



**CITY OF BOULDER
CITY COUNCIL AGENDA ITEM**

MEETING DATE: February 19, 2019

AGENDA TITLE: Introduction, first reading and consideration of a motion to order published, by title only, Ordinance 8316 authorizing and directing the acquisition of various property interests located adjacent to the intersection of 30th Street and Colorado Avenue, by purchase or eminent domain proceedings, for the construction of the 30th & Colorado Bike and Pedestrian Underpass project and setting forth related details.

PRESENTERS

Jane S. Brautigam, City Manager
Mary Ann Weideman, Deputy City Manager and Interim Director of Public Works
Tom Carr, City Attorney
Janet Michels, Senior Assistant City Attorney
Kathleen Bracke, Interim Co-Director of Public Works for Transportation
Gerrit Slatter, Principal Transportation Projects Engineer
Jason Fell, Transportation Project Manager

EXECUTIVE SUMMARY

The 30th & Colorado Bike and Pedestrian Underpass project supports Boulder's Transportation Master Plan (TMP) and is the first major action item to implement from the city's recently completed 30th & Colorado corridors study. This project will enhance safety, accessibility, and mobility for people using all modes of travel and provide necessary drainage improvements to the intersection of 30th Street and Colorado Avenue.

This intersection supports high frequency transit service, has over 2,100 pedestrians and bicyclists on a typical day, provides important commuting connections for vehicle travel and connects the CU main and east campuses.

The 30th & Colorado Underpass project will:

- construct pedestrian and bicycle underpasses under 30th Street and Colorado Avenue
- construct an at-grade protected intersection to improve safety for people using all modes of travel (bicyclists and pedestrians are separated from cars to provide increased visibility and reaction times)
- implement the 30th & Colorado Corridors Study preferred sidewalk and bicycle facilities at the intersection
- connect to existing sidewalks, bike lanes and multi-use paths
- reconstruct or relocate existing transit stops
- evaluate traffic signal operations for potential changes
- install underpass lighting, landscaping and other urban design features
- incorporate public art/urban design

The total project cost is estimated at \$12.5 million, with \$7.75 million to be secured through a combination of city and CU funds and \$4.75 million in federal funds approved by the Denver Regional Council of Governments (DRCOG) and administered by the Colorado Department of Transportation (CDOT). The city will ensure that on-going funds are programmed as part of the city's Public Works/Transportation Division annual budget to maintain this new underpass, including landscaping, after construction is complete.

The \$4.75 million in federal funds has a very strict timeline associated with its use and requires final authorization by CDOT to advertise for construction bids by July 1, 2019. In order to get CDOT authorization, the city must attest that all the necessary property interests have been acquired. Property and easements of varying sizes will need to be acquired from eight different properties adjacent to the project to build these improvements. **Exhibit A** contains a map of properties that have right-of-way and/or easement acquisition requirements.

Following federal property acquisition guidelines, the city has been working collaboratively with property owners to obtain necessary property interests for the project and anticipates cooperation. However, not having eminent domain authority as a potential last resort could jeopardize the \$4.75 million in federal funds needed to complete this important multimodal safety and connectivity project.

Staff requests that City Council consider an ordinance authorizing and directing the acquisition of all necessary properties and easements through purchases or eminent domain proceedings in the event open market discussions are not successful with all adjacent property owners.

Attachment A provides the proposed ordinance for council consideration as well as supporting exhibits.

STAFF RECOMMENDATION

Suggested Motion Language:

Staff requests council consideration of this matter and action in the form of the following motion:

Motion to introduce and order published by title only Ordinance 8316 authorizing and directing the acquisition of property located adjacent to the intersection of 30th Street and Colorado Avenue, by purchase on the open market or through eminent domain proceedings, for the construction of the 30th & Colorado Underpass project and setting forth related details.

COMMUNITY SUSTAINABILITY ASSESSMENTS AND IMPACTS

- *Economic* – The 30th & Colorado Underpass project achieves its economic goals by improving walking and bicycling for visitors, employees, students and residents traveling through the area by providing an easier and safer crossing of 30th Street and Colorado Avenue and by making connections to nearby schools, local and regional transit stops and residential areas. Additionally, the project supports the city's economic goals through the provision of and investment in infrastructure that attracts, sustains and retains businesses and entrepreneurs.
- *Environmental* – The 30th & Colorado Underpass project improves walking, bicycling and transit stops, which supports the Accessible & Connected goal of the city's Climate Action Plan and Sustainability and Resilience Framework, which calls for a safe, accessible and sustainable multi-modal transportation system that connects people with each other and where they want to go.
- *Social* – The 30th & Colorado Underpass project will improve travel access and connections for all community members to use in their daily travel and lives by improving public safety through intersection improvements and a new underpass(es), and by improving accessibility for users of all abilities by meeting Americans with Disability Act guidelines.

OTHER IMPACTS

- *Fiscal* – The total project cost is estimated at \$12.5 million. To date, \$4.75 million in federal funding has been secured and \$7.75 million in local match will be used to complete the 30th & Colorado Underpass project. The city transportation funds are currently contributing \$3.45 million and CU is contributing \$400,000. The city is in conversation with CU to develop a cost-share approach to cover the remaining local match amount to complete the overall project.
- *Staff time* – The 30th & Colorado Underpass project is within staff's current work plan.

BOARD AND COMMISSION FEEDBACK

Staff has provided periodic updates to the Transportation Advisory Board (TAB) on the project. TAB has been supportive of the 30th & Colorado Bike and Pedestrian Underpass project improvements.

PUBLIC FEEDBACK

From fall 2017 through fall 2018, conceptual designs for the underpass and on-street improvements were presented to the public at four open houses, at CU's main and east campuses, to stakeholder groups, and to the city's Transportation Advisory Board.

