

# Black Forest Rd. Roadway Improvements: Woodmen Rd. to Research Pkwy. Project Possession & Use Agreements

March 8, 2021

Mike Chaves, Engineering Manager



# Project Limits



## Project Description

- Widen Black Forest Road to a four lane Principal Arterial cross-section from Woodmen Road to Research Parkway, including a new bridge over Cottonwood Creek.

## Project Timeline

- Black Forest Widening -Woodmen to Research: PPRTA “A-List” Project
- Project Budget \$27 M
- Engineering started May 2019- Completion June 2021
- Property acquisition began October 2020
- Construction start July 2021- Duration 2 years
- Final paving optimally in Spring/ Summer 2023

## WOODMEN TO RESEARCH DESIGN AND CONSTRUCTION SCHEDULE

| Project Phase              | 2019 | 2020 | 2021 | 2022 | 2023 |
|----------------------------|------|------|------|------|------|
| CORRIDOR PLAN DEVELOPMENT  | ■    |      |      |      |      |
| PRELIMINARY DESIGN (30%)   |      | ■    |      |      |      |
| FINAL DESIGN (90%)         |      | ■    |      |      |      |
| ROW/EASEMENT ACQUISITION   |      |      | ■    |      |      |
| PREPARE BID DOCUMENTS      |      |      | ■    |      |      |
| ADVERTISE FOR CONSTRUCTION |      |      | ■    |      |      |
| CONSTRUCTION               |      |      | ■    |      |      |

