## **Summary of Survey Responses**

**Institutions with Extensive Acquisitions by Eminent Domain or in Majority-Black Neighborhoods**

* C*hristopher Newport University/The College of William & Mary in Virginia* — Number of properties in the Shoe Lane community being determined by the Shoe Lane Task Force
* *Longwood University* — Approximately 70 properties in the geographic area known as "the triangle," including 11 through condemnation proceedings
* *Old Dominion University —* More than 160 properties in the Lambert's Point community

**Institutions with Limited Acquisitions by Eminent Domain or in Majority-Black Neighborhoods**

* *Radford University* — Lovely Mount Baptist Church (now First Baptist Church)
* *University of Virginia* — Acquisition in the Gospel Hill community and expansion in the Vinegar Hill and Fifeville communities
* *Virginia Commonwealth University* — Siegel Center located in the Carver community
* *Virginia Community College System* — New River Community College in Dublin and Central Virginia Community College in Lynchburg through eminent domain; J. Sargeant Reynolds Community College in Richmond located in a majority-Black neighborhood
* *Virginia Military Institute* — Acquisitions in the Diamond Hill community in 1978 and possibly earlier
* *Virginia Polytechnic Institute and State University (Virginia Tech)* — Tidewater Agricultural Research and Extension Center in the City of Suffolk
* *Virginia State University* — Acquisitions in a majority-Black neighborhood

**Institutions Reporting No Acquisitions by Eminent Domain or in Majority-Black Neighborhoods**

* *George Mason University*
* *James Madison University*
* *Jamestown-Yorktown Foundation*
* *University of Mary Washington*
* *University of Virginia's College at Wise*

**Awaiting Reply**

* *Norfolk State University*

**Institution Summary Table of Contents**

[Christopher Newport University 3](#_Toc200629076)

[George Mason University 4](#_Toc200629077)

[James Madison University 5](#_Toc200629078)

[Jamestown-Yorktown Foundation 6](#_Toc200629079)

[Longwood University 7](#_Toc200629080)

[Norfolk State University 9](#_Toc200629081)

[Old Dominion University 10](#_Toc200629082)

[Radford University 12](#_Toc200629083)

[The College of William & Mary in Virginia 13](#_Toc200629084)

[University of Mary Washington 14](#_Toc200629085)

[University of Virginia 15](#_Toc200629086)

[University of Virginia's College at Wise 16](#_Toc200629087)

[Virginia Commonwealth University 17](#_Toc200629088)

[Virginia Community College System 18](#_Toc200629089)

[Virginia Military Institute 20](#_Toc200629090)

[Virginia Polytechnic Institute and State University (Virginia Tech) 21](#_Toc200629091)

[Virginia State University 22](#_Toc200629092)

# Christopher Newport University

**Locality:** City of Newport News

**Community affected:** Shoe Lane, Moores Lane, Prince Drew Road, and Warwick Boulevard

**Point of contact:**

Tom Kramer

AVP for External Relations

tkramer@cnu.edu

(804) 381-9570

**Purchases by eminent domain or in majority-Black neighborhoods:**

Yes. In the months ahead, the Shoe Lane Task Force will be releasing the results of its research effort determining the extent that eminent domain was used to acquire property.

**Documents and records:**

Christopher Newport University (CNU) has access to some but not all. The Shoe Lane Task Force is determining the full scope of documents available.

**Community engagement:**

Newport News Mayor Phillip Jones and CNU President Bill Kelly launched a joint task force, co-chaired by Newport News Vice Mayor Curtis Bethany and CNU Provost Dr. Quentin Kidd, to research the removal of the historic Shoe Lane community and the expansion of the campus of Christopher Newport University. Additionally, CNU sponsored and hosted a community event in the fall of 2023 to discuss the impact of the growth.

In addition to the creation of the Shoe Lane Task Force, CNU established Walker's Green, an open space with a Newport News historic marker telling the history of the Shoe Lane neighborhood. CNU's growth into the Shoe Lane neighborhood is also now a component of the new student orientation, information is available on the official University website, and it has been the subject of books, articles, and other research by CNU faculty.

