


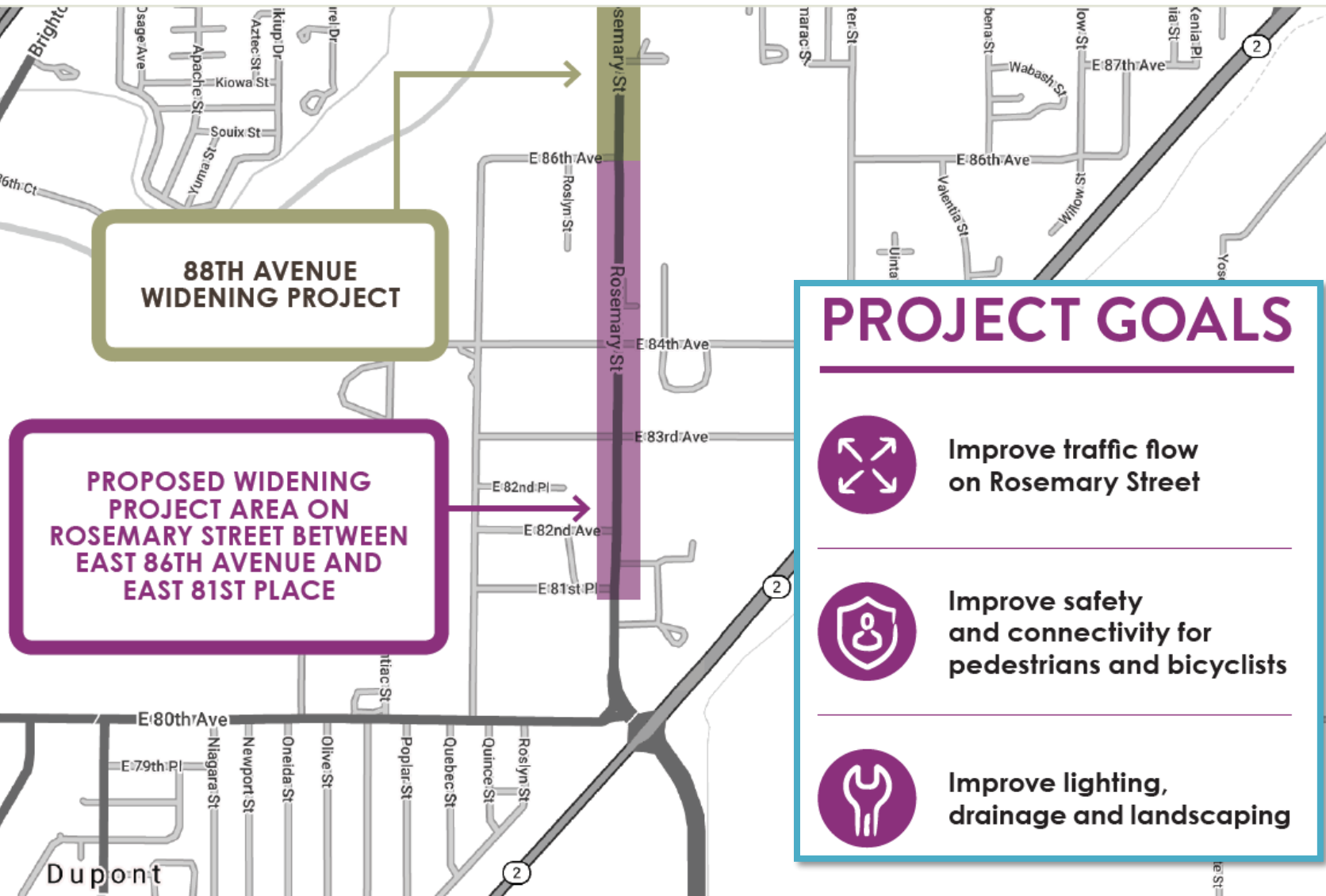


Rosemary Street Widening Project (Right-of-Way Acquisition)