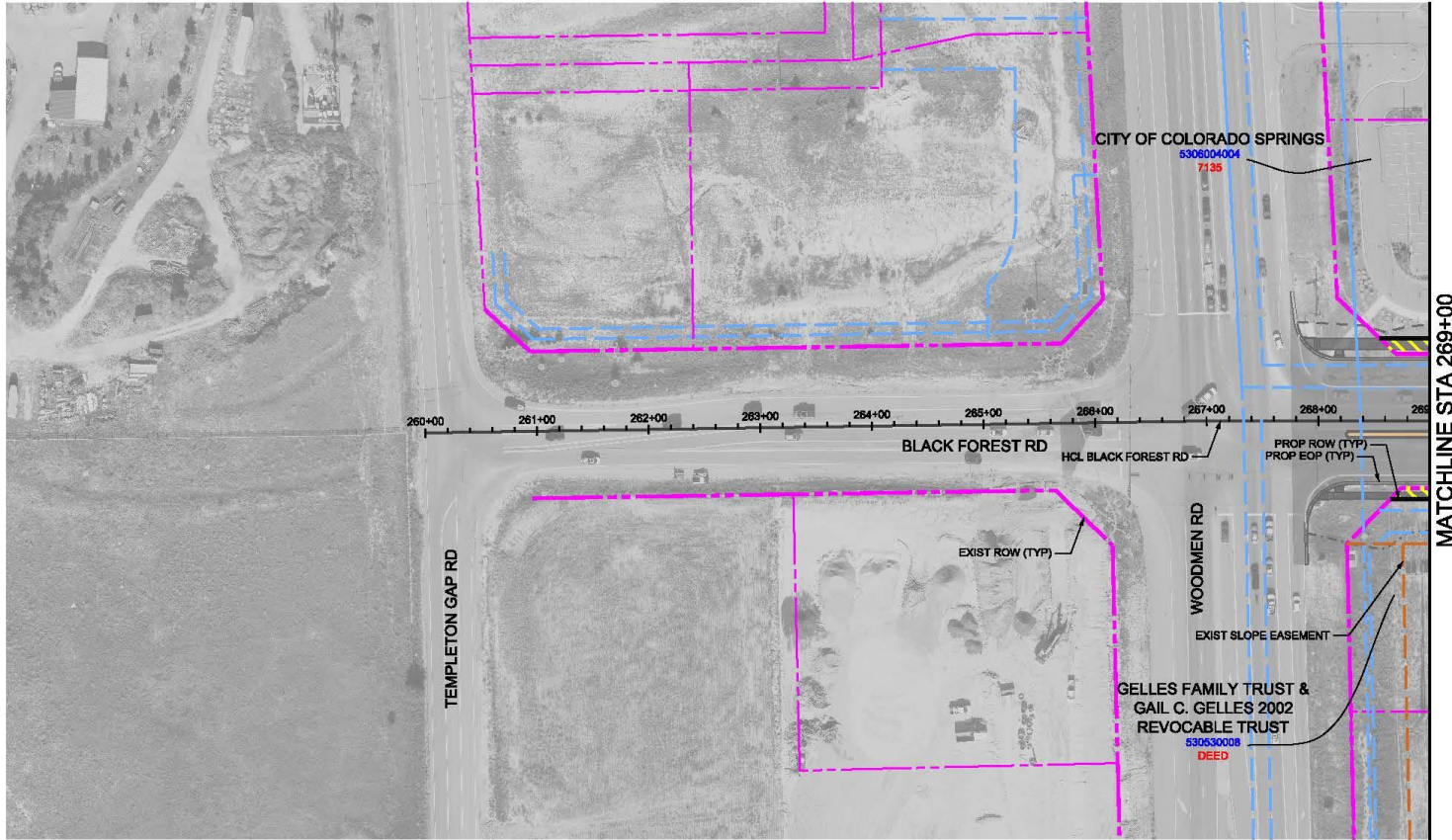
CORRIDOR PLAN - 2019

WOODMEN ROAD TO RESEARCH PARKWAY  
DESIGN - 2020 TO 2021  
CONSTRUCTION - 2021 TO 2023

**BLACK FOREST ROAD WIDENING PROJECT**  
PROJECT SCHEDULE (WOODMEN TO RESEARCH)

**AECOM**





MATCHLINE STA 269+00

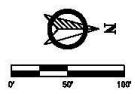
SHADING LEGEND:  
 PROPOSED ROADWAY ELEMENTS  
 PROPOSED MEDIAN

LEGEND:  
 ADDITIONAL ROW  
 TEMPORARY EASEMENT  
 DEDICATED ROW  
 PLAT NUMBER  
 PARCEL NUMBER  
 EXISTING UTILITY EASEMENT  
 PROPOSED EASEMENT  
 EXISTING PERMANENT EASEMENT  
 EXISTING ROW/PROPERTY  
 PROPOSED ROW  
 TOP OF CUT  
 TOE OF FILL

