



# BROOKSIDE REALIGNMENT PROJECT

BROOKSIDE STREET AT NEVADA AVENUE

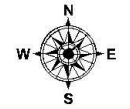
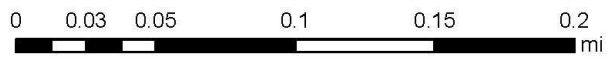
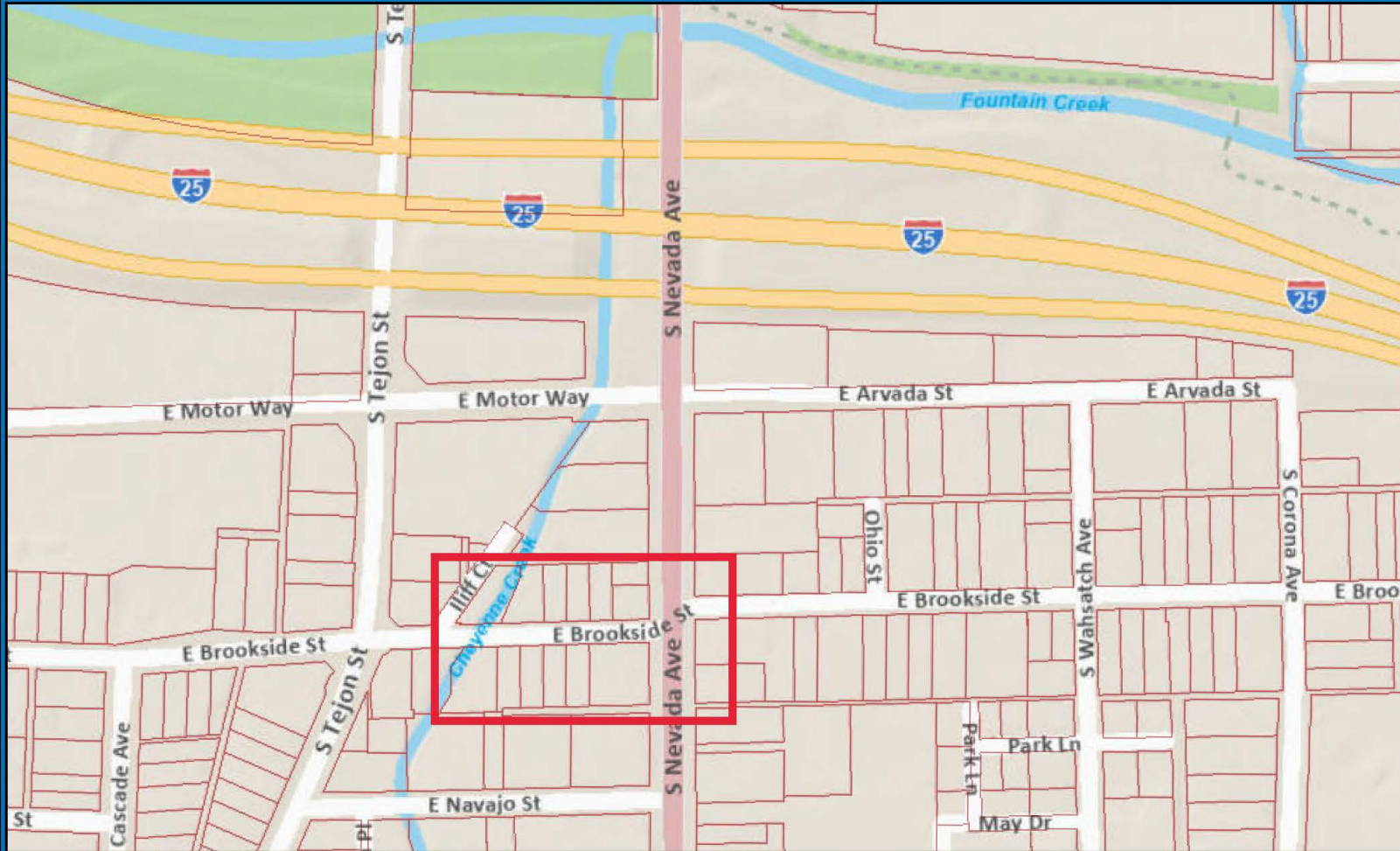
## Property Acquisitions

