,775,000</b>	
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<b>TOTAL ESTIMATED R/W COST:</b>	<b>\$5,300,000</b>		<b>\$8,750,000</b>		<b>\$4,775,000</b>	

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**NOTES:** This is a revision of an estimate previously submitted 02/03/2015.



**From:** [Kat Bukowy](#)  
**To:** [Jennifer Harris](#)  
**Subject:** FW: STIP I-4400/I-4700 RW Estimate Question  
**Date:** Monday, December 07, 2015 2:01:13 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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**From:** Page, Daniel C [mailto:dcpage@ncdot.gov]  
**Sent:** Monday, December 07, 2015 2:00 PM  
**To:** Kat Bukowy  
**Subject:** RE: STIP I-4400/I-4700 RW Estimate Question

Kat,

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*Daniel*

Daniel C. Page  
NC Certified General Appraiser A7265

NCDOT Appraisal Review  
Area 5 Appraisal Office  
Asheville, North Carolina  
828-274-8449

*We only do well the things we like doing.....*

cid:image001.png@01D10DA4.5CC88DA0



---

**From:** Kat Bukowy [mailto:kbukowy@HNTB.com]  
**Sent:** Monday, December 07, 2015 12:14 PM  
**To:** Wynne, James R; Page, Daniel C  
**Cc:** White, Sarah D; Jennifer Harris  
**Subject:** STIP I-4400/I-4700 RW Estimate Question

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This is a separate request from the pending US 25 interchange area relocation and right of way cost estimate request. Please let me or Jennifer Harris (cc'd) know if you have any questions.

Regards,

Kat Bukowy

**Kat Bukowy, AICP**

Transportation Planner

**Direct** (919) 424-0441 **Fax** (919) 546-9421

**HNTB North Carolina, P.C.**

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