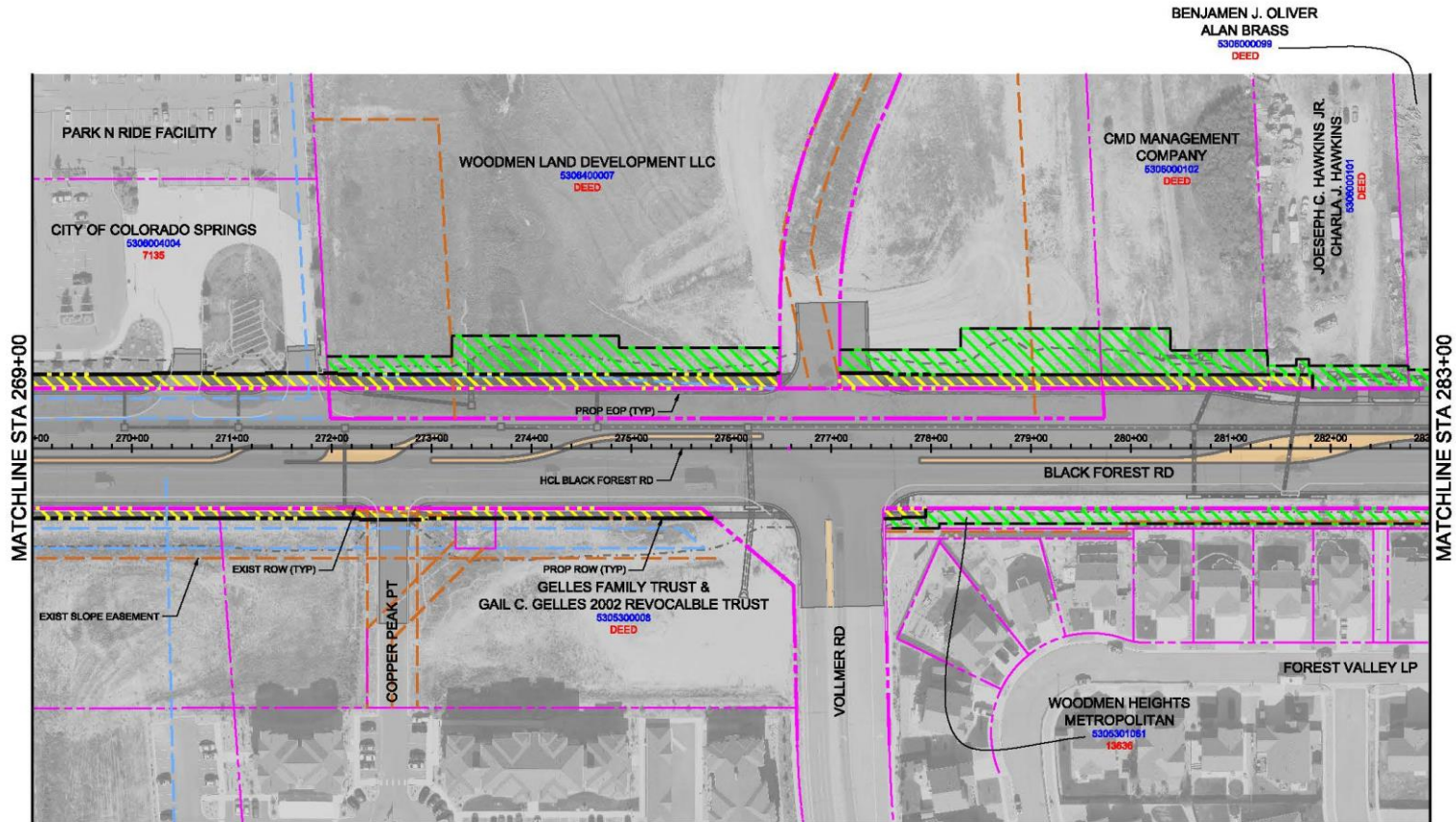
colorado.springs.124223.PM:arc\hanson.springs@hanson.com\AECOM\_DE18\_MAU\hanson.springs\julia@hanson.com\Black Forest Road Widening\260-269\0\_CAD\306\_544772001\_Concrete\as\img\PRC\_colorado.springs\_01