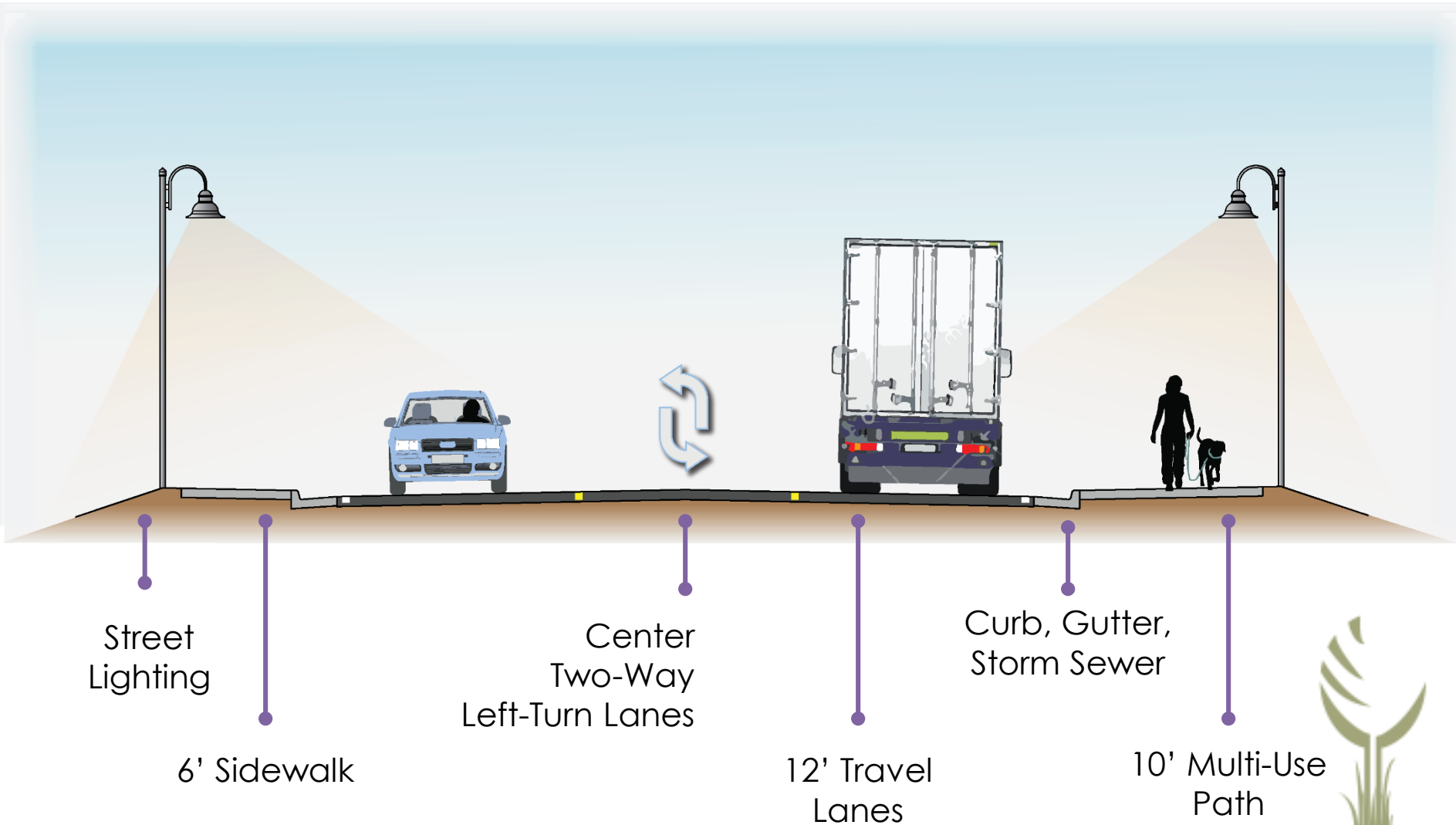


Overview

- 
- Project Synopsis
 - Project Cost
 - Timeline
 - Right-of-Way Synopsis
 - Right-of-Way Costs