Printed notices for each of the open houses were mailed to an average of 9,000 property owners, businesses and residents in the area between Foothills Parkway, 28th Street, Boulder Creek and Baseline Road. Electronic notices were also emailed to the project email list (218 members), emailed to the city's Transportation e-newsletter (over 800 recipients) and posted to the social media platform, NextDoor.

Project staff has met with the property managers and owners where there are potential easement and/or right-of-way interests and needs.

Feedback received through these outreach efforts have generally supported the proposed project improvements.

BACKGROUND

This project supports Boulder's TMP goals, including Vision Zero safety goals for people using all modes of travel and enhancing bicycle and pedestrian connections in this heavily travelled area of the community.

The 30th Street and Colorado Avenue travel corridors provide travel options between key activity centers in Boulder, including the University of Colorado (CU) Housing at Williams Village, CU East Campus, Boulder Junction, 29th Street and CU Main Campus. These corridors also contain six of the top crash locations in the city, including the intersection of 30th and Colorado, based on data in the 2016 Boulder Safe Streets Report.

The intersection of 30th and Colorado is currently built with two through-vehicle lanes and one left-turn lane in each direction, a five-foot wide striped on-street bicycle lane, and five to eight-foot wide attached sidewalks.

In 2014, the CU East Campus Connections Project, a joint work effort between CU and the city, identified the need for improvements to the 30th & Colorado intersection, including an underpass. These improvements were incorporated into the 2014 Transportation Master Plan Update.

In 2018, the city completed Phase I of the 30th & Colorado Corridors Study, which examined existing and future travel conditions and needs and developed design options to improve travel for all modes along 30th Street (Baseline to Pearl) and Colorado Avenue (Foothills Parkway to Broadway/Euclid).

The 30th & Colorado Underpass project will implement the corridor designs at the intersection and within the project boundaries, approximately 400 feet in all four directions, including:

- six- to eight-foot wide detached sidewalks (detachment varies depending on available width)
- five-foot wide raised, protected bicycle lanes
- one-foot wide concrete buffers between curbs, sidewalks and bicycles lanes
- two-foot wide curb and gutter between the vehicle and raised bicycle lanes
- one 10-foot wide inside travel lane and one 11-foot wide outside travel lane, the same number, width and type of vehicle travel lanes as exists today

The project will also construct a pedestrian and bicycle underpass of 30th Street and a pedestrian and bicycle underpass of Colorado Avenue.

The current estimate to complete all on-street and underpass improvements is \$12.5 million; this is an update to the original estimate of \$8 million. The difference between original and current cost estimates is largely due to change in scope. The original project scope anticipated one underpass crossing the intersection diagonally, however upon further analysis, the recommended design calls for two underpasses (one underneath 30th Street and the other beneath Colorado Avenue) to accommodate a greater number of users which requires more funding. To date, \$4.75 million in federal funding has been secured and \$7.75 million in local match will be used to complete the 30th & Colorado Underpass project. The city transportation funds are currently contributing \$3.45 million and CU is contributing \$400,000. The city is in conversation with CU to develop a cost-share approach to cover the remaining local match amount to complete the overall project.

Where land interests are required, project staff has reached out to all property managers and owners to introduce the project and inquire into property acquisition on the open market. Property owners are generally in support of the project and expressed interest in working with the city to implement the project improvements. Moving forward with property acquisitions concurrent to these conversations supports federal funding requirements and preserves the construction timeline.

ANALYSIS

On previous capital improvement projects that required permanent easements and/or public right of ways, staff were able to reach agreements with property owners. Historically, staff's approach to property acquisition has been to negotiate with property owners in good faith in hopes of securing agreements in a timely manner before construction. When property owners consent to the project, agreement can usually be reached in a straightforward manner. However, when some property owners do not consent to the project, there are significant challenges for all involved, including project delays and potentially inequitable impacts to some property owners.

The city has hired a real estate consultant to assist in the property acquisition process and has been following a process that is outlined in the federal property acquisition guidelines (the Uniform Relocation Assistance and Real Property Acquisition Act of 1970). The "Uniform Act" defines the requirements and responsibilities of the government entity

acquiring the property, and establishes firm negotiation timelines so that the process moves forward to a reasonable conclusion for both parties.

The Uniform Act protects private owners' interests to prevent the government from abusing its power or influence. The Uniform Act requires a determination of "fair market value" by a professional appraiser at the government's expense. Property owners also are given the option to get their own appraisals, which are also paid for by the government. These appraisals then become the basis for arriving at a final negotiated settlement or acquisition price. If the negotiating parties still cannot reach an agreement, then the matter moves on to the judicial system, where a judge or jury determines the fair market value of the property to be acquired.

Within the footprint of the needed easement areas, there are no encroachments onto private structures that would be disruptive or cumbersome to relocate. All needed easement locations are on properties zoned as residential or public. There is no reason to believe that the construction of the project improvements will diminish any property owners' property value or operation, or residents' quality of life.

The reason for this request to council is to support the completion of work within the required federal funding timeline, to diligently move the project along to construction and to ensure that each property owner is equitably compensated based on the same methods required in the Uniform Act. Staff will continue to negotiate in good faith with those property owners from whom easements and/or right-of-way need to be secured and does not intend to initiate any eminent domain action until spring 2019, if necessary.

If negotiations fail with any property owner and use of eminent domain authority is not granted, the project improvements cannot be constructed, as existing available land is not wide enough to accommodate the proposed improvements.

For more information on this project, please contact Jason Fell, Project Manager with the city's Public Works/Transportation Division: fellj@bouldercolorado.gov Information regarding the project is available on the city's [website](#).