# George Mason University

**Locality:** Fairfax County

**Community affected:** None

**Point of contact:**

Paul Liberty

Vice President for Government and Community Relations

pliberty@gmu.edu

(703) 993‐8860 — office

(703) 786‐2601 — mobile

**Purchases by eminent domain or in majority-Black neighborhoods:**

George Mason University's (GMU's) review of land records found nothing showing that GMU has either acquired or requested to acquire property through eminent domain. The review also showed no indication that GMU or the George Mason University Foundation has purchased property in a majority-Black neighborhood.

**Documents and records:**

Copies of deeds transferring property to GMU are on file.

**Community engagement:**

GMU has various and ongoing means of communication and interaction with the surrounding communities in which all campuses are located, providing the university with regular feedback mechanisms regarding the institution's growth and other activities. This includes direct emails; in‐person and virtual general public town halls; engagement with community boards, commissions, and homeowners associations; campus advisory boards; project‐specific websites with feedback mechanisms; and announcements in constituent newsletters of local elected officials.

# James Madison University

**Locality:** City of Harrisonburg

**Community affected:** None

**Point of contact:**

No point of contact listed. Response to survey came from Towana Moore, Vice President of Administration and Finance.

**Purchases by eminent domain or in majority-Black neighborhoods:**

James Madison University (JMU) has never formally exercised its authority to compel the sale of property to the university. JMU has acquired all property through voluntary agreement and market transactions, respecting the rights and decisions of property owners.

**Documents and records:**

Not included in response

**Community engagement:**

Not included in response

# Jamestown-Yorktown Foundation

**Locality:** City of Williamsburg

**Community affected:** None

**Point of contact:**

Christy S. Coleman

Executive Director

(757) 253-4840

**Purchases by eminent domain or in majority-Black neighborhoods:**

After careful review of agency records, Jamestown-Yorktown Foundation staff has determined that the Jamestown-Yorktown Foundation has not acquired property through eminent domain or in majority-Black neighborhoods.

**Documents and records:**

Not specified

**Community engagement:**

Not specified

# Longwood University

**Locality:** Town of Farmville

**Community affected:** "The triangle" (bounded by High Street to the north, Ely Street [now Griffin Boulevard] to the west, and Main Street to the east)

**Point of contact:**

Matthew McWilliams

University Spokesperson and Deputy to the President

mcwilliamsmj@longwood.edu

(434) 395-4806

**Purchases by eminent domain or in majority-Black neighborhoods:**

Yes. Beginning in the 1910s, Longwood University began to acquire lots in "the triangle," both through purchases when property owners listed their lots for sale and through the threat or use of eminent domain. Historical research has determined that these actions accelerated in the 1950s and 1960s with the commission of Longwood University's first campus master plan.

Between 1911 and 1991, condemnation proceedings were pursued in 11 properties. Those properties are detailed in a table included in the university's survey response in the full report. From 1966 to 1971, approximately 60 properties or lots were acquired in the triangle, particularly along Race and Pine Streets, which run through the triangle's footprint, including Race Street Baptist Church.

The neighborhood became predominantly Black and more segregated on the southern sides of the triangle. There is a need for more research into the racial composition of the neighborhoods affected, but Longwood University used the threat of eminent domain to negotiate property acquisitions with both white and Black citizens.

In later and more recent years, Longwood University and its affiliated Longwood University Real Estate Foundation has purchased properties that have been advertised for sale in the triangle but has not engaged in pressuring tactics nor used the threat of eminent domain to acquire properties.

**Documents and records:**

Longwood University has traced the history of property transactions dating back to 1839. The university possesses or has access to a variety of records that are relevant to the property transactions.

**Community engagement:**

There is some suggestive evidence that Longwood University changed architectural plans and built high-rise residence halls with more occupancy in the 1960s in response to pushback from the community.

Following Longwood University's 1985 interim master plan that pushed campus expansion southward toward the point of the triangle and the community organizing that followed, the Longwood University Board of Visitors created a citizens committee to make recommendations on expansion that informed campus expansion and the next master planning process in 1991.