**April 27, 2026**

Gayle Sturdivant, PE, PMP, City Engineer/Deputy Public Works Director



# Brookside Realignment

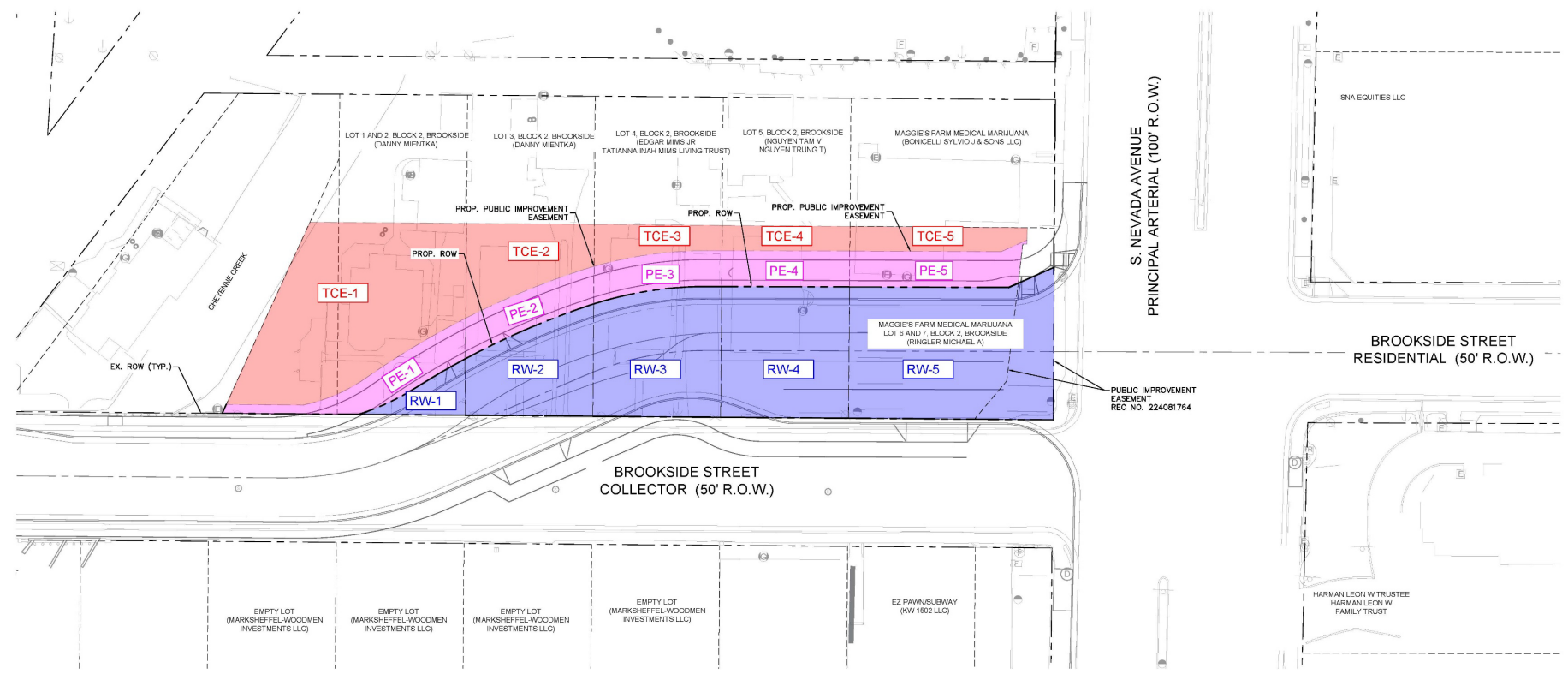


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Time of Print: 3/26/2026 9:35 AM Scale: 1:3,500 1 inch equals 292 feet



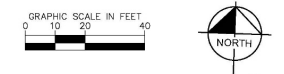
EXHIBIT B



**LEGEND**

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<span style="background-color: #FFB6C1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	PERMANENT PUBLIC IMPROVEMENT EASEMENT
<span style="background-color: #FFA07A; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	TEMPORARY CONSTRUCTION EASEMENT

CITY OF COLORADO SPRINGS  
 BROOKSIDE STREET  
 ROW AND EASEMENT IDENTIFICATION EXHIBIT  
 FEBRUARY 6, 2026



**Kimley»Horn**

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 2 N. NEVADA AVE., SUITE 300, COLORADO SPRINGS, CO 80903  
 PHONE: 719-453-0193

