



# **Right-of-Way Technical Memorandum**

## **US 24 West**

CDOT Project No. NH 0242-040

Project Control No. 187824

**Colorado Department of Transportation**

January 2011

# US 24 West Environmental Assessment: Right-of-Way Acquisition and Property Relocation

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COPIES: Dirk Draper/CH2M HILL, File 187824\_US\_24\_Corridor  
DATE: January 5, 2011 (revised)

## 1.0 Introduction

The Colorado Department of Transportation (CDOT) is conducting an Environmental Assessment (EA) for changes to a 4-mile portion of US 24 between Interstate-25 (I-25) and Manitou Springs. This technical memorandum describes the potential right-of-way acquisition and relocation activities that would be necessary for the No Action Alternative and the Proposed Action, described below. The right-of-way requirements and displacements presented in this technical memorandum are preliminary and are subject to revision during final design.

## 2.0 No Action Alternative

The No Action Alternative consists of existing transportation facilities and committed transportation projects that would occur regardless of whether the Proposed Action is constructed. The No Action Alternative would not make any improvements to the existing condition beyond those which are already planned and funded. The projects listed below are shown in existing adopted transportation plans and are locally funded projects.

- **8th Street Intersection Improvements.** Lengthens turn lanes and acceleration and deceleration lanes on US 24, and widens 8th Street north and south of US 24.
- **8th Street Bridge Replacement.** Replaces the existing four-lane bridge structure over Fountain Creek at 8th Street.
- **21st Street Roadway Improvements.** Includes the widening of 21st Street south of US 24 to four 12-foot travel lanes with dedicated turn lanes, extended acceleration lane, and curb and gutter. Geometric improvements to the US 24/21st Street intersection will also be constructed.
- **21st Street Bridge Replacement.** Replaces the existing four-lane bridge structure over Fountain Creek.
- **25th Street Bridge Replacement.** Replaces the existing two-lane bridge structure over Fountain Creek at 25th Street.
- **Midland Trail Extension.** Extends Midland Trail between 21st Street and Manitou Avenue to connect with Manitou Springs' Creekside Trail.

Under the No Action Alternative, improvements to intelligent transportation systems (for example, variable message signs) would be implemented as part of the congestion management program. Existing bus routes and service would continue as they are today, and bike and pedestrian facilities would only be extended or improved as local funds and grants allow.

### 3.0 Proposed Action

The Proposed Action would provide additional capacity on US 24 by building additional travel lanes, two new interchanges, and one new overpass. The Proposed Action includes rebuilding several cross-streets, replaces bridges over Fountain Creek, and includes modifications to Fountain Creek's channel at each bridge crossing. Sidewalks would be built at all intersections and interchanges. The Proposed Action would also accommodate a park and ride facility and two future local access points along the route, which would be built by others. The Proposed Action is illustrated in Exhibit 1.

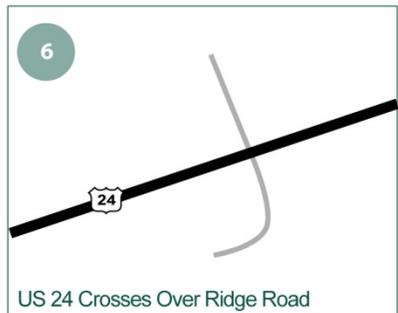
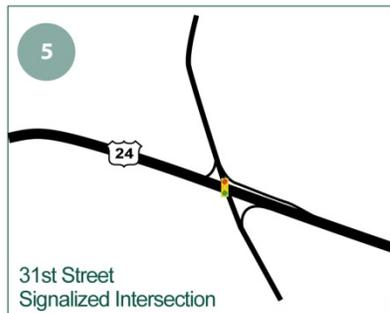
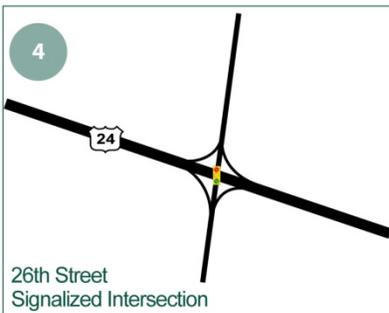
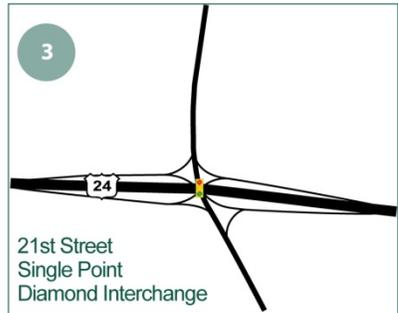
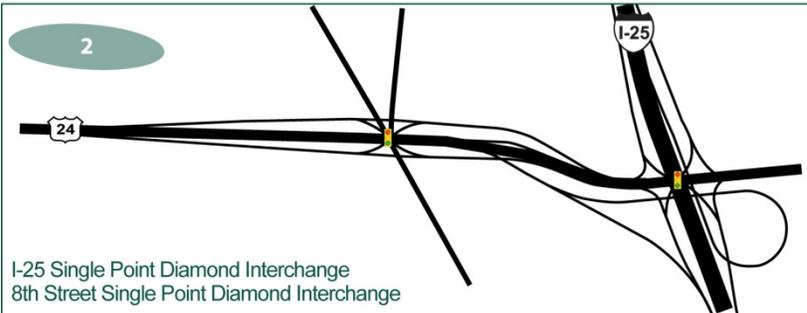
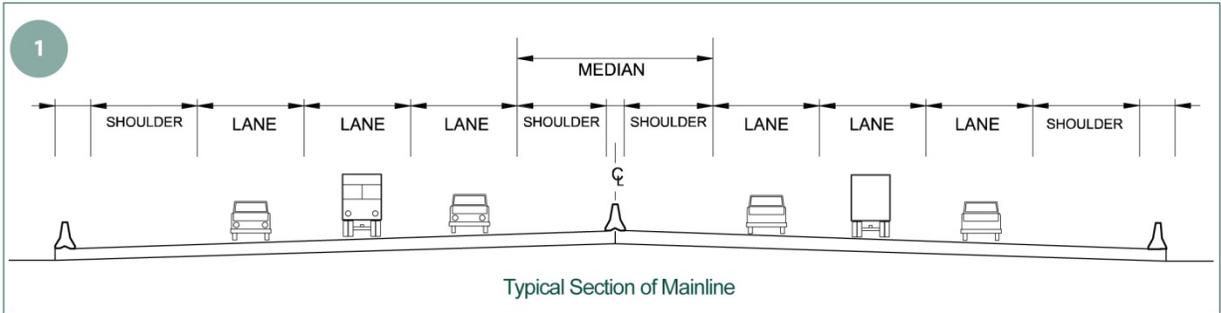
A single point diamond interchange is proposed at the Cimarron Interchange. This interchange design differs from what was originally presented in the *I-25 Improvements through the Colorado Springs Urbanized Area EA* (CDOT, 2004). Since the I-25 EA was approved, new opportunities have been identified to improve existing and future traffic operations, making this improved design now feasible.