**AECOM**  
EXHIBIT 9-1



**BLACK FOREST ROAD WIDENING  
PROPOSED RIGHT-OF-WAY  
AND EASEMENTS**



MATCHLINE STA 269+00

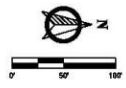
MATCHLINE STA 283+00

SHADING LEGEND:  
 PROPOSED ROADWAY ELEMENTS  
 PROPOSED MEDIAN

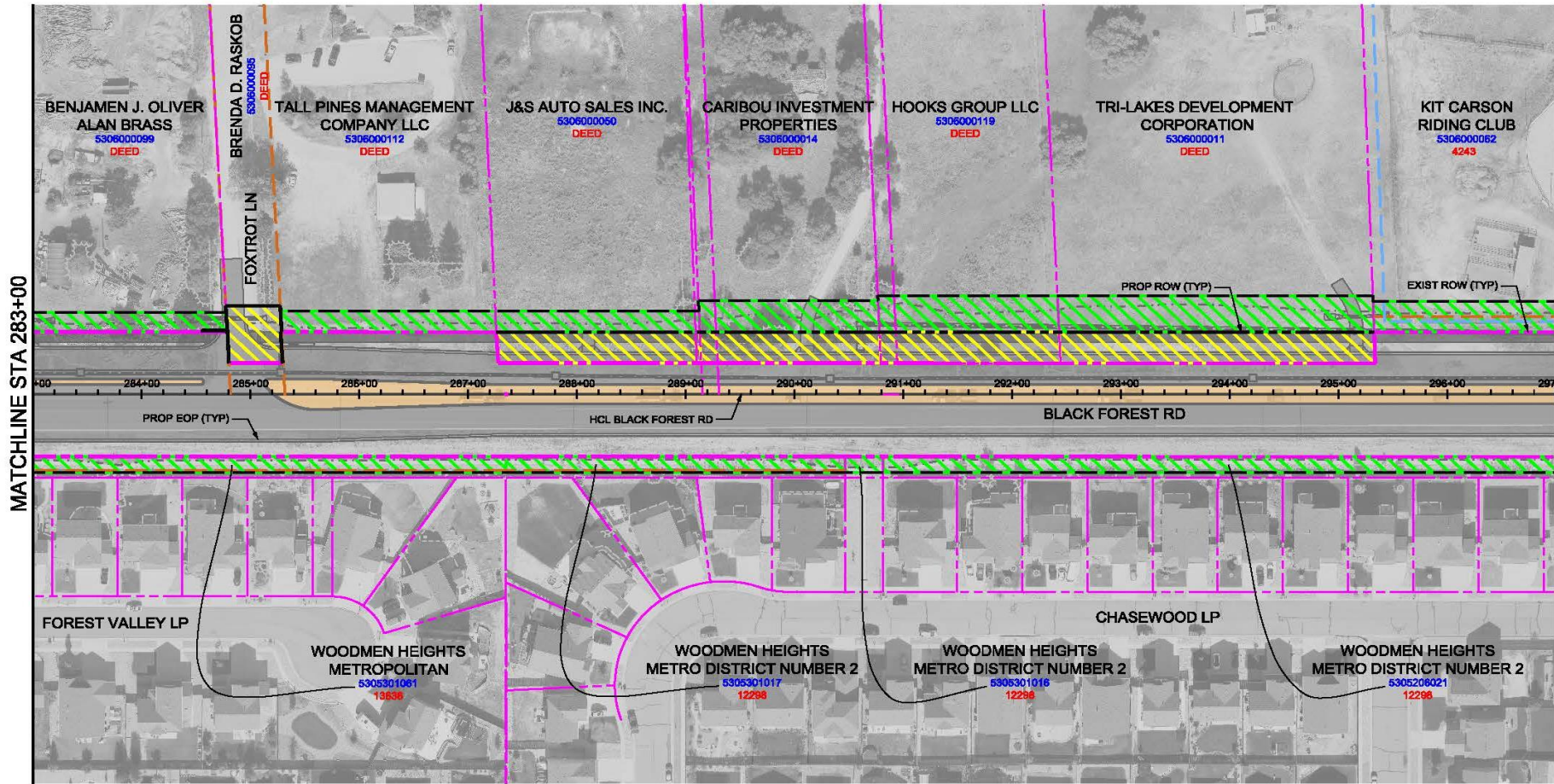
LEGEND:  
 ADDITIONAL ROW  
 TEMPORARY EASEMENT  
 DEDICATED ROW  
 PLAT NUMBER  
 PARCEL NUMBER  
 EXISTING UTILITY EASEMENT  
 PROPOSED EASEMENT  
 EXISTING PERMANENT EASEMENT  
 EXISTING ROW/PROPERTY  
 PROPOSED ROW  
 TOP OF CUT  
 TOE OF FILL



