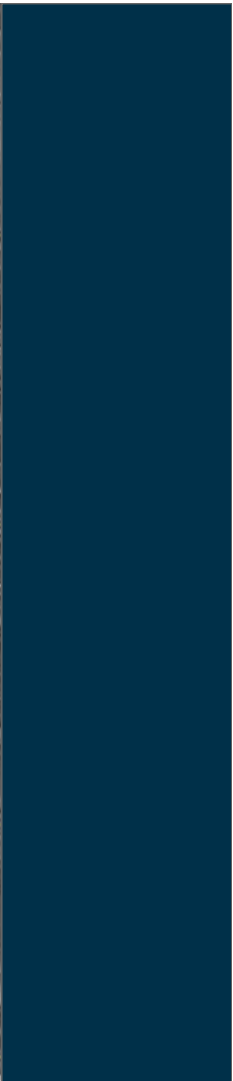


# Circle Drive Bridges

Permanent Easement Acquisition  
September 14, 2021  
City Council Regular Session  
City Engineering - Ryan Phipps







# CIRCLE DRIVE BRIDGES



# Project Timeline & Scope

- PPRTA Priority “A” Project List approved (2012)
- Initial Alternatives Analysis (2018)
  - Bridges are Structurally Deficient and Functionally Obsolete
  - Rehabilitation vs Replacement
  - “Off Alignment” Alternative
- Design Development Phase (2019 – 2021)
  - Civil Design
  - Railroad Coordination
  - Permitting
  - Procurement
- Construction Phase (2022 – 2024)
  - Three Phase Approach





94.0 0 47.02 94.0 Feet

NAD\_1983\_StatePlane\_Colorado\_Central\_FIPS\_0502\_Feet  
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1:564



94.0 0 47.02 94.0 Feet

NAD\_1983\_StatePlane\_Colorado\_Central\_FIPS\_0502\_Feet  
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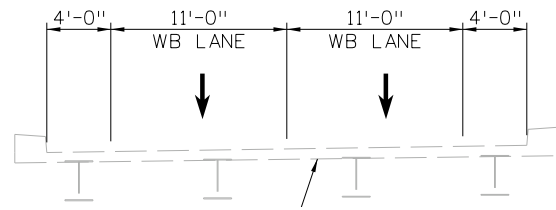


## Parcel # 6428300003

- Property Owner: Garden Valley Water & Sanitation District (Donald Gregory)
- Property Size: 18,332 SF
- Project has requested a Permanent Public Improvement Easement over entirety of parcel for the purpose of:
  - Construction impacts
  - Bridge and drainage maintenance access
  - Trail improvements

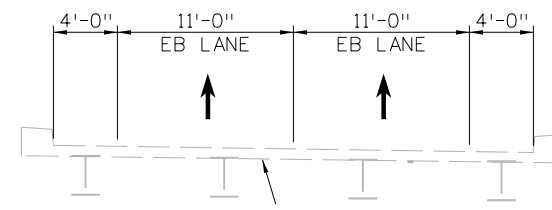
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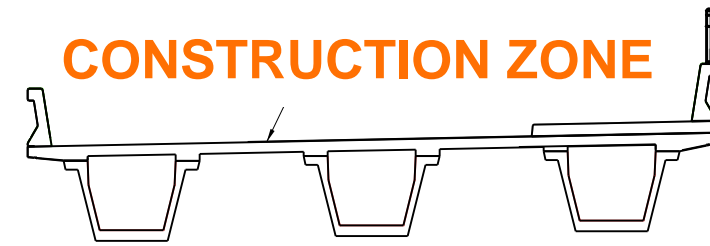
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## EB TRAFFIC