US 24 in the project area would be built to have eight through-lanes, four in each direction, east of 8th Street, and six through-lanes, three in each direction, from 8th Street to a point west of 31st Street. New interchanges are proposed at 8th and 21st Streets.

Intersection upgrades are proposed at 26th Street. The intersection of US 24 and 31st Street would be widened, as would the intersection with Colorado Avenue to the north. South of US 24, 31st Street would be rebuilt to align with the highway intersection.

At the west end of the corridor, an overpass would be built to carry US 24 over Ridge Road. Ridge Road would be widened between High Street and Colorado Avenue. The west end of the Proposed Action is approximately 1,800 feet west of the Ridge Road overpass where the overpass connects to the existing highway. Because there is not an existing or future congestion problem between Ridge Road and Manitou Avenue, no changes are proposed west of Ridge Road.

EXHIBIT 1  
Proposed Action



Accommodations would be made for the following features that will be built by others in the future:

- At 15th Street an overpass would be constructed to carry 15th Street over US 24 and Fountain Creek, and connect to the street network of Old Colorado City and Gold Hill Mesa. This overpass would include ramps on the east side to connect to the 8th Street intersection. Between the ramps and Colorado Avenue, 15th Street would be reconstructed to provide pedestrian features such as sidewalks.
- At Ridge Road ramps providing direct access to US 24 would be constructed to convert the overpass to a tight diamond interchange.
- At 31st Street a park and ride facility would be constructed in the northeast quadrant of the intersection, with access from Colorado Avenue.

As described in Chapter 4 of the EA, the Proposed Action also includes various mitigations such as the construction of a greenway and the extension of some trails. The Proposed Action is illustrated in Exhibit 1.

## 4.0 Methodology

Existing right-of-way and potential property impacts were analyzed using current parcel mapping obtained from El Paso County and the construction limits for the Proposed Action. This data was supplemented with field visits and review of aerial photography. The results of this analysis have been reviewed with Wayne Trujillo, CDOT Region 2 right-of-way manager.

Potential property acquisitions and relocations were assessed conservatively. For example, vacant office buildings were included in the estimate of relocations because it was assumed that they could be occupied at construction. Full parcel acquisition was identified in cases where more than 50 percent of a parcel was impacted by the project footprint. Access, the location of structures within a parcel, and the relationship of surrounding land uses were also considered.

Temporary right-of-way impacts to private property during construction were also considered as a number of construction easements may be required. These impacts cannot realistically be determined until their location, purpose, and duration can be identified during the final design.

## 5.0 Existing Conditions

The portion of US 24 under evaluation is located in El Paso County, Colorado. Between I-25 and 26th Street, the project falls within the municipal limits of the City of Colorado Springs. West of 26th Street to Red Canyon Road (the portion of the corridor that is adjacent to Red Rock Canyon Open Space), US 24 crosses through El Paso County. Between Ridge Road and Manitou Avenue, the corridor is located within the city limits of Manitou Springs. Existing right-of-way width varies but essentially follows the roadway corridor. Existing right-of-way is generally inadequate for the Proposed Action north of US 24 between 8<sup>th</sup> Street and 31st Street.

