



GRAND AVENUE CORRIDOR

Informational Presentation for
Property Owners
April 15, 2025





Presentation Agenda

1. History
2. Project Need and Goals
3. Overview of Proposed Improvements
4. Right-of-Way Process
5. Access Decision Process
6. Funding & Timeline
7. Q & A



History

- October 2020: **Corridor Plan Start-Up**
- November 2020 – June 2021: **Phase 1**
 - Stakeholder Committee Creation and Meetings
 - Owner Meetings and Walking Audits
- June 2021 – November 2021: **Phase 2**
 - Design Charette
- November 2021 – April 2022: **Phase 3**
 - Access Management Plan
 - Conceptual Design
 - Stakeholder and Community Engagement

- May 2023 – November 2023: **Value Engineering**
 - Reduce cross-section to reduce impacts and save costs
 - Public Open House
 - Stakeholder Working Group Engagement
- November 2023 – June 2024: **30% Design**
 - 3D modeling of proposed design
 - Impact identification
 - Railroad engagement
 - Stakeholder Working Group Engagement
 - One-on-on property owner meetings
- July 2024 – Present: **60% Design**
 - Further advance design and access locations
 - Stakeholder Working Group Engagement
 - One-on-one property owner meetings
 - Open House



Project Need and Goals

Project Overview

The Grand Avenue Corridor Plan is a transformational long-term public project that aims to improve mobility across the Town of Eagle, establish a strong sense of place and identity, and create interconnectivity between the major destinations within walking distance of the downtown commercial core.