**EXISTING EB BRIDGE**

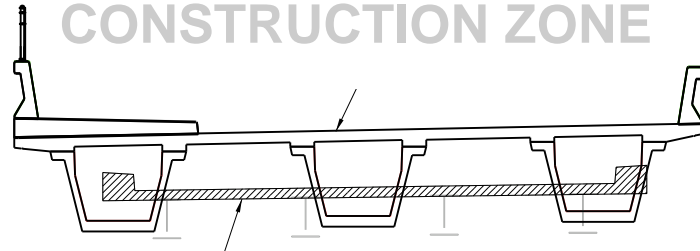
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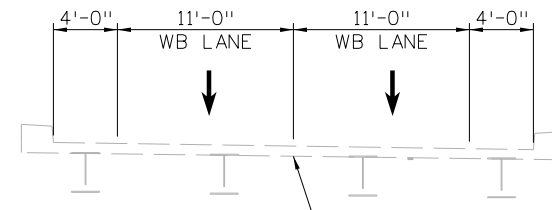
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## CONSTRUCTION ZONE



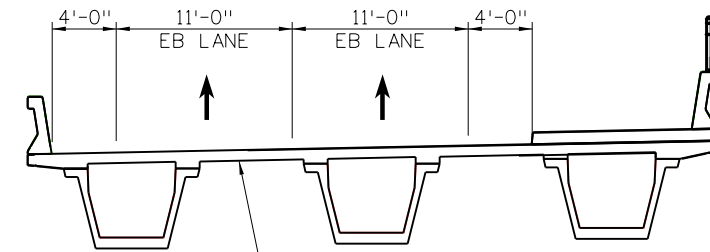
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## WB TRAFFIC



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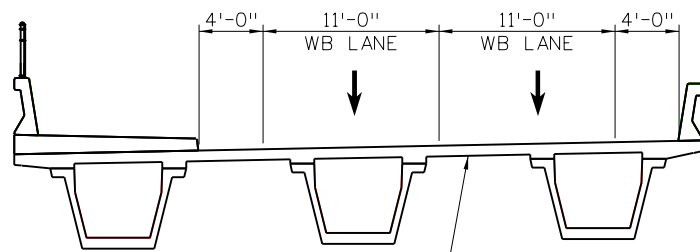
## EB TRAFFIC