# Impacts and Mitigation

## Impacts of No Action Alternative

The No Action Alternative would widen and improve intersection geometry at both 8th and 21st Streets, replace bridges over Fountain Creek at 8th, 21st, and 25th Streets, and extend Midland Trail between 21st Street and Manitou Avenue. While these improvements are likely to require additional right-of-way, they were not designed when this technical memorandum was prepared and specific impacts are not yet known.

## Impacts of Proposed Action Alternative

Implementation of the Proposed Action would require the acquisition of approximately 78 acres of right-of-way from 112 properties (81 commercial, 4 mixed-use, 14 public, and 13 residential), affecting 78 ownerships. Of the 112 impacted properties, 88 would be acquired in full, and the remaining 24 would require partial acquisition. Implementation of the Proposed Action would result in the relocation of 78 businesses and 25 residences, 14 of which are units in multi-family structures. Of the 78 business relocations, 10 are currently unoccupied. Eleven of the residential relocations are from single-family homes. The remainder are associated with the Bird Nest Apartments (10 units) and a fourplex located on South 18th Street and US 24.

The Proposed Action would require the full acquisition of all three parcels associated with the Fountain Creek Recreational Vehicle (RV) Park (Parcels #7410100026, 7410100038, and 7410100040). The Fountain Creek RV Park is open year round and provides short- and long-term services to campers. Long-term residents would be relocated and any vehicles without wheels would need to be acquired. Due to the transitory nature of the occupancy at this site, property acquisition and relocation needs will be determined prior to construction.

Three of the four parcels associated with the Secret Garden (Parcels #7411438046, 7411438047, and 7411438050) would be acquired for the Proposed Action. This would leave one unimproved parcel (Parcel #7411438005). Although it is not needed for the construction of the Proposed Action, CDOT may re-evaluate this property and re-consider acquisition during final design.

Construction of the Proposed Action would impact approximately 14.5 acres of municipal property. Approximately 5.12 acres of this impact is to the Midland Trail (Parcel #7413200011). Municipal parcels would be transferred to CDOT through an intergovernmental agreement.

Right-of-way requirements for the Proposed Action are detailed in Exhibit 2. Properties are grouped by partial and full acquisitions and presented in ascending order by Parcel ID number. Acquisitions are shown by location in the "Right-of-Way Acquisition Atlas," contained in Attachment A.

**EXHIBIT 2**  
**Right-of-Way Acquisition for the Proposed Action**

<b>Parcel ID</b>	<b>Owner</b>	<b>Acres Impacted</b>	<b>Full/Partial Acquisition</b>	<b>Property Type</b>	<b>Number of Business Relocations</b>	<b>Number of Residential Relocations</b>
7403324008	Lai Heng, Hsian	0.45	Full	Commercial	1	0
7403324074	McCutcheon, Fred C.	0.35	Full	Mixed-Use	1	1
7403324080	Action Excavating	0.31	Full	Commercial	1	0
7403324081	Action Excavating	0.38	Full	Commercial	1	0
7410100001	RP One, LLC	0.56	Full	Commercial	1	0
7410100026	A & F Springs, LLC	3.4	Full	Commercial	1	0
7410100030	McLaughlin, Phillip G	1.42	Full	Commercial	1	0
7411300026	TLC Properties, Inc.	1.02	Full	Commercial	1	0
7411300027	CBS Acquisition Corp.	0.85	Full	Commercial	1	0
7411300028	CBS Acquisition Corp.	1.37	Full	Commercial	1	0
7411300031	Logue, Richard L.	0.84	Full	Commercial	1	0
7411300032	Wilcox, Robert T.	0.67	Full	Commercial	1	0
7411300036	Brewer, Frances E.	1.34	Full	Commercial	1	0
7411300039	264 Properties	0.95	Full	Commercial	1	0
7411300051	IBEW Association	0.82	Full	Commercial	1	0
7411435007	High Street Company	0.35	Full	Commercial	1	0
7411437018	Perkins, Thomas G.	1.8	Full	Commercial	1	0
7411437021	Twenty First Street, LLC	1.04	Full	Commercial	1	0
7411438046	Muzzipapa, Stephen S.	0.33	Full	Commercial	1	0
7411438049	Control Network Services	0.19	Full	Commercial	1	0
7411439006	Thompson, John P.	0.96	Full	Commercial	1	0
7411439008	Cimmarron Columbine	0.87	Full	Commercial	1	0
7413135001	Swann, Spencer O.	0.1	Full	Commercial	1	0
7413135004	Twin Burch, LLC	0.15	Full	Commercial	1	0
7413135007	Bieri, Heinz F.	0.21	Full	Commercial	1	0
7413135008	Kurtz Enterprises, LLC	0.33	Full	Commercial	1	0
7413214002	Wheeler, Robert	0.38	Full	Mixed-Use	1	1
7413214006	Morales, Nick	0.44	Full	Commercial	1	0
7413222001	Svea Properties, LLC	0.48	Full	Commercial*	1	0
7413227001	Buresh Limited Partners	0.23	Full	Commercial	1	0
7413230002	Ziemer, LLC	0.65	Full	Commercial	1	0
7413230003	Koscove, Jack L.	0.22	Full	Commercial	1	0

