

3740 W. Colorado Avenue

Acquisition of Property for the
West Colorado Avenue Reconstruction Project
31st Street to U.S. Highway 24

City Council Work Session
Monday, May 22, 2017

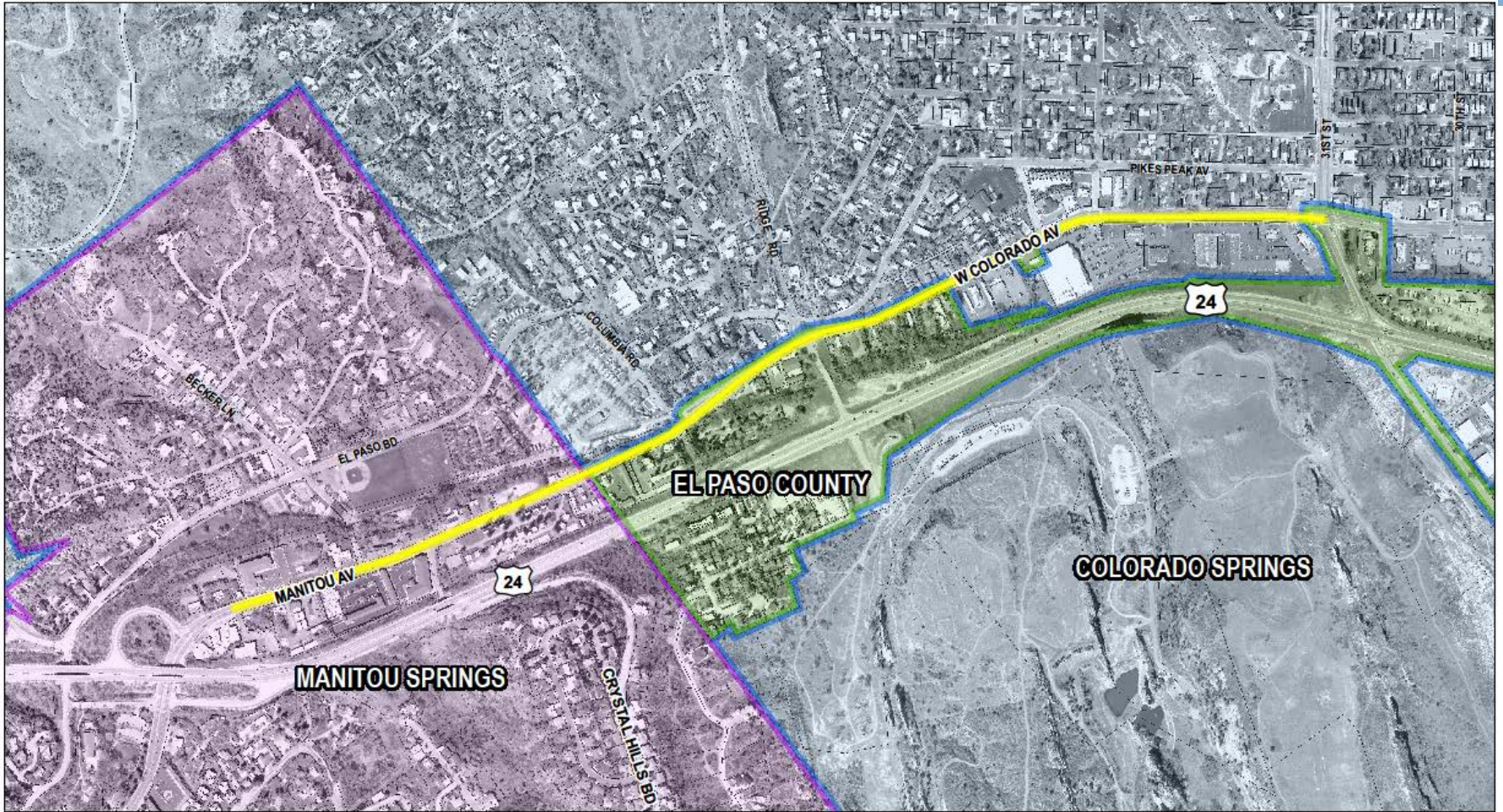


PRESENTATION OUTLINE

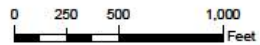
- West Colorado Avenue Project Overview
- Property Overview
- City's Appraisal
- Negotiations with Owner
- Staff Request