**NEW EB BRIDGE**

# PHASE 3

## WB TRAFFIC



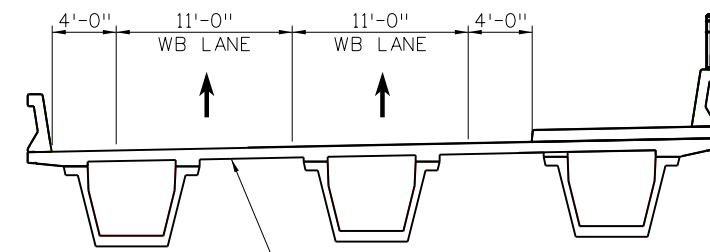
**NEW WB BRIDGE**

## CONSTRUCTION ZONE



**EXISTING EB BRIDGE**

## EB TRAFFIC



**NEW EB BRIDGE**

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 Unit Information

### STATEMENT:

THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

SCALE: HORIZ. VERT.  
 BENCHMARK: \_\_\_\_\_

### Index of Revisions

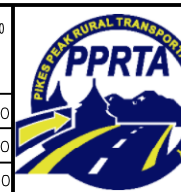
No.	Description	Date



30 S Nevada  
 Colorado Springs, CO 80903  
 Phone: 719-385-5918



5555 Tech Center Drive, Suite 310  
 Colorado Springs, CO 80919  
 Phone: 719-272-8800



PROJECT: CIRCLE DRIVE BRIDGES REPLACEMENT PROJECT

STREET: SOUTH CIRCLE DRIVE

CONSTRUCTION PHASING

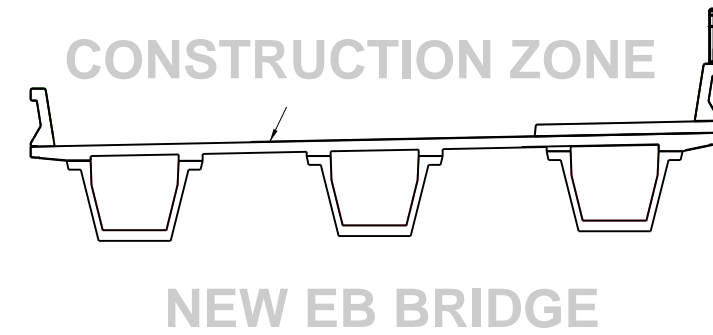
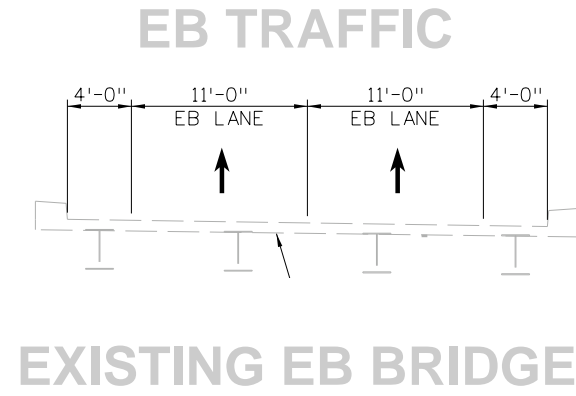
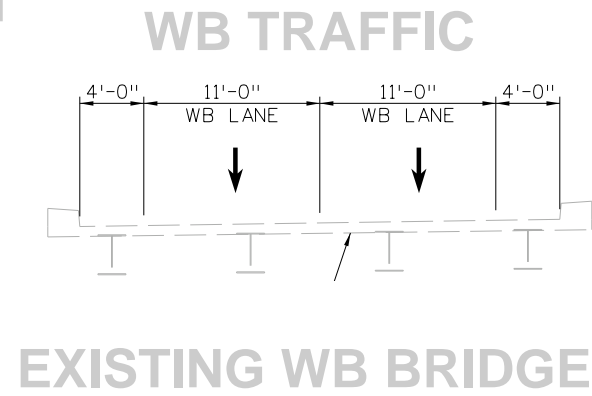
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JOB NO. \_\_\_\_\_ SHEET **121** OF **295**