EXHIBIT 2  
Right-of-Way Acquisition for the Proposed Action

Parcel ID	Owner	Acres Impacted	Full/Partial Acquisition	Property Type	Number of Business Relocations	Number of Residential Relocations
7413231002	Koscove, Carol J.	0.3	Full	Commercial	1	0
7413232004	Eldridge, Bernard	0.17	Full	Commercial	1	0
7413232005	Eldridge, Bernard	0.17	Full	Commercial	1	0
7413232006	Winn, Cheryl L.	0.14	Full	Commercial	1	0
7413232008	Markworth, Donald H.	0.24	Full	Commercial	1	0
7413314005	JRD Properties, LLC	0.86	Full	Commercial	1	0
7413314006	318 S. 8th Street, LL	0.47	Full	Commercial	1	0
7413314009	Keun, Suk	4.66	Full	Commercial	27	0
7413400019	Grot Cimarron, LLC	4.63	Full	Commercial	1	0
7413400020	Ochs Brothers	0.43	Full	Commercial	1	0
7413402006**	Saunders, Kirk	0.65	Full	Commercial	1	0
7413402009**	Chestnut Street Partners	0.59	Full	Commercial	5	0
7413406009	Medran Real Estate	0.52	Full	Commercial	1	0
7413406010	Waterhouse Property	0.57	Full	Commercial	1	0
7414100002	Smith, Kent R.	2.32	Full	Commercial	1	0
7414109001	Rogers, Donald L.	0.25	Full	Commercial	1	0
<b>Total</b>	78 ownerships	77.98	24 Partial 88 Full	81 Commercial 4 Mixed-use 14 Public 13 Residential	78	25

Notes:

\* Currently vacant or unimproved land

\*\* Impacts are associated with Cimarron Interchange

As previously noted, improvements to the Cimarron interchange included in the Proposed Action differ from what was originally presented in the I-25 EA. The differences would change the amount of right-of-way needed from the following five properties:

- **Auto Body Supply (7413402012):** The design approved in the I-25 EA required partial acquisition of this property. CDOT has reviewed the new single-point diamond interchange configuration at this location and has concluded that this property could be avoided with minor design modifications. Avoiding this property would allow existing businesses to remain on site.
- **Pike's Peak Nurseries (7413400046):** The design approved in the I-25 EA required 0.28 acres of property from this parcel. The new single-point diamond interchange design would require 0.19 acres. The change is a result of narrowing the roadway in one area (0.13 acres) and widening it in another location (0.04 acres), for a net change of 0.09 acres.

- **Humane Society (7413409004):** The design approved in the I-25 EA required 1.57 acres of property from this parcel. The new single-point diamond interchange design would require 1.35 acres. The change includes 0.29 acres less of the walking path and 0.07 acres more of the Pet Cemetery, for a net change of 0.22 acres. The pet cemetery will be relocated to a new site if it cannot be accommodated on the remaining property.
- **Wal-Mart (7424113008):** The design approved in the I-25 EA required 1.13 acres of property from this parcel. The new single-point diamond interchange design would require 1.10 acres. The change includes 0.17 acres less in one area and 0.14 acres more in another, for a net change of 0.03 acres.
- **Martin Drake Power Plant (7424101014):** The design approved in the I-25 EA did not require any right-of-way from this property. The revised design would require 1.9 acres to allow for vertical clearance of the flyover ramp at the edge of the property. This acreage would be purchased by CDOT and then leased back to the City. Representatives from CDOT and the City of Colorado Springs Utilities Department agreed to this approach in a meeting held April 22, 2009.

Other than these revisions, right-of-way requirements for the Cimarron Interchange are unchanged from what was documented in the I-25 EA and includes two full commercial acquisitions (7413402009 and 7413402006) north of US 24 that would result in the relocation of six businesses. Right-of-way requirements for the revised Cimarron Interchange are included in **Exhibit 2** and shown by location in the “Right-of-Way Acquisition Atlas,” contained in Attachment A.

***Business Relocations***

The acquisition of property to construct the Proposed Action would result in the relocation of 78 businesses. Exhibit 3 presents the business relocations for the Proposed Action.

EXHIBIT 3  
Business Relocations for the Proposed Action

Parcel ID	Property Address	Owner	Business or Tenant
7403324008	3501 W. Colorado Ave.	Lai Heng, Hsian	Ridgeview Motel
7403324074	3517 W. Colorado Ave.	McCutcheon, Fred C.	Hot Therapy Spa
7403324080	3601 W. Colorado Ave.	Action Excavating	Bob's Wine & Spirits
7403324081	3533 W. Colorado Ave.	Action Excavating	Action U Store It
7410100001	3029 W. Colorado Ave.	RP One, LLC	Taco Bell
7410100026 7410100038 7410100040	3023 W. Colorado Ave.	A & F Springs, LLC	FC RV Park
7410100030	W. Cucharras St.	McLaughlin, Phillip G	Concrete Pumping
7411300026	2110 Naegele Rd.	TLC Properties, Inc.	Lamar
7411300027	2120 Naegele Rd.	CBS Acquisition Corp.	Gordon Sign
7411300028	2130 Naegele Rd.	CBS Acquisition Corp.	Mountain Air Excavating
7411300031 7411300049	2384 Naegele Rd.	Logue, Richard L. Corum, Dee	Dee's RV
7411300032	2400 Naegele Rd.	Wilcox, Robert T.	Timberline Toppers