Typical Section

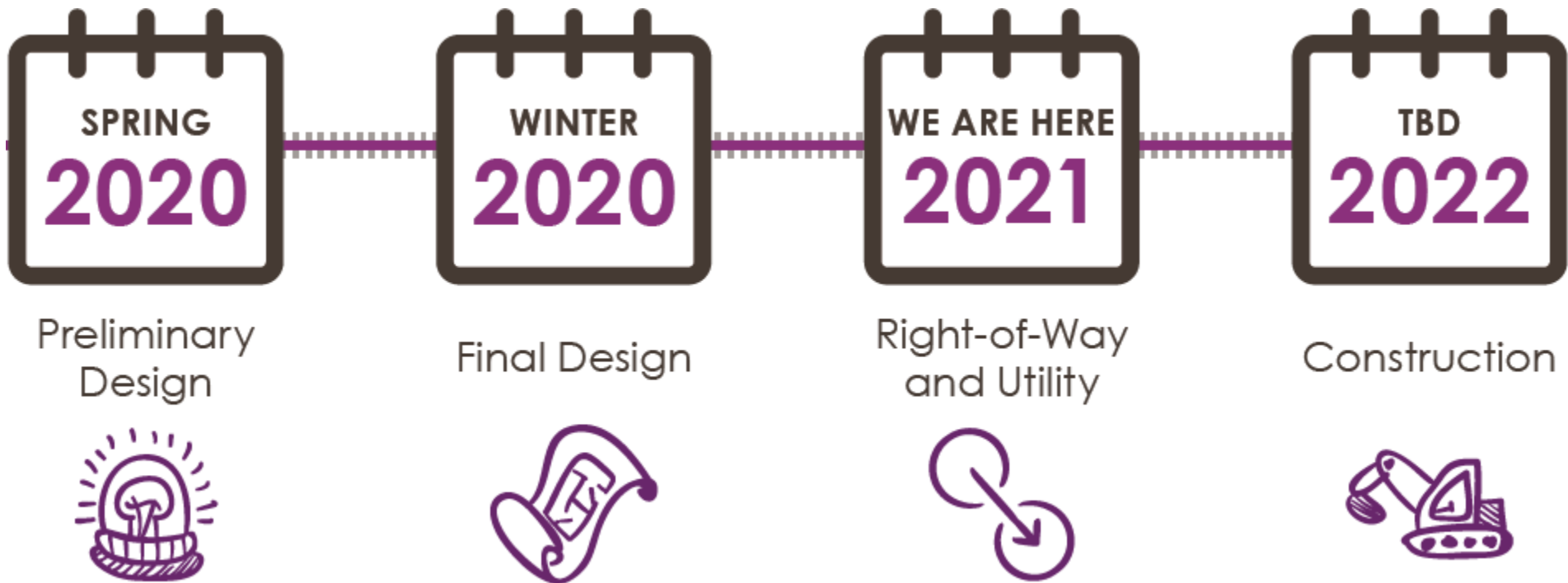


Project Cost



Design	\$1.1M
ROW	\$0.4M
Construction	\$4.8M
<hr/>	
Total	\$6.3M

Timeline



Rosemary Street Acquisitions

PLAN LABEL	PARCEL ADDRESS (COMMERCE CITY, CO)	ACQUISITION (SF)
R1-TE1	8050 ROSEMARY ST	616
R1-TE2	8051 ROSEMARY ST	1835
R1-TE3	8051 ROSEMARY ST	165
R2-TE	8120 ROSEMARY ST	1483
R3-TE	8140 ROSEMARY ST	492
R4-TE	8150 ROSEMARY ST	347
R6-TE	8160 ROSEMARY ST	534
R7-TE	8171 ROSEMARY ST	259
R8-TE1	8180 ROSEMARY ST	220
R8-TE2	8180 ROSEMARY ST	114
R8-PE	8180 ROSEMARY ST	180
R11-TE	8190 ROSEMARY ST	466
R12-TE	8210 ROSEMARY ST	292
R13-TE	COMMERCE CITY CO	4166
R16-TE	8350 ROSEMARY ST	9029
R16-ROW	8350 ROSEMARY ST	10296
R19-TE	8400 ROSEMARY ST	1098
R19-ROW	8400 ROSEMARY ST	1618
R21-TE	8450 ROSEMARY ST	2789
R21-ROW	8451 ROSEMARY ST	5791

PLAN LABEL	PARCEL ADDRESS (COMMERCE CITY, CO)	ACQUISITION (SF)
R23-TE	8496 ROSEMARY ST	696
R23-ROW	8496 ROSEMARY ST	1062
R25-TE	8550 ROSEMARY ST	2782
R25-ROW	8550 ROSEMARY ST	4163
R29-TE	8580 ROSEMARY ST	2040
R29-ROW	8580 ROSEMARY ST	4983
R35-ROW	8600 ROSEMARY ST	6124
R35-TE	8600 ROSEMARY ST	2187
L1-TE	7500 E 82ND AVE	792
L4-TE	8231 ROSEMARY ST	176
L5-TE	8301 ROSEMARY ST	2151
L5-PE	8301 ROSEMARY ST	3884
L6-PE	8383 ROSEMARY ST	4822
L7-TE	8241 ROSEMARY ST	106
L8-ROW	8391 ROSEMARY ST	3388
L8-TE	8391 ROSEMARY ST	612
L9-TE	8401 ROSEMARY ST	99
L17-TE	8451 ROSEMARY ST	1274
L26-PE	8571 ROSEMARY ST	8848
L35-ROW	8581 ROSEMARY ST	245

