

**ORDINANCE AUTHORIZING THE EXERCISE OF  
THE TOWN'S POWERS OF EMINENT DOMAIN  
TO ACQUIRE CERTAIN REAL PROPERTY  
INTERESTS NECESSARY FOR THE CROWFOOT  
VALLEY ROAD WIDENING PROJECT**

FEBURARY 20, 2024

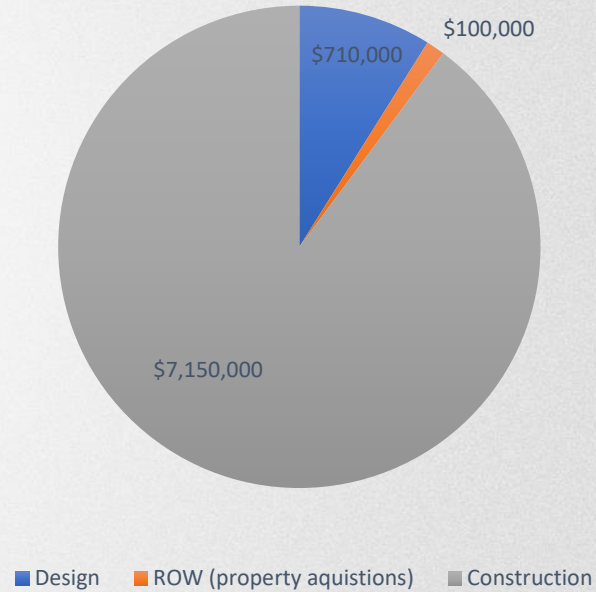


# CROWFOOT VALLEY ROAD WIDENING PROJECT

## BACKGROUND

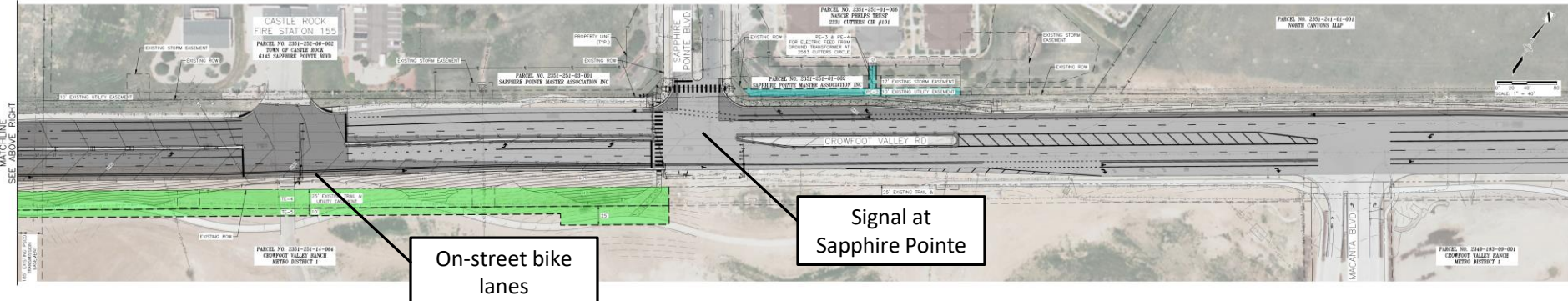
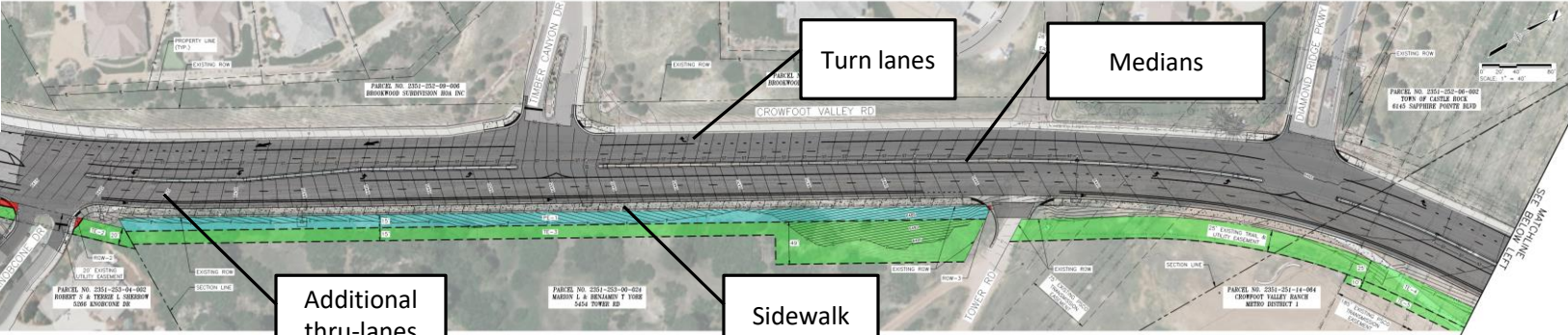
- ❖ High need
  - TMP priority (by 2030)
  - High volumes
  - Congestion
- ❖ Douglas County partnership
  - Contributing funds = \$1,706,000
- ❖ Design incorporates public input
  - Numerous open houses
  - Multiple design iterations