Grand Avenue Goals: **ENHANCE**

year-round mobility
for all modes

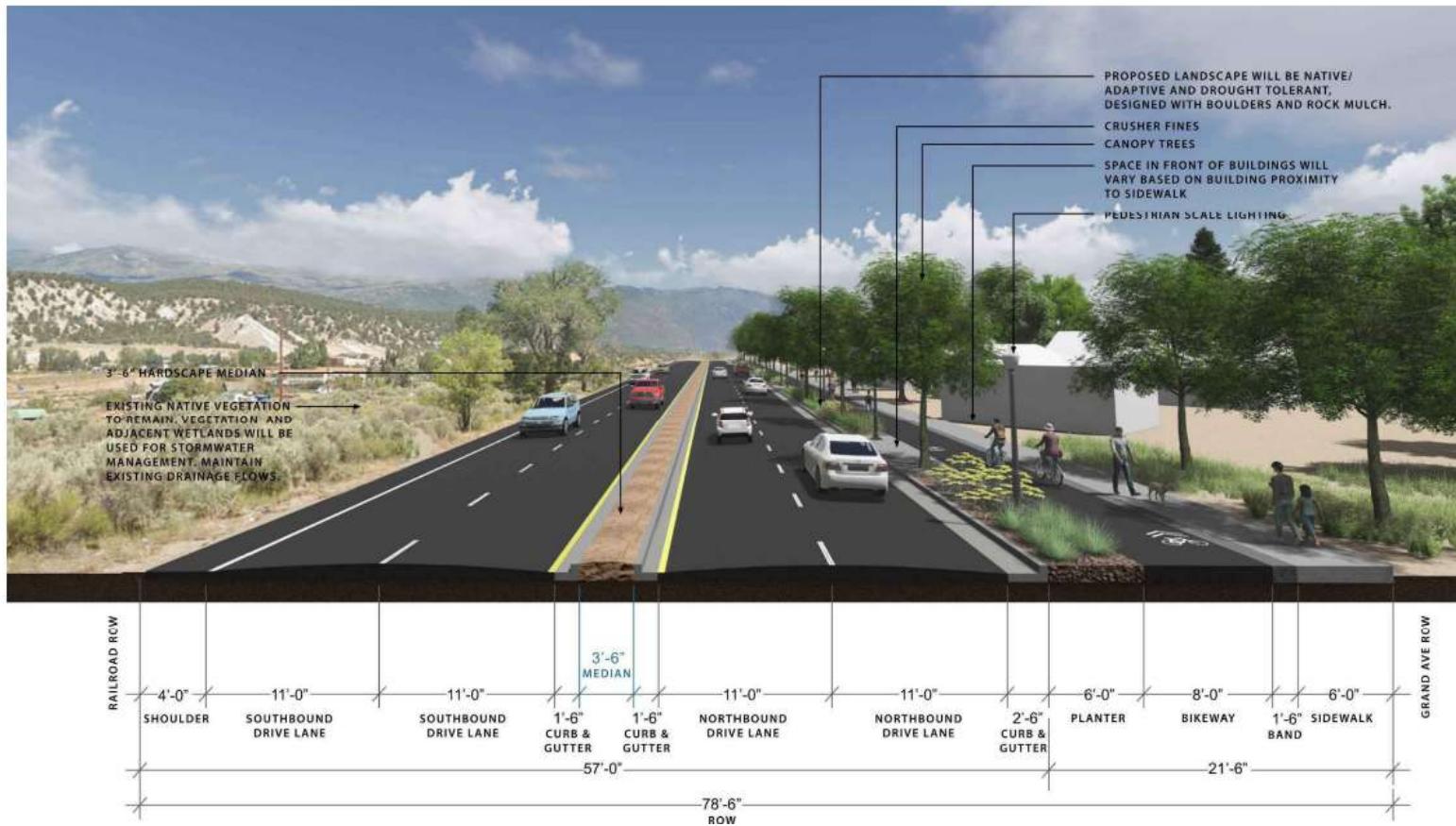
IDENTIFY Implementable solutions

PROMOTE environmental sustainability

CONVERT community support into actionable change



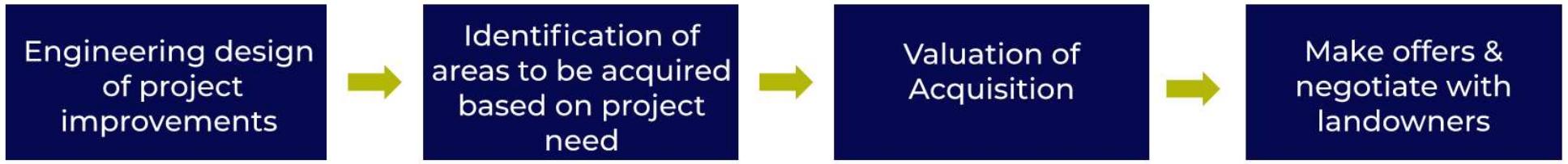
Overview of Proposed Improvements





Right of Way Process

What is it?
Property acquisition process for project



We are here

- The US & Colorado Constitution and State Laws protect landowners



Right of Way Process

Differences and Similarities of Non-Federal Aid vs. Federal-Aid ROW Processes

- Regardless of the process used, the Town, Stolfus, and HDR are committed to treating affected landowners with dignity and respect in the right of way acquisition process
- Federal-aid ROW process adds criteria and procedural steps to parcel definition and parcel valuation

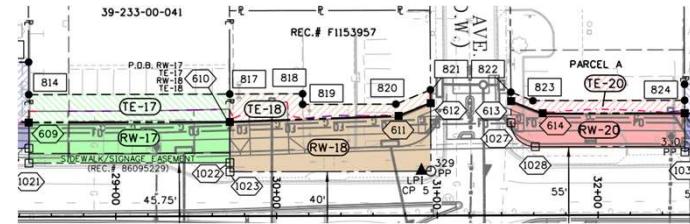


Right of Way Process



Parcel Descriptions

- Footprint of design overlaid on ownership map
 - Size, shape and location of acquisition parcels determined
- Professional land surveyor creates legal descriptions for parcels
- **Federal-aid ROW Process** – Right of Way Plans and Legal Descriptions approved by Colorado Department of Transportation
- Town of Eagle completing this process regardless of funding source





Right of Way Process

TEMPORARY vs. PERMANENT: UNDERSTANDING EASEMENT TYPES IN CORRIDOR PROJECTS

TEMPORARY CONSTRUCTION EASEMENT



Grants short-term access for construction needs like grading and equipment.

Ownership stays with the property owner after completion.

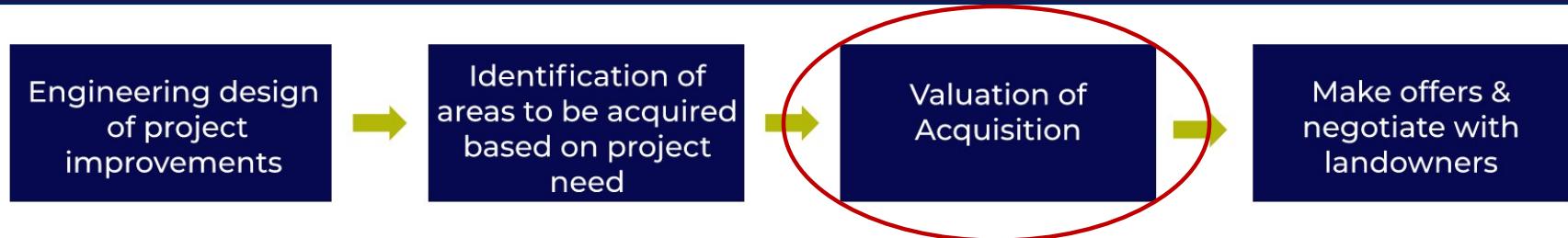
PERMANENT EASEMENT / RIGHT-OF-WAY PURCHASE



A portion of the property is acquired permanently for transportation infrastructure, like sidewalk, drainage, or roadway elements. Ownership transfers to the Town of Eagle for right-of-way purchase.