**EXHIBIT 3**

**Business Relocations for the Proposed Action**

<b>Parcel ID</b>	<b>Property Address</b>	<b>Owner</b>	<b>Business or Tenant</b>
7411300036	2210 Naegele Rd.	Brewer, Frances E.	Alpine Animal
7411300039	2264 Naegele Rd.	264 Properties	Qwest
7411300051	2150 Naegele Rd.	IBEW Association	IBEW Union
7411435007	2028 Sheldon Ave.	High Street Company	Thirsty's Tavern
7411437018	2005 Sheldon Ave.	Perkins, Thomas G.	Perkin's Paint and Collision
7411437021	295 S. 21st St.	Twenty First Street, LLC	Angler's Covey
7411438046 7411438047 7411438050	420 S. 19th St.	Muzzipapa, Stephen S.	Secret Garden
7411438049	350 S. 18th St.	Control Network Services	Control Network Services
7411439006	1009 S. 21st St.	Thompson, John P.	7-Eleven
7411439008	651 S. 21st St.	Cimmarron Columbine	Advanced Auto
7413135001	801 W. Cucharas St.	Swann, Spencer O.	Canyon Signs
7413135004	205 S. Limit St.	Twin Burch, LLC	Law Office
7413135007	225 S. Limit St.	Bieri, Heinz F.	Meineke
7413135008	210 S. 8th St.	Kurtz Enterprises, LLC	Courtesy Automotive
7413214002	1435 W. Vermijo Ave.	Wheeler, Robert	Fencing Business
7413214006	320 S. 14th St.	Morales, Nick	Subaru Imports
7413222001	302 S. 11th St.	Svea Properties, LLC	Vacant
7413227001	302 S. 10th St.	Buresh Limited Partners	Citgo Lubricants
7413230002	301 S. 10th St.	Ziemer, LLC	Chief Petroleum
7413230003	911 W. Vermijo Ave.	Koscove, Jack L.	Salvage yard
7413231001 7413231002 7413300076	320 S. 9th St.	Koscove, Carol J. Ochs Brothers	Gateway RV
7413232004	315 S. 14th St.	Eldridge, Bernard	Wreckmaster's Body and Frame
7413232005	319 S. 14th St.	Eldridge, Bernard	Pro Design Custom Vinyl
7413232006	323 S. 14th St.	Winn, Cheryl L.	Bob's Foreign Car, LLC
7413232008	331 S. 14th St.	Markworth, Donald H.	Sunset Buildings
7413314005	306 S. 8th St.	JRD Properties, LLC	La Casita Restaurant
7413314006	318 S. 8th St.	318 S. 8th Street, LL	McCormick and Murphy Law Firm
7413314009	304 S. 8th St.	Keun, Suk	Colorado Place Shopping Center* Popeye's Chicken Gallery of Frames Paul's Restaurant Sheldon's Luncheonette Sage Woman Herbs Rapid Refill Ink VIP Nails Subway Billy's Pizza Weight Watchers Colleen's Hair Studio Smoker City Cricket

**EXHIBIT 3**

**Business Relocations for the Proposed Action**

<b>Parcel ID</b>	<b>Property Address</b>	<b>Owner</b>	<b>Business or Tenant</b>
			The Acupuncture Therapy Center Shinji's Sushi Bar Air Force Reserve Recovery Systems Landmark Tours & Travel Landmark Express Packing and Shipping Center Al-Anon Service Center
7413400019	725 W. Cimarron St.	Grot Cimarron, LLC	Express Inn
7413400020	305 S. 8th St.	Ochs Brothers	Conoco
7413402006	331 S. Chestnut St.	Saunders, Kirk	Salvage yard
7413402009	311 S. Chestnut St.	Chestnut Street Partners	Business Suites** Martin Racing Tech. Painting
7413406009	623 W. Vermijo Ave.	Medran Real Estate	Kitchen Design
7413406010	611 W. Vermijo Ave.	Waterhouse Property	Kool Temp
7414100002	301 S. 18th St.	Smith, Kent R.	D & D Truck and Recycling
7414109001	400 S. 16th St.	Rogers, Donald L.	Best Foreign Used Auto

**Notes**

\* As of November 2008, 7 businesses were also vacant

\*\* As of November 2008, 3 businesses were also vacant

## **Avoidance and Minimization of Impacts**

Throughout the design of the Proposed Action, efforts have been made to avoid and minimize right-of-way and relocation impacts to the extent feasible. To avoid impacts to properties east and west of Ridge Road the project team considered several alternative roadway profiles but none were able to accommodate highway widening, changes to Colorado Avenue, and improvements to Fountain Creek west of Ridge Road.

Four design options were considered for US 24 west of the 31st Street intersection. The design option selected for evaluation in the EA (Option #2) would widen the highway to the south, into the bluffs adjacent to US 24. This option avoids the acquisition of 17 properties, including a grocery store and shopping center.

