

Tejon Street Roundabout Project



March 7, 2016

Mike Chaves

October 25, 2011, City Council approved Resolution No. 177-11 accepting grant from CDOT in the amount of \$1,579,239 for the purpose of providing funding for design, plans, and construction of the Tejon Roundabout Project.



P:\000\000\016\preliminary\UT-500-016-UT01-02.dwg May 20, 2013 11:14am

Computer File Information	
Creation Date: MAY 15, 2013	By: RLB
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File Path: P:\000\000\016\PRELIMINARY\UT-500-016-UT01-02.DWG	
Sheet Model Name:	
Microstation Ver:	

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

SCALE: HORIZ. 1"=30' VERT. N/A
 BENCHMARK:

Index of Revisions		
No.	Description	Date
1		
2		
3		
4		

UTILITY PLANS	
Structure:	
Sheet Subst: UTILITY	
Sheet: UT01 OF UT01	



	PROJECT: TEJON STREET ROUNDABOUT STREET: - FROM: - TO: - DRAINAGE BASIN: SCOTTWEST AREA JOB NO.: 500.016 SHEET 25 OF 43
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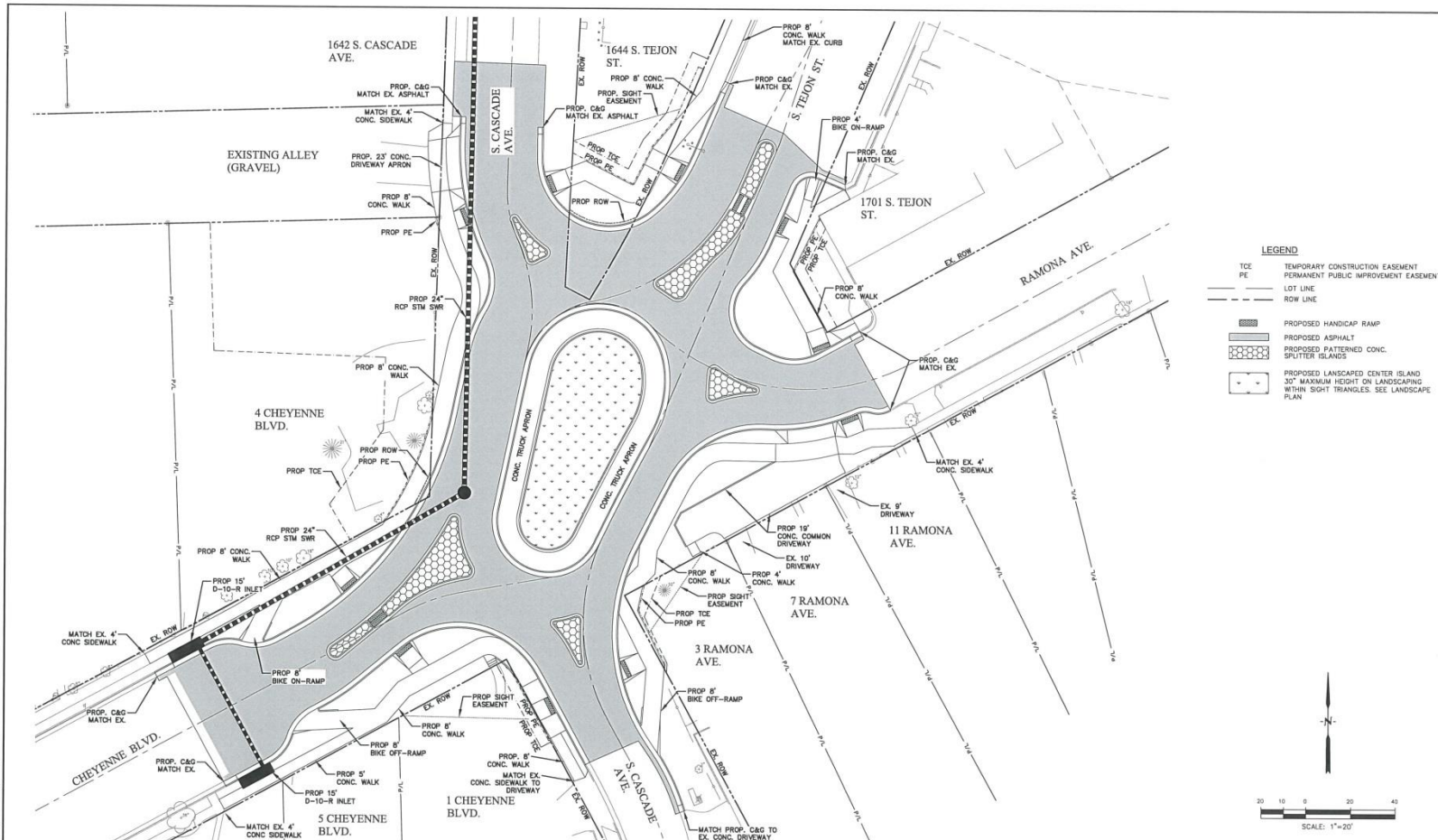
UT01