Right of Way Process

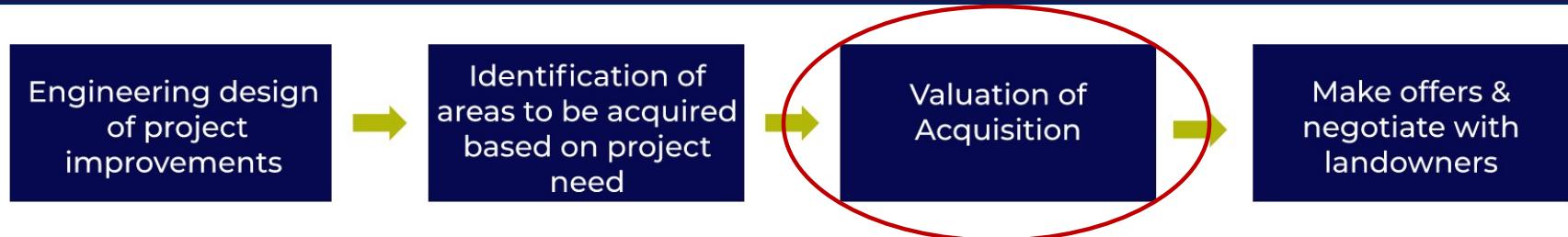


Parcel Valuations

- Uncomplicated Lower Value Valuations Prepared by Real Estate Specialists (Value Findings) and Approved by the Town
- Complicated and Higher Value Valuations – Prepared by Licensed Real Estate Appraisers and Approved by the Town
- Valuation professionals determine **“just compensation”**:
 - Fair Market Value of the part taken
 - Plus damages, if any, to the remainder parcel



Right of Way Process

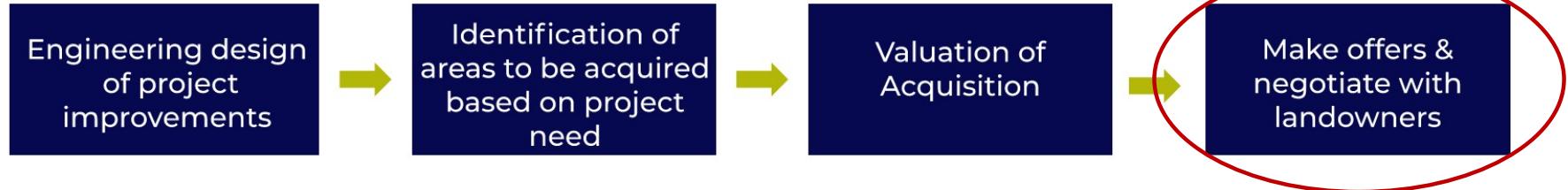


Landowner Right to Appraisal

- A State Statute Requires, if Estimated Value of Parcel is \$5K or More, Town Notifies Landowner of Their Right to Get Their Own Appraisal
- If appraisal is submitted to Town in a certain time frame and it meets certain criteria, the Town must pay the reasonable cost of the appraisal
- Section 38-1-121, C.R.S.



Right of Way Process



Acquisition Negotiation

- Formal written offer given to landowner
- Offer based on Town's approved valuation (value finding or appraisal)
- Negotiation Ensues
- Negotiated Agreement is Signed
- Closing for Acquisition