WEST COLORADO AVENUE PROJECT

Spans 3 Jurisdictions



Colorado Avenue



Legend

- Devolution
- El Paso County
- Colorado Springs
- Manitou Springs
- Property Boundary

WEST COLORADO AVENUE PROJECT ELEMENTS



- “Slow and social” - 3-lane roadway with bike lanes
- Sidewalk with curb and gutter both sides
- Underground electric and street lighting
- New storm sewer system – Upgraded sanitary sewer
- Adams Crossing Bridge and Creek re-alignment
- Continuous Midland trail, with pedestrian bridge
- New/upgraded signalized intersections at Ridge Road and Columbia Street

WEST COLORADO AVENUE

Columbia Road/Adams Crossing



- Road shift north (former trolley alignment)
- New Adams Crossing Bridge to accommodate 100-yr flood event
- Midland Trail underpass at Adams Crossing Bridge
- New wall along north side of Colorado Avenue adjacent to Fountain Creek
- 1,000 feet of Fountain Creek realignment
- New pedestrian bridge over Fountain Creek near the Manitou sign

WEST COLORADO AVENUE PROJECT BUDGET - SOURCES



<u>Current Project Budget:</u>	\$30,930,475
<i>PPRTA</i>	<i>\$24,078,000</i>
<i>RAMP Devolution Funds</i>	<i>\$2,602,475</i>
<i>CDOT RPP Funds</i>	<i>\$800,000</i>
<i>CSU Water and Sanitary</i>	<i>\$2,670,000</i>
<i>Other (MS URA, City Parks)</i>	<i>\$780,000</i>

PROPERTY LOCATION



PROPERTY CONFIGURATION

2 APNS



WEST COLORADO AVENUE

3740 WEST COLORADO – PROPERTY DATA



- 14,235 square foot lot (0.29 acres)
- Zoned C5
- Irregularly shaped – Approximately 55-60 feet wide (north/south)
- Setbacks make it difficult to develop
- 534 Square feet of improvements, constructed 1954
- Property not served by municipal water/sewer
- Sold to current Owner July 31, 2014 - \$60,000
- Subject to seller-carry promissory note and deed of trust

PANORAMIC VIEW OF PROPERTY FROM WEST COLORADO AVENUE (JUNE 2016)



STRUCTURE FIRE – FEBRUARY 25, 2017

POST – FIRE PANORAMA



VIEW FROM MIDLAND TRAIL (MAY 2017)



View facing east along
Fountain Creek



View facing west along
Fountain Creek

WEST COLORADO AVENUE

3740 WEST COLORADO – APPRAISAL DATA



- Appraised by City March 3, 2017 - \$64,100 - \$4.50/SF
- Improvements do not contribute value (before or after fire)