ATTACHMENTS

Attachment A – Proposed Ordinance which includes

Exhibit A – Right of Way Drawings – Project Key Map Indicating Property Needs and Ownership Tabulations

ORDINANCE 8316

AN ORDINANCE AUTHORIZING AND APPROVING ACQUISITION OR CONDEMNATION OF CERTAIN PROPERTIES FOR 30TH STREET AND COLORADO STREET IMPROVEMENT PROJECT AND SETTING FORTH RELATED DETAILS.

THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO, FINDS:

A. The City of Boulder, Colorado (“City”) is a home-rule municipality in the State of Colorado.

B. The City of Boulder Charter delegated the City Council with legal authority and power of eminent domain.

C. The City, through its City Council (“City Council”), has approved a street improvements project in the vicinity of 30th Street and Colorado Street in Boulder, Colorado to:

- i. Construct pedestrian and bicycle underpasses under 30th Street and Colorado Avenue;
- ii. Construct an at-grade protected intersection to improve safety for people using all modes of travel (bicyclists and pedestrians are separated from cars to provide increased visibility and reaction times);
- iii. Implement the 30th & Colorado Corridors Study preferred sidewalk and bicycle facilities at the intersection;
- iv. Connect to existing sidewalks, bike lanes and multi-use paths;
- v. Reconstruct or relocate existing transit stops;
- vi. Evaluate traffic signal operations for potential changes;
- vii. Install underpass lighting, landscaping and other urban design features;
- viii. Incorporate public art/urban design; and
- ix. Support the potential for a multi-use path connection to College Avenue from Colorado Avenue (“Project”).

D. The City Council has determined that there is a need and necessity to acquire certain property or property interests identified in this Ordinance for the construction of the Project, and that the acquisition of the property or property interests serves and is for and in furtherance of the public purpose of enhancing safety, accessibility, and mobility for people using all travel modes at this intersection and that the Project benefits the public health, safety, or welfare of the City’s residents.

E. The property sought to be acquired for the Project includes acquisition of the properties or property interests described in **Exhibit A**, attached hereto and incorporated herein by this reference (“Properties”), and the Property is purportedly owned by the persons or entities described in **Exhibit A** (“Property Owners”).

1 F. The City Council finds and determines that its staff, consultants, or agents are
2 authorized to commence or continue good faith negotiations for the acquisition of the Properties
with the Property Owners and to make good faith offers for the Properties.

3 G. The City Council finds and determines that if the Properties cannot be obtained
4 voluntarily, the City, by and through staff, consultants, or agents, is authorized to commence
5 condemnation proceedings to acquire the Properties and prosecute the proceedings to their
conclusion.

6 NOW, THEREFORE, IT IS ORDAINED BY THE CITY COUNCIL OF THE CITY OF
7 BOULDER, COLORADO, AS FOLLOWS:

8 Section 1. The acquisition of the Properties as described in **Exhibit A** is necessary for
9 construction of the Project.

10 Section 2. The acquisition serves and furthers the public purpose of enhancing safety,
11 accessibility, and mobility for people using all travel modes at this intersection and the Project is
12 for the benefit of the public health, safety, or welfare of City's residents and covers matters of
13 local concern.

14 Section 3. The City, its staff, consultants, or agents are authorized to negotiate in good
15 faith and to make offer(s) of compensation with the Property Owners for the acquisition of the
16 Properties, with any final agreement subject to the approval of the City Council or the City
17 Manager.

18 Section 4. If negotiations for the acquisition of the Properties voluntarily prove
19 unsuccessful, a condemnation action must be filed and the City's staff, consultants, or agents are
20 authorized to employ or continue to employ all necessary persons for this purpose, including
21 special condemnation counsel, if necessary, and appraisers, surveyors, engineers, and other
22 experts.

23 Section 5. The City's staff, consultants, or agents are also authorized to obtain immediate
24 possession of the property, if deemed necessary for the construction of the Project.
25

Item 3L - Construction of 30th and Colorado Bike and Pedestrian Underpass

1 READ ON SECOND READING, PASSED AND ADOPTED this 5th day of March 2019.

2
3
4 _____
Suzanne Jones
Mayor

5 Attest:

6
7 _____
Lynnette Beck
City Clerk

COLORADO DEPARTMENT OF TRANSPORTATION

REGION 4
ADDRESS: 10601 WEST 10TH STREET
GREELEY, CO 80631
PHONE: (970) 350-2173 FAX: (970) 350-2223

RIGHT OF WAY PLANS UNIT: I. JEFFREY NADING, PLS

Sheet Revisions

EXHIBIT A
Right-of-Way
Plans

**SECTION 32,
TOWNSHIP 1 NORTH,
RANGE 70 WEST,
OF THE 6TH P.M.**



**BOULDER LAND
CONSULTANTS, INC.**

950 LARAMIE BLVD, UNIT D
BOULDER, CO 80504 (303) 443-3816
www.BLCsurveyors.com

RIGHT OF WAY PLANS

TITLE SHEET

PROJECT NUMBER: ACQ M110-101
PROJECT LOCATION: COLORADO AVE. AND 30TH ST.
CITY OF BOULDER, COLORADO

Project Code: Last Mod. Date: Subset: Sheet No.

20708 01/11/2019

**COLORADO DEPARTMENT OF TRANSPORTATION
FEDERAL-AID HIGHWAY PROJECT**

ROW PLANS AUTHORIZED:

DATE

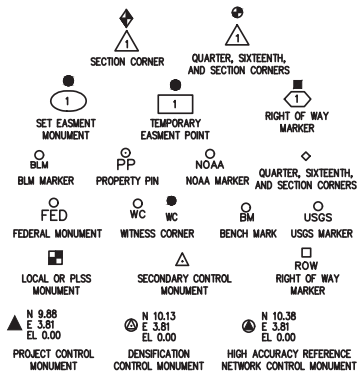
CDOT ROW MANAGER

**DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO**

FEDERAL AID PROJECT NO. ACQ M110-101
CITY OF BOULDER PROJECT NO. 310TR153NG
COLORADO AVENUE AND 30TH STREET UNDERPASS
CITY AND COUNTY OF BOULDER
SECTION 32 - TOWNSHIP 1 N, RANGE 70 W
R.O.W. LENGTH OF PROJECT = 0.195 MILES



Know what's below.
Call before you dig.