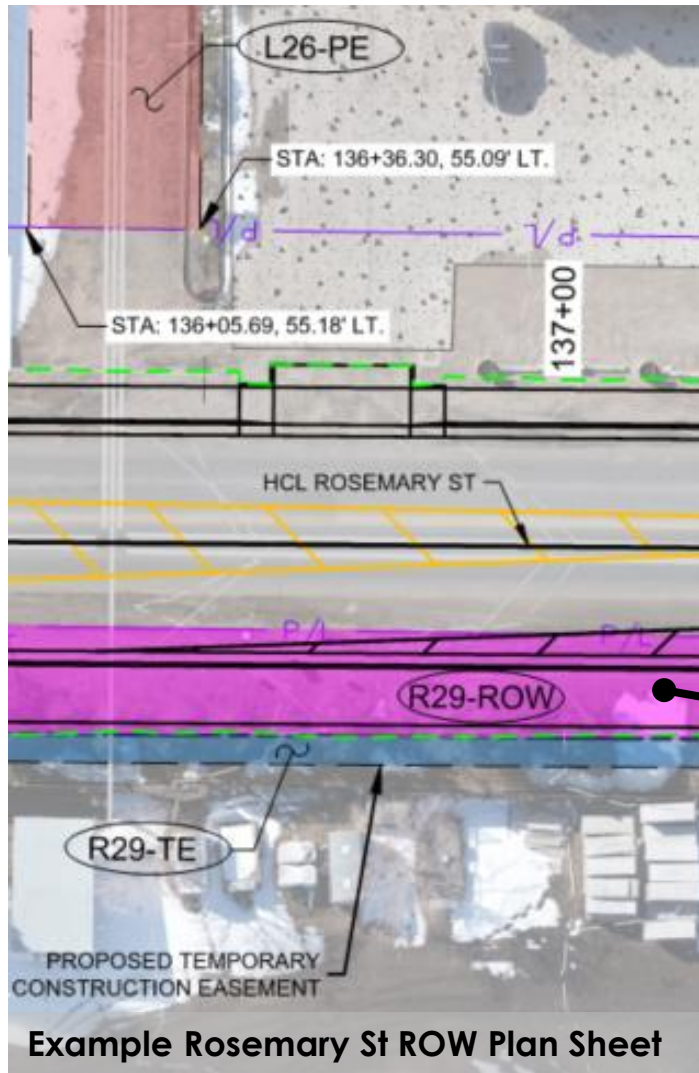
40 Right-of-way parcels needed from 27 owners

- 9 right-of-way parcels
- 4 permanent easements
- 27 temporary construction easements