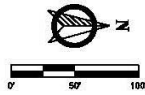
**AECOM**  
EXHIBIT 9-2



**BLACK FOREST ROAD WIDENING  
PROPOSED RIGHT-OF-WAY  
AND EASEMENTS**



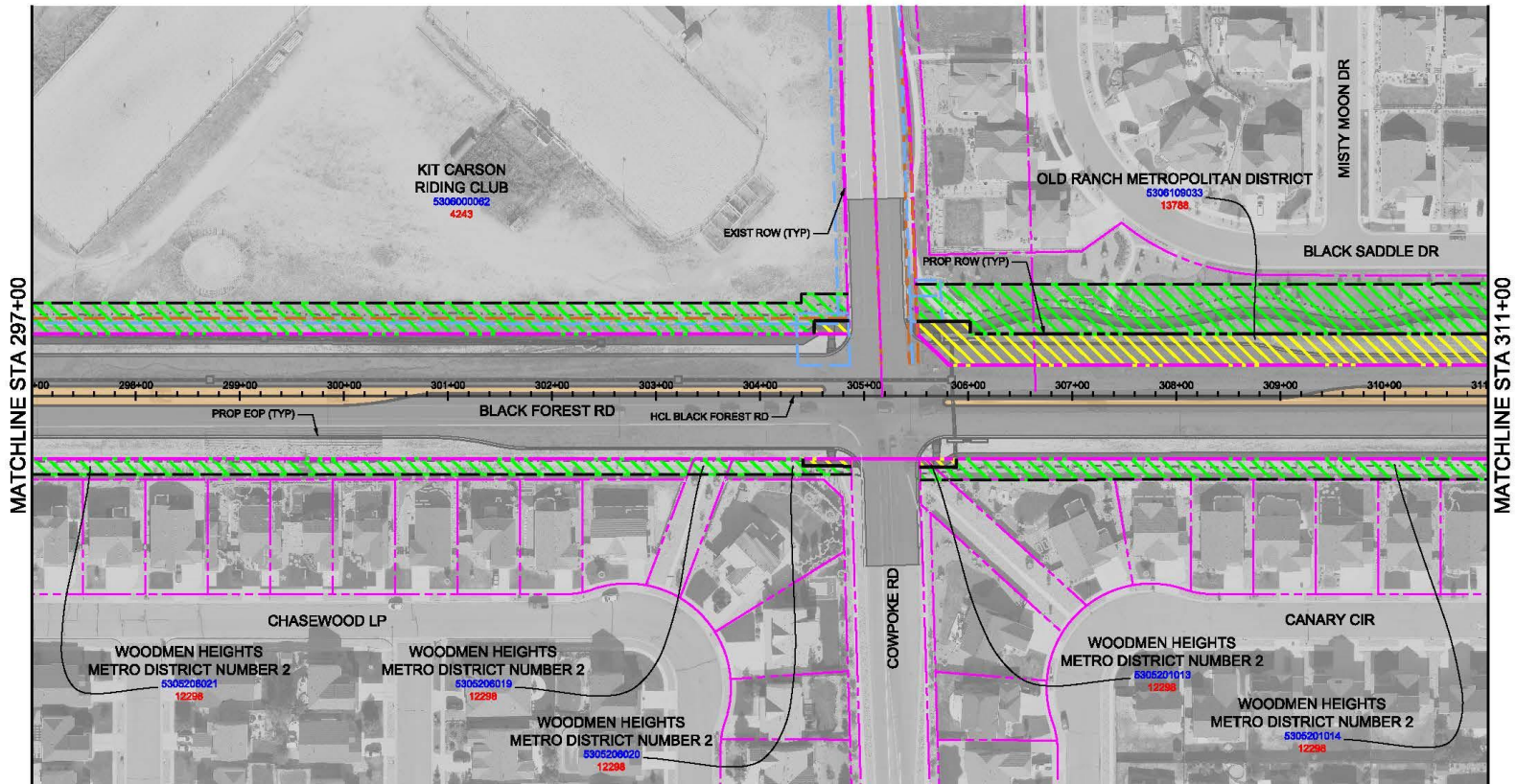
**AECOM**  
EXHIBIT 9-3



**BLACK FOREST ROAD WIDENING  
PROPOSED RIGHT-OF-WAY  
AND EASEMENTS**

**LEGEND:**

- ADDITIONAL ROW (yellow hatching)
- TEMPORARY EASEMENT (green hatching)
- DEDICATED ROW (blue hatching)
- PLAT NUMBER (XXXX)
- PARCEL NUMBER (XXXXXXXXXX)
- EXISTING UTILITY EASEMENT (dashed blue line)
- PROPOSED EASEMENT (dashed black line)
- EXISTING PERMANENT EAS (dashed orange line)