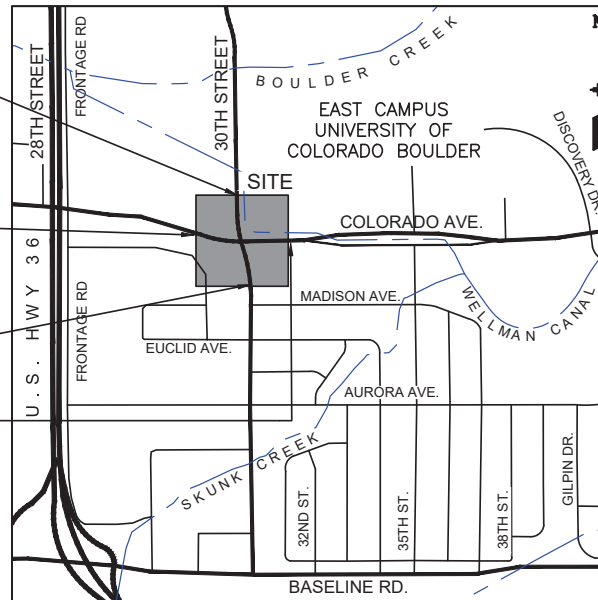


30TH STREET
END R.O.W. PROJECT
STA. 109+20

COLORADO AVENUE
BEGIN R.O.W. PROJECT
STA. 200+00

30TH STREET
BEGIN R.O.W. PROJECT
STA. 100+00

COLORADO AVENUE
END R.O.W. PROJECT
STA. 210+41.17



PROJECT LOCATION MAP
1" = 1000'

BASIS OF BEARINGS: ALL BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, T1N, R70W BETWEEN THE CENTER 1/4 CORNER OF SAID SECTION 32 AS MONUMENTED BY A 2.5" ALLOY CAP IN A MONUMENT BOX, STAMPED 'T1N R70W, CTR, SEC 32, LS 13842 1984', AND THE SOUTH 16TH CORNER OF SAID SECTION 32 AS MONUMENTED BY A 2" ALLOY CAP IN MONUMENT BOX, STAMPED 'STEVEN J SELLARS, C, S 1/4 | S32, 1996, LS 27615'. SAID WEST LINE WAS DETERMINED TO BEAR NORTH 00°08'21" WEST (1325.66 FEET). SEE SHEET 3.01-3.06 FOR MORE DETAILS.

NOTES:

1) THIS RIGHT-OF-WAY PLAN IS NOT A BOUNDARY SURVEY OF THE ADJOINING PROPERTIES AND IS PREPARED FOR THE COLORADO DEPARTMENT OF TRANSPORTATION PURPOSES ONLY.

2) FOR TITLE INFORMATION, BOULDER LAND CONSULTANTS, INC. RELIED ON THE TITLE REPORTS PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.

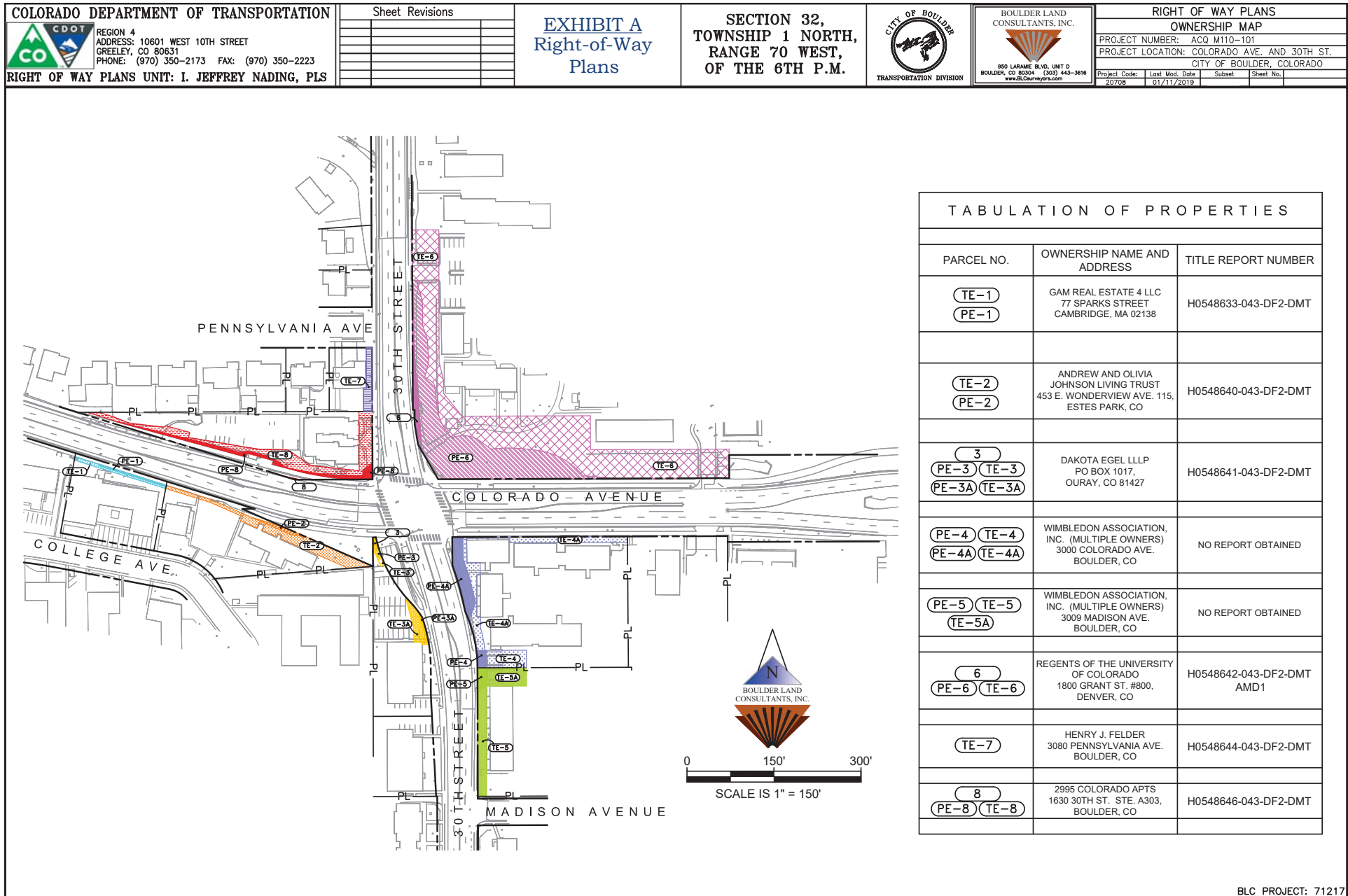
3) THIS PLAN SET IS SUBJECT TO CHANGE AND MAY NOT BE THE MOST CURRENT SET. IT IS THE USER'S RESPONSIBILITY TO VERIFY WITH CDOT THAT THIS SET IS THE MOST CURRENT. THE INFORMATION CONTAINED ON THE ATTACHED DRAWING IS NOT VALID UNLESS THIS COPY BEARS AN ORIGINAL SIGNATURE OF THE PROFESSIONAL LAND SURVEYOR HEREON NAMED.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE STATEMENT SHOWN.