Longwood University has taken actions to publicly recognize the impact its growth had on the surrounding community, including the following: an art installation on campus called"Domain," a resolution by the Board of Visitors in September 2014 apologizing for not only the university's use of eminent domain but also its inaction during Massive Resistance, the Moton Legacy Scholarship program, an affiliation with the Moton Museum, and the Bicentennial Initiative, which is studying institutional history, including the role of African Americans on campus.

# Norfolk State University

Awaiting reply

# Old Dominion University

**Locality:** City of Norfolk

**Community affected:** Lambert's Point (defined by the geographic boundaries of the Norfolk Southern railroad tracks, the Elizabeth River, Hampton Boulevard, and Old Dominion University. The Lambert's Point neighborhood merges into Old Dominion University at 43rd Street. The neighborhood once stretched north to 48th Street.)

**Point of contact:**

Chad A. Reed

Executive Vice President for Administration and Finance and Chief Financial Officer

careed@odu.edu

(757) 683-3464

**Purchases by eminent domain or in majority-Black neighborhoods:**

Beginning in the 1950s, the City of Norfolk, by means of the Norfolk Redevelopment and Housing Authority (NRHA), allotted land to Old Dominion University (ODU) for future expansion. ODU has acquired, and since developed, more than 160 properties with the help of NRHA and eminent domain law.

In 1963, Norfolk City Council and other city officials met with members of the then mostly Black neighborhood known as Lambert's Point. Plans were unveiled that showed the demolition of 21 acres of homes and the redevelopment of 16 acres of commercial properties and streets. All properties were to be acquired through both traditional sales and eminent domain to make way for the expansion of ODU's campus.

The Community Development Corporation, a partnership between ODU and the City of Norfolk, was founded in 2005 for the purpose of revitalizing the Lambert's Point neighborhood and to provide workforce housing for City of Norfolk teachers and first responders who would otherwise be unable to afford housing in Norfolk.

**Documents and records:**

Various documents to include property assessments, letters, and newspaper clippings associated with land purchase are available in the ODU Archives. Additionally, in recent years, ODU scholars have worked to document the history of Lambert's Point and other surrounding neighborhoods. See the full report for more details.

**Community engagement:**

ODU has had regular engagement with all surrounding civic leagues and is actively developing a comprehensive master plan with the focus of understanding how the institution will interact with the surrounding communities, city, and physical environment.

*Lambert's Point Initiatives include:*

* BBL Old Dominion University Endowed Scholarship
* Ellen P. Harvey Scholarship
* Norfolk Southern Scholarship
* Wells Fargo Endowed Scholarship
* Lambert's Point Summer Program

# Radford University

**Locality:** City of Radford

**Community affected:** Lovely Mount Baptist Church/First Baptist Church

**Point of contact:**

Lisa M. Ghidotti

Executive Director of Government Relations and Strategic Initiatives

Office of the President

lghidotti@radford.edu

(804) 513-0458

**Purchases by eminent domain or in majority-Black neighborhoods:**

No purchase using eminent domain reported.

In 1961, the school purchased the historic Lovely Mount Baptist Church, later known as the First Baptist Church, which, according to the Department of Historic Resources Historical Highway Marker K-330 (2010), is the first church of the Baptist denomination in Radford and "served the African American community for more than 60 years until Radford College purchased it in 1961 and demolished it to expand Peters Hall."

**Documents and records:**

Reflections on the property transaction are included in [interviews by Denise Mathews](https://monk.radford.edu/records/item/24681-evolving-african-american-protestant-traditions-ame-and-baptist-traditions?offset=8) with Faye A. Carr, Sarah E. Carter, and Glen L. Orr.

**Community engagement:**

As part of its centennial celebrations, Radford University convened an African American Heritage Task Force. The historical marker commemorating the legacy of Lovely Mount/First Baptist Church was placed following advocacy by Radford University and community members.

Five faculty members and university leaders completed an Inclusive History Certificate Program, sponsored by the Jessie Ball duPont Fund and the University of Virginia's Universities Studying Slavery consortium.

