



City Council Communication

AGENDA DATE: October 20, 2025 **LEGISTAR ITEM #:** Res 2025-148

SUBMITTED BY: Jenna Hahn

DEPARTMENT: Public Works

☐ Ordinance	☒ Resolution	☐ Presentation
☐ Admin Business	☐ Public Hearing	☐ Other

REQUEST

Approve Resolution 2025-148 authorizing negotiations, purchase, and the exercise of the City's powers of eminent domain to acquire certain real property interests necessary for the East 56th Avenue Reconstruction, Brighton Blvd to Vasquez Blvd., project.

BACKGROUND

East 56th Avenue was identified within the City of Commerce City's Transportation Plan (2010) as a recommended candidate for roadway widening to provide capacity improvements. E. 56th Avenue is classified as a minor arterial through the proposed area of reconstruction. This Project includes the segment of E. 56th Avenue from Brighton Blvd. east to Vasquez Blvd, it does not include the intersections at each end, and is approximately 0.8 miles in length. Currently, this section of roadway is a two-lane road with seven railroad crossings, no infrastructure to accommodate pedestrian traffic and minimal street lighting. This project will add a center two-way left turn lane, 5-foot sidewalks for pedestrian traffic, improve drainage, improve stormwater runoff water quality which drains directly to the Sand Creek, and much needed repair to the roadway and railroad crossings.

To be able to construct the project there are two separate pieces of property that are required to be acquired to construct the project. One parcel is from Suncor Energy (U.S.A.), Inc. (Suncor) and the second property is from Phillips 66 Pipeline LLC (Phillips 66).

CITY COUNCIL COMMUNICATION CONTINUED

The property required from Suncor is a strip of land along the south side of E. 56th Avenue that varies between 10-feet wide to 15-feet wide and is 6,853 square feet (0.1573 acres).

The property required from Phillips 66 is a 611.44' long by 20.00' wide strip of land along the south side of E. 56th Avenue, 12,229 square feet (0.2807 acres).

Offers have been made to the two property owners and negotiations have not yet started. In the event the city is not able to reach terms with the property owners, the City will have to exercise its powers of Eminent Domain to acquire the properties.

FINANCIAL IMPACT

Contractor	N/A
Amount of Request/Contract	N/A
Amount Not To Exceed	N/A
Amount Budgeted	N/A
Budget Year	FY 2022
Funding Source	CIP project account
Additional Funds Needed	\$N/A
Funding Source (if funds needed)	N/A

PROJECT TIMELINE

JUSTIFICATION

☒ Council Goal	☐ Strategic Plan	☐ Work Plan	☐ Legal
Citation	City Goal - Infrastructure and Transportation: The City of Commerce City will develop and maintain public infrastructure, facilities, and transportation to improve community appearance and encourage continued development		

AVAILABLE ACTIONS

CITY COUNCIL COMMUNICATION CONTINUED

- Available Action #1: Approve resolution 2025-148 authorizing the City Manager to negotiate, purchase, and exercise the City's powers of Eminent Domain to acquire certain real property interests necessary for the East 56th Avenue Reconstruction project
- Available Action #2: Deny Resolution 2025-148. In the event that the City is unable to reach agreeable terms with property owners, the 56th Avenue project would not be able to move forward as currently designed.

STAFF RECOMMENDATION

Staff recommends available action #1: Approve Resolution 2025-148 authorizing the City Manager to negotiate, purchase, and exercise the City's powers of Eminent Domain to acquire certain real property interests necessary for the East 56th Avenue Reconstruction.