The project team evaluated multiple design options north of 31st Street, all of which resulted in greater property impacts than the Proposed Action. Impacts in this location are a result of highway widening and realignment of Fountain Creek. The only way to avoid impacts to these properties was to build a bridge over Fountain Creek and provide new access, which would have resulted in additional property acquisition.

The project team considered a variety of options at 21st Street, including a continuous flow intersection, but found that none would provide the capacity to operate above Level of Service D, which does not meet City standards. The intersection design also did not provide a smaller footprint than the Proposed Action and would have resulted in one additional property acquisition. The project team considered straightening and realigning 21st Street to the east to avoid partial property impacts to the north. This action would have impacted

more properties to the north. Shifting the alignment to the north avoided impacts to the Midland Terminal Railroad Roundhouse (“Midland Roundhouse,” best known locally as the Van Briggles Art Pottery Building), a historic property.

At 8th Street the project team considered moving the highway to the south to avoid impacts to properties north of US 24. This option was not selected because it would have required acquisition of the A-1 Mobile Home Park.

Throughout the development of the Proposed Action, CDOT met with individual right-of-way stakeholders (owners and users of potentially affected properties) to keep them informed of the EA process and to proactively seek their review and comments on interchange design alternatives. Many of these stakeholders also attended design open houses and public meetings to comment on the design concept and to express their views and concerns.

### **Availability of Replacement Housing and Land**

In December 2008, the project team evaluated comparable housing and commercial properties currently available within 10 miles of the project area. For commercial property, 13 comparable listings were available in the immediate project area and an additional 18 were available within a 10-mile radius. For residential properties, only one comparable was found in the immediate project area, but 82 were found within a 10-mile radius.

### **Mitigation of Proposed Action**

All acquisitions and relocations will comply fully with federal and state requirements, including the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

For any person(s) whose real property interests may be impacted by this project, the acquisition of those property interests will comply fully with the *Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended*, (Uniform Act). The Uniform Act is a federally mandated program that applies to all acquisitions of real property or displacements of persons resulting from federal or federally assisted programs or projects. It was created to provide for and insure the fair and equitable treatment of all such persons. To further ensure that the provisions contained within this act are applied “uniformly,” CDOT requires Uniform Act compliance on any project for which it has oversight responsibility regardless of the funding source. Additionally, the Fifth Amendment of the United States Constitution provides that private property may not be taken for a public use without payment of “just compensation.”

All impacted owners will be provided notification of the acquiring agency’s intent to acquire an interest in their property including a written offer letter of just compensation specifically describing those property interests. A Right-of-Way Specialist will be assigned by CDOT to each property owner to assist them with this process.

In certain situations, it may also be necessary to acquire improvements that are located within a proposed acquisition parcel. In those instances where the improvements are occupied, it becomes necessary to “relocate” those individuals from the property (residential or business) to a replacement site. The Uniform Act provides for numerous benefits to these individuals to assist them both financially and with advisory services

related to relocating their residence or business operation. Although the benefits available under the Uniform Act are too numerous and complex to discuss in detail, they are available to both owner occupants and tenants of either residential or business properties. In some situations, only personal property must be moved from the real property, and this is also covered under the relocation program.

As soon as feasible, any person scheduled to be displaced will be furnished with a general written description of the displacing Agency's relocation program that provides, at a minimum, detailed information related to eligibility requirements, advisory services and assistance, payments, and the appeal process. It also provides notification that the displaced person(s) will not be required to move without at least 90 days advance written notice. For residential relocations, this notice cannot be provided until a written offer to acquire the subject property has been presented, and at least one comparable replacement dwelling has been made available. Relocation benefits will be provided to all eligible persons regardless of race, color, religion, sex, or national origin. Benefits provided under the Act, to which each eligible owner or tenant may be entitled, will be determined on an individual basis and explained to them in detail by an assigned Right-of-Way Specialist.

Implementation of the Proposed Action could result in some opportunities for re-development along the corridor. The project team examined the properties most likely to benefit from re-development (properties where enough land would be available after the development of the Proposed Action). The following four properties were identified:

1. **7410100026:** Currently contains 3.4 acres at the intersection of 31st Street and US 24. Remaining land would not be enough to accommodate existing use (RV park), but could be re-developed to accommodate a less intensive use.
2. **7411437018:** Currently contains 1.8 acres along 21st Street and Sheldon Avenue. Remaining land would not be enough to accommodate existing use (Paint and Autobody), but could be re-developed to accommodate a less intensive use.
3. **7411300033:** Currently contains 1.3 acres of publicly owned vacant/unimproved land near 25th Street and US 24. The land remaining after the development of the Proposed Action could be re-developed in to parkland.
4. **7413314009:** Currently the site of the Colorado Place Shopping Center on 8th Street. Potential opportunities to re-develop remaining land following the construction of the Proposed Action.

In addition to these opportunities, CDOT will fund a Master Plan for the re-development of Vermijo Park during final design. This will identify site layouts that will accommodate key park facilities (Refer to the Parks and Recreation Technical Memorandum for details).

## References

Federal Highway Administration (FHWA) and Colorado Department of Transportation (CDOT). 2004. Federal Highway Administration and Colorado Department of Transportation. *I-25 Improvements Through the Colorado Springs Urbanized Area EA*. March.