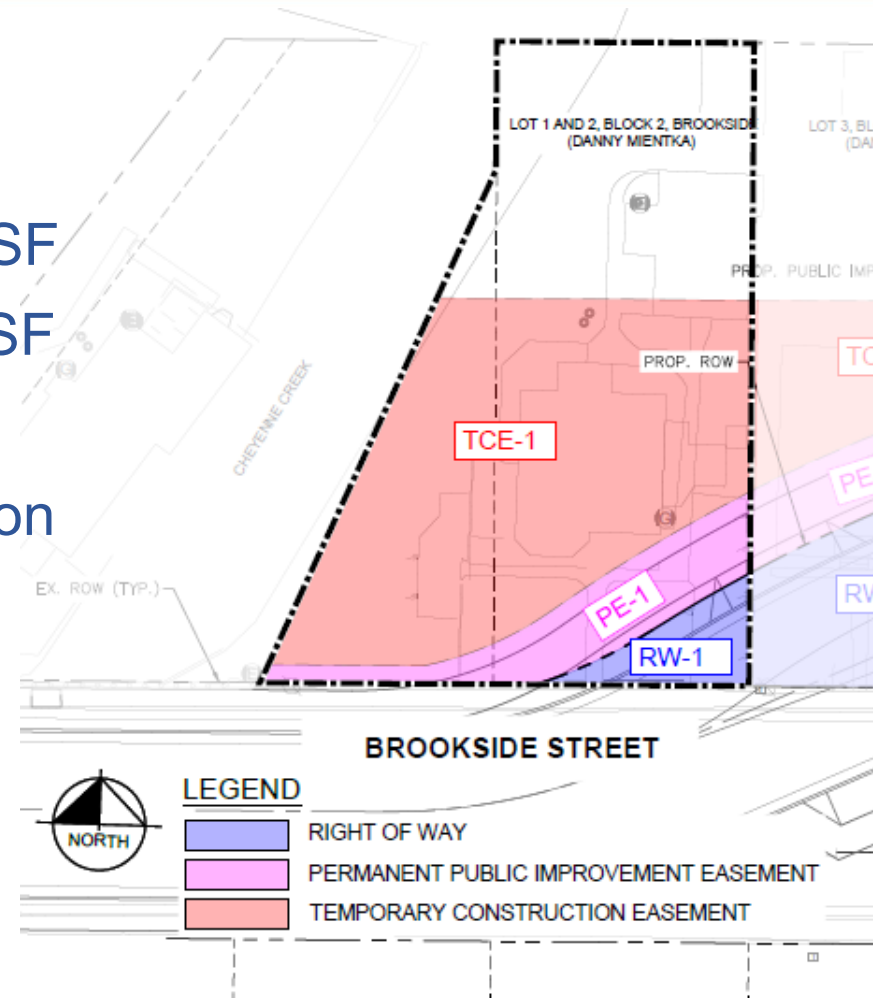
K:\COS\_ROW\087607134\_Brookside\_Realignment\CADD\Exhibits\2025-02-04\_ROW\_Exhibit\2025-02-04\_Brookside\_ROW\_Identifier\Exhibit.dwg

# BROOKSIDE REALIGNMENT

## PARCEL 01

Owner: Danny Mientka

- Temporary Easement (TE-1): 4,519 SF
- Permanent Easement (PE-1): 916 SF
- Right of Way (RW-1): 425 SF
- Notice of Intent to Acquire delivered on February 13, 2026
- Willing to enter Possession & Use Agreement