NEED FOR PROJECT

- Cheyenne Blvd. and S. Tejon Street have bicycle lanes but a pinch point at the intersection in all directions, requires bicyclists to merge into the travel lanes.
- Intersection geometry creates poor sight distance, confuses nonresident drivers, difficult to sign causes considerable delay even in the absence of significant traffic volumes.
- Local drivers avoid the intersection by cutting through nearby neighborhood streets, creating other local traffic conflicts and neighborhood concerns.

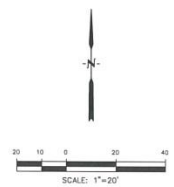
PROJECT BENEFITS

- Improved intersection operation and public safety during both peak hours and off-peak hours
- Safer passage for bicyclists and pedestrians
- Promote air quality by improved traffic circulation
- Reduce maintenance costs
- Implement elements of the City of Colorado Springs Comprehensive Plan
- Stimulate economic vitality within nearby Urban Renewal Areas and Neighborhood Strategy Area
- Enhance neighborhood appearance with streetscape enhancements, elimination of power lines for traffic signal



LEGEND

- TCE TEMPORARY CONSTRUCTION EASEMENT
- PE PERMANENT PUBLIC IMPROVEMENT EASEMENT
- LOT LINE
- ROW LINE
- PROPOSED HANDICAP RAMP
- PROPOSED ASPHALT
- PROPOSED PATTERNED CONC. SPLITTER ISLANDS
- PROPOSED LANDSCAPED CENTER ISLAND 30" MAXIMUM HEIGHT ON LANDSCAPING WITHIN SIGHT TRIANGLES. SEE LANDSCAPE PLAN



I:\2013\0516\0516 PRELIMINARY SITE PLAN.dwg, Jan 21, 2013 10:30am

Computer File Information

Creation Date: JAN 21, 2013 By: RLB
 Last Modification Date: JAN 21, 2013 By: RLB
 File Path: I:\2013\0516\0516 PRELIMINARY\PRELIMINARY SITE PLAN.DWG
 Sheet Model Name:
 Microstation Ver.

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SCALE: HORIZ. N/A VERT. N/A
 BENCHMARK:

Index of Revisions		
No.	Description	Date
1		
2		
3		
4		

PRELIMINARY SITE PLAN

Structure:
 Sheet Subset: GENERAL
 Sheet Shaded: SITE01 OF SITE01



Designer: RLB Date: 05/15/13
 Code: RLB Date: 05/15/13
 Checker: RLB Date: 05/15/13

PROJECT: TEJON STREET ROUNDABOUT
 STREET: _____ TO: _____
 DRAINAGE BASIN: SOUTHWEST AREA
 JOB NO. 500.016 SHEET 18 OF 43

SITE01



Activities in 2012

November 6, 2012

- Contact with Mr. Jeff Waldrip concerning upcoming project directed to Jennifer Hudgins as the person to communicate with on this real estate activity.

November 9, 2012

- Phone meeting with TRS and Jennifer Hudgins explaining proposed Project.