ATTACHMENT A

**Right-of-Way Acquisition and Property  
Relocation Atlas**

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Right-of-way requirements for the Proposed Action are detailed in Exhibit A-1. Properties are grouped by partial and full acquisitions and presented in the order that corresponds with the Right-of-Way Acquisition Atlas.

**EXHIBIT A-1**  
Right-of-Way Acquisition for the Proposed Action

<b>Parcel ID</b>	<b>Owner</b>	<b>Acres Impacted</b>	<b>Full/Partial Acquisition</b>	<b>Property Type</b>	<b>Number of Business Relocations</b>	<b>Number of Residential Relocations</b>
7403324067	Timber Lodge, Inc.	0.43	Partial	Commercial	0	0
7403324009	Schinkel, John E.	0.05	Partial	Commercial	0	0
7403324076	McCutcheon, Fred C.	1.00	Partial	Commercial*	0	0
7411235005	City of Colorado Springs	0.01	Partial	Public	0	0
7411302010	Shinkle, William R.	0.02	Partial	Residential	0	0
7411436006	G & C Packing Co.	0.10	Partial	Commercial*	0	0
7411436007	G & C Packing Co.	0.06	Partial	Commercial	0	0
7411436003	212 Corp.	0.06	Partial	Commercial	0	0
7411428012	212 Corp.	0.05	Partial	Commercial	0	0
7411429011	Wixson, Kelly	0.04	Partial	Residential	0	0
7413200011	City of Colorado Springs	5.12	Partial	Public	0	0
7414100022	Echeandia, Carlos	0.01	Partial	Commercial*	0	0
7414105006	Kadtke, Heather A.	0.04	Partial	Residential	0	0
7414105001	Anderson, Laurie A.	0.12	Partial	Residential	0	0
7413200009	City of Colorado Springs	0.06	Partial	Public*	0	0
7413300066	City of Colorado Springs	0.19	Partial	Public*	0	0
7413400046	Pike's Peak Nurseries	0.19	Partial	Commercial	0	0
7413404005	Shops at Bear Creek	0.05	Partial	Commercial	0	0
7413409004	Humane Society	1.35	Partial	Commercial	0	0
7413410023	City of Colorado Springs	0.69	Partial	Public*	0	0
7413400041	Pikes Peak Broadcast	4.32	Partial	Commercial	0	0
7413400042	Pikes Peak Nurseries	0.08	Partial	Commercial	0	0
7424101014	City of Colorado Springs	1.9	Partial	Public	0	0
7424113008	Wal-Mart	1.10	Partial	Commercial	0	0
7403300028	Action Excavating	0.23	Full	Commercial	0	0
7403324080	Action Excavating	0.31	Full	Commercial	1	0
7403324081	Action Excavating	0.38	Full	Commercial	1	0
7403324074	McCutcheon, Fred C.	0.35	Full	Mixed-Use	1	1
7403324007	Musso, John C.	0.50	Full	Commercial*	0	0
7403324008	Lai Heng, Hsian	0.45	Full	Commercial	1	0

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Right-of-Way Acquisition for the Proposed Action

Parcel ID	Owner	Acres Impacted	Full/Partial Acquisition	Property Type	Number of Business Relocations	Number of Residential Relocations
7410100001	RP One, LLC	0.56	Full	Commercial	1	0
7410100026	A & F Springs, LLC	3.40	Full	Commercial	1	0
7410100038	A & F Springs, LLC	1.61	Full	Commercial	0	0
7410100039	City of Colorado Springs	1.49	Full	Commercial	0	0
7410100040	A & F Springs, LLC	0.44	Full	Mixed-Use	0	2
7410100030	McLaughlin, Phillip G	1.42	Full	Commercial	1	0
7411302007	Strickland, James E.	0.18	Full	Residential	0	1
7411302009	Strickland, James E.	0.18	Full	Residential*	0	0
7411300013	City of Colorado Springs	0.35	Full	Public*	0	0
7411300035	Damm Property, LLC	0.09	Full	Commercial*	0	0
7411300033	City of Colorado Springs	1.30	Full	Commercial	0	0
7411300032	Wilcox, Robert T.	0.67	Full	Commercial	1	0
7411300031	Logue, Richard L.	0.84	Full	Commercial	1	0
7411300049	Corum, Donna K.	1.89	Full	Commercial	0	0
7411300043	264 Properties	0.81	Full	Commercial	0	0
7411300039	264 Properties	0.95	Full	Commercial	1	0
7411300036	Brewer, Frances E.	1.34	Full	Commercial	1	0
7411300051	IBEW Association	0.82	Full	Commercial	1	0
7411300028	CBS Acquisition Corp.	1.37	Full	Commercial	1	0
7411300027	CBS Acquisition Corp.	0.85	Full	Commercial	1	0
7411300026	TLC Properties, Inc.	1.02	Full	Commercial	1	0
7411329001	City of Colorado Springs	1.09	Full	Public	0	0
7411330001	City of Colorado Springs	0.40	Full	Public	0	0
7411437020	City of Colorado Springs	0.66	Full	Public*	0	0
7411437021	Twenty First Street, LLC	1.04	Full	Commercial	1	0
7411437018	Perkins, Thomas G.	1.80	Full	Commercial	1	0
7411435007	High Street Company	0.35	Full	Commercial	1	0
7411437022	Twenty First Street, LLC	0.02	Full	Commercial*	0	0
7411437023	City of Colorado Springs	0.33	Full	Public*	0	0
7411438046	Muzzipapa, Stephen S.	0.33	Full	Commercial	1	0
7411438047	Muzzipapa, Stephen S.	0.39	Full	Commercial	0	0
7411438050	Muzzipapa, Stephen S.	0.36	Full	Commercial	0	0