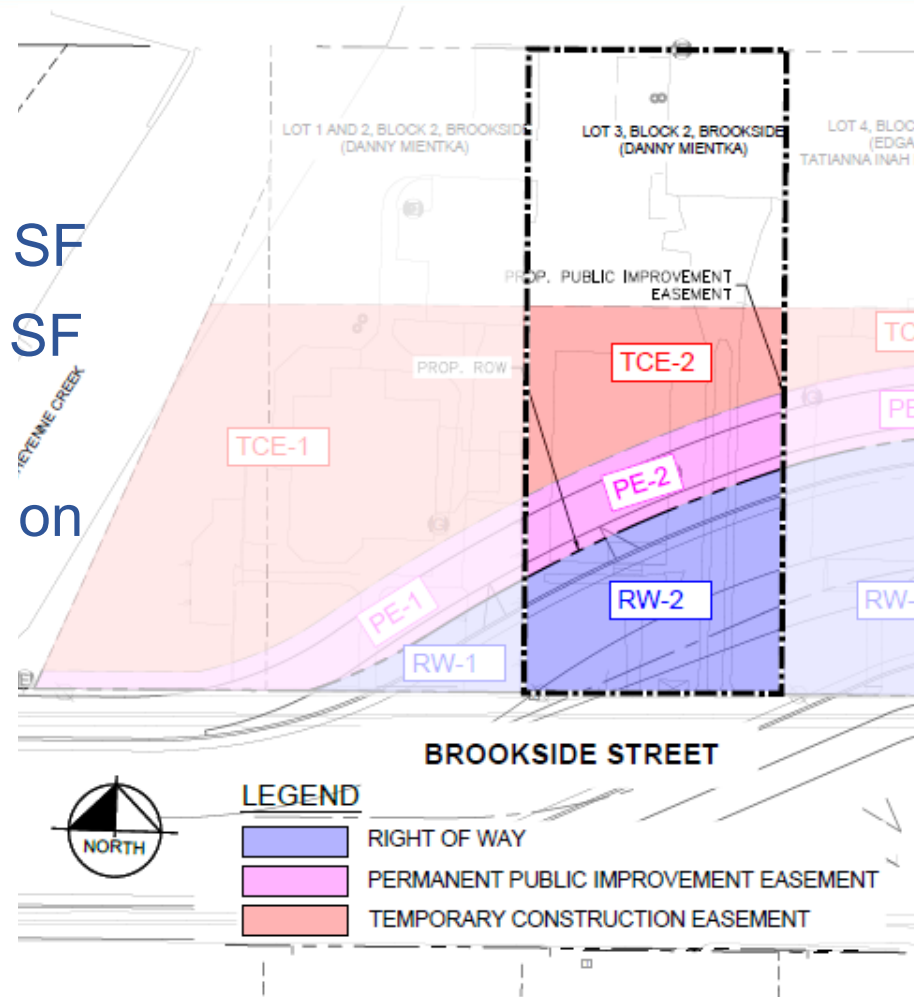


# BROOKSIDE REALIGNMENT

## PARCEL 02

Owner: Danny Mientka

- Temporary Easement (TE-2): 1,295 SF
- Permanent Easement (PE-2): 761 SF
- Right of Way (RW-2): 1,694 SF
- Notice of Intent to Acquire delivered on February 13, 2026
- Willing to enter Possession & Use Agreement