- EXISTING ROW/PROPERTY (dashed pink line)
- PROPOSED ROW (dashed black line)
- TOP OF CUT (dashed black line)
- TOE OF FILL (dashed black line)



MATCHLINE STA 297+00

MATCHLINE STA 311+00

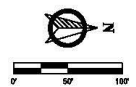
SHADING LEGEND:

- PROPOSED ROADWAY ELEMENTS
- PROPOSED MEDIAN

LEGEND:

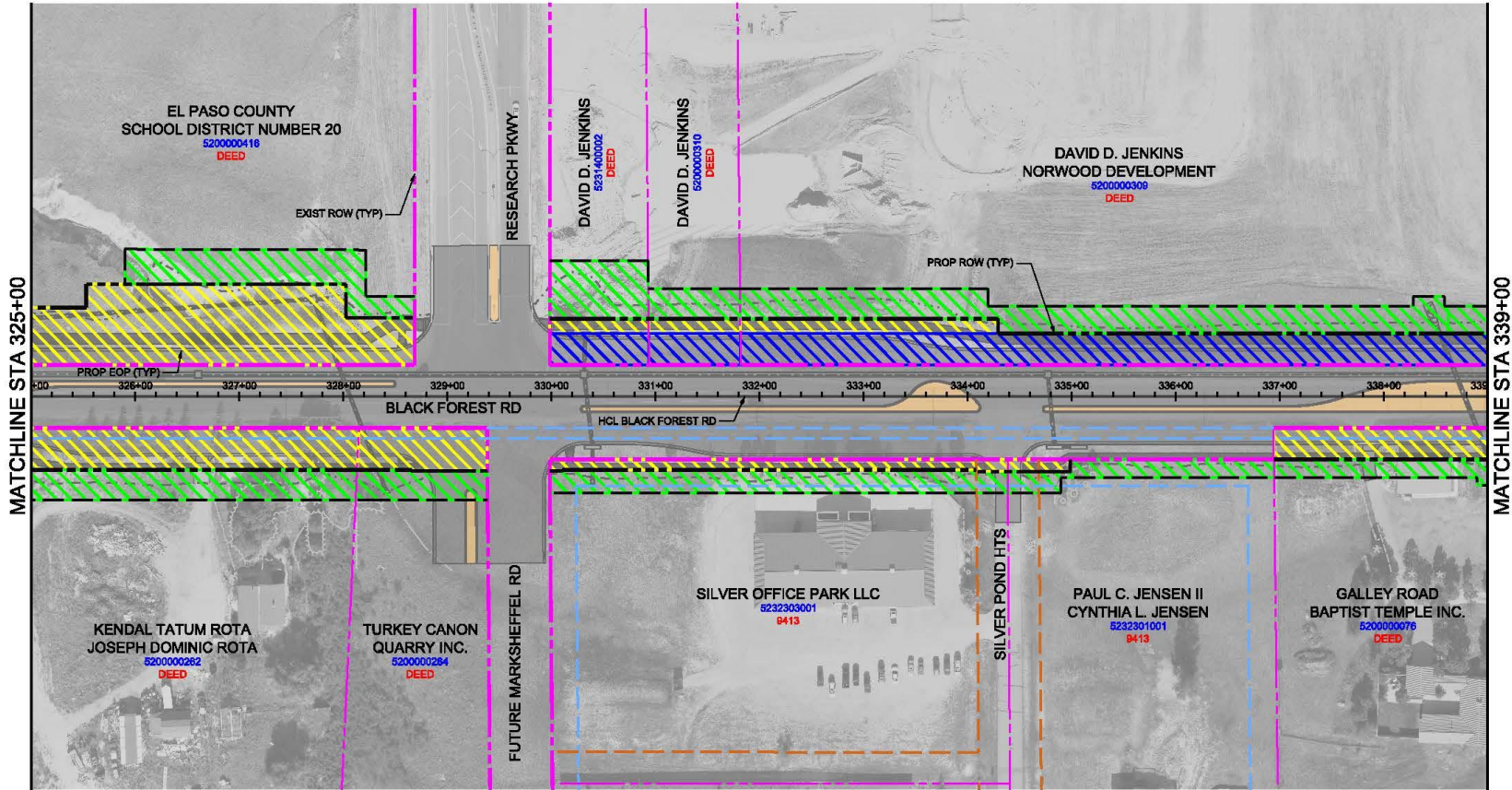
- ADDITIONAL ROW
- TEMPORARY EASEMENT
- DEDICATED ROW
- PLAT NUMBER
- PARCEL NUMBER
- EXISTING UTILITY EASEMENT
- PROPOSED EASEMENT
- EXISTING PERMANENT EASEMENT
- EXISTING ROW/PROPERTY
- PROPOSED ROW
- TOP OF CUT
- TOE OF FILL