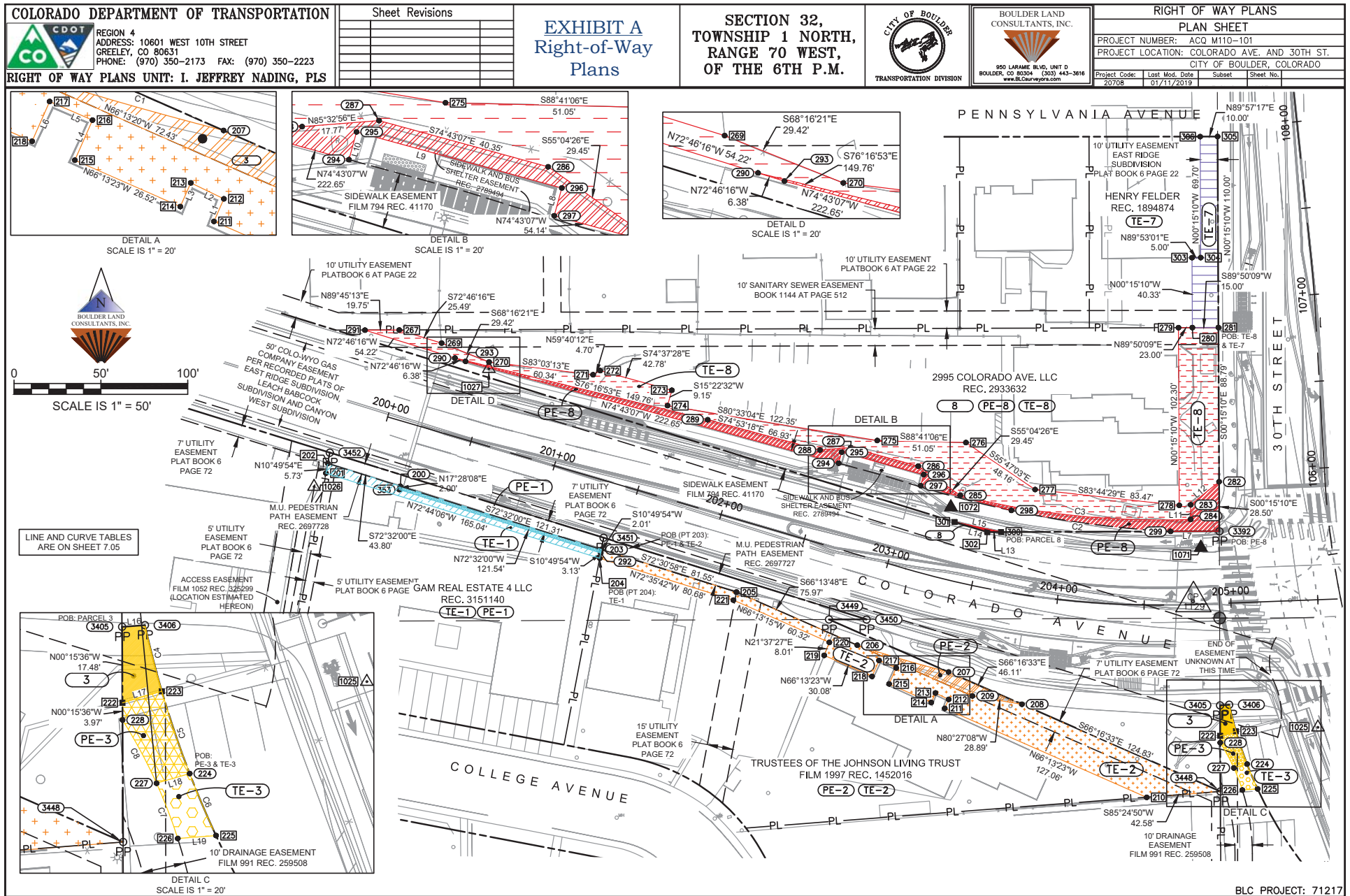
SURVEYOR STATEMENT (ROW PLAN)