2.12 Acres Total



Types of Acquisition Parcels



Example Rosemary St ROW Plan Sheet

Right-of-Way Parcel

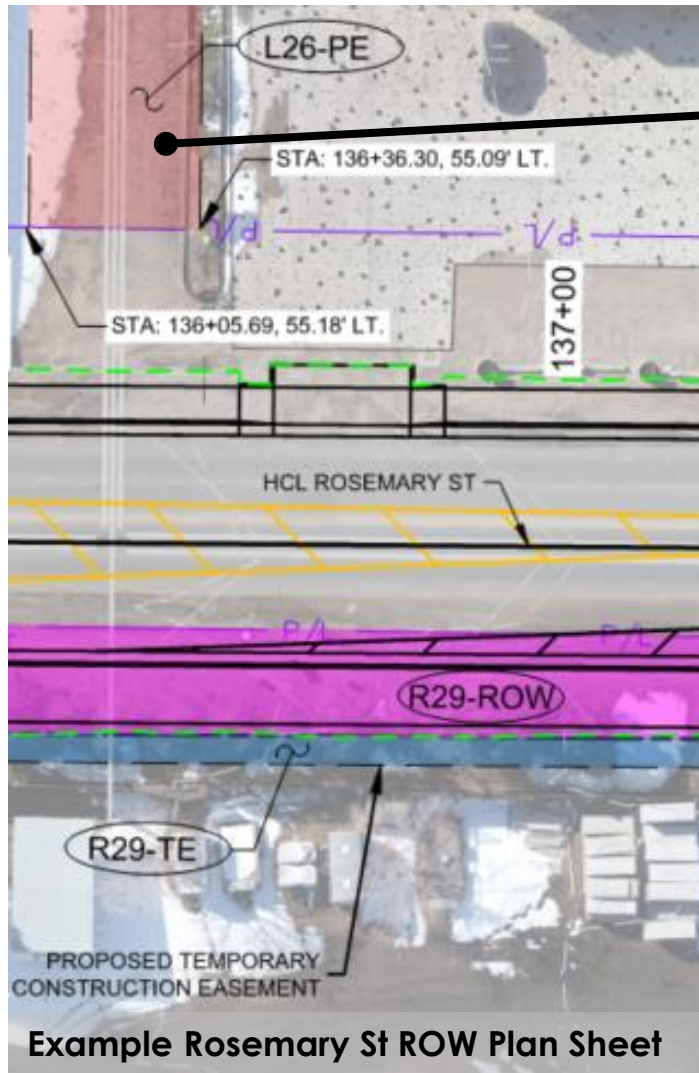
- City acquires 100% ownership of parcel
- Example – City acquires area that will be part of the widened Rosemary Street or sidewalk

9 Right-of Way Parcels Needed



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CITY

Types of Acquisition Parcels



Example Rosemary St ROW Plan Sheet

4 Permanent Easements Needed

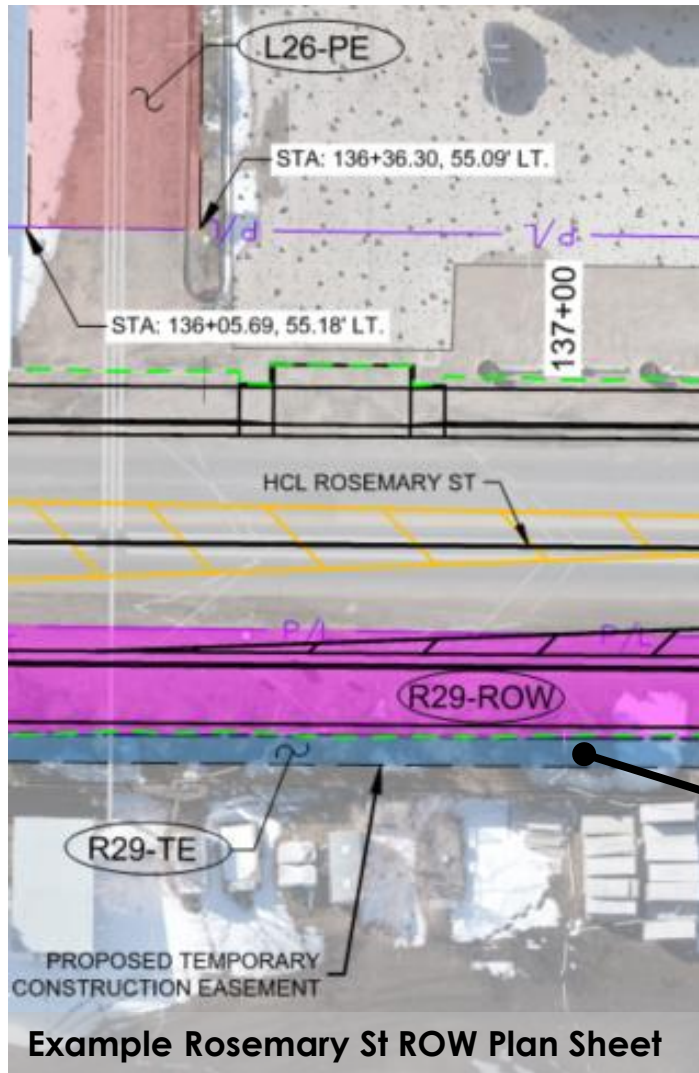
Permanent Easement

- City acquires right to use parcel for a certain purpose.
- Land owner retains right to use parcel if their use does not interfere with City use.
- Land owner retains ownership.
- Example – City can construct and maintain storm sewer pipe in a permanent easement. Land owner can use the surface.