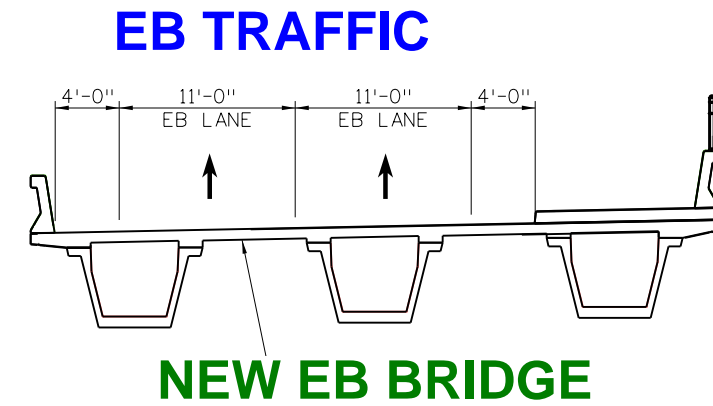
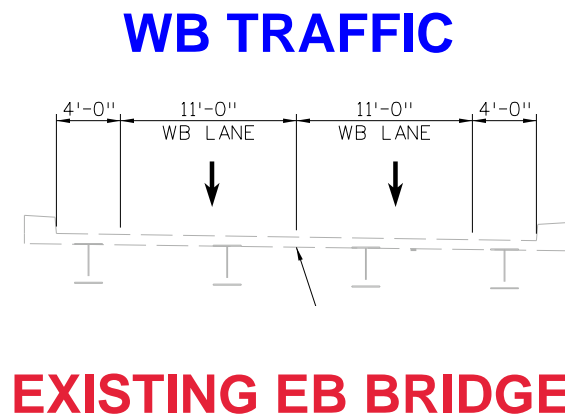
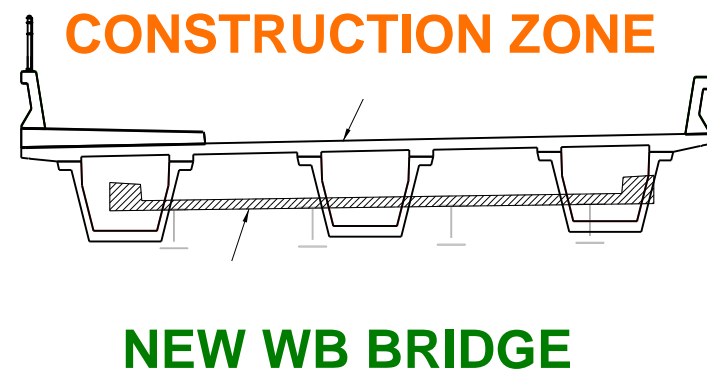
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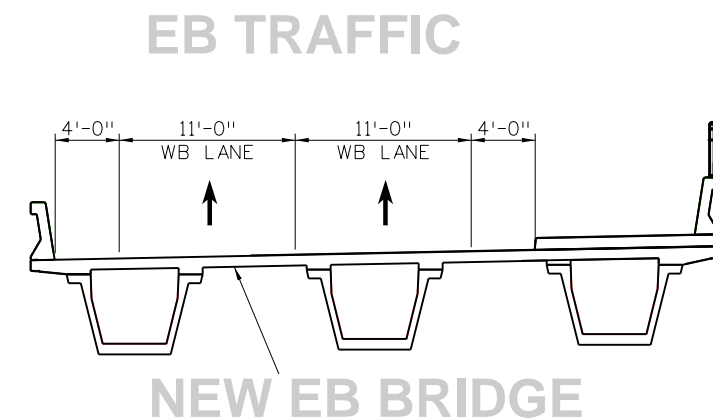
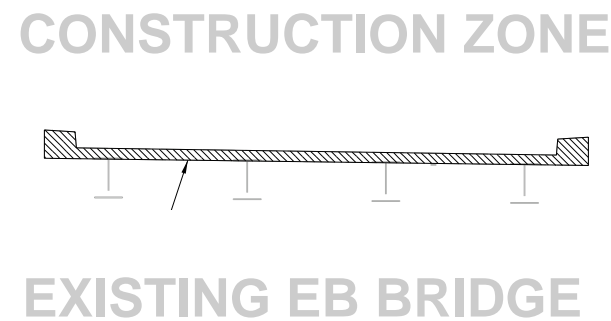
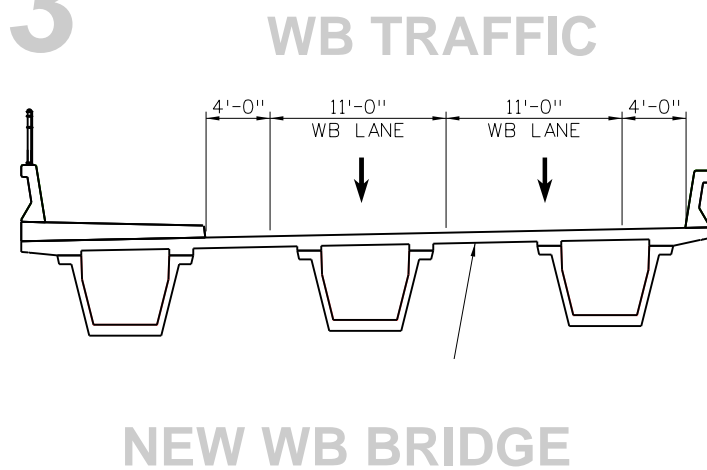
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# PHASE 2



# PHASE 3



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Colorado Springs, CO 80903  
Phone: 719-385-5918