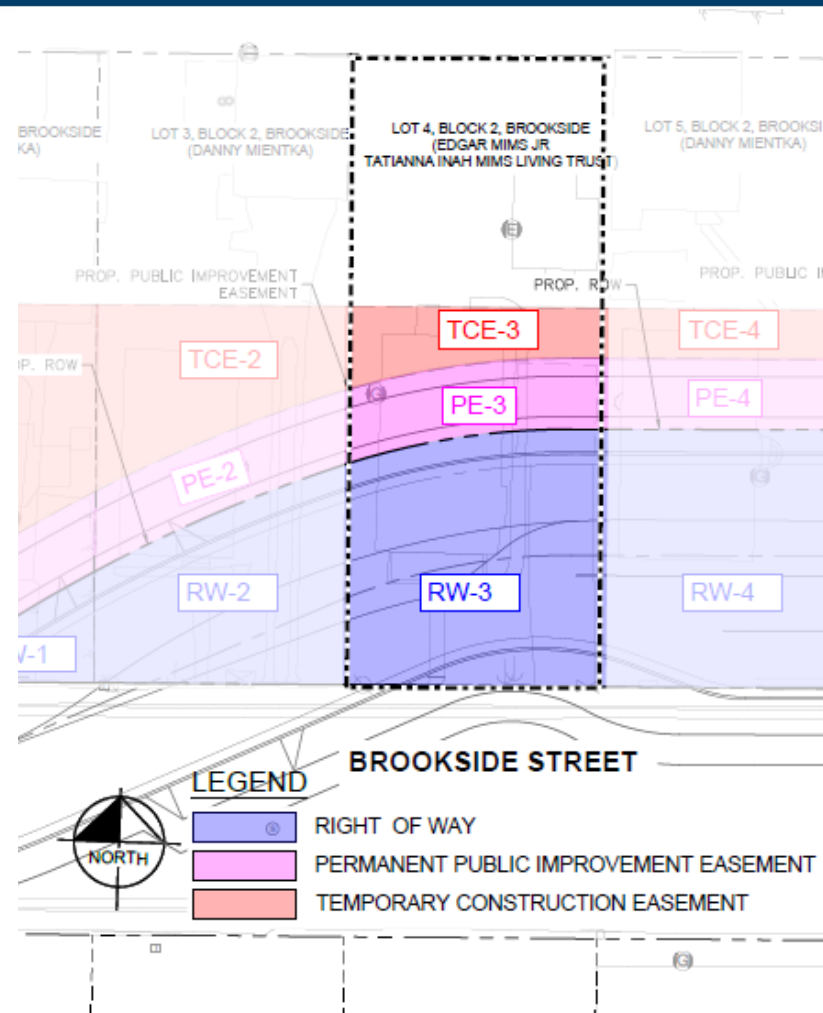


# BROOKSIDE REALIGNMENT

## PARCEL 03

Owner: Edgar Mims and  
Tatianna Mims Living Trust

- Temporary Easement (TE-3): 594 SF
- Permanent Easement (PE-3): 710 SF
- Right of Way (RW-3): 2,446 SF
- Notice of Intent to Acquire delivered on February 13, 2026

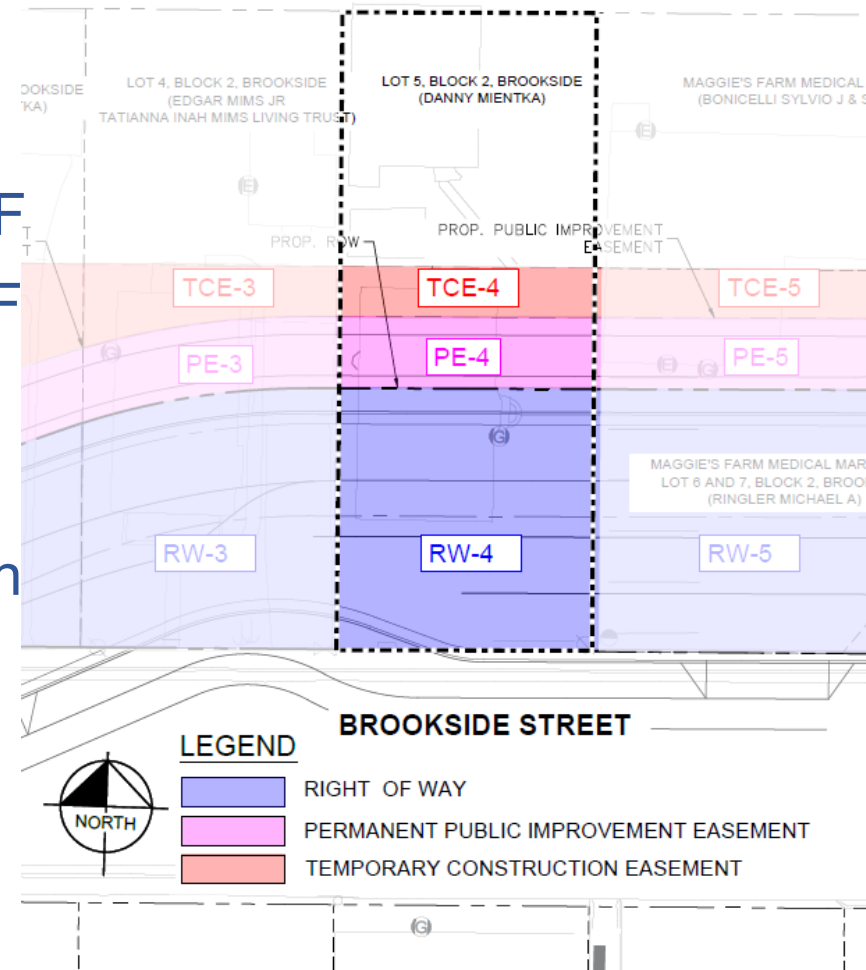


# BROOKSIDE REALIGNMENT

## PARCEL 04

Owner: Danny Mientka

- Temporary Easement (TE-4): 490 SF
- Permanent Easement (PE-4): 700 SF
- Right of Way (RW-4): 2,560 SF
- Recently Purchased
- Notice of Intent to Acquire delivered on March 6, 2026
- Willing to enter Possession & Use Agreement