**BLACK FOREST ROAD WIDENING  
PROPOSED RIGHT-OF-WAY  
AND EASEMENTS**









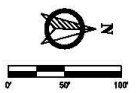
MATCHLINE STA 325+00

MATCHLINE STA 339+00

SHADING LEGEND:  
 PROPOSED ROADWAY ELEMENTS  
 PROPOSED MEDIAN



**AECOM**  
EXHIBIT 9-6



**BLACK FOREST ROAD WIDENING  
PROPOSED RIGHT-OF-WAY  
AND EASEMENTS**

|  |                    |  |                             |
|--|--------------------|--|-----------------------------|
|  | ADDITIONAL ROW     |  | EXISTING UTILITY EASEMENT   |
|  | TEMPORARY EASEMENT |  | PROPOSED EASEMENT           |
|  | DEDICATED ROW      |  | EXISTING PERMANENT EASEMENT |
|  | PLAT NUMBER        |  | EXISTING ROW/PROPERTY       |
|  | PARCEL NUMBER      |  | PROPOSED ROW                |
|  |                    |  | TOP OF CUT                  |
|  |                    |  | TOE OF FILL                 |

## Land Acquisition

- 26 ROW and easement parcels needed
- Notice of Intent to Acquire letters sent between October 2020 and February 2021
- Typical time to complete acquisition of properties is 6 months
- Appraisals- 9/26 complete; Remaining 17 due in March/ April
- Closing expected in June and July

## Schedule Concerns

- All ROW and easements must be acquired before utilities can be relocated
- No substantial roadway work until utilities are moved
- Property acquisition schedule extends into anticipated advertisement period
- If property acquisitions are not completed by July, delays to the start of construction are expected
- Construction timeline concludes project mid-year 2023
- Indication that some property owners may extend the negotiation period
  - Don't agree with appraisal values
  - Want project to pay for improvements that are development responsibility

## Possession and Use Agreements

- Allow City possession of land and ability to keep project moving
- Helps keep the project schedule and budget on track
- Allows adequate time to negotiate fair settlement for the City and property owner
- Previous use of this process has resulted in favorable outcomes

## Discussion

- Utilizing Possession and Use agreements will allow the project access to the properties in a timely manner for construction while allowing for final settlements to be negotiated.
- Staff requests Council passes Resolution for Possession & Use Agreements for project
- Questions