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## Right-of-Way Acquisition for the Proposed Action

Parcel ID	Owner	Acres Impacted	Full/Partial Acquisition	Property Type	Number of Business Relocations	Number of Residential Relocations
7411439001	State Highway Dept.	0.39	Full	Public*	0	0
7411439008	Cimmarron Columbine	0.87	Full	Commercial	1	0
7411439006	Thompson, John P.	0.96	Full	Commercial	1	0
7411439005	Golden Cycle Gold Corp.	0.48	Full	Commercial*	0	0
7411438049	Control Network Services	0.19	Full	Commercial	1	0
7411438004	Berns, Robert	0.25	Full	Residential	0	1
7411438052	Chavez, Ruben	0.12	Full	Residential	0	1
7411438053	McLean, Mary L.	0.12	Full	Residential	0	1
7411438001	Browning, Richard A.	0.18	Full	Residential	0	1
7414100039	Craig, Duston E.	0.34	Full	Residential	0	1
7414100003	Smith, Kent R.	0.14	Full	Commercial*	0	0
7414100005	Smith, Kent R.	0.20	Full	Commercial*	0	0
7414100002	Smith, Kent R.	2.32	Full	Commercial	1	0
7414100040	Dean, Bryan G.	0.44	Full	Residential	0	4
7414109001	Rogers, Donald L.	0.25	Full	Commercial	1	0
7413214002	Wheeler, Robert	0.38	Full	Mixed-Use	1	1
7413214006	Morales, Nick	0.44	Full	Commercial	1	0
7413200010	Golden Cycle Gold Co	0.02	Full	Commercial*	0	0
7413232003	Eldridge, Bernard	0.27	Full	Commercial*	0	0
7413232004	Eldridge, Bernard	0.17	Full	Commercial	1	0
7413232005	Eldridge, Bernard	0.17	Full	Commercial	1	0
7413232006	Winn, Cheryl L.	0.14	Full	Commercial	1	0
7413232008	Markworth, Donald H.	0.24	Full	Commercial	1	0
7413232009	Markworth, Donald H.	0.47	Full	Commercial	0	0
7413222001	Svea Properties, LLC	0.48	Full	Commercial*	1	0
7413227002	Bird Nest Apartments	0.81	Full	Residential	0	10
7413227001	Buresh Limited Partners	0.23	Full	Commercial	1	0
7413230002	Ziemer, LLC	0.65	Full	Commercial	1	0
7413230003	Koscove, Jack L.	0.22	Full	Commercial	1	0
7413230004	Koscove, Carol J.	0.11	Full	Commercial	0	0
7413231002	Koscove, Carol J.	0.30	Full	Commercial	1	0
7413231001	Ochs Brothers	0.34	Full	Commercial	0	0

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Right-of-Way Acquisition for the Proposed Action

Parcel ID	Owner	Acres Impacted	Full/Partial Acquisition	Property Type	Number of Business Relocations	Number of Residential Relocations
7413300076	Ochs Brothers	0.18	Full	Commercial	0	0
7413314009	Keun, Suk	4.66	Full	Commercial	27	0
7413300007	City of Colorado Springs	1.16	Full	Public*	0	0
7413300012	City of Colorado Springs	1.65	Full	Public*	0	0
7413314006	318 S. 8th Street, LL	0.47	Full	Commercial	1	0
7413314005	JRD Properties, LLC	0.86	Full	Commercial	1	0
7413135008	Kurtz Enterprises, LLC	0.33	Full	Commercial	1	0
7413135005	Hernandez, Jose A.	0.12	Full	Mixed-Use	0	1
7413135004	Twin Burch, LLC	0.15	Full	Commercial	1	0
7413135007	Bieri, Heinz F.	0.21	Full	Commercial	1	0
7413135001	Swann, Spencer O.	0.10	Full	Commercial	1	0
7413400020	Ochs Brothers	0.43	Full	Commercial	1	0
7413400019	Grot Cimarron, LLC	4.63	Full	Commercial	1	0
7413406009	Medran Real Estate	0.52	Full	Commercial	1	0
7413406010	Waterhouse Property	0.57	Full	Commercial	1	0
7413406013	Skunk Hollow Properties	0.40	Full	Commercial	0	0
7413402006	Saunders, Kirk	0.65	Full	Commercial	1 **	0
7413402009	Chestnut Street Partners	0.59	Full	Commercial	5***	0
<b>Total</b>		77.98	24 Partial 88 Full	81 Commercial 4 Mixed-use 14 Public 13 Residential	78	25

Notes

\* Currently vacant or unimproved land

\*\* A salvage yard

\*\*\* Includes two occupied and three vacant units