## PROJECT COSTS



# CROWFOOT VALLEY ROAD WIDENING PROJECT

- LEGEND:**
- PROPOSED ROW
  - PROPOSED PERMANENT EASEMENT
  - PROPOSED TEMPORARY EASEMENT



# CROWFOOT VALLEY ROAD WIDENING PROJECT

## 2 Phase Construction

- Signal installation at Sapphire Pointe intersection Q3 2024
  - Signal Poles currently being manufactured
- Widening late 2024 to end of 2025

CROWFOOT VALLEY ROAD WIDENING PROJECT SCHEDULE									
Phase	Description	2024				2025			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1.1	Design	█							
1.2	ROW Acquisitions	█							
2.1	Manufacture Signals	█							
2.2	Construct Signal (Sapphire Pointe)			█					
3	Widening Construction				█	█			

# EMINENT DOMAIN

- Eminent Domain is authorized under:
  - U.S. Constitution
  - Colorado Constitution
  - Town Charter
- Town is required to engage in good faith negotiations with land owner
- Assures landowner receives just compensation
- Assures capital projects can proceed – schedule/budget

# PRIOR PROJECT ACQUISITIONS

Ordinance	Project	Parcels	Owners	Cases Filed
2008-38	Plum Creek Parkway (SWACR)	6	2	0
2013-08	North Meadows Phase 1	54	42	0
2013-24	North Meadows Phase 2/3	88	11	3
2015-44	WISE Transmission Line	28	11	0
2019-008	Crystal Valley Interchange	32	12	2
2019-009	Plum Creek Parkway Widening/ Roundabout	12	6	0
2019-026	Ridge Road Widening	9	4	1
2021-021	Plum Creek Parkway Widening- Phase 2	4	2	0
2022-005	Four Corners Intersection Improvement Project	27	4	0
2023-019	Fifth Street Improvements Project	59	24	0
	Total	319	118	6

\*1 case filed at Owner's request.

# POST-ORDINANCE PROCESS

1. Complete, review, and, if necessary, revise appraisal
2. Send Notice of Intent to Acquire informing Owner of statutory rights
3. Owner may elect to obtain own appraisal at Town expense
4. Town makes initial offer
5. Town and Owner engage in negotiations
6. Reach agreement OR seek Council authorization to condemn



*“I MOVE TO APPROVE THE ORDINANCE AS INTRODUCED BY TITLE.”*

*“I MOVE TO APPROVE THE ORDINANCE AS INTRODUCED BY TITLE,  
WITH THE FOLLOWING CONDITIONS: (LIST CONDITIONS)”*

*“I MOVE TO CONTINUE THIS ITEM TO THE TOWN COUNCIL MEETING  
ON \_\_\_\_\_ TO ALLOW ADDITIONAL TIME TO (LIST REASON).”*