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Types of Acquisition Parcels



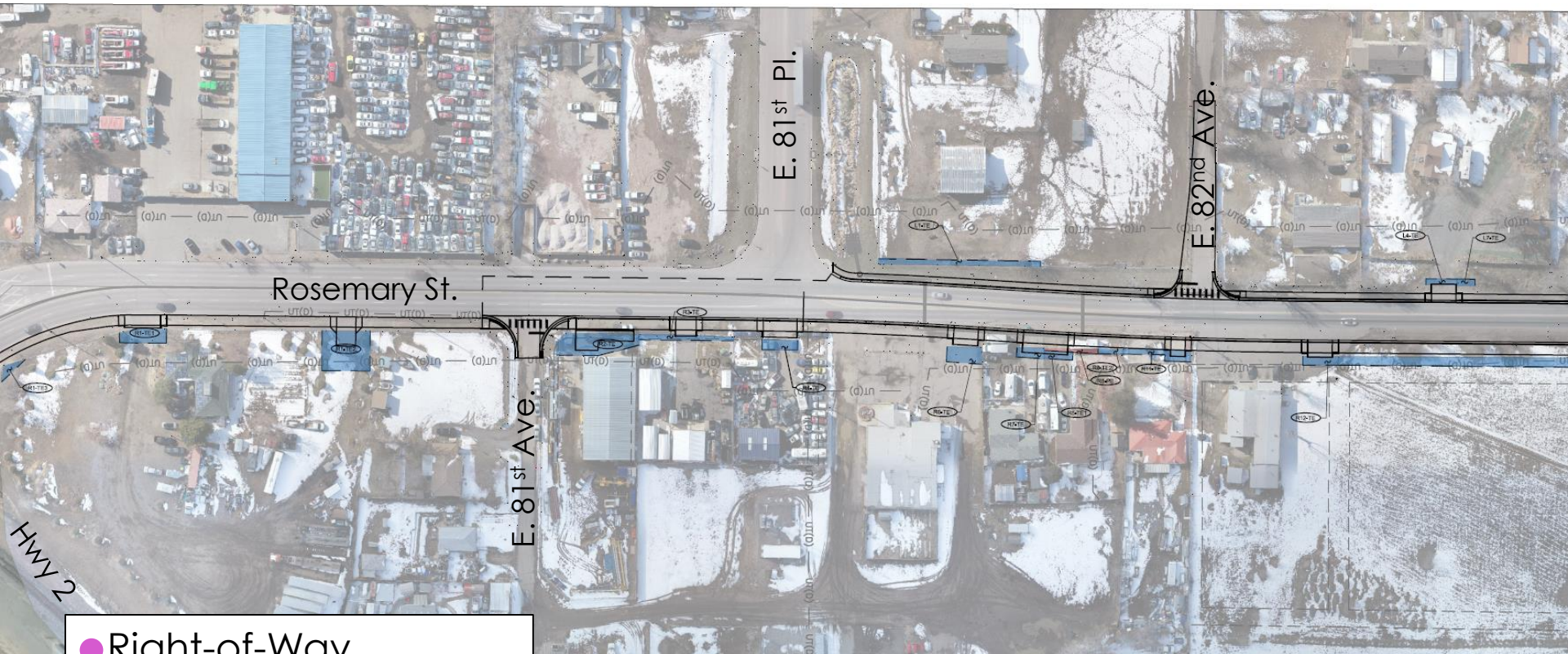
Example Rosemary St ROW Plan Sheet

Temporary Easement

- City acquires right for contractor to enter parcel to construct project.
- Contractor must return parcel to same condition.
- Example – Grading a private driveway to match new roadway elevations during roadway widening. Land owner retains ownership.