November 19, 2014

- Jennifer emailed stating no feedback until formal offer, etc. and to Please contact her when any appraiser will need access to the property.

December 4, 2012

- Email to Jennifer Hudgins advising of upcoming open house meeting for the Project and provided information flyer.

December 11, 2012

- Public meeting spoke with Chris Smith (tenant) and Mark Martinez who identified himself as a U-HAUL representative.

December 19, 2012

- Email from Jennifer Hudgins directing all communication be sent through her and through her office.

Activities in 2013

January 17, 2013

- Permission to enter property granted and executed by Jennifer Hudgins.

February 4, 2013

- Forward email to Jennifer Hudgins received from Tenant concerning project

February 5, 2013

- Email to Jennifer Hudgins advising of surveyor activity and requested access with less than the stated 48 hour notice on the permission to enter property form which Jennifer Hudgins granted.
- Email following up affirming tenant does not represent AREC and only Jennifer Hudgins and her department can make decisions related to the property

March 13, 2013

- Property boundary markings and review for survey

Activities in 2014

March 7, 2014

- Design at a point to move forward with project contacted Dave Hellmers and Chris Smith (tenant) for site discussion.

March 10, 2014

- Site review with Dave Hellmers, Chris Smith, Mike Chaves (City Engineering) and TRS.

May 14, 2014

- Email from Jennifer Hudgins requesting immediate update on the Project status and no more contact with the tenant.
- Phone call made to Jennifer Hudgins discussing relocation benefits for tenant and Jennifer Hudgins confirmed tenant did not own any U-HAUL items.
- Advised Jennifer Hudgins notice of intent to acquire package is pending within 7-10 days.
- Jennifer Hudgins confirmed she has worked with this type of project before and understands the process.

June 6, 2014

TRS sent the Notice of Intent to Acquire (NOI) package to Jennifer Hudgins, Real Estate Representative for AMERCO Real Estate Company at 2727 N. Central Avenue in Phoenix, AZ 85004, the package contained the following information.

- NOI letter for parcels RW-1, PE-1, PE-1a and TE-1
- ROW Plan sheets
- Legal descriptions
- Appraisal receipt and release form
- Decline owner appraisal process form
- CDOT minimum appraisal requirements
- CRS 38-1-121
- Acquisition process statement (CITY)
- CDOT ROW information booklet
- Permission to Enter property form
- Self-addressed stamped return envelope

June 25, 2014

- Jennifer Hudgins emailed requesting aerial depictions and had questions concerning property owner appraisal vs the Project's appraisal.
- Phone call from TRS to Jennifer Hudgins explaining the Federal Project and related appraisal process.

June 27, 2014

- Aerial overlay link provided to Jennifer Hudgins

June 30, 2014

- Property owner appraisal waiver signed

July 2, 2014

- Email from Jennifer Hudgins declaring property owner is waiving their right to obtain an independent appraisal and will mail the document to TRS in today's mail

July 7, 2014

- Email Jennifer Hudgins on documents received, clarify the statement of authority for Carlos Vizcarra.

July 16, 2014

- Email from Jennifer Hudgins requesting construction start time.

July 17, 2014

- Email answer to Jennifer Hudgins on construction/acquisition process timing.

July 18, 2014

- Phone meeting with Jennifer Hudgins discussing U-HAUL representative for site inspection pending and was provided contact information for Dave Hellmers.

July 23, 2014

- Email to Dave Hellmers to set up site meeting.

August 1, 2014

- Site meeting with Dave Hellmers of U-Haul, Kyle Wigington project appraiser and Jeff Perret with TRS.

August 4, 2014

- Email to Dave Hellmers related to personal property inventory.

Activities in 2015

June 12, 2015

The offer package was sent to AMERCO Real Estate Company attention Jennifer Hudgins from our office today via USPS certified return receipt mail.

June 23, 2015

- Follow up on pending offer to Jennifer Hudgins

June 25, 2015

- Jennifer Hudgins responded the documents have been received and would contact TRS next week.