Right of Way Process

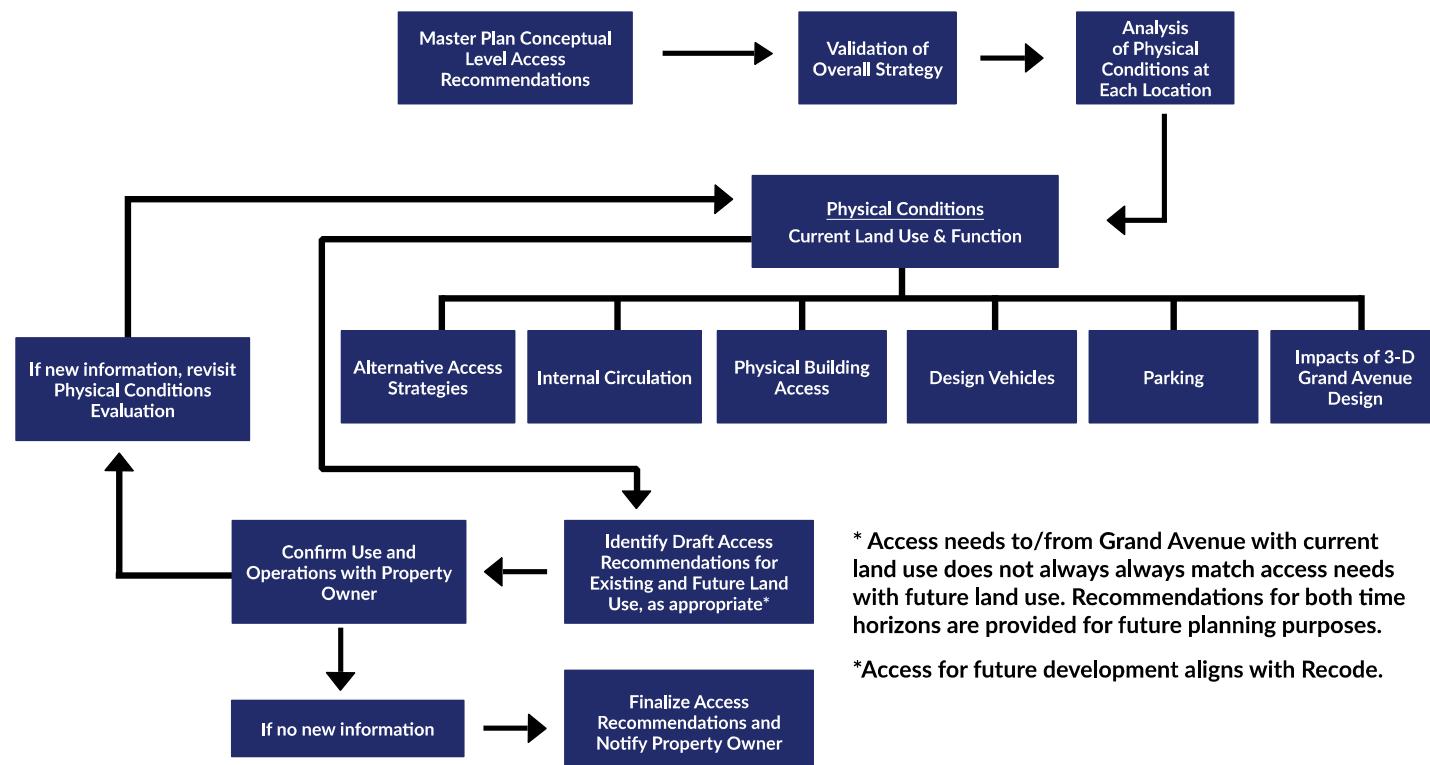
What is Eminent Domain?

- If the Town and the landowner cannot agree on the price the Town will pay the landowner, eminent domain can be used to resolve that difference.
 - Eminent domain is a judicial process where a disinterested third party (commission or jury) decides what amount the Town will pay the landowner.
- **Town Council Must Authorize Eminent Domain. [Town Council has made no decisions about this.](#)**



Access Decision Process

Goal: Achieve Eagle's vision for mobility along Grand Avenue for all users by applying access management principles within the context of existing land uses.





Funding & Timeline

- **2024 RAISE Grant submitted and recognized as Project of Merit**
- **2025 Round 1 & 2 RAISE Grant application submitted**
- **Federal Funding Outlook**
 - Grant funding available for transportation projects has reduced in 2025
 - FY2025- USDOT changed the program name from Rebuilding America Infrastructure with Sustainability and Equity (RAISE) to Better Utilizing Investments to Leverage Development (BUILD)
 - Priorities shifted from **equity, climate, and safety** to **improving transportation infrastructure**
 - Grand Ave Improvements meet goals for both of these perspectives
 - Project team will look at alternative funding solutions and develop interim and/or phased implementation solutions to utilize funding the Town currently has



Funding & Timeline

01

**APRIL 2025
PUBLIC OPEN HOUSE**



02

**SUMMER 2025
COMPLETE 60% DESIGN**

- Continued coordination with railroad and property owners



**See front table to
be added to our
one-on-one
meeting list**

03

**SUMMER/FALL 2025
DEVELOP AND EVALUATE DATA-DRIVEN
PHASED IMPLEMENTATION PLAN**



04

**EVALUATE & PURSUE FUNDING
OPPORTUNITIES**



GRAND AVENUE CORRIDOR

Questions