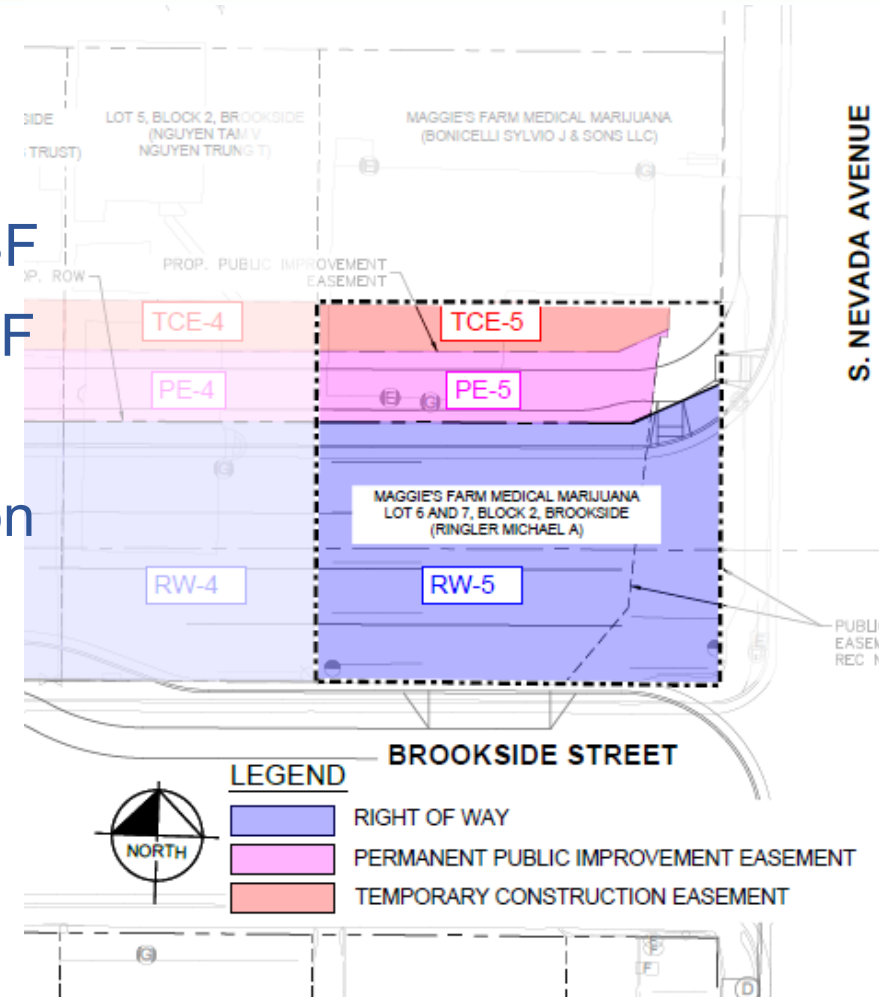


# BROOKSIDE REALIGNMENT

## PARCEL 05

Owner: Michael A. Ringler

- Temporary Easement (TE-5): 637 SF
- Permanent Easement (PE-5): 946 SF
- Right of Way (RW-5): 4,191 SF
- Notice of Intent to Acquire delivered on February 13, 2026



# CONCLUSION



## Right-of-Way and Easement Acquisition is Critical to Deliver the Brookside Realignment Project

- The project corrects a 50-foot misalignment at a signalized intersection, eliminating conflicting movements and improving safety and operations along the South Nevada Avenue corridor.
- Delaying acquisition will result in:
  - Continued safety risks due to inefficient signal phasing and vehicle conflict points at the misaligned intersection
  - Reduced traffic progression and increased congestion along a key regional corridor
  - Potential delays in CDOT coordination, including access permitting and signal replacement/reconfiguration
  - Increased project costs and schedule uncertainty as corridor growth and development continue
- Timely acquisition is necessary to maintain project momentum, meet interagency requirements, and deliver safety improvements
- The City will continue to work collaboratively with property owners, utilizing Possession and Use agreements to keep the project on schedule while minimizing impacts

# CONCLUSION



- PPRTA has allocated funding for these projects and associated purchase
- City Council may authorize staff to pursue condemnation by the power of eminent domain as a last resort for acquiring property
- Resolution authorizes staff to execute documents for property conveyance