July 2, 2015

- Follow up on pending offer to Jennifer Hudgins

July 13, 2015

- Follow up on pending offer to Jennifer Hudgins

July 20, 2015

- Follow up email to Jennifer Hudgins received automated out of office reply.

July 31, 2015

- Follow up on pending offer to Jennifer Hudgins

August 3, 2015

- Follow up on pending offer to Jennifer Hudgins
- Jennifer Hudgins responded apologizing for the delay and will get with her boss this week and let us know if they have questions.

August 5, 2015

- Follow up on pending offer to Jennifer Hudgins

August 7, 2015

- Follow up on pending offer to Jennifer Hudgins
- Jennifer Hudgins responded by email requesting a copy of the City's appraisal.
- Appraisal sent electronically to Jennifer Hudgins

August 10, 2015

- Follow up on pending offer to Jennifer Hudgins

August 14, 2015

- Follow up on pending offer to Jennifer Hudgins

August 17, 2015

- Follow up on pending offer to Jennifer Hudgins
- Email response from Jennifer Hudgins saying her boss wants their construction department to work up an impact site plan and requested the drawings in CADD.
- I requested a voice phone meeting with Jennifer Hudgins to include her boss as I felt a discussion may help both parties move forward with good faith negotiations.
- Jennifer Hudgins in an email declined to set up or be a part of a phone meeting with her boss and requested the CADD drawings once again.

August 18, 2015

- Email Jennifer Hudgins on CADD version and request. Project design representative will provide needed drawings to Jennifer Hudgins directly .

August 21, 2015

- Requested confirmation from Jennifer Hudgins on CADD delivery
- Requested response to the offer, Jennifer Hudgins said she had the information and it would be next week.

A second offer is formally sent to Jennifer Hudgins by USPS certified return receipt mail.

August 25, 2015

- Follow up on pending offer to Jennifer Hudgins

August 28, 2015

- Follow up on pending offer to Jennifer Hudgins
- Jennifer Hudgins emailed saying they have no architect available to work on developing a response.
- TRS sent the second offer in PDF format with this email to Jennifer Hudgins.

September 8, 2015

- Jennifer Hudgins emailed to clarify ownership retention of the PE and an email response was provided.

TRS sent Jennifer Hudgins a final offer containing the following and a response date requested by September 23rd.

September 14, 2015

- Follow up on pending offer to Jennifer Hudgins

September 17, 2015

- Follow up on pending offer to Jennifer Hudgins

September 22, 2015

- Received an email from Jennifer Hudgins referencing future loss and she asked what type of documentation would be needed.

October 1, 2015

- In response to Jennifer Hudgins email dated September 22, 2015 requesting what type of documentation would be acceptable I sent the following email to Jennifer Hudgins.

November 20, 2015

- Follow up on pending offer to Jennifer Hudgins

December 22, 2015

- Follow up on pending offer to Jennifer Hudgins

Activities in 2016

February 2, 2016

- This email was sent to Jennifer Hudgins in an attempt to re-energize acquisition negotiations.

February 9, 2016

- I contacted Dave Hellmers to request assistance in communicating with Jennifer Hudgins and or the real estate division for AREC to move the process forward as it appears negotiations efforts with Jennifer Hudgins have stalled.
- Dave Hellmers requested reference information

February 10, 2016

- Sent Dave Hellmers this timeline of activity with benchmarks noted to assist re-engaging negotiations.

February 12, 2016

- I receive correspondence from Kristine Campbell requesting information, see file letter.

February 17, 2016

- I sent a response letter to Ms. Campbell that addressed her questions of authority and provided attachments of documents from the Project so as to allow her to get up to date. The letter requested an answer to the offer by March 3, 2016 and reiterated time is of the essence with this acquisition. Sent response letter via FedEx and also emailed with letter attached to Kristine Campbell, assistant General Counsel for U-Haul International at 2727 N. Central Avenue in Phoenix AZ 85004
- Received original letter from Kristine Campbell in office mail this afternoon

Conclusion

- Project currently delayed
- Additional steps needed after securing ROW to authorize construction.
- If acquisition process goes beyond spring 2016 high probability of project being pushed to 2017