Structure: CSG-1.71-06.13WA & CSG-1.71-06.13EA

Sheet Subset: BRIDGE

Subset Sheets: B10

**HR**

5555 Tech Center Drive, Suite 310  
Colorado Springs, CO 80919  
Phone: 719-272-8800

Designer: DJA Date: 6/5/20

Cadd: SEM/KBK Date: 6/5/20

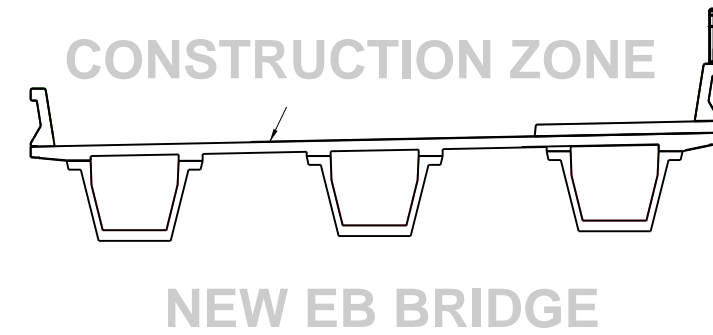
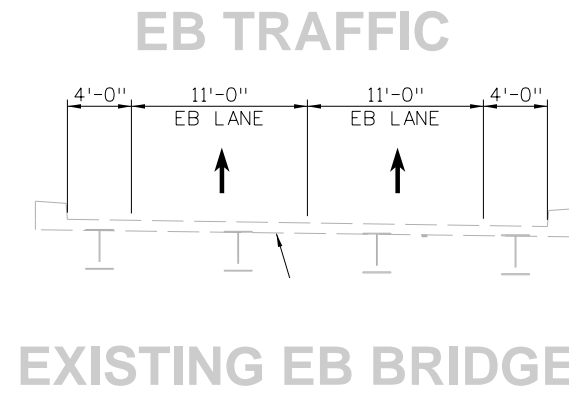
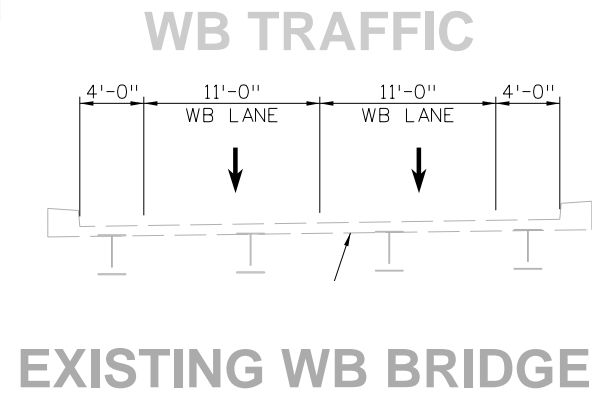
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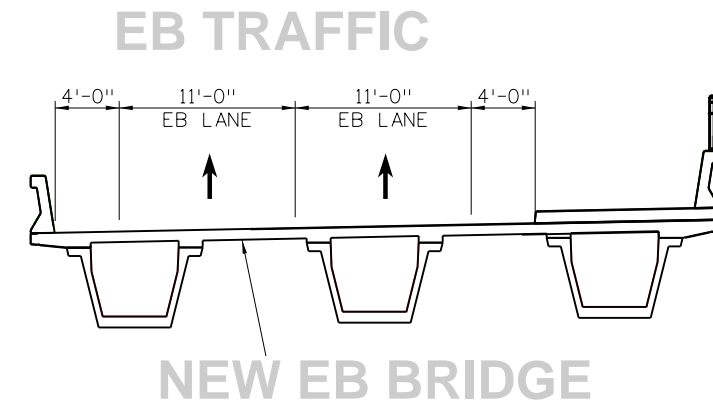
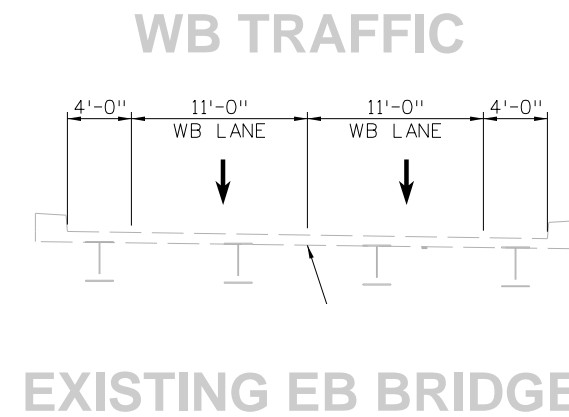
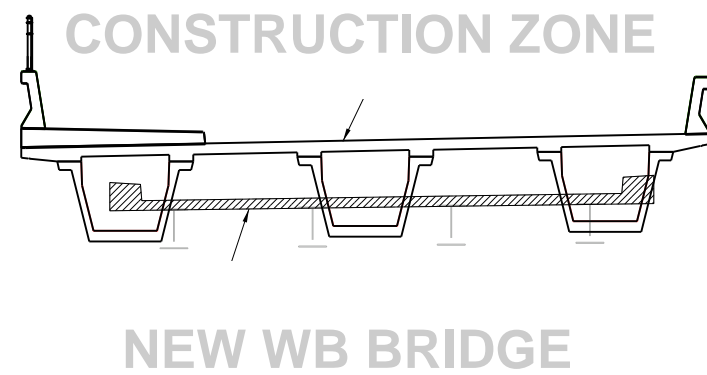
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DRAINAGE BASIN:	SPRING CREEK WATERSHED
JOB NO.:	SHEET <u>121</u> OF <u>295</u>