I, JASON EMERY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, PLS NO. 20134, DO HEREBY STATE TO THE CITY OF BOULDER DEPARTMENT OF PUBLIC WORKS THAT THIS LAND SURVEY CONTROL DIAGRAM AND THE FIELD SURVEY IT REPRESENTS WAS PREPARED AND PERFORMED UNDER MY RESPONSIBLE CHARGE AND, THAT THIS LAND SURVEY CONTROL DIAGRAM DOES NOT REPRESENT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. THIS STATEMENT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. DATE:

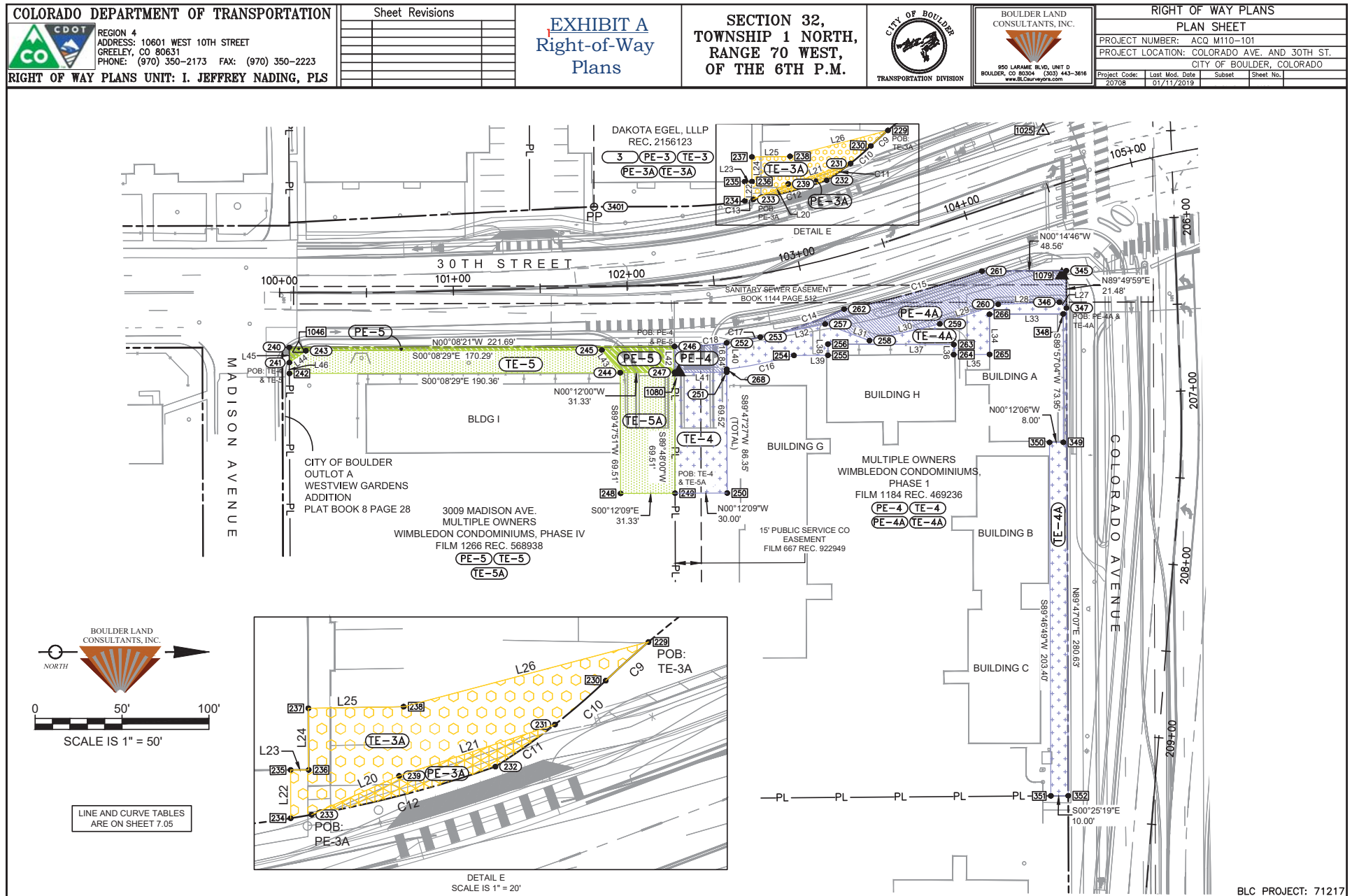
BLC PROJECT: 71217

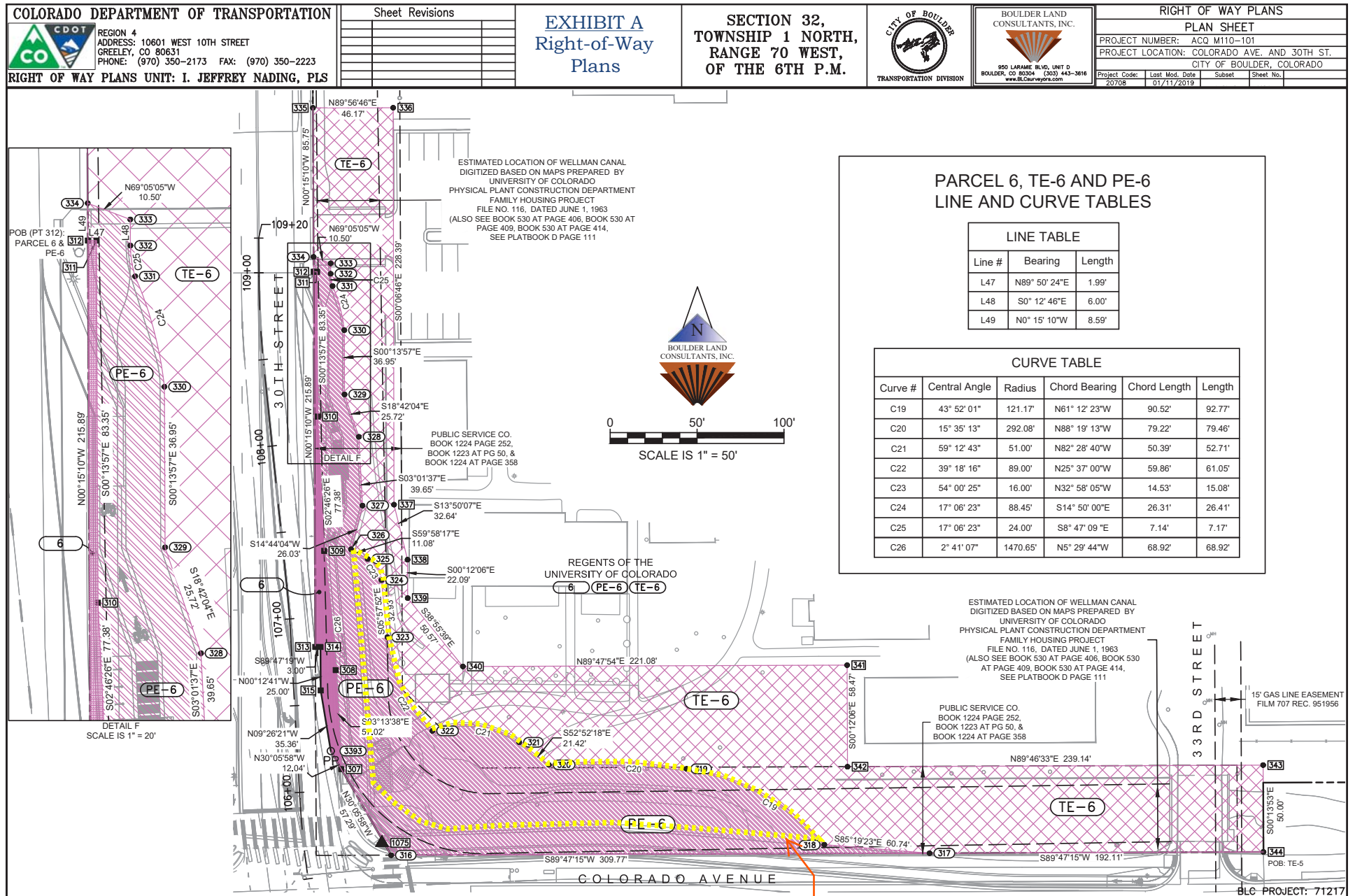


BLC PROJECT: 71217






Item 3L - Construction of 30th and Colorado Bike and Pedestrian Underpass








The yellow dashed area would NOT be necessary easement if only one underpass is constructed (approx. 12,000 sf)

	COLORADO DEPARTMENT OF TRANSPORTATION REGION 4 ADDRESS: 10601 WEST 10TH STREET GREELEY, CO 80631 PHONE: (970) 350-2173 FAX: (970) 350-2223	Sheet Revisions <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>											EXHIBIT A Right-of-Way Plans	SECTION 32, TOWNSHIP 1 NORTH, RANGE 70 WEST, OF THE 6TH P.M.			RIGHT OF WAY PLANS TABULATIONS OF PROPERTIES PROJECT NUMBER: ACQ M110-101 PROJECT LOCATION: COLORADO AVE. AND 30TH ST. CITY OF BOULDER, COLORADO <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="font-size: x-small;">Project Code:</td> <td style="font-size: x-small;">Last Mod. Date:</td> <td style="font-size: x-small;">Subset:</td> <td style="font-size: x-small;">Sheet No.:</td> </tr> <tr> <td style="font-size: x-small;">20708</td> <td style="font-size: x-small;">01/11/2019</td> <td> </td> <td> </td> </tr> </table>	Project Code:	Last Mod. Date:	Subset:	Sheet No.:	20708	01/11/2019		
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TABULATION OF PROPERTIES											
PARCEL NO.	OWNERSHIP NAME AND MAILING ADDRESS	SITE ADDRESS	LOCATION	AREA IN SQUARE FEET (ACRES)					RECEPTION NUMBER	TITLE REPORT NUMBER	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDE R LEFT	REMAINDER RIGHT			