Radford University is in the planning phase of developing a group of scholars and community members that will guide the creation of an interactive historical map detailing a more inclusive, holistic, and authentic history of Radford University.

# The College of William & Mary in Virginia

**Locality:** City of Williamsburg

**Community affected:** See Christopher Newport University

**Point of contact:**

Ashley Hood

Assistant Vice President of Government and External Affairs

amhood@wm.edu

**Purchases by eminent domain or in majority-Black neighborhoods:**

The College of William & Mary in Virginia (William & Mary) staff has not identified any acquisitions of property in modern times that occurred through eminent domain or in majority-Black neighborhoods. Research into the history of one of its sister institutions that was governed by the William & Mary Board of Visitors from 1960 to 1977 is ongoing.

Chapter 180 of the Acts of Assembly of 1960 created the Petersburg and Newport News divisions of the Board of Visitors, both of which were designated as two-year, non-degree-granting programs separate from William & Mary. The site for the Newport News division, which is the current location of Christopher Newport University, was determined by the Newport News City Council. It appears that the City of Newport News acquired the selected property and donated it to the William & Mary Board.

See entry for Christopher Newport University for more information.

**Documents and records:**

William & Mary Board of Visitors minutes and other historical documents are available.

Newspaper articles from 1961 indicate that the Board of Visitors received letters from community members regarding the decision to locate Christopher Newport College. Those letters were not included in the Board meeting minutes, so further examination would be required to determine if such records exist.

**Community engagement:**

William & Mary understands the importance of strong community relationships, especially given the small size and population of the City of Williamsburg. William & Mary staff has actively participated in meetings with the city especially related to construction projects and the growth of the student population.

# University of Mary Washington

**Locality:** City of Fredericksburg

**Community affected:** None

**Point of contact:**

Dr. Jeffrey McClurken

Professor of History and the Chief of Staff to the President

1301 College Avenue

George Washington Hall 105, UMW

Fredericksburg, VA 22401

jmcclurk@umw.edu

(540) 654-1475

**Purchases by eminent domain or in majority-Black neighborhoods:**

No purchases using eminent domain or in majority-Black neighborhoods reported.

**Documents and records:**

Copies of deeds and contracts, many with plats attached, are in the University of Mary Washington's (UMW) Special Collections unit at the university library.

**Community engagement:**

UMW staff meets multiple times a year with Town-Gown community partners, including the city, a number of neighborhood organizations, and homeowners associations. UMW's president meets monthly with the city manager of Fredericksburg. UMW participated recently in the city's citywide planning process along with a number of the neighborhood associations and hosted its region's meetings with the consultants. Fredericksburg's city manager was a member of UMW's recent University Campus and Building Planning process.

# University of Virginia

**Locality:** City of Charlottesville

**Community affected:** Gospel Hill, Vinegar Hill, Fifeville

**Point of contact:**

Kevin McDonald

Vice President for Diversity, Equity, Inclusion, and Community Partnerships

kgm8km@virginia.edu

**Purchases by eminent domain or in majority-Black neighborhoods:**

While records indicate that in 1971, 1982, and 1990 the University of Virginia (UVA) Board of Visitors authorized the use of eminent domain to acquire properties for three UVA projects in Charlottesville, there is nothing in official records that reflects that UVA actually carried out the use of eminent domain.

In one instance, the City of Charlottesville initiated an eminent domain process by filing a certificate of take on July 17, 1991, subsequently purchased a property from the landowner, and then transferred the property to UVA on October 25, 1991. Public records indicate that this was done to allow the City of Charlottesville to relocate Lane Road and to transfer parcels to UVA for the addition to Pinn Hall (formerly known as Jordon Hall), a medical school building. A Charlottesville City Council Resolution (July 15, 1991) indicates that the acquisition by the City of Charlottesville and the relocation of Lane Road was performed at UVA's request.

The Lane Road parcels were in a neighborhood formally known as Gospel Hill that was an historic Black neighborhood in Charlottesville throughout the late 19th and early 20th centuries.

