



Legislation Text

File #: 17-1055, **Version:** 2

A Resolution authorizing the acquisition of property owned by AMERCO Real Estate Company for the Tejon Street Roundabout Project

Presenter:

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Summary:

The attached Resolution authorizes staff to proceed with the acquisition of property needed for the Tejon Street Roundabout Project. AMERCO Real Estate Company is the owner of a 0.376 acre parcel of land, which includes a commercial use building at 1644 South Tejon Street. The need for this property acquisition was identified during the preliminary and final engineering process for the Tejon Roundabout Project and approved by the Colorado Department of Transportation (CDOT). The acquisition consists of one (1) parcel of land, one (1) permanent public improvement easement, one (1) permanent sight distance easement and one (1) temporary construction easement across the property. A parcel vicinity map is attached.

Previous Council Action:

On October 25, 2011, City Council approved Resolution No. 177-11 to accept a grant from the CDOT in the amount of \$1,579,239.00 that included Federal Highway Administration ("FHWA") funds, for the purpose of providing funding for engineering plans, and construction of the Tejon Roundabout Project.

On March 22, 2016, City Council approved Resolution No. 29-16 authorizing the Public Works Department to enter into a Possession and Use Agreement with AMERCO to obtain possession of the property for the project and to continue negotiations with AMERCO in an attempt to reach a final negotiated settlement for the City to acquire the property.

Background:

The Tejon Roundabout Project ("Project") will convert the traffic control at the existing signalized intersection of South Tejon Street, Cascade Avenue, Ramona Avenue, and Cheyenne Boulevard to a modern roundabout. The existing intersection includes five approaches to a single point. The intersection has a fully-developed urban context, including retail, office, entertainment and residential uses in the Ivywild neighborhood. Both Cheyenne Boulevard and South Tejon Street have bicycle lanes. There is a pinch point of these bicycle lanes at the intersection in all directions, which forces bicyclists to merge into the travel lanes at the intersection.

The angles of the existing approaches are difficult for motorists to negotiate. The angle of each

approach creates poor sight distance, and exacerbates the difficulties of wayfinding signage and directional choice for drivers. As a result, the intersection creates considerable delay even in the absence of significant traffic volumes.

Since 2012, there have been eleven (11) accidents at the intersection, one (1) a fatality. In addition, local residents complain of near misses and episodes of road rage. A secondary consequence of the current intersection configuration is that local drivers avoid the intersection and take “shortcuts” through nearby neighborhood streets, creating other local traffic conflicts and neighborhood concerns.

The roundabout solution at this signalized intersection will improve operations, reduce travel delay, reduce long-term maintenance costs with the removal of the traffic signal, and provide bicyclists and pedestrians safer routes through all legs of the intersection. It will also improve traffic operations and enhance the sense of community in compliance with the Ivywild Neighborhood Master Plan and the historic character of the neighborhood.

The City of Colorado Springs received environmental clearance for the project in November 2013. The City has negotiated and executed purchase agreements with four (4) of the five (5) property owners from whom land acquisition is needed.

A portion of the property owned by AMERCO was identified as necessary to implement the proposed roadway improvements. The portion of property required is identified as the following separate interests: 0.016 acres in fee for Right of Way; 0.023 acres for a Permanent Improvement Easement; 0.016 acres for a Permanent Sight Distance Easement and 0.003 acres for a Temporary Easement. The interests would be used in the project for the construction and maintenance of roadway widening, drainage improvements, utilities, and sidewalk.

Section 1.4 of the Real Estate Manual states that if a project receives federal funds, all laws, regulations and guidelines of the appropriate federal agency should be followed. The project has received federal funding from FHWA.

Following Federal, State and City acquisition regulations, the City obtained an independent appraisal of the property. The appraisal solicited by the City valued the property at \$42,650.00. A settlement value for the AMERCO parcel of \$55,000.00 was established and approved by CDOT as the oversight agency for this federally-funded project. Applicable Colorado State laws and federal-aid project mandates were followed for this determination.

AMERCO Real Estate Company desires to sell the identified portions of the parcel to the City for \$55,000.00 according to the terms and conditions of the purchase agreement. Staff requests that City Council approves the purchase of the AMERCO parcel for the \$55,000.00 purchase price.

This item supports the City’s strategic goal relating to investing in infrastructure by rebuilding the intersection, bringing pedestrian facilities up to ADA standards and eliminating an aging traffic signal.

Financial Implications:

The purchase price of this parcel acquisition in the amount of \$55,000.00 is available in the project budget.

Board/Commission Recommendation:

N/A

Stakeholder Process:

Capital Projects Engineering staff and their consultant (CORE Engineering) have performed a public involvement process for the project. The project team has conducted two (2) public open house meetings. In addition, staff and their consultants continue to be engaged in their coordination efforts with key residential and commercial stakeholders adjacent to the project. This effort has included a number of meetings with the Ivywild Improvement Society and individual meetings continue to take place. City Engineering has done extensive coordination with the residential and commercial stakeholders over the last several years in order to arrive at a mutually acceptable plan for the project. There is strong support from adjacent retail business, residents, and the Ivywild Improvement Society for this project, as it will improve traffic operations, eliminate unsightly overhead power lines and create a gateway for the neighborhood.

Alternatives:

The City Council may approve, modify or deny approval of the attached resolution.

Proposed Motion:

Approve a Resolution authorizing the acquisition of property owned by AMERCO Real Estate Company for the Tejon Street Roundabout Project

N/A