PE-1	GAM REAL ESTATE 4 LLC 77 SPARKS STREET CAMBRIDGE, MA 02138	2955 E. COLLEGE AVE. BOULDER, CO	LOT 7 AND PORTION OF LOT 8, LEACH BABCOCK SUBDIVISION	243 SQ. FT. (0.006 ACRES)		243 SQ. FT. (0.006 ACRES)			REC. 3151140	H0548633-043-DF2-DMT	
TE-1	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	649 SQ. FT. (0.015 ACRES)		649 SQ. FT. (0.015 ACRES)			SAME AS ABOVE	SAME AS ABOVE	
PE-2	ANDREW AND OLIVIA JOHNSON LIVING TRUST 453 E. WONDERVIEW AVE. 115, ESTES PARK, CO	2985 E. COLLEGE AVE. BOULDER, CO	LOT 9 AND PORTION OF LOT 8, LEACH BABCOCK SUBDIVISION	143 SQ. FT. (0.003 ACRES)		143 SQ. FT. (0.003 ACRES)			FILM 1997 REC. 1452016	H0548640-043-DF2-DMT	
TE-2	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	4299 SQ. FT (0.099 ACRES)		4299 SQ. FT (0.099 ACRES)			SAME AS ABOVE	SAME AS ABOVE	
PARCEL 3	DAKOTA EGEL LLLP PO BOX 1017, OURAY, CO 81427	1121 30TH ST. BOULDER, CO	LOT 1, CANYON WEST	119 SQ. FT. (0.003 ACRES)		119 SQ. FT. (0.003 ACRES)			REC. 2156123	H0548641-043-DF2-DMT	LOT 1, CANYON WEST IS DEPOSITED AS FILM 991 REC. 259508
PE-3	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	183 SQ. FT. (0.004 ACRES)		183 SQ. FT. (0.004 ACRES)			SAME AS ABOVE	SAME AS ABOVE	
TE-3	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	116 SQ. FT. (0.003 ACRES)		116 SQ. FT. (0.003 ACRES)			SAME AS ABOVE	SAME AS ABOVE	
PE-3A	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	199 SQ. FT. (0.005 ACRES)		199 SQ. FT. (0.005 ACRES)			SAME AS ABOVE	SAME AS ABOVE	
TE-3A	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	1135 SQ. FT. (0.026 ACRES)		1135 SQ. FT. (0.026 ACRES)			SAME AS ABOVE	SAME AS ABOVE	
PE-4	WIMBLEDON ASSOCIATION, INC. (MULTIPLE OWNERS) 3000 COLORADO AVE., BOULDER, CO	3000 COLORADO AVE. BOULDER, CO	WIMBLEDON CONDOS PHASE 1	467 SQ. FT. (0.011 ACRES)		467 SQ. FT. (0.011 ACRES)			FILM 1184 REC. 469236	NO REPORT OBTAINED	THIS PROPERTY HAS CONDOMINIUMS. THE AREA EFFECTED BY THE DESIGN IS IDENTIFIED AS THE GENERAL COMMON SPACE ON THE PLAT
TE-4	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	2085 SQ. FT. (0.048 ACRES)		2085 SQ. FT. (0.048 ACRES)			SAME AS ABOVE	NO REPORT OBTAINED	