In addition to Gospel Hill, UVA expansion extended into the Vinegar Hill and Fifeville communities. UVA scholars have documented this history through websites and publications, which are listed in the full report.

**Documents and records:**

UVA maintains records of real estate transactions; however, the level of detail and documentation will vary depending upon the date of the transaction.

**Community engagement:**

See the [President's Council on UVA-Community Partnerships](https://prescouncil.president.virginia.edu/).

# University of Virginia's College at Wise

**Locality:** Wise County

**Community affected:** None

**Point of contact:**

Shannon Blevins

Vice Chancellor for Strategic Engagement and Government Relations

1 College Avenue

Wise, VA 24293

sblevins@uvawise.edu

(276) 337-0156

**Purchases by eminent domain or in majority-Black neighborhoods:**

No purchases using eminent domain or in majority-Black neighborhoods reported.

The Wise County Board of Supervisors sold the rector and the board of visitors of the University of Virginia (UVA) the property on which Clinch Valley College, now the University of Virginia's College at Wise (UVA Wise), was established. Wise County sold the property to UVA for $1 in order to start UVA Wise, and citizens of the region donated funds to assist with the operations of UVA Wise.

**Documents and records:**

The deed of Wise County's transfer of property to UVA is attached to the full report.

**Community engagement:**

UVA Wise has ongoing conversations with the Town of Wise as to ways to encourage the growth of both the town and college. The town encourages the growth of UVA Wise as it supports businesses, town activities, and various initiatives. The success of the college and that of the town are inextricably linked.

# Virginia Commonwealth University

**Locality:** City of Richmond

**Community affected:** Carver

**Point of contact:**

Miles Gordon

Senior Director of State Government Relations

gordonms@vcu.edu

**Purchases by eminent domain or in majority-Black neighborhoods:**

Virginia Commonwealth University (VCU) has no record of having acquired property through eminent domain nor of requesting the use of eminent domain for that purpose.

The Siegel Center and VCU's basketball practice facility are located in Carver, a majority-Black neighborhood.

**Documents and records:**

VCU has records of real estate transactions, including contracts and records of VCU Board of Visitors authorizing the purchase of real property.

**Community engagement:**

Recently conducted opinion polls by VCU showed that 88 percent of the community across a diverse and representative sample agrees that VCU's continued growth and success is important for Richmond's future.

# Virginia Community College System

**Locality:** Various localities

**Community affected:** TBD

**Points of contact:**

Tenecia Dixon

Real Estate Program Manager

tdixon@vccs.edu

(804) 819-1669

Steve L'Heureux, RA, VCCO, VCA

Associate Vice Chancellor

Facilities Management Services

slheureux@vccs.edu

(804) 819-3326

**Purchases by eminent domain or in majority-Black neighborhoods:**

Yes. New River Community College in Dublin acquired 100.779 acres through eminent domain in 1969. Total compensation for the acquisition was $189,504, and the former owners were Samuel and Virginia Bell.

Central Virginia Community College in Lynchburg acquired .40 acres through eminent domain in 1973. Total compensation was $2,000, and the former owner was Joseph Wingfield. An additional 14.17 acres were acquired in 1974. Total compensation for the acquisition was $57,500, and the former owner was John Anderson.

Based on the available information, the demographic details of the former owners and the affected community are unknown. However, historical records suggest that the African American population in the area was small at the time of acquisitions, six percent in Pulaski County in 1970 and 20.6 percent in Lynchburg in 1974.

The Downtown Campus of J. Sargeant Reynolds Community College includes parcels purchased in 1975 from the City of Richmond, Ralyn Corporation, Elwick Corporation, and Virginia Commonwealth University. While no residents were displaced, the campus is located within the boundaries of the former Navy Hill community, which was historically a majority-Black community.

**Documents and records:**

Real estate contracts, financial documents, and title records related to these transactions are available.

**Community engagement:**

Virginia Community College System staff is not aware of specific outreach efforts related to these transactions at the time of acquisition.

The institution recognizes the importance of acknowledging its impact on the surrounding community. Efforts include community engagement programs and partnerships aimed at enhancing community relations.