WEST COLORADO AVENUE

Columbia Road Intersection - Present



Existing Conditions

General location 3740 West Colorado Ave

Fountain Creek in this tree thicket area

Creek Trail

Colorado Avenue

Old Colorado Avenue

WEST COLORADO AVENUE

Columbia Road Intersection - Future



New trail connection to south

New Adam's Crossing Park

General location 3740 West Colorado Ave

Trail underpass

New creek channel

RV park entrance

New Sidewalk

W. COLORADO AVE

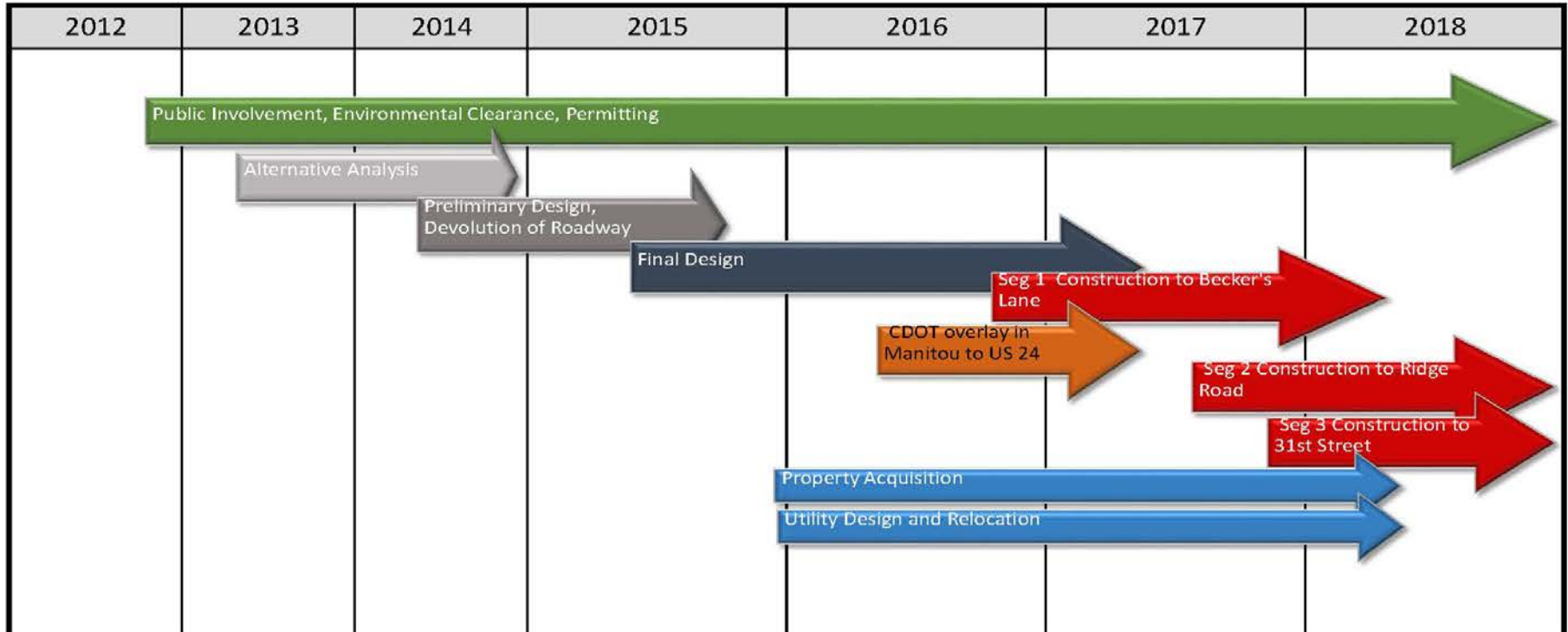
COLUMBIA ROAD

Bike lane

Center Turn Lane

Bike lane

WEST COLORADO AVENUE PROJECT SCHEDULE



- **Adams Crossing Bridge/Creek/Trail Improvements Commence Fall 2017**
- **Require possession of 3740 West Colorado Avenue September 2017**

WEST COLORADO AVENUE

3740 WEST COLORADO – CITY ACQUISITION PROCESS



- **Notice of Intent to Acquire Property**
 - August 1, 2016 – Mailed to address of record – undeliverable
 - September 30, 2016 – Emailed Notice to Owner
 - Notice disclosed Owner’s option to have property appraised at City expense
- **Web meeting with Owner** - review need for property - Nov. 23, 2016
- **Appraisal Site Inspection** (access to structure prohibited) - Dec. 1, 2016
- **Structure Fire at Property** - February 25, 2017
- **Appraisal Post-fire inspection** (external inspection) - March 3, 2017
- **Offer to Acquire Property** - Mar. 22, 2017 (based on March 3, 2017 appraisal)
- **Final Offer** - May 4, 2017 (based on March 3, 2017 appraisal)
- **90 Day Relocation Notice** – May 4, 2017
 - Offer of move benefits if owner has personal property
- **Total contacts/attempts to contact Owner: 37**
- **Owner has not provided independent appraisal or counteroffer. Owner wants to redesign project.**

WEST COLORADO AVENUE

3740 WEST COLORADO – STAFF REQUEST



- Resolution to Authorize
 - Possession & Use Agreement **and** Eminent Domain
- Timing
 - June 13, 2017 Formal Council Meeting