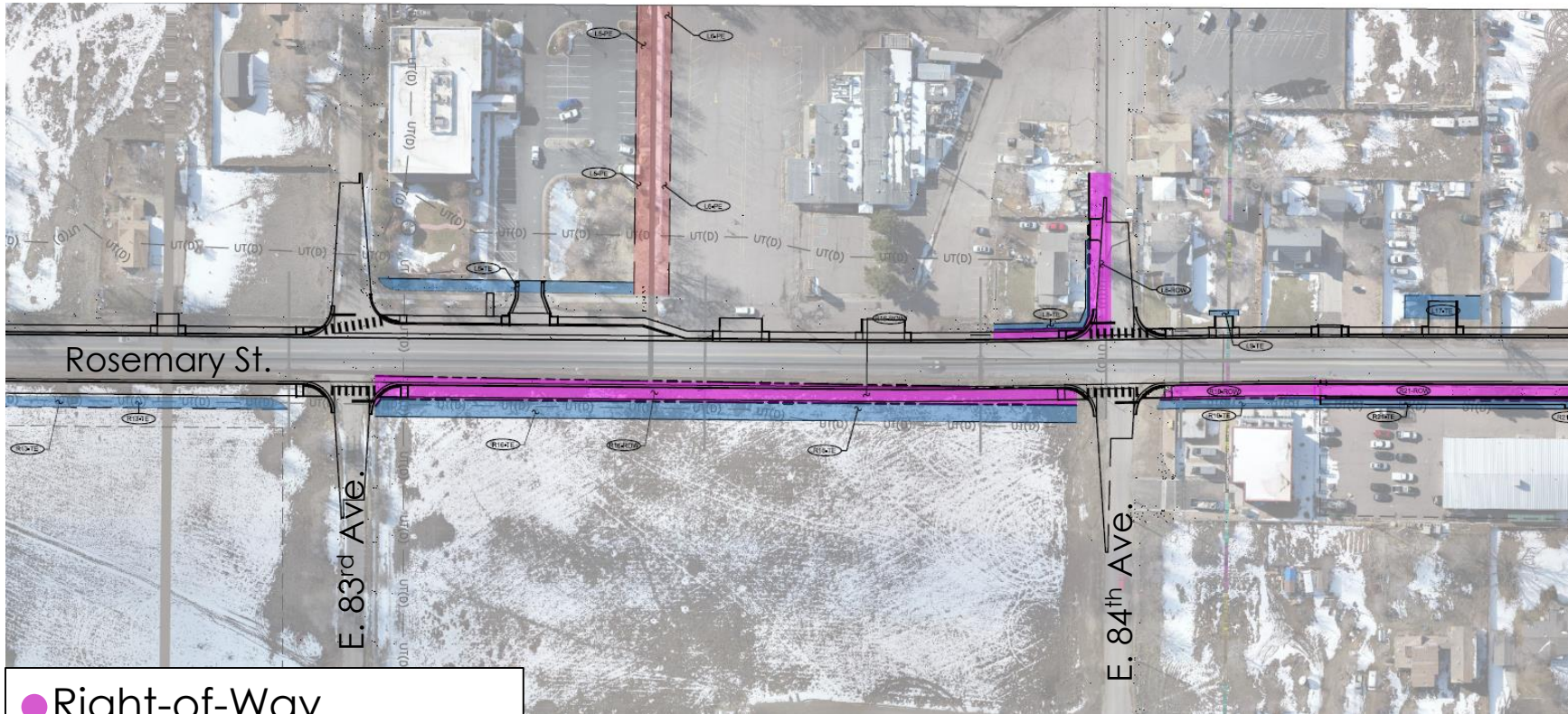
27 Temporary Easements Needed

Rosemary Street Acquisitions



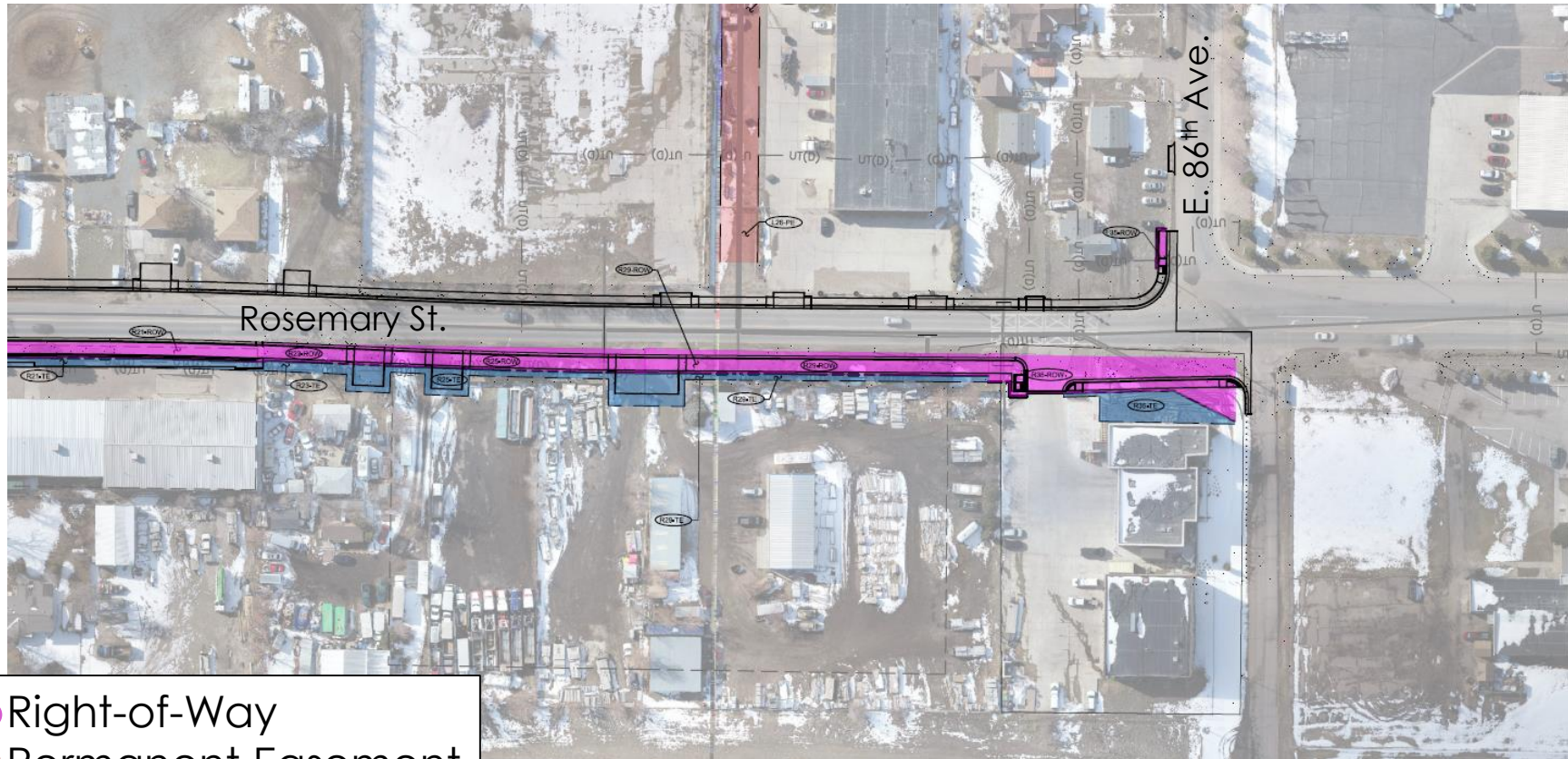
- Right-of-Way
- Permanent Easement
- Temporary Easement

Rosemary Street Acquisitions



- Right-of-Way
- Permanent Easement
- Temporary Easement

Rosemary Street Acquisitions



- Right-of-Way
- Permanent Easement
- Temporary Easement

Right-of-Way (ROW) Process

1. Send landowner's notice of intent to acquire
 - Notice advises them of the parcel(s) to be acquired
2. Determine fair market value of parcels to be acquired
3. Make formal offer to acquire on behalf of the City
4. Negotiation
5. Sign an agreement
6. Closing

Claudia Lopez (HDR) will be one of the right-of-way agents negotiating the acquisitions

- Speaks Spanish, French, Portuguese and English
- She also speaks "real estate"



ROW Incentive Program

- ROW incentive payments are payments over and above the amount offered
- Offered to landowners that complete an acquisition in an expedited time frame

ROW Incentive Programs on previous projects:

- Significantly reduce the time required to purchase ROW
- Reduce ROW administration, acquisition and legal costs
- Creates good will with the constituents

Example - Recent South Metro Area County Project

- Acquired ROW from 50 property owners with Incentive Project
- Completed in 2 months w/no condemnations



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ROW Costs

An aerial photograph showing a wide, flat, dry landscape with a highway construction project. A multi-lane road with a median runs diagonally from the bottom left towards the upper right. In the far distance, a city skyline is visible against a hazy sky. The foreground shows some sparse vegetation and a few small structures or trailers.

- Estimated ROW Costs \$335K
- Estimated ROW w/Incentive Program \$402K
(\$335K + \$67K Incentive)



Questions?