# Virginia Military Institute

**Locality:** City of Lexington

**Community affected:** Diamond Hill

**Point of contact:**

Jeffrey L. Lawhorne

Director of Finance and Budget

LawhorneJL@vmi.edu

(540) 464-7156

**Purchases by eminent domain or in majority-Black neighborhoods:**

Virginia Military Institute (VMI) staff is not aware of any eminent domain transactions. Eminent domain has not been used during the 30-year tenure of existing staff involved in real estate transactions. Further review of historical documents would be required to confirm eminent domain was not invoked for earlier transactions.

Property adjacent to VMI that has been acquired by the school over the years was in, or adjacent to, a historically Black community of Lexington. These property acquisitions were authorized in 1978.

**Documents and records:**

Documents detailing property acquisitions are available. The level of detailed documentation may vary on certain property acquisitions from more than 20-30 years ago.

**Community engagement:**

VMI has taken steps to document and memorialize the significance of properties, events, and residents in areas of the historically Black communities where VMI has acquired properties. Most notably, a building that served as an early [Knights of Pythias meeting place](https://www.hmdb.org/m.asp?m=231173) and social hall was relocated due to its historical significance, and three historical markers were placed to document the significance of the structure, surrounding community, and significant events occurring in the facility. At the time of acquisition, a Black American Legion Post owned the building that served as its meeting hall. After VMI acquired the facility, the members were provided complimentary meeting space on the VMI Post.

# Virginia Polytechnic Institute and State University (Virginia Tech)

**Locality:** Town of Blacksburg

**Community affected:** Possibly the Holland neighborhood in the City of Suffolk

**Point of contact:**

Chris Yianilos

Vice President for Government and Community Relations

3624 Potomac Avenue

Alexandria, VA 22305

chrisyianilos@vt.edu

(571) 858-3005

**Purchases by eminent domain or in majority-Black neighborhoods:**

Virginia Tech staff was unable to find anything in university records indicating that Virginia Tech has used or requested the use of eminent domain to acquire property.

Virginia Tech's Tidewater Agricultural Research and Extension Center in the City of Suffolk may meet the criterion of being developed in a majority-Black neighborhood.

**Documents and records:**

Virginia Tech has the deeds and other related land records for the acquisitions of the

Tidewater Agricultural Research and Extension Center.

**Community engagement:**

Virginia Tech has a long history of supporting necessary infrastructure for the Blacksburg campus by being part of many local infrastructure authorities. More recently at Virginia Tech's main campus, leadership worked with regional partners to establish the Partnership for Progress, a joint initiative between the Towns of Blacksburg and Christiansburg, Montgomery County, the New River Valley Regional Commission, and Virginia Tech that aims to create a visionary, actionable road map for the region's future.

In July 2021, Virginia Tech President Tim Sands expanded the role of the Office of Government Relations to include Community Relations and created the new role of director of government and community relations in the New River Valley.

Directly related to real estate transactions, Virginia Tech makes notifications to adjoining landowners when easements, rights-of-way, and similar land transactions are proposed to university-owned property to be transparent and solicit feedback.

# Virginia State University

**Locality:** City of Petersburg/Chesterfield County

**Community affected:** Ettrick

**Point of contact:**

Eldon Burton

VSU Director of Government Relations

eburton@vsu.edu

**Purchases by eminent domain or in majority-Black neighborhoods:**

No purchases using eminent domain reported.

The Virginia State University (VSU) Foundation has purchased properties on behalf of the university. While the majority of sellers were not Black, the majority of residents in the wider community are.

**Documents and records:**

VSU maintains real estate contracts, financial records, and title commitments for all properties acquired from the VSU Foundation.

**Community engagement:**

VSU has engaged with the community by participating with citizen groups and working with the localities in aligning campus plans with their special area plans. In addition, VSU produced videos documenting the history of the community prior to expansion.

VSU has worked with the localities in aligning master plans and has partnered with them on capital projects to provide additional capacity for critical infrastructure such as water service and transportation.