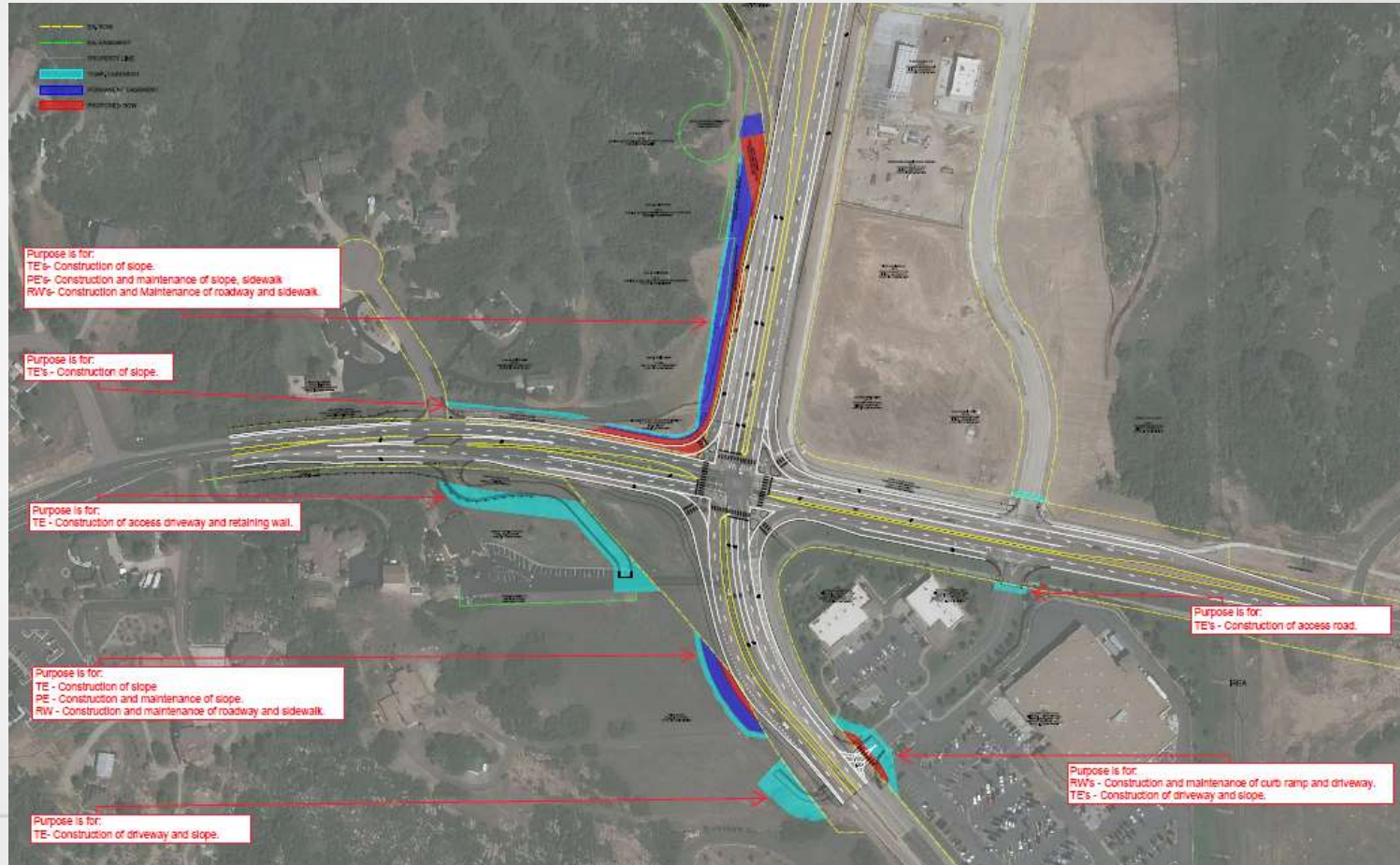# ORDINANCE AUTHORIZING THE EXERCISE OF THE TOWN'S POWERS OF EMINENT DOMAIN TO ACQUIRE CERTAIN REAL PROPERTY INTERESTS NECESSARY FOR THE FOUR CORNERS INTERSECTION PROJECT

JANUARY 18, 2022

TOWN OF
CASTLE ROCK
COLORADO

FOUR CORNERS INTERSECTION PROJECT

FOUR CORNERS INTERSECTION PROJECT

- Intersection of Founders Parkway, Fifth Street, State Highway 86, and Ridge Road

- Serves more than 30,000 vehicles per day –expected to increase to over 48,000 vehicles per day by 2040

- High crash rate – lacks connections/safe accommodations for bicyclists and pedestrians

- Project will address these safety and operational issues

- Design efforts began in late 2020 -- construction expected to begin in 2022

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	1
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
	Total	233	90	5

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)."