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							Project Code: 20708	Last Mod. Date: 01/11/2019	Subset:	Sheet No.:

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PARCEL NO.	OWNERSHIP NAME AND MAILING ADDRESS	SITE ADDRESS	LOCATION	AREA IN SQUARE FEET (ACRES)				RECEPTION NUMBER	TITLE REPORT NUMBER	REMARKS
				AREA OF PARCEL	EXISTING ROW	NET AREA	REMAINDER LEFT	REMAINDER RIGHT		
PE-4A	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	2719 SQ. FT. (0.062 ACRES)		2722 SQ. FT. (0.062 ACRES)			FILM 1184 REC. 469236	NO REPORT OBTAINED
TE-4A	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	4377 SQ. FT. (0.100 ACRES)		4378 SQ. FT. (0.101 ACRES)			SAME AS ABOVE	NO REPORT OBTAINED
PE-5	WIMBLEDON ASSOCIATION, INC. (MULTIPLE OWNERS) 3009 MADISON AVE. BOULDER, CO	3009 MADISON AVE. BOULDER, CO	WIMBLEDON CONDOS PHASE IV	950 SQ. FT. (0.022 ACRES)		950 SQ. FT. (0.022 ACRES)			FILM 1266 REC. 568938	NO REPORT OBTAINED THIS PROPERTY HAS CONDOMINIUMS. THE AREA EFFECTED BY THE DESIGN IS IDENTIFIED AS THE GENERAL COMMON SPACE ON THE PLAT.
TE-5	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	2374 SQ. FT. (0.055 ACRES)		2374 SQ. FT. (0.055 ACRES)			SAME AS ABOVE	NO REPORT OBTAINED
TE-5A	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	2178 SQ. FT. (0.050 ACRES)		2178 SQ. FT. (0.050 ACRES)			SAME AS ABOVE	NO REPORT OBTAINED
PARCEL 6	REGENTS OF THE UNIVERSITY OF COLORADO 1800 GRANT ST. #800, DENVER, CO	3800 ARAPAHOE AVE. BOULDER, CO	NORTHEAST 1/4 OF SECTION 32	1399 SQ. FT. (0.032 ACRES)		1399 SQ. FT. (0.032 ACRES)			BOOK 978 PAGE 170	H0548642-043-DF2-DMT AMD1
PE-6	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	21,118 SQ. FT. (0.484 ACRES)		21,089 SQ. FT. (0.484 ACRES)			SAME AS ABOVE	SAME AS ABOVE
TE-6	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	36,730 SQ. FT. (0.844 ACRES)		36,758 SQ. FT. (0.844 ACRES)			SAME AS ABOVE	SAME AS ABOVE
TE-7	HENRY J. FELDER 3080 PENNSYLVANIA AVE. BOULDER, CO	3080 PENNSYLVANIA AVE. BOULDER, CO	LOT 17 & PORTION OF LOT 16, BLOCK 5, EAST RIDGE SUBDIVISION	1302 SQ. FT. (0.030 ACRES)		1302 SQ. FT. (0.030 ACRES)			REC. 1894874	H0548644-043-DF2-DMT
PARCEL 8	2995 COLORADO APTS 1630 30TH ST. STE. A303, BOULDER, CO	2995 COLORADO AVE. BOULDER, CO	NW 1/4 QUARTER OF SECTION 32	24 SQ. FT. (0.001 ACRES)		24 SQ. FT. (0.001 ACRES)			REC. 2933632	H0548646-043-DF2-DMT SEE THAT SURVEY DEPOSITED AS LS-15-0228
PE-8	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	1864 SQ. FT. (0.043 ACRES)		1864 SQ. FT. (0.043 ACRES)			SAME AS ABOVE	SAME AS ABOVE
TE-8	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	7115 SQ. FT. (0.163 ACRES)		7115 SQ. FT. (0.163 ACRES)			SAME AS ABOVE	SAME AS ABOVE