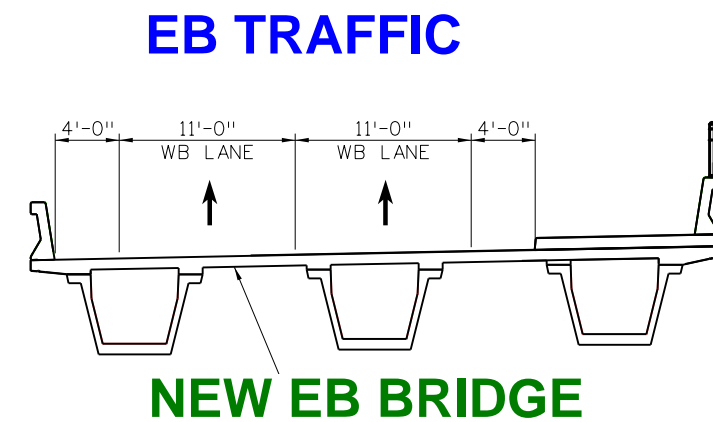
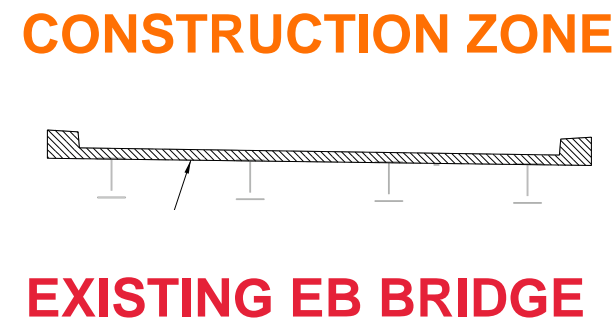
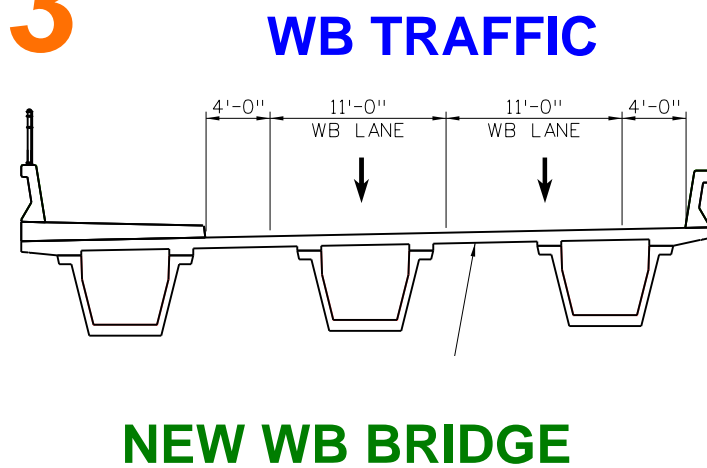
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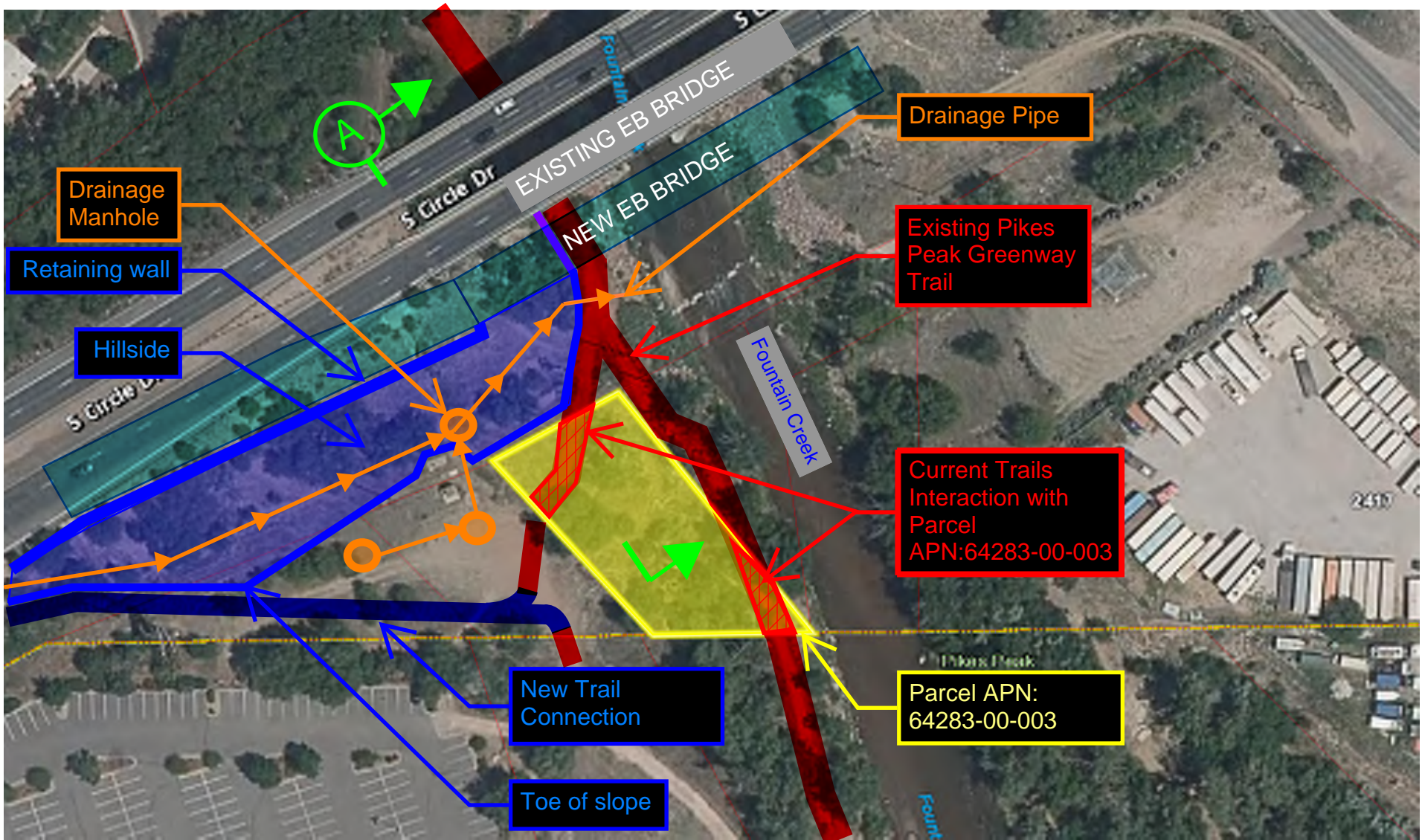
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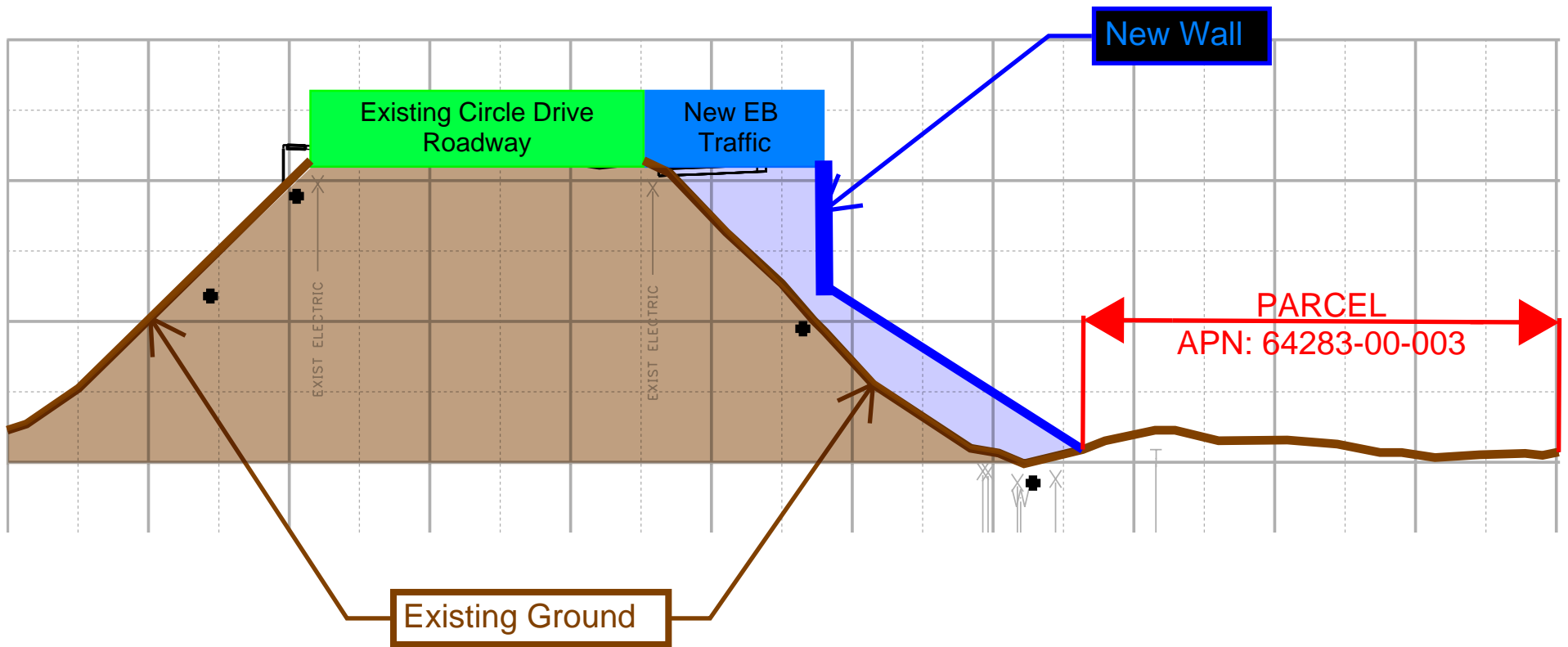


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**SECTION A**  
Cross section at point of interest



# Negotiation History

- Per the City's Real Estate Manual the C.R.S. 38 letter was sent to the Property Owner in November 2020, which included the estimated fair market value.
- Negotiations with the Property Owner continued from December 2020 to July 2021.
- The City and the Property Owner are at an impasse and unable to agree on a negotiated purchase price.



# Next Steps

- Appraisal/Negotiations
  - City is currently obtaining an appraisal for litigation preparation
    - Will make another offer if appraisal varies substantially from value finding
  - Allowing Property Owner to obtain its own appraisal
  - Further negotiations not likely to be fruitful
- Utilities is Attempting to Address Owner's Other Issues
- Propose Resolution authorizing eminent domain
  - Aug 23 – work session
  - Sep 14 – formal session